



AGENDA
FARRAGUT MUNICIPAL PLANNING COMMISSION

August 17, 2017
7:00 p.m. Farragut Town Hall

For questions please e-mail Mark Shipley at mshipley@townoffarragut.org

- 1. Citizen Forum**
- 2. Approval of agenda**
- 3. Approval of minutes – July 20, 2017**
- 4. Election of Officers**
- 5. Approval of By-Laws**
- 6. Discussion and public hearing on a preliminary plat for the Chantilly Acres Subdivision, Parcels 18.01 and 18.02, Tax Map 162, 4.46 Acres, 7 Lots, Zoned R-2, (Randy Sparks, Applicant)**
- 7. Discussion and public hearing on a preliminary plat for Phase 3 of the Bridgemore Subdivision, 20.81 Acres, 29 Lots, Zoned R-1/OSR (Fulghum, MacIndoe, and Associates, Inc., Placemakers No. 2 Partnership, Applicant)**
- 8. Discussion and public hearing on a request for a site plan amendment involving modifications to building elevations associated with the Farragut Gateway project (former location of Silver Spoon) at 103 S. Campbell Station Road, 2.2 Acres, Zoned C-1 (First Farragut Development, LLC., Applicant)**
- 9. Discussion and public hearing on site plan revisions for The Overlook At Campbell Station Apartments, Parcels 108 and 109, Tax Map 130, Zoned R-6/OSMFR, 820 N. Campbell Station Road, 31.94 acres (GBS Engineering, Applicant)**
- 10. Discussion and public hearing on a request for a recommendation to the Board of Mayor and Aldermen concerning traffic calming applications on Thornton Drive in the Thornton Heights Subdivision**
- 11. Discussion on the updated Master Plan for McFee Park**
- 12. Discussion on updates to the Sinkhole Ordinance**
- 13. Discussion on Planning Commission initiatives related to the Comprehensive Land Use Plan Update**

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**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

July 20, 2017

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ed Whiting, Secretary
Noah Myers
Betty Dick
Rose Ann Kile
Drew Carson

MEMBERS ABSENT

Ralph McGill, Mayor
Louise Povlin, Alderman
Jack Coker, Youth Representative

Staff Representatives: Mark Shipley, Community Development Director
Bart Hose, Assistant Community Development Director

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

1. CITIZEN FORUM

Mark Shipley introduced Bart Hose as the new Assistant Community Development Director. He has 23 years' experience with the Local Planning Office at Knox County.

2. APPROVAL OF AGENDA

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

3. APPROVAL OF MINUTES

A motion was made by Commissioner Myers to approve the June 15, 2017 minutes. The motion was seconded by Commissioner Dick and the motion passed with Chairman Holladay, Commissioner Whiting and Commissioner Kile abstaining due to being absent.

4. DISCUSSION AND PUBLIC HEARING ON A RESUBDIVISION PLAT INVOLVING THE Y-12 FEDERAL CREDIT UNION PROPERTY AT 13128 KINGSTON PIKE, 5.3 ACRES, ZONED C-1 (Daniel Humphreys, Applicant)

The staff noted that this item will require separate action on 1) a variance request related to the subdivision regulations requirement for 10% open space, and 2) the resubdivision plat.

The staff recommended approval of the request for a variance from the 10% open space requirement provided the area shown as Lot 2 is combined in a plat with the remaining land that will be part of the PCD development that was shown in Ordinance 17-10. A plat note

would be required which clarifies how the open space requirement associated with this resubdivision plat will be addressed in the larger PCD development.

A motion was made by Commissioner St. Clair to approve the request for a variance subject to the staffs' recommendation. The motion was seconded by Commissioner Whiting and the motion passed unanimously.

The staff recommended approval of the plat subject to the following item being satisfactorily addressed as verified in writing by the Town staff:

- 1) That a note is added to the plat which clarifies how the open space requirement associated with this plat is being addressed as part of the larger PCD development reflected in Ordinance 17-10. A plat of the entire PCD development, which shall include Lot 2, will be required prior to site plan consideration.

A motion was made by Commissioner St. Clair to approve the plat subject to the staffs' recommendation. The motion was seconded by Commissioner Whiting and the motion passed unanimously.

5. DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR AN ADDITION TO THE FARRAGUT ENT BUILDING AT 144 CONCORD ROAD, 1.4 ACRES, ZONED C-1 (Urban Engineering, Applicant)

The staff recommended approval subject to the applicant coordinating the relocated landscaping with the Town staff to ensure that there is no interference with utilities.

A motion was made by Commissioner Myers to approve a site plan subject to the staffs' recommendation. The motion was seconded by Commissioner Kile and the motion passed unanimously.

6. DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR EXTERIOR RENOVATIONS FOR THE OFFICE BUILDING AT 11165 KINGSTON PIKE, LESS THAN 1 ACRES, ZONED C-1 (Stuart Anderson, Applicant)

The staff recommended approval of the façade renovation provided a revised site plan is submitted for staff review that would add compliant terminal landscaped islands in the back of the building and that would verify compliance with parking lot setbacks. The Elevation Certificate will also have to be updated to ensure compliance with the Town's requirements for enclosures as provided for in the Farragut Municipal Flood Damage Prevention Regulations.

A motion was made by Commissioner Kile to approve the site plan subject to the staffs' recommendation. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

7. DISCUSSION AND PUBLIC HEARING ON A CONCEPT PLAN FOR MCFEE MANOR (EAST SIDE OF MCFEE ROAD ACROSS FROM BRIDGEMORE SUBDIVISION), PARCELS 25 AND 26, TAX MAP 152, 42.5 ACRES, ZONED R-1/OSR (Placemakers Partnership, Applicant)

The staff recommended approval of the concept plan subject to the following conditions being addressed:

- 1) A preliminary plat will be required for any new stormwater detention, grading, utility extensions – if any, and detention basin access (which may also serve as a walking trail to access open space and platted accordingly – as an amenity is needed for the open space portion of the development). Required improvements will need to be completed prior to the submittal of a final plat. The final plat would need to reflect the as-constructed improvements for purposes of platting easements for stormwater and the access/walking trail;
- 2) Based on the data provided, as part of a preliminary plat additional fire hydrants will be required along McFee Road;
- 3) Please provide the Town with a copy of the proposed covenants so that they may be reviewed and approved by the Town Attorney. This shall be completed prior to the Town issuing any building permits related to this subdivision;
- 4) Shared permanent access easements shall be platted on a final plat to ensure that all accesses will be at least 400 feet apart. McFee Road is an arterial and new accesses are required to be at least 400 feet apart. This will also need to be addressed in the covenants and restrictions;
- 5) Please note the approximate density, predominant species, general distribution of predominant species, and predominant level of maturity of trees within all tree covered areas; and
- 6) Please include the name and contact information (e.g. e-mail addresses) of the developer.

A motion was made by Commissioner Myers to approve the concept plan subject to the staffs' recommendation. The motion was seconded by Commissioner Dick and the motion passed unanimously.

8. DISCUSSION AND PUBLIC HEARING ON AN AMENDMENT TO CHAPTER 3, SECTION XII., F., 9., A., TO PROVIDE FOR NEW HEIGHT REGULATIONS FOR BUILDINGS CONSTRUCTED IN THE MIXED USE TOWN CENTER PORTION OF THE GENERAL COMMERCIAL (C-1) ZONING DISTRICT (Town of Farragut, Applicant)

The staff recommended approval of Resolution PC-17-10 which recommends approval of Ordinance 17-11.

A motion was made by Commissioner Myers to approve Resolution PC-17-10 which recommends approval of Ordinance 17-11. The motion was seconded by Commissioner Carson and the motion passed unanimously.

9. REVIEW 2018 WORK PROGRAM ITEMS INVOLVING THE PLANNING COMMISSION

For discussion purposes only.

ADJOURNMENT

The meeting adjourned at 8:47 p.m.

**REPORT TO THE FARRAGUT MUNICIPAL
PLANNING COMMISSION**

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Election of Officers

INTRODUCTION AND BACKGROUND: The Farragut Municipal Planning Commission By-Laws require an annual meeting of the Commission in which the officers are elected. With re-appointments being made at the last Board of Mayor and Aldermen meeting, the Commission will need to now elect the following officers:

Chairman –

Vice-Chairman –

Secretary –

MEETING DATE: August 17, 2017

AGENDA ITEM # 5

REPORT TO THE FARRAGUT MUNICIPAL
PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Approval of Planning Commission By-Laws

INTRODUCTION AND BACKGROUND: The Farragut Municipal Planning Commission By-Laws are to be reviewed and approved by the Planning Commission each year.

DISCUSSION: Attached is a copy of the Farragut Municipal Planning Commission By-Laws as adopted last year. A question concerning the By-Laws is whether Section 3. Membership, should be re-visited to specify that the non-voting youth member term is not restricted to one year. In this manner, if both the Commission and the youth member agree, the term of the youth member may continue.

RECOMMENDATION: The staff would recommend that the youth member term not be restricted to one year and that Section 3. Membership, be revised accordingly.



**FARRAGUT MUNICIPAL PLANNING COMMISSION
BY-LAWS**

ARTICLE I. The Commission

SECTION 1. Name of Commission.

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

SECTION 2. Office of Commission.

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

SECTION 3. Membership.

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

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

SECTION 4. Vacancies.

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

ARTICLE II. Officers

SECTION 1. Officers.

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

SECTION 2. Elections.

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

SECTION 3. Chairman.

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

SECTION 4. Vice Chairman.

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

SECTION 5. Secretary.

The secretary shall keep a full record of all proceedings of the commission, including a record of all votes, in a journal of the proceedings kept for the purpose and identified as the "Minutes of the Farragut Municipal Planning Commission," and shall perform such other duties in regard to records, including certification of record transcripts, as the commission may direct. In addition, the secretary shall serve as chairman of the commission in the absence of both the chairman and vice-chairman. In the secretary's absence, the chairman or vice-chairman shall appoint an acting secretary. The secretary shall certify subdivision plats as directed in TCA 13-4-302 and shall have the same authority as the chairman to sign instruments made by the commission.

SECTION 6. Vacancies.

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

ARTICLE III. Meeting

SECTION 1. Regular Meetings.

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

SECTION 2. Annual Meetings.

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

SECTION 3. Special Meetings.

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

SECTION 4. Work Sessions.

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

SECTION 5. Quorum.

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

SECTION 6. Manner of Voting.

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

SECTION 7. Attendance.

If any voting planning commission citizen member fails to attend three consecutive regularly scheduled meetings and fails to present a reasonable excuse for such absence, his/her

membership shall be terminated and a new member will be appointed by the mayor to replace the terminated member.

SECTION 8. Conflicts of Interest.

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

SECTION 9. Agenda Items.

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

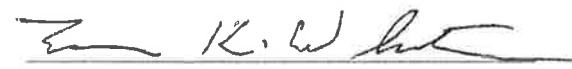
ARTICLE IV.

SECTION 1. Amendments.

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

Adopted this 21 day of July, 2016.


Chairman


Secretary

REPORT TO THE FARRAGUT MUNICIPAL
PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a preliminary plat for the Chantilly Acres Subdivision, Parcels 18.01 and 18.02, Tax Map 162, 4.46 Acres, 7 Lots, Zoned R-2, (Randy Sparks, Applicant)

INTRODUCTION AND BACKGROUND: The Chantilly Acres Subdivision is a small development north of the LCUB substation on the east side of McFee Road. In early 2016 the property was rezoned from R-1 to R-2.

DISCUSSION: When the proposed lot layout was presented to the staff, the Town Engineer noted that some stormwater detention would be required. The development is also required to have at least 10% of the total land area in open space. The preliminary plat for this project would provide for the construction related work needed for the required improvements. These improvements include a small detention basin, a walking trail that will also serve as an access to the detention basin for maintenance purposes, and a cross access drive that will ensure that vehicular access points onto McFee Road in association with this subdivision will be at least 400 feet apart since McFee Road is an arterial street on the Major Road Plan.

RECOMMENDATION: In your packet is a copy of the revised preliminary plat and the staffs' comments on the original preliminary plat. The staff will make a recommendation at the meeting based on whether the initial comments have been satisfactorily addressed.

July 26, 2017

Mr. Randy Sparks
1006 McFee Road
Farragut, TN 37934

**SUBJECT: STAFF COMMENTS ON THE PRELIMINARY PLAT FOR
CHANTILLY ACRES SUBDIVISION**

Dear Mr. Sparks:

The Town staff has reviewed the above referenced plat for compliance with the Town's regulations. Please have your engineer address these comments and include four (4) full size sheets and one (1) 11x17 sheet of the preliminary plat revisions by no later than **Monday, August 7.**

As part of this re-submittal please include a comment response letter that specifically addresses each staff comment and where the information can be found on the plat or accompanying information.

Planning Division: (Contact Mark Shipley at mshipley@townoffarragut.org) or Bart Hose at bhose@townoffarragut.org)

- 1) Please provide a draft of the restrictive covenants that will address items such as open space maintenance, detention basin maintenance, shared access provisions, etc. These covenants must be approved by the Town Attorney before the Town can sign off on the final plat;
- 2) Please ensure that the legend is consistent with the plan and includes all applicable information shown on the plans;
- 3) Please show the construction (grading, materials and composition, width, etc.) of the shared access drive and the removal of the existing drive to demonstrate that all access points will be at least 400 feet apart. This shared access drive will need to be constructed as part of this preliminary plat so that it is in place and access points are defined and compliant prior to the approval of a final plat. Is 20 feet sufficient in width to accommodate the access?;
- 4) Please include a cross section and specifications for the walking trail. Since the walking trail will double as an access for maintenance of the detention basin, please show and construct the trail to a wider width. Probably at least 10 feet in width. Please show bollards and include a detail of the bollards so that only vehicles used for maintenance can access the trail;
- 5) The final plat will need to reflect the as-constructed detention basin easement, shared access easements, and walking trail/access easements;
- 6) Please list the zoning and setback requirements on the plat;
- 7) Please summarize the lots and verify that the required amount of open space is being provided;

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

- 8) Please note the drainage area;
- 9) Please stamp and seal the plans;
- 10) Please specify velocity dissipation method at each outfall;
- 11) Please provide maintenance plan for detention basin (statement referencing maintenance document is sufficient);
- 12) Please show concrete washout area and detail, if utilized
- 13) Please ensure walking trail and adjacent property is protected from damage due to proposed location of detention pond outlet. Water would appear to be discharging onto the trail. This will need to be corrected;
- 14) Please submit an erosion control letter of credit. The dollar amount will be calculated and provided by the Town Engineer;
- 15) Please submit a drainage fee. The dollar amount will be calculated and provided by the Town Engineer.

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

Precast Concrete Headwall

Toe Detail

Pipe Ø	A	B	C	D	E	F
15"	32"	46"	30"	26"	24"	6"
18"	32"	48"	30"	26"	24"	6"
24"	48"	72"	44"	30"	36"	8"
30"	48"	72"	44"	30"	36"	8"
36"	80"	102"	54"	60"	64"	8"
42"	80"	102"	54"	60"	64"	8"
48"	80"	102"	54"	60"	64"	8"

Note:
contractor shall submit drawings showing
reinforcement for approval.

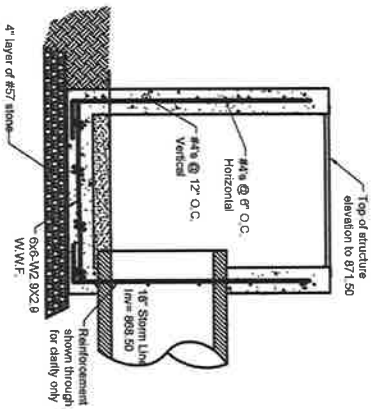
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Elevation

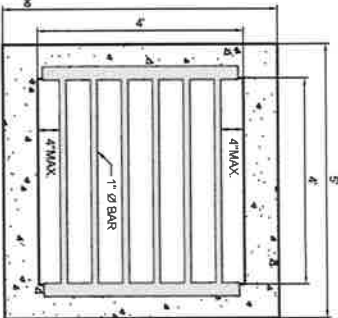
Driveway Cross Section

Existing
Curb Cut
to be removed

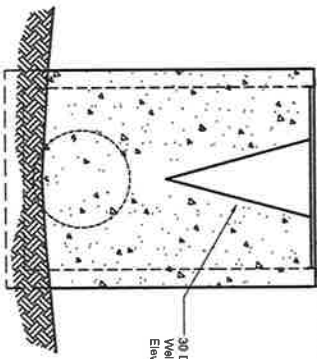
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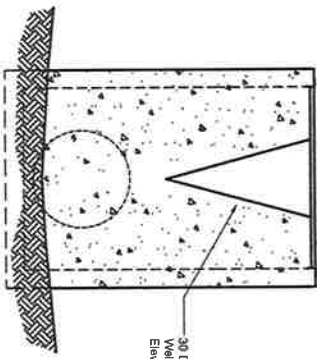
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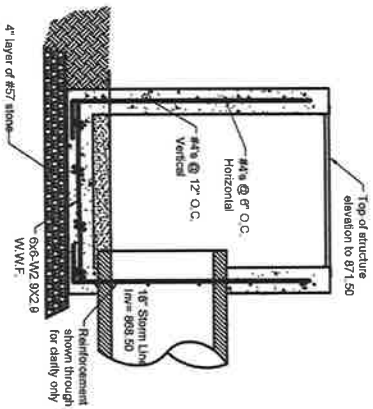
Detention Basin - Outlet Structure



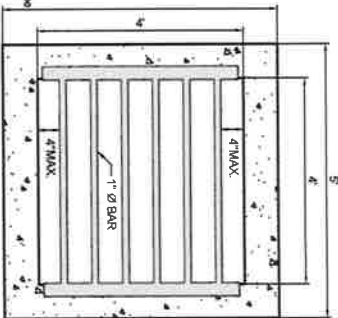
Schubert Family Limited Partnership
CLT 162, Parcel 50.01

Instr. No. 20160808 0008706.
Michael & Tiffany Plato

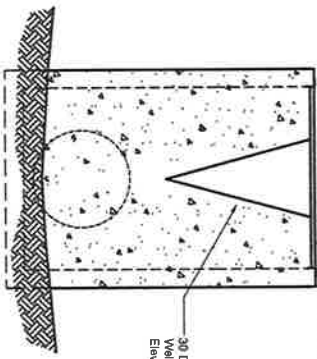
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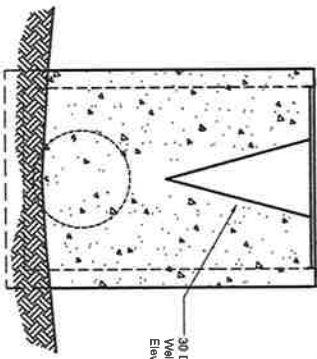
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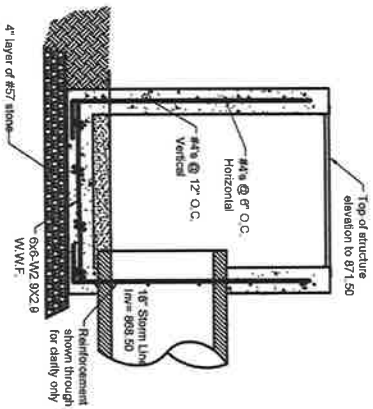
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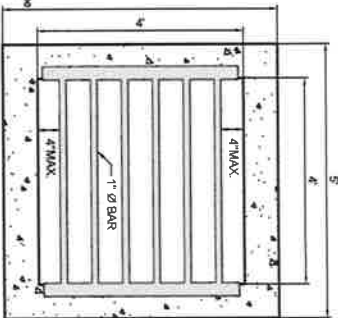
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CLT 162, Parcel 50.01

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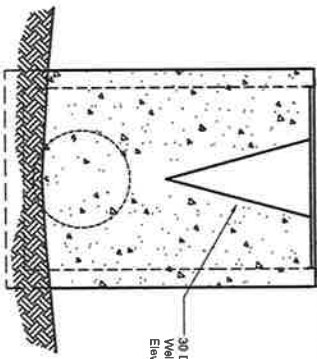
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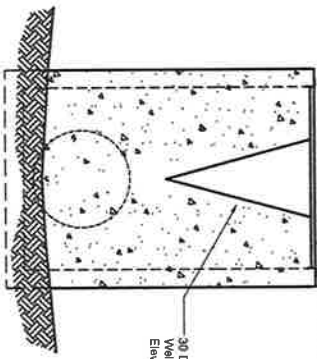
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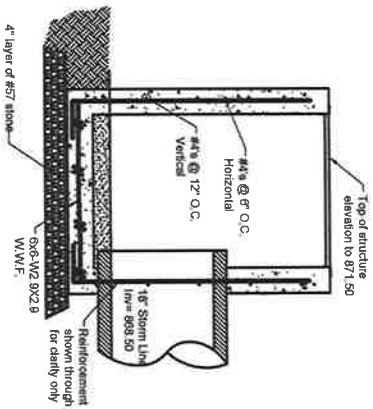
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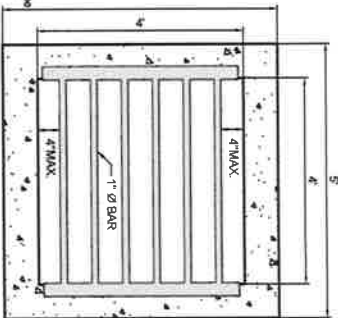
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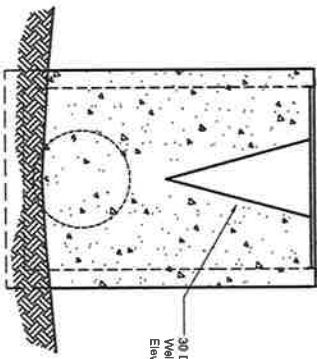
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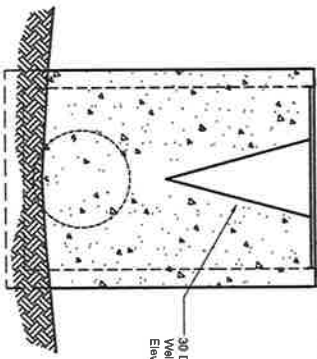
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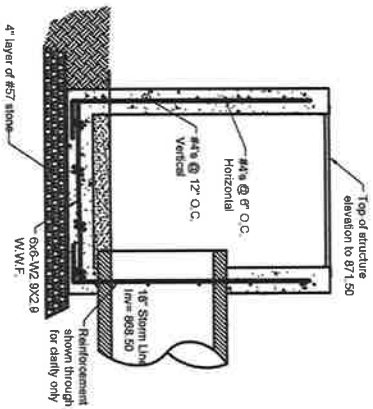
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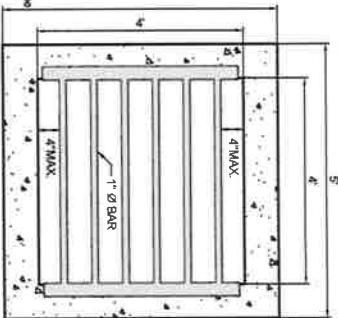
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CLT 162, Parcel 50.01

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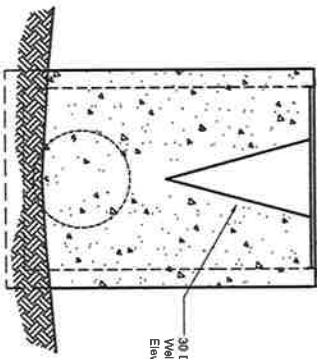
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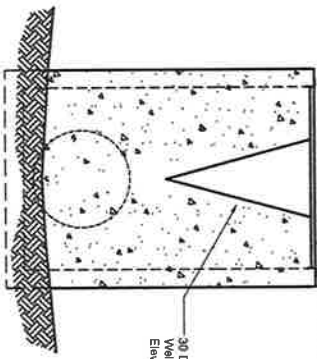
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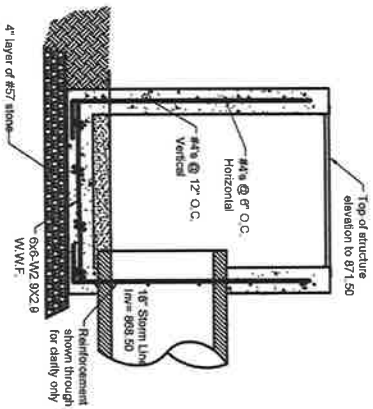
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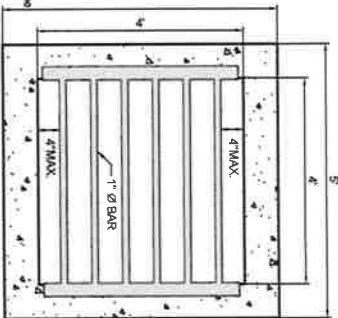
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CLT 162, Parcel 50.01

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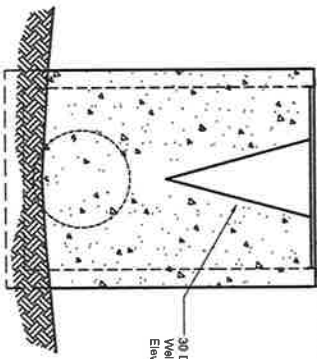
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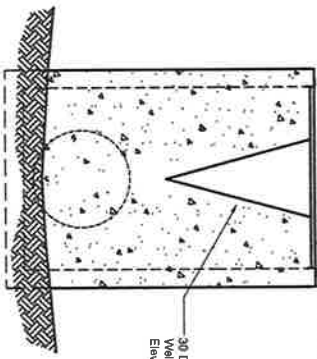
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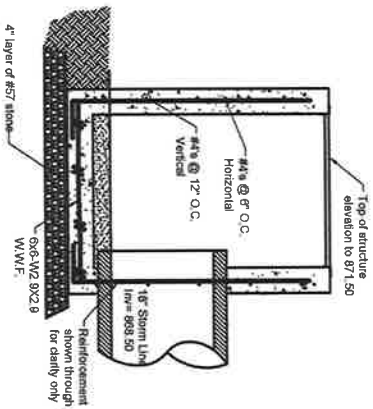
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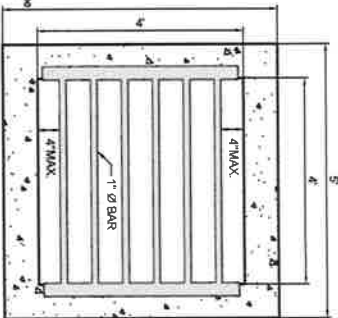
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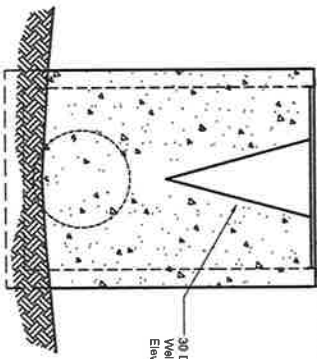
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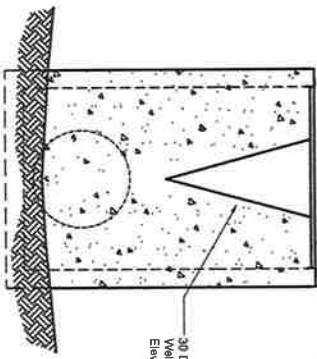
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Elevation



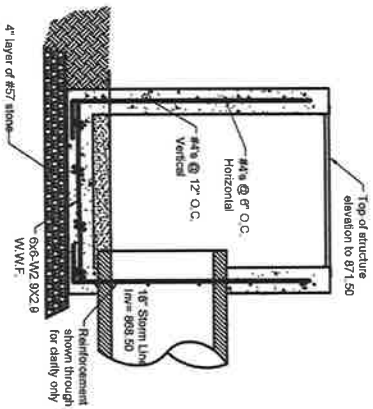
Detention Basin - Outlet Structure



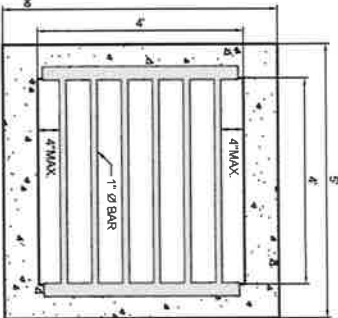
Schubert Family Limited Partnership
CLT 162, Parcel 50.01

Instr. No. 20160808 0008706.
Michael & Tiffany Plato

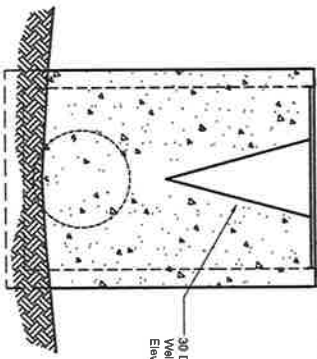
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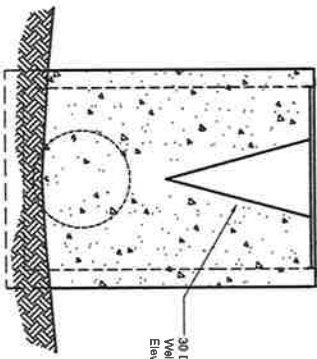
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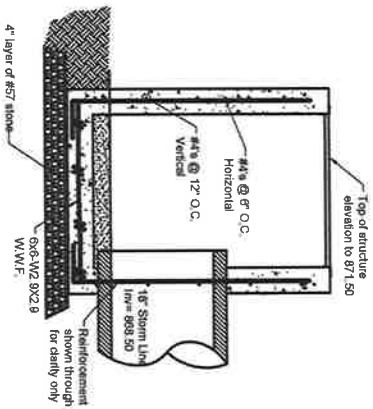
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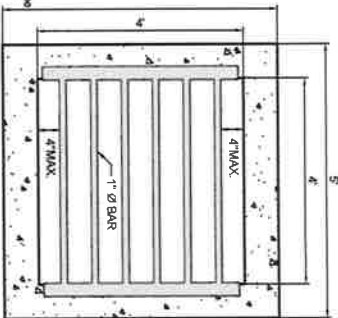
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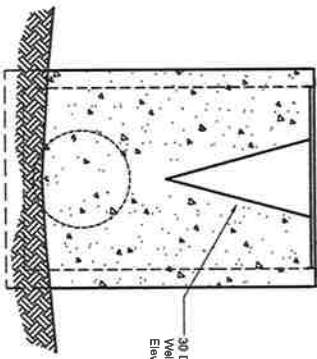
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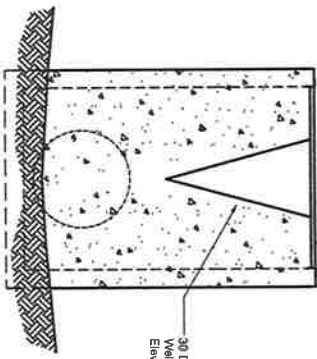
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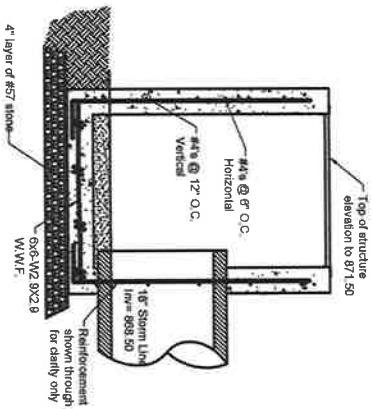
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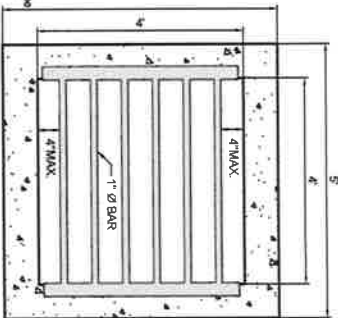
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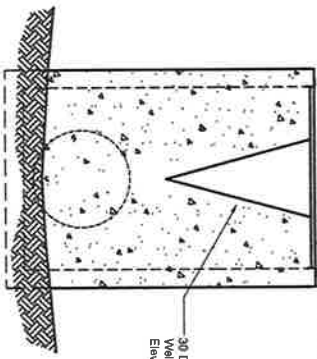
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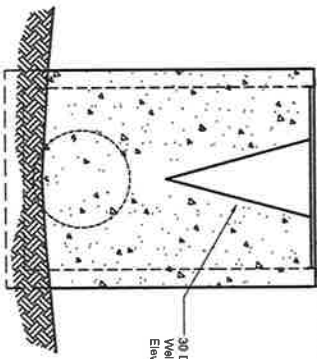
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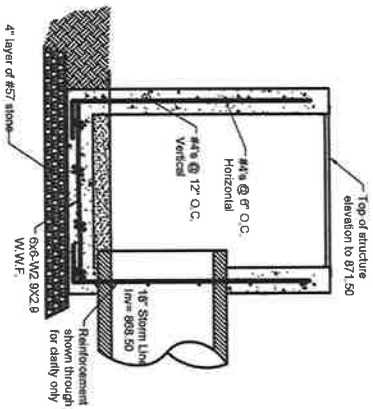
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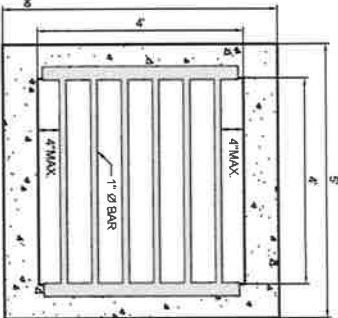
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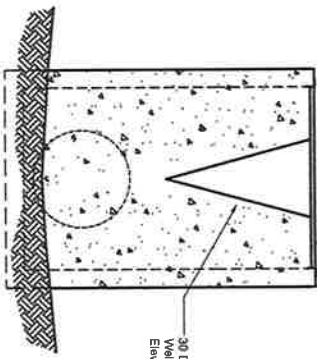
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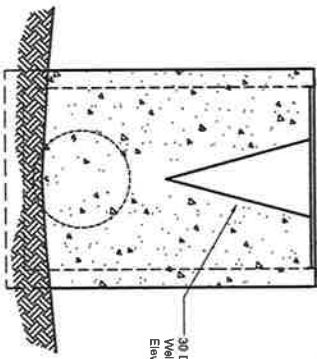
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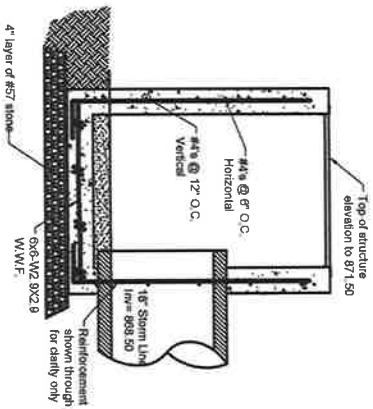
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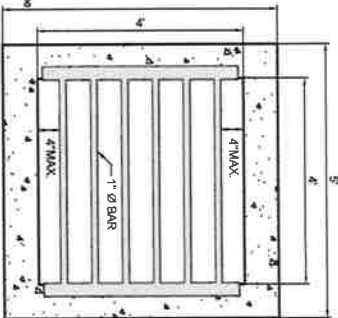
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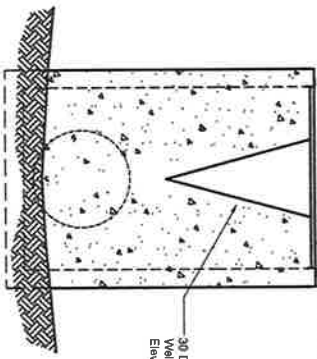
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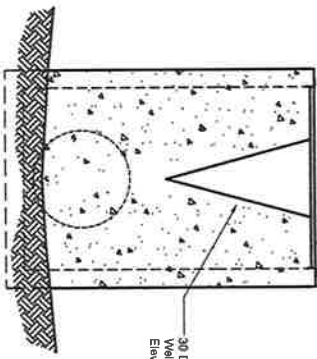
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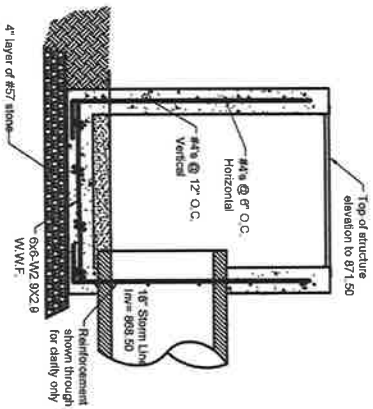
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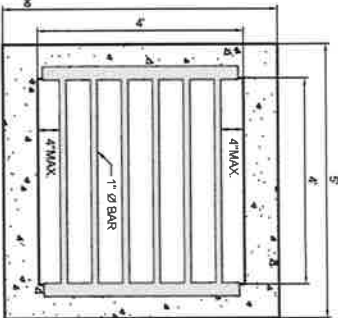
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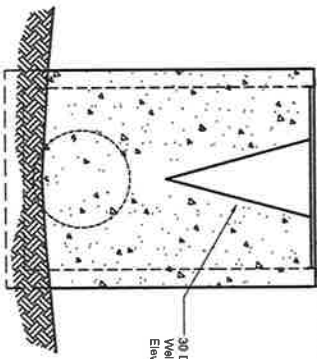
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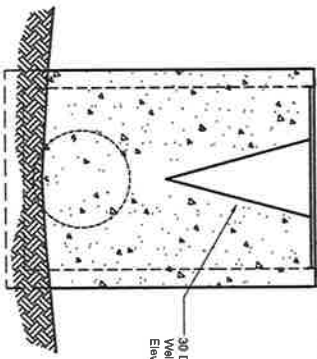
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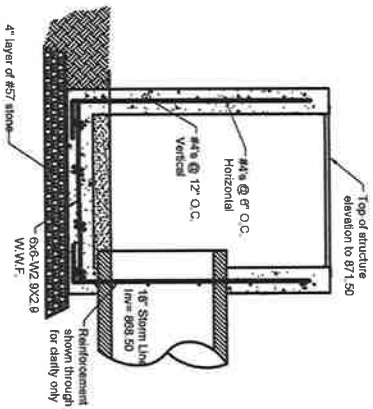
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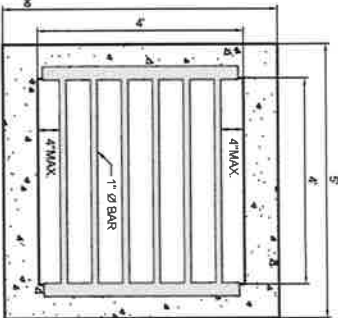
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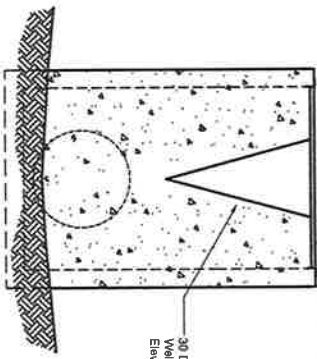
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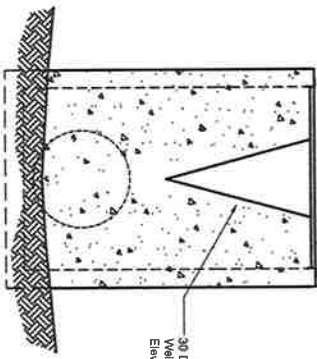
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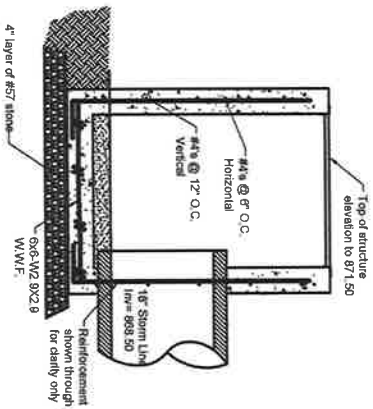
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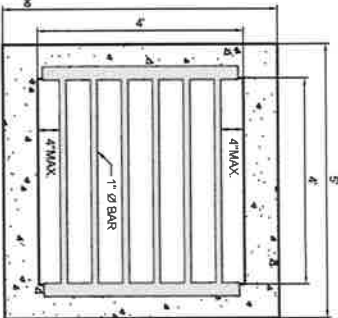
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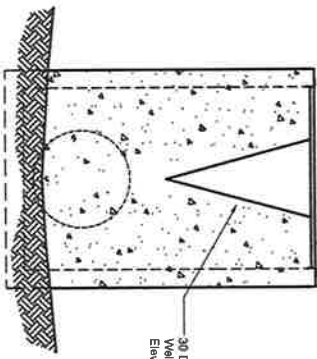
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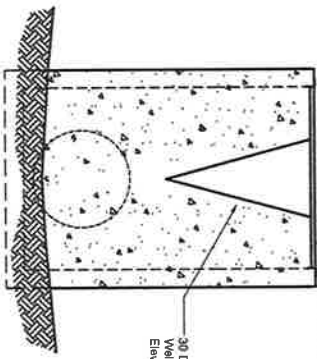
Plan



Elevation



Detention Basin - Outlet Structure



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a preliminary plat for Phase III of the Bridgemore Subdivision, 20.81 Acres, 29 Lots, Zoned R-1/OSR (Fulghum, MacIndoe, and Associates, Inc., Placemakers No. 2 Partnership, Applicant)

INTRODUCTION AND BACKGROUND: This item includes the construction plans (preliminary plat) for the next phase of the Bridgemore Subdivision. Due to its size, the Bridgemore Subdivision is being constructed in phases. After approval of a preliminary plat and the construction of the required public improvements shown on that plat, a final plat for the initial phase (Phase I) was recorded in the summer of 2006. This final plat included 128 lots involving 136 acres. This phase also included the construction of the subdivision's clubhouse and pool. Then, in April of 2014, a preliminary plat for Phase II was approved. Those improvements were constructed and a final plat for Phase II was recorded on December 3, 2014. Phase II contained a total of 40 lots on roughly 28 acres. Now, the developer of Phase I is requesting approval for a preliminary plat for Phase III. This plat would provide for 29 lots on roughly 21 acres.

DISCUSSION: Since Bridgemore is being developed in Phases that are still ongoing and the property is zoned R-1/OSR, a concept plan is required and is to be presented to the Planning Commission periodically to ensure that it is current. The staff noted at the July 20, 2017 Planning Commission meeting as part of a concept plan involving property on the east side of McFee Road, that the Bridgemore Subdivision concept plan was due for re-consideration. This was particularly relevant given the fact that the property on the east side of McFee Road that had originally been included in the concept plan for Bridgemore was apparently removed from Bridgemore a number of years ago without the Town's knowledge. Consequently, the property owner will be submitting an updated concept plan at the September Planning Commission meeting. In addition to ensuring that the plan still complies with all zoning and subdivision related requirements, the plan will need to address walking trail provisions that have been omitted from both Phase II and now in the proposed Phase III. The developer will need to demonstrate how the walking trail provisions will be addressed so that a comparable system of trails is provided within the development. This is one of the staffs' comments related to the preliminary plat that is being presented at this time. Another staff comment on Phase III was to consider providing a 6 rather than a 3 foot grass strip between the sidewalk and the back of street curb. This would not only provide more buffer for the pedestrian but would also allow for the planting of street trees and the establishment of a green space within the right of way that is more substantial which in turn could help soften the streetscape.

The 3 foot grass strip is a current minimum for local streets that the staff would recommend being reconsidered in the future for new local streets. In addition to ensuring that the design of a street takes into account elements that will slow traffic speed, a wider minimum grass strip for new local streets will help soften the right of way and create a more inviting environment for both the pedestrian and the motorist.

RECOMMENDATION: Included in your packet is a copy of the staffs’ comments on the original preliminary plat. Also included is a copy of a revised preliminary plat and the applicant’s comment response letter. The staff will make a recommendation at the meeting based on whether the revised plat has addressed the staffs’ comments.

July 26, 2017

Mr. Billy Fulghum
10330 Hardin Valley Road, Suite 201
Knoxville, TN 37932
fulghum@fulghummacindoe.com

**SUBJECT: STAFF COMMENTS ON THE PRELIMINARY PLAT FOR PHASE 3 OF
THE BRIDGEMORE SUBDIVISION**

Dear Billy:

Thank you for your preliminary plat submittal for Phase 3 of the Bridgemore Subdivision. Below are the staff comments. Please address these comments and submit four (4) full size copies and one (1) 11" x 17" reduced set to the Farragut Town Hall by **Monday, August 7**. Also, upon resubmittal please include a letter which addresses these comments and that indicates where the information can be found on the plans.

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

- 1) Please provide a note on the fire flow;

Planning Division: (Contact Mark Shipley at mshipley@townoffarragut.org) or Bart Hose at bhose@townoffarragut.org)

- 2) Please update the concept plan for the Bridgemore Subdivision so that it can be presented to the Planning Commission in September. The filing deadline is Monday, August 14. As part of this update, please address the subdivision's walking trail provisions and how they will be applied throughout the development. The staff is concerned that some walking trails that were originally approved have been removed. Equivalent alternatives will be needed and addressed on the revised concept plan;
- 3) Please ensure that the lines shown in the legend match the plans;
- 4) If residential street lighting is to be added please include all applicable information to demonstrate compliance with the Town's residential street lighting specifications;
- 5) Preliminary plats require site verified topographic information. It appears on KGIS that there are some depressions (possible sinkholes?) in this phase that are not addressed on the plans. Please check and verify what these depressions are. TDEC would need to make the final determination unless it is very clear from the site analysis that these are not sinkholes;
- 6) Please provide a tree preservation/removal plan and address all of the applicable information in the preliminary plat checklist;
- 7) Please add crosswalks where applicable;
- 8) Please correct the road cross sections to show that sidewalks must be at least 5 feet in width. Also, in order to provide for the ability to add street trees, please increase the grass strip width from 3 to 6 feet. This would help avoid some problems that property owners are having with street trees damaging adjacent sidewalks;

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

- 9) Please note the total drainage area;
- 10) Please provide detention basin details and include a summary table listing peak discharges for pre- and post-development and the differences in those discharges;
- 11) Please specify that the detention basin is designed for the 100 year-24-hour storm
- 12) Please provide a maintenance plan for each permanent SCM;
- 13) Will the detention basin be utilized as a sediment pond during construction? This was not evident on the plans. If so, please note that the sediment pond cannot be converted to a detention basin until soil disturbing activities have ceased and Town staff has inspected and approved the site to proceed with the conversion;
- 14) Please show the concrete washout area and detail, if used;
- 15) Please note if the EPSC measures accommodate the 5 year, 24-hour storm;
- 16) Please submit the NOC;
- 17) Please submit an erosion control letter of credit. The dollar amount will be calculated and provided by the Town Engineer;
- 18) Please submit a drainage fee. The dollar amount will be calculated and provided by the Town Engineer.

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



August 4, 2017

Mr. Mark Shipley, AICP
Community Development Director
Town of Farragut
11408 Municipal Center Drive
Farragut, TN 37934

Re: Comment Responses BridgeMore Preliminary Plat

Dear Mr. Shipley:

The following are our responses to your comments dated July 26, 2017 for the BridgeMore Subdivision Phase 3. We will deliver four (4) full size copies and one (1) 11" x 17" reduced set to you.

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

Comment 1: Provide note on water sheets reflecting meeting the required fire flow. Previously, the note was worded in the following manner. "Proposed fire hydrants shall provide adequate flow and pressure to deliver a minimum of 500 GPM at 20 psi. Hydrant assembly shall be installed in accordance with Town of Farragut, FUD and other nationally recognized standards."

Response 1: We have added this note on sheet C14.

Planning Division: (Contact Mark Shipley at mshipley@townoffarragut.org or Bart Hose at bhose@townoffarragut.org):

Comment 2: Please update the concept plan for the Bridgemore Subdivision so that it can be presented to the Planning Commission in September. The filing deadline is Monday, August 14. As part of this update, please address the subdivision's walking trail provisions and how they will be applied throughout the development. The staff is concerned that some walking trails that were originally approved have been removed. Equivalent alternatives will be needed and addressed on the revised concept plan;

Response 2: The revised Concept Plan has been included with this submittal.

Comment 3: Please ensure that the lines shown in the legend match the plans;

Response 3: Complete.

Comment 4: If residential street lighting is to be added please include all applicable information to demonstrate compliance with the Town's residential street lighting specifications;

Response 4: Street lighting plans have been included with this submittal.

Comment 5: Preliminary plats require site verified topographic information. It appears on KGIS that there are some depressions (possible sinkholes?) in this phase that are not addressed on the plans. Please check and verify what these depressions are. TDEC would need to make the final determination unless it is very clear from the site analysis that these are not sinkholes;

Response 5: In 2004, TDEC issued a Class V Injection Well permit for the site. We are coordinating with them regarding this phase of the project; specifically, we are addressing the lower pond (i.e., Pond 1). The intent is to excavate this area and install a geosynthetic clay liner to create a retention pond.

Comment 6: Please provide a tree preservation/removal plan and address all of the applicable information in the preliminary plat checklist;

Response 6: Sheets L1 and L2 have been added to the plans.

Comment 7: Please add crosswalks where applicable;

Response 7: Sheets C2 and C3 have been revised to show crosswalks.

Comment 8: Please correct the road cross sections to show that sidewalks must be at least 5 feet in width. Also, in order to provide for the ability to add street trees, please increase the grass strip width from 3 to 6 feet. This would help avoid some problems that property owners are having with street trees damaging adjacent sidewalks;

Response 8: Details 1 and 2 on sheet C21 have been revised.

Comment 8A: If the areas shown in the drainageways as "rock" could be replaced, where possible, with bioretention applications. That would soften the appearance and provide for better water quality. This application of LID tools is something we will be requiring to some extent hopefully in the near future as part of subdivision developments.

Response 8A: The ditch from Pond 2 to Pond 1 needs to be lined with a geosynthetic clay liner (GCL) and rock cover to prevent water from infiltrating (refer to detail 17 on sheet C22). The intent is for the ponds to (1) recirculate and infiltration would cause water loss from the system and (2) create a water feature, which could consist of water flowing over the rock as a visual amenity. However, the ditch from Pond 1 to Waterslea has been revised to become an infiltration ditch. This is shown on sheet C9 and the details on sheet C23. The design of this system was developed along with Dr. Yoder and Dr. Tyner at UT for a previous project for the purpose of infiltration and water quality.

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

Comment 9: Please note the total drainage area;

Response 9: Drainage areas, curve numbers, time of concentration calculations, etc. are included in the attached drainage calculations. This phase of work (Phase 3) falls within drainage areas SB12D-1, SB12D-2, and SB12B-1.

Comment 10: Please provide detention basin details and include a summary table listing peak discharges for pre- and post-development and the differences in those discharges;

Mr. Shipley
August 4, 2017
Page 3 of 3

Response 10: The drainage calculations are provided with this submittal and include pre- and post-development peak discharge information. Elevation-area-volume, stage-flow, and routing calculations for the detention basins are also included.

Comment 11: Please specify that the detention basin is designed for the 100-year, 24-hour storm.

Response 11: Pond 1 corresponds to Pond 12-D2 in the drainage calculations. Pond 2 corresponds to Pond 12-D1 in the drainage calculations. Both ponds are designed for the 100-year, 24-hour storm; this information is stated in the attached drainage calculations.

Comment 12: Please provide a maintenance plan for each permanent SCM;

Response 12: We will coordinate this with you and provide a maintenance plan.

Comment 13: Will the detention basin be utilized as a sediment pond during construction? This was not evident on the plans. If so, please note that the sediment pond cannot be converted to a detention basin until soil disturbing activities have ceased and Town staff has inspected and approved the site to proceed with the conversion;

Response 13: Yes. These notes (i.e., 5 and 6) have been added to the revised sheet C9.

Comment 14: Please show the concrete washout area and detail, if used;

Responses 14: Sheets C7 and C23 have been revised to show this information. Please keep in mind that the contractor has not been selected and this is our best guess for the location.

Comment 15: Please note if the EPSC measures accommodate the 5-year, 24-hour storm;

Response 15: Note 10 was added to sheet C6 to address this comment.

Comment 16: Please submit the NOC;

Response 16: We will forward the NOC once it is received from TDEC.

Comment 17: Please submit an erosion control letter of credit. The dollar amount will be calculated and provided by the Town Engineer;

Response 17: We will advise the developers that this is forthcoming.

Comment 18: Please submit a drainage fee. The dollar amount will be calculated and provided by the Town Engineer.

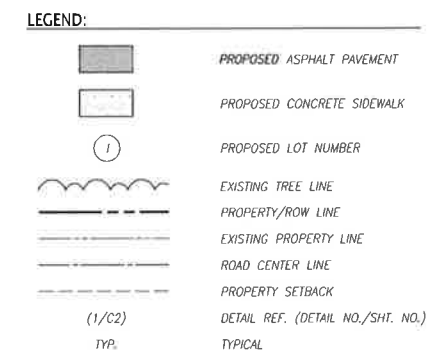
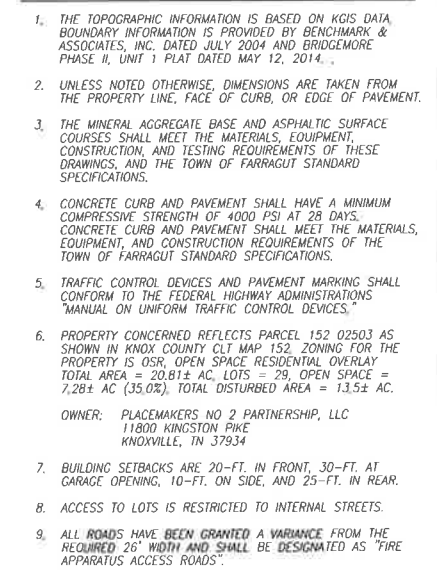
Response 18: We will advise the developers that this is forthcoming.

Please contact me if you have any questions.

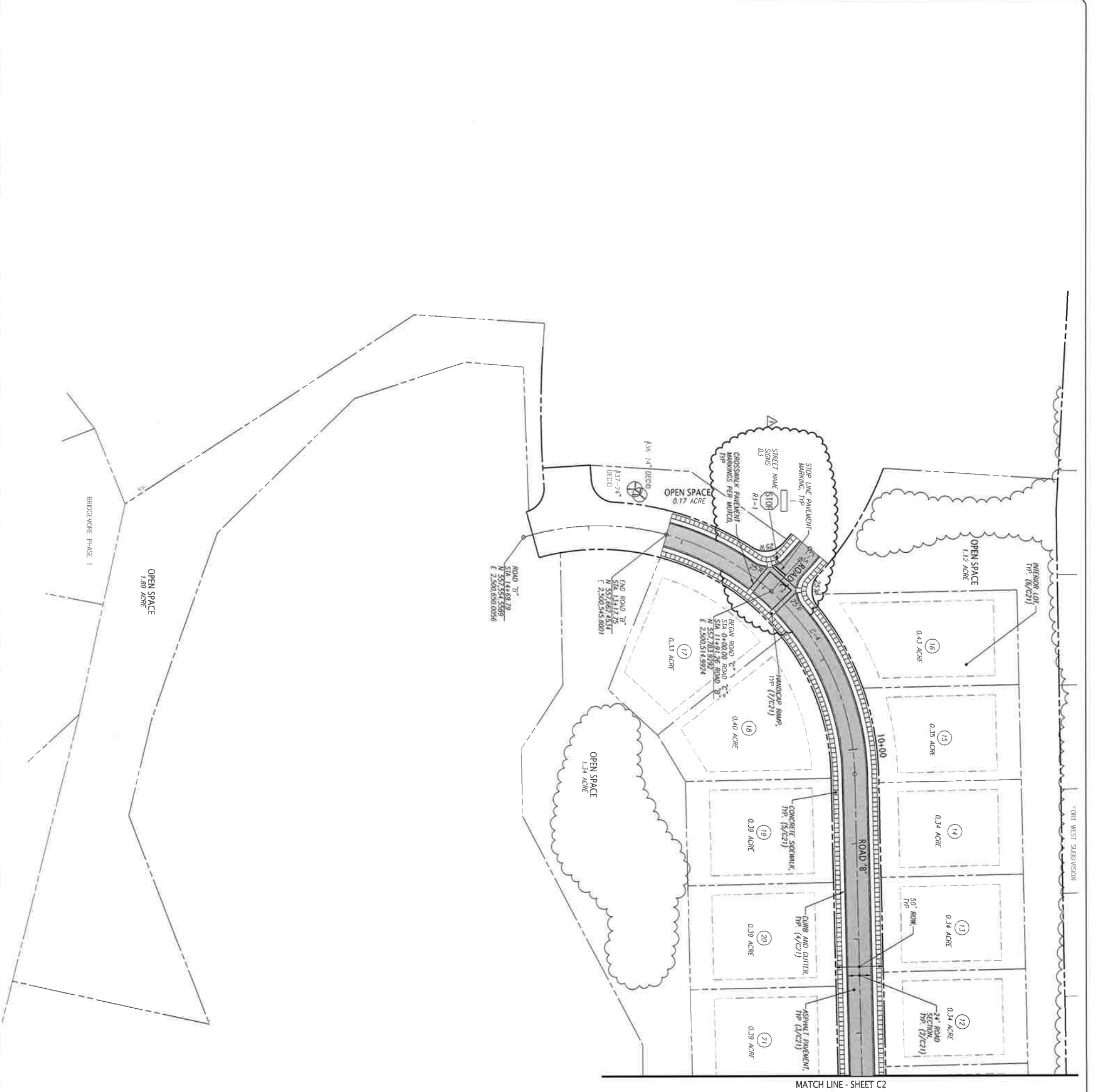
Thank you,



William C. Fulghum, Jr., P.E.

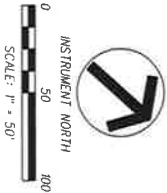


HORIZONTAL CURVE DATA TABLE						
CURVE NO.	P.I. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C-1	558,908.8828	2,501,546.9911	43°56'19" LT	250.00	100.85	191.72
C-2	558,586.8949	2,501,213.3219	40°27'23" LT	350.00	128.97	247.13
C-3	558,538.8945	2,501,171.3987	89°27'57" LT	300.00	297.22	468.44



NOTES:

1. REFER TO C2 FOR NOTES AND LEGEND.



HORIZONTAL CURVE DATA TABLE					
CURVE NO.	P.L. COORDINATES	BEGINNING	END	RADIUS	LENGTH
C-4	NORTHING	EASTING	ANGLE		
C-4	557,731.1719	2,500,340.9360	106.03.01° LT	268.00	355.97
C-5	557,783.2697	2,500,461.7353	2°43'45" LT	325.00	7.74
C-5					15.48

Project		PROJ. MGR.	DESIGNED BY	DRAWN BY
220.009		WCF	WCF	RLP
Date	07/07/17			
Scale	1"=50'			
Sheet				
C3			ADDED CROSSWALKS	08/04/17
			ISSUED FOR CONSTRUCTION	07/07/17
		No.	Revision/Issue	Date

SITE LAYOUT AND PAVING PLAN

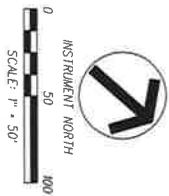
PLACEMAKERS NO. 2 PARTNERSHIP
11800 KINGSTON PIKE
KNOXVILLE, TN 37934
CONTACT: MS. SUSIE LASH
TELEPHONE NO.: 865.777.9191

PRELIMINARY PLAT - PHASE 3
BRIDGEMORE SUBDIVISION
WATERSLEA LANE
KNOXVILLE, TENNESSEE 37922



10330 HARRIS VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.650.6419
FAX: 865.650.6448
www.fulghum.com





1. UNTIL NOTED OTHERWISE, THE PROPOSED GRABES SHOWN ON THESE DRAWINGS ARE FINISHED GRADE. EXISTING AND PROPOSED CONDITIONS ARE SHOWN AT 2-1/4" INTERVALS.
2. THE ACCURACY OF THE GRABES IS DEPENDANT ON THE DATA PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE. FIELD VERIFY AS NECESSARY PRIOR TO CONSTRUCTION.
3. THE SITE SHALL BE CLEARED AND GRABBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATRIEXS RESULTING FROM CLEAVING AND GRABBING OFF-SITE. BURNING SHALL NOT BE PERMITTED UNLESS PRIOR TO THE GRABBING AND CLEAVING OF THE SITE. THE CONTRACTOR MUST OBTAIN A PERMIT TO BURN ALL OF THE REQUIREMENTS AS SPECIFIED BY THE FIRE DEPARTMENT.
4. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND IN-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
5. NO SLOPE SHALL EXCEED 4:1 UNLESS PROPER SLOPE STABILIZATION MEASURES ARE IMPLEMENTED.
6. PROTECT AND MAINTAIN SIGNATURES UNTIL PLACEMENT OF THE FINAL SURFACE IS ACHIEVED.
7. SLOPES GREATER THAN 4:1 SLOPE AT A HEIGHT GREATER THAN 6-FT SHALL BE TESTED BY THE PROJECT GEOTECHNICAL ENGINEER TO DETERMINE STABILITY.
8. DISBURSED AREAS SHALL BE STABILIZED IN AN EXPEDIENT MANNER TO MINIMIZE TIME OF EXPOSURE TO WEATHER.

Scale 1"=50'	Date 07/07/17	Project 250.000	PROJ. MGR.		DESIGNED BY		DRAWN BY	
			WCF		WCF		RLP	
Sheet								
		REVISED UTILITIES						07/21/17
		ISSUED FOR CONSTRUCTION						07/07/17
	No.	Revision/Issue						Date

PLACEMAKERS NO. 2 PARTNERSHIP
11800 KINGSTON PIKE
KNOXVILLE, TN 37934
CONTACT: MS. SUSIE LASH
TELEPHONE NO.: 865.777.9191

PRELIMINARY PLAT - PHASE 3
BRIDGEMORE SUBDIVISION
WATERSLEA LANE
KNOXVILLE, TENNESSEE 37922



10330 HARDIN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAX: 865.690.6448
www.fulghumassociates.com





Scale 1"=50'	Date 07/07/17	Project 250.008	PROJ. MGR.		DESIGNED BY		DRAWN BY		
			WCF		WCF		RLP		
Sheet C5					REVISED UTILITIES		07/21/17		
					ISSUED FOR CONSTRUCTION		07/07/17		
			No.		Revision/Issue		Date		

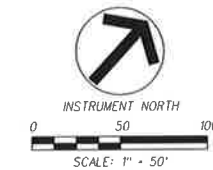
PLACEMAKERS NO. 2 PARTNERSHIP
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KNOXVILLE, TN 37934
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www.felgharmachdoe.com





- STORM PIPE NOTES:**
1. INSTALL STORM SEWER PIPING AND APPURTENANCES TO MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF THE TOWN OF FARRAGUT ENGINEERING & PUBLIC WORKS STANDARD SPECIFICATIONS.
 2. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
 3. UNLESS NOTED OTHERWISE, STORM SEWER PIPE SHALL BE CLASS III REINFORCED CONCRETE PIPE.
 4. PIPE ALIGNMENT SHALL BE CHECKED AFTER BACKFILLING & COMPACTION ARE COMPLETE & PRIOR TO PLACING THE BASE. TEST DEFLECTION WITH A MANDREL OR OTHER APPROVED METHOD.
 5. PIPE WITH UNDUQ MISALIGNMENT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 6. PIPE/CULVERTS ARE MEASURED IN TERMS OF HORIZONTAL LENGTH COMPLETE IN PLACE REGARDLESS OF TYPE, DEPTH, CLASS, SHAPE AND SIZE, AS MEASURED ALONG THE CENTERLINE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE (NO DEDUCTIONS FOR STRUCTURES). ACTUAL QUANTITY OF PIPE MAY VARY. THE CONTRACTOR SHALL SUPPLY AND INSTALL THE NECESSARY QUANTITY OF PIPE TO CONSTRUCT THE COMPLETE SYSTEM AS SHOWN. INSTALLATION INCLUDES EXCAVATION, SHORING, FURNISHING AND INSTALLATION OF PIPES, JOINT MATERIALS, COUPLINGS, AND BACKFILL.
 7. FOR RCP PIPE WITH SLOPES GREATER THAN 15% USE JOINT TIES OR JOINT FASTENERS AS SPECIFIED BY THE MANUFACTURER.



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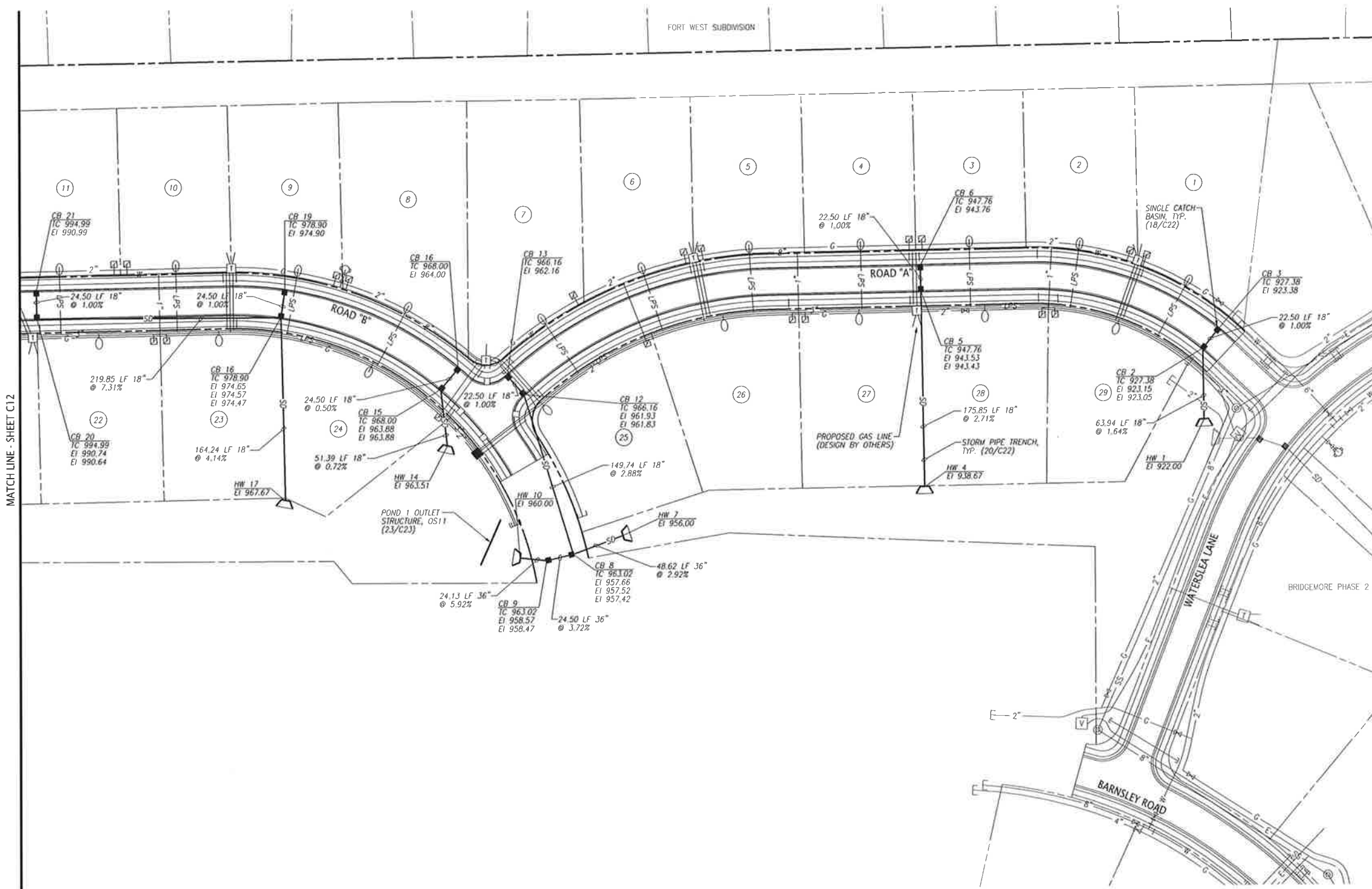


PRELIMINARY PLAT - PHASE 3
BRIDGEMORE SUBDIVISION
WATERSLEA LANE
KNOXVILLE, TENNESSEE 37922

PLACEMAKERS NO. 2 PARTNERSHIP
11800 KINGSTON PIKE
KNOXVILLE, TN 37934
CONTACT: MS. SUSIE LASH
TELEPHONE NO.: 865.777.9191

STORM DRAINAGE PLAN

DESIGNED BY	WCF	PROJ. MGR.	WCF	DATE
PROJECT	250.008	DATE	07/07/17	07/07/17
SHEET	C11	REVISIONS	NO.	DATE
SCALE	1"=50'	ISSUED FOR CONSTRUCTION		
		REVISOR/ISSUE		



- LEGEND:**
- PROPOSED PROPERTY/ROW LINE
 - EXISTING PROPERTY LINE
 - PROPOSED STORM LINE
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE
 - PROPOSED AREA DRAIN/CATCH BASIN
 - PROPOSED HEADWALL
 - EXISTING HEADWALL
 - EXISTING STORM LINE
 - EXISTING AREA DRAIN/CATCH BASIN



SCALE: 1" = 50'

1. REFER TO SHEET C12 FOR STORM PIPE NOTES AND LEGEND.

FULGHUM
MACINDOE
ASSOCIATES, INC.

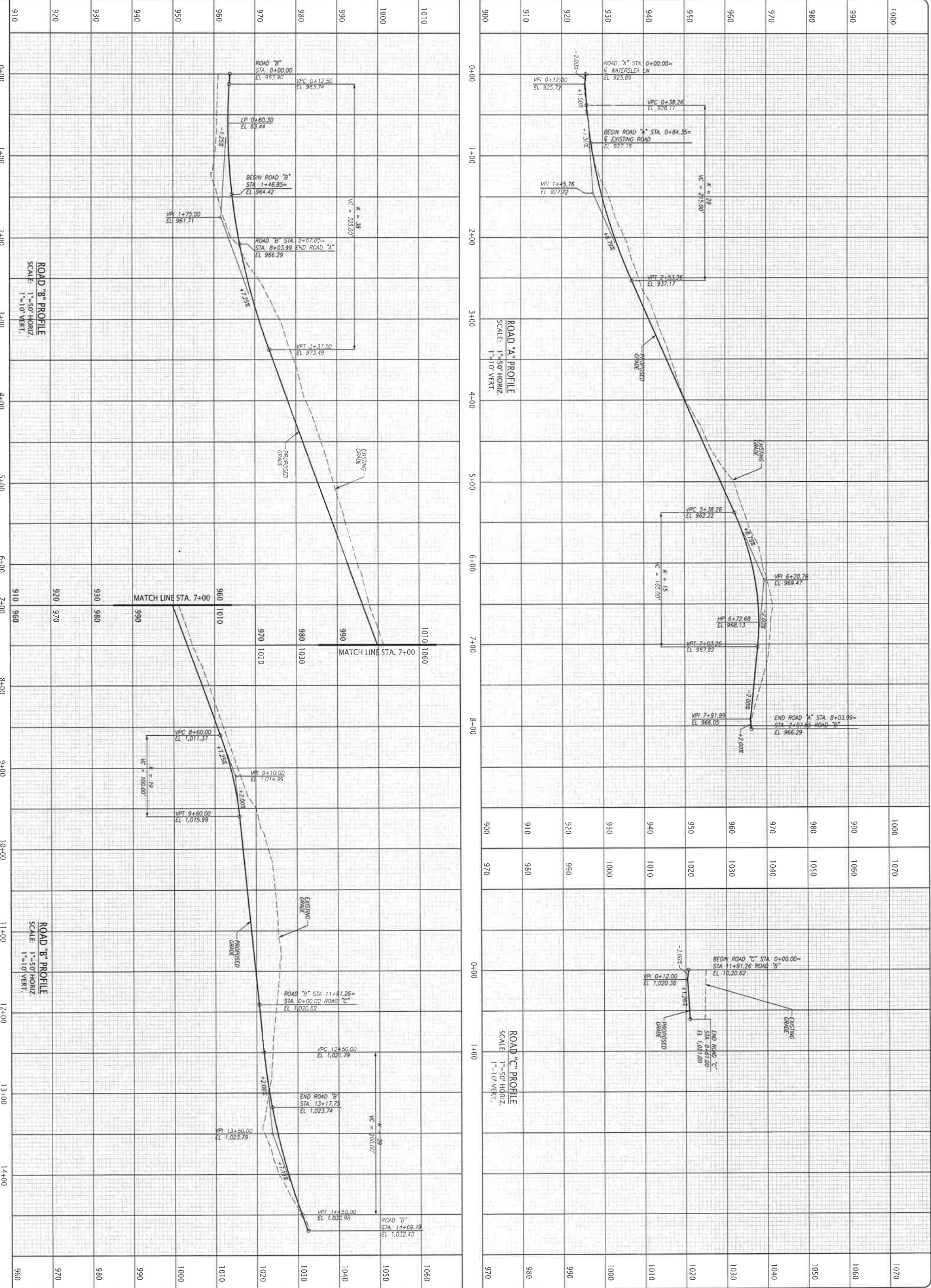


PLACEMAKERS NO. 2 PARTNERSHIP
11800 KINGSTON PIKE
KNOXVILLE, TN 37934
CONTACT: MS. SUSIE LASH
TELEPHONE NO.: 865.777.9191

07/21/17
07/07/17
Date

[illegible]

Project	250.008	Date	07/07/17	Score
Sheet	C12			



PROJ. MGR. WCF

DESIGNED BY WCF

DRAWN BY RLP

PROJECT SHEET

250.008

07/07/17

C20

AS NOTED

ISSUED FOR CONSTRUCTION

07/07/17

Revision/Issue

Date

PLACEMAKERS NO. 2 PARTNERSHIP

11800 KINGSTON PIKE

KNOXVILLE, TN 37934

CONTACT: MS. SUSIE LASH

TELEPHONE NO.: 865.777.9191

PRELIMINARY PLAT - PHASE 3

BRIDGEMORE SUBDIVISION

WATERSLEA LANE

KNOXVILLE, TENNESSEE 37922

10330 HARMON VALLEY ROAD

SUITE 201

KNOXVILLE, TN 37932

OFFICE: 865.650.6419

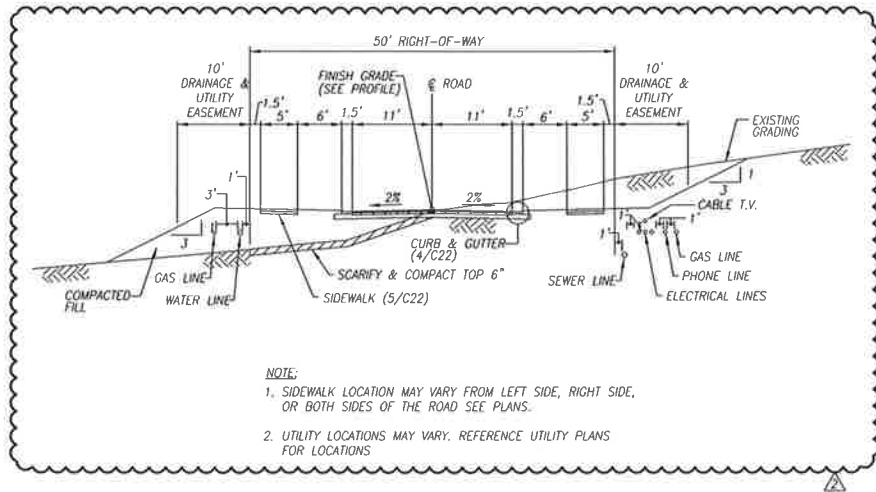
FAX: 865.650.6448

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FULGHUM

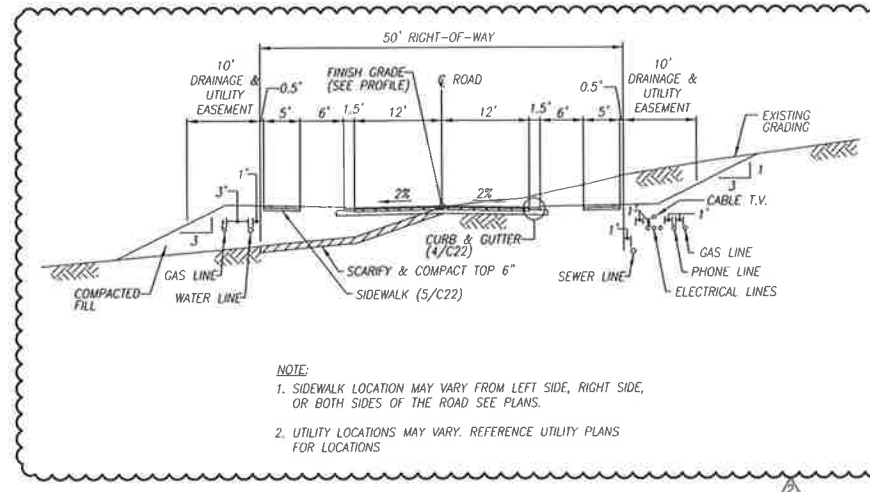
MACINDOE

ASSOCIATES, INC.



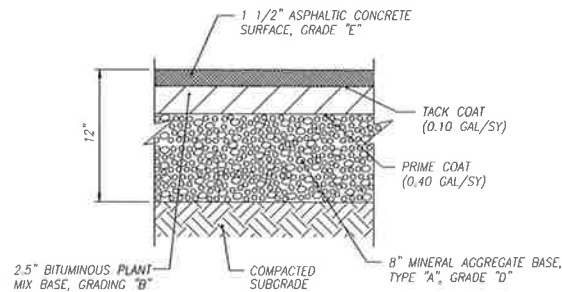
- NOTE:
1. SIDEWALK LOCATION MAY VARY FROM LEFT SIDE, RIGHT SIDE, OR BOTH SIDES OF THE ROAD SEE PLANS.
 2. UTILITY LOCATIONS MAY VARY. REFERENCE UTILITY PLANS FOR LOCATIONS.

1 TYPICAL 22' ROAD SECTION (25 MPH DESIGN SPEED)
C21 NTS

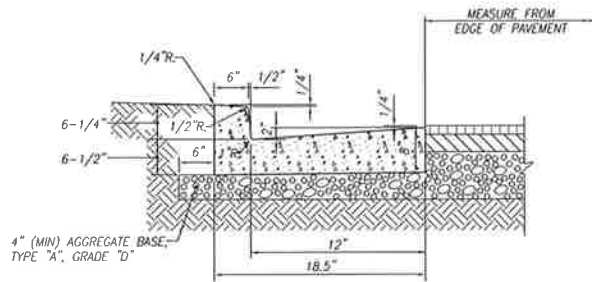


- NOTE:
1. SIDEWALK LOCATION MAY VARY FROM LEFT SIDE, RIGHT SIDE, OR BOTH SIDES OF THE ROAD SEE PLANS.
 2. UTILITY LOCATIONS MAY VARY. REFERENCE UTILITY PLANS FOR LOCATIONS.

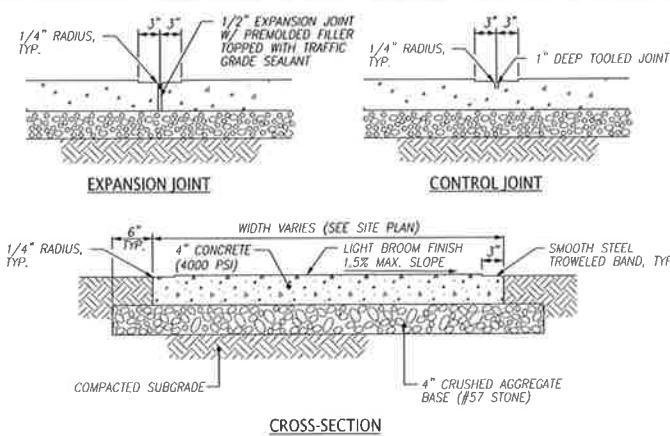
2 TYPICAL 24' ROAD SECTION (30 MPH DESIGN SPEED)
C21 NTS



3 ASPHALT PAVEMENT SECTION
C21 NTS

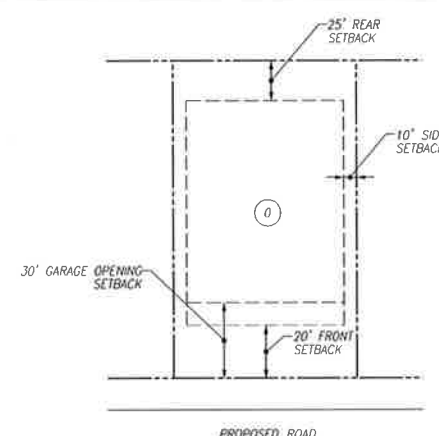


4 TYPICAL CURB & GUTTER
C21 NTS

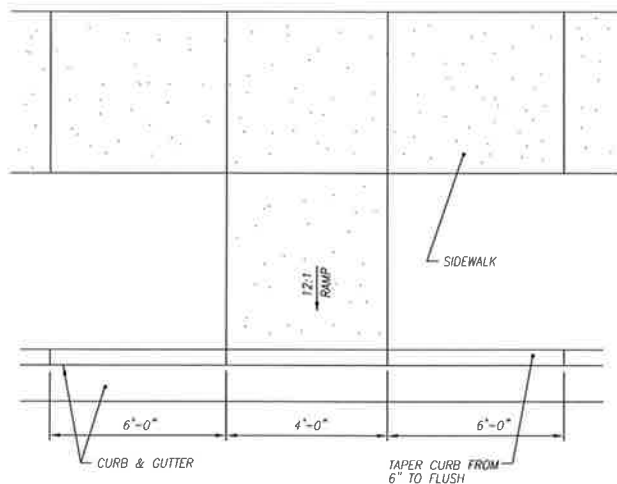


- NOTES:
1. PREFORMED EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 20' O.C. AND WHERE THE SIDEWALK IS IN CONTACT WITH THE STREET RETURNS, ON BUILDING LINES, AND AT OTHER FIXED OBJECTS, EXPANSION JOINT AT BUILDINGS AND RETAINING WALLS SHALL BE INCREASED TO 1' WIDTH.
 2. EQUALLY SPACE CONTRACTION JOINTS AT 5' O.C. (MAX.) BETWEEN EXPANSION JOINTS.
 3. PROTECT AND CURE CONCRETE WITH AN APPROVED CURING COMPOUND (KURE-N-SEAL BY SONNEBORN OR EQUAL). APPLY ACCORDING TO THE MANUFACTURER'S SPECIFICATION.

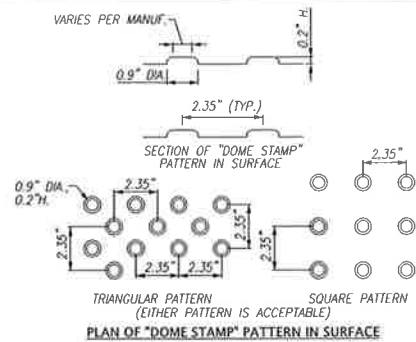
5 CONCRETE SIDEWALK
C21 NTS



6 TYPICAL INTERIOR LOT
C21 NTS

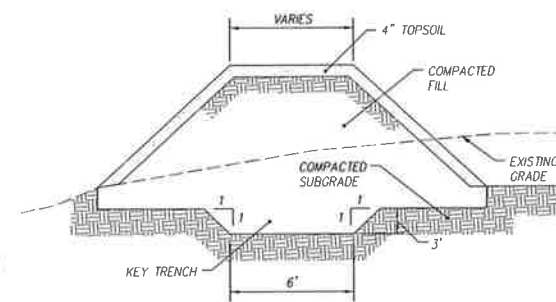


7 HANDICAP RAMP
C21 NTS



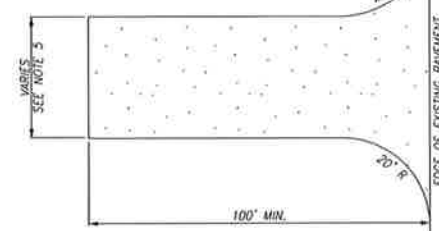
- NOTES:
1. WIDTH OF DETECTABLE WARNING AREA SHALL BE A MINIMUM OF 4 FEET AND VARY WITH WIDTH OF RAMP.
 2. LENGTH OF DETECTABLE WARNING AREA SHALL BE 2 FEET REGARDLESS OF SECTION WIDTH.
 3. DETECTABLE WARNING AREA SHALL BE COLORED DARK GRAY OR BLACK IN ALL LOCATIONS.
 4. SURFACE APPLIED SYSTEMS SHALL HAVE BEVELED EDGES TO ELIMINATE TRIP HAZARDS.
 5. ARMOR-TILE OR ADA SOLUTIONS TACTILE WARNING CAST-IN-PLACE SYSTEMS OR AN EQUIVALENT SHALL BE USED.

8 DETECTABLE WARNING SURFACE
C21 NTS

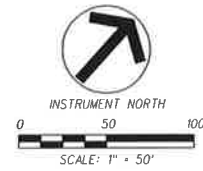
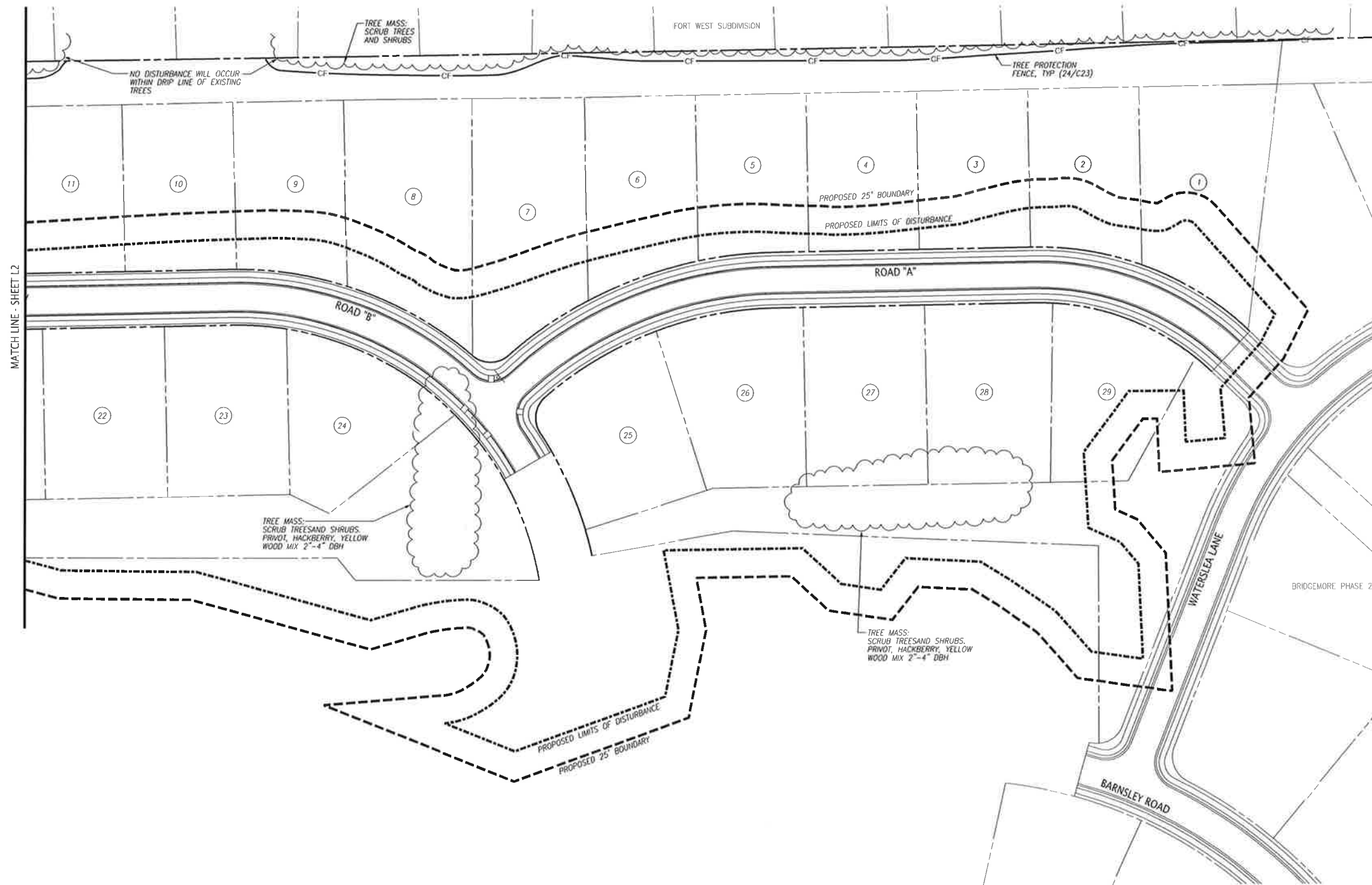


9 DETENTION POND BERM
C21 NTS

- NOTES:
1. THE PURPOSE OF THE STABILIZED CONSTRUCTION ENTRANCE IS TO AID THE CONTRACTOR IN ELIMINATING TRACKING OF MUD ONTO PUBLIC STREETS. THE DETAIL DOES NOT LIMIT THIS RESPONSIBILITY. OTHER METHODS OF SEDIMENT REMOVAL SHALL BE IMPLEMENTED IF THIS DOES NOT ADEQUATELY REMOVE THE MUD.
 2. CONSTRUCT THE PAD WITH A 6" (MIN.) THICKNESS OF 2" TO 3" CRUSHED STONE. UNDERLAY STONE WITH PROPER 3155T WOVEN GEOTEXTILE OR EQUAL FABRIC TO MEET OR EXCEED AASHTO M288, CLASS 1 STANDARDS.
 3. ADD CRUSHED STONE TO THE PAD AS NECESSARY TO MAINTAIN THE PROPER FUNCTIONING OF THE PAD.
 4. LOCATION TO BE COORDINATED WITH THE OWNER.
 5. WIDTH SHALL BE 20'-FT. FOR ONE-WAY TRAFFIC AND 30'-FT. FOR TWO-WAY.
 6. REMOVE GRAVEL MATERIAL AND FILTER FABRIC AT COMPLETION OF CONSTRUCTION, OR AS PAVED SURFACES ARE FINISHED.



10 CONSTRUCTION ENTRANCE
C21 NTS



GENERAL NOTES:

1. SURVEY DATA PREPARED BY: BENCHMARK & ASSOCIATES, INC. CONTACT: BENNY MOORMAN 10308 HARDIN VALLEY ROAD KNOXVILLE, TN 37932 865.692.4090.
2. PROPERTY CONCERNED REFLECTS PARCEL 152 02503 AS SHOWN IN KNOX COUNTY CLT MAP 152. ZONING FOR THE PROPERTY IS OSR, OPEN SPACE RESIDENTIAL OVERLAY. TOTAL AREA = 20.81± AC. LOTS = 29. OPEN SPACE = 7.28± AC (35.0%), TOTAL DISTURBED AREA = 13.5± AC.
3. TREE MASSING INFORMATION IS FROM AERIAL PHOTOGRAPHY AND FIELD REVIEW.
4. INDIVIDUAL SPECIMEN TREES SHOWN ARE FIELD LOCATED BY THE PROJECT SURVEYOR, AND FIELD VERIFIED BY DOUG ARNOLD, PROJECT LANDSCAPE ARCHITECT. EVERY EFFORT HAS BEEN MADE TO CONFIRM ALL TREES MEETING THE SPECIMEN TREE SIZE REQUIREMENT HAVE BEEN SHOWN ON THESE PLANS. UPON FIELD STAKING OF LIMITS OF CLEARING ALL WOODED AREAS WILL BE REEVALUATED TO CONFIRM THAT NO SPECIMEN TREES HAVE BEEN MISSED. IF ADDITIONAL SPECIMEN TREES ARE LOCATED CLEARING WILL BE DELAYED UNTIL A REVISED TREE REMOVAL/PROTECTION PLAN IS APPROVED BY TOWN STAFF.
5. PROTECTED TREES AS NOTED IN TREE INVENTORY SHALL HAVE TREE PROTECTION FENCING WHICH SHALL BE INSTALLED IN ACCORDANCE WITH THE TREE PROTECTION DETAIL. THE LOCATION OF TREE PROTECTIVE FENCE 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 TREE PROTECTIVE FENCING WILL RESULT IN AN IMMEDIATE STOP WORK ORDER FOR THE ENTIRE PROJECT.
6. SPECIAL MEASURES SUCH AS ROOT PRUNING IN CUT AREAS MAY BE NEEDED IN ADDITION TO PROVIDING TREE PROTECTION FENCING. THESE MEASURES MUST BE COORDINATED WITH THE TOWN STAFF AND PROJECT LANDSCAPE ARCHITECT, AND WILL BE REQUIRED TO BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT.
7. ALL WALKING TRAILS REQUIRED BY THE TOWN OF FARRAGUT WILL BE LAID OUT IN FIELD BY FARRAGUT TOWN STAFF AND PROJECT LANDSCAPE ARCHITECT TO AVOID DAMAGE TO ANY SPECIMEN TREES.
8. THE DEMOLITION OF ALL STRUCTURES WILL REQUIRE A DEMOLITION PERMIT AND A FIELD MEETING WITH THE TOWN STAFF TO ENSURE THAT MEASURES ARE IN PLACE TO PROTECT SURROUNDING TREES TO BE PRESERVED.
9. AN ARBORIST'S REVIEW MAY BE REQUIRED IF THERE IS A SERIOUS CONCERN THAT THE HEALTH OF SELECTED TREES WILL BE COMPROMISED WITHOUT SPECIAL MEASURES BEING EMPLOYED. THE ARBORIST'S RECOMMENDATIONS WILL BECOME PART OF THE APPROVAL OF THE TREE PRESERVATION/REMOVAL PLAN AND WILL BE REQUIRED TO BE IMPLEMENTED AT THE APPROPRIATE STAGES OF DEVELOPMENT.
10. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, DRAINAGE RELATED MODIFICATIONS WILL BE REVIEWED WITH STAFF TO ASSESS THE NEED TO ADD OR MODIFY PERMANENT EROSION CONTROL MEASURES. AN ARBORIST'S ASSESSMENT MAY BE REQUIRED BY THE TOWN STAFF.

TREE ABBREVIATIONS			
DH	DECIDUOUS HOLLY		
YP	YELLOW POPLAR		
BC	BLACK CHERRY		
AB	AMERICAN BEECH		
CE	CEDAR ELM		
SW	SOURWOOD		
HK	HACKBERRY		
PER	PERSIMMON		
BW	BLACK WALNUT		
BCY	BALDCYPRESS		
BLM	BIGLEAF MAGNOLIA		
FDW	FLOWERING DOGWOOD		
CO	CHESTNUT OAK		

TREE NO.	TREE SPECIES	DBH	TO BE SAVED	HAZARD/DISEASED
#36	OAK	24"	YES	NO
#37	OAK	24"	YES	NO

TREE CREDIT PROVISION		
SIZE OF HARDWOOD TO BE SAVED	QUANTITY TO BE SAVED	SAVED TREE CREDIT
>20" DBH	2	16

LEGEND:

	EXISTING TREE LINE
	EXISTING TREE LOCATED BY SURVEYOR
	PROPERTY/ROW LINE
	EXISTING PROPERTY LINE
	TREE PROTECTION FENCE
	LIMIT OF DISTURBANCE
	25' BOUNDARY
	DETAIL REF. (DETAIL NO./SHT. NO.)
(1/C2)	TYP.
	TYPICAL



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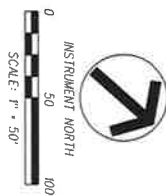


PRELIMINARY PLAT - PHASE 3
BRIDGEMORE SUBDIVISION
WATERSLEA LANE
KNOXVILLE, TENNESSEE 37922

PLACEMAKERS NO. 2 PARTNERSHIP
11800 KINGSTON PIKE
KNOXVILLE, TN 37934
CONTACT: MS. SUSIE LASH
TELEPHONE NO.: 865.777.9191

TREE PRESERVATION AND REMOVAL PLAN

DRAWN BY	R/P	DATE	08/04/17
DESIGNED BY	WCF	ISSUED FOR CONSTRUCTION	Revision/Issue
PROJECT NO.	250.008	SHEET NO.	L1
DATE	08/04/17	SCALE	1"=50'



1. REFER TO (1) FOR NOTES AND LEGEND.

PROJECT 220/008 DATE 08/04/17 SCALE 1"=50' L2	Project	PROJ. MGR.	DESIGNED BY	DRAWN BY
	Sheet	WCF	WCF	R/LP
	 ISSUED FOR CONSTRUCTION	08/04/17		
	No.	Revision/Issue		Date

PLACEMAKERS NO. 2 PARTNERSHIP
11800 KINGSTON PIKE
KNOXVILLE, TN 37934
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TELEPHONE NO.: 865.777.9191

PRELIMINARY PLAT - PHASE 3
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REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request for a site plan amendment involving modifications to building elevations associated with the Farragut Gateway project (former location of Silver Spoon) at 103 S. Campbell Station Road, 2.2 Acres, Zoned C-1 (First Farragut Development, LLC., Applicant)

INTRODUCTION AND BACKGROUND: The Farragut Gateway project is on the site of the former Silver Spoon Restaurant. On May 19, 2016 a site plan was approved by the Planning Commission. Since that time the applicant has been working on lease agreements and financing based on the approved site plan.

DISCUSSION: As part of the financing process the applicant has received costs on the project and they are substantially higher than expected. One of the major costs is in the height of the building that is required to meet the Mixed Use Town Center (MUTC) requirement that new buildings must be a minimum of two stories in height or have the appearance, as viewed from all building elevations, of a building that is at least two stories in height. The intent of this provision was to encourage a functional second floor and a built environment that would reflect standard elements of a town center.

This issue was brought up initially at the June 15, 2017 Planning Commission meeting and the staff asked the Commission if the two story requirement should be revisited for small tracts where adequate convenient parking may not possible for buildings greater than one story. The Commission asked the staff to prepare some ordinance language that would address this issue. The staff prepared Ordinance 17-11 which provided for an opportunity for an applicant with a lot of record less than 3 acres to request permission to construct a new building less than two stories. As provided for in Ordinance 17-11, the applicant would still need to demonstrate compliance with the building façade requirements that apply to the MUTC and the applicable provisions of the Architectural Design Standards (ADS). The applicant would also need to ensure that the building would advance and be consistent with the building design objectives of the Town Center District (TCD).

The Planning Commission unanimously recommended approval of Ordinance 17-11 and the Board of Mayor and Aldermen has approved Ordinance 17-11. The applicant for the Farragut Gateway project is now requesting approval for revised building elevations that are intended to meet the language provided for in Ordinance 17-11. Based on the staffs' review of the request, some key questions to consider are whether the buildings include an iconic element, appropriate articulation, a defined cap, and architectural accents to address proposed blank windowless walls.

RECOMMENDATION: Included in your packet are the applicant's proposed building elevations. The most notable issue from the staffs' perspective is the windowless north elevation of Building A. This may need some architectural enhancement since this is the elevation as seen from Kingston Pike.



PROJECT NUMBER

160900

PROJECT NAME

FARRAGUT GATEWAY
BUILDING A
OWNER
FIRST FARRAGUT
DEVELOPMENT, LLC

PROJECT ADDRESS

103 SOUTH CAMPBELL
STATION RD
KNOXVILLE, TN 37934

EXTERIOR FINISH LEGEND

KEY MATERIAL

BRICK VENEER - R	RED BRICK
BRICK VENEER - D	DARK BRICK
ALUMINUM CLADDING - TYP	ALUMINUM CLADDING

PLANNING
COMMISSION
GENERAL NOTES

1. AT LEAST 10% OF THE BUILDING MATERIALS INDICATING COLOR AND FINISHES TO BE USED ON ALL BUILDING MATERIALS IS FINE BRICK.
2. ALL FINISHES SHALL BE SPECIFIED BY MANUFACTURER FOR TOWN OF FARRAGUT, TENNESSEE.
3. ALL FINISHES TO BE APPROVED BY THE TOWN OF FARRAGUT.

PARTNER-IN-CHARGE	ALH
PROJECT MANAGER	ELD
DESIGNER	ELD
REVIEWED BY	ALH
ISSUE DATE	2017.08.03
REVISIONS	

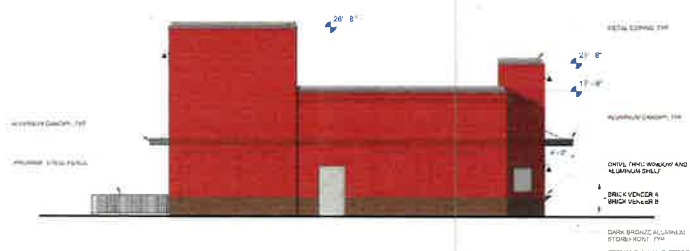
A301
BUILDING A ELEVATIONS



4 BUILDING A ELEVATION - SOUTH



3 BUILDING A ELEVATION - EAST



2 BUILDING A ELEVATION - NORTH



1 BUILDING A ELEVATION - WEST



505 Market St. Suite 300 Knoxville, TN 37902
 1 865 934 1915 1 865 546 0242



PROJECT NUMBER
 160900

PROJECT NAME
**FARRAGUT GATEWAY
 BUILDING B**
 OWNER
**FIRST FARRAGUT
 DEVELOPMENT, LLC**

PROJECT ADDRESS
**103 SOUTH CAMPBELL
 STATION RD
 KNOXVILLE, TN 37934**

EXTERIOR FINISH LEGEND

KEY	MATERIAL
BRICK VENEER A	RED BRICK
BRICK VENEER B	DARK BROWN BRICK
STOREFRONT	DARK BRONZE

PLANNING COMMISSION GENERAL NOTES

1. AT LEAST TEN (10) PERCENT OF BUILDING MATERIALS (EXCLUDING DOORS AND WINDOWS) TO BE USED ON ALL BUILDING ELEVATIONS OF ALL SIDES.
2. ALL FINAL UNITS SHALL BE SCHEDULED BY PERMITS FOR TOUR OF FARRAGUT.

PARTNER-IN-CHARGE	KLH
PROJECT MANAGER	ELD
DRAWN BY	ELD
REVIEWED BY	KLH
ISSUE DATE	2017.06.03
REVISIONS	

A301
 BUILDING ELEVATIONS

MEETING DATE: August 17, 2017

AGENDA ITEM #9

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on site plan revisions for The Overlook At Campbell Station Apartments, Parcels 108 and 109, Tax Map 130, Zoned R-6/OSMFR, 820 N. Campbell Station Road, 31.94acres (GBS Engineering, Applicant)

INTRODUCTION AND BACKGROUND: In 2014 amendments were made to the Multi-Family Residential Zoning District (R-6) which included the creation of an open space overlay for multi-family similar to the open space overlays created a few years ago for single-family detached and attached housing. This overlay provided for lessened setbacks and greater heights than would be permitted for a non-overlay R-6 development. In exchange, environmentally sensitive portions of a property would be avoided and become part of the 50% open space required for the overlay option.

The property at 820 N. Campbell Station Road north of the Holiday Inn Express was rezoned to the new Open Space Multi-Family Residential Overlay (R-6/OSMFR) so that a multi-family residential development with lessened setbacks and greater heights could be constructed on the front portion of the property closest to N. Campbell Station Road in exchange for avoiding the steepest slopes and drainage area on much of the remainder of the property.

At the December 18, 2014 planning commission meeting, a site plan was conditionally approved for an apartment project that included 252 units and concentrated most of the development on the front portion of the property which is relatively flat and developable. The conditions of this approval were never addressed so the project was never formally approved. The developer came back to the planning commission at the March 19, 2015 meeting to request a clarification of building materials. Though brick had been originally mentioned when the site plan was approved, the commission agreed to accept stone as the masonry material for the building facades.

The developer then came back to the planning commission again in June 2015 to request approval for a new site plan that would involve crossing the drainage area and constructing two buildings in a heavily tree covered area with defined drainage of the northern half of the property. The purpose of this new site plan was to lessen development costs by reducing the height and amount of retaining walls. The staff did not support this new site plan because it encroached into areas with environmental sensitivity and was not consistent with the intent of the R-6/OSMFR Overlay. The developer presented their case for the new layout and noted that, in response to the staffs' concern, a pre-formed bridge would be used so that the drainageway could be spanned with very limited disturbance. The commission voted to approve the site plan with the pre-formed bridge subject to the staff approval of all aspects of the new site plan to ensure compliance with all applicable requirements, including the Architectural Design Standards.

No revisions were submitted so this new site plan was never finalized and approved. In January of 2016, the applicant requested approval for a new site plan that would again cross the drainage area but, rather than having the pre-formed bridge that would span over this area and minimize disturbance, they submitted a request to place a culvert in the drainageway and grade the area around the culvert for this crossing.

This additional encroachment into open space was not supported by the Town staff but ended up being approved as part of an approval with several conditions that have never been addressed. Since the January 21, 2016 conditional approval, the developer has been working to address how the buildings could be built to comply with the Town's adopted building codes. The developer has recently resolved this issue and is now requesting final approval of the site plan.

DISCUSSION: Though the site plan is very similar to the plan that was conditionally approved in January of 2016, there are some elements of the plan that represent new information that has not been considered by the Planning Commission. One change is the extension of a proposed 8 inch water line along approximately 555 linear feet of the eastern property line that abuts the Knoxville Christian School (KCS). Since the KCS property is zoned R-2, a 35 foot buffer strip is required along that property line. This is also within the open space portion of the Overlook at Campbell Station property. The installation of this line will likely necessitate a 20 foot wide area of disturbance for a total of over 11,000 square feet (20x555) of disturbed area. Though standard utility easements typically follow peripheral property lines and are usually a minimum of 10 feet in width, the staff has consistently recommended against a utility being situated within a required buffer strip in a parallel manner. In addition, the R-6/OSMFR District states that existing, mature vegetation shall be preserved and incorporated into the buffer strips. Should a utility be permitted parallel within a buffer strip, the applicant must demonstrate, at a minimum, that existing mature vegetation shall be preserved and the buffer strip will meet the plant unit count per 100 linear feet. The applicant will note that the area outside this portion of the buffer strip is on open space but the staff is concerned about being consistent with how utilities within buffer strips have been treated in the past and with ensuring that the provisions of the R-6/OSMFR are met. Historically, when a utility has been placed in a buffer strip it has been situated in a roughly perpendicular alignment so as to lessen impact on and disturbance within a required buffer strip. This water line is also an additional encroachment into an open space area that continues to be consumed with construction related activities.

A second change is the extension of a roughly 240 foot section of sanitary sewer through a section of buffer strip and aquatic buffer in the northeast corner of the development. This is also within a portion of the development that is designated as open space. Should this extension be permitted, the applicant must demonstrate that no existing mature vegetation within the required buffer strip will be disturbed so as to be compliant with the provisions of the R-6/OSMFR District.

And finally, since the site plan was last reviewed by the Planning Commission on January 21, 2016 and the conditions related to the site plan approval were never addressed, the site plan has not been officially approved in accordance with the Town's adopted Vested Property Rights in Development Standards Ordinance. Consequently, the site plan must demonstrate compliance with all current Town requirements. One requirement that has changed since January of 2016 and that affects this development is the increase outlined in the Architectural Design Standards (ADS) for the percentage of masonry required on new buildings. This percentage was 75% of the net façade area on the ground floor and 60% of the net façade area on the remaining floors. Now the requirement is 75% of the net façade area on all floors. The applicant will be asking for a lower percentage than the current requirement though their latest submittal appears to show compliance with the new masonry percentages. To be consistent with what would be required for the multi-family buildings in the PCD District along S. Watt Road or anywhere else in Town, the staff would not support a lower percentage. Since the site plan was never officially approved the latest

site plan version should comply with the current requirements. If the applicant is concerned about too much brick then the staff would encourage them to mix in other masonry materials to satisfy the requirements.

Also related to the ADS is the question of whether the project provides for an iconic architectural element that distinguishes this project from other multi-family developments. This has not yet been demonstrated in a manner that could be recommended for approval by the Town staff.

RECOMMENDATION: Included in your packet is the revised site plan for the Overlook at Campbell Station along with the staffs’ comments on the previous site plan that was submitted. In addition to the comments noted in the discussion section above, the staff will provide an update at the meeting as to whether the other remaining staff comments have been addressed in the revised site plan set.

Staff Comments on Overlook Site Plans – July 25, 2017 (these only include planning comments at this point)

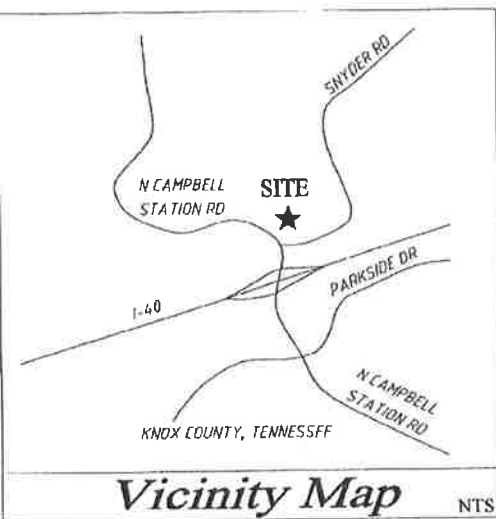
- a. Please provide written approval from First Utility District (FUD) of Knox County. The data provided is from 2013. FUD must stamp and approved all applicable plan sheets;
- b. It appears that there is a new water line and sanitary sewer extension that is proposed through the open space and buffer strips. Please clearly identify each of these on the applicable sheets. This is new information that will need to be considered by the Planning Commission. The staff does not support a utility that is proposed parallel within a buffer strip. The staff is also concerned about additional encroachment into the open space that is required for this zoning district. The open space continues to be encroached upon with each proposed amendment to the site plan. The open space calculations will need to be updated to ensure compliance if the Planning Commission approves additional disturbance in the previously approved open space.
- c. The permanent open space will have to be memorialized as such in a manner that runs with the land. A plat will be needed which will likely reference a covenant or permanent open space easement or lot that is recorded and that describes the open space land areas and that they are to be left undisturbed in perpetuity. The exact approach to address this will need to be reviewed in consultation with the Town staff and Town attorney;
- d. The staff and Planning Commission will need to assess whether iconic design features, such as well-defined entries or tower elements, have been incorporated into the design of the development, at least as viewed from a highly visible location (*this would be reflected in a building design feature(s), visible from N. Campbell Station Road, that creates a unique and inviting visual element for this development*);
- e. A new landscape plan that reflects whatever site plan is ultimately approved by the Planning Commission is required and must be approved prior to the issuance of a grading permit;
- f. Building F is within 100 feet of property zoned residential and cannot exceed 3 stories or 45 feet. The plans show this as 49 feet and 3 stories;
- g. All buildings must comply with the current Architectural Design Standards. Please demonstrate on the plans and revise the percentage requirements to show that each building is at least 75% masonry (no fabricated brick panels) on the net façade area of each building;
- h. The HVAC units must be screened so they are not visible from any adjacent properties or rights of ways. Please revise Note #5. Please ensure that the HVAC screening is consistent on all sheets. This screening is required to be masonry to match the masonry on the building. Is condenser unit the same as HVAC in this application?;

- i. Please ensure that the number of units is consistent on all sheets;
- j. Some additional crosswalks should be provided for pedestrian connections;
- k. Please include the aquatic buffer note on the cover sheet;
- l. Please verify that the areas where grading is shown within required buffers does not have any existing tree cover;
- m. Please ensure that ALL external lighting fixtures and their locations are shown on the lighting plans and match what is shown on the plans;
- n. Please submit irrevocable letter of credit for erosion control for \$95,000; and
- o. Please submit Drainage Fee of \$8,130.

Mark Shipley

From: Dan Johnson
Sent: Friday, July 28, 2017 3:10 PM
To: Mark Shipley; Bart Hose
Subject: Overlook Apt

- 1) Please provide a remote emergency access road, in accordance with IFC D106, to provide a secondary access for emergency purposes. Provide any specific data on the grass paver design or confirm that it will support the required 30,000 pound per axle loading. Additionally, the secondary access must provide adequate turning radius to negotiate any turns into the complex. Additional gate specifications and locking arrangements should be provided if applicable.
- 2) Provide a note on sheet C7.0 and C7.1 that ALL residential (R2) buildings will be protected with an NFPA 13 Fire Sprinkler System.
- 3) Several sheets, including C7.0 and C7.1, contain too many layers of information which make determining details difficult, if not impossible. Please turn non-pertinent layers off or provide separate sheets so that details may be confirmed.
- 4) Please incorporate the fire flow analysis summary data, as noted in the Cannon& Cannon document, into sheets C7.0 and C7.1. Additionally, provide the existing fire hydrant flow data points used to complete the analysis, on the drawings of record.



Site Development Plans for *The Overlook at Campbell Station*

Developed by:
PEF Farragut, LLC
5755 North Point Parkway,
Suite 32,
Alpharetta, Georgia 30022
(770) 674-0621
Attn: Mr. Paul Folger

LEGEND	
EXISTING	PROPOSED
WATER'S EDGE	WATER'S EDGE
PROPERTY LINE	PROPERTY LINE
POINT OF BEGINNING	POINT OF BEGINNING
SILT FENCE	SILT FENCE
INLET PROTECTION	INLET PROTECTION
OUTLET PROTECTION	OUTLET PROTECTION
CATCH BASIN	CATCH BASIN
CURB INLET	CURB INLET
DRAINAGE MANHOLE	DRAINAGE MANHOLE
REINFORCED CONCRETE PIPE	REINFORCED CONCRETE PIPE
CORRUGATED METAL PIPE	CORRUGATED METAL PIPE
MONITORING WELL	MONITORING WELL
SPOT ELEVATION	SPOT ELEVATION
CURB SPOT ELEVATION	CURB SPOT ELEVATION
1 FT CONTOUR	1 FT CONTOUR
5 FT CONTOUR	5 FT CONTOUR
STD DUTY CURB & GUTTER	STD DUTY CURB & GUTTER
HEAVY DUTY CURB & GUTTER	HEAVY DUTY CURB & GUTTER
EXTRUDED CURB	EXTRUDED CURB
VERTICAL CURB	VERTICAL CURB
EXISTING PAVEMENT TO BE REMOVED	EXISTING PAVEMENT TO BE REMOVED
PAINTED NO PARKING AREAS	PAINTED NO PARKING AREAS
AUTO ASPHALT PAVEMENT	AUTO ASPHALT PAVEMENT
1.5" ASPHALT OVERLAY	1.5" ASPHALT OVERLAY
STD DUTY TRUCK ASPHALT	STD DUTY TRUCK ASPHALT
HEAVY DUTY TRUCK ASPHALT	HEAVY DUTY TRUCK ASPHALT
CONCRETE	CONCRETE
PERMEABLE PAVERS	PERMEABLE PAVERS

EXISTING	PROPOSED
CLEANOUT	CLEANOUT
SANITARY MANHOLE	SANITARY MANHOLE
SAN SWR LINES	SAN SWR LINES
OIL/WATER SEPARATOR LINES	OIL/WATER SEPARATOR LINES
AIR LINES	AIR LINES
RAINWATER LEADERS	RAINWATER LEADERS
CANOPY DRAINS	CANOPY DRAINS
WATER METER	WATER METER
WATER VALVE	WATER VALVE
FIRE HYDRANT	FIRE HYDRANT
WATER LINES	WATER LINES
OVERHEAD TELEPHONE	OVERHEAD TELEPHONE
UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
TELEPHONE BOX	TELEPHONE BOX
ELECTRIC BOX	ELECTRIC BOX
12" DIAMETER WOOD POWER POLE	12" DIAMETER WOOD POWER POLE
GUY ANCHOR	GUY ANCHOR
METAL LIGHT POLE	METAL LIGHT POLE
18" X 18" CONCRETE POWER POLE	18" X 18" CONCRETE POWER POLE
18" X 18" CONCRETE LIGHT POLE	18" X 18" CONCRETE LIGHT POLE
OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
GAS VALVE	GAS VALVE
GAS METER	GAS METER
GAS LINE	GAS LINE
AQUADIC USE BUFFER	AQUADIC USE BUFFER
TOP OF STREAM BANK	TOP OF STREAM BANK

820 N Campbell Station Road, CLT Map 130, Parcels 108 & 109
Farragut, Tennessee, 37932

DRAWING INDEX

01	C0	Cover Sheet	08/02/2017
02	A-01	Building A - Floor Plans & Bldg Notes	06/30/2017
03	A-02	Building A - Floor Plans	06/30/2017
04	A-03	Building A - Elevations, Notes, Schedules & Legend	08/02/2017
05	A-04	Building B - Floor Plans	06/30/2017
06	A-05	Building B - Floor Plans	06/30/2017
07	A-06	Building B - Elevations	08/02/2017
08	A-07	Building B2 - Floor Plans	06/30/2017
09	A-08	Building B2 - Floor Plans	06/30/2017
10	A-09	Building B2 - Elevations	08/02/2017
11	A-10	Building C - Floor Plans	06/30/2017
12	A-11	Building C - Floor Plans	06/30/2017
13	A-12	Building C - Elevations	08/02/2017
14	A-13	Building D - Floor Plans	06/30/2017
15	A-14	Building D - Floor Plans	06/30/2017
16	A-15	Building D - Elevations	08/02/2017
17	A-16	Building E - Floor Plans	06/30/2017
18	A-17	Building E - Floor Plans	06/30/2017
19	A-18	Building F - Elevations	08/02/2017
20	A-19	Building F - Floor Plans	06/30/2017
21	A-20	Building F - Elevations	08/02/2017
22	A-21	Building G - Floor Plans & Elevations	08/02/2017
23	A-22	Clubhouse - Floor & Notes	06/30/2017
24	A-23	Clubhouse - Elevations	06/30/2017
25	A-24	Clubhouse - Elevations	06/30/2017
26	A-25	Cabana - Plan & Elevations	06/30/2017
27	A-26	Maintenance Bldg - Plan and Elevations	06/30/2017
28	A-27	Trash Compactor Enclosure	06/30/2017
29	C1	Overall Site Plan	08/02/2017
30	C2.0	ES & PC - Initial Phase	06/30/2017
31	C2.1	ES & PC - Initial Phase	06/30/2017
32	C2.2	ES & PC - Intermediate Phase	06/30/2017
33	C2.3	ES & PC - Intermediate Phase	06/30/2017
34	C2.4	ES & PC - Final Phase	06/30/2017
35	C2.5	ES & PC - Final Phase	06/30/2017
36	C2.6	SWPPP	06/30/2017
37	C2.7	SWPPP	06/30/2017
38	C3.0	Demolition Plan	06/30/2017
39	C3.1	Demolition Plan	06/30/2017
40	C4.0	Site Plan	06/30/2017
41	C4.1	Site Plan	06/30/2017
42	C5.0	Site Dimension Plan	06/30/2017
43	C5.1	Site Dimension Plan	06/30/2017
44	C6.0	Site Grading Plan	06/30/2017
45	C6.1	Site Grading Plan	06/30/2017
46	C7.0	Site Utility Plan	08/02/2017

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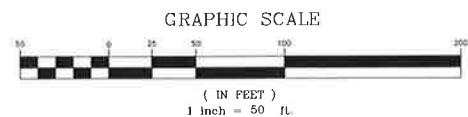
DRAWING INDEX CONTINUED

C8	Site Details	06/30/2017
C9	Site Details	06/30/2017
C10	Site Details	06/30/2017
C11	Site Details	06/30/2017
C12.0	Sanitary Sewer North Main - Plan & Profile	06/30/2017
C12.1	Sanitary Sewer South Main A - Plan & Profile	06/30/2017
C12.2	Sanitary Sewer South Main A - Plan & Profile	06/30/2017
C12.3	Sanitary Sewer South Main B - Plan & Profile	06/30/2017
C13.0	Storm Sewer Profiles	06/30/2017
C13.1	Storm Sewer Profiles	06/30/2017
C13.2	Storm Sewer Profiles	06/30/2017
C13.3	Storm Sewer Profiles	06/30/2017
TP-1	Tree Preservation Plan	06/30/2017
TP-2	Tree Preservation Plan	06/30/2017
E0-02	Site Photometric Plan	06/30/2017
E0-03	Site Photometric Plan	06/30/2017
RW-0.1	Overall Wall Locations Plan	12/18/2015
RW-0.2	Keystone Retaining Wall Notes and Details	12/18/2015
RW-0.3	Keystone Retaining Wall Notes and Details	12/18/2015
RW-0.4	Redi-Rock Retaining Wall Construction Notes	12/18/2015
RW-0.5	Redi-Rock Gravity Wall Construction Details	12/18/2015
RW-0.6	Redi-Rock PC Construction Details	12/18/2015
RW-1.1	Retaining Wall #1 Plan and Profile	12/18/2015
RW-1.2	Retaining Wall #1 Plan and Profile	12/18/2015
RW-1.3	Retaining Wall #1 Plan and Profile	12/18/2015
RW-2.0	Retaining Wall #2 Plan and Profile	12/18/2015
RW-3.0	Retaining Wall #3 & #4 Plan and Profile	12/18/2015
RW-4.0	Retaining Wall #5A & #5B Plan and Profile	12/18/2015
RW-5.0	Retaining Wall #6 Thru #9 Plan and Profile	12/18/2015
RW-6.0	Retaining Wall #10 Plan and Profile	12/18/2015
RW-7.0	Retaining Wall #11 Plan and Profile	12/18/2015
RW-8.0	Retaining Wall #12 Thru #14 Plan and Profile	12/18/2015
RW-9.0	Retaining Wall #15 Plan and Profile	12/18/2015
RW-10.0	Retaining Wall #16A & #16B Plan and Profile	12/18/2015
RW-11.0	Retaining Wall #17 & #18 Plan and Profile	12/18/2015

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"BU"	Building "BV"	Building "BW"	Building "BX"	Building "BY"	Building "BZ"	Building "CA"	Building "CB"	Building "CC"	Building "CD"	Building "CE"	Building "CF"	Building "CG"	Building "CH"	Building "CI"	Building "CJ"	Building "CK"	Building "CL"	Building "CM"	Building "CN"	Building "CO"	Building "CP"	Building "CQ"	Building "CR"	Building "CS"	Building "CT"	Building "CU"	Building "CV"	Building "CW"	Building "CX"	Building "CY"	Building "CZ"	Building "DA"	Building "DB"	Building "DC"	Building "DD"	Building "DE"	Building "DF"	Building "DG"	Building "DH"	Building "DI"	Building "DJ"	Building "DK"	Building "DL"	Building "DM"	Building "DN"	Building "DO"	Building "DP"	Building "DQ"	Building "DR"	Building "DS"	Building "DT"	Building "DU"	Building "DV"	Building "DW"	Building "DX"	Building "DY"	Building "DZ"	Building "EA"	Building "EB"	Building "EC"	Building "ED"	Building "EE"	Building "EF"	Building "EG"	Building "EH"	Building "EI"	Building "EJ"	Building "EK"	Building "EL"	Building "EM"	Building 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"HG"	Building "HH"	Building "HI"	Building "HJ"	Building "HK"	Building "HL"	Building "HM"	Building "HN"	Building "HO"	Building "HP"	Building "HQ"	Building "HR"	Building "HS"	Building "HT"	Building "HU"	Building "HV"	Building "HW"	Building "HX"	Building "HY"	Building "HZ"	Building "IA"	Building "IB"	Building "IC"	Building "ID"	Building "IE"	Building "IF"	Building "IG"	Building "IH"	Building "II"	Building "IJ"	Building "IK"	Building "IL"	Building "IM"	Building "IN"	Building "IO"	Building "IP"	Building "IQ"	Building "IR"	Building "IS"	Building "IT"	Building "IU"	Building "IV"	Building "IW"	Building "IX"	Building "IY"	Building "IZ"	Building "JA"	Building "JB"	Building "JC"	Building "JD"	Building "JE"	Building "JF"	Building "JG"	Building "JH"	Building "JI"	Building "JJ"	Building "JK"	Building "JL"	Building "JM"	Building "JN"	Building "JO"	Building "JP"	Building "JQ"	Building "JR"	Building "JS"	Building "JT"	Building "JU"	Building "JV"	Building "JW"	Building "JX"	Building "JY"	Building "JZ"	Building "KA"	Building "KB"	Building "KC"	Building "KD"	Building "KE"	Building "KF"	Building "KG"	Building "KH"	Building "KI"	Building "KJ"	Building "KK"	Building "KL"	Building "KM"	Building "KN"	Building "KO"	Building "KP"	Building "KQ"	Building "KR"	Building "KS"	Building "KT"	Building "KU"	Building "KV"	Building "KW"	Building "KX"	Building "KY"	Building "KZ"	Building "LA"	Building "LB"	Building "LC"	Building "LD"	Building "LE"	Building "LF"	Building "LG"	Building "LH"	Building "LI"	Building "LJ"	Building "LK"	Building "LM"	Building "LN"	Building "LO"	Building "LP"	Building "LQ"	Building "LR"	Building "LS"	Building "LT"	Building "LU"	Building "LV"	Building "LW"	Building "LX"	Building "LY"	Building "LZ"	Building "MA"	Building "MB"	Building "MC"	Building "MD"	Building "ME"	Building "MF"	Building "MG"	Building "MH"	Building "MI"	Building "MJ"	Building "MK"	Building "ML"	Building "MM"	Building "MN"	Building "MO"	Building "MP"	Building "MQ"	Building "MR"	Building "MS"	Building "MT"	Building "MU"	Building "MV"	Building "MW"	Building "MX"	Building "MY"	Building "MZ"	Building "NA"	Building "NB"	Building "NC"	Building "ND"	Building "NE"	Building "NF"	Building "NG"	Building "NH"	Building "NI"	Building "NJ"	Building "NK"	Building "NL"	Building "NM"	Building "NN"	Building "NO"	Building "NP"	Building "NQ"	Building "NR"	Building "NS"	Building "NT"	Building "NU"	Building "NV"	Building "NW"	Building "NX"	Building "NY"	Building "NZ"	Building "OA"	Building "OB"	Building "OC"	Building "OD"	Building "OE"	Building "OF"	Building "OG"	Building "OH"	Building "OI"	Building "OJ"	Building "OK"	Building "OL"	Building "OM"	Building "ON"	Building "OO"	Building "OP"	Building "OQ"	Building "OR"	Building "OS"	Building "OT"	Building "OU"	Building "OV"	Building "OW"	Building "OX"	Building "OY"	Building "OZ"	Building "PA"	Building "PB"	Building "PC"	Building "PD"	Building "PE"	Building "PF"	Building "PG"	Building "PH"	Building "PI"	Building "PJ"	Building "PK"	Building "PL"	Building 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"UY"	Building "UZ"	Building "VA"	Building "VB"	Building "VC"	Building "VD"	Building "VE"	Building "VF"	Building "VG"	Building "VH"	Building "VI"	Building "VJ"	Building "VK"	Building "VL"	Building "VM"	Building "VN"	Building "VO"	Building "VP"	Building "VQ"	Building "VR"	Building "VS"	Building "VT"	Building "VU"	Building "VV"	Building "VW"	Building "VX"	Building "VY"	Building "VZ"	Building "WA"	Building "WB"	Building "WC"	Building "WD"	Building "WE"	Building "WF"	Building "WG"	Building "WH"	Building "WI"	Building "WJ"	Building "WK"	Building "WL"	Building "WM"	Building "WN"	Building "WO"	Building "WP"	Building "WQ"	Building "WR"	Building "WS"	Building "WT"	Building "WU"	Building "WV"	Building "WW"	Building "WX"	Building "WY"	Building "WZ"	Building "XA"	Building "XB"	Building "XC"	Building "XD"	Building "XE"	Building "XF"	Building "XG"	Building "XH"	Building "XI"	Building "XJ"	Building "XK"	Building "XL"	Building "XM"	Building "XN"	Building "XO"	Building "XP"	Building "XQ"	Building "XR"	Building "XS"	Building "XT"	Building "XU"	Building "XV"	Building "XW"	Building "XX"	Building "XY"	Building "XZ"	Building "YA"	Building "YB"	Building "YC"	Building "YD"	Building "YE"	Building "YF"	Building "YG"	Building "YH"	Building "YI"	Building "YJ"	Building "YK"	Building "YL"	Building "YM"	Building "YN"	Building "YO"	Building "YP"	Building "YQ"	Building "YR"	Building "YS"	Building "YT"	Building "YU"	Building "YV"	Building "YW"	Building "YX"	Building "YY"	Building "YZ"	Building "ZA"	Building "ZB"	Building "ZC"	Building "ZD"	Building "ZE"	Building "ZF"	Building "ZG"	Building "ZH"	Building "ZI"	Building "ZJ"	Building "ZK"	Building "ZL"	Building "ZM"	Building "ZN"	Building "ZO"	Building "ZP"	Building "ZQ"	Building "ZR"	Building "ZS"	Building "ZT"	Building "ZU"	Building "ZV"	Building "ZW"	Building "ZX"	Building "ZY"	Building "ZZ"
76. Size of building (sq. ft.)	84,146	32,344	32,344	40,000	48,881	37,048	5,080	5,080	5,080	5,043	800	937																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	



31.91 ACRES±
PEF FARRAGUT, LLC
TAX MAP 130, PARCEL 109.01

EXISTING TREE INVENTORY ²

QUANTITY	SPECIES	SIZE	TO BE REMOVED / TO REMAIN	HAZARDOUS
226	HARDWOOD	10-15"	105/121	NO
100	HARDWOOD	16-20"	56/44	NO
135	HARDWOOD	20+"	12/63	NO
1	DOGWOOD	12"	1/0	NO
37	EVERGREEN	16-20"	18/19	NO
8	EVERGREEN	20+"	4/4	NO

TREE REPLACEMENT SCHEDULE

QUANTITY TO BE REMOVED	SPECIES	SIZE	NUMBER OF REQUIRED REPLACEMENT TREES
101	HARDWOOD	10-15"	210
56	HARDWOOD	16-20"	168
69	HARDWOOD	20+ "	288
1	DOGWOOD	12"	2
17	EVERGREEN	16-20"	21
4	EVERGREEN	20+ "	8
		TOTAL	709

TREE CREDIT PROVISION SCHEDULE Δ_2

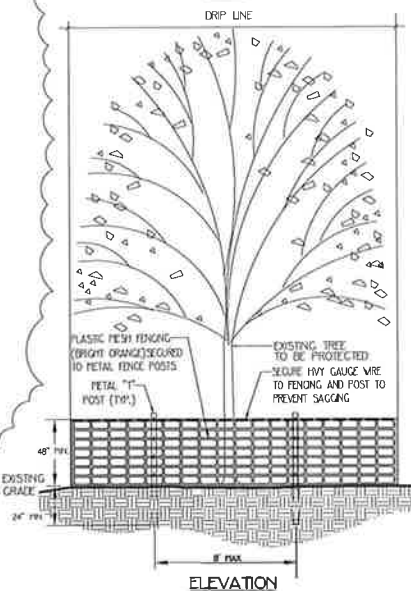
QUANTITY TO BE SAVED	SPECIES	SIZE	NEW TREE CREDIT
125	HARDWOOD	10-15"	500
34	HARDWOOD	16-20"	264
66	HARDWOOD	20+"	528
20	EVERGREEN	16-20"	80
4	EVERGREEN	20+"	16
		TOTAL	1325

TREE CREDIT/REPLACEMENT SUMMARY

REPLACEMENT TREE TOTAL	703
CREDITS FOR SAVED TREES	1325
TREE CREDIT PRIOR TO LANDSCAPING	622

TREE PROTECTION FENCING (TYP.)-
TO BE PLACED TO THE DRIP LINE OF
ANY EXISTING TREES WITHIN THE BUFFER
STRIP (TYP.) AS SHOWN ON PLAN.

TREE PROTECTION FENCING (TYP.)-
TO BE PLACED ALONG ENTIRE
PERIMETER OF LIMIT OF DISTURBANCE
(TYP.) AS SHOWN ON PLAN.



TREE PROTECTION FENCING DETAIL
NO SCALE

SHEET 62 OF 83

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TOWN OF BARRAGUT



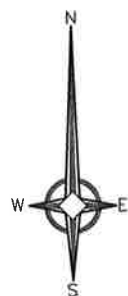
THE PRESENTATION OF THE

The Overlook @ North Campbell | Station Apartments
820 North Campbell Station Rd.

20 North Campbell Station R
Farmout, Tennessee 37932

[illegible]

TP-2



proposed
sanitary sewer line

EXISTING TREE TO BE REMOVED (TYP.)

LIMIT OF TREE COVER (TYP.)
PREDOMINANT SPECIES INCLUDE:
- POPLAR
- HICKORY
- CEDAR

TREE PROTECTION FENCING (TYP.)-
TO BE PLACED TO THE DRIP LINE OF
ANY EXISTING TREES WITHIN THE BUFFER
STRIP (TYP.) AS SHOWN ON PLAN.

30.71 ACRES
KAREN LEE FLORES ET AL
TAX MAP 130, PARCEL 109
DEED BOOK 2277, PAGE 473

NOTES:

1. SURVEY PROVIDED BY MILLER LAND SURVEYING, LLC. ALL TREE CALCULATIONS BASED ON TREES SURVEYED. EXISTING TREES ON SITE BUT NOT SURVEYED ARE NOT CONSIDERED IN TREE CREDIT CALCULATIONS.
2. PROPOSED BUILDINGS AND PAVING ARE SHOWN FOR REFERENCE.
3. 25' AQUATIC BUFFER SHOWN DELINEATES A "NO TOUCH" ZONE.
4. GENERAL CONTRACTOR SHALL ESTABLISH AND MAINTAIN THE TREE PROTECTION FENCING AS SHOWN ON PLAN. FENCING WILL DELINEATE THE LIMIT OF DISTURBANCE AND PROTECT THOSE TREES SHOWN TO REMAIN. SEE EROSION & SEDIMENT CONTROL PLAN FOR ADDITIONAL REQUIREMENTS.
5. ALL TEMPORARY CONSTRUCTION ACTIVITIES (EQUIPMENT STORAGE, WORKER PARKING, ETC.) SHALL OCCUR WITHIN THE LIMITS OF DISTURBANCE.
6. IN ADDITION TO TREE PROTECTION FENCING REQUIRED FOR INDIVIDUALLY PROTECTED TREES, THE PROPOSED LIMITS OF DISTURBANCE SHALL BE STAKED AND BARRICADED WITH TREE PROTECTION FENCING AS SHOWN ON DETAIL, UNLESS EQUIVALENT MATERIAL IS APPROVED BY TOWN OF FARRAGUT STAFF. THESE MEASURES SHALL BE COMPLETED AND APPROVED PRIOR TO ISSUANCE OF GRADING PERMIT.
7. 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.
8. TREE PROTECTIVE FENCING WILL SUFFICE FOR TREE PROTECTION. NO SPECIAL MEASURES WILL BE NEEDED TO PROTECT INDIVIDUAL TREES OR GROUPS OF TREES.
9. REQUIRED BUFFER STRIPS ARE SHOWN

TREE PROTECTION FENCING (TYP.)-
TO BE PLACED ALONG ENTIRE
PERIMETER OF LIMIT OF DISTURBANCE
(TYP.) AS SHOWN ON PLAN.

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft



LOCATION MAP
NOT TO SCALE

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SHEET 61 OF 83



1-26-2016

THE OVERLOOK @ NORTH CAMPBELL STATION APARTMENTS
820 NORTH CAMPBELL STATION RD.

PTD ARCHITECTURE, LLC
1020 BREAZEALE RD
PENDLETON, SC 29670
(864) 224-5800

TP-1

LEGEND	
	(ALL APT. BUILDINGS) HORIZONTAL FIBERCEMENT SIDING
	SHAKE FIBERCEMENT SIDING
	BOARD AND BATTEN FIBERCEMENT SIDING
	BRICK VENEER (RUNNING BOND)
	SHINGLE ROOF
	STANDING SEAM METAL ROOF



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BUILDING A- LEFT SIDE ELEVATION

5. Planning Resubmission

A-03

ITS CONTENTS ARE TO BE USED SOLELY FOR THE SPECIFIED PROJECT AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. IF USED FOR ANY OTHER PURPOSE, IT IS TO BE RETURNED IMMEDIATELY.



BUILDING B- FRONT ELEVATION

SCALE: 1/8" = 1'-0"

NOTE: BRICK IS TO BE A MIN. OF 75% OF THE AVG. OF ALL PRIMARY SURFACES OF ALL SIDES. ACTUAL 76.2% BRICK.

NOTE: GROUND FLOOR TO HAVE 75% BRICK (MIN.). ACTUAL 100% BRICK.

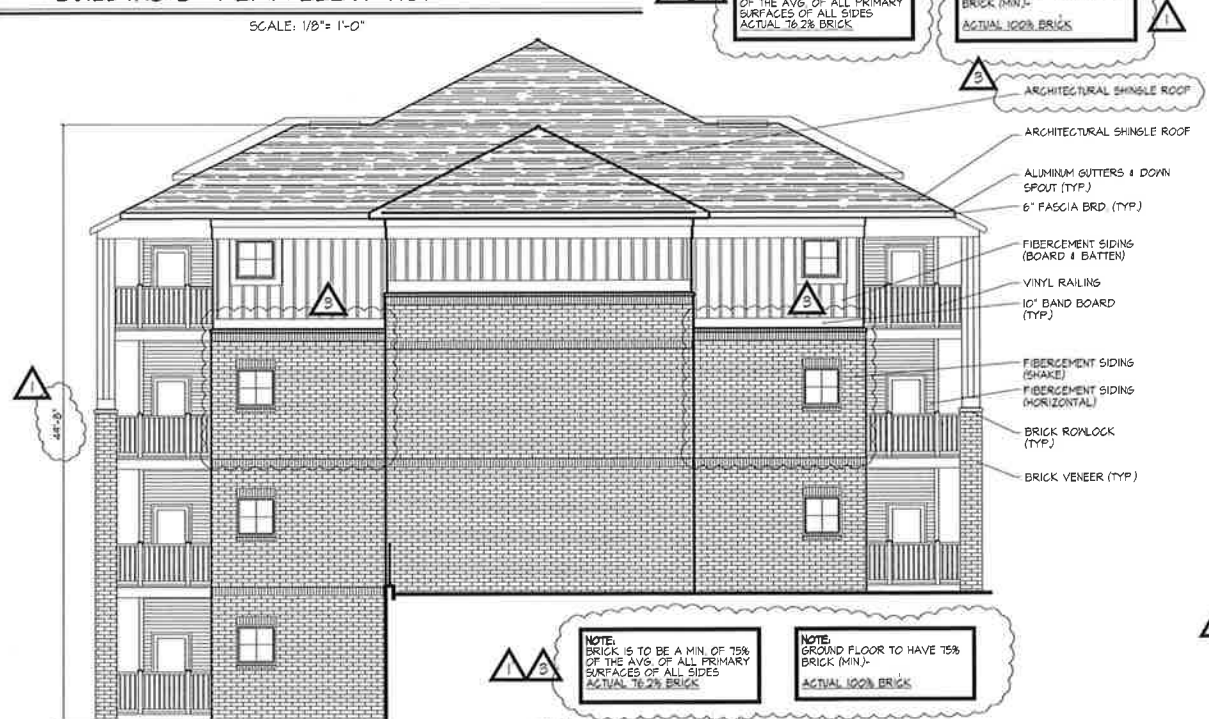


BUILDING B- REAR ELEVATION

SCALE: 1/8" = 1'-0"

NOTE: BRICK IS TO BE A MIN. OF 75% OF THE AVG. OF ALL PRIMARY SURFACES OF ALL SIDES. ACTUAL 76.2% BRICK.

NOTE: GROUND FLOOR TO HAVE 75% BRICK (MIN.). ACTUAL 100% BRICK.



BUILDING B- LEFT SIDE ELEVATION

NOTE: BRICK IS TO BE A MIN. OF 75% OF THE AVG. OF ALL PRIMARY SURFACES OF ALL SIDES. ACTUAL 76.2% BRICK.

NOTE: GROUND FLOOR TO HAVE 75% BRICK (MIN.). ACTUAL 100% BRICK.



BUILDING B- RIGHT SIDE ELEVATION

NOTE: BRICK IS TO BE A MIN. OF 75% OF THE AVG. OF ALL PRIMARY SURFACES OF ALL SIDES. ACTUAL 76.2% BRICK.

NOTE: THIS ELEVATION IS TO HAVE 60% OVERALL BRICK (MIN.). ACTUAL 61% BRICK.

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TOWN OF FARRAGUT

Planning Resubmission

1111
101A
REV 1 01-06-16 BLDG CONCEPT
REV 2 04-03-17 PLANNING
REV 3 02-03-17 PLANNING
COMMENTS
15012
BLD6: B- ELEVATIONS
The Overlook @ North Campbell Station Apartments
North Campbell Station Rd.
A-06



BUILDING B2- FRONT ELEVATION

SCALE: 1/8" = 1'-0"

NOTE: BRICK IS TO BE A MIN. OF 15% OF THE AVG. OF ALL PRIMARY SURFACES OF ALL SIDES. ACTUAL 15.6% BRICK

NOTE: GROUND FLOOR TO HAVE 15% BRICK (MIN.). ACTUAL 100% BRICK

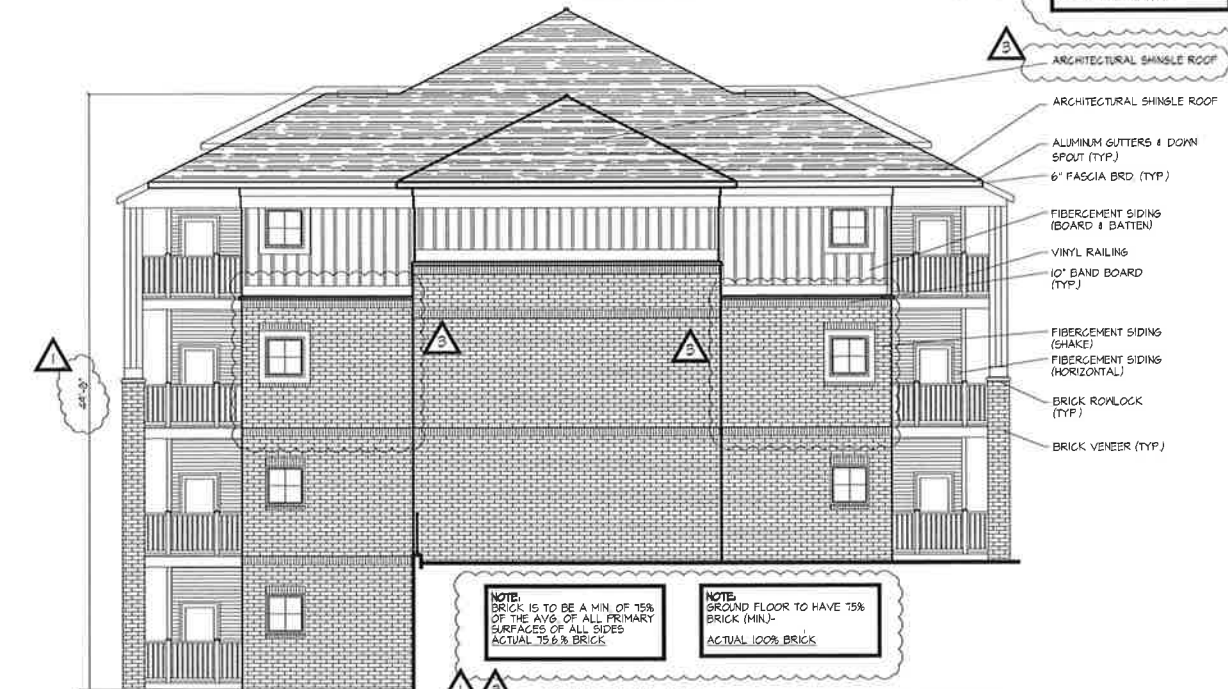


BUILDING B2- REAR ELEVATION

SCALE: 1/8" = 1'-0"

NOTE: BRICK IS TO BE A MIN. OF 15% OF THE AVG. OF ALL PRIMARY SURFACES OF ALL SIDES. ACTUAL 15.6% BRICK

NOTE: GROUND FLOOR TO HAVE 15% BRICK (MIN.). ACTUAL 100% BRICK



NOTE: BRICK IS TO BE A MIN. OF 15% OF THE AVG. OF ALL PRIMARY SURFACES OF ALL SIDES. ACTUAL 15.6% BRICK

NOTE: GROUND FLOOR TO HAVE 15% BRICK (MIN.). ACTUAL 100% BRICK



NOTE: BRICK IS TO BE A MIN. OF 15% OF THE AVG. OF ALL PRIMARY SURFACES OF ALL SIDES. ACTUAL 15.6% BRICK

NOTE: GROUND FLOOR TO HAVE 15% BRICK (MIN.). ACTUAL 100% BRICK

BUILDING B2- RIGHT SIDE ELEVATION

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TOWN OF FARRAGUT

Planning Resubmission

BLDG. B2- ELEVATIONS
The Overlook @ North Campbell Station Apartments
North Campbell Station Rd.
Farragut, Tennessee
REV. 1 10/10/16 BLDG. CONVENT
REV. 2 06/30/16 PLANNING
COMMENTS
REV. 3 02/02/17 PLANNING
COMMENTS
15012
A-09

IT'S CONTENTS ARE TO BE USED SOLELY FOR THE SPECIFIED PROJECT AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS TO BE RETURNED IMMEDIATELY.



BUILDING C- FRONT ELEVATION

SCALE: 1/8\"= 1'-0"

NOTE:
BRICK IS TO BE A MIN. OF 75%
OF THE AVG. OF ALL PRIMARY
SURFACES OF ALL SIDES
ACTUAL 87% BRICK

NOTE:
GROUND FLOOR TO HAVE 75%
BRICK (MIN.)
ACTUAL 100% BRICK



BUILDING C- REAR ELEVATION

SCALE: 1/8\"= 1'-0"

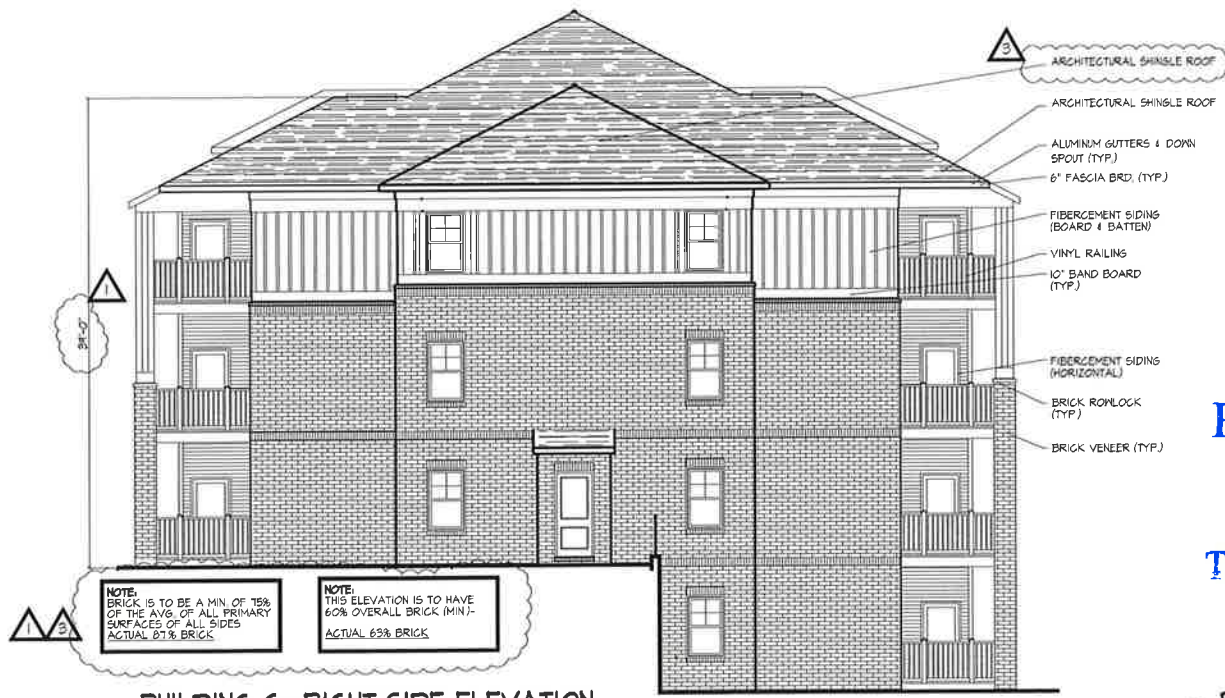
NOTE:
BRICK IS TO BE A MIN. OF 75%
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SURFACES OF ALL SIDES
ACTUAL 87% BRICK

NOTE:
GROUND FLOOR TO HAVE 75%
BRICK (MIN.)
ACTUAL 100% BRICK



NOTE:
BRICK IS TO BE A MIN. OF 75%
OF THE AVG. OF ALL PRIMARY
SURFACES OF ALL SIDES
ACTUAL 87% BRICK

NOTE:
THIS ELEVATION IS TO HAVE
60% OVERALL BRICK (MIN.)
ACTUAL 62% BRICK



NOTE:
BRICK IS TO BE A MIN. OF 75%
OF THE AVG. OF ALL PRIMARY
SURFACES OF ALL SIDES
ACTUAL 87% BRICK

NOTE:
THIS ELEVATION IS TO HAVE
60% OVERALL BRICK (MIN.)
ACTUAL 62% BRICK

BUILDING C- RIGHT SIDE ELEVATION

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TOWN OF FARRAGUT

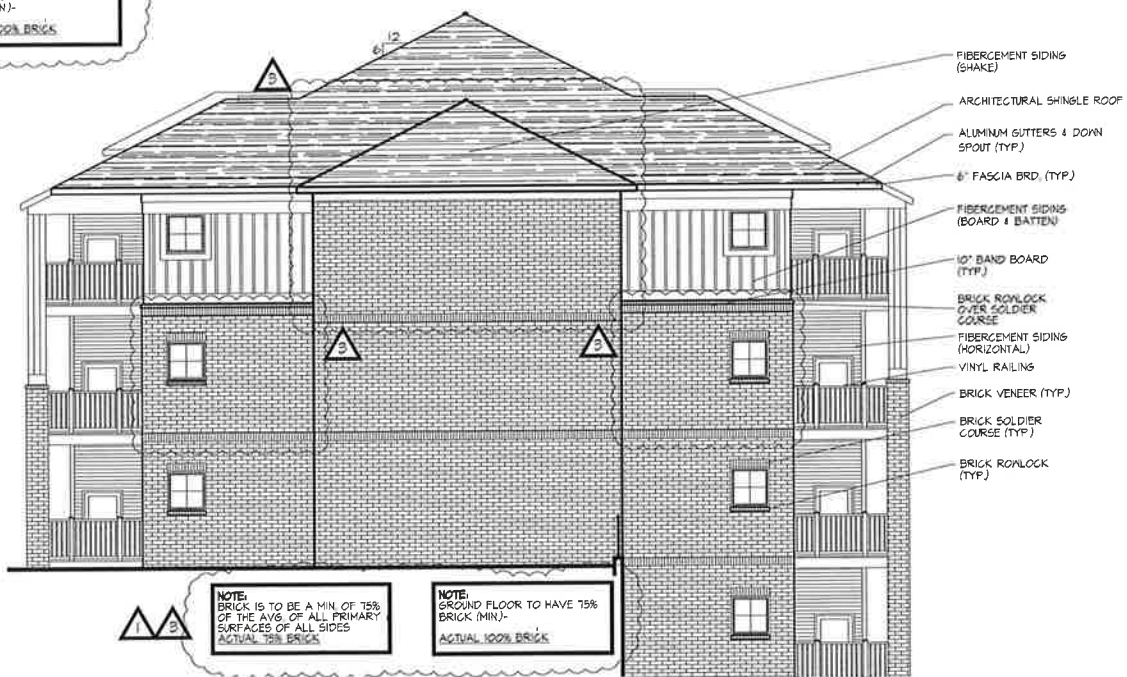
Planning Resubmission
JUL 02 2017

BLDG. C- ELEVATIONS
The Overlook @ North Campbell Station Apartments
North Campbell Station Rd.
REV. 1: 02-03-16 BLANK CORNER
REV. 2: 02-03-16 BLANK CORNER
REV. 3: 02-03-16 BLANK CORNER
15/01/2



REV. 1: 08-01-16 ELEVATION CHANGES
REV. 2: 08-30-17 ELEVATION CHANGES
REV. 3: 08-30-17 ELEVATION CHANGES
REV. 4: 08-30-17 ELEVATION CHANGES
REV. 5: 08-30-17 ELEVATION CHANGES
REV. 6: 08-30-17 ELEVATION CHANGES
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REV. 100: 08-30-17 ELEVATION CHANGES

BLDG. D - ELEVATIONS
The Overlook @ North Campbell Station Apartments
North Campbell Station Rd.
Farragut, CO 80647

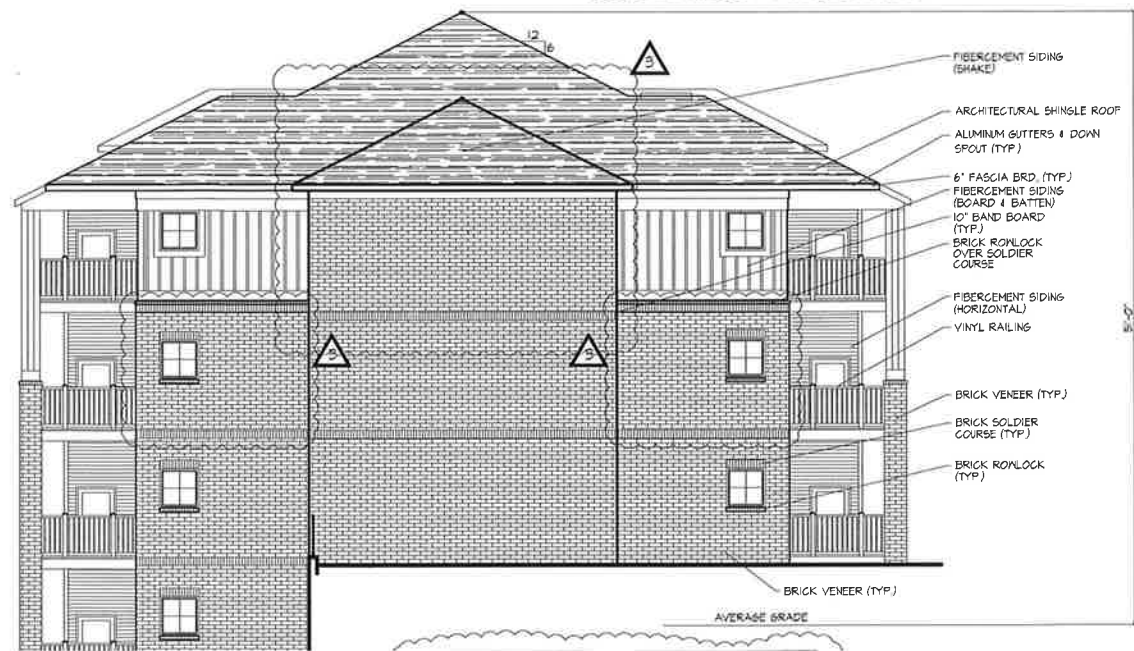


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TOWN OF FARRAGUT

Resubmission

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PDI ARCHITECTURE, LLC 1070 BREAZEALE ROAD, PENDELTON, OR 97367/TEL: (503) 774-5800



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BLDG. E- ELEVATIONS
The Overlook @ North Campbell Station Apartments
North Campbell Station Rd.

4-18

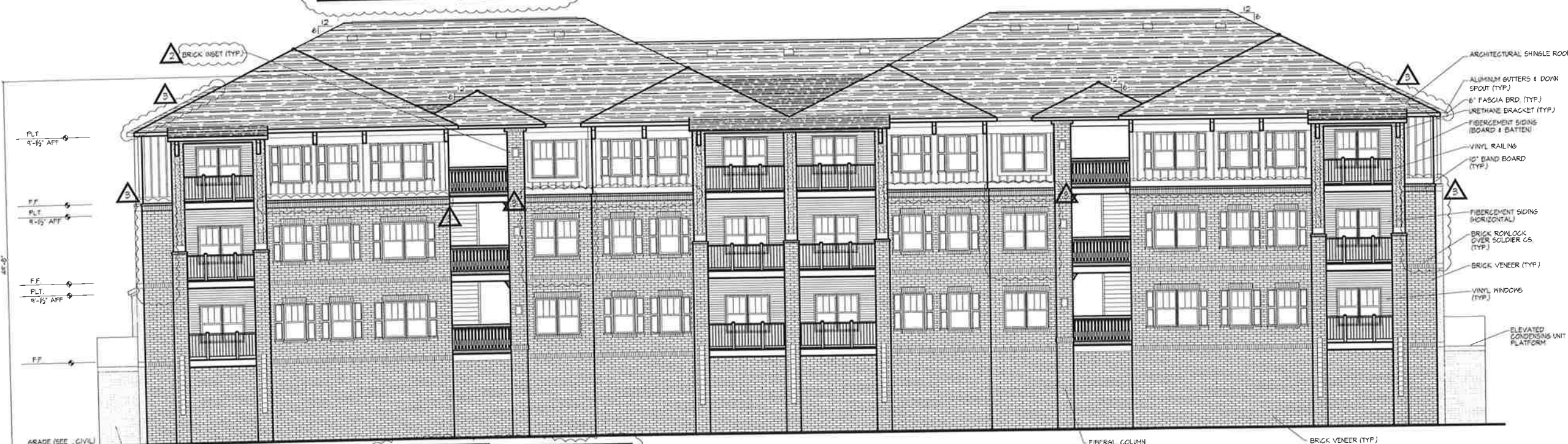


BUILDING F- FRONT ELEVATION

SCALE: 1/8" = 1'-0" (3 STORY SIDE)

NOTE: BRICK IS TO BE A MIN. OF 75% OF THE AVG. OF ALL PRIMARY SURFACES OF ALL SIDES. ACTUAL 75% BRICK.

NOTE: GROUND FLOOR TO HAVE 75% BRICK (MIN.). ACTUAL 100% BRICK.



BUILDING F- REAR ELEVATION

SCALE: 1/8" = 1'-0" (BSMT. SIDE)

NOTE: BRICK IS TO BE A MIN. OF 75% OF THE AVG. OF ALL PRIMARY SURFACES OF ALL SIDES. ACTUAL 75% BRICK.

NOTE: GROUND FLOOR TO HAVE 75% BRICK (MIN.). ACTUAL 100% BRICK.



RECEIVED

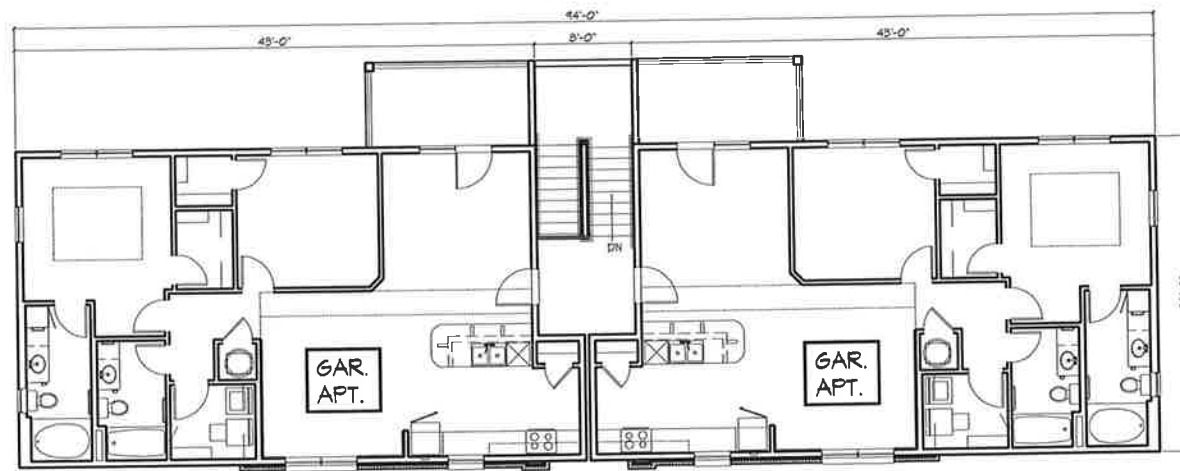
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TOWN OF FARRAGUT

Planning Resubmission
 AUGUST 02, 2017

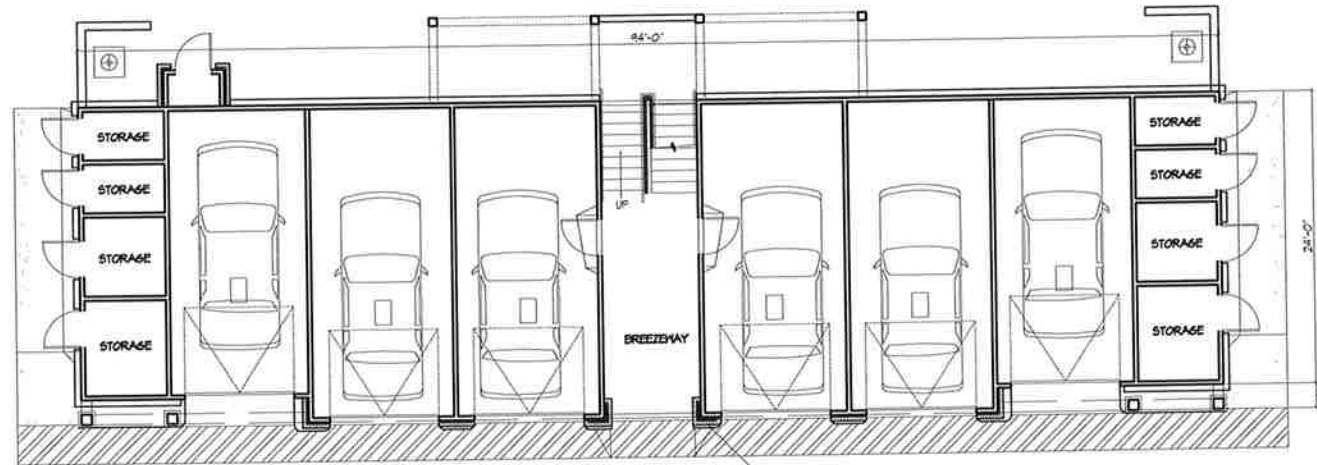
BLDG. F- ELEVATIONS
 The Overlook @ North Campbell Station Apartments
 North Campbell Station Rd.

A-20



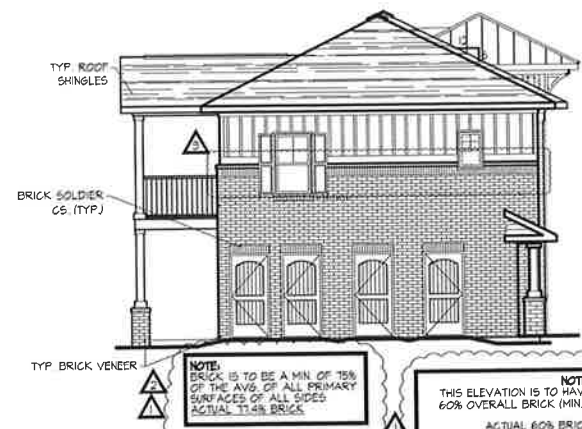
BLDG. G (CARRIAGE BLDG.)- UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0"



BLDG. G (CARRIAGE BLDG.)- GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"



BLDG. G (CARRIAGE BLDG.)- RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



BLDG. G (CARRIAGE BLDG.)- FRONT ELEVATION

SCALE: 1/8" = 1'-0"



BLDG. G (CARRIAGE BLDG.)- REAR ELEVATION

	Building 'A'	Building 'B'	Building 'B2'	Building 'C'	Building 'D'	Building 'E'	Building 'F'	Building 'G'	Building 'H'
76. Size of building (sq. ft.)	64,046	92,344	92,344	40,008	48,861	37,048	48,861	5,080	5,080
77. Number of stories	3 w/ BSMT.	3 w/ BSMT.	3 w/ BSMT.	3 w/ BSMT.	3 w/ BSMT.	3 w/ BSMT.	3	2	2
78. Construction Type	VA	VA	VA	VA	VA	VA	VA	VB	VB
79. Occupancy Type	R2	R2	R2	R2	R2	R2	R2	R2, U (Private Gar.)	R2, U (Private Gar.)
80. If a multi-occupancy structure, list all addresses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
81. One hour protected?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes



BLDG. G (CARRIAGE BLDG.)- LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

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BLDG. G - FLOOR PLANS & ELEVATIONS
The Overlook @ North Campbell Station Apartments

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REV. 1	02-08-16	BLDG COMMENTS
REV. 2	08-01-17	PLANNING COMMENTS
REV. 3	08-01-17	COMMENTS
REV. 4	08-01-17	COMMENTS
REV. 5	08-01-17	COMMENTS
REV. 6	08-01-17	COMMENTS
REV. 7	08-01-17	COMMENTS
REV. 8	08-01-17	COMMENTS
REV. 9	08-01-17	COMMENTS
REV. 10	08-01-17	COMMENTS
REV. 11	08-01-17	COMMENTS
REV. 12	08-01-17	COMMENTS
REV. 13	08-01-17	COMMENTS
REV. 14	08-01-17	COMMENTS
REV. 15	08-01-17	COMMENTS
REV. 16	08-01-17	COMMENTS
REV. 17	08-01-17	COMMENTS
REV. 18	08-01-17	COMMENTS
REV. 19	08-01-17	COMMENTS
REV. 20	08-01-17	COMMENTS
REV. 21	08-01-17	COMMENTS
REV. 22	08-01-17	COMMENTS
REV. 23	08-01-17	COMMENTS
REV. 24	08-01-17	COMMENTS
REV. 25	08-01-17	COMMENTS
REV. 26	08-01-17	COMMENTS
REV. 27	08-01-17	COMMENTS
REV. 28	08-01-17	COMMENTS
REV. 29	08-01-17	COMMENTS
REV. 30	08-01-17	COMMENTS
REV. 31	08-01-17	COMMENTS
REV. 32	08-01-17	COMMENTS
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REV. 34	08-01-17	COMMENTS
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REV. 96	08-01-17	COMMENTS
REV. 97	08-01-17	COMMENTS
REV. 98	08-01-17	COMMENTS
REV. 99	08-01-17	COMMENTS
REV. 100	08-01-17	COMMENTS

CLUBHOUSE- ELEVATIONS
The Overlook @ North Campbell Station Apartments
North Campbell Station Rd.



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NOTE:
BRICK IS TO BE A MIN. OF 75% OF THE
AVG. OF ALL PRIMARY SURFACES OF
ALL SIDES
ACTUAL TO 2% BRICK

CLUBHOUSE- FRONT ELEVATION

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



NOTE:
BRICK IS TO BE A MIN. OF 75% OF THE
AVG. OF ALL PRIMARY SURFACES OF
ALL SIDES
ACTUAL TO 2% BRICK

CLUBHOUSE- RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

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CLUBHOUSE- REAR ELEVATION

NOTE:
BRICK IS TO BE A MIN. OF 15% OF THE
AVG. OF ALL PRIMARY SURFACES OF
ALL SIDES
ACTUAL 36.2% BRICK

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



CLUBHOUSE- LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

NOTE:
BRICK IS TO BE A MIN. OF 15% OF THE
AVG. OF ALL PRIMARY SURFACES OF
ALL SIDES
ACTUAL 36.2% BRICK

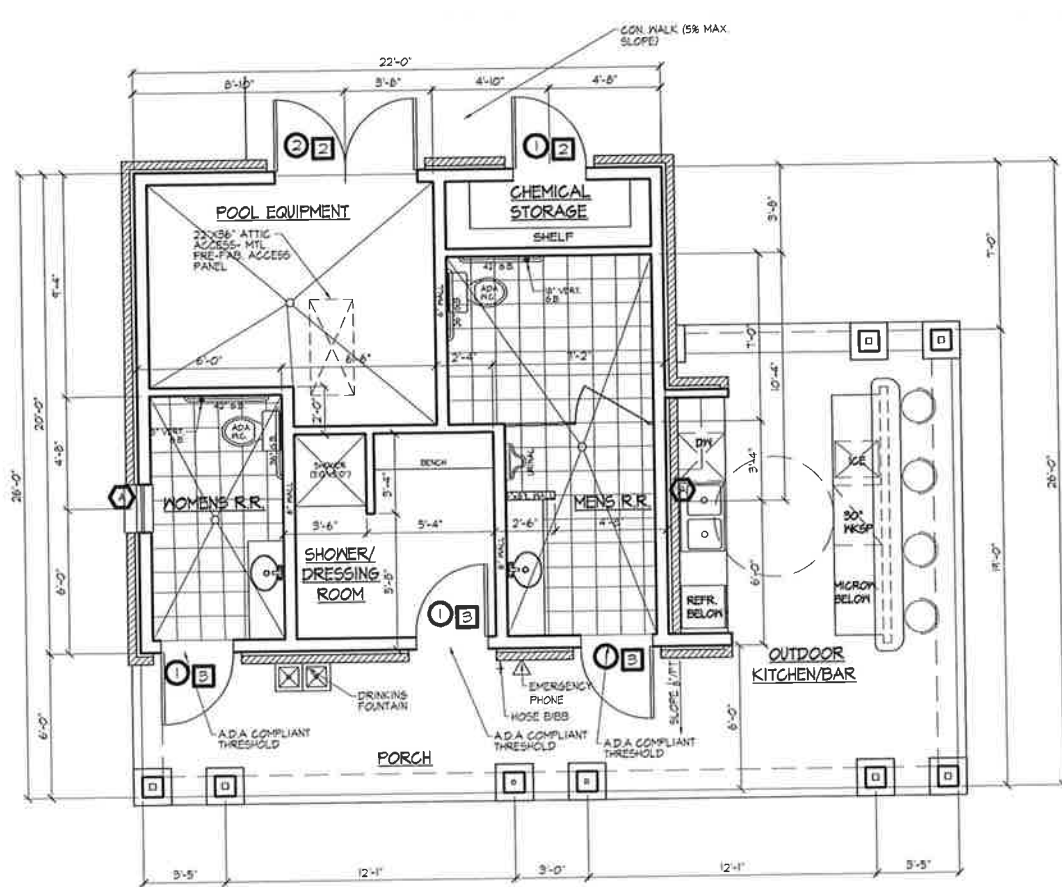
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AUGUST 02, 2017
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CLUBHOUSE- ELEVATIONS

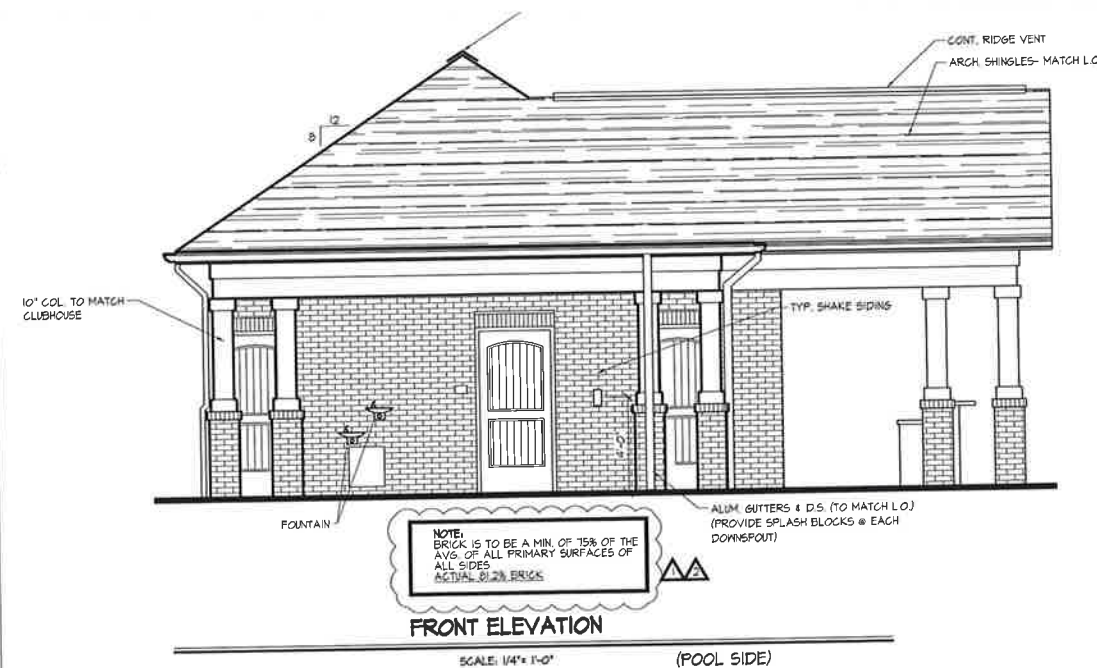
The Overlook @ North Campbell Station Apartments

A-24



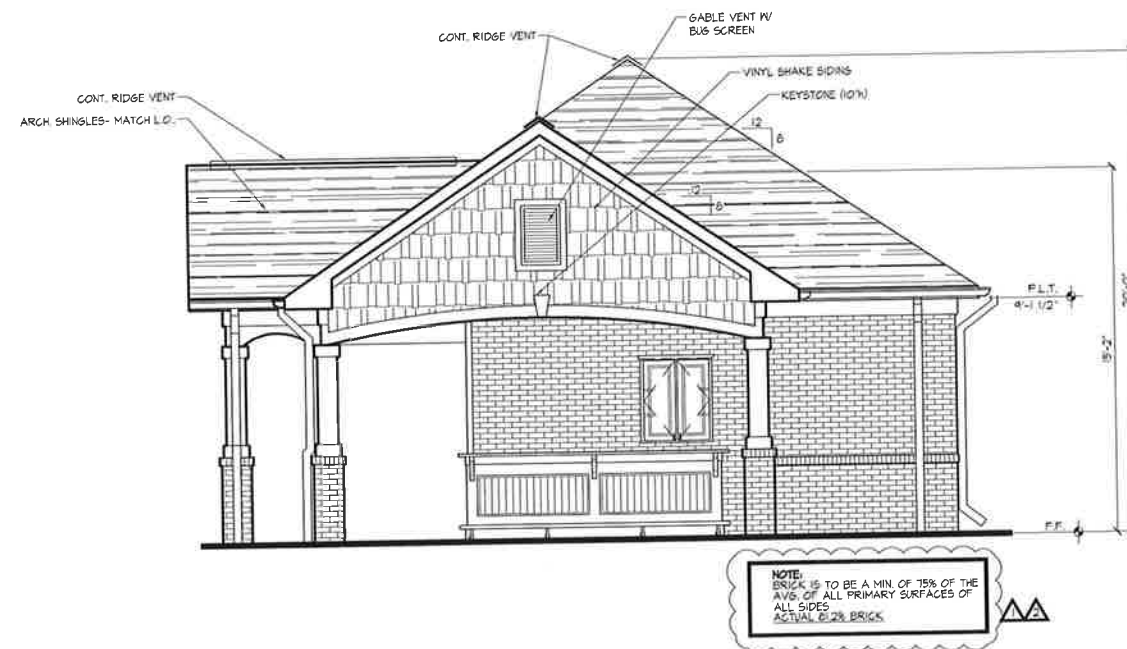
CABANA.- FLOOR PLAN

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



FRONT ELEVATION

SCALE: 1/4" = 1'-0" (POOL SIDE)



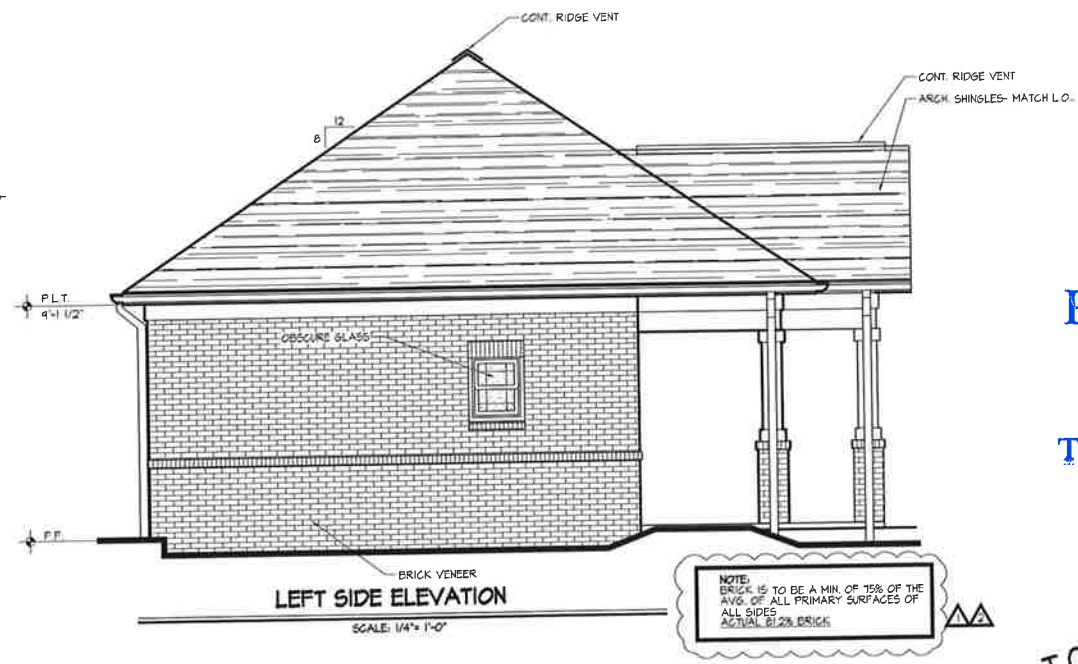
RIGHT SIDE ELEVATION

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



REAR ELEVATION

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



LEFT SIDE ELEVATION

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

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Architectural floor plan of the maintenance area. The plan includes the following labeled spaces and features:

- TOILET: Located in the upper left corner, containing a toilet fixture and a sink.**
- MAINTENANCE ROOM: A large rectangular area on the left side of the plan.**
- MAINTENANCE BAY: A large rectangular area in the center, featuring a structural truss system with diagonal bracing.**
- OAR WASH BAY: A large rectangular area on the right side, also featuring a structural truss system with diagonal bracing.**

Dimensions and other annotations include:

- Vertical Dimensions (Left):** 23'-0", 22'-0", 11'-0", 11'-0", 1'-0".
- Horizontal Dimensions (Bottom):** 4'-0", 5'-1", 14'-5", 24'-0", 42'-5", 15'-5".
- Other Dimensions:** 3'-4" (multiple locations), 1'-4", 3'-4", 6".
- Annotation:** "BRICK VENEER BELOW (TYP.)" with a leader line pointing to the exterior wall on the left.

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



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



MAINTENANCE BLDG- REAR ELEVATION

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

MAINTENANCE BLDG- RIGHT ELEVATION

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



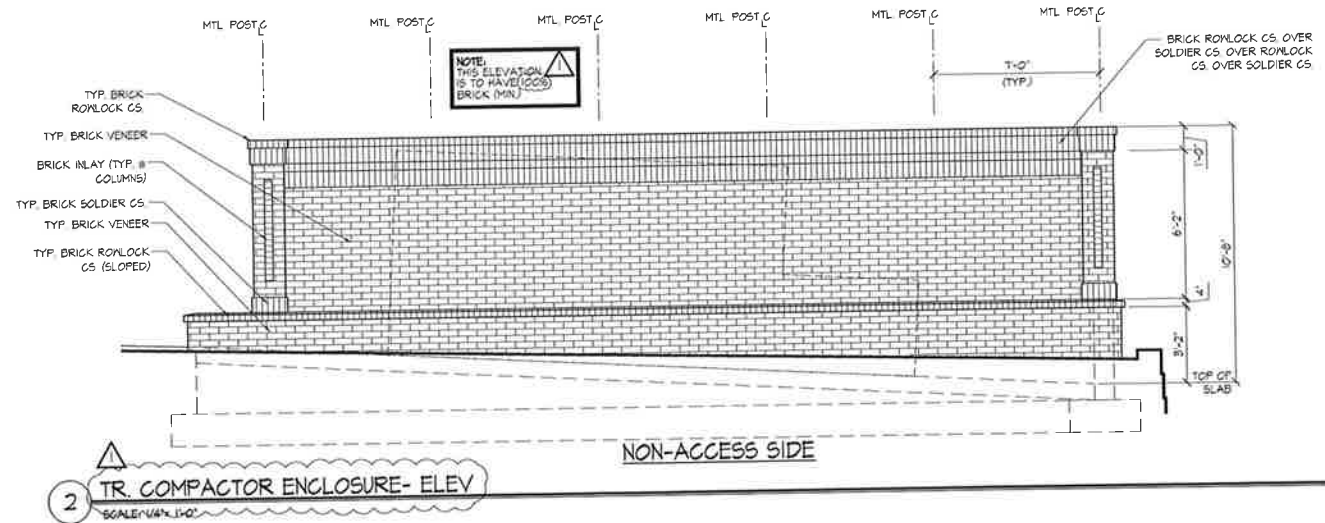
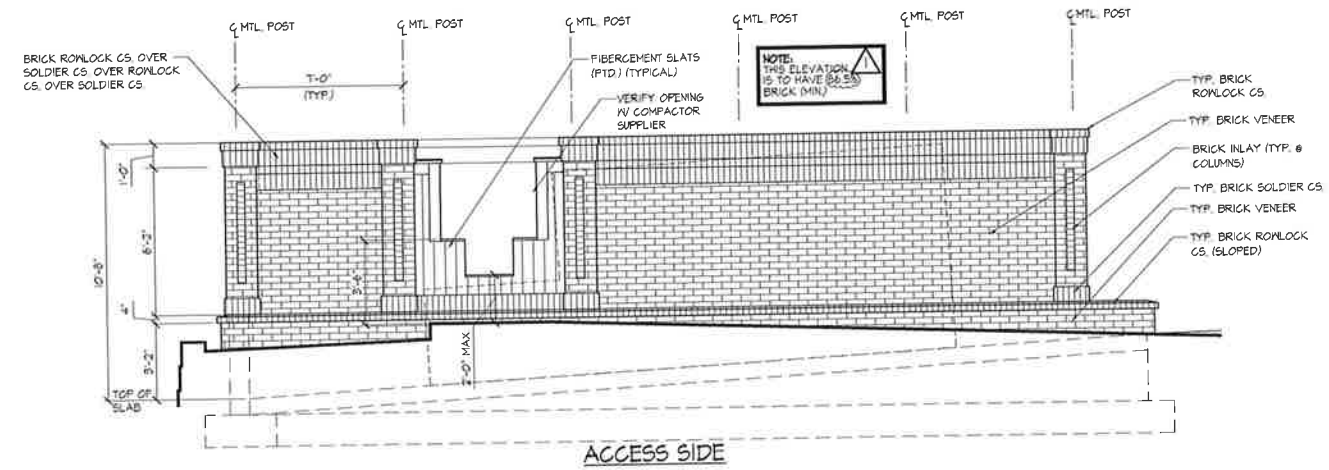
MAINT. BLDG- LEFT ELEVATION

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

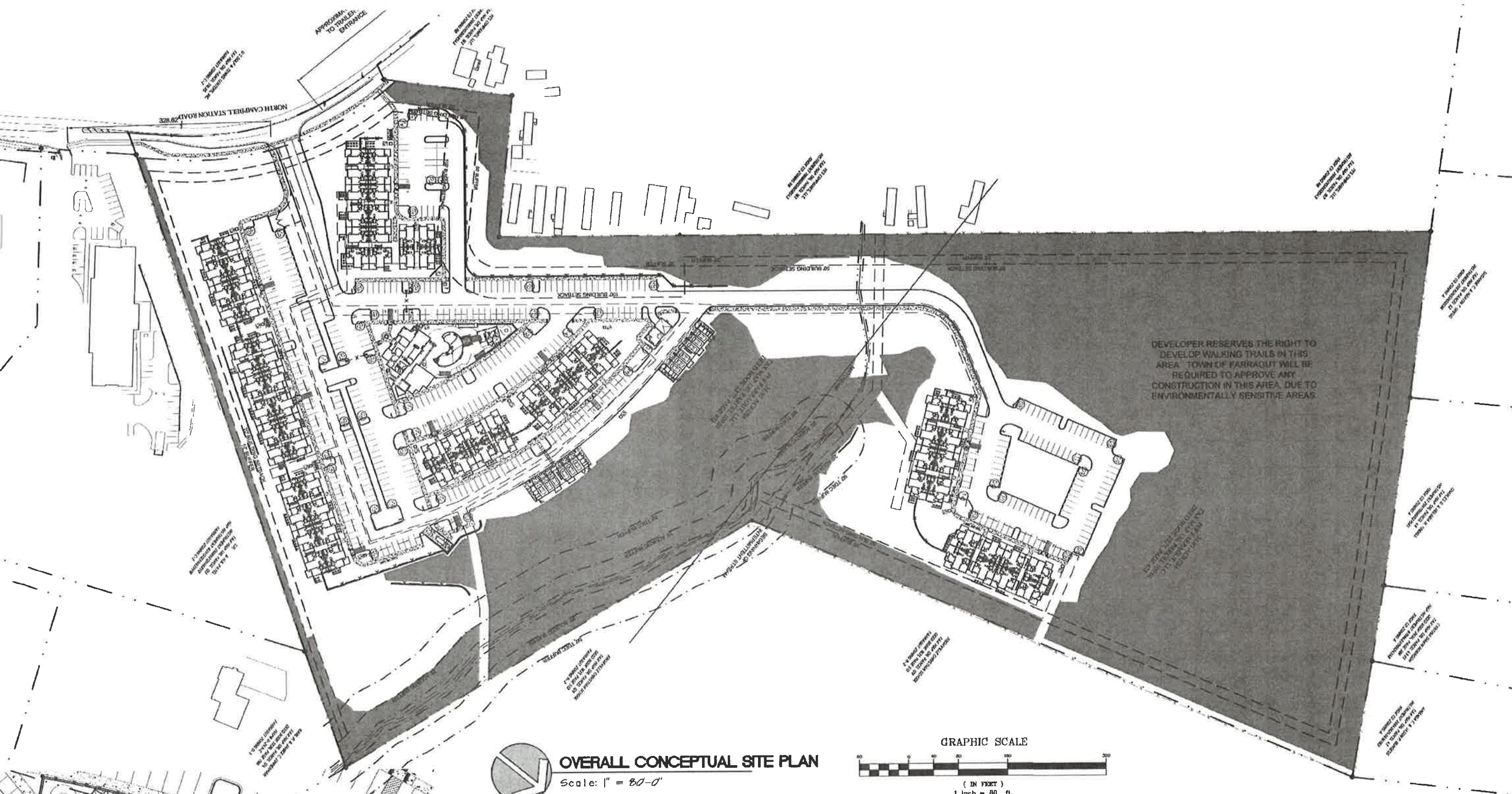
AUG 07 2017

TOWN OF FARRAGUT

July 30, 2017

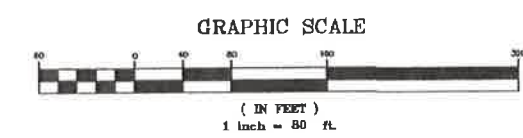


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OVERALL CONCEPTUAL SITE PLAN

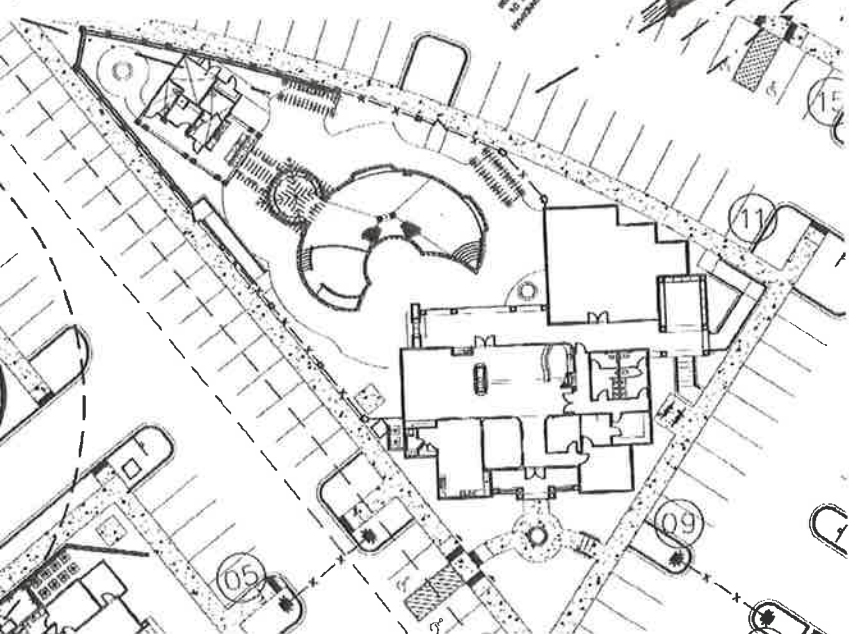
Scale: 1" = 80'-0"



PARKING BREAKDOWN:
 MINIMUM PARKING REQ'D = 1.75 SPACES PER UNIT = 267 UNITS x 1.75 = 467 SPACES
 TOTAL PARKING SHOWN = 480 SPACES

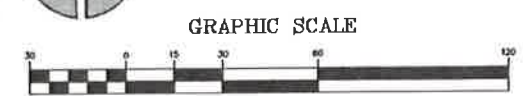


PRESERVED AREA BREAKDOWN:
 PROTECTED AREA = 707,582 SF = 16.24 ACRES
 TOTAL AREA = 1,390,000 SF = 31.91 ACRES
 16.18 / 31.91 = 50.89%



CLUBHOUSE/POOL AREA BLOW-UP

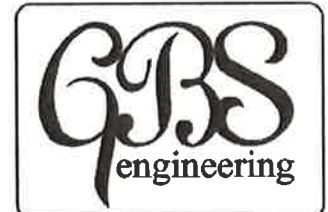
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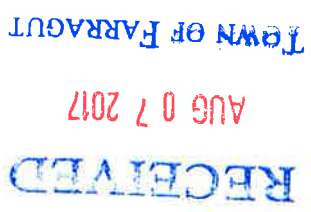
1313 Kalmia Road
 Knoxville, TN 37909
 Phn: 865.566.0185
 Fax: 888.485.7005



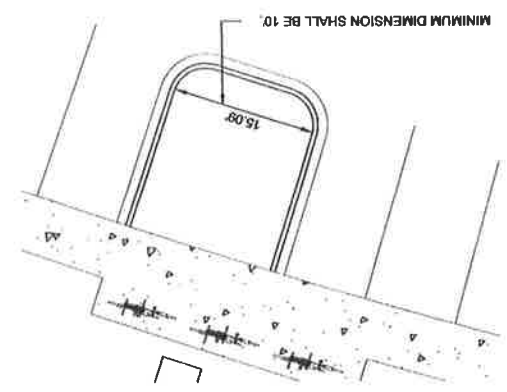
REV.	DESCRIPTION	BY	DATE
1	Revised per Town Comments	MAB	01/08/2016
2	Revised per Town Comments	THF	06/30/2017
3	Revised per Town Comments	MAB	08/02/2017
-	-	-	-
-	-	-	-

TITLE: OVERALL SITE PLAN	DRAWN BY: -	SHEET NO:
LOCATION: 820 N CAMPBELL STATION ROAD FARRAGUT, TENNESSEE 37932 CLT Map 130, Parcel Nos. 108 & 109	CHECKED BY: -	
Owner:	FILE NAME: 2086 - C1.0	
	JOB NUMBER 2086	

C1.0

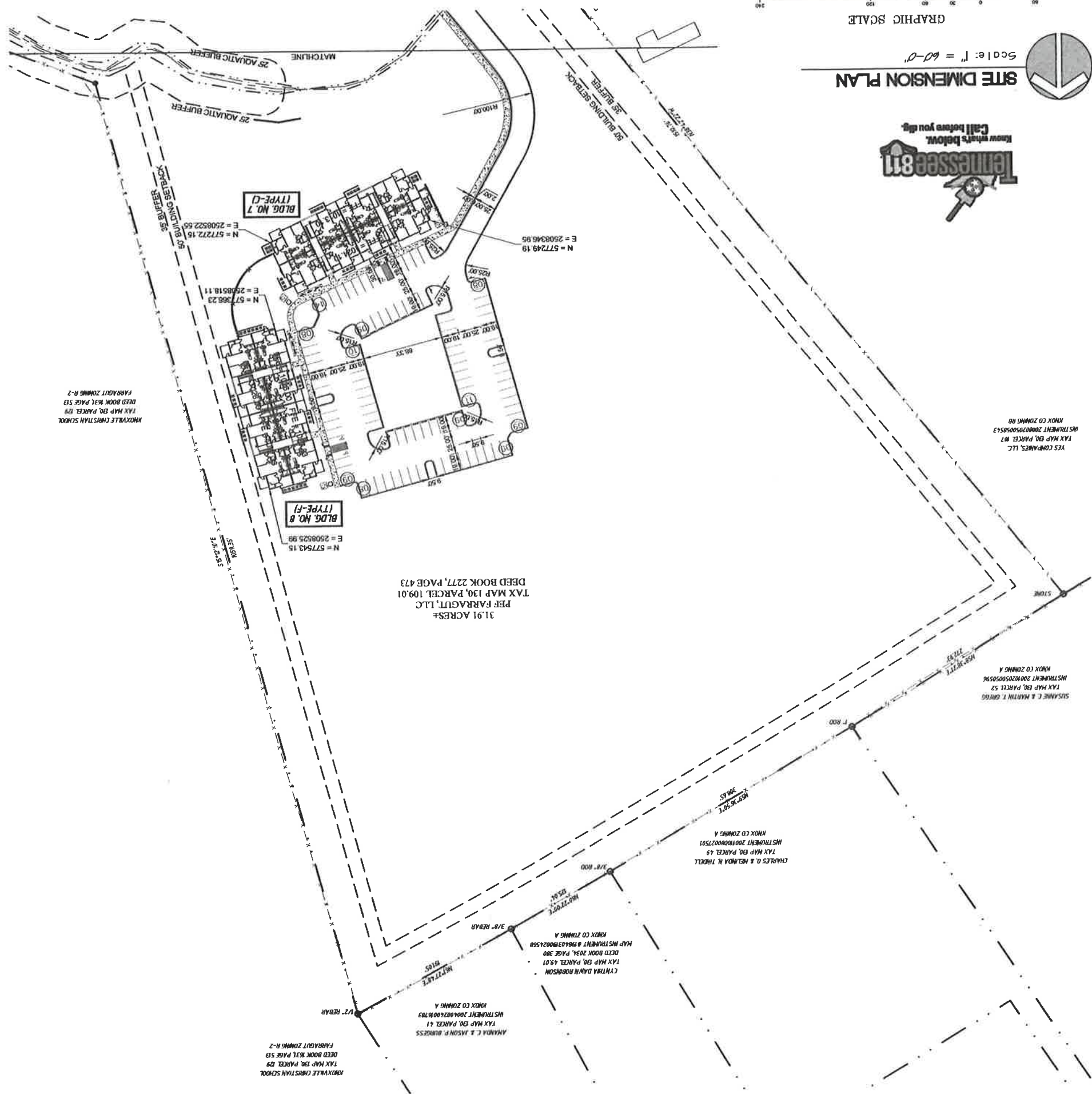


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AQUATIC BUFFER EXCEPT AS PERMITTED BY THE TOWN OF FARRAGUT. RETAINING WALLS SHALL BE AS DESIGNED. SEE DRAWINGS FOR DETAILS. RETAINING WALLS SHALL BE REQUIRED TO INSPECTED BY THE DESIGNER OF THE RETAINING WALLS. TOWN OF FARRAGUT REQUIRES A CERTIFICATE OF COMPLETION OF CONSTRUCTION FOR THE RETAINING WALLS MEETING THE APPROVED DESIGN.

KNOXVILLE CHRISTIAN SCHOOL
TAX MAP 130, PARCEL 129
DEED BOOK 163, PAGE 513
FARRAGUT ZONING R-2

MARK	REFERENCE ITEM
HW	HEADWALL
BO	BASE OUTLET STRUCTURE
CI	CURB INLET
CB	CATCH BASIN
RCP	REINFORCED CONCRETE PIPE, CLASS III
SRMP	SPIRAL RIBBED METAL PIPE, ALUMINIZED
BC	BOTTOM OF CURB
TC	TOP OF CURB
BW	BOTTOM OF WALL
TW	TOP OF WALL
EP	ELEVATION OF PAVEMENT

	NUM	SQ. FT	LBS.	DIM. INCHES	SOLID LID	JUNCTION BOX
1	NEENAH R-1648	0.00	320	24" DIA		
2	NEENAH R-1878 A-9G	2.5	485	30"X 30"	SINGLE GRATE @ PVTMT CB	8.50 1
3	NEENAH R-1878 A-10G	3.0	700	36"X 36"	DOUBLE GRATE @ PVTMT CB	10.10 1

1. INLET CFS ASSUMES WATER PONDING 6" DEEP AND IS INTERPOLATED FROM MFG LITERATURE.

BIORETENTION MEDIA
Media for bioretention areas shall have a sandy loam, loamy sand or loam texture per USDA textural tri-angle. Maximum clay content is less than 5 percent (5%); soil moisture shall be 50-60% sand, 20-30% leaf compost, and 20-30% topsoil. The soil shall be a uniform mix, free of stones, stumps, root or other simi-for objects larger than two inches. No other materials or substances shall be mixed or dumped within the bioretention that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of Bermuda Grass, Quackgrass, Johnson Grass, Mugwort, Nut-sedge, poison ivy, Canadian Thistle, Tearthumb or other noxious weeds.

*Leaf compost is essentially composed of aged leaf mulch and provides added organic matter to improve the health of the soil and ensure adequate soil structure.

Sand shall meet AASHTO M-6 or ASTM C-33 with a grain size of 0.02"-0.04".

Sequence of Construction for Bioretention Areas
1. Grade site to elevations shown on plan. Prohibit water from entering Bioretention Areas.
2. Stabilize grading within the Limits of Disturbance.
3. Excavate bioretention areas to below the proposed invert depth and scarify the existing soils.
4. Install permeable geo-textile fabric in bottom of bioretention areas.
5. Start installation of Drywell material.
6. Install equalization system and observation wells.
7. Finish filling of Drywell material and overlap permeable geo-textile fabric on top of drywell material.
8. Backfill bioretention areas with the bioretention soil and material as shown in the plans and detailed in the specifications.
9. Pre-soak the bioretention soil and material prior to planting vegetation to allow for settlement. This can be done by water truck or allowing water to enter the bioretention area from rain events.
10. Excavate or fill to achieve proper design grade, leaving space for upper layer of mulch and for topsoil that will bring the surface to final grade and ready for planting.
11. Plant vegetation specified in the planting plan for the Bioretention Area.
12. Mulch and install erosion control protection at entrance points; remove sediment control practices or entrance block with inspector authorization.

NOTES:
• FOR STORM SEWER PIPE AND STRUCTURE INFORMATION, REFER TO DRAWINGS C13.0, C13.1, C13.2 AND C13.3.

STRIPPING AND COMPACTION SCHEDULE
Topsoil stripping depth 2"-3" average. Deeper if required locally.

Required compaction percentages (% max dry density)
Standard Proctor Method ASTM Test # D-698
Building Area: 98 % Parking Area: 98 %

TESTING:
Allow 1 compaction test per ea. 2500 S.F. (Max 50' x 50' area) per lift at building areas.
Allow 1 compaction test per each 10,000 S.F. of cut or natural grade at building area.
Allow 1 compaction test per ea. 5500 S.F. (Max 75' x 75' area) per lift at parking area.
Allow 1 compaction test per each 40,000 S.F. of cut or natural grade at parking area.

Maximum loose lift thickness shall be 8", unless noted otherwise.

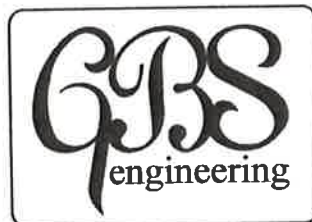
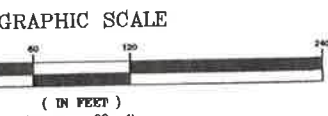
STRUCTURE	Q 100-YR	PIPE DIA	d50	Da	La
HW-3	8.00	18"	3.5"	8"	9'
HW-4	1.00	18"	3.5"	8"	9'
HW-B1	9.59	18"	3.5"	8"	9'
HW-5	9.33	18"	3.5"	8"	9'
HW-10	37.37	30"	6.0"	14"	20'
HW-12	23.62	24"	8.5"	19"	16'
HW-20	11.11	24"	5"	12"	13'
HW-21	14.77	24"	5"	12"	13'
HW-22	12.92	24"	5"	12"	13'
HW-B1	82.30	36"	7"	16"	60'
HW-B3	82.30	36"	7"	16"	60'
HW-40	12.66	16"	5"	12"	34'
HW-41	12.66	16"	5"	12"	34'
HW-100	414.0	72"	21"	48"	15'
HW-101	414.0	72"	21"	48"	54'

BIO-FILTER	TOP MEDIA	MEDIA DEPTH	#2 STONE DEPTH	BOTTOM STONE
A	1036.50	18"	41"	1031.58
B	1039.50	18"	34"	1035.17
C	1028.50	18"	48"	1023.00
D	1027.50	18"	18"	1024.50
E	1030.50	18"	0"	1029.00
F	1021.50	18"	102"	1011.50

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SITE GRADING PLAN
Scale: 1" = 60'-0"

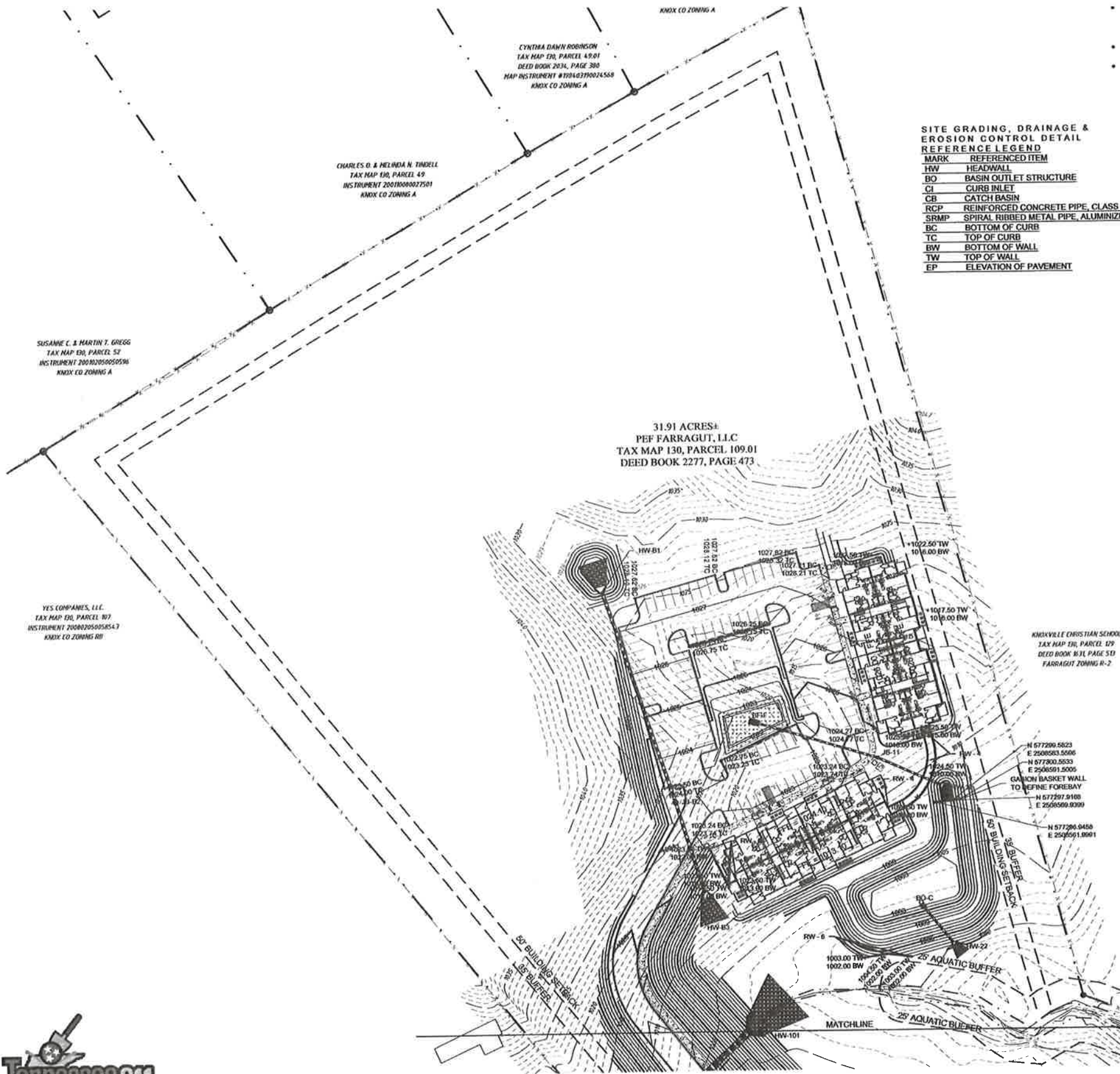
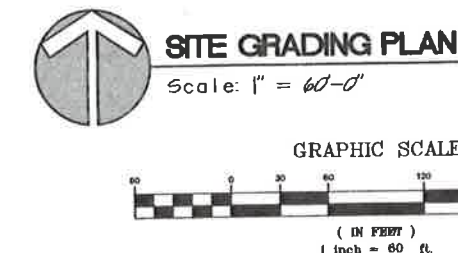


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Knoxville, TN 37909
Phn: 865.566.0185
Fax: 888.485.7005



REV.	DESCRIPTION	BY	DATE
1	Revised per Town Comments	MAB	01/08/2016
2	Revised per Town Comments	MAB	06/30/2017
-	-	-	-
-	-	-	-
-	-	-	-

TITLE: SITE GRADING PLAN	DRAWN BY: -	SHEET NO: C6.0
LOCATION: 820 N CAMPBELL STATION ROAD FARRAGUT, TENNESSEE 37932 CLT Map 130, Parcel Nos. 108 & 109	CHECKED BY: -	
	FILE NAME: 2086 - C6.0	
	JOB NUMBER 2086	
Owner: PEE FARRAGUT LLC	ISSUE DATE: 12/18/2015	



SITE GRADING, DRAINAGE & EROSION CONTROL DETAIL REFERENCE LEGEND

MARK	REFERENCED ITEM
HW	HEADWALL
BO	BASEIN OUTLET STRUCTURE
CI	CURB INLET
CB	CATCH BASIN
RCP	REINFORCED CONCRETE PIPE, CLASS III
SRMP	SPIRAL RIBBED METAL PIPE, ALUMINIZED
BC	BOTTOM OF CURB
TC	TOP OF CURB
BW	BOTTOM OF WALL
TW	TOP OF WALL
EP	ELEVATION OF PAVEMENT

STRIPPING AND COMPACTION SCHEDULE
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Required compaction percentages (% max dry density)
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Allow 1 compaction test per ea. 5500 S.F. (Max 75' x 75' area) per lift at parking area.
Allow 1 compaction test per each 40,000 S.F. of cut or natural grade at parking area.

Maximum loose lift thickness shall be 6", unless noted otherwise.

OUTLET PROTECTION SCHEDULE

STRUCTURE	Q 100-YR	PIPE DIA	d50	Dø	La
HW-3	8.00	18"	3.5"	8"	9'
HW-4	1.00	18"	3.5"	8"	9'
HW-B1	9.59	18"	3.5"	8"	9'
HW-5	9.33	18"	3.5"	8"	9'
HW-10	37.37	30"	6.0"	14"	20'
HW-12	23.62	24"	8.5"	19"	16'
HW-20	11.11	24"	5"	12"	13'
HW-21	14.77	24"	5"	12"	13'
HW-22	12.92	24"	5"	12"	13'
HW-B11	82.30	36"	7"	16"	60'
HW-B3	82.30	36"	7"	16"	60'
HW-40	12.66	16"	5"	12"	34'
HW-41	12.66	16"	5"	12"	34'
HW-100	414.0	72"	21"	48"	15'
HW-101	414.0	72"	21"	48"	54'

BIO-FILTER SCHEDULE

BIO-FILTER	TOP MEDIA	MEDIA DEPTH	#2 STONE DEPTH	BOTTOM STONE
A	1036.50	18"	41"	1031.58
B	1039.50	18"	34"	1035.17
C	VARIES	18"	120"	VARIES
D	1027.50	18"	18"	1024.50
E	1030.50	18"	0"	1029.00
F	1021.50	18"	102"	1011.50

TYPE	MANUF.	MODEL NUM	OPEN AREA SQ. FT	WEIGHT LBS.	GRATE NOMINAL DIM. INCHES	APPLICATION	CFS	NOTE
1	NEENAH	R-1648	0.00	320	24" DIA	SOLID LID @ PVMT CB	0.00	JUNCTION BOX
2	NEENAH	R-1878 A-8G	2.5	465	30"X 30"	SINGLE GRATE @ PVMT CB	8.50	1
3	NEENAH	R-1878 A-10G	3.0	700	36"X 36"	DOUBLE GRATE @ PVMT CB	10.10	1

1. INLET CFS ASSUMES WATER PONDING 6" DEEP AND IS INTERPOLATED FROM MFG LITERATURE.

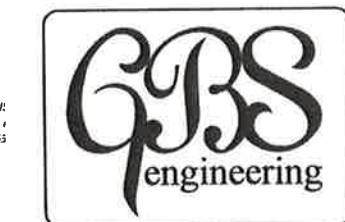
BIORETENTION MEDIA
Media for bioretention areas shall have a sandy loam, loamy sand or loam texture per USDA textural tri-angle. Maximum clay content is less than 5 percent (5%); soil mixture shall be 50-60% sand; 20-30% leaf compost; and 20-30% topsoil. The soil shall be a uniform mix, free of stones, slumps, root or other simi-lar objects larger than two inches. No other materials or substances shall be mixed or dumped within the bioretention that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of Bermuda Grass, Quackgrass, Johnson Grass, Mugwort, Nut-sedge, poison Ivy, Canadian Thistle, Tearthumb or other noxious weeds.

Sequence of Construction for Bioretention Areas
1. Grade site to elevations shown on plan. Prohibit water from entering Bioretention Areas.
2. Stabilize grading within the Limits of Disturbance.
3. Excavate bioretention areas to below the proposed invert depth and scarify the existing soils.
4. Install permeable geo-textile fabric in bottom of bioretention areas.
5. Start installation of Drywell material.
6. Install equalization system and observation wells.
7. Finish filling of Drywell material and overlap permeable geo-textile fabric on top of drywell material.
8. Backfill bioretention areas with the bioretention soil and material as shown in the plans and detailed in the specifications.
9. Presoak the bioretention soil and material prior to planting vegetation to allow for settlement. This can be done by water truck or allowing water to enter the bioretention area from rain events.
10. Excavate or fill to achieve proper design grade, leaving space for upper layer of mulch and/or topsoil that will bring the surface to final grade and ready for planting.
11. Plant vegetation specified in the planting plan for the Bioretention Area.
12. Mulch and install erosion control protection at entrance points; remove sediment control practices or entrance block with inspector authorization.

*Leaf compost is essentially composed of aged leaf mulch and provides added organic matter to improve the health of the soil and ensure adequate soil structure.

Sand shall meet AASHTO M-6 or ASTM C-33 with a grain size of 0.02"-0.04".

NOTES:
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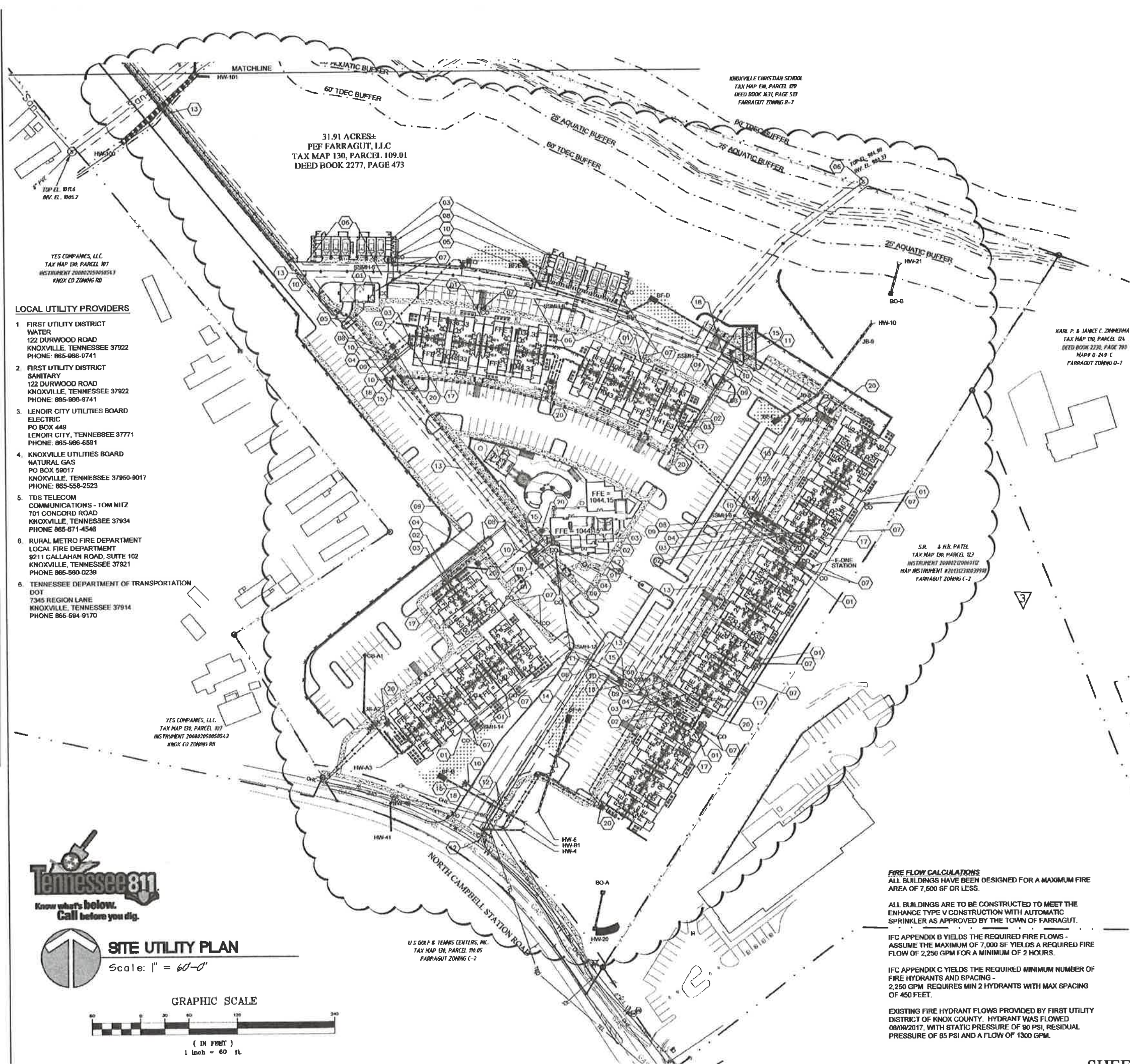
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Knoxville, TN 37909
Phn: 865.566.0185
Fax: 888.485.7005



REV.	DESCRIPTION	BY	DATE
1	Revised per Town Comments	MAB	01/08/2016
2	Revised per Town Comments	MAB	06/30/2017
-	-	-	-
-	-	-	-
-	-	-	-

TITLE: SITE GRADING PLAN	DRAWN BY: -	SHEET NO:
LOCATION: 820 N CAMPBELL STATION ROAD FARRAGUT, TENNESSEE 37932 CLT Map 130, Parcel Nos. 108 & 109	CHECKED BY: -	
	FILE NAME: 2086 - C6.0	
	JOB NUMBER 2086	
Owner: PEF FARRAGUT, LLC	ISSUE DATE: 12/18/2015	

C6.1



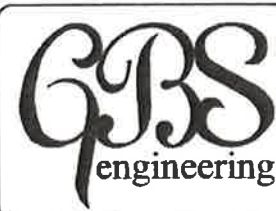
- 62 CONTRACTOR TO CONNECT TO 2.5" CU WATER SERVICE LINE AT THE BUILDING.
- 63 CONTRACTOR TO CONNECT TO 6" DIP FIRE LINE AT THE BUILDING FOR SPRINKLER SYSTEM.
- 64 CONTRACTOR TO COORDINATE WITH FIRST UTILITY DISTRICT FOR THE INSTALLATION OF A NEW 2" WATER METER. CONTRACTOR TO PAY ALL FEES.
- 65 CONTRACTOR TO COORDINATE WITH FIRST UTILITY DISTRICT FOR THE INSTALLATION OF A NEW 1" WATER METER. CONTRACTOR TO PAY ALL FEES.
- 66 CONTRACTOR TO PROVIDE AND INSTALL NEW 8" PVC SANITARY SEWER MAIN PER PIPE SCHEDULE ON THIS SHEET (TO FIRST UTILITY DISTRICT SPECIFICATIONS) TO EXISTING SANITARY SEWER MAIN. CONTRACTOR TO FIELD VERIFY THE EXISTING INVERT OF THE EXISTING SANITARY SEWER AT EXISTING MANHOLE.
- 67 CONTRACTOR TO PROVIDE AND INSTALL 6" PVC SANITARY SEWER SERVICE WITH THE APPROPRIATE CLEANOUTS TO THE FIRST UTILITY DISTRICT SPECIFICATIONS. MINIMUM SLOPE SHALL BE 1.00 %.
- 68 CONTRACTOR TO COORDINATE WITH FIRST UTILITY DISTRICT FOR THE INSTALLATION OF A NEW 6" DIP FIRE WATER MAIN. ALL VALVES SHALL BE POST INDICATOR TYPE AND ELECTRONICALLY MONITORED. CONTRACTOR TO PAY ALL FEES.
- 69 CONTRACTOR SHALL PROVIDE AND INSTALL NEW 2.5" CU WATER SERVICE PER FIRST UTILITY DISTRICT REQUIREMENTS. CONTRACTOR COORDINATE WITH FIRST UTILITY AND PAY ALL FEES.
- 70 CONTRACTOR SHALL PROVIDE AND INSTALL NEW 6" GATE VALVES TO FIRST UTILITY DISTRICT REQUIREMENTS.
- 71 CONTRACTOR SHALL PROVIDE AND INSTALL NEW 8" GATE VALVES TO FIRST UTILITY DISTRICT REQUIREMENTS.
- 72 CONTRACTOR SHALL PROVIDE AND INSTALL NEW 8" TAPPING SLEEVE AND VALVE TO FIRST UTILITY DISTRICT REQUIREMENTS.
- 73 CONTRACTOR SHALL PROVIDE AND INSTALL NEW 8" DIP WATER MAIN TO FIRST UTILITY DISTRICT REQUIREMENTS. CONTRACTOR TO COORDINATE AND PAY ALL FEES.
- 74 NOT USED.
- 75 CONTRACTOR SHALL PROVIDE AND INSTALL NEW FIRE HYDRANT TO FIRST UTILITY DISTRICT REQUIREMENTS.
- 76 CONTRACTOR SHALL COORDINATE WITH FIRST UTILITY DISTRICT FOR THE INSTALLATION OF 12" TAPPING SLEEVE AND VALVE. CONTRACTOR TO PAY ALL FEES.
- 77 LOCATION OF FIRE DEPARTMENT CONNECTION.
- 78 CONTRACTOR SHALL FURNISH AND INSTALL "NO PARKING FIRE LANE" STRIPING AS DETAILED.
- 79 CONTRACTOR SHALL FURNISH AND INSTALL 4" Ø BOLLARDS AT THE LOCATIONS SHOWN.
- 80 CONTRACTOR SHALL COORDINATE WITH LCUB FOR THE INSTALLATION OF NEW TRANSFORMER

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TOWN OF FARRAGUT

NOTES:
 • FOR STORM SEWER PIPE AND STRUCTURE INFORMATION, REFER TO DRAWINGS C13.0, C13.1, C13.2 AND C13.3.
 • FOR SANITARY SEWER PIPE AND STRUCTURE INFORMATION, REFER TO DRAWINGS C12.0, C12.1, C12.2 AND C12.3.



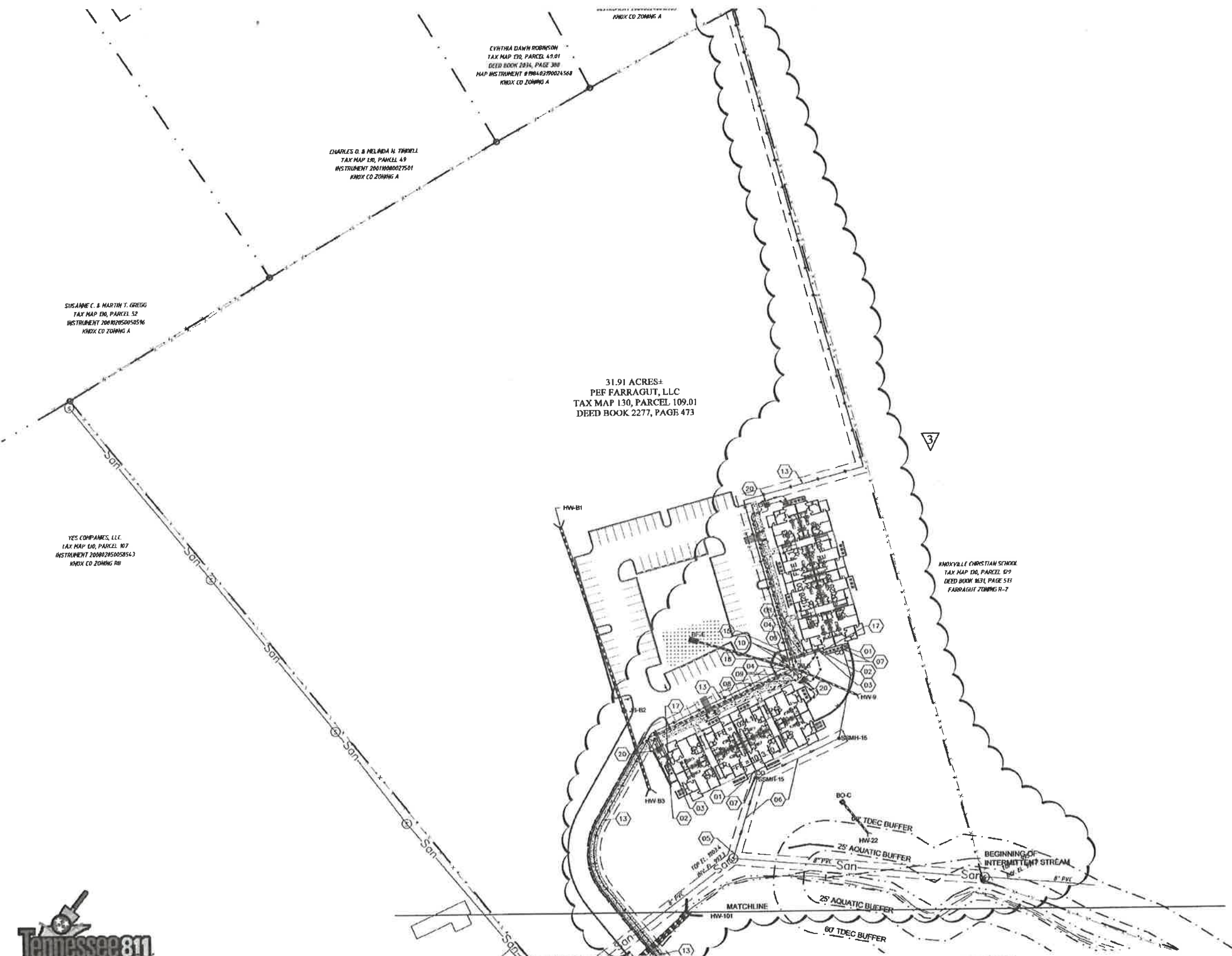
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TITLE: SITE UTILITY PLAN	DRAWN BY: -	SHEET NO:
LOCATION: 820 N CAMPBELL STATION ROAD FARRAGUT, TENNESSEE 37932 CLT Map 130, Parcel Nos. 108 & 109	CHECKED BY: -	
	FILE NAME: 2086 - C7.0	
	JOB NUMBER: 2086	
Owner:		

C7.0



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NOTES:

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- FOR SANITARY SEWER PIPE AND STRUCTURE INFORMATION, REFER TO DRAWINGS C12.0, C12.1, C12.2 AND C12.3.

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TOWN OF FARRAGUT

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

GRAPHIC SCALE
1 inch = 60 feet

GRAPHIC SCALE
1 inch = 60 feet

- LOCAL UTILITY PROVIDERS:**
- FIRST UTILITY DISTRICT
WATER
122 DURWOOD ROAD
KNOXVILLE, TENNESSEE 37922
PHONE: 865-868-6741
 - FIRST UTILITY DISTRICT
SANITARY
122 DURWOOD ROAD
KNOXVILLE, TENNESSEE 37922
PHONE: 865-868-6741
 - LENOIR CITY UTILITIES BOARD
ELECTRIC
PO BOX 449
LENOIR CITY, TENNESSEE 37771
PHONE: 865-986-6591
 - KNOXVILLE UTILITIES BOARD
NATURAL GAS
PO BOX 58017
KNOXVILLE, TENNESSEE 37909
 - TDS TELECOM
COMMUNICATIONS - TOM NITZ
701 CONCORD ROAD
KNOXVILLE, TENNESSEE 37834
PHONE: 865-871-4546
 - RURAL METRO FIRE DEPARTMENT
LOCAL FIRE DEPARTMENT
8211 CALLAHAN ROAD, SUITE 102
KNOXVILLE, TENNESSEE 37821
PHONE: 865-560-0239
 - TENNESSEE DEPARTMENT OF TRANSPORTATION
DOT
7345 REGION LANE
KNOXVILLE, TENNESSEE 37914
PHONE: 865-594-8170

FIRE FLOW CALCULATIONS
ALL BUILDINGS HAVE BEEN DESIGNED FOR A MAXIMUM FIRE AREA OF 7,500 SF OR LESS.

ALL BUILDINGS ARE TO BE CONSTRUCTED TO MEET THE ENHANCE TYPE V CONSTRUCTION WITH AUTOMATIC SPRINKLER AS APPROVED BY THE TOWN OF FARRAGUT.

IFC APPENDIX B YIELDS THE REQUIRED FIRE FLOWS - ASSUME THE MAXIMUM OF 7,000 SF YIELDS A REQUIRED FIRE FLOW OF 2,250 GPM FOR A MINIMUM OF 2 HOURS.

IFC APPENDIX C YIELDS THE REQUIRED MINIMUM NUMBER OF FIRE HYDRANTS AND SPACING - 2,250 GPM REQUIRES MIN 2 HYDRANTS WITH MAX SPACING OF 460 FEET.

EXISTING FIRE HYDRANT FLOWS PROVIDED BY FIRST UTILITY DISTRICT OF KNOX COUNTY. HYDRANT WAS FLOWED 06/09/2017, WITH STATIC PRESSURE OF 90 PSI, RESIDUAL PRESSURE OF 64 PSI AND A FLOW OF 1,300 GPM.

GBS engineering

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

MARK A. BALLEW
REGISTERED ENGINEER
No. 2006
STATE OF TENNESSEE
8-8-2017

REV.	DESCRIPTION	BY	DATE
1	Revised per Town Comments	MAB	01/08/2016
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TITLE: SITE UTILITY PLAN	DRAWN BY: -	SHEET NO:
LOCATION: 820 N CAMPBELL STATION ROAD FARRAGUT, TENNESSEE 37932 CLT Map 130, Parcel Nos. 108 & 109	CHECKED BY: -	
	FILE NAME: 2086 - C7.0	
	JOB NUMBER: 2086	
Owner: PEF FARRAGUT, LLC	ISSUE DATE: 12/18/2015	

C7.1

MEETING DATE: August 17, 2017

AGENDA ITEM #10

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: David Sparks, Assistant Town Engineer

SUBJECT: Discussion and public hearing on a request for a recommendation to the Board of Mayor and Aldermen concerning traffic calming applications on Thornton Drive in the Thornton Heights Subdivision

Please see attached Executive Summary and project information.

THORNTON HEIGHTS

Traffic Calming Application (TCA) and Proposed Traffic Calming Solutions

**Presented to the
Farragut Metropolitan Planning Commission - August 17, 2017
Farragut Board of Mayor and Alderman - September 14, 2017**

EXECUTIVE SUMMARY

Application Submission and Review:

On September 21, 2016, several Thornton Heights residents submitted to the Town of Farragut's engineering staff a TCA for speeding and possibly excessive cut-through traffic on Thornton Drive. Thornton Heights is not represented by a homeowners association.

TCA Data Collection/Staff Analysis:

In accordance with the Town's Traffic Calming Policy, staff conducted a speed study at four (4) locations. Results from the speed studies concluded one area eligible for consideration of traffic calming measures; therefore the TCA proceeded to the next step. Results are as follows:

10820 Thornton Drive (85th percentile speed = 36 mph)
11126 Thornton Drive (85th percentile speed = 34 mph)
11164 Thornton Drive (85th percentile speed = 33 mph)
11026 Hughlan Drive (85th percentile speed = 33 mph)

Traffic Team/Traffic Calming Evaluation:

A Traffic Team was formed consisting of residents and TOF Engineering staff.

Mr. Lewis Howard, *Resident*
Ms. Carol Littlejohn, *Resident*
Ms. Rebecca Hill, *Resident*
Ms. Cindy Howard, *Resident*
Mr. Darryl Smith, PE, *Town Engineer*
Mr. David Sparks, PE, *Asst. Town Engineer*

Public Notification/Impact Area Determination:

The Traffic Team held a public meeting on February 27, 2017 to explain the application process and answer questions prior to sending out ballots to the affected residents. The initial affected area was expanded. The final affected area was used to for voting.

Vote Tabulation/Determination:

TCA policy requires at least 65% of the returned ballots be in favor of traffic calming devices before moving on with the application process. Ballots were sent out for a vote in March.

Ninety-five (95) ballots were returned with 82% affirming 'yes' to traffic calming devices. The Traffic Team created a recommendation plan, schedule and cost estimate for presentation to the FMPC and FBMA.

Plan: (4) locations for speed cushions on Thornton Drive.

Schedule: Cost would have to be budgeted in the 2018 FY CIP. Resurfacing is also scheduled for Thornton Drive no later than October 6, 2017; therefore installation will have to be after resurfacing is complete.

Cost: Estimated \$7,700.00

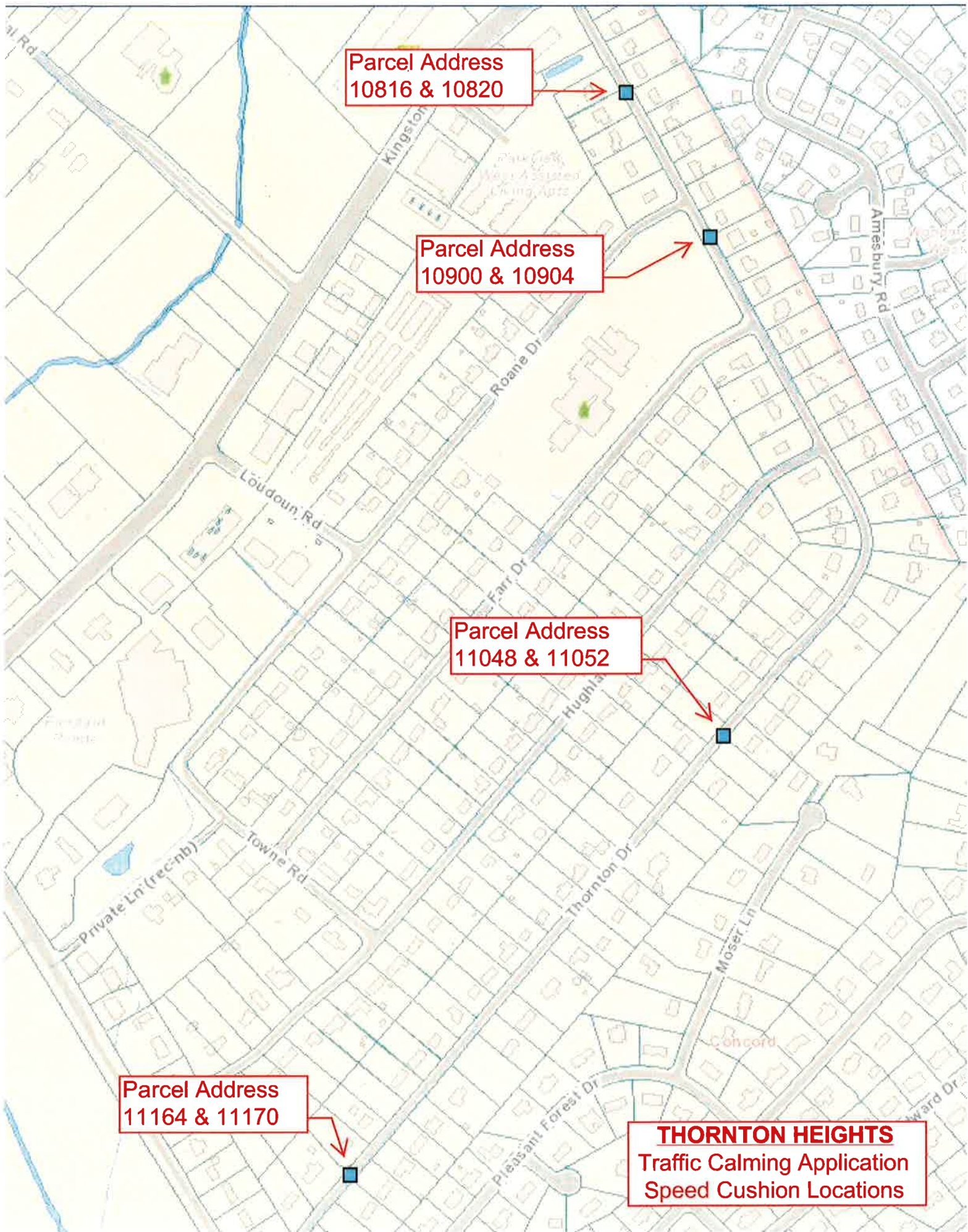
CONTENTS:

- Voting Ballot Results
- Traffic Calming Device (Speed Cushion) Location Map
- Location Map by Address (Plan View)
- Location Map by Address (Street View)
- Speed Cushion Typical Pavement Layout Plan
- Cost Estimate
- Speed Study Reports

Thornton Heights Traffic Calming Ballot Results

Yes	No	Total	% Yes
78	17	95	82%

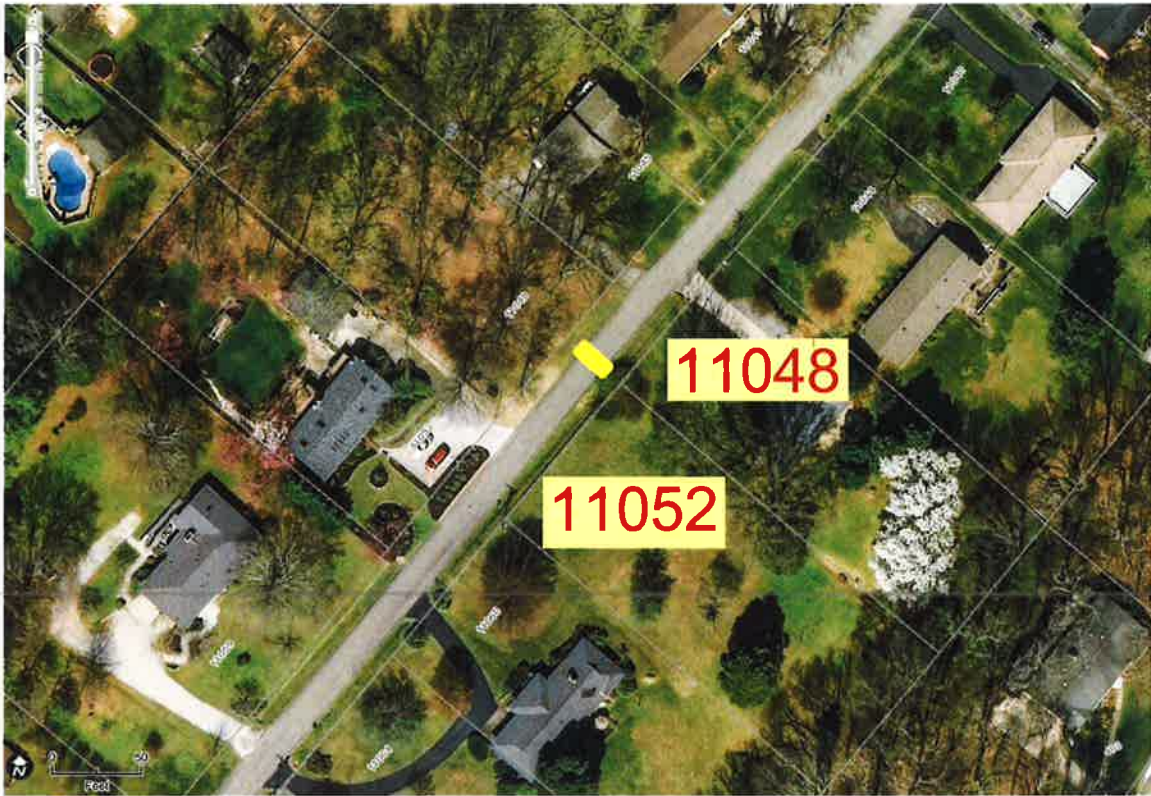
	<u>YES</u>	<u>NO</u>
Hughlan	20	8
Roane	2	0
Farr	6	0
Towne	4	2
Thornton	46	7
Ineligible	5	





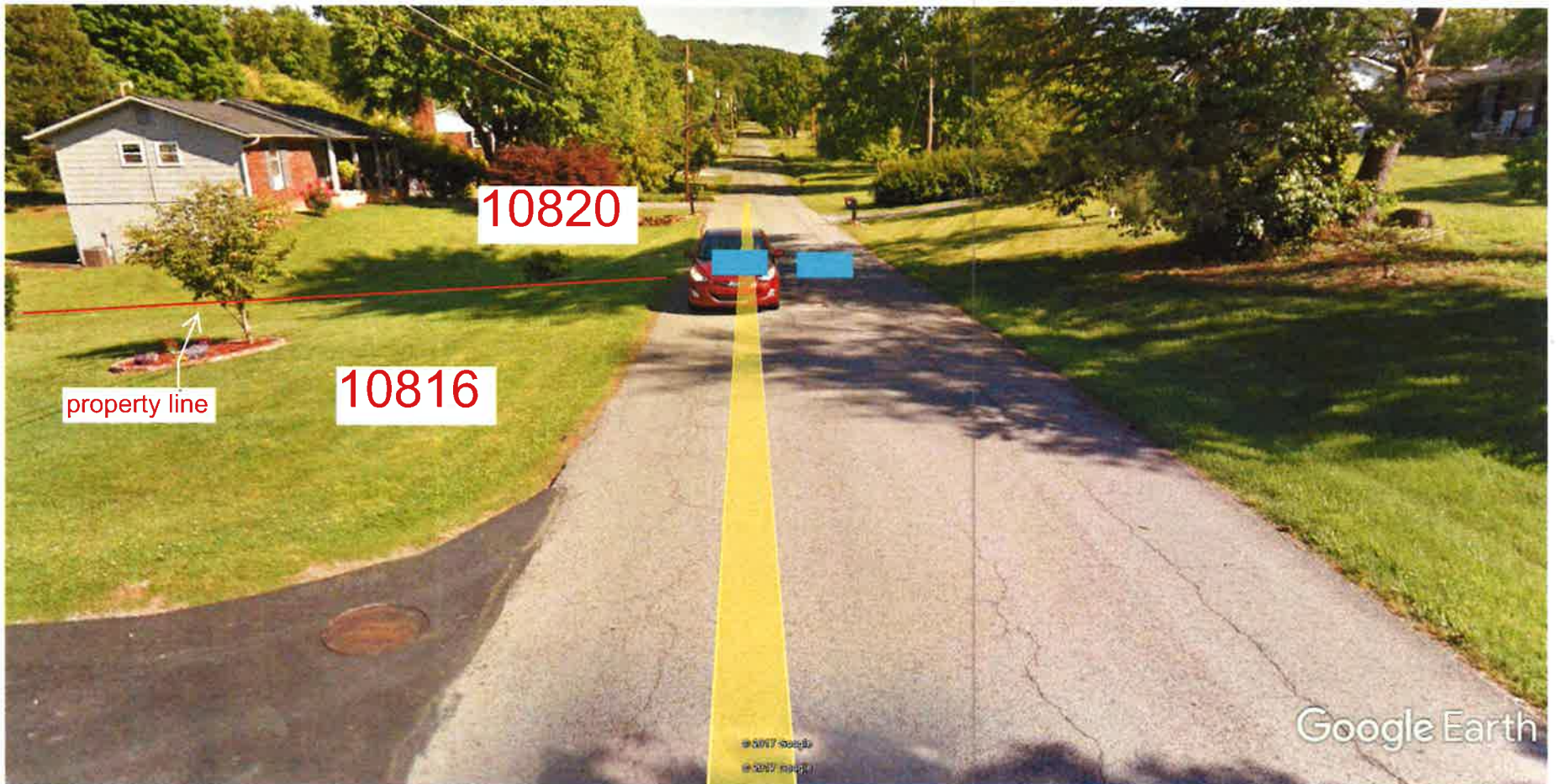
Speed Cushion Location





Speed Cushion Location





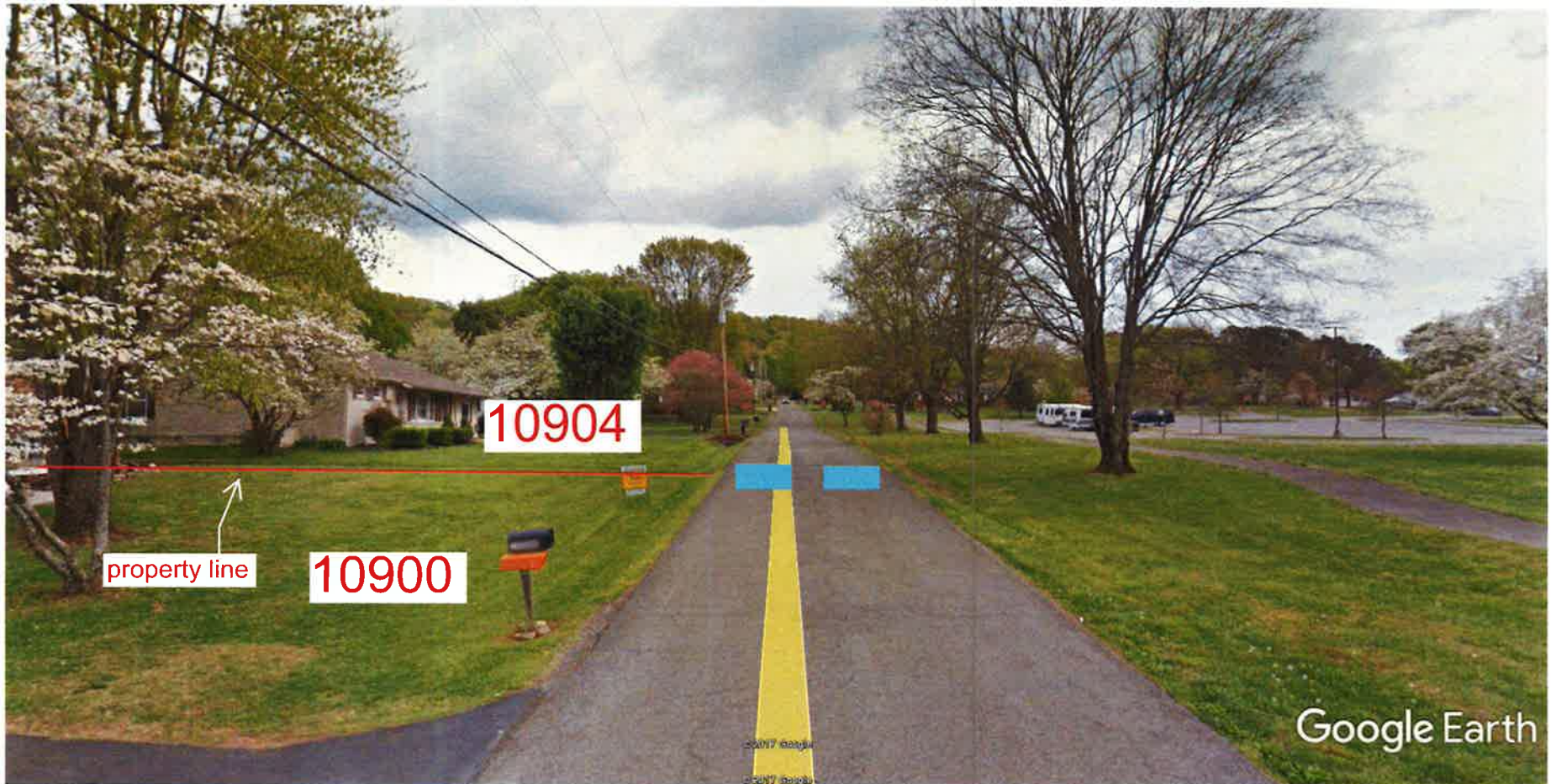
Google Earth

feet
meters



10816 & 10820 Thornton Drive

 Speed Cushions



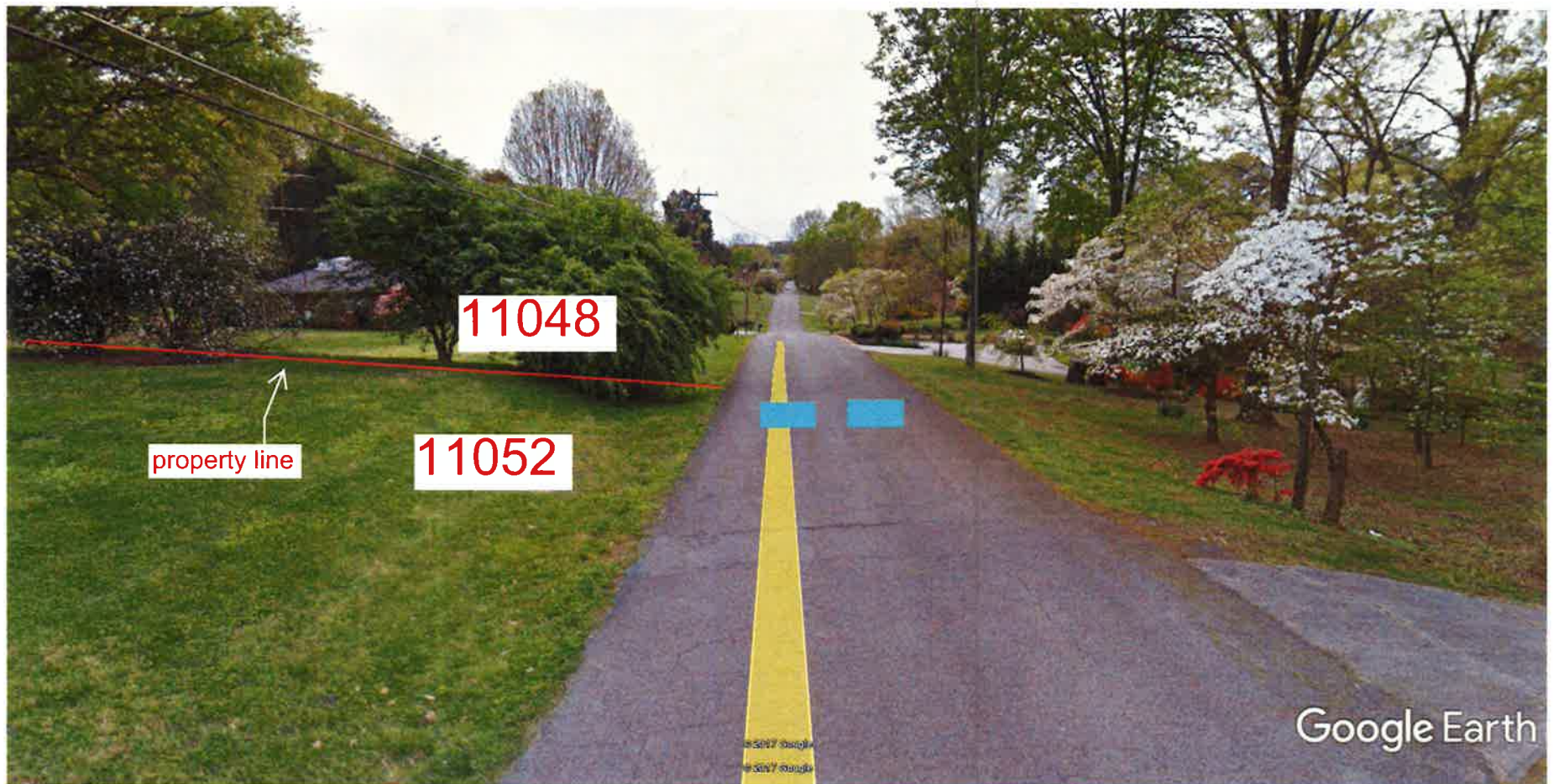
Google Earth

feet
meters



10900 & 10904 Thornton Drive

 Speed Cushions



Google Earth



11048 & 11052 Thornton Drive

■ Speed Cushions



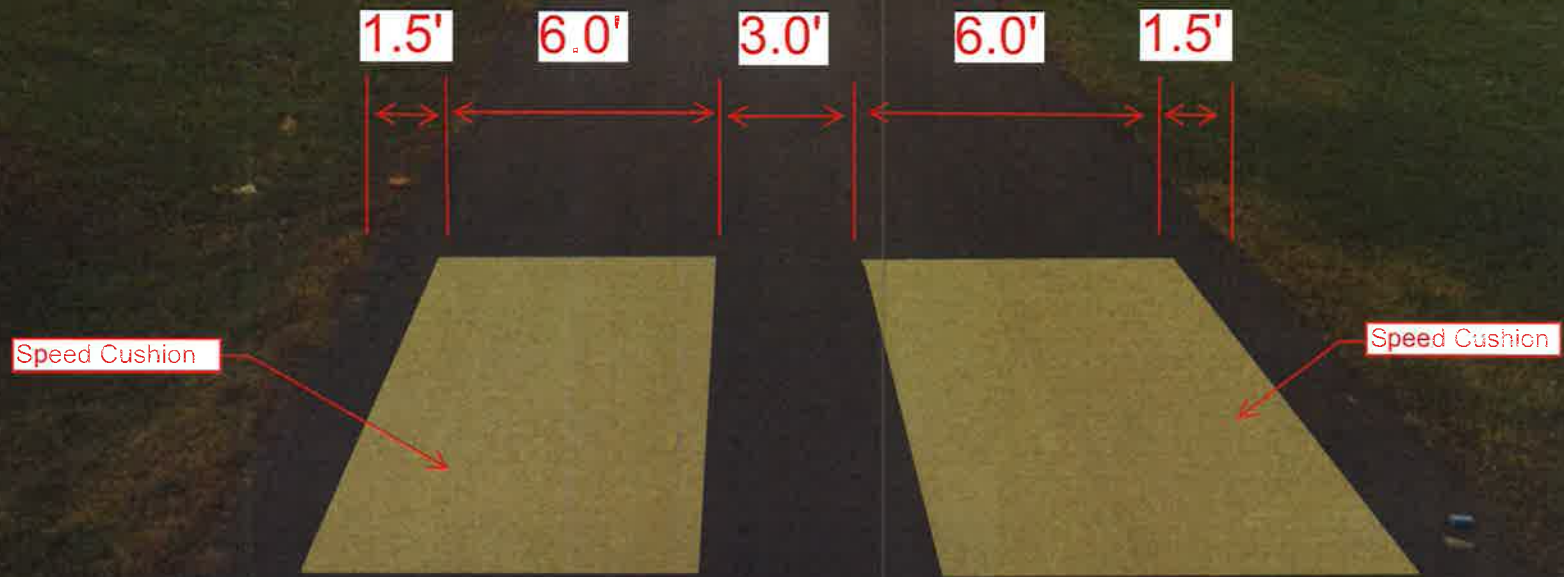
Google Earth



11164 & 11170 Thornton Drive

 Speed Cushions

TYPICAL PAVEMENT LAYOUT PLAN



18' Pavement Width

Thornton Dr

THORNTON HEIGHTS - TRAFFIC CALMING COST ESTIMATE		
ITEM	QTY	TOTAL (\$)
SPEED CUSHION, 8 SETS, INCLUDES FREIGHT	8	\$ 7,100.00
POLE FOR SIGNS, SQUARE TUBE; SIGN, W17-1, 24"X24", 'SPEED HUMP'; SIGN, W13-1, '15 MPH'	8	\$ 600.00
Labor, Town of Farragut Public Works		not included
		\$ 7,700.00

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Sue Stuhl, Parks & Leisure Services Director

SUBJECT: Discussion of McFee Park Master Plan Update

INTRODUCTION AND BACKGROUND: Included in the FY17 Capital Investment Plan was the update to the McFee Park master plan and subsequently moving forward with the next phase of the park. The plan was last updated about five years ago. The Board of Mayor and Aldermen approved a contract with Ross/Fowler for this project last September.

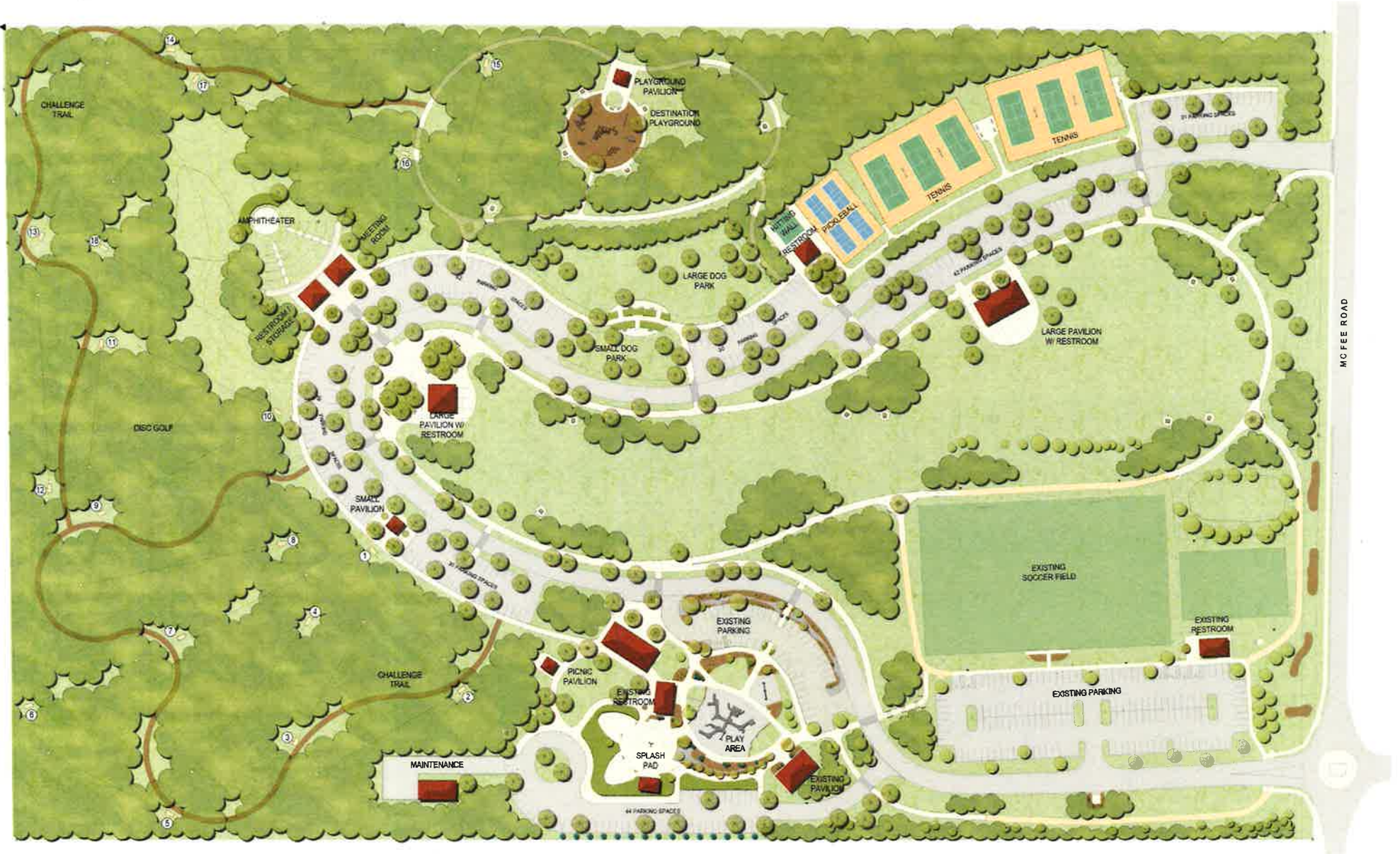
McFee Park is a 51+ acre site with approximately 25 acres left for future development. Attached is the recommended master plan which includes the following additional facilities/amenities:

- Racquet court area with 6 tennis courts, 4 pickleball courts, hitting wall and restroom
- Destination playground – geared for older children and young teens
- Dog park – both large and small dog areas
- Amphitheater with restroom/storage and a small meeting or preparation room
- Disc golf course (18 wooded holes) with small pavilion
- Large lawn area for events, etc. with two pavilions and restrooms
- Maintenance building
- Additional small pavilion and small lawn area near splashpad
- Additional parking – net gain of approximately 230 spaces
- Additional ADA walking trails
- Additional natural (challenge) walking trails
- Variety of open picnic table locations throughout the park

The inclusion of these facilities and amenities are the result of several months of interviews, surveys, public hearings and Board of Mayor and Aldermen workshops. The Parks and Athletics Council reviewed and approved this master plan.

Once the plan has been approved, development of the park will need to occur in phases as approved in future Capital Investment Plans. The current CIP funding includes monies for the development of construction plans of the next phase which will be a topic of discussion for the upcoming Board of Mayor and Aldermen meetings.

RECOMMENDATION: To recommend approval of the McFee Park Master Plan update.



2016 McFEE PARK MASTER PLAN UPDATE TOWN OF FARRAGUT



0 50 100 150
MAY 2017

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Bart Hose, Assistant Community Development Director

SUBJECT: Discussion on possible amendments to the Town's Sinkhole Ordinance

INTRODUCTION AND BACKGROUND: This item has been referred to the Planning Commission in response to a recent decision and recommendation by the Farragut Board of Zoning Appeals (BZA).

The BZA heard a variance request from Section 14-407 part (2) of the "Sinkhole Ordinance" at its July 26th, 2017 meeting. Specifically, an applicant representing the Dollar General Store requested a variance from Section 14-407, part (2) "filling or obstructing sinkhole outlets and springs" to fill a portion of an identified sinkhole area to support the extension and construction of a required inter-parcel connection drive and a walking trail extension along Kingston Pike.

The Dollar General received site plan approval from the Planning Commission at its April 20th, 2017 meeting, subject to a number of items being addressed. The commission also granted final plat approval for a related minor subdivision at the same meeting. This approval was conditioned on two items, including showing the sinkhole lip elevation and 50 foot building setback if it was determined that any portion of a sinkhole is on the property. Initial site inspections had not identified the presence of any sinkholes on the property, but an area of concern was later identified during subsequent clearing and site review activities. The Tennessee Department of Environment and Conservation (TDEC) verified the presence of a sinkhole on the site.

The Town's planning and engineering staff were not opposed to granting the variance because; in their view; it was in line with the Town's connectivity goals; supported the future expansion of walking trails along Kingston Pike; and did not appear to significantly increase preexisting impacts to the sinkhole, most of which was located on the opposite side of Kingston Pike. Staff noted that they were forced to consider a number of factors when reviewing the application including; the purposes of the "Sinkhole Ordinance"; other competing public goals and purposes, including connectivity; and the characteristics of the site and surrounding area with respect to access and future development. The BZA denied the requested variance noting the ordinance's specific language prohibiting the filling of sinkholes for the "construction of local streets, driveways, and walking trails". They contrasted this language with language in the same section that referenced mitigation measures and filling in situations where sinkhole avoidance was not possible. The Board determined that the issue should be addressed legislatively, if necessary.

DISCUSSION: Staff has prepared several possible amendments to the sinkhole ordinance for planning commission discussion (**see attached**). The amendments are intended to clarify the ordinance where necessary, provide for flexibility in situations where the ordinance may conflict with other important public plans or policies, and to address (in a limited fashion) situations where a sinkhole is discovered after construction has started. Maintaining the integrity of the ordinance's general purposes and the avoidance of sinkholes during development is of critical concern.

Note: Text deletions or changes are shown in red, additions are in blue, and questions are in green.

CHAPTER 4. - SINKHOLE ORDINANCE

Sec. 14-401. - Statutory authorization.

The Legislature of the State of Tennessee has in Tennessee Code Annotated, § 6-2-201, delegated the authority to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry.

(Ord. No. 05-13, July 2005)

Sec. 14-402. - Short title.

This chapter will be known as the sinkhole ordinance.

(Ord. No. 05-13, July 2005)

Sec. 14-403. - Need.

Certain areas of the town and surrounding areas drain exclusively or predominantly to sinkhole systems. As such, these sinkhole systems must remain available for the temporary storage and drainage of surface runoff in a manner similar to established riparian floodways and floodplains. Sinkhole areas are also known to be unstable for construction and drainage. Structures placed on soil foundations in sinkhole areas may be subject to flooding, settling, or collapse.

It is not possible to determine a generalized rule for sinkhole capacity. Each sinkhole behaves differently from all other sinkholes, and the discharge from each is a function of unknown subterranean stream configurations. Sinkholes must not be used as an integral part of the drainage system unless no other outlet is feasible, as shown in a study by a licensed engineer with expertise in hydrology and approved by the town engineer.

Sinkholes are known to be part of fragile drainage systems which discharge directly to the subsurface aquifer. Any substance or object, including construction siltation, placed within a sinkhole has the potential of clogging the throat of the sinkhole and/or polluting groundwater. The immediate area surrounding a sinkhole must be disturbed as little as possible.

(Ord. No. 05-13, July 2005)

Sec. 14-404. - Purpose.

The purpose of this ordinance is to protect existing and future development from flooding due to sinkhole overflow and backup, to protect underground drainage systems from clogging due to sediment and debris, to protect the structural integrity of buildings and roads built near sinkholes, and to work with the State of Tennessee to protect groundwater resources from contamination due to pollutant runoff into sinkholes.

(Ord. No. 05-13, July 2005)

Sec. 14-405. - Definitions.

- (1) For the purpose of this chapter, words used in the present tense include the future tense; words in the singular number include the plural number, and words in the plural number include the singular number; the word "shall" is mandatory and not directory; the word "may" is permissive. Any word or term not defined within the municipal code or in chapter 2, Definitions, in the Farragut Zoning Ordinance, shall be construed to be used in this chapter as defined by the latest edition of Webster's Unabridged Dictionary. Any word or term not defined in the town's ordinances or the latest edition of Webster's Unabridged Dictionary shall have the meaning customarily assigned to it.

- (2) The following words and terms are defined as follows:

Karst. A region made up of porous limestone or other carbonate rock containing deep fissures and characterized by sinkholes, underground caves, and streams.

Sinkhole. A naturally occurring depression characterized by closed contours on a topographic map. A sinkhole throat, or opening to the subsurface, may or may not be visible. Also included are manmade depressional areas having no visible outlet, which do not retain water for any significant length of time during rainy periods and areas determined to be sinkholes by a qualified professional in accordance with subsection 14-406(23) below.

Sinkhole area. The area including the sinkhole and fifty (50) feet from the sinkhole lip elevation.

Sinkhole drainage area. The contributing surface drainage area to a sinkhole.

Sinkhole elevation. The lowest elevation point in the sinkhole.

Sinkhole floodplain elevation. The elevation at the sinkhole lip.

Sinkhole lip elevation. The highest closed contour elevation of a sinkhole.

Sinkhole throat. The passageway between the sinkhole and the subsurface system.

(Ord. No. 05-13, July 2005)

Sec. 14-406. - Developmental requirements.

- (1) General site controls and restraints. The developer ~~is encouraged to~~ is responsible for consulting with any unit of government that would have requirements applicable to the development of the subject tract and the area surrounding it. The developer shall ~~also~~ become acquainted with the zoning ordinance, subdivision regulations, driveways and other access ways ordinance, erosion control ordinance, drainage ordinance, tree protection ordinance, this chapter, and other ordinances, regulations and codes which regulate the development of land in the Town. Further, the developer shall consult with the Town regarding all applicable review policies and procedures precedent to the submission of any site plan, subdivision plat, or land disturbance permit application.

- (2) All reasonably identifiable closed contour depressions, sinkhole features, and springs or other sinkhole outlets shall be located and shown on site plans, subdivision plats, and other development related plans. The developer shall, at a minimum, utilize available and required topographic survey information, United States Geological Survey (USGS) information, and a field (on the ground) site inspection of the subject property to locate the above noted features.

- (23) Dispute of sinkhole—Determination. Where ~~the a~~ a developer disputes ~~the determination~~ that an area contains a sinkhole(s), a detailed site reconnaissance and evaluation will be conducted by a qualified licensed professional geologist or geotechnical engineer having experience and expertise with sinkholes. This professional shall be recognized and approved by the Town. The professional shall perform whatever evaluations deemed necessary to establish whether a sinkhole(s) exists on the site. The findings of the professional shall be presented to the developer, the Town, and the Tennessee Department of Environment and Conservation for final disposition. The burden of proof is on the developer to disprove the existence of sinkholes. Once a sinkhole determination has been

made, the sinkhole(s) shall be indicated on all preliminary plats, final plats, site plans, or any other construction document.

(Ord. No. 05-13, July 2005; Ord. No. 11-23, § 1, 12-8-2011)

Sec. 14-407. - General requirements.

- (1) Placing substances and objects in sinkholes. No person shall place or cause to be placed any substances or objects, other than stormwater runoff, in any sinkhole or sinkhole drainage area in such a way so as to allow such substances or objects to be washed into a sinkhole throat during storm events.
- (2) Filling or obstructing sinkhole outlets and springs. No person shall fill or obstruct the outlet to a sinkhole or system of sinkholes, or fill over a spring or sink outlet without approval from the State of Tennessee Department of Environment and Conservation Division of Water Supply and Division of Water Pollution and the Town. ~~No fill shall be placed and no construction shall occur below the sinkhole lip elevation unless proper and approved mitigation measures are taken and avoidance of the sinkhole is not possible, for example when widening an existing collector or arterial street. No fill shall be placed and no construction shall occur below the sinkhole lip elevation for the construction of local streets, driveways, and walking trails.~~
- (3) Filling Sinkholes. Except as provided below, no fill shall be placed and no construction shall occur below a sinkhole's lip elevation. Identified sinkholes should be avoided by design and separated from construction activities, except as provided for in this chapter (Sinkhole Ordinance).

The limited filling of sinkholes may be permitted by the Town upon a finding that:

- a) The avoidance of a sinkhole is clearly not possible given existing conditions, for example when widening an existing collector or arterial street. The Town's staff may seek additional review and approval from the Planning Commission whenever they determine that the circumstances warrant.
- b) A sinkhole is identified during or after approved site construction activities, the Town determines that it was not reasonably identifiable prior to construction using standard practices, and development activities have progressed to the point that redesigning to avoid filling the sinkhole is shown by the developer to be impracticable. The Town's staff may seek additional review and approval from the Planning Commission whenever they determine that the circumstances warrant.
- c) The Planning Commission has determined that such fill and construction is appropriate to advance a competing and adopted public policy, plan, or ordinance; is related and proportional to the public interests involved; and avoidance of the sinkhole is not reasonable given the specifics of the site and surrounding area. For example, the planning commission might permit the limited filling of a sinkhole area to facilitate the construction of a critical walkway extension to further the Town's adopted connectivity goals.

In cases where fill or construction is permitted below the sinkhole lip elevation the following shall apply:

- a) Any permitted fill and construction shall be limited to the minimum necessary to carry out the project.
- b) The Town may require a developer to prepare alternative designs that avoid the sinkhole and evaluate their feasibility.
- c) A study and sinkhole management plan shall be prepared by a licensed Geotechnical Engineer to ensure the structural stability of the proposed fill and/or construction area. The plan and study shall identify all tests that will be completed to determine subsurface conditions. It shall also include recommended mitigation actions that shall be implemented.

d) All sinkhole related plans and activities shall be coordinated with the Tennessee Department of Environment. All required State or other permits shall be obtained prior to approval by the Town.

e) All related plans, studies, and permits shall be reviewed by the Town's Engineer and other applicable staff prior to any filling or construction within a sinkhole. The Town may further impose appropriate additional conditions and restrictions intended to mitigate impacts related to any such permitted fill or construction.

(34) Stormwater runoff into sinkholes. All persons draining stormwater runoff into sinkholes shall coordinate with the State of Tennessee Department of Environment and Conservation Division of Water Supply and Division of Water Pollution to insure appropriate compliance with applicable provisions. Every effort shall be made to prevent changes in the volume and rate of runoff into sinkholes from preconstruction levels to post construction levels. Copies of approved permits and any pertinent site-specific provisions shall be submitted to the Town prior to the issuance of a grading permit.

(45) Disturbance in sinkhole drainage areas. The immediate area around a sinkhole should be disturbed as little as possible. Adequate sediment and erosion control measures shall be put in place prior to any disturbance. The use of mechanized grading equipment near the sinkhole throat should be avoided. All use of explosives shall be in compliance with the state fire marshal's office, and should be avoided whenever possible. The underground system of caves and streams is dynamic and explosions in the vicinity can alter or block underground drainage passage ways.

(56) Building construction in sinkhole ~~drainage~~ areas. Sinkhole areas are known to be unstable for construction. Structures placed on soil foundations in sinkhole areas may be subject to both settling and collapse of the sinkhole. Uncontrolled fill placement may present additional settlement hazards. Mitigation of these possible undesirable consequences are to be addressed as follows:

All buildings shall be set back a minimum of fifty (50) feet from the sinkhole lip elevation unless at the time of sinkhole determination the Farragut Municipal Planning Commission determines:

- (a) That the drainage function of the sinkhole will not be compromised by the construction within said fifty (50) foot line;
- (b) That there will be no hazard to groundwater;
- (c) That the applicant has obtained all necessary permits necessary from the Tennessee Department of Environment and Conservation; and
- (d) That the applicant provides sufficient and proper evidence for the Farragut Municipal Planning Commission to determine that there is no danger other than which would normally be encountered in the construction of a similar building in other areas.

The sinkhole elevation, the sinkhole lip elevation, and the minimum building setback from the sinkhole lip elevation shall be indicated on all preliminary plats, final plats and site plans. A structural engineer must approve all building foundations constructed within sinkhole areas.

The finished floor elevation (FFE) of any habitable structure within the sinkhole area shall be at least one (1) foot above the sinkhole lip elevation to mitigate possible inundation (flooding). Electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities shall also be located at least one (1) foot above the sinkhole lip elevation. The FFE shall be indicated on all preliminary plats, final plats, and site plans. Verification of this elevation must be submitted to the Town.

(67) Easements. When appropriate, sinkholes shall be designated as drainage easements on all preliminary and final plats. All sinkholes, whether designated as a drainage easement or not, shall be identified on preliminary and final plats. If feasible, sinkholes shall be placed on community open space land.

(Ord. No. 05-13, July 2005; Ord. No. 11-23, § 2, 12-8-2011)

[Question – is the Board of Zoning Appeals the appropriate body to hear appeals from this ordinance?]

Sec. 14-408. - Appeals.

- (1) Once a sinkhole determination has been made and the sinkhole(s) have been identified on a plat, site plan, or any other construction document, the Board of Zoning Appeals (BZA) shall serve as the appellate body for this ordinance.
- (2) The applicant shall submit a written request for a variance to the Town of Farragut. The application shall include specific reasons justifying the variance and any other information necessary to evaluate the proposed variance request. The applicant shall have the burden of proof for justifying any variance from the provisions of this ordinance.
- (3) When the board of zoning appeals is considering a request for a variance, they may require additional information such as, but not limited to, site design modifications, in order to fully evaluate the request.
- (4) Standards for variances. In granting a variance, the board shall ascertain that the following criteria are met:
 - a. The granting of any variance is in harmony with the purposes and intent of this ordinance and will not be injurious to the surrounding area, detrimental to the public welfare, or in conflict with the Town's plans or policies for development.
 - b. Variances shall be granted only where special circumstances or conditions exist (such as topography, or siting) fully described in the findings of the board, that do not apply in the surrounding area.
 - c. For reasons fully set forth in the findings of the board, the aforesaid circumstances or conditions are such that the strict application of the provisions of this ordinance would deprive the applicant of reasonable use of his/her land. Mere loss in value shall not justify a variance; there must be a deprivation of beneficial use of land.
 - d. Any variance granted under the provisions of this section shall be the minimum adjustment necessary for the reasonable use of the land.
 - e. If a property's size or shape is found to be the grounds for the variance, the property must be a "lot of record" and have totally separate ownership from the adjoining parcels.
- (5) In the exercise of its approval of a variance, the board may impose any such conditions as it may deem advisable in the furtherance of the general purposes of this ordinance.

(Ord. No. 05-13, July 2005; Ord. No. 11-23, § 3, 12-8-2011)

Sec. 14-409. - Appeals of decisions.

Any person aggrieved by a decision of the Town may appeal any order, requirement, decision, or determination of the Town to a court of competent jurisdiction in the manner provided by the laws of the State of Tennessee.

(Ord. No. 05-13, July 2005)

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on Planning Commission initiatives related to the Comprehensive Land Use Plan Update

INTRODUCTION: This workshop discussion is related to last month's review of the Community Development Work Program for the 2018 fiscal year. One of the items on the work program and that relates to a number of other items is to continue to implement elements of the Comprehensive Land Use Plan Update (CLUP).

DISCUSSION: Over the past few years the Town has updated certain provisions of its zoning ordinance and subdivision regulations to help promote different strategies identified in the CLUP. Given the important role of the CLUP in terms of community planning and vision, the staff would propose that a more comprehensive review of the plan be conducted and updates identified and prioritized. Some examples may include additional measures to encourage the development of a mixed use town center; assessing identified activity hubs and exploring where opportunities may exist for new hubs; completing the development of a mixed use neighborhood zoning district and an employment or light industrial zoning district; exploring the development of a 20 Minute Neighborhood Concept where people can easily and safely walk or bike in 20 minutes to key destinations, such as grocery stores, other retail establishments, parks and schools; assessing land uses shown on the future land use map to ensure that they are current and reflect the community's vision; assessing the strategies identified in the plan to ensure that they are still current; and prioritizing the strategies identified in the plan with the understanding that many of the strategies are inter-related.

RECOMMENDATION: In order to help with the development of an outline and a prioritized program of measurable goals related to the implementation of the CLUP, the staff would recommend that the Planning Commission consider appointing a steering committee. This committee would work with the staff on gathering information (which may include site visits and/or discussions or meetings with other community representatives), developing public engagement processes, and identifying goals and measurable output.

This committee would provide updates, as necessary, to the Planning Commission and present recommendations that would be conveyed at workshops designed to obtain community input. From the input received, the recommendations would then be implemented and necessary updates to the CLUP administered in a prioritized manner.