

AGENDA
FARRAGUT MUNICIPAL PLANNING COMMISSION

April 20, 2017
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 – March 16, 2017**
- 4. Discussion and public hearing on a final plat for Ocho Company Subdivision, Parcel 10, Tax Map 152, located at 12403 Kingston Pike, 2 Lots, 3.85 Acres (Tim Dunaway, Applicant)**
- 5. Discussion and public hearing on a site plan for the Dollar General Store, 12403 Kingston Pike, a portion of Parcel 10, Tax Map 152, located on Kingston Pike to the east of the Old Stage Road intersection, 1.29 Acres (JMB Investment Co., LLC, Applicant)**
- 6. Discussion and public hearing on an amendment to the site plan for Fox Den Country Club, Parcel 12, Tax Map 152, Zoned R-2, located at 12284 North Fox Den Drive, 156.99 Acres, to amend the building façade materials (Cory Griffis, Applicant)**
- 7. Discussion on a concept sketch plan for the Knickerbocker Building, Parcel 137.14, Tax Map 142, located on Municipal Center Drive east of the Post Office, Zoned C-1, 1.7 Acres (MBH, Inc., Applicant)**
- 8. Discussion on a request to rezone Parcels 79, 80, 81, 97, 96, 96.01, Tax Map 151 and portions of Parcels 78, 95 and 95.01, Tax Map 151, located along Kingston Pike and S. Watt Road, 18.65 Acres, from R-1 and C-1 to PCD (GBS Engineering, Applicant)**
- 9. Discussion on updates to the complete streets cross sections in the Pedestrian and Bicycle Plan**

11408 MUNICIPAL CENTER DRIVE | FARRAGUT, TN 37934 | 865.966.7057

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**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

March 16, 2017

MEMBERS PRESENT

Rita Holladay, Chairman
Ed Whiting, Secretary
Ralph McGill, Mayor
Louise Povlin, Alderman
Betty Dick
Rose Ann Kile
Jack Coker, Youth Representative

MEMBERS ABSENT

Ed St. Clair
Noah Myers
Drew Carson

Staff Representatives: Mark Shipley, Community Development Director

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

1. CITIZEN FORUM

Staff discussed upcoming training opportunities. Commissioner Dick asked the Commission if the small lot residential housing workshop would be necessary if this was something other commissioners did not envision adopting.

2. APPROVAL OF AGENDA

A motion was made by Commissioner Povlin to approve the agenda. The motion was seconded by Commissioner Whiting and the motion passed unanimously.

3. APPROVAL OF MINUTES

A motion was made by Commissioner Povlin to approve the February 16, 2017 minutes as submitted. The motion was seconded by Commissioner Kile and the motion passed unanimously.

4. DISCUSSION AND PUBLIC HEARING ON A REVISED PRELIMINARY PLAT FOR HANOVER COURT, PARCEL 37, GROUP A, TAX MAP 151K, LOCATED ON OLD STAGE ROAD AT THE S. WATT ROAD INTERSECTION, 2.2965 ACRES (Turner Homes, LLC, Applicant)

The staff recommended against the revision to the preliminary plat. Richard Lemay was present on behalf of the applicant. After a short discussion, Commissioner Kile move to approve the applicant's request due to concerns with a pump system. The motion was subject to a certified arborist being hired by the developer to review the alignment and make recommendations for minimizing the impact to existing tree cover. These recommendations

would then need to be followed and the arborist conduct site visits and assessments to ensure that the work was completed and any post installation measures could be employed. In addition to this, replacement trees would be required and would need to be shown on a landscape plan that would be approved by the Town with a letter of credit provided for completion and maintenance. The motion was also subject to the applicant exploring options for providing a walking path through some of the area disturbed by the proposed sanitary sewer line. The revised sanitary sewer line and any pedestrian easements would need to be approved by FUD and a plat approved by the Planning Commission and recorded for the easements. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

5. DISCUSSION AND PUBLIC HEARING ON A CONCEPT PLAN FOR BROOKWOOD COURT SUBDIVISION, PARCEL 105.02, TAX MAP 151, LOCATED AT 12630 OLD STAGE ROAD, ZONED R-2, 8 LOTS, 5.64 ACRES (Steve Bethel, Applicant)

The staff reviewed this and noted that the applicant would need as a separate motion a variance from the Subdivision Regulations to reduce the width of the proposed street from 26 to 24 feet. The staff recommended approval of this variance given the short length of the street and the fact that it could not be extended due to an existing built out condition surrounding the property. Richard Lemay was present on behalf of the applicant.

After a very brief discussion, a motion was made by Commissioner Povlin to approve the variance for the reasons noted by staff. The motion was seconded by Commissioner Kile and the motion passed 5-1, with Commissioner Dick voting in opposition.

The Commission then considered approval of the concept plan. The staff recommended approval of the concept plan subject to the following comments:

- a) That it is understood that this is conceptual and could change to some degree when the more detailed preliminary plat is prepared;
- b) That the "pond" is determined by TDEC to not be a sinkhole; and
- c) That the applicant consider whether they will have a subdivision entrance sign and, if so, designate a sign easement area that will subsequently be recorded with the final plat.

A motion was made by Commissioner Povlin to approve the concept plan subject to the staff's comments. The motion was seconded by Commissioner Dick and the motion passed unanimously.

6. DISCUSSION AND PUBLIC HEARING ON A REQUEST TO AMEND THE 2012 COMPREHENSIVE LAND USE PLAN FOR PARCEL 44, TAX MAP 152, LOCATED AT 430 VIRTUE ROAD, 87.1 ACRES, FROM MEDIUM DENSITY RESIDENTIAL TO OPEN SPACE CLUSTER RESIDENTIAL (Glen Glafenhein, Applicant)

The staff reviewed this item and recommended to approve the request to change the portion of the property that is currently designated as Medium Density Residential to Open Space Cluster Residential. From the staffs' perspective, Open Space Cluster Residential would be more appropriate than Medium Density Residential given the property's physical characteristics. The portions of the property with the Open Space land use designation would not change.

After a short discussion, a motion was made by Commissioner Povlin to follow staffs' recommendation. The motion was seconded by Commissioner Dick and the motion passed unanimously.

7. DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE PARCEL 44, TAX MAP 152, LOCATED AT 430 VIRTUE ROAD, 87.1 ACRES, FROM A, R-2 AND FPD TO R-1/OSR AND FPD (Glen Glafenheim, Applicant)

The staff reviewed this item and indicated that the R-1/OSR and FPD would be an appropriate zoning district for the property and its physical characteristics. Since final approval for a rezoning of the property would allow for a substantial increase in development density, the staff recommended that, as a condition for rezoning approval, Virtue Road must be improved to the standards provided for in the Farragut Subdivision Regulations.

A lengthy discussion ensued. Glen Glafenheim was present as the applicant. A motion was made by Commissioner Kile to approve Resolution PC-17-07 which recommends approval of Ordinance 17-07. The motion was conditioned on Virtue Road being improved to the standards provided for in the Farragut Subdivision Regulations. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

8. DISCUSSION AND PUBLIC HEARING ON TEXT AMENDMENTS TO THE FARRAGUT ZONING ORDINANCE, CHAPTER 3., SECTION XXVI., PLANNED COMMERCIAL DEVELOPMENT DISTRICT (PCD)., TO PROVIDE FOR RESIDENTIAL USES AND UPDATE OTHER PROVISIONS (Kingston Pike Properties, LLC, Applicant)

The staff reviewed this item and recommended approval of Resolution PC-17-03 which recommends approval of Ordinance 17-03. Commissioner Dick asked if more than one low impact development (LID) measure could be required for these larger planned developments. A long discussion ensued. The staff recommended that Section B. 4., be replaced with new language that would need to be determined with the Town Engineer and that would stipulate that at least 25% of the stormwater runoff for the entire development would be accommodated with LID practices. This would need to be demonstrated on the drainage plan and in the drainage calculations for the development and the applicable measures specified as part of the site and landscape plan submittals.

Commissioner Kile also recommended some modified wording in Section C. 3. a. 1) and 2) as it relates to setbacks in front yards. A motion was made by Commissioner Povlin to approve Resolution PC-17-03 subject to the amended wording provided by staff in relation to LID measures and the modified wording recommended by Commissioner Kile. The motion was seconded by Commissioner Kile and the motion passed unanimously.

9. DISCUSSION AND PUBLIC HEARING ON AMENDMENTS RELATED TO BUILDING STYLE AND FORM ASSOCIATED WITH THE IMPLEMENTATION OF THE ADOPTED ARCHITECTURAL DESIGN STANDARDS

The staff reviewed this item and recommended approval of Resolution PC-17-02 which recommends approval of Ordinance 17-02.

A motion was made by Commissioner Dick to approve Resolution PC-17-02. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

10. DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR A TEXT AMENDMENT TO THE FARRAGUT ZONING ORDINANCE, CHAPTER 4.,

SECTION III., ANTENNAS AND TOWERS, TO PROVIDE FOR NEW TELECOMMUNICATIONS PROVISIONS

The staff reviewed this item and included some images in the Power Point that illustrated different types of telecommunications structures and how the proposed ordinance may address these. The staff discussed with the Commission the critical sections of Ordinance 17-08. A conversation ensued over the permitted height for Towers in residential zoning districts. The Commissioners asked the staff to check into what would be the shortest Tower possible that could still provide service. Commissioners also noted a couple of minor changes that needed to be made to the ordinance and the staff indicated that those would be taken care of.

A motion was then made by Commissioner Povlin to approve Resolution PC-17-08 which recommends approval of Ordinance 17-08. The motion was subject to the staff checking into what would be the shortest Tower possible, for properties zoned residential, that could still provide service and, if different from what is currently in Ordinance 17-08, include that provision in the ordinance. The motion was seconded by Commissioner Kile and the motion passed unanimously.

11. DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR A TEXT AMENDMENT TO THE FARRAGUT ZONING ORDINANCE, CHAPTER 3., SECTION XI., MULTI-FAMILY RESIDENTIAL DISTRICT (R-6), SUBSECTION G., BUILDING FAÇADE REQUIREMENTS, TO REFERENCE THE ADOPTED FARRAGUT ARCHITECTURAL DESIGN STANDARDS

The staff recommended approval of Resolution PC-17-04 which recommends approval of Ordinance 17-04.

A motion was made by Commissioner Dick to approve Resolution PC-17-04. The motion was seconded by Mayor McGill and the motion passed unanimously.

12. DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR A TEXT AMENDMENT TO THE FARRAGUT ZONING ORDINANCE, CHAPTER 3., SECTION XXVIII., OPEN SPACE MULTI-FAMILY RESIDENTIAL OVERLAY DISTRICT (OSMFR), SUBSECTION H., BUILDING FAÇADE REQUIREMENTS, TO REFERENCE THE ADOPTED FARRAGUT ARCHITECTURAL DESIGN STANDARDS

The staff recommended approval of Resolution PC-17-05 which recommends approval of Ordinance 17-05.

A motion was made by Commissioner Dick to approve Resolution PC-17-05. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

13. DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR A TEXT AMENDMENT TO THE FARRAGUT ZONING ORDINANCE, CHAPTER 4., GENERAL PROVISIONS AND EXCEPTIONS, SECTION XXIV., SPECIAL EVENTS PERMIT, (A)(1)(E)., COMMERCIAL, OFFICE AND NOT-FOR-PROFIT/NON-PROFIT ENTITIES TO INCLUDE SALES FROM TRUCKS BEING PERMITTED PER SPECIAL EVENTS APPLICATION APPROVAL

The staff recommended approval of Resolution PC-17-06 which recommends approval of Ordinance 17-06.

A motion was made by Commissioner Povlin to approve Resolution PC-17-06. The motion was seconded by Commissioner Kile and the motion passed unanimously.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time.

ADJOURNMENT

The meeting adjourned at 10:23 p.m.

Edwin K. Whiting, Secretary

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a final plat for Ocho Company Subdivision, Parcel 10, Tax Map 152, located at 12403 Kingston Pike, 2 Lots, 3.85 Acres (Tim Dunaway, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request to subdivide Parcel 10, Tax Map 152 into two lots that reflect the existing zoning districts associated with this property. This parcel is divided into two zoning districts. The southern portion that is roughly 200 feet in depth from the Kingston Pike right of way is zoned General Commercial (C-1) and is roughly 1.3 acres. The northern portion of the property is zoned Rural Residential (R-1) and abuts Champions Point. This portion of the parcel is roughly 2.55 acres.

DISCUSSION: This plat is being presented at this time in order to create the lot that is proposed for the construction of a Dollar General store and that is being considered for site plan approval. There are no immediate plans for the northern portion of the parcel.

RECOMMENDATION: Included in your packet are the staffs' initial comments on the plat. Also included is a copy of the revised plat. The staff will make a recommendation at the meeting based on whether the revised plat satisfactorily addresses the initial staff comments.

March 29, 2017

Mr. Tim Dunaway
325 Erin Drive
Knoxville, TN 37919
tim@schaadbrown.com

**SUBJECT: STAFF COMMENTS ON THE RESUBDIVISION PLAT FOR
PARCEL 10, TAX MAP 152**

Dear Tim:

The Town staff has reviewed the above referenced plat for compliance with the Town's regulations. Please address the following comments and resubmit three (3) copies on 18x24 sized sheets and one copy on an 11x17 sheet by no later than **Monday, April 10**. When the plat is resubmitted, please include a letter which addresses these comments and that indicates where the information can be found on the plat sheets.

This item will be discussed at the Staff/Developer Meeting at the Farragut Town Hall on Tuesday, April 4, at 9:00 a.m. The purpose of this meeting is to discuss questions you may have on staff comments. Modifications to the plat are not due until Monday, April 10.

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

1. Please note the actual zoning districts in Note #6;
2. Please revise Note #7 to reference the specific FIRM map and date;
3. If any portion of a sinkhole is on the property please show the sinkhole lip elevation and the 50 foot building setback. An MFE is required if a sinkhole exists on the property and all applicable provisions of the Farragut Sinkhole Ordinance shall apply;
4. Please remove the building envelope from the plat. These are incorrect and depend on the placement of the parking lot;
5. Please revise Note #3 to change buffer zone to buffer strip and correct the front yard setbacks for C-1 to reflect 80, 60, or 20 feet, depending on parking lot placement in relation to building placement;
6. Does the property have an existing spring (area at the old cistern)? If so, the provisions of the Aquatic Buffer Ordinance shall apply;
7. This plat will establish two lots with one being C-1 and the other being R-1 and will be required to be recorded prior to the issuance of a building permit on Lot 1. Prior to scheduling a final building inspection for the development on Lot 1, an updated plat shall be provided that will establish new drainage, utility, access, and walking trail easements based on as-constructed conditions. This plat will have to be recorded prior to the issuance of a Certificate of Occupancy;

8. Please provide documentation of a property owner's association that will be responsible for the maintenance of required open space;
9. Please include the Certificate of Approval of Street Names;
10. Please include a note on the plat which specifies that, as part of the development of Lot 1, a walking trail shall be constructed along the Kingston Pike frontage with a connecting walking trail stubbed into Lot 2. Upon development of Lot 2, such walking trail shall be extended to Champions Point;

In addition to the e-mail address provided above you may also call me at 865-966-7057 if you have any questions on the above items. Thank you for your assistance.

Sincerely,

Mark Shipley, AICP
Community Development Director

Subdivision Plat Comment Response Letter
Farragut Dollar General Store
4-7-17

Planning Division

RECEIVED
APR 10 2017
TOWN OF FARRAGUT

1. Zoning Districts shown on Note 6
2. FIRM map and date shown on Note 7
3. TDEC has determined that our property does not include a sink hole area. We are obtaining a formal letter to That effect, not received yet. In the case that we can't obtain the letter, we will show the contour and the Required 50' offset, which our building is comfortably clear of as shown
4. Building envelope has been removed
5. Note 3 has been revised to show setbacks and buffer strip notation
6. No spring is located on site, only a rainwater cistern, to be removed according to requirements
7. Plat will be revised upon completion of construction, and recorded prior to a C.O. being issued

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number _____ Page _____ 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 _____

CERTIFICATION OF COMMON AREAS DEDICATION

As owner, in recording this plot I have designated certain areas of land shown hereon as common areas intended for use by the homeowners within _____ (Name of Subdivision) 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.

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 1 Land Survey and the ratio of precision of this unadjusted survey is equal to or greater than 1:10,000. This survey has been made in compliance with current Tennessee Minimum Standards of Practice.

Date _____

License No. 2116

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 _____ have been installed in accordance with current local and state government requirements.

Date _____

Name, Title, and Agency of Authorized Approving Agent

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 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

CERTIFICATE FOR STREET APPROVAL

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

Date _____

Town Engineer

License No. _____

CERTIFICATE OF APPROVAL 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

MONUEP
NOB 1793 PAGE 452
PLAT C&S E PLCE 808
MAP BK 565 PAGE 127
POWER PLANT RECONSTRUCTION
LOT 2 2.55 ACRES E UNIT
FOX DEN VILLAGE

OCHO COMPANY GENERAL PARTNERSHIP
DEED 2006122006567

FARRAGUT/ROMANS
DEED 20120308008722

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 and Addressing System Ordinance, and the road names are hereby approved for recording.

Date _____

Knox County Addressing Dept.

CERTIFICATE OF WATER AND SEWER AVAILABILITY

I hereby certify that every lot within this subdivision has available to it water and sewer service that is adequate to accommodate the reasonable needs of such lots.

Date _____

Name, Title, and Agency of Authorized Approving Agent

CERTIFICATION OF BONDING FOR REQUIRED IMPROVEMENTS

I certify that a security bond in the amount of \$_____ has been posted with the Planning Commission to assure the completion of streets, sidewalks, utilities, and other required improvements.

Date _____

Town Engineer

License No. _____

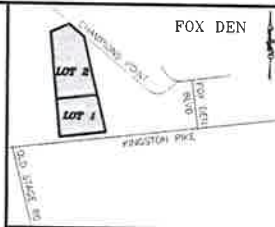
FOX DEN GOLF COURSE

STORMWATER PUMP-OUT FROM CHAMPIONS POINT IS CONNECTED TO WOLF COURSE

LEGEND

- IRON ROD (NEW)
- 1/2-INCH DIAMETER IRON ROD
- W/ PLASTIC CAP ENGRAVED WITH "ROMANS 2116"
- IRON ROD OLD
- LIGHT POLE
- TRANSFORMER
- TELEPHONE PEDESTAL
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WATER LINE
- CORRUGATED METAL PIPE
- CATCH BASIN
- CURB INLET
- HEAD WALL
- FORCE MAIN
- FENCE LINE

0 100 200 300
SCALE: 1 INCH = 100 FEET



VICINITY MAP
NOT TO SCALE

NOTES

1. **PROPERTY OWNERS**
Ocho COMPANY GENERAL PARTNERSHIP
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
MICHAEL SCHAAD (CONTACT)
(865) 637-2674
2. **PROPERTY REFERENCE:**
12403 KINGSTON PIKE
KNOXVILLE, TN 37934
SIXTH (6TH) CIVIL DISTRICT OF
KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT
MAP 152 PARCEL 010.00
DEED 20170313005735
3. **SETBACKS AS PER CURRENT ZONING:**
BUILDING SETBACK REQUIREMENTS:
PROPERTY IS ZONED R-1 AND THE PORTION ALONG KINGSTON PIKE IS ZONED C-1.
C-1 ZONE
FRONT 80', 60', OR 40' DEPENDING OF PARKING LOT PLACEMENT
IN RELATION TO BUILDING PLACEMENT.
SIDE = 20' MINIMUM ON A SIDE AND 60' TOTAL REAR = 30'
THERE IS A 35' BUFFER STRIP BETWEEN COMMERCIAL AND RESIDENTIAL PROPERTY.
R-1 ZONE
FRONT 35'
SIDE = 40' TOTAL WITH A MINIMUM OF 15'
REAR = 25'
4. **SURVEY REQUESTED BY:**
TIM DUNAWAY
(865) 200-4770
5. **SURVEY REQUESTED FOR:**
TO SUBDIVIDE PARCEL 10 INTO TWO LOTS
6. **TOTAL NUMBER OF LOTS IS 2**
LOT 1 = 1.30 ACRES (C-1)
LOT 2 = 2.55 ACRES (R-1)
TOTAL AREA = 3.85 ACRES
7. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR KNOX COUNTY TENNESSEE AND FOUND THE HEREON DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
FIRM MAP NUMBER 47093C0352F
EFFECTIVE DATE MAY 2, 2007
LOCATED IN A SPECIAL FLOOD HAZARD AREA.
8. PROPERTY SUBJECT TO A 10' DRAINAGE EASEMENT INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS AND S ALONG BOTH SIDES OF ALL INTERIOR LOT LINES.
9. UNDERGROUND UTILITY LOCATIONS WERE TAKEN FROM FIELD LOCATIONS AND/OR APPROPRIATE GOVERNING AGENCIES AND ARE APPROXIMATE. PRECISE LOCATION OF UNDERGROUND UTILITIES IS RECOMMENDED PRIOR TO ANY CONSTRUCTION ON THIS PROPERTY. CALL TN ONE CALL BEFORE YOU DIG.
10. NEW LOT 2 IS A RESIDENTIAL LOT ON CHAMPIONS POINT FACING THE FOX DEN GOLF COURSE AND THERE ARE NO SIDEWALKS IN THE FOX DEN SUBDIVISION.
11. THE BUYER/DEVELOPER OF THE COMMERCIAL LOT SHALL SUBMIT A TREE PRESERVATION PLAN IN ACCORDANCE WITH THE TOWN OF FARRAGUT PLANNING DEPARTMENT AT THE TIME OF SITE PLAN SUBMITTAL AND APPROVAL.
12. THE DEVELOPER OF LOT 2 SHALL DEDICATE 16,988 S.F. OF OPEN SPACE. DEVELOPER SHALL WORK WITH TOWN OF FARRAGUT TO DETERMINE LOCATIONS OF OPEN SPACE.
13. AS PART OF THE DEVELOPMENT OF LOT 1, A WALKING TRAIL SHALL BE CONSTRUCTED ALONG KINGSTON PIKE FRONTAGE WITH A CONNECTING WALKING TRAIL STUBBED INTO LOT 2. UPON DEVELOPMENT OF LOT 2, SUCH WALKING TRAIL SHALL BE EXTENDED TO CHAMPIONS POINT.

RECEIVED

APR 10 2017

TOWN OF FARRAGUT



3/28/17



Ocho COMPANY SUBDIVISION		
DRAWN	DATE	KINGSTON PIKE
TER	3/28/17	KNOXVILLE, TN
APPROVED	DATE	MAP 152 PARCEL 010.00
TER	3/28/17	
SCALE	SHEET	PROJECT NO.
1" = 100'	1 OF 1	16-98-1

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 Dollar General Store, 12403 Kingston Pike, a portion of Parcel 10, Tax Map 152, located on Kingston Pike to the east of the Old Stage Road intersection, 1.29 Acres (JMB Investment Co., LLC, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a site plan review for a new Dollar General on the north side of Kingston Pike across from the Townhomes at Wentworth. An initial site plan was submitted and reviewed by the staff but was not complete enough for Planning Commission consideration. A revised site plan was then submitted for staff review and the staffs' comments on the revised site plan are included in your packet.

Also included in the packet is a third revised site plan provided by the applicant to address the previous staff comments. The staff will review this third revised site plan and provide any remaining comments at the meeting.

DISCUSSION: One of the staff comments related to this project has been for the building, in accordance with the ADS, to blend in with the surrounding residential buildings. This commercial location is isolated from other commercial developments and the nearest structures are residential. The applicant's building has evolved during the review process from a flat roof largely metal sided building similar to most Dollar General building's to a gabled roof mostly residential looking structure.

Another aspect of this project that the staff would note is that a portion of the eastern parking lot will be designated for compact cars. The applicant has also provided a letter which explains that their project would need only 30 parking spaces rather than the 36 that would otherwise be required based on the type of use. Since this is a modest reduction and would not be reduced to a level that, in the staffs' view, would adversely affect other uses that may go into this building in the future, the staff would support the parking reduction requested by the applicant. This is exactly the type of parking space allocation considerations that the recent amendments to the parking and loading section of the zoning ordinance provide for.

RECOMMENDATION: As noted above, in your packet is a copy of the staffs' comments on the second revised site plan. Also included is a copy of the third revised site plan (which the staff has not yet reviewed) and the applicant's comment response letter to the second revised site plan. The staff will make a recommendation at the meeting based on whether the comments from the second revised site plan have been addressed.

March 29, 2017

Mr. Tim Dunaway
JMB Investment Co., LLC.
325 Erin Drive
Knoxville, TN 37919

**SUBJECT: STAFF COMMENTS ON THE REVISED SITE PLAN FOR THE
DOLLAR GENERAL, 12403 KINGSTON PIKE**

Dear Tim:

The Town staff has reviewed the revised site plan for the Dollar General proposed at 12403 Kingston Pike and would ask that you please address the following items and submit five (5) full size copies and one (1) 11" x 17" reduced set to the Farragut Town Hall by **Monday, April 10**. Also, upon resubmittal, please include a letter which addresses these comments and that indicates where the information can be found on the plans.

This item will be discussed at the Staff/Developer Meeting at the Farragut Town Hall on Tuesday, April 4, at 9:00 a.m. The purpose of this meeting is to discuss questions you may have on staff comments. Modifications to the plans are not due until Monday, April 10.

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

- 1) Please include the assigned address number on the cover page and wherever the property location is referenced on the plans;
- 2) Please include needed fire flow on the utility sheet in note form;
- 3) Please include existing fire hydrant flow data on the utility sheet;
- 4) Please provide location of proposed hydrant on Kingston Pike and location and approximate distance (~450') to secondary hydrant used to fulfill fire flow requirements;
- 5) Please confirm that the structure is provided with an internal or external roof access with a permanent ladder;

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

- 6) A plat has been submitted and separate comments will be provided;
- 7) Please include the certified address on the plan sheets wherever the address is referenced;
- 8) The sheets are not numbered in sequence with the sheets that were submitted. Please revise so that all sheets are numbered in order as they are included in the submittal;

- 9) Given the tree cover along the eastern property line of Lot 2, the water line that would extend to Lot 1 from Champions Point should be revisited and moved slightly to the west. No details were provided in relation to the water line. This is required and the utility plan must be signed off by FUD prior to the issuance of a grading permit;
- 10) Please clearly indicate if antennas will be used. If so, a detail on how they will be screened is required;
- 11) Please verify on both the site plan and the landscape plan that the required amount of landscaping between the building and parking lot is clearly provided. Please include the required and provided square footages and highlight what areas are proposed to fulfill this requirement. Grass is not permitted as the sole form of landscaping. Please refer to the Town's landscaping requirements;
- 12) Please include on the plan sheets (not in handouts that are separate from the sheets) a scaled lighting layout of the site showing the locations of all exterior lights, the height and type of proposed fixtures, and specification sheets for the fixtures and poles that correspond to the lighting layout plan. Interior lighting is not needed on the site plan submittal. Only exterior lighting is needed on the site plan submittal and, when approved, it shall be consistent with the exterior lighting shown on the building plan submittal (if exterior lighting is included on that submittal);
- 13) Please provide construction details and a rendering of the appearance of the proposed retaining walls for the project;
- 14) Please remove all non-regulatory signage from the site plan submittal sheets. Both the monument sign and the wall sign are still shown on different plan sheets;
- 15) In terms of adherence to the ADS, please address the following remaining comments:
 - a. Standard 1.17 – Preserve and maintain mature trees. Though grading in the buffer strip has been removed, the excess width of the drive aisles on the site create no room to try to save the any desirable trees along the periphery of the project that could possibly be saved;
 - b. Standards 2.6 and 2.7 – An iconic element is not provided in the revision;
 - c. Standards 2.10-2.13 – Though an improvement, the revised plan still does not provide for a façade that is compatible with its context. The gabled faux façade that is provided lacks the depth to emulate true residential construction and appearance. The building form, to be compatible with its context, would need continuous depth along the roofline like the Primrose building to the east;
 - d. Standard 2.17 – The revised plan does not include the percentage of masonry that is shown on each building elevation;
- 16) Please extend the vehicular connections to the east and west property lines so that when those properties develop a connection can be made. There is still a gap between the properties and the same entity owns the adjacent property to the west. The staff would recommend (though not require) that the connection be taken to the traffic signal at this time since the same property owner is involved and it would provide for signalized access onto Kingston Pike. As proposed, turning east onto Kingston Pike is not desirable;

- 17) The driveway aisle width that is typical for a commercial project is 24-25 feet. The plans still shows 33 feet and 30 feet. Other projects with large trucks do not require this excessive aisle width for turning purposes and this extra paved area is not consistent with the ADS. Also, lessening these widths to the normal standards would free up more space to improve and increase the amount of landscaping between the building and parking lot and possibly save some larger trees along the sides of the property. Please revise the plan accordingly;
- 18) The depth of parking spaces is 19 feet for standard spaces. The plans show 20 feet. Please add a dimension for the width of the standard and compact parking spaces;
- 19) Loading areas must be in designated areas not within a parking lot;
- 20) Please include dimensions from back of curb to back of curb for the islands;
- 21) Please include wheel stops (and a detail for these) where car overhangs could encroach onto pedestrian facilities;
- 22) Please provide verification from TDEC as to whether any portion of a sinkhole extends to this property. If so, the Sinkhole Ordinance will have to be satisfied. The correspondence from TDEC did not specifically address if any portion of the sinkhole is on Lot 1;
- 23) Though the bicycle rack is acceptable, an inverted "U" style is all that is required;
- 24) Please provide for the lot coverage calculations and the percentages;
- 25) The landscape plan will be reviewed by the VRRB. A grading permit cannot be issued until the landscape plan is approved;
- 26) Where cut is proposed within the drip line of trees to be saved, an arborist assessment and recommendations are required. Root pruning and possibly other measures may be needed;
- 27) Prior to the issuance of a Certificate of Occupancy a digital as-built will be required in a JPEG format;

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

- 28) Drainage pipes must be a minimum 18" diameter, and concrete (not HDPE). Please correct;
- 29) A fairly large portion of the front parking lot (and perhaps the building roof) appears to drain toward the entrance (not through the bioswale), and subsequently along Kingston Pike until it is released at the end of the curb & gutter. This will likely cause erosion where the runoff leaves the gutter to flow toward the ditch on the west side of the property. Can this be revised to avoid the issue? Perhaps a catch basin draining to the pipe under the driveway west of the property;
- 30) Please extend access drives to adjacent properties (east and west side);
- 31) Will gas be provided to this site?
- 32) Please submit drainage fee of \$620;
- 33) Please submit Erosion Control Letter of Credit in the amount of \$11,500;
- 34) Please submit TDOT Entrance Permit;
- 35) Please submit NOC; and
- 36) Please provide a copy of the TDOT access permit.

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

DOLLAR GENERAL

**Dollar General Corporation
100 Mission Ridge
Goodlettsville, TN 37072**

January 25, 2017

City of Farragut
Dollar General
Kingston Pike
Farragut, TN

City officials,

Through the years Dollar General has been in the process of refining the design criteria for new store development. With over 13,000 stores in productive operation, we have gathered a significant amount of data.

One area in which we are balanced between development cost and customer need is in the area of parking requirements and accessibility for our build-to-suit locations. Our stores average around 15-20 transactions per hour. We have estimated and confirmed that 30 spaces would accommodate the customer flow rate that our business generates. This standard has been sufficient for even the traffic generated at the peak Christmas season levels.

Thanks for the inquiry and feel free to contact me with any other questions you may have.

Best regards,

Jeff Steele, AIA
Senior Manager of Architecture and Design

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FEB 10 2017
TOWN OF FARRAGUT

DOLLAR GENERAL[®]

FARRAGUT, TENNESSEE

Owner: Ocho Company General Partnership
150 Major Reynolds Place
Knoxville, TN 37919
Deed - 2017031330055734
Deed - 2017031330055735

Site Address: 12403 Kingston Pike (S.R. 1)
Knoxville, TN 37934

Contact: Tim Dunaway, LEED AP
Senior Project Manager
JMB Investment Company, LLC
325 Erin Dr
Knoxville, TN 37919
(865) 200-4770 ext. 26

Tax Map: 152
Parcel: Part of Parcel 010.00
Zoned: C-1



LOCATION MAP

Scale: 1-Inch = 400 Feet

FARRAGUT
TENNESSEE

Schaad Brown

REAL ESTATE BROKERAGE & MANAGEMENT



Revised 4/7/17
3/15/17

ROMANS
Engineering

1923 Hopewell Road Knoxville, TN 37920
Phone (865) 679-5736 romansengineering@gmail.com

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TOWN OF FARRAGUT

DRAWING INDEX

- 1 COVER
- 2 EXISTING SITE AND TREE SURVEY
- 3 DIAGRAM FOR ACCESS TO S.R. 1 (KINGSTON PIKE)
- 4 SITE LAYOUT PLAN
- 5 UTILITY PLAN
- 6 HYDROLOGIC SITE CONDITIONS
- 7 GRADING PLAN
- 8 EROSION CONTROL PLAN
- 9 GRADING/EROSION CONTROL DETAILS
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- 19 RENDERING
- 20 DUMPSTER DETAILS
- 21 PHOTOMETRIC SITE
- 22 PHOTOMETRIC REND.
- 23 SITE LIGHT DBT.

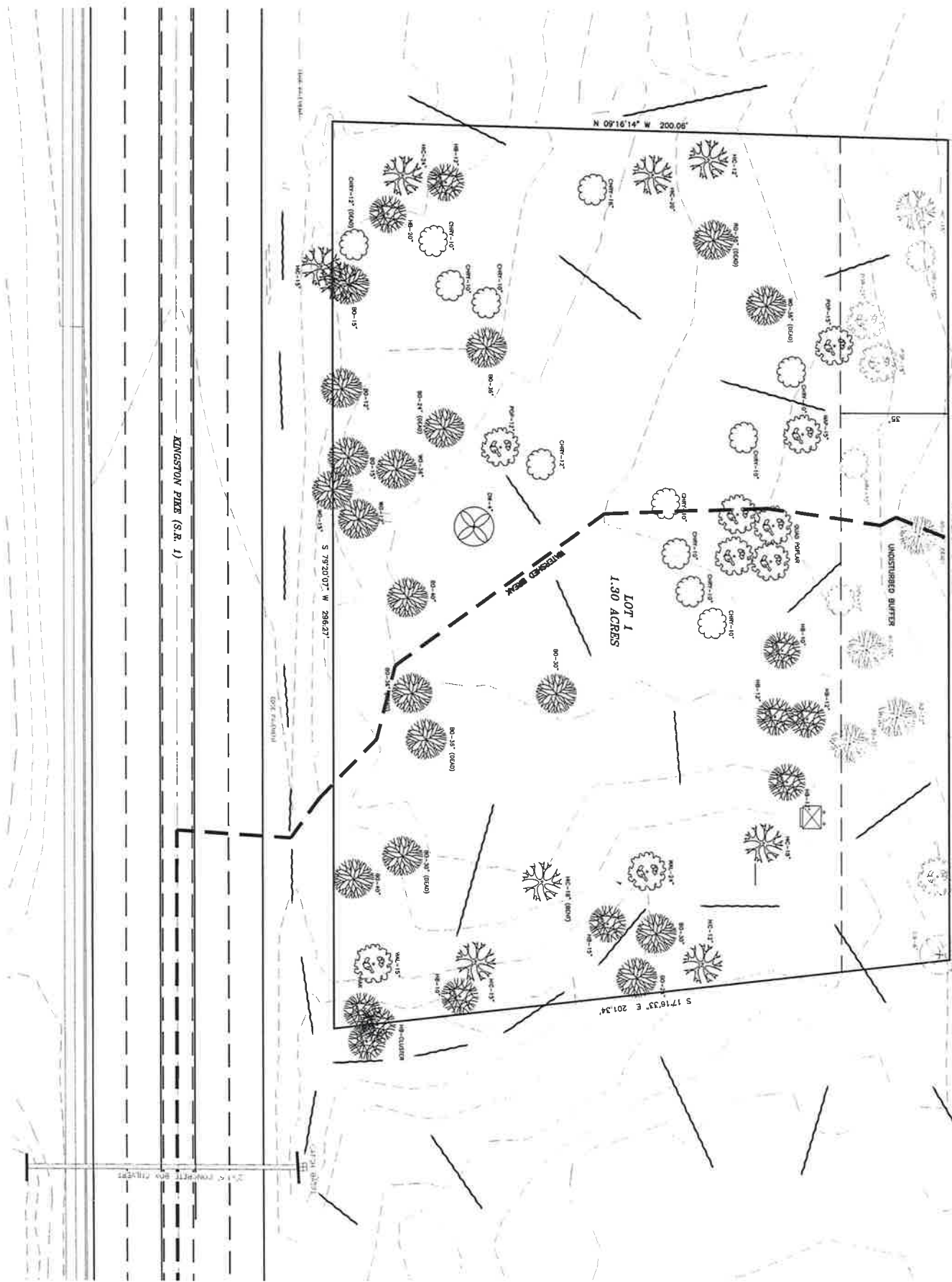


LEGEND

TREE CLASSIFICATIONS
HARDWOOD TREES WITH A DBH OF
10 INCHES OR GREATER
DOGWOOD/REDBUD WITH CALIBER OF
MORE THAN 4 INCHES
EVERGREEN TREE WHICH HAS A DBH OF
15 INCHES OR GREATER (NONE WAS FOUND)
TREES ARE LABELED WITH THE DBH(DIAMETER AT BREAST HEIGHT)
IN INCHES

- WHITE OAK
- MAPLE
- BLACK OAK
- WALNUT
- HICKORY
- CHERRY
- POPLAR
- HICKBERRY
- RED OAK
- DOGWOOD

DIRECTION OF FLOW



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TOWN OF FAIRGAP



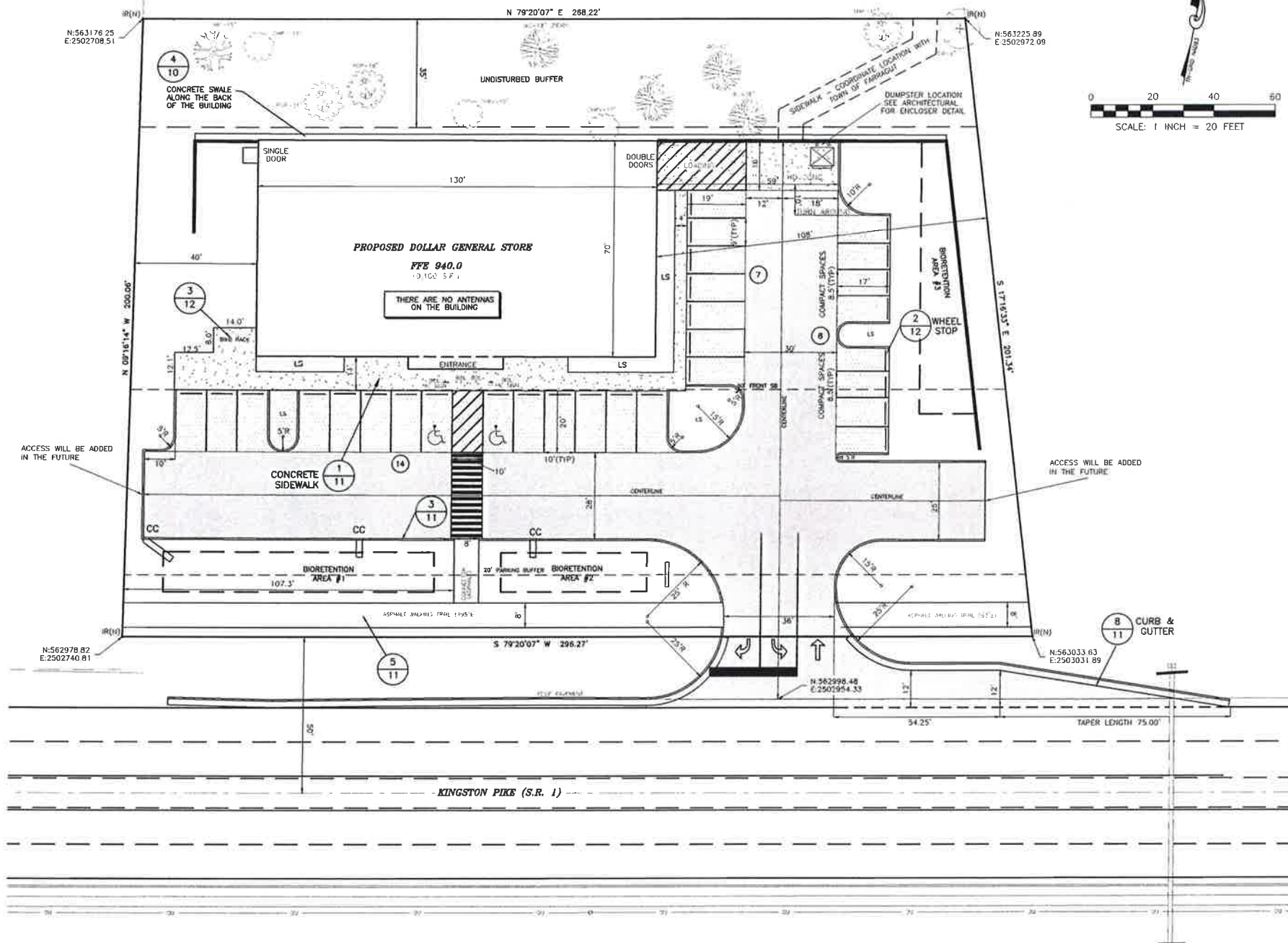
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EXISTING SITE CONDITIONS AND TREE SURVEY



1923 Hopewell Road Knoxville, TN 37920
Phone (865) 679-5736 romansengineering@gmail.com



- GENERAL NOTES**
- ALL COORDINATES AND ELEVATIONS BASED ON SURVEY BY ROMANS ENGINEERING.
 - LOCATION OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES AND STRUCTURES INDICATED ARE APPROXIMATE ONLY, AND THOSE SHOWN MAY NOT BE ALL THAT EXIST ON THE PROJECT SITE. CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF ALL UTILITIES AND STRUCTURES ON THE PROJECT SITE AND SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO UTILITY LINES DURING WORK ON THE PROJECT. FOR UNDERGROUND UTILITY LOCATION CALL TENNESSEE ONE CALL AT 811.
 - ALL COORDINATES AND DIMENSIONS TO EDGE OF PAVEMENT, FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - THE HEIGHT OF THE PROPOSED PRE-ENGINEERED METAL BUILDING IS 18 FT.
 - PARKING:
RETAIL = 1 PER 250 S.F.
STORE SPACE = 9,100 S.F.
REQUIRED PARKING = 9,100/250 = 36.4 SPACES
29 PARKING SPACES ARE PROVIDED
 - TOTAL LOT AREA 1.3 ACRES
IMPERVIOUS SURFACE = 0.67 ACRES (51.5%)
PERVIOUS SURFACE = .63 ACRES (48.5%)
 - THE SIDE SETBACKS ARE A COMBINATION OF 60 FEET MINIMUM WITH A 20 MINIMUM PER SIDE.
 - OWNER: OCHO COMPANY GENERAL PARTNERSHIP
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TENNESSEE 37919
INSTRUMENT #201703130055734
INSTRUMENT #201703130055735
MAP 152 PARCEL 10

LEGEND

IRON ROD (NEW)	IRON ROD (NEW)	3
1/2-INCH DIAMETER IRON ROD	1/2-INCH DIAMETER IRON ROD	11
W/ PLASTIC CAP ENGRAVED WITH "ROMANS 2116"	W/ PLASTIC CAP ENGRAVED WITH "ROMANS 2116"	
IRON PIPE	IRON PIPE	
CATCH BASIN	CATCH BASIN	
HEAD BALL	HEAD BALL	
LANDSCAPE	LANDSCAPE	
BOLLARDS	BOLLARDS	
PROPERTY LINE	PROPERTY LINE	
NEW CONCRETE CURB	NEW CONCRETE CURB	3
NEW CONCRETE PAVEMENT	NEW CONCRETE PAVEMENT	11
NEW LIGHT DUTY PAVEMENT	NEW LIGHT DUTY PAVEMENT	2
NEW HEAVY DUTY PAVEMENT	NEW HEAVY DUTY PAVEMENT	11
NEW HEAVY DUTY CONCRETE	NEW HEAVY DUTY CONCRETE	
CURB CUT	CURB CUT	4
		11

REQUIRED LANDSCAPE ALONG BUILDING IN FRONT OF THE PARKING AREA IS:
184 L.F. x 2.5' = 460 S.F.
LANDSCAPE AREA PROVIDED = 639 S.F.

ROMANS Engineering



1933 McFarland Road Knoxville, TN 37920
Phone (865) 678-5738
romansengineering@gmail.com

DOLLAR GENERAL

SITE LAYOUT PLAN

DATE:	4/7/17
REVISIONS:	
NUMBER:	2
REVISED SITE LAYOUT	

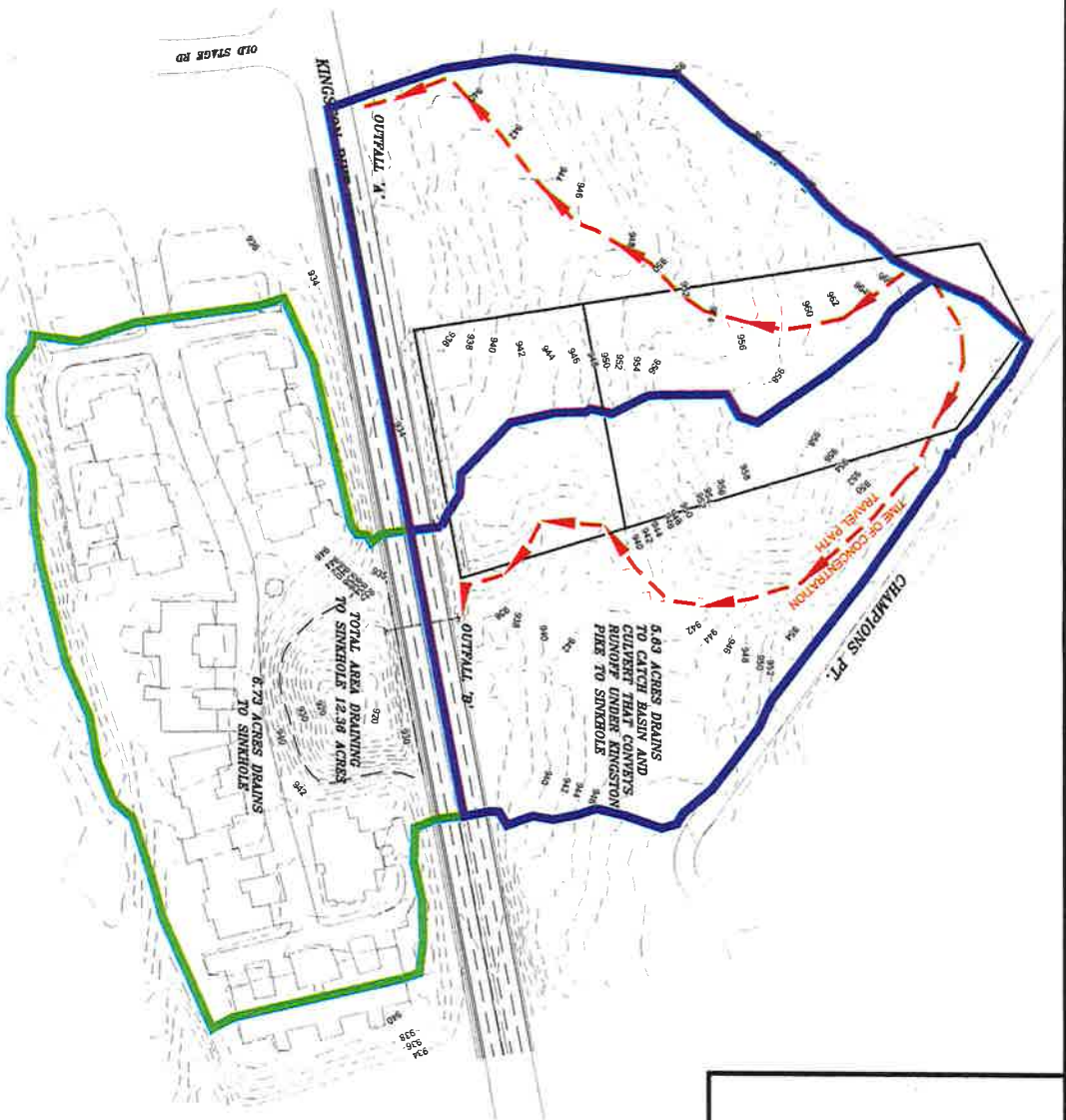


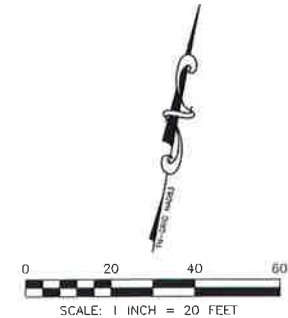
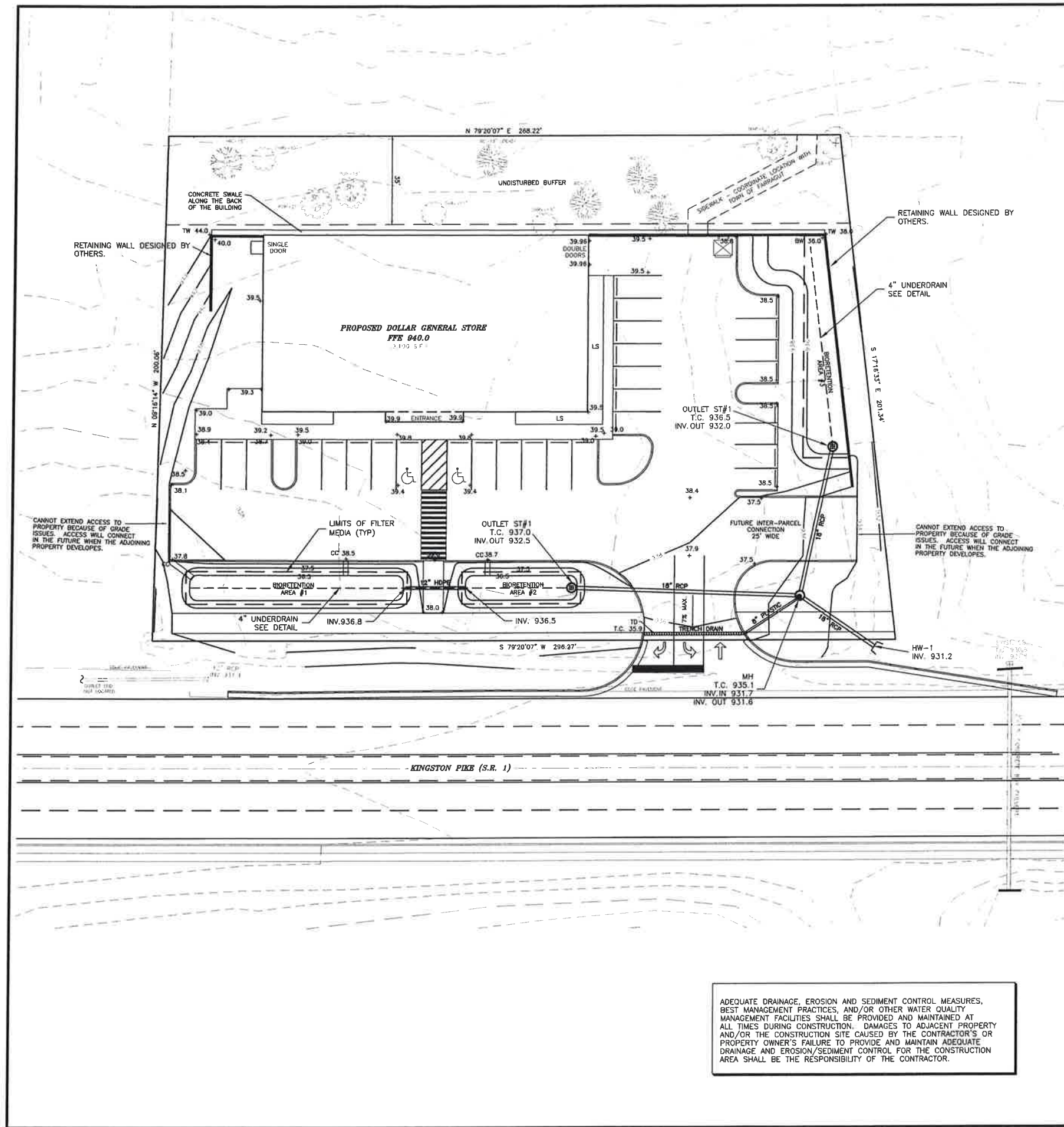
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TOWN OF FARRAGUT





EARTHWORK NOTES

1. CONTRACTOR SHALL CAREFULLY MAINTAIN BENCHMARKS, MONUMENTS, AND SURVEY CONTROL REFERENCES.
 2. PROVIDE TEMPORARY TRAFFIC CONTROL DEVICES AND ACTIVITIES AS REQUIRED TO PROVIDE FOR THE SAFETY OF VEHICULAR TRAFFIC AND PEDESTRIANS, AND IN FULL ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
 3. AFTER CLEARING AND GRUBBING AND PRIOR TO ALL EARTHWORK, IN ALL AREAS TO BE FILLED, REMOVE/STOCKPILE TOPSOIL TO AN APPROVED LOCATION AND PROTECT STOCKPILE FROM EROSION.
 4. SCARIFY SURFACE TO A 6" DEPTH IN ALL AREAS TO RECEIVE FILL DISC OR BLADE UNTIL FREE OF LARGE CLODS.
 5. BRING SCARIFIED MATERIAL TO PROPER MOISTURE CONTENT AND COMPACT TO SPECIFIED DENSITY.
 6. COMPACT BOTH GRANULAR AND NON-GRANULAR FILL MATERIALS TO THE DENSITY SPECIFIED BELOW AS DETERMINED BY ASTM D698 (STANDARD PROCTOR) AND WITHIN THE RANGE OF (±)2 PERCENT OF OPTIMUM MOISTURE CONTENT:
 - a. FILL UNDER BUILDING (INCLUDING 5' BEYOND BUILDING LINE) - 98% OF OPTIMUM
 - b. FILL UNDER PAVEMENT (INCLUDING 5' BEYOND PAVEMENT LIMITS) - 95% OF OPTIMUM
 - c. GENERAL SITE FILL - 90% OF OPTIMUM
- WHERE OVERLAP OCCURS, THE MORE STRINGENT REQUIREMENT WILL GOVERN.

GENERAL NOTES

1. ALL GRADES AND ELEVATIONS BASED ON TOPOGRAPHIC SURVEY PROVIDED BY ROMANS ENGINEERING.
2. ALL ELEVATIONS SHOWN ARE TO FINAL GRADE, CONTRACTOR SHALL ACCOUNT FOR BUILDING SLAB, PAVEMENT, TOPSOIL, ETC. DEPTHS WHEN ESTABLISHING SUBGRADE.
3. LOCATION OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES AND STRUCTURES INDICATED ARE APPROXIMATE ONLY, AND THOSE SHOWN MAY NOT BE ALL THAT EXIST ON THE PROJECT SITE. CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF ALL UTILITIES AND STRUCTURES ON THE PROJECT SITE AND SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO UTILITY LINES DURING WORK ON THE PROJECT. FOR UNDERGROUND UTILITY LOCATION CALL TENNESSEE ONE CALL AT 811.
4. TOTAL DISTURBED AREA = 1.08 ACRES
5. ALL MATERIAL FOR GRADING WILL BE KEPT ON SITE. THERE IS NO BORROW AREA ANTICIPATED AND IF THERE IS ANY THE SPOIL WILL BE KEPT ON SITE
6. SEE SHEETS 7 THRU 10 FOR EROSION CONTROL REQUIREMENTS.

GRADING GENERAL NOTES

1. PREFERRED GRADING PLAN SHOWN HEREIN IS PROVIDED FOR INFORMATIONAL AND PRELIMINARY PURPOSES ONLY. DEVELOPER SHALL SUBMIT DESIGN GRADING PLAN TO DOLLAR GENERAL FOR PRIOR APPROVAL. PRELIMINARY GRADING PLAN SHOWN HEREIN DOES NOT INCLUDE ANY PROVISIONS FOR STORM WATER DETENTION OR OTHER POTENTIAL JURISDICTIONAL REQUIREMENTS.
2. A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE COMPLETED FOR THIS PROJECT IN ACCORDANCE WITH JURISDICTIONAL REQUIREMENTS.
3. SIDEWALKS ADJOINING THE BUILDING MUST HAVE A 6" HIGH INTEGRAL CURB.
4. PLAN SHOWN HEREIN DOES NOT ASSUME ANY LEDGES AT BUILDING EXTERIOR FOR BRICK VENEER OF METAL BUILDING WALLS PANELS.
5. SLOPE CONCRETE SIDEWALKS AWAY FROM BUILDING AT A SLOPE OF 1/8" PER FOOT, INCLUDING RECESSED ENTRY.
6. FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON-PAVED AREAS.
7. FINISHED SLOPES SHALL NOT EXCEED 2.5:1.

ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER WATER QUALITY MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

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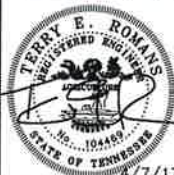


1823 Hogewell Road Knoxville, TN 37920
Phone (865) 679-5736 romansengineering@gmail.com

DOLLAR
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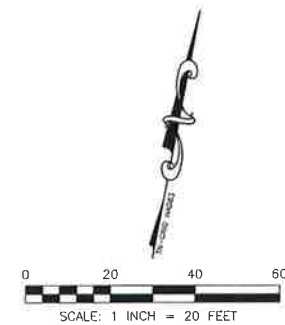
GRADING PLAN

DATE:	
REVISIONS:	
NUMBER:	



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(SF) ——— SF ———	TEMPORARY SILT FENCE	(1/8)
(CD) 	ROCK CHECK DAM	(2/9)
(CE) 	CONSTRUCTION ENTRANCE	(1/9)
(PS) 	PERMANENT SEEDING	(2/8)
(IP) 	INLET PROTECTION	

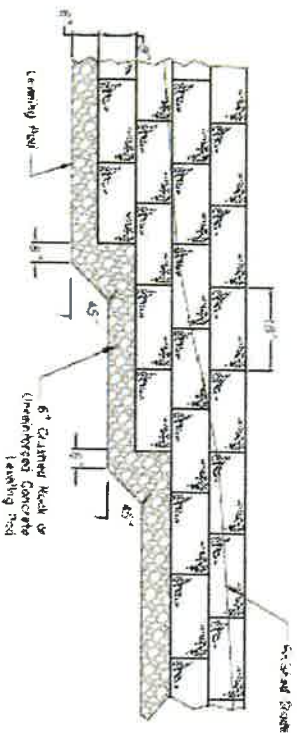
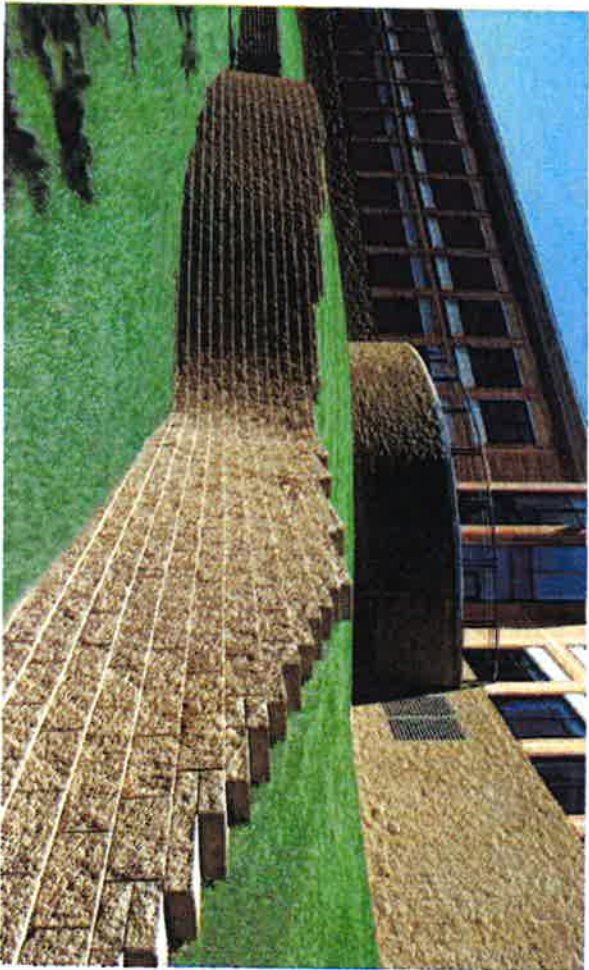
1. ALL ELEVATIONS BASED ON SURVEY BY ROMANS ENGINEERING.
2. LOCATION OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES AND STRUCTURES INDICATED ARE APPROXIMATE ONLY, AND THOSE SHOWN MAY NOT BE ALL THAT EXIST ON THE PROJECT SITE. CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF ALL UTILITIES AND STRUCTURES ON THE PROJECT SITE AND SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO UTILITY LINES DURING THE PROJECT. FOR UNDERGROUND UTILITY LOCATION CALL TENNESSEE ONE CALL AT 811.
3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND INSPECTED BEFORE GRADING OPERATIONS MAY BEGIN.
4. SITE CLEARING SHALL BE KEPT TO THE MINIMUM NECESSARY TO INSTALL SILT FENCE, CHECK DAMS AND CONSTRUCTION ENTRANCE. GENERAL SITE CLEARING MAY BEGIN ONLY AFTER THESE MEASURES HAVE BEEN INSTALLED.
5. CONTRACTOR IS ENCOURAGED TO MULCH ANY TREES THAT ARE TO BE REMOVED AND USE MULCH TO SUPPLEMENT TEMPORARY SILT FENCE. MULCH SHALL BE A MINIMUM 3" HIGH WITH A MINIMUM BASE WIDTH OF 6'. ALL MULCH SHALL BE REMOVED ONCE SITE IS STABILIZED. GRASS SHALL BE ESTABLISHED WHERE SILT FENCE AND MULCH HAVE BEEN REMOVED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING ALL EROSION PREVENTION AND SEDIMENT CONTROL DEVICES SHOWN ON THE PLANS AND DESCRIBED IN THE ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN.

1. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE EXPOSURE TIME OF GRADED OR
CONSTRUCTED AREAS.
2. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE
(WHERE NEEDED) AND FUNCTIONAL BEFORE THE DAY'S WORK MAY BEGIN AND MUST
BE CONSTRUCTED AND MAINTAINED WHILE WORK IS PROGRESSING UPSTREAM.
TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORK DAY,
BUT MUST BE REPLACED AT THE END OF THE WORK DAY.
3. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED,
REMOVED OR DISTURBED FOR 15 DAYS PRIOR TO WORK IN THAT AREA
UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER
INSTALLED.
4. CLEARING AND GRUBBING MUST BE HELD TO THE MINIMUM AREA NECESSARY FOR
INSTALLATION AND EQUIPMENT OPERATION. EXISTING VEGETATION AT THE WORK AREA
SHOULD BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
5. LITTER, CONSTRUCTION DEBRIS AND CONSTRUCTION CHEMICALS EXPOSED TO STORM
WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE
BEING BLOWN OR CARRIED OFF SITE BY WIND, OR OTHERWISE PREVENTED FROM BECOMING A
POLLUTANT SOURCE.
6. AFTER USE, MATERIALS USED FOR EROSION PREVENTION AND SEDIMENT CONTROL
(SUCH AS SILT FENCE) SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM
BECOMING A POLLUTANT SOURCE.
7. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES,
SEDIMENTATION PONDS, AND OTHER SEDIMENT CONTROLS ONCE DESIGN CAPACITY
HAS BEEN REDUCED BY 50%.
8. IF SEDIMENT ESCAPES THE PERMITTED AREA, OFF SITE ACCUMULATIONS THAT HAVE
NOT REACHED A STREAM MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO
MINIMIZE OFF SITE IMPACTS. PERMITTEES SHALL NOT INITIATE REMEDIATION/
RESTORATION OF A STREAM WITHOUT CONSULTING THE FIRST. THIS PERMIT DOES
NOT AUTHORIZE ACCESS TO PRIVATE PROPERTY. ARRANGEMENTS CONCERNING
REMOVAL OF SEDIMENT ON ADJOINING PROPERTY MUST BE SETTLED BY THE
PERMITTEE WITH THE ADJOINING PROPERTY OWNER.
9. PERMITTEES SHALL MAINTAIN A RAIN GAUGE AND RECORD DAILY RAINFALL AT THE
WORK AREA, OR USE REFERENCE SITE FOR RECORD OF DAILY RAINFALL AMOUNTS.
10. THE FOLLOWING RECORDS MUST BE KEPT AT OR NEAR THE WORK AREA:
 - A. THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR.
 - B. THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE
ON A PORTION OF THE SITE.
 - C. THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
 - D. INSPECTION RECORDS.
 - E. RAINFALL RECORDS.
11. THE CONTRACTOR SHALL FOLLOW THE CITY OF MORRISTOWN STORM WATER
MANAGEMENT ORDINANCE AND, IF APPLICABLE, THE STATE OF TENNESSEE GENERAL
PERMIT. THE MORE STRICT INTERPRETATION SHALL APPLY.
12. EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL
FOLLOW APPROVED PLAN DETAILS AND THE TENNESSEE EROSION AND SEDIMENT
CONTROL HANDBOOK, LATEST EDITION.
13. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES AND OTHER MEASURES FOR THE
CONTROL OF CONSTRUCTION RELATED WASTES SHALL BE IN PLACE AND
FUNCTIONAL BEFORE A GRADING PERMIT IS ISSUED.

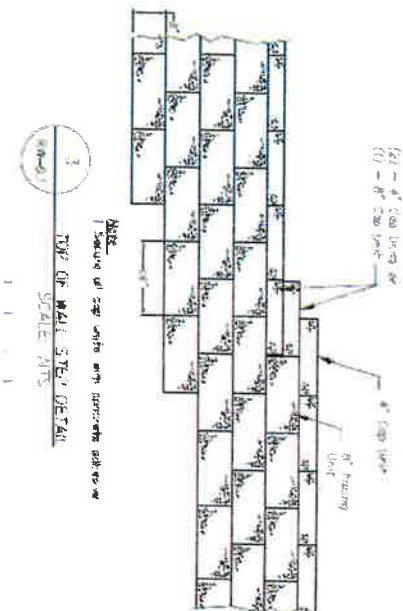
TOWN OF FARRAGUT

Phone (865) 679-5736 romanengineering@gmail.com

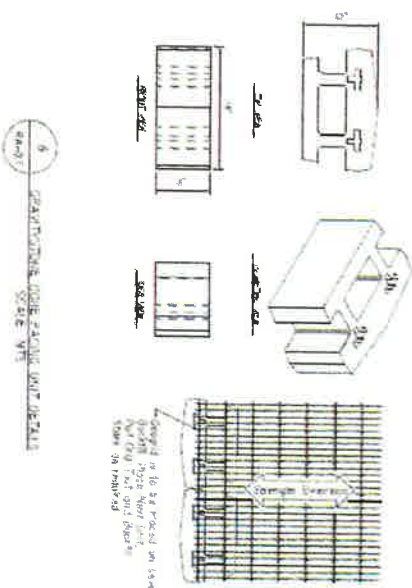
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CHECKED: TER



4
RW-01
BOTTOM OF WALL STEP DETAIL
SCALE: NTS



5
RW-02
TOP OF WALL STEP DETAIL
SCALE: NTS



6
RW-03
FRONT ELEVATION
SCALE: NTS

RETAINING WALL DETAILS

1
NTS

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DRAWN: TER
CHECKED: TBR



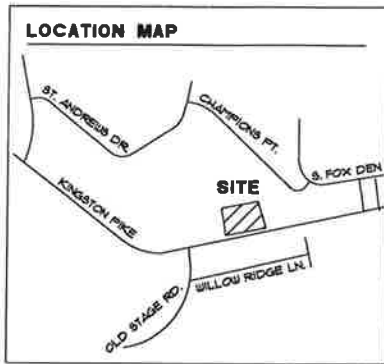
NUMBER	REVISIONS	DATE

SITE DETAILS

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Phone (865) 679-5736 romansengineering@gmail.com



SITE DATA

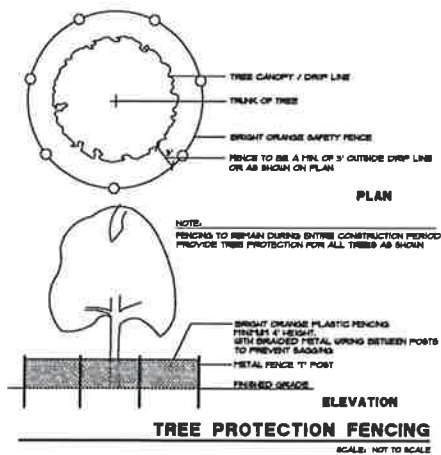
DEVELOPER:
JMS INVESTMENT CO.
KINGSTON PIKE
ZONE: C-1
PARCEL: 10 PART OF PARCEL 152 010
TOTAL AREA: 129 ACRES

LEGEND



NOTES

- OVERALL SITE ACREAGE: 129 ACRES.
- TREE SURVEY PROVIDED BY ENGINEER.
- ALL PROTECTED TREES AND THE APPROXIMATE CANOPY OF TREE COVERED AREAS ARE SHOWN ON THE PLAN AS DEFINED IN THE FARRAGUT TREE PROTECTION ORDINANCE.
- THERE ARE NO SIGNIFICANT ENVIRONMENTALLY SENSITIVE AREAS ON THIS SITE.
- TEMPORARY CONSTRUCTION ACTIVITIES, SUCH AS EQUIPMENT STORAGE, WORKER PARKING SHALL BE CONFINED COMPLETELY WITHIN THE AREA OF DISTURBANCE. AREA OF DISTURBANCE ENCOMPASSES ENTIRE SITE.
- THE LOCATION OF TREE PROTECTIVE FENCING, WHICH HAS BEEN APPROVED BY THE TOWN OF FARRAGUT AS REFLECTED ON THE APPROVED PLANS, MUST NOT BE REMOVED OR ALTERED IN ANY WAY. ANY SUCH ALTERATION OF PROTECTIVE FENCING WILL RESULT IN AN IMMEDIATE STOP WORK ORDER FOR THE ENTIRE PROJECT.
- BUFFER STRIPS ARE REQUIRED FOR THIS SITE.
- TREE PROTECTIVE FENCING WILL SUFFICE FOR TREE PROTECTION. NO SPECIAL MEASURES WILL BE NEEDED TO PROTECT TREES OR GROUPS OF TREES UNLESS NOTED.
- THE PROPOSED LIMITS OF DISTURBANCE WHICH AFFECT 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.
- PRIOR TO THE ISSUANCE OF A GRADING PERMIT, THE TOWN STAFF AND THE PROFESSIONAL RESPONSIBLE FOR PREPARING THE TREE PRESERVATION/REMOVAL PLAN ASSOCIATED WITH THIS PROJECT SHALL FIELD CHECK AND APPROVE THE PLACEMENT OF TREE PROTECTION FENCING, AS PROVIDED FOR ON THE APPROVED PLANS.
- DETENTION BASINS ARE REQUIRED FOR THIS SITE. BIO-RETENTION SWALE IS PROPOSED.



TREE INVENTORY

TREE NUMBER	SPECIES	DBH	TO BE REMOVED	HAZARDOUS	REMARKS
1.	HICKORY	15"	NO	NO	
2.	CHERRY	15"	NO	NO	
3.	TULIP	21"	NO	NO	
4.	TULIP	15"	NO	NO	
5.	TULIP	18"	NO	NO	
6.	CHERRY	10"	NO	NO	
7.	WHITE OAK	18"	YES	YES	DEAD
8.	CHERRY	10"	NO	NO	
9.	WHITE OAK	38"	NO	NO	
10.	WHITE OAK	12"	NO	NO	
11.	BLACK OAK	38"	NO	NO	
12.	MAPLE	12"	NO	NO	
13.	DOGWOOD	6"	NO	NO	
14.	MAPLE	15"	YES	NO	
15.	CHERRY	10"	YES	NO	
16.	POPLAR	15" CLUSTER	YES	NO	
17.	HACKBERRY	10"	YES	NO	
18.	HACKBERRY	12"	YES	NO	
19.	HACKBERRY	12"	YES	NO	
20.	HACKBERRY	12"	YES	NO	
21.	HICKORY	18"	YES	NO	
22.	HICKORY	12"	YES	NO	
23.	HICKORY	20"	YES	NO	
24.	CHERRY	10"	YES	NO	
25.	CHERRY	10"	YES	NO	
26.	CHERRY	10"	YES	NO	
27.	CHERRY	10"	YES	NO	
28.	WALNUT	24"	YES	NO	
29.	HACKBERRY	15"	YES	NO	
30.	BLACK OAK	30"	YES	NO	
31.	HICKORY	12"	YES	NO	
32.	BLACK OAK	24"	YES	NO	
33.	CHERRY	18"	YES	NO	
34.	POPLAR	12"	YES	NO	
35.	CHERRY	12"	YES	NO	
36.	BLACK OAK	30"	YES	NO	
37.	HICKORY	18"	YES	YES	HAZARDOUS
38.	HACKBERRY	12"	YES	NO	
39.	HICKORY	24"	YES	NO	
40.	HACKBERRY	20"	YES	NO	
41.	CHERRY	10"	YES	NO	
42.	CHERRY	10"	YES	NO	
43.	CHERRY	10"	YES	NO	
44.	BLACK OAK	38"	YES	NO	
45.	BLACK OAK	24"	YES	YES	DEAD
46.	DOGWOOD	4"	YES	NO	
47.	BLACK OAK	40"	YES	NO	
48.	BLACK OAK	38"	YES	YES	DEAD
49.	BLACK OAK	38"	YES	YES	DEAD
50.	BLACK OAK	30"	YES	YES	DEAD
51.	HICKORY	15"	YES	NO	
52.	HACKBERRY	10"	YES	NO	
53.	CHERRY	12"	YES	YES	DEAD
54.	HICKORY	15"	YES	NO	
55.	BLACK OAK	15"	YES	NO	
56.	BLACK OAK	12"	YES	NO	
57.	BLACK OAK	15"	YES	NO	
58.	WHITE OAK	38"	YES	NO	
59.	WHITE OAK	15"	YES	NO	
60.	WHITE OAK	12"	YES	NO	
61.	BLACK OAK	40"	YES	NO	
62.	WALNUT	15"	YES	NO	
63.	HACKBERRY	16" CLUSTER	YES	NO	
64.	RED OAK	38"	YES	YES	DEAD
65.	WHITE OAK	38"	YES	YES	DEAD
66.	CHERRY	10"	YES	NO	

TREE REPLACEMENT SCHEDULE

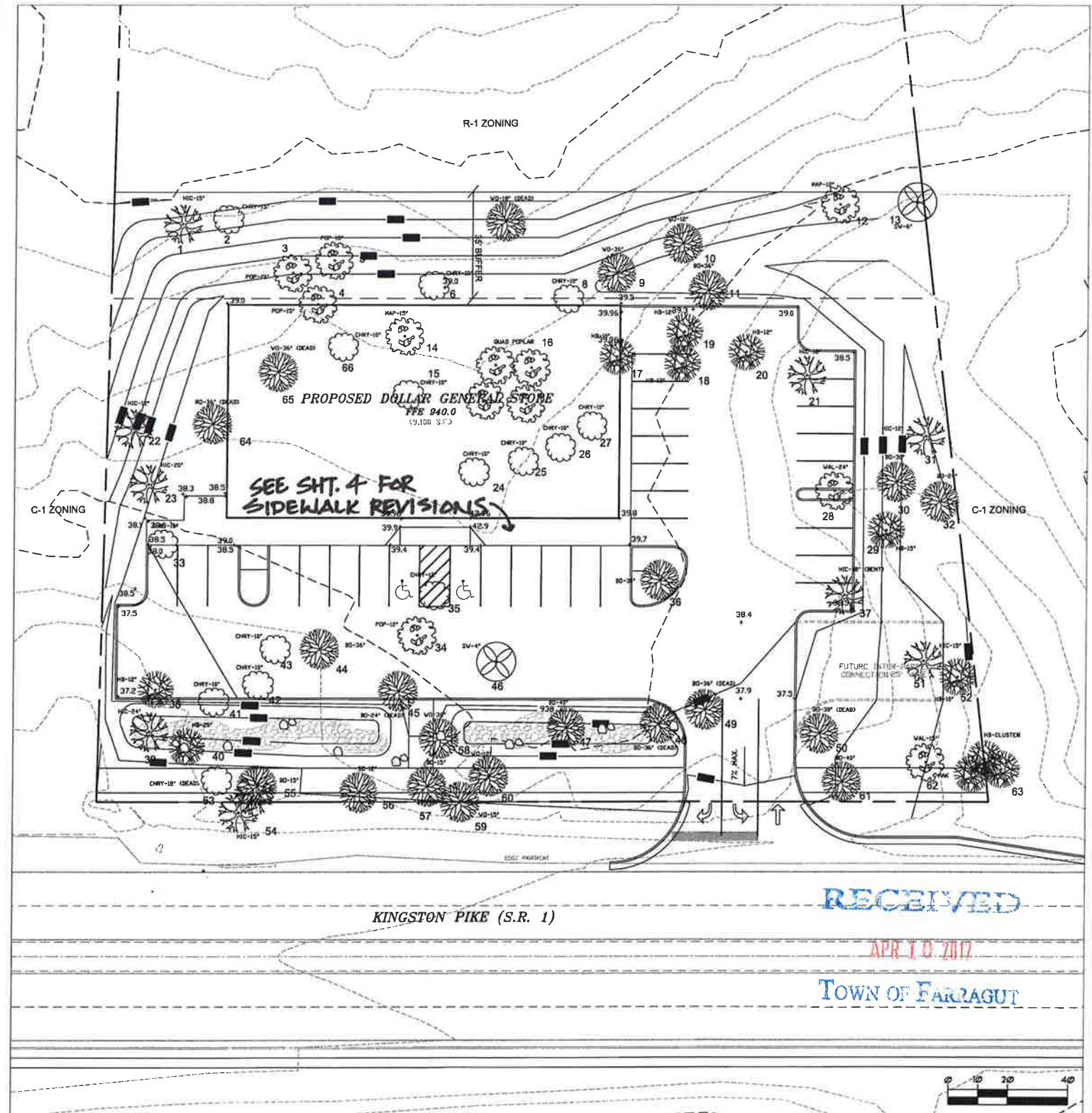
SIZE OF HARDWOOD TREE PROPOSED FOR REMOVAL	NUMBER IN CATEGORY	NUMBER OF NEW REPLACEMENT TREES REQUIRED
10" TO 15" DBH	38	72
16" TO 20" DBH	7	21
> 20" DBH	12	48

SIZE OF DOGWOOD TREES PROPOSED FOR REMOVAL	NUMBER IN CATEGORY	NUMBER OF NEW REPLACEMENT TREES REQUIRED
(1) 4" & (1) 6"	10"	1

TREE REPLACEMENT/CREDIT SUMMARY

REQUIRED REPLACEMENT TREES	142
CREDIT FOR SAVED TREES	0
NEW TREES REQUIRED	142

(TREE CONSERVATION RULE APPLIES - SEE LANDSCAPE PLAN)



MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE AND PLANNING
259 N. WELLS AVE. SUITE 201 KNOXVILLE, TN 37915
(615) 598-1331

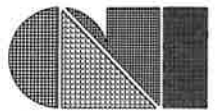
Tree Preservation / Removal Plan

DOLLAR GENERAL
Farragut, Tennessee

JOB NO. 216066
DRAWN: MAV/RJM
DATE: FEB. 8, 2017
REVISIONS: NONE



T-1



C.L. Helt, Architect Inc.
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Charlotte, NC 28204
Ph. 704-342-1686
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E-MAIL: INFO@CLHELT.COM

ARCHITECT'S PROJECT # 16196

Project : **DOLLAR GENERAL**
FOR
JMB INVESTMENT COMPANY, LLC
KINGSTOWN PIKE S.R. 70/11
FARRAGUT, TN
DESIGN BASED ON 2017 PROTOTYPE "D"

Sheet Description :
EXTERIOR ELEVATIONS

Seal



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ARCHITECT

Drawn By :
V. ALVAREZ

Checked By :
J. ZINK

Revisions :

1
2
3
4

Date :
01/04/17

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A02.1

ELEVATION KEYED NOTES	
1	NOT USED.
2	NOT USED.
3	FLOOD LIGHT 11'-0" A.F.F. AT CENTERLINE OF CONNECTION TO WALL. REFER TO ELEC. DRAWINGS FOR ADDITIONAL INFO.
4	NOT USED.
5	WALL PACK AT 12'-0" A.F.F. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
6	ALUMINUM AND GLASS STOREFRONT IN CLEAR ANODIZED ALUMINUM FRAME. SPANDREL GLASS TO BE OPACI-COAT 300. COLOR TO BE SELECTED BY OWNER AND APPROVED BY DOLLAR GENERAL.
7	TRIM - COLOR TO BE SELECTED BY OWNER AND APPROVED BY DOLLAR GENERAL.
8	GUTTER AND DOWNSPOUT - SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
9	QUICK BRICK VENEER. STYLE & COLOR TO BE SELECTED BY OWNER AND APPROVED BY DOLLAR GENERAL.
9A	QUICK BRICK PILASTER. STYLE & COLOR TO BE SELECTED BY OWNER AND APPROVED BY DOLLAR GENERAL.
10	ARCHITECTURAL DIMENSIONAL SHINGLES. STYLE & COLOR TO BE SELECTED BY OWNER AND APPROVED BY DOLLAR GENERAL.
11	NOT USED.
12	NOT USED.
13	VENT FOR BATHROOM EXHAUST. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
14	DOOR BUZZER. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
15	NOT USED.
16	NOT USED.
17	OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOORS @ 8'-0" A.F.F.
18	MINIMUM EAVE HEIGHT IS 12'-0" A.F.F.
19	FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON PAVED AREAS.
20	IN NORTHERN CLIMATES, PROVIDE SNOW GUARDS ON ROOF PER LOCAL CODE.

MASONRY PERCENTAGE	
REQUIRE :	60%
PROPOSED :	100%

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ARCHITECT'S PROJECT # 18198

Project :
DOLLAR GENERAL
FOR
JMB INVESTMENT COMPANY, LLC
KINGSTOWN PIKE S.R. 70/11
FARRAGUT, TN
DESIGN BASED ON 2017 PROTOTYPE "D"

Sheet Description :
EXTERIOR ELEVATIONS

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V. ALVAREZ

Checked By :
J. ZINK

Revisions :
①
②
③
④

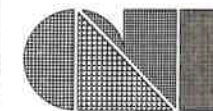
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ARCHITECT'S PROJECT # 18198

Project :
DOLLAR GENERAL
FOR
JMB INVESTMENT COMPANY, LLC
KINGSTOWN PIKE S.R. 70/11
FARRAGUT, TN
DESIGN BASED ON 2017 PROTOTYPE "D"

Sheet Description :
SITE PHOTOMETRIC

Seal



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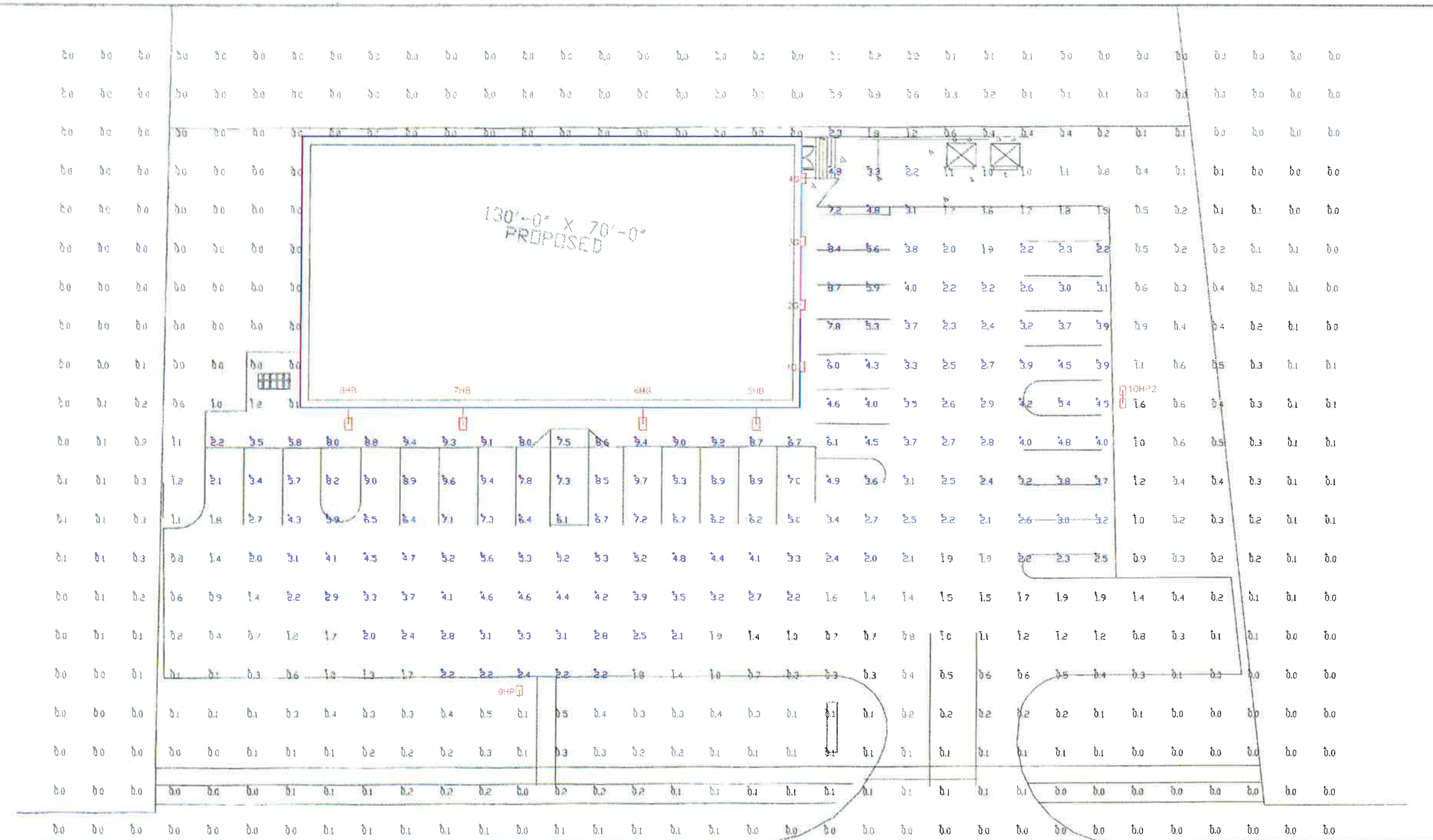
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J. ZINK

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①
②
③
④

Date :
01/04/17

Sheet No.
A10.1



Luminaire parts list								
Symbol	Index	Manufacturer	Luminaire type	Item number	Filling	Luminous flux	Light loss factor	Connected load Quantity
	HB	WWW.TECHLIGHT.USA.COM	SABER	LSBT-10X73P	10x000L WHITE CREE XHP70 (1400mA)	14688 lm	0.80	147 W 4
	G	WWW.TECHLIGHT.USA.COM	LED Heat Sink Small Wall Pack	LHSWP-10413P	8xLED COOL WHITE CREE XHP70 (1400mA)	3452 lm	0.80	35.2 W 4
	HP2	WWW.TECHLIGHT.USA.COM	SABER	LSBT-10X73P-S213	10xLED COOL WHITE CREE XHP70 (1400mA)	3768 lm	0.80	294 W 1
	HP	WWW.TECHLIGHT.USA.COM	SABER	LSBT-10X73P-S213	10xLED COOL WHITE CREE XHP70 (1400mA)	1883 lm	0.80	147 W 1

#	Name	Parameter	Min	Max	Average	Min/average	Min/max
1	PARKING AREA	Perpendicular Illuminance	0.00 fc	9.7 fc	3.4 fc	NA	NA

NOTES

- * DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINANCES.
- * THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
- * THIS LAYOUT IS BASED ON JES FILES THAT WERE LAB TESTED OR COMPUTER GENERATED. ACTUAL RESULTS MAY VARY.

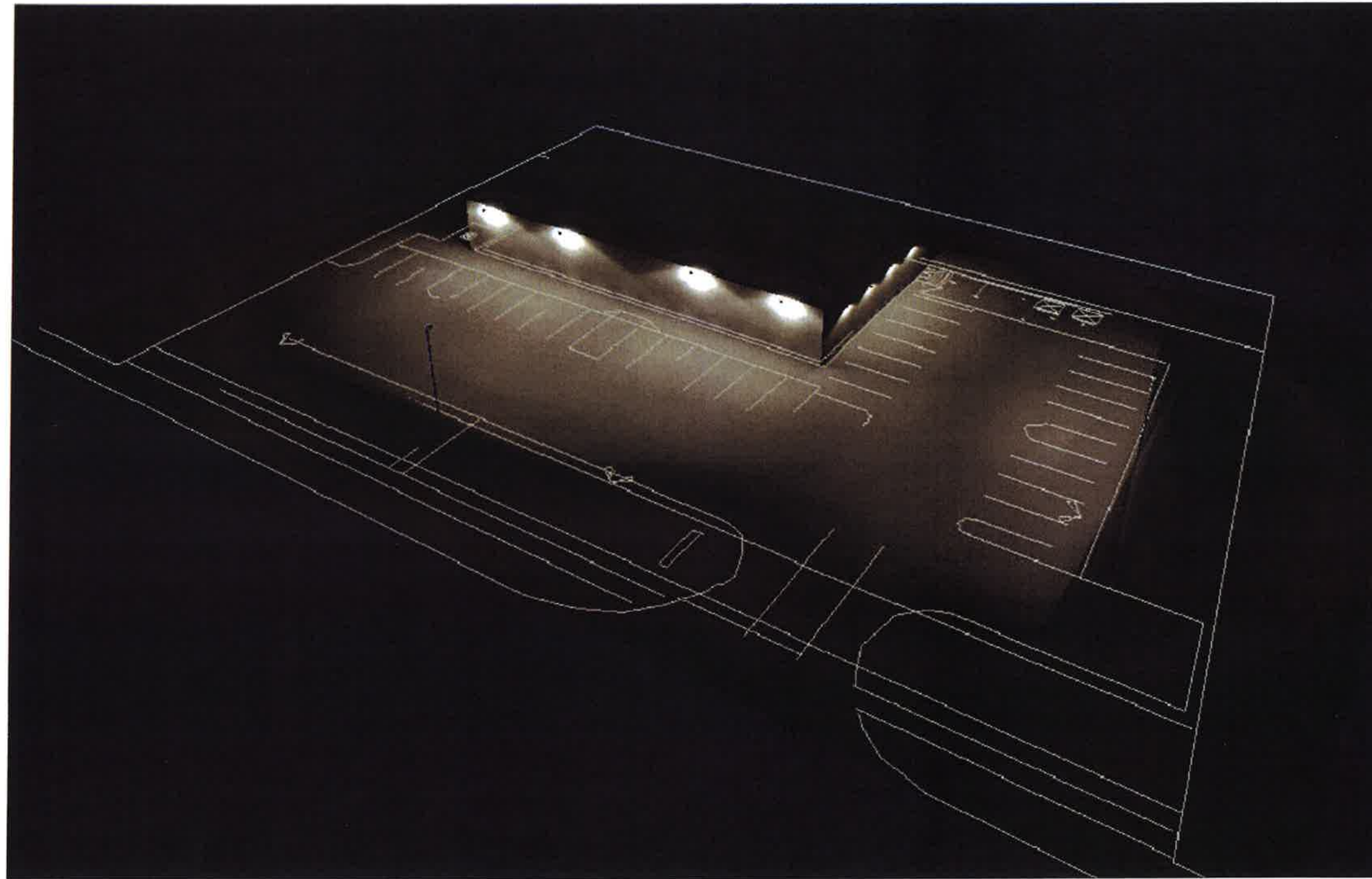
Luminaire Location Summary			
Lum No	Label	Z	Tilt
1	1G	12 FT	0
2	2G	12 FT	0
3	3G	12 FT	0
4	4G	12 FT	0
5	5HB	19 FT	0
6	6HB	19 FT	0
7	7HB	19 FT	0
8	8HB	19 FT	0
9	9HP	26 FT	0
10	10HP2	26 FT	0

- * CALCULATION AT GRADE
- * MOUNTING HEIGHT INDICATES HEIGHT OF HEAD FROM GROUND. NOT WHERE FIXTURE IS ATTACHED TO THE BUILDING
- * FENCES AND OTHER STRUCTURES WERE NOT USED IN THIS CALCULATION. ONLY THE MAIN BUILDING STRUCTURE.

NOTES

1. BUILDING MAXIMUM HEIGHT 18FT
2. POLE LIGHT ELEVATION BASED ON 24FT POLES PLUS 2FT AFG BASES
3. WALL PACK LIGHT ELEVATION 12FT
4. ARM LIGHT WALL MOUNT 1FT BELOW HIGHEST ELEVATION OF BUILDING TOP
5. ARM LIGHT ELEVATION ESTIMATED WITH 2FT RISE FROM MOUNTING

1 SITE PHOTOMETRIC
A10.1 SCALE: NTS



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1 SITE PHOTOMETRIC - RENDERING
A10.2 SCALE: NTS

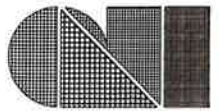
NOTES

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- * THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
- * THIS LAYOUT IS BASED ON IES FILES THAT WERE LAB TESTED ON COMPUTER GENERATED. ACTUAL RESULTS MAY VARY.

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ARCHITECT'S PROJECT # 16196

Project :
DOLLAR GENERAL
FOR
JMB INVESTMENT COMPANY, LLC
KINGSTOWN PIKE S.R. 70/11
FARRAGUT, TN
DESIGN BASED ON 2017 PROTOTYPE "D"

Sheet Description :
**SITE PHOTOMETRIC
RENDERING**

Seal



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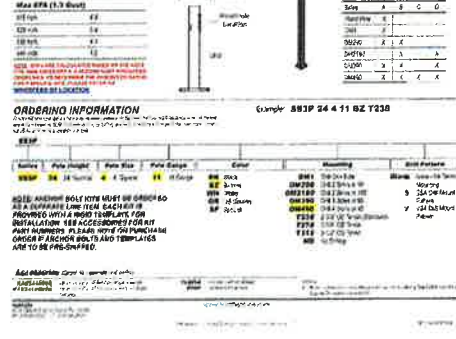
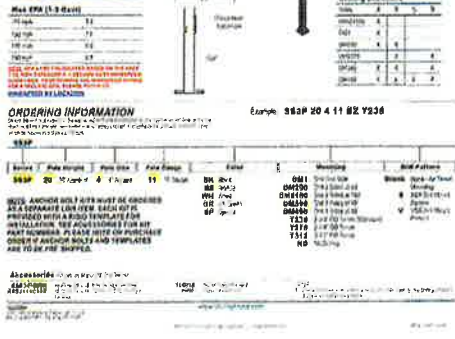
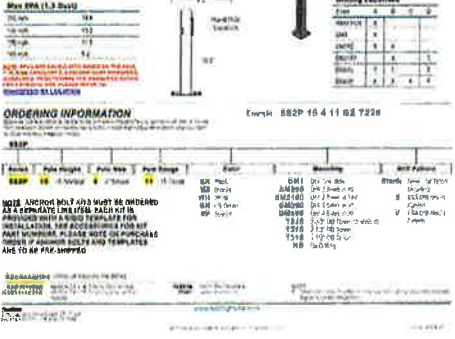
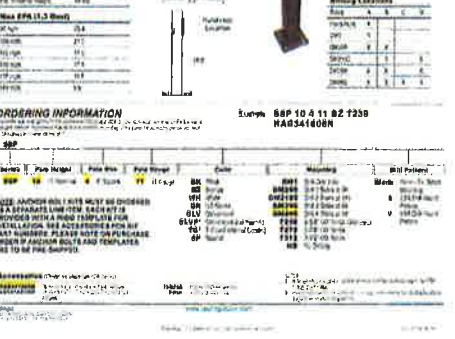
Checked By :
J. ZINK

Revisions :

- 1
- 2
- 3
- 4

Date :
01/04/17

Sheet No.
A10.2



22

23 of 23

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on an amendment to the site plan for Fox Den Country Club, Parcel 12, Tax Map 152, Zoned R-2, located at 12284 North Fox Den Drive, 156.99 Acres, to amend the building façade materials (Cory Griffis, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request for an amendment to a site plan that was approved at the September 15, 2016, Planning Commission meeting for a golf training center at the Fox Den Country Club.

DISCUSSION: The applicant has revised the size and appearance of the training center building. The previously approved building was 925 square feet and included a predominantly masonry (stone) exterior. The proposed training center building is roughly 1,400 square feet and includes a predominantly hardie board siding. Though the square footage increase is not of a real concern from the staffs' perspective, the proposed change in exterior materials warrants some discussion.

In accordance with the Architectural Design Standards, a new accessory building, such as the training center, would be considered a "minor project." Design standard 2.16 f. states "Do not use synthetic stucco (EIFS), concrete masonry units (CMU), fiber cement siding (hardie board) or panelized brick as a primary façade material, except on less visible upper-floor facades, *or to allow for flexibility in materials on the façade of a minor project.*"

A question is whether the amended request by the applicant is consistent with this language. In making such a determination, consideration should be given to the context and whether this type of material on an accessory building would be appropriate in other portions of the Town. The proposed training center building would be over 370 feet from the nearest property line and there are some homes in the nearby area that do have hardie board siding. In addition some portions of other buildings on the clubhouse property appear to have a type of hardie board siding.

Included in your packet are renderings from the previous approval site plan and the proposed site plan amendment. Also included are some visual examples of other structures with hardie board siding.

- Example -



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MBI

michael brady inc.



- Sept. 15, 2016 FMPC -

ADDITIONS AND RENOVATION FOR: FOX DEN COUNTRY CLUB

PROPERTY INFORMATION

OWNER: FOX DEN COUNTRY CLUB

ADDRESS: 12284 NORTH FOX DEN DR.

PARCEL ID: 152 012

LOT AREA: 156.99 ACRES

ZONE: R-2

SETBACKS:

FRONT: 30'

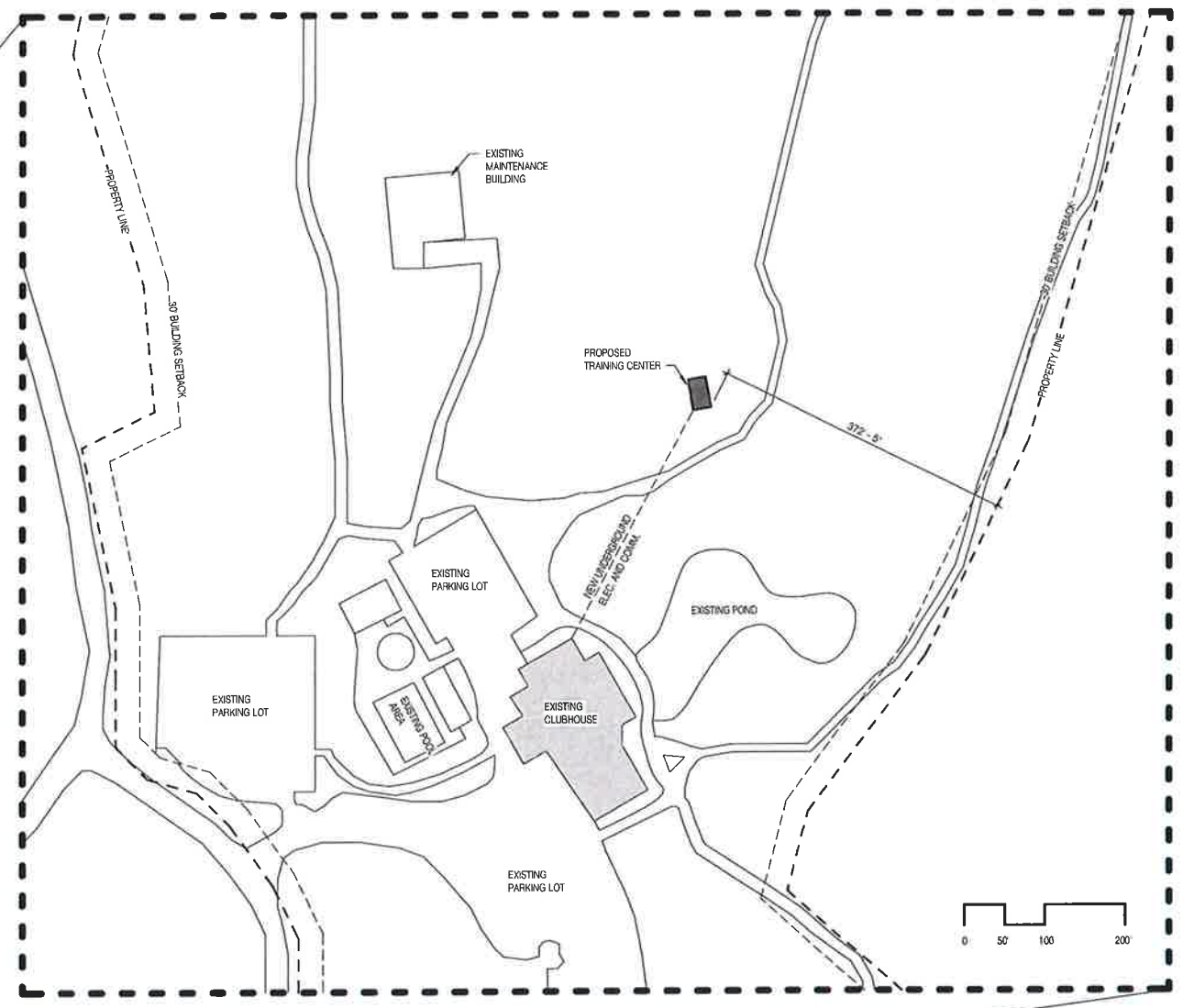
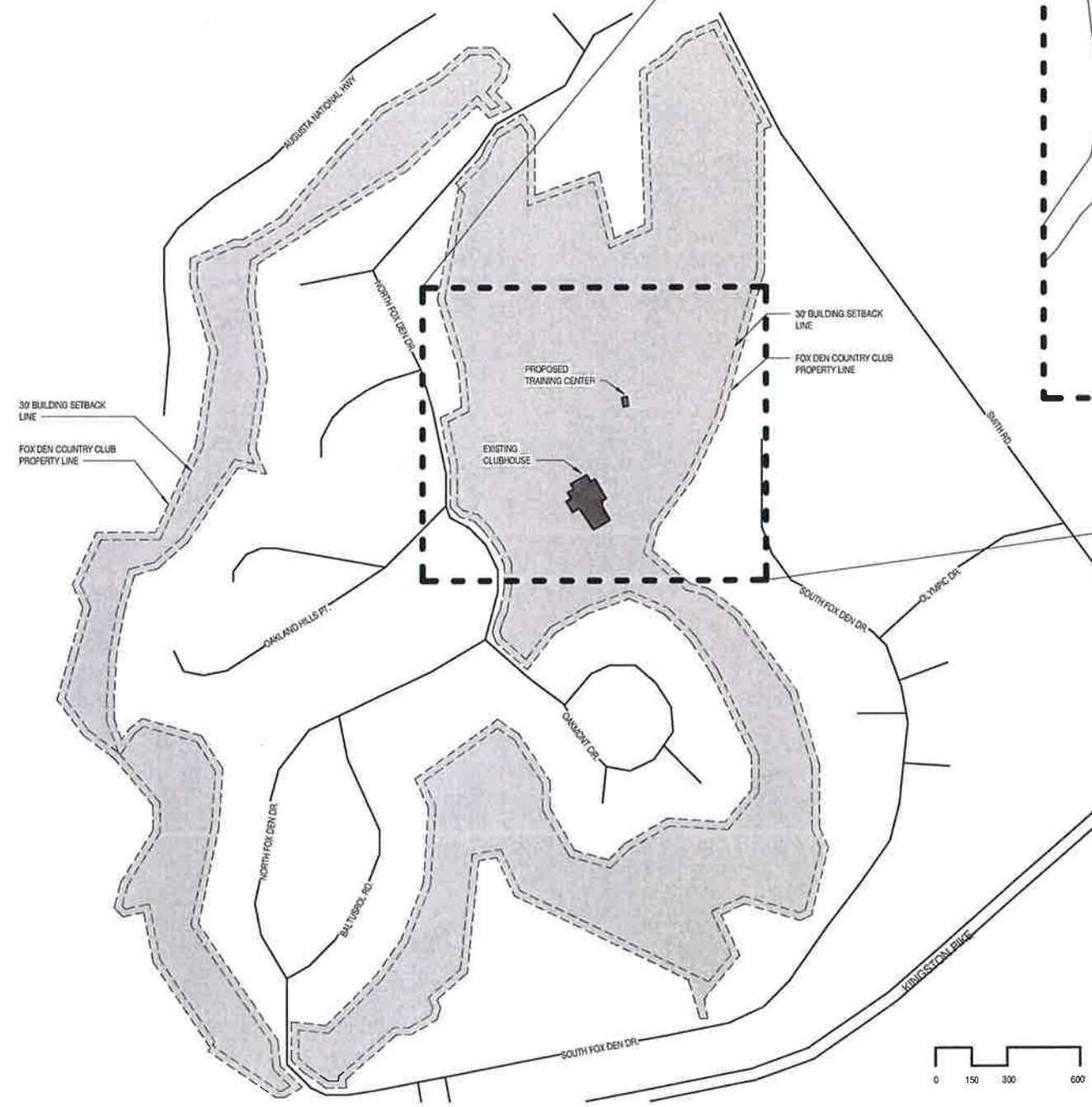
SIDE: 30' TOTAL (10' EACH SIDE)

REAR: 25'

SUMMARY OF WORK:

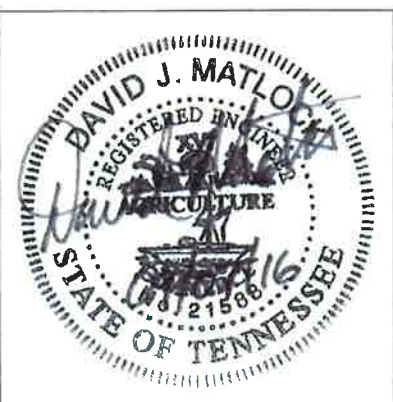
ADDITION OF A 1,400 SF ACCESSORY GOLF TRAINING CENTER

ADJACENT TO THE EXISTING DRIVING RANGE



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CIVIL ENGINEER:
MICHAEL BRADY INC.
DAVID MATLOCK
299 N. WEISGARBER RD.
KNOXVILLE, TN 37919
865-584-0999



MBI

michael brady inc.

architecture engineering interior

IMAGE Design

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FOX DEN COUNTRY CLUB

12284 N FOX DEN DR, KNOXVILLE, TN 37934

ADDITIONS AND RENOVATION FOR:

THIS DRAWING HAS BEEN ISSUED:

- ☐ FOR REVIEW ONLY
- ☐ FOR PERMITTING ONLY
- ☐ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☒ CONSTRUCTION DOCUMENTS

Drawing Title:
SITE PLAN

Date: 11/01/2016

Designed By: CTG

Drawn By: CTG

Reviewed By: CAR

Comm. No. 150318

Revisions:

Sheet No.

C1.1

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EXTERIOR FINISH SCHEDULE		
E1	COLOR: BEIGE, TO MATCH EXISTING CLUBHOUSE	PRODUCT: EIFS
S1	COLOR: TO MATCH EXISTING CLUBHOUSE	PRODUCT: DRY STACK NATURAL STONE VENEER
SS	MANUF.: MBCI	COLOR: MEDIUM BRONZE
	PRODUCT: SUPERLOK STANDING SEAM ROOF PANELS	
BB	MANUF.: JAMES HARDIE	COLOR: NAVAJO BEIGE
	FINISH: SELECT CEDARMILL / RUSTIC GRAIN (BATTENS)	PRODUCT: VERTICAL SIDING W/ BATTENS @ 16" O.C.
T1	MANUF.: JAMES HARDIE	COLOR: AUTUMN TAN
	FINISH: RUSTIC	PRODUCT: HARDIE TRIM BOARDS, 5.5" WIDE, TYP.
C1	COLOR: MATCH E1	FINISH: PAINT
	PRODUCT: CONCRETE	

MBI
michael brady inc.
architects, engineers, interior

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☒ CONSTRUCTION DOCUMENTS

Drawing Title:
TEACHING CENTER -
EXTERIOR ELEVATIONS

Date: 02/22/2017

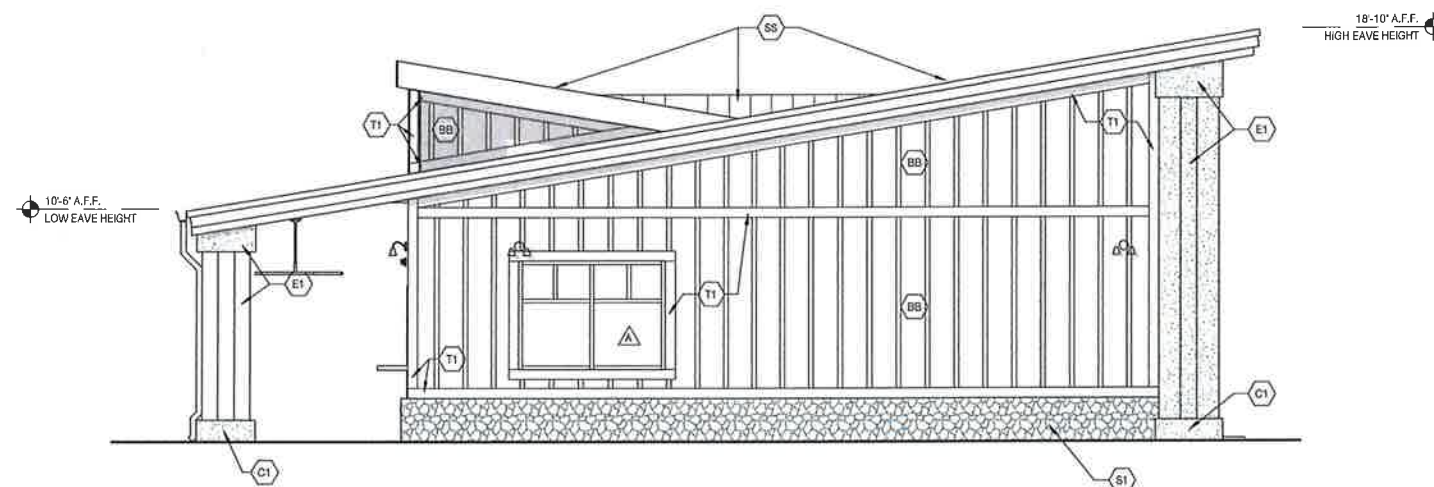
Designed By: CTG
Drawn By: CTG
Reviewed By: CAR

Comm. No. 150318

Revisions:

Sheet No.

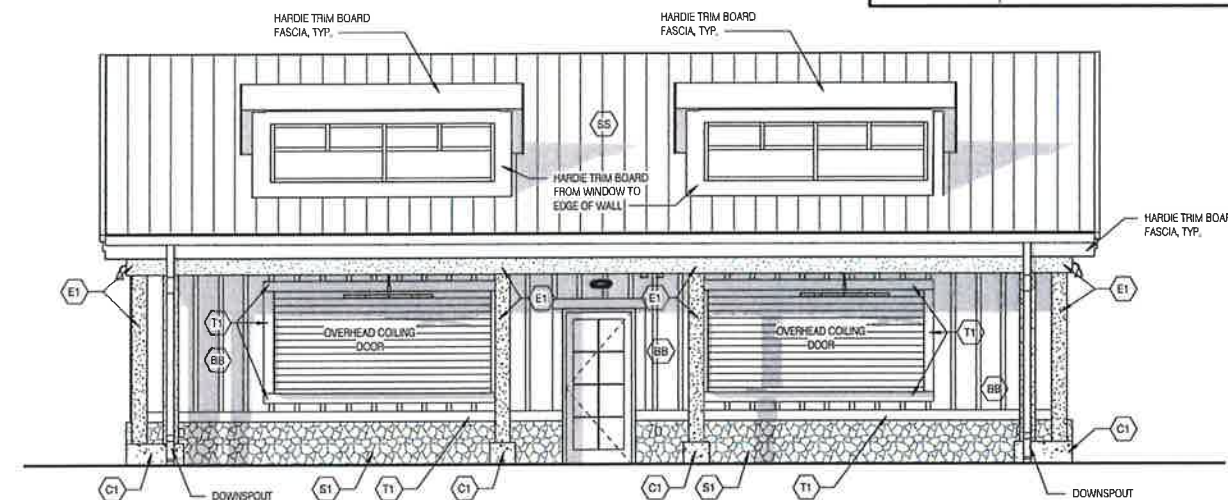
A9.2



NORTH ELEVATION - TEACHING CENTER

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

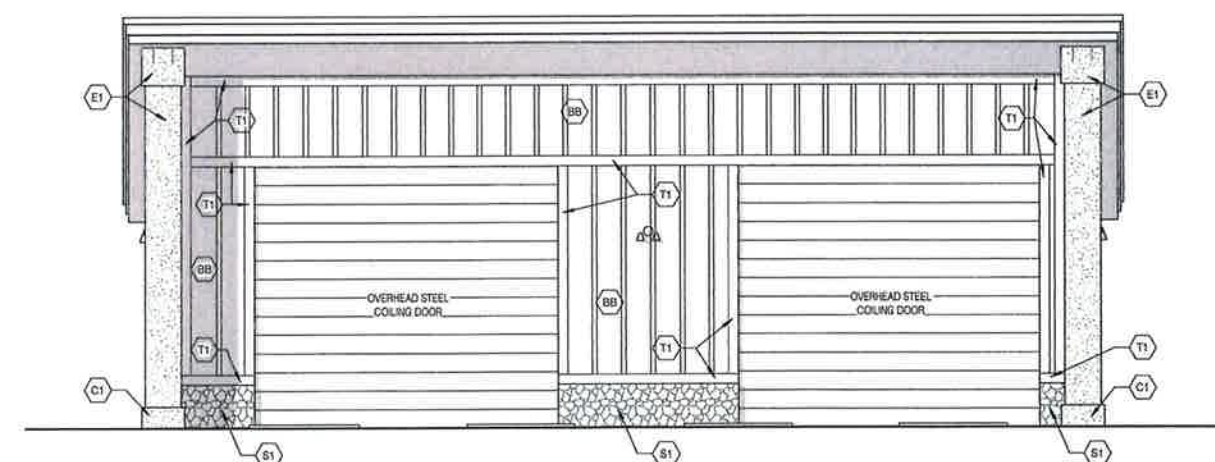
1



EAST ELEVATION - TEACHING CENTER

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

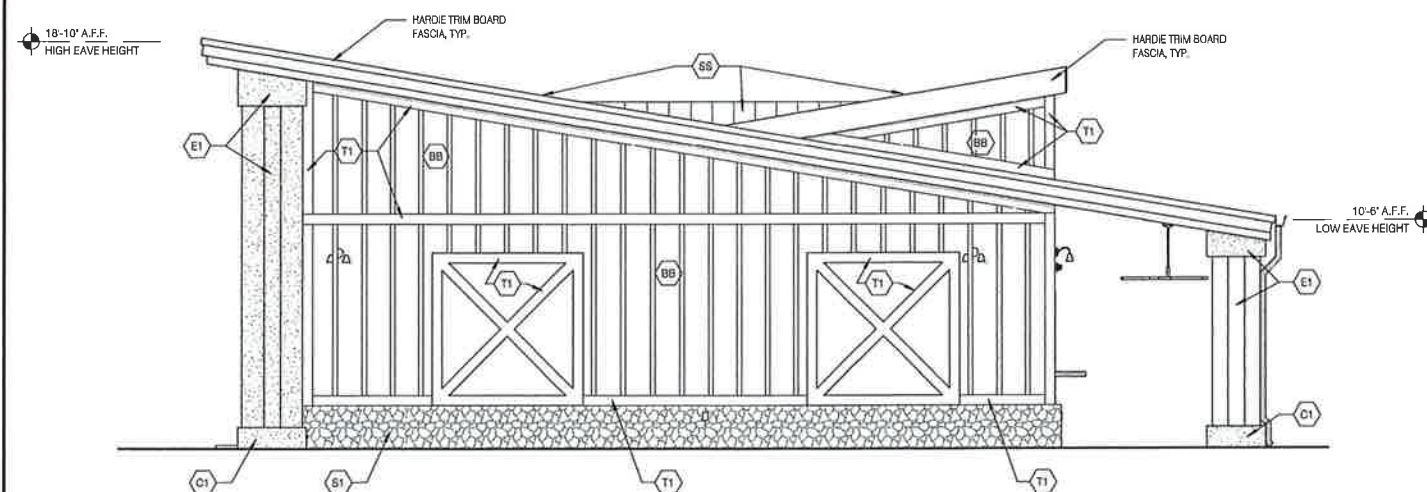
2



WEST ELEVATION - TEACHING CENTER

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

4



SOUTH ELEVATION - TEACHING CENTER

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

3



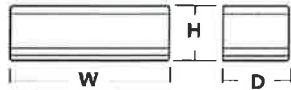
WSR LED
Architectural Wall Sconce



Inverted available with
WLU option only.

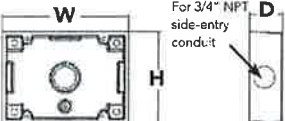
**Specifications
Luminaire**

Height: 7-1/4"
(18.4 cm)
Width: 18"
(45.7 cm)
Depth: 9"
(22.8 cm)
Weight: 17 lbs
(7.7 kg)



Optional Back Box (BBW)

Height: 4"
(10.2 cm)
Width: 5-1/2"
(14.0 cm)
Depth: 1-1/2"
(3.8 cm)



Catalog Number:	WSR-LED-10A700/50K-SR4-120-
Notes	
Type	H

Introduction

The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity.

The WSR LED is ideal for replacing existing 50 - 175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Ordering Information

EXAMPLE: WSR LED 2 10A700/40K SR3 MVOLT DDBTXD

WSR LED		1	10A700/50I SR4		120	PE		DBLXD	
Series	Light Engines	Performance Package	Distribution	Voltage	Mounting	Options ¹	Finish (required)		
WSR LED	1 One engine (10 LEDs)	700 mA options: 10A700/30K 3000K	SR2 Type II	MVOLT ¹ 120 ¹	Shipped included (blank) Surface mount	PE Photoelectric cell, button type ^{1,5}	DD8XD	Dark bronze	
	2 Two engines (20 LEDs)	10A700/40K 4000K	SR3 Type III	208 ¹	Shipped separately ²	SF Single fuse (120, 277, 347V) ⁴	DBLXD	Black	
		10A700/50K 5000K	SR4 Type IV	240 ¹	8BW Surface-mounted back box	DF Double fuse (208, 240, 480V) ⁴	DNAXD	Natural aluminum	
				277 ¹		DMG 0-10V dimming driver (no controls)	DWHXD	White	
				347	UTS Uplit: 5 degrees	ELCW Emergency battery backup ⁶	DSSXD	Sandstone	
				480		WLU Wet location door for up orientation ⁷	DD8TXD	Textured dark bronze	
						PIR Motion/ambient light sensor ⁸	DBLTXD	Textured black	
						DS Dual switching ⁹	DNATXD	Textured natural aluminum	
						SPD Separate surge protection ¹⁰	DWHGXD	Textured white	
						Shipped separately	DSSTXD	Textured sandstone	
						VG Vandal guard			
						WG Wire guard			

Emergency Battery Operation

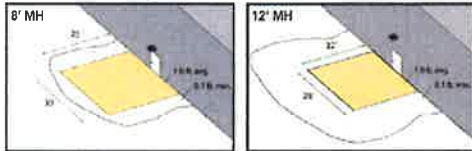
The emergency battery backup (ELCW option) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All ELCW configurations include an independent secondary driver with an integral relay to immediately detect AC power loss. Dual light engines are wired in parallel so both engines operate in emergency mode and provide additional component redundancy. These design features meet various interpretations of NFPA 70/NEC 2008 - 700.16.

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the single-engine Type IV product in emergency mode.

WSR LED 1 10A700/40K SR4
MVOLT ELCW
10' x 10' Gridlines
8' and 12' Mounting Height



NOTES

- 1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with photocell (PE), fusing (SF, DF), or dual switching (DS).
- 2 May also be ordered separately as an accessory. Ex: WSBWW DDBTXD U. Must specify finish.
- 3 Must be ordered with fixture; cannot be field installed.
- 4 Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- 5 Not available with 480V option. Not available with motion/ambient light sensor (PIR).
- 6 Integral battery pack is rated for -20° to 60°C operating temperature. ELCW warranty is 3-year period. Not available with 347V or 480V. Not available with WLU. Not available with ELCW.
- 7 WLU not available with PIR or ELCW.
- 8 Specifies the Sensor/Switch SHOD-2-ODP control (photocell included); see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with WLU, VG or WG.
- 9 Provides 50/50 luminaire operation via two independent drivers and light engines on two separate circuits. Not available with one engine, MVOLT, ELCW, WLU, SF, or DF. Must specify voltage; voltage must be the same for both drivers. When ordered with photocell (PE) or motion sensor (PIR), only the primary power source leads will be controlled.
- 10 See electrical section on page 2 for more details.

DESCRIPTION

The Sure-Lites Architectural Emergency Light is designed to provide superior illumination while blending into the surrounding space. The housing is constructed of die-cast aluminum with an integral refractive polycarbonate lens and advanced optical design, which in conjunction with energy-efficient, long-lasting LEDs provides maximum path of egress lighting performance. The Sure-Lites Architectural Emergency Light is wet listed for temperatures between -30°C and 50°C (-22°F and 122°F). AEL2 has an always on mode and is available with Eagle Eye self diagnostics.

SPECIFICATION FEATURES

Electrical

- Dual Voltage Input, 120/277 VAC, 60Hz
- Line-latching
- Solid-state Voltage Limited Charger
- Low-Voltage Disconnect
- Overload/Short Circuit Protection
- Test Switch/Power Indicator Light
- Fully Recharged in 24 hours
- Self diagnostics

Housing Construction

- Die-cast Aluminum Housing
- Universal Pattern Knockouts on rear of housing for direct mounting to junction box
- 1/2" Threaded Conduit Access on top surface
- Powder Coat Paint Finish
- UV Stable Polycarbonate Lens
- Silicone Gaskets

Battery

- Sealed Nickel Cadmium
- Maintenance free, long life
- Full Recharge Time, 24 hrs

Code Compliance

- UL924 Listed
- UL Outdoor Wet Location Listed (suitable for wet and damp locations)
- Life Safety NFPA 101
- NEC/OSHA
- Most State and Local Codes
- City of Chicago Code
- New York City Code

Warranty

- Unit: 5-Year
- Battery: 15-year pro-rata

Lamp Data

- 10 High Power LEDs
- Two color temperatures: 3000K and 5000K



**AEL 2
ARCHITECTURAL
EMERGENCY
LIGHT SERIES 2**

DIE-CAST ALUMINUM

SURFACE MOUNT

SEALED NICKEL
CADMIUM BATTERY

LED LAMPS

EAGLE EYE
SELF DIAGNOSTICS

ALWAYS ON FEATURE

EMERGENCY LIGHTING



ENERGY DATA

Sealed Nickel Cadmium Battery
Input Current:
(Used as emergency light only):
120V = 2.0 Watts
277V = 2.3 Watts

Input Current:
(Used as dual purpose
emergency light &
always-on light fixture):
120V=5.2 Watts
277V=5.0 Watts

ADX131226
2014-07-02 15:09:59

ORDERING INFORMATION

Family	Color Temperature	Housing Finish	Options
AEL2 = Architectural Emergency Light 2	31 = 3000K Ave 48 = 5000K Ave	___ = Silver WH = White BK = Black BZ = Bronze	___ = No Self Diagnostics SD = Eagle Eye Self Diagnostics

Cooper Lighting
by **Eaton**

Specifications and dimensions subject to change without notice.
Consult your representative for additional options and finishes.

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MAR 17 2017

TOWN OF FAIRFACUT

FOX DEN COUNTRY CLUB

11/07/16

MBI

michael brady inc.
architecture, engineering, interiors.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.6041 • www.lithonia.com
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WSR-LED
Rev. 10/06/16

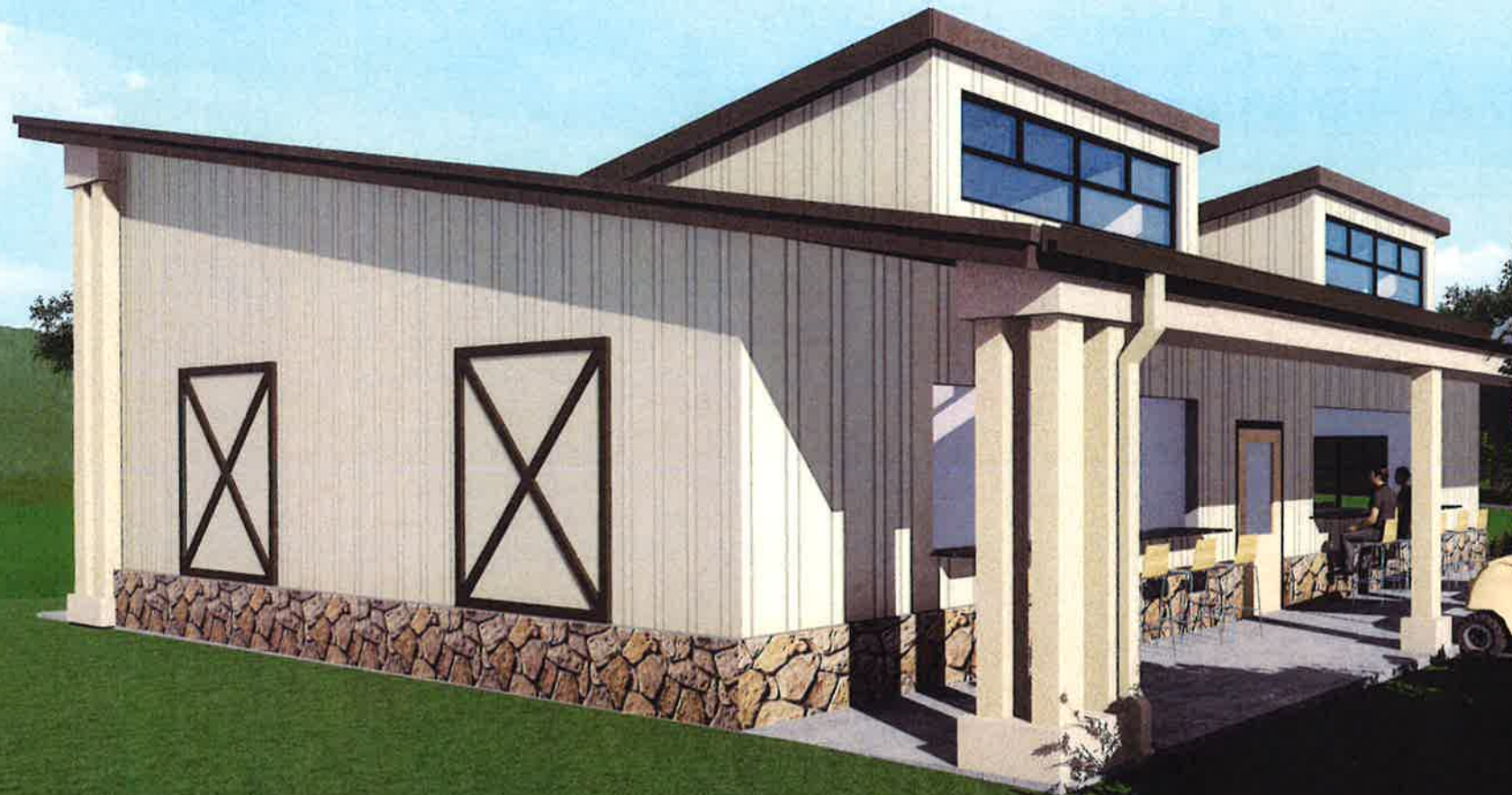
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MAR 17 2017

TOWN OF FARMINGTON

MBI

michael brady inc.



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ashley Miller, Assistant Community Development Director

SUBJECT: Discussion on a concept sketch plan for the Knickerbocker Building, Parcel 137.14, Tax Map 142, located on Municipal Center Drive east of the Post Office, Zoned C-1, 1.7 Acres (MBH, Inc., Applicant)

INTRODUCTION AND BACKGROUND: This item involves a very preliminary sketch plan for a proposed development on the vacant property to the east of the Post Office property across from the Town Hall. At this point the applicant is simply requesting feedback on what they are proposing. There will be no action taken on the concept sketch plan.

DISCUSSION: This property is within the Mixed Use Town Center (MUTC) portion of the General Commercial (C-1) Zoning District. The proposed development (at this very preliminary stage) would include a three-story brick building with parking to the north and along the access easement to the east. There is also three on-street parking spaces shown on Municipal Center Drive. Stormwater would be accommodated with a parking lot that is mostly (if not completely) in permeable pavers, similar to the SouthEast Bank in front of Renaissance Farragut. Pedestrian facilities would be provided along the property's frontage and, as part of a forthcoming resubdivision plat, pedestrian facility easements beyond the main portion of the property would be platted to provide for the opportunity for the Town to extend sidewalks ultimately to S. Campbell Station Road.

A vehicular connection would be platted in an access easement to the Post Office property should the Post Office, or a future land owner, wish to have a vehicular connection to this property. Though many details would need to be worked out, this project could be a development that could help incrementally assist in a built environment with some key town center elements that could be followed on other smaller lots in the MUTC that would be too small for a full scale Town Center development.



ELEVATION

PARCEL 143
SETHFIELD LP
INST # 200507210006506
FARRAGUT CENTER RESUB.
PLAT INST # 200204250088392
LOT 1

PARCEL 137.13
ORNL FEDERAL CREDIT UNION
INST # 200012280042900
CAMPBELL STATION RD S/D
P.C. P. SLIDE 352A
LOT 1

PARCEL 137.19
FDI PROPERTIES I INC.
DB 2089, PG 1023
CAMPBELL STATION RESUB.
P.C. M. SLIDE 278C
LOT 1

C-8R
74,557 S.F.
1.712 Acres

Three Story
Building
4,187 sf per Floor

MUNICIPAL CENTER DR



CONCEPTUAL SITE PLAN

GRAPHIC SCALE



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APR - 5 2017

TOWN OF FARRAGUT

NOTE:

THIS DRAWING IS A CONCEPTUAL SITE PLAN AND IS NOT FOR CONSTRUCTION.



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



REV.	DESCRIPTION	BY	DATE
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
TITLE: CONCEPTUAL SITE PLAN		DRAWN BY: -	SHEET NO:
LOCATION: MUNICIPAL CENTER DRIVE FARRAGUT, TENNESSEE 37934 CLT Map XXX, Parcel No. XXX		CHECKED BY: -	CSP 1
Owner: MYERS BROS HOLDING, LLC		FILE NAME: Civil Base	
		JOB NUMBER 2141	
		ISSUE DATE: 04/04/2017	

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a request to rezone Parcels 79, 80, 81, 97, 96, 96.01, Tax Map 151 and portions of Parcels 78, 95 and 95.01, Tax Map 151, located along Kingston Pike and S. Watt Road, 18.65 Acres, from R-1 and C-1 to PCD (GBS Engineering, Applicant)

INTRODUCTION AND BACKGROUND: As you know, recently the Planned Commercial District (PCD) was petitioned for amendment in order to provide for residential as a permitted use. Some additional provisions were subsequently included in the amendment and it was unanimously recommended for approval by the Planning Commission. The PCD amendments are now being considered by the Board of Mayor and Aldermen.

DISCUSSION: The amendment to the PCD to provide for residential uses was initiated so that a mixed use development with multi-family buildings could be pursued in the S. Watt Road and Kingston Pike area. Now the applicant that requested the text amendment is requesting the rezone a number of parcels in this area to PCD. Their request would ultimately be conditioned on the text amendments being formally adopted by the Board of Mayor and Aldermen.

As required in the PCD District, a survey, a written narrative, and a concept master plan. These documents are included in your packet.

RECOMMENDATION: Though this is just a workshop discussion item, the staff would recommend significant amendments to the master concept plan that is proposed at this time. When the initial master concept plan was submitted, the staff noted that this type of complex master planned project would need a team of professionals, including a land planner or landscape architect that could create a doable design that would address the place making objectives of this type of development. As proposed, this master concept plan appears to be largely a big box with substantial surface parking and apartment buildings. There are no apparently place making components that would differentiate this from a typical big box commercial project that would justify a rezoning to the PCD.

March 29, 2017

Mr. Mark Bialik
GBS Engineering
1313 Kalmia Road
Knoxville, TN 37909
mark@gsb-eng.net

**SUBJECT: REZONING APPLICATION INFORMATION FOR PROPERTY
AT WEST INTERSECTION OF KINGSTON PIKE AND S. WATT
ROAD**

Dear Mark:

The rezoning application information related to the requested PCD rezoning for the property at the west intersection of Kingston Pike and S. Watt Road will be discussed at the Staff/Developer Meeting at the Farragut Town Hall on **Tuesday, April 4, at 11:00 a.m.** Some initial and very preliminary comments concerning the concept master plan are included below. A more in depth review will occur when revisions are made that address the rezoning requirements of the PCD district and the characteristics that separate this type of development from traditional commercial or multi-family projects.

The purpose of the meeting on April 4 will be to review the PCD and discuss any questions you may have at this early stage of the process.

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

- 1) The plans do not provide adequate information to determine if the concept meets minimum design requirements;

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

- 2) A plat that complies with the Farragut Subdivision Regulations will be required for establishing the development's boundary. Please also coordinate with Loudon County on any overlapping requirements they may have;
- 3) Given the complexity of this type of project a team of professionals, including a land planner or landscape architect, would be needed in order to sufficiently address the place making components that are critical to this type of project;
- 4) The concept master plan that was submitted is lacking much of the required information. Please go through the attached PCD ordinance (that includes the language allowing residential in PCD) and ensure that all aspects of the ordinance language have been addressed. At this point, a concept plan review is premature since a revision will likely be significantly different;
- 5) Since it is almost 10 years old, please update the wetland/wet weather conveyance study that was completed in 2008 to confirm that the findings in that report are still current;

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

- 6) Please ensure that the concept master plan addresses the engineering related requirements provided for in the PCD ordinance.

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

Proposed Rezoning
Kingston Pike Properties LLC

1. Property

	Address	Id #	Current Zoning	Proposed Rezoning	Acreage
a.	13128 Kingston Pk	151078	C-1	PCD	3.63 +/-
b.	13110 Kingston Pk	151079	C-1	PCD	1.99 +/-
c.	13104 Kingston Pk	151080	C-1	PCD	4.28 +/-
d.	13116 Kingston Pk	151081	C-1	PCD	2.2 +/-
e.	13119 Old Stage Rd	151095	R-1	PCD	1.55 +/-
f.	13123 Old Stage Rd	115109501	R-1	PCD	1.89 +/-
g.	0 Old Stage Rd	151096	R-1	PCD	0.92 +/-
h.	0 Old Stage Rd	15109601	R-1	PCD	0.35 +/-
i.	0 Old Stage Rd	151097	R-1	PCD	1.83 +/-

2. General Statement

- a. Petitioner Kingston Pike Properties LLC seeks to rezone 18.64 acres of land at the South West intersection of Kingston Pike and Watt Road. This tract consists of 12 acres that is currently zoned commercial (C-1) and 8.5 acres residential. This proposal seeks to combine both tracts into a unified development under the Town of Farragut's Planned Commercial District (PCD) zoning.
- b. The purpose of the rezoning is to facilitate the development of an integrated mixed-use community consisting of (a) a grocery store, (b) out parcel restaurant and retail shops, (c) mixed-use retail with residential units above, and (d) luxury multi-family residences.
- c. Petitioner believes that permitting a village-style mix use development at this unique location provides the community of Farragut with an opportunity to achieve smart growth, while enhancing its identity and sense of place with a marque, gateway development at the border between Loudon and the Town of Farragut
- d. The retail and grocery would serve neighboring residential communities along with those living within the residences on site. The multi-family residences would target young professionals, empty nesters, and young families alike. The commercial zoned portion is consistent with the Farragut Comprehensive Land Use Plan Update, Pedestrian and Bicycle Plan, and all other adopted plans and ordinances of the Town of Farragut and any subsequent amendments. Additionally, the portion of the property currently zoned residential is designated as future use, medium density residential. The development will be carried out in a way that is consistent with the Farragut Comprehensive Land Use Plan Update, Pedestrian and Bicycle Plan, and all other adopted plans and ordinances of the Town of Farragut and any subsequent amendments.

3. Project Phasing Statement

a. Construction Schedule

i. Entitlements, Plans, and Permitting

1. Rezoning – Begin April 2017, Complete July 2017
2. Site Development Plans – Begin July 2017, Complete October 2017
3. Construction Documents – Begin July 2017, Complete December 2017
4. Permitting – Begin October 2017, Complete March 2017

ii. Construction

1. Construction Bid Process – Begin October 2017, Complete March 2017
2. Grading – Begin January 2017, Complete March 2017
3. Apartment Construction & Mixed Use Buildings – March 2017 – August 2019
4. Retail and Grocery Construction – August 2018 – July 2019

b. Leasing

- i. Apartment Pre-leasing will begin in March 2019
- ii. Retail Leasing will be ongoing from December 2017 until July 2019

c. Self-Sustained Phasing

- i. Secondary access drive off of South Watt Road will bifurcate the development such that the retail and residential portions of the property is able to be development in self-contained and self-sustaining way with regard to access, traffic circulation, parking, utilities, common open spaces, and landscaping, as well as capable of substantial occupancy, operation, and maintenance upon completion of construction and development of each phase. (See Attached Concept Plan).

4. Landscaping and Open Space Features

- a. All landscaping and open space features will be completed during the construction process. See attached landscape plan and tree protection plan.

5. Quantitative Data

- a. See attached concept plan and Quantitative Data Sheet, which is attached hereto and incorporated herein as Exhibit B.

6. Utility Construction Schedule

- a. Utility and infrastructure requirements of the Planned Commercial Development, including all utilities serving the site shall be constructed during the first four months of the project. Surface water runoff facilities will be constructed during the construction phase set forth in Section 3 above.

7. Architectural and Community Design Guidelines

- a. Architectural and community design guidelines to provide information on building designs, orientations, styles, lighting plans, landscape plans, signs, etc. will be in

conformance to the architectural and design standards of the Town of Farragut. (See attached Concept Plan and supporting documents).

8. Ownership and Maintenance of Common Areas

- a. The development will be owned and operated by Developer. The residential and grocery anchored retail sections of the property will be sub-divided for financing purposes only. Individual tenant rights and responsibilities will be set forth in lease documents.

NO. 15
NOTICE: TENNESSEE HAS CALLED SYSTEM AT 1.800.25.1111. ANYONE WHO INDIVIDUALLY ALTHOUGH THIS BEFORE AN EXCAVATION FOR CABLE OR ANY OTHER UNDERGROUND UTILITIES THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AS LOCATED BY THE TENNESSEE ONE CALL SYSTEM. WE DO NOT GUARANTEE THE ACCURACY OF THE LOCATIONS. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. PLANNING INFORMATION ON PARCELS 79, 80, 81, 82 SUPPLIED TO THIS SURVEYOR



CERTIFICATION OF SURVEY

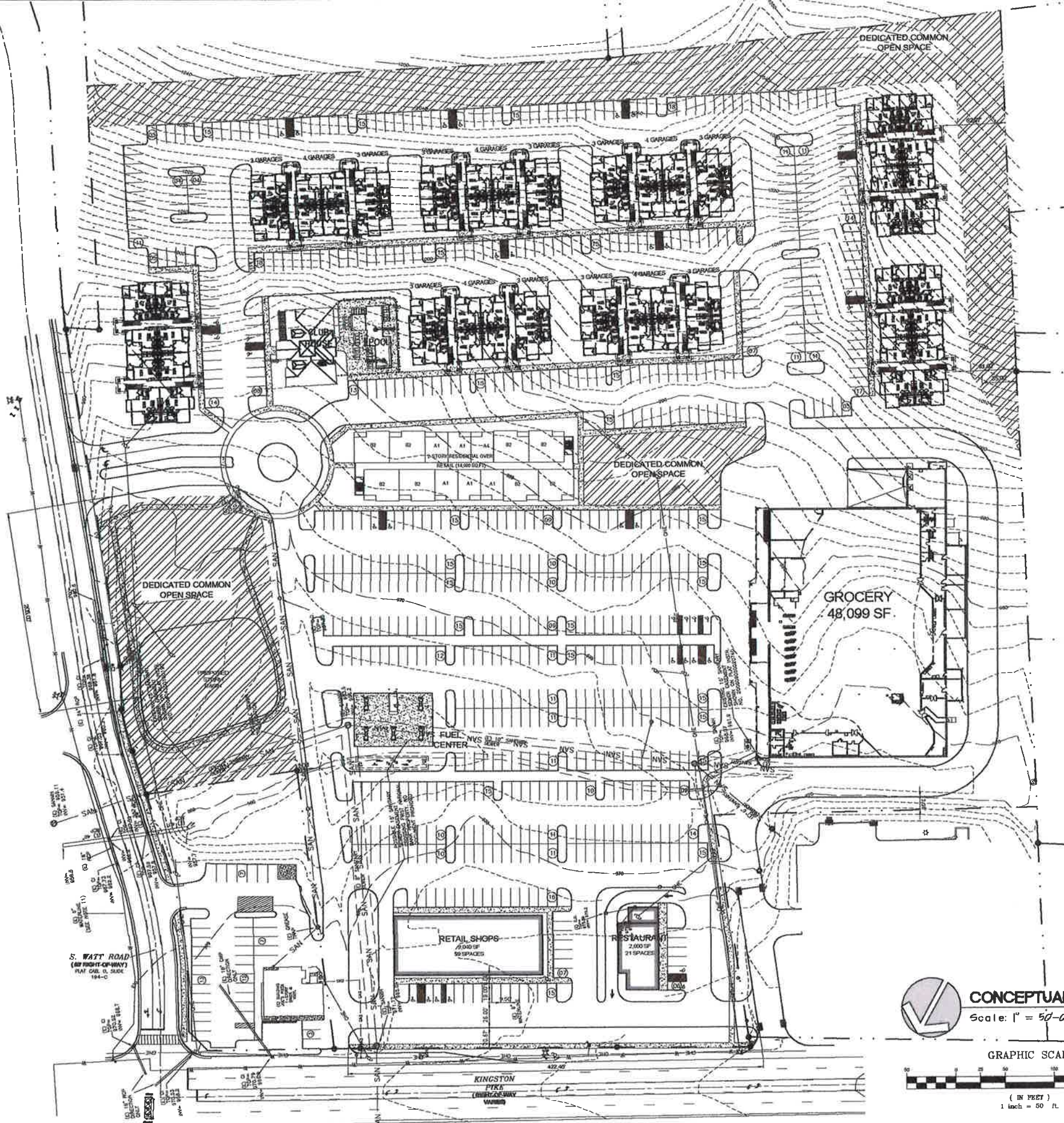
THE BOUNDARY SURVEY SHOWN HEREON WAS PERFORMED UNDER THE METHOD OF RANDOM TRAVERSE. THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE OF THE TRAVERSE WAS 1/10,000. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE. I HAVE CONSULTED THE FEDERAL BUREAU OF LAND MANAGEMENT, FLOOD HAZARD BOUNDARY MAP 47093002B, DATED AUGUST 5, 2012 AND FINDING NO "FLOOD" DESCRIBED HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONE. THIS SURVEY AND PLAT MEET OR EXCEEDS THE MINIMUM STANDARDS OF A CATEGORY II SURVEY. THE BASIS OF THE "RANDOM TRAVERSE" METHOD IS GRADUALLY IN THIS SURVEY IS REFERENCED TO THE "RANDOM TRAVERSE" METHOD. A SCALE FACTOR WAS NOT APPLIED TO THE SURVEY TRAVERSE FOR THIS SURVEY.

[Signature]
JAMES P. HUMPHRIES, P.E.
Tennessee Reg. No. 2060

BEGINNING POINT
LAND SURVEYING



224 LADD RIDGE ROAD
KINGSTON, TN 37763
PH. (865) 696-4613

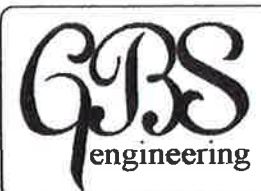


- NOTES:
- PARKING SPACES:
- MULTI-FAMILY CONSISTS OF 220 UNITS; FARRAGUT REQUIRES 1.75 PARKING SPACES PER UNIT = 385 PARKING SPACES; WE ARE PROVIDING 390 PARKING SPACES
 - GROCERY IS 48,099 SF; FARRAGUT REQUIRES 5.00 PARKING SPACES PER 1000 SF = 240 PARKING SPACES REQUIRED; 241 PARKING SPACES PROVIDED
 - RETAIL/SHOPS IS A TOTAL OF 23,040 SF; FARRAGUT REQUIRES 5.00 PARKING SPACES PER 1000 SF = 115 PARKING SPACES REQUIRED; 153 PARKING SPACES PROVIDED
 - RESTAURANT IS 2,000 SF; FARRAGUT REQUIRES 10 SPACES PER 1000 SF = 20 SPACES; 30 PARKING SPACES PROVIDED
- AREA CALCULATIONS:
- TOTAL AREA = 812,365 SF OR 18.65 ACRES.
 - TOTAL IMPERVIOUS AREA = 539,396 SF OR 66.4 %
 - TOTAL PERVIOUS AREA = 272,967 SF OR 33.6 %
 - COMMON OPEN SPACE REQUIRED SHALL BE 10% OR MORE OF TOTAL AREA OR 1.87 ACRES. COMMON OPEN SPACE PROVIDED IS 2.74 ACRES.

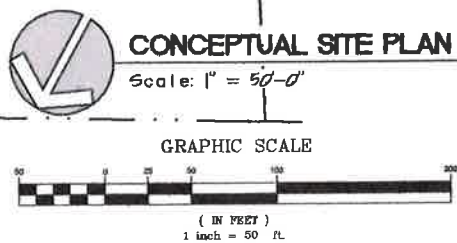


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APR 10 2017
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NOTE:
THIS DRAWING IS A CONCEPTUAL SITE PLAN AND IS NOT FOR CONSTRUCTION.



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



REV.	DESCRIPTION	BY	DATE
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
TITLE: CONCEPTUAL SITE PLAN		DRAWN BY: -	SHEET NO:
LOCATION: KINGSTON PIKE FARRAGUT, TENNESSEE 37934 CLT Map XXX, Parcel No. XXX		CHECKED BY: -	CSP 1
Owner: OWNER		FILE NAME: Concept Plan	
		JOB NUMBER 2140	
		ISSUE DATE: 04/07/2017	


GRID



11-20-11
DATE

TABLE 1		
LINE	DESCRIPTION	LENGTH
1	54'00"25 W	16.90'
2	N67°30'39"E	26.54'
3	S40°25'22"E	45.92'
4	S20°32'45"E	43.91'
5	S65°06'04"W	34.28'
6	N37°43'34"W	9.67'

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	43.56'	376.48'	184.50623W	43.56'
C2	1.70'	463.00'	183.5617W	1.70'

[illegible]

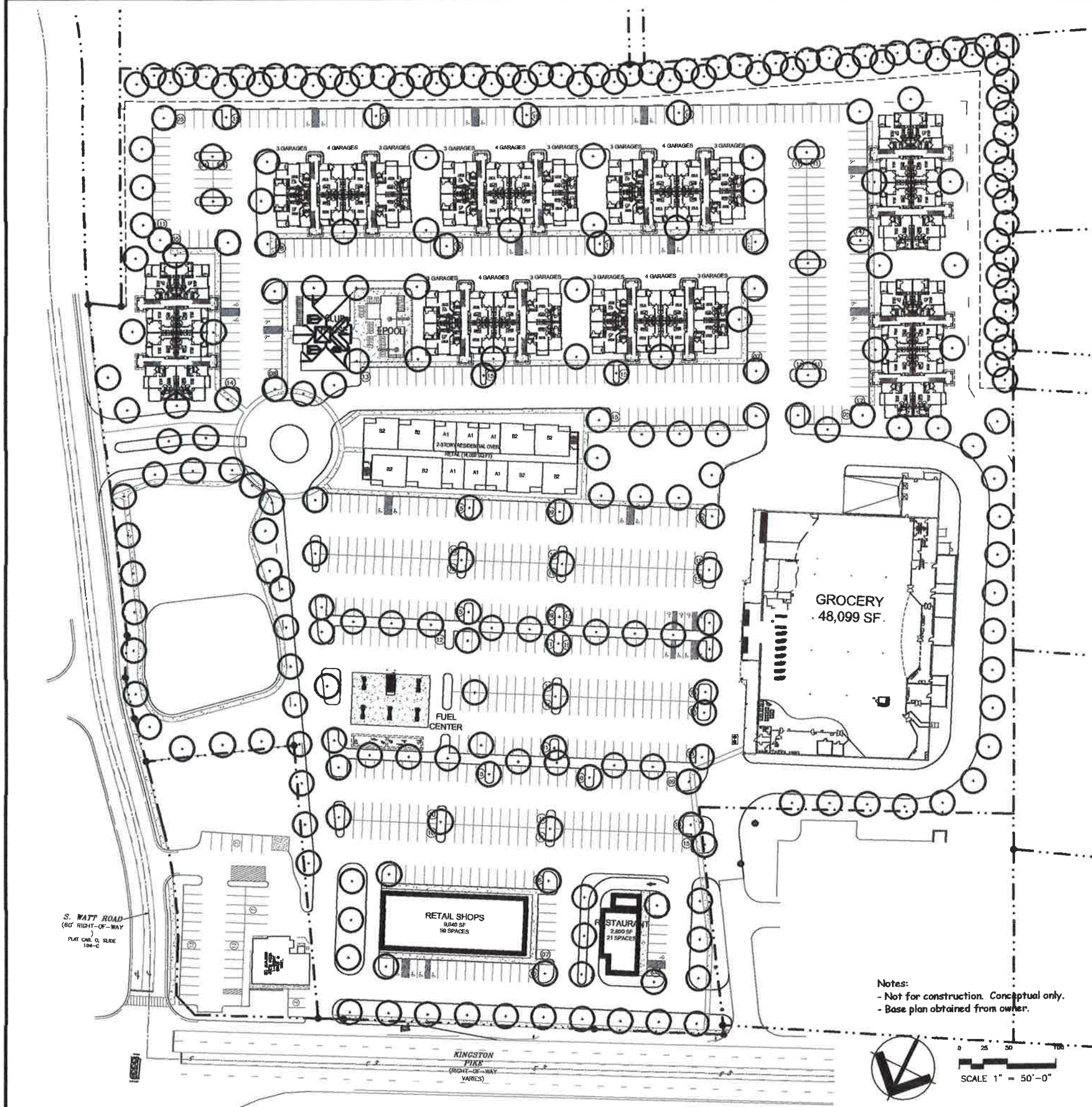
Tree Survey for
Kingston Pike Properties, LLC
 Kingston Pike, S Watt Road and Old Stage Road
 6th Civil District, Knox County
 Town of Farragut, Tennessee



BEGINNING POINT
LAND SURVEYING

234 LADD RIDGE ROAD
KINGSTON, TN 37763
PH. (865) 696-4613

BNDY



Tree Removal and Replacement Notes:

- 10" - 15" Trees Removed**
 (53) hardwood trees
 (0) evergreen trees
 * (2) trees required for replacement per every (1) 10"-15" hardwood removed
 * (53) * 2 = 106 replacement trees needed
- 16" - 20" Trees Removed**
 (36) hardwood trees
 (0) evergreen trees
 * (3) trees required for replacement per every (1) 16"-20" hardwood removed
 * (36) * 3 = 108 replacement trees needed
- 20"+ Trees Removed**
 (52) hardwood trees
 (2) evergreen trees
 * (4) trees required for replacement per every (1) 20"+ hardwood removed
 * (52) * 4 = 208 replacement trees needed
- * (2) trees required for replacement per every (1) 20"+ evergreen removed
 * (2) * 2 = 4 replacement trees needed

Total number of replacement trees needed = 426 trees

Improvements Area Tree Requirements:

- (1) tree will be required for every 2500 square feet of proposed improvements
- 539,398 square feet of improvement area
- 539,398 / 2500 = 215 trees

Buffer Strip Requirements

Note: the 35' Buffer Strip shall be planted based on a 50' Buffer Strip. The proposed Buffer Strip is 1,223 linear feet.

50' Buffer Requirements

- (6) canopy trees per 100 linear feet
 $6 * 12 = 72$ canopy trees required
 69 trees proposed on plan (within buffer strip)
- (8) understory trees per 100 linear feet
 $8 * 12 = 96$ understory trees required
- (7) shrubs per 100 linear feet
 $7 * 12 = 84$ shrubs required

Storm Basin Requirements

Note: based on proposed 460 linear foot storm basin

- (1) canopy tree per 20 linear feet around basin
 = 23 canopy trees required
- (1) shrub per 5 linear feet around basin
 = 92 shrubs required
- (1) tree per 40 linear feet of static water line
 = TBD

Canopy Trees (as shown on plan):

Note: these numbers are based on what is currently shown as proposed on this Conceptual Landscape Plan

Total Canopy Trees: 266 Trees

Total 35' Buffer Strip Canopy Trees: 69 Trees

RECEIVED

APR 10 2017

TOWN OF FARRAGUT



Kingston Pike and Watt Road

Knoxville, TN
4.10.17

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ashley Miller, Assistant Community Development Director

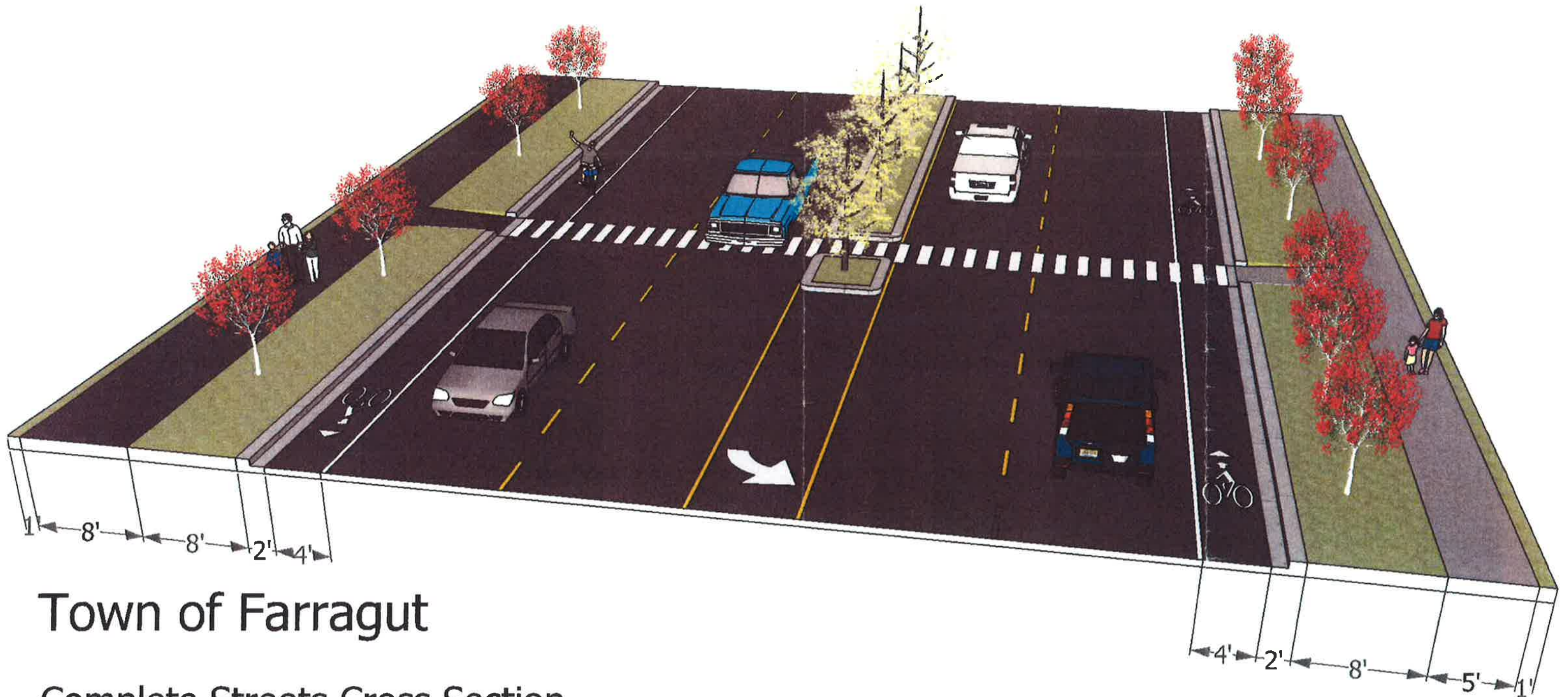
SUBJECT: Discussion on updates to the complete streets cross sections in the Pedestrian and Bicycle Plan - 2010

INTRODUCTION AND BACKGROUND: This item was introduced to the Planning Commission at the January 19, 2017, meeting as a workshop item. Updating the Pedestrian and Bicycle Plan – 2010, which was approved on April 15, 2010, is on the Community Development’s Work Program for this year.

Essentially, the Pedestrian and Bicycle Plan – 2010 is a policy document with general statements that would provide guidance for ordinance language, budget formulation, and capital improvement planning. Most of the Plan is still current and applicable. Some updates are needed however in a few of the sections. The staff would encourage Commissioners to re-visit the Plan in preparation for a discussion of possible updates. The Plan and related exhibits are accessible on the Town’s web site at the following link: <http://www.townoffarragut.org/DocumentCenter/Home/View/358>

Included in the Plan are a series of exhibits (these are also included in your packet) which help to illustrate desirable complete streets cross sections for collector and arterial streets. As defined in the Plan, a complete street is one that is designed and operated to enable safe access for all users. Such a street would provide for an opportunity to accommodate not only motorists, but also pedestrians, bicyclists and, where applicable, transit riders.

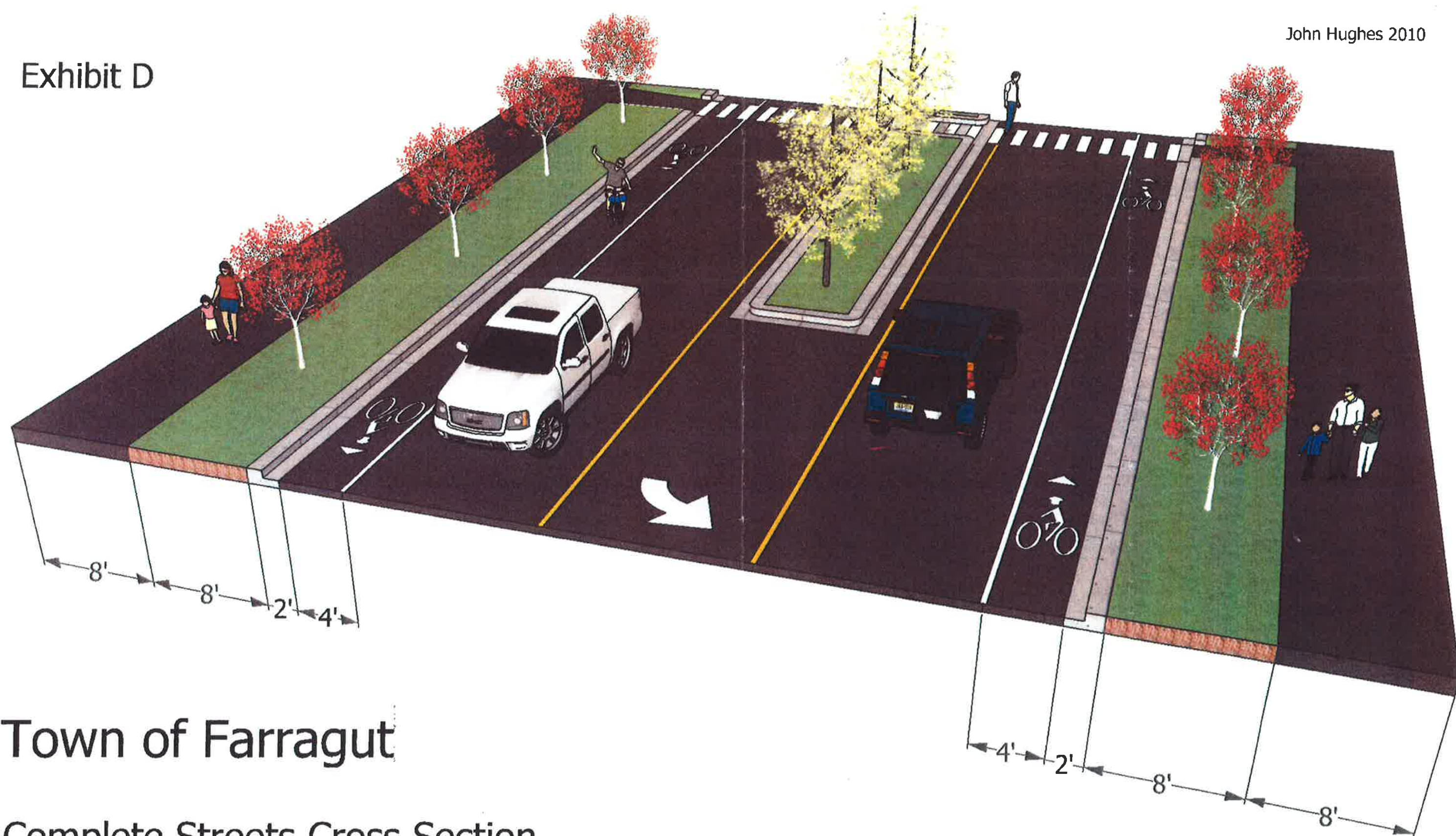
DISCUSSION: In January, staff posed several questions related to the complete streets cross sections in the plan. In assessing the plan, staff feels that the cross sections for collector streets are the most critical and may need to be revised, as these types of streets need special consideration to balance the need to move vehicular traffic, provide for adequate and safe pedestrian facilities and provide for design that complements the surrounding plan of development. At the meeting, staff will have several cross sections of proposed local and major collectors for comment by the planning commission. These cross sections will reflect differences in medians, planting strips, lane widths and pedestrian facilities. An additional element to think about is where existing pedestrian facilities exist and where key connections along collector streets could be provided for in the future with these cross sections.



Town of Farragut

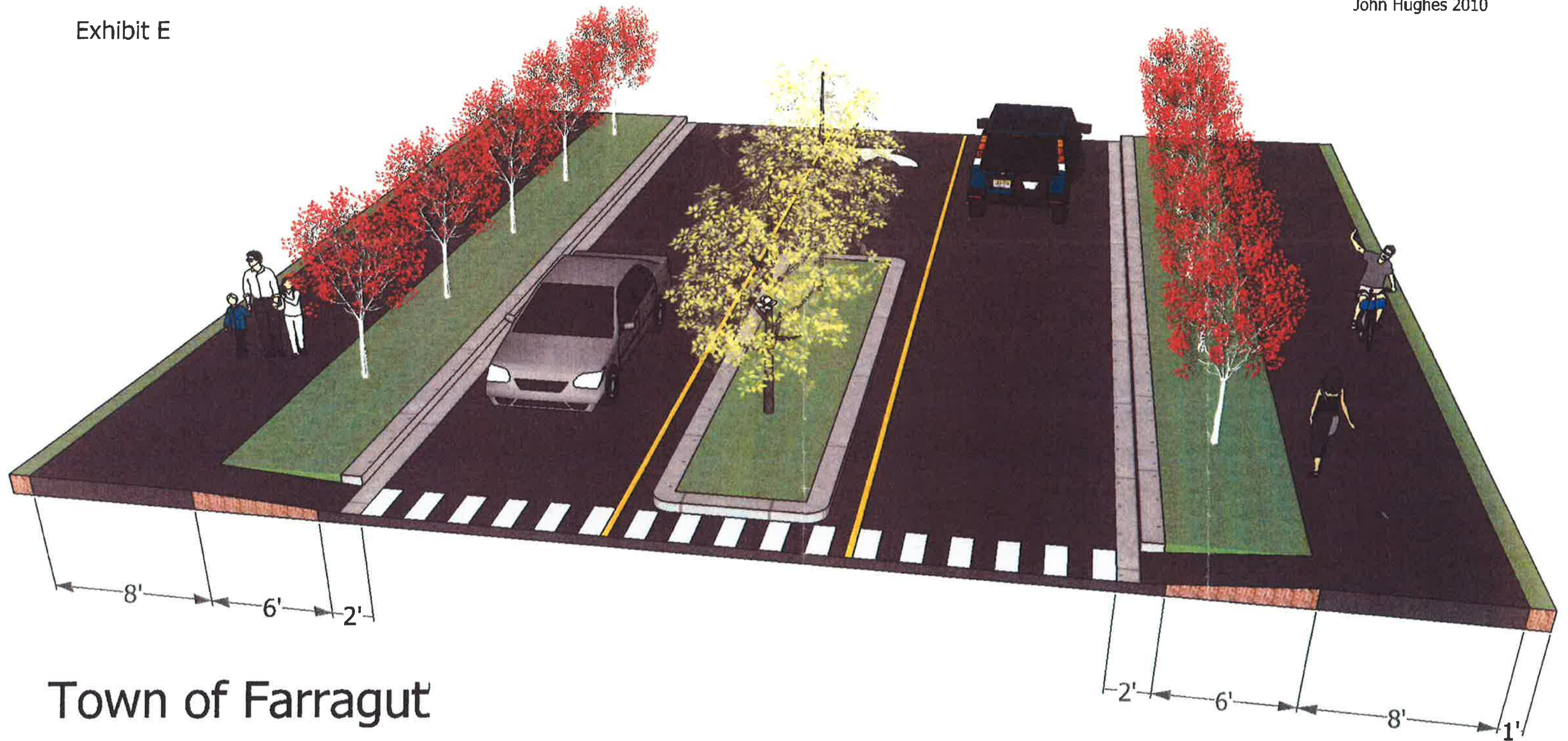
Complete Streets Cross Section
Major Arterial

Exhibit D



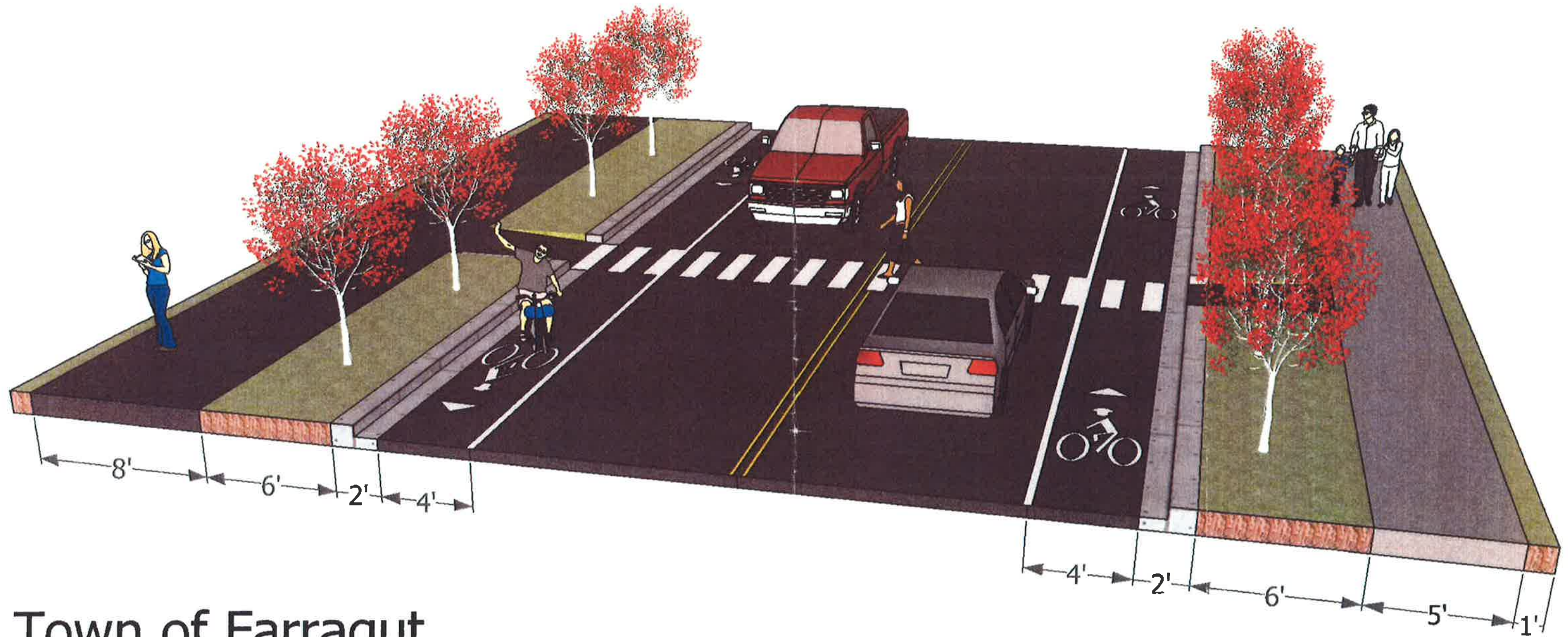
Town of Farragut

Complete Streets Cross Section Minor Arterial



Town of Farragut

Complete Streets Cross Section
Major Collector- 3 Lane Scenario



Town of Farragut
Complete Streets Cross Section
Major Collector- 2 Lane Scenario