A G E N D A
FARRAGUT MUNICIPAL PLANNING COMMISSION

September 17, 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 – August 20, 2015**

4. **Discussion and public hearing on a final plat for Phase 2 of the Briarstone Subdivision (formerly the Villas at Anchor Park Subdivision property) located on the north side of Turkey Creek Road across from Anchor Park, a portion of Parcel 59 and Parcel 59.04, Tax Map 152, 20.83 Acres (Saddlebrook Properties, LLC, Applicant)**

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

6. **Discussion on a request for an assisted living facility on Parcel 117, Tax Map 142, located at the south intersection of N. Campbell Station Road and Herron Road, approximately 4.5 Acres (Peter Falk for Autumn Care II, LLC, Applicant)**

7. **Discussion on amendments to the text of the Farragut Zoning Ordinance, the Farragut Subdivision Regulations and the Town of Farragut Development Manual, to amend language to address new legislation regarding vested property rights as established in §T.C.A. 13-4-310.**

8. **Review and consideration of an amendment to the Farragut Municipal Planning Commission By-Laws to allow for one (1) non-voting youth member as recommended by the Board.**

9. **Discussion on amendments to the Comprehensive Land Use Plan Update**

10. **Public hearing on proposed locations for new utilities**

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

MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION

August 20, 2015

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

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

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

CITIZEN FORUM

APPROVAL OF AGENDA

Commissioner St. Clair moved to approve the August 20, 2015 agenda with agenda item #14 being postponed at the request of the applicant. Commissioner Povlin seconded the motion and the motion passed 8-0.

APPROVAL OF MINUTES

Commissioner St. Clair moved to approve the July 16, 2015 minutes as submitted. Commissioner Whiting seconded the motion and the motion passed 5-0 with Commissioner Povlin, Commissioner Dick and Mayor McGill abstaining because they were absent.

AGENDA ITEMS

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)

The staff introduced this item and noted that Resolution PC-15-10 would recommend 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, O-1 and C-1 to R-6. After two formal presentations and a long discussion, a motion was made by Commissioner Whiting to approve Resolution PC-15-10. The motion was seconded by Commissioner Brun. The staff asked for a roll call vote and the motion failed 6-2 with Commissioners St. Clair, Holladay, McGill, Myers, Povlin, and Dick voting in opposition.

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)

Staff recommended approval subject to the following items being addressed:

a) Determination of whether the proposed yellow and blue are considered accent colors and consistent with Standard 2.20 of the Architectural Design Standards – staff would encourage the use of earth tone or muted colors;
b) Please omit any lighting at the vacuums;
c) Please use a style of vacuum that is unobtrusive and an earth tone or muted color on all vacuum components so that these will be as discrete as possible. The commission stipulated that shorter vacuums painted brown with unobtrusive hoses be used – as presented to the commission at the meeting and that will be reflected on the revised plans;
d) Please explore options for screening the vacuums from Kingston Pike. Enhanced landscaping could help in this regard;
e) Please number and include the retaining wall sheets on the index sheet;
f) The light fixture detail for fixtures AA and BB are difficult to assess. Please provide additional clarification/pictures, etc., on this fixture;
g) Please show the photometric values along the property lines;
h) 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;
i) As a reminder, prior to the issuance of a Certificate of Occupancy, please submit a digital as-built in a TIF or JPEG format;
j) Please submit an irrevocable letter of credit for erosion control for $2500;
k) TDOT will likely require permit for working on State Right of Way. Please submit;

Commissioner Whiting moved to approve a site plan for Three Minute Magic Carwash subject to staff's recommendation and with the blue and yellow colors as proposed as accent to the building. The predominant façade area would be brick and/or stone and in an earth color. Commissioner Brun seconded the motion and the motion passed 7-1 with Commissioner Myers voting no due to the blue and yellow accent colors in relation to the Town's Architectural Design Standards.

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)

Staff recommended approval subject to the following items being addressed:

a) Some clarification of the proposed external light fixtures is needed and should be coordinated with Town staff;
b) A determination by the planning commission as to whether the wall signage, as proposed, is acceptable in terms of color compatibility.

Commissioner Myers moved to approve a site plan for the remodeling of West End Center subject to staff's recommendation and, in relation to item "b", that an earth tone palette of colors be used for the signs. Commissioner Povlin seconded the motion and the motion passed 8-0.

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)

Staff recommended approval subject to the following:

a) Please darken the resubmittal so that all information is legible;
b) Please include details of the No Parking signs and the fire lane striping;
c) Please address whether the tank can be placed underground for safety and aesthetic purposes. ;
d) Please include on the site plan sheets the architectural rendering of the proposed dispensing station.

Commissioner Myers moved to approve a site plan for a liquid propane gas dispensing station at the Costco subject to staff's recommendation and, in relation to item "c", that the tank be underground unless there was a compelling reason to leave it above ground. Commissioner St. Clair seconded the motion and the motion passed 8-0.

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)

Staff recommended approval subject to the following:

a) There are two sheet 12's. If no changes are needed to these sheets the staff will re-number;
b) Please correct the grading plan to show no grading within any tree covered portions of open space. This is an Open Space Overlay Zoning District where tree covered portions of open space are not to be disturbed. Trees 6-9 are specimen trees on open space and cannot be removed. Please revise the plans accordingly;
c) On Sheet TP-1, the identification of different tree covered areas is blacked out. Please correct;
d) Please list the square footages for the building and lot coverages calculations;
e) 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;
f) Please submit an irrevocable letter of credit for erosion control for $75,000;
g) Please submit a Drainage Fee of $1470.

Commissioner Myers moved to approve a preliminary plat for the Sheffield Subdivision – Phase III, subject to staff's recommendation. Commissioner St. Clair seconded the motion and the motion passed 8-0.

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)

Staff recommended approval of Resolution PC-15-11, which recommends approval of Ordinance 15-14, with the condition that the zoning line be described in metes and bounds on a survey that would be added to Ordinance 15-14 as Exhibit B prior to first reading before the Board of Mayor and Aldermen.

Commissioner St. Clair moved to approve Resolution PC-15-11 and Ordinance 15-14 subject to staff's recommendation. Commissioner Myers seconded the motion and the motion passed 8-0.

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)

Staff recommended approval subject to the following:

a) Please note that 72 lots are used for the coverage calculations but there are 73 dwelling lots in Briarstone. Please update the coverage calculations;
b) The tree covered descriptions are blacked out on Sheet L-1. Please correct;
c) As part of the preliminary plat please show trees on open space as being protected where abutting house lots;
d) 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.

Commissioner Myers moved to approve a concept plan revision for the Briarstone Subdivision subject to staff's recommendation. Commissioner Povlin seconded the motion and the motion passed 8-0.

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)

Staff recommended approval of Resolution PC-15-13, which recommends approval of Ordinance 15-16, with the condition that the zoning line be described in metes and bounds on a survey that would be added as Exhibit B to the ordinance prior to first reading before the Board of Mayor and Aldermen and to the following comments on the concept plan being satisfactorily addressed:

a) The conclusions and recommendations of the Traffic Impact Study conducted by Cannon & Cannon in August 2015 must be implemented, as appropriate, as part of any future site plan approval. This should be noted and cross referenced on the concept plan;
b) Please ensure that the concept (and the subsequent project) will be able to meet all FEMA related requirements. Please clearly label the floodway on the concept plan. The pedestrian walking trail and any other encroachments within the regulatory floodway will require a "no-rise" certification or LOMR;

c) 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;
d) Low impact development (LID) stormwater measures need to be incorporated into the design;
e) Though it is hard to assess (and very preliminary) at this stage, please ensure that individual buildings address the different design requirements provided for in the Town Center District Design Requirements;
f) That it be clear that the concept plan is a very general and preliminary level of analysis that is subject to change when more in depth site evaluations are conducted.

Commissioner Myers moved to approve Resolution PC-15-13 and Ordinance 15-16 subject to staff's recommendation. Commissioner Povlin seconded the motion and the motion passed 8-0.

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, FROM CIVIC/INSTITUTIONAL TO COMMERCIAL (Branch Towers, Applicant)
Staff recommended approval.

Commissioner St. Clair moved to approve the request to amend the 2012 Comprehensive Land Use Plan for a portion of Parcel 37.03, Tax Map 153, from Civic Institutional to Commercial. Commissioner Myers seconded the motion and the motion passed 8-0.

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, FROM R-1/OSR AND A TO C-1 AND TELECOMMUNICATIONS TOWER OVERLAY (Branch Towers, Applicant)
Staff recommended that if the rezoning reflected in Ordinance 15-15 is approved through Resolution PC-15-12 it be conditioned on the following:

a) A height limitation for the tower that is established by the planning commission;
b) That only one (1) tower be permitted on this property and that this condition run with the land through a covenant approved by the Town;
c) That a tower concealment or stealth application approved by the planning commission be applied and subsequently reflected in the site plan and building permit submittals;
d) That the zoning line be described in metes and bounds on a survey that would be added as Exhibit B to the ordinance prior to the first reading before the Board of Mayor and Aldermen.

After some discussion, Commissioner Whiting moved to approve Resolution PC-15-12, which recommends approval of Ordinance 15-15, subject to the staff's recommendations. As part of this motion the tower height could not exceed 170 feet and a mono-pine stealth application would be required to help conceal the tower and that the maintenance of this stealth application be included in a covenant that would run with the land and apply as long as the tower was in place. Motion Commissioner Myers seconded the motion and the motion passed 8-0.

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)

This item has been postponed at the request of the applicant.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 11:16 p.m.

_____

Edwin K. Whiting, Secretary

MEETING DATE: September 17, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a final plat for Phase II of the Briarstone Subdivision (formerly the Villas at Anchor Park Subdivision property) located on the north side of Turkey Creek Road across from Anchor Park, a portion of Parcel 59 and Parcel 59.04, Tax Map 152, (Saddlebrook Properties, LLC, Applicant)

INTRODUCTION AND BACKGROUND: The preliminary plat for Briarstone Phase II was approved on April 16, 2015. It included 34 houselots and 2 open space lots. Since that time the applicant has been working on the grading and infrastructure approved as part of the preliminary plat. At this time, the applicant is requesting approval of a portion of the area encompassed by the preliminary plat. The applicant is platting 14 houselots as part of this final plat.

DISCUSSION: As of the date of this report, the applicant was not far enough along with the public improvements and stabilization for the staff to recommend approval of the final plat for Phase II. The staff will report on the field status at the meeting and make a final recommendation at that time. Included in your packets is a copy of the revised final plat and the staff comments on the initial plat.

Ashley Miller

From: Mark Shipley
Sent: Wednesday, August 26, 2015 8:22 AM
To: Ryan Lynch; Russ Rackley (rnrackley@rackleyengineering.com)
Cc: Darryl Smith; Ashley Miller; Gary Palmer
Subject: briarstone plat

Below are our initial comments.

August 26, 2015

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

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

Dear Ryan:

The Town staff has reviewed the above referenced plat for compliance with the Town's regulations. Though action on the plat is premature since the required public improvements have not been constructed and stabilization is incomplete, below are the initial staff comments on the plat when the field items have been completed and the plat is ready for planning commission consideration.

This item will be discussed at the Staff/Developer Meeting at the Farragut Town Hall on Tuesday, September 1, at 9:00 a.m. The purpose of this meeting is to discuss questions you may have on staff comments. When the plat is resubmitted, please include a letter which addresses these comments and that indicates where the information can be found on the plans.

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

1. A preliminary plat must be approved for Dunlin Lane and Dunlin Lane and the applicable section of Briarstone Lane constructed before it can be platted since the right of way is to follow the as-constructed roadway in terms of distances from the centerline;
2. All paving, grading, drainage, utility, and stabilization work needed for the lots being proposed for platting must be satisfactorily completed. All drainage related issues that have adversely affected certain portions of the Inverness Subdivision must be corrected prior to the Town signing off on the final plat;
3. Please include a numbered note which states the purpose of this plat;
4. Please provide a legend. For example, OS should be referenced as Open Space;
5. Please provide the map and parcel information for the Scarbrough tract on the plat;
6. Please provide the zoning for the Scarbrough tract, as it is not zoned R-1/OSMR;
7. Please add the building and lot coverage calculations in a plat note;
8. Please add the acreage in Note 6;
9. Please label Dunlin Lane;

10. Please coordinate the street name and regulatory signage with Bud McKelvey, the Public Works Director;
11. The area shown as Lot 40 and Lot 58 should be noted as future development. A separate Lot 40 and Lot 58 should not be created as part of this plat. This plat should note, however, that the plat for Phase III will establish the remaining open space required for this subdivision;
12. Please label the 50 foot peripheral setback line wherever it is shown;
13. Since there was no required buffer strip please remove reference to a 25 foot buffer strip;
14. Please add the Release of Easements Certificate on Sheet 1/2;
15. Please reference the correct project in the Certification of Common Areas Dedication, Certificate of Water Systems and Certificate of Sewer Systems on Sheet 1/2;
16. The Certificate of Ownership and Dedication must include both property owners;
17. Please include the Certificate of Electric, Gas and Telephone Availability;
18. The covenants will need to be amended to include the additional lots. This should be a very simple amendment;
19. On Lot 81, why is there a Tract 1 and 2? This should be one (1) lot (Lot81);
20. Please identify the right of way that will become a public street connection to Briarstone when Lot 81 is further subdivided;

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

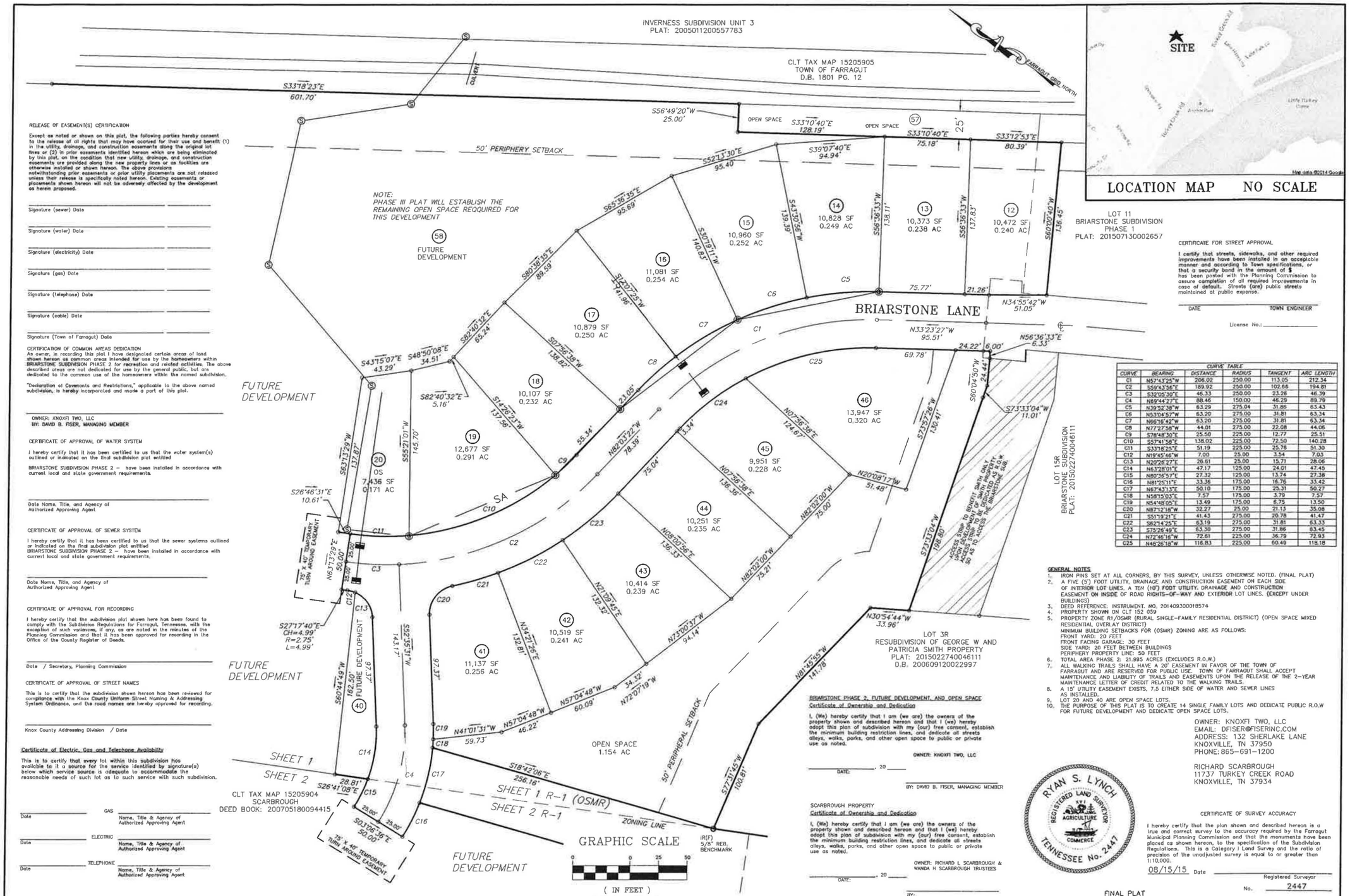
21. Review of this final plat is premature and should wait until completion of all items including roadways, utilities and stabilization. At that time, staff can provide a final punchlist and determine amounts for maintenance and completion letters of credit.

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



RELEASE OF EASEMENT(S) CERTIFICATION

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit (1) in the utility, drainage, and construction easements along the original lot lines or (2) in prior easements identified hereon which are being eliminated by this plat, on the condition that new utility, drainage, and construction easements are provided along the new property lines or as facilities are otherwise installed or shown hereon. The above provisions notwithstanding prior easements or prior utility placements are not released unless their release is specifically noted hereon. Existing easements or placements shown hereon will not be adversely affected by the development as herein proposed.

Signature (sewer) Date

Signature (water) Date

Signature (electricity) Date

Signature (gas) Date

Signature (telephone) Date

Signature (cable) Date

Signature (Town of Farragut) Date

CERTIFICATION OF COMMON AREAS DEDICATION
As owner, in recording this plat I have designated certain areas of land shown hereon as common areas intended for use by the homeowners within BRIARSTONE SUBDIVISION PHASE 2 for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

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

OWNER: KNOXFI TWO, LLC
BY: DAVID B. FISER, MANAGING MEMBER

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

BRIARSTONE SUBDIVISION PHASE 2 – have been installed in accordance with current local and state government requirements.

Date Name, Title, and Agency of
Authorized Approving Agent

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that it has been certified to us that the sewer systems outlined or indicated on the final subdivision plat entitled
BRIARSTONE SUBDIVISION PHASE 2 – have been installed in accordance with current local and state government requirements.

Date Name, Title, and Agency of
Authorized Approving Agent

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date / Secretary, Planning Commission

CERTIFICATE OF APPROVAL OF STREET NAMES

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

Knox County Addressing Division / Date

Certificate of Electric, Gas and Telephone Availability

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

GAS
Date — Name, Title & Agency of Authorized Approving Agent

ELECTRIC
Date — Name, Title & Agency of Authorized Approving Agent

TELEPHONE
Date — Name, Title & Agency of Authorized Approving Agent

CERTIFICATE FOR STREET APPROVAL

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

DATE — TOWN ENGINEER

License No.: _____

CURVE TABLE

CURVE	BEARING	DISTANCE	RADIUS	TANGENT	ARC LENGTH
C1	N57°43'25"W	206.02	250.00	113.05	212.34
C2	S59°43'56"E	189.92	250.00	102.66	194.81
C3	S32°05'30"E	46.33	250.00	23.26	46.39
C4	N69°44'27"E	88.46	150.00	46.29	89.79
C5	N39°52'38"W	63.29	275.04	31.86	63.43
C6	N53°04'57"W	63.20	275.00	31.81	63.34
C7	N66°16'49"W	63.20	275.00	31.81	63.34
C8	N77°27'58"W	44.01	275.00	22.08	44.06
C9	S78°48'30"E	25.50	225.00	12.77	25.51
C10	S57°41'58"E	138.02	225.00	72.50	140.28
C11	S33°16'25"E	51.19	225.00	25.76	51.30
C12	N19°45'46"W	7.00	25.00	3.54	7.03
C13	N20°26'27"E	26.61	25.00	15.71	28.06
C14	N63°28'01"E	47.17	125.00	24.01	47.45
C15	N80°36'57"E	27.32	125.00	13.74	27.38
C16	N81°25'11"E	33.38	175.00	16.76	33.42
C17	N67°43'13"E	50.10	175.00	25.31	50.27
C18	N58°15'03"E	7.57	175.00	3.79	7.57
C19	N54°48'05"E	13.49	175.00	6.75	13.50
C20	N87°12'18"W	32.27	25.00	21.13	35.08
C21	S51°19'21"E	41.43	275.00	20.78	41.47
C22	S82°14'25"E	63.19	275.00	31.81	63.33
C23	S73°26'49"E	63.30	275.00	31.96	63.45
C24	N72°46'18"W	72.61	225.00	36.79	72.93
C25	N48°26'18"W	116.83	225.00	60.49	118.18

GENERAL NOTES

1. IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. (FINAL PLAT)
2. A FIVE (5') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES. A TEN (10') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES. (EXCEPT UNDER BUILDINGS)
3. DEED REFERENCE: INSTRUMENT, NO. 201409300018574
4. PROPERTY SHOWN ON CLT 152 059
5. PROPERTY ZONE R1/OSMR (RURAL SINGLE-FAMILY RESIDENTIAL DISTRICT) (OPEN SPACE MIXED RESIDENTIAL OVERLAY DISTRICT)
   MINIMUM BUILDING SETBACKS FOR (OSMR) ZONING ARE AS FOLLOWS:
   FRONT YARD: 20 FEET
   FRONT FACING GARAGE: 30 FEET
   SIDE YARD: 20 FEET BETWEEN BUILDINGS
   PERIPHERY PROPERTY LINE: 50 FEET
6. TOTAL AREA PHASE 2: 21.995 ACRES (EXCLUDES R.O.W.)
7. ALL WALKING TRAILS SHALL HAVE A 20' EASEMENT IN FAVOR OF THE TOWN OF FARRAGUT AND ARE RESERVED FOR PUBLIC USE. TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF TRAILS AND EASEMENTS UPON THE RELEASE OF THE 2-YEAR MAINTENANCE LETTER OF CREDIT RELATED TO THE WALKING TRAILS.
8. A 15' UTILITY EASEMENT EXISTS, 7.5 EITHER SIDE OF WATER AND SEWER LINES AS INSTALLED.
9. LOT 20 AND 40 ARE OPEN SPACE LOTS.
10. THE PURPOSE OF THIS PLAT IS TO CREATE 14 SINGLE FAMILY LOTS AND DEDICATE PUBLIC R.O.W FOR FUTURE DEVELOPMENT AND DEDICATE OPEN SPACE LOTS.

BRIARSTONE PHASE 2, FUTURE DEVELOPMENT, AND OPEN SPACE
Certificate of Ownership and Dedication

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

OWNER: KNOXFI TWO, LLC

_____, 20 _____
DATE:

BY: DAVID B. FISER, MANAGING MEMBER

SCARBROUGH PROPERTY
Certificate of Ownership and Dedication

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

OWNER: RICHARD L SCARBROUGH &
WANDA H SCARBROUGH TRUSTEES

_____, 20 _____
DATE:

BY: _____

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

RICHARD SCARBROUGH
11737 TURKEY CREEK ROAD
KNOXVILLE, TN 37934

RYAN S. LYNCH
REGISTERED LAND SURVEYOR
KVI
AGRICULTURE
COMMERCE
TENNESSEE No. 2447

CERTIFICATE OF SURVEY ACCURACY

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

08/15/15 Date

Registered Surveyor
No. 2447

RECEIVED
SEP 8 2015
TOWN OF FARRAGUT

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

	REVISIONS
DRAWN BY: Z. COINS	1 09/08/2015 TOF COMMENTS
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1=50'	4
DATE: 08/15/2015	5
	6

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

FINAL PLAT
SCARBROUGH PROPERTY AND
Briarstone Subdivision Phase 2
and Future Development
Town of Farragut, Tennessee
District 6, Knox County, Tennessee

PROJECT NO.
Sheet 1/2
3718

GRAPHIC SCALE

FARRAGUT GRID NORTH

RELEASE OF EASEMENT(S) CERTIFICATION

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit (1) in the utility, drainage, and construction easements along the original lot lines or (2) in prior easements identified hereon which are being eliminated by this plat, on the condition that new utility, drainage, and construction easements are provided along the new property lines or as facilities are otherwise installed or shown hereon. The above provisions notwithstanding prior easements or prior utility placements are not released unless their release is specifically noted hereon. Existing easements or placements shown hereon will not be adversely affected by the development as herein proposed.

Signature (sewer) Date

Signature (water) Date

Signature (electricity) Date

Signature (gas) Date

Signature (telephone) Date

Signature (cable) Date

Signature (Town of Farragut) Date

GENERAL NOTES

1. IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. (FINAL PLAT)
2. A FIVE (5') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, A TEN (10') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES. (EXCEPT UNDER BUILDINGS)
3. DEED REFERENCE: INSTRUMENT. NO. 201409300018574
4. PROPERTY SHOWN ON CLT 152 059
5. PROPERTY ZONE R1/OSMR (RURAL SINGLE-FAMILY RESIDENTIAL DISTRICT) (OPEN SPACE MIXED RESIDENTIAL OVERLAY DISTRICT)
   MINIMUM BUILDING SETBACKS FOR (OSMR) ZONING ARE AS FOLLOWS:
   FRONT YARD: 20 FEET
   FRONT FACING GARAGE: 30 FEET
   SIDE YARD: 20 FEET BETWEEN BUILDINGS
   PERIPHERY PROPERTY LINE: 50 FEET
6. TOTAL AREA PHASE 2: 21.995 ACRES (EXCLUDES R.O.W.)
7. ALL WALKING TRAILS SHALL HAVE A 20' EASEMENT IN FAVOR OF THE TOWN OF FARRAGUT AND ARE RESERVED FOR PUBLIC USE. TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF TRAILS AND EASEMENTS UPON THE RELEASE OF THE 2-YEAR MAINTENANCE LETTER OF CREDIT RELATED TO THE WALKING TRAILS.
8. A 15' UTILITY EASEMENT EXISTS, 7.5 EITHER SIDE OF WATER AND SEWER LINES AS INSTALLED.
9. LOT 20 AND 40 ARE OPEN SPACE LOTS.
10. THE PURPOSE OF THIS PLAT IS TO CREATE 14 SINGLE FAMILY LOTS AND DEDICATE PUBLIC R.O.W FOR FUTURE DEVELOPMENT AND DEDICATE OPEN SPACE LOTS.

CURVE TABLE

CURVE	BEARING	DISTANCE	RADIUS	TANGENT	ARC LENGTH
C26	N02°19'35"W	134.73	296.66	69.17	135.92
C27	N66°45'01"W	51.07	32.70	40.89	58.61
C28	S31°57'40"W	37.85	25.00	28.97	42.94
C29	N07°47'30"W	113.89	346.66	57.73	114.41

BRIARSTONE PHASE 2, FUTURE DEVELOPMENT, AND OPEN SPACE

Certificate of Ownership and Dedication

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

OWNER: KNOXFI TWO, LLC

_____, 20____
DATE:

BY: DAVID B. FISER, MANAGING MEMBER

SCARBROUGH PROEPRTY

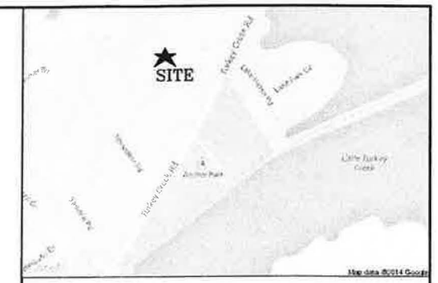
Certificate of Ownership and Dedication

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

OWNER: RICHARD L SCARBROUGH & WANDA H SCARBROUGH TRUSTEES

_____, 20____
DATE:

BY:



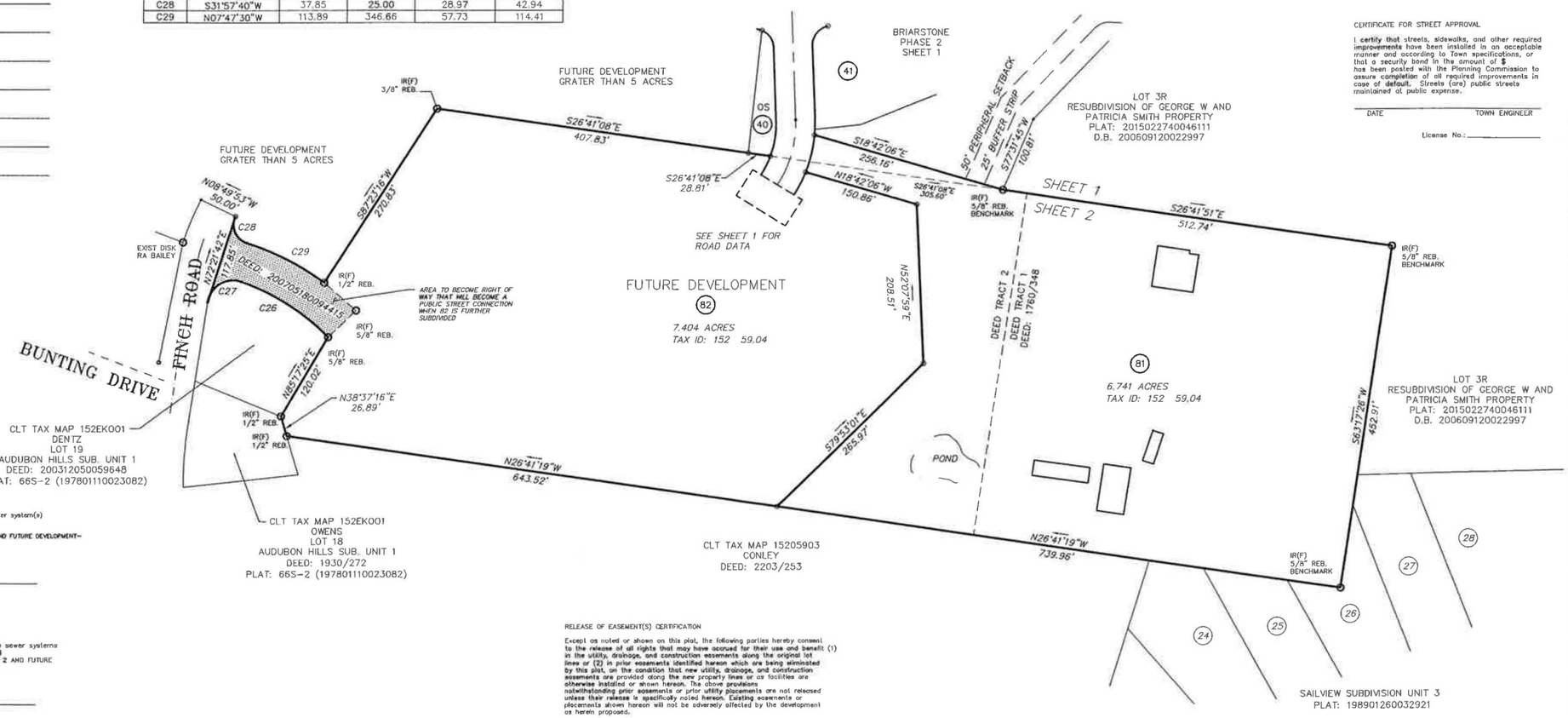
LOCATION MAP NO SCALE

CERTIFICATE FOR STREET APPROVAL

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

DATE TOWN ENGINEER

License No.: _____



CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

SCARBROUGH PROPERTY AND BRIARSTONE SUBDIVISION PHASE 2 AND FUTURE DEVELOPMENT- have been installed in accordance with current local and state government requirements.

Date Name, Title, and Agency of Authorized Approving Agent

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that it has been certified to us that the sewer systems outlined or indicated on the final subdivision plat entitled SCARBROUGH PROPERTY AND BRIARSTONE SUBDIVISION PHASE 2 AND FUTURE DEVELOPMENT - have been installed in accordance with current local and state government requirements.

Date Name, Title, and Agency of Authorized Approving Agent

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date / Secretary, Planning Commission

CERTIFICATE OF APPROVAL OF STREET NAMES

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

Knox County Addressing Division / Date

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

RELEASE OF EASEMENT(S) CERTIFICATION

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Signature (sewer) Date

Signature (water) Date

Signature (electricity) Date

Signature (gas) Date

Signature (telephone) Date

Signature (cable) Date

Signature (Town of Farragut) Date

RYAN S. LYNCH
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE No. 2447

CERTIFICATE OF SURVEY ACCURACY

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

08/15/15 Date

Registered Surveyor No. 2447

RECEIVED
SEP 8 2015
KNOXVILLE-KNOX CO. MPC

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

FINAL PLAT
SCARBROUGH PROPERTY AND
Briarstone Subdivision Phase 2
and Future Development
Town of Farragut, Tennessee
District 6, Knox County, Tennessee

PROJECT NO.
Sheet 2/2
3718

MEETING DATE: September 17, 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 Bank of America, Parcel 37.02, Tax Map 131, Zoned C-1, 10735 Kingston Pike, 1.07 Acres (Stanley Hill, Applicant)

INTRODUCTION AND BACKGROUND: At the June 18, 2015 planning commission meeting a site plan for Bank of America at 10735 Kingston Pike was approved with some subject to's and conditions. Below are the minutes from the meeting as they relate to this agenda item.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR BANK OF AMERICA, PARCEL 37.02, TAX MAP 131, ZONED C-1, 10735 KINGSTON PIKE, 1.07 ACRES (Stanley Hill, Applicant)

The staff noted that, depending on the commission's thoughts on the comments below, this item may not be ready for a formal vote. The remaining staff comments were as follows:

a) Please provide letter of credit for erosion control for $6,000;
b) Please provide Drainage Fee of $600;
c) Please address how this site and building will be compatible with the Architectural Design Standards. Some design standards that need to be discussed are as follow:
   a. Standard 1.21 - Minimize the visual impact of surface parking (the site is significantly over parked for a bank – There are 14 required parking spaces and 31 provided);
   b. Standard 2.6 – Use iconic design features to foster a unique sense of place;
   c. Standard 2.8 – Create a sense of visual interest by using a variety of roof forms along the street;
   d. Standard 2.9 – Consider provided a roof form that provides a "cap";
   e. Standard 2.20 – Use exterior material, paint and roof colors that are compatible with the surrounding context (e.g. using an earth tone brick color similar to the Walgreen's building to the east);
d) Please provide a detail on the lighting plans of the light proposed for the flag pole;
e) Please verify on the site plan what is the required vs. provided landscaping between the building and parking lot;
f) Please remove non-regulatory signage from the architectural sheets. They still show the proposed wall mounted sign;
g) The isofootcandle sheet is faded and hard to determine compliance;
h) Please correct the pole height for the pole lights. The total permitted height to the tallest portion of the pole light from the adjacent grade is 28 feet;
i) Staff is concerned about the one-way exit and creating conflicts and confusion.

Commissioner Myers moved to approve a site plan for Bank of America subject to staff's recommendation, the exit becoming and entrance and exit, removing the six parking spaces on the northwest portion of the parking lot, relocating the dumpster, and incorporating permeable pavers into the parking lot, especially since the parking that is provided greatly exceeds what is required. Commissioner Honken seconded the motion and the motion passed 8-0.

DISCUSSION: Though the representatives for the Bank of America project agreed to the conditions that were associated with the planning commission's approval, when these conditions were presented to the corporate division of Bank of America they asked that the parking space deletion be re-considered by the commission. The Bank does not wish to lose any parking spaces.

When this was mentioned to the staff, the staff indicated that they would need to go back to the planning commission to discuss this further. The site is significantly over parked and this is something that the adopted Architectural Design Standards (ADS) tries to discourage. There are 14 parking spaces required and 31 are provided. The Bank's response in relation to the parking space provisions is that the Bank will have up to 15 employees on site working daily. The Bank is providing for two handicap parking spaces and two low emitting parking spaces. Twelve parking spaces will be for customers and the Bank anticipates up to 26 customers during peak periods.

In an effort to address the ADS as it relates to minimizing the visual impact of surface parking, the Bank is proposing a revised landscape plan that will include substantial evergreen material to help screen the parking lot. The Bank has also proposed permeable pavers in a portion of the parking lot, as recommended at the June meeting. Included in your packets is the revised site plan and the staff's comments on the site plan initially submitted for the planning commission's re-consideration. Also, since landscaping is being used to address an element of the ADS, the staff has included the latest landscape plan in the packet. The plan will have to be approved formally by the Visual Resources Review Board.

The revised site plan also eliminates the eastern access and thus does not propose a relocation of the dumpster as recommended at the June meeting.

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

Ashley Miller

From: Mark Shipley
Sent: Wednesday, August 26, 2015 4:59 PM
To: Greta Torrens (greta.torrens@bellsouth.net); stanleyhill@bellsouth.net
Cc: Ashley Miller; Darryl Smith; Dan Johnson; Gary Palmer
Subject: Bank of America comments

August 26, 2015

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

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

Dear Mr. Hill:

The Town staff has reviewed the new site plan for the above referenced project 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 **Tuesday, September 8.** Also, upon resubmittal, please include a letter which addresses these comments and that indicates where the information can be found on the plans.

If you wish to discuss these comments please either e-mail the staff and/or you may attend the staff/developer meeting at the Farragut Town Hall on September 1 at 10:00. Since you are not local you may prefer to contact us via e-mail or by phone. You are not required to attend the staff/developer meeting.

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

1) Due to the elimination of the exit access to the adjoining parking lot, please provide the minimum 20' fire apparatus access on the North side of the structure adjacent to the drive-thru. Currently, only 16' of access is provided;

Planning Division: (Contact Mark Shipley at mshipley@townoffarragut.org) or Ashley Miller at amiller@townoffarragut.org)

2) At their meeting on June 18, 2015, the Farragut Municipal Planning Commission approved the site plan for Bank of America subject to a number of items including, but not limited to, the removal of 6 parking spaces on the northwest portion of the parking lot, modifying the exit only access point to become a full access, and relocating the dumpster (which was related to the recommended access modification). Since this site plan does not address these items this will need to discussed with the commission;
3) The revised set did not include a Sheet 4 and a Sheet 18. Please contact the staff regarding the sheets that should be included in the site plan submittal;
4) Is the 3 foot berm the required 3 foot grass strip between the sidewalk and the curb of the accessway?
5) Please number Sheet S01.03 with the remaining site plan sheets. It is not included in the index and would need to be included;
6) The monument sign requires a separate review and approval. It should not be shown on the site plan sheets;
7) Please use the term "lot coverage" instead of pervious and impervious. Pervious concrete, for example, does count toward lot coverage and that needs to be clarified on the plans;

8) Please include a dimension from the dumpster enclosure to the two closest property lines. It must be at least 10 feet off the side property lines;
9) Please consider using permeable pavers instead of porous pavement. Permeable pavers perform better with the soils in this area;
10) FUD must sign off on the utility sheets prior to the issuance of a grading permit;
11) Please be aware that the revised landscape plan will need to be reviewed by the VRRB. Their next meeting is September 22;
12) Please show on the photometric plot the footcandles at the property lines;
13) Please include a dimension from the ground level to the very top of the pole lights to verify that they will not be more than 28 feet in height;
14) The light detail for the flag pole is unclear. Do you have an actual fixture or photograph of what this would entail?
15) The photometric plot sheet must be consistent with the fixture specification sheet and the different proposed fixtures must be labeled on the photometric plot sheet and a table provided which summarizes the fixtures proposed, lumens, the number of fixtures, etc;
16) Please provide a color rendering of each side of the building elevations (just to clarify that this is still the same as proposed to the planning commission in June);

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

17) Please provide a letter of credit for erosion control for $6,000;
18) Please pay the drainage permit fee of $600.

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

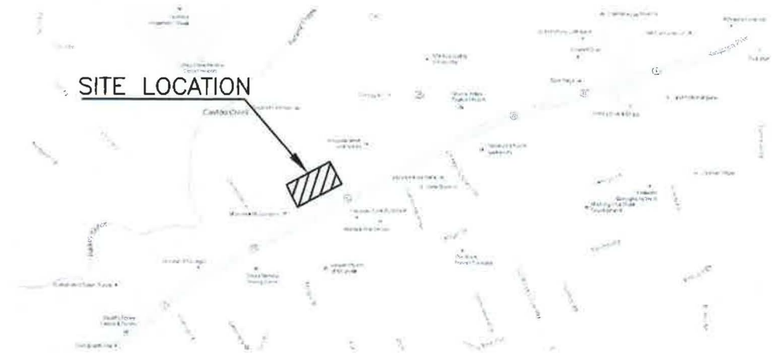
Darryl Smith, PE
Town Engineer

SITE CONSTRUCTION PLANS FOR:

Bank of America

PROJECT:

BANK OF AMERICA
TURKEY CREEK BRANCH
10735 KINGSTON PIKE
FARRAGUT, TN 37934



VICINITY MAP
N.T.S.

OWNER : ALL ELEVEN GENERAL PARTNERSHIP.
MAILING ADDRESS: P.O.BOX 51058, KNOXVILLE, TN 37950
CONTACT NAME & PHONE:
JOSH SHIRLEY (678)686.1960

DEVELOPER: BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION.
ADDRESS: 1001 N TRYON ST. CHARLOTTE, NC
CONTACT NAME & PHONE:
NELDA MOLINI (407)629.1188

UTILITY OWNERS

WATER AND SANITARY SEWER
FIRST UTILITY DISTRICT
122 DURWOOD DR.
KNOXVILLE, TN 37922
(865) 966-9741

CABLE
COMCAST
5720 ASHEVILLE HIGHWAY
KNOXVILLE, TN 37924
(865) 637-5411

STORM WATER
TOWN OF FARRAGUT
11408 MUNICIPAL CENTER DR.
FARRAGUT, TN 37934
(865) 966-7057

GAS
KNOXVILLE UTILITIES BOARD
445 S. GAY ST.
KNOXVILLE, TN 37902
(865) 594-2911

ELECTRIC
LENOIR CITY UTILITIES BOARD
136 N. CAMPBELL STATION RD.
KNOXVILLE, TN 37934
(865) 986-6591

TELEPHONE
TDS TELECOM
11505 KINGSTON PIKE
KNOXVILLE, TN 37934
(865) 671-2100

IF YOU DIG IN TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

811
Know what's **below.**
Call before you dig.

INDEX OF DRAWINGS

PAGES	SHEETS
1 OF 20	COVER SHEET
2 OF 20	C-1 OVERALL SITE PLAN & GENERAL NOTES
3 OF 20	SURVEY
4 OF 20	C-2 SITE PLAN & GEOMETRY
5 OF 20	C-3 GRADING AND DRAINAGE PLAN
6 OF 20	C-4 SITE UTILITIES PLAN & DETAILS
7 OF 20	C-5 SITE SIGNAGE & MARKING PLAN
8 OF 20	C-6 SITE DETAILS
9 OF 20	C-7 DRAINAGE DETAILS
10 OF 20	C-8 EROSION AND SEDIM. CONTROL PLAN & DETAILS.
~~11 OF 20~~	~~A00.31 EQUIPMENT AND FINISH SCHEDULE~~
~~12 OF 20~~	~~A02.01 CONSTRUCTION PLAN~~
~~13 OF 20~~	~~A02.02 ROOF PLAN~~
14 OF 20	A09.11A EXTERIOR ELEVATIONS
15 OF 20	A09.11B EXTERIOR ELEVATIONS
16 OF 20	A09.32 SECTION DETAILS
17 OF 20	A13.01 DUMPSTER DETAILS
18 OF 20	S01.03 RETAINING WALL PLAN AND DETAILS
19 OF 20	E-0.0 SITE PLAN PHOTOMETRIC
20 OF 20	E-0.1 LIGHT FIXTURES AND POLES

2

SHEETS 11, 12, AND 13 WERE ELIMINATED FROM SITE SUBMITTAL.

RECEIVED
SEP 4 2015
TOWN OF FARRAGUT

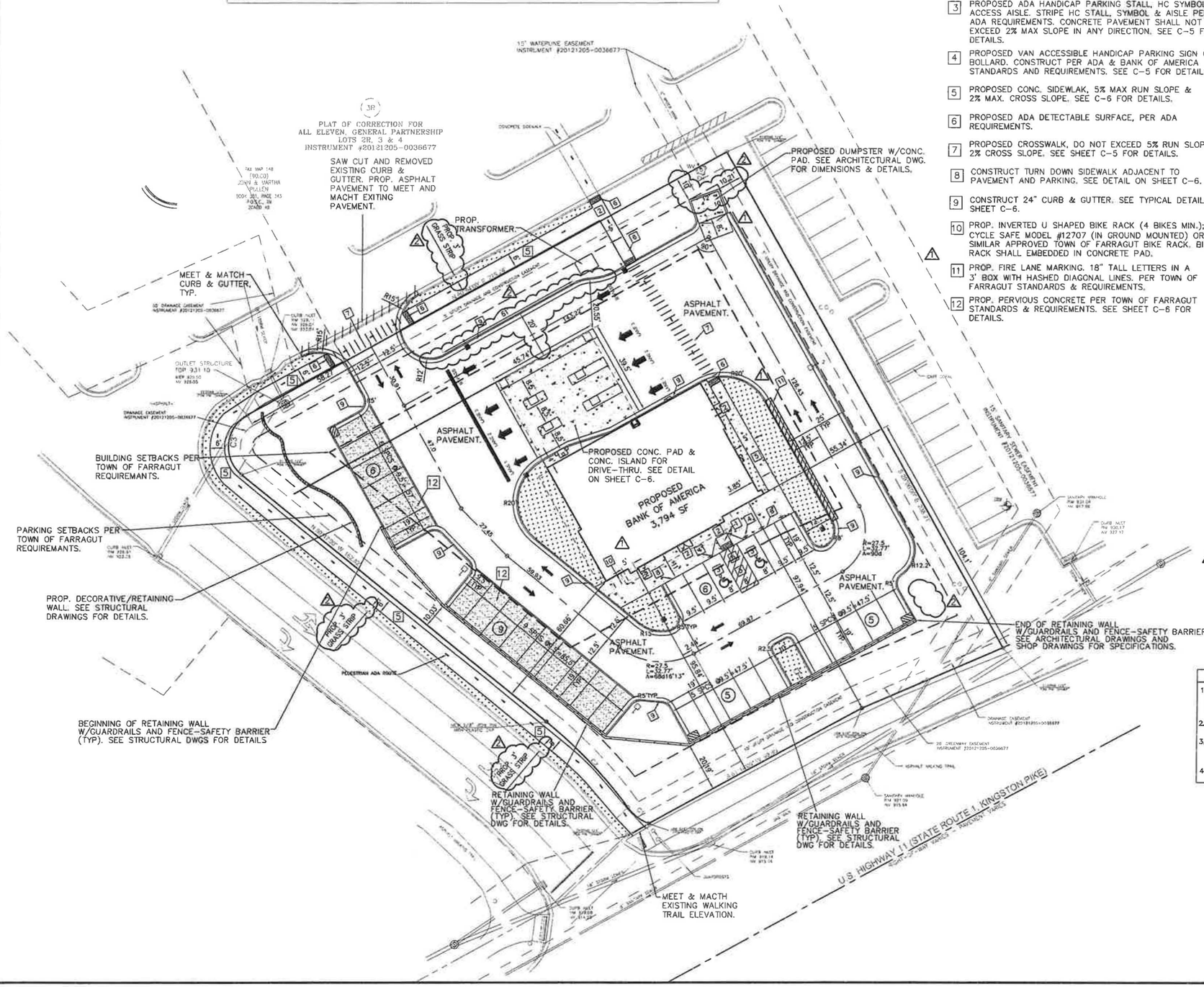
PARCEL 37.02 ON TAX MAP No. 131.

PREPARED BY:

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

DATE: MAY 6, 2015
PAGE 1 OF 20

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	19.46'	11.14'	10.99'	N 52°08'37" W	32°48'44"	5.73'
C2	190.54'	49.23'	49.09'	N 43°23'00" W	14°48'09"	24.75'
C3	15.00'	29.23'	24.82'	N 05°04'00" E	111°39'06"	22.09'



LEGEND

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

SITE DATA TABLE

PROJECT DATA

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

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

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

LAND USE ALLOCATION DATA:

DESCRIPTION	TOTAL S.F. (AC.)
PARCEL AREA	46,626 (1.07) = 100%
BUILDING AREA (ENCLOSED)	3,794 (0.087)
BUILDING & DRIVE-THRU	5,534 (0.13)
ASPHALT PAVEMENT &SIDEWALK	21,676 (0.50)
PERVIOUS CONCRETE	2,702 (0.062)
TOTAL LOT COVERAGE	29,912 (0.69) = 64%
DISTURBANCE AREA	32,310 (0.75)

LAND USE DESIGNATION: BUSINESS AND OFFICE

ZONING: C-1 GENERAL COMMERCIAL

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

PARKING DATA:

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

UTILITY DATA:

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

LANDSCAPING BETWEEN BUILDING AND PARKING LOT.
MINIMUM REQUIRED AREA= 2½' X 248.6' = 621.5 SF
PROPOSED AREA = 1210 SF

NOTE: LANDSCAPING WITHIN PARKING LOT ISLANDS AND/OR UNDER CANOPIES AND BUILDING OVERHANGS ARE NOT COUNT TOWARD FULFILLING PER TOWN OF FARRAGUT STANDARDS & REQUIREMENTS.

SITE LAYOUT NOTES

1. THIS PLAN IS NOT A SURVEY. REFER TO THE ENCLOSED SURVEY FOR SURVEY INFORMATION. THE BOUNDARY SHOWN MUST BE VERIFIED BY THE LICENSED SURVEYOR PERFORMING THE SITE STAKEOUT. PROPERTY LINES MUST BE ESTABLISHED IN THE FIELD BY THE LICENSED SURVEYOR PERFORMING THE STAKEOUT.
2. SURVEY FOR BANK OF AMERICA BY BLUE RIDGE SURVEYING, INC.; 231 WITHERSPOON AVE, GALLATIN, TN. PHONE: 615-451 3515
3. ALL DIMENSIONS & RADII ARE TO FACE OF CURB UNLESS OTHERWISE ILLUSTRATED BELOW. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING AND CANOPY DIMENSIONS. ALL CURB RAMPS AND ACCESSIBILITY ROUTES SHALL BE IN ACCORDANCE WITH ADA/TDOT
4. FOR HANDICAP PARKING, PAVEMENT MARKING AND SIGNAGE DETAILS SEE SHEET C-5

RECEIVED
SEP 4 2015
TOWN OF FARRAGUT

NORTH
SCALE: 1"=20'

REVISIONS	
8-26-15	△1 COMMUNITY DEVELOPMENT COMMENTS
5-27-15	△2 COMMUNITY DEVELOPMENT COMMENTS
DATE	

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

GEOMETRY SITE PLAN

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

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

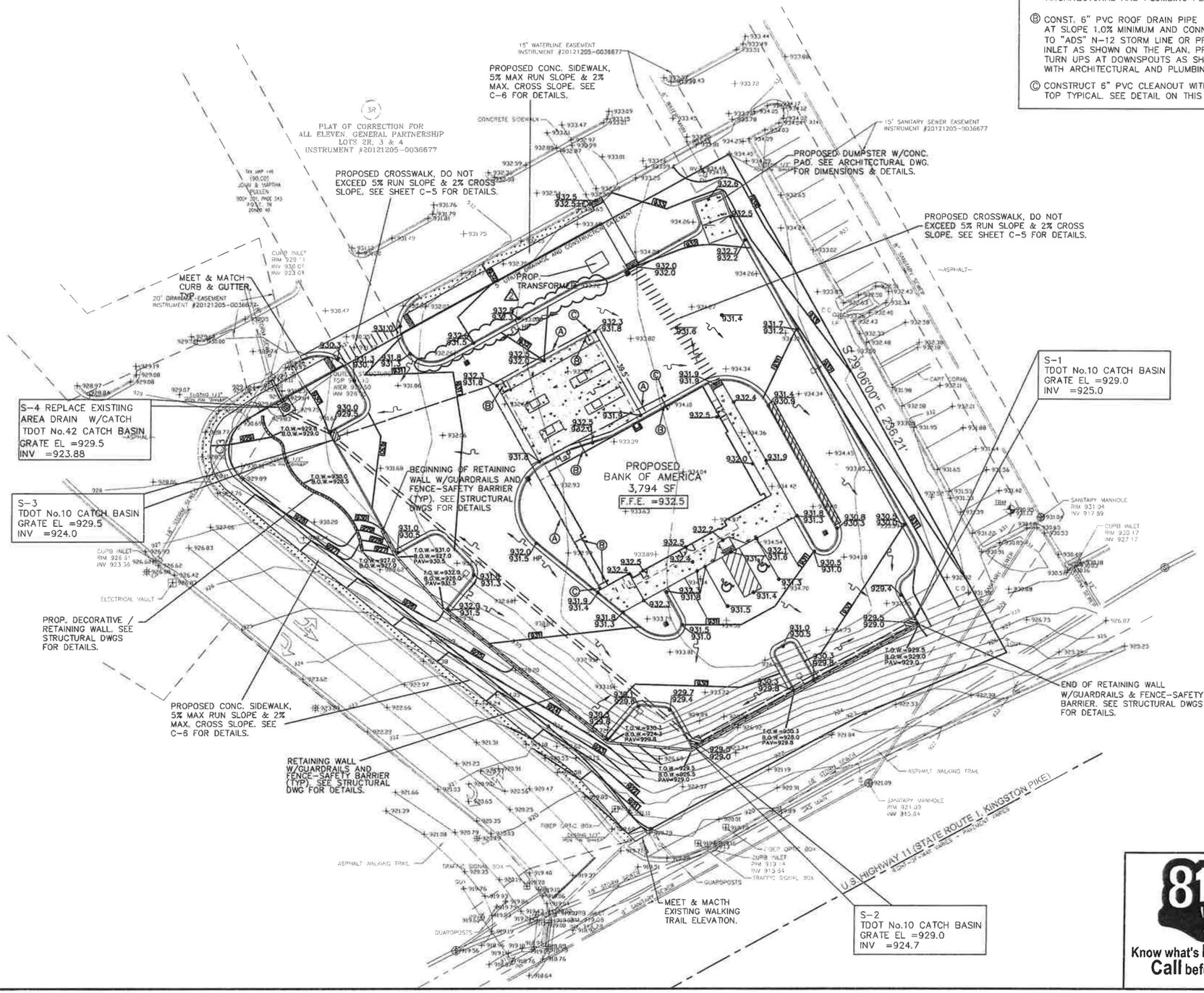
ROOF & YARD DRAIN CONNECTION NOTES:

Ⓐ CONST. 12" PVC ROOF DRAIN PIPE AT SLOPE 1.0% MINIMUM AND CONNECT TO "ADS" N-12 STORM LINE OR PROPOSED INLET AS SHOWN ON THE PLAN. PROVIDE CONNECTIONS AS SHOWN. COORDINATE WITH ARCHITECTURAL AND PLUMBING PLANS.

Ⓑ CONST. 6" PVC ROOF DRAIN PIPE AT SLOPE 1.0% MINIMUM AND CONNECT TO "ADS" N-12 STORM LINE OR PROPOSED INLET AS SHOWN ON THE PLAN. PROVIDE PIPE TURN UPS AT DOWNSPOUTS AS SHOWN. COORDINATE WITH ARCHITECTURAL AND PLUMBING PLANS.

Ⓒ CONSTRUCT 6" PVC CLEANOUT WITH TRAFFIC BEARING TOP TYPICAL. SEE DETAIL ON THIS SHEET.

FOR EROSION AND SEDIMENT CONTROL PLAN, DETAILS, SPECIFICATIONS AND REQUIREMENTS, SEE SHEETS C-8 OF THESE PLANS.



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

NORTH

20' 0 20'
SCALE: 1"=20'

RECEIVED
SEP 4 2015
TOWN OF FAIRVIEW

DATE	REVISIONS
8-26-15	COMMUNITY DEVELOPMENT COMMENTS
5-27-15	COMMUNITY DEVELOPMENT COMMENTS

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

Bank of America

GRADING & DRAINAGE SITE PLAN

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

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PLATE
C-3
SHEET 5 OF 20

WATER, SEWER, GAS, ELECTRIC, TELEPHONE LINES, AND THEIR APPURTANENCES SHALL BE ISTALLED PER THE STANDARDS AND SPECIFICATIONS OF THE UTILITY PROVIDERS. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE UTILITY PROVIDERS. CONTRACTORS AND PAY ALL FEES.

FIRE FLOW FOR TYPE II–B 3,739 SF

REQUIRED FIRE FLOW : 1,500 GPM
PER SECTION B105.2 OF INTERNATIONAL FIRE CODE.

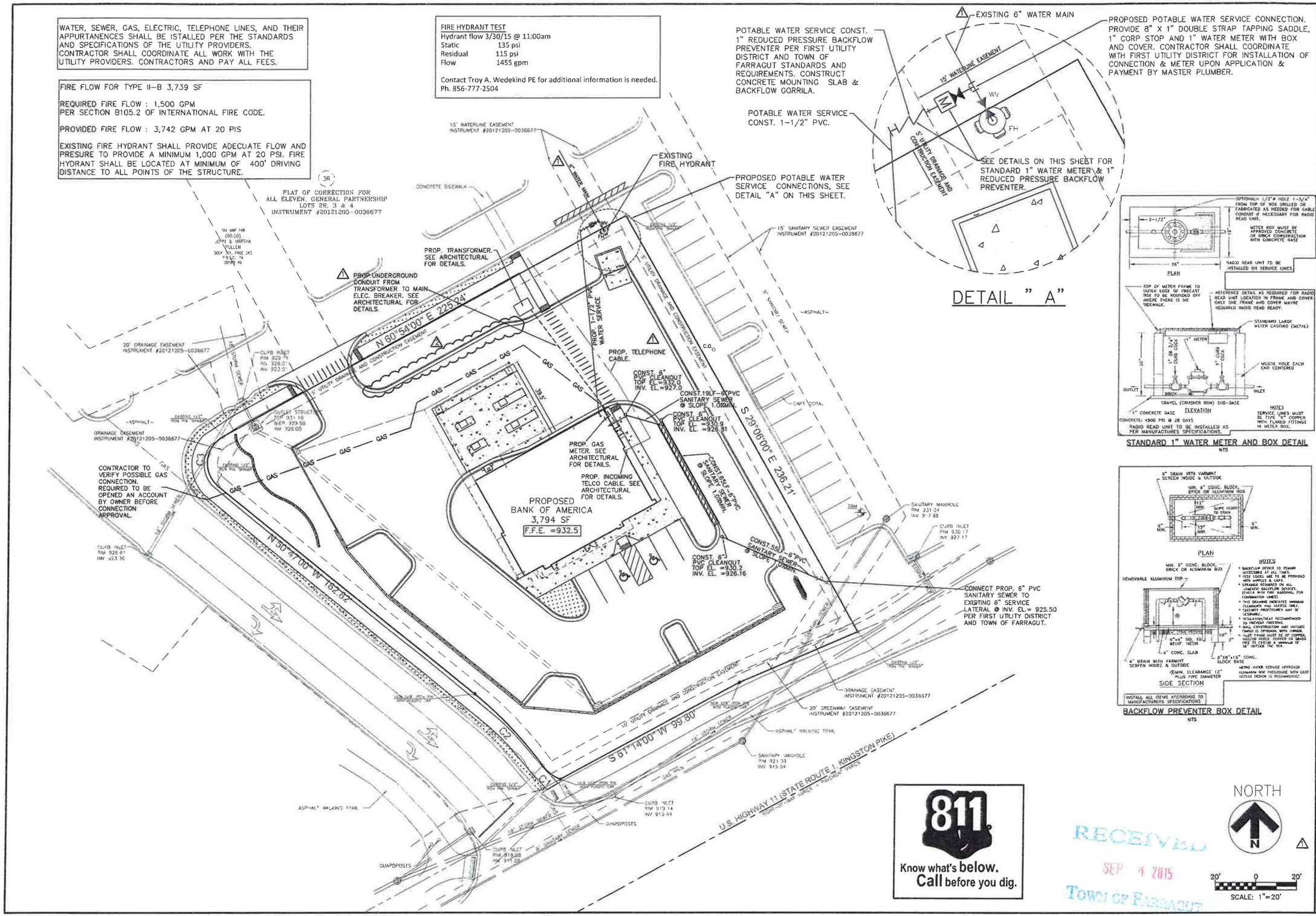
PROVIDED FIRE FLOW : 3,742 GPM AT 20 PIS

EXISTING FIRE HYDRANT SHALL PROVIDE ADECUATE FLOW AND PRESURE TO PROVIDE A MINIMUM 1,000 GPM AT 20 PSI. FIRE HYDRANT SHALL BE LOCATED AT MINIMUM OF 400' DRIVING DISTANCE TO ALL POINTS OF THE STRUCTURE.

FIRE HYDRANT TEST
Hydrant flow 3/30/15 @ 11:00am

Static	135 psi
Residual	115 psi
Flow	1455 gpm

Contact Troy A. Wedekind PE for additional information is needed.
Ph. 856-777-2504



DETAIL " A"

STANDARD 1" WATER METER AND BOX DETAIL
NTS

BACKFLOW PREVENTER BOX DETAIL
NTS

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

NORTH

SCALE: 1"=20'

RECEIVED SEP 4 2015 TOWN OF FARRAGUT

REVISIONS	DATE
1 COMMUNITY DEVELOPMENT COMMENTS	8-26-15
2 COMMUNITY DEVELOPMENT COMMENTS	5-27-15

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

Bank of America

UTILITY SITE PLAN

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

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PLATE
C–4
SHEET 6 OF 20

LEGEND

SYMBOL	DESCRIPTION
DRIVE THRU OR DRIVE THRU	PROPOSED DRIVE THRU PAVEMENT MARKING.
	WHITE DIRECTIONAL ARROWS, TYP.
STOP	WHITE 24" STOP BAR WITH TEXT
	PROPOSED TRAFFIC SIGN

PAVEMENT-MARKING PAINT NOTES:

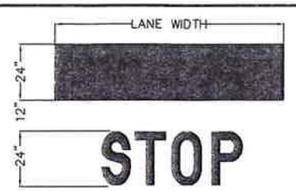
A. All latex paint for pavement markings shall be: Latex, lead and chromate free, ready mixed, with drying time of less than 45 minutes.

1. Basis-of-Design product: Subject to compliance with requirements, provide one of the following products:
   a. Duran Indistrial Coatings; "Dura Clad Lead Free Latex Zone Marking Paint" Applied at a dry film thickness of not less than 8.3 mils.
      1) Colors:
         a) White: #DU9948500
         b) Yellow: #DU1YZM100
   b. Sherwin-Williams Company (The); "Setfast Low VOC Acrilic Traffic Marking Paint" Applied at a dry film thickness of not less than 7.5 mils.
      1) Colors:
         a) White: #DU9948500
         b) Yellow: #DU1YZM100

B. Glass Beads: AASHTO M 247, Type 1 made of 100% recycled glass.

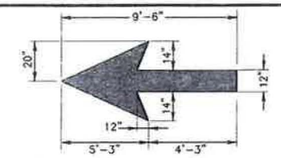
1. Roundness: Minimum 75 percent true spheres by weight.

C. VOC Content: Pavement markings used on building interior shall have a VOC content of 150 g/L or less.



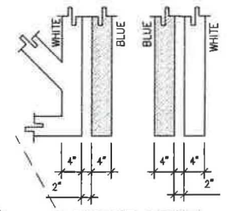
NOTE:
STOP BARS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 4' FROM CROSSWALKS

STOP BAR WITH TEXT
N.T.S.

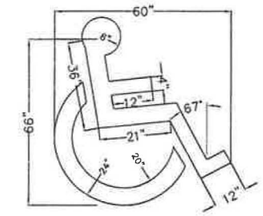


NOTE:
ALL PAVEMENT MARKINGS SHALL BE PAINTED TRAFFIC WHITE, UNLESS OTHERWISE NOTED.

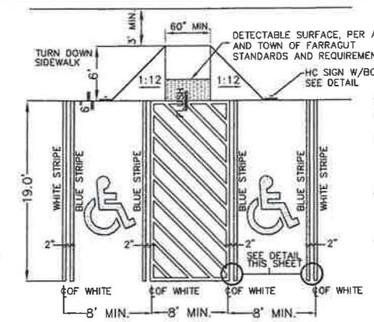
DIRECTIONAL ARROW PAVEMENT MARKING DETAILS
N.T.S.



STRIPE DETAIL
N.T.S.



H/C PARKING SIGN DETAIL
N.T.S.



NOTES:
1. PAINT STRIPES ARE DIMENSIONED TO CENTER LINE OF STRIPE.
2. IT IS IMPORTANT THAT THE INSTALLATION FOLLOWS THIS DETAIL TO BE COMPLIANT WITH ADA STANDARDS.
3. SLOPE NOT TO EXCEED 2% IN ALL DIRECTIONS COORDINATE WITH CIVIL ENGINEER DRAWINGS AND LOCAL MUNICIPALITY.
4. THIS IS A STANDARD H.C. DETAIL. ALL PORTIONS OF THIS DETAIL MAY NOT APPLY.

HC PARKING DETAIL
N.T.S.

NOTE:
ADA CROSSWALK STRIPING SHALL BE IN ACCORDANCE WITH THE TOWN OF FARRAGUT STANDARDS AND REQUIREMENTS.

CROSSWALK DETAIL
NOT TO SCALE

R1-1

R5-1

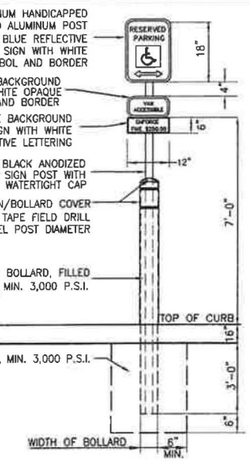
ALL SIGNS PER TENNESSEE CODES

TYPICAL SIGN DETAILS
N.T.S.

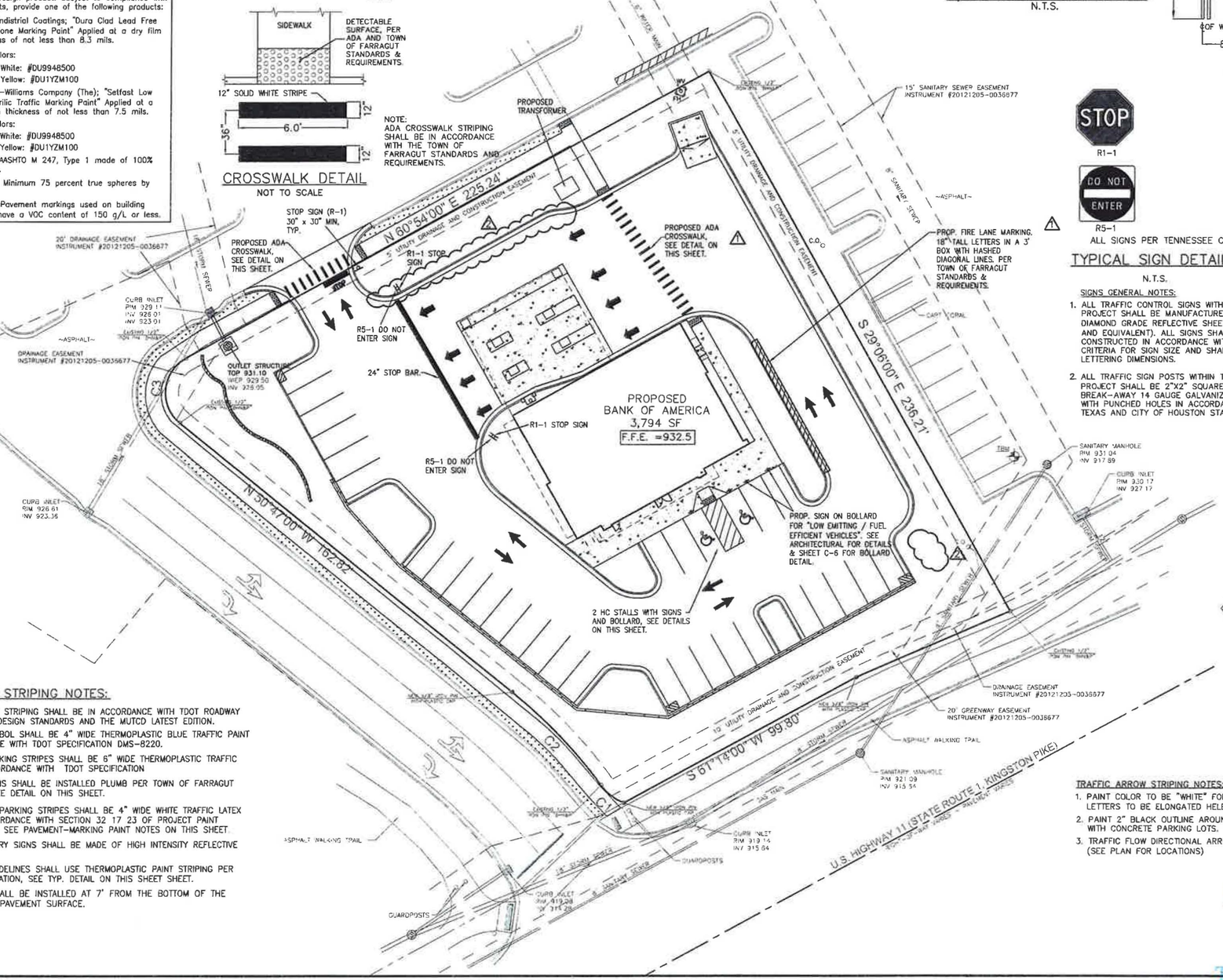
SIGNS GENERAL NOTES:

1. ALL TRAFFIC CONTROL SIGNS WITHIN THE PROJECT SHALL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING (OR AND EQUIVALENT). ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS.
2. ALL TRAFFIC SIGN POSTS WITHIN THE PROJECT SHALL BE 2"X2" SQUARE BREAK-AWAY 14 GAUGE GALVANIZED STEEL WITH PUNCHED HOLES IN ACCORDANCE WITH TEXAS AND CITY OF HOUSTON STANDARDS.

NOTE: ALL ADA SIGNS SHALL BE PER TENNESSEE STANDARD SPECIFICATIONS AND REQUIREMENTS.

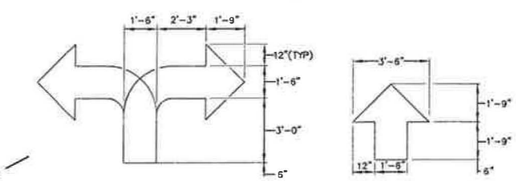


HC TYPICAL SIGN W/BOLLARD DETAIL
N.T.S.



PAVEMENT STRIPING NOTES:

1. ALL PAVEMENT STRIPING SHALL BE IN ACCORDANCE WITH TDOT ROADWAY AND TRAFFIC DESIGN STANDARDS AND THE MUTCD LATEST EDITION.
2. HANDICAP SYMBOL SHALL BE 4" WIDE THERMOPLASTIC BLUE TRAFFIC PAINT IN ACCORDANCE WITH TDOT SPECIFICATION DMS-8220.
3. HANDICAP PARKING STRIPES SHALL BE 6" WIDE THERMOPLASTIC TRAFFIC PAINT IN ACCORDANCE WITH TDOT SPECIFICATION
4. HANDICAP SIGNS SHALL BE INSTALLED PLUMB PER TOWN OF FARRAGUT STATUTES. SEE DETAIL ON THIS SHEET.
5. ALL REGULAR PARKING STRIPES SHALL BE 4" WIDE WHITE TRAFFIC LATEX PAINT IN ACCORDANCE WITH SECTION 32 17 23 OF PROJECT PAINT SPECIFICATION. SEE PAVEMENT-MARKING PAINT NOTES ON THIS SHEET.
6. ALL REGULATORY SIGNS SHALL BE MADE OF HIGH INTENSITY REFLECTIVE MATERIAL.
7. CROSSWALK SIDELINES SHALL USE THERMOPLASTIC PAINT STRIPING PER TDOT SPECIFICATION, SEE TYP. DETAIL ON THIS SHEET SHEET.
8. ALL SIGNS SHALL BE INSTALLED AT 7' FROM THE BOTTOM OF THE SIGN TO THE PAVEMENT SURFACE.



DRIVE-THRU PAVEMENT MARKING DETAILS
N.T.S.

TRAFFIC ARROW STRIPING NOTES:

1. PAINT COLOR TO BE "WHITE" FOR ARROW AND LETTERS. "DRIVE-THRU" LETTERS TO BE ELONGATED HELEVETICA MEDIUM – 4" WIDE STROKES.
2. PAINT 2" BLACK OUTLINE AROUND ARROW AND LETTERS FOR PROJECTS WITH CONCRETE PARKING LOTS.
3. TRAFFIC FLOW DIRECTIONAL ARROW ONSITE TO BE SAME DIMENSIONS (SEE PLAN FOR LOCATIONS)

NORTH

20' 0 20'
SCALE: 1"=20'

RECEIVED
SEP 4 2015
TOWN OF FARRAGUT

REVISIONS	DATE
⚠ COMMUNITY DEVELOPMENT COMMENTS	8-26-15
⚠ COMMUNITY DEVELOPMENT COMMENTS	5-27-15

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

Bank of America

SIGNAGE AND PAVEMENT MARKING

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

JOB NO:
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PLATE
C-5
SHEET 7 OF 20

NOTE: SEE CIVIL SITE PLAN FOR WALL LOCATIONS AND LENGTH

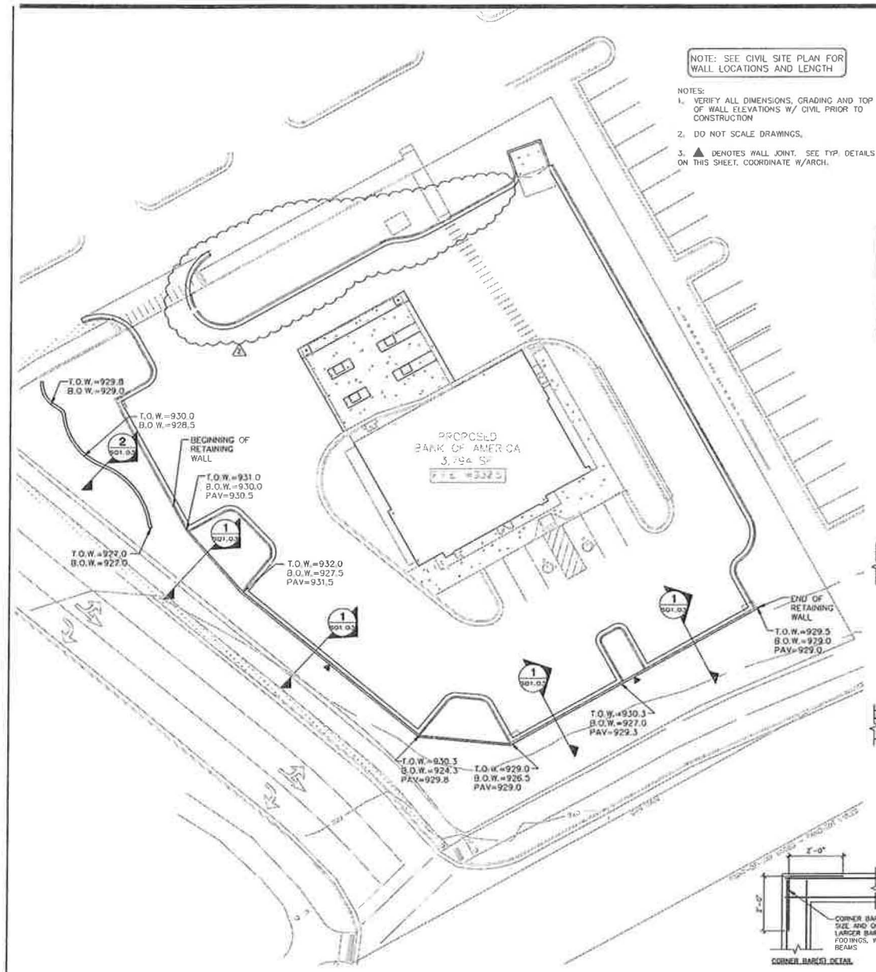
NOTES:
1. VERIFY ALL DIMENSIONS, GRADING AND TOP OF WALL ELEVATIONS W/ CIVIL PRIOR TO CONSTRUCTION
2. DO NOT SCALE DRAWINGS.
3. ▲ DENOTES WALL JOINT. SEE TYP. DETAILS ON THIS SHEET. COORDINATE W/ARCH.

NOTE: THE GEOTECHNICAL ENGINEER SHALL REVIEW ALL THE RETAINING WALL DESIGN LOADS AND THE SLOPE STABILITY PRIOR TO CONSTRUCTION. THE STRUCTURAL ENGINEER SHALL BE CONTACTED A MINIMUM OF FIVE WORKING DAYS PRIOR TO CONSTRUCTION TO MAKE ANY REQUIRED REVISIONS TO THE DESIGN.

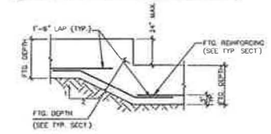
811 Know what's below. Call before you dig.

NORTH

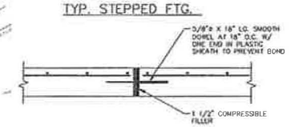
SCALE: 1/16"=1'-0"



NOTE: SEE CIVIL SITE PLAN FOR RETAINING WALL LOCATION AND QUANTITY. VERIFY RETAINING WALL HEIGHTS WITH CIVIL GRADING PLAN PRIOR TO FABRICATION AND CONSTRUCTION.

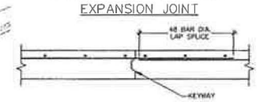


TYP. STEPPED FTG.



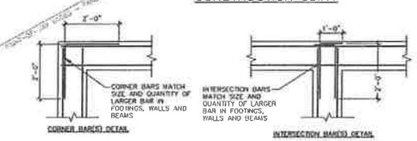
NOTE: WALL EXPANSION JOINT LOCATIONS SHALL NOT EXCEED 250 LINEAR FEET. SEE PLAN FOR JOINT LOCATIONS.

TYPICAL CONCRETE WALL EXPANSION JOINT



NOTE: WALL CONSTRUCTION JOINT LOCATIONS SHALL BE PER THE GENERAL CONTRACTOR'S DISCRETION.

TYPICAL CONCRETE WALL CONSTRUCTION JOINT



TYPICAL BAR DETAILS

STRUCTURAL NOTES:

GENERAL:

A. THE FOLLOWING NOTES APPLY TO ALL STRUCTURAL DRAWINGS.

B. ALL DESIGN AND CONSTRUCTION IS BASED ON AND SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE 2012

C. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK. FOR DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS, SEE ARCHITECTURAL DRAWINGS.

D. THE STRUCTURE SHOWN ON THESE DRAWINGS IS SELF-SUPPORTING ONLY IN ITS COMPLETED FORM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE DESIGN, ADEQUACY, SAFETY, AND STABILITY OF TEMPORARY ERECTION BRACING AND SHORING.

E. NO PROVISIONS HAVE BEEN MADE IN THE DESIGN FOR THE SUPPORT OF A CONCENTRATED LOAD FROM PLUMBING, MECHANICAL OR HVAC IN EXCESS OF 200# PER JOIST EXCEPT AS SHOWN ON THE PLANS. HVAC ROOF MOUNTED UNITS SHALL BE SUPPORTED BETWEEN ROOF JOISTS AS SHOWN IN THE "TYPICAL HVAC SUPPORT FRAMING" DETAIL.

F. THE GENERAL CONTRACTOR SHALL COORDINATE ALL SIZES AND LOCATIONS OF ROOF PENETRATIONS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. ALL PENETRATIONS THROUGH ROOF DECK GREATER THAN 12" SQUARE SHALL BE FRAMED AS SHOWN IN THE "TYPICAL ROOF OPENING FRAMING" DETAIL.

G. UNLESS NOTED, ELEVATIONS SHOWN ARE TO TOP OF FOUNDATIONS, SLABS OR STEEL BEAMS

H. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES IN ORDER TO COMPLY WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.

SHOP DRAWINGS:

A. THE CONTRACTOR SHALL SUBMIT, AS REQUIRED, PRINTS OF SHOP DRAWINGS FOR ALL FABRICATED MATERIALS TO ARCHITECT FOR REVIEW. REPRODUCTION OF CONTRACT DRAWINGS FOR SHOP DRAWINGS WILL NOT BE PERMITTED.

B. REVIEW OF SHOP DRAWINGS BY THE ARCHITECT/ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF THOSE SHOP DRAWINGS.

C. SHOP DRAWINGS REQUIRING A SPECIAL ENGINEERING DESIGN BY THE FABRICATOR INCLUDING THE CURTAIN WALL GLAZING SYSTEM SHALL BE STAMPED BY A REGISTERED ENGINEER OF RECORD IN THE STATE WHICH CONSTRUCTION WILL OCCUR BEFORE SUBMITTING FOR REVIEW BY THE ARCHITECT/ENGINEER. THESE DRAWINGS SHALL BE AVAILABLE AT THE JOB SITE DURING TIMES OF INSPECTION.

DESIGN LOADS:

A. DESIGN RETAINING WALL LOADS:
1. EQUIVALENT FLUID PRESSURE = 35 PCF
2. SURCHARGE = 250 PCF

FOUNDATIONS:

A. FOUNDATION DESIGN BASED ON AN ASSUMED ALLOWABLE SOIL BEARING PRESSURE OF 2,500 PSF AS RECOMMENDED IN A REPORT PREPARED BY ENGINEERING & TESTING SOLUTIONS. ETS PROJECT NO. 10-23 DATED MARCH 6, 2015.

B. THE SITE SHALL BE PREPARED UNIFORM IN ACCORDANCE WITH CIVIL DRAWINGS, SPECIFICATIONS AND THE ALLOWABLE SOIL DESIGN BEARING PRESSURE. A QUALIFIED GEOTECHNICAL ENGINEER SHALL VERIFY ALL ASSUMPTIONS AND REPORT TO THE ARCHITECT/ENGINEER ANY VARIATIONS.

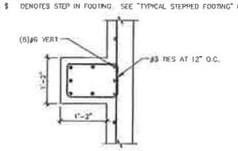
C. ALL EXCAVATIONS AND BUILDING PADS SHALL BE INSPECTED BY A QUALIFIED GEOTECHNICAL ENGINEER TO VERIFY THE DESIGN ASSUMPTIONS AND REPORT ADVERSE CONDITIONS.

D. THE CONTRACTOR SHALL DETERMINE THE EXTENT OF CONSTRUCTION DEWATERING REQUIRED FOR THE EXCAVATION AND SUBMIT THE PROPOSED PLAN FOR DEWATERING TO THE GEOTECHNICAL ENGINEER, PRIOR TO BEGINNING THE EXCAVATION.

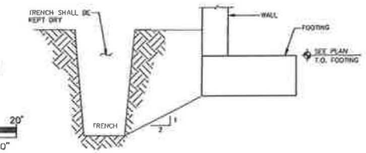
E. WHERE FILL IS REQUIRED, IT SHALL BE PLACED IN ACCORDANCE WITH INSTRUCTIONS OF A QUALIFIED GEOTECHNICAL ENGINEER TO MAINTAIN DESIGN BEARING PRESSURE.

F. FOOTING ELEVATIONS GIVEN ARE FOR THE PURPOSE OF DESIGN SOIL BELOW FOOTING NOT MEETING DESIGN BEARING PRESSURE SHALL BE EXCAVATED TO A DEPTH OF VERIFIABLE DESIGN PRESSURE AND BACKFILLED WITH #57 STONE TO A LEVEL OF FOUNDATION BEARING. THIS SHALL BE APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER.

G. $ DENOTES STEP IN FOOTING. SEE "TYPICAL STEPPED FOOTING" DETAIL.



SECTION A / S01.03
3/4" = 1'-0"



TYP. FTG. ADJACENT TO TRENCH

CONCRETE:

A. ALL CONCRETE DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318 AND ACI 301 (LATEST EDITIONS).

B. CEMENT SHALL BE TYPE I OR III CONFORMING TO ASTM C 150 AND CONCRETE SHALL DEVELOP A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.50.

C. TEST CYLINDERS SHALL BE TAKEN AS A REPRESENTATIVE SAMPLE OF CONCRETE PLACED IN THE AMOUNT ACCORDING TO THE LESSER OF THE FOLLOWING:
1. 75 CUBIC YARDS
2. 24 HOUR PERIOD
3. CHANGE IN CONCRETE STRENGTH

D. TEST RESULTS SHALL BE FORWARDED TO THE ARCHITECT/ENGINEER. UNLESS OTHERWISE NOTED, NORMAL WEIGHT CONCRETE (145 PCF) SHALL BE USED WITH 3/4" MAX. COARSE AGGREGATE CONFORMING TO ASTM C 33.

E. CONCRETE SLUMP SHALL BE 3" - 5" (MAX.) FOR REGULAR MIX WITH SUPERPLASTICIZER ADMIXTURES (INCREASING SLUMP TO 8" (MAX.). CONCRETE AIR-ENTRAINMENT SHALL BE 4.5 % TO 1.5% FOR EXTERIOR WORK.

F. UNLESS OTHERWISE NOTED, CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
1. CONCRETE CAST AGAINST EARTH 3"
2. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER 2"
3. INTERIOR SLABS 1"
4. CONCRETE BEAMS AND COLUMNS (INCLUDING TIES AND STIRRUPS) 1 1/2"

G. NO ADDITIONAL WATER SHALL BE ADDED TO THE CONCRETE AT THE JOB SITE.

H. THE RESULTS OF ALL CONCRETE COMPRESSIVE TESTS SHALL BE AT THE JOB SITE FOR REVIEW BY THE INSPECTOR.

REINFORCING STEEL:

A. REINFORCING STEEL AND ACCESSORIES SHALL BE DETAILED IN ACCORDANCE WITH ACI 315 (MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES) AND CRSI MSP-1 (MANUAL OF STANDARD PRACTICE), LATEST EDITIONS.

B. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60 (UNLESS NOTED).

C. ALL WELDED REINFORCING STEEL SHALL CONFORM TO ASTM A 706 AND BE USED ONLY WITH PRIOR PERMISSION FROM THE STRUCTURAL ENGINEER.

D. ALL TENSION SPLICES, INCLUDING SPLICES FROM BARS LABELED CONTINUOUS, SHALL CONFORM TO ACI 318 (LATEST EDITION).

E. WELDED WIRE REINFORCEMENT SHALL CONFORM TO ASTM A 185 AND BE LAPPED TWO FULL PANELS AND TIED ON EACH SIDE.

F. LONGITUDINAL REINFORCING BARS IN FOOTINGS SHALL BE PLACED CONTINUOUS AT CORNERS AND INTERSECTIONS.

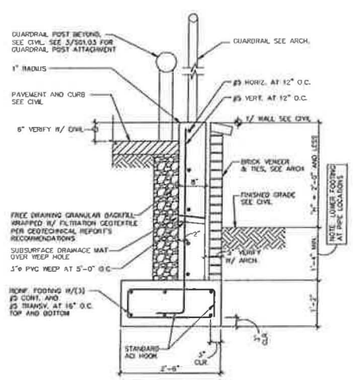
G. FOR EVERY VERTICAL OR HORIZONTAL BAR DISCONTINUED BY AN OPENING, ONE BAR (MIN. OF 2 BARS) SHALL BE ADDED AT SIDE OF OPENING (HALF TO EACH SIDE - TYPICAL).

NOTE: SEE CIVIL SITE PLAN FOR RETAINING WALL LOCATION. VERIFY RETAINING WALL HEIGHTS WITH CIVIL GRADING PLAN PRIOR TO FABRICATION AND CONSTRUCTION.

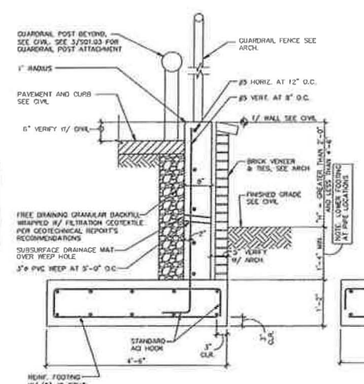
NOTE: THE GEOTECHNICAL ENGINEER SHALL REVIEW ALL THE RETAINING WALL DESIGN LOADS AND THE SLOPE STABILITY PRIOR TO CONSTRUCTION. THE STRUCTURAL ENGINEER SHALL BE CONTACTED A MINIMUM OF FIVE WORKING DAYS PRIOR TO CONSTRUCTION TO MAKE ANY REQUIRED REVISIONS TO THE DESIGN.

NOTE: DO NOT BACKFILL AGAINST THE WALLS WITH CLAYEY SOILS. ONLY BACKFILL WITH WELL GRADE, CLEAN GRAVEL-SAND MIXES.

DESIGN LOADS:
ACTIVE EARTH PRESSURE = 35 PCF (WELL GRADED, CLEAN GRAVEL-SAND MIXES)
SURCHARGE = 250 PSF
NO HYDROSTATIC PRESSURE, DRAINED CONDITION.

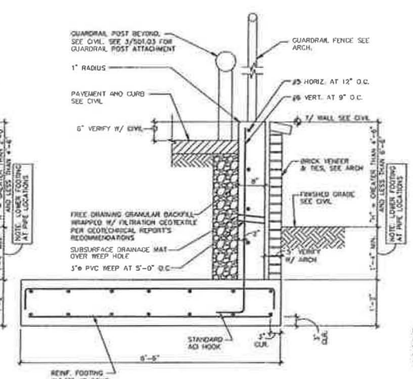


TYPICAL RETAINING WALL FOR 'H' = 2'-0" AND LESS

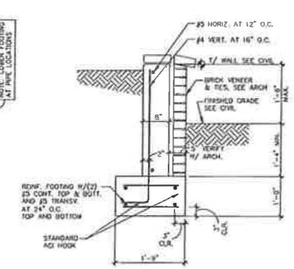


TYPICAL RETAINING WALL FOR 'H' = GREATER THAN 2'-0" AND LESS THAN 4'-6"

DETAIL 1 / S01.03
3/4"=1'-0"

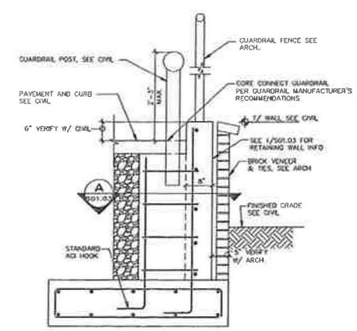


TYPICAL RETAINING WALL FOR 'H' = GREATER THAN 4'-6" AND LESS THAN 6'-6"



LANDSCAPE WALL

SECTION 2 / S01.03
3/4" = 1'-0"



GUARDRAIL POST ATTACHMENT
(COORDINATE WITH CIVIL GUARDRAIL POST LOCATIONS)

SECTION 3 / S01.03
3/4" = 1'-0"

Bank of America TURKEY CREEK New Store

10735 Kingston Pike
Farragut, TN 37934

SERIAL NUMBER: TN 0021
NRSP VERSION: 2.0
BULLETIN: 01 - 2015

ARCHITECTURAL DESIGN COLLABORATIVE
945 North Pennsylvania Avenue
Winter Park, Florida 32789
(407) 629-1183
(407) 598-1220

HIGGENBOTHAM
Structural Engineers
3232 Corrine Drive, Suite F
Orlando, Florida 32803
Phone: 407 206 1197
Fax: 407 206 1220

Issue	Client Date & Issue Description	By	Check
01	04/29/15	NM	JFP
	SCHEMATIC DESIGN REVIEW		
02	06/11/15	NM	JFP
	DESIGN DEVELOPMENT REVIEW		
03	07/24/15	NM	JFP
	80% LEED UPLOAD		
04	07/31/15	NM	JFP
	100% CD REVIEW		

Issue	Jurisdiction Date & Issue Description	By	Check
1	08/26/15 COMM. DEVELOPMENT COMMENTS		

Seal/Signature

Digitally signed by Harold G. Higgenbotham
P.E. 112350
Date: 2015.08.31 14:40:59 -04'00'

HAROLD G. HIGGENBOTHAM
PROFESSIONAL ENGINEER
TN. LICENSE NO. 112350

Project Name: TURKEY CREEK
Prototype Layout: New Store
Project Number: 15031
CAD File Name: C:\DATA\PROJECTS\Projects2015\ADC\Turkey Creek\Struct\S01.03.d
Description: RETAINING WALL PLAN AND DETAILS
Scale: 0 1' 2' 4' 8'

S01.03

Ref. North

NOTE:
DO NOT SCALE DRAWINGS AS THEY MAY HAVE BEEN REDUCED IN SIZE

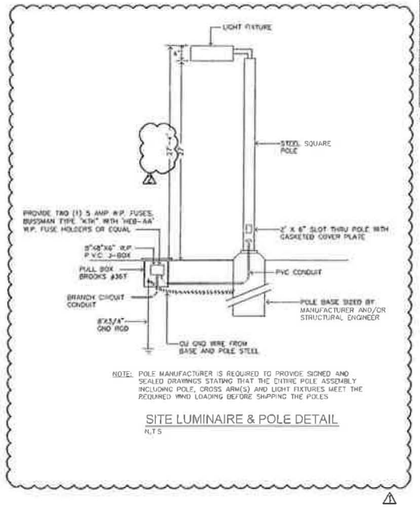
RECEIVED SEP 4 2015 TOWN OF FARRAGUT

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Total Watts	Description
[illegible]	12	MEO	SINGLE	3738	0.948	084	RFT-204-T4-835-UNV-MZ-QJ-W94-200-40K
[illegible]	12	KBE	SINGLE	2006	0.910	109	KBR-28L-830-120V
[illegible]	2	OSQA-1	SINGLE	21293	0.890	446	OSQ-A-W6-4WE-S-90K-UL-BZ
[illegible]	5	OSQA-2	SINGLE	10592	0.890	552	OSQ-A-W6-4WE-A-90K-UL-BZ
[illegible]	5	OSQA	SINGLE	25992	0.890	669	OSQ-A-W6-4SW-S-40K-UL-BZ
[illegible]	2	ASPW	SINGLE	2619	0.910	14	ASPW-B-CF-CUZ

Footcandles calculated using predicted lumen values after 50K hours of operation					
Label	Avg	Max	Min	Avg/Min	Max/Min
ENTIRE SITE	4.47	26.9	1.0	4.47	26.90
5 RADIUS/ATM 1	16.78	16.7	16.7	1.00	1.00
5 RADIUS/ATM 2	19.49	19.4	19.4	1.00	1.00
5 RADIUS/ATM 3	17.70	17.7	17.7	1.00	1.00
5' RADIUS/TID	18.19	18.1	18.1	1.00	1.00
10' RADIUS	5.95	26.9	2.9	2.05	12.16

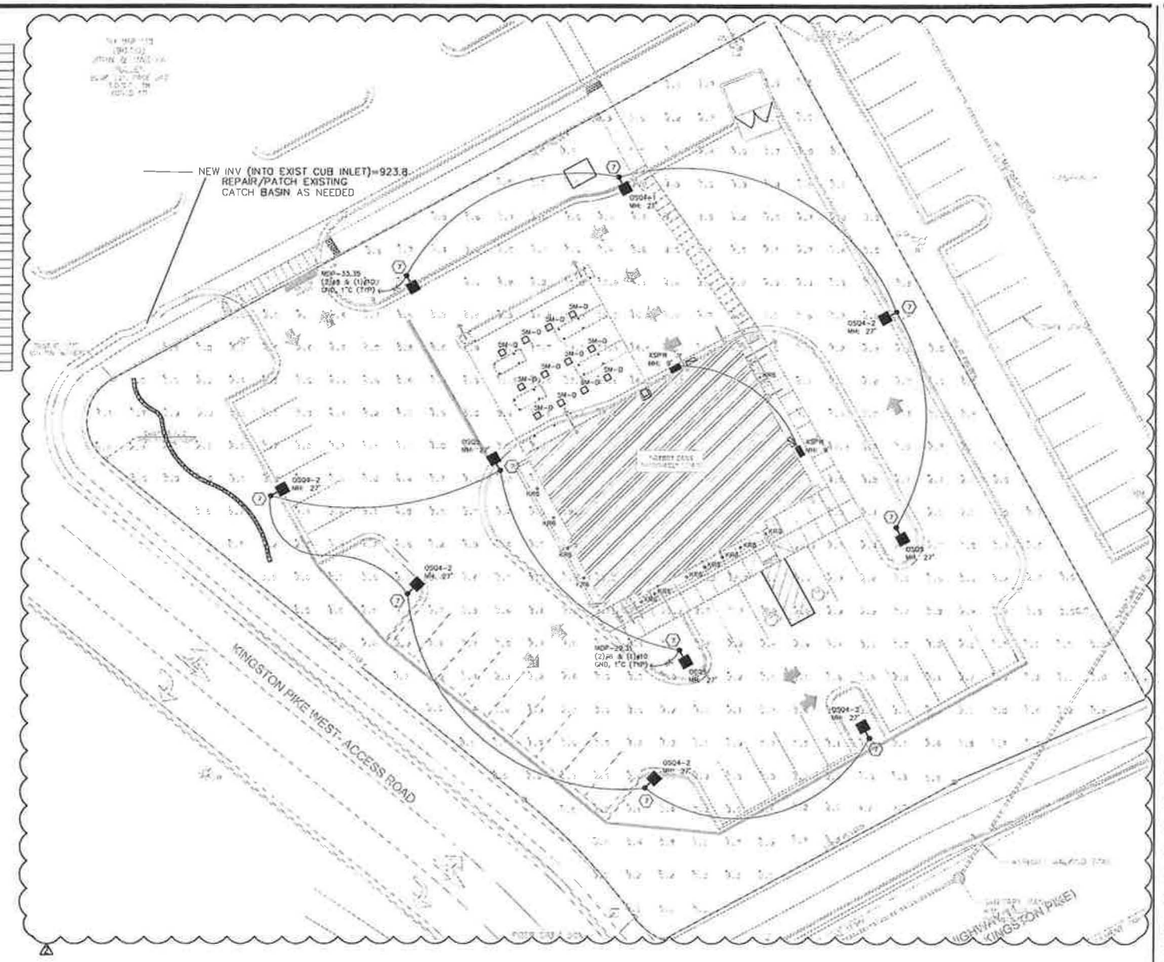
Luminaire Location Summary			
Luminaire	Label	Z	Tilt
1	ASPW	9	0
2	OSQA-2	27	0
3	KBR	11.5	0
4	ASPW	9	0
5	SM-D	11.5	4.159
6	OSQA-1	27	0
7	SM-D	11.5	4.159
8	SM-D	11.5	4.159
9	SM-D	11.5	4.159
10	SM-D	11.5	4.159
11	SM-D	11.5	4.159
12	SM-D	11.5	4.159
13	SM-D	11.5	4.159
14	SM-D	11.5	4.159
15	SM-D	11.5	4.159
16	SM-D	11.5	4.159
17	SM-D	11.5	4.159
18	OSQA-1	27	0
19	KBR	11.5	0
20	OSQA	27	0
21	OSQA-2	27	0
22	KBR	11.5	0
23	OSQA-2	27	0
24	KBR	11.5	0
25	KBR	11.5	0
26	OSQA-2	27	0
27	OSQA	27	0
28	KBR	11.5	0
29	KBR	11.5	0
30	OSQA-2	27	0
31	KBR	11.5	0
32	KBR	11.5	0
33	KBR	11.5	0
34	KBR	11.5	0
35	KBR	11.5	0
36	OSQA	27	0

ADDITIONAL EQUIPMENT
(5) OSQ-DA-BZ (OSQ DIRECT ARM MOUNT)



NOTE: POLE MANUFACTURER IS REQUIRED TO PROVIDE SIGNED AND SEALED DRAWINGS STATING THAT THE ENTIRE POLE ASSEMBLY INCLUDING POLE, CROSS ARM(S) AND LIGHT FIXTURES MEET THE REQUIRED WIND LOADING BEFORE SHIPPING THE POLES

SITE LUMINAIRE & POLE DETAIL
N.T.S



ELECTRICAL SITE PLAN 1

1/16"=1'-0"

GRAPHIC SYMBOLS

- POLE MOUNTED SITE LIGHTING FIXTURE (SINGLE OR MULTI HEAD)
- (J) JUNCTION BOX (WP - WEATHERPROOF)
- PC PHOTOELECTRIC CELL
- G GROUND
- TYP TYPICAL
- C CONDUIT
- NER NETWORK ELECTRICAL ROOM

KEY NOTES

1. REFER TO CIVIL PLANS FOR LOCATION OF UTILITY COMPANY'S PAD MOUNTED TRANSFORMER AND METERING EQUIPMENT. PROVIDE CONCRETE PAD FOR UTILITY TRANSFORMER. FIELD VERIFY EXACT LOCATION OF EQUIPMENT WITH UTILITY COMPANY. FIELD COORDINATE ALL ASPECTS OF SERVICE ENTRANCE WITH UTILITY COMPANY. REFER TO PAD MOUNTED TRANSFORMER DETAIL ON THIS SHEET FOR ADDITIONAL INFORMATION.
2. INCOMING UNDERGROUND SECONDARY ELECTRICAL SERVICE. REFER TO ELECTRICAL RISER DIAGRAM FOR ADDITIONAL INFORMATION. INSTALL ADDITIONAL HANDHOLES AS REQUIRED.
3. TELEPHONE UTILITY SERVICE CONDUIT. PROVIDE (2) 1" CONDUITS FROM TELEPHONE EQUIPMENT BACKBOARD TO PROPERTY LINE. FIELD VERIFY EXACT LOCATION OF TERMINATION WITH TELEPHONE COMPANY REPRESENTATIVE. FIELD COORDINATE ALL ASPECTS OF SERVICE ENTRANCE WITH UTILITY COMPANY. PROVIDE NYLON PULL STRING.
4. REFER TO DRAWING E-1 FOR EXACT LOCATION OF CONDUIT STUB-UPS IN BUILDING.
5. EXTEND CIRCUITS INDICATED THRU EXTERIOR LIGHTING CONTROLLER. REFER TO DRAWINGS E-5 FOR CONTACTOR DETAIL.
6. FIELD COORDINATE EXACT LOCATION OF SIGNAGE STUB-UP WITH ARCHITECT. COORDINATE WITH STANDARDS ARCHITECT AS ITS BANK SIGNAGE, OR LOCAL ARCHITECT, OR BANK OF AMERICA. PROVIDE FINAL ELECTRICAL CONNECTION. PROVIDE WATERTIGHT JUNCTION BOX AND DISCONNECT SWITCH FOR MONUMENT SIGN. COORDINATE EXACT LOCATION WITH CIVIL DRAWINGS.
7. REFER TO POLE BASE DETAIL (1) ON THIS SHEET.

GENERAL NOTES

1. CONTRACTOR PROPOSING TO UNDERTAKE WORK UNDER THIS DIVISION SHALL VISIT THE SITE OF THE WORK AND FULLY INFORM THEMSELVES OF ALL CONDITIONS THAT EFFECT THE WORK AND COST THEREOF, AND EXAMINE THE DRAWINGS AND SPECIFICATIONS AS RELATED TO THE SITE CONDITIONS.
2. CONSIDERATION WILL NOT BE GRANTED FOR ANY ALLEGED MISUNDERSTANDINGS OF THE AMOUNT OF WORK TO BE PERFORMED. TENDER OF PROPOSAL SHALL CONVEY FULL AGREEMENT TO THE ITEMS AND CONDITIONS INDICATED ON THE DRAWINGS. SHOULD THE CONTRACTOR FIND DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS OR BE IN DOUBT AS TO THE INTENT THEREOF, HE SHALL IMMEDIATELY OBTAIN CLARIFICATION FROM THE ENGINEER AND/OR OWNER'S REPRESENTATIVE PRIOR TO SUBMITTING HIS PROPOSAL FOR WORK.
3. FIELD VERIFY EXACT NAME PLATE DATA ON ALL EQUIPMENT PURCHASED UNDER OTHER DIVISIONS AND/OR BY THE TENANT (I.E. HVAC EQUIPMENT, KITCHEN EQUIPMENT, ETC.) PRIOR TO THE INSTALLATION OF ELECTRICAL WORK AND MAKE ANY ADJUSTMENTS TO OUTLETS, CONDUITS, WIRE AND/OR CIRCUIT BREAKERS AS REQUESTED TO MATCH EQUIPMENT ACTUALLY FURNISHED.
4. REFER TO ELECTRICAL RISER DIAGRAM ON SHEET E-4 FOR MORE INFORMATION.
5. REFER TO PANEL SCHEDULES ON SHEET E-4 FOR SITE LIGHTING CIRCUITING.
6. REFER TO PANEL SCHEDULES ON SHEET E-4 FOR SITE LIGHTING CIRCUITING.
7. REFER TO LIGHT FIXTURE SCHEDULE ON SHEET E-5 FOR MORE INFORMATION.
8. ALL UNDERGROUND WIRING SHALL BE LOCATED WITHIN 12" OF BACK OF CURB IN ALL LOCATIONS.
9. FIELD VERIFY ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF POLE BASES AND UNDERGROUND CONDUIT.
10. POLE BASES SHALL BE INSTALLED 4'-0" BEHIND BACK OF CURB TO CENTER OF POLE BASE.
11. PANEL B IS LOCATED IN THE KBR ROOM - SEE SHEET E-1 FOR EXACT LOCATION.
12. ALL CONDUCTORS SHALL BE COPPER. CONDUCTORS FOR ABOVE GROUND SERVICE SHALL BE THWN - THWN. CONDUCTORS FOR BELOW GRADE SERVICE SHALL BE THW OR XHHW. CONDUCTORS #10 AND SMALLER SHALL BE SOLID. CONDUCTORS #8 AND LARGER SHALL BE STRANDED.

RECEIVED
SEP 4 2015
TOWN OF FARRAGUT

Bank of America TURKEY CREEK New Store

10735 Kingston Pike
Farragut, TN 37934

SERIAL NUMBER: TN 0021
NRSP VERSION: 2.0
BULLETIN: 01 - 2015

ARCHITECTURAL DESIGN COLLABORATIVE
945 North Pennsylvania Avenue
Winter Park, Florida 32789
(407) 629-1188
(407) 788-1220

P&G ENGINEERING DESIGN GROUP CORP.
DISCLOSURE 6953
21 SW 102 Ct Miami, FL 33174
PH. 786.263-7091
FAX. 305-220-5196

Issue	Client Date & Issue Description	By	Check
01	04/29/15	NM	JFP
	SCHEMATIC DESIGN REVIEW		
02	06/11/15	NM	JFP
	DESIGN DEVELOPMENT REVIEW		
03	07/24/15	NM	JFP
	80% LEED UPLOAD		
04	07/31/15	NM	JFP
	100% CD REVIEW		

Issue	Jurisdiction Date & Issue Description	By	Check
01	06.16.15	JC	LOP
	COMMUNITY DEVELOPMENT COMMENTS		
01	08.26.15	JC	LOP
	COMMUNITY DEVELOPMENT COMMENTS		

Seal/Signature

LUIS O. PEREZ
STATE OF TENNESSEE
114706
DISCLOSURE 6953

Project Name: TURKEY CREEK
Prototype Layout: New Store
Project Number: 15031
CAD File Name: C:\Projects\2015\ADC\15-031 BofA New Store Turkey Creek
Description: SITE PLAN

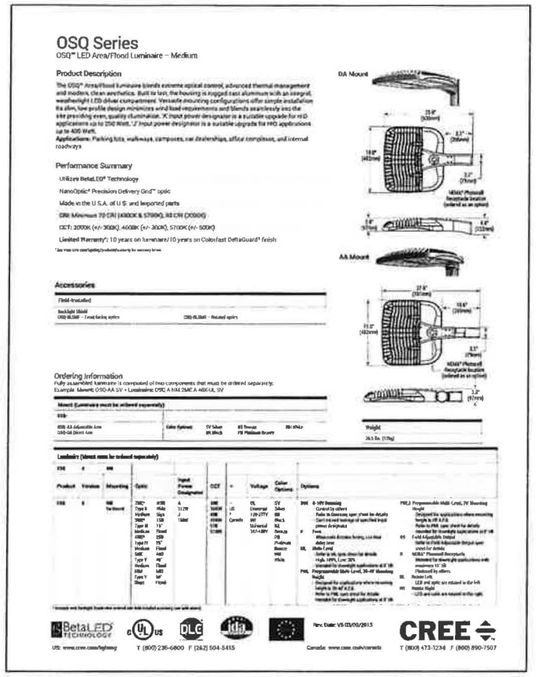
Scale 1/16" =1'-0"

0 1' 2' 4' 8'

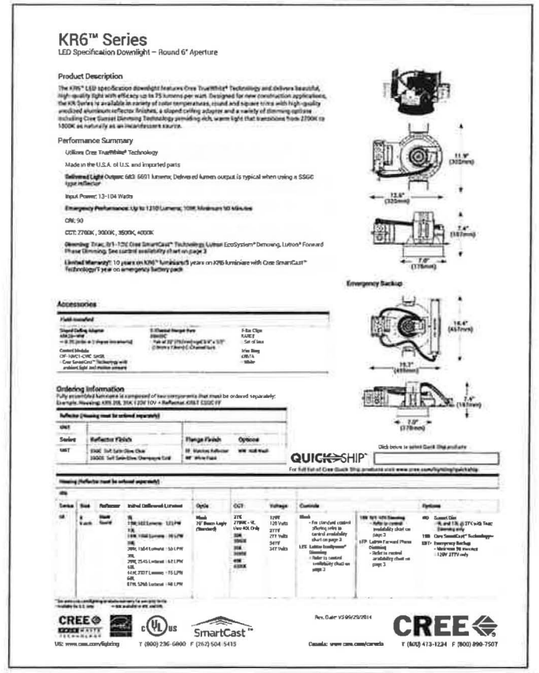
Ref. North

E-0.0

PRINTED ON: Aug 31, 2015 – 3:06pm



TYPE OSQ4-1, OSQ4-2 & OSQ5



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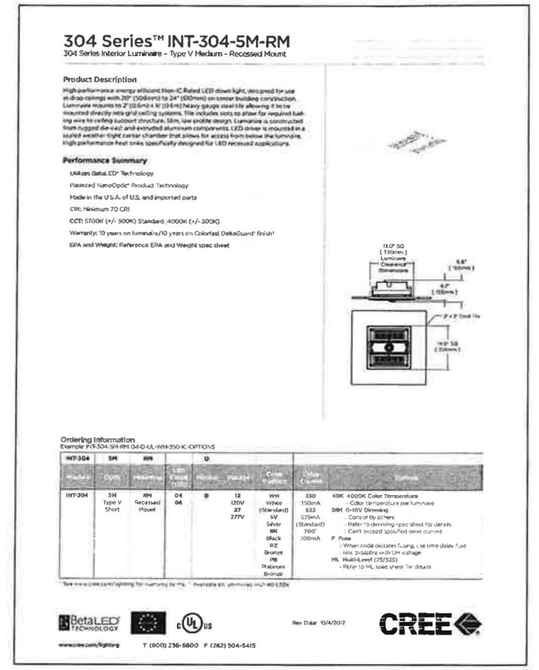

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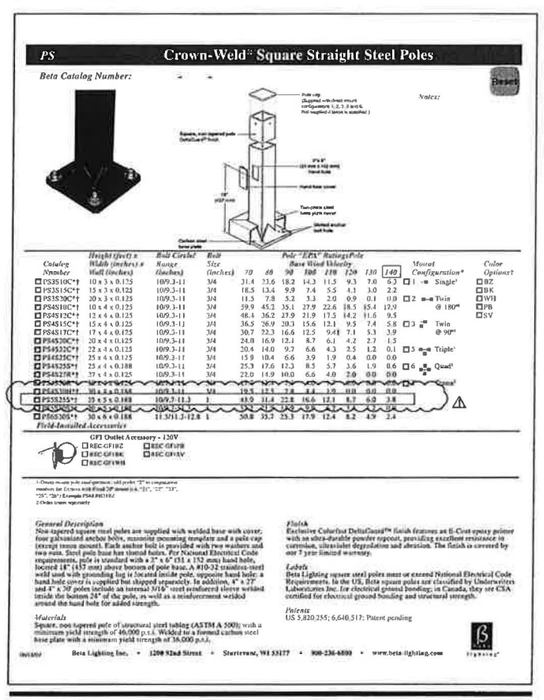
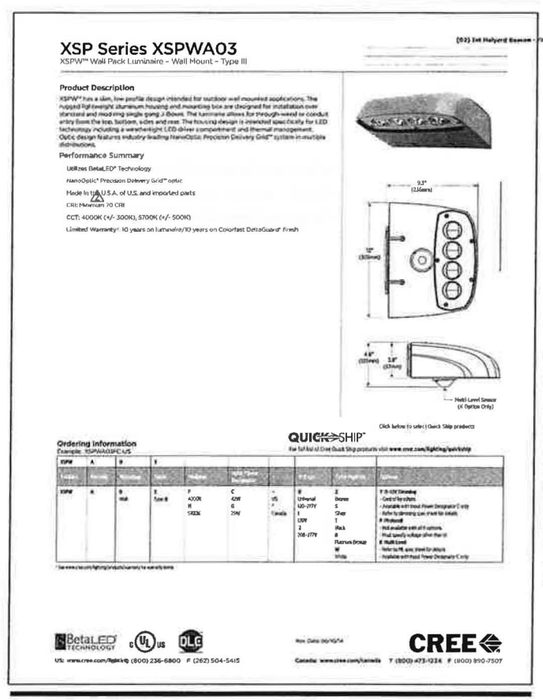


LIGHT POLE



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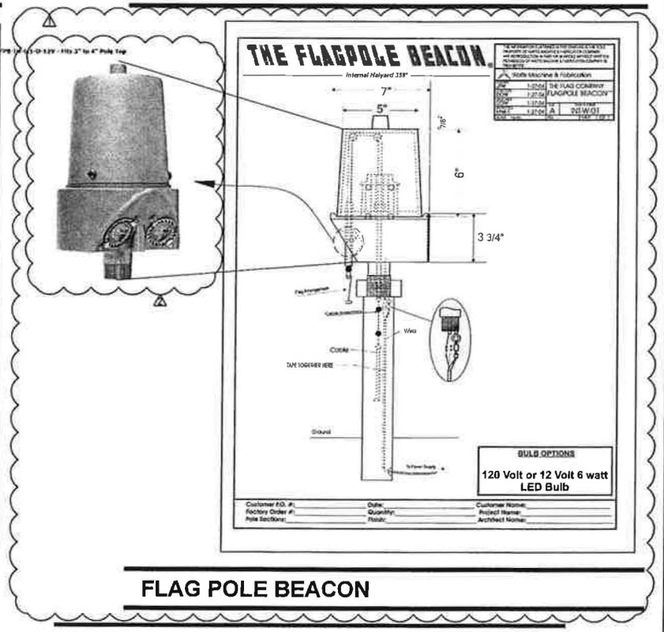

FLAG POLE BEACON

GENERAL NOTES

1. ALL POLE MOUNTED FIXTURES ARE CUT OFF LUMINAIRES.
2. REFER TO STRUCTURAL PLANS FOR LIGHT COMPLETE POLE FOUNDATION DETAIL.
3. REFER TO E-0.0 FOR COMPLETE LUMINAIRE CATALOG NUMBER.

Bank of America
TURKEY CREEK
New Store

10735 Kingston Pike
Farragut, TN 37934

SERIAL NUMBER: TN 0021
NRSP VERSION: 2.0
BULLETIN: 01 - 2015

ARCHITECTURAL DESIGN COLLABORATIVE
949 North Pennsylvania Ave
Winter Park, Florida 32789
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P&G ENGINEERING DESIGN GROUP CORP.
DISCLOSURE 6953
21 SW 102 CT, MIAMI, FL 33174
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	SCHEMATIC DESIGN REVIEW		
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	DESIGN DEVELOPMENT REVIEW		
03	07/24/15	NM	JFP
	80% LEED UPLOAD		
04	07/31/15	NM	JFP
	100% CD REVIEW		

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01	06.16.15	JC	LOP
	COMMUNITY DEVELOPMENT COMMENTS		
01	08.26.15	JC	LOP
	COMMUNITY DEVELOPMENT COMMENTS		

Seal/Signature

LUIS O. PEREZ
STATE OF TENNESSEE
DISCLOSURE 6953

Project Name
TURKEY CREEK
Prototype Layout
New Store
Project Number
15031
CAD File Name
C:\Projects\2015\ADC\15-031 BoA New Store Turkey Creek
Description
LIGHT FIXTURES AND POLES

Scale N.T.S.

0 1' 2' 4' 8'

Ref. North

E-0.1

Bank of America

Turkey Creek
Farragut, Tennessee

RECEIVED
SEP 4 2015
TOWN OF FARRAGUT

Architectural Design Collaborative, Inc

Bank of America

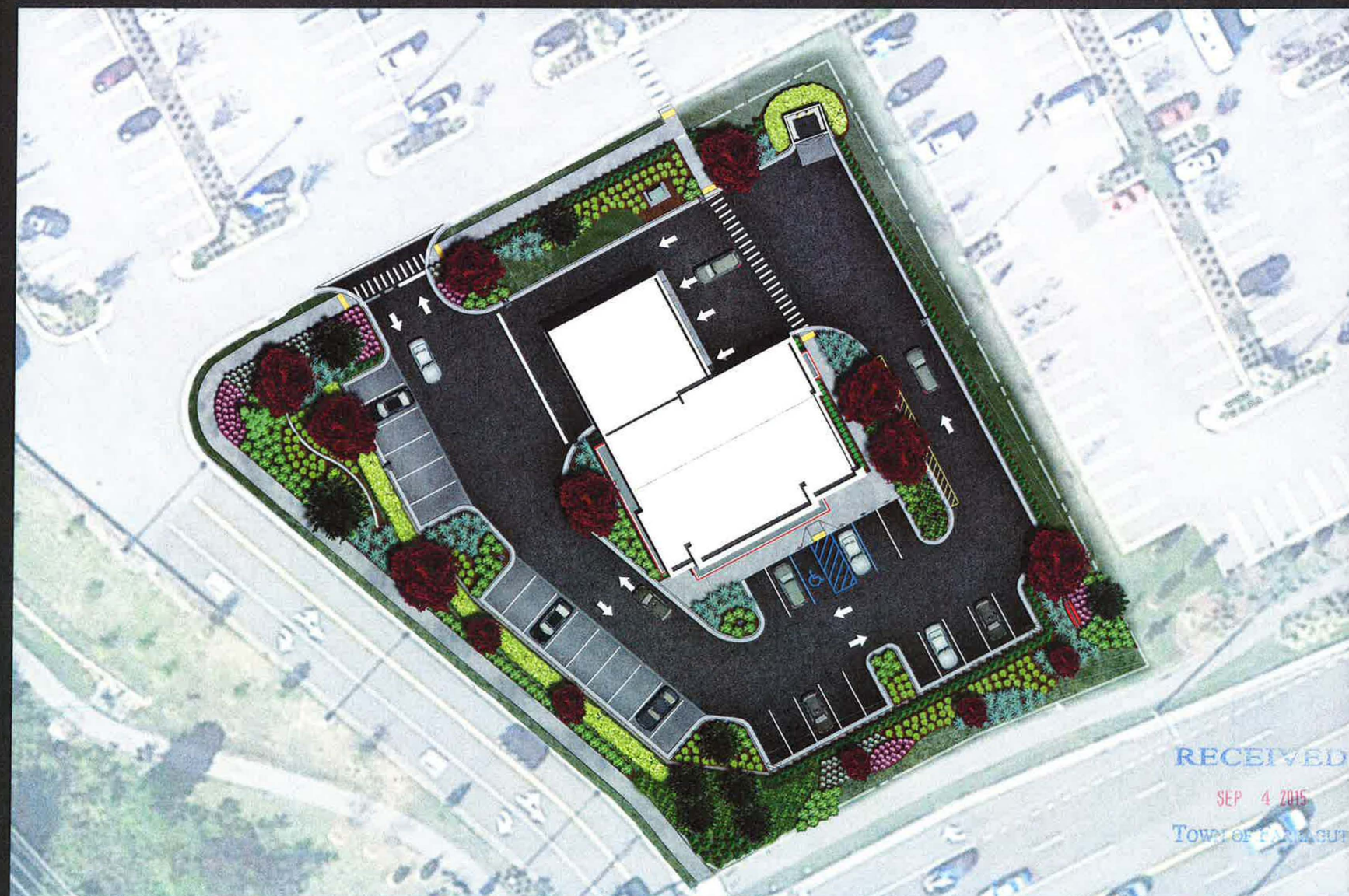
Turkey Creek
Farragut, Tennessee

RECEIVED
SEP 4 2015
TOWN OF FARRAGUT

Architectural Design Collaborative, Inc

Bank of America

Turkey Creek
Farragut, Tennessee



RECEIVED
SEP 4 2015
TOWN OF FARRAGUT

Architectural Design Collaborative, Inc

MEETING DATE: September 17, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a request for an assisted living facility on Parcel 117, Tax Map 142, located at the south intersection of N. Campbell Station Road and Herron Road, approximately 4.5 Acres (Peter Falk for Autumn Care II, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This item was discussed as a workshop item as part of a rezoning request at the May 21, 2015 planning commission meeting. A number of residents, mainly from the Cottage Creek Subdivision, spoke in opposition to allowing an assisted living facility at the south intersection of N. Campbell Station Road and Herron Road. The property is currently zoned general single-family residential (R-2) and the residents felt that allowing such a facility in this location could commercialize this section of N. Campbell Station Road. The planning commission generally agreed and re-iterated that the Town has historically treated the section of N. Campbell Station Road between the Farragut Primary School and the Farragut High School as an entranceway to the Town where no commercial development should occur. This in fact is a policy statement in the Farragut Land Use and Transportation Policy Plan.

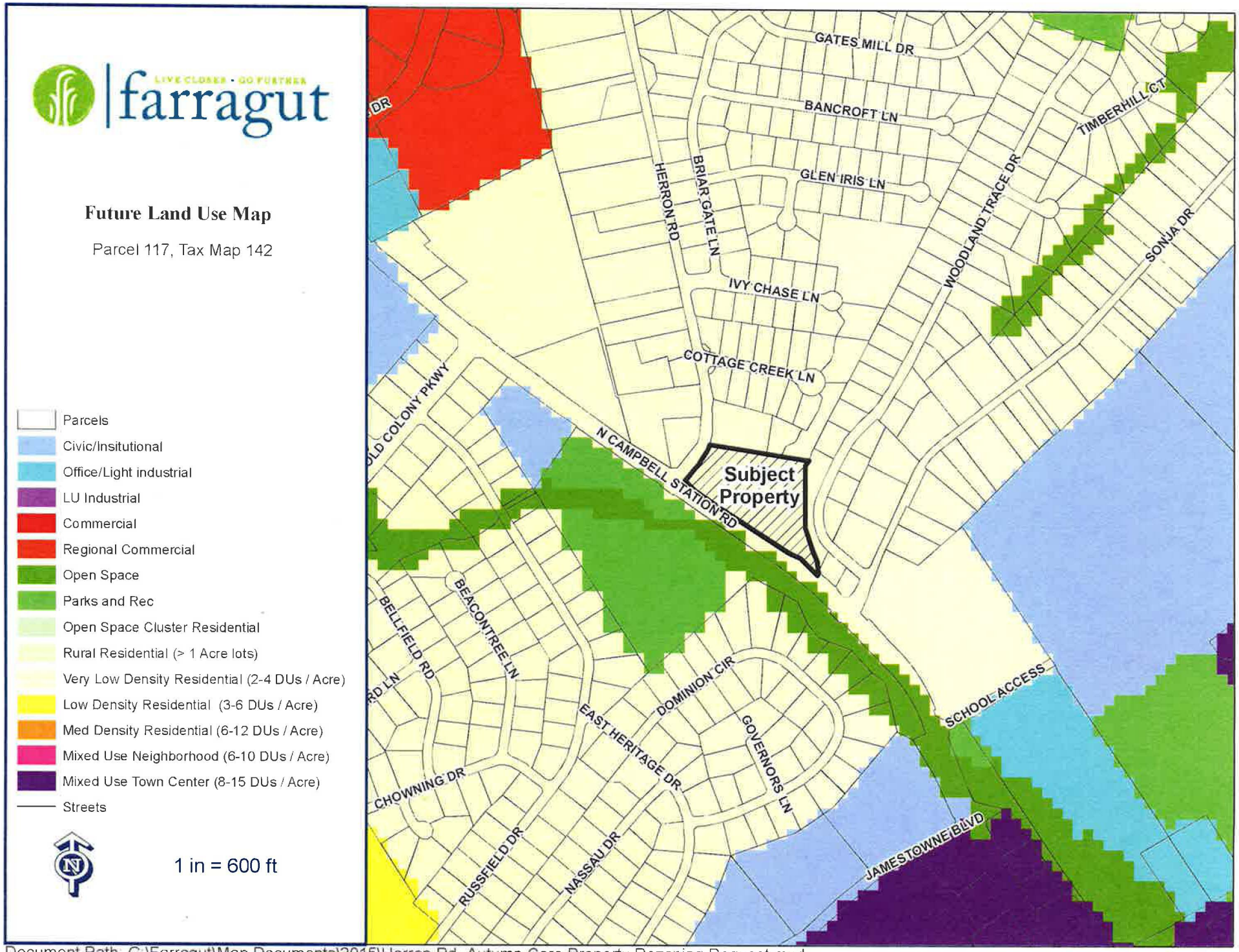
On the future land use map in the Comprehensive Land Use Plan (CLUP), this parcel is shown as very low density residential (2-4 dwellings units per acre). The property is abutted by residential to the north, east, and south and the Campbell Station Park to the west. Between the Farragut Primary School and the Farragut High School there are some single family residences, a library, a church, and a park. Thus, the surrounding plan of development is residential and civic institutional. A question that could be reasonably debated is whether an assisted living facility would be considered residential and/or institutional. Such a facility could also reasonably be considered a commercial entity since it is a for profit business.

As the staff pointed out in May, assisted living facilities are currently provided for in the multi-family residential (R-6), commercial (C-1), and planned commercial (PCD) zoning districts. The R-6 zoning district has a 5 acre minimum lot size and this property is less than 5 acres. The property has not been requested for nor would the staff support a rezoning to C-1 or PCD.

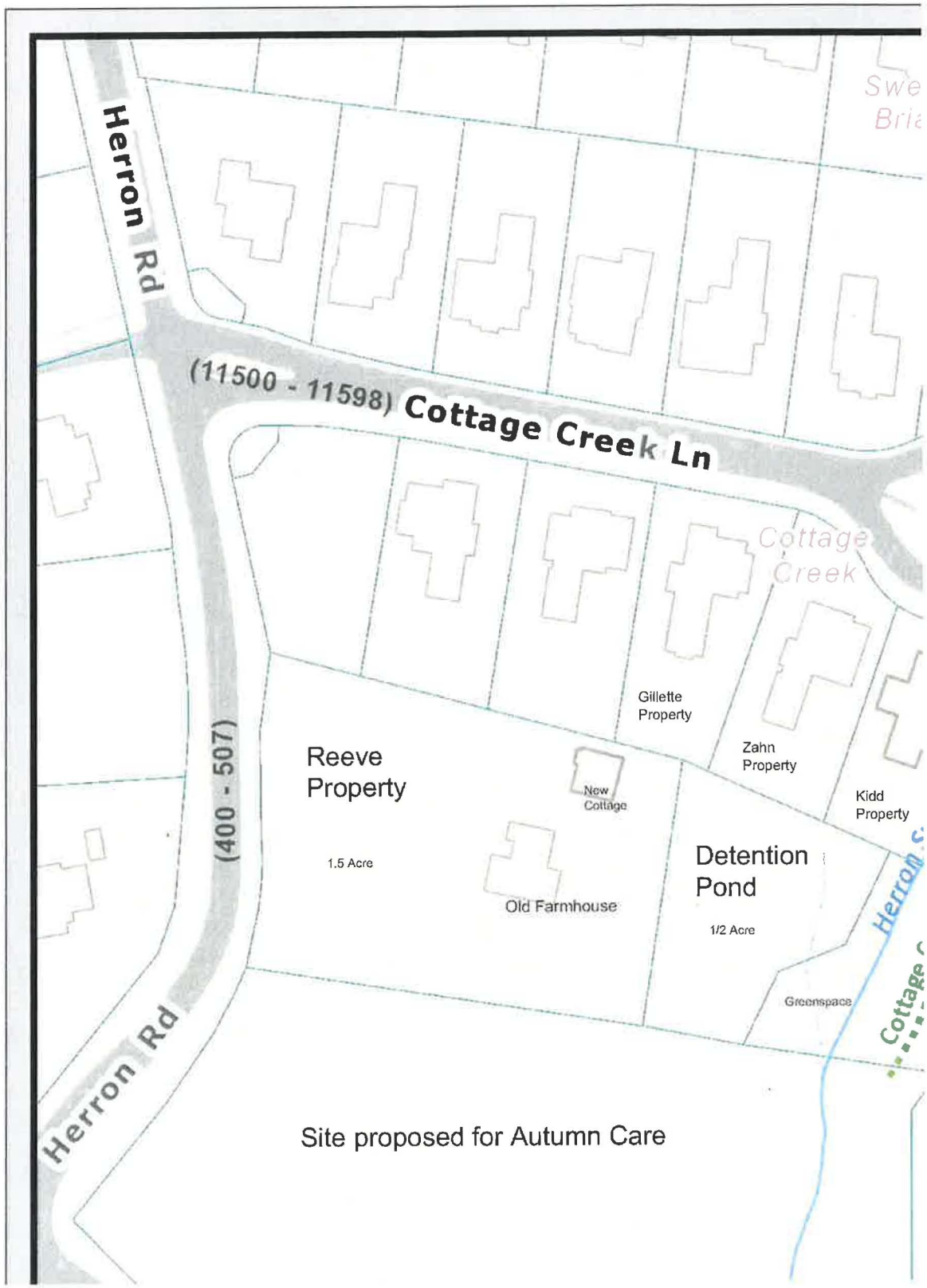
The owners of the property have asked the staff to place their request for an assisted living facility on the planning commission's agenda for a workshop discussion. They are requesting more input on whether an assisted living facility would be a good fit for this location. They have developed more information as to how the property could develop under its current zoning and what this might look like and how the property could develop as an assisted living facility. In your packet is some information from the property owner's which includes a general site map and conceptual renderings of the property. The applicant has expressed to staff that they are receptive to any zoning designation that would permit an assisted living

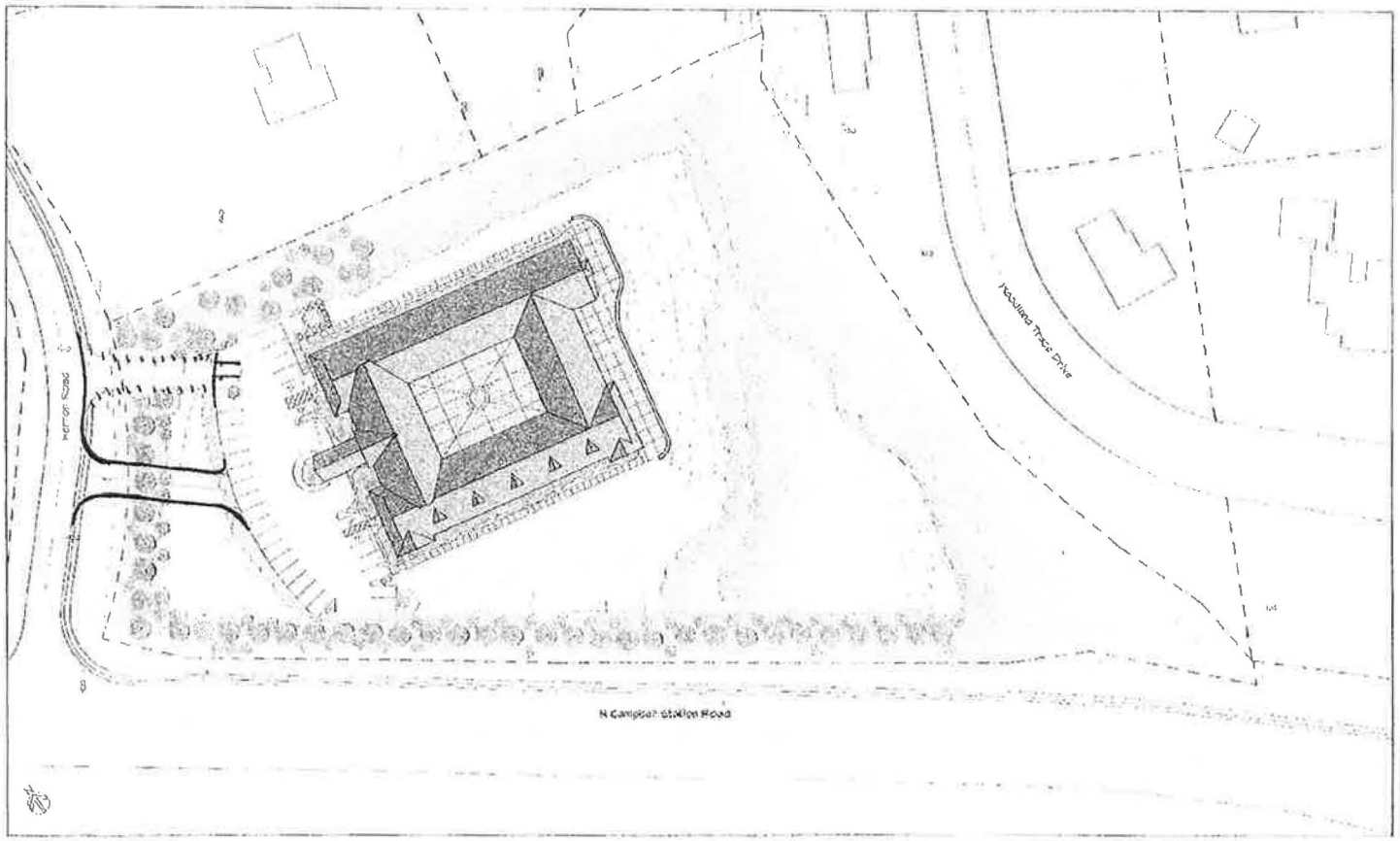
facility and to different access points than what is shown on their concept plan. Additionally, included in your packet is a letter from the Cottage Creek HOA and supplemental rendering.

RECOMMENDATION: This is a workshop item with the intent of obtaining additional feedback from the public and the commission on an assisted living facility at this location. If, based on the feedback received, the applicant wishes to pursue this further they will come back at a future meeting with any necessary CLUP amendment and zoning text/map amendments.



Document Path: G:\Farragut\Map Documents\2015\Herron Rd_Autumn Care Property Rezoning Request.mxd


Herron Rd
(11500 - 11598) Cottage Creek Ln
Cottage Creek
Gillette Property
Zahn Property
Kidd Property
Reeve Property
New Cottage
1.5 Acre
Old Farmhouse
Detention Pond
1/2 Acre
Greenspace
(400 - 507)
Herron Rd
Site proposed for Autumn Care



Herron Road & Campbell Station Road
Knoxville, Tennessee 37934

Senior Living - Concept Site Plan

ODLE & YOUNG
ARCHITECTS, INC

Herron Road & Campbell Station Road
Knoxville, Tennessee 37934

Senior Living - Concept Site Plan

ODLE & YOUNG
ARCHITECTS, INC

Farragut Municipal Planning Commission
Town Hall
11408 Municipal Center Drive
Farragut, TN 37934

RECEIVED
SEP 03 2015
TOWN OF FARRAGUT

May 1, 2015

Dear FMPC members,

It has come to our attention that a developer, Mr. Peter Falk, is requesting to rezone the property at the corner of Herron and Campbell Station Roads (currently zoned residential) to allow for the development of a multi-unit, 24 hour, assisted living facility. Our neighborhood, Cottage Creek Subdivision, backs directly up to this property, and we have some significant concerns about this potential development.

1. As homeowners and residents of the Town of Farragut, we believe the rezoning will have a significant impact on the character and quality not only of our neighborhood, but Farragut as a whole. Campbell Station Road is a primary entry point to Farragut, and we urge you to preserve the residential sections of our community. These are the reasons we have chosen to live here, and we should work together to preserve the high quality community feel that attracted us here.

2. There is an excess of property already zoned commercial in Farragut that would be ideal for this development, and we believe it is impractical and unwise to change existing residential zoning to add more commercial space.

3. The corner of Herron and Campbell Station roads is currently a pedestrian friendly intersection where runners, walkers, and families access the park, library, and even walk to and from Farragut Primary, Middle, and High Schools. Adding a 24 hour assisted living facility to this corner will lead to increased traffic and a change in traffic patterns that will pose an unnecessary risk to Farragut children and families.

4. The entrance to the proposed facility will likely be off of Herron Road. This will cause additional safety concerns due to limited visibility on this road approaching the property.

5. As Cottage Creek homeowners, we have additional concerns about light and noise pollution impacting the quality of life for our families and the property values of our homes.

6. Finally, we believe that the proposed zoning change directly contradicts the comprehensive land use plan developed by the Town of Farragut. If passed, this could set a precedent for additional zoning changes that could adversely impact many neighborhoods in Farragut and harm our family community.

We sincerely hope the FMPC members will consider our concerns and vote to keep residential property in Farragut residential. We appreciate your attention to this important matter.

Homeowners of Cottage Creek Subdivision

Campbell Station Road at Herron Road

RECEIVED
SEP 03 2015
TOWN OF FARRAGUT

MEETING DATE: September 17, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on amendments to the text of the Farragut Zoning Ordinance, the Farragut Subdivision Regulations and the Town of Farragut Development Manual, to amend language to address new legislation regarding vested property rights as established in §T.C.A. 13-4-310.

INTRODUCTION AND BACKGROUND: Last year in the State of Tennessee Legislature, an amendment to the Tennessee Code Annotated (TCA) was approved in relation to vested property rights. This bill was known as the Vested Property Rights Act of 2014 (hereinafter referred to as the "law"). The law became effective on January 1, 2015. The municipal planning commission portion of this law (TCA, Section 13-4-310) is included in your packet.

The basic intent of this law is to provide an applicant with some certainty that plans/plats that have been approved will be subject to the applicable locally adopted development standards that were in effect when the approval occurred. In general, the law provides an initial 3 years of vesting with the possibility of an additional 2 years and further extensions authorized by the local government not to exceed 10 years, unless an extension is granted by the local government through an ordinance or resolution. Where developments are in multiple phases, the vesting period (for all phases) could be up to 15 years, unless an extension is granted by the local government through an ordinance or resolution.

The law addresses what would terminate vested rights, what would not apply to this law (such as, but not necessarily limited to, building and fire codes, federal or state laws, properties that are found to contain hazards or that otherwise may constitute a serious threat to the public health, safety, or welfare, etc.,), amendments to development plans that could nullify vesting, and definitions. Though the act provides its own language with respect to what would be vested, it does permit a local government to adopt by ordinance or resolution the specific types of development plans that will cause property rights to vest. The law also permits the local government to specify what constitutes approval of a development plan.

Though adoption of such an ordinance or resolution is not mandatory, if the local government does not make the clarifications provided for in the law, the law would be applied as written in the TCA. Included in your packet, for discussion purposes only, is a draft Vested Property Rights Ordinance that would be added to Title 14 of the Farragut Municipal Code and cross referenced in the Farragut Zoning Ordinance and Farragut Subdivision Regulations. In order to be consistent with the law, all current language in the zoning ordinance and subdivision regulations that relate to the expiration of approvals will be deleted.

Tenn. Code Ann. § 13-4-310 (Copy w/ Cite) Pages: **7**

Tenn. Code Ann. § 13-4-310

TENNESSEE CODE ANNOTATED
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*** Current through the 2015 Regular Session and amendments approved at the November 4, 2014 General Election ***

Title 13 Public Planning And Housing
Chapter 4 Municipal Planning
Part 3 Municipal Planning Regulations

Tenn. Code Ann. § 13-4-310 (2015)

13-4-310. Power of municipal planning commission to promulgate provisions for development -- Vesting period for development standards as to approved development plans.

(a) A municipal planning commission shall have the power to promulgate provisions in its subdivision regulations and recommend amendments to the zoning ordinance for the establishment of review and approval powers for site plans and the establishment under the zoning provisions for review and approval of planned unit developments, overlay districts, mixed use developments, condominiums and other types of sustainable design and development of property. The provision of well-designed and properly constructed infrastructure within such development is vital to the health, safety and welfare of the public utilizing said development and the community as a whole. These types of developments typically contain infrastructure that may be dedicated to a governmental entity or may be controlled by other types of bodies or non-governmental entities including, but not limited to, property owner associations. These infrastructure and internal development improvements such as, but not limited to, public and non-public roads, water and sewer lines, landscaping, green space, sustainable design features and other improvements as required by the planning commission, either through its subdivision regulation or through the local government's zoning ordinance, shall be subject to bonding or other methods of guaranteeing their installation. The planning commission may set and hold these guaranteeing instruments or may designate to another governmental body that duty and function.

(b) A vested property right shall be established with respect to any property upon the approval, by the local government in which the property is situated, of a preliminary development plan or a final development plan where no preliminary development plan is required by ordinance or regulation or a building permit allowing construction of a building where there was no need for prior approval of a preliminary development plan for the property on which that building will be constructed. During the vesting period described in subsections (c) and (d), the locally adopted development standards which are in effect on the date of approval of a preliminary development plan or the date of approval of a building permit, as described by this subsection (b), shall remain the development standards applicable to that property or building during the vesting period.

(c) Unless an extension is granted by the local government, the vesting period applicable to

an approved construction project for which a building permit has been issued shall begin on the date of issuance of the building permit by the local government and shall remain in effect for the time period authorized by the approved building permit, including any approved renewal obtained by the applicant prior to the expiration or termination of the permit to be renewed; provided, that the applicant pursues with reasonable diligence site preparation, if applicable, and construction.

(d) (1) The vesting period applicable to a development plan shall be a period of three (3) years, beginning on the date of the local government's approval of the preliminary development plan; provided, that the applicant obtains local government approval of a final development plan, secures any necessary permits and commences site preparation within the vesting period. If the applicant obtains local government approval of a final development plan, secures any necessary permits, and commences site preparation within the vesting period, then the vesting period shall be extended an additional two (2) years to commence construction from the date of the expiration of the three-year period. During the two-year period, the applicant shall commence construction and maintain any necessary permits to remain vested.

(2) If construction commences during the vesting period, the development standards applicable during the vesting period shall remain in effect until the local government has certified final completion of the development or project; provided, the total vesting period for the project shall not exceed ten (10) years from the date of the approval of the preliminary development plan unless the local government grants an extension pursuant to an ordinance or resolution; provided further, that the applicant maintains any necessary permits during the ten-year period.

(3) In the case of developments which proceed in two (2) or more sections or phases as described in the development plan, there shall be a separate vesting period applicable to each section or phase. The development standards which are in effect on the date of approval of the preliminary development plan for the first section or phase of the development shall remain the development standards applicable to all subsequent sections or phases of the development; provided, that the total vesting period for all phases shall not exceed fifteen (15) years from the date of the approval of the preliminary development plan for the first section or phase unless the local government grants an extension pursuant to an ordinance or resolution; provided further, that the applicant maintains any necessary permits during the fifteen-year period.

(e) A local government may, by ordinance or resolution, specifically identify the type or types of development plans within the local government's jurisdiction that will cause property rights to vest; provided, that regardless of nomenclature used in the ordinance or resolution to describe a development plan, a plan which contains any of the information described in subdivision (k)(5) or (k)(6) shall be considered a development plan that will cause property rights to vest according to this section. Any such ordinance or resolution shall also specify what constitutes approval of a development plan within its jurisdiction. If a local government has not adopted an ordinance or resolution pursuant to this section specifying what constitutes a development plan that would trigger a vested property right, then rights shall vest upon the approval of any plan, plat, drawing, or sketch, however denominated, that is substantially similar to any plan, plat, drawing, or sketch described in subdivision (k)(5) or (k)(6).

(f) (1) During the vesting period described in subsections (c) and (d), the locally adopted development standards which are in effect on the date of approval of a preliminary development plan or the issuance of a building permit, whichever applies, shall remain the development standards applicable to the property described in such preliminary development plan or permit, except such rights shall terminate upon a written determination by the local government under the following circumstances pursuant to subdivision (f)(2):

(A) When the applicant violates the terms and conditions specified in the approved

development plan or building permit; provided, that the applicant is given ninety (90) days from the date of notification to cure the violation; provided further, that the local government may, upon a determination that such is in the best interest of the community, grant, in writing, an additional time period to cure the violation;

(B) When the applicant violates any of the terms and conditions specified in the local ordinance or resolution; provided, the applicant is given ninety (90) days from the date of notification to cure the violation; provided further, that the local government may, upon a determination that such is in the best interest of the community, grant, in writing, an additional time period to cure the violation;

(C) Upon a finding by the local government that the applicant intentionally supplied inaccurate information or knowingly made misrepresentations material to the issuance of a building permit or the approval of a development plan or intentionally and knowingly did not construct the development in accordance with the issued building permit or the approved development plan or an approved amendment for the building permit or the development plan; or

(D) Upon the enactment or promulgation of a state or federal law, regulation, rule, policy, corrective action or other governance, regardless of nomenclature, that is required to be enforced by the local government and that precludes development as contemplated in the approved development plan or building permit, unless modifications to the development plan or building permit can be made by the applicant, within ninety (90) days of notification of the new requirement, which will allow the applicant to comply with the new requirement.

(2) A written determination by the local government of the occurrence of any of the circumstances provided in subdivision (f)(1) shall cause the vested property rights to terminate; provided, however, that a local government may allow a property right to remain vested despite such a determined occurrence when a written determination is made that such continuation is in the best interest of the community.

(g) (1) A vested development standard shall not preclude local government enforcement of any development standard when:

(A) The local government obtains the written consent of the applicant or owner;

(B) The local government determines, in writing, that a compelling, countervailing interest exists relating specifically to the development plan or property which is the subject of the building permit that seriously threatens the public health, safety or welfare of the community and the threat cannot be mitigated within a reasonable period of time, as specified in writing by the local government, by the applicant using vested property rights;

(C) Upon the written determination by the local government of the existence of a natural or man-made hazard on or in the immediate vicinity of the subject property, not identified in the development plan or building permit, and which hazard, if uncorrected, would pose a serious threat to the public health, safety, or welfare and the threat cannot be mitigated within a reasonable period of time, as specified in writing by the local government, by the applicant using vested property rights;

(D) A development standard is required by federal or state law, rule, regulation, policy, corrective action, order or other type of governance that is required to be enforced by local governments, regardless of nomenclature; or

(E) A local government is undertaking an action initiated or measure instituted in order to comply with a newly enacted federal or state law, rule, regulation, policy, corrective action, permit, order or other type of governance, regardless of nomenclature.

(2) A vested property right does not preclude, change, amend, alter or impair the authority of a local government to exercise its eminent domain powers as provided by law.

(3) This section shall not preclude, change, amend, alter or impair the authority of a local government to exercise its zoning authority, except a vested property right, once established as provided for in this section, precludes the effect of any zoning action by a local government which would change, alter, impair, prevent, diminish, or otherwise delay the development of the property, while vested, as described in an approved development plan or building permit.

(4) In the event the local government enacts a moratorium on development or construction, the vesting period authorized pursuant to this section shall be tolled during the moratorium period.

(h) **(1)** An amendment to an approved development plan by the developer must be approved by the local government to retain the protections of the vested property right. An amendment may be denied based upon a written finding by the local government that the amendment:

(A) Alters the proposed use;

(B) Increases the overall area of the development;

(C) Alters the size of any nonresidential structures included in the development plan;

(D) Increases the density of the development so as to affect traffic, noise or other environmental impacts; or

(E) Increases any local government expenditure necessary to implement or sustain the proposed use.

(2) If an amendment is denied by the local government based upon such a written finding, then the applicant may either proceed under the prior approved plan with the associated vested property right or, alternatively, allow the vested property right to terminate and submit a new application under this section. Notwithstanding this subsection (h), a vested property right shall not terminate if the local government determines, in writing, that it is in the best interest of the community to allow the development to proceed under the amended plan without terminating the vested property right.

(i) A local government shall not require an applicant to waive the applicant's vested rights as a condition of approval or as a consideration of approval of a development plan or the issuance of a building permit.

(j) A vested property right shall attach to and run with the applicable property and shall confer upon the applicant the right to undertake and complete the development and use such property under the terms and conditions of a development plan, including any amendments thereto or under the terms and conditions of any building permit that has been issued with respect to the property.

(k) As used in this section:

(1) "Applicant" means a landowner or developer who is responsible for filing with the local government an application for a building permit, a development plan or application for a permit requisite to a development plan, or the representatives, assigns, successors, transferees, heirs or agents of such landowner or developer;

(2) "Construction" means the erection of construction materials in a permanent position and fastened in a permanent manner. Where excavation, demolition or removal of an existing

building has been substantially begun prior to rebuilding, such excavation, demolition or removal shall be deemed to be construction; provided, that work shall be carried on diligently and complies with all applicable requirements;

(3) "Development plan" means both a preliminary development plan and a final development plan;

(4) "Development standards":

(A) Means all locally adopted or enforced standards, regulations or guidelines applicable to the development of property, including, but not limited to, planning; local storm water requirements, layout, design; local construction standards for buildings, streets, alleys, curbs, sidewalks; zoning as provided for in subsection (g); lot size; lot configuration; yard dimensions; and off-site improvements, including public or private infrastructure, in which an applicant may acquire vested rights or vested property rights according to this section; and

(B) Does not include standards required by federal or state law; or building construction safety standards which are adopted pursuant to authority granted under § 68-120-101;

(5) (A) "Final development plan" means a plan which has been submitted by an applicant and approved by a local government describing with reasonable certainty the type and intensity of use for a specific parcel or parcels of property. Such plan may be in the form of, but not be limited to, any of the following plans or approvals:

(i) A planned unit development plan;

(ii) A subdivision plat;

(iii) General development plan;

(iv) Subdivision infrastructure construction plan;

(v) Final engineered site plan; or

(vi) Any other land-use approval designation as may be utilized by a local government;

(B) Unless otherwise expressly provided by the local government, such a plan shall include the boundaries of the site; significant topographical and other natural features affecting development of the site; the location on the site of the proposed buildings, structures, and other improvements; the dimensions, including height, of the proposed buildings and other structures or a building envelope; and the location of all existing and proposed infrastructure on the site, including water, sewer, roads, and pedestrian walkways. A variance shall not constitute a final development plan, and approval of a final development plan with the condition that a variance be obtained shall not confer a vested property right unless and until the necessary variance is obtained. Neither a sketch plan nor any other document which fails to describe with reasonable certainty the type of use, the intensity of use, and the ability to be served with essential utilities and road infrastructure for a specified parcel or parcels of property may constitute a final development plan;

(6) "Preliminary development plan" means a plan which has been submitted by an applicant and that depicts a single-phased or multi-phased planned development typically used to facilitate initial public feedback and secure preliminary approvals from local governments. Examples of information found on development plans include proposed land uses, density and intensity of development, public utilities, road networks, general location of off-street parking, building location, number of buildable lots, emergency access, open space, and other environmentally sensitive areas such as lakes, streams, hillsides, and view sheds. An approved preliminary development plan serves as a guide for all future improvements within

defined boundaries; and

(7) "Site preparation" means excavating, grading, demolition, removing excess debris to allow for proper grading, or providing a surface for a proper foundation, drainage, and settling for a development project, and physical improvements including, but not limited to, water and sanitary sewer lines, footings, or foundations installed on the site for which construction permits are required.

HISTORY: Acts 2010, ch. 634, § 2; 2014, ch. 686, § 2.

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ORDINANCE:	**15-17**
PREPARED BY:	**Shipley**
REQUESTED BY:	**Staff**
CERTIFIED BY FMPC:	**September 17, 2015**
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT MUNICIPAL CODE, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-310, TENNESSEE CODE ANNOTATED BY ADDING TITLE 14, CHAPTER 7., FARRAGUT VESTED PROPERTY RIGHTS ORDINANCE.

WHEREAS, Tennessee Code Annotated (TCA) Section 13-4-310 as amended by Public Chapter No. 686, establishes statewide standards for municipal planning for "vesting periods" upon the approval of final development plans; and

WHEREAS, during the vesting periods established under the new Act, local governments may not apply development standards other than those in effect at the time of approval of the development plan, except as permitted by the Act; and

WHEREAS, the Act took effect January 1, 2015, provided that local governments may pass an ordinance or resolution to identify the types of development plans that will cause property rights to become vested and specify the actions that constitute approval of such development plans;

NOW, THEREFORE, BE IT ORDAINED the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Municipal Code, is hereby amended as follows:

SECTION 1.

The Farragut Municipal Code, Title 14, Land Use Controls, is amended by adding Chapter 7., Vested Property Rights Ordinance and specifying the types of plans that vest in the Town of Farragut.

Plans that Cause a Property Right to Vest:

A. A preliminary plat, site plan, landscape plan, and final plat shall establish vesting as referenced in TCA-13-4-310, Section 2, (K)(5)(A).

B. A concept plan shall establish vesting as referenced in TCA-13-4-310, Section 2, (K)(6).

Plan Approval:

Approval of any development plan, as described in this ordinance, shall occur upon satisfactory completion of all conditions and "subject to" requirements specified by the Town of Farragut Municipal Planning Commission, and/or the Town of Farragut Visual Resources Review Board, and/or the Town of Farragut as part of the formal approval process.

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

MEETING DATE: September 17, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ashley Miller, Assistant Community Development Director

SUBJECT: Review and consideration of an amendment to the Farragut Municipal Planning Commission By-Laws to allow for one (1) non-voting youth member as recommended by the Board.

INTRODUCTION AND BACKGROUND: The Town's Education Relations Committee (ERC) was charged by the Board of Mayor and Aldermen (BOMA) to come up with a plan to engage our citizen-youth. The plan includes the creation of a youth-citizen seat on our Town advisory committees (Arts Council, Beautification, Economic Development, Museum, Education Relations, Planning Commission, Parks and Athletics, Storm-water Advisory, Visual Resources Review Board). The ERC held an open discussion with members of the various committees back on May 5, 2015, to discuss the plan to engage citizen-youth.

The request consists of proposed amendments to the Planning Commission's By-laws to allow for the addition of one (1) non-voting youth member. Included in your packet is the draft by-laws document. The staff is asking that a recommendation from the commission be made to the Board of Mayor and Aldermen regarding this request.

FARRAGUT MUNICIPAL PLANNING COMMISSION
BY-LAWS

ARTICLE I. The Commission

SECTION 1. Name of Commission.

The name of the commission shall be the Farragut Municipal Planning Commission as established and provided by 13-4-101 through 13-4-105 of the Tennessee Code Annotated.

SECTION 2. Office of Commission.

The office of the commission shall be at the Farragut Town Hall, or such other duly authorized place where the official records of the planning commission shall be maintained and where the commission shall meet.

SECTION 3. Membership.

The membership of this commission shall be composed of seven voting citizen members, the chief executive officer (mayor) of the municipality, and one member of the chief legislative body. The chief executive officer and the member of the chief legislative body shall be ex-officio members with voting rights. Five voting members shall constitute a quorum.

All voting citizen members shall be appointed by the chief executive officer who shall also have the authority to remove any appointive member at his/her pleasure as provided for in 13-4-101 of the Tennessee Code Annotated. Additionally, the commission may appoint one (1) non-voting youth member by majority vote of the commission. The non-voting youth member's term may be for one calendar year or less depending on the youth member's availability. The non-voting youth member may be removed from the commission at any time by majority vote of the commission.

SECTION 4. Vacancies.

Any vacancy in an appointive membership shall be filled for the unexpired term by the chief executive officer of the municipality.

ARTICLE II. Officers

SECTION 1. Officers.

The officers of the commission shall be a chairman, a vice-chairman and a secretary.

SECTION 2. Elections.

The chairman, vice-chairman and secretary shall be elected at the annual meeting of the commission from among the appointive voting members to serve for terms of one year with eligibility for re-election.

SECTION 3. Chairman.

The chairman shall preside at all meetings of the commission. Except as otherwise authorized by resolution of the commission, the chairman shall sign all contracts, reports and instruments made by the commission. At each meeting, the chairman shall submit such recommendations and information as he/she may consider proper concerning the business affairs and policies of the commission.

SECTION 4. Vice Chairman.

In the absence or incapacity of the chairman, the vice-chairman shall perform his/her duties.

SECTION 5. Secretary.

The secretary shall keep a full record of all proceedings of the commission, including a record of all votes, in a journal of the proceedings kept for the purpose and identified as the "Minutes of the Farragut Municipal Planning Commission," and shall perform such other duties in regard to records, including certification of record transcripts, as the commission may direct. In addition, the secretary shall serve as chairman of the commission in the absence of both the chairman and vice-chairman. In the secretary's absence, the chairman or vice-chairman shall appoint an acting secretary. The secretary shall certify subdivision plats as directed in TCA 134-302 and shall have the same authority as the chairman to sign instruments made by the commission.

SECTION 6. Vacancies.

Should the office of chairman, vice-chairman or secretary become vacant, the commission shall, at its next regular monthly meeting, elect a successor in the manner prescribed for the election of such officer and such election shall be for the unexpired term of said office.

ARTICLE III. Meeting

SECTION 1. Regular Meetings.

The commission shall hold a monthly meeting at the Farragut Town Hall or at such other place or time as designated by the Farragut Municipal Planning Commission.

SECTION 2. Annual Meetings.

The annual meeting of the commission shall be held in July at the place established for regular meetings unless otherwise designated by resolution of the commission.

SECTION 3. Special Meetings.

Special meetings of the planning commission may be called for any purpose at any time by the chairman or by a majority vote of the members of the commission.

SECTION 4. Work Sessions.

Work sessions of the planning commission may be held at the regular monthly meeting or at such time, date and place as the commission may from time-to-time designate. Such sessions shall be for the purpose of reviewing and discussing appropriate issues provided that no resolutions shall be acted upon at a work session.

SECTION 5. Quorum.

A majority of the voting membership, as defined in Article I. Section 3, shall constitute a quorum for the purpose of conducting the business of the commission. In the absence of a quorum, a lesser number may adjourn meetings from time to time. Concurring votes of a majority of the commission members present, when a quorum is present, shall be required to take final action on any matter before the commission unless otherwise specifically provided for in the applicable provisions of the governing regulations. A majority of the entire voting membership shall approve documents and studies that pertain to the physical development of the municipality as defined in TCA 13-4-202.

SECTION 6. Manner of Voting.

The voting on all questions coming before the commission shall be by voice vote; and the ayes, nayes and abstentions shall be entered upon the minutes of such meeting except when the vote is unanimous.

SECTION 7. Attendance.

If any voting planning commission citizen member fails to attend three consecutive regularly scheduled meetings and fails to present a reasonable excuse for such absence, his/her membership shall be terminated and a new member will be appointed by the mayor to replace the terminated member.

SECTION 8. Conflicts of Interest.

Should any member consider his/her personal interests involved in any matter before the commission or should the planning commission consider that the personal interests of any member(s) were involved in any matter before the commission, that person(s) at his/her declaration may abstain from voting.

SECTION 9. Agenda Items.

Any subdivision plat, site plan, request for rezoning, request for ordinance text amendment, request for a variance from the Subdivision Regulations, or any other application must be complete and submitted to the planning staff in order to qualify for a meeting agenda.

ARTICLE IV.

SECTION 1. Amendments.

The by-laws of this commission may be amended at a regular or special meeting but no amendment shall be adopted unless at least four days' written notice thereof has been previously given to all members of the commission.

Adopted this _____ day of _____, 2015.

_____
Chairman

_____
Secretary

MEETING DATE: September 17, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on amendments to the Comprehensive Land Use Plan Update

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INTRODUCTION AND BACKGROUND: This item is on the agenda for discussion purposes only. At last month's planning commission meeting there was some discussion about the Town's Comprehensive Land Use Plan (CLUP) as it has applied to requests that have been presented to the planning commission. Commissioner Myers acknowledged that the plan was a very good document but, in the near future, may need some minor amendments to better clarify certain strategies that are identified in the plan. Commissioner Myers asked that this be discussed at an upcoming planning commission meeting(s) and/or a special called meeting(s).

DISCUSSION: When the CLUP was updated in 2012 it reflected comments and feedback obtained during a number of public meetings and other outreach efforts. The CLUP was adopted by resolution by the planning commission. It was not adopted by ordinance by the board of mayor and aldermen though recently the board did adopt by ordinance the text and map portions of the CLUP that are associated with the Mixed Use Town Center (MUTC).

Consequently, with the exception of the MUTC, the plan, like most comprehensive plans, is a reference tool that can and should be used with regards to land use decisions in the Town of Farragut. The plan is a reflection of the community's vision and what strategies may be helpful in realizing the vision. Because it is a policy document (and, other than the MUTC, not an ordinance with mandatory provisions) there is some flexibility in its application. There are always aspects of a general plan document, such as the CLUP, that are subjective. The key to applying the plan is to understand the vision and how the strategies identified in the plan could best be used when individual requests on individual properties come before the Town. From the staffs' perspective, the fact that the plan is being discussed as a separate agenda item and referenced in land use matters is very positive. The community is actively using this document as it considers how the Town develops in relation to its identified vision.

The purpose of this agenda item is not to overhaul the CLUP but rather discuss clarifications that may be needed to enhance how the plan is administered. If there are future map adjustments envisioned then the affected property owner(s) will need to be engaged in the process. The staff has included in the packet certain sections (there could certainly be others as well) of the plan that may warrant further consideration at this time. For example,

1) Page 5. Does *Policy 1* need to be re-worded or clarified?
2) Page 12. The section addressing *Transitions* includes language that is not provided for in existing residential zoning districts. There are no districts that provide for feathered density within the same development. Also, perhaps a transition could be accomplished with greater open

space/buffering based on increased density, provided this would not compromise other aspects of the CLUP, such as connecting abutting developments and not creating isolated developments;

3) Page 22. *Future Land Use Concepts*. The wording related to *Flex Density* and *Policy 4* is not currently provided for in the Town's adopted zoning districts;
4) Page 23. Discuss these *maps*. Look at how residential is separated and how many dwelling units per acre are listed. Do we need a "high density" residential and modify some of the other residential land uses?
5) Page 27. *Location*. In relation to the MUTC should this be ½ mile rather than 1 mile radius?
6) Pages 30 and 31. *Land Use Descriptions*. Discuss residential categories to assess their intent, density, and character. Do we need a high density residential category and modify the medium and low density residential categories?
7) Page 32. *Open space cluster residential*. Add language to address the OSMFR zoning district overlay;
8) Page 33. *Office/light industrial*. Should this be re-worded as Office/Technology/Employment Center instead of "light industrial?"
9) Page 34. *Civic/institutional*. References "nursing homes." Would "assisted living facilities" also be considered institutional or should nursing homes be removed as a listed institutional use?
10) Page 35. *Land Use Zoning Conversions*. This needs to be discussed in some depth. The staff has marked some possible updates on the table included in this packet.

Missed opportunities to take advantage of heritage

Many in the community feel that Farragut has no heritage. Brief research suggests otherwise: Concord Village, Campbell Station, a pioneer era rock quarry, the TVA, and not least, agricultural heritage that is evident in the scenic barns and large open fields that remain. Heritage can have a unifying influence in a community, as well as generate tourism opportunities.

Limited opportunities for infill and expansion

The town is substantially built-out. In addition to a limited number of remaining vacant parcels, there are only a handful of opportunities for outward expansion. As the town seeks to fill additional needs, such as residential diversity, additional employment types, and improved gateways it needs to take advantage of the few remaining vacant parcels and potential annexation areas.

Lack of a coherent image

Today, Farragut's best asset is the large number of attractive, well-maintained residential neighborhoods. However, the more visible aspects of community identity are somewhat nondescript:

- many of the older buildings have a consistent use of red brick buildings and semi-colonial themes, but it is being eroded by a diversity of materials and nondescript styles that many in the community find undesirable
- first impressions at the entries to town are a confusing jumble of signs, power poles, and parking lots
- the many creeks and natural areas are often hidden and inaccessible

As Farragut faces the future, will a more coherent character attract more business or residents? How does one know they've entered Farragut? What character should the streets have? Can a little more consistency in signage and building materials / styles present a more attractive first impression? Are there open vistas that should be protected? Answers to all of these questions will help form Farragut's identity.

RELATIONSHIP TO OTHER PLANS

This 2012 Comprehensive Land Use Plan (CLUP) updates the previous plan (Land Use and Transportation Master Plan, or LUTMP) adopted in 2001. Since that plan was adopted, the Town more recently engaged in another planning effort known as the Strategic Plan.

The 2012 CLUP incorporates and refines the principles from the LUTMP, Strategic Plan, as well as other town plans such as the Pedestrian and Bicycle Plan, the Parks and Leisure Services Plan, and the Transportation Policy Plan. The CLUP is intended to become the single, long-range, overarching plan that steers the Town into the future and provides specific policies and actions that can help achieve the plan.

In order for the CLUP to be effective as a unifying document, the town shall follow these policies:

- Policy 1: All Town decisions should be consistent with the CLUP. If a proposed action or project is inconsistent with the Comprehensive Plan, either the action/project should be modified, or the CLUP amended.
- Policy 2: The CLUP should be updated as often as necessary to remain current. Even if no major changes occur, the plan should undergo a major review (and update if appropriate) at least once every five years.
- Policy 3: Future updates of the Strategic Plan (SP) and the Capital Improvements Plan (CIP) should be considered as a prioritization (SP) and implementation program (CIP) for the CLUP. Updates to the Strategic Plan should reference the sections of the CLUP. If the strategic planning effort recommends a major divergence from the plan, then the Town should update the CLUP.

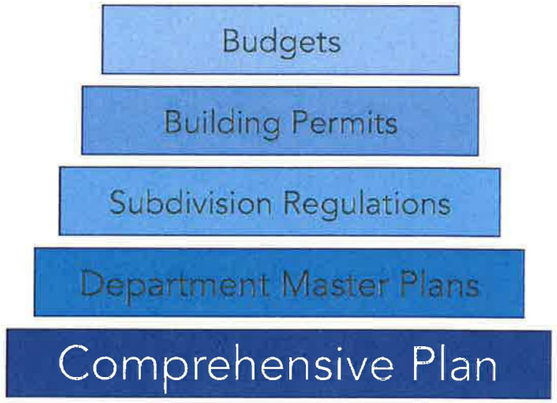

Figure 2: A comprehensive plan serves as the foundation for other plans.

Transitions

To protect existing neighborhoods from incompatible new development, and to encourage gradual transitions even within a new development (such as between blocks with different densities), the following guidelines should be applied:

- If a density different from an adjacent property is proposed, the transition should occur within the proposed development (gradually increase or decrease away from the common boundary).

  For example, if a new development with a medium density designation were placed next to an existing low density neighborhood, single-family homes should be placed along the common boundary, with duplexes and townhomes placed further away from the existing neighborhood. This will create a gradual transition of density away from the common property line and make adjacent developments compatible. However, if the medium density was placed alongside a non-residential use (commercial, office), density could increase to match the intensity of that use. For example a medium density residential development would 'fit' next to office or commercial.

- Gradual density increases are encouraged near mixed use, office and commercial developments, along arterials, and at major intersections, as long as they maintain quality standards to ensure compatibility with adjacent development.

Figure 10: Higher density transitioning gradually to lower density existing development.

■ Policy: Densities of new development should be compatible with existing adjacent densities.

Primary implementation tools

1. Mixed use development

Add housing variety and create mixed use zoning when implementing strategy 1 and 2.

2. Flexible density & transitions

The Town can take advantage of the relatively few remaining large vacant parcels in Farragut, by using the concept of "flexible density" to encourage, within new developments, a greater range of housing types. *(See Chapter 3 Future Land Use Plan for more information).*

■ Actions

1. Update zoning to:

- Create mixed use zoning districts that allow residential uses in commercial, office and some civic uses—with appropriate amenities (*see Chapter 3: Future Land Use Plan for more information*).
- Allow greater range of housing types within a development, including the concept of flexible, or averaging, density

STRATEGY 4. INCREASE CONNECTIVITY

Many of Farragut's subdivisions have only a single entrance. Single-entry subdivisions have impacts on the rest of the community in the form of congestion and longer distances to travel. Increased roadway connectivity provides more options for travel and thereby reduces congestion. It also improves the efficiency of school buses and emergency services and provides access when one entry may be blocked. Increasing pathway connectivity encourages walking and biking, which is attractive to both elderly and starter families.

Primary implementation tools

1. Connect new development

Require new development to connect to surrounding development when possible. The plan identifies a number of potential "desire lines" for connecting roads and trails. These should be implemented through the subdivision review process, and condition approval on their construction.

2. Fix missing links

Construct "missing links" (pedestrian ways and roadways) in existing developments, where routes are feasible.

3. Continue to implement the Road Master Plan and the Pedestrian and Bicycle Plan (PBP)

Figure 11: Potential roadways identify missing links and in some cases desired roadway connections. (*See Chapter 3: Future Land Use Plan for more information.*)

How to use the concepts, descriptions, and map

The Comprehensive Plan Map is a quick visual reference for the whole Comprehensive Plan. To better understand the logic, assumptions, and detailed expectations for elements of the map, please refer to the Concepts and Descriptions.

As this is the Town's first future land use plan, great care was taken to reflect existing conditions as well as citizen's desires, including:

1. Building condition and potential for redevelopment
2. Environmental constraints such as steep slopes, sinkholes, drainage and flooding. (See Figure 20)
3. Zoning (existing use by right)
4. Adjacent land use
5. Owner intent
6. Public desire (creation of a more holistic community)
7. Protecting existing uses

The comprehensive plan map is a physical expression of the plans eight key strategies:

1. Bringing About a Downtown
2. Repair Aging Shopping Centers
3. Allow/Encourage Greater Housing Choice
4. Increase Connectivity
5. Capitalize on Our Heritage
6. Expand Our Borders
7. Enhance Our Identity
8. Plan for Remaining Vacant Parcels

This chapter has three main parts:

A. *Future Land Use Concepts* (FLUC) are key ideas (such as pedestrian ways, activity hubs, flex density) that influence how land is utilized. While they are not land uses, they influence how land is used.

B. *Land Use Descriptions (LUD)* translates the key concepts into land use categories that describe the intent, character, applicability, density, and location criteria for each of the 13 land uses.

C. The *Future Land Use Map (FLUM)* and the *Comprehensive Plan Map (CPM)* translate the FLUC and LUD into a physical form, specifying locations throughout the town. The CPM displays land uses plus the land use concepts—in a way that is consistent with the 8 plan strategies. (*See Chapter 2: Eight Key Strategies*.)

FUTURE LAND USE CONCEPTS

Future Land Use Concepts are key ideas that influence land utilization. They are identified on the Comprehensive Plan Map.

Flex density

To encourage a greater variety of housing types in new neighborhoods, the residential and mixed use descriptions contain a range of density for residential uses. This range encourages diversity in development to avoid monotonous "cookie-cutter" similarity.

The "base" density assumed for the zoning or Planned Unit Development (PUD) designation of a parcel is the lowest density of the designated range. The Town will consider granting zoning with higher density (within the range) relative to demonstrated significant public benefits achieved by the proposed project, such as the provision of pedestrian amenities and/or the preservation of open space. In most areas, the midpoint of the range should be considered an overall average that can be achieved by using a mix of unit types and/or lot sizes within the range. For example, in the medium density residential land use (6-12 units/acre), the average of 9 units per acre could be achieved by mixing single-family homes, duplexes, and even some townhomes.

To ensure that the new development is compatible with existing neighborhoods, gradual transitions between different densities should occur (*see Transitions*).

- Policy 4: The base density assumed for the rezoning or Planned Unit Development (PUD) designation of a parcel is the lowest density of the designated range. The Town will consider granting higher density in the range relative to demonstrated significant public benefits to be achieved by the project. Parcels must be large enough to allow transitions or surrounding density should be matched.

Mixed use

Throughout the planning process, Farragut's citizens expressed a desire to allow (and even encourage) residential uses to be mixed with retail and employment uses in certain areas.

Mixed land use designations (mixed use town center and mixed use neighborhood) should encourage the co-location of residential with a variety of non-residential uses. Commercial land uses and office/light industrial are allowed to include residential uses when there are adequate amenities (extensive pedestrian amenities, the dedication of a large park) to support residents.

With enough people living in and nearby a mixed use center, it will attract a retail mix that reduces its reliance on automobile traffic.

Activity hubs

The town's Strategic Plan identified a number of activity centers, defined as "Self-contained community where residents enjoy easy access to shopping and restaurants, entertainment, worship and schools within minutes of home."

future land use & comprehensive plan map

Figure 21: Future land use plan.

Figure 22: Comprehensive plan map.

Figure 27: Mixed use town center character.

Location

- Within a general 1 mile radius of Kingston Pike and Campbell Station Road.

Character

- Connected building facades, with minor setback variations close to the sidewalk, on both sides of a street, that form a continuous shopping experience, with individual buildings adequately differentiated (to avoid strip appearance).
- High degree of ground floor transparency (glass) for visual interest to pedestrians.
- Comfortable bike and pedestrian connections to surrounding neighborhoods, with adequate bike parking.
- Pedestrian-focused amenities, places for gathering (pocket parks and plazas), wide sidewalks, outdoor dining, street trees, benches, consolidated newspaper racks, planters, and paving.
- Pedestrian scale signage.
- On-street parking to separate pedestrians from traffic and provide convenient parking; Major parking behind buildings, out of sight of pedestrians.
- Gridded or semi-gridded street network - a block pattern that includes a 'figure 8' pedestrian circulation pattern that wraps around corners (as opposed to a single street).

Other

- Require consistent hours of operation.

(See Chapter 2: Eight Key Strategies Strategy 1 Bring About a Downtown and Chapter 5: Extended Implementation Tools for more information)

5 Medium density residential

Intent

- Increase diversity of housing choices in Farragut
- Allow/encourage significant residential uses within walking distance of pedestrian-oriented commercial uses such as hubs or mixed use neighborhoods.

Location

- Vacant/underdeveloped parcels near major roadways.
- Areas with a similar existing density (built or zoned).
- Adjacent to non-residential uses.
- Proximate to mixed use.
- Near large parks.

Density

- 6-12 units per acre.

Character

- A mix of attached and detached housing types. May include single-family houses as well as small multi-family dwellings such as duplex, triplex, townhomes, and small condo/apartment buildings.
- Ample pedestrian amenities such as parks, trails, or landscaping.
- Connect to existing or potential pedestrian ways.
- 'Gridded' or semi-gridded street network.

Figure 31: Residential land uses (Medium density, Low density, and Very low density residential).

Residential land uses

Residential land uses are intended to increase housing option while preserving the Town's existing stable neighborhoods. *(See Chapter 2: Eight Key Strategies: Strategy 3: Allowing/Encouraging Greater Housing Choice.)*

Figure 32: Medium density residential character.

8 Rural residential

Intent

- Preserve and protect existing rural areas within Town as a lifestyle.
- Maintain open vistas and rural image of Farragut.

Location

- Existing rural parcels.
- Served by local roads.

Density

- A mix of lot sizes, usually 1 acre and larger, with an average of 3-acre lots.

Character

- Generally larger lots, with an estate or agricultural character.
- Uses include those typically associated with agriculture, including farming, livestock, nurseries, greenhouses, or can be solely residential.
- Rural designation will encourage clustering to preserve areas of active agriculture.

Figure 35: Rural residential character.

9 Open space cluster residential

Intent

- Cluster development to preserve sensitive lands including steep slopes, flooding, sinkholes, ridge lines, mature tree stands, and wetlands.

Location

- Large areas, known or suspected to have significant environmental constraints.

Density

- Determined by environmental constraints, gross density range is typically somewhere between very low and low-density land uses.

Character

- Consists of small lot or attached units in clustered setting.
- Large open spaces will be preserved.
- Where possible, passive recreation (such as trails, fishing, and viewing areas) should be encouraged in open areas.

Figure 36: Residential land uses (Rural and Open space cluster residential).

10 Office/light industrial

Intent

- Accommodate employment uses not well-suited to a residential setting, such as: light manufacturing, research and development, office, warehousing, wholesale, and non-polluting processing.

Uses

- Employment, businesses.
- Residential dwellings allowed if adequate pedestrian and residential amenities are provided such as parks, trails or open areas.
- Small office serving retail (such as a sandwich shop or office supplies) as convenience to nearby businesses to reduce traffic.
- Clean and quiet uses that do not impact nearby residential or commercial uses or the natural environment.

Residential Density

- 4-7 units per acre.

Character

- Encourage originality and flexibility in design to ensure that the development is properly related to its site and parking/ storage areas are buffered from roads and adjacent land uses.

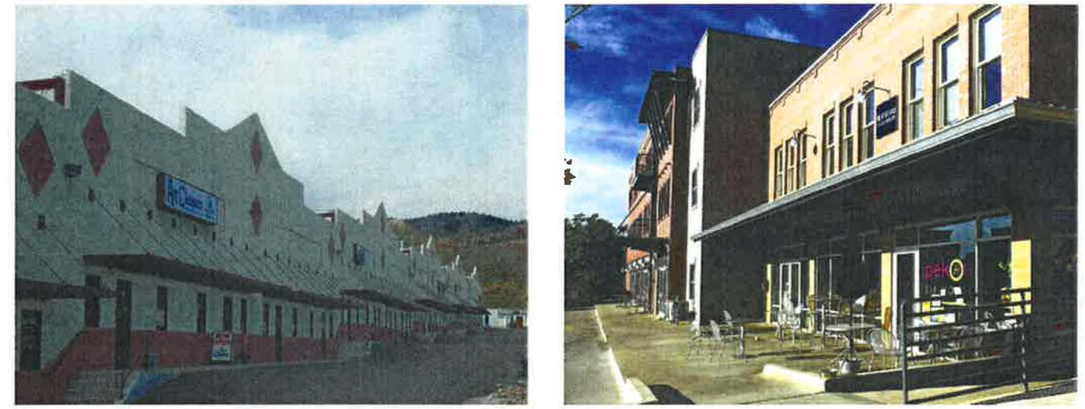

Figure 37: Office/light industrial character.

11 Open space

Intent

- To preserve areas with flood potential, open vistas, steep slopes, sinkholes, buffering between incompatible development, and rural character.
- To allow passive recreation such as hiking, photography, bird watching, nature studies, and picnic areas.

Character

- Generally in a natural condition.
- May have small buildings that serve passive open space recreation.
- Connected with other adjacent open space areas to create a network of open spaces.

Figure 38: Open space character.

12 Parks and recreation

Intent

- Existing park locations, including active recreation facilities such as baseball or basketball.
- May include recreation centers.

13 Civic/institutional

Intent

- Utilities.
- Churches.
- Schools.
- Nursing Homes.
- Government.

Figure 39: 'Other' land uses (Open space, Parks and recreation, Office/light industrial and Civic).

Land Use/Zoning Conversions

Table 3-1 correlates future land use designations with the closest current town zoning categories. It is best to have consistency between land use and zoning. Farragut's existing zoning designations may not be adequate to translate land use designations into recommended uses. This plan recommends a mix of uses in several locations. Existing zones do not permit this mix.

To allow these uses and ensure that the comprehensive plan land uses can be 'applied', use one of the following:

1. Adding residential in existing categories, as use by special review to ensure that residential amenities are provided. (use by special review can be problematic as all conditions must be specified and if met, must be granted.)
2. The creation of several new zoning categories that would only apply to new development.

In either case, the form of the buildings is as, or more important than, the use. The goal should be buildings that can adapt themselves to a changing market over time and what is to be avoided is single use buildings that become outmoded and are often left vacant for prolonged times before they are replaced. For example, in a new mixed use office zone, if the buildings are placed adjacent to the street, the majority of the ground floor uses would be office, but a small commercial use 'coffee-shop, office supplies' might be justified by the market. And if over time the market justified additional commercial, the building could easily adapt. If an executive suite were desired, it could fit in. This would not be possible in a typical office park arrangement where the buildings are surrounded by parking lots.

TabLe 3-1: Future Land Use / Zoning Conversions

Land Use Types	Density**	Closest Existing Zone
Mixed use town center	8-15 units per acre	TCD, C-1/MUTC
Mixed use neighborhood	6-10 units per acre (4 - ?)	n/a
Commercial	4-7 units per acre*	C-1, C-1-3, PCD
Regional commercial	n/a	C2-R/W, C-2
High density?	9-12? units per acre	????
Medium density	6-12 units per acre (4 – 8?)	R-4, R-5, R-6
Low density	3-6 units per acre	R-3, R-4, R-5
Very low density	2-4 units per acre	R-1, R-2
Rural residential	1 acre or lager	A, R-1-S-A
Open space cluster residential	Varies by restraints and base zone	OSR, OSMR, OSMFR (approved minor amendment)
Office/light industrial	4-7 units per acre*	O-1, O 1-3, O 1-5, C-2-R/W, BD-4
Open space	n/a	OS-P
Parks and recreation	n/a	OS-P
Civic/institutional	n/a	~~S,~~ S-1

*Residential density requires adequate pedestrian amenities (see individual land use for more info)
**Density ranges are for general reference and may vary from site to site and do not necessarily establish the highest noted density for a property.