



**AGENDA
FARRAGUT MUNICIPAL PLANNING COMMISSION**

**August 18, 2016
7:00 p.m. Farragut Town Hall**

For questions please either e-mail Mark Shipley at mshipley@townoffarragut.org or Ashley Miller at amiller@townoffarragut.org or call them at 865-966-7057.

- 1. Citizen Forum**
- 2. Approval of agenda**
- 3. Approval of minutes – July 21, 2016**
- 4. Discussion and public hearing on a site plan for SMC Knox Turkey Creek 3 for a small cell and distributed antenna system , within the Parkside Drive Right-of-Way, Zoned C-2, located in front of 11433 Parkside Drive (Telecad Wireless on behalf of Zayo, Applicant)**
- 5. Discussion and public hearing on a site plan for SMC Knox Turkey Creek 4 for a small cell and distributed antenna system , within the Parkside Drive Right-of-Way, Zoned C-2, located in front of 11865 Parkside Drive (Telecad Wireless on behalf of Zayo, Applicant)**
- 6. Discussion and public hearing on a site plan for SMC Knox Turkey Creek 5 for a small cell and distributed antenna system , within the Campbell Lakes Drive Right-of-Way, Zoned C-2, located in front of 11548 Campbell Lakes Drive (Telecad Wireless on behalf of Zayo, Applicant)**
- 7. Discussion on a request to rezone a portion of Parcel 116.01, Tax Map 130, north of Farragut Commons and Chapel Point, from R-2 and FPD to R-4 and FPD, Parcels 96 and 96.01, Tax Map 142, located on Grigsby Chapel Road, from R-4 to S-1, 19.73 Acres (Diversified Holdings, Inc., Applicant)**
- 8. Discussion on Community Development's FY17 Work Program as it relates to agenda items involving the Planning Commission**
- 9. Public hearing on proposed locations for new utilities**

11408 MUNICIPAL CENTER DRIVE | FARRAGUT, TN 37934 | 865.966.7057

WWW.TOWNOFFARRAGUT.ORG

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



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

July 21, 2016

MEMBERS PRESENT

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

MEMBERS ABSENT

Rose Ann Kile

Staff Representatives: Mark Shipley, Community Development Director

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

CITIZEN FORUM

None

APPROVAL OF AGENDA

A motion was made by Commissioner Whiting to approve the agenda as submitted. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

APPROVAL OF MINUTES

A motion was made by Commissioner St. Clair to approve the June 16, 2016 minutes with a correction being made to Page 4 to reflect final action taken on the CLUP amendment for a portion of Parcel 69, Tax Map 142. The motion was seconded by Commissioner Whiting and the motion passed unanimously with the exception of Commissioners Dick and Brun abstaining because they were absent.

ELECTION OF OFFICERS

A motion was made by Commissioner Whiting to nominate Rita Holladay as the Chairman. The motion was seconded by Commissioner Myers and the motion passed unanimously with the exception of Chairman Holladay abstaining. A motion was made by Commissioner Whiting to nominate Ed St. Clair as Vice-Chairman. The motion was seconded by Commissioner Dick and the motion passed unanimously with the exception of Commissioner St. Clair abstaining. A motion was made by Commissioner Myers to nominate Commissioner Whiting as Secretary. The motion was seconded by Commissioner St. Clair and the motion passed unanimously with the exception of Commissioner Whiting abstaining.

APPROVAL OF FMPC BY-LAWS

Staff recommended approval.

A motion was made by Commissioner St. Clair to approve the by-laws. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

APPOINTMENT OF NON-VOTING YOUTH MEMBER

Staff recommended approval.

A motion was made by Commissioner Dick to appoint Jack Coker as a non-voting youth member of the Planning Commission. The motion was seconded by Commissioner Myers and the motion passed unanimously.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR SHEFFIELD SUBDIVISION - UNIT III, LOCATED OFF OF TURKEY CREEK ROAD, PARCEL 52.04, TAX MAP 152, ZONED R-1/OSR, 50 LOTS, 27.36 ACRES (David B. Fiser, Applicant)

Related to Comment #8 and with the understanding that Lot 60 may need to be incorporated into Lot 59, the staff recommended approval subject to the following items being satisfactorily addressed as verified in writing by the Town staff:

1. A landscape completion/maintenance letter of credit for \$11,500 will be needed prior to the staff signing off on the final plat;
2. Please complete all required public improvements;
3. Please continue to provide stabilization per the Town's specifications;
4. Plat Note #3 is incorrect. Why is Plat Note #11 worded as it is? On Plat Note #12 do you not want to remove the words "10 feet unless shown otherwise?" Note #14 is incorrect and must be modified;
5. Please show the walking trail (as constructed) and easement to Black Powder Drive;
6. Please revisit the lot and building coverage calculations on all plat sheets. The total number of houselots used in the calculation differs from the preliminary plat and what is listed in the Area Calculations tables. Please just make sure that whatever numbers are used are accurate;

7. The Area Calculations table lists 49 rather than 48 houselots. This conflicts with the plat and Plat Note #3. Please revise;
8. A determination from TDEC has yet to be submitted to the Town staff as it relates to Lot 59. What is needed is their determination as to whether there is a sinkhole on Lot 59. If there is, then the lip elevation must be identified per their assessment and, in accordance with the Town's Sinkhole Ordinance, there would be a 50 foot building setback from the lip elevation. This could significantly affect Lot 60, potentially making it unbuildable;
9. Would it be desired to center the drainage easement equally between the side property lines of Lots 71 and 72?
10. Please show the traffic calming area on the plat similar to what was shown on the recorded plat for Phase I of Sheffield;
11. As a reminder, the street lighting must comply with the Town's residential street lighting requirements;
12. Please provide any necessary amendments to the covenants prior to the issuance of a building permit;
13. Are property owners being made aware of the FUD stamp that is being added to plats? Do they understand what this stamp means for their property? The staff would request that each homebuyer be made aware of what this stamp means in relation to the use of their property;
14. Complete all items on staff's punchlist, including stabilization. Given the current hot weather, staff is open to the idea of allowing the recording of this plat, with the understanding that building permits will be withheld if significant progress on stabilization does not continue. This will allow building to commence on certain lots under contract, but please understand that the entire disturbed area must be stabilized by early fall;
15. Please provide a completion LOC for sidewalks in the amount of \$100,000; and
16. Please provide a maintenance LOC for roadways, sidewalks, walking trail, and drainage and detention in the amount of \$57,000.

A motion was made by Commissioner Myers to approve the plat subject to the conditions noted by staff. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A RESUBDIVISION OF LOTS 50, 51 AND 61 OF THE BATTERY AT BERKELEY PARK, LOCATED AT THE WESTERN SIDE OF COTTON BLOSSOM ROAD, PARCELS 50, 51 AND 61, TAX MAP 142A, GROUP D, ZONED R-1/OSR, 3 LOTS, 1.366 ACRES (Benchmark Associates, Inc., Applicant)

Staff recommended approval.

A motion was made by Commissioner St. Clair to approve the plat as submitted. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR AUTUMN CARE III ASSISTED LIVING, PARCEL 117, TAX MAP 142, ZONED S-1, LOCATED AT 400 HERRON ROAD, 4.68 ACRES (Autumn Care III, LLC/Peter Falk, Applicant)

Staff noted that separate action would be needed on the access and the site plan since the proposed access onto Herron Road would need a variance from the distance between driveways and distance from intersection provisions in the Driveways and Other Accessways Ordinance.

With regards to the proposed access onto Herron Road, a minimum of 200 feet between driveways and from intersections is required since Herron Road is a collector street. In accordance with the Traffic Impact Study submitted for this project, the proposed access would be 110 feet from the stop bar on Herron Road near the intersection with N. Campbell Station Road. A motion was made by Commissioner Myers to approve a variance to the Driveways and Other Accessways Ordinance of approximately 90 feet and in accordance with the recommendation of the Traffic Impact Study. The motion was seconded by Alderman Povlin and the motion passed unanimously.

The Commission then considered the site plan and, after a long discussion, a motion was made by Alderman Povlin to approve the site plan subject to the remaining comments being satisfactorily addressed as verified in writing by the Town staff.

- 1) Please provide fire hydrant flow data for fire hydrant located on Herron Rd. Please leave data for hydrant on Campbell Station on the drawings;
- 2) Please provide required fire flow requirements, as determined by Appendix B & C of the 2012 IFC on Sheet C-3;
- 3) Please include design criteria, relating to the minimum 30,000lb per axel loading, for the fire apparatus turn around area;
- 4) Staff is concerned that a vehicle may not be able to make the turn from the entrance roadway into the area under the portico;
- 5) Prior to the issuance of a Certificate of Occupancy a plat will be required which establishes the walking trail, access easement to the property to the north (Reeves property), any other new easements, and which plats the required right of way and the right of way needed for the Herron Road deceleration lane;
- 6) Please verify with FUD as to what can be constructed within their sanitary sewer easement. Please ensure that no building or covered area encroaches into a platted utility easement;
- 7) Please remove the outlet structure from the aquatic buffer;
- 8) Please confirm that there will not be any finished slopes steeper than 2.5:1;
- 9) All parking lot islands (including terminal islands) must be (throughout their entire depth) at least 5 feet in width as measured from back of curb to back of curb;
- 10) Sheet 2 refers to an address along the access drive into the property. This is probably not correct;
- 11) In terms of the transition area, the Planning Commission will need to specifically authorize the dog park and the grass paver turnaround area as being permitted in accordance with the S-1 Zoning District;
- 12) Please verify and demonstrate on the plans that the proposed access to Herron Road is per the TIS recommendation. The TIS recommends that the access off Herron Road be 110 feet from the stop bar. It needs to be verified with the TIS traffic engineer that where the access is shown is compliant with the recommendation;
- 13) A variance to the Driveways and Other Accessways Ordinance will be needed for the access onto Herron Road. This will be voted on separately as part of the site plan review;

- 14) Please verify that all of the mechanical units for the project are in the eastern corner of the building. Any units that may otherwise be visible from an adjacent property or right of way must be screened by the building they are serving. Landscaping cannot be used solely to fulfill this requirement;
- 15) In terms of the site lighting, it must be specified that the lantern lights (Fixture F) and the bollard lights (Fixture B) will either have their light source hidden in the fixture itself or the lens will be frosted. The maximum lumens permitted are 950 per fixture. The flood lights may be required shields. Please verify the lumens for each of these fixtures;
- 16) Please consider using more decorative, residential style, fixtures instead of the more commercial shoe box style fixtures;
- 17) Please include a cross section of the pole lighting to verify compliance with the maximum height permitted. It appears that these will be 20 feet in height. Please show that measurement on a cross section from ground level to the top of the light fixture;
- 18) The placement of the walking trail needs further evaluation with the staff. The bridge and walking trail will need to be reviewed and action taken at a separate Planning Commission meeting since there is not enough information completed at this time;
- 19) Please include on the landscape plan and grading/drainage plan a cross section for the bioswales and how they are to be constructed;
- 20) Prior to the issuance of a Certificate of Occupancy a 2-year landscape maintenance letter of credit will be needed;
- 21) Please note that the front building setback is 20 rather than 25 feet;
- 22) Please add an interior landscape island along the row of parking on the north side of the building where there are more than 15 parking spaces in a row;
- 23) Please provide a 5 foot sidewalk connection from the parking lot to the sidewalk along Herron Road. A sidewalk connection is also needed from the facility to the dog park. Where the access ways are crossed, please show compliant cross walks and include a detail with the plans;
- 24) Prior to the issuance of a grading permit the water and sewer plan must be signed off by FUD;
- 25) Prior to the issuance of a Certificate of Occupancy a digital as-built will be required in a JPEG format;
- 26) Please show and give distances for all existing driveways in the vicinity of this project to the proposed access for the facility;
- 27) Please provide a short narrative summarizing detention performance, including pre-developed and post-developed outfall rates;
- 28) Please check elevations on details for overflow riser and detention basin;
- 29) Please submit Erosion Control Letter of Credit in the amount of \$21,000;
- 30) Please submit Drainage Fee of \$1575; and
- 31) Please submit copy of NOC.

The motion was seconded by Commissioner Myers and the motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON TEXT AMENDMENTS TO THE FARRAGUT ZONING ORDINANCE, CHAPTER 3., SECTION IX., ATTACHED SINGLE-FAMILY RESIDENTIAL DISTRICT (R-4), SUBSECTION D.1.B., TO AMEND THE FRONT YARD SETBACK PROVISIONS WHEN PARKING GARAGES ARE REAR LOADED (Benchmark Associates, Inc., Applicant)

The staff reviewed this item and noted that Resolution PC-16-16 recommends approval of Ordinance 16-20.

A motion was made by Commissioner Myers to approve Resolution PC-16-16 which recommends approval of Ordinance 16-20. The motion was seconded by Alderman Povlin and the motion passed unanimously.

DISCUSSION OF INTERSECTION IMPROVEMENTS AT US-11/70 (KINGSTON PIKE) AND WATT ROAD

Town Engineer, Darryl Smith, presented this item to allow for public discussion and input. Smith stated that staff supports the project as presented, and no opposition was voiced by the public or FMPC.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time.

ADJOURNMENT

The meeting adjourned at 8:47 p.m.

Edwin K. Whiting, Secretary

MEETING DATE: August 18, 2016

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for SMC Knox Turkey Creek 3 for a small cell and distributed antenna system, within the Parkside Drive Right-of-Way, Zoned C-2, located in front of 11433 Parkside Drive (Telecad Wireless on behalf of Zayo, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request for approval of a site plan for a small cell and distributed antenna system in front of Marshall's on Parkside Drive. This site plan is part of a much larger project involving installing fiber optic lines which will service a small cell network in the Turkey Creek development area. These small cell and distributed antenna systems are basically small scale cellular towers located on light poles or other utility posts in areas of high activity.

DISCUSSION: In addition to the installation of fiber optic cable, three existing light poles in the Turkey Creek area are proposed to be replaced with a pole to support the additional weight of the antennas and other equipment associated with small cell service. The proposal in your packet shows the associated equipment being affixed to the post. After researching this concept, staff's preference would be for all of the equipment, including the electrical meter, to be placed in a vault underground to lessen the aesthetic impact in this area, this is especially important given that when Turkey Creek was developed, the developer planned for the utilities to be underground.

RECOMMENDATION: Included in your packet are two options provided by the applicant to address the visual impact of the proposed small cell structures. Staff has not yet reviewed these two options since they were provided with the revised site plan. Additionally, included in your packet are staff's comments on the initial site plan. The staff will make a recommendation at the meeting based on whether the original comments have been satisfactorily addressed. The staff will also be communicating with the Town Attorney on any lease agreement or payment that may be needed in association with this request since the light poles are owned by the Town and all fiber line and poles are within the Town's right of way.

July 26, 2016

Ms. Penny Cox
Telecad Wireless
1961 Northpoint Boulevard, Suite 130
Hixson, TN 37343
Penny.cox@telecadeng.com

**SUBJECT: STAFF COMMENTS ON THE SITE PLAN FOR THE SMC KNOX
TURKEY CREEK 3, 4, AND 5**

Dear Ms. Cox:

Thank you for your site plan submittal for the SMC Knox Turkey Creek 3, 4, and 5. The Town staff has reviewed the initial site plan and would ask that you please address the following items and submit four (4) full size copies and one (1) 11" x 17" reduced set to the Farragut Town Hall by **Monday, August 8, at 5:00 p.m.** Also, upon resubmittal, please include a letter which addresses these comments and that indicates where the information can be found on the plans.

This item will be discussed at the Staff/Developer Meeting at the Farragut Town Hall on Tuesday, August 2, at 10:00 a.m. The purpose of this meeting is to discuss questions you may have on staff comments. Modifications to the plans are not due until Monday, August 8.

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

Comments for #'s 3&4:

- 1) Please include the tax map and parcel information within the title block;
- 2) On the cover sheet, please complete the information for the Power Company, Fire Department and the Police Department;
- 3) On the cover sheet, please revise the jurisdiction name to "Town of Farragut";
- 4) Please include the property owner's name, mailing address, and the telephone number. If this is the Town of Farragut that information will need to be noted and the aforementioned information included on the site plan;
- 5) Please number all of the sheets in the submittal 1 of..., 2 of..., 3 of....;
- 6) Please note the square footage of disturbance;
- 7) Please show all adjacent property lines. You may want to consider a 1:20 scale to show a larger area;

- 8) The color of the antenna and all of the associated, mounted equipment should be green to match the pole'
- 9) Staff questions how the fiber line shown is reaching the pole. If fiber is being extended to accommodate this project, those improvements need to also be shown;
- 10) It appears this work is occurring within the public right-of-way, a lease agreement will need to be approved by the Board of Mayor and Aldermen for the equipment being placed on the Town's street poles;
- 11) Please submit a traffic control plan, as it would appear that when the light posts are replaced, traffic will be impacted on Parkside Drive;
- 12) Please submit an irrevocable letter of credit for the sidewalk and street maintenance and erosion control;

Comments for #5:

- 13) Please include the tax map and parcel information within the title block;
- 14) On the cover sheet, please complete the information for the Power Company, Fire Department and the Police Department;
- 15) On the cover sheet, please revise the jurisdiction name to "Town of Farragut";
- 16) Please include the property owner's name, mailing address, and the telephone number. If this is the Town of Farragut that information will need to be noted and the aforementioned information included on the site plan;
- 17) Please number all of the sheets in the submittal 1 of..., 2 of..., 3 of....;
- 18) Please note the square footage of disturbance;
- 19) Please show all adjacent property lines. You may want to consider a 1:20 scale to show a larger area;
- 20) The color of the antenna and all of the associated, mounted equipment should be tan to match the pole'
- 21) Staff questions how the fiber line shown is reaching the pole. If fiber is being extended to accommodate this project, those improvements need to also be shown;
- 22) It appears this work is occurring within the public right-of-way, a lease agreement will need to be approved by the Board of Mayor and Aldermen for the equipment being placed on the Town's street poles;
- 23) Please submit a traffic control plan, as it would appear that when the light posts are replaced, traffic will be impacted on Campbell Lakes Drive;
- 24) Please submit an irrevocable letter of credit for the sidewalk and street maintenance and erosion control. An amount will be calculated based on information shown on the revised plans;

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

- 25) Please confirm that new poles (those replacing existing light poles on Parkside Drive) will provide support for all fixtures, including lights and banners;
- 26) No plan sheet(s) for all underground conduit layout provided. Please provide a scaled plan for all underground conduit associated with this project. Will new

easements be needed for any of these? If so, a plat will be required for the new easements;

- 27) Please note that there will be no open cuts in pavement or sidewalks- bore only;
- 28) Open cut would be permitted for electrical connection from transformer directly to the pole; and
- 29) Please provide fescue sod for open cuts in lieu of seed and mulch.

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

Sincerely,

Mark Shipley, AICP
Community Development Director

Darryl Smith, PE
Town Engineer

PROJECT SUMMARY		
SITE NAME:	SMC_KNOX_TURKEY_CREEK3	
CLOSEST ADDRESS TO SITE:	11433 PARKSIDE DRIVE FARRAGUT, TN 37934	
JURISDICTION:	TOWN OF FARAGUT	
COUNTY:	KNOX COUNTY	
<u>- SITE COORDINATES:</u>		
LATITUDE:	35° 53' 58.38" N	(NAD 83)
LONGITUDE:	-84° 9' 52.12" W	(NAD 83)
ELEVATION:	987.00'	(NAVD 88)
POWER COMPANY:	LCUB 136 N CAMPBELL STATION ROAD KNOXVILLE, TN 37934 PHONE: (865) 986-6591	
FIRE DEPARTMENT:	LENIOR CITY FIRE DEPARTMENT 767 PEARL DRIVE LENOIR CITY, TN 37772 PHONE: (865) 986-4212	
POLICE DEPARTMENT:	KNOX COUNTY SHERIFF DEPARTMENT 11408 MUNICIPAL CENTER DRIVE KNOXVILLE, TN 37934 PHONE: (865) 675-3210	

POLICE DEPARTMENT: KNOX COUNTY SHERIFF DEPARTMENT
11408 MUNICIPAL CENTER DRIVE
KNOXVILLE, TN 37934
PHONE: (865) 675-3210

CONTRACTOR SHALL ATTAIN AND VERIFY STRUCTURAL EVALUATION REPORT OF EXISTING TOWER FOR EXACT PLACEMENT OF ANTENNAS AND COAX CABLES. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE STRUCTURAL EVALUATION REPORT AND NOTIFY VERIZON'S CONSTRUCTION MANAGER IN THE CASE OF ANY DISCREPANCIES. ANY STRUCTURAL MODIFICATION, IF REQUIRED, SHALL BE DONE PRIOR TO THE INSTALLATION OF ANTENNAS.

11455

zayo

verizon

SITE NAME: SMC_KNOX_TURKEY_CREEK3

VICINITY MAP

NOT TO SCALE

SHEET SCALE FACTOR:
PLOT SIZE:
11" x 17"; TO SCALE

A detailed street map titled "LOCATION MAP". A red pin labeled "SITE LOCATION" points to a spot on Snyder Rd, between its intersection with Hayes Ln and Snyder Rd. The map shows a network of streets including Snyder Rd, Hayes Ln, Station West Dr, Gates Mill Dr, Lark Meadow Dr, Timberhill Ct, Woodrose Ct, Grammar Ln, Park Ln, Aldridge Ln, High Springs Dr, Deep Springs Dr, Green Oak Ln, Waring West Ln, Hunters Run Ln, Turn Ln, Black Rd, Der School Rd, Gilbert Dr, Twib Springs, Outlets, Parks Dr, Wardley Dr, Sweet Briar, and Woodland Trace. Highway shields for 75 and 273 are visible. A callout box from the "SITE LOCATION" label points to the specific location on Snyder Rd.

[illegible]

SCOPE OF WORK	
REMOVE EXISTING POLE.	
PLACE NEW POLE.	
INSTALL EQUIPMENT.	
RUN CONDUITS.	
PLACE EXISTING LIGHTING FIXTURE ON NEW POLE.	

STATE COUNTY MAP

TENNESSEE

RECEIVED

KNOX COUNTY

AUG 08 2016

DRAWING NO.	REVISION:
1 OF 10	0

TOWN OF FARRAGUT

NOTES:

1. THIS DRAWING IS BASED ON A SITE VISIT BY TELECAD WIRELESS SITE DESIGN DATED 12/3/15. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE PROPOSED USE DOES NOT REQUIRE FULL OR PART TIME EMPLOYEES AT THE SITE.
3. FOR GENERAL SITE WORK NOTES, SEE SHEET GN1.
4. ALL NORTH ARROWS ON SITE PLANS ARE TRUE NORTH, UNLESS OTHERWISE SPECIFIED.

ALL MEASUREMENTS ON THIS SHEET ARE APPROXIMATE NOT EXACT. CONTRACTOR TO VERIFY MEASUREMENTS PRIOR COMMENCEMENT OF CONSTRUCTION.

verizon

TeleCAD Wireless

1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

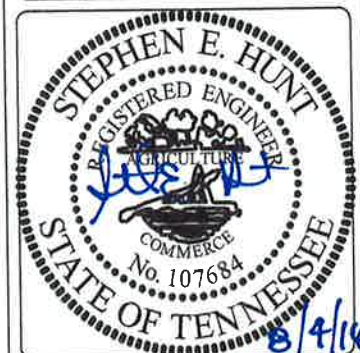
SMALL CELL NAME: SMC_TURKEY_CREEK3

DRAWN BY: JDP

CHECKED BY: CTD

REVISIONS

NO.	DATE	DESCRIPTION
1	08/04/18	PRELIMINARY REVIEW



SITE NAME:

SMC_KNOX_TURKEY_CREEK3

COUNTY:

KNOX

CLOSEST ADDRESS TO SITE:

11433 PARKSIDE DRIVE
FARRAGUT, TN 37934

DESIGN TYPE:

RAWLAND

SHEET TITLE:

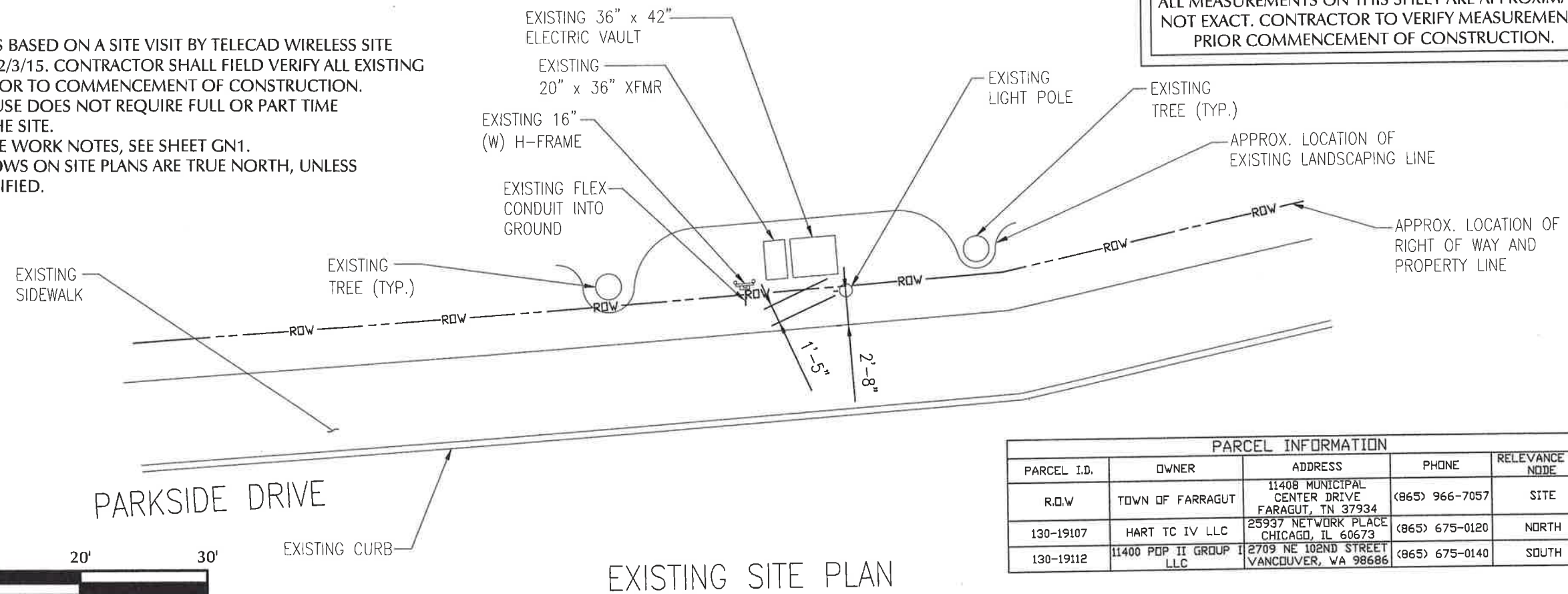
EXISTING & PROPOSED
SITE PLAN

DRAWING NO.

4 OF 10

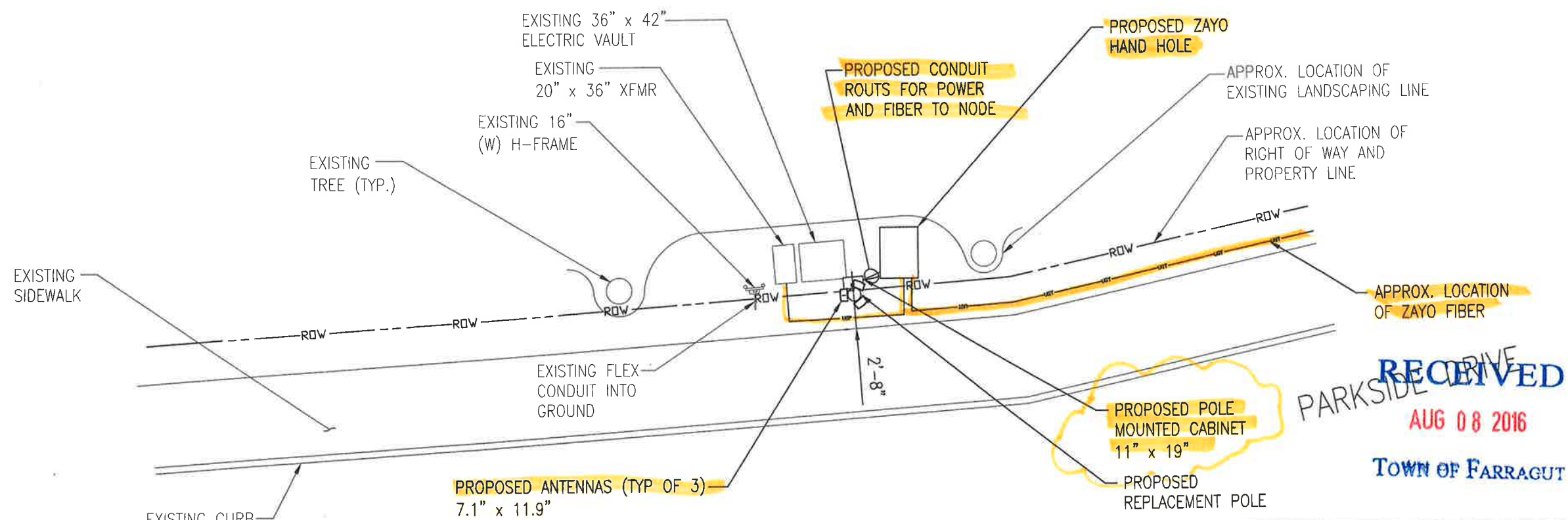
REVISION:

0



PARCEL INFORMATION				
PARCEL I.D.	OWNER	ADDRESS	PHONE	RELEVANCE TO NODE
R.O.W.	TOWN OF FARRAGUT	11408 MUNICIPAL CENTER DRIVE FARRAGUT, TN 37934	(865) 966-7057	SITE
130-19107	HART TC IV LLC	25937 NETWORK PLACE CHICAGO, IL 60673	(865) 675-0120	NORTH
130-19112	11400 POP II GROUP I LLC	2709 NE 102ND STREET VANCOUVER, WA 98686	(865) 675-0140	SOUTH

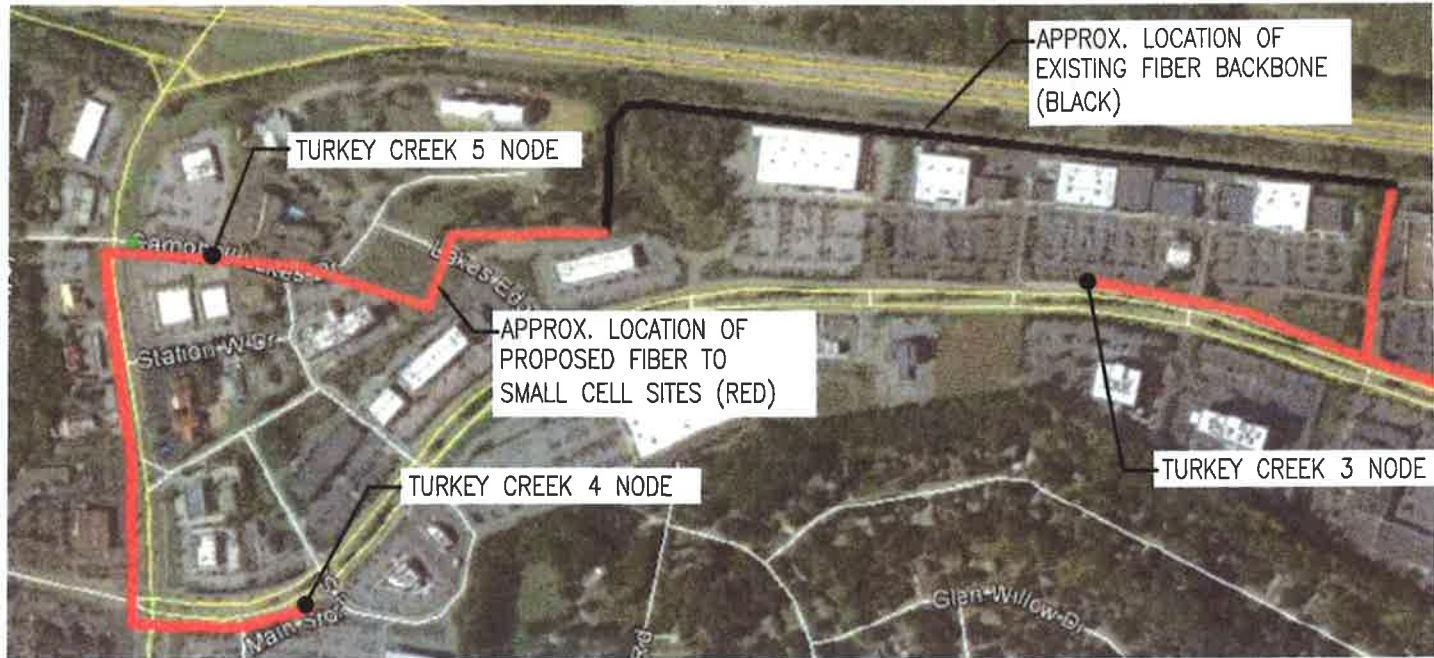
EXISTING SITE PLAN



EXACT ROUTING AND DISTANCE OF UTILITIES TO HAND HOLE AND TO NODE TO BE DETERMINED IN THE FIELD. THE SHOWN ROUTE IS FOR DESIGN PURPOSES ONLY.

PROPOSED SITE PLAN

RECEIVED
AUG 08 2016
TOWN OF FARRAGUT



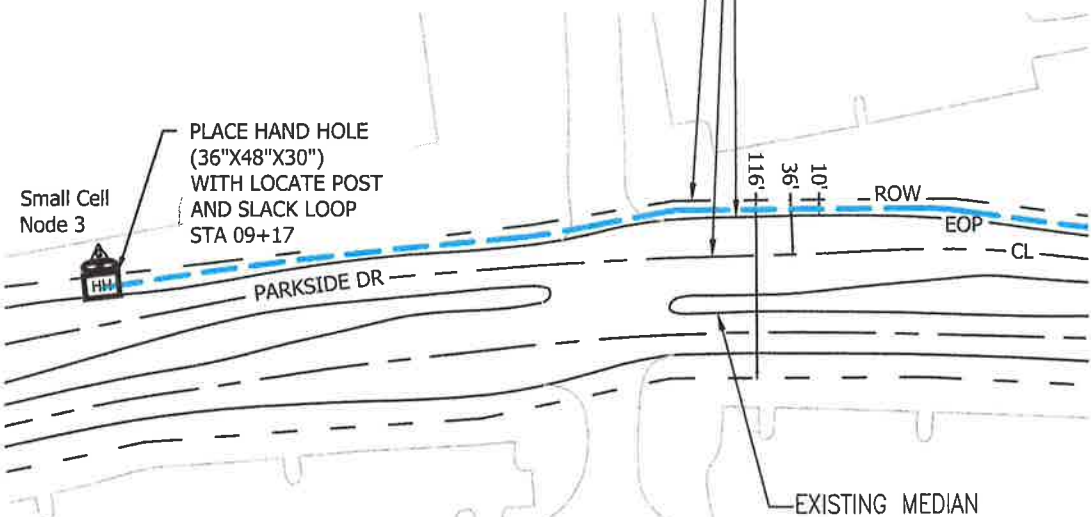
LINEAR FEET OF FIBER
5,401'

1 FIBER INFORMATION FOR ALL SITE

N.T.S

LEGEND

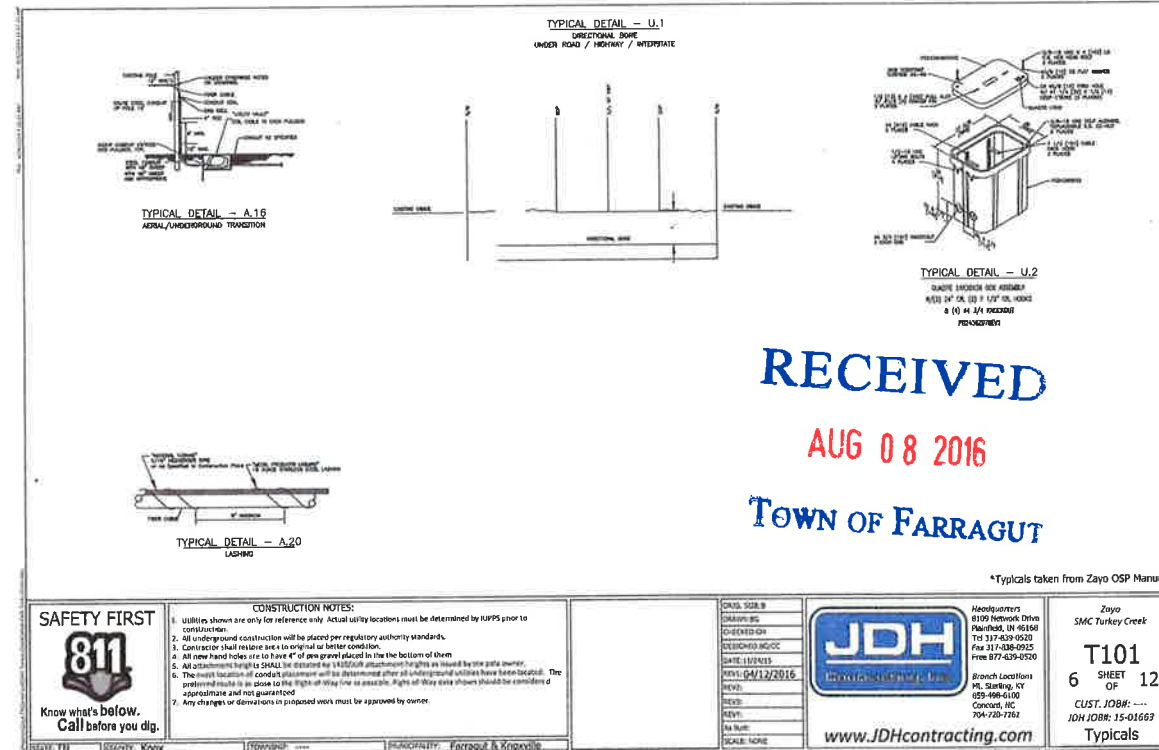
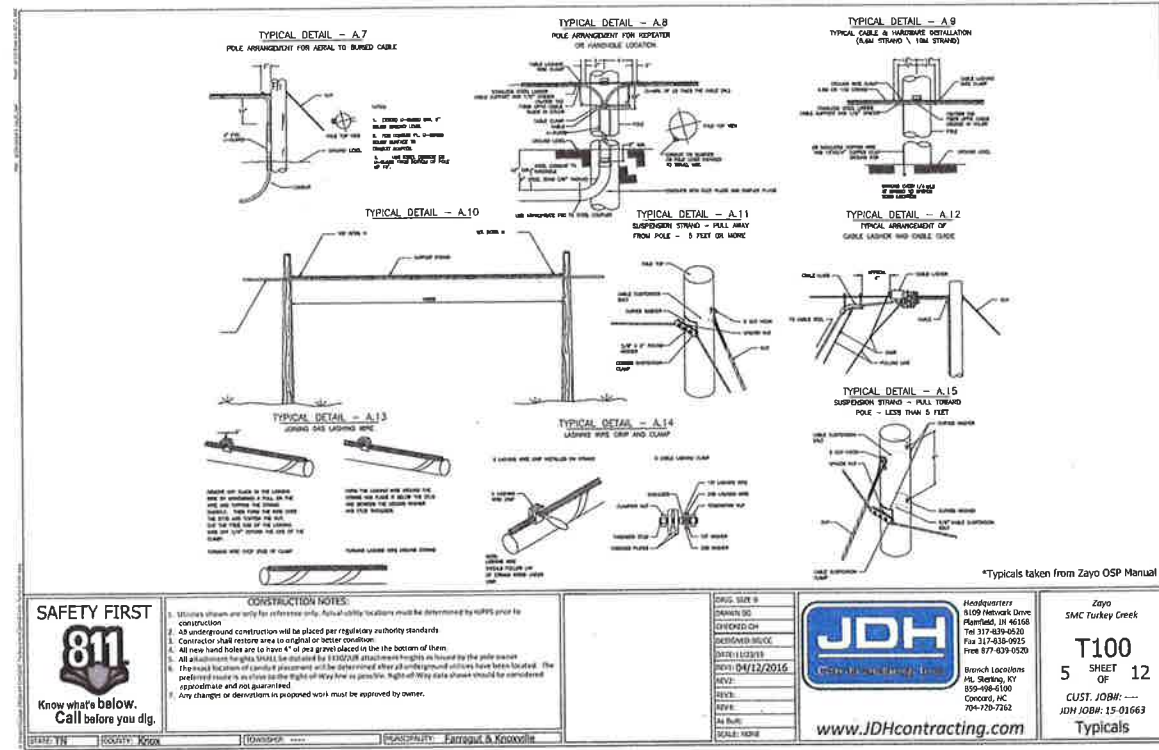
- STREAM/RIVER
- CITY/TWP LINE
- ROAD C/L
- R/R TRACKS
- R/W LINE
- FENCE
- NEW AERIAL CABLE
- NEW BURIED CABLE
- EXISTING DUCT
- OVERLASH
- EXISTING AERIAL
- EXISTING UNDER GROUND
- LEASED DUCT
- EXISTING RIGHT OF WAY
- EXISTING CENTERLINE OF ROAD
- EXISTING EDGE OF PAVEMENT



NODE 3

2 FIBER INFORMATION FOR INDIVIDUAL SITE

N.T.S



3 ADDITIONAL INFORMATION

verizon

TeleCAD
Wireless

1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

SMALL CELL NAME: SMC_TURKEY_CREEK3
DRAWN BY: JDP
CHECKED BY: CTD

REVISIONS		
NO.	DATE	DESCRIPTION
1	08/04/16	PRELIMINARY REVIEW

REFERENCE ONLY

SITE NAME:
SMC_KNOX_TURKEY_CREEK3
COUNTY:
KNOX
CLOSEST ADDRESS TO SITE:
11433 PARKSIDE DRIVE
FARRAGUT, TN 37934
DESIGN TYPE:
RAWLAND

SHEET TITLE:
FIBER INFORMATION

DRAWING NO.
8 OF 10
REVISION:
0



1 EXISTING PHOTO

N.T.S

3

R.F. SIGNS

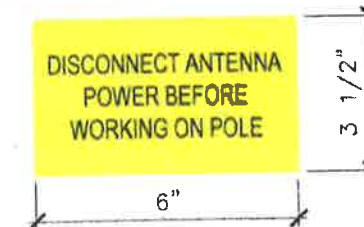
MOUNTED MIN. 3' BELOW ANTENNA



MOUNTED ON EQUIPMENT



MOUNTED BELOW DISCONNECT



N.T.S

verizon

TeleCAD
Wireless

1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

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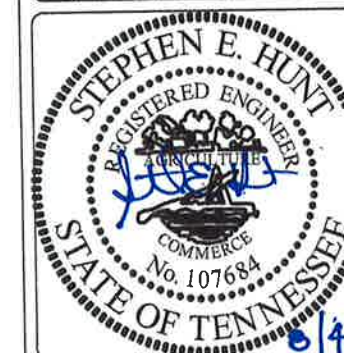
SMALL CELL NAME: SMC_TURKEY_CREEK3

DRAWN BY: JDP

CHECKED BY: CTD

REVISIONS

NO.	DATE	DESCRIPTION
1	08/04/16	PRELIMINARY REVIEW



SITE NAME:

SMC_KNOX_TURKEY_CREEK3

COUNTY:

KNOX

CLOSEST ADDRESS TO SITE:

11433 PARKSIDE DRIVE
FARRAGUT, TN 37934

DESIGN TYPE:

RAWLAND

SHEET TITLE:

PHOTO SIMULATION
& SIGNS

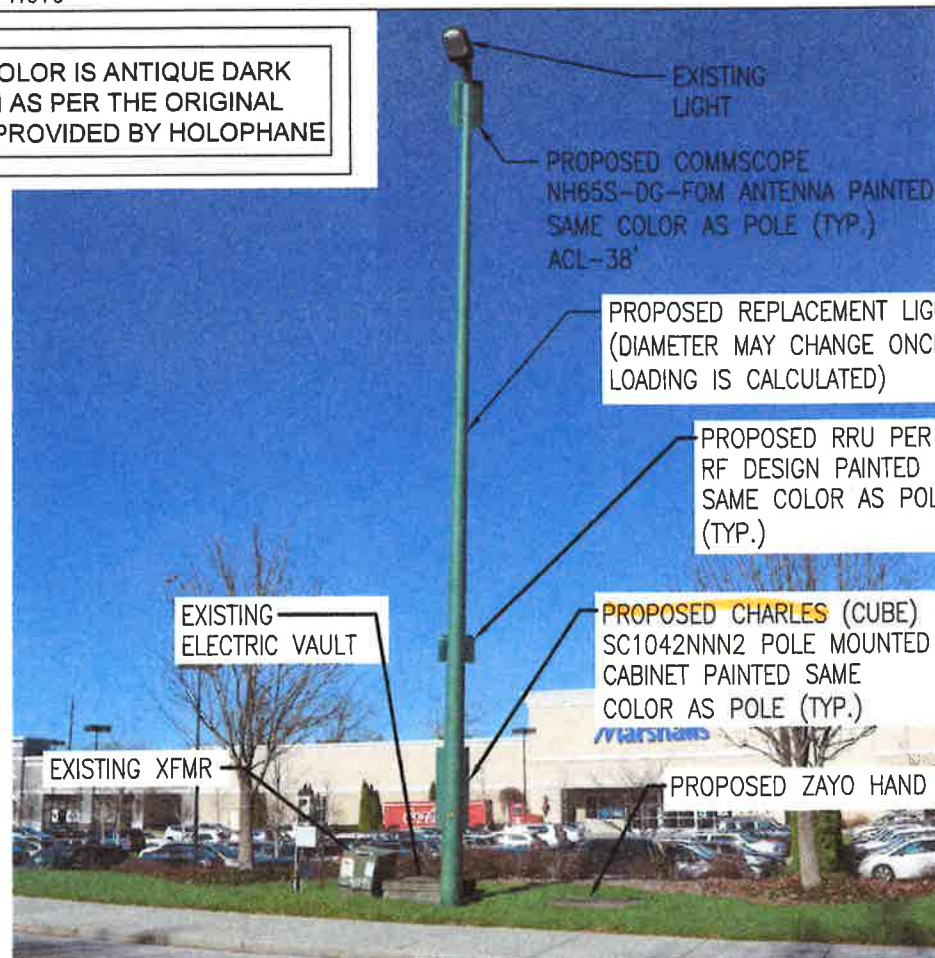
DRAWING NO.

5 OF 10

REVISION:

0

N.T.S



2 PROPOSED PHOTO SIMULATION

N.T.S

4

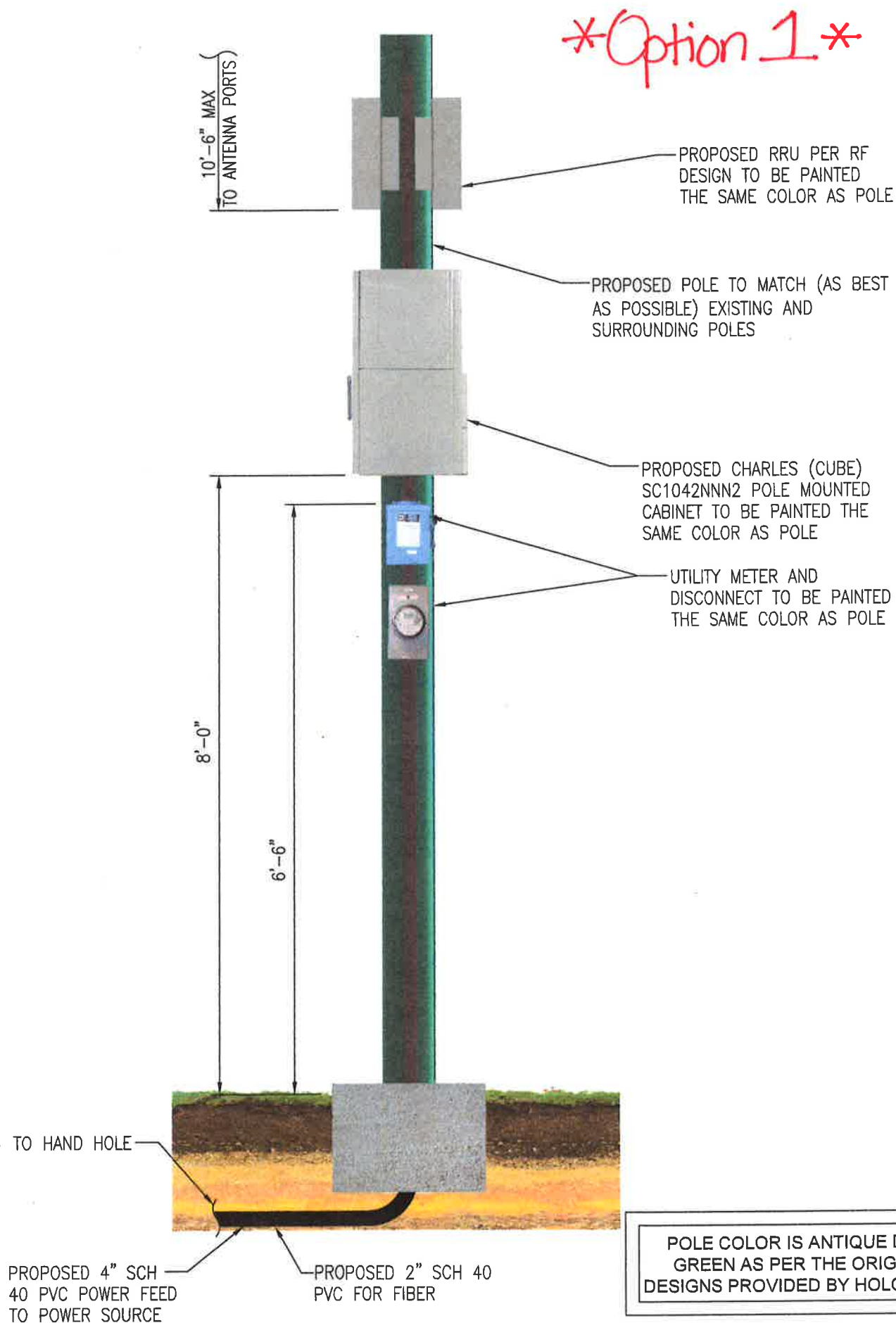
DETAIL NOT USED

Option 1

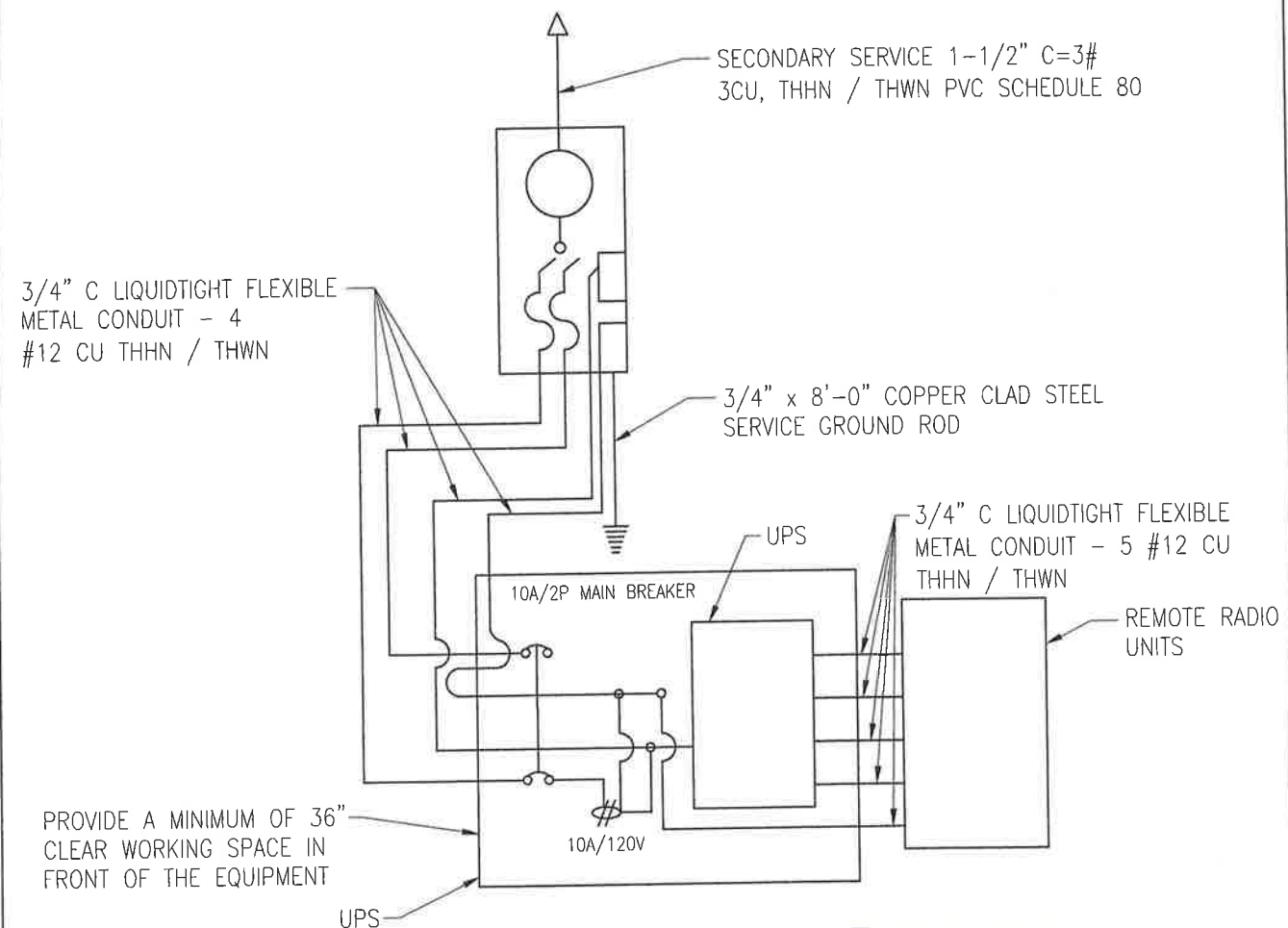
RECEIVED

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TOWN OF FARRAGUT



100 AMPERE, 120/240 VOLT 1 PHASE 3 WIRE 4JAW
COMMERCIAL METER PULL OUT OF COMBINATION SAFETY BOX
AND TEST BY-PASS FACILITIES. MANUAL PULL-OUT 10
AMPERE CLASS "T" FUSES, CIRCLE AW #214 MTBP
BUSSMANN #JJN C.L. F.A. 10,000 A/C NEMA 3R ENCLOSURE



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TOWN OF FARRAGUT

POWER WILL BECOMING FROM
NEARBY UNDERGROUND
TRANSFORMER PER LCUB

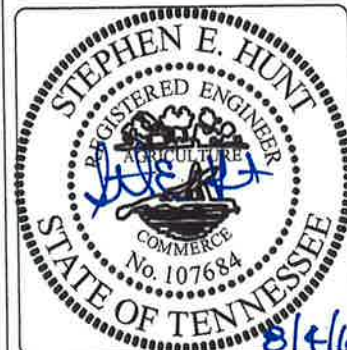
verizon

TeleCAD Wireless
1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

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SMALL CELL NAME: SMC_TURKEY_CREEK3
DRAWN BY: JDP
CHECKED BY: CTD

REVISIONS		
NO.	DATE	DESCRIPTION
1	08/04/16	PRELIMINARY REVIEW



SITE NAME:
SMC_KNOX_TURKEY_CREEK3
COUNTY:
KNOX
CLOSEST ADDRESS TO SITE:
11433 PARKSIDE DRIVE
FARRAGUT, TN 37934
DESIGN TYPE:
RAWLAND

SHEET TITLE:
ELECTRICAL
INFORMATION

DRAWING NO. 7 OF 10
REVISION: 0



1 EXISTING PHOTO

N.T.S

3 R.F. SIGNS

N.T.S

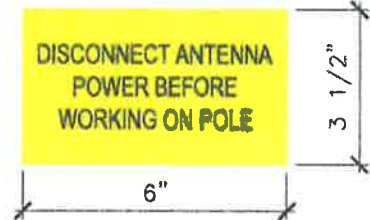
MOUNTED MIN. 3' BELOW ANTENNA



MOUNTED ON EQUIPMENT



MOUNTED BELOW DISCONNECT



verizon

TeleGAD
Wireless

1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
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DRAWN BY:	JDP
CHECKED BY:	CTD

REVISIONS

NO.	DATE	DESCRIPTION
1	08/08/16	PRELIMINARY REVIEW



SITE NAME:

SMC_KNOX_TURKEY_CREEK3

COUNTY:

KNOX

CLOSEST ADDRESS TO SITE:

11433 PARKSIDE DRIVE
FARRAGUT, TN 37934

DESIGN TYPE:

RAWLAND

SHEET TITLE:

PHOTO SIMULATION
& SIGNS

DRAWING NO.

5 OF 10

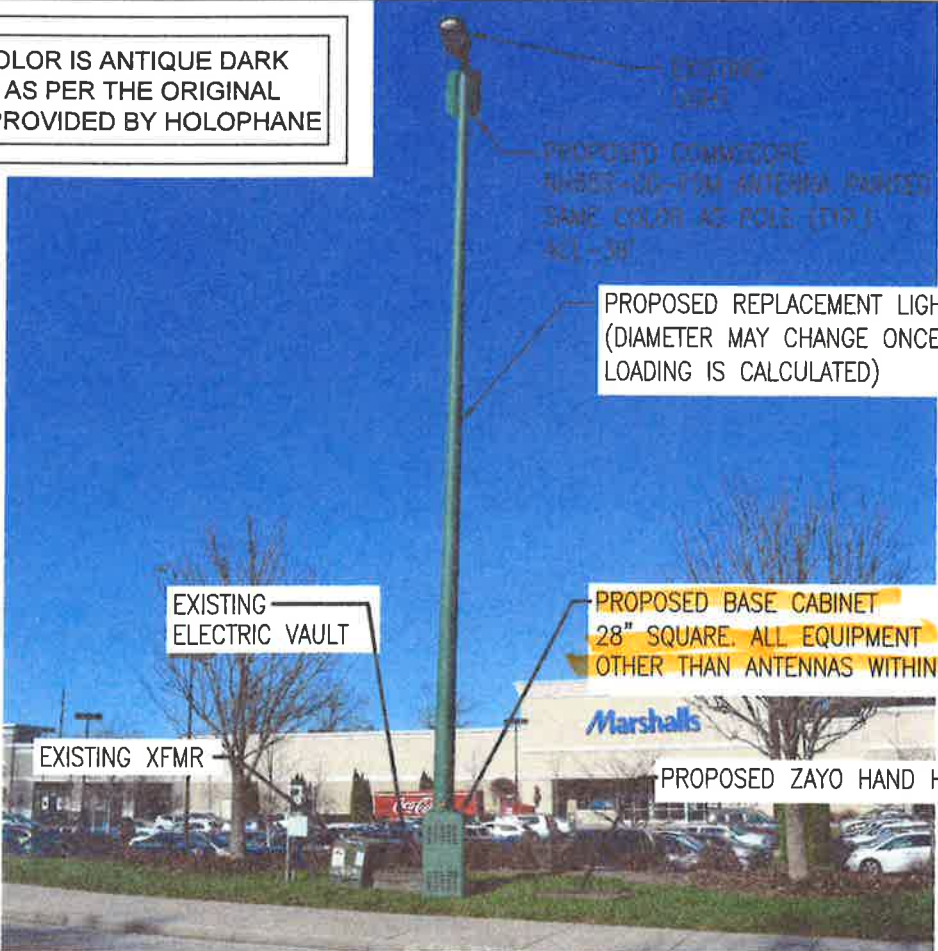
REVISION:

0

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TOWN OF FARRAGUT



2 PROPOSED PHOTO SIMULATION

N.T.S

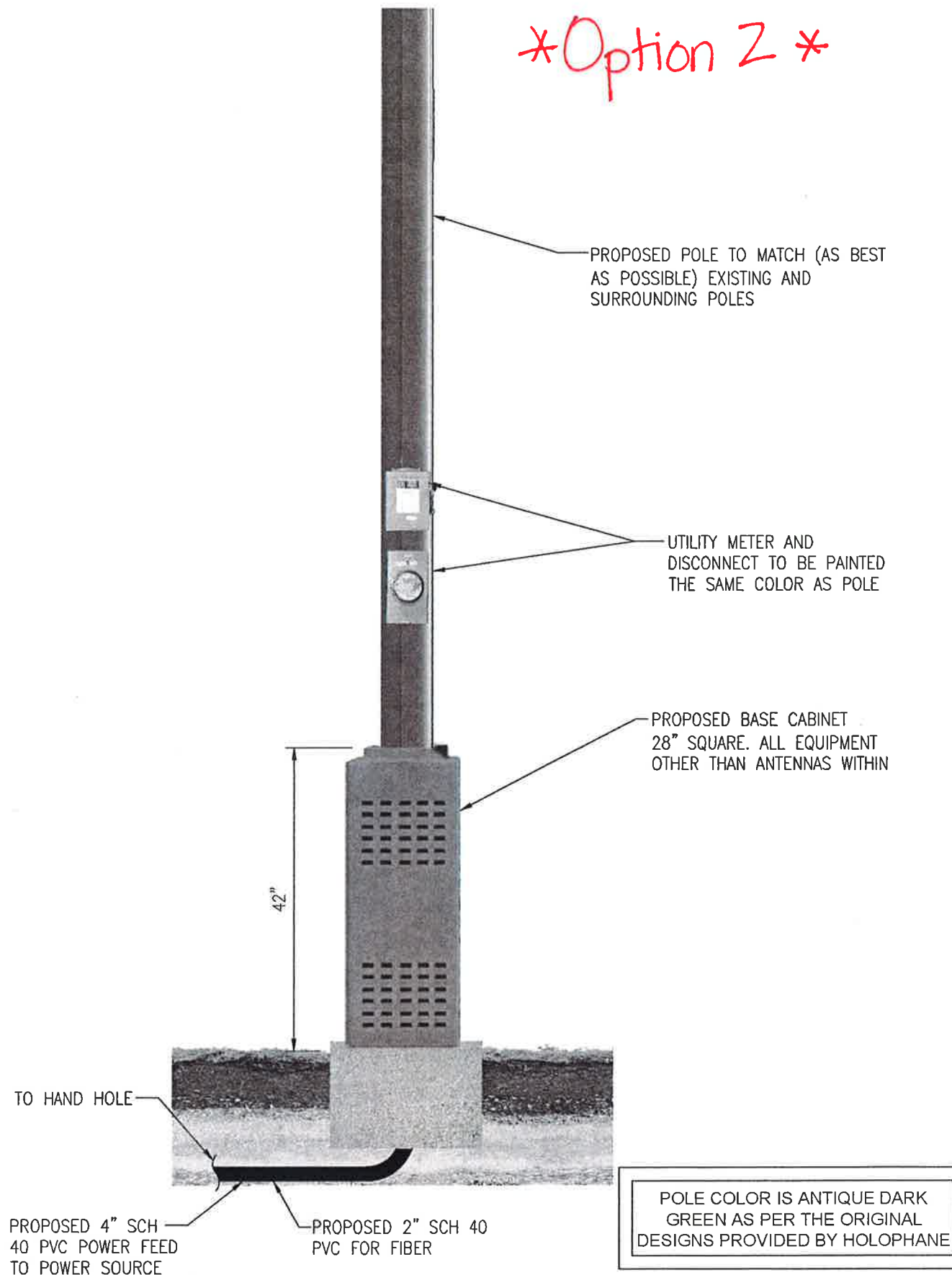
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DETAIL NOT USED

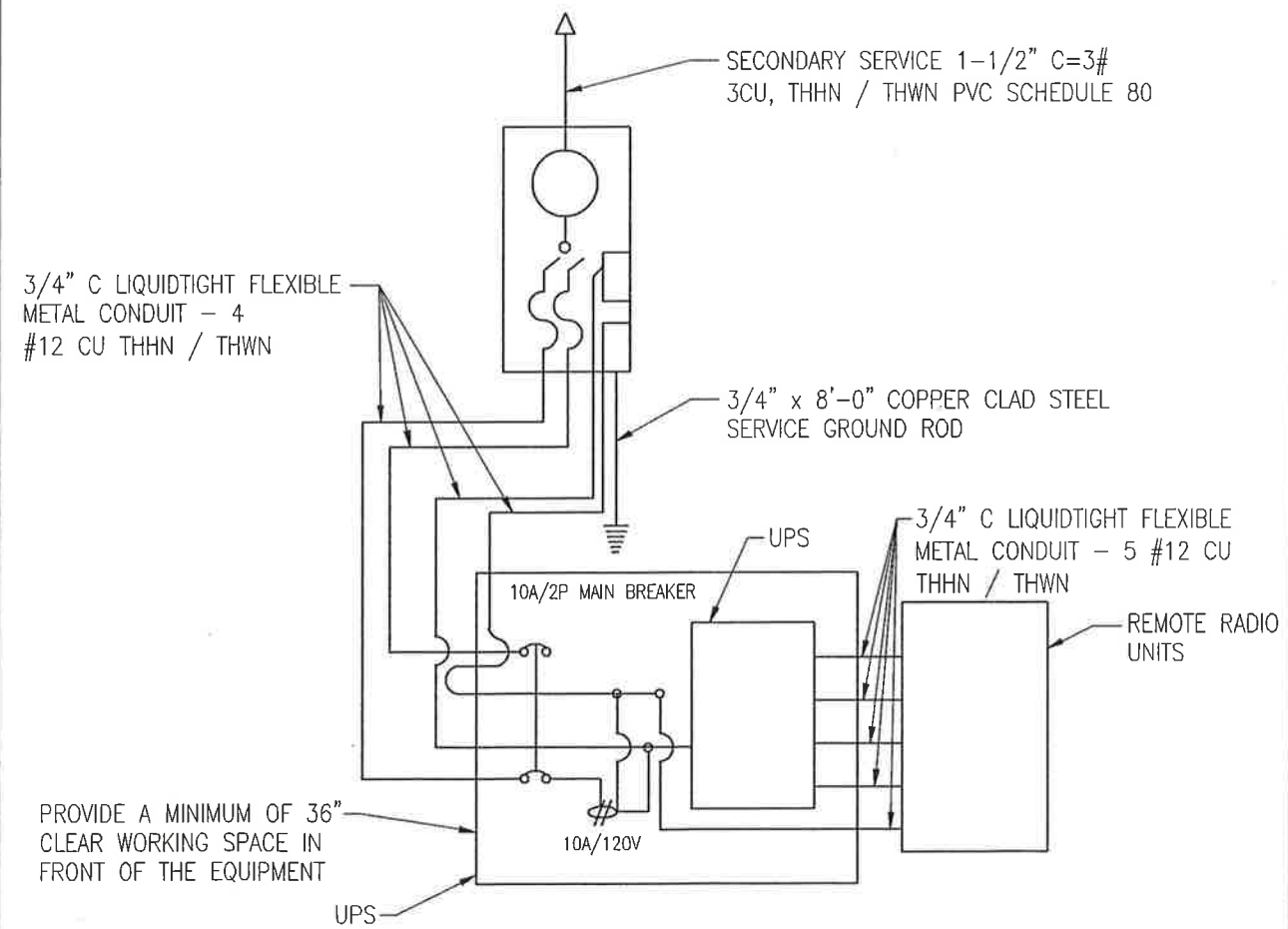
N.T.S

Option Z

Option 2



100 AMPERE, 120/240 VOLT 1 PHASE 3 WIRE 4JAW
COMMERCIAL METER PULL OUT OF COMBINATION SAFETY BOX
AND TEST BY-PASS FACILITIES. MANUAL PULL-OUT 10
AMPERE CLASS "T" FUSES, CIRCLE AW #214 MTBP
BUSSMANN #JUN C.L. F.A. 10,000 A/C NEMA 3R ENCLOSURE



PROVIDE A MINIMUM OF 36"
CLEAR WORKING SPACE IN
FRONT OF THE EQUIPMENT

POWER WILL BECOMING FROM
NEARBY UNDERGROUND
TRANSFORMER PER LCUB

verizon

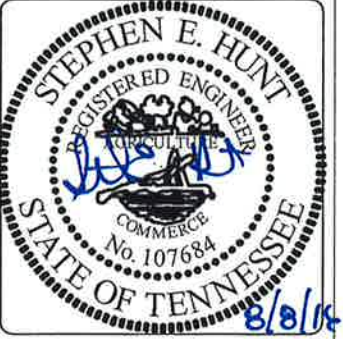
TeleGAP
Wireless

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HIXSON, TN 37343
PH: 423-843-9500
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SMALL CELL NAME:	SMC_TURKEY_CREEK3
DRAWN BY:	JDP
CHECKED BY:	CTD

REVISIONS		
NO.	DATE	DESCRIPTION
1	08/08/18	PRELIMINARY REVIEW



SITE NAME:
SMC_KNOX_TURKEY_CREEK3
COUNTY:
KNOX
CLOSEST ADDRESS TO SITE:
4433 PARKSIDE DRIVE
FARRAGUT, TN 37934
DESIGN TYPE:
RAWLAND

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Town of Farragut

SHEET FILE
ELECTRICAL
INFORMATION

DRAWING NO. 7 OF 10
REVISION: 0

MEETING DATE: August 18, 2016

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for SMC Knox Turkey Creek 4 for a small cell and distributed antenna system, within the Parkside Drive Right-of-Way, Zoned C-2, located in front of 11865 Parkside Drive (Telecad Wireless on behalf of Zayo, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request for approval of a site plan for a small cell and distributed antenna system in front of Publix on Parkside Drive. This site plan is part of a much larger project involving installing fiber optic lines which will service a small cell network in the Turkey Creek development area. These small cell and distributed antenna systems are basically small scale cellular towers located on light poles or other utility posts in areas of high activity.

DISCUSSION: In addition to the installation of fiber optic cable, three existing light poles in the Turkey Creek area are proposed to be replaced with a pole to support the additional weight of the antennas and other equipment associated with small cell service. The proposal in your packet shows the associated equipment being affixed to the post. After researching this concept, staff's preference would be for all of the equipment, including the electrical meter, to be placed in a vault underground to lessen the aesthetic impact in this area, this is especially important given that when Turkey Creek was developed, the developer planned for the utilities to be underground.

RECOMMENDATION: Included in your packet are two options provided by the applicant to address the visual impact of the proposed small cell structures. Staff has not yet reviewed these two options since they were provided with the revised site plan. Additionally, included in your packet are staffs' comments on the initial site plan. The staff will make a recommendation at the meeting based on whether the original comments have been satisfactorily addressed. The staff will also be communicating with the Town Attorney on any lease agreement or payment that may be needed in association with this request since the light poles are owned by the Town and all fiber line and poles are within the Town's right of way.

PROJECT SUMMARY

SITE NAME: SMC_KNOX_TURKEY_CREEK4

CLOSEST ADDRESS TO SITE: 11865 PARKSIDE DRIVE
KNOXVILLE, TN 37934

JURISDICTION: CITY OF FARRAGUT

COUNTY: KNOX COUNTY

SITE COORDINATES:

LATITUDE: 35° 53' 38.47" N (NAD 83)
LONGITUDE: -84° 10' 16.58" W (NAD 83)
ELEVATION: 983.00' (NAVD 88)

POWER COMPANY: LCUB
136 N CAMPBELL STATION ROAD
KNOXVILLE, TN 37934
PHONE: (865) 986-6591

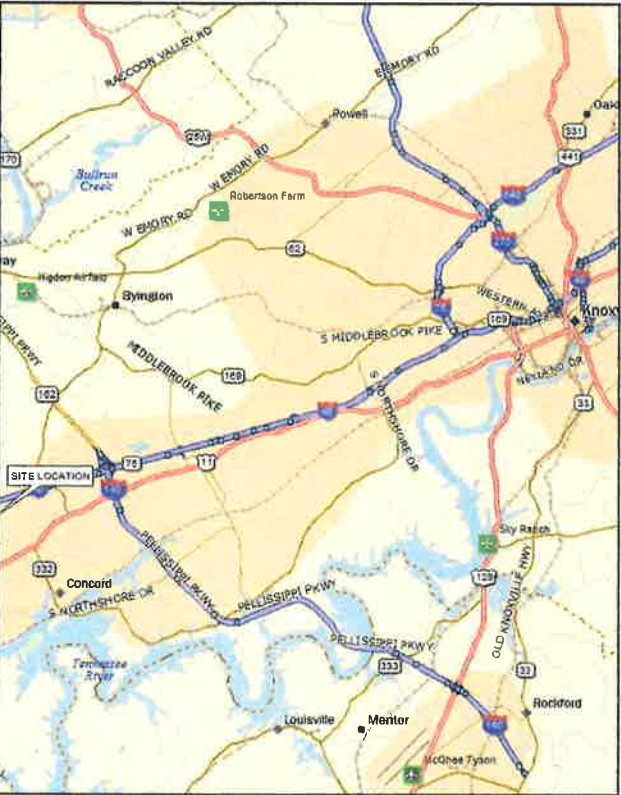
FIRE DEPARTMENT: LENOIR CITY FIRE DEPARTMENT
767 PEARL DRIVE
LENOIR CITY, TN 37772
PHONE: (865) 986-4212

POLICE DEPARTMENT: KNOX COUNTY SHERIFF DEPARTMENT
11408 MUNICIPAL CENTER DRIVE
KNOXVILLE, TN 37934
PHONE: (865) 675-3210



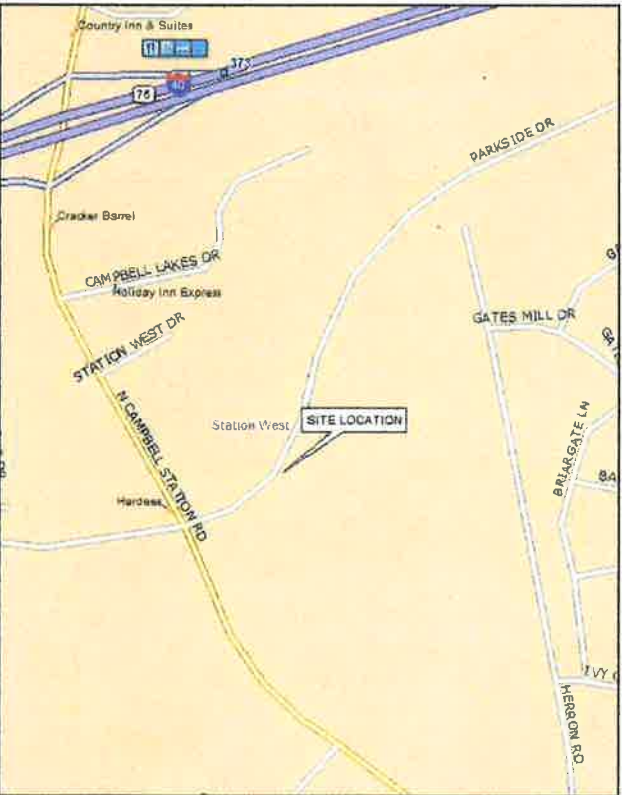
SITE NAME: SMC_KNOX_TURKEY_CREEK4

VICINITY MAP



NOT TO SCALE

LOCATION MAP



NOT TO SCALE

STRUCTURAL REVIEW

CONTRACTOR SHALL ATTAIN AND VERIFY STRUCTURAL EVALUATION REPORT OF EXISTING TOWER FOR EXACT PLACEMENT OF ANTENNAS AND COAX CABLES. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE STRUCTURAL EVALUATION REPORT AND NOTIFY VERIZON'S CONSTRUCTION MANAGER IN THE CASE OF ANY DISCREPANCIES. ANY STRUCTURAL MODIFICATION, IF REQUIRED, SHALL BE DONE PRIOR TO THE INSTALLATION OF ANTENNAS.

SHEET SCALE FACTOR:
PLOT SIZE:
11" x 17": TO SCALE



1 (800) 351-1111
www.tnonecall.com
CONTRACTOR TO CALL TENNESSEE
ONE-CALL SYSTEMS AT LEAST (2) WORKING
DAYS PRIOR TO DIGGING.

SHEET INDEX

NO.	DESCRIPTION
1	TITLE SHEET
2	GENERAL NOTES
3	CONSTRUCTION NOTES
4	EXISTING SITE PLAN
5	PROPOSED SITE PLAN
6	PHOTO SIMULATIONS & SIGNS
7	TRENCHING DETAIL
8	ELECTRICAL INFORMATION
9	FIBER INFORMATION
10	ANTENNA INFORMATION
11	EQUIPMENT INFORMATION

RECEIVED

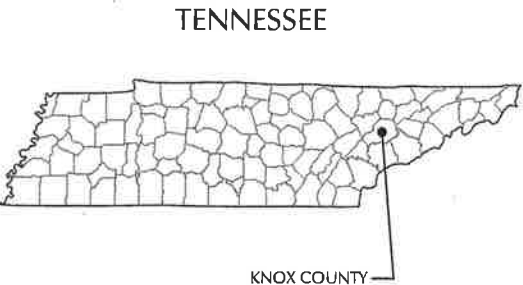
AUG 08 2016

TOWN OF FARRAGUT

SCOPE OF WORK

REMOVE EXISTING POLE.
PLACE NEW POLE.
INSTALL EQUIPMENT.
RUN CONDUITS.
PLACE EXISTING LIGHTING FIXTURE ON NEW POLE.

STATE COUNTY MAP



verizon

TeleCAD Wireless
1961 NORTHPOINT BLVD, SUITE 130
HIKSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

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SMALL CELL NAME: SMC_TURKEY_CREEK4
DRAWN BY: JDP
CHECKED BY: CTD

REVISIONS

NO.	DATE	DESCRIPTION
1	08/04/16	PRELIMINARY REVIEW



SITE NAME: SMC_KNOX_TURKEY_CREEK4

COUNTY: KNOX

CLOSEST ADDRESS TO SITE: 11865 PARKSIDE DRIVE
KNOXVILLE, TN 37934

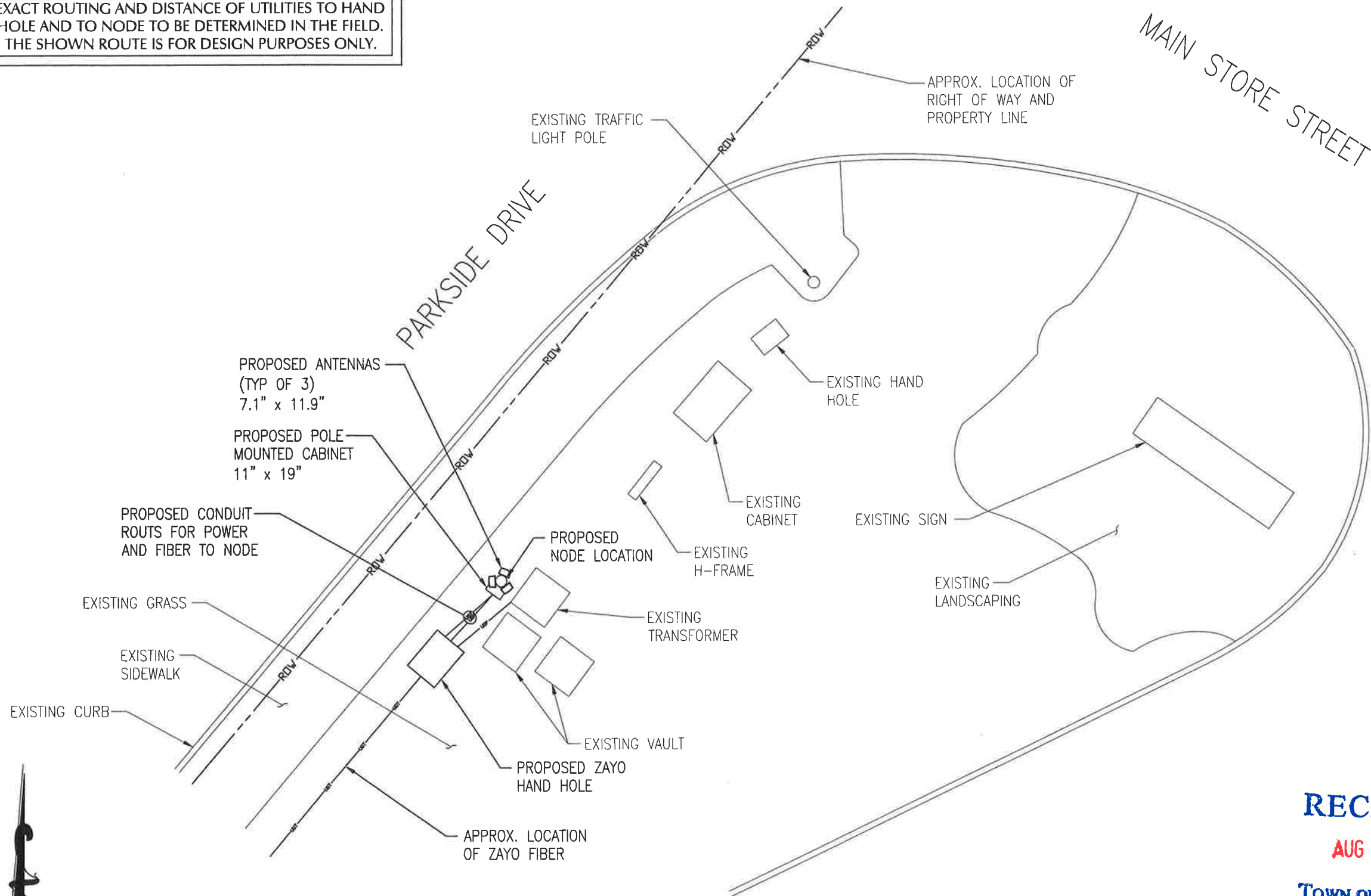
DESIGN TYPE: RAWLAND

SHEET TITLE: TITLE SHEET

DRAWING NO. 1 OF 11
REVISION: 0

ALL MEASUREMENTS ON THIS SHEET ARE APPROXIMATE
NOT EXACT. CONTRACTOR TO VERIFY MEASUREMENTS
PRIOR COMMENCEMENT OF CONSTRUCTION.

EXACT ROUTING AND DISTANCE OF UTILITIES TO HAND
HOLE AND TO NODE TO BE DETERMINED IN THE FIELD.
THE SHOWN ROUTE IS FOR DESIGN PURPOSES ONLY.



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Wireless

1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
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FAX: 423-843-9509

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SMALL CELL NAME:	SMC_TURKEY_CREEK4
DRAWN BY:	JDP
CHECKED BY:	CTD

REVISIONS

NO.	DATE	DESCRIPTION
1	08/04/16	PRELIMINARY REVIEW



SITE NAME:	SMC_KNOX_TURKEY_CREEK4
COUNTY:	KNOX
CLOSEST ADDRESS TO SITE:	11865 PARKSIDE DRIVE KNOXVILLE, TN 37934
DESIGN TYPE:	RAWLAND

SHEET TITLE:	PROPOSED SITE PLAN
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DRAWING NO.	REVISION:
5 OF 11	0

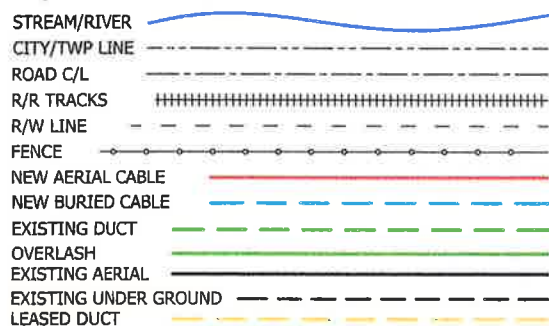


LINEAR FEET OF FIBER
5,401'

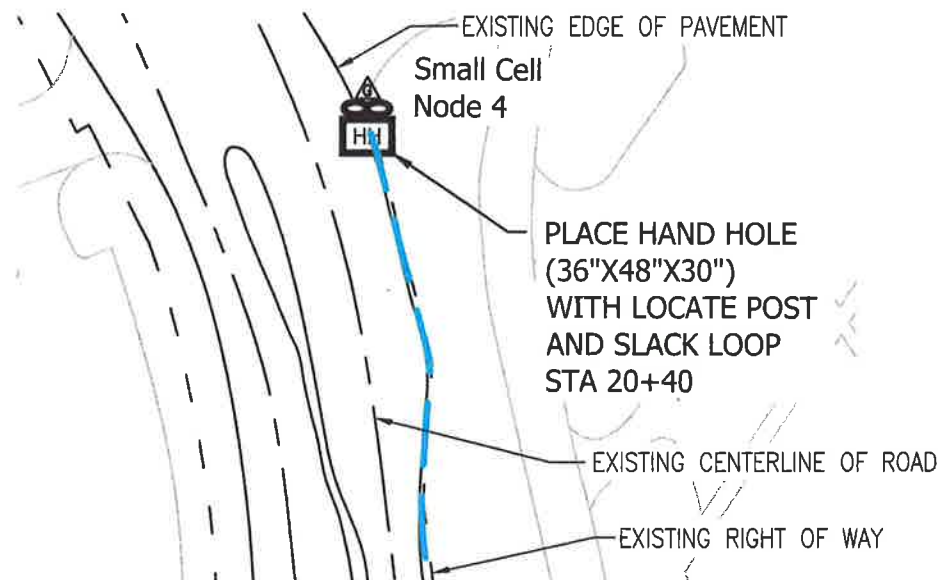
1 FIBER INFORMATION FOR ALL SITE

N.T.S.

LEGEND

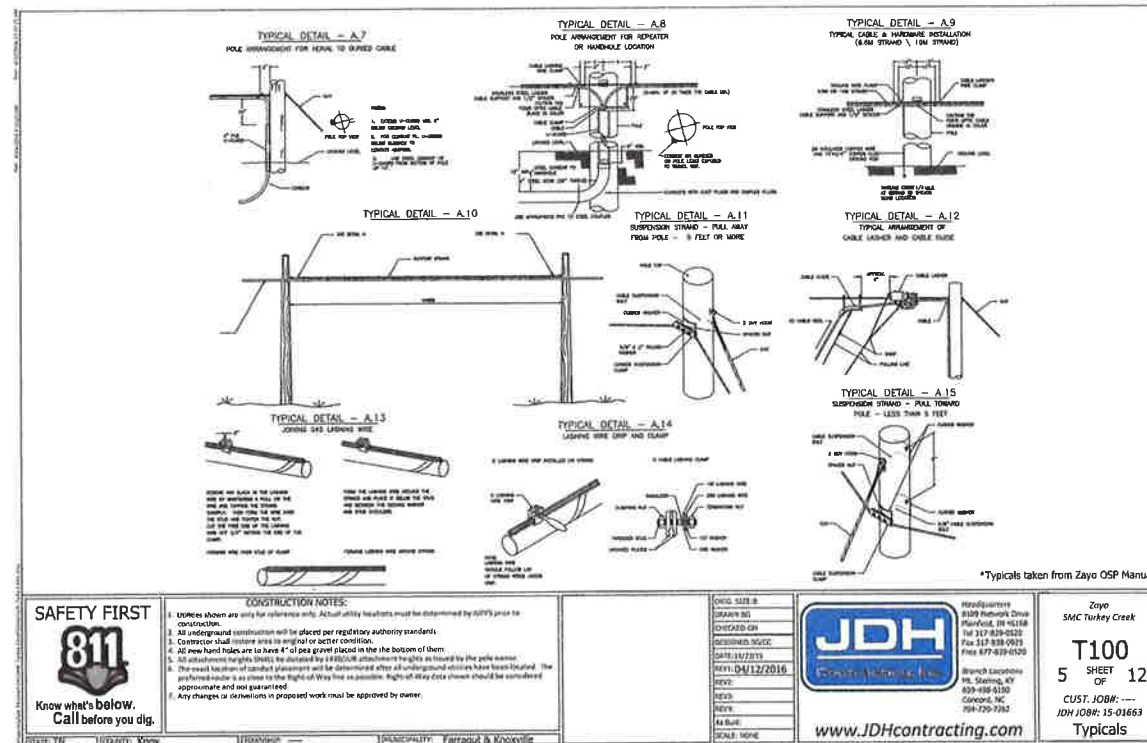


NODE 4



2 FIBER INFORMATION FOR INDIVIDUAL SITE

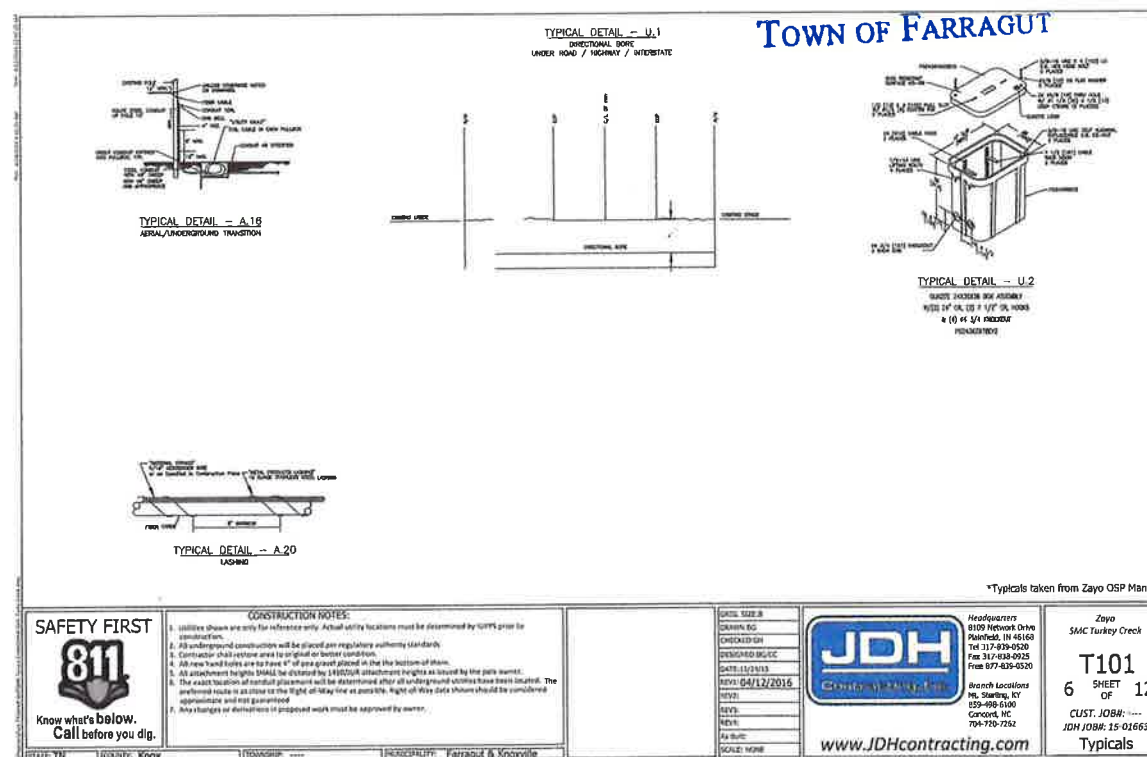
N.T.S.



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TOWN OF FARRAGUT



3 ADDITIONAL INFORMATION

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DRAWN BY: JDP
CHECKED BY: CTD

REVISIONS		
NO.	DATE	DESCRIPTION
1	08/04/16	PRELIMINARY REVIEW

REFERENCE ONLY

SITE NAME:
SMC_KNOX_TURKEY_CREEK4

COUNTY:
KNOX

CLOSEST ADDRESS TO SITE:
11865 PARKSIDE DRIVE
KNOXVILLE, TN 37934

DESIGN TYPE:
RAWLAND

SHEET TITLE:
FIBER INFORMATION

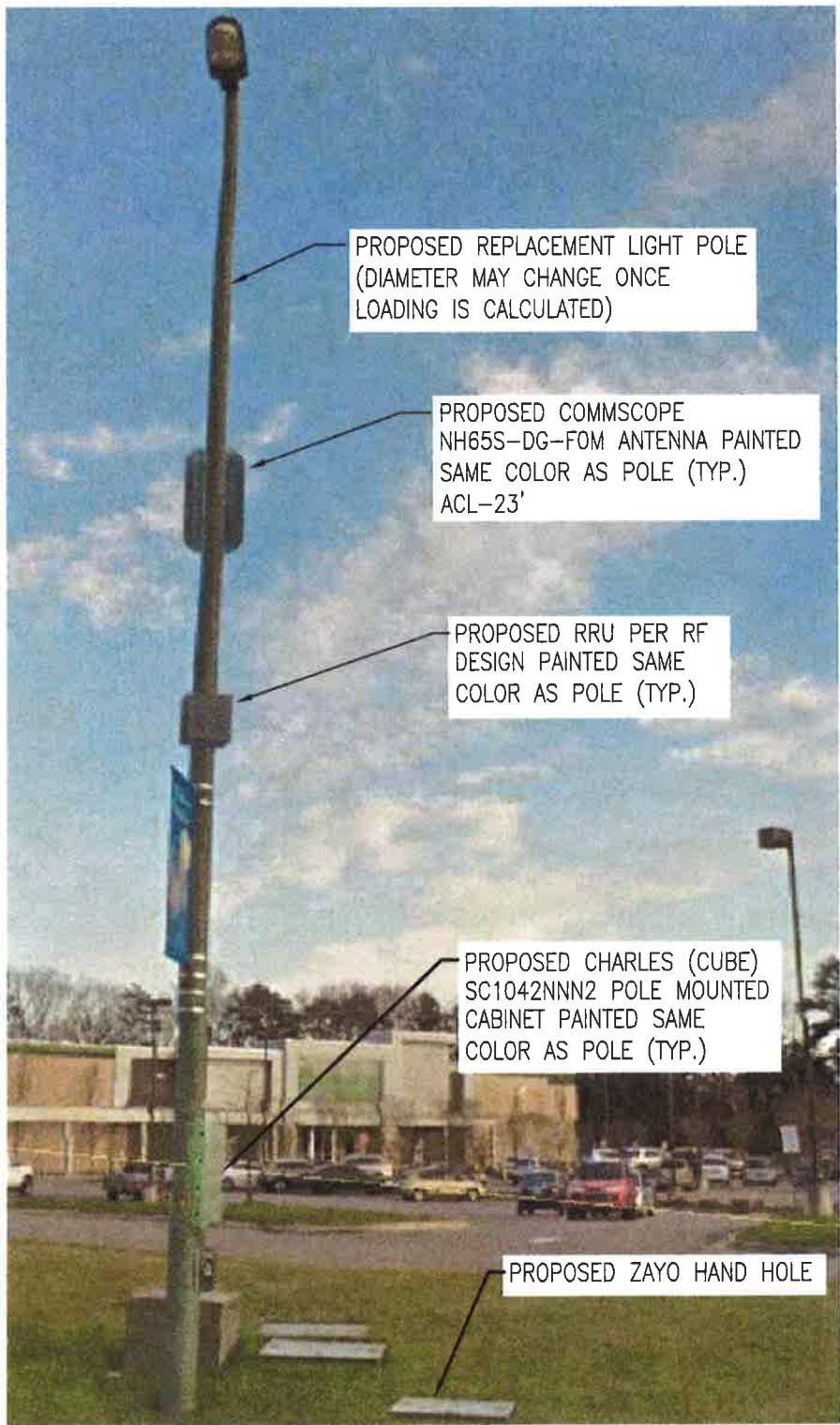
DRAWING NO.
9 OF 11

REVISION:
0

Option 1



EXISTING LIGHT
POLE



PROPOSED REPLACEMENT LIGHT POLE
(DIAMETER MAY CHANGE ONCE
LOADING IS CALCULATED)

PROPOSED COMMSCOPE
NH65S-DG-FOM ANTENNA PAINTED
SAME COLOR AS POLE (TYP.)
ACL-23'

PROPOSED RRU PER RF
DESIGN PAINTED SAME
COLOR AS POLE (TYP.)

PROPOSED CHARLES (CUBE)
SC1042NNN2 POLE MOUNTED
CABINET PAINTED SAME
COLOR AS POLE (TYP.)

PROPOSED ZAYO HAND HOLE

POLE COLOR IS ANTIQUE DARK
GREEN AS PER THE ORIGINAL
DESIGNS PROVIDED BY HOLOPHANE

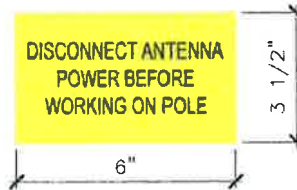
MOUNTED MIN. 3' BELOW ANTENNA



MOUNTED ON EQUIPMENT



MOUNTED BELOW DISCONNECT



3 R.F. SIGNS

N.T.S

verizon

TeleCAD
Wireless

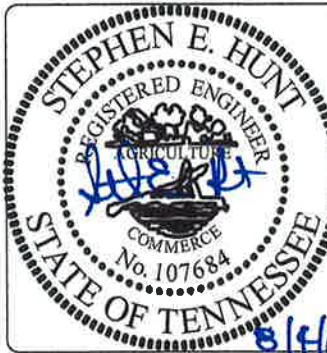
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DRAWN BY: JDP
CHECKED BY: CTD

REVISIONS

08/04/16 PRELIMINARY REVIEW
NO. DATE DESCRIPTION



SITE NAME:
SMC_KNOX_TURKEY_CREEK4
COUNTY:
KNOX
CLOSEST ADDRESS TO SITE:
11865 PARKSIDE DRIVE
KNOXVILLE, TN 37934
DESIGN TYPE:
RAWLAND

SHEET TITLE:
PHOTO SIMULATION
& SIGNS

DRAWING NO. REVISION:
6 OF 11 0

RECEIVED
AUG 08 2016
TOWN OF FARRAGUT

1 EXISTING PHOTO

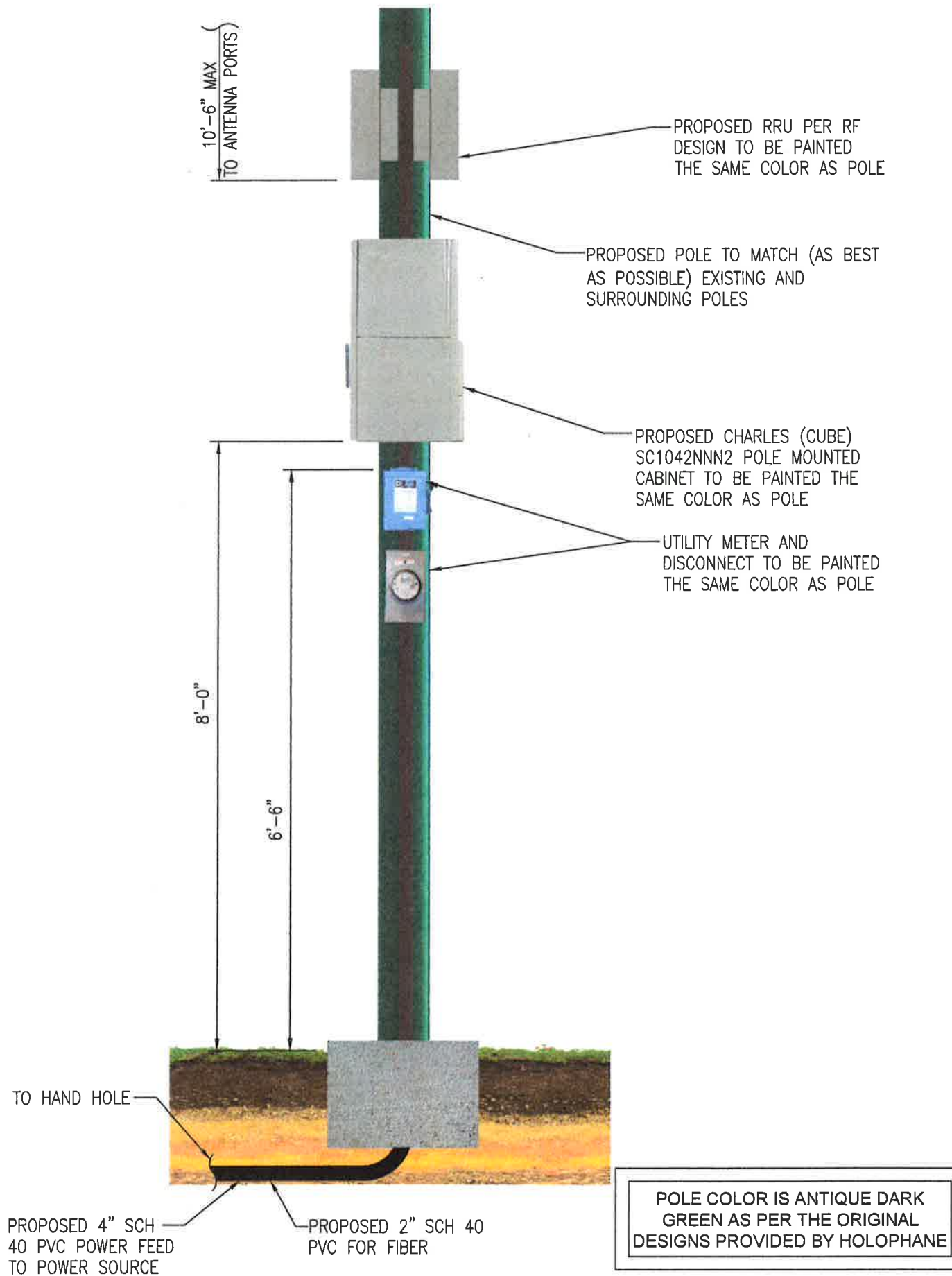
N.T.S

2 PROPOSED PHOTO SIMULATION

N.T.S

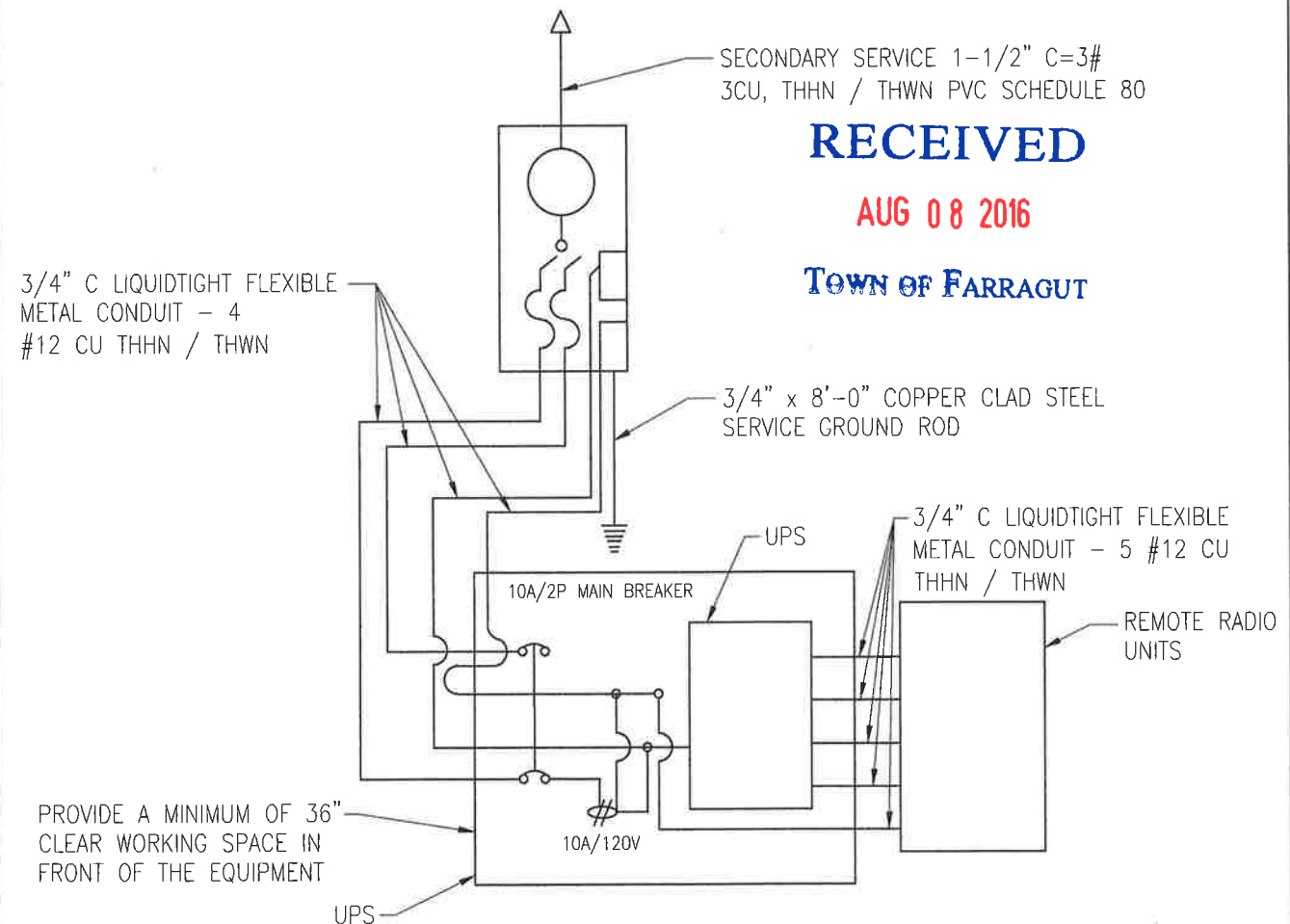
4 DETAIL NOT USED

N.T.S



Option 1

100 AMPERE, 120/240 VOLT 1 PHASE 3 WIRE 4JAW
COMMERCIAL METER PULL OUT OF COMBINATION SAFETY BOX
AND TEST BY-PASS FACILITIES. MANUAL PULL-OUT 10
AMPERE CLASS "T" FUSES, CIRCLE AW #214 MTBP
BUSSMANN #JJN C.L. F.A. 10,000 A/C NEMA 3R ENCLOSURE



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TOWN OF FARRAGUT

verizon

TeleCAD Wireless

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HIXSON, TN 37343
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FAX: 423-843-9509

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DRAWN BY: JDP
CHECKED BY: CTD

REVISIONS		
NO.	DATE	DESCRIPTION
1	08/04/16	PRELIMINARY REVIEW



SITE NAME:
SMC_KNOX_TURKEY_CREEK4

COUNTY:
KNOX

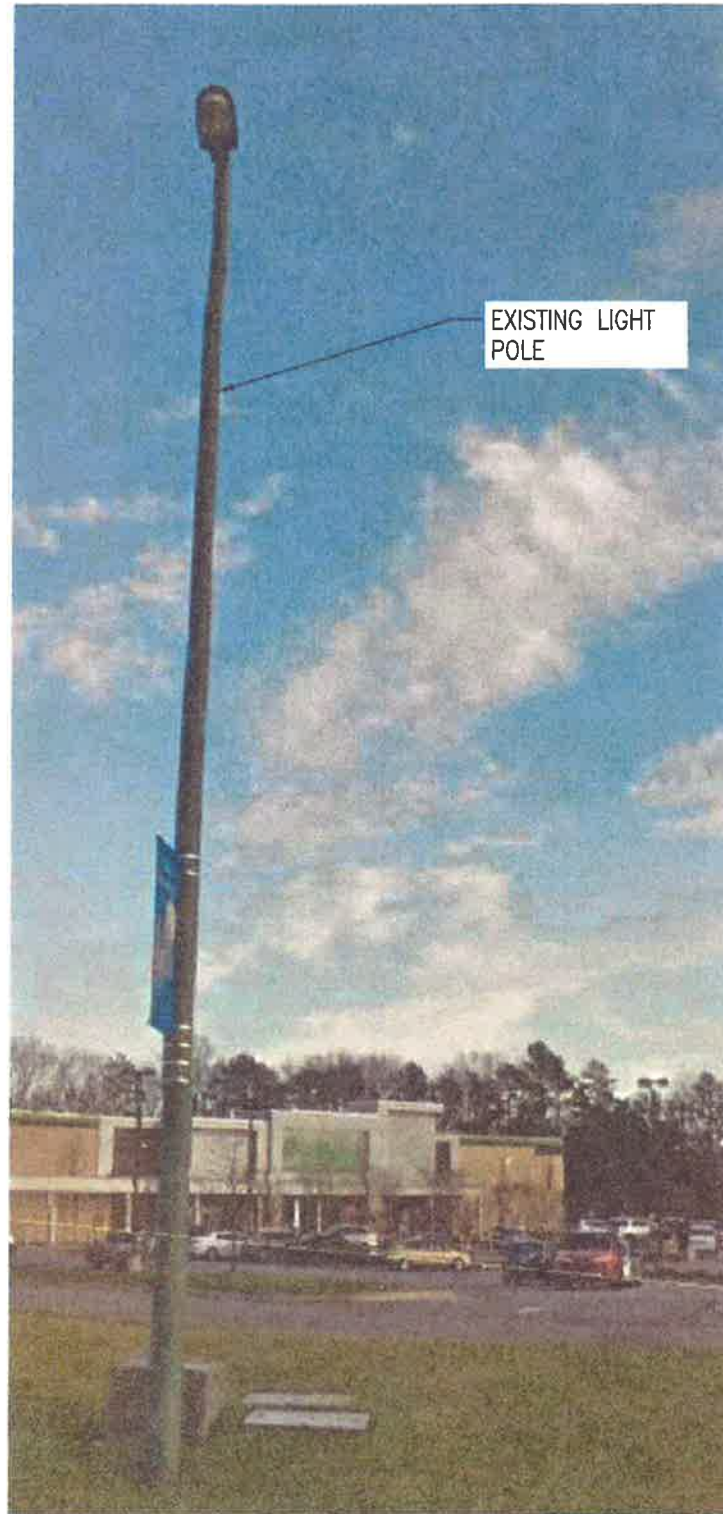
CLOSEST ADDRESS TO SITE:
11865 PARKSIDE DRIVE
KNOXVILLE, TN 37934

DESIGN TYPE:
RAWLAND

SHEET TITLE:
ELECTRICAL
INFORMATION

DRAWING NO. 8 OF 11
REVISION: 0

Option 2



EXISTING LIGHT
POLE



PROPOSED REPLACEMENT LIGHT POLE
(DIAMETER MAY CHANGE ONCE
LOADING IS CALCULATED)

PROPOSED COMMSCOPE
NH65S-DG-FOM ANTENNA PAINTED
SAME COLOR AS POLE (TYP.)
ACL-23'

PROPOSED BASE CABINET
28" SQUARE. ALL EQUIPMENT
OTHER THAN ANTENNAS WITHIN

PROPOSED ZAYO HAND HOLE

POLE COLOR IS ANTIQUE DARK
GREEN AS PER THE ORIGINAL
DESIGNS PROVIDED BY HOLOPHANE

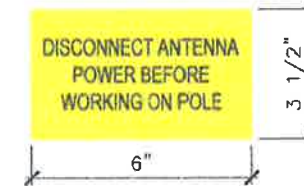
MOUNTED MIN. 3' BELOW ANTENNA



MOUNTED ON EQUIPMENT



MOUNTED BELOW DISCONNECT



3 R.F. SIGNS

N.T.S

verizon

TeleCAD
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DRAWN BY: JDP

CHECKED BY: CTD

REVISIONS

NO.	DATE	DESCRIPTION
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SITE NAME:

SMC_KNOX_TURKEY_CREEK4

COUNTY:

KNOX

CLOSEST ADDRESS TO SITE:

11865 PARKSIDE DRIVE
KNOXVILLE, TN 37934

DESIGN TYPE:

RAWLAND

SHEET TITLE:

PHOTO SIMULATION
& SIGNS

DRAWING NO.

6 OF 11

REVISION:

0

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TOWN OF FARRAGUT

1 EXISTING PHOTO

N.T.S

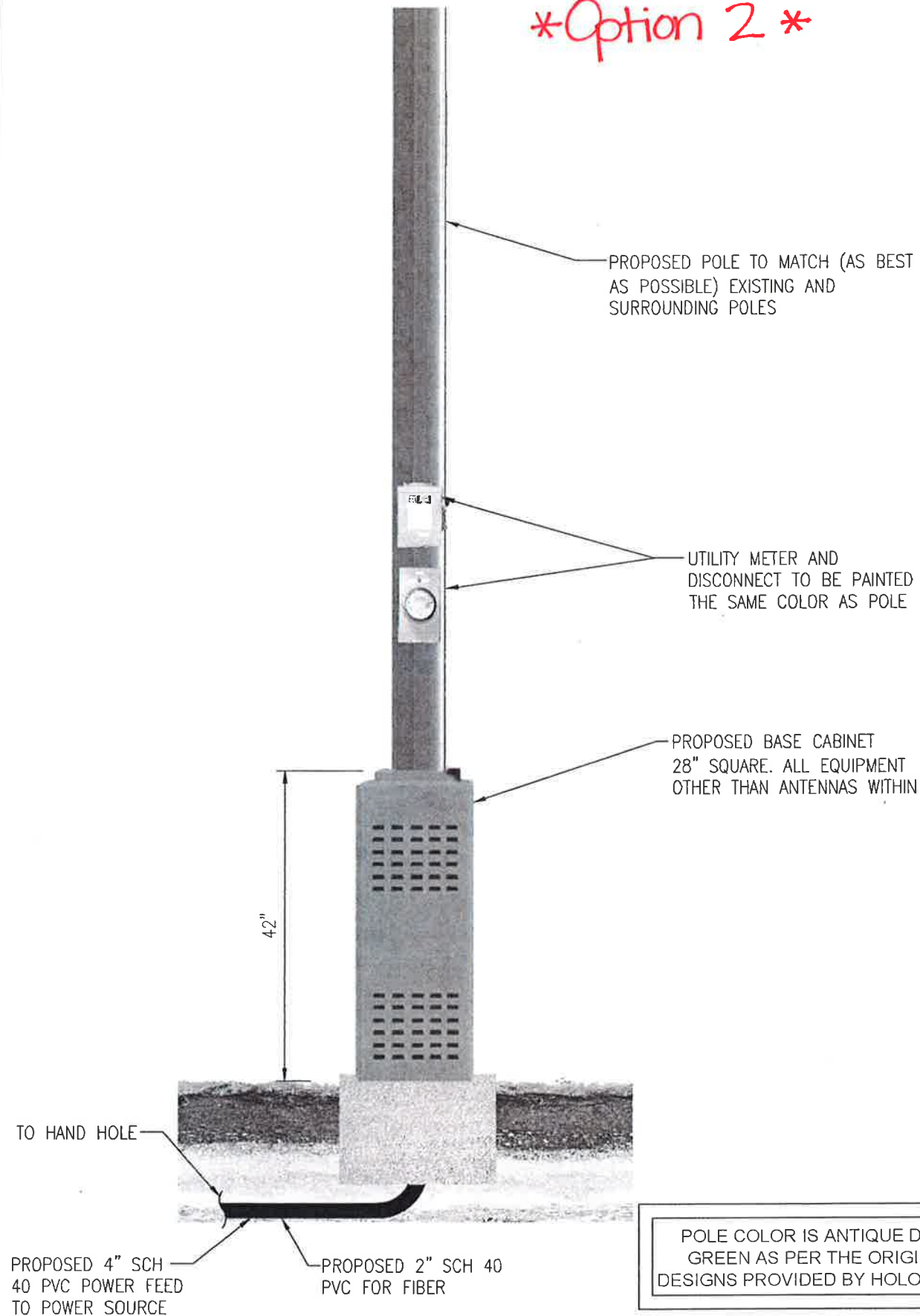
2 PROPOSED PHOTO SIMULATION

N.T.S

4 DETAIL NOT USED

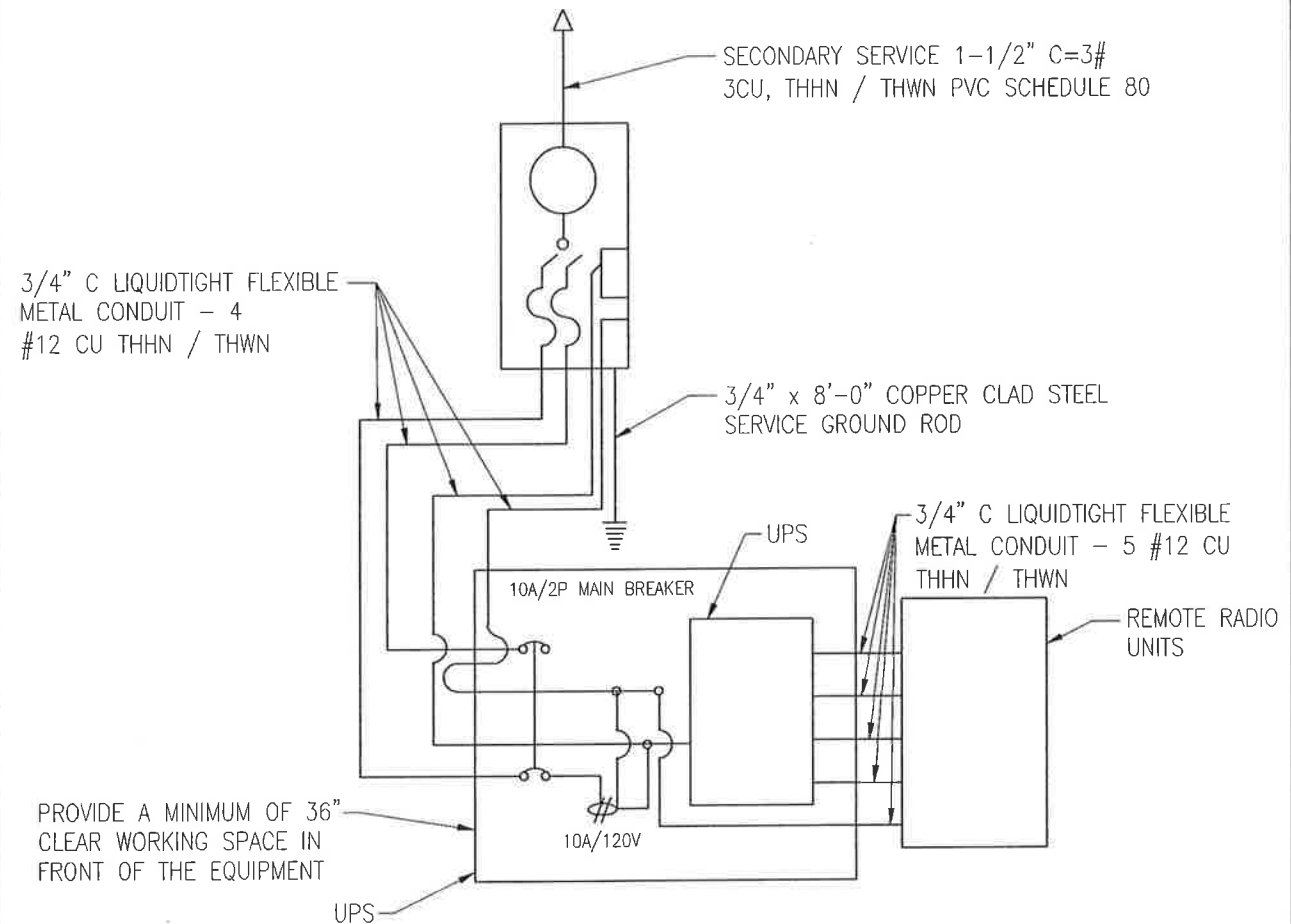
N.T.S

Option 2



POLE COLOR IS ANTIQUE DARK GREEN AS PER THE ORIGINAL DESIGNS PROVIDED BY HOLOPHANE

100 AMPERE, 120/240 VOLT 1 PHASE 3 WIRE 4JAW
COMMERCIAL METER PULL OUT OF COMBINATION SAFETY BOX
AND TEST BY-PASS FACILITIES. MANUAL PULL-OUT 10
AMPERE CLASS "I" FUSES, CIRCLE AW #214 MTBP
BUSSMANN #JUN C.L. F.A. 10,000 A/C NEMA 3R ENCLOSURE



PROVIDE A MINIMUM OF 36" CLEAR WORKING SPACE IN FRONT OF THE EQUIPMENT

POWER WILL BECOMING FROM NEARBY UNDERGROUND TRANSFORMER PER LCUB

verizon

TeleCAD Wireless
1961 NORTHPOINT BLVD, SUITE 130
HIKSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

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SMALL CELL NAME:	SMC_TURKEY_CREEK4
DRAWN BY:	JDP
CHECKED BY:	CTD

REVISIONS		
NO.	DATE	DESCRIPTION
1	08/08/16	PRELIMINARY REVIEW



SITE NAME:
SMC_KNOX_TURKEY_CREEK4
COUNTY:
KNOX
CLOSEST ADDRESS TO SITE:
11865 PARKSIDE DRIVE
KNOXVILLE, TN 37934
DESIGN TYPE:
RAWLAND

SHEET TITLE:
ELECTRICAL
INFORMATION

DRAWING NO.
8 OF 11
REVISION:
0

RECEIVED

AUG 08 2016

TOWN OF FARRAGUT

MEETING DATE: August 18, 2016

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for SMC Knox Turkey Creek 5 for a small cell and distributed antenna system, within the Campbell Lakes Drive Right-of-Way, Zoned C-2, located in front of 11548 Campbell Lakes Drive (Telecad Wireless on behalf of Zayo, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request for approval of a site plan for a small cell and distributed antenna system in front of Station West on Campbell Lakes Drive. This site plan is part of a much larger project involving installing fiber optic lines which will service a small cell network in the Turkey Creek development area. These small cell and distributed antenna systems are basically small scale cellular towers located on light poles or other utility posts in areas of high activity.

DISCUSSION: In addition to the installation of fiber optic cable, three existing light poles in the Turkey Creek area are proposed to be replaced with a pole to support the additional weight of the antennas and other equipment associated with small cell service. The proposal in your packet shows the associated equipment being affixed to the post. After researching this concept, staff's preference would be for all of the equipment, including the electrical meter, to be placed in a vault underground to lessen the aesthetic impact in this area, this is especially important given that when Turkey Creek was developed, the developer planned for the utilities to be underground.

RECOMMENDATION: Included in your packet are two options provided by the applicant to address the visual impact of the proposed small cell structures. Staff has not yet reviewed these two options since they were provided with the revised site plan. Additionally, included in your packet are staff's comments on the initial site plan. The staff will make a recommendation at the meeting based on whether the original comments have been satisfactorily addressed. The staff will also be communicating with the Town Attorney on any lease agreement or payment that may be needed in association with this request since the light poles are owned by the Town and all fiber line and poles are within the Town's right of way.

ALL MEASUREMENTS ON THIS SHEET ARE APPROXIMATE NOT EXACT. CONTRACTOR TO VERIFY MEASUREMENTS PRIOR COMMENCEMENT OF CONSTRUCTION.

EXACT ROUTING AND DISTANCE OF UTILITIES TO HAND HOLE AND TO NODE TO BE DETERMINED IN THE FIELD. THE SHOWN ROUTE IS FOR DESIGN PURPOSES ONLY.



TeleCAD Wireless
 1961 NORTHPOINT BLVD, SUITE 130
 HIXSON, TN 37343
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 FAX: 423-843-9509

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 CHECKED BY: CTD

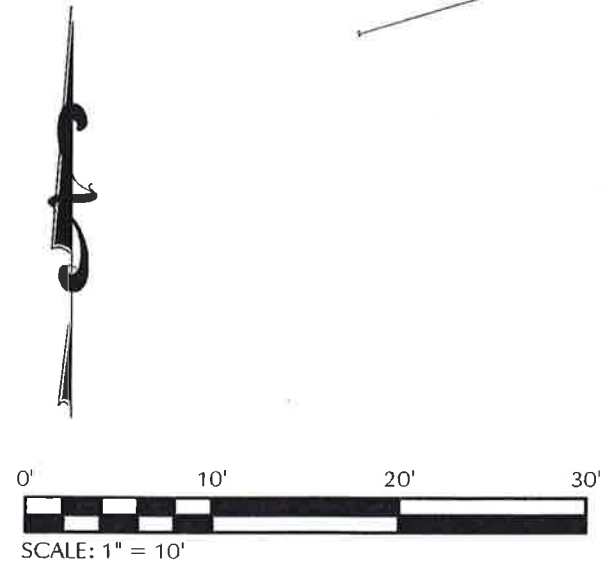
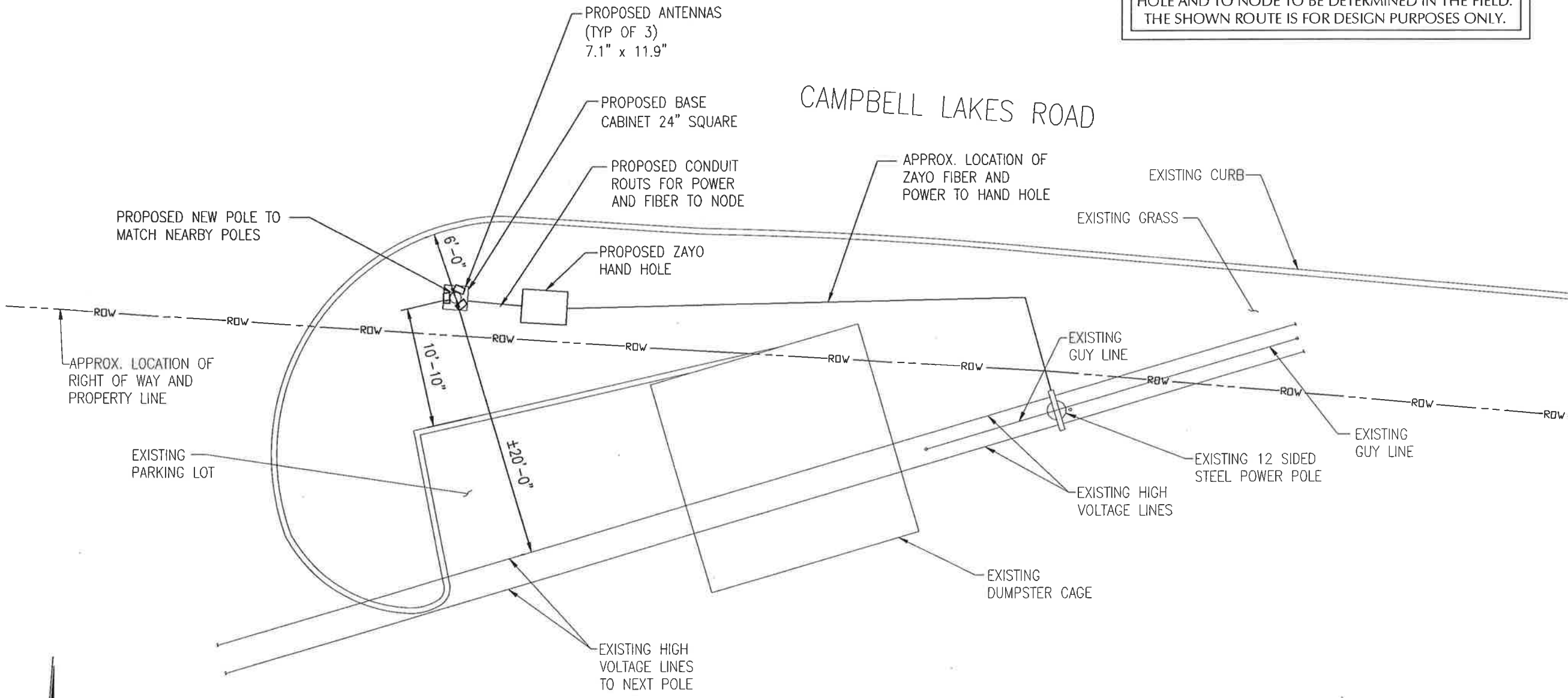
REVISIONS		
NO.	DATE	DESCRIPTION
1	08/08/16	PRELIMINARY REVIEW



SITE NAME:
 SMC_KNOX_TURKEY_CREEKS5
 COUNTY:
 KNOX
 CLOSEST ADDRESS TO SITE:
 11548 CAMPBELL LAKES DRIVE
 FARRAGUT, TN 37934
 DESIGN TYPE:
 RAWLAND

SHEET TITLE:
 PROPOSED SITE PLAN

DRAWING NO. 5 OF 11
 REVISION: 0



PARCEL INFORMATION				
PARCEL I.D.	OWNER	ADDRESS	PHONE	RELEVANCE TO NODE
R.O.W	TOWN OF FARRAGUT	11408 MUNICIPAL CENTER DRIVE, FARRAGUT, TN 37934	(865) 966-7057	SITE
130-12001	STATION WEST PARTNERS % DIVERSIFIED ENERGY	620 N CAMPBELL STA KNOXVILLE, TN 37934	(828) 266-9800	SOUTH/WEST
130-12006	B-I COMPANY % RANDY GIBSON G L DEPT	100 STE 1200 GALLERY PKWY ATLANTA, GA 30339		NORTH/EAST

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TOWN OF FARRAGUT

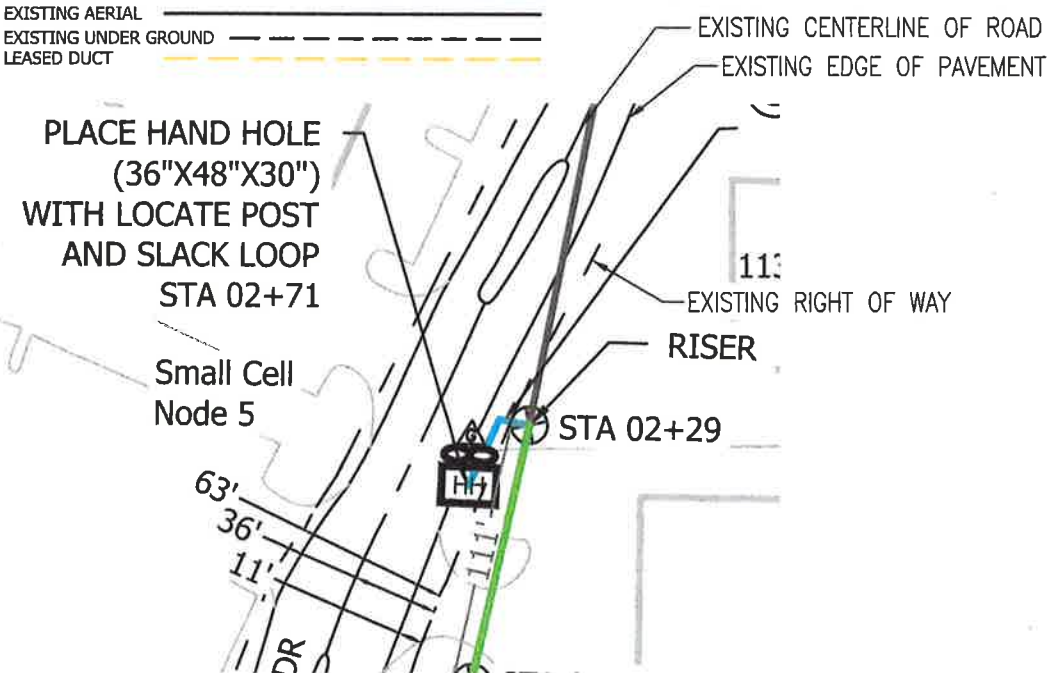
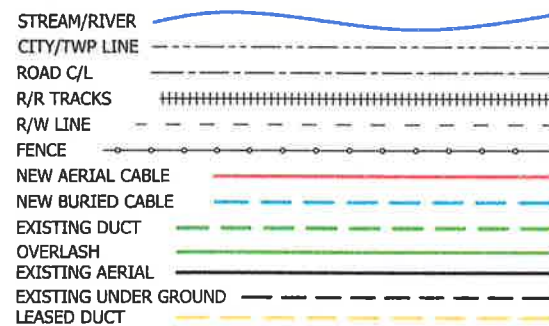


LINEAR FEET OF FIBER
5,401'

1 FIBER INFORMATION FOR ALL SITE

N.T.S

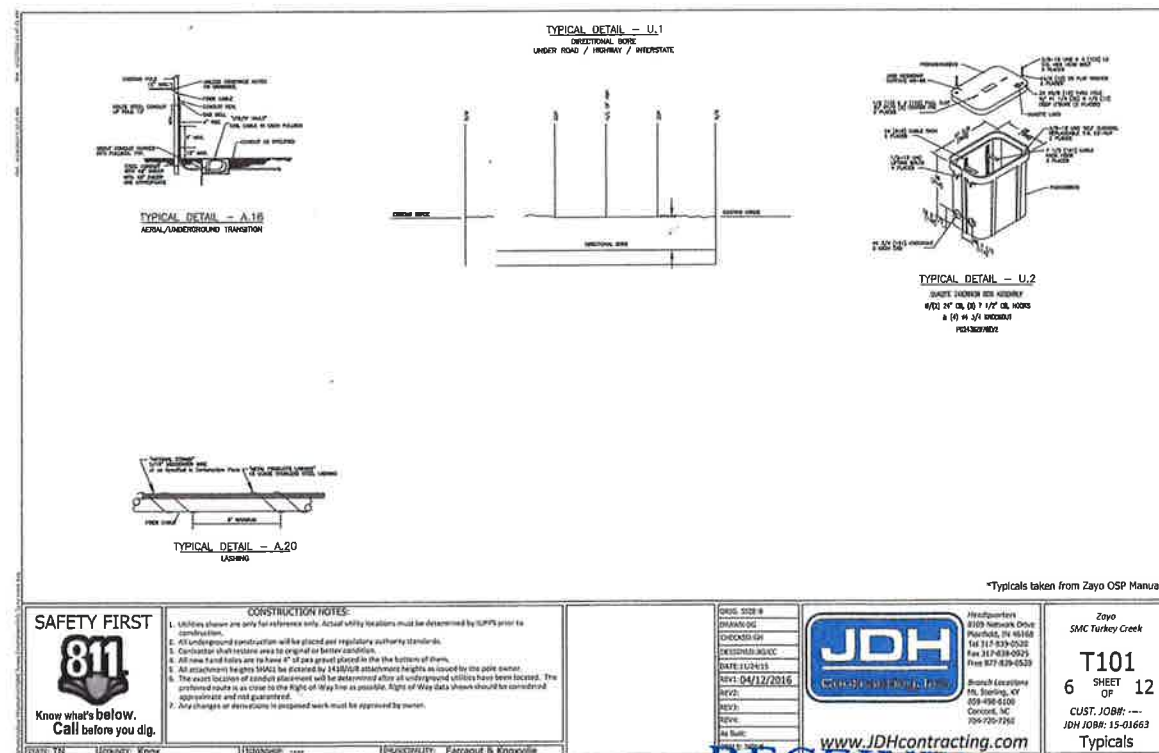
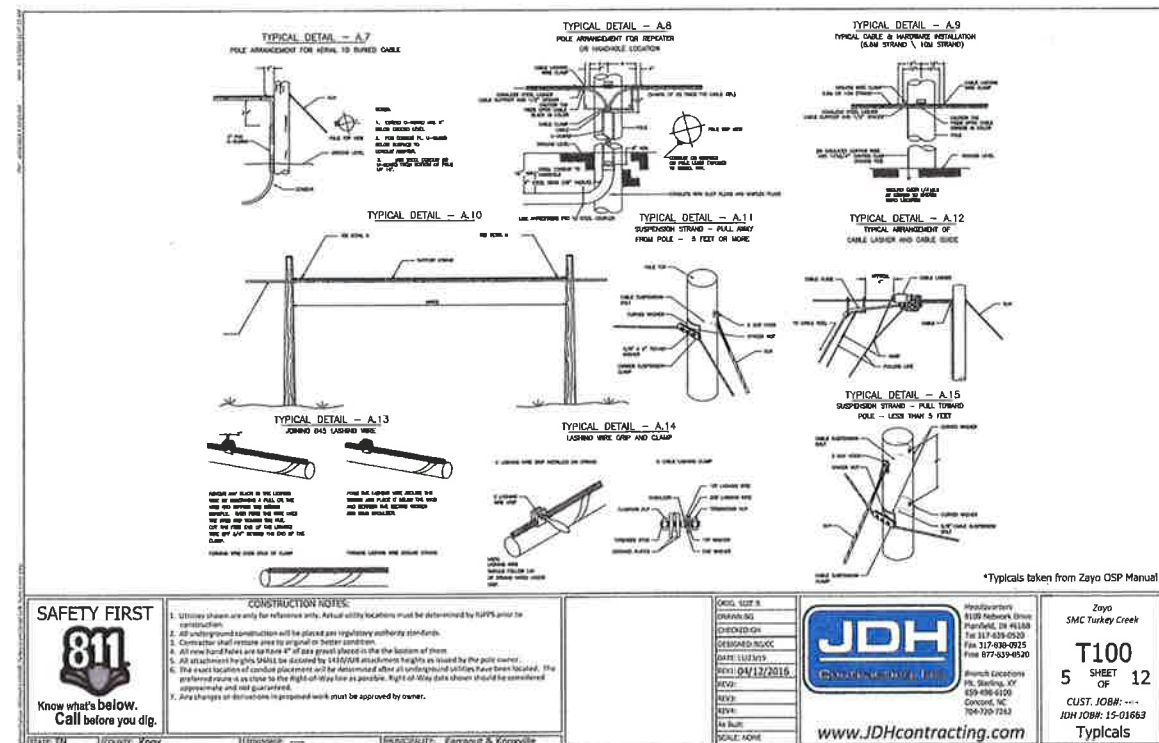
LEGEND



NODE 5

2 FIBER INFORMATION FOR INDIVIDUAL SITE

N.T.S



3 ADDITIONAL INFORMATION

verizon

TeleCAD
Wireless

1961 NORTHPOINT BLVD, SUITE 130
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SMALL CELL NAME: SMC_TURKEY_CREEK5
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REVISIONS

NO.	DATE	DESCRIPTION
1	08/04/16	PRELIMINARY REVIEW

REFERENCE ONLY

SITE NAME:
SMC_KNOX_TURKEY_CREEK5
COUNTY:
KNOX
CLOSEST ADDRESS TO SITE:
11548 CAMPBELL LAKES DRIVE
FARRAGUT, TN 37934
DESIGN TYPE:
RAWLAND

SHEET TITLE:
FIBER INFORMATION

DRAWING NO.
9 OF 11
REVISION:
0

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AUG 08 2016
TOWN OF FARRAGUT



1 EXISTING PHOTO

N.T.S

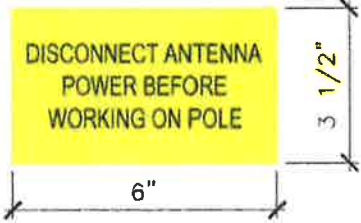
MOUNTED MIN. 3' BELOW ANTENNA



MOUNTED ON EQUIPMENT



MOUNTED BELOW DISCONNECT



3 R.F. SIGNS

N.T.S

verizon

TeleCAD Wireless

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HIXSON, TN 37343
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FAX: 423-843-9509

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REVISIONS

NO.	DATE	DESCRIPTION
1	08/04/16	PRELIMINARY REVIEW



SITE NAME:	SMC_KNOX_TURKEY_CREEK5
COUNTY:	KNOX
CLOSEST ADDRESS TO SITE:	11548 CAMPBELL LAKES DRIVE FARRAGUT, TN 37934
DESIGN TYPE:	RAWLAND

SHEET TITLE:	PHOTO SIMULATION & SIGNS
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DRAWING NO.	REVISION:
6 OF 11	0

POLE COLOR IS TO MATCH THE SURROUNDING LIGHT POLES

PROPOSED LIGHTING FIXTURE TO MATCH EXISTING LIGHTING FIXTURES IN AREA

PROPOSED COMMSCOPE NH65S-DG-F0M ANTENNA PAINTED SAME COLOR AS POLE (TYP.) ACL-22'

PROPOSED LIGHT POLE (DIAMETER MAY CHANGE ONCE LOADING IS CALCULATED)

PROPOSED RRU PER RF DESIGN PAINTED SAME COLOR AS POLE (TYP.)

PROPOSED ZAYO HAND HOLE

PROPOSED CHARLES (CUBE) SC1042NNN2 POLE MOUNTED CABINET PAINTED SAME COLOR AS POLE (TYP.)

Option 1

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AUG 08 2016

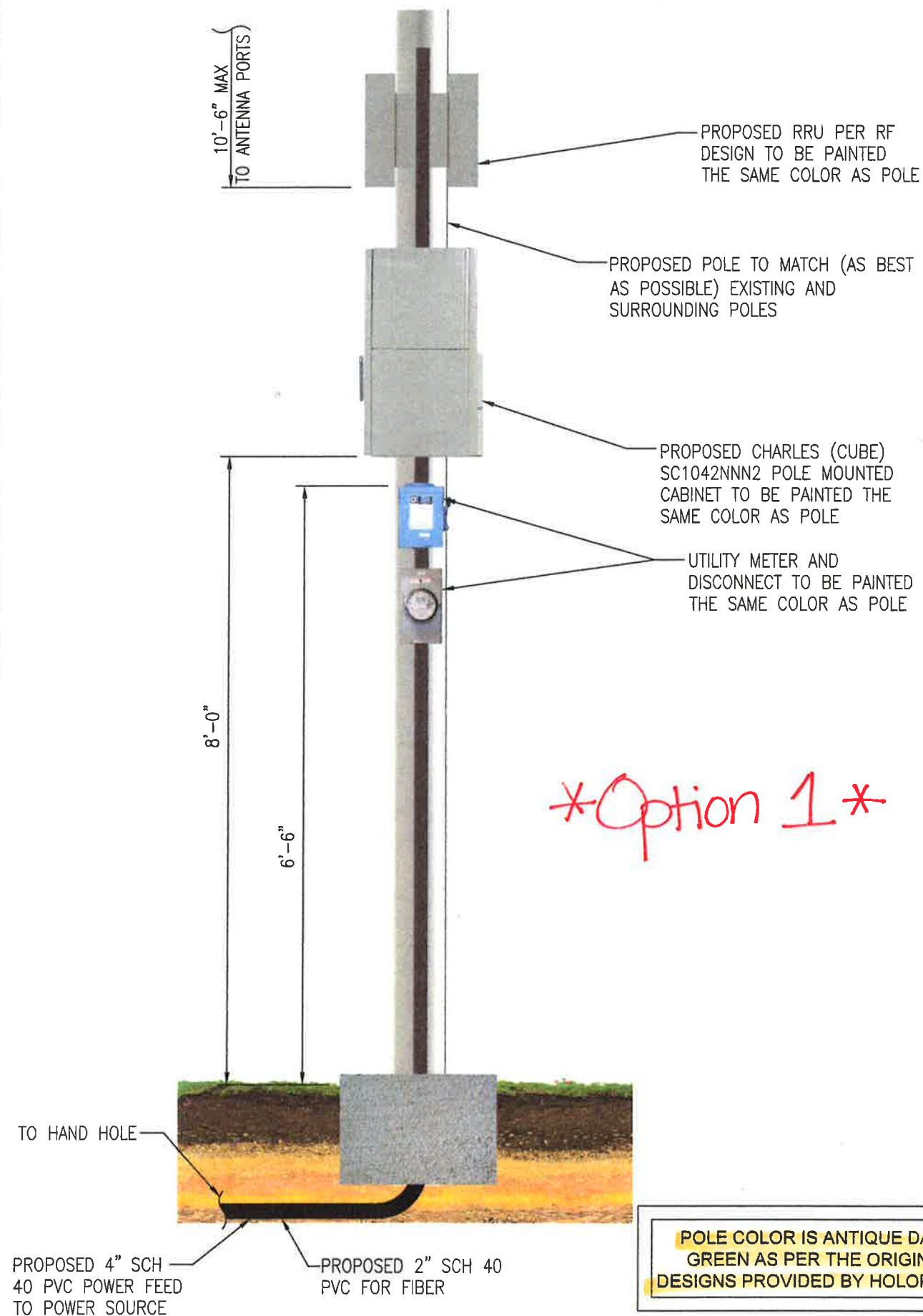
TOWN OF FARRAGUT

2 PROPOSED PHOTO SIMULATION

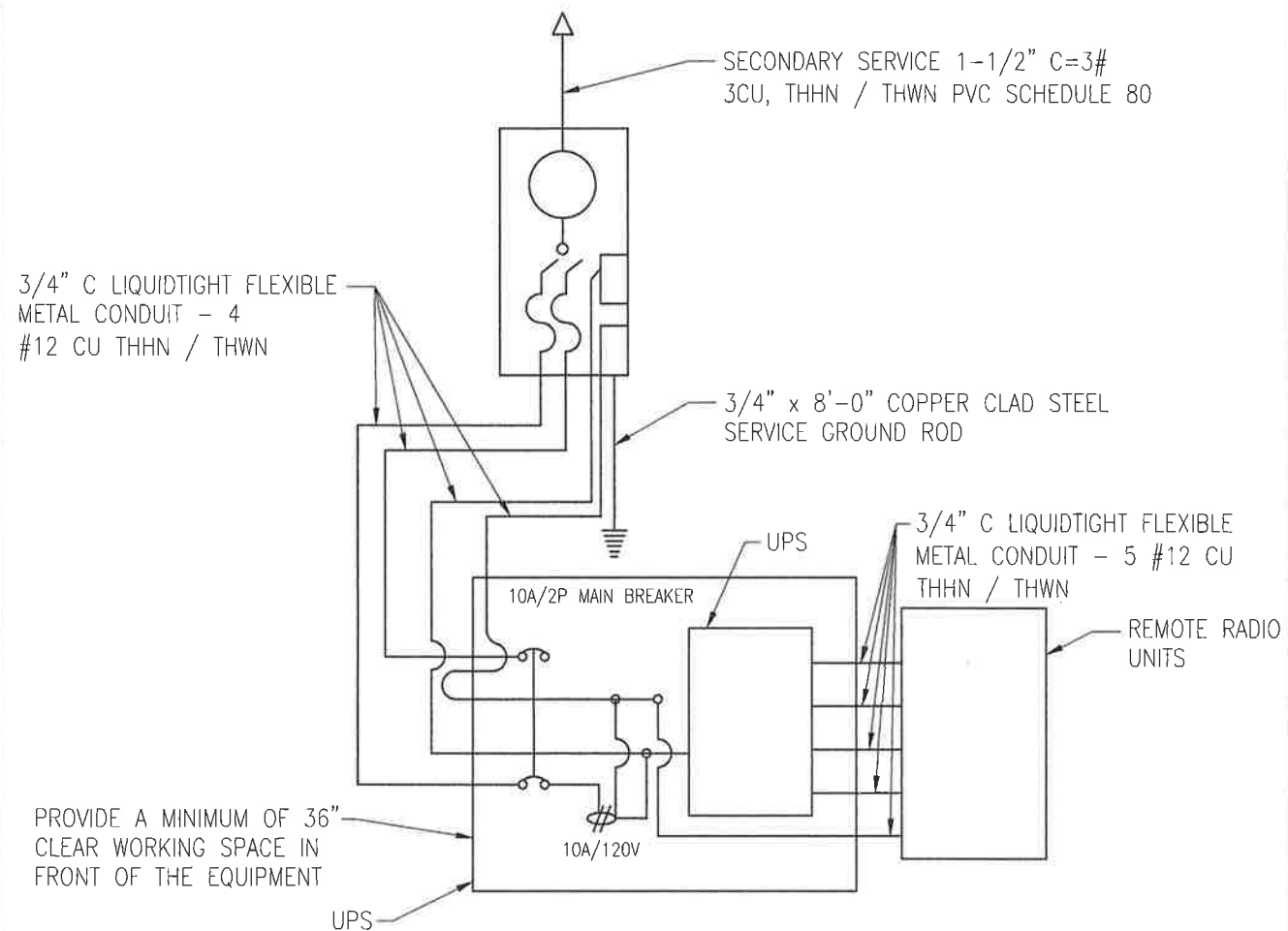
N.T.S

4 DETAIL NOT USED

N.T.S



100 AMPERE, 120/240 VOLT 1 PHASE 3 WIRE 4JAW COMMERCIAL METER PULL OUT OF COMBINATION SAFETY BOX AND TEST BY-PASS FACILITIES. MANUAL PULL-OUT 10 AMPERE CLASS "T" FUSES, CIRCLE AW #214 MTBP BUSSMANN #JJN C.L. F.A. 10,000 A/C NEMA 3R ENCLOSURE



RECEIVED

AUG 08 2016

TOWN OF FARRAGUT

POWER WILL BE COMING FROM NEARBY POLE MOUNTED TRANSFORMER PER LCUB

verizon

TeleGAD Wireless
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HIXSON, TN 37343
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FAX: 423-843-9509

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DRAWN BY: JDP
CHECKED BY: CTD

REVISIONS		
NO.	DATE	DESCRIPTION
1	08/04/16	PRELIMINARY REVIEW



SITE NAME: SMC_KNOX_TURKEY_CREEK5
COUNTY: KNOX
CLOSEST ADDRESS TO SITE: 11548 CAMPBELL LAKES DRIVE FARRAGUT, TN 37934
DESIGN TYPE: RAWLAND

SHEET TITLE: ELECTRICAL INFORMATION

DRAWING NO. 8 OF 11 REVISION: 0



1 EXISTING PHOTO

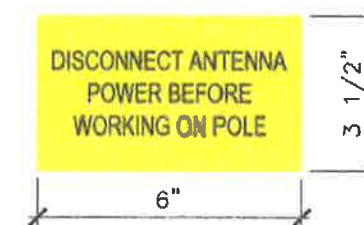
MOUNTED MIN. 3' BELOW ANTENNA



MOUNTED ON EQUIPMENT



MOUNTED BELOW DISCONNECT



3 R.F. SIGNS

verizon

TeleCAD Wireless

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REVISIONS

NO.	DATE	DESCRIPTION
1	08/08/16	PRELIMINARY REVIEW



SITE NAME:
SMC_KNOX_TURKEY_CREEK5

COUNTY:
KNOX

CLOSEST ADDRESS TO SITE:
11548 CAMPBELL LAKES DRIVE
FARRAGUT, TN 37934

DESIGN TYPE:
RAWLAND

SHEET TITLE:
PHOTO SIMULATION & SIGNS

DRAWING NO. 6 OF 11
REVISION: 0

Option Z

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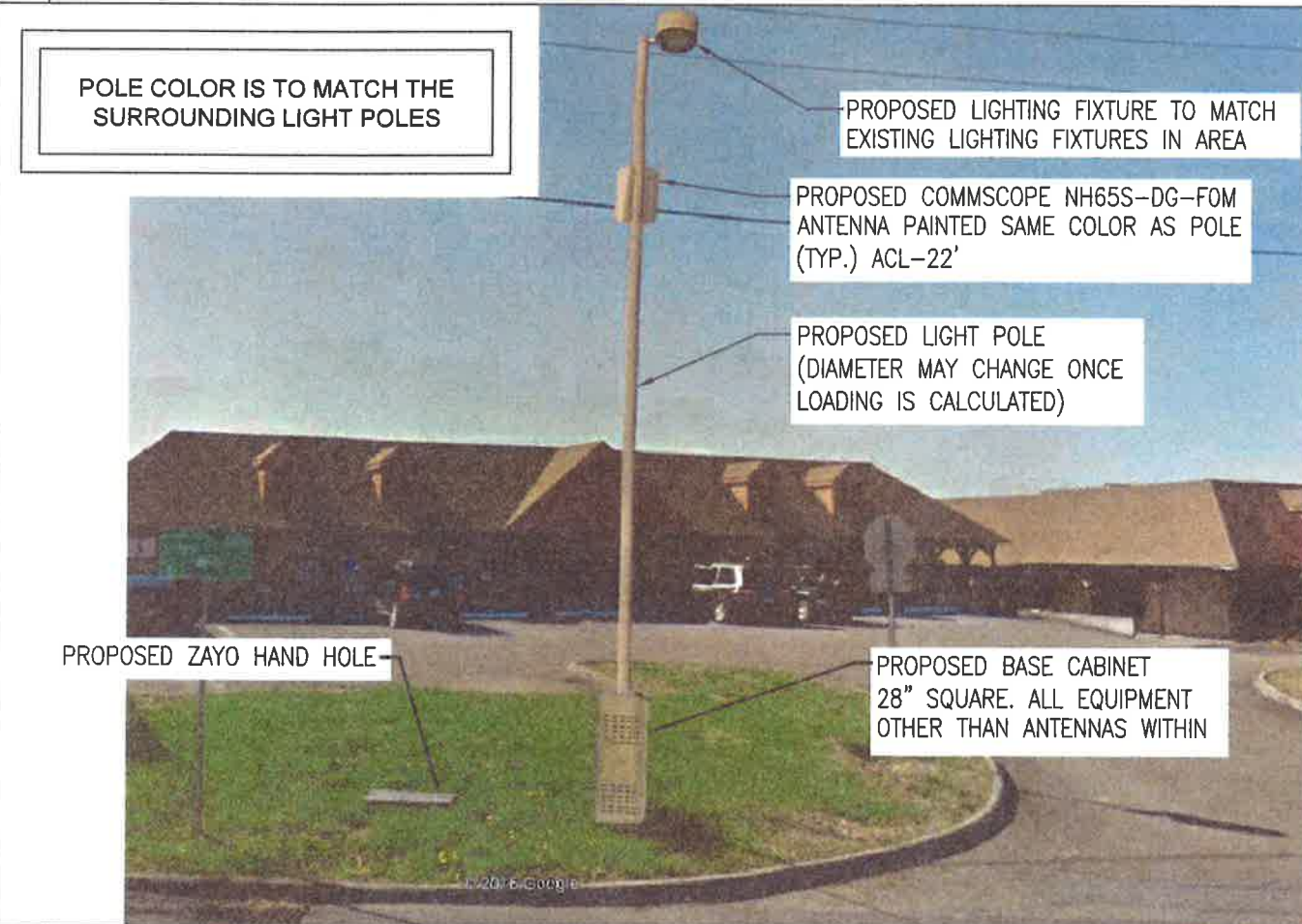
AUG 08 2016

TOWN OF FARRAGUT

2 PROPOSED PHOTO SIMULATION

4 DETAIL NOT USED

N.T.S.

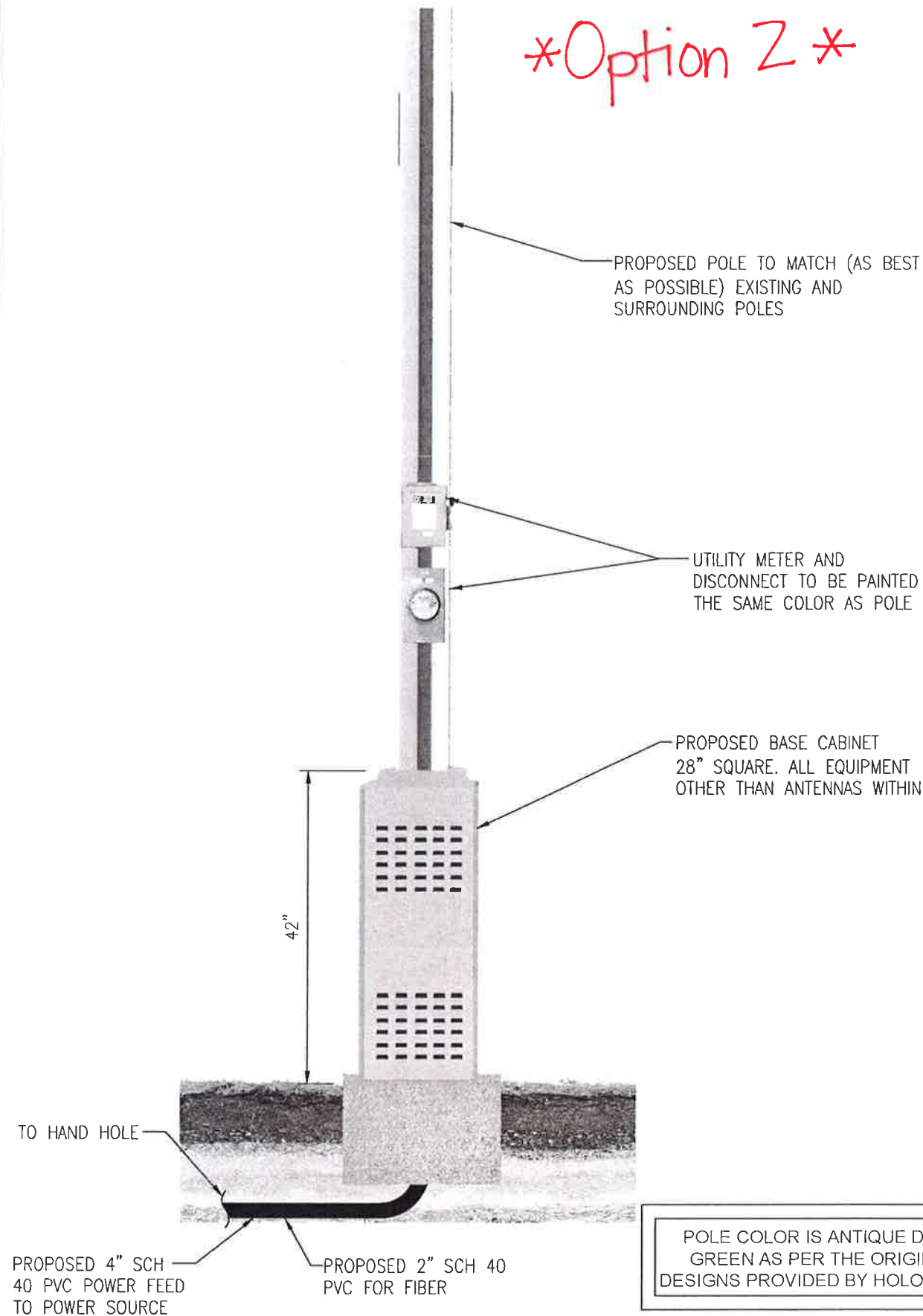


2 PROPOSED PHOTO SIMULATION

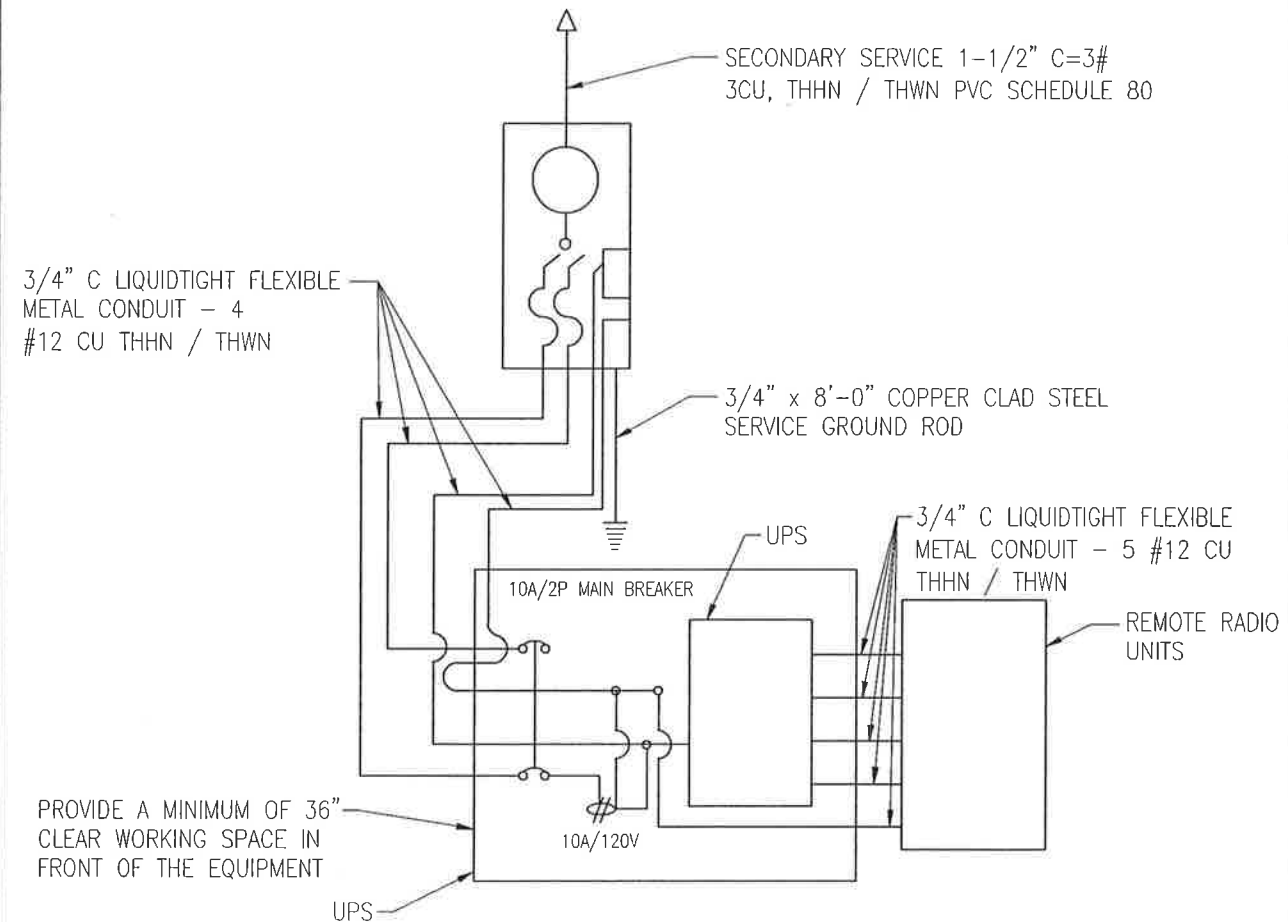
4 DETAIL NOT USED

N.T.S.

Option 2



100 AMPERE, 120/240 VOLT 1 PHASE 3 WIRE 4JAW
COMMERCIAL METER PULL OUT OF COMBINATION SAFETY BOX
AND TEST BY-PASS FACILITIES. MANUAL PULL-OUT 10
AMPERE CLASS "T" FUSES, CIRCLE AW #214 MTBP
BUSSMANN #JJN C.L. F.A. 10,000 A/C NEMA 3R ENCLOSURE



POWER WILL BE COMING FROM
NEARBY POLE MOUNTED
TRANSFORMER PER LCUB

RECEIVED

AUG 08 2016

TOWN OF FARRAGUT

verizon

TeleCAD
Wireless

1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

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TO THE CLIENT IS STRICTLY PROHIBITED.

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DRAWN BY:	JDP
CHECKED BY:	CTD

REVISIONS		
NO.	DATE	DESCRIPTION
1	08/08/16	PRELIMINARY REVIEW



SITE NAME:	SMC_KNOX_TURKEY_CREEKS
COUNTY:	KNOX
CLOSEST ADDRESS TO SITE:	11548 CAMPBELL LAKES DRIVE FARRAGUT, TN 37934
DESIGN TYPE:	RAWLAND

SHEET TITLE:	ELECTRICAL INFORMATION
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DRAWING NO.	8 OF 11	REVISION:	0
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MEETING DATE: August 18, 2016

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a request to rezone a portion of Parcel 116.01, Tax Map 130, north of Farragut Commons and Chapel Point, from R-2 and FPD to R-4 and FPD, Parcels 96 and 96.01, Tax Map 142, located on Grigsby Chapel Road, from R-4 to S-1, 19.73 Acres (Diversified Holdings, Inc., Applicant)

INTRODUCTION AND BACKGROUND: This property is located on the north side of Grigsby Chapel Road between the Chapel Point Subdivision and the Westside Unitarian Universalist Church. The property has been the subject of two other rezoning requests in recent years. In March of 2008, a 5 acre portion of the property now being requested for rezoning was petitioned for rezoning from R-4 to R-6 in order to construct a staged elderly housing development. Units would have ranged from independent to assisted living. The 5 acre area was the southernmost portion of the property. The remainder of the property was to remain zoned R-4. At that time, elderly housing, which was synonymous with assisted living, was a permitted use in the R-6, Multi-Family Residential Zoning District.

That 5 acre rezoning request received a favorable recommendation from the Planning Commission but was ultimately denied by the Board of Mayor and Aldermen. In 2014, TDK Development requested to rezone to R-6 the entire property that is zoned R-4 and R-2. They were requesting this rezoning in order to be able to construct elderly housing that would range from independent to assisted living. As noted above, the R-6 Zoning District, at that time, permitted elderly housing provided it met the specific provisions that governed elderly housing in Chapter 4 of the zoning ordinance.

Though TDK Development had originally desired to construct a multi-family housing development on the property, they amended their request after discussing traffic related concerns with nearby residents. A concept plan and a Traffic Impact Study prepared by Cannon & Cannon was submitted as part of their amended application.

This request was ultimately denied in part due to concerns that the applicant may change their plans and decide to construct a multi-family housing project instead of an elderly housing development. There was also a concern that an elderly housing project could commercialize this general area.

In response to this and at the suggestion of the planning commission, the staff began to investigate options for providing for elderly housing outside of the R-6 and C-1 zoning districts and in a manner that could better transition with abutting residential developments. The approach that was pursued was to amend the S-1, Community Service Zoning District, to provide for assisted-care living facilities, independent living and care facilities, and nursing homes. As part of this amendment, transition applications were included to help protect adjoining residential properties.

DISCUSSION: The property owner is now requesting for a portion of their property to be rezoned from R-4 to S-1 in order to provide for an assisted-care living facility. As part of the same request, they are

asking for the portion of the property that is currently zoned R-2 to be rezoned to R-4. The portion of the property that is zoned commercial would remain unchanged.

RECOMMENDATION: Though this is only for discussion purposes, the staff would recommend that the southern portion of the property closest to Grigsby Chapel Road remain as R-4. This would appear to be more marketable for single-family housing and transition better with surrounding developments. If any portion of the property were rezoned to S-1 for an assisted-care living facility such a use would be better suited, at least in the staffs' view, on the northern portion of the property abutting the interstate. This could also provide a buffer between the interstate and single-family housing.

The staff would encourage the owner to explore a vehicular connection to Fretz Road in order to provide a secondary means of access and promote the connectivity objectives of the Comprehensive Land Use Plan. The owner will also need to update their traffic impact study based on the concept envisioned as part of this rezoning request. This will need to be completed prior to formal action being taken on the rezoning request.

RECEIVED APPLICATION TO AMEND ZONING MAP

JUN 21 2016

TOWN OF FARRAGUT, TENNESSEE

TOWN OF FARRAGUT

FOR OFFICE USE ONLY

Fee Paid: \$300

APPLICANT NAME: Diversified Holdings, Inc
 Address: 620 N Campbell St. Rd City/State/Zip: Knoxville, TN 37934
 Phone Number: 865-207-1941 Fax Number: 865-621-1922
 E-mail: SAL-G@tds-npt

DESCRIPTION OF PROPERTY (Attach map of property):

Address: Grigsby Chapel Rd Size of Tract: 19.73 Acres
 Lot(s)/Parcel(s) No.: SEE MAP Tax Map No. SEE MAP

Previous Rezoning Applications: 2007 + 2011

Change Requested: R-2 From: R-1 To: R-1 and S-1

Proposed Use of Property (Be specific): Assisted living + senior housing

Existing Land Use: Agriculture

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

NAME	ADDRESS (Street/City/Zip)	PROPERTY OWNED
<u>Diversified Holdings</u>	<u>620 N Campbell St. Rd Suite 2</u>	<u>YES</u>

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

Salvador Bandiera, President 6-17-16
 APPLICANT SIGNATURE DATE

OR

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

Salvador N Bandiera, President 6-17-16
 NAME (SIGNATURE) DATE

620 N Campbell St. Rd Knoxville, TN 37934 865-207-1941
 Street Address/City/State/Zip Telephone Number



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Information Deemed Reliable But Not Guaranteed.

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on Community Development's FY17 Work Program as it relates to agenda items involving the Planning Commission

INTRODUCTION AND BACKGROUND: Each year the various departments in the Town of Farragut establish a work program for the coming fiscal year. Some items carry over from previous work programs and some are ongoing, such as training and maintaining certifications. In terms of the 16 items on the Community Development Department's FY17 Work Program, the staff has included below those that will involve engagement with the Commission. For each item the staff will provide a very brief overview.

1. Continue to implement the recently adopted architectural design standards.

***Comment:** This has already been initiated. After recommendation from the FMPC, the FBMA approved a number of zoning ordinance amendments on July 28 that will help implement the ADS. These include allowing buildings to be placed closer to the street, providing for increased landscaping within the parking lot, requiring surface parking to be screened, requiring context appropriate connectivity, streetscape and outdoor open space, and low impact development. In the MUTC, wall sign lighting requirements were also approved.*

Additional measures that could be taken to help implement the ADS will be assessed as the staff and the Planning Commission continue to apply the standards to projects that are submitted for review.

2. Conduct planning related training sessions with the FMPC, VRRB, and BZA.

***Comment:** This is an ongoing item that is part of the 4 hours of training that is required during each calendar year for Planning Commissioners and Board of Zoning Appeals members. The staff will continue to notify the Planning Commissioners when training related opportunities become available. Recent training opportunities included Better Streets, Better Places and training on the National Flood Insurance Program.*

The staff will also be conducting some in-house training sessions on planning and zoning and certain specific work program items, such as the update of the sign ordinance, telecommunications ordinance, and pedestrian and bicycle plan.

3. Update the Pedestrian and Bicycle Plan – 2010.

***Comment:** This plan is largely a policy statement document that is mostly still current and applicable. Since its adoption, a number of policy recommendations have been implemented.*

As with any document, there are some updates that are needed. Specifically, the staff would like to:

- a) Add more visuals to the plan and potentially an interactive component to demonstrate a desired condition in a given context;*
- b) Revisit the cross sections for collector and arterial streets to assess how to best use the public right of way in order to promote increased pedestrian and bicycle usage. Essentially, which facilities would be used the most in relation to the surrounding context and prioritize these within the allocated public space;*
- c) Establish very clear and focused priorities to so as to emphasize those policies that would be most critical to the advancement of pedestrian and bicycle facilities;*

As part of this update, the staff will be working with the MPC, the TPO, and other communities for guidance and feedback.

4. Implement certain elements of the Comprehensive Land Use Plan - CLUP.

Comment: *This is ongoing. During the past couple of years a number of elements of the CLUP have been implemented. These have been reflected in some ordinance amendments and rezonings. The staff will continue to ensure that the CLUP is a living document and that the vision of the plan and the strategies identified therein are pursued.*

5. Update the Major Road Plan.

Comment: *This will be coordinated with the Town Engineer. Similar to other adopted plans, the Major Road Plan (which is actually recorded at the Register of Deeds) periodically needs to be updated to account for changing conditions or policies. For example, since the last update, there have been a number of mostly local streets constructed that need to be reflected on the map. There have also been improvements to collector and arterial streets or other changed conditions that could affect their classifications. Some examples of road improvements since the last update include a portion of Old Stage Road and the extension of S. Watt Road, Outlet Drive extension and, most recently, Everett Road.*

In addition to basic street updates, the staff would also like for the Major Road Plan to be more interactive when someone views it electronically. For example, when a section of roadway is selected, some basic information will be displayed along with the desired cross section (as reflected in the adopted Pedestrian and Bicycle Plan).

6. Work with the Engineering Department to update the Stormwater Ordinance and consider possible amendments to the zoning ordinance and subdivision regulations to encourage low impact development and more sustainable design in both private and public infrastructure and site development.

Comment: *This will be dependent on the adoption of a Stormwater Ordinance update.*

7. Update the sign ordinance (Reed v. Gilbert).

Comment: *This item involves a significant update of the sign ordinance in response to the Reed vs. Gilbert U.S. Supreme Court ruling, which basically struck down content based sign regulations. The staff has already met with the Town Attorney to review what is needed and*

how to proceed at this point. The staff is analyzing the existing sign ordinance and comparing this with a model content neutral sign code that has been drafted by the International Municipal Lawyers Association (IMLA).

8. Update the telecommunications ordinance and small cell provisions.

Comment: The telecommunications industry and associated regulatory environment is constantly changing. The small cell structures on this Planning Commission agenda are an example of relatively new applications that were not specifically envisioned when the Town's telecommunications provisions were last updated. There have also been some court cases that affect the timing of application reviews and specific action that is needed in association with action taken on a plan submittal. The staff will be pursuing the services of an expert in this area for guidance and input.

The above items will involve a significant time investment and some items could carry over to the next fiscal year. At this time, the staff just wanted to make you aware of what could be coming to you for consideration this fiscal year.