



**AGENDA
FARRAGUT MUNICIPAL PLANNING COMMISSION**

**September 21, 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 – August 17, 2017**
- 4. Discussion and public hearing on a request for a variance from the distance from intersections and distance between driveways requirements in the Driveways and Other Accessways Ordinance in association with a requested right in right out access onto Concord Road for the property referenced as Parcel 37.03, Tax Map 153, 4.68 Acres, Zoned NC (Knox County) (John and Sarah Mailen, Applicant)**
- 5. Discussion and public hearing on a concept plan revision for the Bridgemore Subdivision off McFee Road, 282.97 Acres, Zoned R-1/OSR (Placemakers No. 2 Partnership, Applicant)**
- 6. 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)**
- 7. Discussion and public hearing on site plan revisions involving building elevations and the percentage of masonry provided in association with 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)**
- 8. Discussion and public hearing on the Campbell Station Inn Phase III Concept Plan at 11401 Kingston Pike**
- 9. Discussion and public hearing on updates to the Sinkhole Ordinance**

11408 MUNICIPAL CENTER DRIVE | FARRAGUT, TN 37934 | 865.966.7057

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**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

August 17, 2017

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ed Whiting, Secretary
Louise Povlin, Alderman
Noah Myers
Betty Dick
Drew Carson
Jack Coker, Youth Representative

MEMBERS ABSENT

Ralph McGill, Mayor
Rose Ann Kile

Staff Representatives: Mark Shipley, Community Development Director
Bart Hose, Assistant Community Development Director
Gary Palmer, Assistant Town Administrator
David Smoak, Town Administrator
Sue Stuhl, Parks and Leisure Services Director
David Sparks, Assistant Town Engineer

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

1. CITIZEN FORUM

Chairman Holladay announced that the Strategic Plan Update will have two community meetings, the first on Monday, August 28, at 3 pm and the second on Tuesday, August 29, at 6 pm. They will be held in the Community Room.

2. APPROVAL OF AGENDA

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

3. APPROVAL OF MINUTES

A motion was made by Commissioner Myers to approve the July 20, 2017 minutes. The motion was seconded by Commissioner St. Clair and the motion passed with Commissioner Povlin abstaining due to being absent.

4. ELECTION OF OFFICERS

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

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

5. APPROVAL OF FMPC BY-LAWS

Staff recommended approval.

A motion was made by Commissioner Whiting to approve the by-laws with an amendment being made to provide for the Commission to consider on an annual basis the appointment of the non-voting youth member. This term would no longer be restricted to one year but rather considered each year at the annual meeting of the Commission. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

APPOINTMENT OF NON-VOTING YOUTH MEMBER

Staff recommended approval.

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

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)

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

- 1) Please revise the plat legend to ensure that it is consistent with the symbols and information actually shown on the plat;
- 2) Please correct the side-setback information to identify the full requirement, 30' total / 10' minimum on any side;
- 3) Please summarize the lots and verify that the required amount of open-space is provided;
- 4) Please provide an erosion control letter of credit and drainage permit fee per dollar amounts that will be provided by the Town Engineer

Staff also noted that the following items would be required prior to final plat consideration:

- 1) All required covenants must be approved by the Town Attorney before the Town can sign off on the final plat;
- 2) The final plat will need to reflect easements that correspond to the as-constructed detention basin, shared access drive (including the removal of existing driveway), and the walking trail/access.

A motion was made by Commissioner Povlin to approve the preliminary plat subject to the staffs' recommendation. The motion was seconded by Commissioner Myers and the motion passed unanimously.

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)

The staff recommended approval of the preliminary plat subject to the following issues or conditions being addressed as verified in writing by the Town staff:

- 1) The plans will need to demonstrate that the proposed street lights will comply with the Town's residential street lighting requirements;
- 2) KGIS topographic information indicates there may be several small closed contour depressions that do not appear on the plat. The Town's sinkhole ordinance would apply to these depressions unless they are determined not to be sink holes. This may affect certain improvements proposed in this phase (see original planning staff review comments 5 and 8A);
- 3) The tree preservation plan identifies two large (24"DBH) oak trees at the western end of the project phase. These trees need to be assessed with the Town staff to ensure that appropriate measures are in place to provide protection. The depicted tree protection fencing area appears to be too small to protect trees of this size. A certified arborist evaluation and recommendation may be required and certain aspects of the preliminary plat may need to be modified to ensure that these two trees will be saved;
- 4) Please note that storm drain pipes and headwalls located outside the roadway prism will not be maintained by the Town of Farragut, but will be maintained by the property owners;
- 5) Please coordinate the overall stormwater system maintenance plan with Town staff;
- 6) Detectable warning area at crosswalks should be yellow, not gray or black;
- 7) Please submit NOC;
- 8) Please submit Erosion Control LOC for \$86,400.
- 9) Please submit Drainage Fee of \$870.

It should also be noted that a revised concept plan for the entire development has been submitted and will be presented to the Planning Commission at its September meeting. The revised plan is related to the elimination of the land located on the east side of McFee Road, and its associated open-space from the overall development. This concept plan will also need to address the comprehensive walking trail network that is required within the development.

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

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)

The staff noted that based on the rendering provided it appeared that the north elevation would need some visual enhancements to break up this windowless elevation. Ellen Devoe spoke as the project architect and reviewed what was being proposed on this north elevation.

A motion was made by Commissioner Povlin to approve the site plan amendment proposed by the applicant. The motion was seconded by Commissioner Myers and the motion passed unanimously.

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,
31.94ACRES (GBS Engineering, Applicant)**

The staff noted that the remaining comments were as follows:

Please coordinate Comments 1-4 with the Town's Fire Marshal as these comments were only partially addressed. Those comments include:

- 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) Please 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) Please note that 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, please provide the existing fire hydrant flow data points used to complete the analysis on the drawings of record;
- 5) Please ensure that all information presented on the revised site plan sheets is easy to review and clear. Many of the site plan sheets contain too much information and it is very difficult to conduct a proper review;
- 6) Please provide written approval from First Utility District (FUD) of Knox County. FUD must stamp and approve all applicable plan sheets;
- 7) Should the Planning Commission approve the new water line and sanitary sewer extensions shown on this latest submittal, it must be demonstrated on the plans and in the field that no existing mature vegetation in the required buffer strip areas will be removed or adversely affected. Mature vegetation would include any trees that are at least 10 inches in DBH;
- 8) 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;
- 9) 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);
- 10) All requirements in the current Architectural Design Standards shall be met;
- 11) A new landscape plan that reflects whatever site plan is ultimately approved by the Planning Commission must be approved prior to the issuance of a grading permit;
- 12) Building F is within 100 feet of property zoned residential and cannot exceed 3 stories or 45 feet. The plans still do not address whether Building F is in compliance;
- 13) Please include the aquatic buffer note on the cover sheet;
- 14) Please verify that the areas where grading is shown within required buffers does not have any existing tree cover (this is also related to Comment #7);

- 15) Please ensure that ALL external lighting fixtures and their locations are shown on the lighting plans and match what is shown on the plans. This will be assessed on the larger sized sheets that will be required for final submittal;
- 16) Please submit irrevocable letter of credit for erosion control for \$95,000; and
- 17) Please submit Drainage Fee of \$8,130.

After a long discussion, a motion was made by Commissioner Povlin to approve the site plan revisions for The Overlook at Campbell Station Apartments subject to the staffs' remaining comments and the final proposed building elevations and materials being brought back to the Planning Commission for consideration at a future meeting. The motion was seconded by Commissioner Myers and the motion passed unanimously.

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

The staff recommended approval.

A motion was made by Commissioner St. Clair to approve traffic calming applications to be installed in the Thornton Heights Subdivision subject to the staffs' recommendation. The motion was seconded by Commissioner Myers and the motion passed unanimously.

11. DISCUSSION ON THE UPDATED MASTER PLAN FOR MCFEE PARK

The staff recommended approval.

A motion was made by Commissioner St. Clair to approve updating the Master Plan for McFee Park subject to the staffs' recommendation. The motion was seconded by Commissioner Carson and the motion passed unanimously.

12. DISCUSSION ON UPDATES TO THE SINKHOLE ORDINANCE

For discussion purposes only.

13. DISCUSSION ON PLANNING COMMISSION INITIATIVES RELATED TO THE COMPREHENSIVE LAND USE PLAN UPDATE

For discussion purposes only.

ADJOURNMENT

The meeting adjourned at 10:15 p.m.

Edwin K. Whiting, Secretary

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request for a variance from the distance from intersections and distance between driveways requirements in the Driveways and Other Accessways Ordinance in association with a requested right in right out access onto Concord Road for the property referenced as Parcel 37.03, Tax Map 153, 4.68 Acres, Zoned NC (Knox County) (John and Sarah Mailen, Applicant)

INTRODUCTION AND BACKGROUND: As background to this agenda item, the entire Concord Road right of way is within the Town of Farragut though some parcels that front along the east side of Concord Road are not within the Town limits. For these parcels, the Town would not have direct involvement with how they are developed with the exception of approving access onto Concord Road.

DISCUSSION: In the next few months TDOT will be initiating work on significant improvements to Concord Road from Turkey Creek Road to Northshore Drive. As part of this project access points will be considered. The applicant is requesting approval at this time for a right in/right out access onto Concord Road for their property so that this can be coordinated with TDOT ahead of time. The site plan that is shown with the applicant's requested access is very preliminary (though the requested access point is where the desired access would be situated) and has not been presented to Knox County. The applicant is solely requesting an access approval with the understanding that the development of the site may change from what is included in your packets. Since Concord Road is classified as an arterial street on the Town of Farragut's Major Road Plan, the minimum distance from intersections and the minimum distance between driveways is 400 feet as provided for in the Driveways and Other Accessways Ordinance. The right in/right out access requested by the applicant is roughly 310 feet from the existing access at Second Drive and 380 feet to the nearest access to the north. Consequently, the applicant is requesting a variance from the distance from intersections and distance between driveways requirements in the Driveways and Other Accessways Ordinance.

RECOMMENDATION: Though the applicant's engineer has listed some justifications for the requested access that are included in your packet, the staff would note that the property can be accessed from Second Drive and a future connection to the property to the north and thus nullify the need for the requested variances. Consideration should be given as to whether adding the requested access point would create an additional conflict area between pedestrians and vehicles. The east side of Concord Road will have a sidewalk and the staff would encourage the fewest conflict points possible. Approval of this access may also lead to other access requests along this corridor.

Along with the applicant's justification for the requested access, also included are the comments from the Town Engineer. One comment of particular note is that any action taken on this request should be clear that it would only be for a right in/right out since the Concord Road improvement project includes a raised median through this section. There shall be no median cut approved at any time in the future. The median must remain as shown in the road improvement design.

August 21, 2017

Dear Farragut Planning Commission,

We are requesting access on Concord Road for a driveway for our 4.8 acre tract located at 1025 Concord Road. Please see the attached map (Attachment A) showing the proposed driveway and a conceptual plan for future development on the property.

We respectfully ask that you add this item to the next Farragut Planning Commission meeting agenda in September to review our requested driveway access. Then we ask that our driveway request be put on the next Board of Alderman meeting for a vote.

Sincerely,

A handwritten signature in black ink that reads "John Mailen Sarah Mailen". The signature is written in a cursive, flowing style.

John and Sarah Mailen

RECEIVED

AUG 21 2017

TOWN OF FARRAGUT

Mark Shipley

From: Robert Campbell <rcampbell@rgc-a.com>
Sent: Wednesday, September 13, 2017 11:09 AM
To: Mark Shipley
Cc: Garrett Tucker
Subject: Concord Road - access request
Attachments: 17055_Design_Sheet-2-turn arrow p2.pdf; 17055_Design_Sheet-2-turn arrow.pdf

Mark,

My sincerest apologies. I thought I told someone to send to you but evidently I forgot to do that. Here are the revised sheets with turn arrows and the note regarding the median opening.

Our intent is to get a curb cut for the property (which has 740 feet of frontage) during the construction project by TDOT. The proposed cut will be for right in and out only. Our justifications are as follows:

- 1) The access from Second Drive may be problematic due to the sinkhole located adjacent to it. If this is the case, then Concord Road is the only place for access to the property.
- 2) Proposed design of Second drive shows no dedicated right turn lane which depending on future development traffic could cause cars to queue – especially as it seems this is a non-signalized intersection.
- 3) Pedestrians can be impacted negatively by longer wait times as drivers become impatient and don't anticipate pedestrians or cyclists.
- 4) Right in and out at the proposed entrance point removes cars from the Second Drive intersection that will turn right.
- 5) The development is preliminary in nature – if and when the property is developed the Town has the opportunity to require a traffic study showing auxiliary lanes or other improvements to the proposed curb cut

Please don't hesitate to call if you have any questions or need clarification.

Robert G. Campbell, PE

7523 Taggart Lane
Knoxville, TN 37938
865-947-5996 – office

2540 Sand Pike Blvd, Suite 3
Pigeon Forge, TN 37863
865-366-2516 - office

Mark Shipley

From: Darryl Smith
Sent: Thursday, August 31, 2017 11:41 AM
To: Mark Shipley
Cc: Bart Hose; Zachary Bonham; David Sparks; Gary Palmer
Subject: Comments - Mailen Entrance on Concord Road - 8/31/17

Note to FMPC: This is a request for an entrance onto Concord Road from an as-yet undeveloped property on the east side of Concord Road (within Knox County's jurisdiction). While the Town does not typically approve access locations without approval of a site plan, the owners are making this request in order to have the entrance constructed as part of the upcoming Concord Road Improvements project, which is scheduled for letting in the fall. Approval of variance for this entrance may be premature, as no finalized site plan has been presented, either to Knox County or the Town. Please note that while the Concord Road project is slated for a fall letting, final ties to adjacent properties would likely occur during the late stages of project completion, likely after fall 2018. This allows ample time for applicants to submit site plan and access request to Knox County and the Town.

Entrance should include a deceleration lane/taper.

Entrance is presented as a "lowered curb" type entrance, but should likely be constructed as a "street type" entrance, meaning that the curb should simply turn the radius into the drive (not lowered at the edge of Concord Road).

By virtue of the raised median to be constructed on Concord Road, the entrance is a "right-in/right-out." However, approval of a variance to allow the entrance should be predicated on the understanding that no median cut should ever be requested or approved in front of this property. This should be noted in any motion for approval.

As entrance does not allow for vehicles to turn left out of the property, the entrance should be narrowed.

NOTES:

- 1) PRELIMINARY SHOPPING CENTER LAYOUT SUBJECT TO ADDITIONAL APPROVALS AND PERMITS FROM KNOX MPC, KNOX COUNTY STORMWATER TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, ETC.
- 2) TOPOGRAPHY AND PROPERTY INFORMATION BASED ON SURVEY BY TENNESSEE DEPARTMENT OF TRANSPORTATION.
- 3) PROPOSED STATE ROUTE 332 CONFIGURATION BASED ON DESIGN BY TENNESSEE DEPARTMENT OF TRANSPORTATION. (SHEET 7)
- 4) THIS PLAN DOES NOT ANTICIPATE A MEDIAN OPENING AND IS FOR RIGHT IN AND RIGHT OUT ONLY
- 5) TDOT PROJECT NUMBER: STP-M-332(9)

CURVE S.R. 332
PI 131+84.71
N 562,033.0783
E 2,519,238.8897
A 15° 14' 27" (RT)
D 3° 00' 00"
R 1,909.86
L 508.03
T 255.52
SE 0.027 FT/FT
DESIGN SPEED 40 MPH
TRANS. LENGTH 170

CURVE SECOND DR.
PI 49+18.24
N 562,069.9318
E 2,519,294.6024
A 9° 56' 56" (RT)
D 12° 00' 00"
R 477.46
L 82.91
T 41.56
SE 0.027 FT/FT
DESIGN SPEED 20 MPH
TRANS. LENGTH 80
PC 48+76.68
PT 49+59.59

OWNER:
SARAH MAILEN
12807 NIGHT HERON DRIVE
KNOXVILLE, TN 37922
PHONE: (865) 385-9046
red.trav@yahoo.com

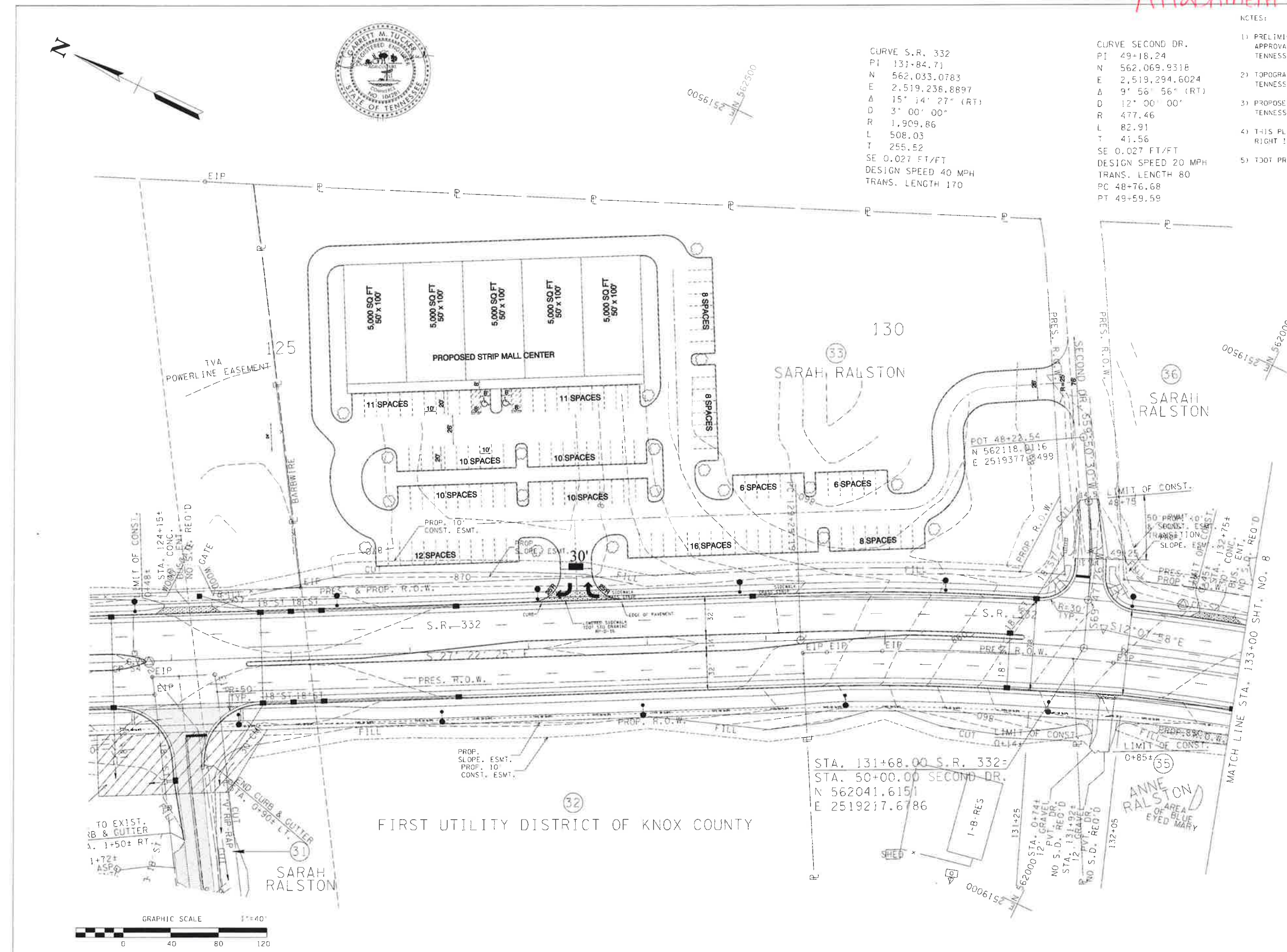
ENGINEER:
ROBERT G. CAMPBELL
AND ASSOCIATES
7523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556

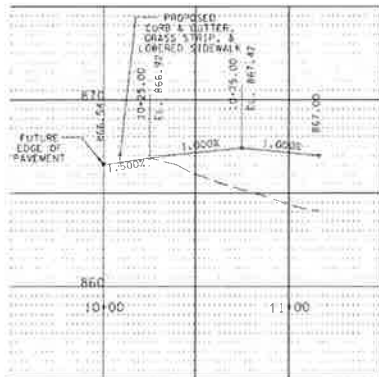
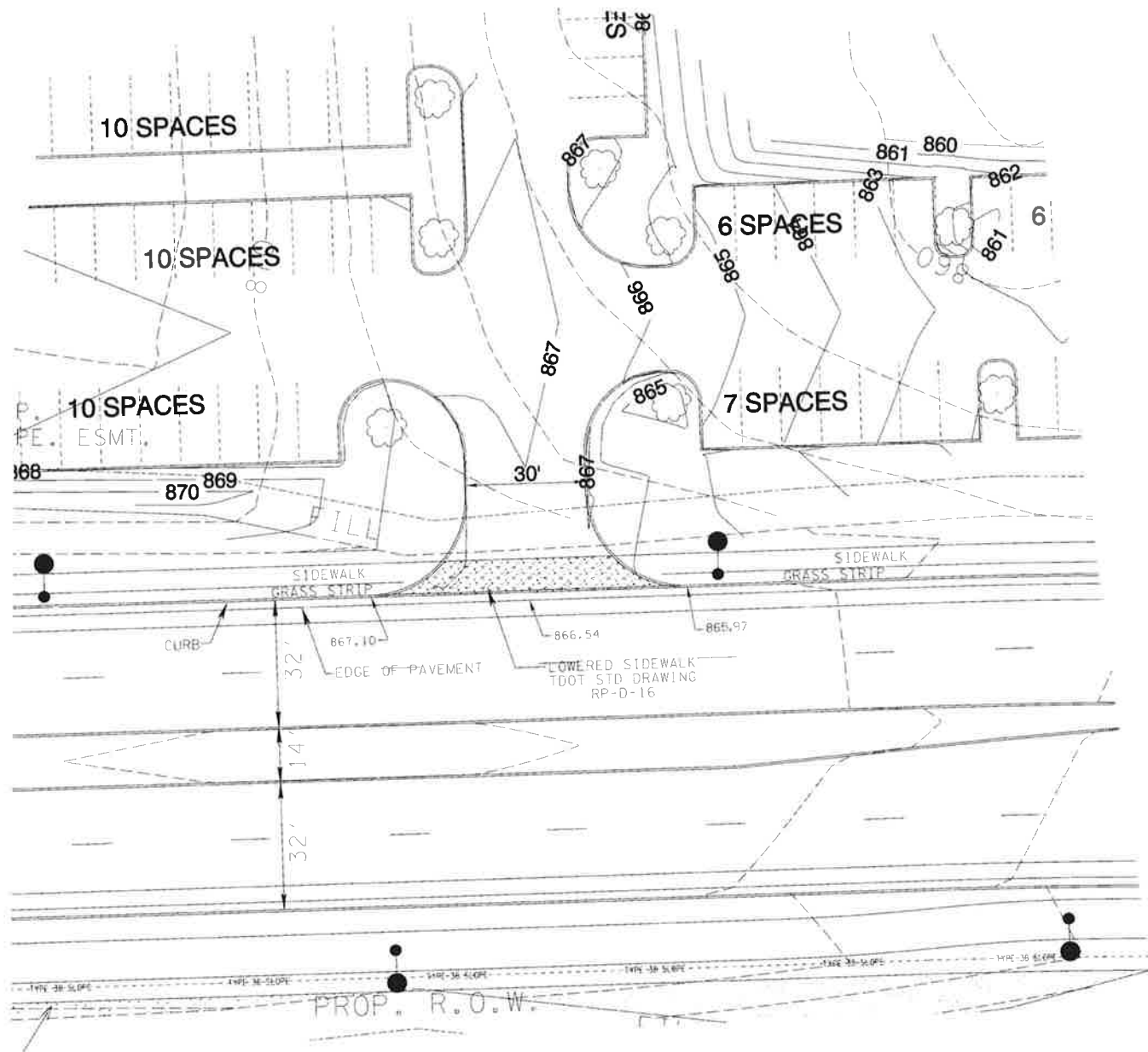
- LEGEND
- EIP IRON PIN FOUND
 - PIPE * PIPE FOUND
 - W.M. WATER METER
 - MANHOLE
 - W.V. WATER VALVE
 - ✕ FIRE HYDRANT
 - ⊕ P/T/C POWER/TELEPHONE/CABLE
 - LIGHT POLE

CLT MAP: 153
PART OF PARCEL: 37.03

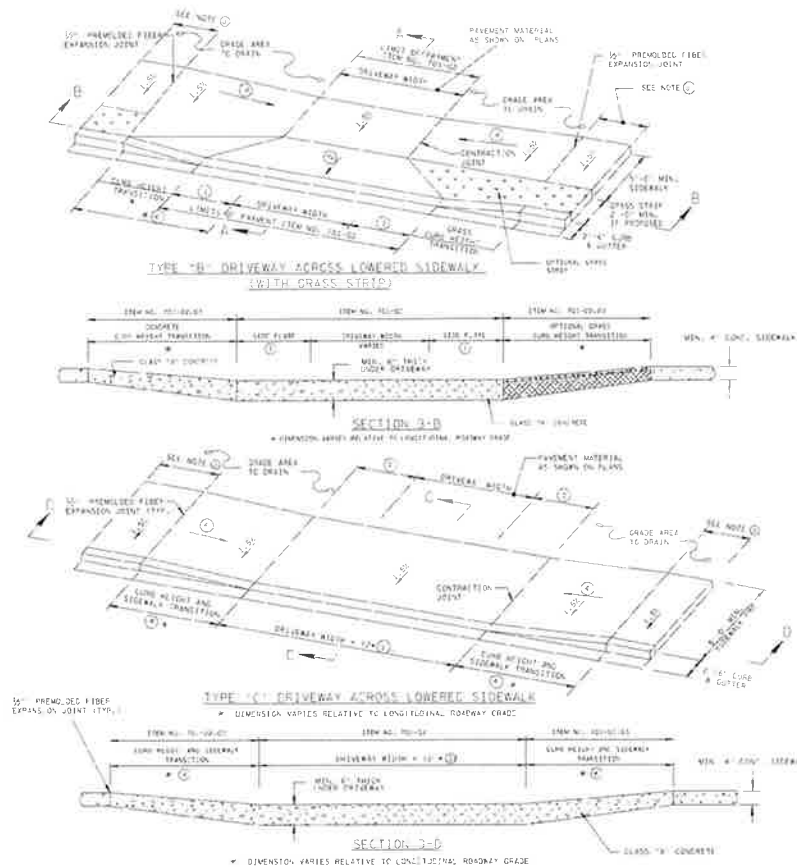
DEED REFERENCE: 20030328-0086634

SITE AREA: 4.68 ACRES
PROPERTY ZONING: NC





TDOT HIGHWAY ENTRANCE
SR 332
SCALE: 1"=50' HORIZ.
1"=5' VERT.



LEGEND

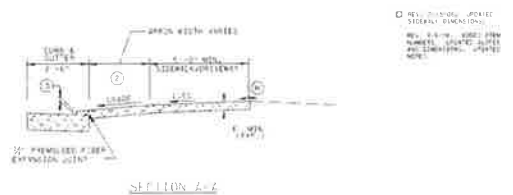
- EIP IRON PIN FOUND
- PIPE PIPE FOUND
- W.M. WATER METER
- MANHOLE
- W.V. WATER VALVE
- ⊗ FIRE HYDRANT
- ⊕ P/T/C POWER/TELEPHONE/CABLE
- LIGHT POLE

OWNER:
SARAH MAILEN
12807 NIGHT HERON DRIVE
KNOXVILLE, TN 37922
PHONE: (865) 385-9048
redline@yaho.com

ENGINEER:
ROBERT G. CAMPBELL
AND ASSOCIATES
7523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556

NOTES:

- 1) PRELIMINARY SHOPPING CENTER LAYOUT SUBJECT TO ADDITIONAL APPROVALS AND PERMITS FROM KNOX MPC, KNOX COUNTY STORMWATER TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, ETC.
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- 4) TDOT PROJECT NUMBER: STP-M-332(9)

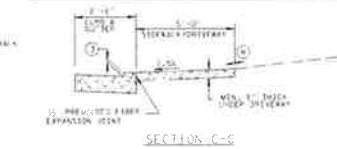


GENERAL NOTES

1. 1'-0" MINIMUM SIDEWALK WITH A MAXIMUM CROSS SLOPE OF 1/8% THROUGH DRIVEWAYS.
2. DESIGNER TO CHECK GUTTER FLOW DEPTH AT DRIVEWAY LOCATIONS TO ASSURE THAT THE DESIGN FLOW DOES NOT OVERSTRET THE SIDEWALK AREA. IF OVERSTRETCHING OCCURS PLACE AN INLET AT THE UPSTREAM SIDE OF THE DRIVEWAY OR PERFORM OTHER DESIGN MITIGATION.
3. THE CROSS SLOPE OF THE LANDING AREA SHALL NOT EXCEED 2.0% IN THE SIDEWALK AREA.
4. DRIVEWAYS TO BE BUILT COMPLETE OR IN PART AS INDICATED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
5. ALL CONCRETE DRIVEWAYS TO BE OF UNIFORM THICKNESS, UNLESS OTHERWISE SHOWN ON PLANS.
6. EXPANSION JOINTS TO BE PLACED AS INDICATED ON THE PLANS EXCEPT JOINT AT BASE OF DRIVEWAY WHICH WILL BE PLACED WHEN DRIVEWAY ABUTS A RIGID DRIVEWAY OF A BUILDING.
7. THE ROADWAY DESIGNER SHALL CONSIDER THE USE OF A CATCH BASIN ON EITHER SIDE OF THE DRIVEWAY. CAREFUL CONSIDERATION TO THE PLACEMENT OF CATCH BASINS SHALL BE TAKEN IF THE DRIVEWAY IS IN A VERTICAL SAG CURVE.
8. ALGEBRAIC DIFFERENCE NOT TO EXCEED 10.0%.
9. ITEM NO. 1: CONCRETE DRIVEWAY PER SF 101-22-05
10. WHEN MORE THAN 2 DRIVEWAYS ARE PROPOSED, USE TYPE 'A' DRIVEWAY AS SHOWN ON STANDARD DRAWING 101-2-15 TO REDUCE 'ROLLER COASTER' EFFECT FOR PAVEMENT.
11. TYPICAL DRIVEWAY WIDTHS ARE 10', 14', 18' AND 24' FOR RESIDENTIAL AND 24' AND 30' FOR COMMERCIAL.
12. REFER TO SECTION 3-B, 3-C, 3-D, 3-E, 3-F, 3-G, 3-H, 3-I, 3-J, 3-K, 3-L, 3-M, 3-N, 3-O, 3-P, 3-Q, 3-R, 3-S, 3-T, 3-U, 3-V, 3-W, 3-X, 3-Y, 3-Z FOR DETAILS OF DRIVEWAY ENTRANCE ON STATE HIGHWAYS (2013) FOR DETAILS OF DRIVEWAY GUIDANCE.

FOOTNOTES

1. SIDE FLARE WIDTH SHOULD BE A MINIMUM 1'-0" FOR COMMERCIAL DRIVEWAYS. SIDE FLARE WIDTH SHOULD BE A MINIMUM 3'-0" FOR RESIDENTIAL DRIVEWAYS.
2. DRIVEWAY RAMP GRADE VARIATION: 1% MINIMUM; RECOMMENDED: 1.5% GRADE FOR RESIDENTIAL DRIVEWAYS, 2% MIN. 1.5% RECOMMENDED: 2.0% GRADE FOR COMMERCIAL DRIVEWAYS.
3. HEIGHT OF LOWERED CURB SHALL BE 4 INCHES. SEE STD. Dwg. 101-2-15.
4. THE SLOPE OF THE SIDEWALK AND/OR DRIVEWAY TRANSITION SHALL BE A MAXIMUM OF 1/8% (SLOPE OF 1/8" PER FOOT) IN THE LONGITUDINAL DIRECTION.



STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION
DETAILS OF
LOWERED STANDARD
CONCRETE
DRIVEWAYS
1-10-01 RP-D-16



CLT MAP: 153
PART OF PARCEL: 37.03

DEED REFERENCE: 20030328-0086634

SITE AREA: 4.68 ACRES
PROPERTY ZONING: NC

NO.	DATE	DESCRIPTION	BY	CHK.
REVISIONS				



ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

PROPOSED DRIVEWAY ENTRANCE
1025 CONCORD ROAD, KNOXVILLE, TN

PLAN VIEW LAYOUT

DESIGNED BY	CHECKED BY	SCALE	SHEET
GMT	RGC	1" = 20'	NO. 2
DRAWN BY	DATE	FILE NO.	OF
GMT	06-30-17	17055	2 SHEET

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

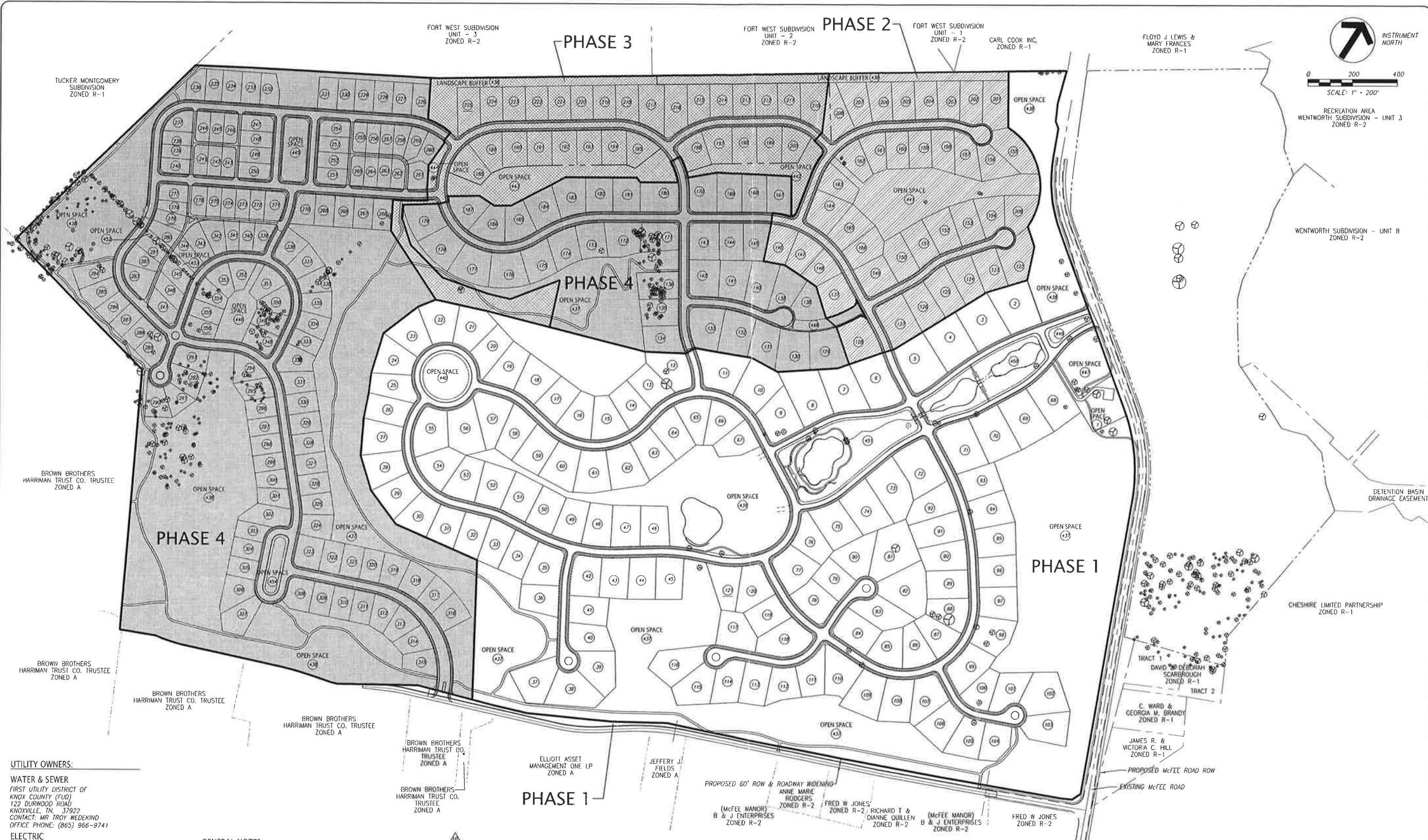
PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a concept plan revision for the Bridgemore Subdivision off McFee Road, 282.97 Acres, Zoned R-1/OSR (Placemakers No. 2 Partnership, Applicant)

INTRODUCTION AND BACKGROUND: As explained last month in association with a request for approval of a preliminary plat for the next phase of the Bridgemore Subdivision, the Bridgemore Subdivision is being developed in Phases that are still ongoing. Consequently, in accordance with the zoning ordinance and the subdivision regulations, a concept plan is required and is to be presented to the Planning Commission every two years for those areas which have not received approval for a preliminary plat. Since its original approval in 2004, the Bridgemore Subdivision concept plan has been presented to the Planning Commission either every year or every couple of years.

As part of a concept plan involving property on the east side of McFee Road, at the July 20, 2017 Planning Commission meeting, it was noted that apparently in 2007 the property on the east side of McFee Road (which was included as part of the Bridgemore Subdivision concept plan) was bought by a separate entity and a conservation easement was placed on the land which limited development to ten house lots. This modification separated the land on the east side of McFee Road from the Bridgemore Subdivision concept plan but was never mentioned when subsequent concept plans involving the Bridgemore Subdivision were re-approved. As a result it was noted at the July meeting that the concept plan would need to be updated to reflect this significant change. Most notably, the updated concept plan would need to demonstrate that the omission of the land on the east side of McFee Road from the Bridgemore Subdivision would not create a violation for the remaining property on the west side of McFee Road in terms of fulfilling all of the applicable requirements associated with the R-1/OSR Zoning District. Namely, it would need to be shown on the updated concept plan that the minimum 35% required open space would be satisfied. The updated concept plan would also need to address the walking trail locations for the remaining unplatted portion of Bridgemore.

RECOMMENDATION: Included in your packets is a copy of the updated concept plan of the Bridgemore Subdivision. This plan does indicate that the total open space that is now being provided is 35.1%. This plan also shows a walking trail network within Phase 4 that provides connections both internally and to abutting properties. The staff recommends approval of the updated concept plan with the understanding that some modifications may occur in Phase 4 when the more detailed preliminary plat is prepared.



UTILITY OWNERS:

WATER & SEWER

FIRST UTILITY DISTRICT OF
KNOX COUNTY (FUD)
122 DURWOOD ROAD
KNOXVILLE, TN. 37922
CONTACT: MR. TROY WEDEKIND
OFFICE PHONE: (865) 966-9741

ELECTRIC

LENOIR CITY UTILITY BOARD (LCUB)
P.O. BOX 449
LENOIR CITY, TN. 37771
CONTACT: MR. MITCH LEDBETTER
OFFICE PHONE: (865) 988-0707

GAS

KNOXVILLE UTILITIES BOARD (KUB)
P.O. BOX 59017
KNOXVILLE, TN. 37950-9017
CONTACT: MR. DANIEL KEMBEL
OFFICE PHONE: (865) 558-2290

TELEPHONE

TDS TELECOM (TDS)
9737 COGILL ROAD
KNOXVILLE, TN. 37932
CONTACT: MR. RALPH SCATES
OFFICE PHONE: (865) 966-4700

CABLE T.V.

CHARTER COMMUNICATIONS (CHARTER)
1774 HENRY G LANE STREET
MARYVILLE, TN. 37801
CONTACT: ED BATES
OFFICE PHONE: (865) 984-1400 EXT. 501

GENERAL NOTES:

1. THE TOPOGRAPHIC DATA WAS REFERENCED FROM KGIS INFORMATION
THE BOUNDARY DATA WAS TAKEN FROM BENCHMARK &
ASSOCIATES, INC. DATED JULY 2004

2. THE TOTAL NUMBER OF LOTS PROPOSED ARE 374,
WHICH INCLUDE 355 SALEABLE LOTS AND 19 LOTS
THAT ARE OPEN SPACE.
PHASE 1 LOT NUMBERS ARE 1-121
PHASE 2 LOT NUMBERS ARE 122-128, 137, 146-166, 201-209
PHASE 3 LOT NUMBERS ARE 188-200, 210-225
PHASE 4 LOT NUMBERS ARE 129-136, 138-145, 167-187, 226-356

3. THE TOTAL AREA IS 282.97 ACRES, WHICH INCLUDES
99.30 ACRES (35.1%) OF OPEN SPACE.
PHASE 1 AREA IS 132.36 AC., WHICH INCLUDES
48.27 AC. (36.47%) OF OPEN SPACE WITHIN THIS PHASE.
PHASE 2 AREA IS 24.82 AC., WHICH INCLUDES
3.86 AC. (15.55%) OF OPEN SPACE WITHIN THIS PHASE.
PHASE 3 AREA IS 20.81 AC., WHICH INCLUDES
7.28 AC. (35.00%) OF OPEN SPACE WITHIN THIS PHASE.
PHASE 4 AREA IS 104.98 AC., WHICH INCLUDES
39.89 AC. (37.69%) OF OPEN SPACE WITHIN THIS PHASE.

4. OPEN SPACE LOT NUMBERS:
WEST SIDE LOT NUMBERS 2-356 (19 TOTAL LOTS 1, 437-454)
PHASE 1 RESIDENTIAL LOT NUMBERS 2-121
PHASE 1 OPEN SPACE LOT NUMBERS 1, 437-440, 447, 449-451
PHASE 2 RES. LOT 122-128, 137, 146-166, 201-209
PHASE 2 OPEN SPACE LOT NUMBERS 438, 441
PHASE 3 RESIDENTIAL LOT NUMBERS 188-200, 210-225
PHASE 3 OPEN SPACE LOT NUMBERS 437, 438, 442, 443, 444
PHASE 4 RESIDENTIAL LOT NUMBERS 129-136, 138-145, 167-187, 226-356
PHASE 4 OPEN SPACE LOT NUMBERS 437, 445-446, 452-454

5. THE PROPOSED R.O.W. ALONG 2-WAY SUBDIVISION ROADS IS 50'
AND 1-WAY 40'. THE PROPOSED ALLEN KIRBY R.O.W. IS 60'.
6. THE PROPERTY IS ZONED R-1, OSR.
7. UTILITIES ARE READILY AVAILABLE TO SERVE THE SITE.
8. ALL ROADS GRANTED A VARIANCE FROM THE REQUIRED 26' WIDTH
SHOULD BE DESIGNATED AS "FIRE APPARATUS ACCESS ROADS".
REFER TO ROAD DESIGN TABLE ON SHEET C-DS-1
FOR A LIST OF THESE ROADS.

PARCEL INFORMATION:

MAP 152, PARCEL 25

OWNER: McFEE, INC.
OWNER ADDRESS: 513 McFEE RD.
KNOXVILLE, TN. 37922
(865) 966-5948
OWNER TELEPHONE:
LOT ACREAGE: 304.3 AC.
PROPERTY ADDRESS: 509, 515, & 625 McFEE RD.
PROPERTY ZONING: R2 (FARRAGUT)

MAP 152, PARCEL 25.01

OWNER: FRED & ELLEN McFEE (LIFE ESTATE)
OWNER ADDRESS: 513 McFEE RD.
KNOXVILLE, TN. 37922
(865) 966-5948
OWNER TELEPHONE:
LOT ACREAGE: 1.1 AC.
PROPERTY ADDRESS: 513 McFEE RD.
PROPERTY ZONING: R2 (FARRAGUT)

MAP 152, PARCEL 26

OWNER: TOM & MARY McFEE
OWNER ADDRESS: 208 BEAVER TR.
KINGSTON, TN. 37763
(865) 376-5407
OWNER TELEPHONE:
LOT ACREAGE: 15.3 AC.
PROPERTY ADDRESS: 600 McFEE RD.
PROPERTY ZONING: R2 (FARRAGUT)

MAP 161, PARCEL 2

OWNER: IRENE KAPLAN
OWNER ADDRESS: 13107 ALLEN KIRBY RD.
KNOXVILLE, TN. 37922
(865) 966-5921
OWNER TELEPHONE:
LOT ACREAGE: 11.7 AC.
PROPERTY ADDRESS: 13107 ALLEN KIRBY RD.
PROPERTY ZONING: R2 (FARRAGUT)

ACREAGE TOTALS:

TOTAL ACREAGE 282.97 ACRE
TOTAL OPEN SPACE ACREAGE 99.30

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AUG 04 2017
TOWN OF FARRAGUT

FULGHUM
MACINDOE
& ASSOCIATES, INC.

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

CONCEPT PLAN - 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

OVERALL SITE PLAN &
OWNER INFORMATION

PROJ. MGR.	DESIGNED BY	DRAWN BY	DATE
WCF	WCF	WCF	08/04/17
REV. PHASE 2 PER FARRAGUT COMMENTS	REV. PHASE 2 PER FARRAGUT COMMENTS	REV. PHASE 2 PER FARRAGUT COMMENTS	10/13/09
REV. PHASE 2 PER FARRAGUT COMMENTS	REV. PHASE 2 PER FARRAGUT COMMENTS	REV. PHASE 2 PER FARRAGUT COMMENTS	6/20/06
REV. PHASE 2 PER FARRAGUT COMMENTS	REV. PHASE 2 PER FARRAGUT COMMENTS	REV. PHASE 2 PER FARRAGUT COMMENTS	4/21/06
REV. PHASE 2 PER FARRAGUT COMMENTS	REV. PHASE 2 PER FARRAGUT COMMENTS	REV. PHASE 2 PER FARRAGUT COMMENTS	2/23/06

Project
250.001

Date
10/14/04

Scale
1"=200'

Sheet
C-GN-2

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: 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)

INTRODUCTION AND BACKGROUND: The Farragut ENT is located behind Capital Bank off Concord Road. The site plan for the existing development, which includes a building that is 7,820 square feet, was approved on January 17, 2013. At the July 20, 2017 Planning Commission meeting a site plan was approved for a 2,000 square foot addition to the rear portion of the building. Now the owner is asking for approval of an additional 1,500 square feet for a total of 3,500 square feet.

DISCUSSION: As explained at the July 20 meeting, the original building pre-dated the Architectural Design Standards (ADS) that were adopted in 2015. At that time the staff asked the Commission whether the addition should adhere to the 75% masonry provisions or be constructed to match the existing building which is a mixture of EIFS, stone, and split faced CMU. The Commission agreed to allow the addition to match the existing building, namely due to it being largely hidden from view from adjacent properties or rights of ways.

RECOMMENDATION: A copy of the revised site plan is included in your packet along with the staff comments on the original site plan. The staff will make a recommendation at the meeting based on whether the staff comments have been satisfactorily addressed.

Mark Shipley

From: Mark Shipley
Sent: Wednesday, August 30, 2017 3:54 PM
To: 'Chris Sharp, P.E.'
Cc: Darryl Smith; Bart Hose
Subject: ent comments

Chris,

Hope you are doing well. Below are the staff comments on the latest Farragut ENT site plan. These do not need to be addressed until September 14. Have a good holiday.

- 1) Please relocate fire hydrant to a location visible and accessible to responding emergency units. The latest building expansion provides an overwhelming obstruction to the accessibility of the fire hydrant.
- 2) The parking area and landscaping at the western end of the building will need to be reworked to provide a full landscaping island at both ends of the parking area. The proposed concrete area at the new entrance way extends into the landscape island area. You will likely need to move the terminal island to the north and lose one of the parking spaces. Please also clearly label the section of the parking lot that is being removed at the west end of the building as such ("to be removed").
- 3) Please clearly identify all new and relocated exterior light locations and include fixture detail to ensure compliance with Town standards.
- 4) The plan notes existing bike parking but we were unable to locate it on the plan. Please identify its location on the plan.
- 5) The FDC valve at the rear of building was identified as "to remain" on an earlier plan, is this still true, and if so please label accordingly?
- 6) The "relocated" note on the rear HVAC area/units is confusing because the detail on Sheet A2.1 identifies two of the units as existing. Please clarify.
- 7) There are no easements shown for the water and gas lines running across the rear of the property. Do any such easements exist, and if so please locate them on the plan?
- 8) The plan indicates cross-lot traffic circulation with the lot to the east. Are there existing easements to accommodate this? If so, please note on the plan.
- 9) Please include a legend identifying any line patterns or symbols used that are not otherwise specifically labeled on the plan.
- 10) This is an addition to existing facilities, with small net increase in impervious surface. Please provide letter confirming that existing detention facilities are adequate for the addition.
- 11) Please provide Erosion Control letter of credit for \$2500.
- 12) As this addition creates only a small net increase in impervious surface, no Drainage Fee will be necessary.



URBAN ENGINEERING, INC.

CIVIL ENGINEERS • LAND PLANNERS • LAND SURVEYORS

September 11, 2017

RECEIVED

Mr. Mark Shipley
Town of Farragut
11408 Municipal Center Drive
Farragut, TN 37934

SEP 11 2017

TOWN OF FARRAGUT

Re: Farragut ENT

The purpose of this letter is to respond to comments that we received on August 30, 2017.

1. We are proposing to relocate the fire hydrant per comment. Please see Sheet C-1.
2. We shifted the parking to create a wider terminal island per comment. We also added labels to denote asphalt removal. Please see Sheet C-1.
3. Sheet A3.1 has been revised in an effort to clarify the locations of the relocated light fixtures. Also attached to this submittal are cut sheets for the existing fixtures.
4. The existing bike rack is located on the north side of the building. Its location has been labeled per comment. Please see Sheet C-1.
5. We are showing both the remote FDC and PIV as 'to remain'. We will coordinate with Dan Johnson. If Dan wants either or both of them to be removed, we will send a revision that reflects the change.
6. Sheet A2.1 has been revised in an effort to clarify the HVAC locations. Alternates for both pad mounted units (with screening) and roof mounted units are depicted on Sheet A2.1 and A3.1.
7. The existing water line easement has been added per comment. There is an easement along the north-south portion of the gas line. The easement terminates at the 90-degree bend near the southern property line. Please see Sheet C-1.
8. I reviewed the applicable plats and covenant documents for the original shopping center development and was unable to find reference to a recorded cross access easement with the exception of the easement on the west side of the property that was recorded in 2012.
9. Additional features have been labeled in an effort to clarify the different line and hatch patterns. Please see Sheet C-1.
10. Letter attached per comment.
11. The Erosion Control Letter of Credit will be provided under separate cover.
12. Comment noted.



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Please do not hesitate to contact me if you have questions or comments about this letter or attachments.

Sincerely,

Chris Sharp, P.E., Urban Engineering, Inc.

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SEP 11 2017

TOWN OF FARRAGUT,

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TOWN OF FARRAGUT

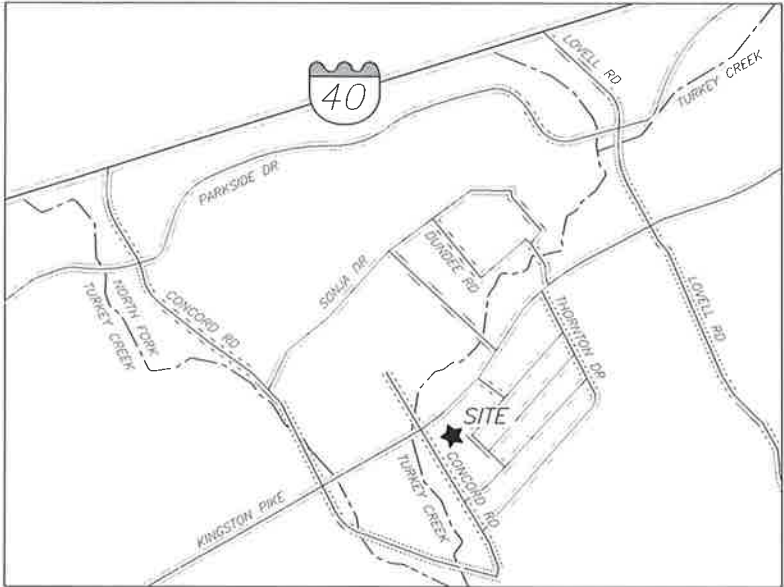
SITE DEVELOPMENT PLANS

U.E.I. PROJECT NO. 1705010

FARRAGUT ENT

SITE ADDRESS: 144 CONCORD ROAD, FARRAGUT, TENNESSEE 37934
CLT MAP 143, INSERT 'H', GROUP 'A', PARCEL 1.11

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TOWN OF FARRAGUT



LOCATION MAP

OWNER / DEVELOPER:
L & W PROPERTIES, LLC
144 CONCORD ROAD
KNOXVILLE, TN 37934
(865) 777-1727



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

SITE LANDSCAPE DESIGNER:
LAND DESIGN GROUP
ALLEN DUKE
1813 NORTSHORE HILLS BLVD.
KNOXVILLE, TENNESSEE 37922
(865) 599-3059

SITE ARCHITECT:
BREWER, INGRAM FULLER ARCHITECTS
DAN BREWER
CHEROKEE MILLS
111 N. CONCORD STREET
KNOXVILLE, TN 37919
(865) 525-2707

SPECIFICATIONS

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

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

SHEET INDEX

TITLE	SHEET
TITLE SHEET	C-0
SITE PLAN	C-1
FLOOR PLAN AND DEMO PLAN	A2.1
ELEVATIONS	A3.1
LANDSCAPE PLAN	LA-1

BUILDING SUMMARY:

EXISTING BUILDING AREA (S.F.)	7,820
PROPOSED BUILDING AREA (S.F.):	3,500
NUMBER OF STORIES:	1
CONSTRUCTION TYPE:	III-B
OCCUPANCY TYPE:	BUSINESS
ONE-HOUR PROTECTED:	NO
BUILDING SPRINKLED:	YES

2	9/11/17	SUBMITAL 2
1	8/21/17	ISSUE FOR PERMIT
ISSUE NO.	DATE	DESCRIPTION

REFERENCES:
PLAT INST. 201301180047371
DEED INST. 201302150054010



- NOTES:
1. PROPERTY CORNERS MARKED AS NOTED.
 2. THIS PROPERTY IS ZONED C-1, REQUIRED BUILDING SETBACKS AS FOLLOWS:
FRONT: 40'/60'/80'
SIDE: MINIMUM 20'/TOTAL 60'
REAR: 30'
 3. PARKING: 1 SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA, 1 BIKE STALL PER 5,000 SQUARE FEET OF GROSS FLOOR AREA:
EXISTING BUILDING GROSS FLOOR AREA = 7,820± S.F.
PROPOSED BUILDING ADDITION = 2,340 S.F.
TOTAL AFTER ADDITION = 10,160 S.F.
REQUIRED PARKING = 41 SPACES (INCLUDING 2 H.C.)
REQUIRED BIKE STALLS = 2
EXISTING PARKING = 61 SPACES (INCLUDING 2 H.C.)
PARKING TO BE REMOVED = 5 SPACES
TOTAL PARKING AFTER STALLS PROPOSED IMPROVEMENTS = 56
EXISTING BIKE STALLS = 3
 4. TOTAL SITE AREA = 60,302 S.F. (1.38 ACRES)
EXISTING BUILDING & ROOF AREA = 7,820 S.F.
EXISTING PARKING & FLATWORK AREA = 32,919 S.F.
EXISTING TOTAL IMPERVIOUS AREA = 40,739 S.F.
EXISTING LOT COVERAGE = 67.6%
MAXIMUM LOT COVERAGE = 70.0%
NEW ALLOWABLE IMPERVIOUS AREA = 1,397 S.F.
EXISTING IMPERVIOUS TO BE REMOVED = 2,573 S.F.
PROPOSED IMPERVIOUS AREA = 2,588 S.F.
NET INCREASE IN IMPERVIOUS AREA = 13 S.F.
TOTAL IMPERVIOUS AREA AFTER IMPROVEMENTS = 40,752 S.F. (67.6%)
 5. INTERIOR LANDSCAPING REQUIRED = 2.5 x 242
= 605 S.F.
AS-BUILT INTERIOR LANDSCAPING = 1,365 S.F.
 6. THERE ARE NO PROPOSED ANTENNAS AS PART OF THIS DEVELOPMENT.
 7. THERE ARE NO AQUATIC BUFFERS WITHIN THIS SITE.
 8. TREES THAT ARE DAMAGED OR REMOVED ARE TO BE REPLACED PER THE TOWN OF FARRAGUT TREE PROTECTION/REPLACEMENT ORDINANCE.
 9. FIRE LANES SHALL BE 3' WIDE WITH 1'-9" LETTERING AS SHOWN ON THE PLAN.
 10. SIGNAGE AND STRIPING TO CONFORM TO THE MUTCD, LATEST EDITION.
 11. TRAFFIC CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR.
 12. PROVIDE 1/2" PRE-MOLDED EXPANSION JOINTS WHERE SIDEWALK ABUTS BUILDING. PROVIDE SAWED CONSTRUCTION JOINTS AT 5' INTERVALS.
 13. SETBACKS SHOWN ON THIS PLAN ARE PER THE CURRENT TOWN OF FARRAGUT ZONING ORDINANCE.

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TOWN OF FARRAGUT



SHEET C-1 (SHEET 2 OF 5)

SITE PLAN
FARRAGUT ENT

SITE ADDRESS: 144 CONCORD RD, FARRAGUT, TENNESSEE 37934

DIST. FW KNOX COUNTY
TOWN OF FARRAGUT TENNESSEE
CLT MAP 143 INSERT 'H' GROUP 'A' PARCEL 00111
SCALE: 1"=20' AUGUST 21, 2017

OWNER/DEVELOPER:
L & W PROPERTIES LLC
144 CONCORD ROAD
KNOXVILLE, TN 37934
(865) 777-1727

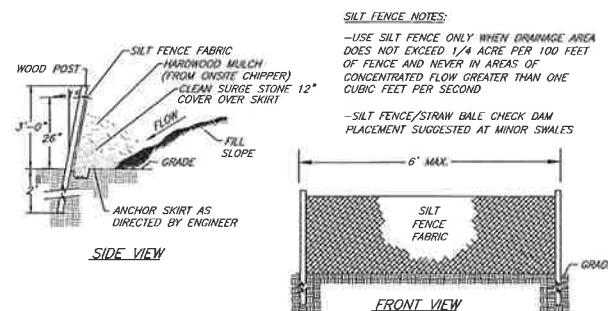


URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

DWN: BDS CHK: CAS DWG. NO. 1705010

GRAPHIC SCALE
20 0 20 40

REVISION	DATE	DESCRIPTION	BY
1	9/10/17	REVISED PER TOF COMMENTS	CAS



STANDARD TEMPORARY SILT FENCE
N.T.S.

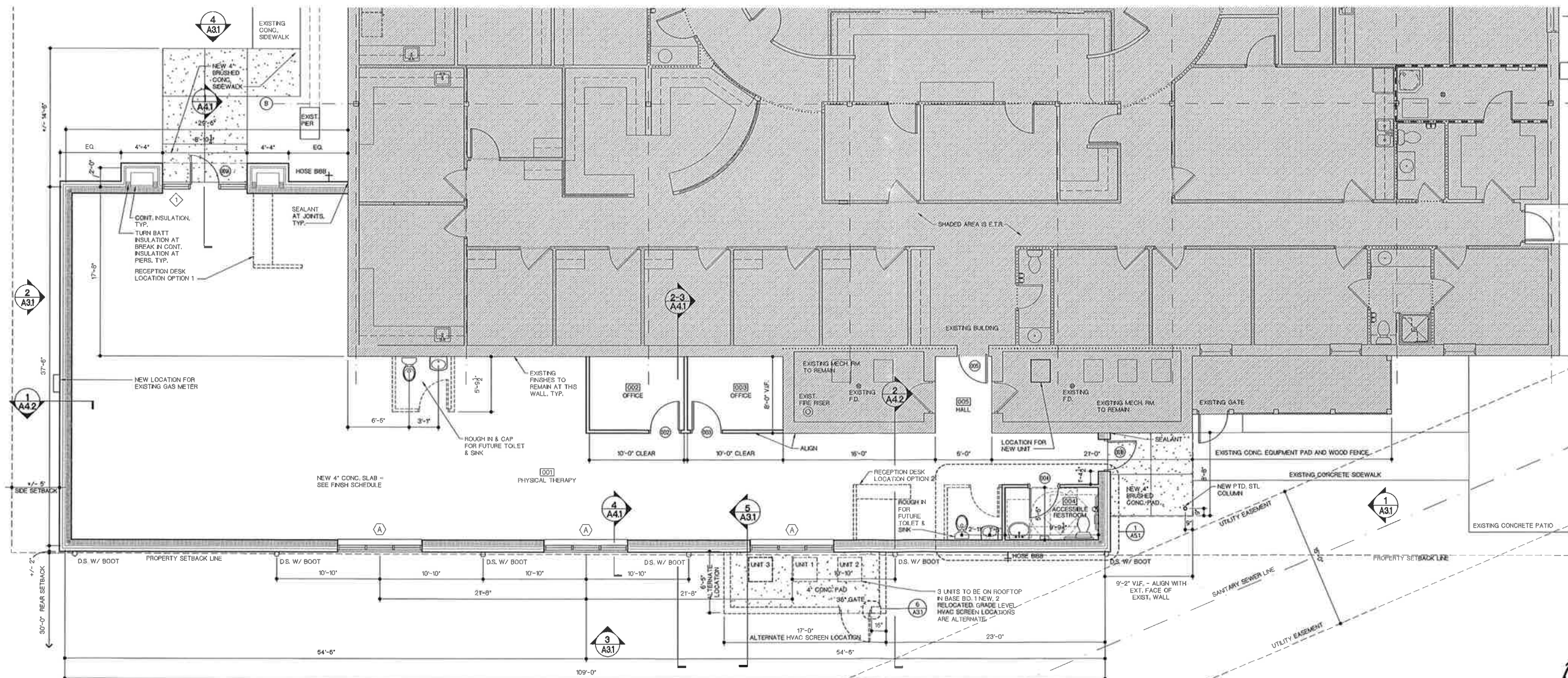
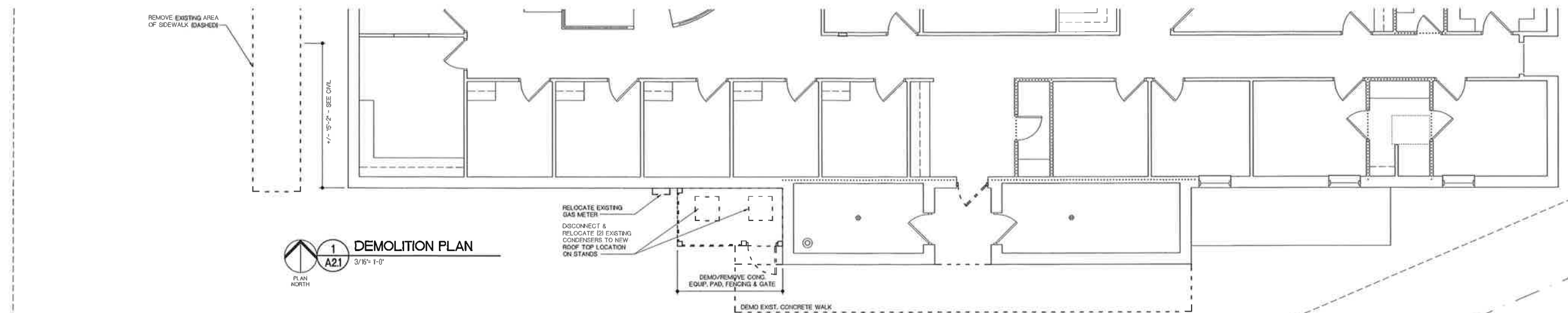
FARRAGUT, TENNESSEE

NEW EXTERIOR ALL: 8" STEEL STUDS (JUNO) AT 16" O.C.
(OR PER STRUCTURAL) WITH BATT INSULATION PER SPECS.
INSTALL 1/2" GYPSUM BOARD AT INTERIOR FACE AND
SHEATHING PER STRUCTURAL DRAWINGS AND WEATHER
BARRIER AT EXTERIOR FACE WITH 2" CONT. MINERAL WOOL
INSULATION BEHIND STONE VENEER OR MASONRY VENEER.
3" EIFS VENEER ABOVE MASONRY BAND (SEE ELEVATIONS)

INTERIOR WALL: 3-1/2" WOOD STUDS (UNO.) AT 16" O.C.
WITH 5/8" GYPSUM BOARD EACH SIDE. ADD 3"
ACOUSTICAL BATTS IN WALLS WHERE NOTED. EXTEND
WALLS TIGHT TO UNDERSIDE OF ROOF DECK.

PLAN NOTES

- DIMENSIONS ARE TO FACE OF STEEL STUD, CENTERLINE OF
 STRUCTURAL STEEL, AND FACE OF CMU BLOCK. UNLESS
 OTHERWISE NOTED.
 THE DESIGN ADEQUACY AND SAFETY OF ERECTION,
 BRACING, SHORING, ETC., IS THE SOLE RESPONSIBILITY OF
 THE CONTRACTOR. WALLS WHICH SUPPORT JOISTS,
 RAFTERS, ETC., AND ARE LATERALLY SUPPORTED BY SAVE
 SURFACES BRACED UNTIL ALL CONSTRUCTION IS
 COMPLETE.
 AT PENETRATIONS BY DUCT/WORK, PIPING, OR OTHER
 OPENINGS PROVIDE APPROPRIATE LOAD-CARRYING LINTELS
 OR OTHER RASTED OVER SUCH OPENINGS.
 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE
 CONDITIONS BEFORE STARTING WORK. THE ARCHITECT
 SHALL BE NOTIFIED OF ANY DISCREPANCY.
 THE CONTRACTOR SHALL COORDINATE THE
 INSTALLATION OF STRUCTURAL, MECHANICAL, ELECTRICAL
 WITH THE SHELL DRAWINGS.
 THE CONTRACTOR SHALL COORDINATE THE PLACEMENT
 OF FOOTINGS, COLUMNS, SLABS, WALLS, SHAFTS, ETC.,
 WITH THE SUBCONTRACTOR.
 THE CONTRACTOR SHALL COORDINATE TOP OF FOOTING
 ELEVATIONS WITH PLUMBING, MECHANICAL, ELECTRICAL, ETC.,
 HANDLE AND DISPOSE OF DEBRIS, MATERIALS AND TRASH IN
 ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS
 AND REGULATIONS.
 ALL DIMENSIONS MARKED "V1" SHALL BE VERIFIED WITH
 ARCHITECTOR TO CORROBORATE COMPLETION OF WORK. REPORT
 ALL DISCREPANCIES TO ARCHITECT.
 CONTRACTORS AND SUBCONTRACTORS SHALL BE
 RESPONSIBLE FOR COORDINATION WITH OTHER TRADES.
 FAILURE TO FAMILIARIZE THEMSELVES WITH OTHER TRADES
 OR CONTRACT DOCUMENTS SHALL BE AT OWNERS RISK.
 CORRECTING AND/OR PROVIDING THESE SERVICES AT NO
 ADDITIONAL COST TO THE OWNER.
 IN CASE OF DIMENSIONAL DISCREPANCIES BETWEEN
 ARCHITECTURAL AND ENGINEERING DRAWINGS,
 ARCHITECTURAL DIMENSIONS SHALL GOVERN.
 ALL MASONRY UNITS THAT NEED TO BE ALTERED, SUCH AS
 PPE SLEEVES, ELECTRICAL BOXES, ETC., SHALL BE IN
 ACCORDANCE WITH SPECIFICATIONS. CONTRACTOR SHALL
 NOT USE UNITS WITH HAMMERS OR OTHER LINE
 INSTRUMENTS.





FLOOR PLAN
 3/16" = 1'-0"
 PLAN NORTH

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**BREWER
INGRAM
FULLER**
Architects Inc.



FARRAGUT, TENNESSEE

EXTERIOR MATERIAL FINISH SCHEDULE		
FARRAGUT EHT - ADDITION		
JUNE 2017		
MATERIAL	MANUFACTURER	PRODUCT COLOR
STONE VENEER EFS	CORONADO STONE DRYVIT	HONEY LEDGE SHASTA COLOR 1 / LIGHT 480A LAKEWOOD COLOR 2 / DARK 478 MOSS
CMU (PAINT) COFFING TRELLIS	SHERWIN WILLIAMS KYNAR 500 KYNAR 500 FINISH	SW 7505 LOGGA STANDARD ALMOND STANDARD ALMOND
STOREFRONT ALUMINUM FIXED WINDOWS AND DOORS WINDOWS DOORS	YKK AKZO NOBEL ANDERSEN SHERWIN WILLIAMS	K53C 2 8671 MEDIUM BRONZE SANDTONE SW 7508 TAVERN TAUPE
SCREEN FENCE - WOOD	SHERWIN WILLIAMS	SW 7505 LOGGA
<u>NEW LIGHT FIXTURES:</u> WALL MOUNT	WAC LIGHTING WS-W2605	BRONZE

NOTE: ALL FINISH COLORS OF NEW EXTERIOR MATERIALS ON ADDITION TO MATCH EXISTING BUILDING COLORS PREVIOUSLY APPROVED BY TOWN OF FARRAGUT. SEE PHOTOS OF EXISTING COLORS AND MATERIALS BELOW.

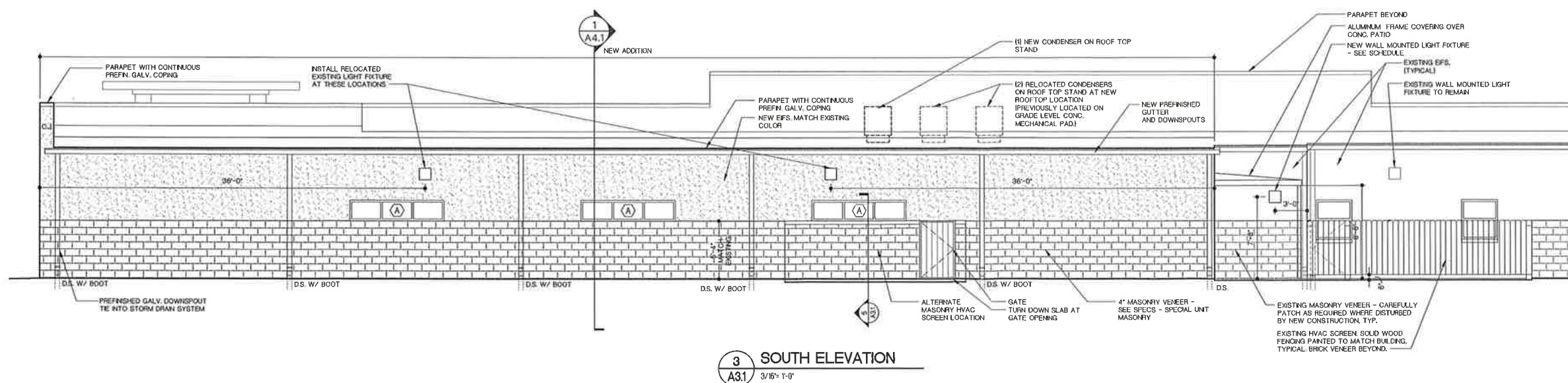
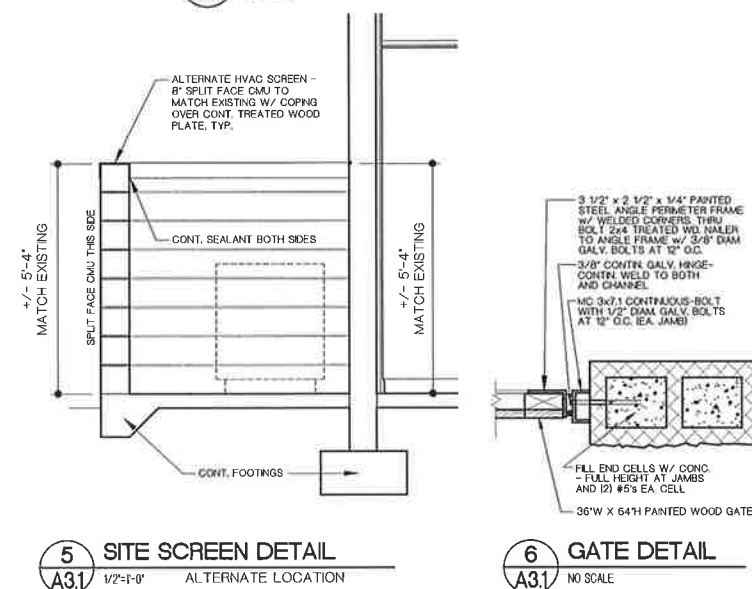
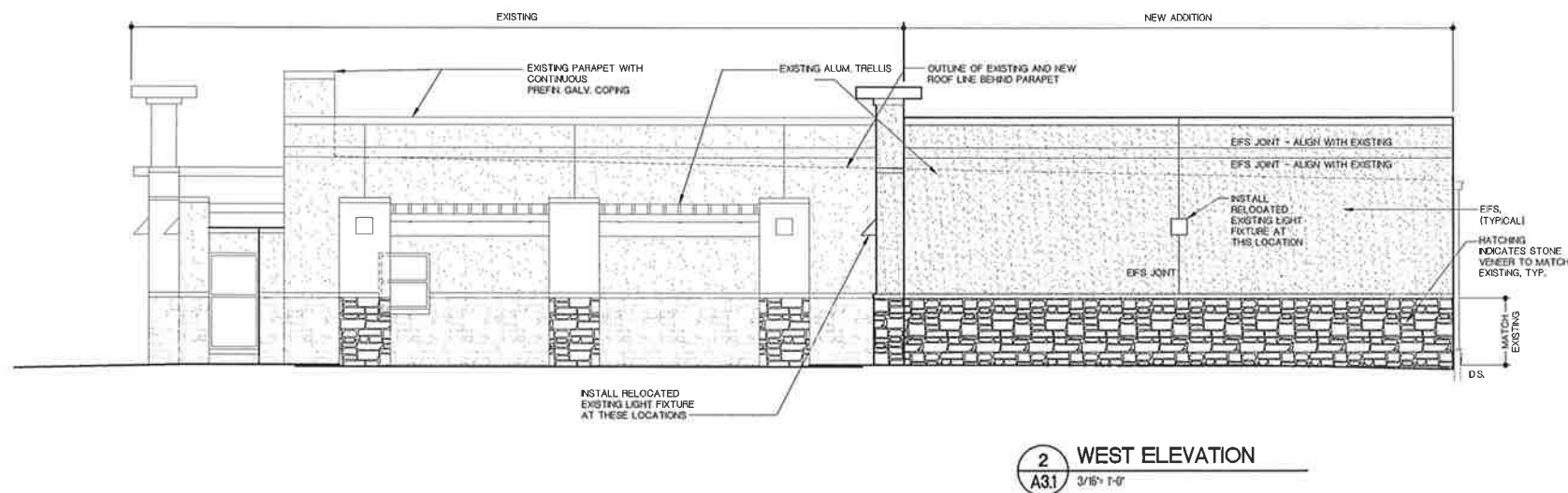
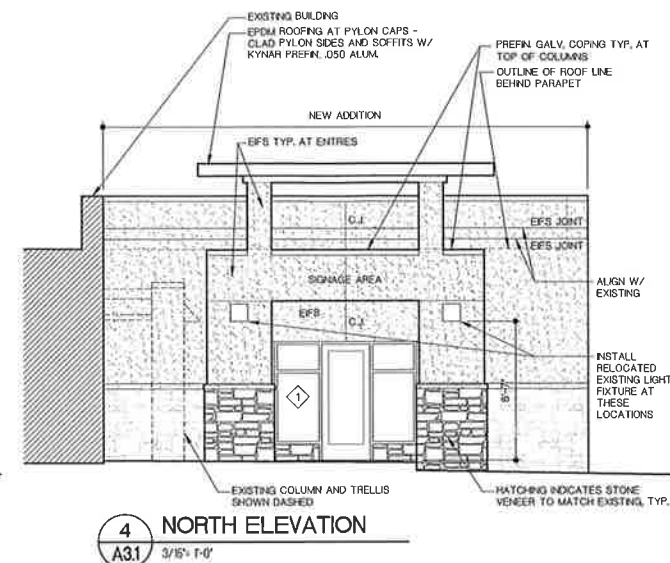
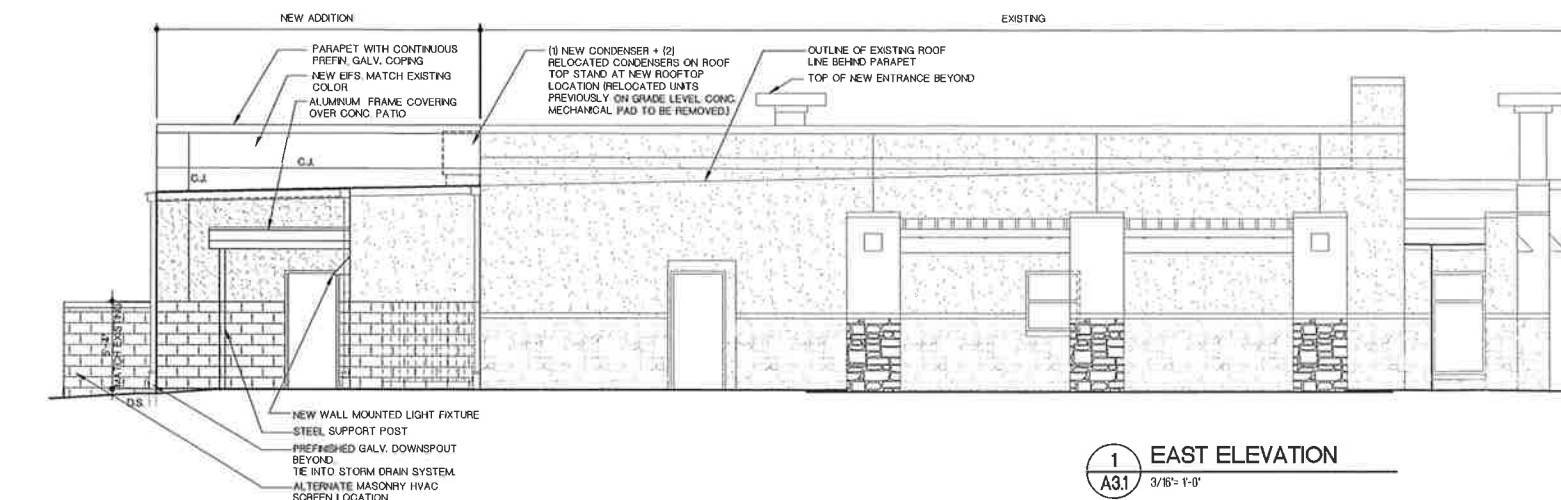


ELEVATIONS



08/21/17 ISSUE FOR PERMIT
1717 PROJECT NUMBER

MT 4 of 5 A3.1



MT 4 of 5 A3.1

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, 31.94 acres (GBS Engineering, Applicant)

INTRODUCTION AND BACKGROUND: At the Planning Commission meeting last month some site plan revisions were considered for the Overlook at Campbell Station apartment project. One of the discussion items was that, since the subject to's associated with the latest site plan approval in January of 2016 were never addressed, the site plan was never approved in accordance with the Town's adopted Vested Property Rights in Development Standards Ordinance. Consequently, the site plan would be subject to compliance with all current Town requirements. One of those requirements would be adherence to the amended masonry percentages in the Architectural Design Standards (ADS) associated with new buildings.

DISCUSSION: When the site plan was conditionally approved in January of 2016 the building façade requirements for multi-family zoning districts were different than they are now. Now these districts have been modified to ensure compliance with the current version of the ADS. As you will recall, a few months ago the ADS was amended to require all new buildings to have at least 75% masonry on their net façade areas.

At last month's meeting the applicant asked that they be held to the masonry percentages that were in place in January of 2016 even though the building elevations that the applicant submitted for the July 20, 2017 Planning Commission meeting appeared to meet the current masonry requirements. Those previous masonry percentages provided for only the ground floor in a multiple story building to be at least 75% masonry. The remaining floors would only be held to a 60% masonry percentage on the net façade areas.

After much discussion, the Planning Commission was generally in agreement with allowing the previous percentages to apply. However, since this was not what the applicant submitted for the Planning Commission meeting last month, the Commission asked that the applicant submit their final proposed building elevations this month so that these could be assessed comprehensively.

RECOMMENDATION: Included in your packet are the final colored building elevations proposed by the applicant. The staff has also sent via e-mail a summary from the applicant's architect regarding the differences between the current request and what the applicant presented in the packet last month. The differences will be reviewed in more detail at the meeting.

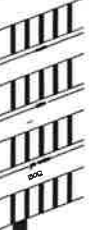
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LEFT TOWER- ENLARGED ELEVATION

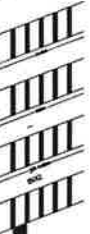


RIGHT TOWER- ENLARGED ELEVATION



BLDG 1- ENTRY DRIVE SIDE ELEVATION
Overlook at North Campbell Station Apartments
North Campbell Station
Farragut, Tennessee

AUGUST 16, 2017



BLDG. 1 - ENTRY DRIVE SIDE ELEVATION
 Overview of North Campbell Station Apartments
 North Campbell Station
 Ferrogate, Tennessee



BLDG. 1 - ENTRY DRIVE SIDE ELEVATION



BLDG. 1 - ENTRY DRIVE SIDE ELEVATION



BLDG. 1 - ENTRY DRIVE SIDE ELEVATION

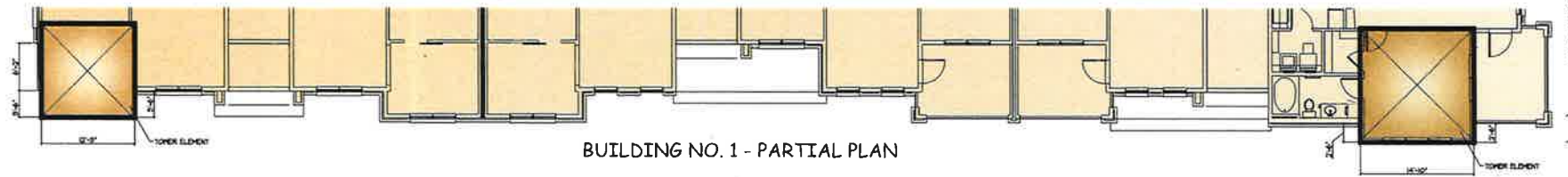


BLDG. 1 - ENTRY DRIVE SIDE ELEVATION



NOTE:
 THIS ELEVATION IS TO
 HAVE 60% OVERALL
 BRICK (MIN.)
 ACTUAL 66% BRICK

BUILDING NO. 1 - ENTRY DRIVE SIDE ELEV. WITH ICONIC ELEMENT



BUILDING NO. 1 - PARTIAL PLAN

AUGUST 16, 2017



NOTE:
THIS ELEVATION IS TO
HAVE 80% OVERALL
BRICK FINISH.
ACTUAL 80% BRICK

BUILDING NO. 2 (TYPE 'B')



BLOS 2 (TYPE B)
Overlook at North Campbell Station Apartments
Knoxville, Tennessee
Ferrogli, Tennessee

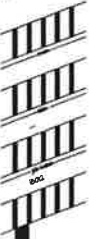


AUGUST 16, 2017

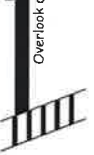


NOTE:
THIS ELEVATION IS TO
HAVE 60% OVERALL
BRICK (MIN).
ACTUAL 60% BRICK

BUILDING NO. 5 (TYPE 'B2')



BLDG 2 (TYPE 'B2')
Overlook of North Campbell Station Apartments
A Campbell Station Road
Farrington, Tennessee



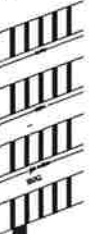
AUGUST 16, 2017



BUILDING NO. 7 (TYPE 'C')

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

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ELEV. 1 (TYPE 'C')
Overlook of North Campbell Station Apartments
North Campbell Station
Farragut, Tennessee



AUGUST 16, 2017

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NOTE:
THIS ELEVATION
IS TO HAVE 60%
BRICK FINISH
ACTUAL = 62%

BUILDING NO. 3 (TYPE 'D')



BUILD 3 (TYPE 'D')
Overlook at North Campbell Station Apartments
N. Campbell Station Road
Farragut, Tennessee



AUGUST 16, 2017





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

BUILDING NO. 4 (TYPE 'E')

BLDG. 4 (TYPE 'E')
Overlook at North Campbell Station Apartments
N. Campbell Station Road
Farragut, Tennessee

AUGUST 16, 2017



BLDG 6 (TYPE 'E')
Overlook of North Campbell Station Apartments
Knoxville, Tennessee
Ferrell, Tennessee



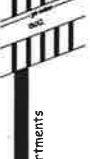
AUGUST 16, 2017

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

BUILDING NO. 6 (TYPE 'E')



BLOCK TYPE 17
Overlook at North Campbell Station Apartments
Knoxville, Tennessee
Forrester, Tennessee

AUGUST 16, 2017



BUILDING NO. 8 (TYPE 'F')

NOTE:
THIS ELEVATION IS TO
HAVE 60% OVERALL
BRICK (MIN).
ACTUAL 64% BRICK

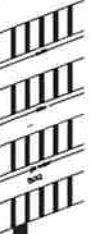
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NOTE:
THIS ELEVATION IS TO HAVE
BROWN OVERALL BRICK BUILD-
ING MATERIAL.
ACTUAL FOR BRICK

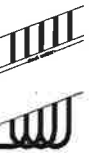
BUILDINGS NO. 9 & 10 (TYPE 'G')



Block 9 & 10 (Type 'G')
Overlook of North Campbell Station Apartments
Pendleton, South Carolina
Farragut, Tennessee



AUGUST 16, 2017





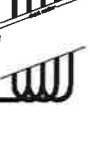
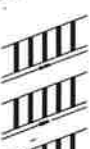
NOTE:
THIS ELEVATION IS TO HAVE 60%
OVERALL BRICK (MIN).
ACTUAL 60% BRICK.

Cabana Building



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

Maintenance Building



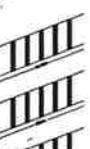
POOL CABANA & MAINTENANCE BLDGS.
Overlook at North Campbell Station Apartments
N. Campbell Station Road
Farragut, Tennessee

AUGUST 16, 2017



NOTE:
THIS ELEVATION IS
TO HAVE 60%
OVERALL BRICK
MIN.-
ACTUAL 75% BRICK

Clubhouse



CLUBHOUSE - FRONT ELEVATION
Overlook of North Campbell Station Apartments
North Campbell Station
Farragut, Tennessee

AUGUST 16, 2017

MEETING DATE: September 21, 2017

AGENDA ITEM #8

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Gary Palmer, Assistant Town Manager

SUBJECT: Discussion and public hearing on the Campbell Station Inn Phase III Concept Plan at 11401 Kingston Pike

INTRODUCTION AND BACKGROUND: The Town has been working with Brewer Ingram Fuller over the past couple years on renovating the Campbell Station Inn. We completed Phase I: HAZMAT Abatement of the site and are in the midst of finalizing construction documents for Phase II which is the stabilization of the Inn.

At your September 21, 2017 meeting I will be presenting, in more detail, the Campbell Station Inn Phase III Concept Plan. You may recall at your May 18, 2017 regular meeting the Town Administrator David Smoak presented the FY 2018 CIP (See <https://www.youtube.com/user/TownofFarragutTenn>). This project was one of the *many* projects the FMPC recommended for approval that evening so the design team thought it more appropriate to bring this back again with the intent of obtaining Campbell Station Inn Phase III Concept Plan Approval.

Attached please find the one-page Phase III Concept Plan. During this phase we will grade the site, construct the Kingston Pike deceleration lane, construct the bisecting access drives into the Village Green Shopping Center and Campbell Station Inn, install sidewalks, parking lot pavers, exterior bathroom facilities, and an open space/passive recreational area.

The project team includes the following staff members who have reviewed the concept plan in accordance with our adopted policies, guidelines, and their own professional standards: Sue Stuhl, Bart Hose, Mark Shipley, Darryl Smith, David Sparks, Bud McKelvey, John Householder, Dan Johnson, Gary Palmer and the Brewer Ingram Fuller Team.

As always please feel free to contact me or any of the design team members with questions or comments.

RECOMMENDATION BY: G. Palmer, Assistant Town Manager on Behalf of the Project Team

PROPOSED MOTION: Recommend approval of the Campbell Station Inn Phase III Concept Plan

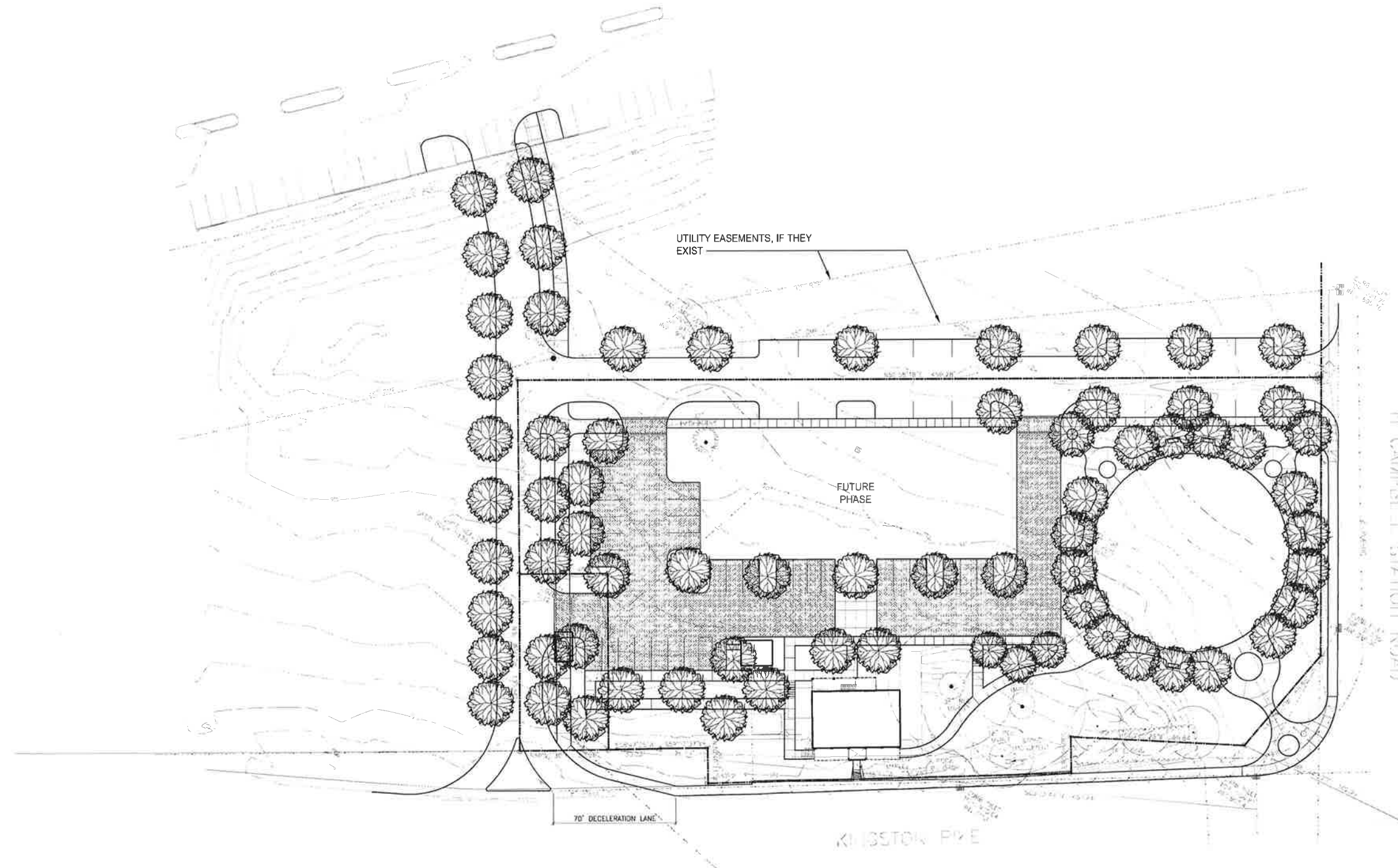
FMPC ACTION:

MOTION BY: _____ **SECONDED BY:** _____

CAMPBELL
STATION
INN

AVERY
RUSSELL
HOUSE

ROSS/FOWLER
LANDSCAPE ARCHITECTURE
URBAN DESIGN & PLANNING



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Bart Hose, Assistant Community Development Director

SUBJECT: Discussion and public hearing on amendments to the Town's Sinkhole Ordinance

INTRODUCTION AND BACKGROUND: This item has been referred to the Planning Commission in response to recent variance requests and a recommendation by the Farragut Board of Zoning Appeals (BZA). The Planning Commission reviewed a draft of the proposed amendments at its August 17th meeting. The draft has undergone several additional changes and has been put into ordinance form for review and possible recommendation for adoption to the Board of Mayor and Aldermen. The changes include reorganization and renumbering the sections to align with the recodified municipal code.

The BZA originally 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. 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. 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.

The BZA heard a second variance request regarding Section 14-407 part (5) of the Ordinance at its August 23rd meeting. Although the request was withdrawn by the applicant, it did suggest a need for some additional clarification regarding the wording and application of the Section in question.

DISCUSSION: Staff has prepared an amending ordinance for planning commission review and possible recommendation to the Board of Mayor and Aldermen for adoption (**see attached**). The amendments are intended to clarify the sinkhole 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.

Also included in the packet is a version of the proposed Sinkhole Ordinance revisions that provides some commentary. Since this is a technical document, the staff has e-mailed the proposed Sinkhole Ordinance

to an expert in sinkholes that works for the Tennessee Department of Environment and Conservation (TDEC). The staff has asked this individual to provide comments prior to the Planning Commission meeting so that the staff may review these with the Commission and incorporate any necessary changes that may be needed.

RECOMMENDATION: Staff recommends approval of Resolution PC-17-11 which recommends approval of Ordinance 17-15.

CHAPTER 107, ARTICLE 3. - SINKHOLE ORDINANCE

Commented [BH1]: This proposed ordinance has been reorganized and renumbered to reflect recent changes to the Town's municipal code.

Sec. 107-60. - Short title.

This article will be known as the "sinkhole ordinance".

Sec. 107-61. - Definitions.

- (1) For the purpose of this article, 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 article 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:

Highest Adjacent Grade. The highest natural elevation of the ground surface, prior to construction, adjacent to the proposed walls of a structure.

Commented [BH2]: Definition added to support change to Section 107-68, Subsection (6).

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, with or without a visible throat. 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 107-67 (3) 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.

Sec. 107-62. - 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.

Sec. 107-63. - 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 shall be disturbed as little as possible.

Sec. 107-64. - 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, roads, pedestrian facilities, and utilities built near sinkholes; and to work with the State of Tennessee to protect groundwater resources from contamination due to pollutant runoff into sinkholes.

Sec. 107-65. - 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) Whenever the Town's staff and/or Planning Commission determines that an appeal from any part of this ordinance involves potential drainage concerns or related impacts to water quality, it shall first be submitted to the Town's Stormwater Advisory Committee for review and recommendations to the Board of Zoning Appeals.
- (4) 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, to more fully evaluate the request.
- (5) 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.
 - 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.
- (6) 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.

Commented [BH3]: Added in response to discussions at the August 17th PC meeting. Similar additions appear elsewhere in the ordinance.

Commented [BH4]: Added to provide guidance and specificity for the appeals process.

Sec. 107-66. - 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.

Sec. 107-67. - Developmental requirements.

- (1) *General site controls and restraints.* The developer 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 become acquainted with the zoning ordinance, subdivision regulations, driveways and other access ways ordinance, stormwater ordinance, tree protection ordinance, this article, 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) *Sinkhole and related feature identification.* All identifiable closed contour depressions, sinkhole related features, and springs or cave openings 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.
- (3) *Dispute of sinkhole—Determination.* Where a developer disputes that an area contains a sinkhole(s), a detailed site reconnaissance and evaluation shall 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.

Commented [BH5]: Added to provide process and requirement clarity.

Commented [BH6]: Added to provide requirement specificity and clarity.

Sec. 107-68. - 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 drainage outlets and springs.* No person shall fill or obstruct the drainage outlet from a sinkhole or system of sinkholes; or fill over a sinkhole outlet, spring, or cave opening without approval from the State of Tennessee Department of Environment and Conservation Division of Water Supply and Division of Water Pollution and the Town of Farragut.
- (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 article (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 and the Stormwater Advisory Committee 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

Commented [BH7]: Provisions permitting the limited filling of sinkholes have been added in response to a recent variance request. (see next comment)

development activities have progressed to the point that redesigning to avoid filling the sinkhole is shown to be impracticable and fully documented by the developer. The Town's staff may seek additional review and approval from the Planning Commission and the Stormwater Advisory Committee 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 may 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 all 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.
- (4) *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 ensure 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.
- (5) *Disturbance in sinkhole drainage areas.* The immediate area around a sinkhole shall 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 shall be avoided. All use of explosives shall be in compliance with the state fire marshal's office, and shall 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.
- (6) *Building construction in sinkhole areas and 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 shall, at a minimum, be addressed as follows:

Commented [BH8]: Language added to address additional situations where the Town may permit the limited filling of sinkholes, including conditions for review and permitting.

Commented [BH9]: Added to clarify the application of this subsection.

All buildings shall be set back a minimum of fifty (50) feet from the sinkhole lip elevation unless at the time of sinkhole identification and determination during the platting or site planning process the Farragut Municipal Planning Commission finds:

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

As part of the evaluation involving (a) thru (d) above, the Planning Commission may require the submittal of all necessary engineering and scientific studies to document any findings or determinations made under this subsection. Including but not limited to geotechnical analysis, structural engineering reports, and drainage or flood studies.

Commented [BH10]: Added to provide process and requirement clarity.

A structural engineer must approve all building foundations constructed within sinkhole areas; except where the Planning Commission has reduced the required building setback in accordance with this subsection.

Commented [BH11]: Added to provide process and requirement clarity.

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.

The finished floor elevation (FFE) of any habitable structure located within a sinkhole drainage area or a sinkhole area, as defined by this ordinance, shall be at least one (1) foot above the sinkhole floodplain (lip) elevation; except within any portion of a sinkhole area that does not also fall within the drainage area (i.e. where a building site is located downslope and below the sinkhole). In such areas, the FFE shall be at least one (1) foot above the highest adjacent grade. Electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities shall also be located in accordance with this elevation standard. The sinkhole floodplain elevation and corresponding FFE (minimum floor elevation MFE) shall be indicated on all preliminary plats, final plats, and site plans; along with a corresponding explanatory note. Verification of this elevation must be submitted to the Town.

Commented [BH12]: Language added to address a recent variance request and the application of the FFE requirement.

- (7) *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.

RESOLUTION PC-17-11

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO CHAPTER 107, ARTICLE 3, SINKHOLES, BEING THE FARRAGUT SINKHOLE ORDINANCE, OF THE FARRAGUT CODE, ORDINANCE 05-13, BY REPLACING AND AMENDING SAID ORDINANCE IN ITS ENTIRETY.

WHEREAS, the Tennessee Code Annotated, Section 6-2-201, delegates the authority to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of their citizenry; and

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

WHEREAS, the purpose of the new Sinkhole 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, roads, pedestrian facilities, and utilities built near sinkholes; and to work with the State of Tennessee to protect groundwater resources from contamination due to pollutant runoff into sinkholes; and

WHEREAS, a public hearing was held on this request on September 21, 2017;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen an ordinance, amending Chapter 107, Article 3, Sinkholes, being the Farragut Sinkhole Ordinance, of the Farragut Code, by deleting the existing Ordinance (Ord. 05-13) in its entirety and replacing said ordinance with Ordinance 17-15, "Sinkhole Ordinance".

ADOPTED this 21th day of September, 2017.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	17-15
PREPARED BY:	Shipley & Hose
REQUESTED BY:	Town of Farragut
CERTIFIED BY FMPC:	September 21, 2017
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE TOWN OF FARRAGUT TENNESSEE, PURSUANT TO AUTHORITY GRANTED BY SECTION 6-2-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 107, ARTICLE 3, SINKHOLES AND THE FARRAGUT SINKHOLE ORDINANCE, TO PROMOTE THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE BY REGULATING CERTAIN ACTIVITIES IN AND AROUND SINKHOLES.

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 107, Article 3, Sinkholes, of the Farragut Code, Ordinance 05-13 "Sinkhole Ordinance".

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

SECTION 1.

The Farragut Code; Chapter 107, Article 3, Sinkholes, Sinkhole Ordinance is amended by deleting it in its entirety and substituting in lieu thereof the following:

Sec. 107-60. - Short title.

This article will be known as the "sinkhole ordinance".

Sec. 107-61. - Definitions.

- (1) For the purpose of this article, 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 article 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:

Highest Adjacent Grade. The highest natural elevation of the ground surface, prior to construction, adjacent to the proposed walls of a structure.

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, with or without a visible throat. 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 107-67 (3) 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.

Sec. 107-62. - 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.

Sec. 107-63. - 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 shall be disturbed as little as possible.

Sec. 107-64. - 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, roads, pedestrian facilities, and utilities built near sinkholes; and to work with the State of Tennessee to protect groundwater resources from contamination due to pollutant runoff into sinkholes.

Sec. 107-65. - 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) Whenever the Town's staff and/or Planning Commission determines that an appeal from any part of this ordinance involves potential drainage concerns or related impacts to water quality, it shall first be submitted to the Town's Stormwater Advisory Committee for review and recommendations to the Board of Zoning Appeals.
- (4) 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, to more fully evaluate the request.
- (5) 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.
 - 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.
- (6) 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.

Sec. 107-66. - 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.

Sec. 107-67. - Developmental requirements.

- (1) *General site controls and restraints.* The developer 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 become acquainted with the zoning ordinance, subdivision regulations, driveways and other access ways ordinance, stormwater ordinance, tree protection ordinance, this article, 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) *Sinkhole and related feature identification.* All identifiable closed contour depressions, sinkhole related features, and springs or cave openings 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.
- (3) *Dispute of sinkhole—Determination.* Where a developer disputes that an area contains a sinkhole(s), a detailed site reconnaissance and evaluation shall 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.

Sec. 107-68. - 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 drainage outlets and springs.* No person shall fill or obstruct the drainage outlet from a sinkhole or system of sinkholes; or fill over a sinkhole outlet, spring, or cave opening without approval from the State of Tennessee Department of Environment and Conservation Division of Water Supply and Division of Water Pollution and the Town of Farragut.

- (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 article (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 and the Stormwater Advisory Committee 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 to be impracticable and fully documented by the developer. The Town's staff may seek additional review and approval from the Planning Commission and the Stormwater Advisory Committee 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 may 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 all 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.

- (4) *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 ensure 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.
- (5) *Disturbance in sinkhole drainage areas.* The immediate area around a sinkhole shall 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 shall be avoided. All use of explosives shall be in compliance with the state fire marshal's office, and shall 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.
- (6) *Building construction in sinkhole areas and 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 shall, at a minimum, 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 identification and determination during the platting or site planning process the Farragut Municipal Planning Commission finds:

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

As part of the evaluation involving (a) thru (d) above, the Planning Commission may require the submittal of all necessary engineering and scientific studies to document any findings or determinations made under this subsection. Including but not limited to geotechnical analysis, structural engineering reports, and drainage or flood studies.

A structural engineer must approve all building foundations constructed within sinkhole areas; except where the Planning Commission has reduced the required building setback in accordance with this subsection.

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.

The finished floor elevation (FFE) of any habitable structure located within a sinkhole drainage area or a sinkhole area, as defined by this ordinance, shall be at least one (1) foot above the sinkhole floodplain (lip) elevation; except within any portion of a sinkhole area that does not

also fall within the drainage area (i.e. where a building site is located downslope and below the sinkhole). In such areas, the FFE shall be at least one (1) foot above the highest adjacent grade. Electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities shall also be located in accordance with this elevation standard. The sinkhole floodplain elevation and corresponding FFE (minimum floor elevation MFE) shall be indicated on all preliminary plats, final plats, and site plans; along with a corresponding explanatory note. Verification of this elevation must be submitted to the Town.

- (7) *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.

SECTION 2.

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

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2017,
with approval recommended.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION