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AGENDA
FARRAGUT MUNICIPAL PLANNING COMMISSION

December 21, 2017
7:00 p.m. Farragut Town Hall

For questions please e-mail Mark Shipley at mshipley@townoffarragut.org or Bart Hose at bhose@townoffarragut.org

1. **Citizen Forum**

2. **Approval of agenda**

3. **Approval of minutes – November 16, 2017**

4. **Discussion and public hearing on a request for a variance from the distance between driveways requirements in the Driveways and Other Accessways Ordinance in association with a requested access onto Dixon Road for Parcel 001, Tax Map 161, 524 Dixon Road, 44.8 Acres, Zoned R-1 (Richard LeMay, Applicant)**

5. **Discussion and public hearing on a request for approval of a final plat for Chantilly Acres Unit 2, Parcels 18.01 and 18.02, Tax Map 162, 1006 McFee Road, 4.46 Acres, 7 Lots, Zoned R-2 (Land Development Solutions, Applicant)**

6. **Discussion on a site plan for Kingston Pike Village, Parcels 78.03, 79, 80, and 81, Tax Map 151, 13110 Kingston Pike, west intersection of S. Watt Road and Kingston Pike, 18.59 Acres, Zoned PCD, Planned Commercial Development (GBS Engineering, Applicant)**

7. **Review of Town of Farragut Strategic Plan**

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

MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION

November 16, 2017

MEMBERS PRESENT
Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Noah Myers
Rose Ann Kile
Drew Carson
Jack Coker, Youth Representative

MEMBERS ABSENT
Ed Whiting, Secretary
Ralph McGill, Mayor
Louise Povlin, Alderman
Betty Dick

Staff Representatives: Mark Shipley, Community Development Director
Bart Hose, Assistant Community Development Director
David Smoak, Town Administrator

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

1. **CITIZEN FORUM**

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

3. **APPROVAL OF MINUTES**
A motion was made by Commissioner St. Clair to approve the October 19, 2017 minutes. The motion was seconded by Commissioner Myers and the motion passed unanimously.

4. **DISCUSSION AND PUBLIC HEARING ON A RESUBDIVISION PLAT INVOLVING PARCELS 78.03, 79, 80, 81, AND A PART OF PARCELS 95, 95.01, 96, 96.01, AND 97 AS SHOWN ON TAX MAP 151, ZONED PCD AND R-1, 26.4 ACRES (Beginning Point Land Surveying, LLC, Applicant)**
Staff noted that one of the remaining comments was that a pedestrian facility (likely a sidewalk) would be required along the Kingston Pike frontage as part of the plat approval unless a variance from this requirement was requested and approved. The applicant noted that they would like to request a variance from this subdivision regulation requirement due to the fact that the pedestrian facility would be constructed as part of the site development and would be a condition of site plan approval.

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

The staff indicated that if a variance were approved it would need to be noted on the plat and subject to construction as part of the site plan approval and site development process.

After a short discussion, a motion was made by Commissioner St. Clair to approve the variance to the subdivision regulation requirement that pedestrian facilities be constructed as part of the plat process provided a note is added to the plat that the pedestrian facilities that would otherwise be required as part of the plat approval will be constructed as part of the site plan approval and site development process. The motion was seconded by Commissioner Carson and the motion passed unanimously.

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

1) Please provide, on the plat, the name and address of the person representing Watt Road Investments;
2) The existing zoning for lots 4 & 5 is listed as R-1. This is only applicable for the areas located within Farragut. Most of lot 5, and virtually all of lot 4 is in Loudon Co. and the zoning note should reflect the difference;
3) The resubdivision also affects properties in Loudon Co. and will have to be approved by their planning commission. There is no certificate on the plat for the Loudon Co. PC to sign;
4) Though hard to see it appears that existing structures were added to the plat. It is unclear which ones are being removed. Staff must ensure that new property lines do not create building setback encroachments. Lot 5, for example, shows buildings where new property lines are proposed. These buildings would have to be removed in order to approve the adjusted property boundaries;
5) The applicant has not addressed the required open-space dedication requirements or the issue of common area restrictions and covenants; and
6) There is a natural drainage that extends across the property, from Loudon County to a culvert running under Watt Road. It is not provided for on the plat. Staff originally asked for a drainage easement but one may not be needed. Please clarify how this is being addressed.

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

5. **DISCUSSION AND PUBLIC HEARING ON A PRELIMINARY PLAT FOR THE OLD STAGE FARMS SUBDIVISION, PARCEL 105.02, TAX MAP 151, ZONED R-2, 5.64 ACRES, 9 LOTS (Urban Engineering, Applicant)**

Staff recommended that, due to the property's specimen trees and the presence of a sinkhole, the applicant consider pursuing a rezoning to R-1/OSR. The staff reviewed the plat and indicated that the applicant has requested a variance from the lane width requirement of 13 feet to a proposed width of 11 feet due to the length of the proposed street and average daily trips. The staff noted that the Commission would need to first take action on the variance request before proceeding to the plat. The staff recommended approval of the variance due to the length of the street, the fact that it cannot be extended and thus would have low ADT's, and the applicant has provided for mountable curb for fire truck access should that be necessary.

A motion was made by Commissioner Myers to approve the variance request for the reasons noted by the staff. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

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

1) Please provide a fire hydrant at the entrance to the development;
2) The grading and drainage plan sheets show a portion of the proposed detention basin being located on Lot 5 with an associated easement. Given issues that the Town has faced with detention basins on homeowner lots, the staff would encourage the detention basin to be situated entirely on a common open-space lot. These plan sheets also show a drainage pipe across the entrance to Lot 5 and a proposed permanent diversion ditch along the southern side of the property. These features should be protected by drainage easements. The proposed drainage and associated grading plans constrain Lot 5 and should be revisited. Note: these drainage plan issues were not identified during the initial plat review and were not discussed at the staff/developer conference meeting. An OSR zone could help with the detention basin placement;
3) The applicant's comment response letter notes that driplines were added to the plat around trees to be protected. There are discrepancies between the dripline protected trees shown on the revised plan sheets, the tree preservation and removal plan sheet, and possibly, the grading plan sheet;
4) The staff would strongly encourage measures to be employed to save the 46 inch oak shown on Lot 2. There is also a very nice red cedar on Lot 2 that the staff would encourage saving. An OSR zone could help with these efforts;
5) The water and sewer utility provider has not yet signed off on the plans, and the developer is still waiting on all other utility provider plans (gas, electric, phone, cable);
6) Please provide detail FOR 6-30 curb & gutter, and use minimum 6" gutter depth;
7) Minimum pipe size is 18" diameter. The 15" HDPE pipe under trail on Lot 4 should be 18" RCP;
8) Please provide copy of NOC;
9) Please submit irrevocable letter of credit for erosion control for $14,000; and
10) Please submit Drainage Fee of $210.

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

6. DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR A RIGHT IN AND RIGHT OUT ACCESS ONTO KINGSTON PIKE ASSOCIATED WITH A NEW OFFICE BUILDING AT 12640 KINGSTON PIKE, ZONED C-1, .68 ACRES (GBS Engineering, Mark Bialik, Applicant)

The staff reviewed this item and recommended denial for the following reasons:

1) The right in and right out access is substantially (275 feet) less than the required 400 feet and, as a result, would create frequent confusion in terms of turning movements. Someone exiting Way Station Trail may not know whether an east bound traveler is turning onto Way Station Trail or into the subject property 125 feet to the east. This could create safety issues (a good example of such conflict is the entrance to the Shiloh Subdivision and Glen Abbey Boulevard off Kingston Pike);
2) A full access is provided for off of Way Station Trail. This is similar to the 4 story office building on the west side of Way Station Trail. The 4 story office building does not have

direct Kingston Pike access. An access to Kingston Pike for the property in question, especially for an office development, is not necessary particularly in such close proximity to the full access at Way Station Trail; and

3) The substantial amount of variance needed in this case would, if approved, create a bad precedent for future access requests. Approving an access onto Kingston Pike would also create the possibility of an access variance being needed on the north side of Kingston Pike for the Swan property when it develops. It could also create conflicts in the turn lanes when the Swan property develops which would again create safety issues.

A motion was made by Commissioner St. Clair to deny a request for a right in and right out access onto Kingston Pike for the reasons outlined by staff. The motion was seconded by Commissioner Kile and the motion passed unanimously.

7. **DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR A NEW OFFICE BUILDING AT 12640 KINGSTON PIKE, ZONED C-1, .68 ACRES (GBS Engineering, Mark Bialik, Applicant)**

The staff recommended approval of the site plan subject to the following comments being satisfactorily addressed as verified in writing by the Town staff:

1) If the right in and right out access onto Kingston Pike is denied please update the site plan accordingly;
2) The applicant is requesting relief from the C-1 zoning district's vehicular connectivity requirement to the property to the east. The planning commission should consider whether vehicular connectivity is appropriate given the context of the site and surrounding area. The applicant maintains that the portion of the property located immediately to the east of the site is undevelopable given the location of a stream and the Town's requirements. While staff agrees that the area to the east is highly constrained and unlikely to develop, the planning commission must determine the potential need for, and desirability of a future connection point. The commission may also want to consider the applicants variance request for a substandard access drive on Kingston Pike and its effect on the property to the east;
3) The Cover Sheet Legend should be updated to reflect the symbols/patterns used to identify the permeable paving and the underground hybrid detention facilities depicted on the plan sheets. The symbols/patterns should be shown consistently across all sheets to avoid any future confusion;
4) A note should be added to the plan that clearly states that no existing trees will be removed as part of the project, or a tree preservation/removal plan should be submitted;
5) A separate landscape plan will have to be prepared by landscape professional and approved by the VRRB. The revised plan will be taken to the VRRB on November 28;
6) Kingston Pike frontage is now shown to be 6-30 curb & gutter, but should extend to the edge of travel lane of Kingston Pike. In other words, the radius return at Way Station Trail should swing farther to the north to eliminate the existing "shoulder," then extend to the east along the edge of travel lane of Kingston Pike. This will allow the taper to right-in/right-out to be more pronounced, while allowing a larger triangular island (if the requested Kingston Pike access is approved). Additionally, this will have the benefit (to property owner) of providing more space to move sidewalk to the north;
7) Sidewalk should tie to existing sidewalk on Kingston Pike near eastern property line;
8) Please submit irrevocable letter of credit for erosion control for $5000; and
9) Please submit Drainage Fee of $286.

Comment #2 was discussed in some depth and, given the physical characteristics of the property to the east, a cross parcel connection from the subject property would not be appropriate or beneficial. It was also noted that Comment #5 needed to be modified to omit the language that stated that the landscape plan will have to be prepared by a landscape professional. The plan was prepared by a qualifying landscape professional based on the project's size. A motion was made by Commissioner St. Clair to approve a site plan subject to the staffs' recommendation with the above noted amendments to Comment #'s 2 and 5. The motion was seconded by Commissioner Myers and the motion passed unanimously.

8. **DISCUSSION AND PUBLIC HEARING ON A REQUEST TO CORRECT AN ERROR IN THE ZONING DESIGNATION FOR THE PROPERTY AT 12603 EVANS ROAD TO CHANGE THE DESIGNATION FROM R-1, RURAL RESIDENTIAL, TO A, AGRICULTURAL (Town of Farragut, Applicant)**
   Staff recommended approval of Resolution PC-17-10 which recommends approval of Ordinance 17-18

   A motion was made by Commissioner Myers to approve Resolution PC-17-10 which recommends approval of Ordinance 17-18. The motion was seconded by Commissioner Kile and the motion passed unanimously.

9. **DISCUSSION ON A CONCEPT SITE PLAN FOR A RESTAURANT PROPOSED ON PARCEL 63.08, TAX MAP 151 (WESTERN OUTPARCEL IN FRONT OF RENAISSANCE FARRAGUT), ZONED C-1, 1.34 ACRES (GBS Engineering, Mark Bialik, Applicant)**
   For discussion purposes only.

10. **DISCUSSION ON AMENDMENTS TO THE FARRAGUT SUBDIVISION REGULATIONS CONCERNING STANDARDS FOR CERTAIN PUBLIC IMPROVEMENTS**
    For discussion purposes only.

ADJOURNMENT
The meeting adjourned at 9:18 p.m.

_____
Edwin K. Whiting, Secretary

MEETING DATE: December 21, 2017 **AGENDA ITEM #4**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

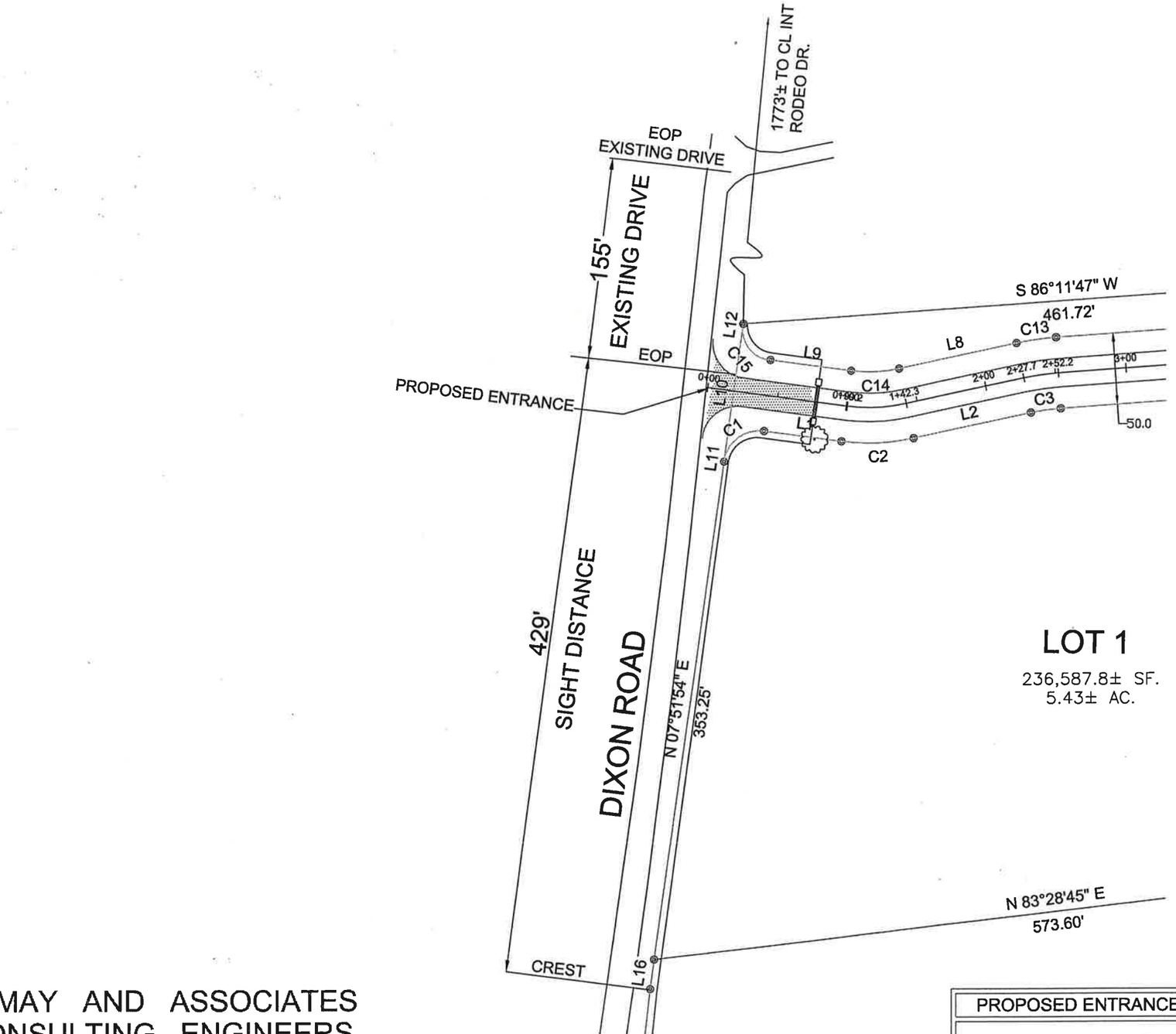
SUBJECT: Discussion and public hearing on a request for a variance from the distance between driveways requirements in the Driveways and Other Accessways Ordinance in association with a requested access onto Dixon Road for Parcel 001, Tax Map 161, 524 Dixon Road, 44.8 Acres, Zoned R-1 (Richard LeMay, Applicant))

INTRODUCTION AND BACKGROUND: This item involves a request for a new access onto Dixon Road that is planned to become an access point for a large lot rural subdivision that will be coming to the Planning Commission early next year. The applicant desires to know if their proposed access would be approved before they move forward with more detailed work associated with the large lot subdivision.

DISCUSSION: On the Major Road Plan, Dixon Road is classified as a collector street. In accordance with the Driveways and Other Access Ways Ordinance, driveways shall be a minimum of 200 feet apart on collector streets. The applicant is requesting an access that would be 155 feet from the nearest access to the north along Dixon Road. This would necessitate a variance of 45 feet from the established provision noted above. The applicant is requesting this access point for two reasons:

1) This will move the access further away from the crest of a hill on Dixon Road and would provide improved sight distance; and
2) This would allow the property owner to save a large specimen oak tree that would otherwise be removed if the access were at least 200 feet from the nearest access to the north.

RECOMMENDATION: Included in your packet is a copy of the requested access. The staff has discussed this with the Town Engineer and has visited the property to evaluate the merits of the requested 45 foot variance. The staff recommends approval of the access as requested by the applicant and to forward this recommendation to the Board of Mayor and Aldermen for final consideration.



LeMAY AND ASSOCIATES
CONSULTING ENGINEERS
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934
PH: 865-671-0183 FAX: 865-671-0213

RECEIVED
NOV 20 2017
TOWN OF FARRAGUT

PROPOSED ENTRANCE

MONTGOMERY PROPERTY

DISTRICT 5 * TOWN OF FARRAGUT
KNOX COUNTY * TENNESSEE
CLT MAP 161, PARCEL 001

DRAWN BY:	APPROVED BY:	DATE:	LATEST REVISION	SCALE:	DRAWING NUMBER
REL JR	REL	07-24-2017		1" = 50'	5662

MEETING DATE: December 21, 2017 **AGENDA ITEM #5**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

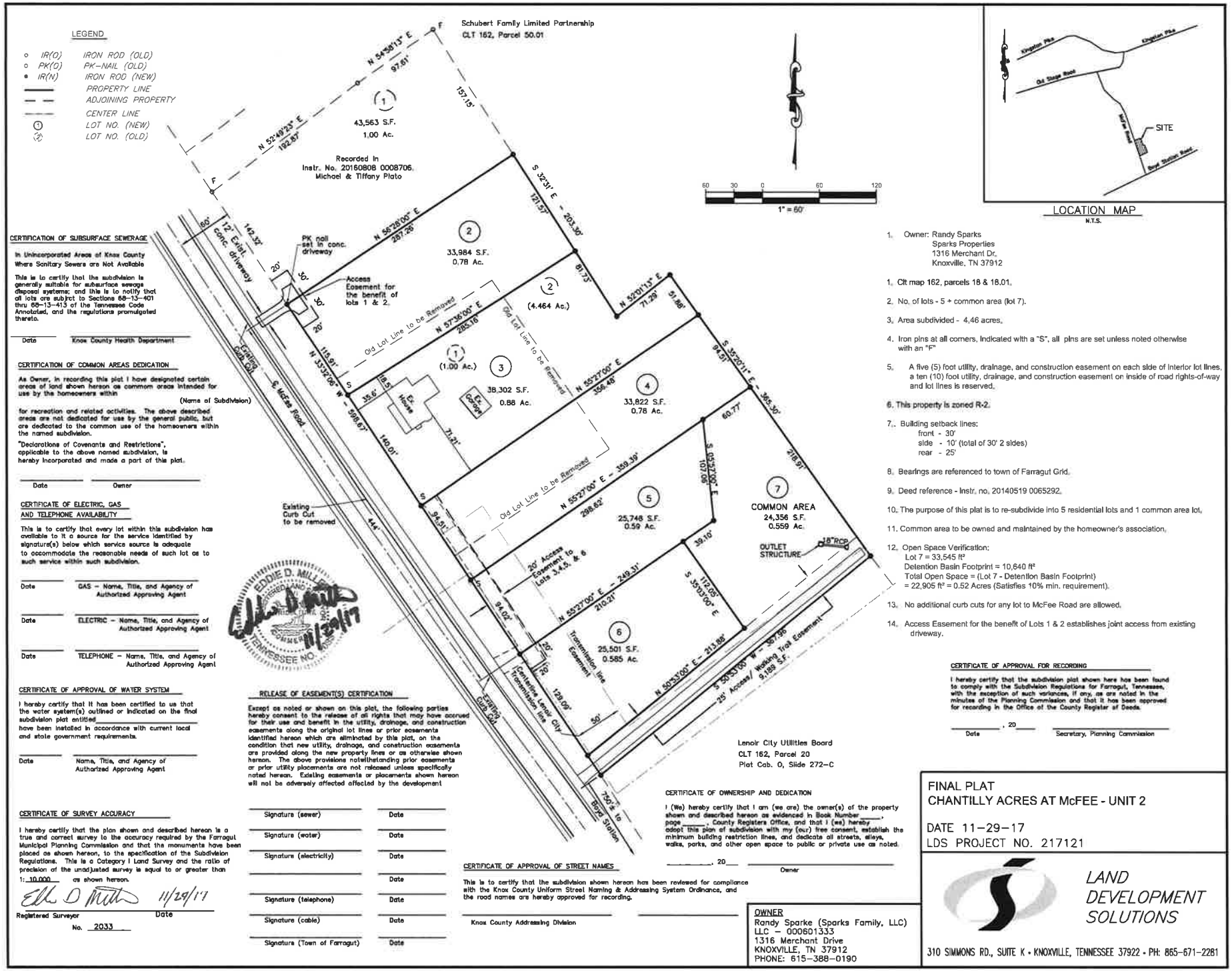
SUBJECT: Discussion and public hearing on a request for approval of a final plat for Chantilly Acres Unit 2, Parcels 18.01 and 18.02, Tax Map 162, 1006 McFee Road, 4.46 Acres, 7 Lots, Zoned R-2 (Land Development Solutions, Applicant)

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

DISCUSSION: When the proposed lot layout was presented to the staff, the Town Engineer noted that some stormwater detention would be required. The development is also required to have at least 10% of the total land area in open space. A preliminary plat was submitted for this project and approved at the August 17, 2017 Planning Commission meeting. The preliminary plat provided for the construction plans related to the work needed for the required improvements. These improvements included a small detention basin, a walking trail that would also serve as an access to the detention basin for maintenance purposes, and a cross access drive that would ensure that vehicular access points onto McFee Road in association with this subdivision will be at least 400 feet apart since McFee Road is an arterial street on the Major Road Plan.

Since the preliminary plat approval, the developer has been working on completing the required improvements in accordance with the preliminary plat. The developer has also been working with his attorney and the Town Attorney on finalizing restrictive covenants for the development and this is largely complete. Now, the developer is asking for final plat approval in order to begin selling lots.

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



CERTIFICATION OF SUBSURFACE SEWERAGE

In Unincorporated Areas of Knox County Where Sanitary Sewers are Not Available

This is to certify that the subdivision is generally suitable for subsurface sewage disposal systems; and this is to notify that all lots are subject to Sections 68-13-401 thru 68-13-413 of the Tennessee Code Annotated, and the regulations promulgated thereto.

Date — Knox County Health Department

CERTIFICATION OF COMMON AREAS DEDICATION

As Owner, in recording this plat I have designated certain areas of land shown hereon as common areas intended for use by the homeowners within (Name of Subdivision) for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declarations of Covenants and Restrictions", applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

Date — Owner

CERTIFICATE OF ELECTRIC, GAS AND TELEPHONE AVAILABILITY

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

Date — GAS – Name, Title, and Agency of Authorized Approving Agent

Date — ELECTRIC – Name, Title, and Agency of Authorized Approving Agent

Date — TELEPHONE – Name, Title, and Agency of Authorized Approving Agent

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that it has been certified to us that the water system(s) outlined or indicated on the final subdivision plat entitled _____ have been installed in accordance with current local and state government requirements.

Date — Name, Title, and Agency of Authorized Approving Agent

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specification of the Subdivision Regulations. This is a Category I Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1: 10,000 as shown hereon.

Registered Surveyor — Date 11/29/17

No. 2033

RELEASE OF EASEMENT(S) CERTIFICATION

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility, drainage, and construction easements along the original lot lines or prior easements identified hereon which are eliminated by this plat, on the condition that new utility, drainage, and construction easements are provided along the new property lines or as otherwise shown hereon. The above provisions notwithstanding prior easements or prior utility placements are not released unless specifically noted hereon. Existing easements or placements shown hereon will not be adversely affected by the development

Signature (sewer) — Date
Signature (water) — Date
Signature (electricity) — Date
Date
Signature (telephone) — Date
Signature (cable) — Date
Signature (Town of Farragut) — Date

CERTIFICATE OF APPROVAL OF STREET NAMES

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

Knox County Addressing Division

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number _____, page _____, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

_____, 20__ — Owner

1. Owner: Randy Sparks
Sparks Properties
1316 Merchant Dr.
Knoxville, TN 37912
1. Clt map 162, parcels 18 & 18.01.
2. No. of lots - 5 + common area (lot 7).
3. Area subdivided - 4.46 acres.
4. Iron pins at all corners, indicated with a "S", all pins are set unless noted otherwise with an "F"
5. A five (5) foot utility, drainage, and construction easement on each side of interior lot lines, a ten (10) foot utility, drainage, and construction easement on inside of road rights-of-way and lot lines is reserved.
6. This property is zoned R-2.
7. Building setback lines:
front - 30'
side - 10' (total of 30' 2 sides)
rear - 25'
8. Bearings are referenced to town of Farragut Grid.
9. Deed reference - Instr. no. 20140519 0065292.
10. The purpose of this plat is to re-subdivide into 5 residential lots and 1 common area lot.
11. Common area to be owned and maintained by the homeowner's association.
12. Open Space Verification:
Lot 7 = 33,545 ft²
Detention Basin Footprint = 10,640 ft²
Total Open Space = (Lot 7 - Detention Basin Footprint)
= 22,905 ft² = 0.52 Acres (Satisfies 10% min. requirement).
13. No additional curb cuts for any lot to McFee Road are allowed.
14. Access Easement for the benefit of Lots 1 & 2 establishes joint access from existing driveway.

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Farragut, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register of Deeds.

_____, 20____ — Secretary, Planning Commission

OWNER
Randy Sparke (Sparks Family, LLC)
LLC – 000601333
1316 Merchant Drive
KNOXVILLE, TN 37912
PHONE: 615-388-0190

FINAL PLAT
CHANTILLY ACRES AT McFEE - UNIT 2

DATE 11-29-17
LDS PROJECT NO. 217121

LAND DEVELOPMENT SOLUTIONS

310 SIMMONS RD., SUITE K • KNOXVILLE, TENNESSEE 37922 • PH: 865-671-2281

Chantilly Acres Final Plat - Comments November 29, 2017

1. Please include surveyor's name, and stamp with signature;
2. Please ensure that the final plat reflects as constructed conditions;
3. Please include the stamp for the Health Department to sign on the plat for approval of subsurface sewage systems for these lots since, apparently, utility district sewer is not available;
4. Please label the access easement for the benefit of Lots 1 and 2 and include a note which indicates that this easement establishes a joint access for Lots 1 and 2. No additional curb cuts for these lots is permitted onto McFee Road, please add a note clearly stating this restriction;
5. Please note that the curb cut access for Lots 3-6 must be constructed and shown on the plat. This should be done in the same way as the shared access being platted for lots 1 and 2. The existing access for Lot 3 must be removed and tied into this new access that will be shared with Lots 4, 5, and 6. Such access must be at least 400 feet from the existing joint access for Lots 1 and 2. No additional curb cuts for these lots is permitted onto McFee Road, please add a note clearly stating this restriction;
6. Please clearly label the 25-foot easement on lot 7 as an access/walking trail easement and include a corresponding note;
7. The plat identifies the centerline of a "Lenoir City Transmission Line", please identify and note any associated easement on the plat;
8. As-built certifications for all scheduled improvements must be recorded as soon as they are completed;
9. All disturbed areas must be stabilized with growing grass prior to approval of final plat; and
10. Please submit two year letter of credit for maintenance of walking trail and detention basin for $9500.

MEETING DATE: December 21, 2017 **AGENDA ITEM #6**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director
Bart Hose, Assistant Community Development Director

SUBJECT: Discussion on a site plan for Kingston Pike Village, Parcels 78.03, 79, 80, and 81, Tax Map 151, 13110 Kingston Pike, west intersection of S. Watt Road and Kingston Pike, 18.59 Acres, Zoned PCD, Planned Commercial Development (GBS Engineering, Applicant)

INTRODUCTION AND BACKGROUND: This development is at the west intersection of S. Watt Road and Kingston Pike and received a rezoning approval a few months ago for Planned Commercial Development (PCD). As required as part of the rezoning, a concept plan which shows a very preliminary layout is required. The applicant has now gathered more information on the property and is requesting a workshop review of a site plan for the entire development.

The staffs' comments on the initial site plan that was submitted are included in your packet along with selected sheets from the site plan submittal. This is likely a project that will require multiple workshop sessions. Consistent with the provisions in the PCD District, the Town may require, particularly when more detailed information is provided that is typical of a site plan review, the following:

- The rearrangement of structures, open space, driveways, and parking areas;
- The modification of density, setbacks, and buffering; and
- A limitation of specific commercial uses.

Within the PCD District, the Commission has substantial latitude to ensure that a project that has been given the benefits of a PCD designation is also, as it moves through the more detailed site design process, consistent with the objectives of the PCD. The Commission is not bound by a previously reviewed concept plan since this type of document reflects a limited level of analysis and is intended for conceptual purposes only.

DISCUSSION: As evident in the staffs' comments on the initial site plan submittal, there are numerous issues that need to be addressed. For the purposes of this workshop discussion, the staff has identified the following items that would seem critical to the overall site design/redesign and would require early input from the Planning Commission:

1) The Town's planning and engineering staff are concerned with the project's proposed use of an existing access point located approximately 130 feet from the intersection of Kingston Pike and S. Watt Road. This access point currently serves Little Joe's Pizza, via a recorded access easement that is located on the subject property. The site plan, as submitted, includes this access as a second point of ingress/egress along Kingston Pike. The Town's staff is opposed to this access plan and has discussed several design alternatives. These include the following:

a) The Town's preferred alternative would require the developers to work with the owners of Little Joe's Pizza to close the existing access on Kingston Pike and either combine, or reconfigure both sites to coordinate traffic flow between the sites and route exiting traffic to an access point along S. Watt Road.

b) A second alternative would involve restricting the existing access point to right-in/right-out traffic only. This would involve a deceleration lane with an exaggerated island to limit improper turning movements. It should also include changes to the internal traffic flow between the proposed development and Little Joe's, to encourage the use of an exit on South Watt Road. This alternative will also require the developers to work with Little Joe's to alter the existing access and coordinate through lot traffic to S. Watt Road.

A traffic study will also be required, in accordance with the Town's ordinances.

2) The plan does not adequately address vehicular and pedestrian connectivity to abutting properties.

a) There are no planned connections to the west, particularly to the commercially zoned properties in Loudon County. The planning commission should consider the need for such connections and what type of provisions the developer should make for them.

b) Pedestrian connectivity between the proposed development and the Little Joe's site should be better defined and enhanced. This should be coordinated with any design changes related to the previously discussed access point on Kingston Pike.

c) The Town's staff questions the utility of the proposed pedestrian access to the south (at the top of the hill) and the impact of its construction on a required transition and buffer area.

3) Improvements to the site's internal pedestrian circulation and landscaping plan areas should be considered. Additional sidewalks are needed to facilitate pedestrian movement in several areas; including but not limited to; from the western most apartment building to the rest of the site, along both sides of all buildings adjoining parking areas, and along the south side of the main entrance to S. Watt Road. All sidewalks and connection points between areas within the overall site should also be ADA compliant and fully accessible. Additional landscaping areas should be provided at the front of the proposed supermarket building. The project is being developed as a PCD and design elements, including landscaping, should exceed those found in a typical development.

4) The Town's staff continues to question whether the proposed "open space" areas satisfy the PCD ordinance's objectives of "functional common spaces, ... located to provide focal points to be actively used." The submitted site plans provide additional grading information that was not available as part of the concept plan, including the use of significant retaining walls. The plans do not clearly identify the height of these walls, but during the staff developer conference it was noted that they range as high as thirty (30) feet in places. The identified open space behind the apartment's is isolated and of little use to the residents due to the grade and retaining walls. In addition, the open space area located closest to the grocery store is also separated from the apartments by grade and a retaining wall. This results in a situation where the planned "functional open space" consists of largely inaccessible open space areas behind the apartments; an area close the grocery's loading dock that is located below and largely separated from the apartments, a walking path around the detention area adjacent to the fuel pumps, and the apartment's clubhouse and pool. The planning commission will need to determine if this is adequate or if design changes need to be made.

5) The developer has not clearly identified the environmentally sensitive areas on the site. This includes but is not limited to; steep slopes, wet-weather conveyances, and wetlands. The protection of natural resources is an objective of the PCD zone. Unfortunately, the site is essentially being mass graded to accommodate a desired amount of development in three largely grade separated areas. This in turn, seems to be influencing other site design elements including; functional open spaces, pedestrian and vehicular circulation, and building arrangement. Staff acknowledges that the site's topography will involve grading and impact design, however, it appears that the desired development is simply being imposed on the site.

In general, and as more detailed information has become available during the site planning process, it appears to staff that the overall design of the project should be reassessed. The purpose and objectives of the PCD zone is to provide flexibility to encourage developments that exhibit innovation and create a "sense of place". The project, as submitted, appears to be lacking in this regard and should be modified utilizing a design team approach to help make it more unique, cost effective, and marketable for the developer while also creating a long-term asset for the community.

November 30, 2017

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

SUBJECT: STAFF COMMENTS ON THE SITE PLAN FOR THE KINGSTON PIKE VILLAGE PLANNED COMMERCIAL DEVELOPMENT

Dear Mark:

The Town staff has reviewed the site plan that was submitted for the Kingston Pike Village for compliance with the Town requirements. **This item will be discussed at the Staff/Developer Meeting at the Farragut Town Hall on Tuesday, December 5, at 10:30 a.m.** The purpose of this meeting is to discuss questions you may have on staff comments. Due to the number and significance of many of the comments, when the staff comments are addressed this will essentially require a new review. Please include with the revisions a comment response letter that addresses each comment and how it is being addressed.

Code Division: (Contact John Householder at jhouseholder@townoffarragut.org)

1) Please specifically address items 76-81 on the site plan application checklist. The submittal did not adequately address these items;

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

2) Please provide construction type for all structures;
3) Please provide total number of apartment dwelling units;
4) Please note that Enhanced Type V construction is not defined in the 2012 International Building Code. Provide a construction type defined in the adopted codes;
5) Please refer to the Town of Farragut's local amendments for construction size utilizing Type V. Areas noted as 7500 sq. ft. exceed that ordinance;
6) Please be advised that these comments should not be construed as a complete site review, additional comments will be developed based on addressing the above comments;

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

7) This is a very substantial and complicated project that will likely require at least a couple of workshop sessions with the Planning Commission to finalize all of the issues that are noted in this (and possibly subsequent) review letters. This is probably a development that should have been phased;
8) Please provide a certified address;
9) Is this the name of the development?

10) Please complete the Architectural Design Checklist and specifically address how all applicable requirements are being addressed;
11) Please ensure that the plat that was filed for review and the site plan are consistent;
12) Please include dimensions and calls on all applicable sheets and ensure that the site plan and the plat are consistent;
13) The plat varies from the site plan in terms of the county line and does not include the sanitary sewer easement that runs through part of the property;
14) Please list the property owners name, address, phone number, and e-mail on the cover sheet;
15) The HVAC note on the cover sheet is fine, but you still have to show how you are screening all units with the buildings they are serving;
16) Please include the name and full contact information of the land planner that was used for this project thus far. As you are addressing the more detailed elements of the site plan the land planner is essential to bringing together the place making components that are required for a PCD development;
17) The north arrow varies on different sheets and, on some sheets, is incorrect;
18) The location map is incorrect as the development does not extend to Old Stage Road;
19) Please include the acreage of the development;
20) Please ensure that contour lines are consistent on all applicable sheets;
21) The plan shows grading off the development site. Please address;
22) Please include a note regarding the steepness of finished slopes. Will any exceed 2.5:1? If so, a retaining wall is required;
23) Please include calculations and diagrams verifying maximum lot coverage and compliance with landscaping requirements between buildings and parking lots;
24) This is a planned commercial development that is to exceed standard commercial requirements. The grocery store appears to have no landscaping along the entire front of the building. To be consistent with the PCD this frontage must be heavily landscaped. Please correct;
25) The location of building entrances is unclear;
26) Please remove all non-regulatory signage from the site plan sheets. Non regulatory signs require a separate review and approval;
27) No materials are shown for the proposed grocery store. This building, like the others, must be at least 75% masonry;
28) The more detailed site plan to be consistent with the PCD must have more landscaped islands rather than just meet the minimum;
29) An undisturbed transition area of at least 50 feet is required where the project abuts properties zoned residential, including those zoned residential in Loudon County;
30) Please verify that the required spacing between driveways is met for the access points;
31) The access just west of the Kingston Pike/S. Watt Road access will need to be removed as part of this project since substantially more traffic would otherwise be added to this noncompliant access point. This will need to be coordinated with Little Joes Pizza;

32) The project will require a Traffic Impact Study. Please coordinate with the Town Engineer;
33) Please include details for how the dumpsters and HVAC units are being screened;
34) FUD must sign off on the utility sheets. It appears a sanitary sewer line will have to be relocated so it is not under a proposed building;
35) Please show how any potential antennas will be screened;
36) Please provide a summary of parking, including bicycle parking with locations;
37) A number of additional sidewalk sections are needed to connect otherwise isolated buildings and sidewalk sections. Please have you land planner look at this and how to integrate an inviting pedestrian network throughout the development and in relation to the proposed open spaces;
38) Please include a plan for how the open spaces will be functional and integrated into the development;
39) Please remove notes that reference the incorrect property and Knox County approvals from the applicable sheets;
40) Has this site plan been presented to Loudon County for any input? Has the related resubdivision plat been submitted to the Loudon County Planning Commission for approval?
41) The walking trail/sidewalk diagonal through the south portion of the transition area may be too steep. No details were provided and staff would not desire a facility that would lead to additional and substantial tree removal due to imposing such facility on an area that does not work with the topography;
42) There are no proposed pedestrian or vehicular connections to the west, please address;
43) Please clearly locate and provide details for all proposed retaining walls;
44) The internal access connection into Little Joes Pizza is desirable but the specifics need to be worked out with all affected entities and the Town;
45) Where are the shopping carts for the grocery store?
46) All sidewalks must be at least 5 feet in width;
47) All terminal and interior islands must be at least 5 feet in width from the back of curb to the back of curb throughout the depth of the abutting parking space(s). Please note: where a terminal or interior island is divided by a sidewalk the 5 foot width between the curb backs must be maintained on both sides of the sidewalk;
48) The fuel center kiosk is required to be landscaped;
49) Please remove chain link fencing from this development;
50) Per Site Plan Checklist Item #32 please show and label all environmentally sensitive areas, including but not limited to steep slopes, wet weather conveyances, and wetlands;
51) It appears that most of the parking lot is in pervious pavers/paving. Is this correct and how will it affect drainage (surface and subsurface)?
52) Please include a complete (e.g. no fixtures were shown on the plans submitted) lighting plan and address all of the requirements of the Outdoor Site Lighting provisions in the zoning ordinance;
53) The landscape plan will be reviewed by the VRRB and requires a separate application. A grading permit cannot be issued until the landscape plan is

approved. Please ensure that the site plan and all related plan sheets fully account for landscaping requirements;

54) Prior to the issuance of a Certificate of Occupancy a digital as-built will be required in a JPEG format;
55) Please provide a complete Tree Preservation/Removal Plan that addresses all applicable requirements;

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

56) The SWPPP appears to be incomplete, as contours are missing and most erosion control features are not shown. Notes appear to be from another project. North arrow is incorrect. Please show legend;
57) Curb & gutter and sidewalk on Kingston Pike should align with the Town's projected improvements to the intersection at Watt Road/Kingston Pike. Those improvements include curb & gutter located at southern edge of travelled way (white line on outside eastbound lane) in front of Little Joe's Pizza. Sidewalk is to be located 3' south of back of curb. Staff can provide copy of plans;
58) Kingston Pike entrance between Little Joe's and eastern Retail Shops should be eliminated, and improved access to driving lane behind Little Joe's should be provided to allow better cross-traffic. If entrance to Kingston Pike is to remain, a variance might be required;
59) Grading plan does not appear complete, as many drainage elements are missing. Show tabulation of all proposed drainage structures. Suggest showing 2' contours (as opposed to 1'), and screen existing contour lines a little more for clarification;
60) Please submit drainage calculations.
61) Kingston Pike entrance near Y-12 currently includes a concrete pipe draining to the south, which should be intercepted by this plan. Drainage area south of apartments (leading to Vallellian property) appears to drain to a draw leading to parking lot (or back of retaining wall?). If a retaining wall is used, how will all drainage from south of wall be handled? Notes on plans reference retaining walls, and suggest drawings are not yet included;
62) Utility plan shows only water and sewer. Please show gas, electric, telephone and cable as needed. Please show legend;
63) An irrevocable letter of credit for erosion control will be required, based upon area of disturbance. Please show this area;
64) Drainage fee will be based upon area of impervious surface. Please show;
65) Please submit TDOT access permit.
66) Please submit NOC.
67) Due to the high volume of traffic generated by this development, a traffic impact study should be completed. Study should include consideration of impact at Kingston Pike/Watt Road.

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

Sincerely,

Mark Shipley, AICP
Community Development Director

Darryl Smith, PE
Town Engineer

REMAINING LANDS OF
EAST TENNESSEE FAMILY HOMES, LLC
DEED REF.: INST#201309090017139
PLAT REF.: PLAT CAB 113L, PAGE 23
CLT MAP 151, PART OF PARCEL 095

REMAINING LANDS OF
DANIEL VALLELIAN, et al
DEED REF.: INST#201307100002535
PLAT REF.: PLAT CAB 113L, PAGE 23
CLT MAP 151, PART OF PARCEL 095.01

RONALD WOODY, et al
DEED REF.: INST#201211300035157
PLAT REF.: PLAT BOOK 9, PAGE 51
CLT MAP 151, PARCEL 098.01

DANIEL VALLELIAN, et al
DEED REF.: INST#201305200076070
PLAT REF.: PLAT BOOK 9, PAGE 51
CLT MAP 151, PARCEL 098

DEDICATED COMMON OPEN SPACE

REMAINING LANDS OF
FRANKLIN WEAVER, et al
DEED REF.: INST#201608110008956
PLAT REF.: PLAT BOOK 9, PAGE 51
CLT MAP 151, PART OF PARCEL 097

TURNER HOMES, LLC
DEED REF.: INST#201603220054422
PLAT REF.: INST#201603150053270
CLT MAP 151K, GROUP "A", PARCEL 026

4 GARAGES
4 GARAGES
4 GARAGES
4 GARAGES
4 GARAGES
4 GARAGES

CLUB HOUSE
POOL

DEDICATED COMMON OPEN SPACE

DEDICATED COMMON OPEN SPACE

GROCERY
48,099 SF

RETAIL SHOPS
8,040 SF
59 SPACES

RETAIL SHOPS
8,040 SF
59 SPACES

JOSEPH ARICO, et al
DEED REF.: DEED BOOK 2087, PG 568
PLAT REF.: INST#200404300100190
CLT MAP 151, PARCEL 082

S. WATT ROAD
(60' RIGHT-OF-WAY)
PLAT CAB. D, SLIDE 194-C

REMAINING LANDS OF
Y-12 FEDERAL CREDIT UNION
DEED REF.: INST#200508260018750
PLAT REF.: INST#200609050019679
CLT MAP 151, PART OF PARCEL 079

DORTHY SHARP
DEED REF.: DEED BOOK 146, PG 60

GORDON SHARP
DEED REF.: DEED BOOK 237, PG 495

REMAINING LANDS OF
LEROY RADFORD, et al
DEED REF.: DEED BOOK 1589, PG 595
PLAT REF.: PLAT CAB P, SLIDE 240-D
CLT MAP 151, PART OF PARCEL 096.01

1/C3.1

1/C3.2

OVERALL SITE PLAN

Scale: 1" = 50'-0"

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NOTES:
- SEE DRAWINGS C3.1 & C3.2 FOR BLOWUPS OF CONSTRUCTION NOTES.

SEE COVER SHEET FOR LEGEND.

GBS engineering

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

MARK A. BIALIK
REGISTERED ENGINEER
AGRICULTURE
No. 20016
STATE OF TENNESSEE

REV.	DESCRIPTION	BY	DATE
-	--	-	-
-	--	-	-
-	--	-	-
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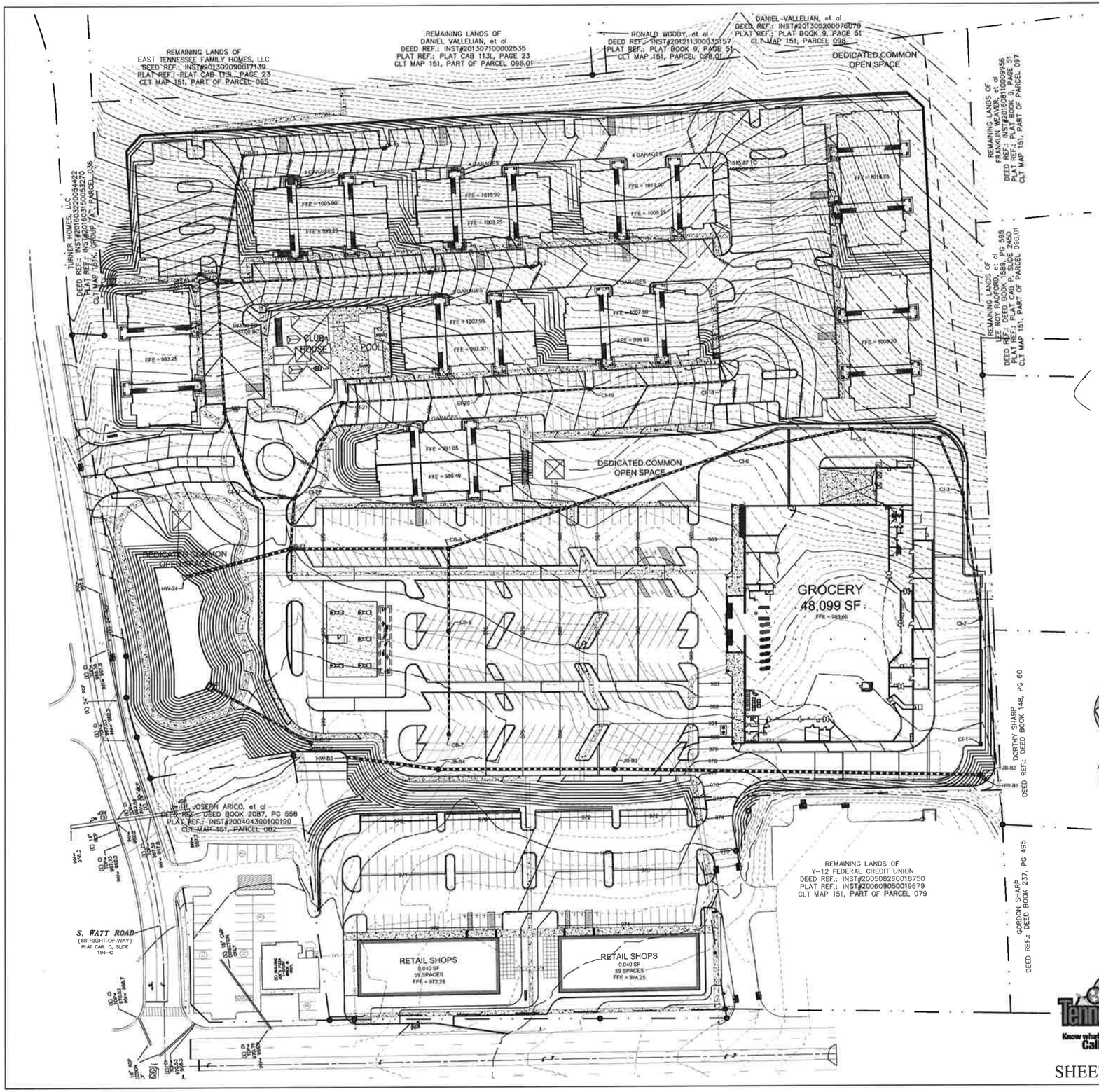
-	--	-	-

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

TITLE:	OVERALL SITE PLAN	DRAWN BY: -	SHEET NO:
LOCATION:	KINGSTON PIKE FARRAGUT, TENNESSEE 37934 CLT Map 151, Parcel Nos. 078	CHECKED BY: -	C3.0
		FILE NAME: 2140 - C3.0	
		JOB NUMBER 2140	
Owner:	WATT ROAD INVESTMENTS, LLC	ISSUE DATE: 11/13/2017	



CATCH BASIN GRATE SCHEDULE

TYPE	MANUF.	MODEL NUM	OPEN AREA SQ. FT	WEIGHT LBS.	GRATE NOMINAL DIM, INCHES	APPLICATION	CFS	NOTE
1	NEENAH	R-1648	0.00	320	24" DIA	SOLID LID	0.00	JUNCTION BOX
2	NEENAH	R-1878 A-9G	2.5	485	30"X 30"	SINGLE GRATE @ PVMT CB	8.50	1
3	NEENAH	R-1878 A-10G	3.0	700	36"X 36"	DOUBLE GRATE @ PVMT CB	10.10	1

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

SITE GRADING, DRAINAGE & EROSION CONTROL DETAIL REFERENCE LEGEND

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

STRIPPING AND COMPACTION SCHEDULE

Topsoil stripping depth 2"-3" average, Deeper if required locally.

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

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

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

OUTLET PROTECTION SCHEDULE

STRUCTURE	Q 100-YR	PIPE DIA	d50	Da	La
HW-24	8.00	36"	3.5"	8"	9'
HW-BO3	1.00	24"	3.5"	8"	9'
HW-B5	1.00	36"	3.5"	8"	9'

SITE GRADING PLAN

Scale: 1" = 50'-0"

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NOTE:
- ALL SLOPES SHALL BE 3:1 OR FLATTER!
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF SOIL AND/OR NATIVE VEGETATION WITHIN THE AQUATIC BUFFER EXCEPT AS PERMITTED BY THE TOWN OF FARRAGUT.
- RETAINING WALLS SHALL BE AS DESIGNED. SEE DRAWINGS FOR DETAILS.
- RETAINING WALLS SHALL BE REQUIRED TO INSPECTED BY THE DESIGNER OF THE RETAINING WALLS. TOWN OF FARRAGUT REQUIRES A CERTIFICATE OF COMPLETION OF CONSTRUCTION FOR THE RETAINING WALLS MEETING THE APPROVED DESIGN.

NOTES:
- SEE DRAWINGS CX.X THRU CX.X FOR BLOWUPS OF VARIOUS AREAS OF NEW GRADING FOR MORE DETAIL.

SEE COVER SHEET FOR LEGEND.

GBS engineering
1313 Kalmia Road
Knoxville, TN 37909
Phn: 865.566.0185
Fax: 888.485.7005
MARK A. BIALIK REGISTERED ENGINEER No. 200%

Tennessee811 Know what's below. Call before you dig.

REV.	DESCRIPTION	BY	DATE
-	--	-	-
-	--	-	-
-	--	-	-
-	--	-	-
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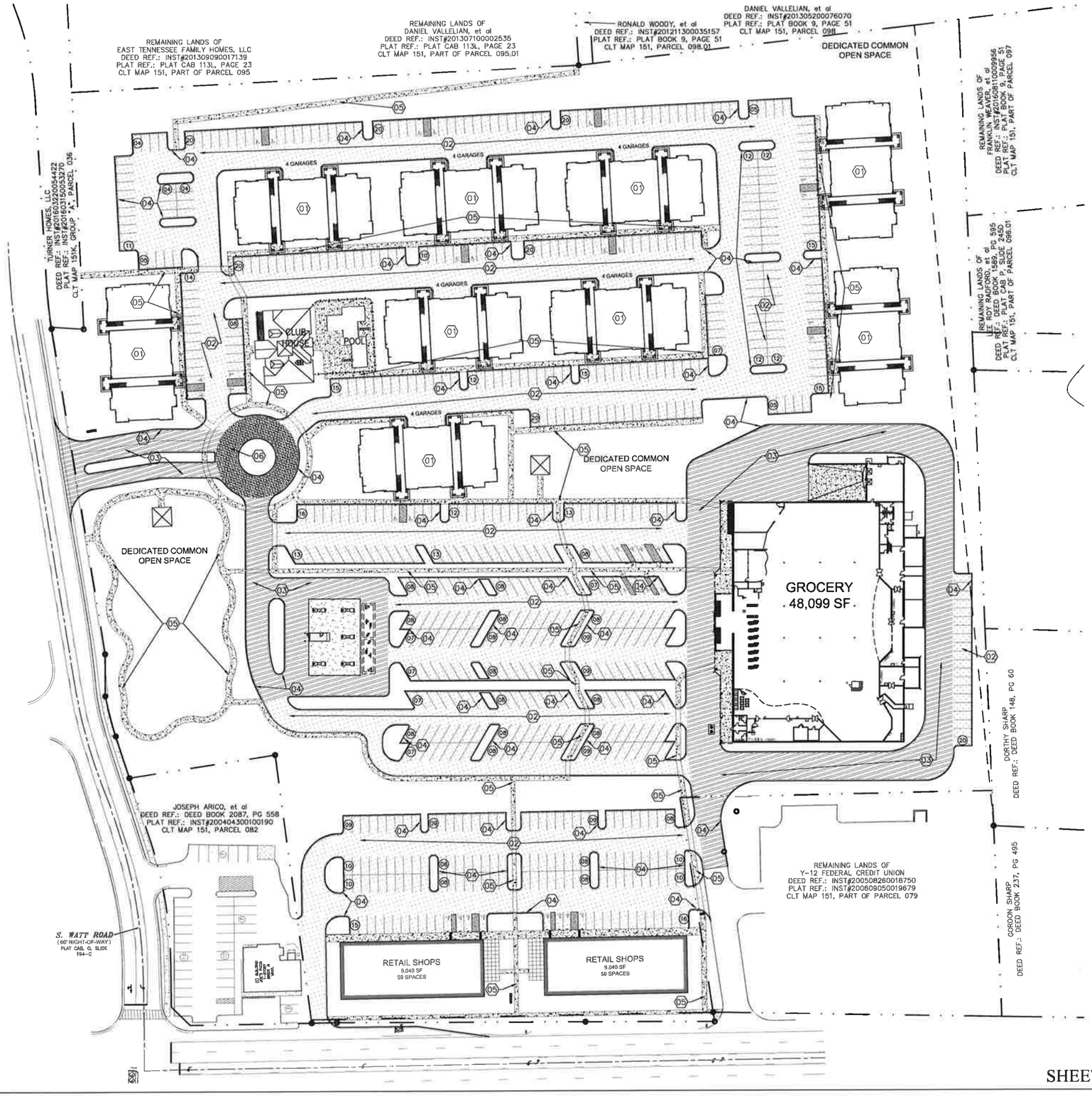
TITLE: SITE GRADING PLAN
LOCATION: 115 S WATT RD, FARRAGUT, TENNESSEE 37934, CLT Map 151, Parcel Nos. 07803, 079, 080, 081
Owner: WATT ROAD INVESTMENTS, LLC

DRAWN BY: -
CHECKED BY: -
FILE NAME: 2140 - C4.0
JOB NUMBER 2140
ISSUE DATE: 11/13/2017

SHEET NO: C4.0



LEGEND

- CURB AND GUTTER — CONCRETE
- TDOT 6-30 CURB AND GUTTER — STANDARD-DUTY ASPHALT PAVING
- PROPERTY LINE — HEAVY-DUTY ASPHALT PAVING
- (09) PROPOSED PARKING STALLS — PERCOA POROUS CONCRETE PAVERS

CONSTRUCTION NOTES

(01) NEW APARTMENT AND ACCESSORY BUILDING (SEE ARCHITECTURAL DRAWINGS), INSTALLED BY CONTRACTOR.

(02) STANDARD-DUTY ASPHALT PAVEMENT, SEE DRAWING CX.X FOR MORE DETAILS.

(03) HEAVY-DUTY ASPHALT PAVEMENT, SEE DRAWING CX.X FOR MORE DETAILS.

(04) STANDARD CONCRETE CURB AND GUTTER SEE DETAILS FOR SPECIFICATIONS. INSTALLED BY CONTRACTOR.

(05) 4" REINFORCED CONCRETE SIDEWALK, SEE DRAWING C9.0 FOR MORE DETAILS.

(06) PERCOA POROUS CONCRETE PAVERS, CONTRACTOR TO PROVIDE AND INSTALL.

(07) 12" WIDE CONCRETE HEADER, CONTRACTOR TO PROVIDE AND INSTALL. SEE DRAWING CX.0 FOR DETAIL.

(08) TDOT CONCRETE 6-30 CURB AND GUTTER, SEE SECTIONS AND DETAILS FOR SPECIFICATIONS. INSTALLED BY CONTRACTOR.

(09) NEW BICYCLE RACK, SEE DETAILS FOR MORE DETAIL. CONTRACTOR TO PROVIDE AND INSTALL.

GENERAL PAVING NOTES

01. ALL MANHOLES LIDS MUST BE SET FLUSH WITH ADJACENT PAVERS.
02. SUB GRADE MUST BE COMPACTED TO 95% STANDARD PROCTOR WITH A WATER CONTENT WITHIN 1.5% OF OPTIMUM.
03. STONE BASE MUST BE COMPACTED TO 95% STANDARD PROCTOR WITH A WATER CONTENT WITHIN 1.5% OF OPTIMUM.

SITE PAVING PLAN

Scale: 1" = 50-0"

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

Tennessee 811
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GBS engineering
1313 Kalmia Road
Knoxville, TN 37909
Phn: 865.566.0185
Fax: 888.485.7005

MARK A. BIALIK — REGISTERED ENGINEER — AGRICULTURE — No. 20076

REV.	DESCRIPTION	BY	DATE
-	--	-	-
-	--	-	-
-	--	-	-
-	--	-	-
-	--	-	-

TITLE: SITE PAVING PLAN
LOCATION: KINGSTON PIKE, FARRAGUT, TENNESSEE 37934, CLT Map 151, Parcel No. 078
Owner: WATT ROAD INVESTMENTS, LLC

DRAWN BY: -
CHECKED BY: -
FILE NAME: 2140 - C5.0
JOB NUMBER 2140
ISSUE DATE: 11/13/2017

SHEET NO: C5.0

Tree#	Type	Size (Inches ")
1	Poplar	12
2	Cherry	10
3	Elm	10
4	Elm	24
5	Elm	16
6	Elm	12
7	Oak	17
8	Maple	15
9	Elm	12
10	Hickory	19
11	Hickory	10
12	Hickory	19
13	Hikcory	13
14	Hickory	10
15	Hickory	20
16	Oak	12
17	Oak	12
18	Oak	21
19	Hickory	12
20	Hickory	22
21	Maple	12
22	Oak	14
23	Poplar	13
24	Maple	17
25	Poplar	18
26	Hickory	25
27	Oak	30
28	poplar	16
29	Maple	16
30	Oak	15
31	Maple	12
32	Elm	12
33	Poplar	16
34	Elm	16
35	Oak	14
36	Elm	13
37	Elm	19
38	Hickory	14
39	Hickory	19
40	Maple	15
41	Maple	15
42	Oak	19
43	Oak	30
44	Hickory	13
45	Oak	36
46	Oak	22
47	Oak	16
48	Poplar	15
49	Oak	16
50	Elm	14
51	poplar	12
52	Oak	22
53	Hickory	27
54	Poplar	16
55	poplar	12
56	Oak	28
57	Hickory	24
58	Hickory	12
59	Poplar	21
60	Oak	16
61	Oak	12
62	Poplar	12
63	Poplar	15
64	Maple	15
65	Oak	20
66	Maple	16
67	Oak	15
68	Oak	15
69	Poplar	26
70	Oak	20
71	Oak	20
72	Hickory	18
73	Hickory	17
74	Oak	18
75	Hickory	15
76	Hickory	16
77	Hickory	15
78	Hickory	14
79	Maple	11
80	Hickory	17
81	Hickory	17
82	Hickory	27
83	Oak	18
84	Oak	26
85	Hickory	13
86	Hickory	18
87	Oak	26
88	Oak	15
89	Hickory	23
90	Hickory	16
91	Poplar	24
92	Elm	16
93	Oak	12
94	Hickory	22
95	Oak	22
96	Oak	21
97	Oak	12
98	Hickory	28
99	Oak	22
100	Oak	23
101	Hickory	23
102	Oak	17
103	Hickory	19
104	Oak	22

Total # of Trees	**104**			
Total # Inches	**1819**			
		10"-15"	**16"-20"**	**>20"**
# Of Trees / Size Classification		**QTY 43**	**QTY 34**	**QTY 27**

10-15" TREES- 43 (ALL HARDWOOD)- REPLACEMENT @2X = 86 TREES
16-20" TREES- 34 (ALL HARDWOOD)- REPLACEMENT @3X = 102 TREES
21" TREES- 27 (ALL HARDWOODS)- REPLACEMENT @4X = 108 TREES
TOTAL TREE REPLACEMENT- 296 TREES

TREE LEGEND

- OAK
- MAPLE
- POPLAR
- ELM
- HICKORY
- PINE
- ASH
- CHERRY
- BIRCH

DESIGNED BY:
DRAWN BY:
AOR: DANIEL R. ERLANDSON
PLOT DATE: 11/9/2017

ISSUE FOR PRICING/BIDDING:

ISSUE FOR PERMIT APPLICATION:

ISSUE FOR CONSTRUCTION:

REVISION SCHEDULE

NO.	DATE:	DESCRIPTION:

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KINGSTON PIKE
FARRAGUT, TENNESSEE 37932
PROJECT #

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

TREE MITIGATION PLAN - 2017 - NOVEMBER - 9 - NOT FOR CONSTRUCTION

SHEET TITLE

TREE MITIGATION

SHEET NUMBER

SHEET L1.00

SCALE: AS INDICATED

FRONT ELEVATION

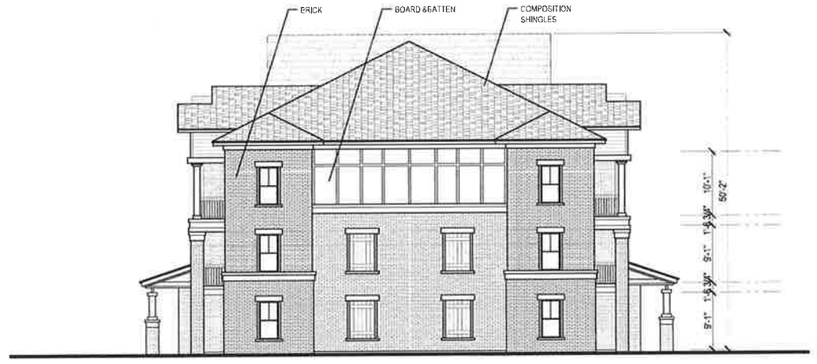
75% MASONRY
25% BOARD & BATTEN

RIGHT ELEVATION

85% MASONRY
15% BOARD & BATTEN

REAR ELEVATION

75% MASONRY
25% BOARD & BATTEN



LEFT ELEVATION

85% MASONRY
15% BOARD & BATTEN

SCALE: 3/32" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
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Ravinel

BUILDING TYPE I ELEVATIONS

October 25, 2017

ROBERT PAUL FINTA
REGISTERED ARCHITECT
No. 104061
STATE OF TENNESSEE
11-13-2017

SHEET 4 OF 36 A411

KINGSTON PIKE VILLAGE
FARRAGUT, TN
HPA# 16682

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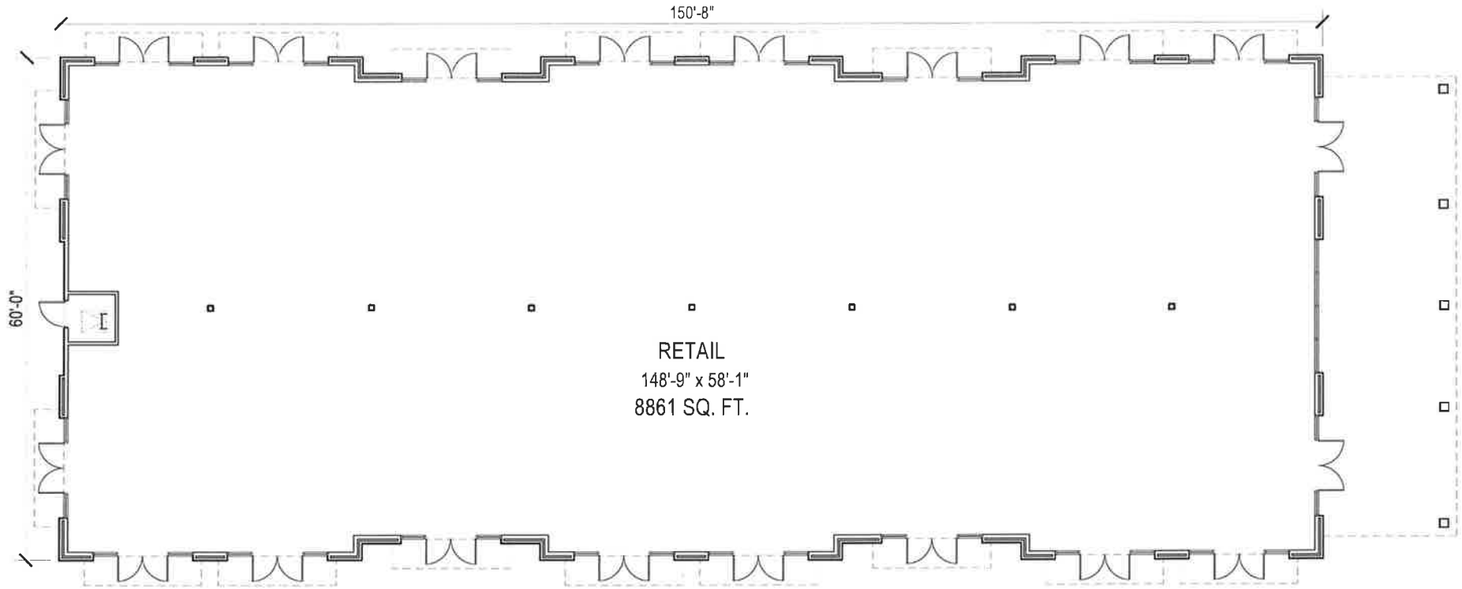
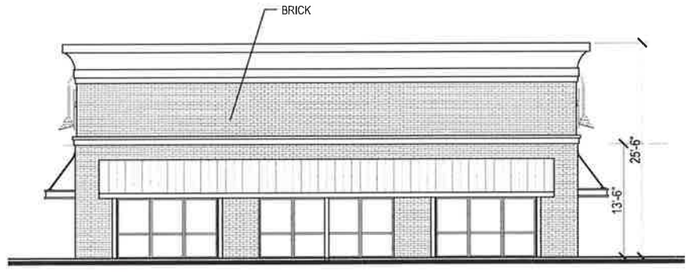


FLOOR PLAN

FRONT ELEVATION

75% MASONRY
25% STUCCO

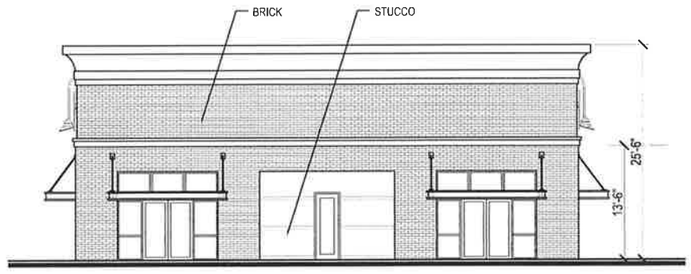


RIGHT ELEVATION

100% MASONRY

REAR ELEVATION

75% MASONRY
25% STUCCO



LEFT ELEVATION

84% MASONRY
16% STUCCO

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

N

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ACCESORY BUILDINGS

October 25, 2017

ROBERT PAUL RINTA
REGISTERED ARCHITECT
STATE OF TENNESSEE
No. 104061
11·13·2017

SHEET 9 OF 36 A901

KINGSTON PIKE VILLAGE
FARRAGUT, TN
HPA# 16682

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MEETING DATE: December 21, 2017 **AGENDA ITEM #7**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Review of the Town of Farragut Strategic Plan

The Town Administrator, David Smoak, will review the recently adopted Town of Farragut Strategic Plan. Included in your packet is a summary of the Plan.

Town of Farragut Strategic Planning Framework

farragut

Vision

Farragut—redefining quality of life with a beautiful, close-knit, connected community where families and businesses thrive.

Mission and Values

Farragut—an appealing and engaged community set apart by a dedicated team committed to integrity, innovation, and friendly service.

Critical Success Factors

Providing Excellent Parks, Recreation, Cultural Amenities and Programs

Farragut's expanded parks allow for a variety of experiences for visitors and residents. The Town provides events, programs and cultural activities that support tourism and enhance a sense of community. The Town's neighborhoods are connected by greenways and sidewalks to commercial activity hubs and parks.

Priority Initiatives

- *Hire a tourism coordinator to implement the Town's marketing plan.*
- *Develop a detailed implementation plan for each phase of McFee Park development.*
- *Stabilize Campbell Station Inn and develop plaza and road infrastructure.*
- *Identify and prioritize the trail/sidewalk connections that are needed to be a fully-connected community.*

Building and Maintaining the Town's Infrastructure and Assets

The Town of Farragut has established a safe transportation network for pedestrians, bicycles and automobiles. The stormwater system is reliable and well-maintained and the Town has the equipment it requires to meet the needs of a growing community. The Town's investment in technology, parks and buildings is cared for through proper maintenance and improvements.

Priority Initiatives

- *Assess the Town's stormwater infrastructure.*
- *Build an adequate reserve for improvement of our five substandard corridors and prioritize implementation.*

Enhancing the Town's Financial Position

Strong fiscal leadership has enabled the Town to maintain its excellent financial position. Expanded retail opportunities and additional revenue sources will support important programs and services. The Town actively pursues grants and sponsorships to maintain and support programs and assets and sets goals, establishes benchmarks and utilizes best practices to fund priority initiatives.

Priority Initiatives

- *Establish a dedicated funding mechanism for tourism, marketing and capital infrastructure investment.*

Town of Farragut Strategic Planning Framework

Regional Leadership and Collaboration

The Town of Farragut cultivates relationships with regional partners to ensure it is at the forefront of innovation, process and service delivery. The Town advocates for its interests and the future of the region by participating in decision making with other governmental and non-governmental entities.

Priority Initiatives

- *Establish a youth council.*

Advancing a High-quality Built Environment

The Town ensures a high-quality built environment through deliberate formal planning and community engagement, incentivizing innovation and promoting design before engineering.

Priority Initiatives

- *Expand opportunities to implement best practices for traffic calming.*
- *Review, assess, and update key elements of the land use plan.*

Supporting and Caring for a Committed Workforce

The Town recognizes that excellent service delivery happens through its dedicated and committed workforce. The Town is a model employer that attracts talent and provides competitive compensation and benefits as well as ongoing training and professional development. The Town encourages innovation and cost saving and has appropriate staffing levels to meet growth and service level expectations.

Priority Initiatives

- *Develop a workplace culture initiative.*

Promoting a Convenient Retail and Services Destination

Farragut is known for family entertainment venues, vibrant commercial centers, neighborhood activity hubs, high building maintenance standards and collaborating with strategic partners to promote business development. Farragut's Town Center is a result of a bold vision and effective public-private partnerships.

Priority Initiatives

- *Develop a strategy to create a unique downtown for Farragut.*
- *Explore opportunities for development north of the interstate.*
- *Attract family entertainment venues (bowling, movies, etc.) for residents to enjoy and access.*
- *Address the advance of online retail and learn how to prosper in a changing environment. Look at zoning ordinance to ensure sales tax is encouraged.*