

A G E N D A
FARRAGUT MUNICIPAL PLANNING COMMISSION

October 15, 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 – September 17, 2015**
- 4. 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)**
- 5. Discussion and public hearing on a preliminary plat for Phase III of the Briarstone Subdivision (formerly the Villas at Anchor Park Subdivision property) located on the north side of Turkey Creek Road across from Anchor Park, a portion of Parcel 59, Tax Map 152, 7.22 Acres, 19 Lots, Zoned R-1/OSMR (Rackley Engineering, Applicant)**
- 6. Discussion and public hearing on a concept plan revision of the Cottages at Pryse Farm Subdivision, Parcel 047, Group C, Tax Map 162B and Parcel 8.01, Tax Map 162, 30.81 Acres, 45 Lots, Zoned R-1/OSMR (Robert G. Campbell & Associates, Applicant)**
- 7. Discussion and public hearing on a final plat for Phase 2 of the Cottages at Pryse Farm Subdivision, Parcel 047, Group C, Tax Map 162B and Parcel 8.01, Tax Map 162, 23.94 Acres, 34 Lots, Zoned R-1/OSMR (Robert G. Campbell & Associates, Applicant)**
- 8. Discussion and public hearing on a site plan for telecommunications tower, a portion of Parcel 37.03, Tax Map 153, located off of Concord Road adjoining Clarity Pointe and First Utility District, Zoned C-1 and Telecommunications Tower Overlay, 5.24 Acres (Branch Towers, Applicant)**

Note: This item will be recommended for postponement, please refer to staff memo.

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.

9. Discussion and public hearing on a site plan for Concord Square Building 2, Parcel 12, Group B, Tax Map 143H, Zoned C-1 and B-1, 11000 Kingston Pike, 2.48 Acres (Meagan Grohol, R2R Studio, LLC, Applicant)
10. Discussion and public hearing on a site plan for a parking lot for the Hughes Property, Parcel 21, Group A, Tax Map 142L, Zoned O-1, 11553 Kingston Pike, 0.9 Acres (Urban Engineering, Inc., Applicant)
11. Discussion and public hearing on a site plan for the Farragut Chili's Restaurant, Parcel 191.17, Tax Map 130, Zoned C-1 and B-1, 11454 Parkside Drive, 2.212 Acres (Chili's, Inc., Applicant)
12. Discussion and public hearing on a request to rezone a portion of Parcel 78.01, Tax Map 142, located at 200 Boring Road, from R-2 to R-1 (Ryan Lynch, Applicant)
13. Discussion on amendments to the text of the Farragut Zoning Ordinance, Chapter 3. Section XII., General Commercial District (C-1), Subsection F., Mixed Use Town Center, as it relates to wall signage (Legends Holdings, Applicant)
Note: The applicant has requested that this item be withdrawn.
14. Discussion and public hearing on the adoption of a Vested Property Rights Ordinance and amendments to the text of the Farragut Zoning Ordinance and the Farragut Subdivision Regulations to address new legislation regarding vested property rights as established in §T.C.A. 13-4-310.
15. Public hearing on proposed locations for new utilities

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**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

September 17, 2015

MEMBERS PRESENT

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

MEMBERS ABSENT

Staff Representative: Mark Shipley, Community Development Director

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

CITIZEN FORUM

The staff reminded commissioners that there will be Property Rights training session on October 29, 2015 from 6 – 8 p.m. at the Town Hall in the Board Room.

Robert Hill gave the FMPC a letter on the Impact Fee discussion from the previous night's meeting. Martin Ritter also spoke briefly under citizen forum.

APPROVAL OF AGENDA

Commissioner St. Clair moved to approve the September 17, 2015 agenda with agenda item #4 being postponed at the request of the applicant. Commissioner Myers seconded the motion and the motion passed 9-0.

APPROVAL OF MINUTES

Commissioner St. Clair moved to approve the August 20, 2015 minutes with the correction of Commissioner Dick voting no for the Three Minute Magic Car Wash which resulted in a vote of 6 -2 with Commissioner Myers and Dick voting no. Commissioner Myers seconded the motion and the motion passed 8-0 with Commissioner Honken abstaining because he was absent.

AGENDA ITEMS

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)

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

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)

The staff reviewed the revised site plan and noted that, if the planning commission was okay with retaining the requested parking spaces, the staff would recommend approval subject to the following items being satisfactorily addressed:

- a) Please re-number the index page sheets and the sheets in the submittal to match what is in the plan set;
- b) Please include all information on the 24 x 36 inch site plan sheets. For example, the HVAC units shown as screened by the building to verify they will not be visible from adjacent properties or rights of ways;
- c) Pages 2, 3, 8, 9, 10, 16, and 17 were missing from the latest submittal. Is this because no changes were made to these sheets or was this an oversight?
- d) In terms of the flag pole beacon lighting you will likely need some type of light deflection mechanism and shielding so that the light that is emitted is directed downward without any spilling. Please include this on the revision;
- e) Please verify that the light source for fixtures KR6 does not protrude from the fixture enclosure and clarify the lumens proposed;
- f) Light measurement, in general, should be expressed in lumens rather than watts since wattage does not measure the amount of light. Wall lighting should not exceed 950 lumens per fixture;
- g) Prior to the issuance of a grading permit the revised landscape plan must be approved; and
- h) Please provide a letter of credit for erosion control for \$6,000.

Representatives from Bank of America were present and were in agreement with the staffs' comments. The attorney for the Bank asked that a revised sidewalk placement plan be considered since some of the proposed sidewalk would be on Costco's property. The staff indicated that an alternate sidewalk placement plan could be considered and asked if the planning commission would need to re-review this. Commissioners felt that, as long as the staff was comfortable with the revision, the staff could review and approve. Commissioners were okay with retaining the parking spaces requested since the parking lot would be screened with landscaping and porous pavers would be used for much of the excess parking. Bank representatives also sufficiently demonstrated the need for the additional parking spaces.

A motion was made by Commissioner Myers to approve the revised site plan subject to the staffs' recommendations. Motion was seconded by Commissioner Brun and motion passed 9-0.

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)

For discussion purposes only.

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.

For discussion purposes only.

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.

The staff reviewed this item and asked that a recommendation be forwarded to the Board of Mayor and Aldermen.

After a short discussion, Commissioner Myers moved to recommend support for the non-voting youth member with the stipulation that the representative be high school age and a preference given to a student that was a Town of Farragut resident. Motion was seconded by Aldermen Honken and motion passed 9-0.

DISCUSSION ON AMENDMENTS TO THE COMPREHENSIVE LAND USE PLAN UPDATE

For discussion purposes only.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 11:15 p.m.

Edwin K. Whiting, Secretary

MEETING DATE: October 15, 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, 4.85 Acres, (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 and 1 open space lot as part of this final plat.

Included in your packet is a copy of the revised final plat and the staffs' comments on the initial plat that was submitted.

DISCUSSION: At last month's planning commission meeting this item was postponed at the request of both the applicant and staff. The field items were not far enough along for plat consideration. The staff will review the site and the revised plat and make a recommendation at the meeting.

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)

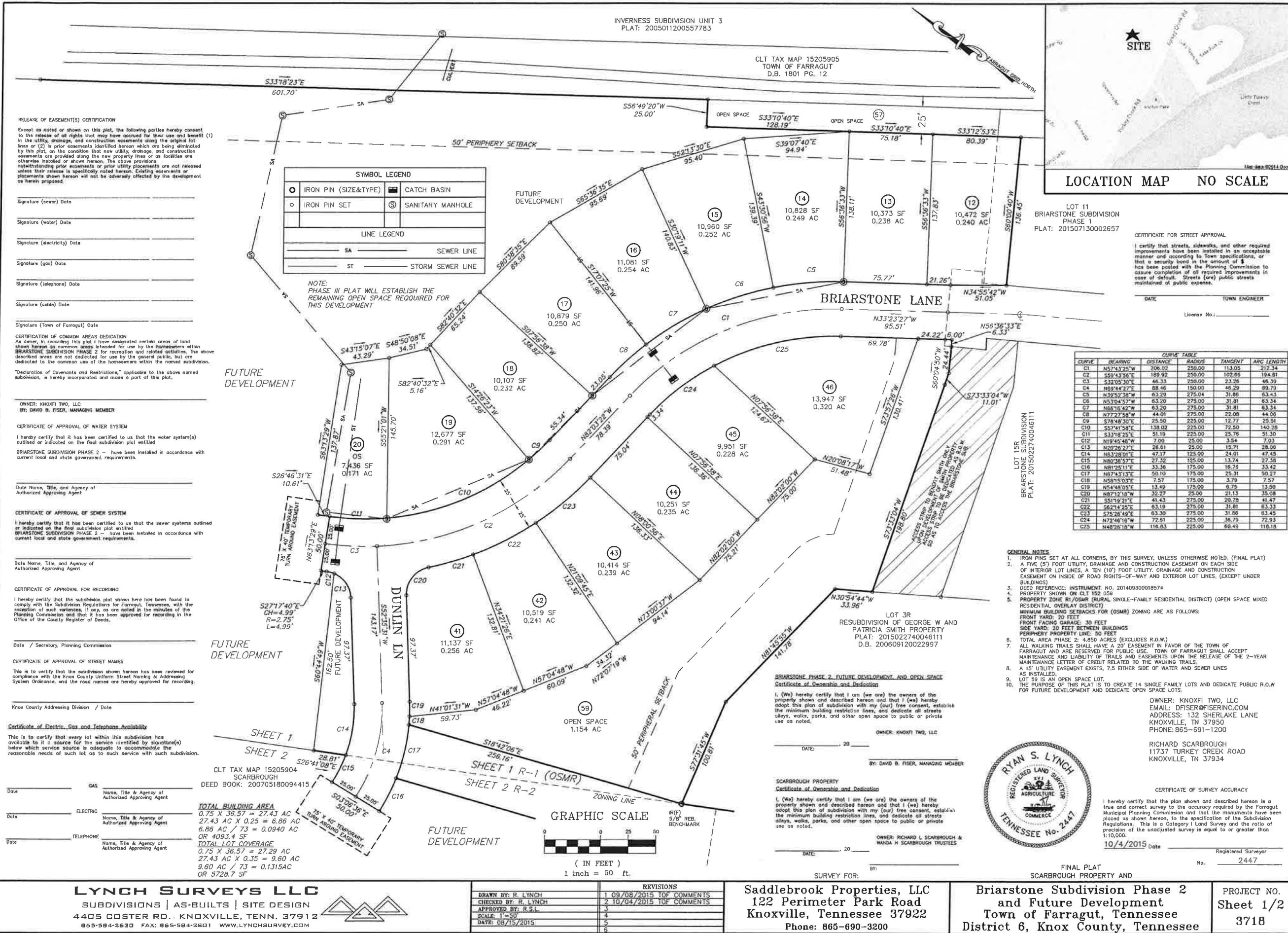
21. Review of this final plat is premature and should wait until completion of all items including roadways, utilities and stabilization. At that time, staff can provide a final punchlist and determine amounts for maintenance and completion letters of credit.

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 occurred for their use and benefit (1) to 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 on 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 (owner) 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 governmental 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 governmental 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.

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

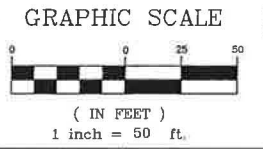
Date _____ ELECTRIC _____ Name, Title & Agency of Authorized Approving Agent _____

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

CLT TAX MAP 15205904
SCARBROUGH
DEED BOOK: 200705180094415

TOTAL BUILDING AREA
0.75 X 36.57 = 27.43 AC
27.43 AC X 0.25 = 6.86 AC
6.86 AC / 73 = 0.0940 AC
OR 4093.4 SF

TOTAL LOT COVERAGE
0.75 X 36.57 = 27.29 AC
27.43 AC X 0.35 = 9.60 AC
9.60 AC / 73 = 0.1315AC
OR 5728.7 SF



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
BY: DAVID B. FISER, MANAGING MEMBER

DATE: _____ 20 _____

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

DATE: _____ 20 _____

CURVE	BEARING	DISTANCE	RADIUS	TANGENT	ARC LENGTH
C1	N57°43'25"W	206.02	250.00	113.05	212.34
C2	S59°43'36"E	189.92	250.00	102.66	194.61
C3	S33°03'30"E	46.33	250.00	23.26	46.39
C4	N62°44'17"E	85.46	150.00	46.29	89.79
C5	N39°52'38"W	63.20	275.04	31.88	63.43
C6	N53°04'57"W	63.20	275.00	31.81	63.34
C7	N69°16'42"W	63.20	275.00	31.81	63.34
C8	N72°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°18'25"E	51.19	225.00	25.76	51.30
C12	N19°45'46"W	7.06	25.00	3.54	7.03
C13	N20°28'27"E	28.61	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	33.36	175.00	16.76	33.42
C17	N67°43'13"E	50.10	175.00	26.31	50.27
C18	N58°53'03"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	S62°14'25"E	63.19	275.00	31.81	63.33
C23	S75°24'49"E	63.30	275.00	31.86	63.45
C24	N72°46'18"W	22.61	225.00	36.79	72.93
C25	N48°28'18"W	116.83	225.00	60.49	118.18

- GENERAL NOTES
- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. (FINAL PLAT)
 - A FIVE (5) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES. A TEN (10) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES. (EXCEPT UNDER BUILDINGS)
 - DEED REFERENCE: INSTRUMENT NO. 201409300018574
 - PROPERTY SHOWN ON CLT 152 059
 - PROPERTY ZONE 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
 - TOTAL AREA PHASE 2: 4,850 ACRES (EXCLUDES R.O.W.)
 - ALL WALKING TRAILS SHALL HAVE A 20' EASEMENT IN FAVOR OF THE TOWN OF FARRAGUT AND ARE RESERVED FOR PUBLIC USE. TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF TRAILS AND EASEMENTS UPON THE RELEASE OF THE 2-YEAR MAINTENANCE LETTER OF CREDIT RELATED TO THE WALKING TRAILS.
 - A 15' UTILITY EASEMENT EXISTS, 7.5 EITHER SIDE OF WATER AND SEWER LINES AS INSTALLED.
 - LOT 59 IS AN OPEN SPACE LOT.
 - 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.



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

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.

10/4/2015 Date _____ Registered Surveyor No. 2447

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

REVISIONS	
DRAWN BY: R. LYNCH	1 09/08/2015 TOP COMMENTS
CHECKED BY: R. LYNCH	2 10/04/2015 TOP COMMENTS
APPROVED BY: R.S.L.	4
SCALE: 1"=50'	4
DATE: 08/15/2015	5
	6

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

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

PROJECT NO.
Sheet 1/2
3718



RELEASE OF EASEMENT(S) CERTIFICATION

Except as noted or shown on this plot, 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 plot, 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

TOTAL BUILDING AREA

0.75 X 36.57 = 27.43 AC
27.43 AC X 0.25 = 6.86 AC
6.86 AC / 73 = 0.0940 AC
OR 4093.4 SF

TOTAL LOT COVERAGE

0.75 X 36.57 = 27.29 AC
27.43 AC X 0.35 = 9.60 AC
9.60 AC / 73 = 0.1315 AC
OR 5728.7 SF

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 plot 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 plot 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 plot 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

GENERAL NOTES

- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. (FINAL PLAT)
- A FIVE (5) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, A TEN (10') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES. (EXCEPT UNDER BUILDINGS)
- DEED REFERENCE: INSTRUMENT NO. 201409300018574
- PROPERTY SHOWN ON CLT 152 059
- PROPERTY ZONE 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
TOTAL AREA PHASE 2: 21.995 ACRES (EXCLUDES R.O.W.)
- ALL WALKING TRAILS SHALL HAVE A 20' EASEMENT IN FAVOR OF THE TOWN OF FARRAGUT AND ARE RESERVED FOR PUBLIC USE. TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF TRAILS AND EASEMENTS UPON THE RELEASE OF THE 2-YEAR MAINTENANCE LETTER OF CREDIT RELATED TO THE WALKING TRAILS.
- A 15' UTILITY EASEMENT EXISTS, 7.5 EITHER SIDE OF WATER AND SEWER LINES AS INSTALLED.
- LOT 59 IS AN OPEN SPACE LOT.
- 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	BEARING	DISTANCE	RADIUS	TANGENT	ARC LENGTH
C26	N02°19'35"W	134.73	296.66	69.17	135.92
C27	N86°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 owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

OWNER: KNOX TWO, LLC

DATE: _____ 20____

BY: DAVID B. FISER, MANAGING MEMBER

SCARBROUGH PROPERTY

Certificate of Ownership and Dedication

I, (We) hereby certify that I am (we are) the owner(s) 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

DATE: _____ 20____

BY: _____

SYMBOL LEGEND

○	IRON PIN (SIZE&TYPE)	■	CATCH BASIN
○	IRON PIN SET	⊙	SANITARY MANHOLE

LINE LEGEND

— SA —	SEWER LINE
— ST —	STORM SEWER LINE

SITE

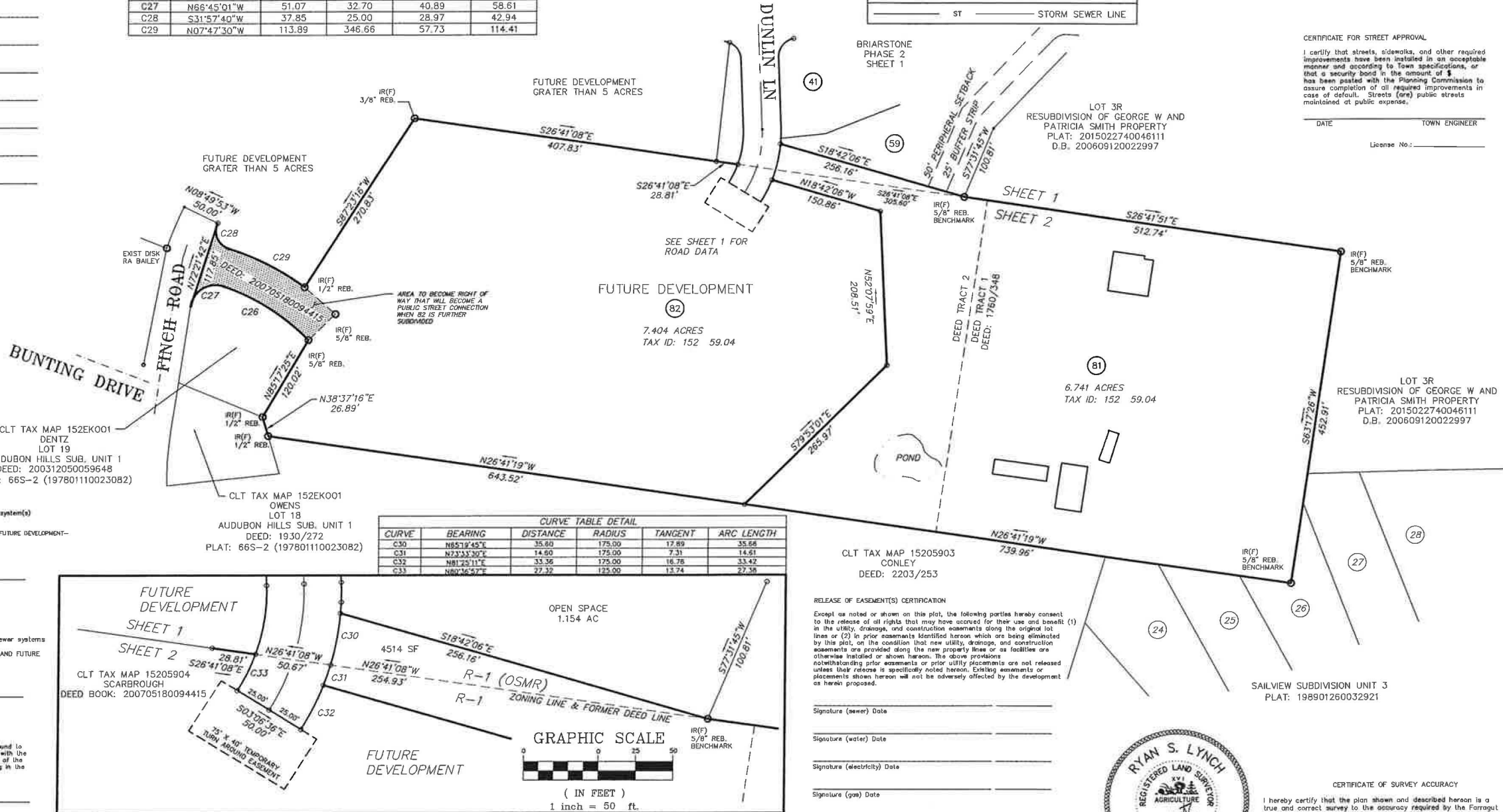
LOCATION MAP NO SCALE

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.: _____



RELEASE OF EASEMENT(S) CERTIFICATION

Except as noted or shown on this plot, 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 plot, 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

SURVEY FOR:

FINAL PLAT
SCARBROUGH PROPERTY AND

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.

10/4/2015 Date

Registered Surveyor

No. 2447

LYNCH SURVEYS LLC

SUBDIVISIONS | AS-BUILTS | SITE DESIGN

4405 CORDER RD. KNOXVILLE, TENN. 37912

865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM



REVISIONS	
DRAWN BY: Z. GOINS	1 09/08/2015 TOP COMMENTS
CHECKED BY: R. LYNCH	2 10/04/2015 TOP COMMENTS
APPROVED BY: R.S.L.	3
SCALE: 1"=50'	4
DATE: 08/15/2015	5

Saddlebrook Properties, LLC

122 Perimeter Park Road

Knoxville, Tennessee 37922

Phone: 865-690-3200

Briarstone Subdivision Phase 2

and Future Development

Town of Farragut, Tennessee

District 6, Knox County, Tennessee

PROJECT NO.

Sheet 2/2

3718

MEETING DATE: October 15, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a preliminary plat for Phase III of the Briarstone Subdivision (formerly the Villas at Anchor Park Subdivision property) located on the north side of Turkey Creek Road across from Anchor Park, a portion of Parcel 59, Tax Map 152, 7.22 Acres, 19 Lots, Zoned R-1/OSMR (Rackley Engineering, Applicant)

INTRODUCTION AND BACKGROUND: At the August planning commission meeting, a rezoning was recommended for approval for a portion of the Scarborough property that would become Phase III of the Briarstone Subdivision. The rezoning has subsequently been approved by the board of mayor and aldermen.

Also at the August planning commission meeting, a concept plan was approved that amended the Briarstone concept plan to include the area that will become Phase III. Now the applicant is requesting approval for a preliminary plat that would allow them to initiate work on completing the required public improvements. Phase III includes 19 houselots and 2 open space lots and, consistent with Strategy 4 of the Comprehensive Land Use Plan, provides both pedestrian and vehicular connections to adjacent properties.

DISCUSSION: In your packet is a copy of the revised preliminary plat as well as the staffs' comments on the initial plat that was submitted. Of the initial comments, the most significant was to omit grading in tree covered portions of the open space, especially where the tree cover level of maturity was predominantly intermediate to mature. This development is zoned as an open space overlay and trees on the common open space areas are to be conserved in so far as practical. This would particularly be appropriate where intermediate or mature tree stands or large individual trees are involved. The Town has been consistent in not permitting grading on open space lots in the open space overlay districts where intermediate or mature tree stands exist.

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, September 23, 2015 2:35 PM
To: Russ Rackley (rnrackley@rackleyengineering.com); Ryan Lynch
Cc: Ashley Miller; Darryl Smith; David Sparks; Dan Johnson; Gary Palmer
Subject: briarstone phase III comments

Guys,

Please see the staff's comments below. Thanks.

September 23, 2015

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

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

Dear Russ:

The Town staff has reviewed the above referenced preliminary plat for compliance with the Town's regulations. Please address the following items and submit four (4) full size copies and one (1) 11" x 17" reduced set to the Farragut Town Hall by **Monday, October 5**. Also, upon resubmittal please include a letter which addresses these comments and that indicates where the information can be found on the plans.

This item will be discussed at the Staff/Developer Meeting at the Farragut Town Hall on Tuesday, September 29, at 9:00 a.m. The purpose of this meeting is to discuss questions you may have on staff comments. Modifications to the plans are not due until Monday, April 6.

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

- 1) Please provide a note confirming that fire hydrants are designed to provide a minimum flow of 1000GPM at 20PSI, based on the current flow information provided;

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

- 2) Please finalize the rezoning to R-1/OSMR;
- 3) Please finalize the concept plan for Briarstone that includes this phase;
- 4) Please ensure that the preliminary plat is consistent among preliminary plat sheets and with overlapping information in the preliminary plat for Phase II;
- 5) The sheet numbers have multiple issues. They are out of order, improperly numbered, and some sheets are missing. Please correct;
- 6) Please show the walking trails on all applicable sheets. For example, the trail along Lot 79 is missing from Sheet 2;
- 7) Please show the 50 foot peripheral setback on Lot 69 on Sheet 2. This could affect the house layout on Lot 69;

- 8) Lot 40 is improperly numbered on Sheet 2. The 2.711 acre open space area needs to be numbered and is not on Sheet 2;
- 9) The lot numbers in the area calculation tables do not match Sheet 2;
- 10) Please note that this is an open space residential zoning district overlay. Tree covered areas on open space lots are to be preserved. Please omit grading in these areas;
- 11) Please show the location for all tree protection fencing on the tree preservation/removal plan;
- 12) The street light globe glass must be frosted. Please note on Sheet 4;
- 13) Please coordinate street name and traffic control signage with the Town's public works director;
- 14) FUD will need to sign off on the water and sewer plans;
- 15) There appears to be discrepancies between the acreage denoted for Phase III in the area calculations table and Note 6;
- 16) Please add the tax map information to the preliminary plat;
- 17) Please add the zoning districts of adjoining properties;
- 18) Please revise the Phase III box in the calculations table on Sheet 1 from *Total Unit 1* to *Total Phase III*;
- 19) There appears to be grading within vegetated areas on Open Space Lot 80. Please be advised that grading in these areas is not permissible and the stands of trees must remain undisturbed;

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

- 20) Curve C2 (on sheet 2 of 11) is shown as C5 on C101. Curve data indicates radius of 88.52 feet. Minimum radius should be 100 feet;
- 21) Offsite runoff west of this phase is directed to pipe that intercepts street and directs runoff to swale between Phase II and Phase III (rear of Lots 61 and 62). The runoff is then directed around Lot 39 to another open pipe end. Please consider piping this (possibly within roadway ROW), or at least making drainage swale more prominent (more defined), and permanently stabilized. Upstream end of this system is a slotted area drain. Consider using beehive grate on top of this structure;
- 22) Please show gas, electric, telephone and cable utility locations.
- 23) Please submit irrevocable letter of credit for erosion control for \$23,000.
- 24) Please submit Drainage Fee of \$570.

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

mark shipley, AICP

COMMUNITY DEVELOPMENT DIRECTOR

EMAIL • MSHIPLEY@TOWNOFFARRAGUT.ORG

PHONE • 865.966.7057

ADDRESS • 11408 MUNICIPAL CENTER DRIVE
FARRAGUT, TN 37934



PRELIMINARY PLAT FOR:
BRIARSTONE PHASE 3
FARRAGUT, TN

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

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

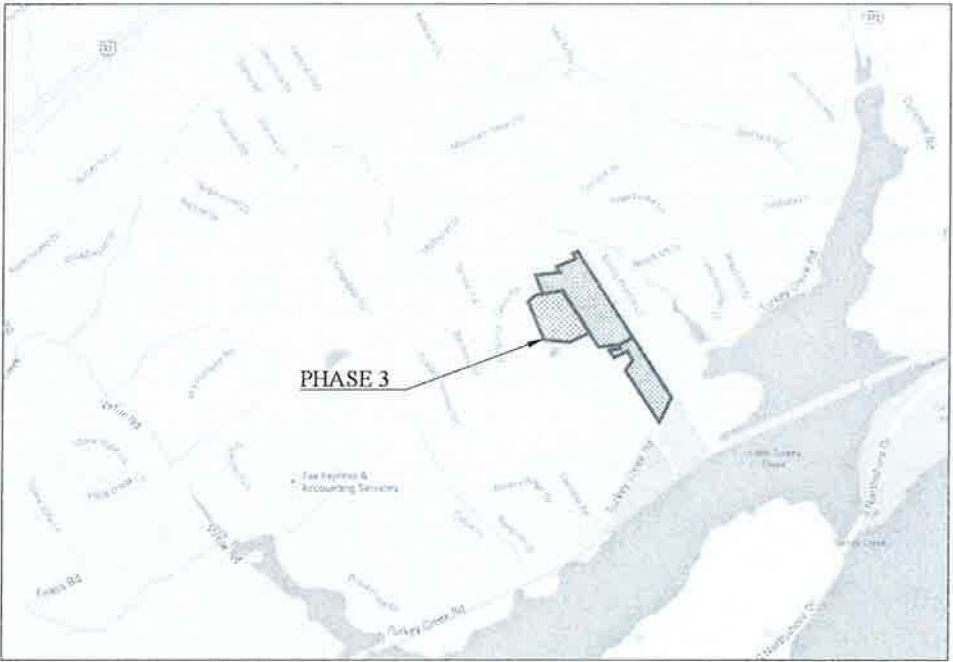


TABLE OF CONTENTS:

1		TITLE PAGE
2	1	PRELIMINARY PLAT
3	C101	ROAD PLAN AND PROFILE
4	C102	ROAD PLAN DETAILS
5	C201	GRADING AND DRAINAGE PLAN
6	C202	DRAINAGE SCH. AND DETAILS
7	C301	SEWER PLAN AND PROFILE
8	C401	WATER PROFILE
9	C501	INITIAL EROSION CONTROL
10	C502	FINAL STABILIZATION PLAN
11	C503	EROSION CONTROL DETAILS
12	L-1	TREE PRESERVATION PLAN

SURVEYING BY:

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



TURKEY CREEK ROAD, FARRAGUT, TN 37934
CLT 152 05904

SEPTEMBER 14, 2015
REVISED OCTOBER 05, 2015

ENGINEERING BY:



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



TOTAL BUILDING AREA
0.75 X 36.57 = 27.43 AC
27.43 AC X 0.25 = 6.86 AC
6.86 AC / 73 = 0.0940 AC
=4093.4 SF

TOTAL LOT COVERAGE
0.75 X 36.57 = 27.29 AC
27.43 AC X 0.35 = 9.60 AC
9.60 AC / 73 = 0.1315 AC
=728.7 SF

Area Calculations

	Phase 1	Phase 2	Phase 3	Total Development	Total Dev (ac)
Total Area OSMR	426,785.22	843,812.44	322,431.12	1,593,028.78	36.57
OS Req. (35%)	149,374.83	295,334.35	112,850.89	557,560.07	12.80
OS Provided	145,031.83	363,408.38	119,702.88	628,143.09	14.42
OS Prov - Req	-4,343.00	68,074.03	6,851.99	70,583.02	1.62

Phase 1

	Area (SF)	Area (AC)
Total Area	426,785.22	9.80

Open Space

	Area (SF)	Area (AC)
Common 56	85,708.34	1.97
Common 57	59,323.49	1.36

Total Unit 1 145,031.83 3.33

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

Phase 2

	Area (SF)	Area (AC)
Total Area	843,812.44	19.37

Open Space

	Area (SF)	Area (AC)
Common 58	308,448.36	7.08
Common 59	34,960.02	1.26

Total Phase 2 363,408.38 8.34

33 Detached Lots + 2 Open Space Lot

Phase 3

	Area (SF)	Area (AC)
Total Area	322,431.12	7.40

Open Space

	Area (SF)	Area (AC)
Common 80	119,702.88	2.75

Total Phase 3 119,702.88 2.75

19 Detached Lots + 1 Open Space Lots

RECEIVED
OCT 05 2015
TOWN OF FARRAGUT

PHASE III
TOTAL LOT AREA = 3.739 AC
TOTAL OPEN SPACE = 2.748 AC
TOTAL R.O.W. = 0.915 AC
TOTAL LOTS PH = 19

SITE

LOCATION MAP NO SCALE

SYMBOL LEGEND	
IRON PIN (SIZE&TYPE)	CATCH BASIN
IRON PIN SET	SANITARY MANHOLE
LINE LEGEND	
SA	SEWER LINE
ST	STORM SEWER LINE

- GENERAL NOTES
- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. (FINAL PLAT)
 - A FIVE (5') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, A TEN (10') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES. (EXCEPT UNDER BUILDINGS)
 - DEED REFERENCE: INSTRUMENT, DEED: 200705180094415 & NO. 200705180094415
 - PROPERTY SHOWN ON CLT 152 05004
 - 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
PERIMETER PROPERTY LINE: 50 FEET
 - TOTAL AREA PHASE 3: 7.402 ACRES (INCLUDES R.O.W.)
 - ALL WALKING TRAILS SHALL HAVE A 20' EASEMENT IN FAVOR OF THE TOWN OF FARRAGUT AND ARE RESERVED FOR PUBLIC USE. TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF TRAILS AND EASEMENTS UPON THE RELEASE OF THE 2-YEAR MAINTENANCE LETTER OF CREDIT RELATED TO THE WALKING TRAILS.
 - A 15' UTILITY EASEMENT EXISTS, 7.5 EITHER SIDE OF WATER AND SEWER LINES AS INSTALLED.
 - THE PURPOSE OF THIS PLAT IS TO CREATE 19 SINGLE FAMILY LOTS AND DEDICATE PUBLIC R.O.W FOR FUTURE DEVELOPMENT AND DEDICATE OPEN SPACE LOTS.

CURVE TABLE				
CURVE	BEARING	DISTANCE	RADIUS	LENGTH
C1	N62°44'22"E	88.46	150.00	48.29
C2	S52°44'51"E	109.50	100.00	65.43
C3	N36°29'43"W	50.94	150.00	25.85
C4	S32°14'56"W	79.59	150.00	41.27
C5	S52°44'51"E	87.13	75.00	49.04
C6	N33°26'42"W	41.00	175.00	20.64
C7	N43°13'19"W	18.63	175.00	9.33
C8	S30°51'53"E	66.47	125.00	34.45
C9	S32°14'56"W	37.29	25.00	22.99
C10	S78°22'22"W	27.66	560.14	36.40
C11	S68°23'40"W	34.49	560.14	27.32
C12	N65°00'58"W	38.23	35.00	28.65
C13	S41°20'55"E	30.04	175.00	15.08
C14	N60°29'43"W	42.15	125.00	21.54
C15	S34°02'48"E	31.89	125.00	16.07
C16	S52°15'00"E	47.18	125.00	24.02
C17	S74°02'35"E	47.33	125.00	24.10
C18	S89°01'39"E	17.77	125.00	8.91
C19	N61°25'11"E	33.38	175.00	16.76
C20	N62°43'13"E	50.10	175.00	25.31
C21	S80°52'44"W	5.31	360.14	2.66
C22	S63°31'52"W	5.58	360.14	2.79
C23	N80°35'57"E	27.32	125.00	13.74
C24	N63°28'01"E	47.17	175.00	24.01
C25	S75°16'54"E	53.44	175.00	32.26

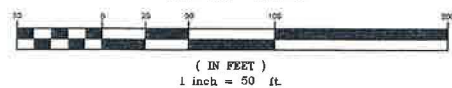
DEVELOPER:
SADDLEBROOK PROPERTIES LLC
EMAIL: BH0HNEY@SADDLEBROOKPROPERTIES.COM

ENGINEER: RACKLEY ENGINEERING
EMAIL: RNRACKLEY@GMAIL.COM

SURVEYOR: LYNCH SURVEYS LLC
EMAIL: RLYNCH@LYNCHSURVEYS.COM

OWNER: DAVID FISHER
EMAIL: OFISER@FISHERINC.COM

GRAPHIC SCALE



CLT TAX MAP 15205903
CONLEY
DEED: 2203/253



I hereby certify that the plan shown and described herein is a true and correct copy of the original as filed with the Tennessee State Surveyor's Office. This is a Certified True Copy of the original as filed with the Tennessee State Surveyor's Office. 10/4/2015 Date [Signature] Registered Surveyor No. 2447

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

REVISIONS	
DRAWN BY: R. LYNCH	1 10/4/15 TOC COMMENTS
CHECKED BY: R. LYNCH	2
APPROVED BY: R. LYNCH	3
SCALE: 1"=50'	4
DATE: 09/14/2015	5
	6

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

PRELIMINARY PLAT OF:

Briarstone Subdivision Phase 3
Town of Farragut, Tennessee
District 6, Knox County, Tennessee

SHEET 2/12

PROJECT NO.

3718

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

LEGEND

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



Revisions	Revised Per	Comments	By	Date
1	REVISED PER TOWN COMMENTS		RNR	10/09/15

Designed By	RNR
Checked By	RNR
Date	09/09/15
File Name	10-09-15-01.dwg
Developer:	SADDLEBROOK PROPERTIES, LLC PO BOX 23199 KNOXVILLE, TN 37933
RE Rackley Engineering	10-09-15-01.dwg WWW.RACKLEYENGINEERING.COM 615-431-4148

BRIARSTONE PHASE 3
FARRAGUT, TN
GRADING AND DRAINAGE

Sheet
C201
SHEET 5 OF 12
1" = 50'

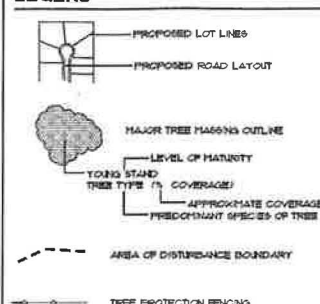
RECEIVED
OCT 05 2015

LOCATION MAP

NOT TO SCALE



LEGEND



SITE DATA

OWNER:
KNOX FI TWO, LLC
132 SHIRLAKE LANE
KNOXVILLE, TN 37922
(865) 633-0991

DEVELOPER:
SADDLEBROOK PROPERTIES
P.O. BOX 23190
KNOXVILLE, TN 37933
(865) 337-5630

ZONE: OSNR / R-1 ZONING
CLT MAP NO.: 132, PARCEL 59
TOTAL AREA (UNIT 2): 19.31 ACRES
(UNIT-3): 17.02 ACRES

NOTES

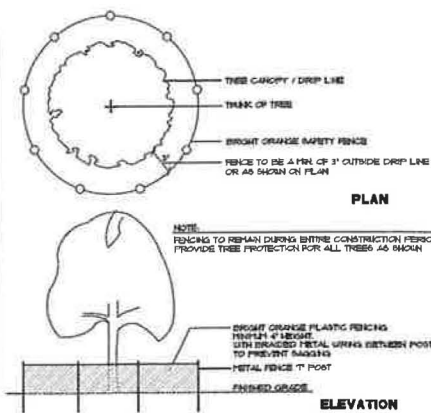
- OVERALL SITE ACREAGE: 36.33 ACRES (UNIT-2:19.31 - UNIT-3:17.02)
APPROXIMATE TREE CANOPY COVERAGE OF UNIT-3:
- TREE MASSING INFORMATION IS FROM AERIAL PHOTOGRAPHY COMBINED WITH FIELD ANALYSIS.
- ALL PROTECTED TREES AND THE APPROXIMATE CANOPY OF TREE COVERED AREAS ARE SHOWN ON THE PLAN AS DEFINED IN THE FARRAGUT TREE PROTECTION ORDINANCE.
- THERE ARE NO SIGNIFICANT ENVIRONMENTALLY SENSITIVE AREAS ON SITE.
- BUFFER STRIPS ARE NOT REQUIRED FOR THIS SITE.
- REQUIRED DETENTION BASINS ARE SHOWN ON PLAN AS PART OF UNIT-2.
- THIS IS AN AMENDED PLAN OF UNIT-2. GRADING OF UNIT-2 IS UNDERWAY.
- TEMPORARY CONSTRUCTION ACTIVITIES, SUCH AS EQUIPMENT STORAGE, WORKER PARKING SHALL BE CONFINED COMPLETELY WITHIN THE AREA OF DISTURBANCE.
- THE PROPOSED LIMITS OF DISTURBANCE WHICH ABOUT ANY WOODED AREAS, ADDITIONAL AREAS IDENTIFIED BY TOWN STAFF AND ENVIRONMENTALLY SENSITIVE AREAS SHALL BE STAKED AND BARRICADED WITH TREE PROTECTION FENCING UNLESS AN EQUIVALENT MATERIAL IS APPROVED BY THE TOWN STAFF. THESE MEASURES SHALL BE COMPLETED PRIOR TO ISSUANCE OF A GRADING PERMIT. TREE FENCING SHALL BE INSTALLED IN FRONT OF SILT FENCING.
- OVERALL QUALITY OF THE AFFECTED TREE GROUPINGS IS POOR.

TREE REPLACEMENT SCHEDULE

SQUARE FOOTAGE OF MATURE TREES PROPOSED FOR REMOVAL	REPLACEMENT RATE	NUMBER OF NEW REPLACEMENT TREES REQUIRED
6,500 SQ.FT.	1 TREE / 2,500 SQ.FT.	3
SQUARE FOOTAGE OF INTERMEDIATE TREES PROPOSED FOR REMOVAL	REPLACEMENT RATE	NUMBER OF NEW REPLACEMENT TREES REQUIRED
12,700 SQ.FT.	1 TREE / 5,000 SQ.FT.	3
		TOTAL 6

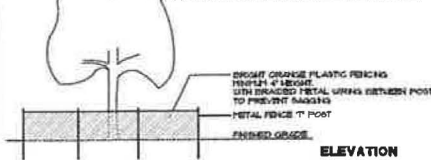
TREE REPLACEMENT/CREDIT SUMMARY

REQUIRED REPLACEMENT TREES	6
CREDIT FOR SAVED TREES	0
NEW TREES REQUIRED	6



PLAN

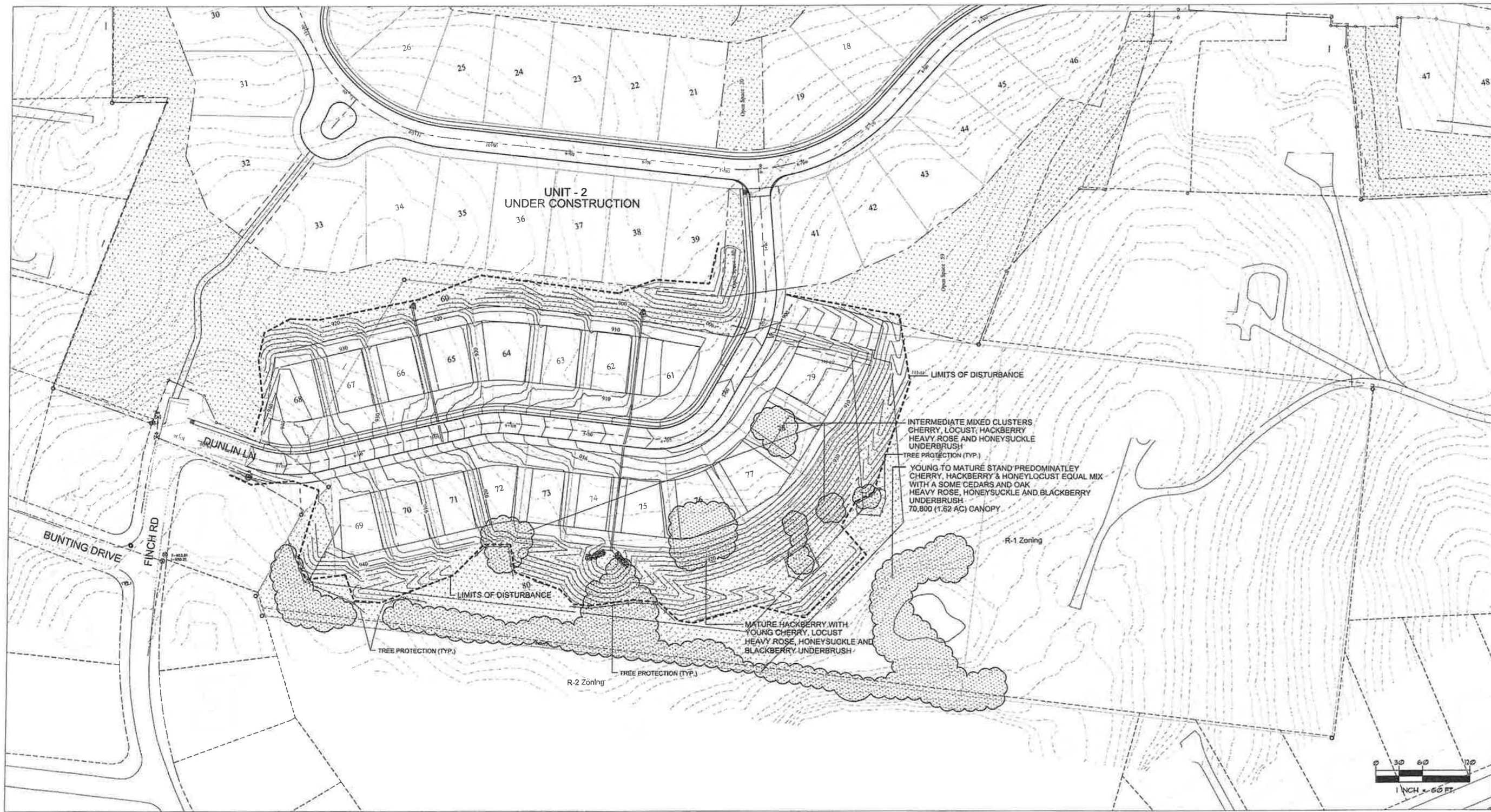
NOTE:
FENCING TO REMAIN DURING ENTIRE CONSTRUCTION PERIOD.
PROVIDE TREE PROTECTION FOR ALL TREES AS SHOWN.



ELEVATION

TREE PROTECTION FENCING

SCALE: NOT TO SCALE

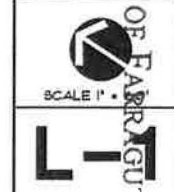


Tree Preservation / Removal Plan

BRIARSTONE - Phase 3

Farragut, Tennessee

JOB NO. 215014
DRAWN: MAY/RJA
DATE: SEPT. 17, 2015
REVISIONS: OCT. 5, 2015



SHEET 12 OF 12

OCT 05 2015

INCEPI V.D.



MICHAEL VESEN & ASSOCIATES
LANDSCAPE ARCHITECTURE • LAND PLANNING
299 N. WEISGARBER RD., SUITE 201, KNOXVILLE, TN 37919
(865) 568-1331

MEETING DATE: October 15, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a concept plan revision of the Cottages at Pryse Farm Subdivision, Parcel 047, Group C, Tax Map 162B and Parcel 8.01, Tax Map 162, 30.81 Acres, 45 Lots, Zoned R-1/OSMR (Robert G. Campbell & Associates, Applicant)

INTRODUCTION AND BACKGROUND: This request involves an amendment to the concept plan for the Cottages at Pryse Farm that was approved on March 20, 2014. The specific amendment involves the removal of a walking trail connection that was shown between Lots 71R and 74R. Since this would involve a reduction in the walking trail provisions that were approved for this development the staff indicated to the applicant that they would need to request approval from the planning commission.

RECOMMENDATION: The purpose of the walking trail connection between Lots 71R and 74R was to provide an opportunity for a shorter loop using a shorter section of the greenway along McFee Road. Without this connection the only option of looping into the development would be at the main entrance to the north. This intermediate loop would encourage greater use of the pedestrian facilities within the development by adding variety and providing an option for someone with a time constraint. The staff would not support the removal of this intermediate connection between Lots 71R and 74R but would support moving it slightly to the south to help address concerns expressed by any residents that may have a concern about the trail location.

CURVE C1	CURVE C2	CURVE C3	CURVE C4	CURVE C5
P1, 16458.51	P1, I, 21403.15	P1, I, 23440.06	P1, 26498.62	P1, 21665.20
PC 14471.70	PC 20429.91	PC 22492.66	PC 25368.30	PC 31408.97
PT 18401.03	PT 21466.18	PT 23464.52	PT 26444.96	PT 32416.58
D 67.51, 12° (RT)	D 52.03', 00" (RT)	D 35° 05' 25" (RT)	D 43° 55' 42" (RT)	D 44° 06' 15" (LT)
D 27° 55' 06" (RT)	D 150.000	D 138° 13' 50"	D 139° 28' 06"	D 138° 11' 50"
R 250.000	R 150.000	R 150.000	R 400.000	R 150.000
L 383.332	L 136.267	L 91.866	L 306.677	L 107.610
T 240.805	T 73.241	T 47.425	T 167.319	T 56.238

OWNER:
FARAGUT INVESTMENT
PROPERTIES, LLC
1291 SHELBORNE DR
POWELL, OH 43065
CONTACT: KERRY A. KIRBY
1256 417-2613
k.kirby@creativedevelopment.com

DEVELOPER:
WILCOX DEVELOPMENT, LLC
2355 N. DAYFIELD DRIVE
PLAINFIELD, IL 60586
CONTACT: VERN A. FIRBY
(756) 417-2613
kfirby@coxdevelopment.com

- ACCESS TO ALL LOTS FROM INTERNAL ROAD SYSTEM GOVERNED BY:
2. EXISTING CONTOURS FROM TOPOGRAPHIC SURVEYS.
 3. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NEW STREETS AND SIDEWAYS ARE CONSTRUCTED IN ACCORDANCE WITH SUPERVISOR'S REGULATIONS, INCLUDING BUT NOT LIMITED TO, AGGREGATE BASE, ASPHALT MIX AND THICKNESS, CURB SPECIFICATIONS, PAVEMENT STRIPING, STOP SIGNS, ETC.
 4. LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES LOCATED PRIOR TO ANY EXCAVATION. THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
 5. CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.
 6. a. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 10 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN 30 DAYS OF THE DATE OF APPLICATION.
b. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS ARE FINISHED. APPLY PERMANENT SEEDING TO ALL NON-CONCRETE AREAS WITHIN 30 DAYS OF EXPOSURE.
 7. TREE PERMITS INCLUDING SAPP AND SINKHOLE INJECTION WELL PERMIT HAVE BEEN OBTAINED.
 8. TREE FENCING WILL BE REQUIRED AROUND LOTS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 9. CLOSED DEPRESSION (SINKHOLE) WILL NOT BE MODIFIED. THE SURROUNDING AREA WILL BE MODIFIED TO PROVIDE STORMWATER DETENTION.
 10. EXISTING SANITARY SEWER, WATER, GAS, ELECTRICAL AND OTHER UTILITIES AVAILABLE FOR SITE.
 11. THE CONTRACTOR SHALL ADD A 4" EMPT/ CONDUIT CROSS THE STREET AT ALL FOUR CROSSINGS FOR FUTURE USE.
 12. STREET NAME AND TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH ALL TOWN OF FARRAGUT REQUIREMENTS AND SHALL BE RETROREFLECTIVE.
 13. MAXIMUM BUILDING COVERAGE/UNIT = 3,753 SQ. FT.
MAXIMUM LOT COVERAGE/UNIT = 5,252 SQ. FT.
 14. EXISTING CURB CUTS ALONG MCFEE ROAD WILL BE REMOVED.
 15. ALL UNITS PLACED ON FILL SHALL HAVE ENGINEERED FOOTERS.
ALL FILL IN BUILDING AREAS SHALL BE COMPACTED TO 98% PROCTOR.
UNITS PLACED ON FILL ARE NUMBERS 39-44, 47-56, 61-84 AND 89-94.
 16. TYPICAL ROAD WAY SECTION WITH RAIN GARDENS WITH IN THE MEDIAN OF THE ROADWAY HAS BEEN PREVIOUSLY APPROVED BY TOWN OF FARRAGUT.
 17. THE PARCEL HAS A TOTAL OF 46.50 ACRES.
LOTS 100, 101 AND 102R ARE OPEN SPACE.
LOT 101, LOT 101, & LOT 102R = 18.88 ACRES OPEN SPACE
EQUALS 41% OF GROSS LOT AREA, EXCEEDS THE
REQUIRED 35% OPEN SPACE UNDER OSWR ZONING.
 18. ORIGINAL PARCEL AREA = 45.50 ACRES. ONE UNIT PER 20,000 SQ FT
EQUALS A TOTAL NUMBER OF 99 DWELLING UNITS.
 19. PROPOSED WALKING TRAIL LOCATIONS ARE APPROXIMATE AND WILL BE FIELD LOCATED.
 20. DRAINAGE CALCULATIONS INDICATE THAT THE PROPOSED DETENTION AREA WILL CONTAIN THE 100-YEAR STORM INCLUDING THE WATERSHED TO THE WEST OF MCFEE ROAD.
 21. All walking trails (excluding those non-paved trails that are solely to be maintained by the HOA and are noted on the approved plans) shall have a 60 inch minimum width, a top of the trail at Farragut and are reserved for public use. Town of Farragut shall accept maintenance and liability of trail once easements upon the release of the 2-year maintenance letter of credit for each mile of walking trail.
 22. PUBLIC PEDESTRIAN CONNECTIONS TO BE PROVIDED AS SHOWN WITH SIDEWALKS ALONG THE PUBLIC ROADWAY, PUBLIC GREENWAY TRAILS, AND PRIVATE CRUSHER RAIL TRAIL.
HOW CRUSHER RAIL TRAILS WILL BE CONSTRUCTED AS INDICATED AND WILL BE PRIVATE FACILITIES NOT CONSTRUCTED TO THE TOWN OF FARRAGUT MINIMUM STANDARDS. MAINTENANCE OF THE HOA TRAILS WILL BE PROVIDED BY THE HOMEOWNERS ASSOCIATION, INCLUDING MONTHLY EVALUATION, REMOVING ENCROACHING VEGETATION, REMOVING TRAPS & SIGNS, TRASH & LITTER REMOVAL, EROSION DAMAGE REPAIRS, PATCHING, MINOR GRADING, PLANTING, PRUNING, AND GENERAL LANDSCAPING.
 23. THE BUILDING FOOTPRINTS SHOWN ON THIS SHEET REPRESENT THE MAXIMUM BUILDING ENVELOPE FOR THESE UNITS.
BUILDING SETBACKS:
PER THE R-1 / OSWR ZONING DISTRICT
 24. LOT 102R INDICATES OPEN SPACE AREA THAT IS BUILDABLE FOR SUBDIVISION REVENUES, ASIDE FROM THE WALKING TRAILS.
ALL OTHER OPEN SPACE IS NOT BUILDABLE.
 25. LOT 102P IS LARGE ENOUGH TO INCLUDE 35' FRONT, 15' SIDE, AND 25' REAR SETBACKS AS WELL AS NOT EXCEED 35% TOTAL BUILDABLE AREA AND 60% TOTAL LOT COVERAGE PER THE BUILDING SITE DEVELOPMENT REQUIREMENTS.

PAVING GARDEN AREA

DRIVEWAY EASEMENT

GREENWAY TRAIL &
20' EASEMENT

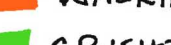
BUILDING ENVELOPE

OUTDOOR PRIVATE AREA
(400 SQ FT MIN)

REMOVABLE BOLLARDS (4' APART)

①	CRACKING IRON PIPE	⊗	IRON PIPE, SET
②	WATER VALVE	⊗	WATER METER
③	SIGN	○	LIGHT POLE
④	FIRE HYDRANT	⊕	POWER/TELEPHONE/CABLE
⑤	MANHOLE	⊗	GUY WIRE
⑥	GAS VALVE	⊗	SURVEY CONTROL POINT
⑦	WALL BOX		

— SA — SANITARY SEWER LINE
 — G — GAS LINE
 — W — WATER LINE (CYP)



WALKING TRAIL

CRUSHER RUN TRAIL

TRAIL CONNECTION
PROPOSED TO BE
REMOVED

FENCE
FOUR

"Concept Plan Approved
by Planning Commission,
Date: 3/20/2014"

CLT: 162 PARCEL 8.07
162B GROUP C PARCEL 047

DEED BOOK REFERENCE: 20121228-0042598

TOTAL AREA: 45.50 ACRES
PHASE 1 = 14.69 ACRES
PHASES 2 & 3 = 30.81 ACRES

PROPERTY ZONED: OSMR & R-1
ADJOINING PROPERTIES ZONED R-1, R-2, R-3

TOWN OF PARADISE

NUMBER OF DWELLING UNITS: 99 TOTAL
PHASE 1 = 44
PHASE 2 = 35
PHASE 3 = 20

NUMBER OF LOTS: 102 TOTAL

RECEIVED
SEP 20 2014

THE COTTAGES AT PRYSE FARM

CONCEPT PLAN - PHASES 2 & 3

PLAN VIEW
PROPOSED LOT LAYOUT

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 100'	SHEET THREE NO. 3
DRAWN BY GMT	DATE 09-30-14	FILE NO. 13011	

MEETING DATE: October 15, 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 2 of the Cottages at Pryse Farm Subdivision, Parcel 047, Group C, Tax Map 162B and Parcel 8.01, Tax Map 162, 23.94 Acres, 34 Lots, Zoned R-1/OSMR (Robert G. Campbell & Associates, Applicant)

INTRODUCTION AND BACKGROUND: The preliminary plat for Phases II and III of the Cottages at Pryse Farm was approved on April 17, 2014. Since that time the owner has been working on completing the scope of work encompassed on the preliminary plat. At this time, the owner is requesting approval of a final plat for a portion of the area shown on the approved preliminary plat. The final plat would include 34 houselots and would amend two previously recorded open space lots.

RECOMMENDATION: 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, September 23, 2015 5:11 PM
To: Garrett Tucker (gtucker@rgc-a.com); Jamie Wilcox; Robert Campbell
Cc: Darryl Smith; David Sparks; Gary Palmer; Ashley Miller; Dan Johnson
Subject: cottages at pryse farm final plat phase II comments

Below are the staffs' comments on the final plat. We can discuss next Tuesday at staff/developer. Thanks.

September 23, 2015

Mr. Robert Campbell
7523 Taggart Lane
Knoxville, TN 37938

SUBJECT: STAFF COMMENTS ON FINAL PLAT FOR PHASE II OF THE COTTAGES AT PRYSE FARM

Dear Robert:

The Town staff has reviewed the above referenced final plat for compliance with the Town's regulations. To be consistent with the Town's requirements for final plat consideration, this plat may not be ready for the planning commission's consideration due to the incomplete status of the field items.

The staff has conducted a very preliminary review of the final plat with the understanding that the field items may create certain adjustments to easements and/or rights of ways since these are to reflect as-constructed conditions. The comments below will be discussed at the staff/developer meeting on **Tuesday, September 29 at 11:00 a.m.** at the Town Hall. Though it is unlikely that the plat can be ready for the October planning commission meeting due to the field items, should significant progress (including stabilization to the Town's standards) be made in the field and the plat can be prepared to reflect the constructed improvements, please submit four (4) copies of the revised final plat to the Town Hall by no later than **Monday, October 5.**

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

- 1) All required public improvements associated with this phase must be completed. This would include roadways, pedestrian facilities, stabilization, and landscaping. The platted rights of ways and walking trail and utility easements shown on what will become the recorded plat must be centered on constructed streets, walking trails, and installed utilities;
- 2) If landscaping (tree and shrub installation) is to be completed later in the fall a completion letter of credit will be required prior to the Town signing off on the final plat. Once landscaping is satisfactorily completed per the approved landscape plan, a 2-year landscape maintenance letter of credit will be required (the completion letter of credit could be re-worded to transition into this letter of credit);
- 3) The walking trail shown across Lots 70R, 72R and 101R appears to have been removed on the concept plan, please clarify if this walking trail needs to be shown;
- 4) Revise "resub" within notes 7, 14 and 21, to resubdivision;
- 5) Please correct the typos in Notes 8 and 14;
- 6) Please include the setbacks in a plat note;
- 7) Please include dimensions to verify that the detached buildings will be at least 20 feet apart and meet the required front yard setbacks;

- 8) Please incorporate a temporary turnaround easement where Pryse Farms Blvd. terminates into the lot for future development
- 9) Please denote the phase(s) within the Certificates of Approval of Water and Sewer Systems;
- 10) The common areas dedication certificate block must include Phase II;
- 11) Please list the lots that will have the MFE related to the sinkhole;
- 12) Please show how the coverage calculations were determined based on the formula in the OSMR overlay;
- 13) Please remove the word "proposed" for the walking trails. These trails must be completed prior to the Town signing off on the final plat;
- 14) Why is Lot 102R being revised?
- 15) Please update the notes on the plat;
- 16) The easement between Lots 34 and 36 does not connect to the main walking path;

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

- 17) 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

mark shipley, AICP
COMMUNITY DEVELOPMENT DIRECTOR

EMAIL • MSHIPLEY@TOWNOFFARRAGUT.ORG

PHONE • 865.966.7057

ADDRESS • 11408 MUNICIPAL CENTER DRIVE
FARRAGUT, TN 37934



 townoffarragut.org

I/we hereby certify that I/one of us is/are the owner/s of the property shown and described herein as advanced in instrument number 2012122800425, County Registers Office, and that I/we hereby accept 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.

Date _____

Wilcox Development, LLC
(Jonie Wilcox)

Declaration of Donations and Restrictions: Specifically to the above named subdivision, is hereby incorporated and made a part of this plat.

Wilde Development, LLC
(Jodie Wilde)

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

Knox County Addressing Division Date

CERTIFICATE OF APPROVAL OF SENSE SYSTEM
I hereby certify that it has been certified to us that the sewer system, outlined on the attached on the fringe subdivision plan entitled THE COTTAGES AT PRIMA, TOWN OF PRIMA, has been installed in accordance

Date Name, Title, and Agency of
Authorized Approving Agent

CERTIFICATE OF APPROVAL OF WATER SYSTEM
I hereby certify that I have been certified to us that the water system
installations indicated on the final subdivision plat entitled THE COTTAGE
AT PINE LAKE Phase 1 and Phase 2 have been installed in accordance
with current local and state government requirements.

Date Name, Title, and Agent
Authorized Approving Agent

NOTES

- [illegible]

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

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

THOMAS D. PRYSE and wife
MARY H. PRYSE
DEED BOOK 1295 PAGE 295
DEED BOOK 1599 PAGE 532
ZONED: R2

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: Plotted Commission

and that street, sidewalk, 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 \$ 500 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 SURVEY ACCURACY
I hereby certify that the plan shown and described hereon is a true and correct survey of the property required by the Corrogué Municipal Planning Commission and that the same has been properly placed on record hereon in accordance with the Subdivision Regulations. This is a Category 1 Land Survey and the ratio of precision of the undisturbed survey is equal to or greater than 1:10,000.

10-5-15
Date
Registered Surveyor: Gerritt Mitchell, Lick

GARY FORRESTER and wife
JANICE FORRESTER
BOOK 22-2 PAGE 766
3 PLAT INSTRUMENT
201410980312/3
ZONED: A

RELEASE OF EASEMENTS (C) CERTIFICATION
Except as noted or shown on this plat, the following parties hereto consent to the release of all rights that may have occurred for their use and benefit (1) in the utility, drainage, and construction easements along the original lot lines or (2) in prior easements identified herein which are being eliminated by this plat, on the condition that new utility, drainage, and construction easements are provided along the new property lines or at facilities are otherwise installed or shown herein. The above provisions notwithstanding prior easements or prior utility placements are not released unless their release is specifically noted herein. Easements or placements shown herein shall remain in full effect and shall not be subject to release.

Signature (water)	Date
Signature (electricity)	Date
Signature (gas)	Date
Signature (telephone)	Date
Signature (cable)	Date
Signature (Internet)	Date



CLT MAP: 162B GROUP: C
PARCELS: 011.00, 020.00 & 047.0
AND PART OF
CLT MAP: 162 PARCEL: 008.01
DISTRICT: FW
DEED INSTR.: 201212280042598
PLAT INSTR.: 201010200024641
PLAT INSTR.: 200907230006520
PROPERTY ZONED: OSMR & R1
NUMBER OF UNITS: 34
TOTAL NUMBER OF LOTS: 37
TOTAL ACREAGE: 23.04 ACRES

SHEET 5 OF

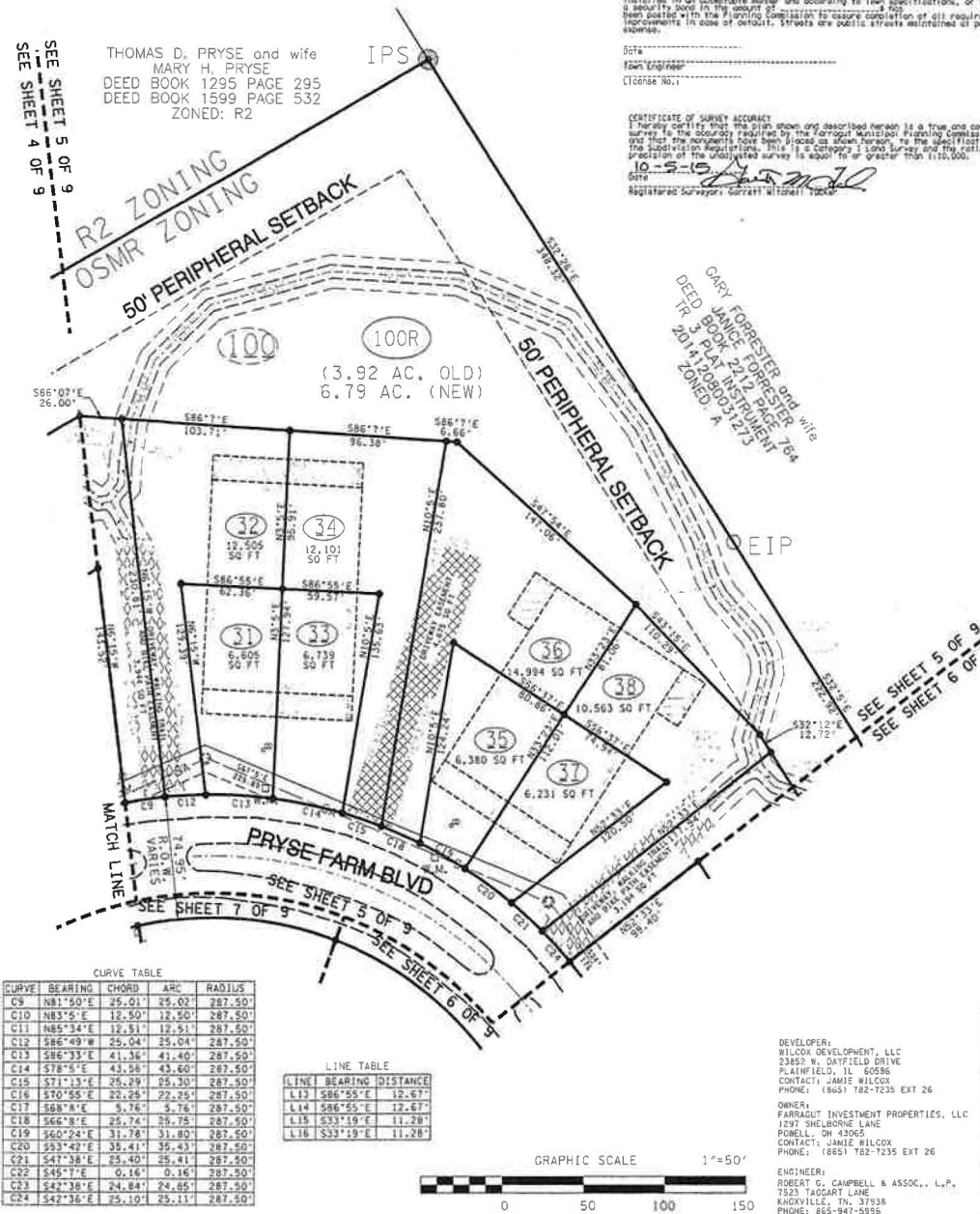
FINAL PLAT OF
THE COTTAGES AT PRYSE FARM PHASE 2
AND RESUBDIVISION OF
THE COTTAGES AT PRYSE FARM PHASE 1
LOTS 100, 101 AND 102R

LIST NO. FW NOX CO., TN.	SCALE 1"=50'	DRAWN BY DED
SURVEYED BY ROBERT G. CAMPBELL & ASSOC., L.P.		
DATE 09-10-15	REVISED 10-2-15	PROJECT NUMBER 13011

DEVELOPER:
WILCOX DEVELOPMENT, LLC
23450 N. DAYFIELD DRIVE
PLANO, IL 60686
CONTACT: JAMIE WILCOX
PHONE: (865) 782-7235 EXT 26

OWNER:
FARRAGUT INVESTMENT PROPERTIES, L
1297 SHELBORNE LANE
POWELL, OH 43065
CONTACT: JAMIE WILCOX
PHONE: (865) 782-7235 EXT 26

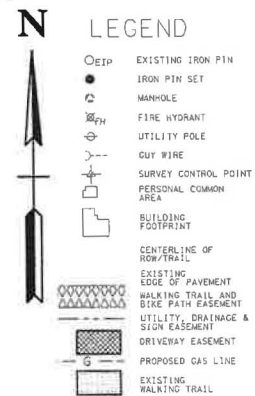
ENGINEER:
ROBERT G. CAMPBELL & ASSOC., L.P.
7523 TAGGART LANE
NORFOLK, TN 39308
PHONE: (662) 947-5958



DATA NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT

Date _____
 Town Engineer _____
 License No. _____

CERTIFICATE OF SURVEY ACCURACY
I hereby certify that the plan shown and described hereon is a true and correct
survey to the accuracy required by the Fairport Municipal Planning Commission
and that the documents have been placed as shown hereon, to the satisfaction of
the Fairport Planning Commission. This is a voluntary land survey and the ac-
curacy of the unimproved surface is equal to or greater than 1:10,000.
10-2-15
Date *James M. Chel*
Registered Professional Surveyor
State of New York



RELEASE OF EASEMENTS CERTIFICATION

Except as noted or shown on this plat, the following parties hereto consent to the release of all rights and claims asserted or asserted by (1) in the utility, drainage, and construction easements along the original (or lines or (2) in prior easements identified herein, 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 its facilities are otherwise installed or shown herein. The above provisions notwithstanding, riparian easements or prior utility easements are not released unless their release is specifically noted herein. Existing easements or placements shown herein 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 Farquhar)	Date

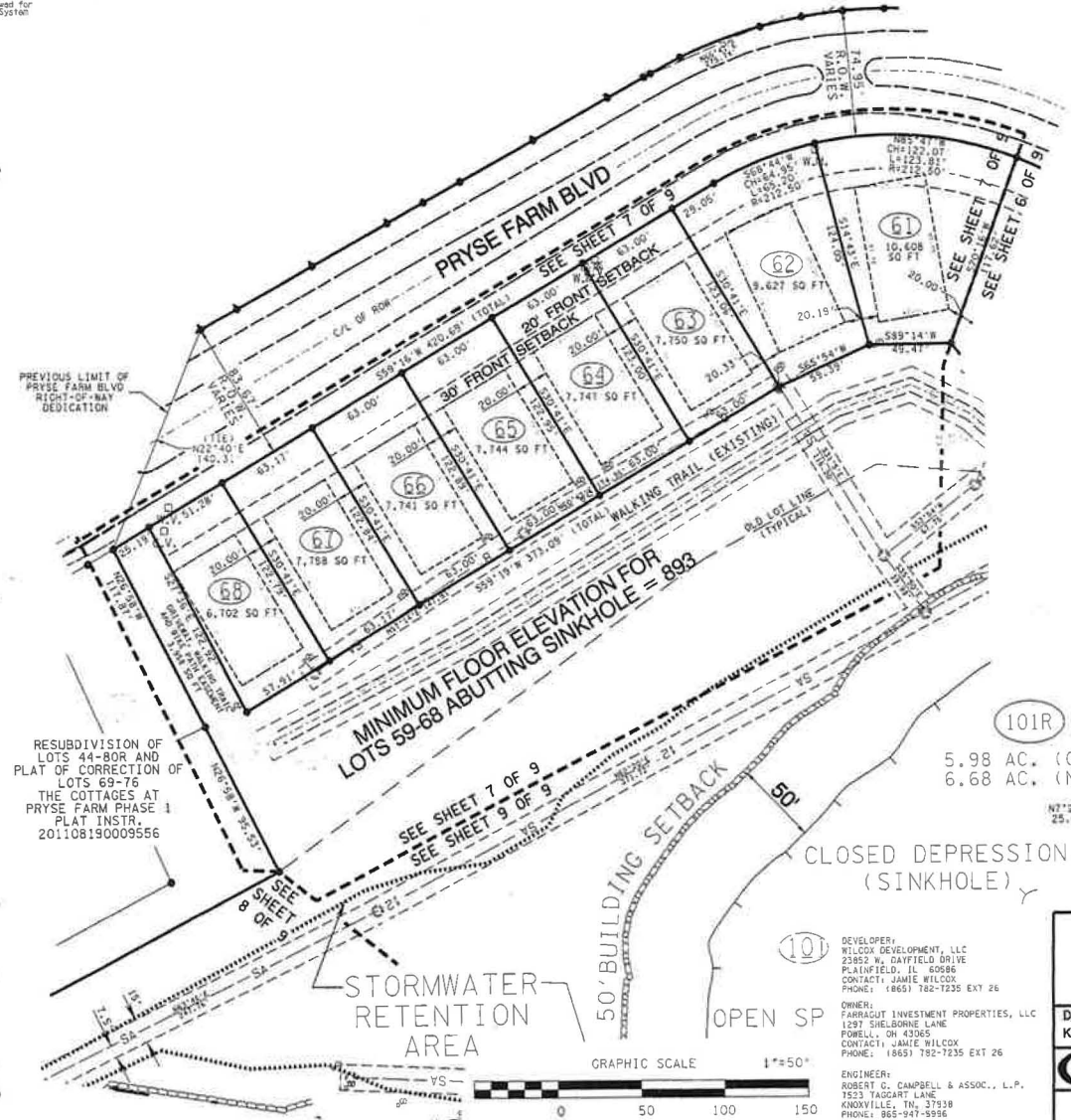


CLT MAP: 162B GROUP: C
PARCELS: 011.00, 020.00 & 047.00
AND PART OF
CLT MAP: 162 PARCEL: 008.01
DISTRICT: FW
DEED INSTR.: 201212280042598
PLAT INSTR.: 201010200024641
PLAT INSTR.: 200907230006520
PROPERTY ZONED: OSMR & R1
NUMBER OF UNITS: 34
TOTAL NUMBER OF LOTS: 37
TOTAL ACREAGE: 23.94 ACRES

SHEET 7 OF 9

FINAL PLAT OF
THE COTTAGES AT PRYSE FARM PHASE 2
AND RESUBDIVISION OF
THE COTTAGES AT PRYSE FARM PHASE 1
LOTS 100, 101 AND 102R

DIST NO. FW KNOX CO., TN.	SCALE 1"=50'	DRAWN BY DED
 SURVEYED BY ROBERT G. CAMPBELL & ASSOC., L.P.		
DATE 09-10-15	REVISED 10-2-15	PROJECT NUMBER 13011



\\GENERAL\2013\3011\30W_Plot.dgn 10/2/2015 4:27:56 PM

MEETING DATE: October 15, 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 telecommunications tower, a portion of Parcel 37.03, Tax Map 153, located off of Concord Road adjoining Clarity Pointe and First Utility District, Zoned C-1 and Telecommunications Tower Overlay, 5.24 Acres (Branch Towers, Applicant)

INTRODUCTION AND BACKGROUND: At the planning commission meeting in August a rezoning was recommended for approval that would establish a telecommunications tower overlay with a base zoning of General Commercial (C-1) on the property referenced as Parcel 37.03, Tax Map 153 and that is situated to the west of Clarity Pointe and north of the wastewater treatment facility. That rezoning request is now being considered by the board of mayor and aldermen.

With the understanding that the rezoning and any applicable conditions associated with the rezoning must be finalized, the applicant has submitted a site plan for the requested cell tower. This tower would be 170 feet in height and placed in the southeast corner of the property where it would be more than 600 feet from Concord Road.

As part of the rezoning approval, a covenant will need to be prepared and then reviewed by the Town Attorney regarding the restriction of one (1) tower on this property and the mono-pine stealth application and maintenance provisions associated with such application. At the board of mayor and aldermen meeting when this was presented for first reading, the board's approval was conditioned further on a mono-pine stealth application that would be dense, more tree shaped (widen as you approach the base), and extend down the tower to below the tree line on the property. This would be required to be shown on the site plan that would be presented to the planning commission.

RECOMMENDATION: The applicant did not submit revisions in time to be on the October planning commission agenda. The staff has discussed this with the applicant and will recommend postponement. Consequently, the initial site plan is not included in your packet.

MEETING DATE: October 15, 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 Concord Square Building 2, Parcel 12, Group B, Tax Map 143H, Zoned C-1 and B-1, 11000 Kingston Pike, 2.48 Acres (Meagan Grohol, R2R Studio, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request to re-face the Pittsburgh Paints building at the Concord Square development so that it will roughly match the Concord Square office building that is situated on the southern portion of the property. There will be no site modifications associated with this request.

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

RECOMMENDATION: The proposed re-face would promote greater adherence to the design standards with variation in building height, lighting upgrades, articulation enhancements, and the use of materials and colors that are compatible with the newer building on the property. The re-face would also help implement Strategy 2 of the Comprehensive Land Use Plan – Repair Aging Shopping Centers.

Included in your packet is a copy of the site plan which includes a before and after of the building façade and the staff comments on the initial site plan. The staff will make a recommendation at the meeting based on the status of addressing the remaining staff comments.

Ashley Miller

From: Mark Shipley
Sent: Tuesday, September 22, 2015 5:02 PM
To: Meagan Grohol; sosborn@r2rstudio.com
Cc: Ashley Miller; Dan Johnson; Gary Palmer
Subject: concord square 2 comments

Below are the staffs' comments on your site plan for the reface of Concord Square 2. Looks like a really nice improvement.

September 22, 2015

Ms. Meagan Grohol
R2R Studio, LLC
2575 Willow Point Way, Suite 105
Knoxville, TN 37931

SUBJECT: STAFF COMMENTS ON THE SITE PLAN FOR THE RE-FACE OF CONCORD SQUARE BUILDING 2, 11000 KINGSTON PIKE

Dear Ms. Grohol:

The Town staff has reviewed the site plan for the façade remodel at the Concord Square Building 2, 11000 Kingston Pike and would ask that you please address the following items and submit two (2) full size copies and one (1) 11" x 17" reduced set to the Farragut Town Hall by **Monday, October 5, 2015**. Also, upon resubmittal please include a letter which addresses these comments and that indicates where the information can be found on the plans.

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

- 1) Please provide the construction type and square footage on drawings;

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

- 2) Please sequentially number the sheets 1 of ..., 2 of ..., 3 of ... ;
- 3) Please include in a plan note that this site plan is for a façade renovation only and that no modifications or expansions to the site are proposed at this time;
- 4) Please add the map and parcel information to the site plan;
- 5) Please add the property owner's name(s), address and telephone number to the site plan;
- 6) Please provide a plan that is to a standard engineering or architectural scale;
- 7) Please provide the calculations to verify maximum lot coverage (if the coverage is being increased – which does not appear to be the case);
- 8) Please submit color building elevations of existing vs. proposed to determine compliance with the architectural design standards. The proposed re-face would appear to bring this building into greater compliance with the standards and would clearly be an enhancement;
- 9) Please remove signage from the drawings. This would not be part of the site plan approval.

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

mark shipley, AICP

COMMUNITY DEVELOPMENT DIRECTOR

EMAIL • MSHIPLEY@TOWNOFFARRAGUT.ORG

PHONE • 865.966.7057

ADDRESS • 11408 MUNICIPAL CENTER DRIVE
FARRAGUT, TN 37934



  townoffarragut.org

R2R studio, llc



2575 Willow Point Way
Suite 105
Knoxville, TN 37931
865.769.8075 v.
865.769.8076 f.

project site



consultants:

architect: R2R studio, llc
2575 Willow Point Way, Suite 105
Knoxville, TN 37931
865.769.8075 v.
865.769.8076 f.

project summary & applicable codes

Project:	An Exterior Renovation for: Concord Square Building 2
Project location:	11000 Kingston Pike Knoxville, Tennessee 37934
Owner:	Todd Henderson
Owner Contact:	11002 Kingston Pike, Suite 103, Knoxville, Tennessee 37934, 865.966.3276
Architect:	Scott E. Osborn, AIA, 865.769.8075
Property Zoning:	C-1
Property Area:	Existing
Proposed Parking:	Existing

Applicable Codes:	
2012 International Building Code	2012 International Energy Conservation Code
2012 International Plumbing Code	2012 NFPA 101 Life Safety Code
2012 International Mech. Code	2011 NFPA 70 National Electric Code
2012 International Fire Code	2009 ANSI A117.1

An Exterior Renovation for: Concord Square Building 2 11000 Kingston Pike Knoxville, Tennessee 37934



drawing index:

architectural:

- a2.1 Site/Building Plans
- a3.1-1 Elevations
- a3.1-2 Elevations
- a3.2 Roof Plan & Lighting Info

RECEIVED

SEP 30 2015

TOWN OF FARRAGUT

NOTE: This Document Package is for Facade Renovations Only - No Site
Modifications are Proposed at this Time.

An Exterior Renovation for:

Concord Square Building 2

11000 Kingston Pike
Knoxville, Tennessee 37934

Project Number: 2015-138
Project Issue Date: September 11, 2015
Revision Date: September 29, 2015

Set No.

$$M[3,400/13,500] + B[2,400/13,500] + B[2,400/13,500] + B[2,400/13,500] = 0.78$$

Existing Building - 11000 Kingston Pike



KINGSTON RD
 200.7'
 551.7'
 551.7'
 200.7'
 Concord Square Building 2 - 11000 Kilogram Pile
 Property Line
 Adjacent Building 11005 Kilogram Pile

CLT MAP: 143
 PARCEL: 12
 PARCEL ID: 143HB012

0' 100' 200'



Sheet 2 of 5

GENERAL NOTES:
1) Existing Signage to Remain. Additional Signage to be Submitted to Sign Administrator at Time of Tenant Build-Out.
2) Existing Exterior Wall Packs to be Replaced (Typ 7 Locations). Wall Packs to be Coordinated by Awning.
3) Finish Colors to Match Adjacent Building at 11002 Kingston Pike.

R2K
studio, llc
865.769.8075 v.
865.769.8076 f.



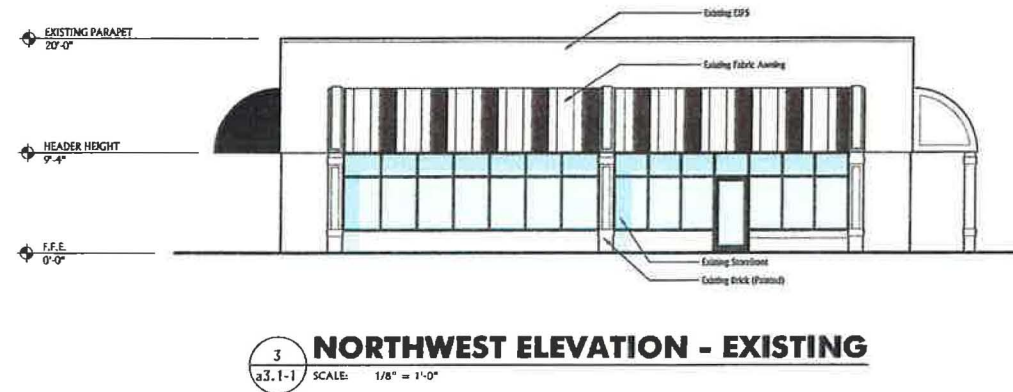
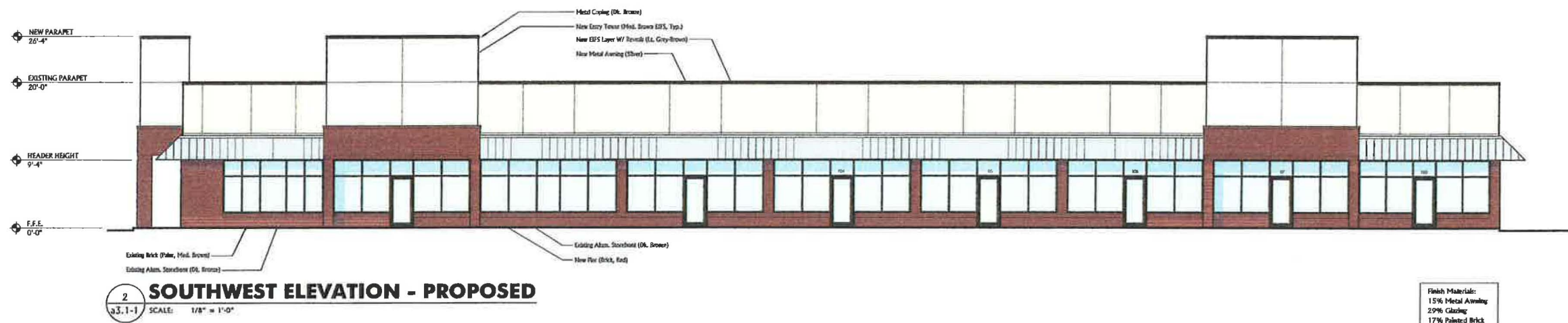
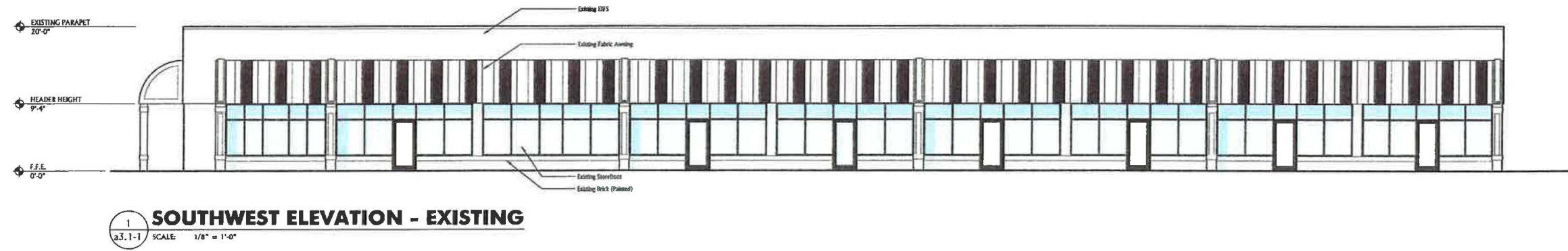
DATE: September 11, 2015
FILE NAME:
PROJECT NO: 2015-138
DRAWING TITLE:
Elevations

REVISIONS:
A September 29, 2015

An Exterior Renovation For:
Concord Square Building 2
11000 Kingston Pike
Knoxville, Tennessee 37934

SHEET NO.
a3.1-1

RECEIVED
SEP 30 2015
TOWN OF FARRAGUT
Sheet 3 of 5



PLOT SCALE: As Noted



DATE: September 11, 2015

FILE NAME:

PROJECT NO: 2015-138

DRAWING TITLE:

Elevations

REVISIONS:

1 September 29, 2015

An Exterior Renovation For:
Concord Square Building 2
11000 Kingston Pike
Knoxville, Tennessee 37934

SHEET NO.

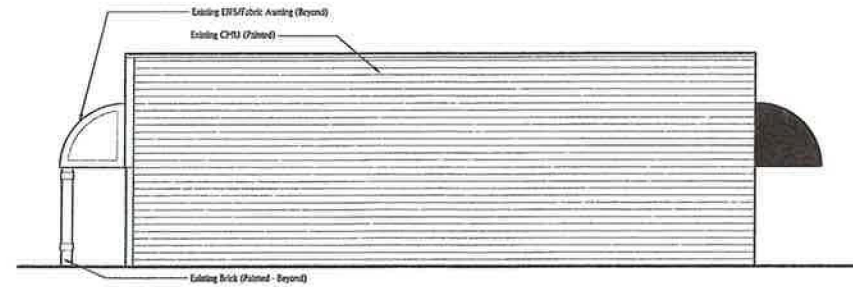
a3.1-2

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SEP 30 2015
TOWN OF FARRAGUT

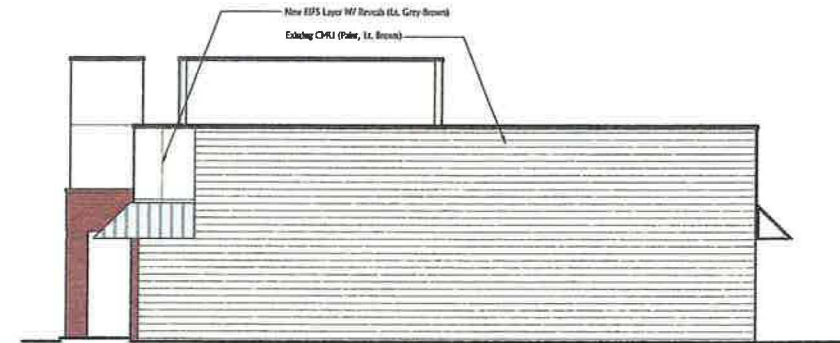
Sheet 4 of 5

GENERAL NOTES:

- 1) Existing Signage to Remain. Additional Signage to be Submitted to Sign Administrator at Time of Tenant Build-Out.
- 2) Existing Exterior Wall Packs to be Replaced (Typ 7 Locations). Wall Packs to be Concealed by Awnings.
- 3) Finish Colors to Match Adjacent Building at 11002 Kingston Pike.

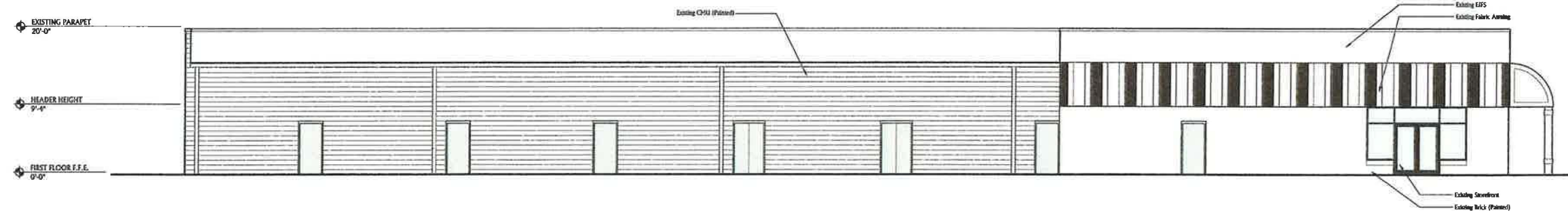


1 SOUTHEAST ELEVATION - EXISTING
a3.1-2 SCALE: 1/8" = 1'-0"

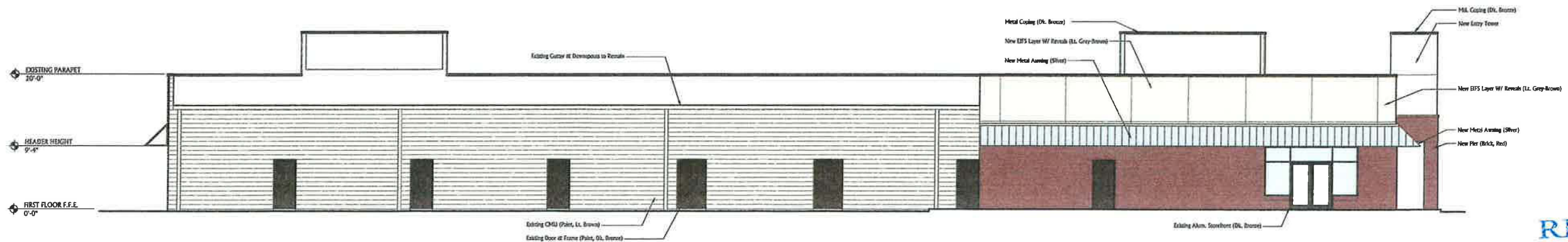


2 SOUTHEAST ELEVATION - PROPOSED
a3.1-2 SCALE: 1/8" = 1'-0"

Finish Materials:
94% Painted Block
6% EIFS



3 NORTHEAST ELEVATION - EXISTING
a3.1-2 SCALE: 1/8" = 1'-0"



4 NORTHEAST ELEVATION - PROPOSED
a3.1-2 SCALE: 1/8" = 1'-0"

Finish Materials:
8% Metal Awning
3% Glazing
15% Painted Brick
14% EIFS
60% Painted Block

MEETING DATE: October 15, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for a parking lot for the Hughes Property, Parcel 21, Group A, Tax Map 142L, Zoned O-1, 11553 Kingston Pike, 0.9 Acres (Urban Engineering, Inc., Applicant)

INTRODUCTION AND BACKGROUND: A few weeks ago the Town staff was notified that the front yard of the office zoned property at 11553 Kingston Pike and that is adjacent to the Village Green Subdivision and that fronts along Kingston Pike was paved. The staff contacted the property owner and indicated that this requires a site plan approval from the planning commission. The staff asked the property owner to please contact an engineer so that the appropriate documents could be prepared.

DISCUSSION: Included in your packet is a copy of the revised site plan and the staffs' comments on the initial site plan. As shown on the site plan, some modifications to the unapproved asphalt installation will be needed in order to comply with the Town's requirements for parking lots. Since this property is owned by the same owner as the office property to the east, the accesses will be combined as part of this site plan. This will bring the access into greater compliance with the Town's Driveways and Other Accessways Ordinance. There will also be a walking trail constructed along the property's frontage as part of this site plan and buffer strip plant material added along the property lines that abut Village Green.

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, September 23, 2015 8:46 AM
To: uei@tds.net
Cc: Ashley Miller; Darryl Smith; Dan Johnson; David Sparks; Gary Palmer
Subject: dr. hughes site comments

Chris,

Below are our comments on the Dr. Hughes site plan. Please let me know if you have any questions. Thanks.

September 23, 2015

Mr. Chris Sharp
Urban Engineering
11852 Kingston Pike
Farragut, TN 37934
uei@tds.net

SUBJECT: STAFF COMMENTS ON THE SITE PLAN FOR THE HUGHES PROPERTY AT 11551-11553 KINGSTON PIKE

Dear Chris,

The Town staff has reviewed the above referenced site plan for compliance with the Town's regulations. Please address the following items and submit four (4) full size copies and one (1) 11" x 17" reduced set to the Farragut Town Hall by **Monday, October 5**. Also, upon resubmittal please include a letter which addresses these comments and that indicates where the information can be found on the plans.

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

- 1) Occupancy is shown as a 1-story residence. Additional requirements for fire apparatus access and fire flow will need to be addressed should this occupancy change to another occupancy (i.e. office, mercantile, etc.);
- 2) The pavement load rating is based on a 1-story residence. Additional requirements for fire apparatus loading will need to be addressed should this occupancy change to another occupancy (i.e. office, mercantile, etc.);

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

- 3) Please include removable bollards at the intersection of the walking trail and driveway and include a detail on the plans;
- 4) Please provide a pedestrian connection from the proposed walking trail to the parking lot;
- 5) The removal of existing asphalt should be coordinated with an arborist to ensure that the trees will not be adversely affected;
- 6) The landscaping for the buffer strip will need to be approved by the Visual Resources Review Board;
- 7) A landscape maintenance letter of credit will be required upon completion of the installation of required landscaping.

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

- 8) The site drains to the ditch along Kingston Pike. Will detention be necessary or is the overall impervious surface remaining roughly the same?
- 9) Drainage Fee is based upon area of impervious surface. Plans show total impervious surface to be 8997 square feet, but this appears to be the total when completed. How many square feet are being added?
- 10) Please submit erosion control letter of credit for \$2500;
- 11) TDOT will require permit for working within the state's right of way. Please submit copy of that permit.

If you have any questions please contact the appropriate staff. We will be happy to assist you in this matter. Thank you very much.

Sincerely,

Mark Shipley, AICP
Community Development Director

Darryl W. Smith, P.E.
Town Engineer

mark shipley, AICP
COMMUNITY DEVELOPMENT DIRECTOR

EMAIL • MSHIPLEY@TOWNOFFARRAGUT.ORG

PHONE • 865.966.7057

ADDRESS • 11408 MUNICIPAL CENTER DRIVE
FARRAGUT, TN 37934



  townoffarragut.org

SITE DEVELOPMENT PLANS

U.E.I. PROJECT NO. 1507026

HUGHES PROPERTY

SITE ADDRESS: 11553 KINGSTON PIKE, FARRAGUT, TENNESSEE 37934
CLT MAP 142, PARCEL 21



LOCATION MAP

OWNER/DEVELOPER:
FRANCES B. HUGHES REVOCABLE LIVING TRUST
11551 KINGSTON PIKE
FARRAGUT, TN 37934
(865) 966-0800



SITE ENGINEER:
URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

SPECIFICATIONS

EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

ELECTRICAL - AS DIRECTED BY LCUB
GAS - AS DIRECTED BY KUB
WATER - AS DIRECTED BY FIRST UTILITY DISTRICT
CABLE TV - AS DIRECTED BY CHARTER
TELEPHONE - AS DIRECTED BY TDS
TOWN OF FARRAGUT - ALL APPLICABLE TOWN REGULATIONS AND ORDINANCES

SHEET INDEX

TITLE

TITLE SHEET

SITE DEMOLITION PLAN

SITE PLAN

MASTER LANDSCAPE PLAN

SHEET

C-0

C-1

C-2

LA-1

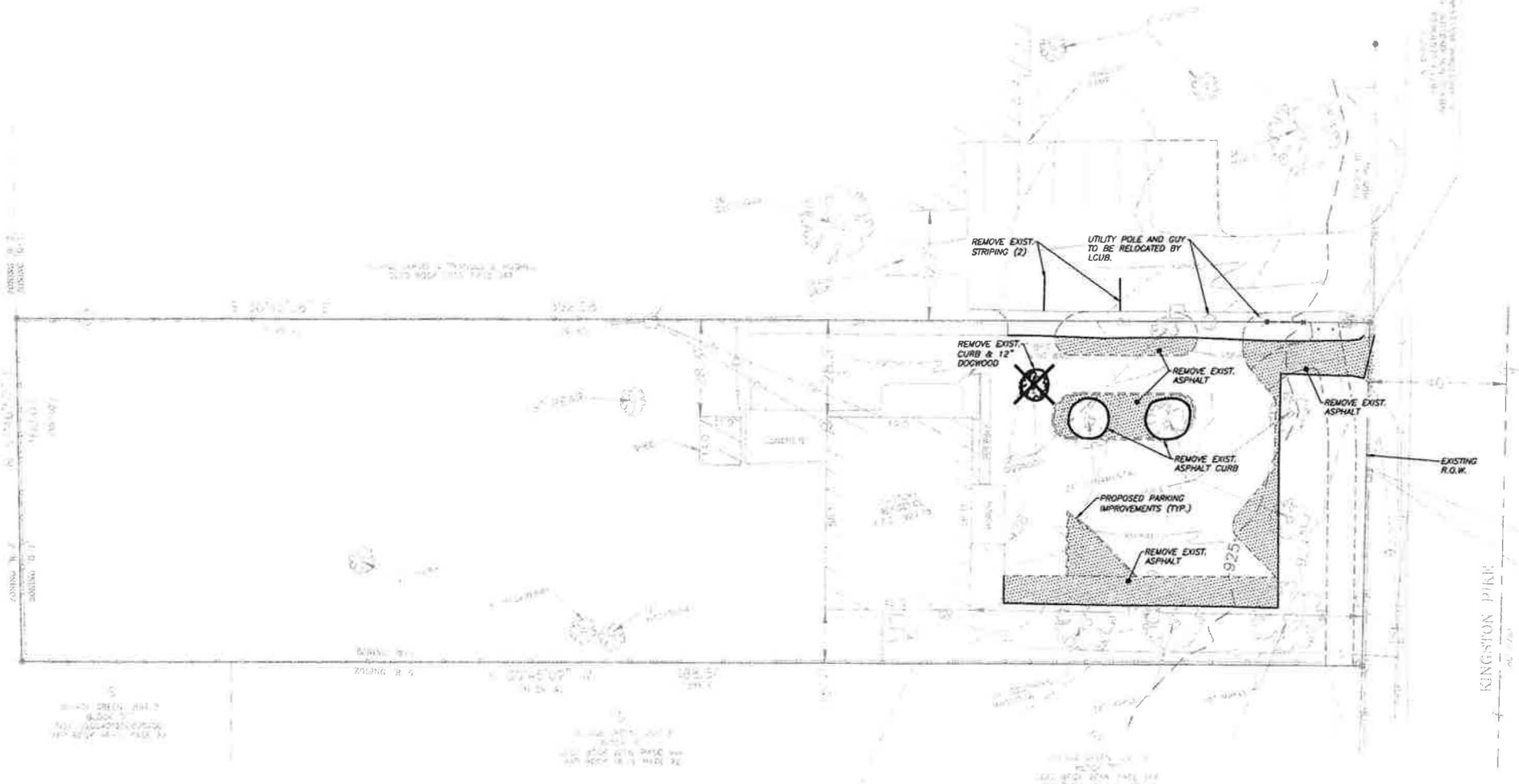
2	9/25/15	RESUBMITTAL TO T.O.P.
ISSUE NO.	DATE	DESCRIPTION

REFERENCE:
DEED NST. 20010100045570



NOTES:

- 1) THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILED INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
- 2) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL FEATURES THAT ARE BOLD ON THIS SHEET. THE CONTRACTOR IS RESPONSIBLE FOR DISPOSAL FEES IF APPLICABLE.
- 3) WITHIN PARKING AREAS AND SIDEWALKS, ASPHALT, GRAVEL AND CONCRETE SHALL BE REMOVED TO SUBGRADE.
- 4) REMOVAL OF EXISTING ASPHALT SHALL BE COORDINATED WITH AN ARBORIST TO ENSURE THAT THE EXISTING TREES WILL NO BE ADVERSELY AFFECTED.



REVISION	DATE	DESCRIPTION	BY
1	9/25/15	REVISED PER TDF COMMENTS	DAS

SHEET C-1 (SHEET 2 OF 4)

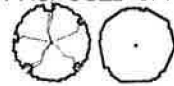
SITE DEMOLITION PLAN
HUGHES PROPERTY
SITE ADDRESS: 11553 KINGSTON PIKE, FARRAGUT, TENNESSEE 37934
DIST. FW KNOX COUNTY
TOWN OF FARRAGUT TENNESSEE
CLT MAP 142 GROUP 'A' PARCEL 21
SCALE: 1"=20' SEPTEMBER 14, 2015
OWNER/DEVELOPER:
FRANCES B. HUGHES REVOCABLE LIVING TRUST
11551 KINGSTON PIKE
FARRAGUT, TN 37934
(865) 966-0800



URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

DWN: BJS CHK: DAS DWG. NO: 1507026

PROPOSED SHADE TREE (BUFFER)



PROPOSED UNDERSTORY TREES (BUFFER)



PROPOSED LARGE SHRUBS (BUFFER)



EXISTING SITE TREES



EXISTING SITE TREES (TO BE REMOVED)



BUFFER ALONG R-5

BUFFER=488.5 LF.

4 CANOPY TREES REQUIRED/100'=20

4 UNDERSTORY TREES REQUIRED/100'=20

4 LARGE SHRUBS REQUIRED/100'=20

TOTAL SITE AREA = 39,046 SF. (0.9 ACRES)

BUILDING AND ROOF AREA = 2,541 SF.

PARKING AND FLATWORK AREA = 6,456 SF.

TOTAL IMPERVIOUS AREA = 8,997 SF. (FOLLOWING IMPROVEMENTS)

SHADE TREES REQUIRED:

ONE (1) SHADE TREE /2,500 SF. = 4 (8,997 / 2500)

TREE CREDITS SATISFY SHADE TREE REQUIREMENTS

(16 SHADE TREE CREDITS)

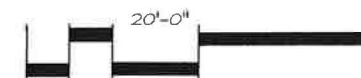
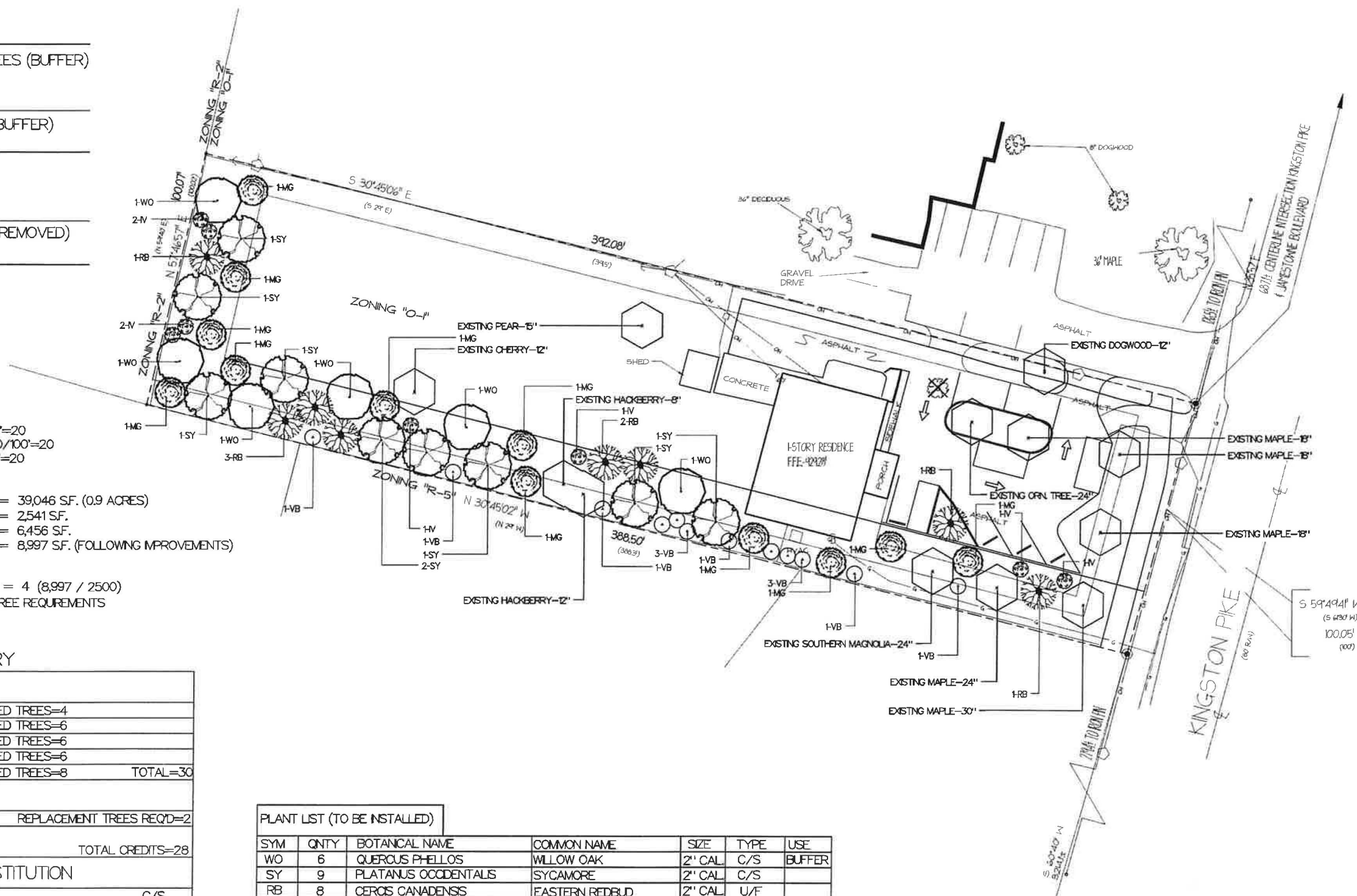
TREE INVENTORY

TREE CREDITS	
12" DOGWOOD	CREDITED TREES=4
18" MAPLE	CREDITED TREES=6
18" MAPLE	CREDITED TREES=6
18" MAPLE	CREDITED TREES=6
24" ORNAMENTAL TREE	CREDITED TREES=8
TOTAL=30	
TREE REPLACEMENT	
12" DOGWOOD	REPLACEMENT TREES REQ'D=2
TOTAL CREDITS=28	
BUFFER PLANTING SUBSTITUTION	
24" SOUTHERN MAGNOLIA	C/S
24" MAPLE	C/S
30" MAPLE	C/S
8" HACKBERRY	C/S
12" HACKBERRY	C/S
TREES TO REMAIN (DO NOT COUNT TOWARD REQUIREMENTS)	
12" CHERRY	
15" PEAR	

PLANT LIST (TO BE INSTALLED)

SYM	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	USE
WO	6	QUERCUS PHELLOS	WILLOW OAK	2" CAL	C/S	BUFFER
SY	9	PLATANUS OCCIDENTALS	SYCAMORE	2" CAL	C/S	
RB	8	CERES CANADENSIS	EASTERN REDBUD	2" CAL	U/F	
MG	12	MAGNOLIA GRANDIFLORA	LITTLE GEM MAGNOLIA	8" HT.	U/E (F)	
VB	12	VBURNUM RHYTIDOPHYLLODES	LEATHERLEAF VBURNUM	36" HT.	E/S (F)	
IV	8	ITEA VIRGINICA	SWEETSPICE	36" HT.	F/S	

KEY: C/S CANOPY/SHADE TREE
U/F UNDERSTORY/FLOWERING TREE
U/E UNDERSTORY/EVERGREEN TREE
(E/S) EVERGREEN LARGE SHRUB
(F/S) FLOWERING SHRUB
(F) FLOWERING COMPONENT



LAND DESIGN GROUP
MASTER PLANNING
PROJECT MANAGEMENT

WWW.LAND-DESIGNGROUP.COM
ADUKERLAND-DESIGNGROUP.COM
185 NORTHSHORE HILLS BLVD
KNOXVILLE, TN 37922
865.539.3059

HUGHES PROPERTY

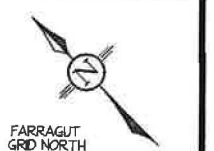
1553 KINGSTON PKE,
FARRAGUT, TENNESSEE 37684

PROJECT
DIST. #4
TOWN OF FARRAGUT
CLT MAP #2
KNOX COUNTY
PARCEL 21
GROUP "A"
TENNESSEE

04-30-2015
REVISION DATE

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COPYRIGHT

SCALE: 1"=20'-0"
DATE: SEPTEMBER 12, 2015
DRAWN BY: W. ALLEN DUKE



MASTER LANDSCAPE PLAN

LA-1

MEETING DATE: October 15, 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 Farragut Chili's Restaurant, Parcel 191.17, Tax Map 130, Zoned C-1 and B-1, 11454 Parkside Drive, 2.212 Acres (Chili's, Inc., Applicant)

INTRODUCTION AND BACKGROUND: A few months ago the property between the Tennessee State Bank and the Parkside Plaza Medical Building was rezoned from O-1-3 to C-1. As part of the rezoning, the board of mayor and aldermen stipulated that the use on the property could not have a drive through and that a wooden privacy fence similar to the adjacent properties would be required along the Buffer Zone (B-1) portion of the property. There was also the stipulation that the owner would be responsible for working with the abutting residents to enhance the buffer landscaping as needed.

DISCUSSION: Included in your packet is a copy of the revised site plan and the staffs' comments on the initial site plan along with the applicant's response to each of the comments. As shown there were a number of comments that related to the Architectural Design Standards (ADS). Similar to the Bank of America that was approved last month, this site is significantly over parked. The applicant is proposing to help soften the excess parking with additional landscaping. Unlike the Bank of America they are not proposing any additional measures, such as changes in pavement materials, to address the appearance of the excess parking. The applicant has included a statement explaining their typical parking demands and why they are proposing the number of parking spaces shown.

Another significant aspect of this development that relates to the ADS is the appearance of the building. The staffs' initial review included some comments in this regard. This will likely be a discussion point at the meeting.

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

FREELAND and KAUFFMAN, INC.

ENGINEERS • LANDSCAPE ARCHITECTS

Comment Response Letter

To: **Town of Farragut**
Mark Shipley
11408 Municipal Center Drive
Farragut, TN 37934
865-966-7057

From: Todd Burnett, PE
Freeland & Kauffman, Inc.

Re: **Chili's Restaurant**
11454 Parkside Drive, Farragut, TN
Town of Farragut Site Re-submittal

Date: October 2, 2015

The following are revisions that have been made to the Chili's Restaurant project (referenced above) to address the comments received from the Town of Farragut staff. The comments and the responses are as follows:

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

- 1) Please provide fire lane markings at crosswalk in vicinity of fire hydrant on North side of building near Parkside Dr. This will help to minimize parking in this area and maximize fire hydrant access without removing any parking areas; **Per discussion at the Developer/Staff review meeting, fire lane striping has been added to the end of the landscape island adjacent to the front of the building. This has been shown on C101 and C104.**
- 2) Unable to locate construction type, square footage and sprinkler type on drawings. Please provide on the drawing or direct staff to the appropriate location; **The building is 4,667 SF, Construction type VB, with a wet pipe sprinkler system. This information has been noted on C101.**
- 3) Please provide fire flow calculations, in accordance with Appendix B of the 2012 IFC. This should be no less than 1500 gpm, in a sprinklered building and should be documented within the drawings; **A note has been added to the Site Plan to reference**

the required fire flow. Once we get the hydrant flow data from First Utility District, we will provide further information.

- 4) Please provide the requested fire hydrant flow data for the closest existing fire hydrant to the proposed tap location, in accordance with item 91 on the checklist; The Hydrant flow data has been requested from First Utility District. Given the quick turnaround to address these comments, we have not yet received it. We will provide once we get it.

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

- 5) Please revise the location map on Sheet C001; Plans revised accordingly.
- 6) Please number all sheets 1 of ..., 2 of ...; Plans revised accordingly.
- 7) Please add zone B-1 (Buffer) to the zoning data table; Plans revised accordingly. Notes have been added to the buffer & zoning data table on C101.
- 8) Please review the Town's adopted Architectural Design Standards (ADS) from both the site design and building design aspects. Some sections of the Standards that affect this project as currently proposed are as follows:
 - a) Standard 1.10 – Locate outdoor open space to provide a focal point. Outdoor seating should be provided to address this standard; The proposed Chili's provides a customer bench and HC waiting area adjacent to the front door. Per discussion during the Developer/Staff review meeting, this was determined to be sufficient to meet this comment.
 - b) Standard 1.13 – If excessive amounts of additional parking are proposed consider incorporating Low Impact Development (LID) principles; Please see the attached statement in regards to the amount of parking required by Chili's for successful restaurant operation. Per discussion at the Developer/Staff review meeting, we are proposing to add an additional landscape island on the west along with additional low level screening shrubs and trees along Parkside Drive to address this concern. These revisions are shown on C101 & L101.
 - c) Standard 1.21 – Minimize the visual impact of surface parking
 - a. Divide a large parking area into small "pods" that maintain the traditional sense of smaller parking areas within a green landscape. Per discussion at the Developer/Staff review meeting, we are proposing to add an

additional landscape island on the west along with additional low level screening shrubs and trees along Parkside Drive to address this concern. Given the layout of the site and the proposed use, the parking has been divided as much as possible into “pods”, while still being able to circulate the site. These revisions are shown on C101 & L101.

- b. Soften the view of parked cars from a public sidewalk or street using a planted buffer of trees, shrubs and ground cover, or a low wall constructed from materials compatible with the surrounding context and street frontage; Per discussion at the Developer/Staff review meeting, we are proposing to add an additional landscape island on the west along with additional low level screening shrubs and trees along Parkside Drive to address this concern. It is also worth noting that the front parking field is several feet higher than the elevation of Parkside Drive, thereby an additional means of screening will be provided via a natural berm. These revisions are shown on C101 & L101.
- d) Standard 1.22 – Avoid locating a new surface parking area directly in front of primary pedestrian entries; Per discussion in the Developer/Staff review meeting, this comment does not apply to this type of development.
- e) Standard 2.1 – Provide variation in building heights;
 - a. Use variation in building and parapet heights to add visual interest and reduce boxy or monolithic building masse; The building currently has a variation in heights with our two entry point towers. We have added additional thickness to them to give them more dimension. Please see revised elevations.
- f) Standards 2.6 & 2.7 - Use iconic design features to foster a unique sense of place & locate iconic design features to maximize their visibility and impact; The two entry towers, with contrasting color and size, fall into this category. Please see revised elevations.
- g) Standard 2.17 – Please provide the percentage of masonry calculations on the elevation drawings. This will verify that at least 60% of the net façade area is brick and/or stone; Calculations have been added to the elevations. All calculations meet this requirement.
- 9) Please include the owner information; Plans revised accordingly. Information is shown on the cover sheet (C001).

- 10) Please revise the Stormwater Contact. Jason Scott is no longer with the Town. The new contact is Lori Saal; Plans revised accordingly.
- 11) Though selective pruning by a certified arborist may be permitted in consultation with the Town staff, the trees in the Buffer Zone (B-1) must be protected. Please show tree protection fencing out to the drip line of these trees. Also, please include a detail of the tree protection fencing (4 feet in height, metal t-posts 6-8 feet on center, wire across top to prevent sagging); Per discussion in the Developer/Staff review meeting, we have added several notes to the plans concerning the coordination between the Town of Farragut, the Contractor, and a certified arborist in regards to the placement of the tree protection fencing, etc. It is also worth noting, that after the meeting we traveled to the site to further investigate the location of the existing trees in the 100-ft buffer. As is shown on the plans, there is an existing barb wire fence at the edge of the 100-ft buffer line. It was determined during the site visit, that there are no trees on the North side (site side) of the barb wire fence. Therefore, the project will be able to be constructed as shown with no impact to the existing trees within the buffer. Additionally, as is shown on our Landscape plan, we are adding additional trees between our curb line and the existing barb wire fence. Coordination note has been added to plans and specified on C021, C102, C301, C302, & L101.
- 12) On the site plan sheet please include the bicycle parking requirements and what has been provided; Plans revised accordingly. Bicycle parking calculations have been added to the parking calculation table on C101.
- 13) Terminal islands must be at least 5 feet in width throughout their depth. There are a couple of islands which do not meet this requirements and that will need to be adjusted; Plans revised accordingly. The parking row on the west side of the building was shifted down to provide 5-ft between the sidewalk and curb at the north end of the row. Additionally, the western most parking row was shifted to provide 5-ft between the sidewalk ramp and the back of curb.
- 14) Please tighten the turning radius at the entrance to and exit from the site. This will help promote a safer pedestrian crossing; The larger radii are provided to facilitate delivery, fire, and trash truck movements without jumping the curbs and damaging landscaping/irrigation, etc. Per discussion in the Developer/Staff review meeting it was decided to add pavement striping at the main entrance to show a tighter radius for passenger vehicles. Plans have been revised accordingly.
- 15) The site is significantly over parked, even for a restaurant. In accordance with Standard 1.21 of the ADS, please address how the visual impact of this excessive surface parking

will be addressed; Please see the attached statement in regards to the amount of parking required by Chili's for successful restaurant operation. Per discussion at the Developer/Staff review meeting, we are proposing to add an additional landscape island on the west along with additional low level screening shrubs and trees along Parkside Drive to address this concern. These revisions are shown on C101 & L101.

- 16) In accordance with Standard 1.35 of the ADS, please incorporate Low Impact Development (LID) principles to address stormwater as close to the source as possible. This can also assist with Standard 1.21 by using additional landscaping and incorporating permeable pavers in the parking lot for the spaces that exceed the number of spaces required; Please see the attached statement in regards to the amount of parking required by Chili's for successful restaurant operation. Per discussion at the Developer/Staff review meeting, we are proposing to add an additional landscape island on the west along with additional low level screening shrubs and trees along Parkside Drive to address this concern. These revisions are shown on C101 & L101.
- 17) Please remove the monument sign from the site plan submittal since it will be reviewed separately. Also, please remove the chili's graphics from the building façade. These are considered signs and would not be permitted in addition to the wall sign; Per discussion in the Developer/Staff Review meeting, all references to the signs have been removed from the plans. Additionally, the landscaping around the monument sign has been removed and will be provided during the sign submittal process.
- 18) The lighting plan is incomplete. The lighting plan must include a scaled lighting layout of the site showing the locations of all exterior lights, the height and type of proposed fixtures, and a photometric plot extending to and including all property lines, adjacent driveways, rights-of-way, easements, etc. Such plan shall be prepared and certified by a licensed electrical engineer. Specification sheets for the fixtures and poles must be included with the lighting layout; Please see revised photometric plan (PH101) that has included all site lighting.
- 19) The wooden fence abutting the B-1 Zone must match, in height, the other privacy fencing along this buffer zone; Noted. Notes have been provided on the plans in regards to matching the existing fence height and material.
- 20) The landscape plan is to be reviewed and approved separately by the Visual Resources Review Board; Noted.
- 21) Please include as part of the site layout sheet, a diagram and the calculations verifying that the required landscaping between the building and parking lot/access ways will be

satisfied (terminal islands cannot count toward fulfilling this requirement); **The requested information is shown in full detail on the "Enlarged Landscape Plan", we have added additional notes and shading referencing this on the Site Plan.**

22) Please note the location on the building where the address will be posted; **Address is located on left corner of entrance awning. Please see revised elevations.**

23) Please include a note on the plans that HVAC units will be screened by the building they are serving so that they will not be visible from adjacent properties or rights of ways; **A note has been added to the Site Plan as well as the revised elevations.**

24) 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; **Noted – the letter of credit will be provided.**

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

25) Overall, a very well developed set of plans. **Thank You!** Staff notes that detention for this site is provided by regional detention basin west of this location;

26) Grading Note 1 (Sheet C102) references Town of Holly Springs (typo); **Plans revised accordingly.**

27) Detail sheet indicates measured curb & gutter width within ROW along Parkside Drive is roughly 24 inches. Please confirm, as this should be 30 inches (which requires TDOT 6-30 curb & gutter). **Plans revised accordingly. The standard TDOT detail has been provided along with language to the contractor to match the existing curb and gutter section in the ROW.** Please note that the typical paving section on arterials (like Parkside) requires minimum 10" stone base, 5" binder and 1.5" surface course, though the best option would be to match existing in order to provide proper drainage of subgrade. Gutter depth is dependent upon asphalt thickness; **Plans revised accordingly. We have added notes in regards to the required pavement section within the public ROW on C101.**

28) Curb returns at Parkside Drive are 50' radius. Can this be tightened considerably to provide safer pedestrian crossing? Please show crosswalk, which should be in front of stop bars; **The larger radii are provided to facilitate delivery, fire, and trash truck movements without jumping the curbs and damaging landscaping/irrigation, etc. Per discussion in the Developer/Staff review meeting it was decided to add pavement**

striping at the main entrance to show a tighter radius for passenger vehicles. Plans have been revised accordingly.

29) Please submit Drainage Fee of \$908; Please see the enclosed check.

30) Please submit irrevocable letter of credit for erosion control for \$9,000; and Noted – the letter of credit will be provided.

31) Please submit copy of NOC. Noted – the NOC will be provided.

Should you have any questions, or should you require additional information, please contact me directly at 864.282.3039 or tburnett@fk-inc.com. Thank you for your assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Todd Burnett', with a stylized flourish at the end.

Todd Burnett, PE

FREELAND and KAUFFMAN, INC.

ENGINEERS • LANDSCAPE ARCHITECTS

Chili's Restaurant, 11454 Parkside Drive, Farragut, TN
Parking quantity explanation

Off Street Parking requirements included in the Town of Farragut's Zoning Rules and Regulations:

Restaurants, tea rooms, cafes, coffee houses, or other similar establishments serving food or beverage: One (1) per one hundred (100) square feet of gross floor space plus one (1) per two hundred (200) square feet of discernable outdoor dining area.

Using this tabulation, the regulations require 47 parking spaces. This number is based on our 4,667 square feet of gross floor space.

Based on Brinker International's extensive experience with restaurant operations, over 900 restaurant operations in North America to date, we have determined this operation will require 90+ parking spaces. Our plan includes 90 spaces and our agreement with our Landlord, Farragut Land Partners, LLC, includes non-exclusive easements for cross parking and access over the Shopping Center. Our typical operation preference is to provide 100 to 110 spaces on our site to facilitate adequate parking for the 164 seats provided. We feel the parking shown on our site and the cross parking agreement will accommodate our parking need.

Operating these 900+ restaurants, Chili's understands the issues involved with not having an appropriate number of parking spaces to support the business. Our preference is to contain the majority of the required parking on our site so we are not impacting the neighboring businesses and office properties. Accommodating these parking spaces within our site will also help to eliminate the traffic congestion involved with peak periods.

Based on our observations, other freestanding restaurant establishments, Longhorn, Zaxby's, Panda, Cracker Barrel, have also included parking counts that are in excess of the square footage requirement of the Zoning Rules and Regulations. It is our hope to also be allowed to provide a parking quantity that will accommodate our operation and provide a safe environment allowing our customers to park on our property in close proximity to our entrances.

DEVELOPMENT SITE PLANS

FOR

BRINKER TENNESSEE, INC.

chili's

PROTOTYPE ST 4500
RESTAURANT #1578
11454 PARKSIDE DRIVE
FARRAGUT
KNOX COUNTY, TN 37934

PROPERTY OWNER

FARRAGUT LAND PARTNERS, LLC
255 NORTH PETERS ROAD
KNOXVILLE, TN 37923
ATTN: DANNY KIRBY
865-206-4622

GENERAL NOTES

1. CALL BEFORE YOU DIG: TENNESSEE UTILITY LOCATION SERVICE BILL.
2. ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND.
3. ALL WORK SHALL CONFORM TO THE TOWN OF FARRAGUT SITE PLAN STANDARDS.
4. ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA, STATE ACCESSIBILITY CODE, OR TOWN OF FARRAGUT SITE PLAN STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
5. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING.
6. THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL HE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATION. THE CONTRACTOR MUST ALSO BRING IN ANY TOPSOIL NECESSARY TO PERFORM LANDSCAPING IF NONE IS AVAILABLE.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. BRINKER AND ENGINEER ACCEPT NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS.
8. THE CONTRACTOR SHALL VERIFY THE SIZE, INVERT, ETC. OF ALL EXISTING STORM DRAINS AND OTHER FEATURES PRIOR TO START OF WORK. NO PIPE SHALL BE INSTALLED UNTIL INFORMATION CONCERNING EXISTING SITE FEATURES HAS BEEN FIELD VERIFIED. THE CONTRACTOR SHALL NOTIFY THE BRINKER CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO START OF WORK.
9. THE CONTRACTOR SHALL HIRE A SURVEYOR FOR ANY GOVERNMENTAL AGENCY REQUIRED AS-BUILT SURVEYS, AND ETC.
10. THE CONTRACTOR SHALL REFER TO AND ABIDE BY ALL PERMIT DOCUMENTS AND GOVERNMENTAL AGENCY INSPECTIONS / REPRESENTATIVES DIRECTIONS FOR ANY ADDITIONAL REQUIREMENTS OF SAID AGENCIES.
11. THE CONTRACTOR SHALL PROVIDE ALL INFORMATION, AS-BUILTS, TESTING RESULTS, ETC. TO THE ENGINEER IN TIME TO OBTAIN CERTIFICATIONS AS NEEDED FROM ALL STATE AND LOCAL OFFICIALS AT A MINIMUM OF 3 WEEKS PRIOR TO NEEDING CERTIFICATE OF OCCUPANCY.
12. CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ANY REPAIRS.

UTILITY CONTACTS

ELECTRICAL
LENOIR CITY UTILITY BOARD
200 DEPOT STREET
LENOIR CITY, TN 37771
ATTN: JAY HINES
TEL: 865.988.0730
EMAIL: JHINES@LCUB.COM

SANITARY SEWER
IST UTILITY DISTRICT OF KNOX COUNTY
122 DURWOOD ROAD
KNOXVILLE, TN 37922
ATTN: TROY WEDEKIND
TEL: 865.777.2504
EMAIL: TWEDEKIND@FUDKNOX.ORG

TELEPHONE
WINDSTREAM
1720 GALLERIA BOULEVARD
CHARLOTTE, NC 28270
ATTN: BUCK HAMILTON
TEL: 877-610-2905 EXT. 41157
EMAIL: SELDONHAMILTON@WINDSTREAM.COM

NATURAL GAS
KNOXVILLE UTILITY BOARD
4505 MIDDLEBROOK PIKE
KNOXVILLE, TN 37921
ATTN: TIM BRANSON
TEL: 865.558.2552
EMAIL: TIMBRANSON@KUB.ORG

WATER
VILLAGE OF PALM SPRINGS
122 DURWOOD ROAD
KNOXVILLE, TN 37922
ATTN: TROY WEDEKIND
TEL: 865.777.2504
EMAIL: TWEDEKIND@FUDKNOX.ORG

GOVERNMENT AGENCY CONTACTS

PLANNING AND ZONING OFFICIAL
CONTACT: MARK SHIPLEY
TOWN OF FARRAGUT PLANNING DEV.
11408 MUNICIPAL CENTER DRIVE
FARRAGUT, TN 37934
TEL: 865-966-7057
EMAIL: MARK.SHIPLEY@TOWNOFFARRAGUT.ORG

BUILDING OFFICIAL
CONTACT: ELLIOTT SEIERS
TOWN OF FARRAGUT CODE ENF.
11408 MUNICIPAL CENTER DRIVE
FARRAGUT, TN 37934
TEL: 865-675-2384
EMAIL: ELLIOTT.SEIERS@TOWNOFFARRAGUT.ORG

FIRE DEPARTMENT
CONTACT: DAN JOHNSON
TOWN OF FARRAGUT CODE ENF.
11408 MUNICIPAL CENTER DRIVE
FARRAGUT, TN 37934
TEL: 865-675-2384
EMAIL: DAN.JOHNSON@TOWNOFFARRAGUT.ORG

HEALTH DEPARTMENT
CONTACT: KEVIN CLARK
KNOX COUNTY HEALTH DEPT.
140 DAMERON AVENUE
KNOXVILLE, TN 37917
TEL: 865-215-5200
EMAIL: KEVIN.CLARK@KNOXCOUNTY.ORG

STORM WATER
CONTACT: LORI SAAL
TOWN OF FARRAGUT
11408 MUNICIPAL CENTER DRIVE
FARRAGUT, TN 37934
TEL: 865-966-7057
EMAIL: LORI.SAAL@TOWNOFFARRAGUT.ORG

LEGEND

PROPOSED	DESCRIPTION
	NUMBER OF SPACES PER ROW
	HANDICAP SYMBOL
	SIGN
	SITE LIGHTING FIXTURES
	STRIPING
	HEAVY DUTY PAVEMENT
	STANDARD CONCRETE
	HEAVY DUTY CONCRETE
	6" F FIRE WATER LINE
	2" W WATER LINE
	UNDERGROUND ELECTRIC LINE
	6" SS SANITARY SEWER LINE
	GAS UNDERGROUND GAS LINE
	UT UNDERGROUND TELEPHONE LINE
	TS TAMPER SWITCH
	IP INLET PROTECTION
	DPF TREE PROTECTION FENCE
	SF SILT FENCE
	SD STORM DRAIN
	12.5 SPOT ELEVATION
	RD ROOF DRAINAGE



FREELAND and KAUFFMAN, INC.
Engineers
209 West Stone Avenue
Greenville, South Carolina 29609
864-672-3415
fax 864-233-8995

DRAWN BY: MAM
CHECKED BY: TMB
DATE: 09-30-2015



RECEIVED

OCT 05 2015

TOWN OF FARRAGUT

DRAWING LIST

REVISION/DATE	NUMBER	TITLE
	COO1	COVER SHEET
	COO2	NOTES
	CO1	SURVEY
	CO2	DEMOLITION PLAN
	CIO1	SITE PLAN
	CIO2	GRADING PLAN
	CIO3	UTILITY PLAN
	CIO4	PAVING AND SIGNAGE PLAN
	CIO5	DRAINAGE PLAN
	CIO6	STORM PROFILES
	C301	EROSION CONTROL PLAN (PH 1)
	C302	EROSION CONTROL PLAN (PH 2)
	C303	EROSION CONTROL DETAILS
	C304	EROSION CONTROL DETAILS
	C401	ENLARGED GRADING PLAN
	C501	PAVING/SIGNAGE DETAILS
	C502	PAVING/SIGNAGE DETAILS
	C503	PAVING/SIGNAGE DETAILS
	C504	PAVING/SIGNAGE DETAILS
	C601	UTILITY DETAILS
	C602	UTILITY DETAILS
	C603	UTILITY DETAILS
	L101	LANDSCAPING PLAN
	L102	ENLARGED LANDSCAPING PLAN
	L103	LANDSCAPING DETAILS
	L201	IRRIGATION PLAN
	L202	IRRIGATION SPEC & DETAILS
	PHO1	PHOTOMETRIC PLAN

TENANT/DEVELOPER

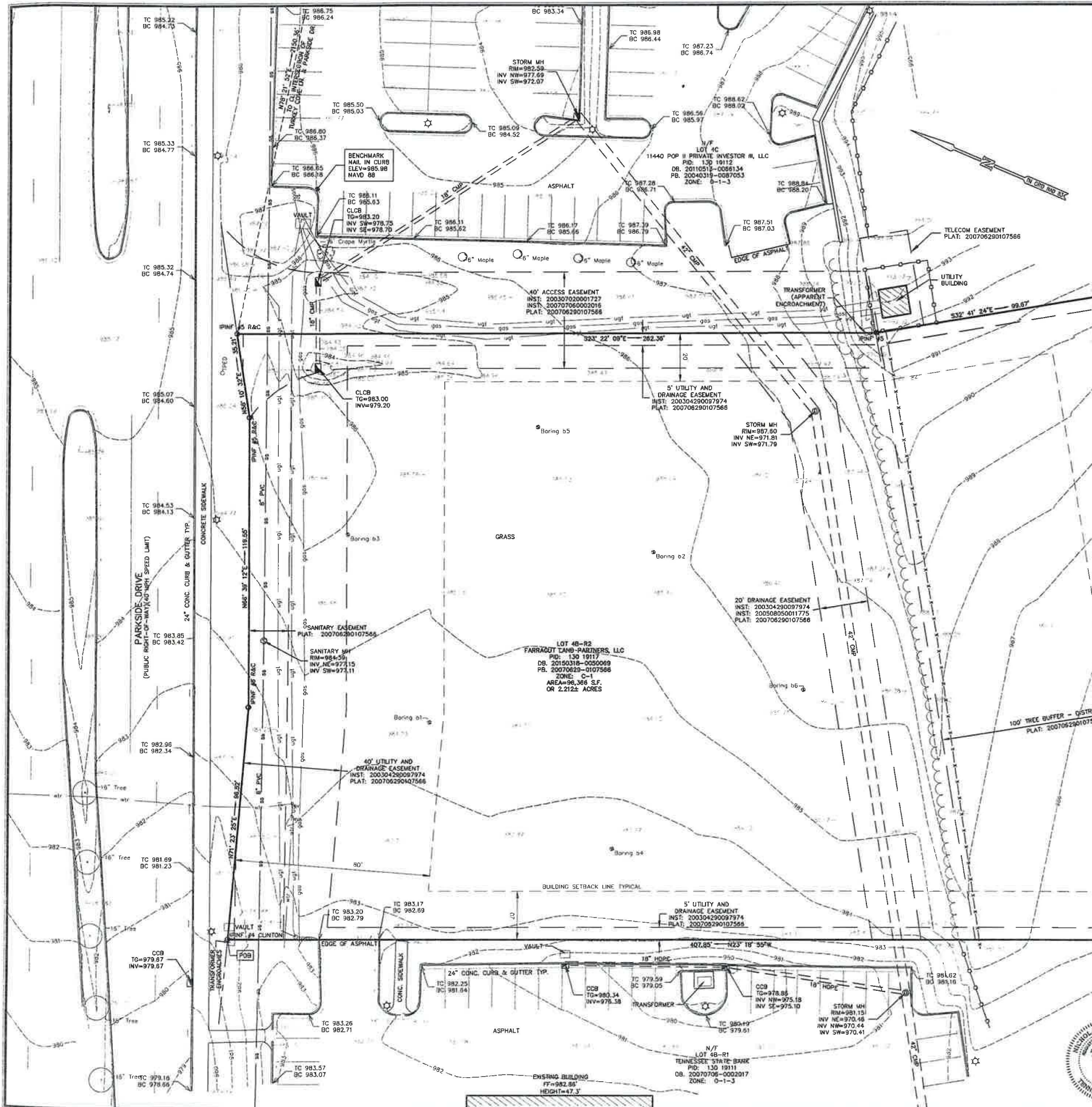
BRINKER TENNESSEE, INC.
6820 LBJ FREEWAY
DALLAS, TEXAS 75240
ATTN: MIKE GABRIEL
972.770.8758

CONTACTS

FREELAND AND KAUFFMAN, INC.
209 WEST STONE AVE
GREENVILLE, SC 29609
SURVEY MATTERS, LLC
103 EAST BUTLER ROAD, SUITE J
MAULDIN, SOUTH CAROLINA 29662
FREELAND AND KAUFFMAN, INC.
209 WEST STONE AVE
GREENVILLE, SC 29609
TERRACON CONSULTANTS, INC.
51 LOST MOUND DRIVE, SUITE 135
CHATTANOOGA, TN 37406

CIVIL ENGINEER
CONTACT: TODD BURNETT
864.282.3039
SURVEYOR
CONTACT: NICK MANSFIELD
864.451.0176
LANDSCAPE
CONTACT: DAVE CROW
864.672.3419
GEOTECHNICAL ENGINEER
CONTACT: JAMES KAPSHO
423.499.6111

SHEET COO1



UTILITY INFORMATION
WATER AND SEWER: FIRST UTILITY DISTRICT (865) 966-9741
ELECTRIC: LENDOR CITY UTILITIES BOARD (865) 966-6591
GAS: KNOXVILLE UTILITIES BOARD (865) 524-2911
TELEPHONE: TDS TELECOM (865) 971-2100
CABLE: CHARTER COMMUNICATIONS (888) 438-2427

ZONING DATA
ZONED: C-1 (GENERAL COMMERCIAL)
SETBACK LINES: FRONT: 80' SIDE: 20' REAR: 30'
MAXIMUM BUILDING HEIGHT: 35' TOWN OF FARRAGUT, TN PLANNING CONTACT: ASHLEY MILLER (865) 966-7057
FLOOD INFORMATION
FLOOD ZONE "X" PER FEMA MAP NO. 47093C0243G EFFECTIVE DATE: AUGUST 5, 2013
PARKING
REGULAR = NONE HANDICAP = NONE



LEGAL DESCRIPTION:
SITUATED AND LYING IN THE 6TH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE, WITHIN THE CORPORATE LIMITS OF THE TOWN OF FARRAGUT, TENNESSEE, BEING LOT 4B-R2, OF THE RESUBDIVISION OF LOT 4B, PARKSIDE DRIVE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 200708290107566, IN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY MADE BY GRADY C. PHILLIPS, TN RLS NO. 2486, DATED JANUARY 21, 2008, AS FOLLOWS:
BEGINNING AT A 1/2 INCH REBAR SET IN THE SOUTH RIGHT-OF-WAY OF PARKSIDE DRIVE, SAID POINT BEING THE NORTHEAST CORNER OF LOT 4B-R1 OF "RESUBDIVISION OF LOT 4B, PARKSIDE DRIVE" (INSTRUMENT NO. 200708290107566) AND THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED HEREIN; THENCE, RUNNING WITH SAID RIGHT-OF-WAY NORTH 71 DEGREES 23 MINUTES 25 SECONDS EAST 86.52 FEET TO A 1/2 INCH REBAR FOUND; THENCE NORTH 66 DEGREES 39 MINUTES 12 SECONDS EAST 119.55 FEET TO A 1/2 INCH REBAR FOUND; THENCE NORTH 58 DEGREES 10 MINUTES 32 SECONDS EAST 35.21 FEET TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 32 DEGREES 41 MINUTES 24 SECONDS EAST 98.87 FEET TO A 1/2 INCH REBAR FOUND IN THE NORTH LINE OF LOT 11 OF "UNIT-1 BLOCK 8 SWEET BRIAR SUBDIVISION" PLAT BOOK 65-S, PAGE 28, SAID POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED HEREIN; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING WITH LOT 4C SOUTH 23 DEGREES 22 MINUTES 09 SECONDS EAST 262.36 FEET TO A V2 REBAR FOUND; THENCE SOUTH 32 DEGREES 41 MINUTES 24 SECONDS EAST 98.87 FEET TO A 1/2 INCH REBAR FOUND IN THE NORTH LINE OF LOT 11 OF "UNIT-1 BLOCK 8 SWEET BRIAR SUBDIVISION" PLAT BOOK 65-S, PAGE 28, SAID POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED HEREIN; THENCE RUNNING WITH LOT 11 AND A FENCE SOUTH 56 DEGREES 48 MINUTES 45 SECONDS WEST 73.85 FEET TO A V2 INCH REBAR FOUND, SAID POINT BEING THE WESTERMOST CORNER OF LOT 11 AND THE NORTHEAST CORNER OF LOT 10; THENCE, RUNNING WITH LOT 10 SOUTH 57 DEGREES 35 MINUTES 27 SECONDS WEST 119.82 FEET TO A V2 INCH REBAR FOUND, SAID POINT BEING THE WESTERMOST CORNER OF LOT 10 AND THE NORTHEAST CORNER OF LOT 9; THENCE, RUNNING WITH LOT 9 SOUTH 57 DEGREES 04 MINUTES 27 SECONDS WEST 77.06 FEET TO A 1/2 INCH REBAR SET, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 4B-R1 "RESUBDIVISION OF LOT 4B, PARKSIDE DRIVE" (INSTRUMENT NO. 200708290107566) AND THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED HEREIN; THENCE LEAVING LOT 9 AND RUNNING WITH LOT 4B-R1 NORTH 23 DEGREES 18 MINUTES 55 SECONDS WEST 407.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.212 ACRES BY SURVEY.
BEING THE SAME AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 151370 /AB WITH AN EFFECTIVE DATE OF JULY 10, 2015 AT 08:00 AM.

- NOTES:
1. NORTH ARROW AND BEARINGS ARE BASED UPON TN GRID NAD 83.
 2. ELEVATIONS ARE BASED UPON NAVD 88.
 3. REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
A. PLAT BOOK RECORDED IN BOOK 20070629, PAGE 0107566 OF THE KNOX COUNTY REGISTER OF DEEDS OFFICE.
 4. FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 151370 /AB WITH AN EFFECTIVE DATE OF JULY 10, 2015 AT 08:00 AM WAS USED IN THE PREPARATION OF THIS PLAT.
 5. THIS SURVEY MEETS THE REQUIREMENT FOR A CLASS "A" SURVEY (1:10,000) AS DEFINED FOR THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TENNESSEE.
 6. THE AREA WAS DETERMINED BY OMD METHOD.
 7. ALL HORIZONTAL DISTANCES ARE GROUND DISTANCES.
 8. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ONE CALL TICKET #151835409. FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 9. THE PROPERTY APPEARS TO BE IN FEMA ZONE "X" PER MAP #47093C0243G; EFFECTIVE AUGUST 5, 2013.
 10. ZONING PROVIDED BY THE TOWN OF FARRAGUT TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
 11. TOTAL AREA = 96,368 S.F. = 2.212± ACRES

LEGEND	
—	PROPERTY LINE
- - -	ADJOINER PROPERTY LINE
- - -	EASEMENT LINE
- - -	STORM DRAINAGE PIPE
- - -	SANITARY SEWER LINE
- - -	WATER LINE
- - -	GAS LINE
- - -	UNDERGROUND TELEPHONE
- - -	TREELINE
- - -	WIRE FENCE
- - -	WOOD FENCE
⊙	SANITARY SEWER MANHOLE
⊙	DRAINAGE MANHOLE
⊙	CATCH BASIN W/GRATE
⊙	WATER VALVE
⊙	GAS VALVE
⊙	LIGHT POLE
⊙	TELEPHONE PEDESTAL
⊙	IRON PIN-REBAR FOUND

Exceptions to Schedule B Section II, First American Title Insurance Company
File No. 151370 /AB, Effective Date: July 10, 2015 at 08:00 AM
1-8. (NOT A SURVEY MATTER)
9. Declaration of Covenants, Conditions and Restrictions for Turkey Creek recorded as Instrument No. 199910130029120, as amended by Instrument No. 200109200022543, as amended by Instrument No. 200112070046274, as amended by Instrument No. 200212160052034, as amended by Instrument No. 200304290097874, as amended by Instrument No. 200408030010456, as amended by Instrument No. 200506220103317, as amended by Instrument No. 200506220103318, as amended by Instrument No. 200508050011775, as amended by Instrument No. 20070600002058, as amended by Instrument No. 200711140039659, as amended by Instrument No. 20080406003757, as amended by Instrument No. 201304000005146, as amended by Instrument No. 201309100017484, all in the Knox County Register's Office. See Assignment of Developers Rights recorded as Instrument No. 201401100041838, in the Knox County Register's Office. (AFFECTS SUBJECT PARCEL, PLOTTABLE ITEMS SHOWN HEREON)
10. Matters depicted or disclosed by map recorded as Instrument No. 200708290107566, in the Knox County Register's Office. (AFFECTS SUBJECT PARCEL AS SHOWN HEREON)
11. Declaration of Easement and Maintenance Agreement recorded as Instrument No. 200307020001727, in the Knox County Register's Office. (AFFECTS SUBJECT PARCEL AS SHOWN HEREON)
12. Declaration of Reciprocal Access Easement and Agreement recorded as Instrument No. 200707090002016, in the Knox County Register's Office. (AFFECTS SUBJECT PARCEL AS SHOWN HEREON)
13. Agreement and Declaration of Covenants dated August 25, 1988, and recorded in Deed Book 1955, page 1098, as amended in Deed Book 2275, page 1022, both in the Knox County Register's Office. (DOES NOT AFFECT SUBJECT PARCEL)

TO: BRINKER INTERNATIONAL, INC. A DELAWARE CORPORATION
FIRST AMERICAN TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND AND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6B, 7A, 7C, 8, 9, 11A, 11B, 13, 14, 15, 16, 17, 18, 19, 20A, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 8, 2015.
NICHOLAS L. MANSFIELD DATE: JULY 15, 2015 REGISTRATION #2991
THE WORDS "CERTIFY", "CERTIFICATE" OR "CERTIFICATION" AS USED HEREON ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

SURVEY MATTERS, LLC
LAND SURVEYING SERVICES
103 East Butler Road, Suite J
Mauldin, South Carolina 29662
(864) 451-0176
nick@survey-matters.com

REVISIONS
7/23/2015 TITLE REPORT

RECEIVED
OCT 05 2015
TOWN OF FARRAGUT

ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR:
BRINKER INTERNATIONAL, INC.
PROPERTY OF:
FARRAGUT LAND PARTNERS, LLC
11454 PARKSIDE DRIVE
TOWN OF FARRAGUT, KNOX COUNTY, TENNESSEE

DRAWN	CHECKED
NLM	NLM
SCALE: 1" = 20'	
DATE OF SURVEY: JULY 8, 2015	
DATE OF PLAT: JULY 15, 2015	
PROJECT NO. 15-067	
1 of 1	
SHEET NO.	

PARKING CALCULATIONS:

ACREAGE SUMMARY:
PROPERTY LIMITS: 1.21 AC.
GROSS FLOOR AREA: 14,667 SF
PARKING CALCULATIONS:
REQUIRED:
• 1 SPOT PER 100 SF OF GROSS FLOOR SPACE = 47 SPACES
PROVIDED:
• 90 SPACES

BICYCLE PARKING:
REQUIRED:
• 1 BICYCLE SPOT PER 5,000 SF OF GROSS FLOOR AREA = 1 SPOT
PROVIDED:
• 2 BICYCLE PARKING SPOTS

LOT COVERAGE

TOTAL SITE ACREAGE: 1.21 AC.
96,365 SF
TOTAL LOT COVERAGE (PERVIOUS): 17 AC.
502 SF
TOTAL IMPERVIOUS SURFACE: 10,322 AC.
45,244 SF
MAX LOT COVERAGE ALLOWED: 70%
PROVIDED LOT COVERAGE: 47%
TOTAL LOT COVERAGE IS MEASURED WITHIN PROPERTY LINE INCLUDING 100-FOOT LANDSCAPE BUFFER AREA.

NOTES:

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED, ARE FACE OF CURB, FACE OF BUILDING, OR CENTER OF PARKING BAY.
2. UNLESS NOTED OTHERWISE, PAVEMENT SHALL BE STANDARD DUTY ASPHALT. SEE SHEET C-104 FOR PAVING REQUIREMENTS.
3. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE ENTRANCES, PORCHES, SERVICE YARD, FENCE, BUILDING DIMENSIONS, AND MEP PLUMB FOR EXACT UTILITY ENTRANCE POINTS.

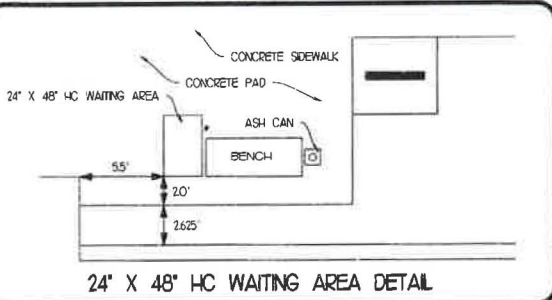
REFER TO PAVING & SIGNAGE PLAN FOR PAVEMENT TYPES.

ZONING AND SETBACKS:

ZONING:
C1 - GENERAL COMMERCIAL
B1 - BUFFER DISTRICT
BUILDING SETBACK LINE:
FRONT: 80'
SIDE: 20'
REAR: 30'
MAXIMUM BUILDING HEIGHT - 35'

THIS PLAN REFLECTS AND IS CONSISTENT WITH THE REMAINING PLAN SHEETS ASSOCIATED WITH THIS PROJECT.

BUILDING IS CONSTRUCTION TYPE VB AND USES A WET PIPE SPRINKLER SYSTEM.



LEGEND

SYMBOL	DESCRIPTION
	WHEEL STOP
	HANDICAPPED SYMBOL
	NUMBER OF PARKING SPACES
	SIGN
	CONCRETE PAVING/SIDEWALK
	HEAVY DUTY CONCRETE
	STRIPING
	PAINTED STOP LINE
	EXISTING SITE LIGHT
	PROPOSED SITE LIGHT

KEYNOTES:

1. LIMITS OF CONSTRUCTION
2. PROPOSED ACCESSIBLE PARKING - SEE DETAIL 4/C502
3. PROPOSED TOGO PARKING - SEE DETAIL 7/C502
4. PROPOSED TRANSFORMER - SEE UTILITY PLAN
5. PROPOSED SERVICE YARD - SEE ARCH. DWGS. A51 & DETAILS
6. PROPOSED TOGO EXIT - SEE ARCH. DWGS.
7. PROPOSED DELIVERY EXIT - SEE ARCH. DWGS.
8. PROPOSED MAIN ENTRY - SEE ARCH. DWGS.
9. PROPOSED TIE TO EXISTING CURB
10. PROPOSED 6' HC ACCESS/CROSSWALK - SEE DETAIL 10/C502
11. PROPOSED OFFSITE CURB - SEE DETAIL 1/C504
12. PROPOSED HC SIGN - SEE DETAIL 1/C502
13. PROPOSED TOGO SIGN - SEE DETAIL 2/C502
14. PROPOSED ONSITE CURB - SEE DETAIL 3/C501
15. PROPOSED BENCHES & ASH TRAY (FURNISHED BY OWNER) - SEE DETAIL 3/C503 & 4/C503
16. 6'X6' CONCRETE PAD WITH BIKE RACK - SEE DETAIL 1/C503
17. EXISTING CURB TO REMAIN
18. EXISTING TREELINE TO BE TRIMMED BACK TO PREVENT OVERHANG INTO PARKING LOT. MAINTAIN EXISTING TREES WHERE POSSIBLE. RE-LANDSCAPE PLANNED.
19. SLOPE CURB FROM 6" TO 12" OVER 40'
20. PROPOSED NEW STOP SIGN - SEE DETAIL 6/C502 FOR NEW
21. PROPOSED 5-FOOT INTEGRAL SIDEWALK - SEE DETAIL 2/C501
22. RELOCATED LIGHT FIXTURE - REFER TO DEMO PLAN FOR EXISTING LOCATION
23. EXISTING FENCE TO REMAIN
24. PROPOSED 5-FOOT SIDEWALK FLUSH WITH ASPHALT PAVEMENT - SEE DETAIL 7/C501
25. 6' PIPE BOLLARD - SEE DETAIL 4/C501
26. TRANSITION FROM ONSITE TO OFFSITE CURB THROUGH RADIUS
27. 8' WOODEN PRIVACY FENCE (MATCH ADJACENT MATERIAL AND APPEARANCE) - SEE DETAIL 2/C503
28. 6-FOOT PUBLIC SIDEWALK - SEE DETAIL 2/C504
29. ACCESSIBLE HANDICAP RAMP - SEE DETAIL 4/C504
30. SLOPE SIDEWALK AT 5% MAXIMUM TO FLUSH W/ PAVEMENT
31. CONNECT NEW SIDEWALK TO EXISTING SIDEWALK - SEE DETAIL 6/C501
32. STOPPED BARRIER FREE ISLAND
33. STOPLINE SWSL/24' - SEE DETAIL 9/C502
34. SLOPE PAVEMENT TO DEVELOP 6' INTEGRAL SIDEWALK
35. PROPOSED HANDICAPPED WAITING AREA & TRASH CAN - SEE DETAIL 4/C503 FOR TRASH SPEC.
36. PROPOSED LIGHT FIXTURES - REFER TO PHOTOGRAPHIC PLAN
37. FIRE LANE STRIPING - SEE DETAIL 5/C503
38. AREA STRIPED AT SWSL/4', 45', 2'-0" O.C.
39. SOLID WHITE PAINTED RIGHT TURN ARROW FOR TURN LANE - SEE DETAIL 10/C502

TOWN OF FARRAGUT FIRE FLOW NOTE:
FIRE FLOW CALCULATIONS SHALL BE PROVIDED IN ACCORDANCE WITH APPENDIX B OF THE 2012 IFC AND SHOULD BE NO LESS THAN 1750 GPM IN A SPRINKLERED BUILDING.

TOWN OF FARRAGUT LAND NOTE:
HVAC UNITS WILL BE SCREENED BY THE BUILDING THEY ARE SERVING SO THAT THEY WILL NOT BE VISIBLE FROM ADJACENT PROPERTIES OR RIGHTS OF WAYS.

OFFSITE PAVEMENT SHALL BE AT A MINIMUM:
• 10" STONE BASE
• 5" UNDER
• 15" SURFACE COURSE

CONTRACTOR SHALL MATCH EXISTING PAVEMENT SECTION IN PARKSIDE DRIVE SHOULD IT VARY FROM THE ABOVE. ALL PAVEMENT SHALL BE PER TDOT SPECIFICATIONS.

ROAD PAINT STRIPING LEGEND

DYSL/4' - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
SMDL/4' - SINGLE WHITE DASHED LINE / 4" WIDE
SWSL/4' - SINGLE WHITE SOLID LINE / 4" WIDE
SWSL/24' - SINGLE WHITE SOLID LINE / 24" WIDE

LANDSCAPING BETWEEN BUILDING & PARKING LOT CALCULATION:
MIN. AREA SHALL EQUAL 25 FEET X BUILDING LENGTH FACING PARKING LOT OR VEHICULAR ACCESS WAY. AT LEAST 25% OF REQUIRED LANDSCAPE AREA SHALL CONTAIN LIVE PLANT MATERIALS OTHER THAN GRASS.
68' X 66' X 56' X 52' X 25' X 25' X 530 SF REQUIRED
2410 SF LANDSCAPE AREA CONTAINING 1 UNDERSTORY TREE, 71 SHRUBS, 52 GROUND COVER PLANTS, AND 500 PROVIDED.

• SEE ENLARGED LANDSCAPE PLAN



REVISIONS	BY

FREELAND and KAUFFMAN, INC.
Engineers • Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
fax 864-233-8915



CHILI'S RESTAURANT KNOXVILLE
RESTAURANT #578
1454 PARKSIDE DRIVE
FARRAGUT, TN
PARCEL ID #130 1917, LOT #4B-R2
BRINKER TENNESSEE, INC.
6820 LBJ FREEWAY
DALLAS, TEXAS 75240
972-770-8768
fax 972-626-6642

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TOWN OF FARRAGUT



SITE PLAN

SCALE 1" = 30'

DRAWN
CHECKED
TMB
DATE
09/30/2015
SCALE
1" = 30'
DRAWING
C101

CAUTION NOTICE TO CONTRACTOR:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. EXISTING UTILITIES BEING EXTENDED INTO THE SITE SHALL MEET ALL THE REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL UTILITY COMPANY SPECIFICATIONS AND REQUIREMENTS.

Farragut Storm System STRUCTURE TABLE				
SIR #	TYPE	R/W/THROAT	INV. IN	INV. OUT
1	DOG-LEG MANHOLE	989.56	978.58 (2) 980.00 (CO) 970.71 (EX. 2)	970.71 (EX. 2)
2	COMBINATION INLET	984.00	977.50 (2)	977.40 (2)
3	COMBINATION INLET	983.50		978.48 (2)
4	COMBINATION INLET	983.90		978.90 (2)
5	COMBINATION INLET	983.80		978.80 (EX. 2)
6	COMBINATION INLET	984.00		
7	COMBINATION INLET	984.50		
CO. 1	CLEANOUT	986.00		986.00
EX. 2	MANHOLE	987.00	977.59 (2)	978.79 (2)

PAVEMENT TIE-IN NOTE:

CONTRACTOR TO MATCH ALL EXISTING GRADES WITH ALL PAVEMENT TIE-INS & INSURE SMOOTH TRANSITIONS & POSITIVE DRAINAGE. CONTRACTOR SHALL MILL EXISTING ASPHALT AT TIE-IN LOCATIONS TO ENSURE SMOOTH TRANSITION.

NOTE: THE HANDICAPPED PARKING SPACES AND ACCESS AISLES MAY HAVE 1/2 PER FOOT MAXIMUM SLOPE IN ALL DIRECTIONS FOR DRAINAGE.

REFER TO C401 FOR ENLARGED GRADING PLAN.

LEGEND

<u>PROPOSED</u>	<u>DESCRIPTION</u>	
	CONCRETE PARKING BLOCK	
	HANDICAP SYMBOL	
	SIGN	
	STRIPING	
	SITE LIGHTING	
<u>EXISTING</u>	<u>PROPOSED</u>	<u>DESCRIPTION</u>
		STORM DRAIN
		SPOT ELEVATION
		CONTOUR LINE
		ROOF DRAINAGE



GRADING NOTES:

- CATCH BASINS, MAN-OLDS, FRAMES, GRATES, SHALL MEET THE REQUIREMENTS OF THE TOWN OF FARRAGUT STANDARD DETAILS FOR CONSTRUCTION.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT NUMBER, SIZE, AND LOCATION OF THE ROOF DRAINS.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD LOCATIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND ELEVATIONS OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL CROSSING WELL IN ADVANCE OF TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED ON THE PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE DESIGN ENGINEER AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF ALL WORK INDICATED ON THESE DRAWINGS. THE OWNER AND THE DESIGN ENGINEER ACCEPT NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS.
- PRECAST DRAINAGE STRUCTURES HAVE BEEN SPECIFIED ON THE PLANS. THE OWNER AND THE ENGINEER, HOWEVER, ASSUME NO RESPONSIBILITY FOR THESE STRUCTURES, AS FIELD CONDITIONS OFTEN DICTATE MINOR ELEVATION ADJUSTMENTS. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY AND EXPENSE FOR MODIFYING THE PRECAST STRUCTURES TO ACCOMMODATE FIELD REVISIONS.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY Dewatering NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE: CONSTRUCTION STAKEOUT ASSOCIATED WITH INSTALLATION OF ALL STORMDRAIN FACILITIES, GRADING, ETC.
- ALL SLOPES 3:1 AND STEEPER ARE TO RECEIVE AN EROSION CONTROL BLANKET. UPON COMPLETION OF SLOPES, CONTRACTOR SHALL IMMEDIATELY INSTALL TOPSOIL, BLANKET, AND PERMANENT SEEDING, PRIOR TO FILL PLACEMENT ON EXISTING SLOPES. EXISTING GRADE TO BE BENCHMARKED TO OBTAIN HORIZONTAL COMPACTION PLANE.
- CONTRACTOR TO REMOVE ALL ORGANIC LADEN TOPSOIL AND UNSUITABLE MATERIALS, INCLUDING REMNANTS OF PAST CONSTRUCTION, DEBRIS, SURFACE VEGETATION, ROOTS AND ANY UNSUITABLE SURFACE SOLS. TAP ROOTS AND STUMPS ARE TO BE COMPLETELY REMOVED AS WELL.
- IF REQUIRED COMPACTION OF UTILITY TRENCH BACKFILL CANNOT BE ACHIEVED, FLOWABLE FILL OR WASHED CRUSHED STONE (NO. 57) SHOULD BE USED AT LEAST TO PIPE SPRING-LINE.
- EARTHWORK (CUT & FILL) OPERATIONS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT FOR THIS PROJECT. CONTRACTOR SHALL PLACE FILL & UNDERCUT AREAS AS REQUIRED BY THE GEOTECHNICAL ENGINEER OF RECORD.

SLOPES WITHIN ADA PARKING SPACES AND AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.

RE: C105 DRAINAGE PLAN
C401 ENLARGED GRADING PLAN
4/C603 MANHOLE DETAIL
VC602 COMBINATION INLET DETAIL
C105 STORM DRAIN CALCULATIONS
C06 STORM DRAIN PROFILES

THIS PLAN REFLECTS AND IS CONSISTENT WITH THE REMAINING PLAN SHEETS ASSOCIATED WITH THIS PROJECT.

DRP LINE NOTE TO CONTRACTOR:

PRIOR TO CONSTRUCTION, CONTRACTOR TO SCHEDULE A MEETING AND COORDINATE WITH TOWN OFFICIAL AND ARBORIST TO IDENTIFY THE PLACEMENT OF TREE PROTECTION FENCING ADJACENT TO 3:1 LANDSCAPE BUFFER.

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TOWN OF FARRAGUT

GRADING PLAN



SCALE 1" = 30'

REVISIONS	BY

FREELAND and KAUFFMAN, INC.

Engineers • Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
fax 864-233-5915

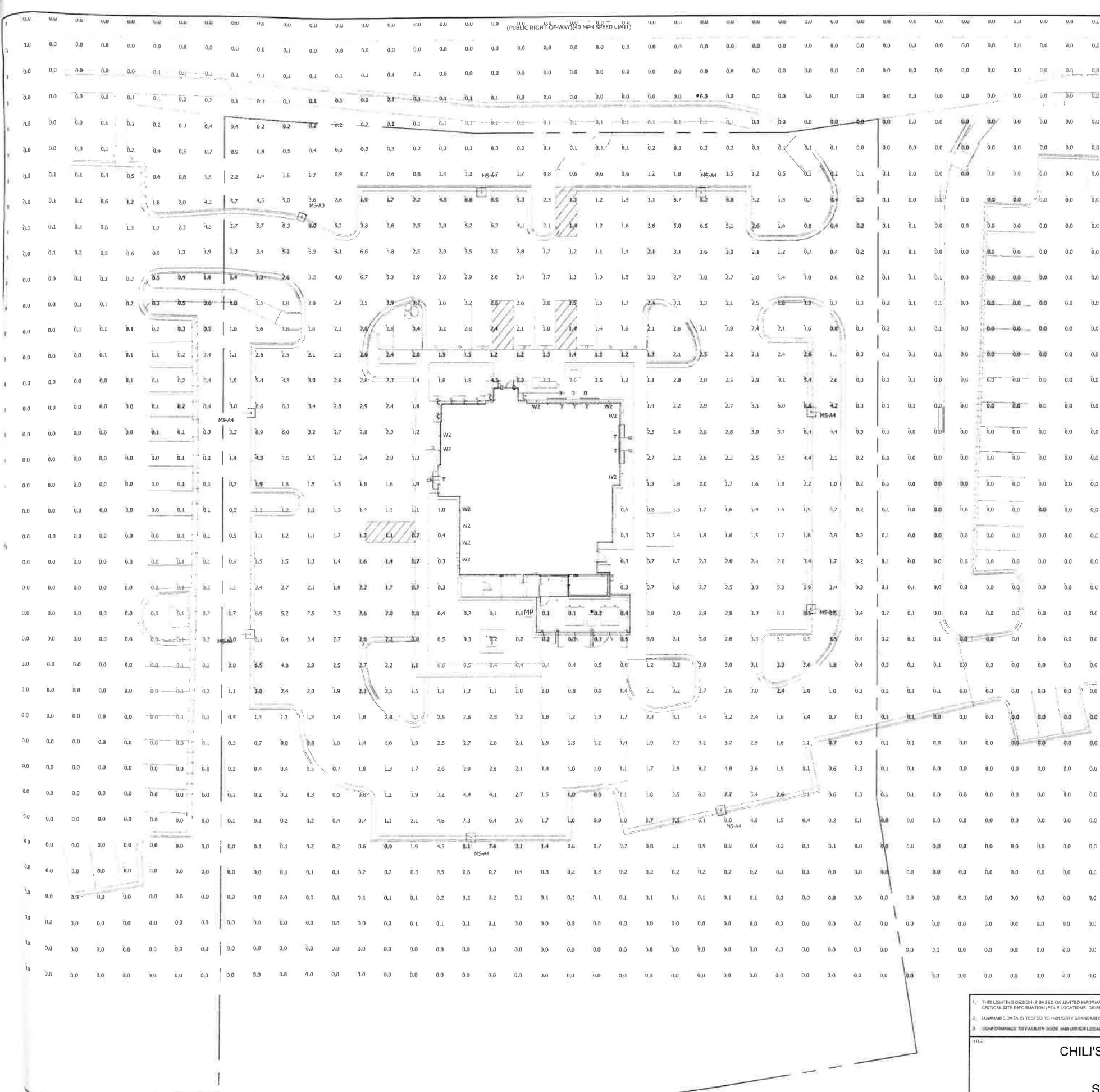
CHILI'S RESTAURANT KNOXVILLE

RESTAURANT #575
1454 PARKSIDE DRIVE
FARRAGUT, TN
PARCEL ID #190 917, LOT #4B-R2
BRINKER TENNESSEE, INC.
6820 LEJ FREEWAY
DALLAS, TEXAS 75240
972-770-8648
fax 972-628-8642

DRAWN
MAM
CHECKED
TMB
DATE
09/30/2015
SCALE
1" = 30'

C102

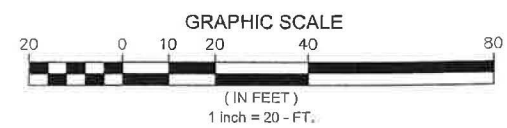
SHEET 22 OF 281



Luminaire Schedule							
Symbol	Qty	Label	Mounting Height	LLF	Watts	Lumens	Description
9	1	C	9' - 0" AFF	0.500	9	949	Downlight by Others
1	8	MS-A3	25' - 0" AFF	0.767	454	28506	MSV-x-P40-H3-F-HS
8	6	MS-A4	25' - 0" AFF	0.767	454	19692	MSVxP40H4F-FGGS2
6	10	T	13' - 0" AFF	0.850	21.7	986	WPLED20Y
10		W2	0' - 11-1/2" AFF	0.850	5.1	210	LFLED5Y / LFLED5YBR / LFL

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall Area	Illuminance	Fc	0.72	8.9	0.0	N.A.	N.A.
Parking Lot	Illuminance	Fc	2.73	8.9	0.7	3.90	12.71

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TOWN OF FARRAGUT



1. THIS LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO HUBBELL LIGHTING. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.	
2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF JUMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.	
3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.	
TITLE: CHIL'S NEIGHBORHOOD GRILL FARRAGUT, TN SITE LIGHTING PLAN	
REVISED FROM DRAWING NUMBER: 1576083 1576130 1576145	
HUBBELL HUBBELL LIGHTING, INC. 701 MILLENNIUM BLVD. GREENVILLE, SC 29607	
ON BY: DHK REV. BY: DHK QUOTE: N/A	DATE: 09/02/15 DATE: 10/01/15 SCALE: AS NOTED DRAWING NUMBER: 1576369



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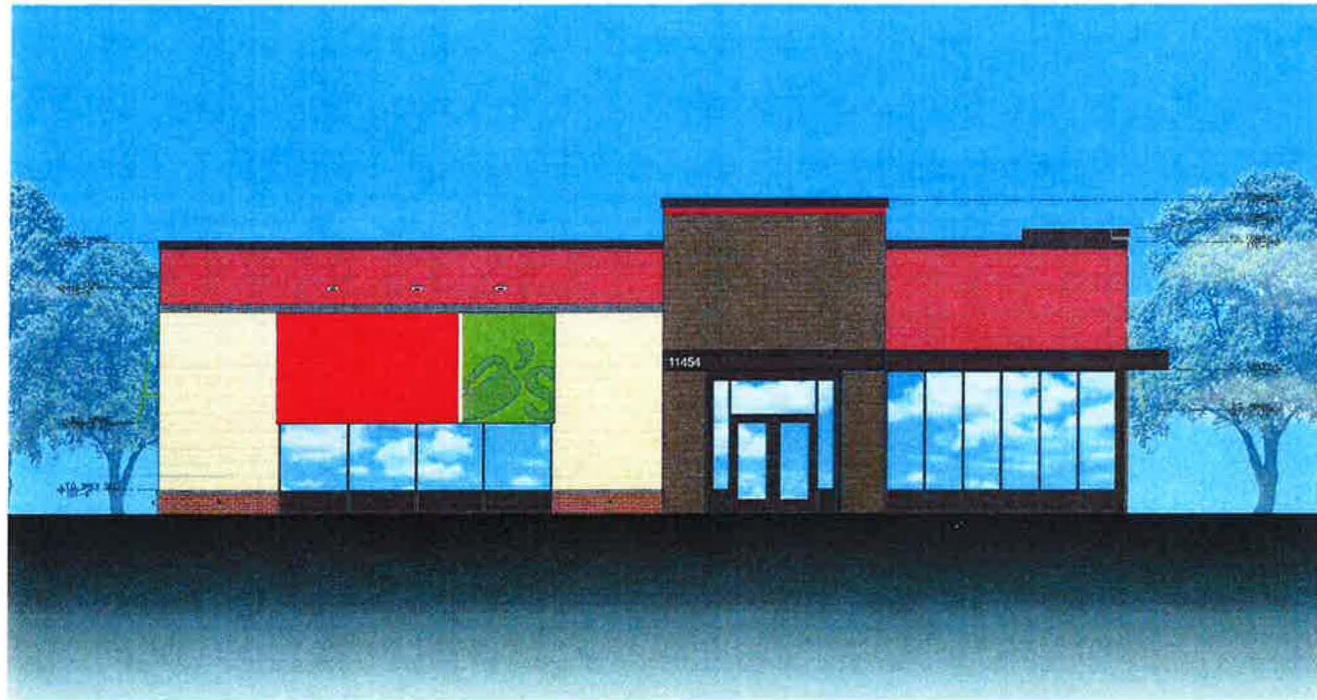
OCT 05 2015

TOWN OF FARRAGUT

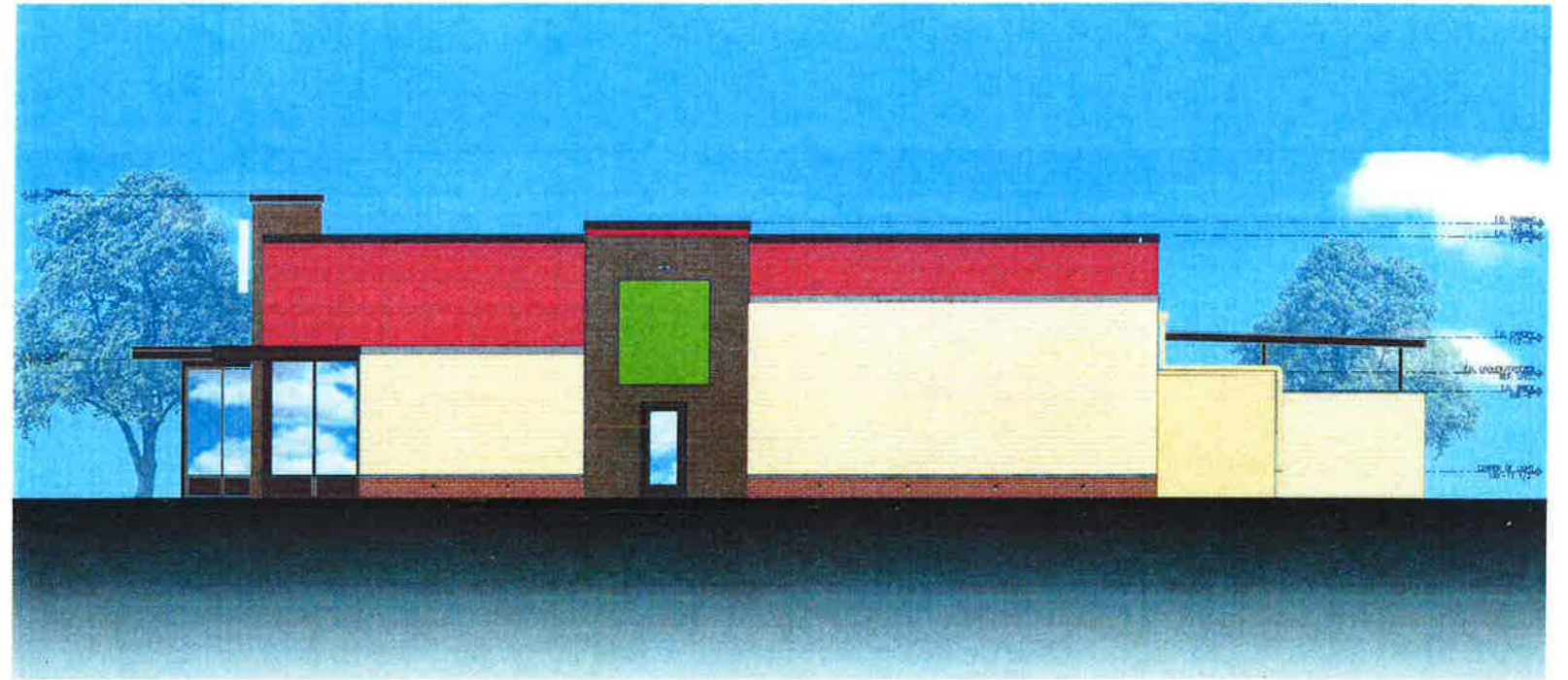
Farragut, TN



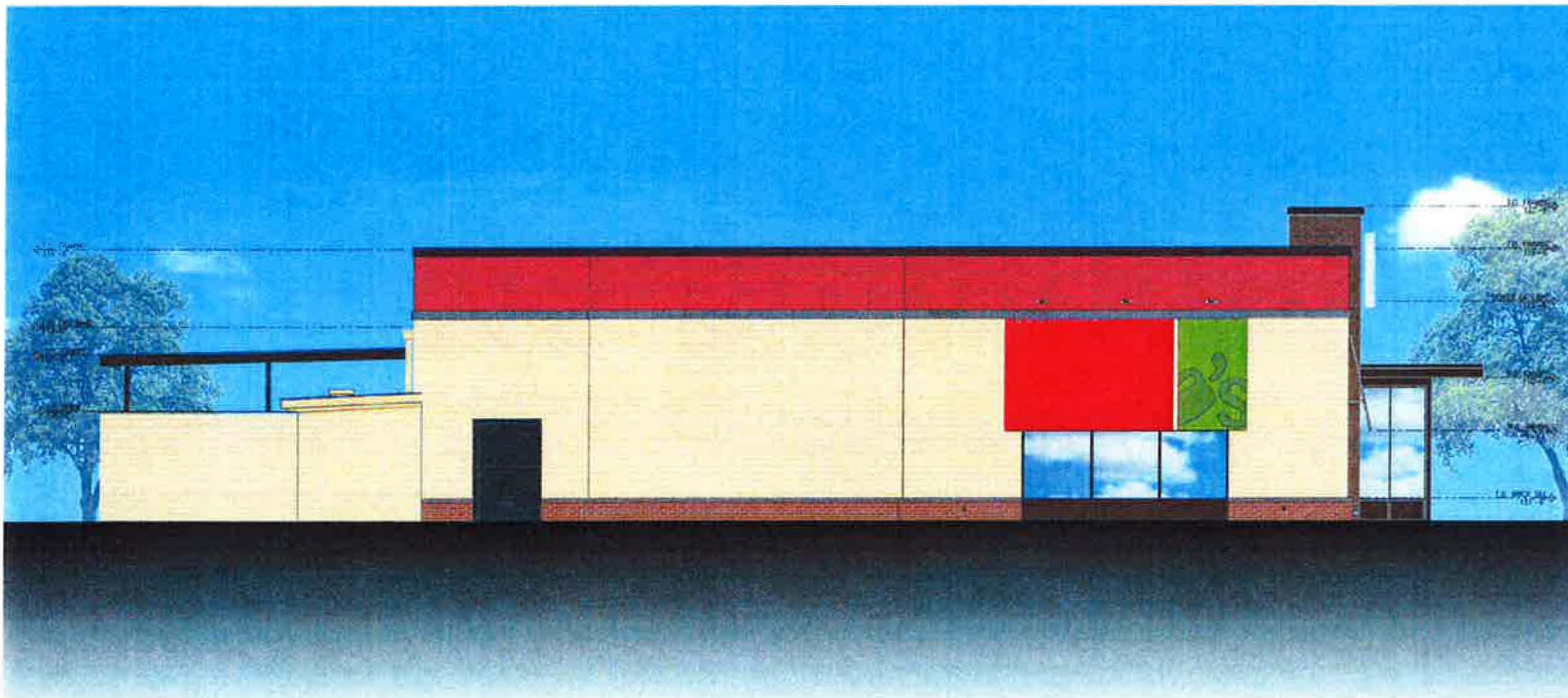
idstudio⁴



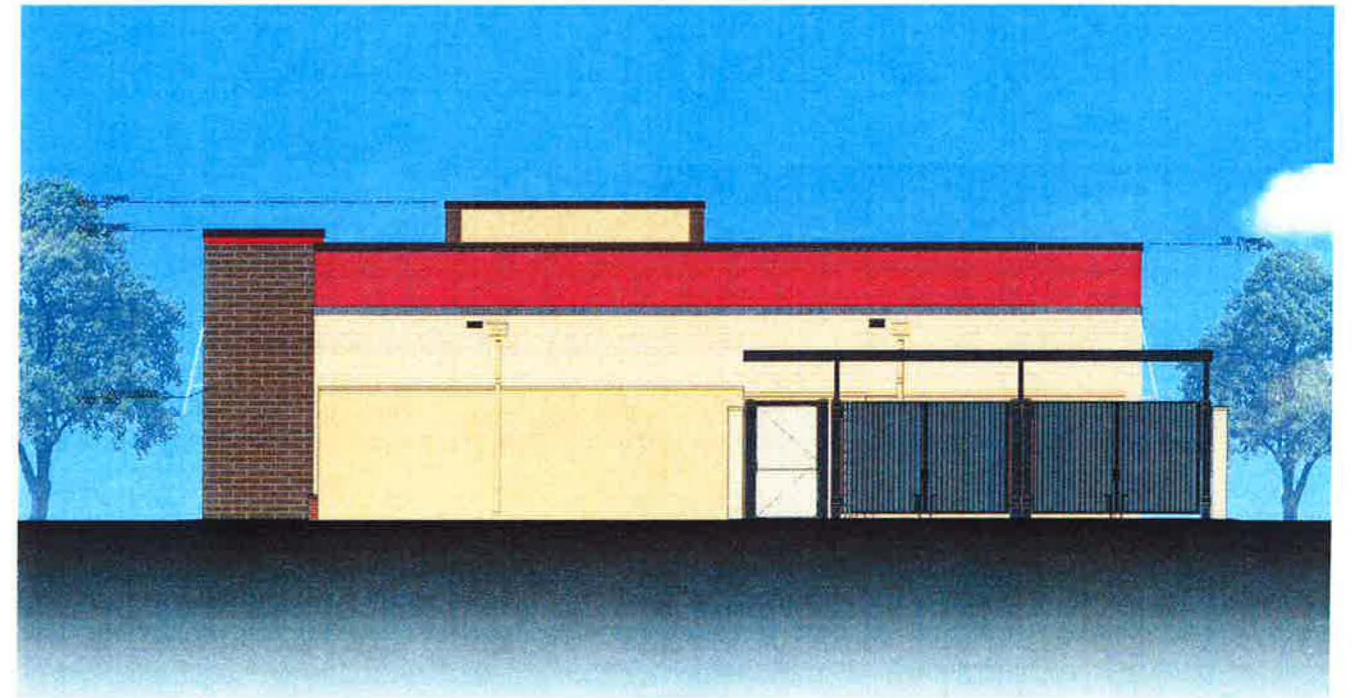
Front Elevation



Right Elevation



Left Elevation



Back Elevation



Glidden "Rapture" Painted Brick



Glidden "Surrey Beige"



Dal-Tile "Sea Anchor"



General Shale "Rembrant"



Glidden "Authentic Brown" Dumpster Gate



"Dark Anodized Bronze"



Hanson Brick "Black"



Tan Brick

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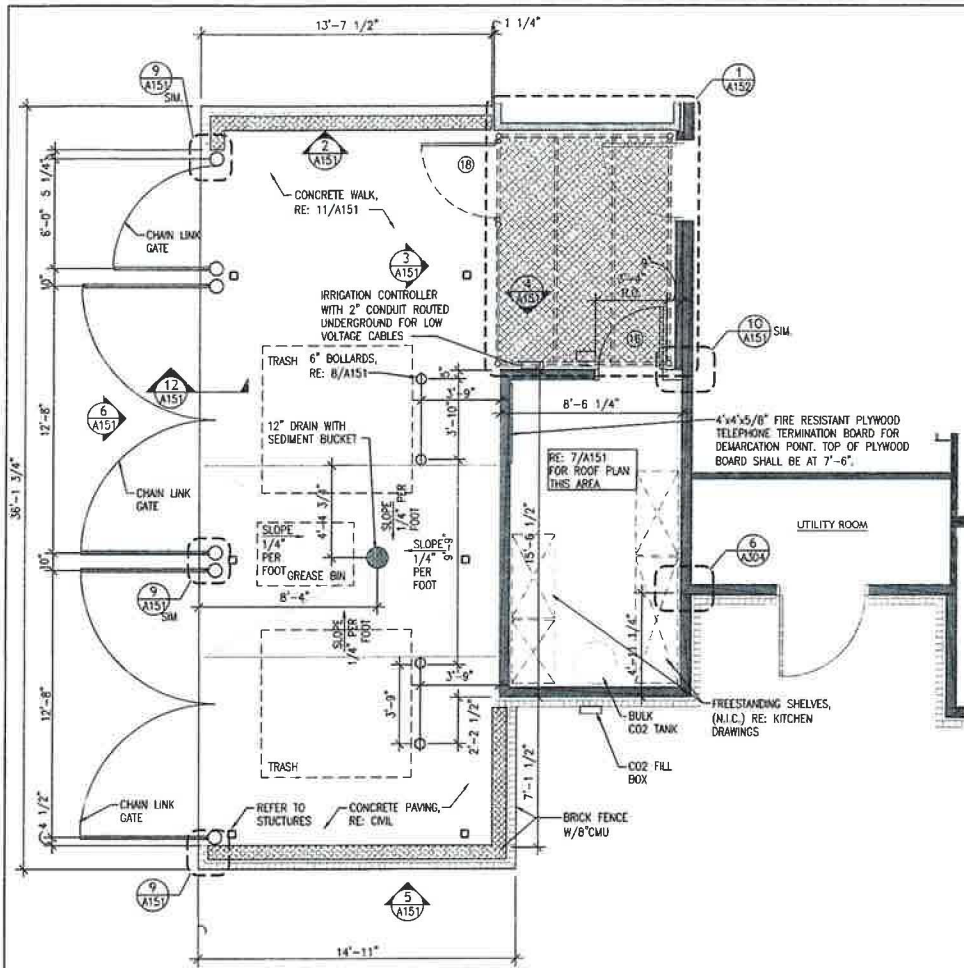
OCT 05 2015

TOWN OF FARRAGUT

Farragut, TN



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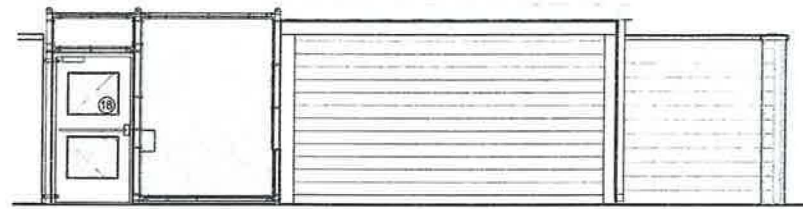
SERVICE YARD / STORAGE ROOM PLAN
1/4"=1'-0"

1



ELEVATION 2
1/4"=1'-0"

2



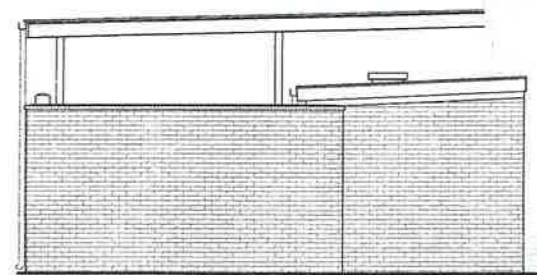
ELEVATION 3
1/4"=1'-0"

3



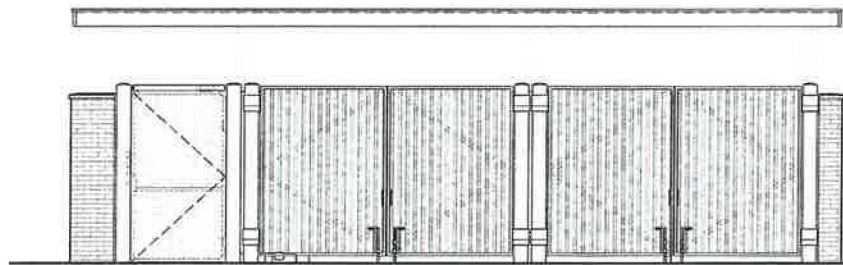
ELEVATION 4
1/4"=1'-0"

4



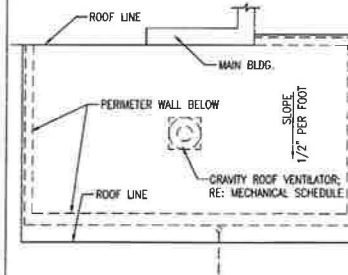
ELEVATION 5
1/4"=1'-0"

5



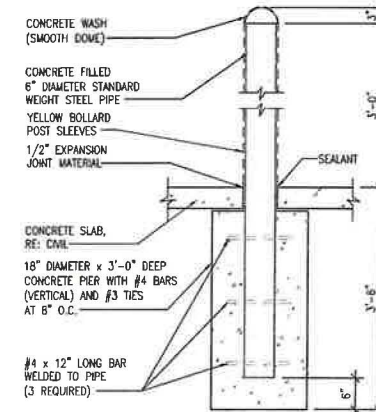
ELEVATION 6
1/4"=1'-0"

6



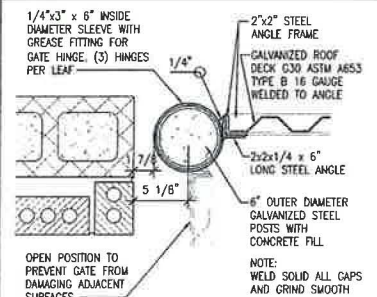
SHED ROOF
1/4"=1'-0"

7



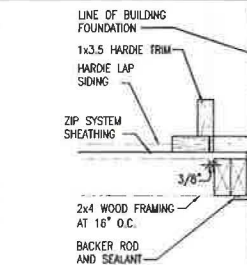
BOLLARD DETAIL
3/4"=1'-0"

8



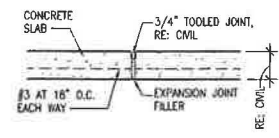
GATE HINGE PLAN
1 1/2"=1'-0"

9



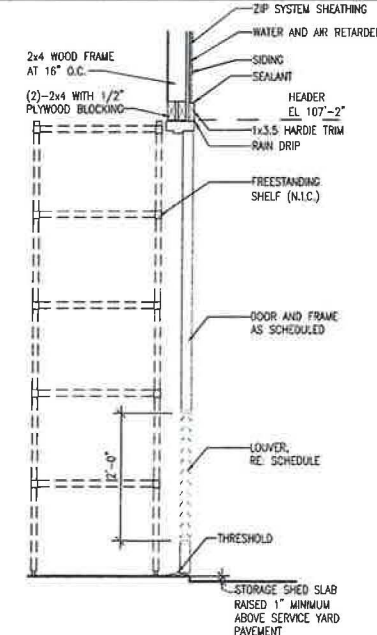
LAP SIDING AND EIFS PLAN DETAIL
1 1/2"=1'-0"

10



CONCRETE PAVING
1"=1'-0"

11



STORAGE DOOR
3/4"=1'-0"

16

NOT USED
3/4"=1'-0"

15

CONCRETE STEP UP
1 1/2"=1'-0"

12

GATE HINGE ELEVATION
1 1/2"=1'-0"

13

BULLET HINGE DETAIL
3"=1'-0"

14

ARCHITECT
DAVID SCOTT WINDLE, AIA

1431 GREENWAY DRIVE
SUITE 510
IRVING, TX 75038
PHONE 972.870.1288
E-MAIL scottw@dstudio4.com

CORPORATE
BRINKER INC. A TENNESSEE CORP.
6820 LYNDON B. JOHNSON FREEWAY
DALLAS, TEXAS 75240
972.980.9917
www.brinker.com

DAVID SCOTT WINDLE
REGISTERED ARCHITECT
STATE OF TENNESSEE
09/10/15

RECEIVED
05 2015
TOWN OF FARRAGUT

CHIL'S
11454 PARKSIDE DR.
FARRAGUT, TN
CLIENT: BRINKER INC., A TENNESSEE CORP.

chil's

DATE: 06/15/15
DESCRIPTION: FPD SUBMITTAL

DESCRIPTION

REVISION

SHEET 17 OF 18

SERVICE YARD PLAN AND DETAILS

PROJECT NUMBER
A151

PROJECT NUMBER
CHI15005

**DAVID SCOTT
WINDLE, AIA**

1431 GREENWAY DRIVE
SUITE 510
IRVING, TX 75038
PHONE 972.870.1288
E-MAIL scottw@idsstudio4.com

BRINKER INC. A TENNESSEE CORP.
6820 LYNDON B. JOHNSON FREEWAY
DALLAS, TEXAS 75240
972.980.9917
www.brinker.com



10/1/15

RESTAURANT #CH1578

CHILD'S

11454 PARKSIDE DR.
FARRAGUT, TN

CLIENT: BRINKER INC., A TENNESSEE CORP.



DATE	DESCRIPTION
05.12.15	PAY 5/15/15

DATE	DESCRIPTION
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EXTERIOR ELEVATIONS

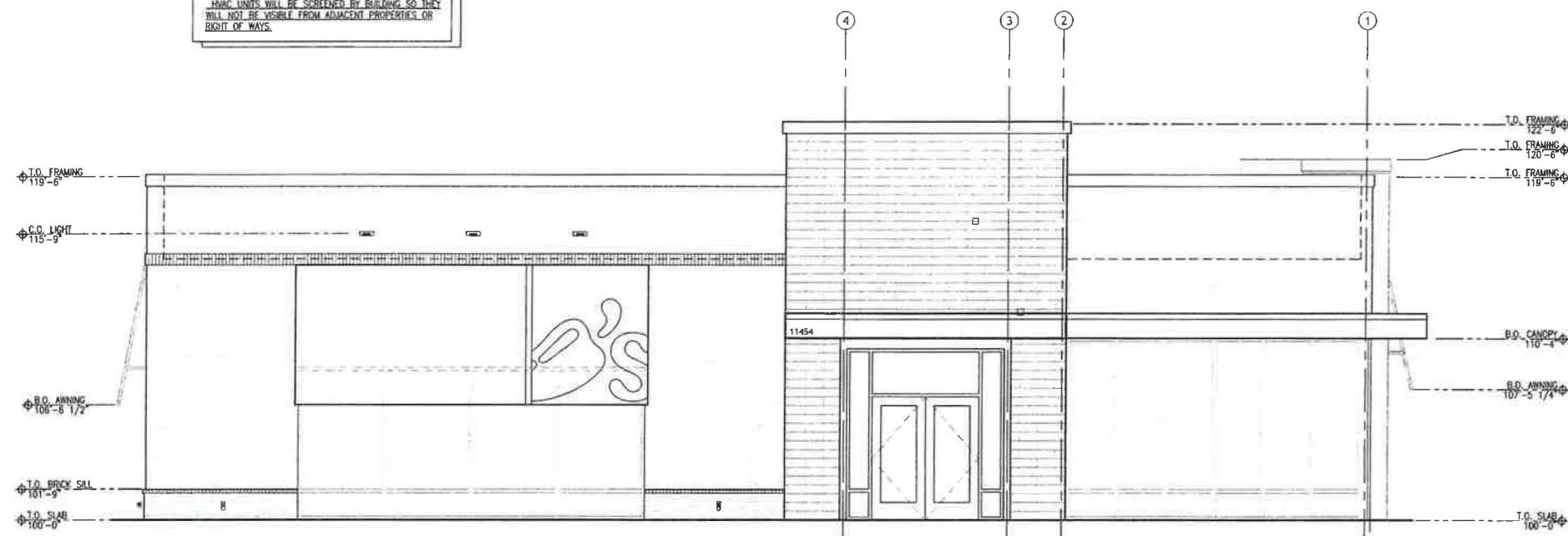
Self-Report

A201

1906 FEB 14 1906

CHI15005

NOTE:
HVAC UNITS WILL BE SCREENED BY BUILDING SO THEY
WILL NOT BE VISIBLE FROM ADJACENT PROPERTIES OR
RIGHT OF WAYS.

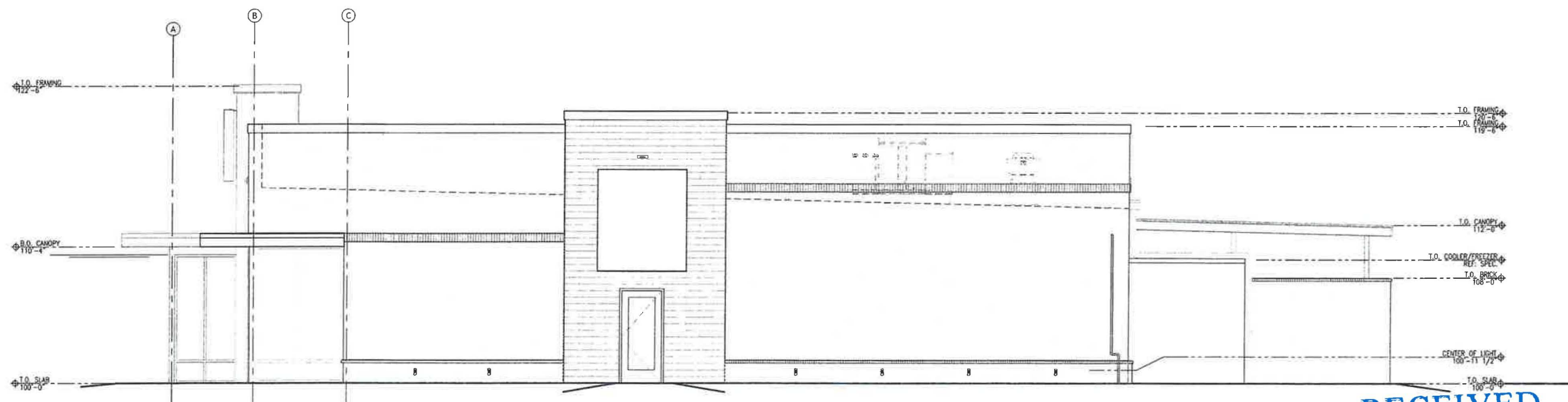


EXTERIOR MATERIAL IS:

MASONRY 75%

FRONT ELEVATION
1/4"=1'-0"

1



EXTERIOR MATERIAL 3:

MASONRY 847

100-04
RECEIVED

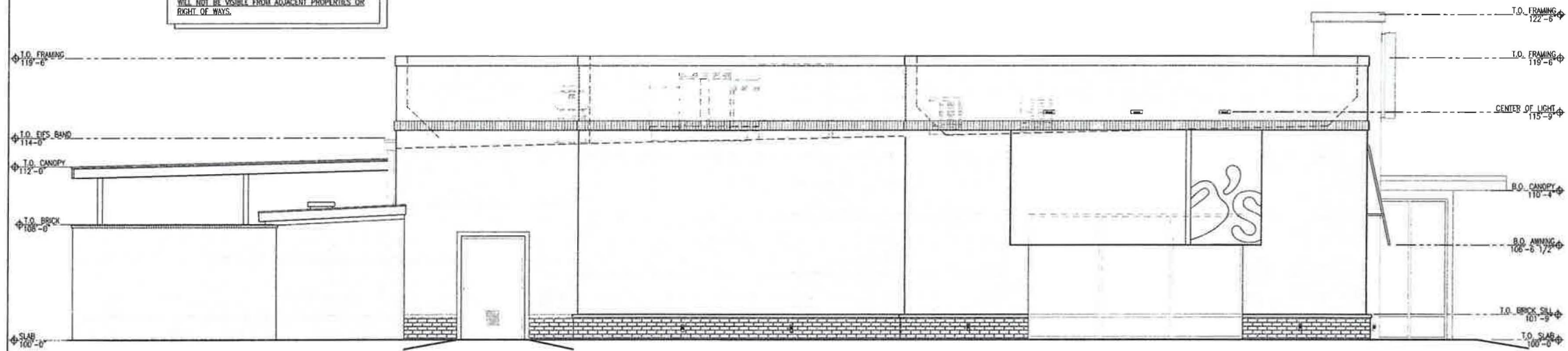
OCT 05 2015

TOWN OF FARRAGUT

RIGHT ELEVATION
1/4"=1'-0"

2

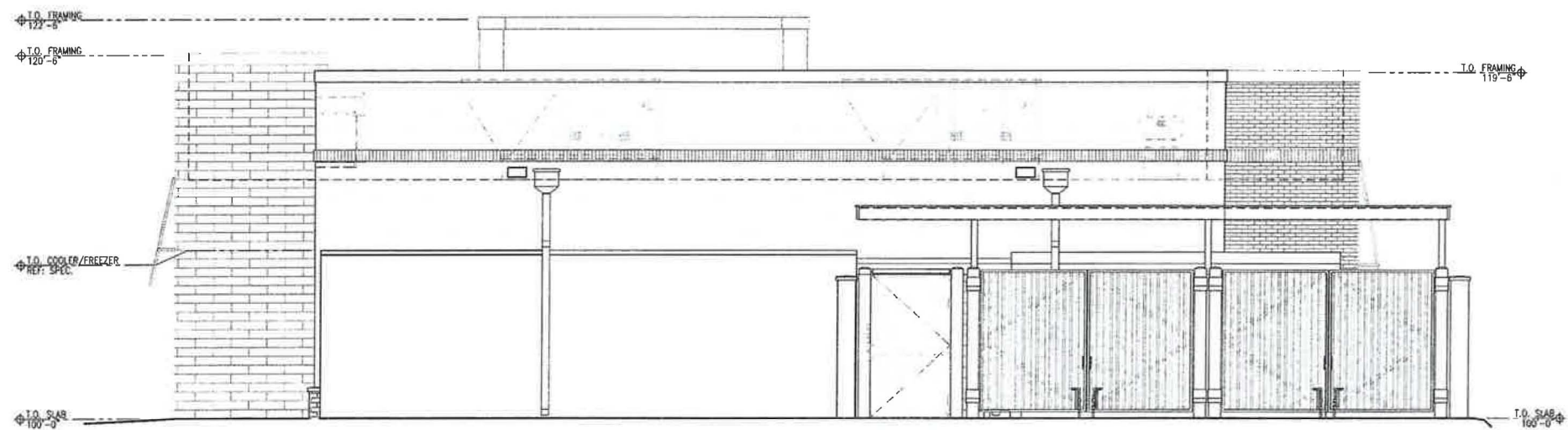
NOTE:
RAMP UNITS WILL BE SCREENED BY BUILDING SO THEY
WILL NOT BE VISIBLE FROM ADJACENT PROPERTIES OR
RIGHT OF WAYS.



EXTERIOR MATERIAL %:
MASONRY 85%

LEFT ELEVATION
1/4" = 1'-0"

1



EXTERIOR MATERIAL %:
MASONRY 71%

RECEIVED

OCT 05 2015

TOWN OF FARRAGUT

REAR ELEVATION
1/4" = 1'-0"

2

ARCHITECT

DAVID SCOTT
WINDLE, AIA

1431 GREENWAY DRIVE
SUITE 510
IRVING, TX 75038
PHONE 972.870.1288
E-MAIL scottw@dsstudio4.com

CORPORATE

BRINKER INC. A TENNESSEE CORP.
6820 LYNDON B. JOHNSON FREEWAY
DALLAS, TEXAS 75240
972.580.9917
www.brinker.com



10/1/15

RESTAURANT CHILDI'S
PROTOTYPE STUDIOS

CHILI'S

11454 PARKSIDE DR.
FARRAGUT, TN

CLIENT: BRINKER INC., A TENNESSEE CORP.



DATE	DESCRIPTION
REVISED	FOR SUBMITTAL

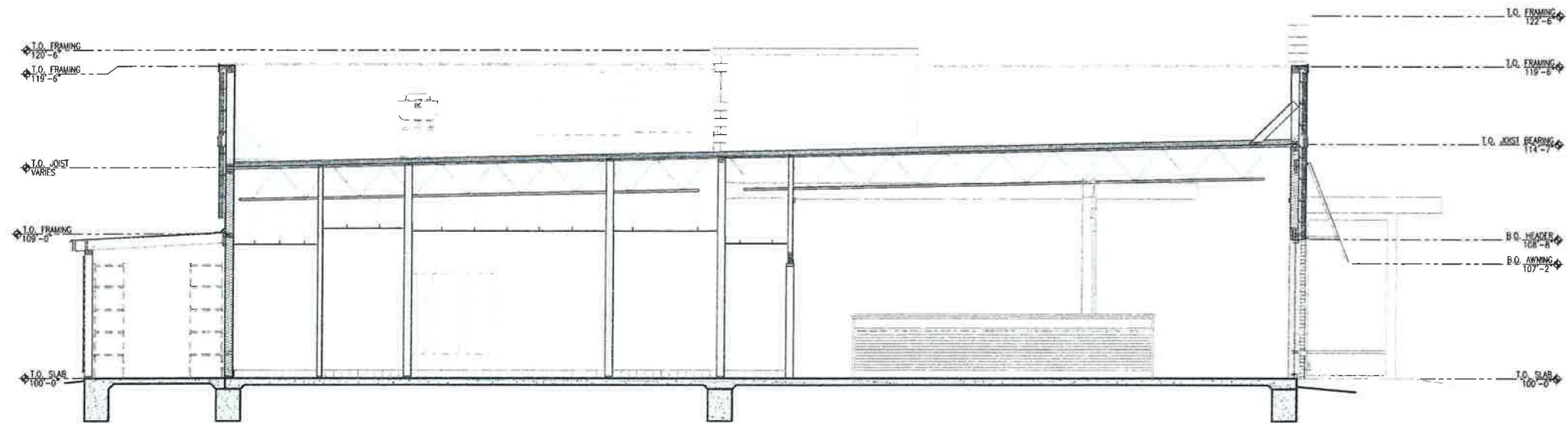
DATE	DESCRIPTION

EXTERIOR
ELEVATIONS

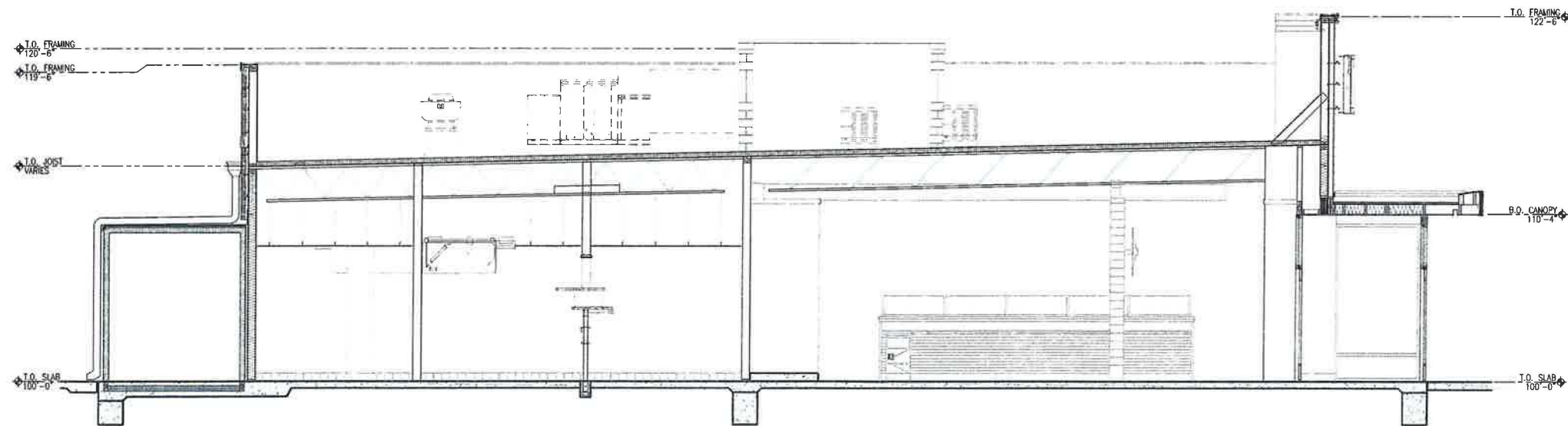
PROJECT NUMBER

A202

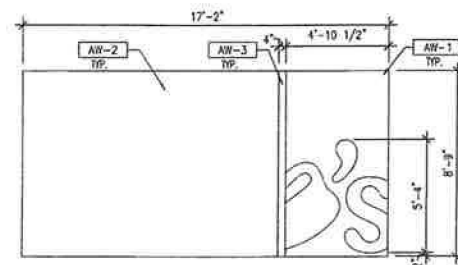
PROJECT NUMBER
CHI15005



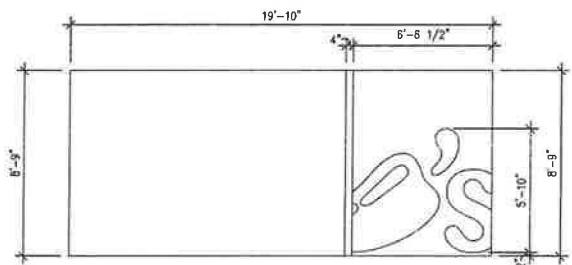
BUILDING SECTION 1
1/4" = 1'-0"



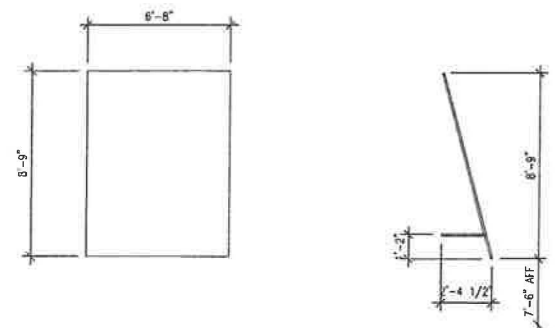
BUILDING SECTION 2
1/4" = 1'-0"



AWNING PROFILES (LEFT)
1/4" = 1'-0"



AWNING PROFILES (FRONT)
1/4" = 1'-0"



AWNING PROFILES (RIGHT)
1/4" = 1'-0"

AWNING FABRIC
SUNBRELLA
CUSTOM FABRIC: [AW-1] - CHILI'S TESCO, GRASS #SB1412-0800
STANDARD FABRIC: [AW-2] JOCKEY RED, [AW-3] NATURAL
CONTACT: CLAY EAKINS
INNOVATIVE INDUSTRIAL SOLUTIONS, INC.
BRANCH MANAGER
ADDRESS: 1137 CONVEYOR LN, UNIT #107,
DALLAS, TEXAS 75247
PHONE: 800.928.4204 (WORK)
EMAIL: CEAKINS@ISIA.COM
DECALS
SM CONTROL TAC - 180
CONTACT: WWW.3MGRAPHICS.COM
PHONE: 1.800.374.6772
LOGO DECALS TO START 2" FROM BOTTOM EDGE OF AWNING.
PEPPER'S LOGO TO START FROM RIGHT SIDE -
EXACTLY 1/2 OF "S."
SHOWING STAR LOGO TO START FROM LEFT -
EXACTLY 3/4 OR 1/2 OF IMAGE SHOWING
** FIELD VERIFY ALL DIMENSIONS **

RECEIVED
OCT 05 2015
TOWN OF FARRAGUT

ARCHITECT	DAVID SCOTT WINDLE, AIA
1431 GREENWAY DRIVE SUITE 510 IRVING, TX 75038 PHONE 972.870.1288 E-MAIL scottw@rdstudio4.com	
CORPORATE	BRINKER INC., A TENNESSEE CORP. 6820 LYNDON B. JOHNSON FREEWAY DALLAS, TEXAS 75240 972.980.9917 www.brinker.com
RESTAURANT CHILDS PROTOTYPE STAGE 01	CHILI'S 11454 PARKSIDE DR. FARRAGUT, TN CLIENT: BRINKER INC., A TENNESSEE CORP.
	
DATE	DESCRIPTION
10/15/15	PROTOTYPE
DATE	DESCRIPTION
SHEET TITLE	BUILDING SECTIONS
SHEET NUMBER	A203
PROJECT NUMBER	CHI15005

MEETING DATE: October 15, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request to rezone a portion of Parcel 78.01, Tax Map 142, located at 200 Boring Road, from R-2 to R-1 (Ryan Lynch, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request to rezone a two acre tract that is being created as part of a re-subdivision plat involving Parcel 78.01, Tax Map 142. The property is currently zoned General Single-Family Residential (R-2) and the property owner is selling a two acre portion that fronts along Boring Road with the intent of using a portion of the existing barn on the property for hay and equipment storage for farming operations on adjacent properties.

DISCUSSION: In the R-2 Zoning District agricultural structures are only permitted on lots that are at least five acres, which the current parent tract would satisfy. However, the lot cannot be subdivided when it would result in the creation of a zoning ordinance violation. In order to address this issue, the applicant is requesting that the proposed two acre tract be rezoned to Rural Residential (R-1). In the R-1 Zoning District, agricultural uses and structures are permitted as long as the lot is at least one acre.

RECOMMENDATION: The property to the south and east of the proposed two acre tract is zoned R-1. As a condition of any rezoning approval, a portion of the existing barn will have to be removed so that it is at least 35 feet from all property lines. This is the required setback for agricultural structures in the R-1 Zoning District. A plat will also have to be submitted since zoning lines must follow property lines. The approval of such plat will need to be a condition of the rezoning approval. Though it would be a minor two lot subdivision, the plat would have to go before the planning commission if the applicant does not wish, at this time, to construct the required pedestrian facilities along the Boring Road frontage. This would require a variance from the subdivision regulations. The staff would stipulate that if a variance were granted for this requirement, the parent tract could not be further subdivided unless the required pedestrian facilities along Boring Road were constructed and connected with the pedestrian facilities in the proposed subdivision.

Included in your packet is Resolution PC-15-17 which recommends approval of the requested rezoning as reflected in Ordinance 15-19.

RESOLUTION PC-15-17

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF A PORTION OF PARCEL 78.01, TAX MAP 142, LOCATED AT 200 BORING ROAD, FROM R-2 TO R-1

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

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

WHEREAS, a public hearing was held on this request on October 15, 2015;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 15-19.

ADOPTED this 15th day of October, 2015.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	15-19
PREPARED BY:	Shipley
REQUESTED BY:	Ryan Lynch
CERTIFIED BY FMPC:	October 15, 2015
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO SECTION 13-4-201, TENNESSEE CODE ANNOTATED.

BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended as follows:

SECTION 1.

The Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning a portion of Parcel 78.01, Tax Map 142, located at 200 Boring Road, from General Single-Family Residential (R-2) to Rural Residential (R-1) (Exhibits A and B).

SECTION 2.

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

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

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

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION



**Ordinance 15-19
Exhibit A**

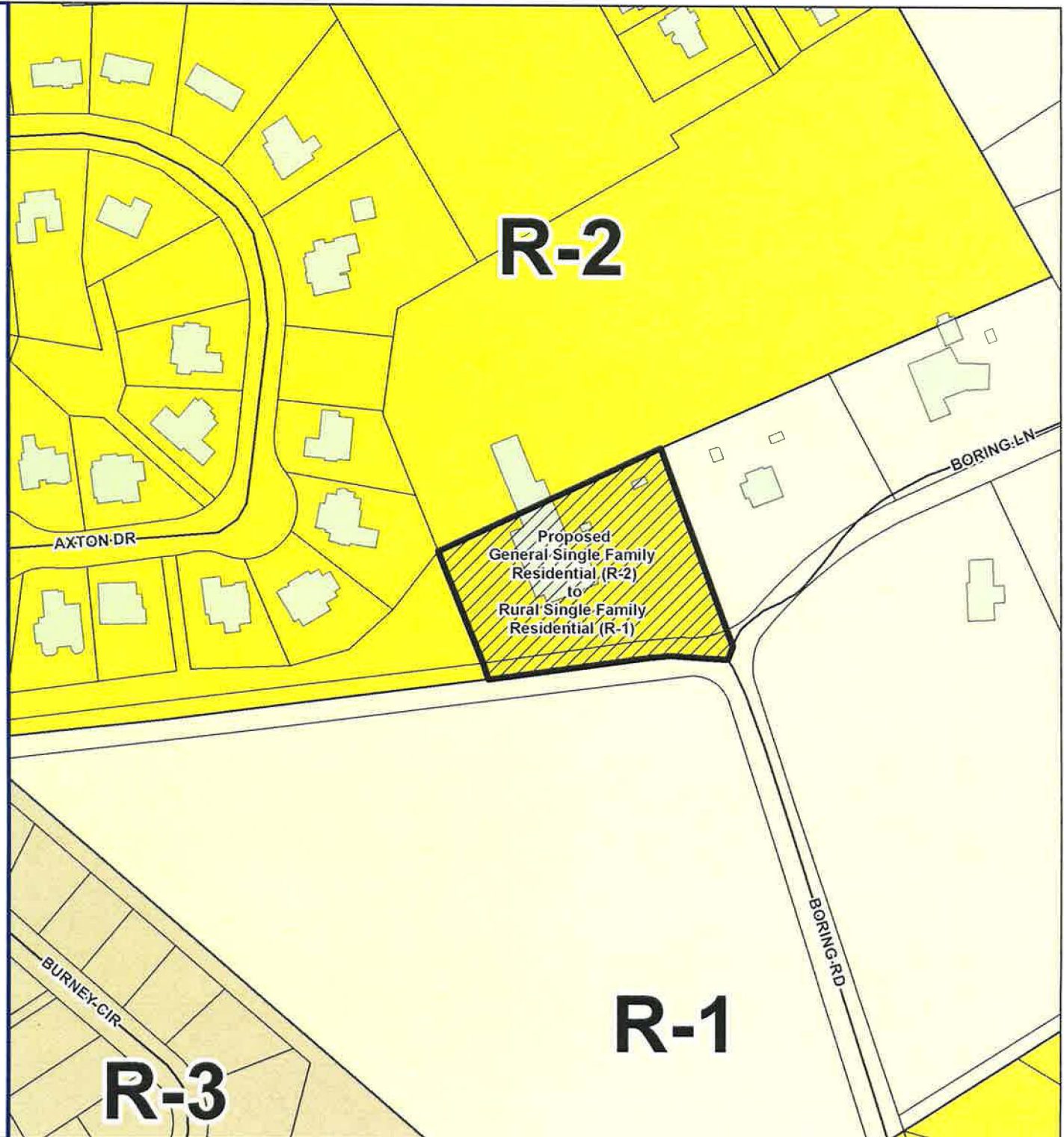
Rezone
a portion of Parcel 78.01, Tax Map 142

From
General Single Family
Residential (R-2)
to
Rural Single Family
Residential (R-1)

- Streets
- Parcel
- ▨ Subject Property
- Buildings
- R-1, Rural Single-Family Residential
- R-2, General Single-Family Residential
- R-3, Small Lot Single-Family Residential



1 in = 200 ft



MEETING DATE: October 15, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on amendments to the text of the Farragut Zoning Ordinance, Chapter 3. Section XII., General Commercial District (C-1), Subsection F., Mixed Use Town Center, as it relates to wall signage (Legends Holdings, LLC, Applicant)

This items has been withdraw at the request of the applicant.

MEETING DATE: October 15, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on the adoption of a Vested Property Rights Ordinance and amendments to the text of the Farragut Zoning Ordinance and the Farragut Subdivision Regulations to address new legislation regarding vested property rights as established in §T.C.A. 13-4-310.

INTRODUCTION AND BACKGROUND: This was discussed last month as a workshop item. In accordance with the Vested Property Rights Act of 2014 and, in particular, Section 13-4-310 of the Tennessee Code Annotated (TCA), the Town is establishing through Ordinance 15-17 the types of plans/plats that would vest and what would constitute an approval that would activate vested rights.

DISCUSSION: As proposed, the Vested Property Rights Ordinance would be added as Chapter 7 to Title 14 of the Farragut Municipal Code and be cross referenced in the applicable portions of the Farragut Zoning Ordinance and Farragut Subdivision Regulations. Though local government adoption of such an ordinance is not mandatory, it helps clarify how the State law concerning vested rights would relate to the plans/plats approved in the Town and what is recognized as approval of such plans/plats.

In your packet is Resolution PC-15-14 which recommends approval of Ordinance 15-17. Related to this ordinance are proposed amendments to the subdivision regulations and zoning ordinance. Resolution PC-15-16 would amend the concept plan, preliminary plat, and final plat provisions of the subdivision regulations by deleting the existing wording that relates to the time frame of approvals and substituting a cross reference to the Vested Property Rights Ordinance. Resolution PC-15-15 would recommend approval of Ordinance 15-18 which would amend the zoning ordinance by deleting the validity of site plan approvals wording in Chapter 4., Section XXIII., and substituting a cross reference to the Vested Property Rights Ordinance.

RECOMMENDATION: The staff is recommending approval of each resolution.

RESOLUTION PC-15-14

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO AMEND THE TEXT OF THE FARRAGUT MUNICIPAL CODE, TITLE 14., LAND USE CONTROLS, TO CREATE CHAPTER 7. FARRAGUT VESTED PROPERTY RIGHTS ORDINANCE.

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

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

WHEREAS, a public hearing was held on this request on October 15, 2015;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending the text of the Farragut Municipal Code, Title 14., Land Use Controls, by adding Ordinance 15-17.

ADOPTED this 15th day of October, 2015.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

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 Board of Mayor and Aldermen 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

RESOLUTION PC-15-15

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 4., SECTION XXIII., SITE PLAN REGULATIONS., B. VALIDITY, TO CLARIFY THE PROCEDURE FOR APPROVAL OF PLANS AS IT RELATES TO THE VESTED PROPERTY RIGHTS ORDINANCE

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

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

WHEREAS, a public hearing was held on this request on October 15, 2015;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 15-18.

ADOPTED this 15th day of October, 2015.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	15-18
PREPARED BY:	Shipley
REQUESTED BY:	Staff
CERTIFIED BY FMPC:	October 15, 2015
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 4., SECTION XXIII., SITE PLAN REGULATIONS, SUBSECTION B., VALIDITY, TO CLARIFY THE PROCEDURE FOR APPROVAL OF PLANS AS IT RELATES TO THE VESTED PROPERTY RIGHTS ORDINANCE

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 4, Section XXIII., Site Plan Regulations, Subsection B., Validity, of the Farragut Zoning Ordinance, Ordinance 86-16,

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

SECTION 1.

The Farragut Zoning Ordinance, Chapter 4, Section XXIII., Site Plan Regulations, Subsection B., Validity, is amended by deleting it in its entirety and substituting in lieu thereof the following:

SECTION 2.

B. Site Plan Approval

Site plan approvals shall be vested in accordance with Title 14, Chapter 7, of the Farragut Municipal Code, as amended.

SECTION 3.

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

RESOLUTION PC-15-16

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO AMEND THE FARRAGUT SUBDIVISION REGULATIONS, ARTICLE II. PROCEDURE FOR SUBDIVISION APPROVAL, SECTIONS B. CONCEPT PLAN, 6.; C. PRELIMINARY PLAT, 11.; AND D. FINAL PLAT, 7 TO CLARIFY THE PROCEDURE FOR APPROVAL OF PLANS AND PLATS AS THEY RELATE TO THE VESTED PROPERTY RIGHTS ORDINANCE

WHEREAS, the Farragut Municipal Planning Commission has adopted regulations governing the subdivision of land within the Town in the manner provided for in Section 13-4-303, Tennessee Code Annotated;

WHEREAS, the Farragut Municipal Planning Commission may amend the Subdivision Regulations in the manner provided for in Section 13-4-303, Tennessee Code Annotated, and after a public hearing has been held thereon;

WHEREAS, such public hearing was held on October 15, 2015; and

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission adopts the following amendments to the Farragut Subdivision Regulations:

SECTION 1.

Article II. Procedure for Subdivision Approval,, B. Concept Plan, 6. is amended by deleting it in its entirety and substituting in lieu thereof the following:

6. The approval of the concept plan shall be vested in accordance with Title 14, Chapter 7. of the Farragut Municipal Code, as amended.

SECTION 2.

Article II. Procedure for Subdivision Approval,, C. Preliminary Plat, 11. is amended by deleting it in its entirety and substituting in lieu thereof the following:

11. The approval of the preliminary plat shall be vested in accordance with Title 14, Chapter 7. of the Farragut Municipal Code, as amended.

SECTION 3.

Article II. Procedure for Subdivision Approval,, D. Final Plat, 7. is amended by deleting it in its entirety and substituting in lieu thereof the following:

7. When the plat has been approved by the planning commission and signed by the secretary of the planning commission, the applicant shall record the final plat in the office of the county register. The applicant shall consult with the Town staff on the number of recorded plat copies that will need to be returned to the Town Hall.

The approval of the final plat shall be vested in accordance with Title 14, Chapter 7. of the Farragut Municipal Code, as amended.

SECTION 4.

This amendment shall be in full force and effect from and after the date of passage of this Resolution.

RESOLUTION passed October 15, 2015.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary