



**AGENDA
FARRAGUT MUNICIPAL PLANNING COMMISSION**

**August 16, 2018
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 – July 19, 2018**
- 4. Election of Officers**
- 5. Planning Commission review of proposed sports field lighting on the Lacrosse field at the Farragut High School (Taylor Clark, Applicant)**
- 6. Planning Commission review of revised Preliminary Plans for Virtue Road, from 2200 feet south of Broadwood Drive to 700 feet south of Kingston Pike (Town of Farragut, Applicant)**
- 7. Planning Commission review of the proposed Kingston Pike Greenway underpass east of the intersection of Kingston Pike and Campbell Station Road (Town of Farragut, Applicant)**
- 8. Discussion and public hearing on a request to fill, stabilize, and construct improvements within a sinkhole area in association with an expansion to the McFee Park at 917 McFee Road (Town of Farragut, Applicant)**
- 9. Discussion and public hearing on a final plat for the Easton Park Subdivision, a portion of Parcels 59.10 and 59.11, Tax Map 152, 15.45 Acres, 38 Lots (HFTC GP, Applicant)**
- 10. Discussion and public hearing on a site plan for a remodel of the McDonald's at 11205 Kingston Pike, 1 Acre (McDonald's USA, LLC, Applicant)**
- 11. Discussion and public hearing on an amendment to the site plan for the Knoxville-Farragut Storage, LLC, 11775 Snyder Road, 6 Acres, Zoned C-2 (Knoxville-Farragut Storage, LLC, Applicant)**

- 12. Discussion and public hearing on an amendment to the site plan for a partial redevelopment of the Station West development, 11311 Station West Drive, 2.51 Acres, Zoned C-2 (11311 Station West, LLC - David Fiser, Applicant)**
- 13. Discussion on a request to rezone Parcel 95 and a portion of Parcel 94, Tax Map 152N, Group A (end of Thornbush Lane in the Sheffield Subdivision), 7.2 Acres, from R-1 and A to R-1/OSR (Dave Wilkinson, Applicant)**
- 14. Discussion on a request to rezone a portion of Parcel 94, Tax Map 152N, Group A, 3.69 Acres, from A to R-1 (Dave Wilkinson, Applicant)**
- 15. Discussion on a concept plan for The Enclave at Sheffield, Parcel 95 and a portion of Parcel 94, Tax Map 152N, Group A (end of Thornbush Lane in the Sheffield Subdivision), 7.2 Acres, 18 Lots (Dave Wilkinson, Applicant)**



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

July 19, 2018

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ed Whiting, Secretary
Betty Dick
Noah Myers

MEMBERS ABSENT

Ron Pinchok, Mayor
Louise Povlin, Alderman
Rose Ann Kile

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 with the exception of removing Item #6 regarding the final plat for Easton Park since the field items required for such plat approval have not been addressed. Also, as part of the same motion, it was recommended that the election of officers be deferred to the next meeting since only five commissioners were present. The motion was seconded by Commissioner Dick and the motion passed unanimously.

3. APPROVAL OF MINUTES

A motion was made by Commissioner St. Clair to approve the June 21, 2018 minutes. The motion was seconded by Commissioner Dick and the motion passed unanimously except for Commissioner Myers who abstained because he was absent.

4. APPROVAL OF A YOUTH REPRESENTATIVE FOR THE PLANNING COMMISSION

The Commission held a workshop at 6:30 to meet the applicants. Commissioners noted that all three applicants were good candidates and action would be taken as part of this agenda item.

After some deliberation, a motion was made by Commissioner St. Clair to recommend Nick LiMandri as the youth representative due to his background and the fact that he listed the Planning Commission as his first committee choice. The motion was seconded by Commissioner Dick and the motion passed unanimously.

5. DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE PARCELS 84, 84.01, AND 87, TAX MAP 130 AT THE EASTERN INTERSECTION OF N. CAMPBELL STATION ROAD AND FRETZ ROAD, 10.23 ACRES, FROM R-1 TO R-1/OSR (Fred Long Construction Concepts, Applicant)

Staff recommended approval of Resolution PC-18-13 which recommends approval of Ordinance 18-12. Staff noted that the recommendations should be subject to the three lots being combined with a plat prior to second reading at the Board of Mayor and Aldermen meeting.

A motion was made by Commissioner Whiting to approve Resolution PC-18-13 as stipulated by the Town staff. The motion was seconded by Commissioner Myers and the motion passed unanimously.

6. DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR EASTON PARK SUBDIVISION, UNIT I, A PORTION OF PARCELS 59.10 AND 59.11, TAX MAP 152, 4.78 ACRES, 14 LOTS (HFTC GP, Applicant)

Removed from the agenda as part of Agenda Item #2.

7. DISCUSSION AND PUBLIC HEARING ON A CONCEPT PLAN FOR THE IVEY FARMS, PARCELS 52, 54.01, AND 57, TAX MAP 151, 114.32 ACRES, 213 LOTS, ZONED R-1/OSR (Site Incorporated, Applicant)

Staff recommended approval of the concept plan subject to the following comments being addressed as verified in writing by the Town staff:

- 1) The “identified natural water course” areas are currently being evaluated to ensure that they are only wet-weather conveyances and not regulated waters. They appear to be largely located within open space areas, but the streetscaping plan also envisions bioswale and rain garden improvements in these areas. The plans may need to be altered if they are determined to be regulated waters of the State;
- 2) Several walking trail segments are quite steep. This may be unavoidable due to topography, but the developers should work with staff throughout the process to make adjustments where possible. In addition, the applicants are proposing 12-foot wide trails that could be narrowed a bit to limit disturbance where necessary;
- 3) The development is being coordinated with and includes a proposed extension of Way Station Trail across the Swan Property. A full road plat and the same level of planning detail for this aspect of the development will need to be part of the preliminary plat submittal. Way Station Trail extension would be considered a major collector street and would need to meet the applicable requirements;
- 4) Please provide a JPEG of this plan once approved; and
- 5) The traffic calming measures will need to be assessed more closely as part of the preliminary plat to ensure that they will be constructed to notably slow traffic.

A motion was made by Commissioner St. Clair to approve the concept plan for the Ivey Farms subject to addressing the staffs’ comments. The motion was seconded by Commissioner Myers and the motion passed unanimously.

8. DISCUSSION AND PUBLIC HEARING ON APPROVAL OF A REQUEST FROM COMCAST TO INSTALL UNDERGROUND CONDUIT ALONG PORTIONS OF

**PARKSIDE DRIVE, N. CAMPBELL STATION ROAD, CAMPBELL LAKES DRIVE,
AND LAKESEDGE DRIVE (Comcast, Applicant)**

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

- 1) Please sign and seal the plans;
- 2) Please include a numbered note on the plans that no structures associated with this project shall interfere with existing pedestrian facilities or landscaping. If any damage should occur to public infrastructure as a result of this project such damage shall be repaired by the contractor;
- 3) Please obtain a Right of Way Permit from the Town's engineering staff and schedule a pre-construction meeting in the field with the Town staff to review the project and the scope of work. Any traffic control measures shall be coordinated with the Town's engineering staff.

A motion was made by Commissioner Myers to approve a request from Comcast to install underground conduit subject to addressing the staffs' comments and providing a letter of credit (to cover any damage to public infrastructure) based on an amount determined by the Town Engineer. The motion was seconded by Commissioner Dick and the motion passed unanimously.

**9. DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR KNOXVILLE-
FARRAGUT STORAGE, LLC, 11775 SNYDER ROAD, 6 ACRES, ZONED C-2
(Knoxville-Farragut Storage, LLC, Applicant)**

The remaining staff comments are as follows:

- 1) Please number all sheets in the submittal as 1 of, 2 of ..., etc. The lighting plan and architectural sheets are not numbered correctly;
- 2) All sheets in the site plan set must be signed and sealed. The lighting plan sheets and the architectural sheets are not signed and sealed;
- 3) Please add the specific name of the qualified preparer (architect, electrical engineer, etc.) on the cover sheet for contact purposes (list in addition to the stamped seal);
- 4) Please provide color renderings for each building and each elevation. A materials sample and color board will be required when this is taken to the Planning Commission;
- 5) It does not appear that the 75% masonry standard is being met for the buildings. The applicant is proposing "detailed concrete" modules. Some elements of their proposal may, in staff's opinion, meet the standards but other elements do not;
- 6) Please ensure and verify that the HVAC screening plan meets Town standards. The units must be screened by the building they are serving so that they are not visible from adjacent properties or rights of ways. Some units appear to be visible on the submitted renderings. Please provide line of sight renderings;
- 7) The submitted lighting plan is incomplete, please review standards and update accordingly. The plan was not signed or sealed, not properly numbered in the site plan set, and did not include any fixture cut sheets (on the plan sheets);
- 8) The utilities plan information does not address electric (including the location of poles, transformers, etc.), gas, phone or cable. The location of poles, conduits, and transformers can present conflicts with other plan elements;
- 9) The plan does not meet the minimum required number of bicycle racks/parking. The applicants will be discussing general parking provisions with the Board of Zoning Appeals;

- 10) Please include a construction detail for the proposed security fencing;
- 11) A plat will be required for the walking trail easement. As part of this plat the required right of way, if not already provided, will have to be dedicated;
- 12) Please add a note (like the note on sheet C-2) to the Tree Preservation/Removal plan indicating that the final alignment of the walking trail will be coordinated with Town staff prior to construction and related tree removal;
- 13) A letter-of-credit guaranteeing required landscaping will be required. Please also note that the landscaping plan will have to be approved by the Town's Visual Resources Review Board (VRRB) and this is a separate application and review;
- 14) Please verify with the Town's stormwater coordinator that the infiltration ditch and basin are considered low impact development measures;
- 15) Please provide, on the site plan, the required calculated fire flow for all structures. Refer to appendix B & C of the 2012 International Fire Code. This information shall be included on the drawings of record. It is suggested that this is included on Sheet C8;
- 16) Building "A" is not a compliant construction type in accordance with local construction amendments to the 2012 IBC. Please change accordingly;
- 17) Please submit irrevocable letter of credit for erosion control for \$30,000;
- 18) Please submit Drainage Fee of \$1650;
- 19) Please submit NOC.

A motion was made by Commissioner Myers to approve a site plan for Knoxville-Farragut Storage, LLC subject to addressing the staffs' comments which would include revised building elevations being presented to the Planning Commission. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

10. DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR KINGSTON PIKE VILLAGE – PHASE I – APARTMENTS, 115 S. WATT ROAD, 18.65 ACRES, ZONED PCD (Watt Road Investments, LLC, Applicant)

The remaining staff comments are as follows:

- 1) The parking plan and calculations provided indicate a deficit of 41 parking spaces. Given the multi-family nature of this phase of the development, and the grade separation between phases, staff would not support the use of shared parking in the main commercial area beyond what is already being shown adjoining the northernmost building. Staff does not believe that residents in the other apartment buildings would want to park their vehicles so separated from their units and in front of a grocery store or other big-box store overnight. If the Planning Commission chooses to permit additional remote/shared parking, it should require the parking to be fully constructed as a part of this phase and, given that the developers have subdivided the property for financing purposes, an easement should be provided and platted in accordance with the shared parking provisions of the zoning ordinance;
- 2) The eastern open-space/amenity area continues to be heavily impacted by a detention/retention basin. The applicants indicate that the basin/pond is only 1900 square-feet larger than on the concept plan. The square-footage is not the point. The original concept plan depicted a broad, shallow area intended as usable space when not wet. This is evidenced by the proposed three (3) steps leading down to the area on the concept plan. The area was a key component of the original concept plan on which the

- 3) PCD zoning was approved, and staff continues to oppose it being sacrificed to other project objectives;
- 4) Please fully incorporate the western open-space/amenity area into the site plan for this phase and provide all applicable plan details;
- 5) The PCD zone requires a 50-foot transition area with several different transition element options. Please clearly define the transition element options to be utilized. In addition, please address and clarify what appears to be grading/disturbance behind the retaining wall and how it impacts the transition area. This is the first set of plans to have details on proposed retaining walls. To be clear, existing tree covered areas within transitions shall be protected (this is a requirement of the PCD). Staff visits to the site indicate that much of the transition area is tree covered which would appear (based on the latest submittal) to be affected by proposed grading in relation to the retaining walls – this is a significant comment that will affect the overall design and layout of the development;
- 6) The location of ground mounted HVAC units is inconsistent on several sheets, please coordinate all sheets;
- 7) Walled areas at the end of some buildings are shown on various plan sheets and conflict with the landscaping. It was noted at the staff/developer meeting that they were HVAC related areas on earlier versions of the plan and are no longer applicable. They need to be removed from the plans;
- 8) Please include lot coverage diagrams;
- 9) Please submit a fully compliant site lighting plan;
- 10) Please clearly label/identify the pattern used for landscaped area on Sheet C11.0 (Landscape Area Calculations). Please also ensure that calculations verifying landscaping requirements between buildings and parking lots are not obscured on the plans;
- 11) Please list the plan prepares name(s) separately for identification and contact purposes;
- 12) Please use correct values for maximum size of building area. (i.e. 7000 sq ft vs 7500);
- 13) The turning radius at the traffic circle does not appear to accommodate the 53' fire apparatus turning radius requirements. Please address;
- 14) Please relocate the fire department connections for the sprinkler systems to the road side, front, of buildings 5 & 6;
- 15) The Architectural Design Checklist was submitted past the deadline and has not yet been reviewed. Staff will need to check for compliance;
- 16) The large off-site area draining to drainage structure CB-B6 appears to contribute 20.07 cfs. How will this single catch basin accept this flow? Consider the fact this structure is behind the retaining wall, with little likelihood maintenance crews would notice if the grate becomes clogged with leaves. Other offsite areas to the west of this property appear to drain toward retaining walls on the west side of the site. How will this runoff bypass the site? At entrance to Watt Road, check ability of CB-B grate to handle offsite runoff in ditch from Old Stage Road;
- 17) North arrow and scale on retaining wall layouts are incorrect. Also, it appears cut section behind wall extends well into the buffer and transition area;
- 18) Show contour labels on existing and proposed contours on all sheets;
- 19) In addition to Note 4, show a proposed location for concrete washout area on sheets C1.1 and C1.2;
- 20) Considering size of this site, consider supplemental lines of silt fence;

- 21) Can architectural details on grading sheets be eliminated (or heavily screened) to remove excessive linework? Please label or add transformer symbol to legend for clarity on utility sheets;
- 22) It's understood that cable and telephone are designed by others, but layouts should be included in the project plans prior to permit;
- 23) Staff suggests additional catch basins to pick up runoff prior to JB-B8. If not, please confirm ability to accept runoff from this large area at CI-18 (and attached trench drain);
- 24) Please show details for raised crosswalks;
- 25) This plan has temporarily omitted the commercial development proposed in earlier submittals but shows grading for eventual development of those facilities. The Kingston Pike full access (adjacent to Y-12) will not connect to this site in this phase. A reasonable assumption is that the entrance shown onto Watt Road is sufficient for trips generated by this phase. Please confirm;
- 26) Please show signage for navigating travel routes;
- 27) Please indicate whether RCP or HDPE will be used for all pipes on C4.3. Note that HDPE can only be used in very limited situations;
- 28) Please update Construction Notes on C5.0 to reflect correct drawing for pavement details;
- 29) Please submit irrevocable letter of credit for \$135,000 for Erosion Control;
- 30) Please submit Drainage Fee of \$5,825.00;
- 31) Please submit TDOT permit to work on state ROW; and
- 32) Please submit NOC.

After a long discussion, a motion was made by Commissioner Myers to approve a site plan for Kingston Pike Village – Phase I apartments subject to the staff comments being addressed with the exception of Comment #2. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

11. DISCUSSION AND PUBLIC HEARING ON THE ADOPTION OF THE KNOX COUNTY, CITY OF KNOXVILLE, AND TOWN OF FARRAGUT MULTI-JURISDICTIONAL LOCAL HAZARD MITIGATION PLAN

Staff reviewed the Plan and recommended approval in the form of Resolution PC-18-14.

A motion was made by Commissioner St. Clair to approve Resolution PC-18-14. The motion was seconded by Commissioner Dick and the motion passed unanimously.

12. APPROVAL OF UTILITIES

None

ADJOURNMENT

The meeting adjourned at 9:30 p.m.

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Election of Officers

INTRODUCTION: Though July is normally the month in which officers are elected, due to several commissioners being absent last month, this item was deferred to this month.

DISCUSSION: Current officers are:

Chairman – Rita Holladay

Vice-Chairman – Ed St. Clair

Secretary – Ed Whiting

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Planning Commission review of proposed sports field lighting on the Lacrosse field at the Farragut High School (Taylor Clark, Applicant)

INTRODUCTION: Recently, Town staff was made aware of plans to install sports field lighting on the Lacrosse field at the Farragut High School so that practices can be held during the late afternoon/evening hours of December, January, February, and March. As expressed in the recap of the project included in your packet, the proposed project would include the installation of power from LCUB for four light poles that will extend 60 feet from the ground with each pole containing 8 fixtures.

DISCUSSION: The applicant has arranged the lighting to face inward and only illuminate the field and is working to avoid impacts to nearby residents in Stonecrest and Farragut View. The lights will not be on after 9 p.m.

Though activities on Knox County School properties are not required to comply with Town of Farragut provisions, when the staff reviewed this with the Town Attorney, the proposed ball field lighting would still need to be presented to and approved by the Planning Commission as provided for in Section 13-4-104 of the *Tennessee Code Annotated* (a copy of this section of TCA is included in your packet). The main purpose of this section is to ensure proper coordination of improvements within a community. This is the same section of TCA that requires utility extensions to be presented to the Planning Commission.

RECOMMENDATION: Staff recommends approval of the proposed sports field lighting.

31, ch. 222, §§ 1-3; 1987, § 2, 3.]

101 — 13-4-105 are referred to as referred to in § 67-5-1004. Tennessee Jurisprudence, 21 Public Service Commissions, § 3; Water Companies and Water-
e Legislation. Municipal plan-

11-52-1 et seq.
14-56-401 et seq.
§ 50-8-1 et seq.
Ann. § 100.111 et seq.
nn. § 17-1-1 et seq.
.. § 64.001 et seq.
at. § 160A-360 et seq.
5.2-100 et seq.
wood Water Co. v. Brentwood, (Tenn. 1973).

nce. Fiser v. City of Knoxville, (Tenn. Ct. App. 1979).

Motives.
I not look into personal motives a rezoning request was reason- the council's legislative discre- ty of Knoxville, 584 S.W.2d 659 (1979).

municipal Corporations § 672 et corporations ⇌ 41.

Staff — Finances.
the appointed members. oility for reelection. The findings and determina- nission may appoint such work, and may contract rvice as it may require. ifts, shall be within the islative body. [Acts 1935, .), § 13-502.]

municipal planning. — tions relating to the plan ials and agencies, public and other organizations legislative officials of the

municipality programs for public improvements and the financing for such programs. All public officials shall, upon request, furnish to the commission, within a reasonable time, such available information as it may require for its work. The commission, its members and employees, in the performance of its work, may enter upon any land and make examinations and surveys and place and maintain necessary monuments and marks on such land. In general, the commission shall have powers as may be necessary to enable it to perform its purposes and promote municipal planning. [Acts 1935, ch. 34, § 6; C. Supp. 1950, § 3493.6; T.C.A. (orig. ed.), § 13-506.]



13-4-104. Submission of proposed construction to commission — Approval — Failure to approve, overruling. — Whenever the commission shall have adopted the plan of the municipality or any part thereof, then and thenceforth **no street, park or other public way, ground, place or space, no public building or structure, or no public utility, whether publicly or privately owned, shall be constructed or authorized in the municipality until and unless the location and extent thereof shall have been submitted to and approved by the planning commission;** provided, that in case of disapproval, the commis- sion shall communicate its reasons to the chief legislative body of the municipality, and such legislative body, by a vote of a majority of its member- ship, shall have the power to overrule such disapproval and, upon such overruling, such legislative body shall have the power to proceed; provided, that if the public way, ground, place, space, building, structure or utility be one the authorization or financing of which does not, under the law governing the same, fall within the province of such legislative body, then the submission to the planning commission shall be by the state, county, district, municipal or other board or official having such jurisdiction, and the planning commission's disapproval may be overruled by such board by a majority vote of its membership, or by such official. The widening, narrowing, relocation, vacation, change in the use, acceptance, acquisition, sale or lease of any street or public way, ground, place, property or structure shall be subject to similar submission and approval, and the failure to approve may be similarly overruled. The failure of the commission to act within thirty (30) days from and after the date of official submission to it shall be deemed approval, unless a longer period be granted by such chief legislative body or other submitting board or official. [Acts 1935, ch. 34, § 7; C. Supp. 1950, § 3493.7; T.C.A. (orig. ed.), § 13-507.]

Cross-References. Submission of subdivi- sion plats to commission, § 13-4-302.

Section to Section References. This sec- tion is referred to in § 13-4-105.

NOTES TO DECISIONS

1. Powers of Board of Zoning Appeals.
A board of zoning appeals does not have the authority to review a planning commission's decisions made pursuant to this section. Whittemore v. Brentwood Planning Comm'n, 835 S.W.2d 11 (Tenn. Ct. App. 1992).
Neither § 13-7-206 nor § 13-7-207 granted a board of zoning appeals authority to review a

planning commission decision concerning site plan approval where the decision to approve was not made under authority of zoning ordi- nance, but was based upon an independent grant of authority in this section. Whittemore v. Brentwood Planning Comm'n, 835 S.W.2d 11 (Tenn. Ct. App. 1992).

Mark Shipley

From: Taylor Clark <philtclark1989@gmail.com>
Sent: Thursday, July 26, 2018 2:43 PM
To: Bart Hose; Mark Shipley
Subject: Farragut High School Lacrosse Lighting Project

Mark/Bart,

Thanks so much for working with me through the process of getting our lights approved for installation at the Lacrosse Complex at Farragut High School. You will note that we provided all the information in the project folder we gave the town and we appreciate you listening and helping us navigate through the project approval stages.

Just as a recap of the project:

Lacrosse has grown by leaps and bounds over the last 10 years in the Farragut Community and at Farragut High School, it has grown so much that it warrants the expansion of the lacrosse facilities located on the Farragut High School campus to include field lighting so that practices can be held during daylight savings hours of January, February, and March so that we can practice until 8pm.

The facility itself, supports a boys and girls middle school team, girls and boys high school team, and boys and girls K-5 team which attests to the growth and need for the expansion of the facility.

As a project overview. we will be installing sports field lighting on the field which includes the installation of power from LCUB, four light poles that will protrude 60 ft from the ground, and each pole will have 8 lighting fixtures per pole to provide adequate lighting for the sport of lacrosse on the field.

As you can see we have provided all the necessary information to the Town and per our conversation today, our plan is within the guidelines of the lighting ordinance and we WILL be good neighbors as the lights will never be on after 9pm anyway.

Per my request we would like a letter from the town attorney releasing the Farragut High School Lacrosse Lighting Project with your approval to the Knox County Deputy Law Director Gary Dupler and myself so that the Law Department may release it to the school board for voting in August. (I would like a copy as well so I can place it in our project file).

I really appreciate all your help and thank you so much for your guidance!

Warmest Regards,

Taylor Clark
Head Coach
Farragut High School
Men's Lacrosse
philtclark1989@gmail.com
865.696.5426 mobile
865.437.5316 office

LETTER OF TRANSMITTAL

To: Taylor Clark
Farragut High School
11237 Kingston Pike
Knoxville TN 37934
United States
865.595.4980

Date: 5/25/2018
Project #: 2.180137.0
Transmittal #: 00003
Purpose: For your use and distribution
Via: Info Exchange

From: Steven Kruyne
Baskervill
101 S 15th Street, Suite 200
Richmond VA 23219
United States

Regarding: Taylor Clark - New Lighting for Lacrosse

<u>DESCRIPTION</u>	<u>DATED</u>	<u># COPIES</u>
180220 Lacrosse Field_Corner.VSL.pdf	5/25/2018	1
180525 Lacrosse Field_Side.VSL.pdf	5/25/2018	1

REMARKS: Taylor,

See link for photometrics and aiming plan. The lighting is off the sides 5'-0" and corners 5'-0" in their respective configurations.

You'll notice on the "corners" file, the middle of the field is not as lit. Likewise, on the "sides" file, the endzones and corners are not as lit. Both configurations provide decent illumination to the box and goal.

In my opinion, the sideline configuration lights the field in a more uniform way for the areas where the action is. With that said, the corner configuration is a more ideal configuration for lacrosse.

Steven

COPIES:
T.K. Farleigh, Baskervill

Sports Light with 1,500 Watt Metal Halide Bulb. Part #: 487008



- Die cast aluminum ballast housing with dark bronze powder coat finish. Standard mounting option: Bolt Mount. Fixture is provided with a 5/8"-11 galvanized bolt in bottom to be affixed to brackets or platforms. Exposed bolt length is -1/2". • Suitable for wet locations.
- Die cast aluminum socket housing with vertical angle indicator. Allows the reflector assembly to be aimed vertically after fixture is installed for maximizing light coverage.
- Anodized aluminum reflectors for Type 3, 4, or 5 light distribution. Type 5 is Flood type distribution and is the most common.
- Tempered glass is attached to reflector assembly with a clamp-band and is sealed with a gasket to keep moisture and contaminants out.
- UL Listed porcelain mogul socket 1500W, 600V, 5kv pulse rated.
- Minimum start temperature: -20 F
- Weight: 55 lbs.
- EPA: 2.5 sq. ft.
- Packaging: To prevent damage during shipment, this product ships in 3 components and requires basic assembly.
Ballast housing assembly is shipped in its own box. Reflector, clamp-band and tempered glass are packed in another box. Bulb ships in its own box. Due to size and weight, this item ships only via truck and overnight service is not available.
- Warranty: 2 Year industry-leading warranty provided by Energy Light, Inc.

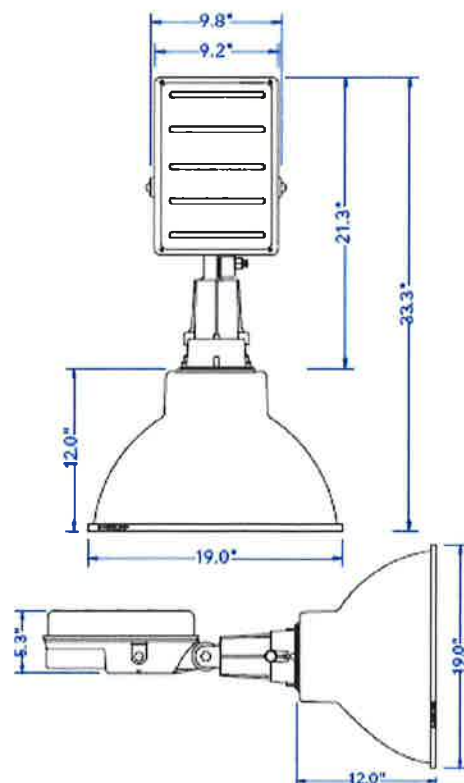
Bulb Characteristics:

Type: BT56, Clear, Mogul Base
Initial Lumens: 161,000
Mean Lumens: 100,000
Average Life: 3,000 hrs.
Color Temperature: 4,200 K
CRI: 60

Ballast Characteristics

Input Volts, Watts and Amps:
120 Volt (50 Hz): 1,632 Watts, 13.5 Amps
208 Volt (50 Hz) : 1,632 Watts, 7.65 Amps.
240 Volt (50 Hz): 1,632Watts, 6.56 Amps.
277 Volt (50 Hz): 1,632 Watts, 5.9 Amps.
Power Factor: >90%
Minimum Start Temperature: -20 F
UL Temperature Rating: 1029E
Capacitor: 32.0/525V min.

Dimensional Image:





Quotation

October 11, 2017

To: Taylor Clark

Re: Farragut Lacrosse Field

Installation of complete electrical system for the new sports lighting system.

Includes:

- | | |
|---|-----------|
| 1. Drill foundations, set owner furnished poles, and dirt backfill | \$3000.00 |
| 2. Furnish and install (8) eight new four light cross arms on poles | \$4450.00 |
| 3. Install, mount, connect and aim (32) owner furnished fixtures | \$7000.00 |
| 4. Trenching and backfill for pole feeders | \$1500.00 |
| 5. Furnish and install conduit, fittings, and wire for pole feeders | \$4000.00 |
| 6. Furnish and install new electrical service | \$3000.00 |

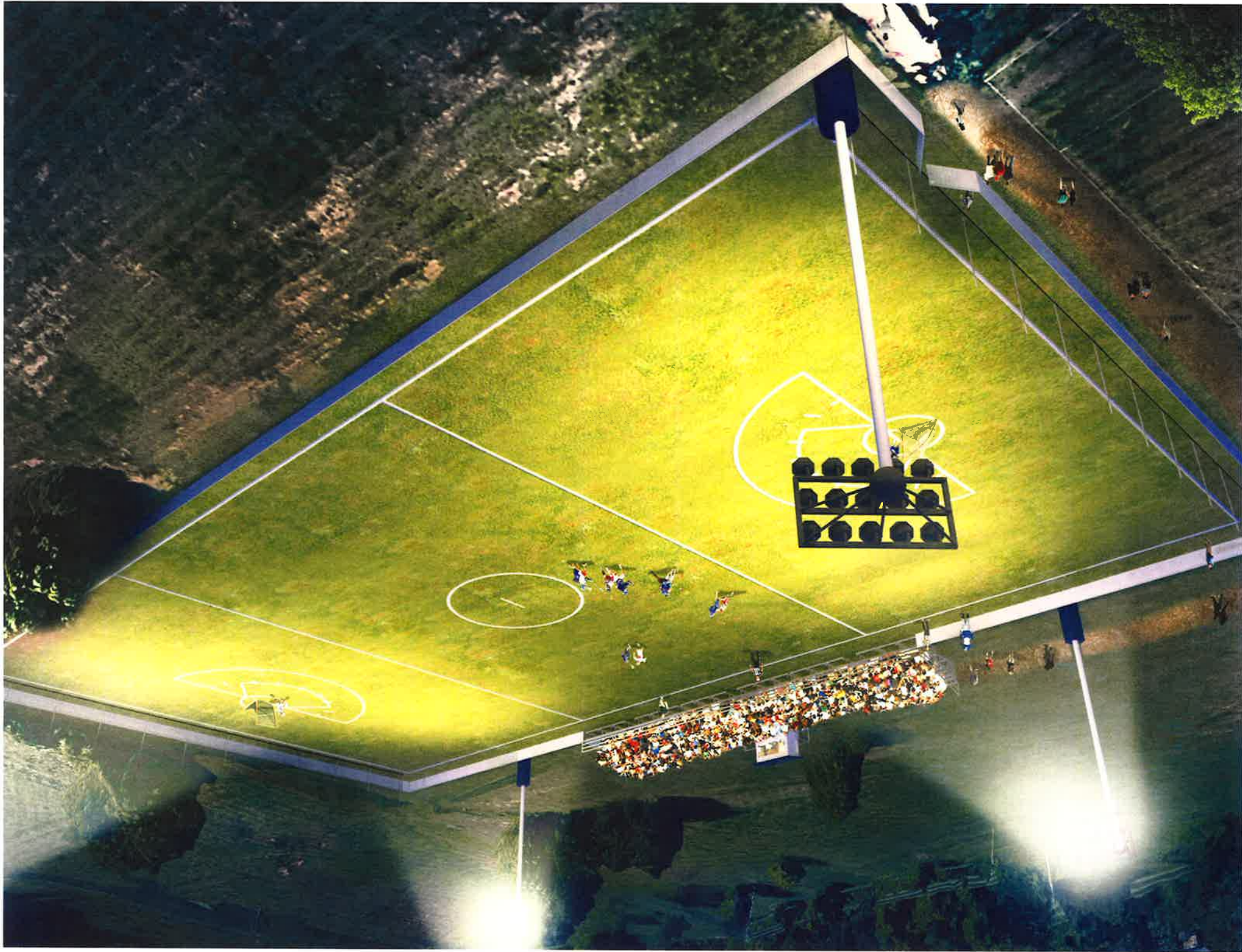
Total Cost: \$22,950.00

Does not include:

Foundation rock removal, trench rock removal, wooden poles, light fixtures, utility cost, or fees.

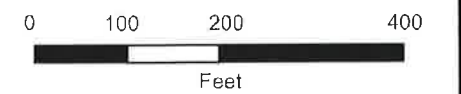
Thank you for allowing Energy Electric to quote this project for you. If you should have any questions, please give us a call.

Matthew McGaha





Farragut High Lacrosse Program
Field Illumination Project



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REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Darryl Smith, PE, Town Engineer

SUBJECT: Planning Commission review of revised Preliminary Plans for Virtue Road, from 2200 feet south of Broadwood Drive to 700 feet south of Kingston Pike (Town of Farragut, Applicant)

INTRODUCTION: The purpose of this item is the approval of revised Preliminary Plans for Virtue Road, from 2200 feet south of Broadwood Drive to 700 feet south of Kingston Pike. The project will include two 11' lanes with curb & gutter, an 8' multi-use greenway and a new bridge over Little Turkey Creek.

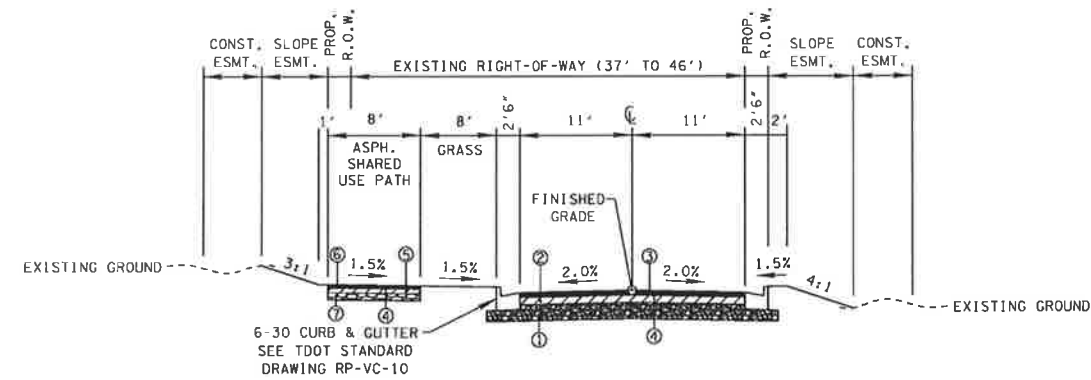
BACKGROUND: Virtue Road extends from Boyd Station Road to Kingston Pike (app. 8400 feet) and will likely be completed in three phases over the next several years. This project is Phase 1 and will include approximately 3700 linear feet of Virtue Road, as shown on the attached map. The alignment will correct the sharp curvature south of the Harville property and extend northward to 700 feet south of Kingston Pike. This northern terminus was the beginning of a similar project to improve the intersection of Kingston Pike and Virtue Road that was completed in 2000. Estimated total cost of this phase of Virtue Road improvements is \$3,175,000 (including Design, ROW and Construction).

Future phases of improvements will likely include a second phase (from the southern end of this project to Turkey Creek Road) and a third phase (from Turkey Creek Road to Boyd Station Road). The second phase is currently shown in our 5-year CIP to begin design in FY2022.

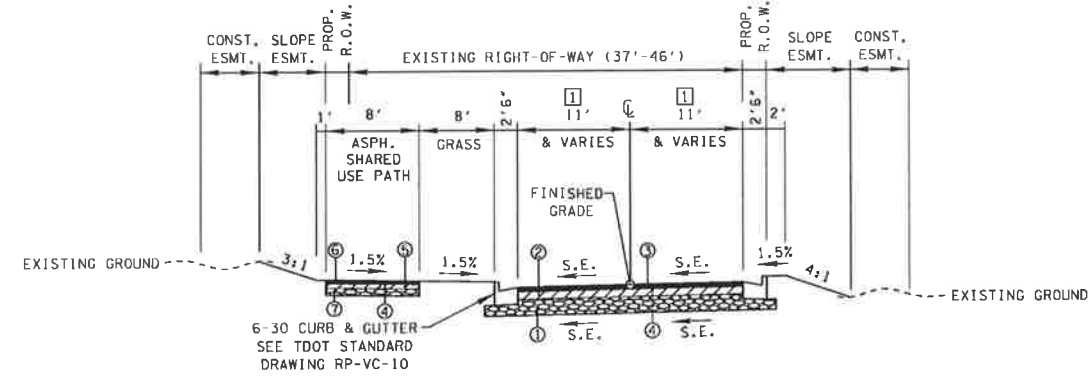
DISCUSSION: Staff presented preliminary plans to FMPC on May 17. During that discussion, residents of Sugarwood Subdivision who back up to Virtue Road voiced concern that the width of improvements extended too far onto their property, and the project alignment should be pushed more to the west to help avoid that impact. At that time, staff was proposing 12' lanes and 12' greenway with 8' grass strip between greenway and back of curb (10' greenway and 6' grass strip at rear of Sugarwood properties). Vaughn & Melton has revised the plans to reduce lane width to 11', with 8' greenway and 8' grass strip (6' at rear of Sugarwood properties). These changes have greatly reduced the area of right of way and easements needed for the project.

This portion of Virtue Road typically sees approximately 4000 vehicle trips per day, with an 85th percentile speed of 50 mph near the bridge over Little Turkey Creek. The trips are generated from various areas south of this project, including those south of the Town's limits at the Boyd Station underpass of Norfolk Southern Railroad. With growth continuing in the Choto area (not to mention the Harville tract), we should assume growth of traffic volumes on Virtue Road into the foreseeable future.

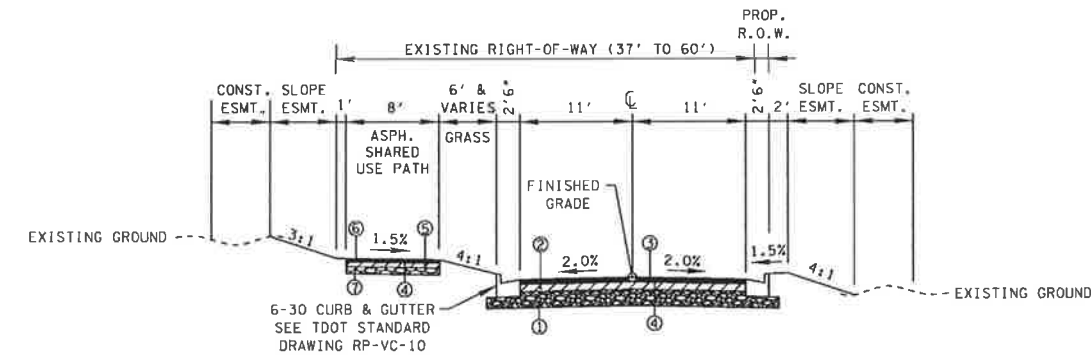
TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2018		2



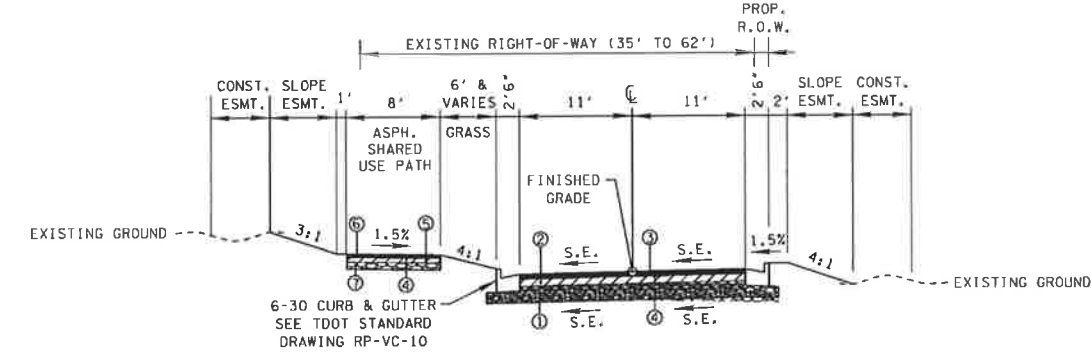
VIRTUE ROAD (TANGENT)
(BASED ON STD. DWG. RD01-TS-6A)
STA. 13+35.77 TO STA. 13+53.33
STA. 16+77.00 TO STA. 17+00.00



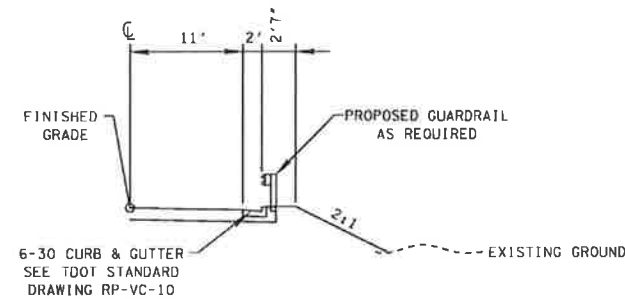
VIRTUE ROAD (SUPERELEVATED)
(BASED ON STD. DWG. RD01-TS-6A)
STA. 10+58.00 TO STA. 13+35.77
STA. 13+53.33 TO STA. 16+77.00



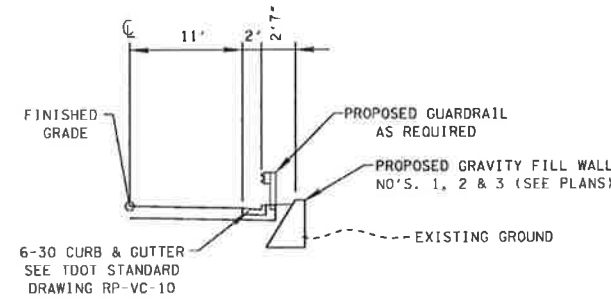
VIRTUE ROAD (TANGENT)
(BASED ON STD. DWG. RD01-TS-6A)
STA. 17+00.00 TO STA. 19+20.10
STA. 23+81.45 TO STA. 29+74.17 [2]



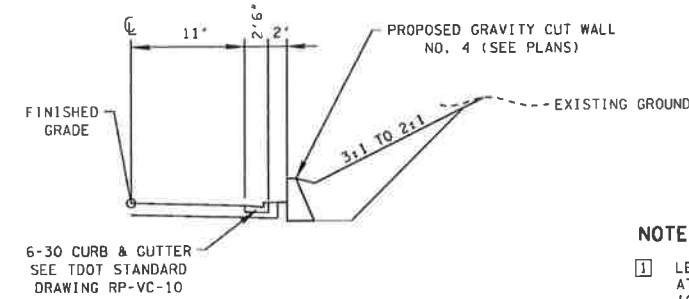
VIRTUE ROAD (SUPERELEVATED)
(BASED ON STD. DWG. RD01-TS-6A)
STA. 19+20.10 TO STA. 23+81.45



VIRTUE ROAD
GUARDRAIL DETAIL



VIRTUE ROAD
WALL DETAIL (FILL)



VIRTUE ROAD
WALL DETAIL (CUT)

NOTES:

- LEFT LANE WIDTH VARIES FROM 11'-3" AT STA. 10+58.00 TO 11'-0" AT STA. 10+68.00.
RIGHT LANE WIDTH VARIES FROM 11'-1" AT STA. 10+58.00 TO 11'-0" AT STA. 10+68.00.
- SEE SHEET S-5 FOR BRIDGE TYPICAL SECTION, STA. 29+74.17 TO 30+50.17.

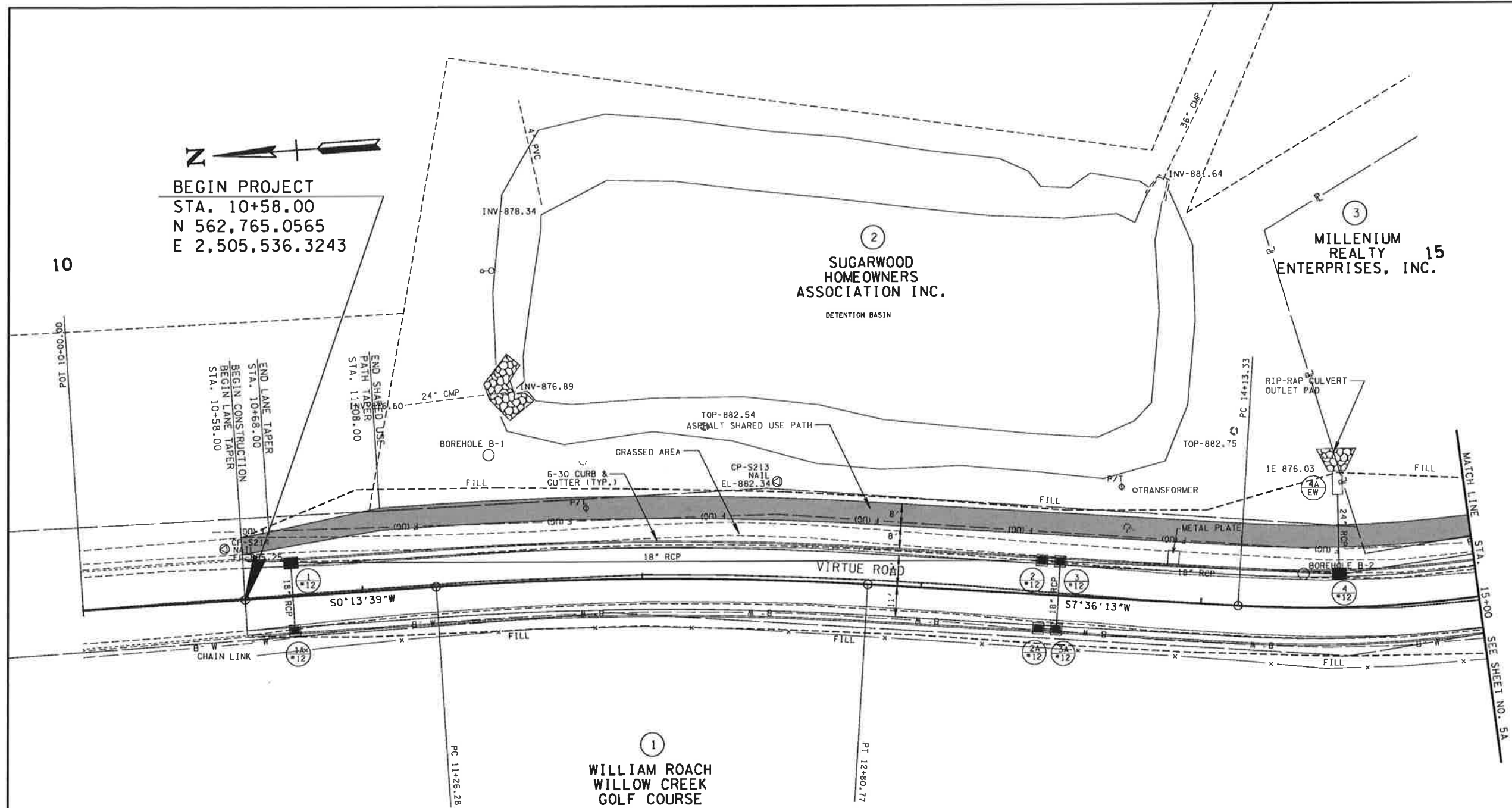
SEALED BY

COORDINATES ARE NAD/83(1995),
ARE DATUM ADJUSTED BY THE
FACTOR OF 1.0001 AND TIED TO
THE TGRN. ALL ELEVATIONS ARE
REFERENCED TO THE NAVD 1988.

STATE OF TENNESSEE
DEPARTMENT OF
TRANSPORTATION

TYPICAL
SECTIONS

TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2018		4A



CURVE BL3-1
 PI 12+03.63
 N 562,619.4227
 E 2,505,535.7463
 A 7° 22' 34" (RT)
 D 4' 46' 29"
 R 1,200.00
 L 154.49
 T 77.35
 SE 0.029 FT/FT
 DESIGN SPEED 35 MPH
 TRANS. LENGTH 160' BK.
 TRANS. LENGTH 110' AH.

CURVE BL3-2
 PI 15+16.94
 N 562,308.6582
 E 2,505,494.2615
 A 25° 55' 55" (LT)
 D 12° 43' 57"
 R 450.00
 L 203.67
 T 103.61
 SE 0.038 FT/FT
 DESIGN SPEED 35 MPH
 TRANS. LENGTH 120'

SEALED BY

COORDINATES ARE NAD83(1995),
 ARE DATUM ADJUSTED BY THE
 FACTOR OF 1.0001 AND TIED TO
 THE TGRN. ALL ELEVATIONS ARE
 REFERENCED TO THE NAVD 1988.

STATE OF TENNESSEE
 DEPARTMENT OF
 TRANSPORTATION

PROPOSED
 LAYOUT

STA. 10+58 TO STA. 15+00

SCALE: 1"= 20'

TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2018		8A



20

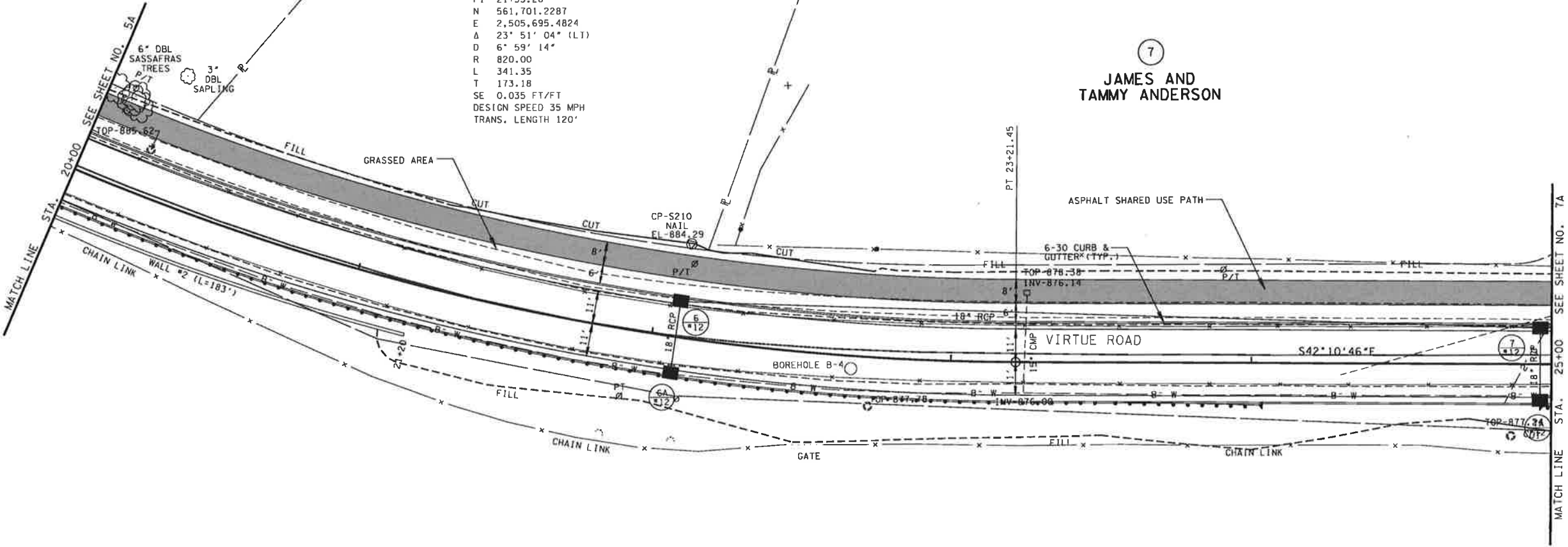
5
KAMI AND JUDY
DARAKSHANI

6
RICKY AND
KIMBERLY BULLOCK

CURVE BL3-3
PI 21+53.28
N 561,701.2287
E 2,505,695.4824
Δ 23° 51' 04" (LT)
D 6° 59' 14"
R 820.00
L 341.35
T 173.18
SE 0.035 FT/FT
DESIGN SPEED 35 MPH
TRANS. LENGTH 120'

25

7
JAMES AND
TAMMY ANDERSON



1
WILLIAM ROACH
WILLOW CREEK
GOLF COURSE

SEALED BY

COORDINATES ARE NAD/83(1995),
ARE DATUM ADJUSTED BY THE
FACTOR OF 1.0001 AND TIED TO
THE TGRN. ALL ELEVATIONS ARE
REFERENCED TO THE NAVD 1988.

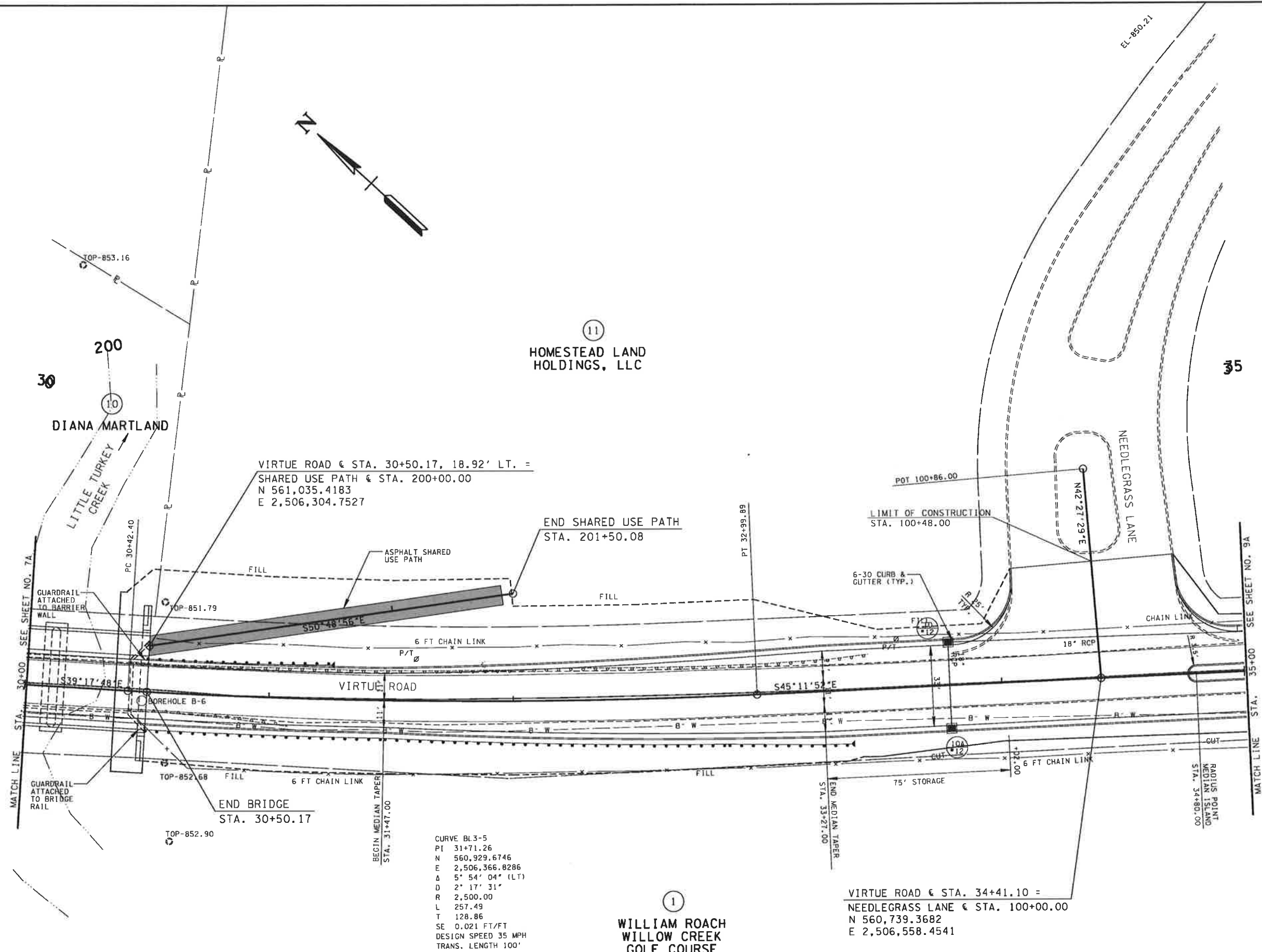
STATE OF TENNESSEE
DEPARTMENT OF
TRANSPORTATION

PROPOSED
LAYOUT

STA. 20+00 TO STA. 25+00

SCALE: 1"= 20'

TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2018		8A



SEALED BY

COORDINATES ARE NAD/83(1995), ARE DATUM ADJUSTED BY THE FACTOR OF 1.0001 AND TIED TO THE TGRN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

STATE OF TENNESSEE
DEPARTMENT OF
TRANSPORTATION

PROPOSED
LAYOUT

STA. 30+00 TO STA. 35+00

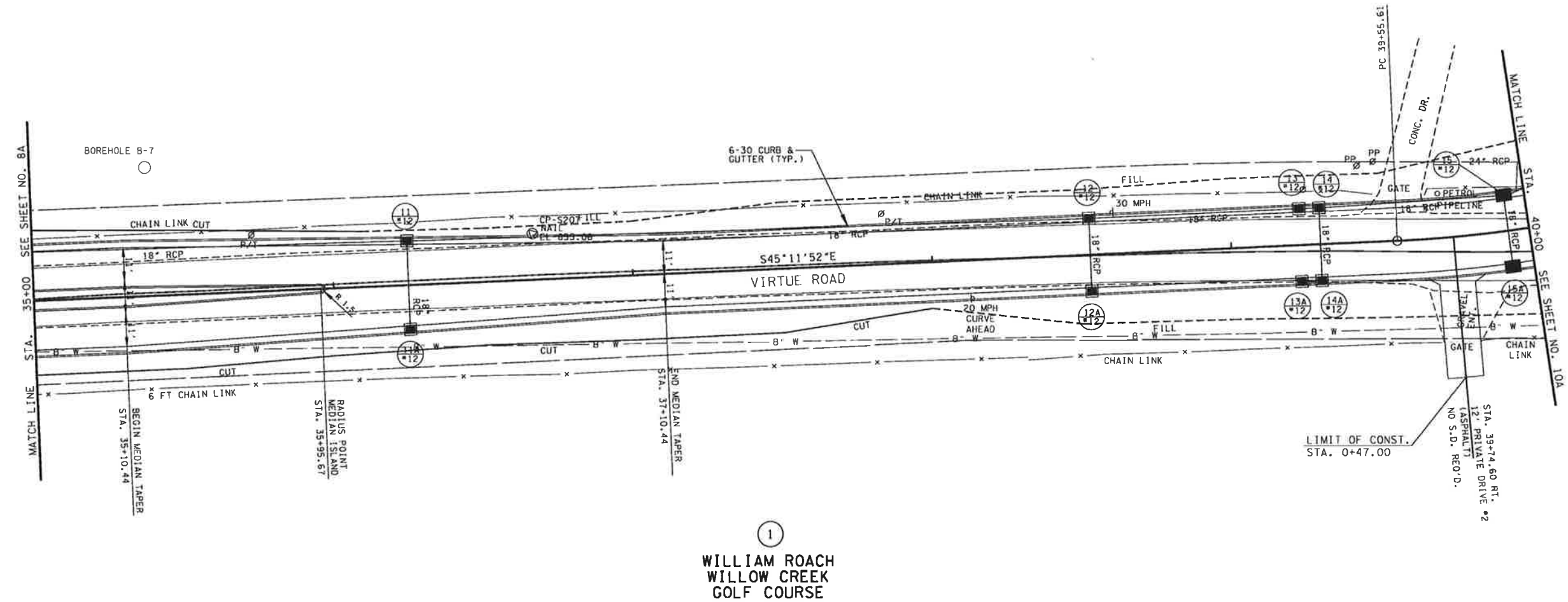
SCALE: 1"= 20'

TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2018		9A

35

11
HOMESTEAD LAND
HOLDINGS, LLC

40



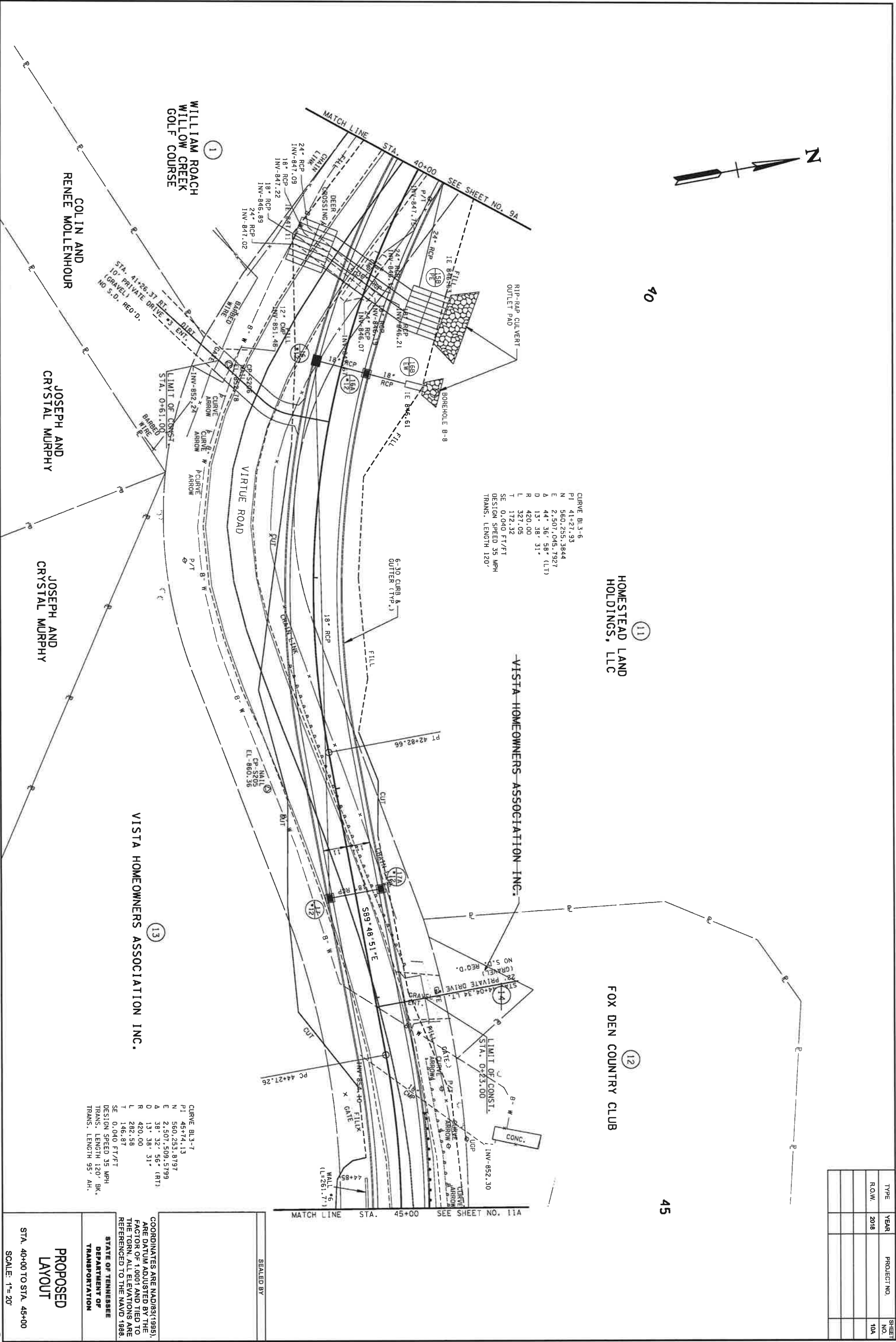
SEALED BY

COORDINATES ARE NAD/83(1996).
ARE DATUM ADJUSTED BY THE
FACTOR OF 1.0001 AND TIED TO
THE TGRN. ALL ELEVATIONS ARE
REFERENCED TO THE NAVD 1988.

STATE OF TENNESSEE
DEPARTMENT OF
TRANSPORTATION

PROPOSED
LAYOUT

STA. 35+00 TO STA. 40+00
SCALE: 1"= 20'



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Darryl Smith, Town Engineer

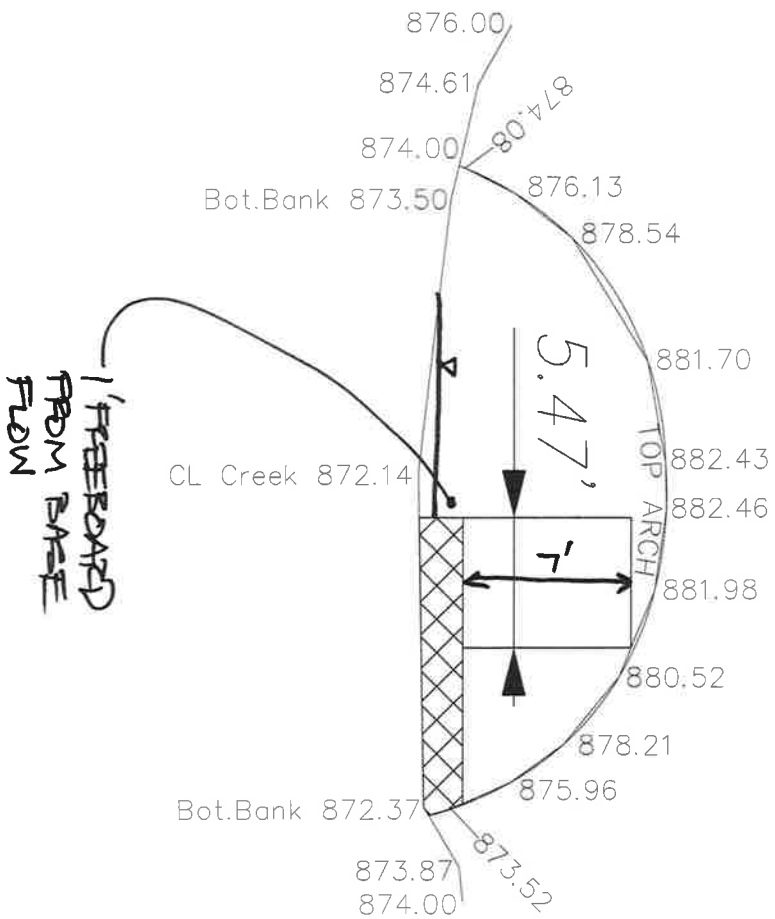
SUBJECT: Planning Commission review of the proposed Kingston Pike Greenway underpass east of the intersection of Kingston Pike and Campbell Station Road (Town of Farragut, Applicant)

INTRODUCTION: The purpose of this item is the approval of Preliminary Plans for a pedestrian underpass of Kingston Pike at the arch bridge over North Fork Turkey Creek, approximately 400 feet east of Campbell Station Road.

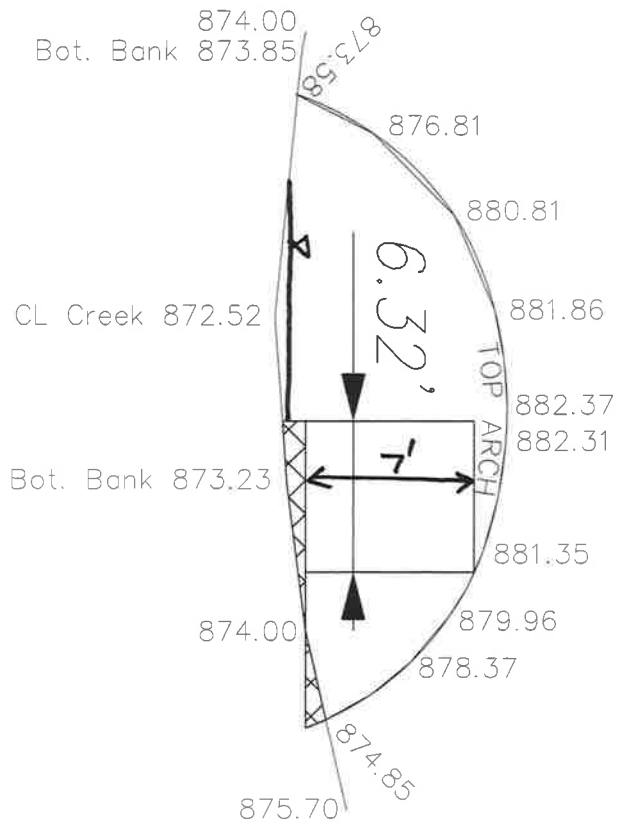
BACKGROUND: The Board of Mayor and Aldermen awarded a contract to Fulghum, MacIndoe & Associates in December 2017 for design of a pedestrian underpass of Kingston Pike at this location. The design provides for construction of an 8' concrete greenway through the existing arch bridge over Little Turkey Creek. Under the bridge, the greenway will be constructed as a concrete slab, approximately half the width of the span and one foot above normal flow elevation. This greenway will connect the existing greenway behind the Brooklawn Commercial Development (Kroger) to sidewalk on the northern side of Kingston Pike. Eventual development of the Allen property north of Kingston Pike will provide a greenway connection from Kingston Pike to Campbell Station Road by connecting to the rear of the Town's Outdoor Classroom.

DISCUSSION: As the project lies within the existing flood zone of North Fork Turkey Creek, a Conditional Letter of Map Revision (CLOMR) is required. We are currently reviewing the CLOMR for submittal to FEMA.

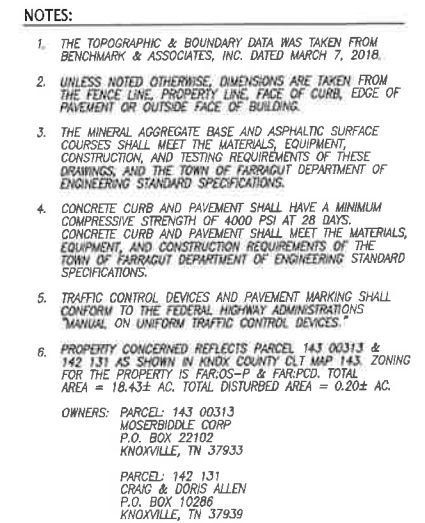
NORTH END



SOUTH END



CROSS SECTIONS ARE FROM THE PERSPECTIVE OF STANDING ON THE SOUTH SIDE OF KINGSTON PIKE AND LOOKING NORTHERLY THROUGH THE BRIDGE.



3330 HARDIN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAX: 865.690.6448
www.fulghummacIndoe.com

PRELIMINARY
NOT FOR
CONSTRUCTION

KINGSTON PIKE GREENWAY
AT THE NORTH FORK OF
TURKEY CREEK
KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

TOWN OF FARRAGUT
11408 MUNICIPAL CENTER DRIVE
FARRAGUT, TN 37934
CONTACT: DARRYL SMITH
TELEPHONE NO.: 865.966.7057
EMAIL: darryl.smith@townoffarragut.org

SITE LAYOUT & GRADING PLAN

[illegible]

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Bart Hose, Assistant Community Development Director

SUBJECT: Discussion and public hearing on a request to fill, stabilize, and construct improvements within a sinkhole area in association with an expansion to McFee Park, 917 McFee Road (Town of Farragut Applicant)

INTRODUCTION AND BACKGROUND: In August 2017 the Planning Commission approved an update to the McFee Park master plan. This plan was then approved by the Board of Mayor and Alderman in October. The plan was conceptual in nature and included an overall layout and future improvements for the remaining undeveloped portions of the park property. The Town also selected the scope of work for phase III of the project in conjunction with the Master Plan update. Since that time; Ross/Fowler, Landscape Architecture, Urban Design & Planning has been working to further develop design plans for phase III of the project. A closed contour depression has been identified and determined to be a sinkhole in the phase III development area. Its location impacts several planned improvements. These include, a section of the park road and loop trail, a parking area, and a planned pavilion/restroom facility area. Ross/Fowler has evaluated the situation and indicates that “Avoidance of the closed depression would result in increased cost of grading operations and overall park development as well as the potential of significantly reducing the usable recreational area” (letter attached). In response, they, along with the Town, are proposing to fill and stabilize the sinkhole area to proceed with the project as planned.

DISCUSSION: The request is being reviewed under the Town’s Sinkhole Ordinance. As the Commission knows, the Town updated this ordinance last year. The update included elements that provide for both the filling of sinkholes and building in sinkhole areas under certain conditions (ordinance sections attached). The amended ordinance allows the Planning Commission to approve fill and construction in a sinkhole area for several reasons. This includes, where 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.” The attached materials from Ross/Fowler address these issues. As noted in their narrative, the park’s design “seeks to maximize the recreational potential of the property for the good of the citizens ... in accordance with the adopted Parks and Leisure Services Master Plan”. The proposed improvements are located in a prime area between two ridges. And finally, that redesigning the plan to avoid the sinkhole would increase development costs to the public and result in potential significant loss of usable recreation area within the park. The amended ordinance also provides for additional studies and conditions on any such permitted fill or building activity. As noted in the attached narrative letter from Ross/Fowler, an investigation and study of the sinkhole has been conducted by Foundation Systems Engineering, P.C., and indicates that filling the sinkhole would have minimal to negligible impacts to groundwater resources in the area. It also provides the recommendations for properly filling and stabilizing the area for follow-on construction activities.

RECOMMENDATION: Staff recommends that any approval be conditioned on following the recommendations contained in the April 26, 2018 Sinkhole Exploration report prepared by Foundation Systems Engineering, P.C. and compliance with all other applicable provisions of the Town's Sinkhole Ordinance.

**MCFEE PARK PHASE III
REQUEST TO FILL A SINKHOLE
August 16, 2018**

Project Description

In October 2017 the Town of Farragut adopted the McFee Park Master Plan Update. The Town also selected the scope of work for the Phase III project. Certain portions of the master plan and Phase III improvements were found to lie within the confines of a closed depression. The closed depression has an approximate bottom elevation of 910.5 and an approximate crest (top) elevation of 916.0. There is an area of approximately one acre within the crest of the closed depression. Specific elements of the master planned improvements that occur within the area of the closed depression include a section of the park road and Loop Trail, a portion of one parking lot, a pavilion/restroom facility and its adjoining paved plaza space. The preliminary grading plan proposes to fill the closed depression to the approximate elevation of 924.0 (see attached Preliminary Schematic Design Site Plan dated 07-31-2018).

Geotechnical Investigation and Conclusions

The Town secured the services of Foundation Systems Engineering, P.C. (FSE) to conduct an investigation of the closed depression. Foundation Systems Engineering conducted their investigation and prepared the "Sinkhole Exploration McFee Park" report dated 04/26/2018. Subsequent to the report FSE prepared "Part C of Class V Underground Injection Well Application" dated May 4, 2018. The findings of these investigations include:

1. The closed depression has a watershed of approximately 4 acres (Exhibit A)
2. The depression has a low yield to groundwater (Exhibit B)
3. There are no intake structures within three miles down gradient of the closed depression. (Exhibit B)
4. Coordination with the Tennessee Department of Environment and Conservation (TDEC) will be required and necessary permits obtained. (Note: An application was submitted to TDEC who returned it with no action saying the State no longer requires permits to fill a sinkhole.)

The FSE reports concluded that, in their professional opinion, filling of the closed depression would have minimal to negligible impact on the groundwater due to the small size of the watershed draining towards the depression and its low yield to the groundwater discharge (see Exhibit B). The report provides recommendations for both filling the closed depression and stabilizing the subgrade in anticipation of building construction (See Exhibit C).

Park Design

The park design seeks to maximize the recreational potential of the property for the good of the citizens living in that area of the Town in accordance with the adopted Parks and Leisure Services Master Plan 2013 Update. The proposed park improvements are located in the prime developable portion of the site between two ridges. Avoidance of the closed depression would result in increased cost of grading operations and overall park development as well as the potential of significantly reducing the usable recreational area.



Mr. Darryl W. Smith, P.E., Town Engineer
Town of Farragut
May 4, 2018
Page 5

on the Fort Loudoun Lake impoundment of Sinking Creek and the Tennessee River. This intake structure is located at the FUD water treatment plant at 1239 Jenkins Lane, Knoxville, Tennessee, which is up gradient from the AOR.

- 3.5 Identify any single or multi-family residences, churches, schools, businesses or other inhabited structures within the Area of Review that do not have access to a public drinking water supply system.**

Based on visual observations made during an area reconnaissance, interviews with First Utility District (FUD) and Martel Utility District (MUD) personnel, and review of service mapping, public water supply lines are believed to be available to all residences, churches, schools, businesses, and other inhabited structures within the area of review.

- 3.6 If groundwater is used for drinking water within the Area of Review, then identify and locate all groundwater withdrawal points within the Area of Review that may be impacted by groundwater discharge to the subsurface.**

The *Records of Water Wells* for the Concord Quadrangle, as provided by the TDEC-DWS, indicate that fourteen (14) water wells listed for the AOR are labeled for residential, irrigation, heat pump, or farm use. While specific uses for each of these wells were unidentified by public record, it is possible that these wells are used for drinking water.

- 3.7 Identify any surface water bodies or features within the Area of Review which may be impacted by groundwater discharge to the subsurface.**

A spring that feeds Little Turkey Creek originates within the AOR to the northwest of the subject site. The tributary initially leads to a small farm pond located west of the subject sinkhole, then continues towards Little Turkey Creek to southeast. Little Turkey Creek then feeds into the Fort Loudoun Lake impoundment of the Tennessee River in the southeastern portion of the AOR.

KGIS topographic mapping indicates a spring elevation of approximately 934 feet. The subject sinkhole is at an elevation of approximately 910.5 feet. The sinkhole has a watershed of approximately 4 acres. Once the sinkhole area is developed, storm water runoff from this area would be expected to flow towards the Little Turkey Creek tributary.

Mr. Darryl W. Smith, P.E., Town Engineer
Town of Farragut
May 4, 2018
Page 6

- 3.8 Identify any surface water intake that supplies a public water distribution system and is located within the Area of Review or within three miles topographically down gradient from the well of facility.

There are no intake structures within the AOR or three miles down gradient of the AOR.

4.0 SUMMARY

Based on the information obtained through completion of *Part C* of the TDEC Application For Authorization To Operate A Class V Underground Injection Well Or Storm Water Discharge To The Subsurface, we offer the following professional opinions as to the impact of filling the subject closed-contour sinkhole area will have on the surrounding area.

One water well (12619 Mallard Bay Dr.) was identified to be located topographically down-gradient of the subject sinkhole. This well is used for a heat pump and is located adjacent to Fort Loudoun Lake. Hydrogeologically, this well is located across a drainage divide. In our professional opinion, this well will not be impacted by a decrease of storm water runoff into the subsurface from the construction of the pavilion and McFee Park expansion. All other wells are located topographically and hydrogeologically upgradient of the subject sinkhole.

In our professional opinion, due to the small size of the watershed draining towards the depression within the AOR and the depression's low yielding characteristics, preventing water to yield through the sinkholes will minimally to negligibly affect the groundwater discharge to the springs, creeks, and streams within the AOR.

5.0 GENERAL QUALIFICATIONS

This report has been prepared for the exclusive use of the Town of Farragut. This Part C of an Underground Injection Well Application has been prepared in accordance with generally accepted geotechnical engineering practice for specific application to the geotechnical design elements of this project. The conclusions contained in this report are based upon applicable standards of our practice in this geographic area at the time this report was prepared. No other warranty, expressed or implied, is made. Foundation

either dark reddish brown or dark brown organic silty clay mixed with hair roots. The consistency of the soils ranged from soft and very moist to stiff and moist.

Residual soil was encountered beneath the alluvial soil. The residual soils are soils that were derived in-place due to the weathering of the underlying bedrock unit. Residual soils were encountered beneath the alluvium at each of the boring locations. The residual soils were encountered through our boring depths of 20 feet below existing grade. The residual soils were typically comprised of various shades of tan and reddish brown, clays and silty clays. The residuum was mixed with variable amounts (typically heavy) of fine to coarse chert gravel. The consistency of the soils ranged from stiff to soft. The moisture content of the soils typically increased from moist to very moist and wet with increasing depth.

A zone of soft to very soft residual soil was encountered at depth, above the soil/bedrock interface, at boring locations (B-3, B-4, and B-5). Within this interval, the soils are typically soft to very soft, and very moist to wet. The presence of this very soft soil stratum is an indication of karst activity.

We recommend that the closed contour area be stripped of topsoil and alluvium and backfilled with geogrid reinforced soil fill. The proposed new Pavilion and surrounding patio be supported on the new structural fill. Based on the results of the subsurface exploration, we offer the following abbreviated summary of the design recommendations for the proposed new building and patio. This summary should not be considered a replacement of the detailed recommendations located within the body of this report.

RECOMMENDATION SUMMARY	
Borings & Lab Work Performed	Five soil test borings & twenty-five undisturbed samples. Hand penetrometer tests on the undisturbed samples. Soil plasticity, natural moisture content, & Standard Proctors from the 2008 report.
Clearing/Grubbing	Clearing and grubbing should be performed to remove all topsoil, roots, stumps, organic soils, and all deleterious material.
Undercutting	Undercut sinkhole area. Undercut down to stiff soil (estimated average of approximately 3' below existing grade). Rework and recompact upper 8 inches of soil at undercut level to 98% Standard Proctor. Place geotextile Propex Geotex 315 ST. Place structural fill over geotextile. Place the second layer of geotextile at the level of 18" below Pavilion footings. Backfill to finished subgrade elevation.
Fill Compaction	New Fill – Compact soil fill in closed contour (sinkhole) areas to 100% Standard Proctor.

RECOMMENDATION SUMMARY	
Groundwater Management	- We do not anticipate that groundwater will be encountered. - In general, site finished grading should be performed to ensure that positive drainage is maintained away from the building, paved and roadway areas. - Drainage ditches should be paved. Care should be taken to ensure that no ponding of surface water is allowed. There is moderate to high risk of induced sinkhole development in areas with standing water or areas where surface drainage is very slow. Of very important note, open-graded stone should not be used as backfill material around underground utility lines, manholes, catch basins, etc. Utility line backfill material should consist of crushed, graded limestone aggregate base (TDOT 303 D), soil fill, or excavatable flowable fill. Compact soil or stone to 100% Standard Proctor.
Foundation Bearing Material	Compacted Structural Fill (100% Standard Proctor).
Foundation Bearing Capacity	- Shallow bearing continuous wall footings and spread footings. - Allowable bearing capacity 2,500 PSF. - Top & bottom longitudinal reinforcing in continuous footings. - Minimum recommended embedment depth 24 inches for footing confinement, minimize damage from frost activity, reduce damage from shrink-swell from plastic clay soils.
Slab-On-Grade	- Slab-on-grade to bear on a minimum of 4 inches of ASTM C-33 size No. 57 crushed, graded, limestone gravel. - The slab may be sized using a modulus of subgrade reaction, K, value of 100 PCI. - A vapor retarder should be placed between the soil subgrade and concrete slab for moisture control. - We recommend a maximum water-cement ratio for slab-on-grade concrete of 0.45. Wire/steel reinforcing is recommended. We recommend concrete with a minimum 28-day compressive strength of 4,000 psi.
Seismic Considerations	2012/2015 IBC; Site Class E; Risk Category I/II/III - Ss = 0.405 g; S1 = 0.125 g; Sms = 0.811 g; SM1 = 0.427; Sds = 0.541 g; SD1 = 0.285 g; Fa = 2.005; Fv = 3.426

The above summary provides an overview only and should not be used as a separate document or in place of reading the entire report including the appendices. The summary is not a substitute for the following detailed sections of this report. A complete discussion of findings and recommendations are included in the following sections of this report.

- 
- (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 State 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 and Conservation. 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 (subsection 6).

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



ROSS/FOWLER
ARCHITECTURE+LANDSCAPE ARCHITECTURE
5103 Kingston Pike, Suite 105
Knoxville, Tennessee 37919
P. 865-637-1100 F. 865-637-1101

McFEE PARK PHASE 3

KNOXVILLE, TENNESSEE

COMP. BY ROSS & FOWLER P.C. 2011
PROJECT NUMBER 17013
ISSUE DATE 10/31/2011

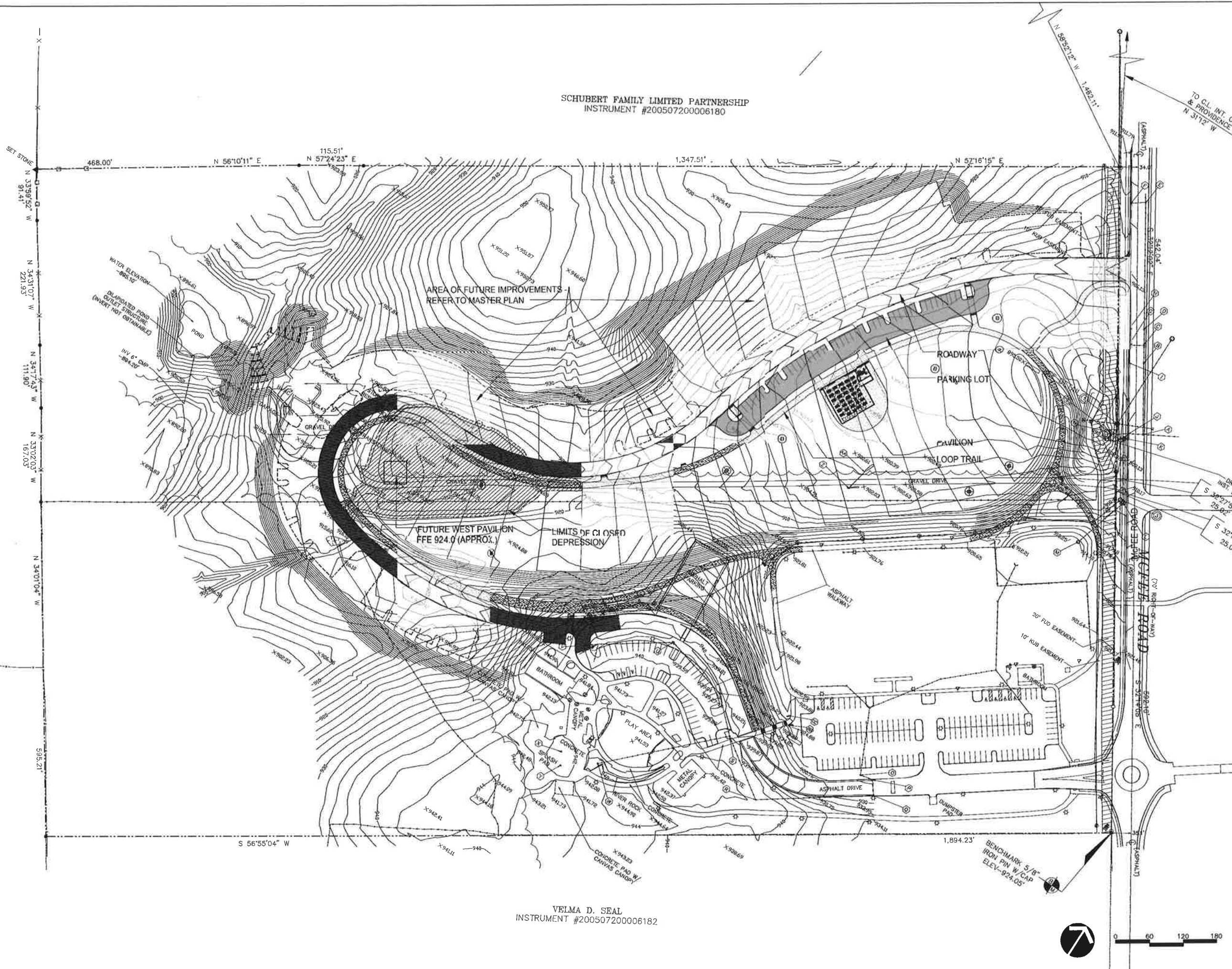
PRELIMINARY
SCHEMATIC DESIGN
SITE PLAN

L1.1

SCHUBERT FAMILY LIMITED PARTNERSHIP
INSTRUMENT #200507200006180

VELMA D. SEAL
INSTRUMENT #200507200006182

JOHN R. & SUZANNE P. DORTON
INST. #201304010063748
TRACT 3, SOMERSET FARMS



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a final plat for the Easton Park Subdivision, a portion of Parcels 59.10 and 59.11, Tax Map 152, 15.45 Acres, 38 Lots (HFTC GP, Applicant)

INTRODUCTION: Easton Park Subdivision is on the north side of Turkey Creek Road across from Anchor Park. The preliminary plat for Easton Park was approved on January 19, 2017 and, since that time, the applicant has been grading and working on completing the infrastructure included with the preliminary plat.

DISCUSSION: To facilitate the financing for the project, the applicant is requesting to final plat a portion of the Easton Park Subdivision. This portion of Easton Park (Unit I) would involve 14 lots (13 houselots and 1 open space lot). The remainder of Easton Park will include 24 additional lots (22 houselots and 2 open space lots) and should be platted in the next month or two.

RECOMMENDATION: Included in your packet is a copy of the revised final plat. The staff will provide a recommendation at the meeting.

TOTAL PROPOSED FOR UNIT 1 AND FUTURE DEV.
OPEN SPACE CALCULATIONS
TOTAL PROJECT AREA: 15.45 ACRES
REQUIRED OPEN SPACE (10%): 1.55 ACRES (87,300 SF)
FUTURE LOT AREA: 10.67 ACRES
PROPOSED ROW: 2.29 ACRES
OPEN SPACE PROVIDED: 1.60 ACRES (89905 SF 10.4%)

56
COMMON AREA
BRIARSTONE SUBD., PH. 1
PLAT: 201507130002657
OWNER: KNOXFI TWO LLC
DEED: 201701270046459
PARCEL ID: 153IB034

CERTIFICATE OF STREETS APPROVAL

I certify that streets, sidewalks, and other required improvements have been installed in an acceptable manner and according to Town specifications, or that a security bond in the amount of \$_____ has been posted with the Planning Commission to assure completion of all required improvements in case of default. Streets (are) (are not) public streets maintained at public expense.

Town Engineer _____ Date _____
License No. _____

This is to certify that all property taxes and assessments due on this property have been paid.

Signed: _____ Date: _____
Knox County Trustee

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 of Register of Deeds.

Secretary, Planning Commission _____ 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 _____ Date _____

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 (1) in the utility, drainage, and construction easements along the original lot lines or (2) in prior easements identified hereon which are being eliminated by this plat, on the condition that new utility, drainage, and construction easements are provided along the new property lines or as facilities are otherwise installed or 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 as herein proposed.

Signature (sewer) _____ Date _____

Signature (water) _____ Date _____

Signature (electricity) _____ Date _____

Signature (gas) _____ Date _____

Signature (telephone) _____ Date _____

Signature (cable) _____ Date _____

Signature (Town of Farragut) _____ Date _____

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.

Surveyor / No. 1301 _____ Date _____

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 Register's 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.

Signature _____ Date _____

Signature _____ Date _____

CERTIFICATE OF ELECTRIC, GAS & 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 WATER AND SEWER AVAILABILITY

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

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

SURVEYOR:
HOWARD T. DAWSON, RLS 1301
SITE INCORPORATED
10215 TECHNOLOGY DR.
KNOXVILLE, TN 37932
PH: (865) 777-4160



THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE.

NOTE: DATA COLLECTION AND DRAFTING SERVICES PROVIDED BY SMOKEY MOUNTAIN LAND SURVEYING CO., INC.
SMLS DWG NO. 16007BR2

NOTES
1. SEE SHEET 2 FOR PLAT NOTES AND LINE AND CURVE TABLES



Final Plat of
Easton Park, Unit 1
Turkey Creek Road near Briarstone Lane
District 6 - Knox County, TN -- Town of Farragut
CLT Map 152 Parcels 059.10 & 059.11

Owner
HFTC, GP
2561 Willow Point Way
Knoxville, TN 37931

Owner
George w. & Patricia H. Smith
11739 Turkey Creek Road
Knoxville, TN 37934

Revisions

#	Date	Comments

Sheet Information

Deed Book	SEE	Page	NOTES
Plat Caption	SEE	Slide	NOTES
CLT Map	152	059.10 & 059.11	
Drawn by	MID	File	1926
Checked by	HTD	Date	10-10-17
Sheet #	1	of	2

BRIARSTONE SUBD., RESUB.
PLAT: 201606210074720
OWNER: CHRISTINE H. LORENZ
DEED: 201608300014146
PARCEL ID: 1531B015

OWNER: KNOXFI TWO LLC
DEED: 201701270046459
PARCEL ID: 153IB034

LEGEND OF SYMBOLS

 WATER VALVE  SANITARY MANHOLE
 FIRE HYDRANT  SEWER LINE
 WATER LINE  GAS METER
 JUNCTION BOX  GAS VALVE
 AREA INLET  GAS LINE
 CURB INLET  UTILITY POLE
 STORM DRAIN PIPE  OVERHEAD UTILITY LINES
 ELECTRIC TRANSFORMER
 FUTURE DEVELOPMENT (NOT INCLUDED)

Vicinity Map

SETBACK REQUIREMENTS FOR "R-1" ZONE

scenic viewsheds. For exclusion fences, detention basin structures, subdivision walls, entrance pillars, landscaping structures, and certain utility structures, shall be set back from the nearest point of any right-of-way a minimum of 35 feet, except as provided for elsewhere in this ordinance or the [Forragut] Municipal Code. Detention basin structures, subdivision walls, entrance pillars, and landscaping structures shall be set back from the nearest point of any right-of-way a minimum of ten feet. Electrical substations, utility offices, or any other utility building shall meet the front yard setback requirements.

- Side yard.
 - a. All principal buildings used as a residence shall be set back a total on two sides of at least 40 feet, but not less than 10 feet on any one side.
 - b. All agricultural structures, excluding fences, shall be set back a minimum of 35 feet; and
 - c. All non-agricultural accessory structures, excluding fences, shall be set back a minimum of five feet.
- Rear yard.
 - a. All principal buildings used as a residence shall be set back a minimum of 25 feet;
 - b. All agricultural structures, excluding fences, shall be set back a minimum of 35 feet; and
 - c. All non-agricultural accessory structures, excluding fences, shall be set back a minimum of five feet.

SETBACK REQUIREMENTS FOR "R-J" ZONE

20. FRONT YARD SETBACKS FOR A-B ZONE

a. Front yard

- a. If the street is classified as an arterial on the Major Road Plan, all principal buildings shall be set back from the nearest point of any right-of-way a minimum of 50 feet;
- b. If the street is classified as a major collector on the Major Road Plan, all principal buildings shall be set back from the nearest point of any right-of-way a minimum of 40 feet;
- c. If the street is classified as a minor collector on the Major Road Plan, all principal buildings shall be set back from the nearest point of any right-of-way a minimum of 30 feet;
- d. If the street is classified as a local street on the Major Road Plan, all principal buildings shall be set back from the nearest point of any right-of-way a minimum of 20 feet; and
- e. All agricultural structures, excluding fences, shall be set back a minimum of 35 feet; and
- f. All accessory structures, excluding fences, detention basin structures, subdivision walls, entrance pillars, and certain utility structures, shall be set back from the nearest point of any right-of-way a minimum of 20 feet.

b. Except as otherwise provided for this ordinance, the following structures shall be set back from the nearest point of any right-of-way a minimum of ten feet. Electrical substations, utility offices, or any other utility building shall meet the front yard setback requirements.

- Side yard.
 - a. All principal buildings shall be set back a minimum of ten feet; and
 - b. All agricultural structures, excluding fences, shall be set back a minimum of 35 feet; and
 - c. All accessory structures, excluding fences, shall be set back a minimum of five feet.
- Rear yard.
 - a. All principal buildings shall be set back a minimum of 25 feet, except when the rear yard abuts a required buffer strip and then all principal buildings shall be set back a minimum of 20 feet.
 - b. All agricultural structures, excluding fences, shall be set back a minimum of 35 feet; and
 - c. All accessory structures, excluding fences, shall be set back a minimum of five feet.

LINE	BEARING	DISTANCE
L1	N45°22'57" W	12.51'
L2	N25°42'41" W	12.51'
L3	S53°15'10" W	38.98'
L4	N26°42'35" W	52.91'
L5	S35°32'46" E	49.32'
L6	S53°15'10" W	11.72'
L7	S29°47'57" W	27.32'
L8	S30°54'44" E	44.21'
L9	S28°35'11" W	27.78'
L10	S29°47'57" W	64.30'

CURVE	LENGTH	RADIUS	CHORD	CH. BEARING	TANGENT
C3	28.50	25.00	52.02	N01°19'13" W	26.71
C4	53.01	175.00	52.81	N27°43'36" E	26.71
C5	74.58	175.00	74.60	N06°52'31" W	37.88
C4	67.81	175.00	67.89	N16°25'55" E	34.34
C5	126.11	125.00	122.58	N01°49'43" W	70.32
C6	9.50	125.00	9.50	N33°22'07" W	4.75
C7	27.98	20.00	25.76	N83°27'51" W	16.83
C8	37.46	20.00	37.46	N00°00'00" W	18.60
C9	32.71	48.00	32.08	S34°56'03" W	17.02
C10	50.27	48.00	48.00	S84°27'16" W	27.71
C11	50.27	48.00	48.00	N35°32'44" W	27.71
C12	50.27	48.00	48.00	N24°27'16" E	27.71
C13	32.71	48.00	32.08	N73°58'03" E	17.02
C14	37.46	55.00	36.76	N74°58'15" E	19.50
C15	27.98	20.00	25.76	N14°28'16" E	16.83
C16	31.42	20.00	28.26	N80°32'46" E	20.00
C17	34.98	50.00	34.26	S34°25'18" W	18.23
C18	33.57	48.00	32.89	S34°25'18" W	17.50
C19	50.27	48.00	48.00	S84°27'16" W	27.71
C20	50.27	48.00	48.00	N35°32'44" W	27.71
C21	50.27	48.00	48.00	N24°27'16" E	27.71
C22	52.57	48.00	52.89	N73°58'03" E	17.50
C23	34.98	50.00	34.26	N74°59'15" E	18.23
C24	31.42	20.00	28.28	N09°27'14" E	20.00
C25	31.83	20.00	28.58	N81°06'49" W	20.42
C26	31.00	20.00	27.99	S08°51'11" W	19.59
C27	50.65	175.00	50.47	S27°15'20" E	25.50
C28	88.70	175.00	88.70	N00°00'00" W	44.35
C29	53.32	175.00	53.12	S18°46'16" W	26.87
C30	52.59	125.00	52.20	S15°28'51" W	26.69
C31	88.98	125.00	85.23	S16°30'16" E	45.33
C32	49.64	25.00	41.88	N86°40'49" E	38.32
C33	27.18	25.00	25.86	N67°32'11" W	15.11
C34	29.24	25.00	28.02	N07°18'30" W	16.92
C35	28.47	25.00	28.47	N89°18'11" E	15.83
C36	69.45	50.00	64.00	N20°43'12" E	41.81

LINE	BEARING	DISTANCE
GL1	N63°22'41"E	25.62
GL2	N63°22'41"E	20.30
GL3	N63°22'41"E	257.81*
GL4	S36°26'19"E	28.28
GL5	S73°24'33"E	21.86*
GL6	N54°27'11"W	162.50
GL7	N63°22'41"E	32.22
GL8	N50°00'15"E	84.44
GL9	S35°32'49"E	20.06*
GL10	S50°00'15"W	65.23
GL11	S63°22'41"W	33.01*
GL12	S54°27'11"W	150.94
GL13	S36°26'19"E	702.07
GL14	S84°40'09"E	191.55*
GL15	N84°40'09"W	201.07*
GL16	N36°26'06"W	719.25*
GL17	N73°24'33"W	23.00*
GL18	N36°26'18"W	33.06*

NOTES

1. NOTIFY TENNESSEE ONE-CALL SYSTEM AT 1-800-351-1111 AND AN INDIVIDUAL UTILITY AUTHORITY BEFORE ANY EXCAVATION FOR EXACT LOCATION OF ALL UNDERGROUND UTILITIES.
2. 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 EXTERIOR LOT LINES.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE NEAREST LOCATION INDICATED. HOWEVER HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. 5/8" IRON PINS SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
5. PROPERTY IS ZONED "R-1" & "R-3". MINIMUM BUILDING SETBACKS ARE TO CONFORM TO CURRENT REQUIREMENTS OF THE TOWN OF FARRAGUT ZONING ORDINANCE. SEE SETBACK REQUIREMENTS NOTE FOR CURRENT
6. PROPERTY IS KNOWN AND DESIGNATED AS:
 - TAX MAP 152, PARCELS 059.10 & 059.11
 - DEED REFERENCES: 201608300014165 AND
 - DEED BK. 1605, PG. 369
 - LOT JRI, RESUB. FINAL PLAT OF LOT 15R BRIAR STONE S/O AND LOT 3 GEORGE W. AND PATRICIA SMITH PROPERTY
 - PLAT REFERENCE: 2016082100010720
7. GRID NORTH IS BASED ON A BEARING OF N32°14'18"E FROM TOWN OF FARRAGUT CONTROL POINT # 23R TO POINT # 24 AND IS NAD83 HORIZONTAL DATUM. DISTANCES HAVE BEEN REDUCED TO GRID.
8. THE PURPOSE OF THIS PLAT IS TO CREATE THE 14 LOTS SHOWN HEREON AND TO DEDICATE EASEMENTS AND RIGHT-OF-WAYS AS SHOWN. - NOTE - SHADED AREA SHOWN IS NOT INCLUDED IN THIS PLAT.
9. PER FLOOD INSURANCE RATE MAP (FIRM) 47083C0356F AND 47096C0357G LAST REVISED MAY 2, 2007 AND AUGUST 5, 2013 RESPECTIVELY, THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE.
13. 15' UTILITY EASEMENT, 7.5' EACH SIDE, OF ALL WATER, SANITARY SEWER AND STORM SEWER LINES AS INSTALLED.
14. SEE SHEET 1 FOR CERTIFICATION STAMPS.
15. ALL RESIDENCES TO BE FIRED BY FIRE SPRINKLER PROTECTED.
16. IF THE SCARBROUGH PROPERTY IS FURTHER SUBDIVIDED OR DEVELOPED EASTON PARK ROAD SHALL BE EXTENDED THROUGH SAID PROPERTY TO CONNECT WITH DUNLIN LANE IN THE BRIARSTONE SUBDIVISION PER AGREEMENT AND RESTRICTION OF RECORD UNDER INST. NO.

NOTE: DATA COLLECTION AND DRAFTING SERVICES PROVIDED
BY SMOKY MOUNTAIN LAND SURVEYING CO., INC.

SMLS DWG NO. 160078R2



Final Plat of

Easton Park, Unit 1
Turkey Creek Road near Briarstone Lane
District 6 - Knox County, TN -- Town of Farragut
CLT Map 152 Parcels 059.10 & 059.11

Owner

HFTC, GP
2561 Willow Point Way
Knoxville, TN 37931

Owner

George w. & Patricia H. Smith
11739 Turkey Creek Road
Knoxville, TN 37934

SURVEYOR:
HOWARD T. DAWSON, RLS 1301
SITE INCORPORATED
10215 TECHNOLOGY DR.
KNOXVILLE, TN 37932
PH: (865) 777-4160



THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE
MINIMUM STANDARDS FOR THE STATE OF TENNESSEE.

Revisions

[illegible]

Sheet Information

Deed Book: SEE Page: NOTES
 Plat Cabinet: SEE Slide: NOTES
 CLT Map: 132 039.10 & 059.11
 Drawn by: MID File: 1926
 Checked by: HTD Date: 10-10-12
 Sheet # 2 of 6

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for a remodel of the McDonald's at 11205 Kingston Pike, 1 Acre (McDonald's USA, LLC, Applicant)

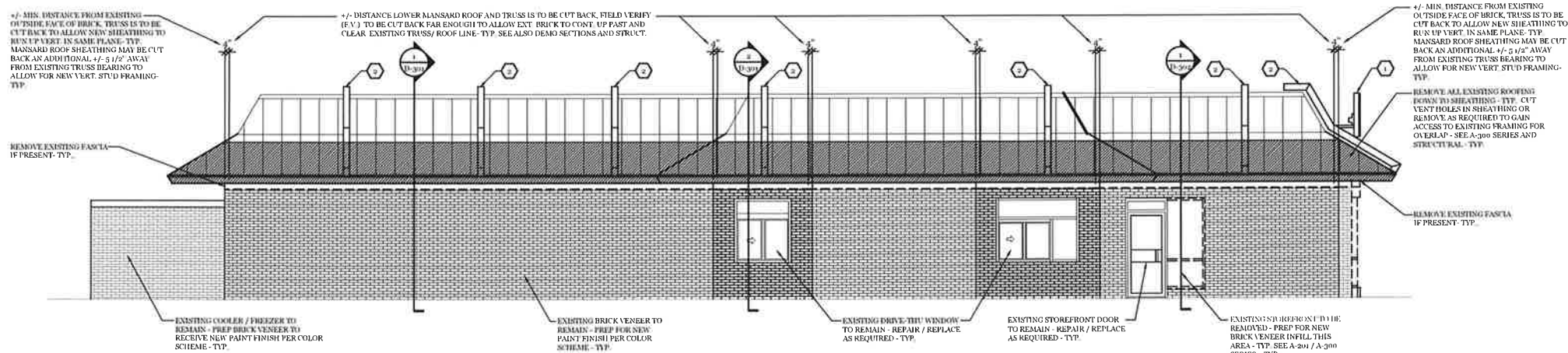
INTRODUCTION: McDonald's is proposing to remodel its existing facility at 11205 Kingston Pike. The proposal does not expand the building footprint nor increase the lot coverage. Specifically, the work proposed at this time includes the following:

- 1) Correcting ADA issues related to parking spaces and sidewalks;
- 2) Renovating the drive thru to meet current McDonald's criteria. This would include a replacement menu board and canopy and replacement drive thru entry identification and clearance bar;
- 3) Exterior building renovations that will include removing the bay windows and mansard roof and making the building consistent with the new McDonald's design – this would include an increase in the percentage of brick in comparison to the existing building;
- 4) Sealing the parking lot and re-stripping the parking spaces and directional arrows;
- 5) Cleaning out and adjusting the storm sewer to ensure that there is positive flow to catch basins; and
- 6) Removing the existing pole sign and any other noncompliant signs and installing compliant signage as part of a sign permit process.

DISCUSSION: Though this property is within the C-1 Mixed Use Town Center land use area, the facility is existing and, as proposed at this time, there is no expansion of nonconformity. In terms of compliance with the Architectural Design Standards, the proposed renovation would bring the building more into compliance. This renovation would also bring existing noncompliant signage into compliance with the Town's sign ordinance.

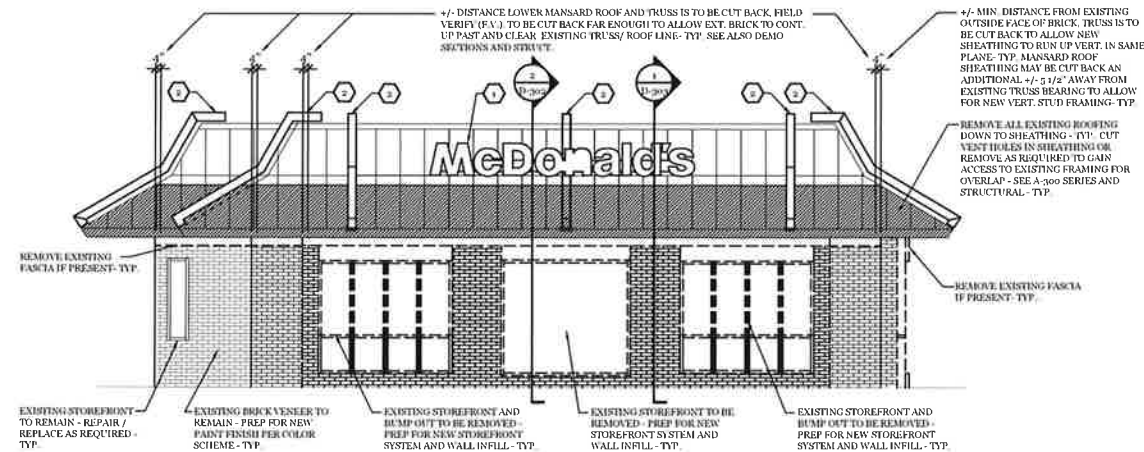
RECOMMENDATION: Included in your packet is a copy of the staffs' comments on the initial site plan. Also included is a copy of the revised plan. The staff will make a recommendation at the meeting based on whether the initial comments have been addressed.

8/2/18



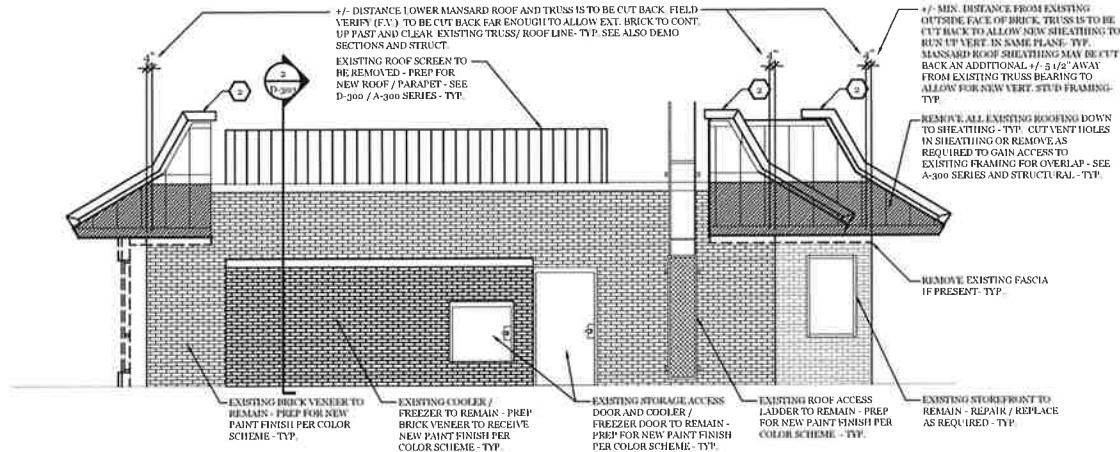
Demolition Elevation - Side View (@ Drive-thru)

3/16" = 1'-0"



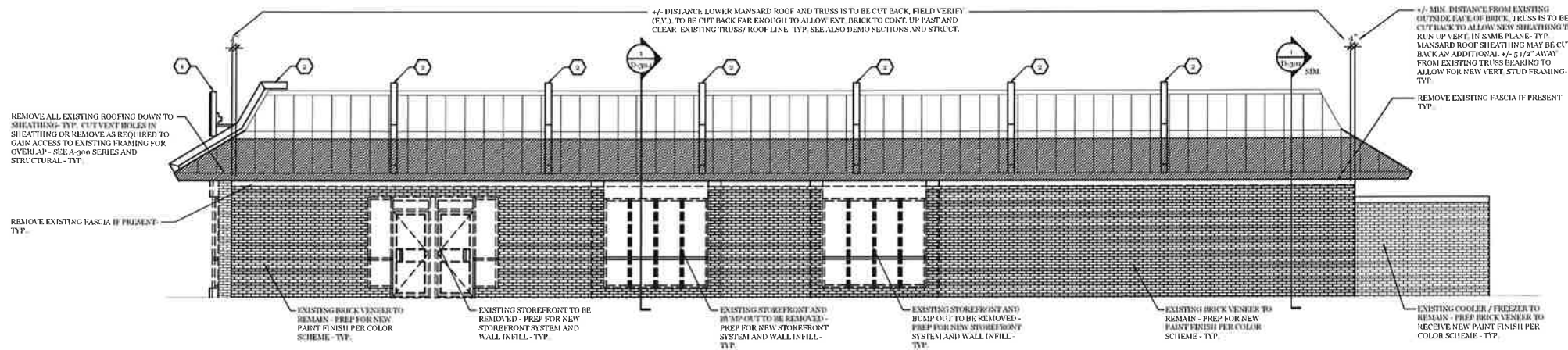
Demolition Elevation - Front View

3/16" = 1'-0"



Demolition Elevation - Rear View

3/16" = 1'-0"



Demolition Elevation - Side View

3/16" = 1'-0"

DEMOLITION GENERAL NOTES:

- THESE DRAWINGS WERE PREPARED BASED ON INFORMATION ATTAINED FROM A SITE SURVEY. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO DEMOLITION & NOTIFY THE ARCHITECT IN CASE OF DISCREPANCIES ASAP. DEMOLITION IS TO BE EXECUTED SO AS NOT TO DISTURB EXISTING STRUCTURAL & ROOFING SYSTEMS, AND OTHER AREAS THAT ARE INTENDED TO REMAIN INTACT. VERIFY ALL CONSTRUCTION TO BE REMOVED THAT IS NOT INTEGRAL TO STRUCTURAL SYSTEM PRIOR TO DEMOLITION.
- ALL DIMENSIONS SHOWN AS EXISTING SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO DEMOLITION. VERIFY ALL DEMOLITION WORK W/ NEW CONSTRUCTION & INSTALLATION DRAWINGS PRIOR TO BEGINNING CONSTRUCTION OR DEMOLITION.
- DEMOLITION CONTRACTOR TO COORDINATE & REVIEW ALL CONSTRUCTION DOCUMENTS & DETERMINE THE EXTENT OF DEMOLITION WORK & BECOME FAMILIAR WITH THEM THOROUGHLY BEFORE PERFORMING ANY DEMOLITION WORK. BY THE ACT OF STARTING DEMOLITION, THE CONTRACTOR WILL BE DEEMED TO HAVE COMPLIED WITH THE FOREGOING, TO HAVE ACCEPTED SUCH CONDITIONS, AND TO HAVE MADE THE NECESSARY ALLOWANCES IN PREPARING THIS BID.
- ELECTRICAL DEMOLITION NOTE: REFER TO ELECTRICAL DRAWINGS FOR

DETAILED ELECTRICAL DEMOLITION NOTES:

- VERIFY DISPOSITION OF ALL FURNISHINGS, MILLWORK, LIGHTING FIXTURES, ETC. TO BE REMOVED W/ OWNER. ALL ITEMS TO BE DISPOSED SHALL BE DISPOSED OF OFF-SITE AND IN AN EXPEDITIOUS MANNER.
- ROOFING CONTRACTOR TO FIELD INSPECT EXISTING ROOF FOR WEATHER TIGHTNESS & PROPER DRAINAGE PRIOR TO BID. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING ROOF CONDITION AND FOR INCLUDING ANY NECESSARY REPAIR COSTS IN BID.
- SAWCUT & REMOVE EXISTING SLABS AS REQUIRED FOR UNDERGROUND ELECTRICAL & PLUMBING LINES. REFER TO PLUMBING, ELECTRICAL & KITCHEN DRAWINGS FOR ALL SAWCUTS & TRENCHING WORK REQUIRED. ALL CONCRETE FLOOR WORK TO BE FINISHED FLUSH WITH EXISTING FLOOR. DOWEL NEW SLABS TO EXISTING W/ #4 REBAR @ 12" O.C. EACH SIDE (STAGGERED). REBAR TO EXTEND 6" INTO EXISTING SLAB & ACROSS CROUT OPENING-SEE STRUCT. SECURE REBAR INTO EXISTING SLAB W/ EPOXY GROUT, REPLACE OR REPAIR ANY VAPOR BARRIERS DISTURBED DURING EXCAVATIONS.
- CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AS REQUIRED TO MAINTAIN STRUCTURAL STABILITY OF THE EXISTING STRUCTURE DURING ALL PHASES OF CONSTRUCTION.

- PROTECT FROM DAMAGE DURING CONSTRUCTION ALL EXISTING WALLS, FLOORS, CEILINGS, ETC. THAT ARE TO REMAIN. CONTRACTOR TO PATCH & REPAIR ANY DAMAGED PORTIONS OF THE EXISTING BUILDING AS REQUIRED TO MATCH THE EXISTING ADJACENT CONSTRUCTION & FINISHES.
- THIS PLAN INDICATES A GENERAL SCOPE OF WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR TO COMPLETE THE BUILDING MODIFICATIONS AS SHOWN AND REQUIRED BY THE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL & HVAC WORK.
- IF CONTRACTOR ENCOUNTERS ANY HAZARDOUS MATERIALS DURING DEMOLITION OR CONSTRUCTION, HE SHALL IMMEDIATELY SUSPEND WORK & NOTIFY THE MCDONALD'S AREA CONSTRUCTION MANAGER BEFORE PROCEEDING.
- ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER & IN STRICT ACCORDANCE WITH OSHA & ALL LOCAL JURISDICTIONAL REGULATIONS.
- THE SUB-CONTRACTOR SHALL FIELD VERIFY THE EXTENT OF DEMOLITION. THE WORK INCLUDES, BUT IS NOT LIMITED TO THE DEMOLITION AND REMOVAL OF ANY WALLS, COUNTERS, FURNITURE, BULKHEADS, DOORS, PLUMBING, MECHANICAL AND ELECTRICAL ITEMS INCLUDING CONDUITS AND DUCTWORK AS SHOWN ON THE DRAWINGS OR AS REQUIRED TO COMPLETE THE

- INSTALLATION OF THE NEW WORK FOR A COMPLETE JOB.
- REMOVE ANY SINKS, WATER CLOSETS, URINALS, LAVATORIES, FLOOR DRAINS, NOTED ON DRAWINGS AS WELL AS ALL ASSOCIATED PLUMBING ACCESSORIES, CAP, PLUG ALL ABANDONED SUPPLY & WASTE LINES. PATCH & SEAL ALL FLOOR PENETRATIONS. SEE MECHANICAL & PLUMBING DRAWINGS FOR DETAILED DEMOLITION NOTES.
- WHEN UTILITIES ARE REMOVED, CAP & SEAL A MINIMUM OF 8" BELOW FINISH FLOOR OR A MINIMUM OF 6" ABOVE FINISH CEILING.

GENERAL INTERIOR DEMO NOTE:

PRIOR TO INTERIOR DEMOLITION CONTRACTOR AND ALL APPROPRIATE SUB CONTRACTORS TO COORDINATE EFFORTS TO ENSURE DEMO AND PREPARATIONS ARE FULLY COORDINATED WITH NEW RENOVATION WORK-TYP. CONTRACTORS SHALL COORDINATE DEMO WITH ALL DECOR AND MEP DRAWINGS PRIOR TO START OF DEMO-TYP. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN TRADE DRAWINGS, OR FIELD CONDITIONS-TYP.

EXISTING CONDITIONS:

NOTE:
NO EXISTING CONDITIONS DWGS ARE AVAILABLE RELATED TO EXISTING CONSTRUCTION OF THIS PROJECT. ACCORDINGLY THE ARCHITECT, OWNER AND CONSTRUCTION, LLC, SHALL VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCIES PRIOR TO PROCEEDING OF CONTINUING WITH ANY DEMO, FABRICATION, OR NEW CONSTRUCTION-TYP.

DEMOLITION KEY NOTES:

- REMOVE EXISTING BUILDING SIGNAGE. EXTEND REUSE EXISTING SUPPORTS-TYP. COORDINATE WITH SIGNAGE CONTRACTOR-TYP.
- REMOVE ALL EXISTING MANSARD LIGHT BEAMS-TYP.
- REMOVE EXISTING ROOFING AT LOWER AND UPPER PORTION OF DOUBLE MANSARD ROOF-TYP.
- REMOVE ALL LOGO STICKERS AND DECALS FROM ALL WINDOWS AND DOORS-TYP.
- EXISTING MANSARD ROOF TRUSSES & SHEATHING ARE TO BE CUT BACK AS REQUIRED FOR INSTALLATION OF NEW PARAPET WALLS (FIELD VERIFY)-E.V.).
 - EXISTING TRUSSES TO BE CUT BACK SO THAT NEW EXTERIOR SHEATHING CAN ALIGN W/ EXISTING
 - EXISTING ROOF SHEATHING TO BE CUT BACK SO THAT NEW 2x4 WOOD FRAMING CAN BE INSTALLED, REFER TO WALL SECTIONS & STRUCT. DWGS.

DEMOLITION AS NECESSARY:

- REMOVE EXISTING EXTERIOR PLAYPLACE FENCING AND EXISTING SAFETY SURFACE
- REMOVE EXISTING EXTERIOR TABLES AND CHAIRS
- REMOVE EXISTING CONCRETE CURBS AS NECESSARY
- REMOVE EXISTING EXTERIOR DECORATIVE WOOD TRIM
- REMOVE EXISTING ASPHALT PARKING LOT GUARDRAILS AND BOLLARDS AS REQUIRED TO ACCOMMODATE NEW WORK

LEGEND:

- EXISTING WALLS TO REMAIN
- DEM-O ITEMS
- AREA OF SELECTIVE DEMOLITION, REFLECT DEMO NOTES & ACT THE AMOUNT OF WORK TO BE PERFORMED
- AREA WHERE NO WORK / MODIFICATIONS TO BE DONE-TYP.



Charlotte, NC Office:
124 Floyd Smith Dr.
Suite 375
Charlotte, NC 28262
Tel - 704 - 688-7500

Charleston, SC Office:
2000 Sam Rittenberg Blvd.
Suite 116
Charleston, SC 29407
Tel - 843-531-6848

www.R4architecture.com

Rev	Date	Description

McDonald's Store - Site ID# 41-0163
11205 Kingston Pike
Farragut, TN 37934

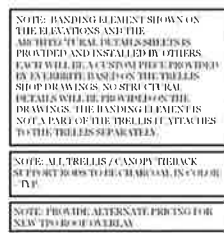
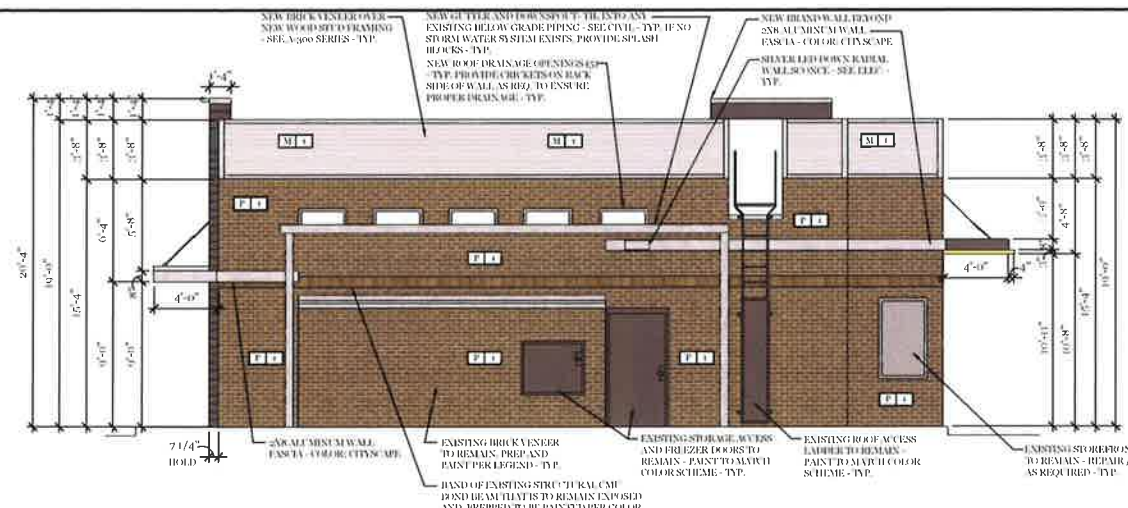
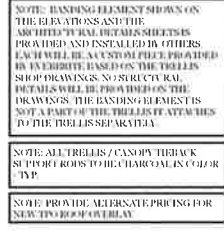
Raleigh Region
4601 Six Forks Road - Suite 200 - Raleigh, N.C. 27609

Office Address

Drawn By JAM
Checked By MJR
Issue Date --/--/----
Project No 180534

Sheet Title
Demolition
Elevations

Sheet Number
D-201


$$3/16'' = 1'-0''$$

$$3/16'' \equiv 1'-0''$$
$$2/16'' = 1'-0''$$

$$2/16'' = 1/8''$$

CONTROL JOINTS:			GENERAL NOTES:			TRELLIS & CANOPY INFORMATION FOR DESIGN INTENT ONLY. APPROVED MANUFACTURERS SHALL PROVIDE COMPLETE AND CODE COMPLIANT FINAL DESIGN.			MATERIAL LEGEND:			McDONALD'S COLOR SCHEME: CRAFTSMAN			Issue Date
1. CONTROL / EXPANSION JOINT			1. SEE CIVIL DRAWINGS FOR LOCATION AND CONTINUATION OF ALL SIDEWALKS AND ADA RAMPS FROM FACE OF BUILDING - TYP.			1. FASCIA (TRELLIS): CONT. 2"X8" AND FINISHED ALUM. TUBE FASCIA (CANOPY): PAINTED 16"X1" WHITE PAINTED ALUM. W/LED LIGHT FIXTURES OVER 2"X8" PAINTED ALUM. TUBE.			EXISTING BRICK VENEER TO BE PAINTED - BASE COLOR PER LEGEND			P 1 BASE COLOR PAINT: BENJAMIN MOORE - FAIRWIND TAPE 18-365			Project No
2. CONTROL / EXPANSION JOINT TO BE INSTALLED PER MANUFACTURERS WRITTEN INSTRUCTIONS - TYP.			2. SEE CIVIL DRAWINGS FOR LOCATION OF ALL PIPING FROM INTERNAL ROOF LEADERS, SUPPLY AND DRAIN LINE CONNECTIONS - TYP.			2. OTHER ROIDS (TRELLIS): ANODIZED 2"X8" ALUMINUM TUBE. OTHER ROIDS (CANOPY): PAINTED 2"X8" ALUMINUM TUBE.			NEW BRICK VENEER BY FULLERTON FINISH SYSTEMS OR 19" DIA. - BASE COLOR PER LEGEND			P 2 BASE COLOR PAINT: BENJAMIN MOORE - TRIM MOUNTAIN 214-340			Sheet Title
3. FORTILE BRAND WALLS AND TIE INTO ARCHES AND HORIZONTAL CONTROL JOINTS WITH 16"X1" W/LED TRELLIS / CANOPY - TYP.			3. ALL HORIZONTAL PROJECTIONS TO HAVE POSITIVE SLOPE ON TOP AND CONTINUOUS DRAIN EDGE ON UNDERSIDE - TYP.			3. STRUCTURAL ATTACHMENTS & LOAD CALCULATIONS SHALL BE PROVIDED BY TRELLIS OR CANOPY SYSTEM DESIGNER OF RECORD. SUPPLIERS DESIGNER OF RECORD SHALL DESIGN PER PREVAILING CODES.			AREA OF NEW ELFS TO BE PAINTED TO MATCH BASE COLOR PER LEGEND			T 1 TILE: EURO CERAMIC 2000 SERIES 6x6 1/2" GLOSS BLACK PATTERN: 1/4" RUNNING BAND AND GRID TILE MAPLE - 47 CHAIRBACK ACCESSORY			Building Elevations
4. FORTILE ENTRY ARCADE ALONG VERTICAL CONTROL JOINTS WITH FACE OF INNER WALL / CANOPY ELIG - TYP.			4. ALL STRUCTURAL STEEL, INCLUDING COLUMNS, BEAMS, JOISTS, GIRDERS, ROOF DURING AND MISCELLANEOUS METALS SHALL BE DELIVERED TO THE SITE WITH A ROUST INHIBITIVE GRAY PRIMER OR FINISH. NO NOTED IN WRITING OF ANY ON SITE. CONDITIONS THAT MAY BE IN QUESTION.			4. TIEBACKS (TRELLIS): ANODIZED ALUM. TIEBACKS JOINTS BY MRC. TIEBACKS (CANOPY): PAINTED ALUM. TIEBACKS JOINTS BY MRC. 16"X1" CATIONS AND QUALITY SHALL BEAS INDICATED ON TRELLIS INSTALLATION IN DRAWINGS.			AREA OF ACCENT COLOR - SEE COLOR LEGEND WHETHER EXISTING OR NEW MASONRY / EPS			M 1 METAL ERA 20" PANEL: 24 GAUGE MRC COLOR COAT SCHEME			Sheet Number
5. FORTILE BRAND WALLS & LOCATION VERTICAL CONTROL JOINTS IN FIELD - ENSURE ALIGNMENT IS SYMMETRICAL - TYP.			5. PROVIDE 2"X8" AS REQUIRED, REQUIRED.			5. WHERE INDICATED ON ROOF PLAN, PROVIDE ANODIZED			ADHERED EXTERIOR OR NEW MASONRY PER LEGEND			NEW METAL ERA "S" WALL PANEL ADDITION			A-20
									NEW ALUMINUM WALL / FASCIA ADDITION						

P 1	BASE COLOR PAINT: BENJAMIN MOORE FAIRVIEW TAPE 1R-85
P 2	BASE COLOR PAINT: BENJAMIN MOORE IRON MOUNTAIN 214-30
	PAINTS: FERRISWET CO. WD SERIES 6063 COLOR BY BLACK TYPING: 1/4" RUNNING BOB GROITS: MAIPE - 47 CHARACT CROSS RIDS 3/4" LETTER SYSTEM - CONTACT FARI MAH US (24) 24-4444 COLOR TIRE - 1/4" RUNNING BOB CONTACT: ALUMINUM, 1/4" RUNNING BOB WEIGHT 20.00 - 1/4" RUNNING BOB TIRE 1/4" RUNNING BOB
M 1	METAL RAIL PANEL: 24 GAUGE MIN R-100-1/4"

Sheet Number
A-201

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

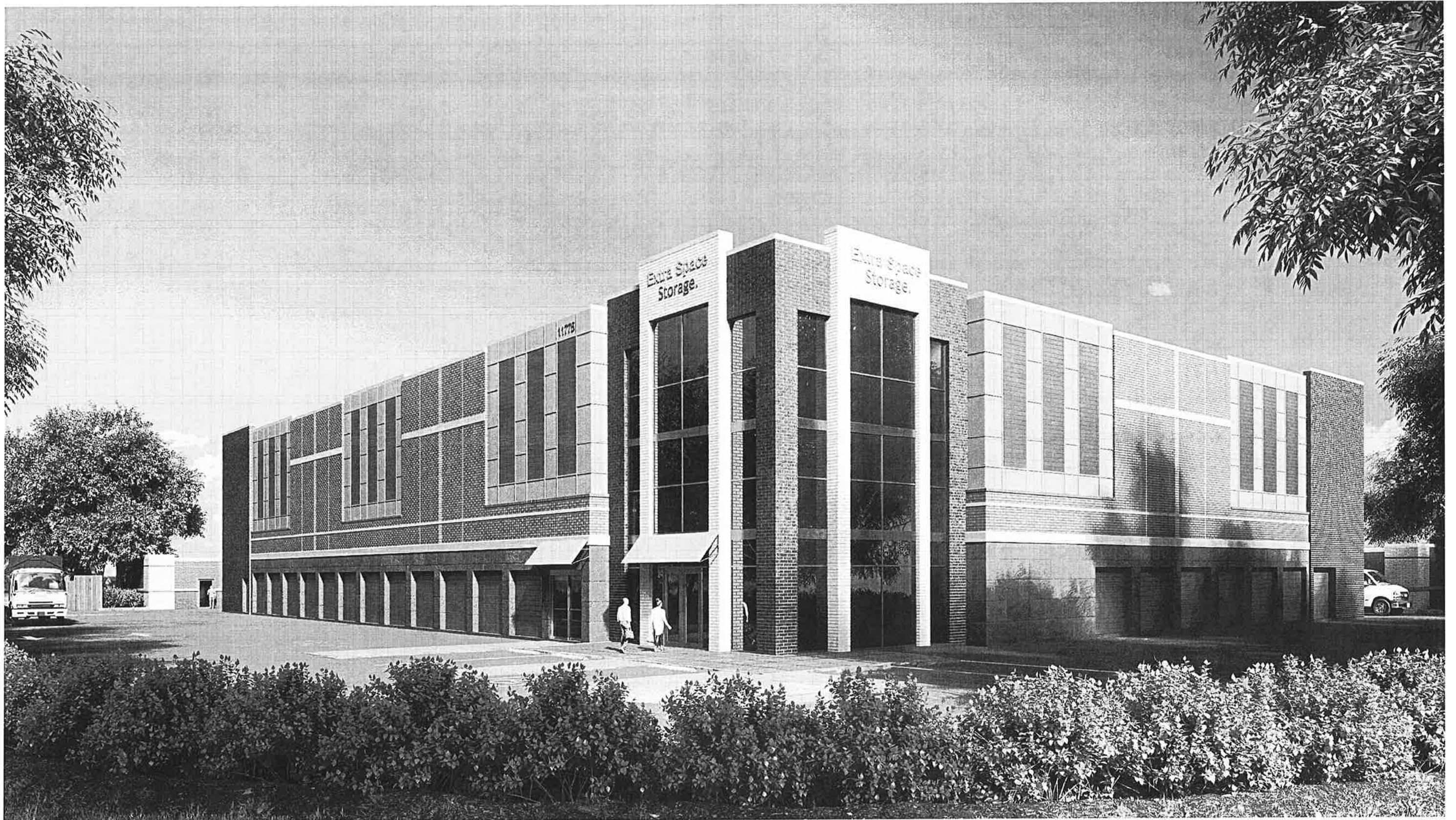
SUBJECT: Discussion and public hearing on an amendment to the site plan for the Knoxville-Farragut Storage, LLC, 11775 Snyder Road, 6 Acres, Zoned C-2 (Knoxville-Farragut Storage, LLC, Applicant)

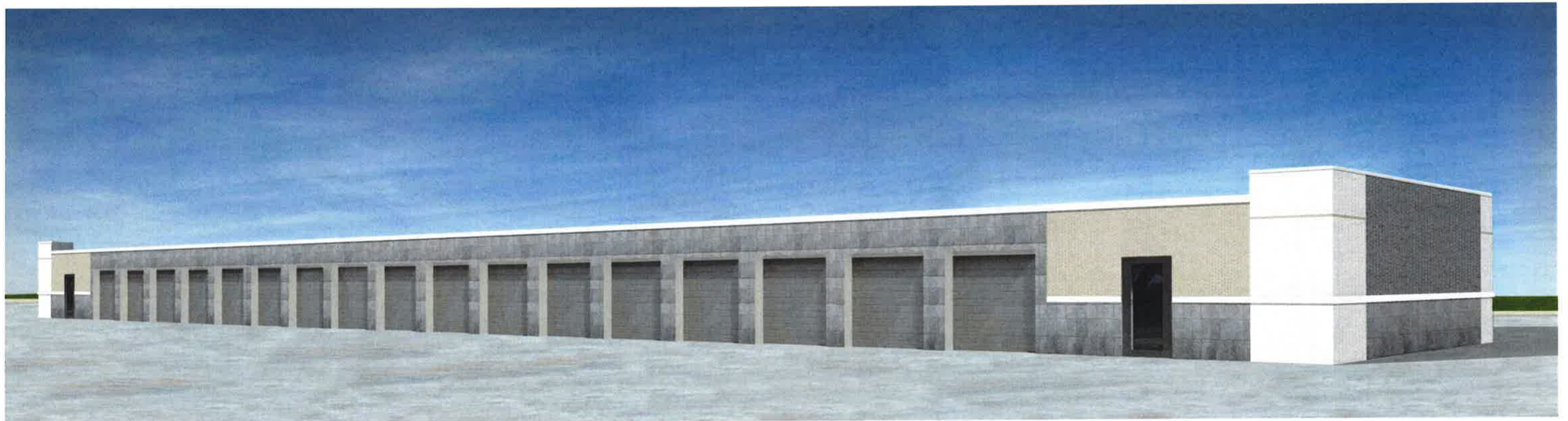
INTRODUCTION: At the Planning Commission meeting last month a site plan was conditionally approved for a mini-warehouse development that will include two buildings that are one-story and one building that is three-story. The development will be on the property that was the location for the U.S. Golf facility at the northwestern intersection of Snyder Road and N. Campbell Station Road.

DISCUSSION: One of the staffs' comments concerning the site plan was that some of the materials and the scale and arrangement of the materials would not qualify as masonry as provided for in the Architectural Design Standards. During the discussion, Planning Commissioners generally agreed and asked the applicant to re-visit some portions of the buildings to ensure that the 75% masonry requirement would clearly be satisfied. Commissioners asked that this aspect of the site plan be re-submitted for Planning Commission approval. A key issue with some of the applicant's materials was that concrete proposed to satisfy masonry requirements was not detailed in modules that would resemble traditional masonry panels.

Included in your packet is a copy of elevation sheets that show what was presented at the July Planning Commission meeting and what the applicant is proposing at this time. Also included are 3D images of the proposed buildings.

RECOMMENDATION: Based on the staffs' review of the proposed building modifications, the applicant appears to have largely addressed the scale issues that were associated with the previous submittal. Staff would note that the applicant needs to clearly identify which building materials are being proposed to fulfill the 75% masonry requirement and that this standard is being satisfied on each building. Staff did not find such analysis in the latest submittal.



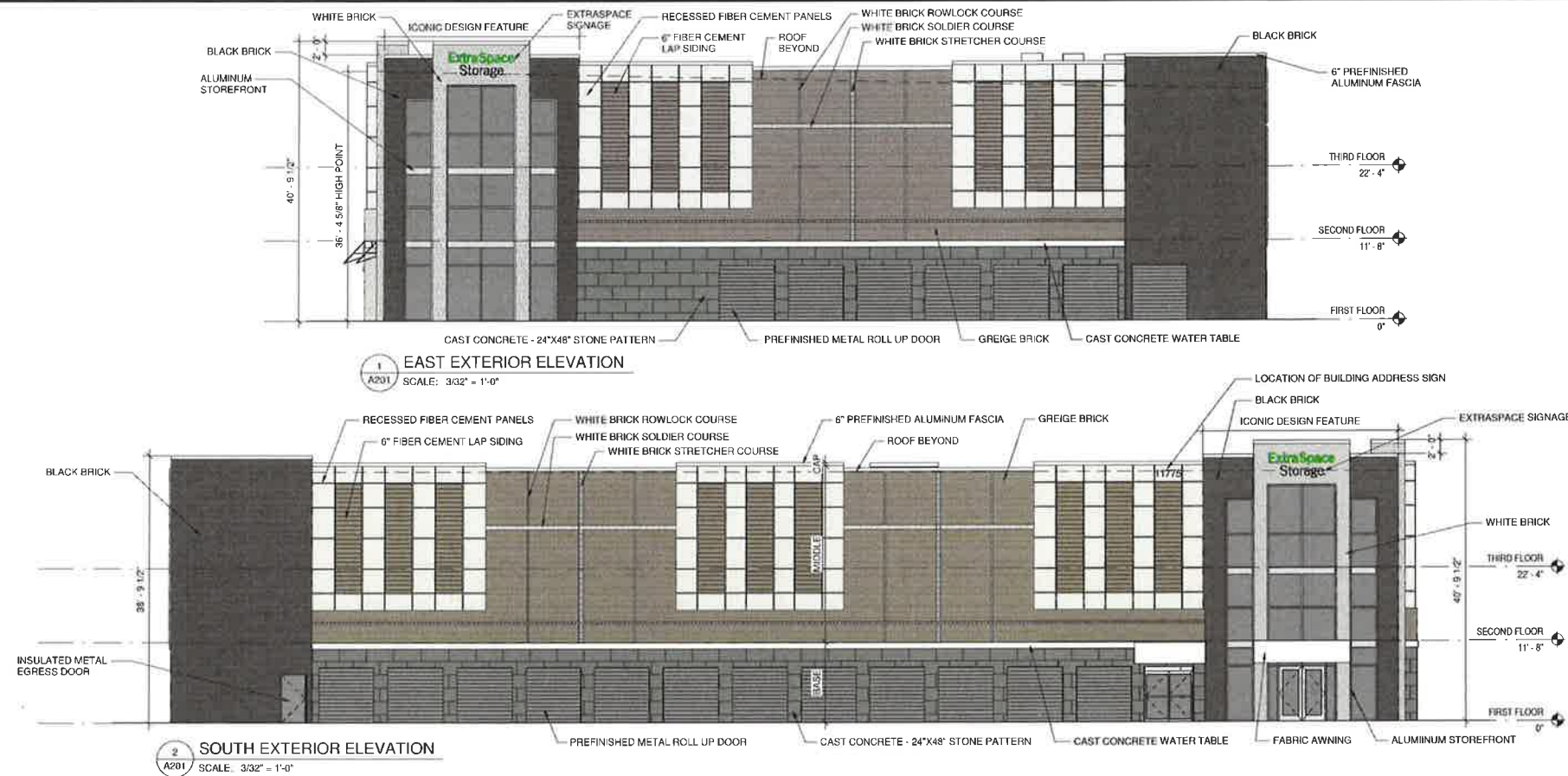


Issue Date: 08/09/2018

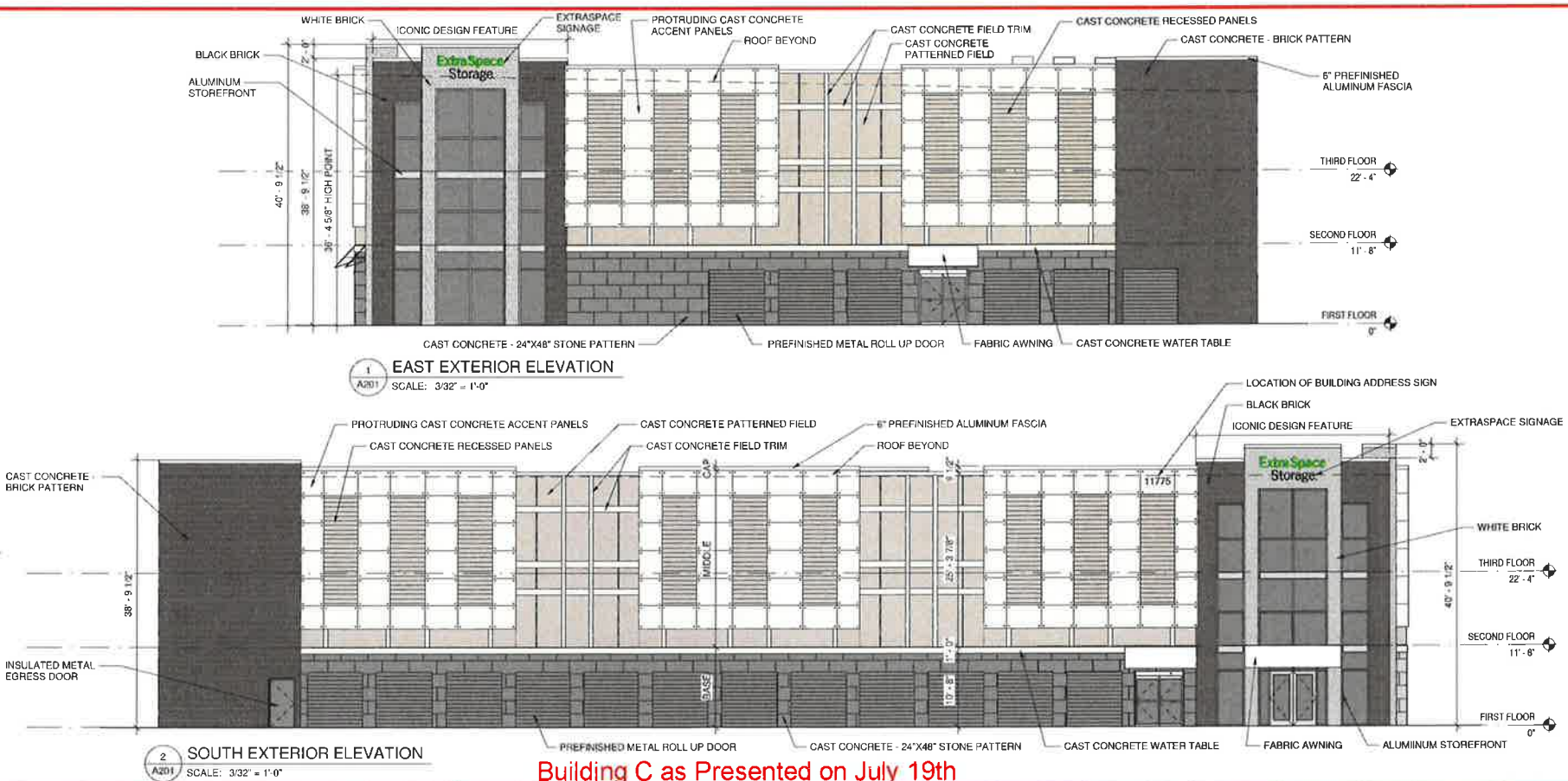
KNOXVILLE - FARRAGUT STORAGE, LLC
11775 SNYDER ROAD FARRAGUT, TN 37932

3D RENDERING

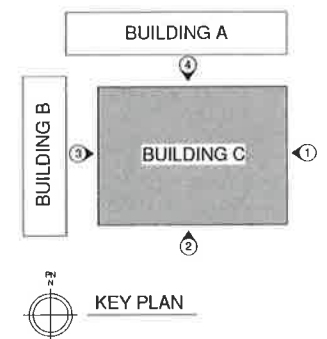
SAAarchitects.



CHAPTER 2: BUILDING DESIGN GUIDELINES			
Pg. 37	2.1	Provide variation in building heights.	"Use variation in building and parapet heights to add visual interest and reduce boxy or monolithic building masses" (Pg. 37). Building parapet heights vary along the length of the facade from 33'-8 1/8" to 40'-9 1/2".
Pg. 37	2.3	Design floor-to-floor heights to establish a sense of scale and reflect Farragut traditions.	"Design the first floor height to be taller than any upper floors and to appear similar in dimension to those seen traditionally" (Pg. 37). First floor is 1'-0" taller than floors above.
Pg. 38	2.4	Use vertical articulation techniques to add visual interest and express traditional facade widths.	"Appropriate horizontal articulation techniques include: a) Wall plane offsets such as notches or varied facade setbacks; b) Wall projections such as columns, moldings, or pilasters; c) Vertical variations in material" (Pg. 38). The facade is broken up into numerous sections by changes in material, moldings, and setbacks.
Pg. 40	2.6	Use iconic design features to foster a unique sense of place.	"Incorporate iconic design features such as well-defined entries or lower elements into the design of a new development that is large-scaled or located in a highly-visible location" (Pg. 40). The design features a corner tower element to well-defeat the office entry point at a highly visible location.
Pg. 40	2.8	Create a sense of visual interest by using a variety of roof forms along the street.	"Vary the roof profile by stepping down some parts of the facade" (Pg. 40). The roof profile is varied by stepping down some parts of the facade.
Pg. 42	2.12	Design a building facade to convey visual interest.	"Details such as... patterned materials can help create a more active appearance and add visual interest on a windowless facade" (Pg. 43). Awnings are placed at entry points. Patterned materials add visual interest to windowless facades.
Pg. 46	2.16	Use compatible materials to enhance community image.	Cast concrete is proposed to resemble traditional masonry panels per the definition of masonry provided on page 47.
Pg. 47	2.17	Use masonry materials to promote a cohesive community image.	"Masonry includes brick, stone, or other material requiring mortar, as well as concrete that has been detailed to resemble traditional masonry panels" (Pg. 47). "Concrete that has been detailed in modules similar in scale to genuine brick or stone is an appropriate primary facade material" (Pg. 49). Masonry is shown as the primary building materials along 75% of the facade.



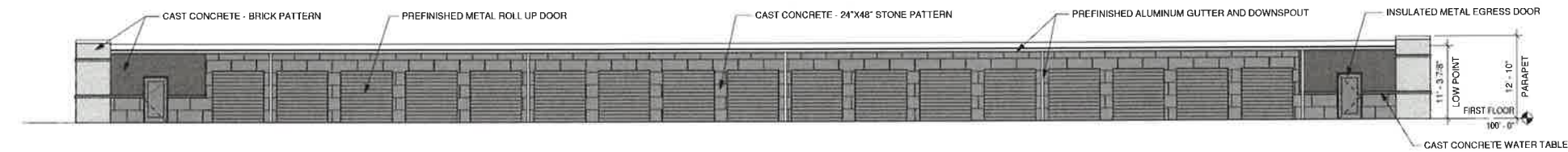
EXTERIOR COLOR SCHEDULE		
MATERIAL	COLOR	MANUFACTURER
BLACK BRICK	CHARCOAL	GLEN GERY
WHITE BRICK	ASPEN WHITE	GLEN GERY
RECESSED FIBER CEMENT PANELS	COBBLESTONE	JAMES HARDIE
CAST CONCRETE - 24"x48" STONE PATTERN	TO MATCH SW#7067 CITYSCAPE	SURECRETE
CAST CONCRETE WATER TABLE	TO MATCH WHITE BRICK	SURECRETE
6" FIBER CEMENT LAP SIDING	KHAKI BROWN	JAMES HARDIE
ALUMINUM STOREFRONT	CLEAR ANODIZED	KAWNEER
PREFINISHED METAL ROLL UP DOOR	SILHOUETTE GRAY	JANUS
FABRIC AWNING	WHITE	ACADEMY OR EQ
INSULATED METAL EGRESS DOOR	SW#7067 CITYSCAPE	SHERWIN WILLIAMS
GREIGE BRICK	TOLEDO GREY	GLEN GERY



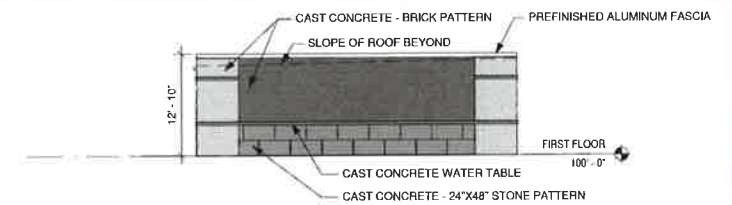
Building C as Presented on July 19th



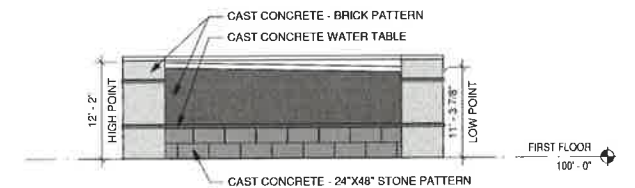
1 NORTH EXTERIOR ELEVATION - BLDG A
A101A SCALE: 3/32" = 1'-0"



3 SOUTH EXTERIOR ELEVATION - BLDG A
A101A SCALE: 3/32" = 1'-0"

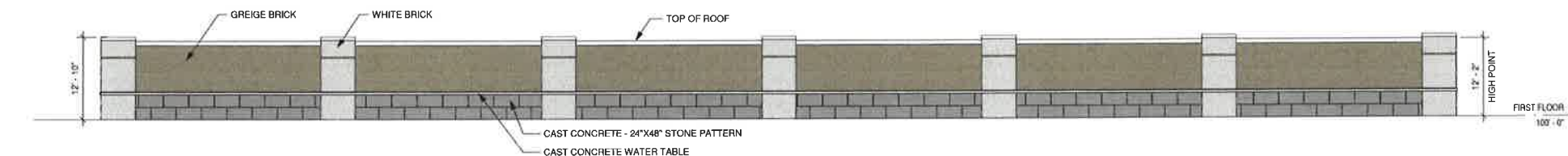


2 EAST EXTERIOR ELEVATION - BLDG A
A101A SCALE: 3/32" = 1'-0"

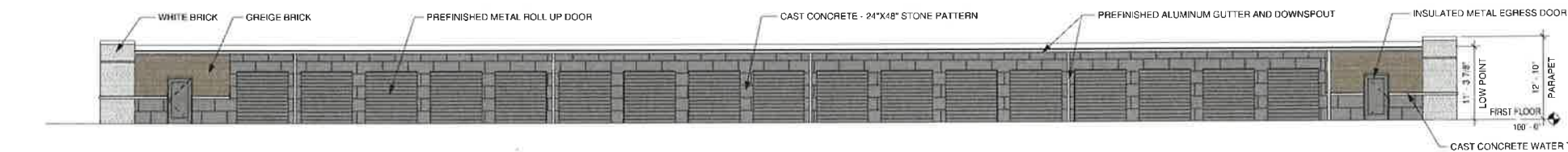


4 WEST EXTERIOR ELEVATION - BLDG A
A101A SCALE: 3/32" = 1'-0"

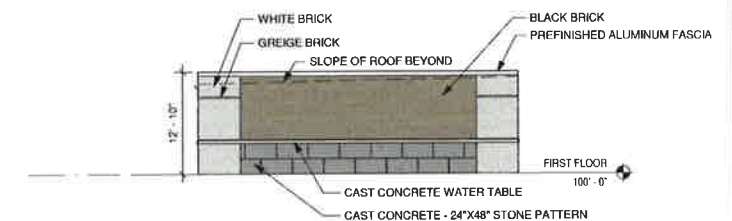
Building A as Presented on July 19th



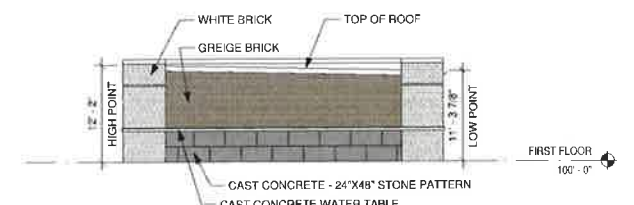
1 NORTH EXTERIOR ELEVATION - BLDG A
A101A SCALE: 3/32" = 1'-0"



3 SOUTH EXTERIOR ELEVATION - BLDG A
A101A SCALE: 3/32" = 1'-0"



2 EAST EXTERIOR ELEVATION - BLDG A
A101A SCALE: 3/32" = 1'-0"

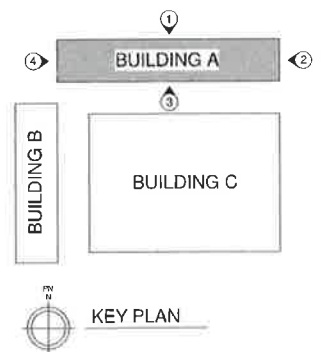


4 WEST EXTERIOR ELEVATION - BLDG A
A101A SCALE: 3/32" = 1'-0"

BUILDING CODE INFORMATION	
IIH CONSTRUCTION TYPE	S-1 SELF STORAGE OCCUPANCY
	NOT SPRINKLERED

EXTERIOR COLOR SCHEDULE			
ITEM	COLOR	MANUFACTURER	
BLACK BRICK	CHARCOAL	GLEN-GERY	
WHITE BRICK	ASPEN WHITE	GLEN-GERY	
PREFINISHED METAL ROLL UP DOOR	SILHOUETTE GRAY	JANUS	
INSULATED METAL EGRESS DOOR	SW7067 CITYSCAPE	SHERWIN WILLIAMS	
CAST CONCRETE - 24"X48" STONE PATTERN	TO MATCH SW7067 CITYSCAPE	SURECRETE	
CAST CONCRETE WATER TABLE	TO MATCH WHITE BRICK	SURECRETE	
GRIGE BRICK	TOLEDO GRAY	GLEN GERY	

UNIT COUNT MATRIX				
PROJECT No.	18028	Farragut Self Storage	DATE	30-Jul-18
BUILDING A		Farragut, TN	ACCESSIBLE	UNITS
INTERIOR UNITS		SF/UNIT	SF TOTAL	
(CLIMATE CONTROLLED)				
4 x 5	2	20	40	0
5 x 5	8	25	200	1
5 x 10	2	50	100	1
10 x 10	40	100	4,000	1
10 x 15	2	150	300	
DRIVE UP UNITS				
10 x 15	17	150	2,550	1
SUBTOTAL UNIT COUNT/FLOOR	71	495	7,190	4
TOTAL RENTABLE SQUARE FEET			7,190	
GROSS BUILDING SQUARE FEET			8400	
PERCENTAGE OF RENTABLE SF			85.6%	
AVERAGE UNIT SIZE (SF)			101.3	



08/02/2018

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on an amendment to the site plan for a partial re-development of the Station West development, 11311 Station West Drive, 2.51 Acres, Zoned C-2 (11311 Station West, LLC - David Fiser, Applicant)

INTRODUCTION: At the April 19, 2018 Planning Commission meeting a site plan was approved for the partial re-development of the Station West development at the southeast intersection of N. Campbell Station Road and Campbell Lakes Drive. Since that time the applicant has obtained demolition, grading, and building permits and is proceeding with the re-development of the western portion of the site.

DISCUSSION: When the site plan was presented to staff initially, staff asked if the existing dumpster along Campbell Lakes Drive (in an area that is not part of the current re-development) was going to be retained or if any additional dumpster may be necessary to accommodate the anticipated uses. The applicant requested to retain the existing dumpster and bring it into compliance when that portion of the site is re-developed. No additional dumpster was envisioned as part of the site plan approved by the Planning Commission on April 19.

Once construction initiated the applicant was asked by one of the tenants, a coffee shop with a drive-thru, to provide an additional dumpster that would also include space for a recycling dumpster. One of the other tenants, Elliott's Boots, asked that the applicant provide aluminum roll up doors on the west elevation (facing N. Campbell Station Road) of the building.

Included in your packet is a revised site plan that shows the location for the proposed new dumpster. An architectural detail of the dumpster enclosure and doors is also included. The enclosure and doors are required to be architecturally compatible with the building. A question for the Commission on the dumpster placement is whether it is acceptable to be situated between the new building and Campbell Lakes Drive. The dumpster will be to the rear of the primary access into the tenant spaces in the new building and will not be generally visible from N. Campbell Station Road. This lot fronts on three public streets so the goal to not situate a dumpster in a front yard is virtually impossible in this case. There is also an existing dumpster on the portion of the property that is not being re-developed that is situated along Campbell Lakes Drive.

Along with the dumpster related modification, staff has also included in your packet building elevations that show the west (N. Campbell Station Road facing) side of the building that was approved as part of the April 19 site plan approval and what Elliott's Boots is proposing for portions of their lease space frontage with roll up doors. As you may have seen in other areas, roll up doors are a popular design element and would provide Elliott's Boots with an opportunity to open up the space at times to provide visual interest and a more inviting atmosphere.

RECOMMENDATION: Staff is supportive of both the additional dumpster and the roll up doors. The dumpster is a necessity that probably should have been part of the original site plan submittal and the roll up doors offer variety and interest and help engage the pedestrian with the storefront. Landscaping will be provided across the frontage of the roll up doors so as to control access into and out of the space. The applicant will need to ensure that the roll up door option, if approved, will also be doable in terms of building and fire code requirements.

Campball Station Shopping Center

Elliotts - Overhead Door Variance Request

July 13, 2018

LAUDERDALEDESIGNGROUP
INTERIOR ARCHITECTURE & DESIGN

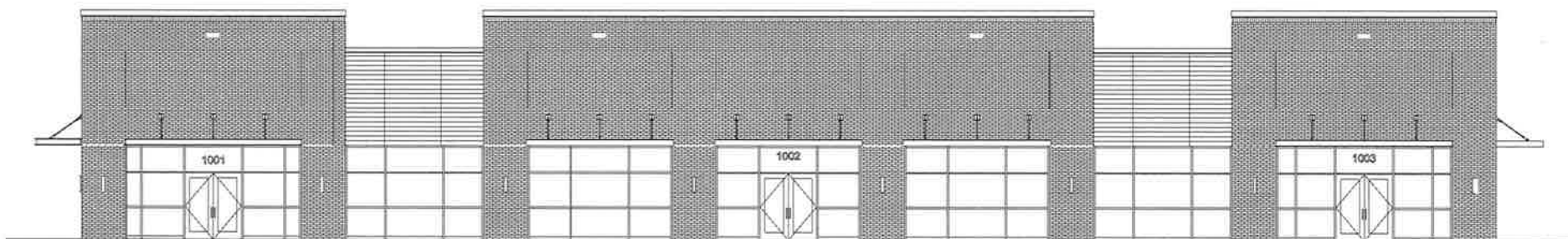
106 S. Gay Street
Knoxville, TN 37902
865.249.7713 | lauderdaledesigngroup.com

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ELLIOTTS
Since 1982
BOOTS - SHOES - SANDALS

CONTENTS

- [1] ORIGINALLY APPROVED STOREFRONT DESIGN
- [2] PROPOSED STOREFRONT DESIGN
- [3] PROPOSED STOREFRONT OVERHEAD DOOR BROCHURE
- [4] CONCEPT IMAGES



Originally Approved Storefront Design

LAUDERDALEDESIGNGROUP
INTERIOR ARCHITECTURE & DESIGN

108 S. Gay Street
Knoxville, TN 37902
865.249.7713 lauderdaledesigngroup.com

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Proposed Storefront Design with closed overhead storefront doors
Aluminium Door System - Model 521



Proposed Storefront Design with open overhead storefront doors
Aluminium Door System - Model 521

ALUMINUM DOOR SYSTEMS MODEL 521

is appropriate for environments where maximum light infiltration and/or visual access is required. Designed to fit openings up to 26'2" (7976 mm) wide and 20'1" (6121 mm) high, the 521 Model features a wide, 2 11/16" (68 mm) center stile, a 2 3/8" (60 mm) or 3 3/4" (95 mm) top rail, and 3 3/4" (95 mm) or 4 1/2" (114 mm) bottom rail. A variety of glazing choices, finishes and special options are available.



Model 521, Knotty Pine wood grain finish and 1/2" Insulated glass

Optional polyurethane insulation for stiles and rails up to 18'2" wide

1/2" insulated glazing unit	Door R-value (K m ² /W)
DSB - clear, tempered, obscure	2.87
Clear polycarbonate	2.93
DSB - Solar Bronze	3.17
DSB - Low E coating	3.43
SolarBan 70X argon filled	4.09
Multi-wall polycarbonate	Door R-value (K m ² /W)
1/4" thick unit	2.75
3/8" thick unit	3.21
5/8" thick unit	3.48
Insulated panels	Door R-value (K m ² /W)
3/8" EPS solid panels	2.60



Polyurethane filled rails and stiles

*R-value: Overhead Door Corporation uses a calculated door section R-value for our insulated doors.

**Standard features at a glance**

Section thickness	1 3/4" (45 mm)
Maximum standard width	26'2" (7976 mm)
Maximum standard height	20'1" (6121 mm)
Material	Extruded 6061-T6 aluminum
Standard finish	204R-1 clear anodized (painted white at no charge)
Center stile width	2 11/16" (68 mm)
End stile width	3 3/4" (95 mm)
Top rail width	2 1/8" (60 mm) or 3 3/4" (95 mm)
Top intermediate rail width	2 1/8" (60 mm)
Bottom intermediate rail width	1 1/2" (40 mm)
Bottom rail width	3 3/4" (95 mm) or 4 1/2" (114 mm)
Weatherseals	Bottom, flexible PVC
Standard springs	10,000 cycle
Track	2" (51 mm)
Mounting	Angle
Operation	Manual pull rope
Hinges and fixtures	Galvanized steel
Lock	Galvanized, interior-mounted single unit
Warranty	12-month limited; 3-year powder coat finish

Options

Glazing options ¹ : 1/8" (3 mm) DSB; 1/8" (3 mm) or 1/4" (6 mm) acrylic; 1/8" (3 mm) or 1/4" (6 mm) tempered; 1/8" (3 mm) or 1/4" (6 mm) clear polycarbonate; 1/4" (6 mm) and 3/8" twin-wall polycarbonate; 5/8" triple-wall polycarbonate; 1/4" (6 mm) 3/8" (10 mm) and 5/8" (16 mm) twin-wall polycarbonate, triple-wall polycarbonate 1/4" (6 mm) wire glass; 1/2" (12 mm) insulated glass
Electric operator or chain hoist
Bottom sensing edge
3" track
Bracket mounting (not available on full vertical door tracks)
Higher cycle springs in 25k, 50k, 75k, 100k cycles
Exhaust ports
Four-section pass door
Wind load and impact rated door available
Post-tension drums
Bronze anodization
Powder coat finish
Pass door

¹Contact your local Overhead Door[®] Distributor for special glazing requirements. Verify 1/4" is mm glass applications with factory.

Structure options**Anodized finishes**

Clear (standard)



Light Bronze



Medium Bronze



Dark Bronze

Painted finishes

White (standard)

Wood grain powder coat finishes

Knotty Pine



Cherry



Cherry with Flame



Dark Walnut

Powder coat finishes

Select from approximately 200 RAL powder coat color options to best match your home.



Actual door colors may vary from brochure photos due to fluctuations in the printing process. Always request a color sample from your Overhead Door[®] Distributor for accurate color matching.

Panel schedule		Section schedule	
Door width	Number of panels	Door height	Number of sections
to 9'2" (to 2794 mm)	2 or 3 (standard)	to 8'6" (2591 mm)	4
9'3" to 12'2" (2819 mm to 3708 mm)	3	8'7" to 10'1" (2616 mm to 3073 mm)	5
12'3" to 16'2" (3734 mm to 4953 mm)	4	10'2" to 12'1" (3099 mm to 3683 mm)	6
16'3" to 18'2" (4978 mm to 5537 mm)	4 or 5 (standard)	12'2" to 14'1" (3708 mm to 4293 mm)	7
18'3" to 19'2" (5562 mm to 5842 mm)	5	14'2" to 16'1" (4318 mm to 4902 mm)	8
19'3" to 20'11" (5867 mm to 6375 mm)	6*	16'2" to 18'1" (4928 mm to 5512 mm)	9
21'0" to 23'11" (6401 mm to 7290 mm)	8**	18'2" to 20'1" (5537 mm to 6121 mm)	10
24'0" to 26'2" (7315 mm to 7976 mm)	10**		

**Special construction. Consult your local Overhead Door[®] Distributor for additional information.

overheaddoor.com

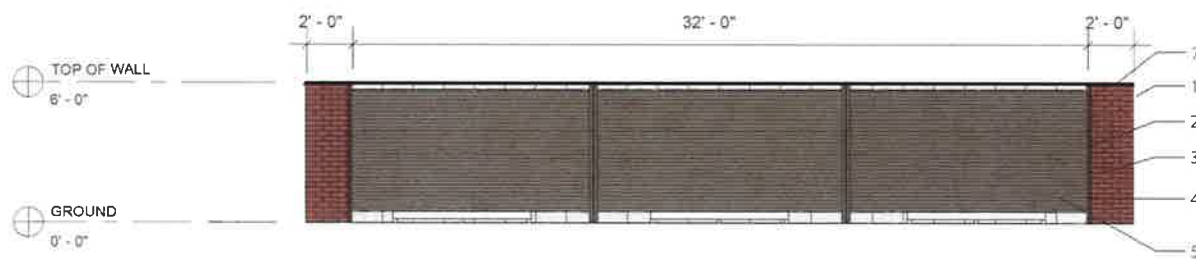


LAUDERDALEDESIGNGROUP
INTERIOR ARCHITECTURE & DESIGN

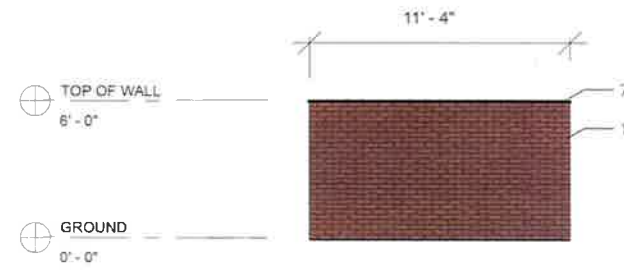
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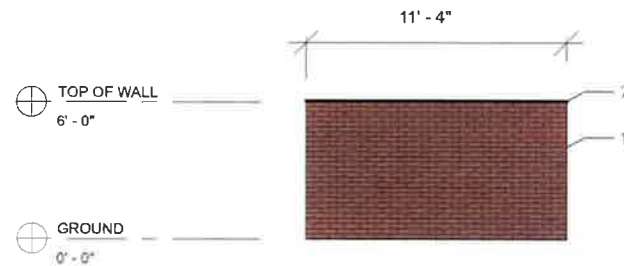
1 South
1/16" = 1'-0"



2 West
1/16" = 1'-0"



3 North
1/16" = 1'-0"



4 East
1/16" = 1'-0"

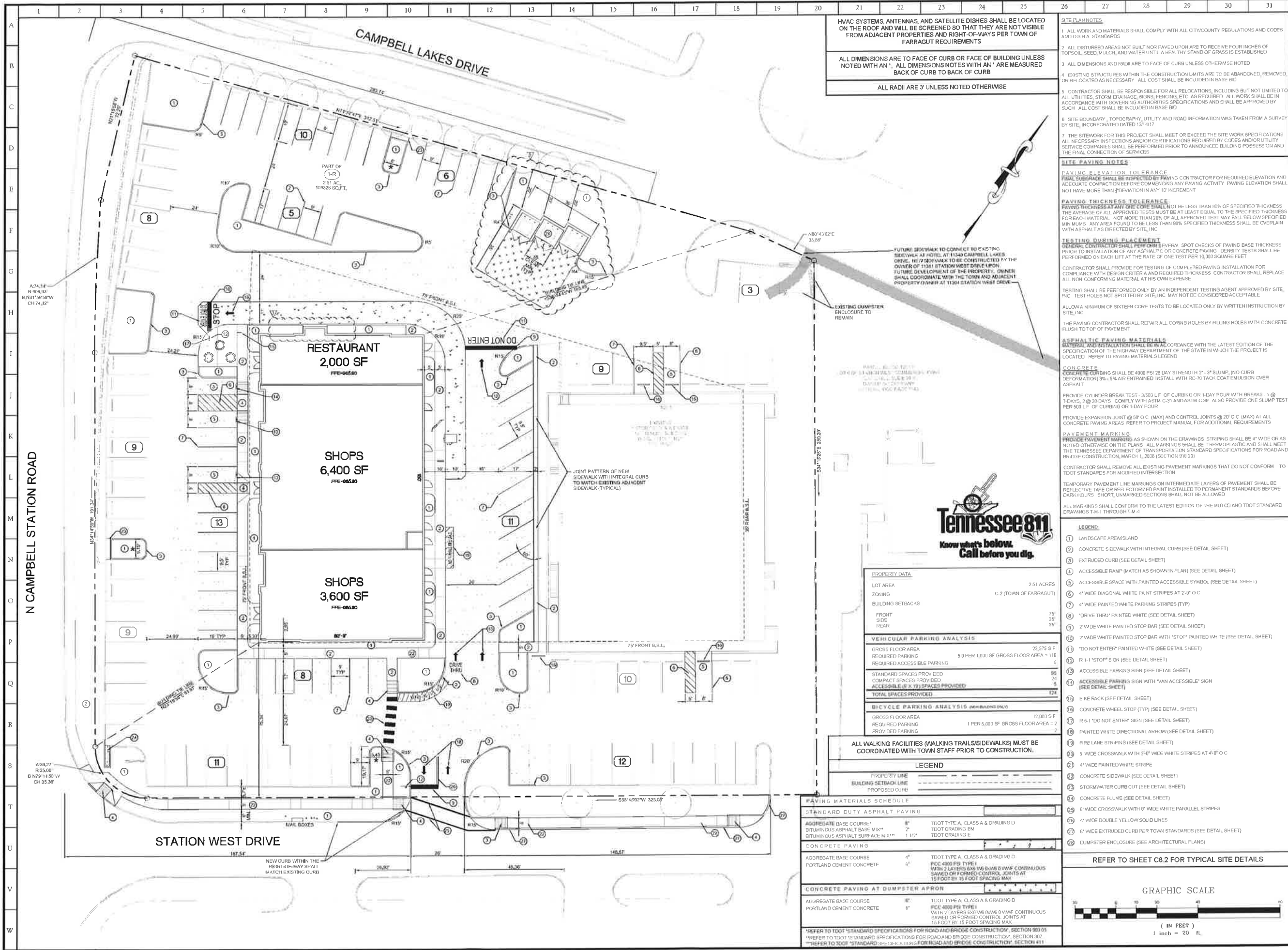
- 1. BRICK ON CMU
- 2. METAL DOOR
- 3. BALUSTER
- 4. CMU WALL BEHIND
- 5. DUMPSTER
- 6. NICHHA WOOD SIDING
- 7. METAL COPING

Dumpster Enclosure Elevations

Campbell Station Shopping Center

1311 Station West Drive

MHM



Site Layout Plan

Station West Shops
11311 Station West Drive
Farragut, Tennessee 37934
11311 Station West, LLC.

CHECKED BY: JACH	FILE#: 1968-Layout1	
REVISIONS		
NO.	DATE	COMMENTS
1	04/01/18	Revised per Town Comments
2	05/07/18	Revised per Town Comments
3	07/27/18	Revised per Architectural
4	07/27/18	Add Dumpster Enclosure
5	08/01/18	Revised per Town Comments

C4.0

SHEET 9 OF 10

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

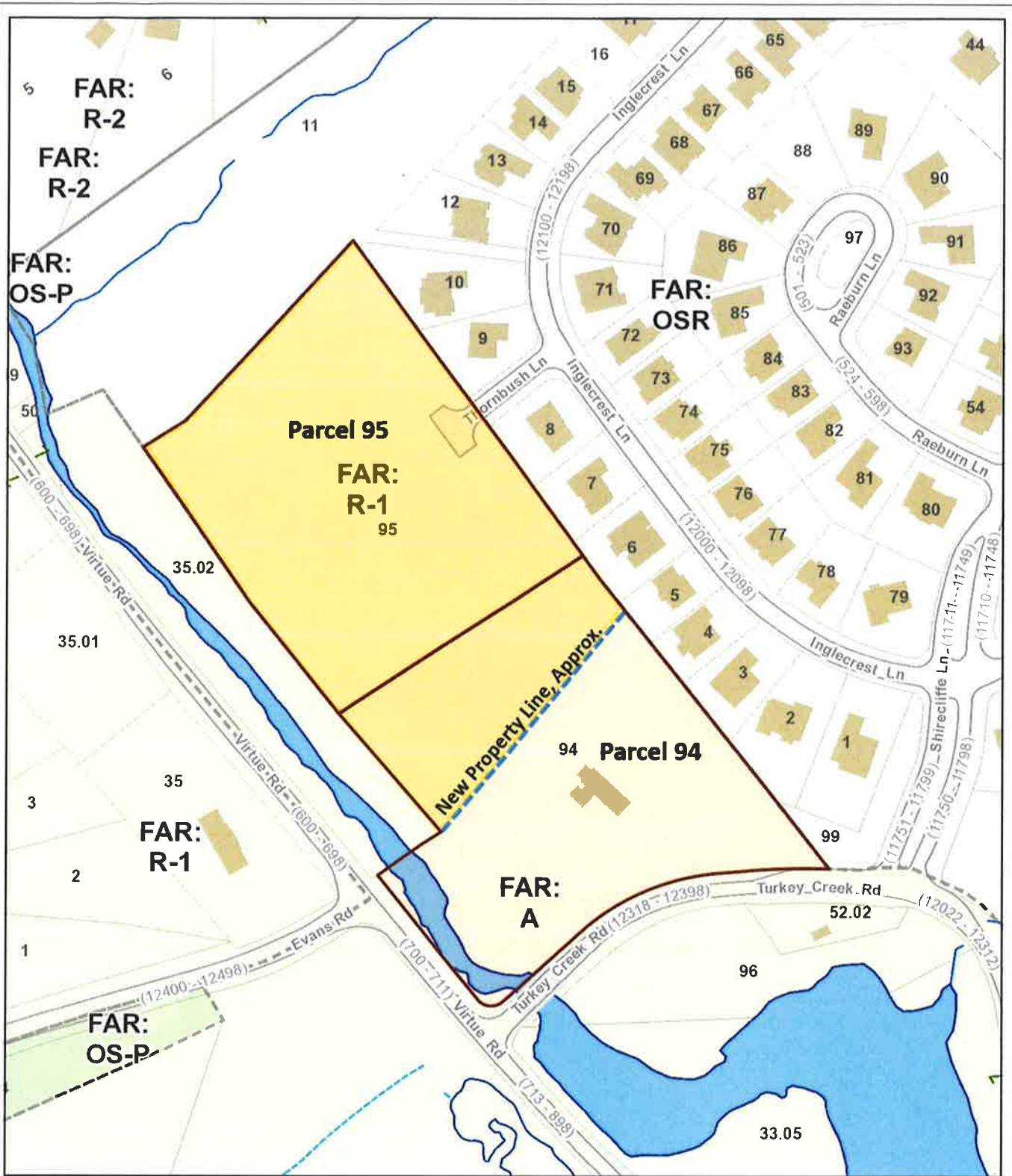
PREPARED BY: Bart Hose, Assistant Community Development Director

SUBJECT: Discussion on a request to rezone Parcel 95 and a portion of Parcel 94, Tax Map 152N, Group A (located at the end of Thornbush Lane in the Sheffield Subdivision), 7.2 Acres, from R-1 (and A) to R-1/OSR (Dave Wilkinson Applicant)

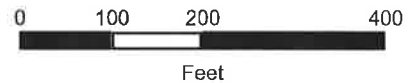
INTRODUCTION AND BACKGROUND: The request involves rezoning one parcel (number 95) and a portion of a second parcel (number 94) from Rural Single Family Residential (R-1) and Agricultural (A) to Rural Single Family/Open Space Residential Overlay (R-1/OSR). The parcels in question will have to be resubdivided to support the rezoning and the request is related to items 14 and 15 on the agenda. The proposed rezoning will include 7.2 acres once resubdivided (Attachment 1). The property is located to the west of the existing developed portions of Sheffield Subdivision and was originally part of the Galbraith family's property on which Sheffield is located. Provisions were, however, made for the property to be added to the Sheffield development. Much of the property in question is open field, with some wooded sections located along the existing western property lines and the proposed southern property line. Topographically, the property slopes downward from the existing portions of Sheffield towards Little Turkey Creek to the west and a small drainage area (draw) to the south. This small drainage is proposed as the property's southern boundary. The steepest grades on the property are located along the western and proposed southern property lines (Attachment 2).

DISCUSSION: The requested R-1/OSR zoning for the property would be consistent with the Future Land Use Plan (FLUP) and the adjoining existing land use and zoning in the Sheffield development. The FLUP designates the property as Open Space Cluster Residential and Sheffield is currently zoned R-1/OSR. The proposed zoning will allow the owner/developer to better design around the sites topographic constraints and preserve the existing woodlines to the west and south. According to KGIS information and the developer, there are existing public water and sewer lines in the immediate area to service the property. Town has not, however, been presented with information regarding connection feasibility.

RECOMMENDATION: The requested rezoning appears to be reasonable given the surrounding area and physical character of the subject property. The two lots will need to be resubdivided to comply with the intent and requirements of the OSR overlay district, and utility availability and adequacy should be verified by the applicant.



Attachment 1 **Rezoning R-1 & A to R-1/OSR** **Parcel 95 and a portion of Parcel 94**



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Attachment 2

Rezoning R-1 & A to R-1/OSR

Parcel 95 and a portion of Parcel 94



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REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

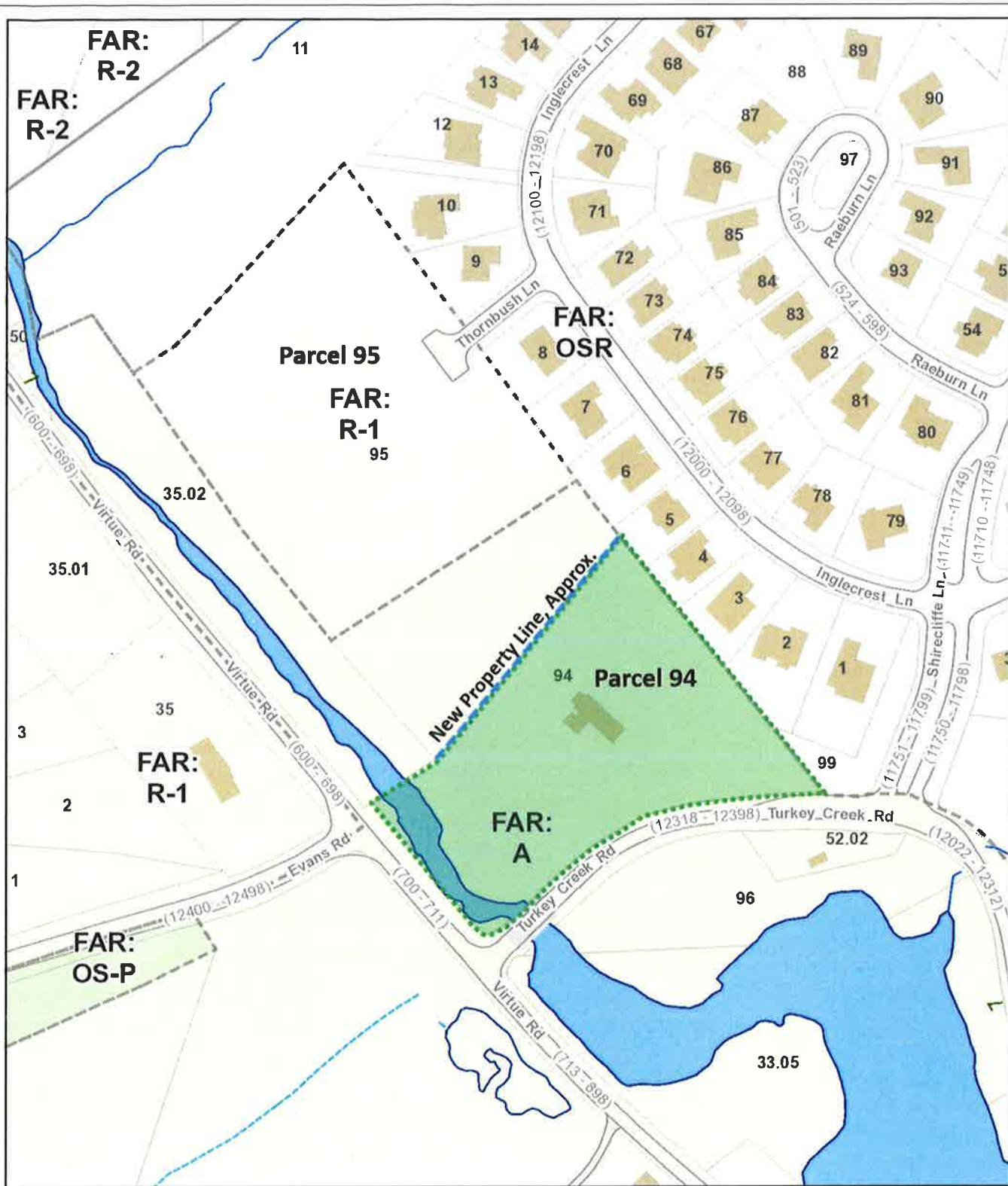
PREPARED BY: Bart Hose, Assistant Community Development Director

SUBJECT: Discussion on a request to rezone a portion of Parcel 94, Tax Map 152N, Group A (located off Turkey Creek Road), 3.69 Acres, from A to R-1 (Dave Wilkinson Applicant)

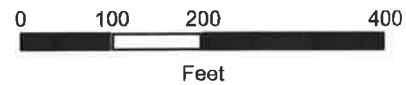
INTRODUCTION AND BACKGROUND: The request involves rezoning a 3.69-acre portion of Parcel 94, Tax Map 152N, Group A from Agricultural (A) to Rural Single Family Residential (R-1). This request is related to items 13 and 15 on the agenda. The property in question is being resubdivided and a portion of the existing lot is being combined with an adjoining parcel (parcel 95). The resultant lot will only be 3.69 acres and will fall below the minimum Agricultural district lot size of 5 acres (Attachments 1 & 2). This would create a non-conforming situation and the property should be rezoned to support the resubdivision.

DISCUSSION: The property in questions currently contains an existing single-family home and is in an area characterized by single-family residential development. The surrounding zoning is a mix of Rural Single Family, Rural Single Family/Open Space Residential and Agricultural districts. The proposed R-1 (Rural Single Family Residential) zoning would seem reasonable given the properties existing use and location. The Future Land Use Plan (FLUP) designates the property, along with the adjoining parcel (parcel 95) for Open Space Cluster Residential development. At 3.69 acres, the resubdivided lot will not meet the minimum lot size requirement for the Town's OSR district. The Planning Commission should also consider whether an amendment to the FLUP is necessary in this case to support the rezoning.

RECOMMENDATION: The requested rezoning appears to be reasonable given the existing use of the property, its proposed size, and the surrounding area.



Attachment 1 **Rezoning A to R-1** A portion of Parcel 94



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Attachment 2

Rezoning A to R-1

A portion of Parcel 94



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REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a concept plan for The Enclave at Sheffield, Parcel 95 and a portion of Parcel 94, Tax Map 152N, Group A (end of Thornbush Lane in the Sheffield Subdivision), 7.2 Acres, 21 Lots (Dave Wilkinson, Applicant)

INTRODUCTION AND BACKGROUND: This item is related to the previous two agenda items. Though a concept plan would not be required for a single-phase development of this size, the applicant has submitted a plan to ensure that they are proceeding in a direction that is acceptable before they work on the more detailed preliminary plat.

DISCUSSION: This concept plan includes 18 houselots and 3 open space lots. The property where this proposed development would occur was platted as large tracts as part of Phase I of the Sheffield Subdivision. The applicant has secured approval to include this development as essentially another phase of Sheffield. The residents will be part of the Sheffield Homeowner's Association and subject to all applicable covenants and restrictions.

As presented, the concept plan includes two cul-de-sacs that extend from the end of the existing Thornbush Lane that was constructed as part of Phase I of the Sheffield Subdivision. Staff originally suggested that the applicant provide for a vehicular stub street that would terminate on the south property line with the remaining undeveloped portion of the Galbreath property (roughly 3.7 acres). In this manner, if the Galbreath property were developed a street could be extended to Turkey Creek Road which would provide Sheffield with more than one way into and out of the development. In looking at this in more detail, there is a very large drainage ditch and a 70-foot-wide drainage easement along the south portion of the property included in this development which would be significantly challenging to cross with a new street. If the Planning Commission is okay with excluding this vehicular connection given the drainage ditch issue, a variance from the Subdivision Regulations will need to be approved.

The concept plan includes a sidewalk along the outside of each cul-de-sac and walking trail connections to the north and south. The connection to the north will be tied to the existing trail that was constructed as part of Phase I of Sheffield. The applicant and the Sheffield HOA have already had discussions on this matter and have verbally agreed to provide this connection. There may also be some coordination to tie the existing sidewalk along Inglecrest Lane along Thornbush Lane to the sidewalk being constructed as part of this development.

The property that is included in this concept plan is mostly an open field. There're some tree covered areas and an aquatic buffer along the western portion of the property. Little Turkey Creek is to the west of this property. The applicant has included in their latest design the entire stream buffer and roughly a 40 foot wide area within an open space lot (Lot 19). The applicant has also created two open space lots (Lots 20 and 21) where the development abuts existing house lots in Phase I of Sheffield. This will help provide some protection to existing residents.

RECOMMENDATION: Included in your packet are the staffs' comments on the initial concept plan and a revised concept plan with the applicant's responses to the initial staff comments. Staff will make a recommendation at the meeting based on whether the initial comments have been addressed.

J. JOSEPH FEROWICH, P.E.

August 4, 2018

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

RECEIVED
AUG 06 2018
TOWN OF FARRAGUT

Re: The Enclave at Sheffield – Response to Review Comments

Dear Mr. Shipley:

This letter has been provided in response to the comments noted in the review letter dated July 24, 2018. Each of the comments is addressed as follows:

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

- 1) We will need all the legal materials documenting that the project can be added to the Sheffield Development and related HOA. These materials also need to clearly document the applicants use of existing excess open-space in the larger development to meet OSR standards. It would also seem that at least a portion of the open space from Lot 204 should remain with Lot 202 (see existing plat notes);
RESPONSE: The required legal documents will be provided by the developer.
- 2) Please clearly identify that the plan includes a portion of Parcel 94 (Lot 202) and note both what is being added to Parcel 95 (203) and what is to remain in all notes and other notations on the plat;
RESPONSE: The plan has been revised to clarify what is being taken from Parcel 94, and what is being added to Parcel 95.
- 3) The open space and coverage summaries should be on the cover sheet rather than the street profile sheet;
RESPONSE: The open space and coverage summaries have been moved to the cover sheet.
- 4) Please add the surveyor's, or other person(s) who worked on the plan, name and contact information to the plan (we are trying to get away from just relying on the stamp because in larger firms we need to know who to contact);
RESPONSE: The surveyors name and contact info have been added to the plans.
- 5) Please add a revisions block to the plan for future use;
RESPONSE: A revision block has been added to the plan sheets.
- 6) The proposed design would appear to preclude any future vehicular connection to Turkey Creek Road should Lot 202 re-develop. Staff would recommend a connection be planned for at this time;
RESPONSE: There will never be a vehicular connection between this development and Turkey Creek Road.

- 7) Please show the entire proposed boundary of the Enclave property and ensure that its dimensions match the survey for the replat;
RESPONSE: The entire Enclave boundary has been shown, and its boundary matches the plat.
- 8) Please correct the proposed zoning notes on the plan;
RESPONSE: The zoning notes have been corrected on the plan.
- 9) Please correct the building envelopes shown on the plan. The front setback is 30 feet for any front entry garage and 20 feet for a side entry garage;
RESPONSE: The building envelopes have been revised accordingly.
- 10) Please correct the typo in Note 7 under the Proposed Improvements section on Sheet C-3.0;
RESPONSE: The typo note has been corrected.
- 11) The internal pedestrian circulation plan needs to be reworked, please discuss with staff. Please also include proposed grade information (profiles) for the walking trails once locations are discussed;
RESPONSE: The internal pedestrian circulation has been revised per staff comments.
- 12) Please note that the Town's regulations now require a 6-foot green strip between the sidewalk and the street;
RESPONSE: A 6-foot green strip has been provided.
- 13) All portions of the aquatic buffer shall be on a platted open space lot. Staff would recommend that the tree covered "buffer strip" along the western boundary be an open space lot that encompasses the aquatic buffer area. Such protection of natural conditions is a key element of the OSR Zoning District;
RESPONSE: The aquatic buffer and the buffer strip have been placed in an open space lot.
- 14) The preliminary plat will have to identify any specimen trees. Please plan-ahead so such trees may be saved;
RESPONSE: Comment noted.
- 15) Please add 100 and 500-year flood boundaries to the Physical Features sheet;
RESPONSE: The 100 and 500-year flood boundaries have been added to the Physical Features sheet
- 16) Please clarify the proposed drainage route notes on the Physical Features sheet and how they relate to the developments drainage plan;
RESPONSE: The proposed drainage routes have been clarified on the plan.
- 17) Please clarify the Total Building Area and Lot Coverage calculations and related information. There seem to be inconsistencies in total area (Sheffield), lot counts, etc. from different plan sheets;
RESPONSE: The Total Building Area and Lot Coverage calculations have been verified.
- 18) Please add contours to the Concept Plan sheets or add a sheet(s) clearly showing the full lot layout with contours for evaluation;
RESPONSE: Contours have been added to the Concept Plan as requested. However, doing so makes the plan confusing and almost unreadable, so two copies of the Concept Plan have been provided – one with contours which is not very clear and one without contours.

19) The streetscaping plan is minimal and there is no indication of coordination of proposed street trees with utilities. If street trees will be part of the streetscape design please ensure that such planting is doable. A completion letter of credit will be required to ensure the satisfactory completion of all streetscape elements;

RESPONSE: Final plan coordination between trees and utilities will be done during the design stage of the project.

20) Please show proposed utility connection locations to existing mains in the area;

RESPONSE: The proposed utility connection locations have been tentatively shown. The final connection locations will be verified following coordination with the various utility districts during the design stage.

21) Please clarify the easement noted on the streetscaping plan near the proposed entrance sign;

RESPONSE: The proposed easement has been made into an open space lot at the direction of the planning staff.

22) An entrance sign would not be permitted given that this development is being added into Sheffield and is not a typical new and separate development;

RESPONSE: The proposed entrance sign has been removed from the plans.

23) Thornbush is spelled incorrectly on the concept plan.

RESPONSE: The spelling has been corrected.

24) The rezoning must be finalized as a condition of concept plan approval;

RESPONSE: Comment noted

25) The plat which adds a portion of Lot 202 must be approved and recorded as a condition of concept plan approval;

RESPONSE: Comment noted

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

26) Please provide documentation of easement agreements for drainage across adjacent property;

RESPONSE: Documentation of the easement agreements will be provided by the developer.

27) Please remove duplicate line and feature labels throughout plan for clarity;

RESPONSE: The duplicate line and feature labels have been removed.

28) Maximum allowable slope is 2.5:1 ;

RESPONSE: The proposed slopes have been revised accordingly.

29) Where is the buffer for Little Turkey Creek shown?

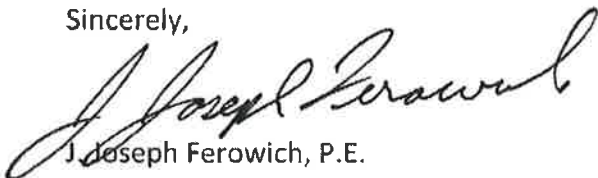
RESPONSE: The buffer location has been clarified on the revised plan.

30) Please show sidewalk and width of planting strip on Typical Roadway section.

RESPONSE: The sidewalk and planting strip have been shown on the Typical Roadway section.

If there are any further questions, please feel free to call.

Sincerely,



J. Joseph Ferowich, P.E.

Cc: Rick Wilkinson

Civil\Projects\18-08 The Enclave at Sheffield-ResponseLetter 8-4-18



LOCATION MAP

SCALE: N.T.S.

Concept Plan Submittal Package

THE ENCLAVE AT SHEFFIELD

Thornbush Lane

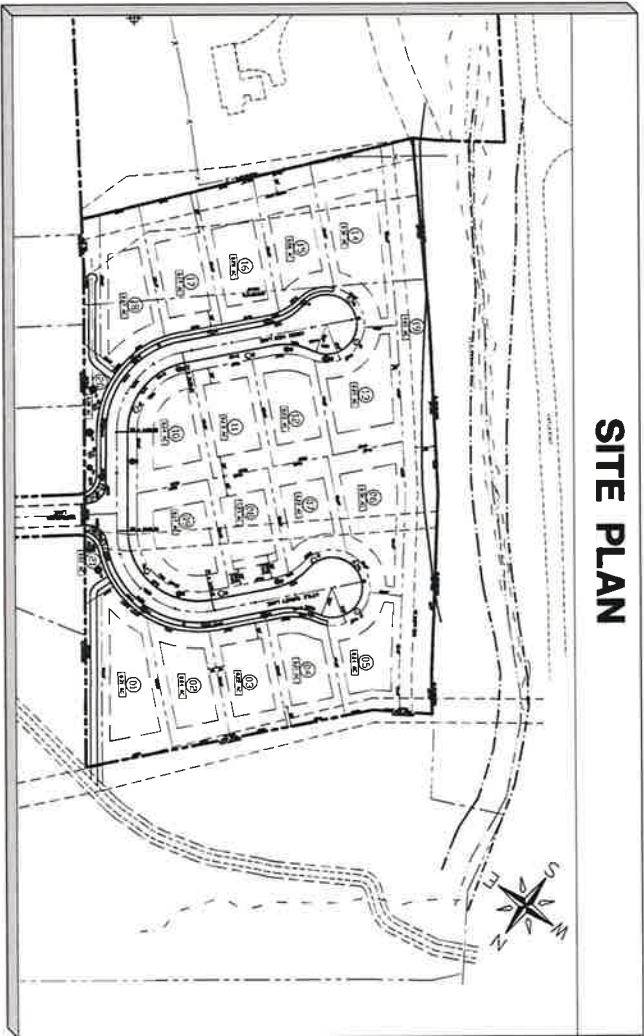
Knoxville, Tennessee 37934

Owner/Developer:

DAVE WILKINSON
9041 Executive Park Drive Suite 250
Knoxville, TN 37923

CONTACT: Dave Wilkinson
Phone: (678) 249-8599

SITE PLAN



Sheet Index

SHEET NO.	LATEST SHEET TITLE	ISSUE DATE	REVISION DATE
C-0	COVER SHEET	07-14-18	07-25-18
C-1.0	DESIGN BOUNDARY EXHIBIT	07-14-18	
C-2.0	PROPOSED PLAN	07-14-18	
C-3.0	CONCEPT PLAN 1 OF 2	07-14-18	07-25-18
C-4.0	CONCEPT PLAN 1 OF 2 (W/CONTOURS)	07-14-18	07-25-18
C-5.0	CONCEPT PLAN 2 OF 2	07-14-18	07-25-18
C-6.0	PHYSICAL FEATURES INVENTORY PLAN	07-14-18	07-25-18
C-7.0	ROAD PROFILES / PROJECT OVERVIEW	07-14-18	07-25-18
C-7.0	STREETSCAPING PLAN	07-14-18	07-25-18

*NOT INCLUDED IN THIS SET

RECEIVED

AUG 05 2018

TOWN OF FARRAGUT

SITE INFORMATION:

- SITE CONSISTS OF 2 PARCELS
1. ADDRESS: 0 THORNBRUSH LANE
CLT MAP: 152
PARCEL: 95
PARCEL ID: 152NA095
DISTRICT: FW
 2. ADDRESS: 12331 TURKEY CREEK ROAD
CLT MAP: 152
PARCEL: 94
PARCEL ID: 152NA094(NORTH 1.8 AC±)
DISTRICT: FW

OWNER: DAVID MOORE GALBRAITH
12331 TURKEY CREEK ROAD
KNOXVILLE, TN 37934
PHONE: 865-207-3645

THE ENCLAVE AT SHEFFIELD - AN ADDITION TO THE SHEFFIELD DEVELOPMENT

PER THE FINAL PLAT FOR UNIT 1 OF SHEFFIELD:
SITE AREA: TOTAL AREA = 128.228 ACRES = 5,585,612.29 SF

TOTAL AREA UNIT 1 = 73,995 AC = 3,223,223.71 SF

AGRICULTURE = 11.56 AC - 10.41 AC (CURRENT DEV) = 1.15 AC = 67,518 SF
OSR = 62.025 AC + 10.41 AC (CURRENT DEV) = 72.44 AC = 3,155,268.60 SF

OPEN SPACE LOTS:	LOT 11	7.95 AC	346302.00 SF
	LOT 205	0.1 AC	4356.00 SF
	LOT 115	2.56 AC	111513.60 SF
	LOT 99	16.79 AC	644322.40 SF
	LOT 98	1.1 AC	47916.00 SF
	LOT 201	1.22 AC	53143.20 SF
	LOT 205	0.39 AC	16974.80 SF
	LOT 204	1.53 AC	66546.80 SF
	LOT 19	0.65 AC	28514.00 SF
	LOT 20	0.08 AC	3484.80 SF
	LOT 21	0.04 AC	1742.40 SF

TOTAL OPEN SPACE AREA = 30.35 AC 1322046.00 SF
NOTE: THERE ARE 3,812 AC AVAILABLE FROM DEVELOPMENT SURPLUS

REFERENCE TABLE FROM UNIT 3 PLAT

TOTAL LOTS: 89 + 18 (CURRENT DEV) = 108 - 8 + 1, OSR LOTS
1 + 1 (CURRENT DEV) = 0 AC LOT - GALBRAITH PARCEL 94
1 OPEN SPACE LOT - GALBRAITH
78 + 1, OSR OPEN SPACE LOTS
116 TOTAL LOTS CURRENTLY

TOTAL BUILDING AREA: 75 X 126.69 = 95.00 AC = 4,138,570.26 SF
95.00 AC X 0.25 = 23.75 AC = 1,034,550.00 SF
23.75 AC / 210 (CURRENT UPDATE) = 0.113 AC = 4,922.28 SF
TOTAL LOT COVERAGE: 75 X 126.69 = 95.00 AC = 4,138,200.00 SF

JOSEPH FEROWICH P.E.
CIVIL ENGINEER

1136 N SHOREWOOD LN
CARVILL, TN 37714
EMAIL: JFEROWICH-UE@COMCAST.NET

Developer:
Dave Wilkinson
9041 Executive Park Dr, Suite 250
Knoxville, TN 37923
Phone: (678) 249-8599



CONCEPT PLAN FOR
THE ENCLAVE AT SHEFFIELD
Thornbush Lane
Knox County, Tennessee
DEVELOPER
DAVE WILKINSON

REVISION 7-25-18

PROJ. NO. 11-11
FILE NO. 11-11
DATE 7/7/18

Cover
Sheet

SHEET NO.
C-0.0

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 Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, and I (we) dedicate the minimum building restriction lines, and dedicate all streets, alleys, walks, paths, and other open space to public or private use as indicated.

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 Forragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specification of the Subdivision Regulations. This is a Category 1 Land Survey and the ratio of precision is greater than or equal to 1:10,000.

CERTIFICATE OF APPROVAL OF WATER SYSTEM
I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled _____ has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

CERTIFICATE OF APPROVAL OF SEWER SYSTEM
I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled _____ have been installed in accordance with current local and state government requirements, or a sufficient bond or cash has been filed which will guarantee said installation.

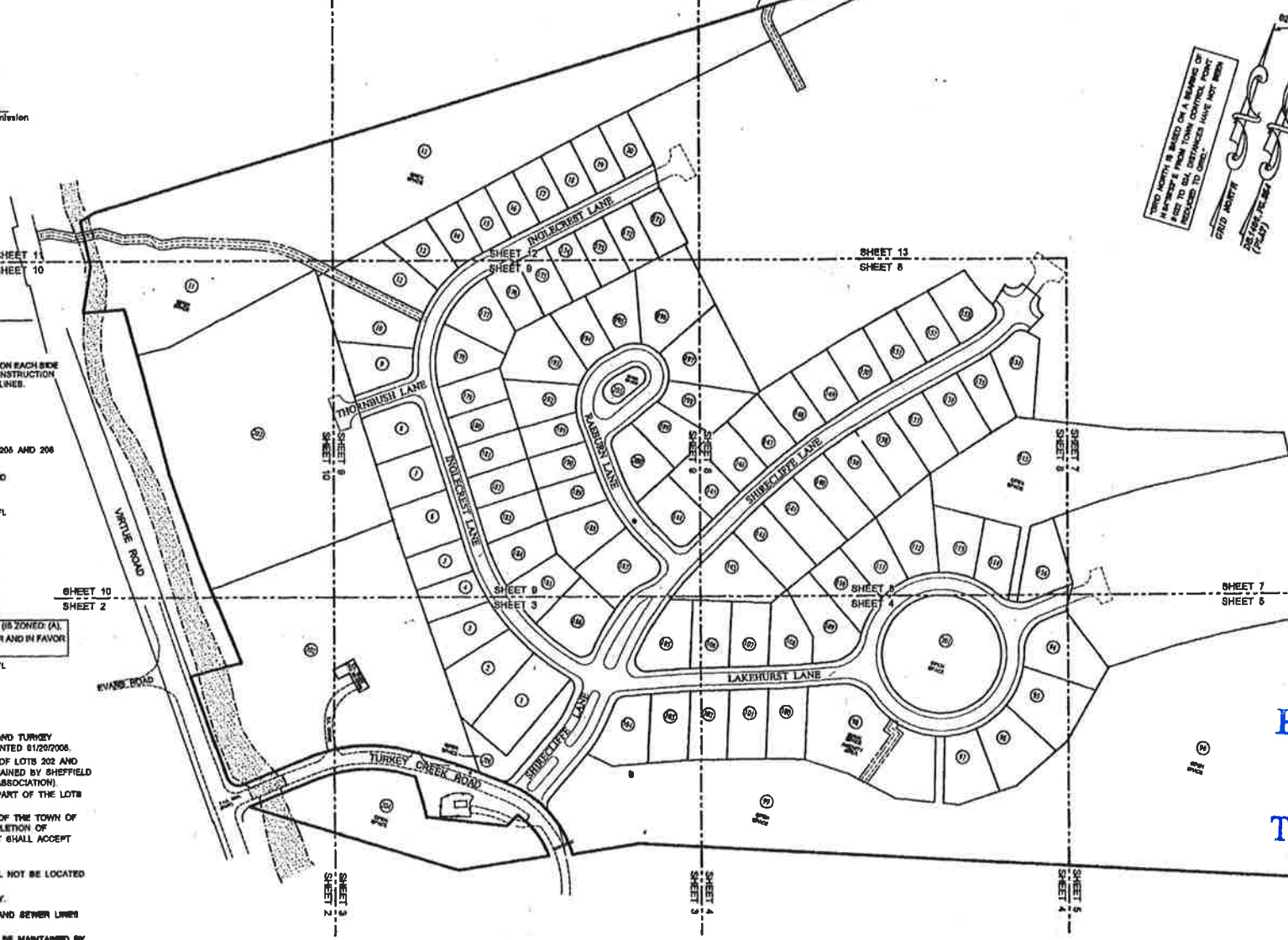
CERTIFICATE OF APPROVAL OF STREET NAMES
This is to certify that the subdivision shown hereon has been reviewed for compliance with the Knox County Uniform Street Naming and Addressing System Ordinance, and the road names are hereby approved for recording.

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 said subdivision for activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

CERTIFICATE OF 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 access is adequate to accommodate the reasonable needs of such lot as to such service within such subdivision.

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Forragut, 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 Knox County Register of Deeds.

- SITE NOTES**
- CORNER MONUMENTS AS SHOWN HEREON.
 - VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - 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 EXTERIOR LOT LINES.
 - DESD REFERENCE: INSTR. NO. 200701290061440
 - PROPERTY SHOWN ON CLT 152, PARCEL 82
 - PROPERTY ZONED: R1, OSR, A AND P
ZONED A AND P: LOTS 202, 203 AND 204
ZONED R1, OSR: LOTS 1-10, 12-22, 24-116, 134-153, 171-201, 205 AND 206
ZONED R1, OSR AND P: LOT 11
 - PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, DETRACKS AND RESTRICTIONS OF RECORD.
 - SITE AREA:** TOTAL AREA: 128.228 ACRES - 3,555,812.28 Sq. Ft.
TOTAL AREA UNIT 1: 73.886 ACRES - 2,223,223.71 Sq. Ft.
AGRICULTURE: 11.86 ACRES - 321,271.17 Sq. Ft.
OSR: 92.025 ACRES - 2,701,818.48 Sq. Ft.
OPEN SPACE LOTS: LOT 11: 7.85 ACRES - 245,387.34 Sq. Ft.
LOT 202: 0.10 ACRES - 4,487.87 Sq. Ft.
LOT 116: 2.88 ACRES - 111,438.90 Sq. Ft.
LOT 99: 14.78 ACRES - 465,780.90 Sq. Ft.
LOT 96: 1.10 ACRES - 47,917.38 Sq. Ft.
LOT 201: 1.22 ACRES - 53,092.92 Sq. Ft.
LOT 206: 0.33 ACRES - 14,882.72 Sq. Ft.
LOT 204: 1.53 ACRES - 66,715.78 Sq. Ft. (IS ZONED: (A), AND IS THE OPEN SPACE LOT REQUIRED FOR AND IN FAVOR OF LOTS 202 AND 203.)
TOTAL OPEN SPACE AREA: 29.879 ACRES - 1,286,500.80 Sq. Ft.
TOTAL LOTS: (R1, OSR, A AND P) LOTS 202, 203 AND 204
(R1, OSR) LOTS 1-10, 12-22, 24-116, 134-153, 171-201, 205 AND 206
(R1, OSR) OPEN SPACE LOTS
(OSR) TOTAL LOTS
 - VARIANCE TO SIDEWALK REQUIREMENT ALONG VIRTUE ROAD AND TURKEY CREEK ROAD ALONG GALBRAITH PROPERTY LOT 202 WAS GRANTED 8/12/2008.
 - LOT 204 IS TO BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS 202 AND 203, ALL OTHER OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY SHEFFIELD COMMUNITY OWNERS ASSOCIATION INC. (THE HOMEOWNERS ASSOCIATION).
 - THE WALKING TRAILS LEADING TO LOTS 11, 96 AND 116 ARE PART OF THE LOTS MENTIONED AND DO HAVE ROAD FRONTAGE AND ACCESS.
 - ALL WALKING TRAILS SHALL HAVE A 30' EASEMENT IN FAVOR OF THE TOWN OF FARRAGUT AND ARE RESERVED FOR PUBLIC USE. UPON COMPLETION OF CONSTRUCTION OF WALKING TRAILS, THE TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF USE OF SAID EASEMENTS.
 - ONLY LOT 99 OF OPEN SPACE LOTS IS BUILDABLE.
 - DRIVEWAYS TO LOTS 16-20, 124-140, 147-149 AND 171-173 SHALL NOT BE LOCATED WITHIN TRAFFIC CALMING TAPER OR NARROWING.
 - LOT 202 HAS EXISTING ACCESS TO TURKEY CREEK ROAD ONLY.
 - A 15' UTILITY EASEMENT EXISTS, 7.5' EITHER SIDE OF WATER AND SEWER LINES AS INSTALLED.
 - ALL LANDSCAPE ISLANDS WITHIN THE RIGHTS-OF-WAYS, SHALL BE MAINTAINED BY SHEFFIELD COMMUNITY OWNERS ASSOCIATION INC. (THE HOMEOWNERS ASSOCIATION).
 - ALL SLOPE AND CONSTRUCTION EASEMENTS ON LOTS 202 AND 204 REQUIRED FOR BRIDGE CONSTRUCTION ON TURKEY CREEK ROAD WILL BE DEDICATED WITH THE SIGNING OF THIS PLAT.
 - TOTAL BUILDING AREA:** 75 X 115.27 = 87,2025 AC. - (3,788,540.9000 Sq. Ft.)
87,2025 AC. X 25 = 21,8006 AC. - (949,834.1350 Sq. Ft.)
21,8006 AC. X 183 = 0.1130 AC. - (4,922.2800 Sq. Ft.)
 - TOTAL LOT COVERAGE:** 75 X 115.27 = 87,2025 AC. - (3,788,540.9000 Sq. Ft.)
87,2025 AC. X 35 = 30,5209 AC. - (1,329,495.4040 Sq. Ft.)
30,5209 AC. X 183 = 0.0181 AC. - (818.6280 Sq. Ft.)
 - LOT 204 IS AN OPEN SPACE LOT REQUIRED AS PART OF THE SUBDIVISION/ CREATION OF LOTS 202, 203, AND 204.
 - LOTS 1, 96, 104, AND 206 DO NOT HAVE DRIVEWAY ACCESS TO SHIRCLIFFE LANE.
 - WALKING TRAIL ON LOT 99 TO BE INSTALLED WHEN CLUBHOUSE AND POOL ARE CONSTRUCTED.
 - EXACT LOCATION OF WALKING TRAIL ON LOT 11 TO CARLYLE ROAD TO BE DETERMINED BY THE TOWN OF FARRAGUT DURING PHASE 2 CONSTRUCTION.
 - BUILDING DETRACKS FOR (R1, OSR) ZONING ARE AS FOLLOWS:
- FRONT YARD: 20'
- FRONT YARD: 30'
- SIDE YARD: MINIMUM OF 20' BETWEEN BUILDINGS (10' DETRACK UNLESS SHOWN OTHERWISE)
- REAR YARD: 25'
- PERIPHERAL PROPERTY LINE: 50'
 - BUILDING DETRACKS FOR (A) ZONING ARE AS FOLLOWS:
- FRONT YARD: 50'
- SIDE YARD: 50'
- REAR YARD: 50'
 - THE WALKING TRAIL WILL BE CONSTRUCTED ON LOT 99 AT TIME OF CONSTRUCTION OF RECREATIONAL FACILITIES.



OWNER (REMAINING PROPERTY)
PATRICK SCHAAD AND
SHEFFIELD PROPERTIES
GENERAL PARTNERSHIP
150 MAJOR REYNOLDS PL.
KNOXVILLE, TN 37919
665-637-2674

OWNER (LOTS 202, 203 AND 204)
DAVID MOORE GALBRAITH
12331 TURKEY CREEK ROAD
KNOXVILLE, TN 37922
865-966-5475

GRAPHIC SCALE
1 inch = 200 ft.

RECEIVED
AUG 05 2008
TOWN OF FARRAGUT

FINAL PLAT SHEET 1 OF 13
SHEFFIELD UNIT 1
SCALE: 1"= 200'
APPROVED BY: REL
DRAWN BY: GMS
DATE: 10-02-2008
REV: 01-24-2007
DISTRICT 6 * TOWN OF FARRAGUT
KNOX COUNTY * TENNESSEE
12331 TURKEY CREEK ROAD
TAX MAP 152, PARCEL 52
DRAWING NO.: 4397-FP

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37922
PH: (865) 671-0183
FAX: (865) 671-0213

THE ENCLAVE AT SHEFFIELD
Thornbush Lane
Knox County, Tennessee
DEVELOPER
DAVE WILKINSON

CONCEPT PLANS FOR
THE ENCLAVE AT SHEFFIELD
Thornbush Lane
Knox County, Tennessee
DEVELOPER
DAVE WILKINSON

EXISTING
Boundary
Exhibit

C-1.0

JOSEPH FEROWICH P.E.
CIVIL ENGINEER
1135 N. SHOREWOOD LN
CARVILLE, TN 37714
EMAIL: JFEROWICH@GCOMCAST.NET

Developer:
Dave Wilkinson
9041 Executive Park Dr, Suite 250
Knoxville, TN 37923
Phone: (678) 249-8890

THE LOCATION OF UNDERGROUND UTILITIES HAS NOT
BEEN VERIFIED BY EXCAVATION AND SHALL BE VERIFIED BY
THE PROPERTY OWNER PRIOR TO CONSTRUCTION.

2. A FIVE (5) FOOT UTILITY, DRAINAGE AND CONSTRUCTION
EASEMENT SHALL BE REQUIRED TO CROSS THE PROPERTY
FROM THE EXISTING SEWER MAIN TO THE EXISTING
10" (10") FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT
LOCATED ON THE EAST SIDE OF THE PROPERTY.

3. SANITARY SEWER EXISTENCE 7' BY 8' EACH SIDE OF
CENTRILINE OF EXISTING SEWER PIPE.

4. FOR PORTIONS OF THE PROPERTY LOCATED WITHIN A SPECIAL
LOCAL HAZARDOUS WASTE (SL) MAP HAZARDOUS CLUST F,
DATED MAY 2, 2009.

5. THE PROPERTY IS ZONED AS FOLLOWS:

1. UNINCORPORATED TOWN OF FARMINGTON RESIDENTIAL
SIDE WALK 18 FT (18M) TO 20 FT (6M) (NH)
2. UNINCORPORATED TOWN OF FARMINGTON RESIDENTIAL
SIDE WALK 20 FT.

6. THE PURPOSE OF THIS PLAT IS THE RECONSTRUCTION OF LOTS
209 AND 201 BY MOVING THE COMMON BOUNDARY TO ALLOW FOR EXPANSION
OF LOT 209 INTO THE PUBLIC DEVELOPMENT.

7. TOTAL LOTS: 2.

8. TOTAL ACRES: 15.41 ACRES

9. THE 10 FT WALKWAY DRAINAGE SHALL BE IN FAVOR OF THE TOWN OF
FARMINGTON AND RESIDENTIAL DEVELOPMENT USE OF THE TOWN OF FARMINGTON
SHALL ACCEPT MAINTENANCE AND LIABILITY OF USE SAME.

10. A PORTION OF LOT 201 SHALL BE MOVED THE 100-FOOT-LEVEL
EASEMENT AS SHOWN ON THE PLAT TO THE 100-FOOT-LEVEL
EASEMENT LOCATED ON THE SOUTHWEST CORNER OF THE
NARRROW STRIP OF THE SOUTHWEST PLANNED ELEVATION
FOR PROTECTING THE 100-FOOT-LEVEL OF LOT 201.

EXCEPT AS NOTED OR SHOWN ON THIS PLAN, THE FOLLOWING PARTNER HEREBY CONSENT TO THE RELEASE OF ALL RIGHTS THAT MAY HAVE ACCRUED FOR THEIR USE AND BENEFIT (1) IN THE UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG THE ORIGINAL LOT LINES OR (2) FROM EASEMENTS IDENTIFIED HEREIN. CLAIMS OR DAMAGES BY THE STATE OF CALIFORNIA OR THE COUNTY OF SAN DIEGO IN UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ARE PROVIDED AND AS NEW PROPERTY LINES OR AS FACILITIES ARE INSTALLED OR SHOWN HEREON. THE ABOVE PROVISIONS NOT WITHSTANDING PRIOR EASEMENTS OR PRIOR UTILITY PLACEMENTS ARE NOT RELEASED UNLESS SPECIFICALLY NOTED HEREON. EXISTING EASEMENTS OR PLACEMENTS NOTED HEREON WILL NOT BE ADVERSELY AFFECTED BY THE DEVELOPMENT AS HEREIN PROPOSED.

I CERTIFY THAT STREETS, SIDEWALKS, AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS, OR THAT A SECURITY BOND IN THE AMOUNT OF \$_____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. STREETS ARE PUBLIC STREETS MAINTAINED AT PUBLIC EXPENSE.

I HEREBY CERTIFY THAT EVERY LOT WITHIN THIS SUBDIVISION HAS AVAILABLE TO IT A SOURCE FOR THE SERVICE IDENTIFIED BY SIGNATURES BELOW WHICH SERVICE SOURCE IS ADEQUATE TO ACCOMMODATE THE REASONABLE NEEDS OF SUCH LOTS AS TO SUCH SERVICE WITHIN SUCH SUBDIVISION.

CERTIFICATE OF WATER AND SEWER AVAILABILITY
I HEREBY CERTIFY THAT EVERY LOT WITHIN THIS RESUBDIVISION
HAS AVAILABLE TO IT, WATER AND SEWER SERVICE THAT IS
ADEQUATE TO ACCOMMODATE THE REASONABLE NEEDS OF SUCH LOTS

I CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN REVIEWED FOR COMPLIANCE WITH THE KNOX COUNTY UNIFORM STREET NAMING AND ADDRESSING SYSTEM ORDINANCE, AND THE ROAD NAMES ARE HEREBY APPROVED FOR RECORDING.

	CHORD BEARINGS	CHORD	RADIUS	ARC
C1	S&F 25.22"	120.80	1025.00"	120.80"
C1	S&F 02.37"	42.56		
C2	S&F 50.77"	217.84	346.00"	221.60"
L2	S&F 16.17"	153.35		
C3	N&F 20.47"	36.20	22.00"	40.40"
L3	N&F 27.51"	233.27		
L4	N&F 18.08"	78.73		
L5	N&F 44.88"	34.62		
L6	S&F 19.11"	53.48		
L7	S&F 30.01"	66.31		
L8	N&F 50.02"	49.87		
L9	N&F 37.02"	72.84		

	DISTANCE	BEARING
EAI	58.83	S48°18'17"
E2	3.53	N05°18'09"
E3	34.62	N58°44'55"
E4	20.18	N41°17'10"
E5	22.70	N34°03'34"
E6	20.13	N34°03'54"
E7	55.50	N09°42'18"
E8	12.81	S39°18'11"
E9	7.50	S36°19'11"
E10	55.83	S34°42'18"

SHEFFIELD, UNIT 1
#20070208 008422

THE BASIS FOR THE NORTH MERIDIAN OF THIS SURVEY
IS THE TENNESSEE LAMBERT GRID, NAD83
ESTABLISHED BY GPS OBSERVATION.

LEGEND:

- IRON PINS AT ALL CORNERS
 ● IRON PIN - FOUND
 ● IRON PIPE - FOUND
 ○ IRON PIN - SET
 ○ UTILITY FEATURE
 _____ PROPERTY LINE
 _____ RIGHT-OF-WAY
 _____ R/W CENTERLINE
 _____ BUILDING SETBACK
 _____ EASEMENT
 _____ 500 YR FLOOD FRINGE
 _____ 100 YR FLOOD FRINGE

CERTIFICATE OF OWNERSHIP
AND GENERAL DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED BY ENROLLMENT NUMBER 2005120000000000 AS RECORDED IN THE OFFICE OF THE COUNTY REGISTER OF KANE COUNTY, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LIMITS, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

SIGNATURE	DATE
SIGNATURE	DATE

OWNER:
DAVID WILKINSON
1209 HWY 85 CONNECTOR
BROOKS, GA 30205
(678)248-8588

CLT REF: MAP113F, GROUP B, PARCELS 007, 009 & 010
REFERENCE DEED BK: 2111, PG 7; INST #20130327 0082831.

RBalley Corp.

224 ILLINOIS AVENUE
OAK RIDGE, TENNESSEE 37830-4465
(615) 207-8280

FILE: 2295PLAY	REVISIONS OF		
REVISION: 0	LOTS 202 & 203, SEFFIELD, UNIT 1		
	LOCATED AT THORNBUSH LANE		
DRAWN BY: R. A. BAILEY	FARRAGUT, KNOX COUNTY, DISTRICT 6, TENNESSEE		
DATE: 13 JUL 18	SCALE: 1" = 60'	SHT: 1	OF: 1
			2295

JOSEPH FEROWICH P.E.
CIVIL ENGINEER
1136 N SHOREWOOD LN
CARTVILLE, TN 37714
E-MAIL: JFEROWICH-UE@COMCAST.NET

Developer:
Dave Wilkinson
9041 Executive Park Dr, Suite 250
Knoxville, TN 37923
Phone: (678) 249-8599

CONCEPT PLAN FOR

THE ENCLAVE AT SHEFFIELD

Thornbush Lane
Knox County, Tennessee

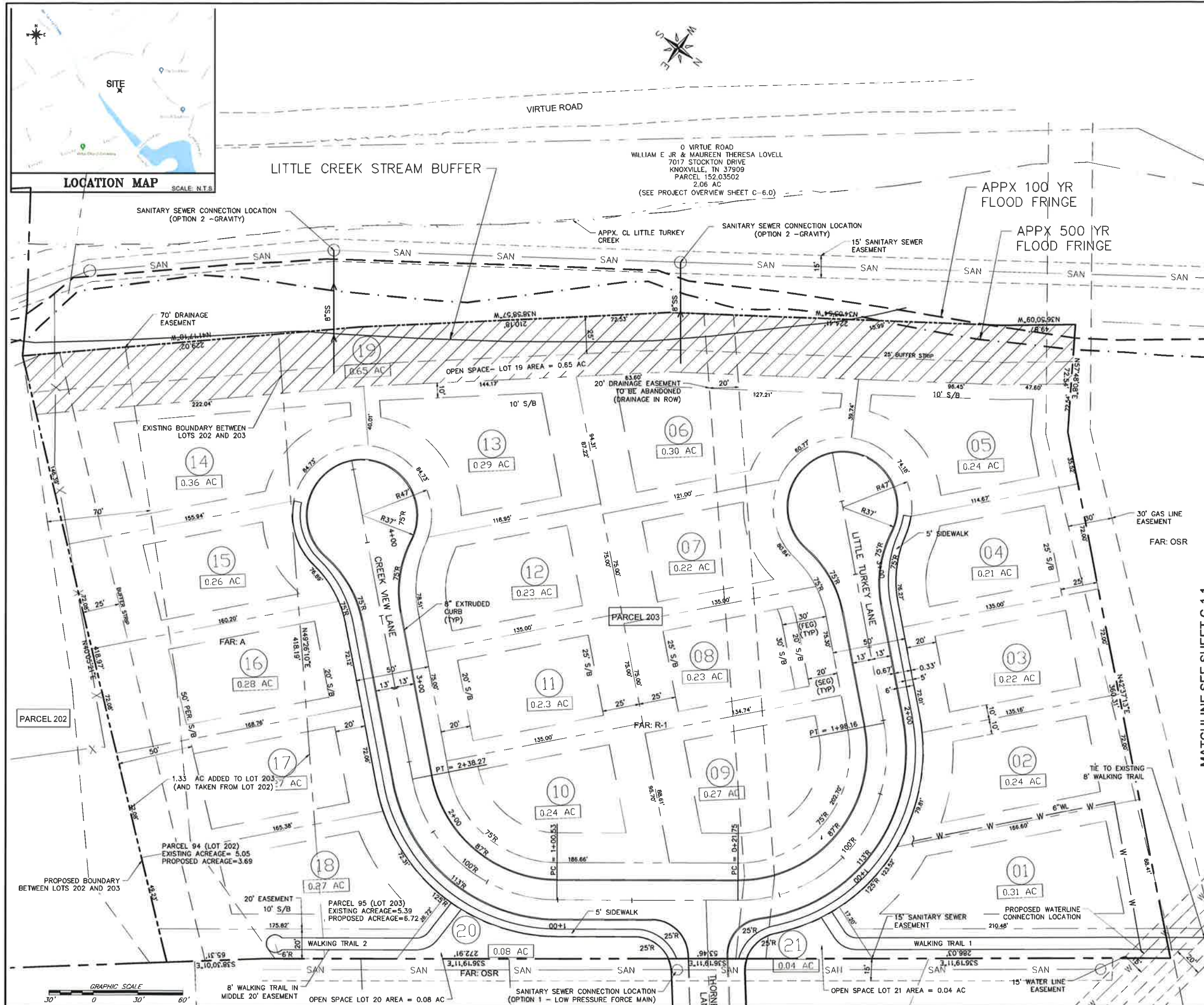
DEVELOPER
DAVE WILKINSON

PROJ. NO. • -
FILE NO. • -
ISSUE DATE • 7/14/18

Proposed Plat

SHEET NO:

C-2.0



SITE INFORMATION:
SITE CONSISTS OF 2 PARCELS
1. ADDRESS: 0 THORNBRUSH LANE
CLT MAP: 152
PARCEL: 95
PARCEL ID: 152NA095
DISTRICT: FW
AREA: 5.39 AC
2. ADDRESS: 12331 TURKEY CREEK ROAD
CLT MAP: 152
PARCEL: 94
PARCEL ID: 152NA094(NORTH 1.8 AC±)
DISTRICT: FW
AREA: 5.05 AC
(NORTH 1.8 AC TO BE CONVEYED TO PROPOSED PROJECT)

OWNER: DAVID MOORE GALBRAITH
12331 TURKEY CREEK ROAD
KNOXVILLE, TN 37934
PHONE: 865-207-3645

SUBDIVISION SUMMARY:
1. TRACT SIZE = 5.39 AC + 1.8 AC = 7.19 AC
2. NUMBER OF LOTS PROPOSED = 19
3. PROPOSED ROADS ARE TO BE PUBLIC ROADS
4. 50' RIGHT-OF-WAY
5. 26' WIDE PAVEMENT W/8" EXTRUDED CURBS

OPEN SPACE REQUIREMENT:
35% OF TOTAL DEVELOPMENT AREA
TOTAL DEVELOPMENT AREA = 6.72 ACRES
OPEN SPACE REQUIRED = 6.72 AC X 0.35 = 2.35 AC
OPEN SPACE PROVIDED:
ON SITE: LOT 19 = 0.65 AC
LOT 20 = 0.08 AC
LOT 21 = 0.04 AC
LOT 204 = 1.53 AC
SHEFFIELD SUBDIVISION UNITS 1 - 3 HAVE A SURPLUS
OF 3.812 AC
TOTAL OPEN SPACE AVAILABLE:
1.53 AC + 3.812 AC + 0.77 AC = 6.11 AC
NET OPEN SPACE = 3.51 AC REMAIN FOR PARCEL 94 TO USE

PROPOSED BUILDING SETBACKS
FRONT: 20 FEET FOR SIDE ENTRY GARAGE
30 FEET FOR A FRONT ENTRY GARAGE
SIDE: 10 FEET
REAR: 25 FEET
PERIPHERY: 50 FEET WEST AND SOUTH ONLY

PROPOSED IMPROVEMENTS:
1. APPROXIMATELY 885 LF OF PAVED ROADWAY
2. INSTALLATION OF A WATERLINE EXTENSION
3. INSTALLATION OF A SANITARY SEWER EXTENSION
4. PROVIDE ELECTRIC SERVICE
5. PROVIDE TELEPHONE SERVICE
6. CONSTRUCTION OF A 5' WIDE CONCRETE SIDEWALK
ALONG PROPOSED ROADS
7. CONSTRUCTION OF AN ASPHALT TRAIL WITHIN THE
SUBDIVISION AND CONNECTING TO EXISTING TRAIL

RESTRICTIONS:
1. LOTS TO HAVE ACCESS TO INTERNAL STREETS ONLY

ZONING: PARCEL 95 R-1: REZONE TO OSR
PARCEL 94 A: REZONE TO R1

EASEMENTS: 5' ON ALL INTERIOR LOT LINES
10' ON ALL FRONT AND REAR LINES

UTILITIES: SEWER- FIRST UTILITY DISTRICT
WATER- FIRST UTILITY DISTRICT
ELECTRIC- KNOX COUNTY UTILITY BOARD
GAS- KNOX COUNTY UTILITY BOARD
TELEPHONE- TDS TELECOM
CABLE- CHARTER

AQUATIC BUFFER:
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.
THE AQUATIC BUFFER IS SHOWN ALONG LITTLE TURKEY CREEK.

ENGINEERING CERTIFICATION:
THE PROPOSED CONCEPTUAL LAYOUT CAN BE DESIGNED TO COMPLY
WITH THE TOWN OF FARRAGUT APPLICABLE ORDINANCES

NOTES: THE CONCEPT PLAN CONTAINS "CONCEPTUAL INFORMATION"
WHICH IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

SEE SHEET C-3.0 FOR PARCEL LIMITS

LEGEND
S/B BUILDING SETBACK
FEG FRONT ENTRY GARAGE
SEG SIDE ENTRY GARAGE
SAN EXISTING SANITARY SEWER
W EXISTING WATERLINE
CON EXISTING CONTOURS

SURVEYOR: RICHARD A. BAILEY PLS
PHONE: 865-207-5260

RECEIVED

AUG 06 2018

TOWN OF FARRAGUT

JOSEPH FEROTICH P.E.
CIVIL ENGINEER
1136 N SHOREWOOD LN
CARYVILLE, TN 37714
EMAIL: JFEROTICH@GCOMCAST.NET

Developer:
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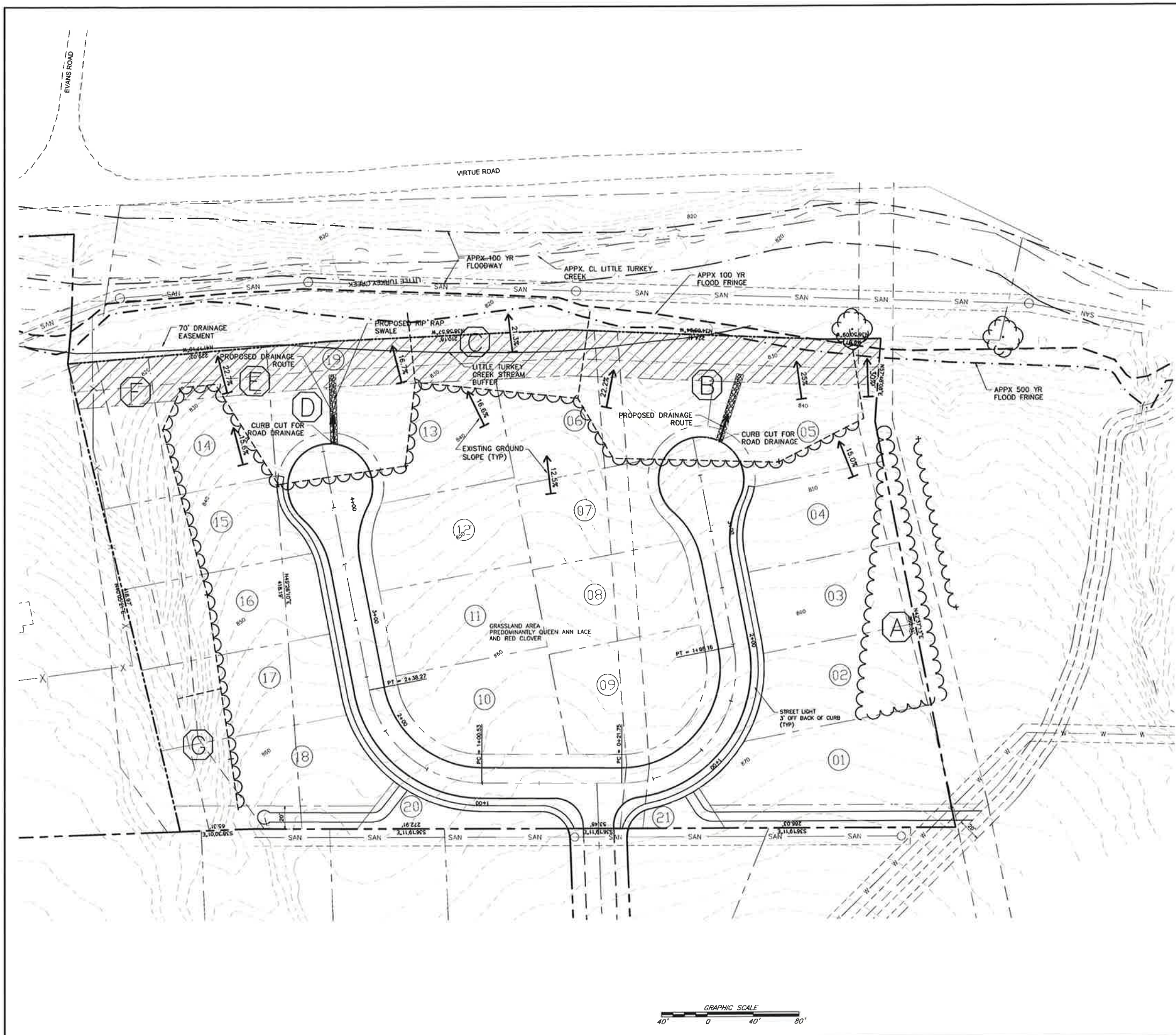
CONCEPT PLAN FOR
THE ENCLAVE AT SHEFFIELD
Thornbrush Lane
Knox County, Tennessee
DEVELOPER
DAVE WILKINSON

REVISION 7/25/18

PROJ. NO. --
FILE NO. --
ISSUE DATE: 7/14/18

Concept
Plan
1 of 2

SHEET NO:
C-3.0





S/B

SAN

W

850

BUILDING SETBACK

EXISTING SANITARY SEWER

EXISTING WATERLINE

EXISTING CONTOURS

RECEIVED
AUG 06 2018
TOWN OF FARRAGUT

50 FT AREA	DENSITY / SPECIES	MATURITY	NOTE
7,800	(A) 30% HACKBERRY 30% CHOKE CHERRY 30% YELLOW POPLAR 10% MISC OTHER	YOUNG	BLACKBERRY & HONEYSUCKLE UNDERGROWTH
26,600	(B) 45% SO RED CEDAR 30% HACKBERRY 15% BOXELDER MAPLE 10% MISC OTHER	MATURE	VINE & SHRUB UNDERGROWTH
10,000	(C) 60% HACKBERRY 25% SO RED CEDAR	MATURE	VINE & SHRUB UNDERGROWTH
15,400	(D) 15% BASSWOOD & BLACK WALNUT 40% HACKBERRY 35% SO RED CEDAR 25% MISC OTHER	INTERMEDIATE	
5,000	(E) 40% CRABAPPLE 40% CHOKE CHERRY 20% MISC OTHER	INTERMEDIATE	THICK VINES & SHRUBS
22,300	(F) 50% SO RED CEDAR GROVE	MATURE	
5,300	(G) LOCUST & HACKBERRY	INTERMEDIATE	

2.12 ACRES PREDOMINANTLY SO RED CEDAR ON THE SOUTH WITH HEAVY PRESENCE OF HACKBERRY ON THE NORTHWEST. BOTH SPECIES ARE MATURE, OLDER STANDS.

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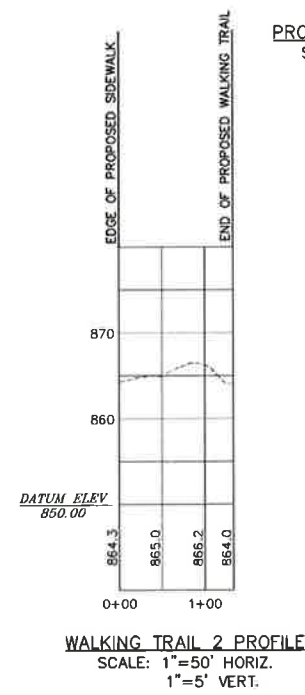
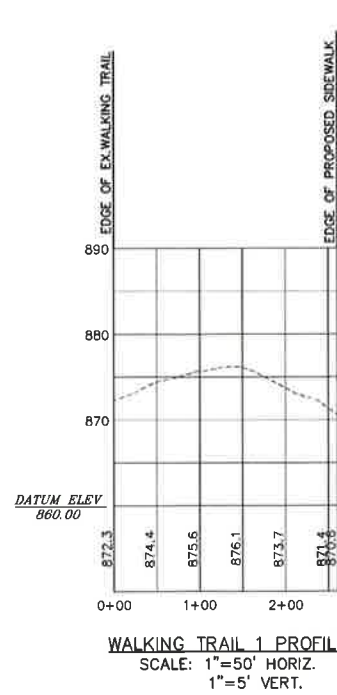
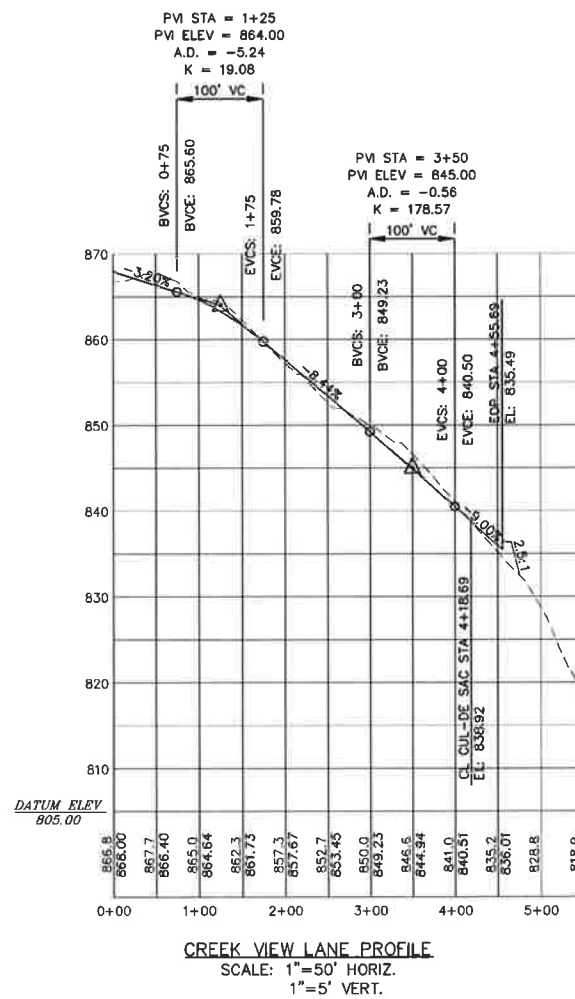
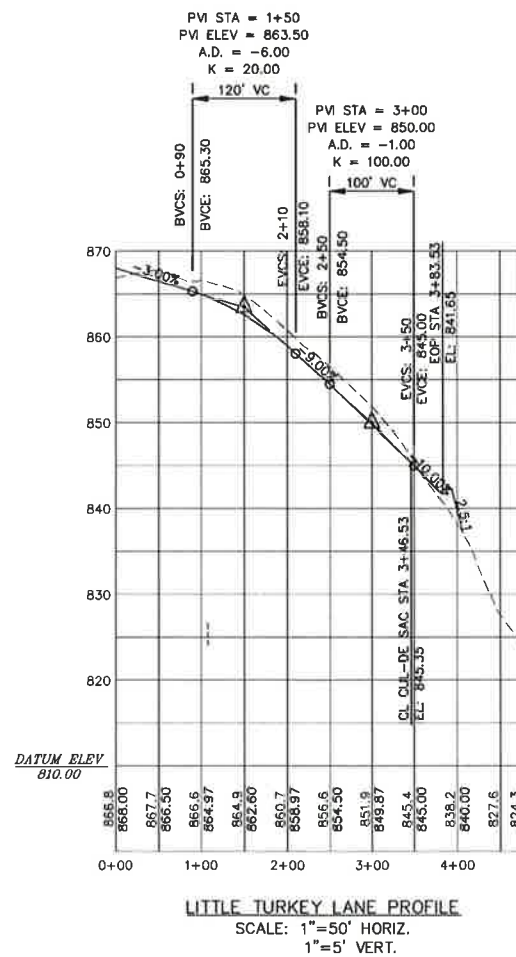
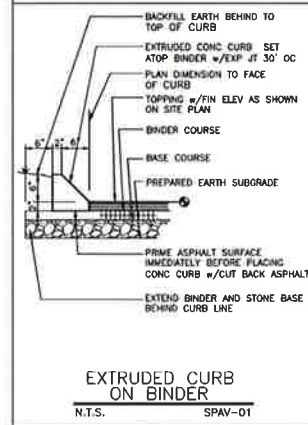
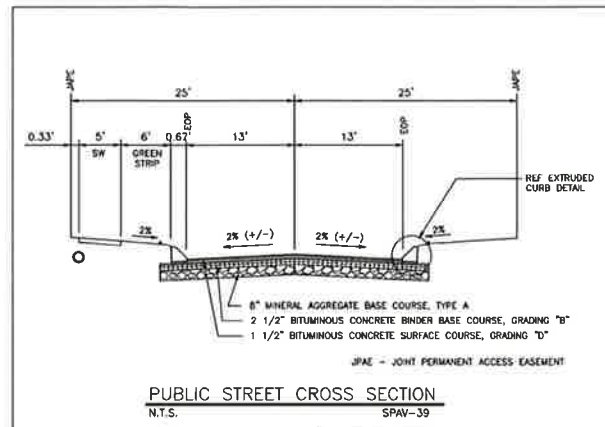
CONCEPT PLAN FOR
THE ENCLAVE AT SHEFFIELD
Thornbush Lane
Knox County, Tennessee
DEVELOPER
DAVE WILKINSON

REVISION 7-25-18

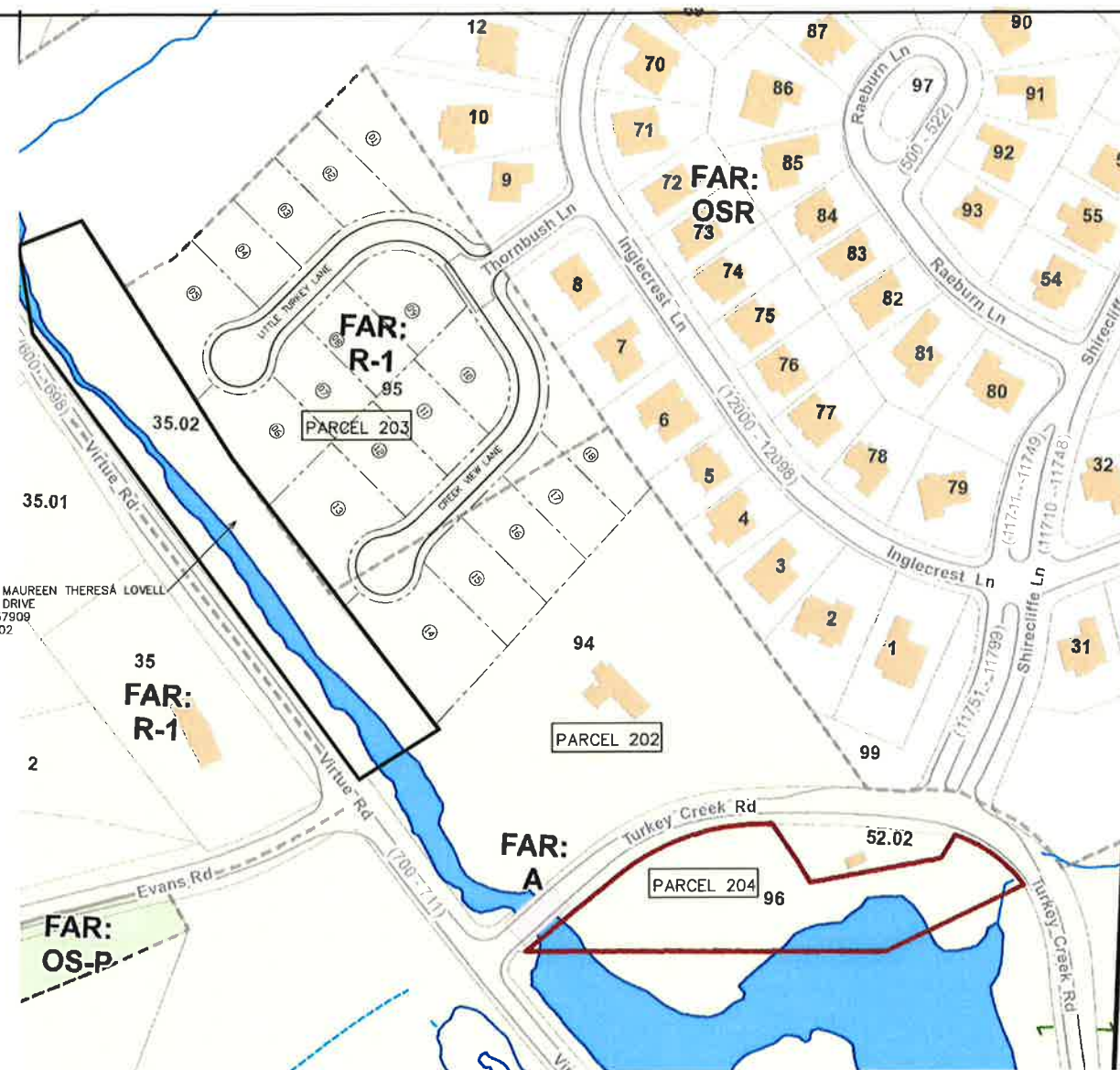
PROJ. NO. --
FILE NO. --
ISSUE DATE • 7/14/18

Physical
Features
Inventory Plan

SHEET NO:
C-5.0



0 VIRTUE ROAD
WILLIAM E JR & MAUREEN THERESA LOVELL
7017 STOCKTON DRIVE
KNOXVILLE, TN 37909
PARCEL 152.03502
2.06 AC



RECEIVED
AUG 06 2018
TOWN OF FARRAGUT

JOSEPH FEROWICH P.E.
CIVIL ENGINEER
1136 N SHOREWOOD LN
KNOXVILLE, TN 37923
EMAIL: JFEROWICH@VERIZON.NET

Developer:
Dave Wilkinson
9041 Executive Park Dr, Suite 250
Knoxville, TN 37923
Phone: (678) 249-8899



CONCEPT PLAN FOR
THE ENCLAVE AT SHEFFIELD
Thornbush Lane
Knox County, Tennessee
DEVELOPER
DAVE WILKINSON

REVISION 7-25-18

PROJ. NO. --
FILE NO. --
ISSUE DATE: 7/14/18

Road Profiles
/Project
Overview

SHEET NO:
C-6.0

PLANT SCHEDULE

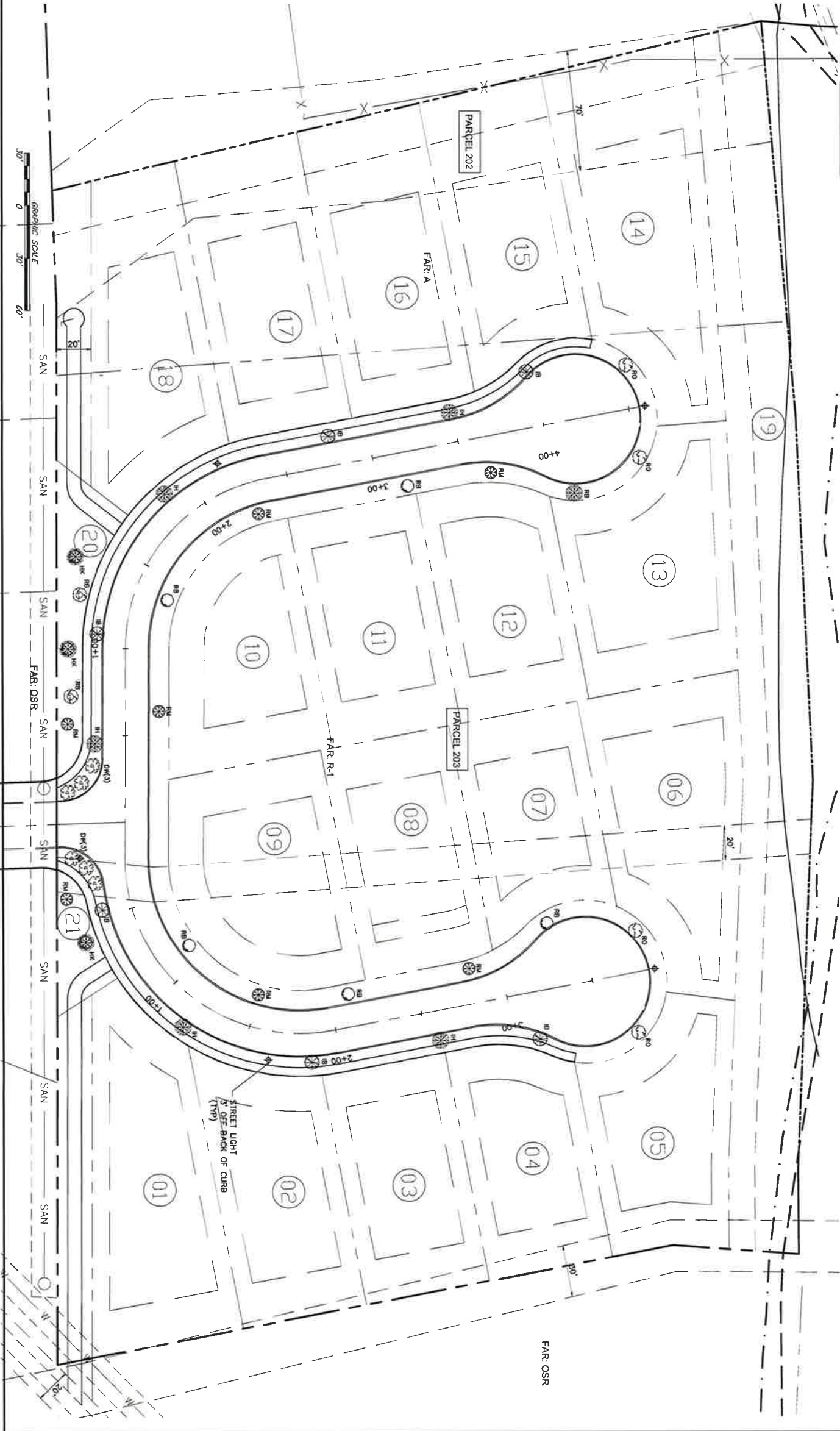
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	NUMBER PROVIDED	CONDITION
	INKBERRY HOLLY	ILEX COSSYA	3 CAL	PER PLAN	05	B & B
	INDIGO BUSH	AMORPHA FRUTICOSA	3 CAL	PER PLAN	06	B & B
	FLOWERING DOGWOOD	CORNUS FLORIDA	1 1/2" CAL	AS SHOWN	06	B & B
	RED MAPLE	ACER RUBRUM	3" CAL	AS SHOWN	08	B & B
	RIVER BIRCH	BETULA NEGRA	3" CAL	AS SHOWN	06	B & B
	RED OAK	QUERCUS RUBRA	3" CAL	AS SHOWN	04	B & B
	HEKLOCK	TSUGA CANADENSIS	3" CAL	AS SHOWN	03	B & B
	REDBUD	CECROPS CANADENSIS	3" CAL	AS SHOWN	02	B & B
TOTAL =					29	TREES
TOTAL =					11	SHRUBS



RECEIVED

AUG 06 2018

TOWN OF FARRAGUT



CONCEPT PLAN FOR

THE ENCLAVE AT SHEFFIELD
Thornbush Lane
Knox County, Tennessee
DEVELOPER
DAVE WILKINSON

Developer:
Dave Wilkinson
9041 Executive Park Dr, Suite 260
Knoxville, TN 37923
Phone: (678) 249-8599

JOSEPH FEROWICH P.E.
CIVIL ENGINEER

1136 N SHOREWOOD LN
CARYVILLE, TN 37714
EMAIL: JFEROWICH-UE@COMCAST.NET

PROJECT NO. 11-11
FILE NO. 11-11
ISSUE DATE 7/14/18

Streetscaping
Plan

SHEET NO.
C-7.0

MEETING DATE: August 16, 2018

AGENDA ITEM #16

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Assistant Community Development Director

SUBJECT: Approval of utilities – Verizon Installation of Underground Conduit along Kingston Pike

INTRODUCTION AND BACKGROUND: This utility extension includes a request from Verizon to install approximately 12,229 feet of underground conduit along Kingston Pike. Installation will occur within the existing right-of-way and utility easements. The proposed facilities will expedite the future installation of fiber optic cable and similar services offered by Verizon.



MCImetro

ACCESS TRANSMISSION SERVICES, LLC



OUTSIDE PLANT CONSTRUCTION



ENGINEERING SERVICES

---- (TOWN OF FARRAGUT CONCEPT PLAN) ----

KNOXVILLE, TN

FRONTHAUL

PERMIT DRAWINGS

ASSOCIATED PERMITS:

PROJECT STATUS: PERMIT DRAWINGS

STATUS DATE: 7/18/2018



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1710AISU

TOWN OF FARRAGUT

KNOXVILLE, TN

Mastec

OUTSIDE PLANT CONSTRUCTION

TOWN OF FARRAGUT CONCEPT PLAN 1710A\ISU

FORESITE

Forrest Group, Inc.
6161 Peachtree Pkwy.
Suite 240
Norcross, GA 30092
o | 770.268.1322
f | 770.268.1044
w | www.forgo.com

DATE: 7/18/2018

ENGINEER: MD

DRAWN BY: KTS

REVISIONS

[illegible]

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SCALE

HORIZONTAL

VERTICAL:

SHEET: A-02



PROJECT QUANTITIES

PRIMARY STREET	ADDRESSES	CROSS STREET(S)
KINGSTON PIKE		
WEST END AVENUE		

[illegible]

SYMBOL KEY

MCI PROPOSED CONSTRUCTION

	DIRECTIONAL BORE
	OPEN TRENCH
	PROPOSED STRAND
	UNDERGROUND FIBER OPTIC CABLE
	AERIAL FIBER OPTIC CABLE
	17"x30"x24" VAULT
	24"x36"x24" VAULT
	24"x36"x24" VAULT
	30"x60"x36" VAULT
	BORE PIT
	PROPOSED MANHOLE
	ANCHOR AND GUY
	OVERHEAD GUY
	PUSH BRACE
	SIDEWALK ANCHOR AND GUY
	SPLICE
	RISER
	SLACK LOOP
	VES2K SITE
	MISC2 LOCATIONS

OTHER UTILITIES

	GAS LINE		WATER LINE
	GAS METER		FIRE HYDRANT
	GAS VALVE		WATER VALVE
	TELECOM LINE		WATER METER
	TELECOM MANHOLE		STORM WATER LINE
	TELECOM CABINET		STORM WATER UTILITY
	UNKNOWN MANHOLE		WASTE WATER LINE
	UNKNOWN VAULT		WASTE WATER MANHOLE
	CABLE TV LINE		OVERHEAD POWER LINE
	FIBER OPTIC CABLE LINE		UNDERGROUND POWER LINE

MCI EXISTING CONSTRUCTION

	EXISTING MCI METRO CONDUIT
	EXISTING MCI METRO VAULT
	EXISTING 17"x30"x24" VAULT
	EXISTING 24"x36"x24" VAULT
	EXISTING 24"x36"x36" VAULT
	EXISTING 30"x48"x36" VAULT
	EXISTING 36"x76"x42" VAULT
	EXISTING STRAND
	EXISTING MANHOLE

	POWER TRANSFORMER
	POWER MANHOLE
	POWER JUNCTION BOX
	POWER CABINET
	POWER VAULT
	WOODEN POLE
	STEEL POLE
	CONCRETE POLE
	STREET LIGHT
	TRAFFIC LIGHT



PROJECT:

1710A/SU

TOWN OF FARRAGUT

KNOXVILLE, TN

Mastec
OUTSIDE PLANT CONSTRUCTION

TOWN OF FARRAGUT CONCEPT PLAN 1710A/SU

FORESITE
group

ForeSite Group, Inc.
2160 Nashville Hwy
Suite 200
Nashville, TN 37202

1710-200-000
1710-200-000
1710-200-000

DATE: 7/18/2018

ENGINEER: MDS

DRAWN BY: KTS

REVISIONS

DATE	DESCRIPTION	INITIAL

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SCALE

HORIZONTAL: 1"=100'

VERTICAL: 1"=10'

SHEET: A-03

CONTACT INFORMATION



PROJECT:

PROJECT NUMBER
1710A15U
CONTRACT DATE
TOWN OF
KNOXVILLE, TN

Mastec

OUTSIDE PLANT CONSTRUCTION

TOWN OF FARRAGUT CONCEPT PLAN 1710A15U

FORESITE

ForeSite Group, Inc.
6100 Highway 101
Suite 240
Nashville, TN 37220
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DATE: 7/18/2018

ENGINEER: MDS

DRAWN BY: KTS

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SCALE

HORIZONTAL: 1"=100'

VERTICAL: 1"=20'

SHEET: B-01

MCI METRO INC.

OUTSIDE PLANT ENGINEERING:

PROJECT ENGINEER
DAVID DICKERSON (615)507-5287
PROJECT MANAGER
JAMES HALL (252)485-1029

OUTSIDE PLANT CONSTRUCTION:

PROJECT SUPERVISOR

FIELD CONSTRUCTION SUPERINTENDENT

MANAGER

RIGHT-OF-WAY:

AGENT

MANAGER

CONTRACTS:

OTHERS:

ENGINEERING CONTRACTOR:

NAME OF FIRM
FORESITE GROUP INC.
SENIOR PROJECT MANAGER
RAYNARD WILLIAMS TBD
PROJECT MANAGER
BEN GARCIA TBD
PROJECT ENGINEER
TYLER NELSON (205)602-6398

CONSTRUCTION CONTRACTOR:

NAME OF FIRM
MASTEC
PROJECT MANAGER
EILEEN WOODSTRA (984)212-1878
PROJECT SUPERVISOR
LEILA RAY WILLIAMS (629)201-1484

RAILROADS

UTILITIES

AT&T JENNIFER LOMAN (256)738-2652
BELL MEADE LARRY SMITH (615)297-8041 30
CLIMBERLAND ELECTRICAL COOP. TBD
MIDDLE TENNESSEE ELECTRIC COOP. ALLISON RAGSDALE (877)777-9020
MURFREESBORO ELECTRIC SERVICE TBD
NASHVILLE ELECTRIC SERVICE JEREMY HITCHCOCK TBD

CITY GOVERNMENT

METRO NASHVILLE DEPT. OF PUBLIC SERVICES
RORY ROWAN (PERMITS) (615)882-8762
JEFF CAMPBELL (BRIDGES) (615)425-2000
CLIFTON OGDEN (CIVIC ENGINEERING) (615)425-2000
CITY OF BELLE MEADE LARRY SMITH (615)297-8041 30
CITY OF BERRY HILL JOE BAKER (615)292-5531
CITY OF BRENTWOOD TBD
CITY OF FRANKLIN KRIS PHILLIPS (615)650-6886
CITY OF GREENBRIER ALEX WEST (615)642-0844
CITY OF LA VERGNE CODES DEPT. TBD
CITY OF MT JULIET ANDY BARLOW (615)773-7657
CITY OF GALLATIN DEWAYNE "BUCK" ROGERS (615)451-5665
CITY OF GOODLETTSVILLE SHERRY MONTGOMERY (615)851-3460
CITY OF HENDERSONVILLE MARSHALL BOYD (615)590-4633
CITY OF MILLERSVILLE MICHAEL BARR (615)859-0880
TOWN OF NOLENSVILLE DON SWARTZ (615)776-3323
TOWN OF SMYRNA TOM ROSE (615)459-9766

COUNTY GOVERNMENT

ROBERTSON COUNTY DELVIN HESTER (615)384-2507
RUTHERFORD COUNTY GREG BROOKS (615)898-7856
SUMNER COUNTY JUDY HARDIN (615)452-2632
WILLIAMSON COUNTY RANDY HICKMAN (615)790-5586
WILLIAMSON COUNTY STEVE MURPHY (615)444-9022

STATE GOVERNMENT

TDOT UTILITIES TIM ROSS (PERMITS) (615)350-4230
TDEC BRANDON YATES (615)687-7101
BILL MURPHY (615)687-7124

FEDERAL GOVERNMENT

USACE (CORP OF ENGINEERS) (615)369-7500

OTHER



PROJECT:
1710AJSU
TOWN OF FARRAGUT
KNOXVILLE, TN

Mastec
OUTSIDE PLANT CONSTRUCTION
TOWN OF FARRAGUT CONCEPT PLAN - 1710AJSU

FORESITE
Foresite Group, Inc.
1175 36th Street
Knoxville, TN 37921
Phone: 615.759.1200
Fax: 615.759.1204
www.foresite.com

ASSOCIATED PERMITS
ASSOCIATED NFIDS

DATE: 7/12/2018
ENGINEER: «PM»
DRAWN BY: KTS

REVISIONS		
DATE	DESCRIPTION	INITIAL

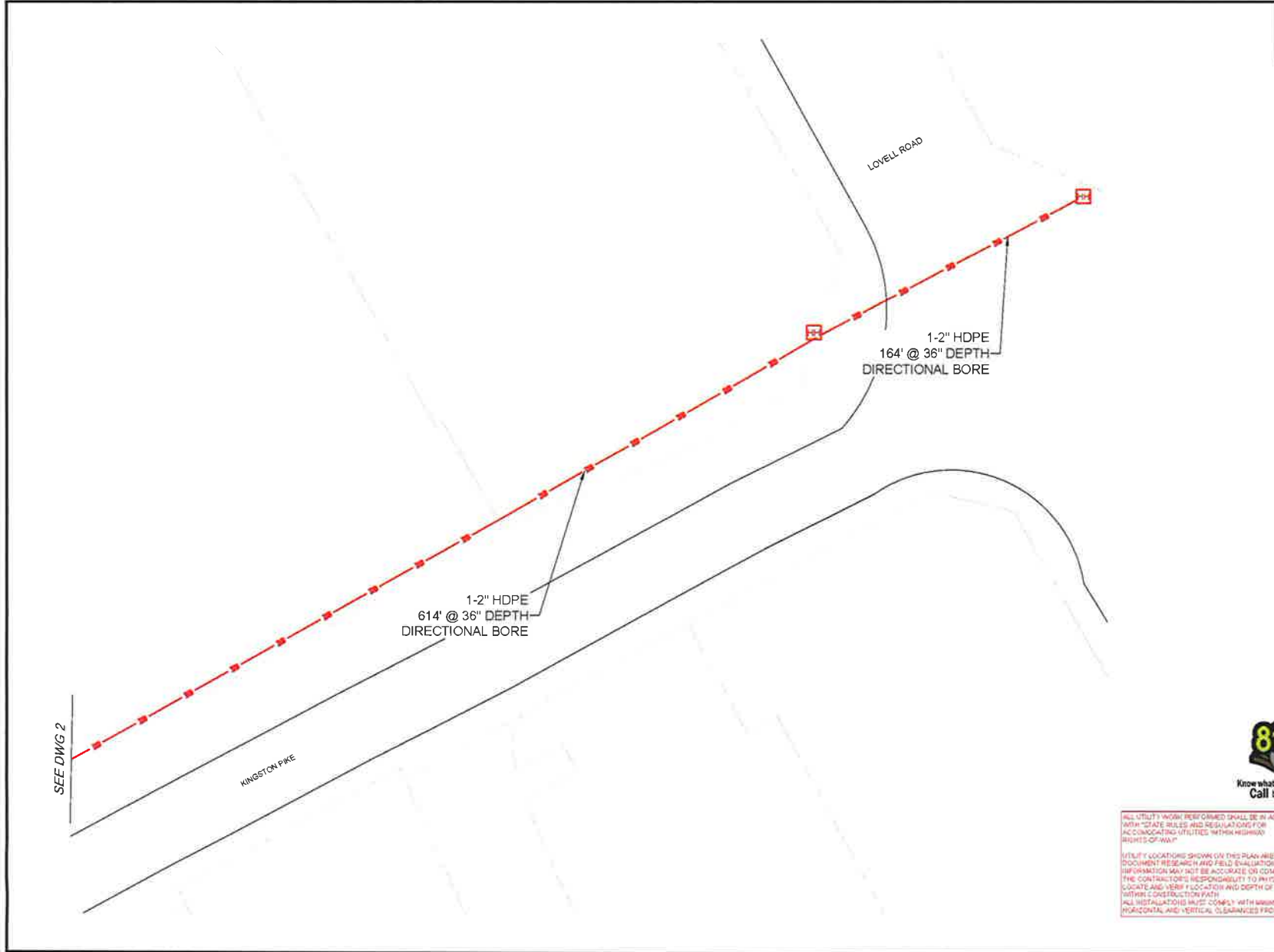
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SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=50'

SHEET: SHEET - (1)



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ALL INSTALLATIONS MUST COMPLY WITH MINIMUM HORIZONTAL AND VERTICAL CLEARANCES FROM UTILITIES.





PROJECT:

1710A/SU

TOWN OF FARRAGUT

KNOXVILLE, TN

MasTec

OUTSIDE PLANT CONSTRUCTION

TOWN OF FARRAGUT CONCEPT PLAN - 1710A/SU

FOREST

Forestry Group, Inc.
1000 Highway 100
Suite 200
Knoxville, TN 37920

T 775 201 1300
F 775 201 1044
cell 775 201 1044

ASSOCIATED PERMITS

1. 1710A/SU

ASSOCIATED NFIDS

1. 1710A/SU

DATE: 7/12/2018

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DATE	DESCRIPTION	INITIAL



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SCALE

HORIZONTAL: 1" = 50'

VERTICAL: 1" = 50'

SHEET: SHEET - (2)

SEE DWG 3

KINGSTON PIPE

1-2" HDPE
314' @ 36" DEPTH
DIRECTIONAL BORE

SEE DWG 1



PROJECT:

1710ASU

TOWN OF FARRAGUT

KNOXVILLE, TN

Mastec

OUTSIDE PLANT CONSTRUCTION

TOWN OF FARRAGUT CONCEPT PLAN - 1710ASU

FORESITE

ForeSite, Inc.
1111 Peachtree Street, N.E.
Atlanta, GA 30309
Phone: 404.525.1000
Fax: 404.525.1001
www.foresite.com

ASSOCIATED PERMITS

ASSOCIATED NFIDS

DATE: 7/13/2018

ENGINEER: KPM

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DATE	DESCRIPTION	INITIAL



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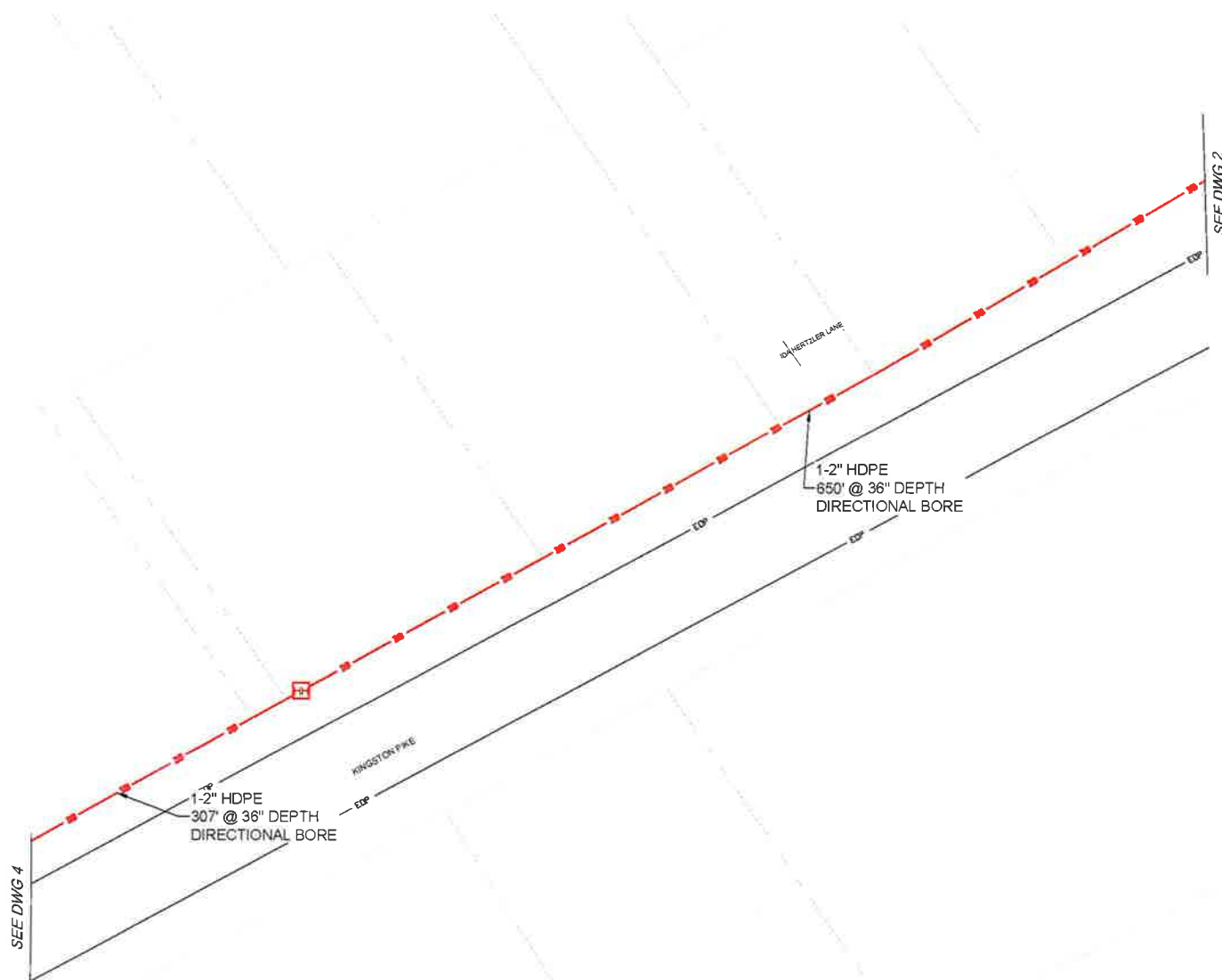
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SCALE

HORIZONTAL: 1" = 50'

VERTICAL: 1" = 50'

SHEET: SHEET - (3)





PROJECT:

1710ASU
TOWN OF FARRAGUT
KNOXVILLE, TN

MasTec
OUTSIDE PLANT CONSTRUCTION
TOWN OF FARRAGUT CONCEPT PLAN - 1710ASU

FORESITE

Foresite Group, Inc.
2150 Redwood Parkway
Suite 200
Nashville, TN 37217
615.779.2500
www.foresitegroup.com

ASSOCIATED PERMITS

1710ASU

ASSOCIATED NFIDS

1710ASU

DATE: 7/12/2018

ENGINEER: <P/M>

DRAWN BY: KTS

REVISIONS		
DATE	DESCRIPTION	INITIAL

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SCALE

HORIZONTAL: 1" = 50'

VERTICAL: 1" = 50'

SHEET: SHEET - (4)



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SEE DWG 3

1-2" HDPE
86' @ 36" DEPTH
DIRECTIONAL BORE

1-2" HDPE
671' @ 36" DEPTH
DIRECTIONAL BORE

NEWPORT ROAD

KINGSTON PIKE

KINGSTON PIKE

SEE DWG 5



PROJECT:

1710A/SU

TOWN OF FARRAGUT

KNOXVILLE TN

Mastec

OUTSIDE PLANT CONSTRUCTION

TOWN OF FARRAGUT CONCEPT PLAN - 1710A/SU

FORESITE

ForeSite Group, Inc.
1170 2nd Street
Suite 200
Knoxville, TN 37902

ASSOCIATED PERMITS

ASSOCIATED NFIDS

DATE: 7/12/2018

ENGINEER: <PMI>

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REVISIONS

DATE	DESCRIPTION	INITIAL



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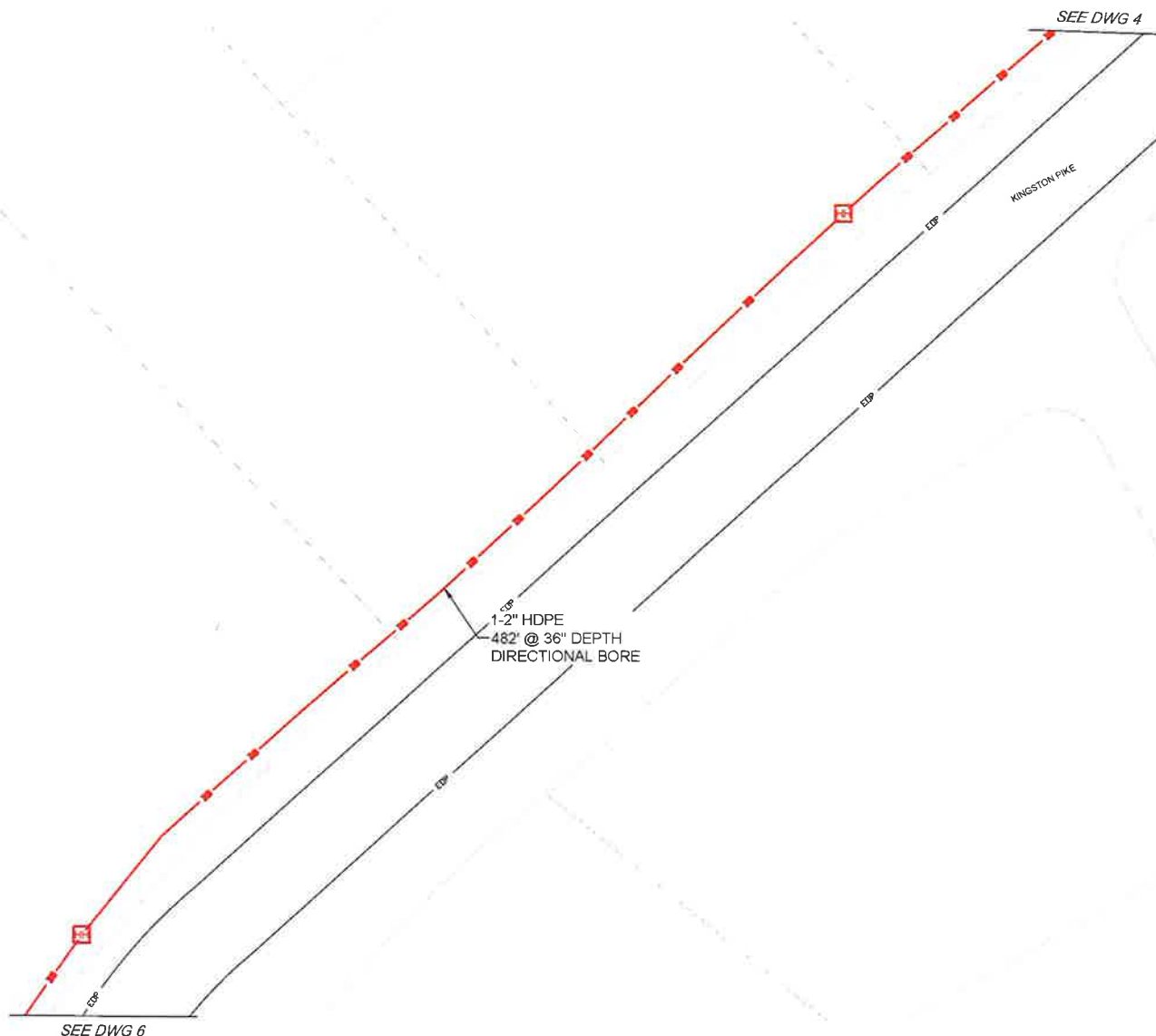
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SCALE

HORIZONTAL: 1" = 50'

VERTICAL: 1" = 50'

SHEET: SHEET - (5)





PROJECT:

1710A/SU

TOWN OF FARRAGUT

KNOXVILLE, TN

Mastec

OUTSIDE PLANT CONSTRUCTION

TOWN OF FARRAGUT CONCEPT PLAN - 1710A/SU

FORESITE

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Suite 200
Atlanta, GA 30309
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1170 200 Street
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ASSOCIATED PERMITS

ASSOCIATED NFIDS

DATE: 7/12/2018

ENGINEER: <PML>

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REVISIONS

DATE	DESCRIPTION	INITIAL



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SCALE

HORIZONTAL: 150

VERTICAL: 150

SHEET: SHEET - (6)

SEE DWG 5

KINGSTON PIKE

1-2" HDPE
396' @ 36" DEPTH
DIRECTIONAL BORE

1-2" HDPE
625' @ 36" DEPTH
DIRECTIONAL BORE

SEE DWG 7



PROJECT:

1710A/SU

TOWN OF FARRAGUT

KNOXVILLE, TN

MasTec

OUTSIDE PLANT CONSTRUCTION

TOWN OF FARRAGUT CONCEPT PLAN - 1710A/SU

FORESITE

ForeSite Group, Inc.
1110 Highway 100
Suite 240
Knoxville, TN 37922
Phone: 615.251.1200
Fax: 615.251.1201
Email: info@foresitegroup.com

ASSOCIATED PERMITS

ASSOCIATED NFIDS

DATE: 7/12/2018

ENGINEER: [Signature]

DRAWN BY: KTS

REVISIONS

DATE	DESCRIPTION	INITIAL



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ALL INSTALLATIONS MUST COMPLY WITH MINIMUM HORIZONTAL AND VERTICAL CLEARANCES FROM UTILITIES.

DESIGNER: [Signature]
PROJECT: [Signature]
DATE: 7/12/2018
SCALE: [Signature]

SCALE

HORIZONTAL: 1" = 50'

VERTICAL: 1" = 50'

SHEET: SHEET - (7)

SEE DWG 6

1-2" HDPE
625' @ 36" DEPTH
DIRECTIONAL BORE

1-2" HDPE
661' @ 36" DEPTH
DIRECTIONAL BORE

SEE DWG 8



PROJECT:

PROJECT NUMBER
17104SU

CONTRACT NUMBER
TOWN OF FARRAGUT

PROJECT LOCATION
KNOXVILLE, TN

Mastec
OUTSIDE PLANT CONSTRUCTION
TOWN OF FARRAGUT CONCEPT PLAN - 17104SU

FORESITE

Foresite Group, Inc.
1300 Buckhorn Hwy
Suite 240
Knoxville, TN 37922
© 170 200 1200
1 770 204 1944
404 400 8144

ASSOCIATED PERMITS

ASSOCIATED NFIDS

DATE: 7/12/2016

ENGINEER: <PM>

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REVISIONS:

DATE	DESCRIPTION	INITIAL



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SCALE

HORIZONTAL: 1" = 50'

VERTICAL: 1" = 50'

SHEET: SHEET - (6)

SEE DWG 7

1-2" HDPE
661' @ 36" DEPTH
DIRECTIONAL BORE

SEE DWG 9



PROJECT:

PROJECT TO BE BY
1710ASU

DESIGNATION: TOWN OF FARRAGUT

PROJECT LOCATION:
KNOXVILLE, TN

MasTec
OUTSIDE PLANT CONSTRUCTION
TOWN OF FARRAGUT CONCEPT PLAN - 1710ASU

FORESITE
by **UTILITY**

Foresite Group, Inc.
6150 Peachtree Hwy
Suite 140
Norcross, GA 30092
P: 770.339.1233
F: 770.339.1944
W: www.foresite.com

ASSOCIATED PERMITS

ASSOCIATED NFIDS

DATE: 7/12/2013

ENGINEER: «PM»

DRAWN BY: KTS

REVISIONS

DATE	DESCRIPTION	INITIAL



ALL UTILITY WORK PERFORMED SHALL BE IN ACCORDANCE WITH STATE RULES AND REGULATIONS FOR ACCOMMODATING UTILITIES WITHIN HIGHWAY RIGHTS-OF-WAY.

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ALL INSTALLATIONS MUST COMPLY WITH MINIMUM HORIZONTAL AND VERTICAL CLEARANCES FROM UTILITIES.

SCALE

HORIZONTAL: 1" = 50'

VERTICAL: 1" = 50'

SHEET: SHEET - (9)

SEE DWG 8

1-2" HDPE
94' @ 36" DEPTH
DIRECTIONAL BORE

1-2" HDPE
615' @ 36" DEPTH
DIRECTIONAL BORE

KINGSTON PIKE

SEE DWG 10



PROJECT:

1710AJSU

TOWN OF FARRAGUT

KNOXVILLE TN

Mastec

OUTSIDE PLANT CONSTRUCTION

TOWN OF FARRAGUT CONCEPT PLAN - 1710AJSU

FORESITE

ForeSite Group, Inc.
6000 Highway 100
Suite 200
Knoxville, TN 37921
Phone: 1-800-333-3333
Fax: 1-800-333-3333

ASSOCIATED PERMITS

ASSOCIATED NFIDS

DATE: 7/12/2018

ENGINEER: [Signature]

DRAWN BY: KTS

REVISIONS

DATE	DESCRIPTION	INITIAL



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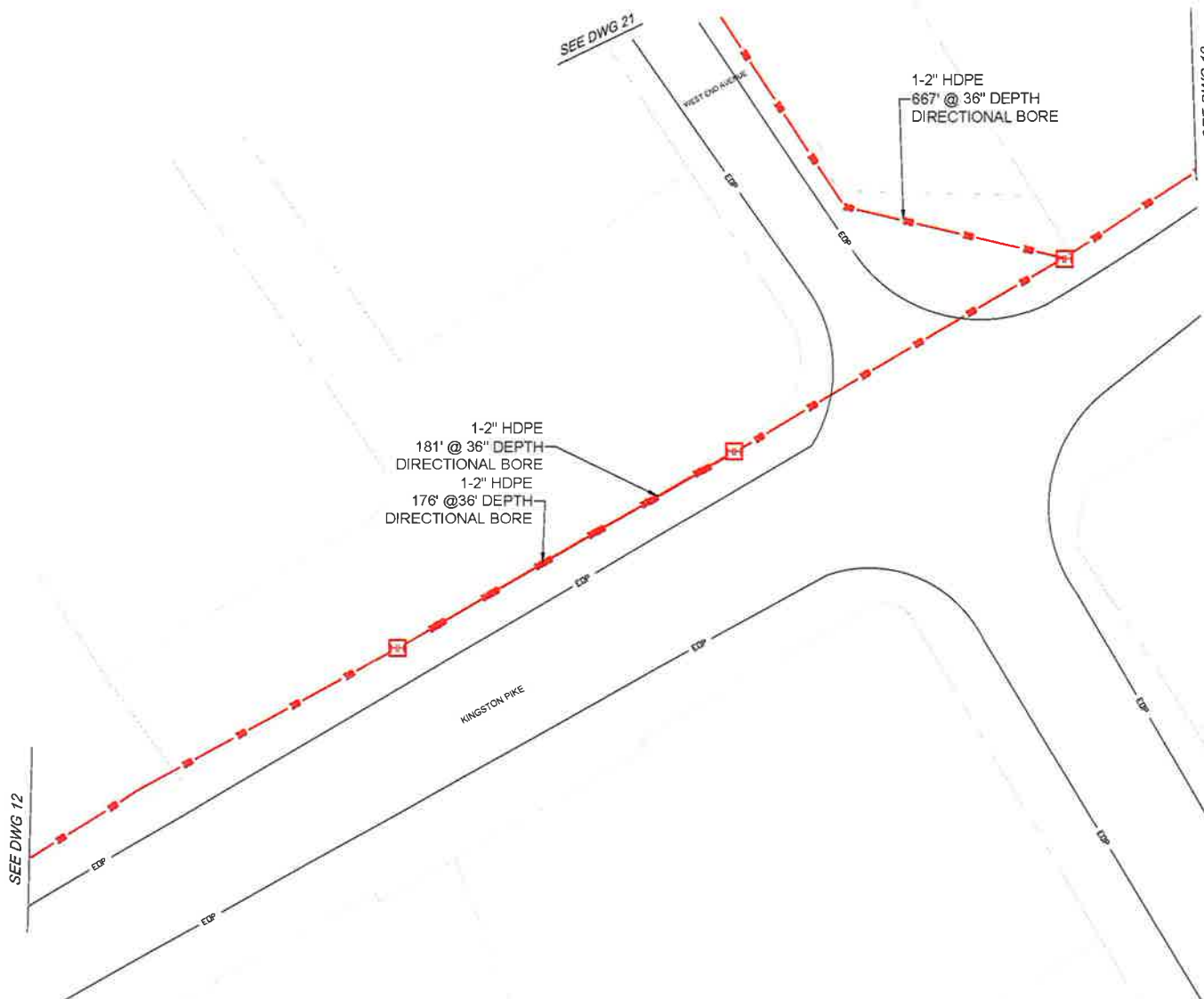
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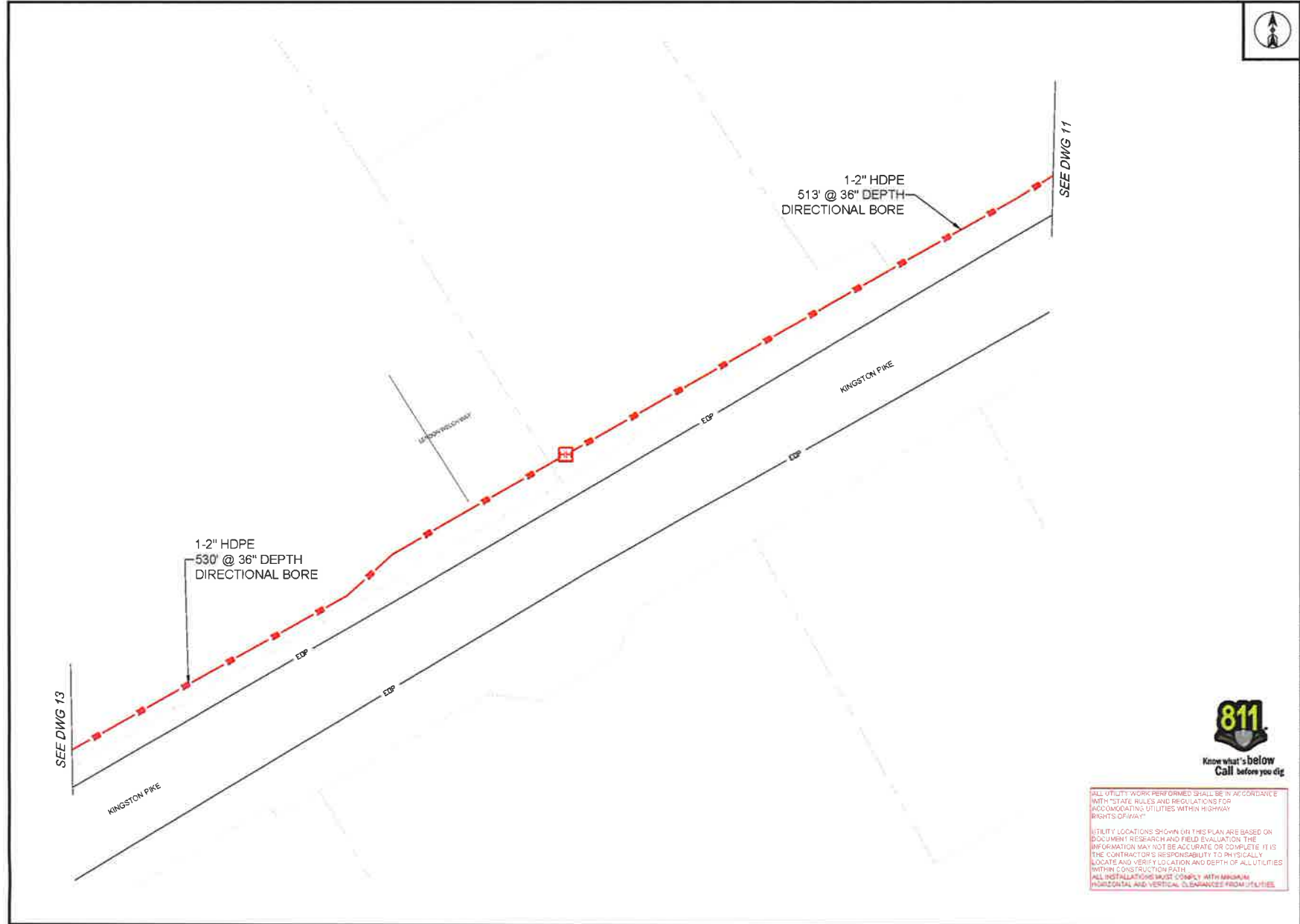
SCALE

HORIZONTAL: 1" = 50'

VERTICAL: 1" = 50'

SHEET: SHEET - (11)







PROJECT:

17104SU

TOWN OF FARRAGUT

KNOXVILLE, TN



OUTSIDE PLANT CONSTRUCTION

TOWN OF FARRAGUT CONCEPT PLAN - 17104SU

FORESITE

ForeSite Group, Inc.
5300 Rutherford Hwy.
Suite 200
Huntington, CA 95049

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www.foresite.com

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DATE: 7/13/2018

ENGINEER: «PM»

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ALL INSTALLATIONS MUST COMPLY WITH MINIMUM HORIZONTAL AND VERTICAL CLEARANCES FROM UTILITIES.

SCALE

HORIZONTAL: 1"=50'

VERTICAL: 1"=50'

SHEET: SHEET - (12)



PROJECT:

1710A/SU

TOWN OF FARRAGUT

KNOXVILLE, TN

Mastec

OUTSIDE PLANT CONSTRUCTION

TOWN OF FARRAGUT CONCEPT PLAN - 1710A/SU

FORESITE

Foresite Group, Inc.
5190 Poplar Ave
Suite 200
Memphis, TN 38117
www.foresitegroup.com

ASSOCIATED PERMITS

ASSOCIATED NFIDS

DATE: 7/12/2018

ENGINEER: <PMI>

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REVISIONS

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SCALE

HORIZONTAL: 1" = 50'

VERTICAL: 1" = 50'

SHEET: SHEET - (13)

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SEE DWG 12

SEE DWG 14

1-2" HDPE
294' @ 36" DEPTH
DIRECTIONAL BORE

1-2" HDPE
499' @ 36" DEPTH
DIRECTIONAL BORE

KINGSTON PIKE

PROGRESS AVENUE



PROJECT:

1710A/SU

TOWN OF FARRAGUT

KNOXVILLE, TN

MasTec
OUTSIDE PLANT CONSTRUCTION
TOWN OF FARRAGUT CONCEPT PLAN - 1710A/SU

FORESITE

ForeSite Group, Inc.
1115 Highway 100
Suite 200
Knoxville, TN 37922
Tel: 1-800-351-1333
Fax: 1-800-351-1334
www.foresitegroup.com

ASSOCIATED PERMITS

ASSOCIATED NRIDS

DATE: 7/12/2018

ENGINEER: <PM>

DRAWN BY: KTS

REVISIONS

DATE	DESCRIPTION	INITIAL



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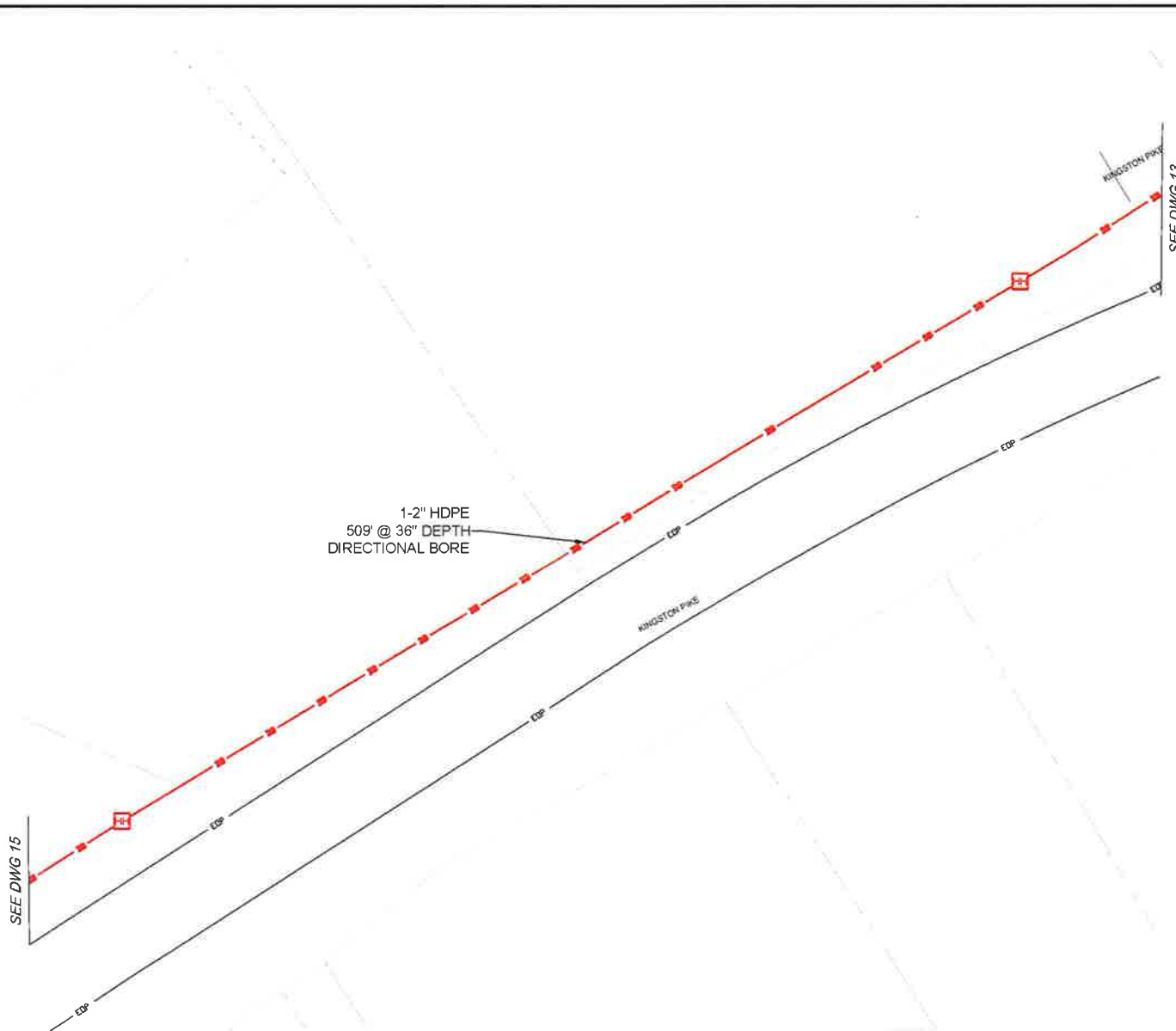
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SCALE

HORIZONTAL: 1" = 50'

VERTICAL: 1" = 50'

SHEET: SHEET - (14)





PROJECT:

1710A1SU

TOWN OF FARRAGUT

KNOXVILLE, TN

Mastec

OUTSIDE PLANT CONSTRUCTION

TOWN OF FARRAGUT CONCEPT PLAN - 1710A1SU

FORESITE

ForeSite Group, Inc.
1100 Madison Park
Suite 100
Knoxville, TN 37916
615.776.1100
615.776.2000
info@foresite.com

ASSOCIATED PERMITS

ASSOCIATED NFIDS

DATE: 7/12/2018

ENGINEER: **PM**

DRAWN BY: KTS

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DATE	DESCRIPTION	INITIAL



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ALL INSTALLATIONS MUST COMPLY WITH MINIMUM HORIZONTAL AND VERTICAL CLEARANCES FROM UTILITIES.

SCALE

HORIZONTAL: 1:50

VERTICAL: 1:50

SHEET - SHEET - (15)

1-2" HDPE
131' @ 36" DEPTH
DIRECTIONAL BORE

1-2" HDPE
561' @ 36" DEPTH
DIRECTIONAL BORE

SEE DWG 14

SEE DWG 16

KINGSTON PIKE

EDP

EDP

EDP



PROJECT:

PROJECT NUMBER
17104/SU

CONTRACT NAME
TOWN OF FARRAGUT

PROJECT LOCATION
KNOXVILLE, TN

MasTec
OUTSIDE PLANT CONSTRUCTION
TOWN OF FARRAGUT CONCEPT PLAN - 17104/SU

FORESITE

Foresite Group, Inc.
13100 Highway 100
Suite 200
Knoxville, TN 37922
Phone: 1-800-368-1336
Fax: 1-800-368-1336
Web: www.foresite.com

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ASSOCIATED NFIDS

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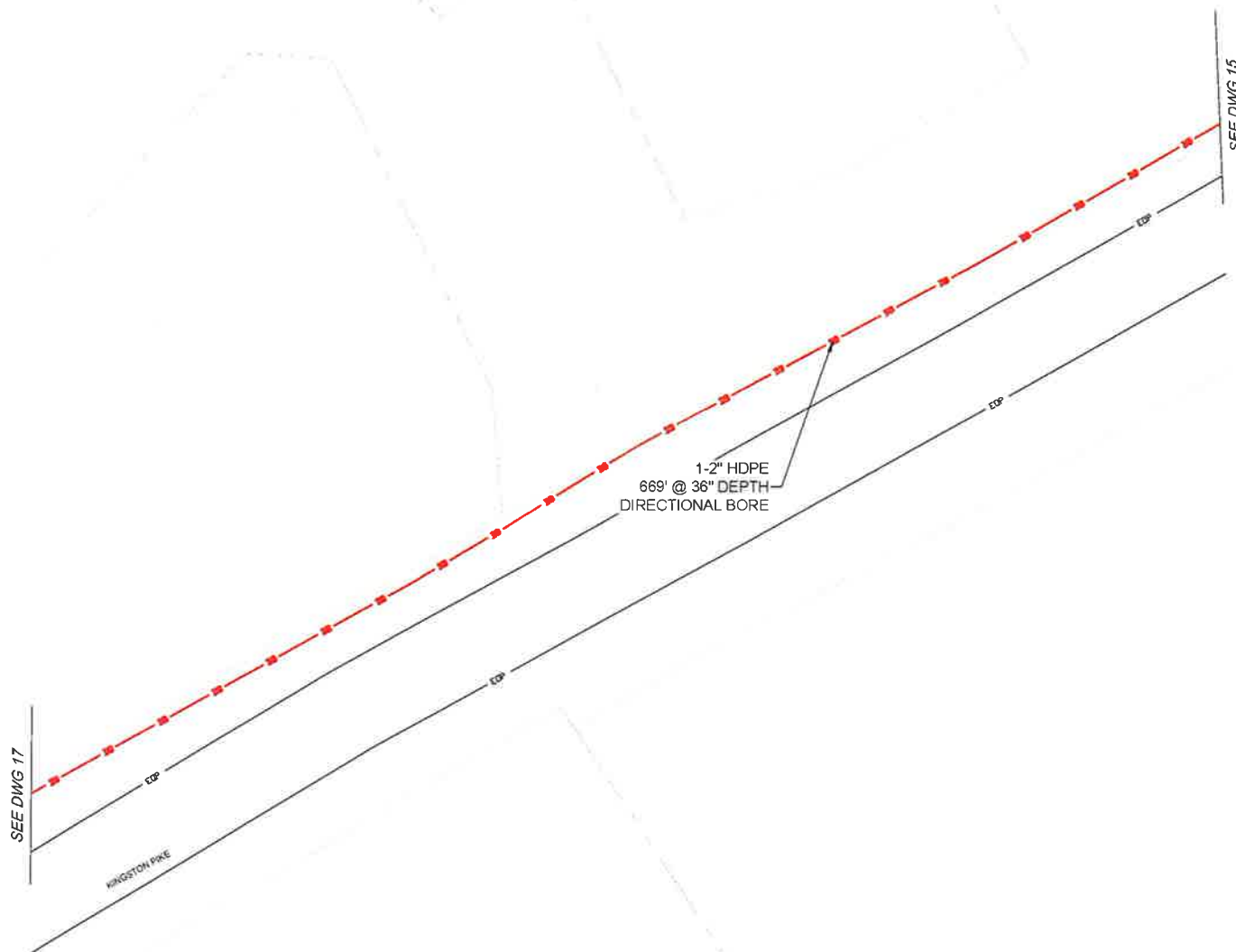
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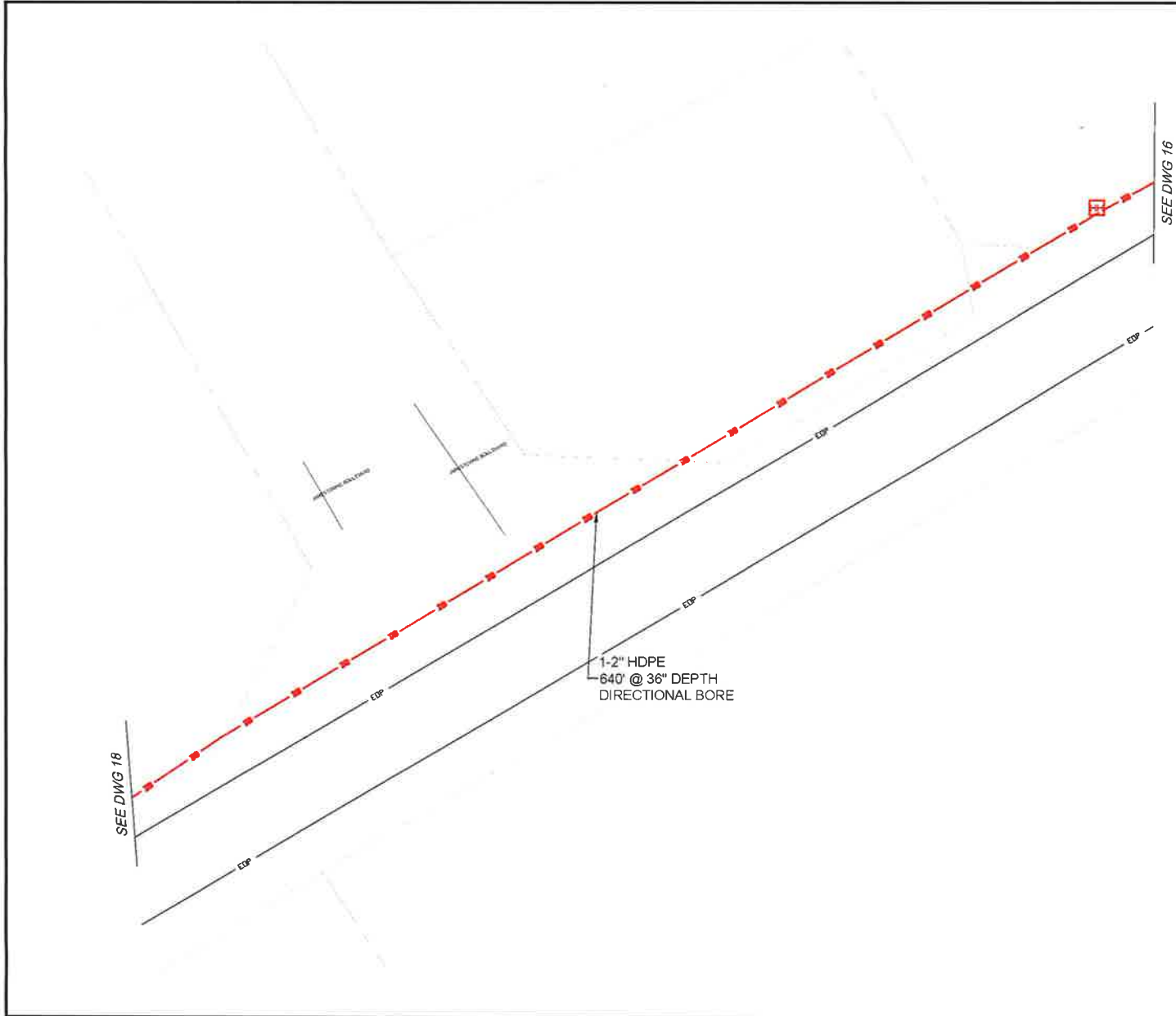
SCALE

HORIZONTAL: 1"=50'

VERTICAL: 1"=50'

SHEET: SHEET - (16)









PROJECT:

1710AJSU

TOWN OF FARRAGUT

KNOXVILLE, TN



OUTSIDE PLANT CONSTRUCTION

TOWN OF FARRAGUT CONCEPT PLAN - 1710AJSU

FORESITE

ForeSite Group, Inc.
1180 Highway 70
Suite 200
Memphis, TN 38122

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ASSOCIATED PERMITS

ASSOCIATED NFIDS

DATE: 7/12/2018

ENGINEER: #PM#

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DATE	DESCRIPTION	INITIAL

SCALE

HORIZONTAL: 1:50

VERTICAL: 1:50

SHEET: SHEET - (17)

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PROJECT:

1710A/SU

TOWN OF FARRAGUT

KNOXVILLE, TN

MasTec

OUTSIDE PLANT CONSTRUCTION

TOWN OF FARRAGUT CONCEPT PLAN - 1710A/SU

FORESITE

ForeSite Group, Inc.
11000 Highway 100
Suite 200
Memphis, TN 38118
615-735-2800
www.foresitegroup.com

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ASSOCIATED NFIDS

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DATE	DESCRIPTION	INITIAL



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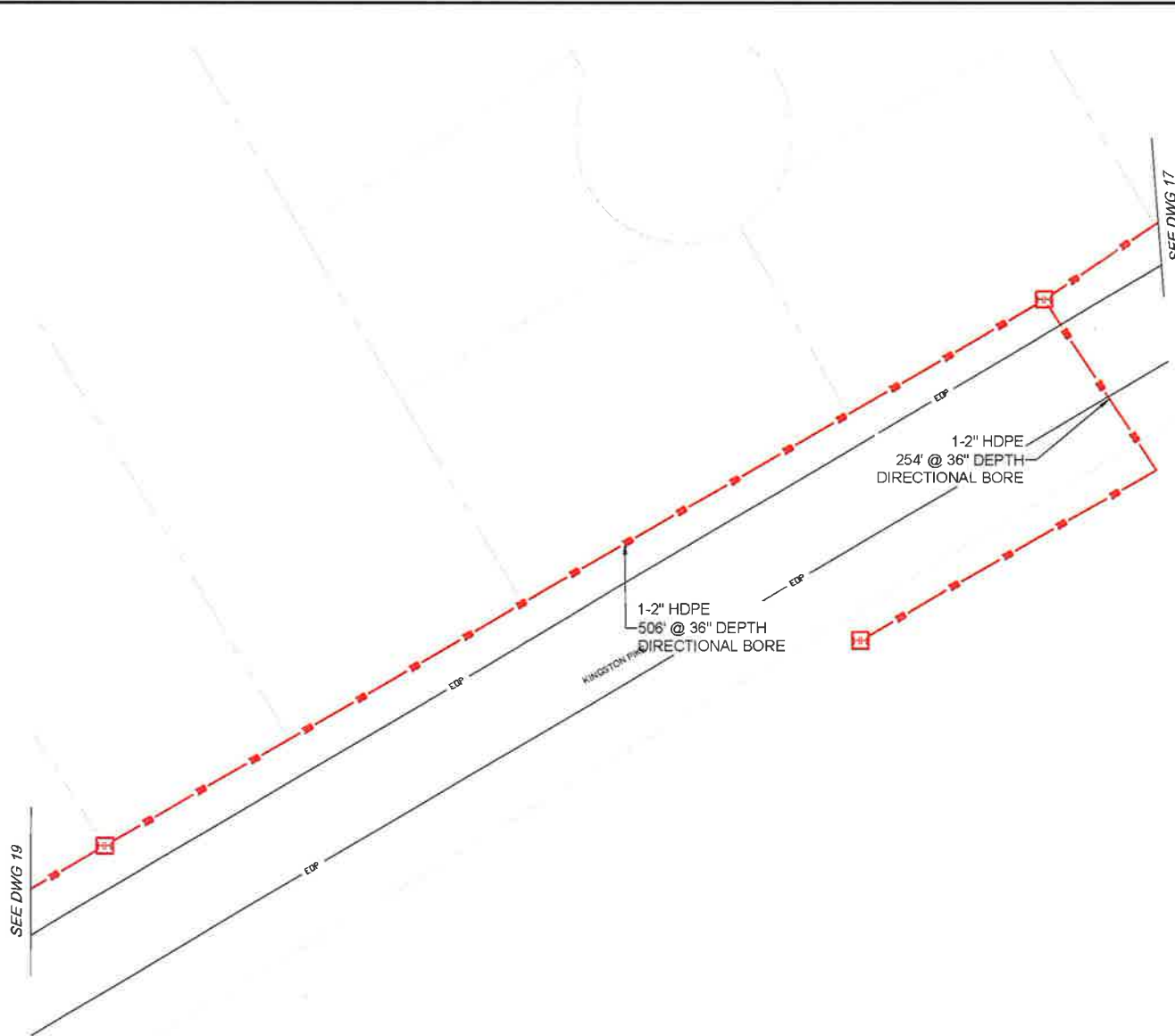
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ALL INSTALLATIONS MUST COMPLY WITH MINIMUM HORIZONTAL AND VERTICAL CLEARANCES FROM UTILITIES.

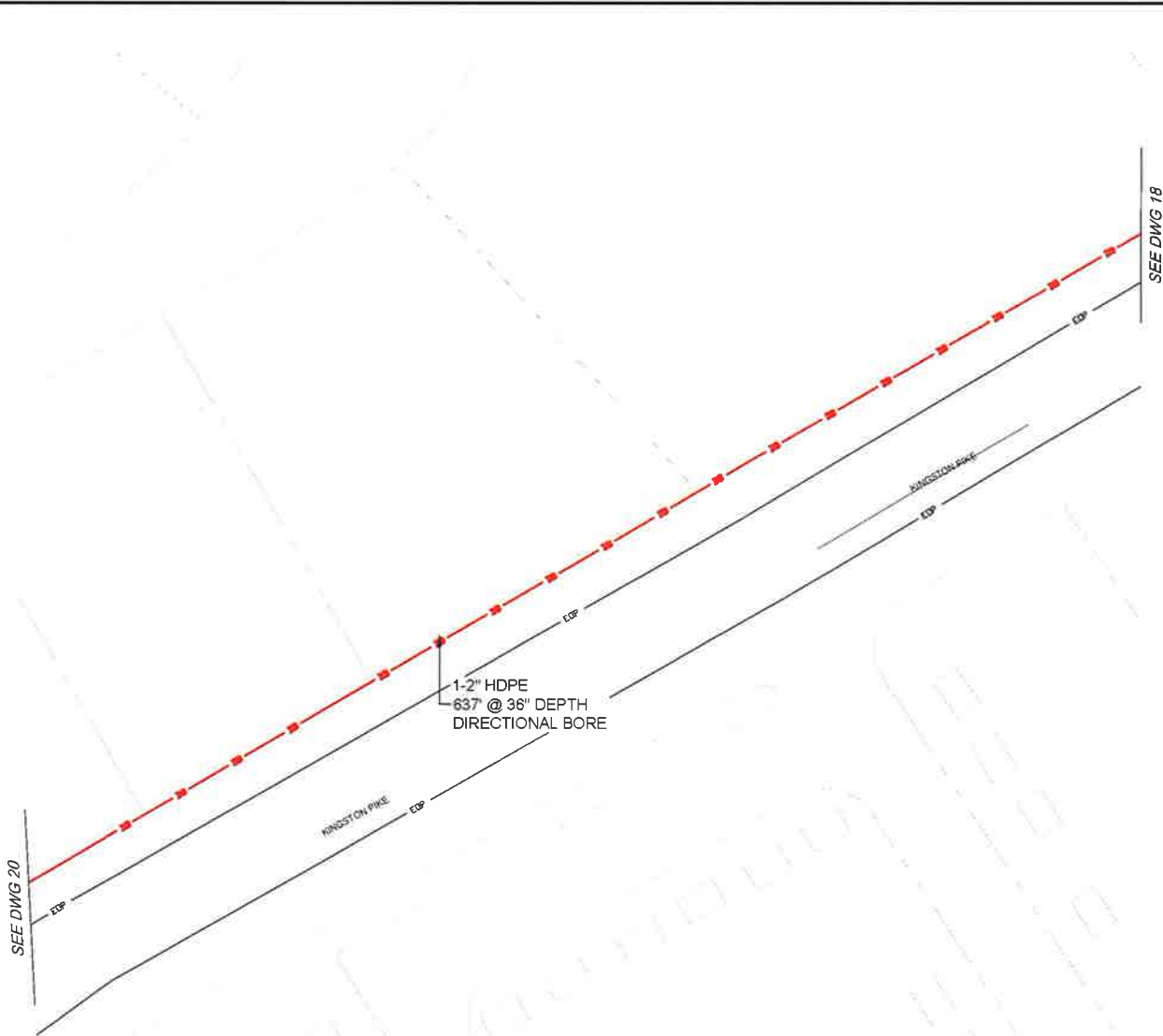
SCALE

HORIZONTAL: 1" = 50'

VERTICAL: 1" = 50'

SHEET: SHEET - (18)





ALL UTILITY WORK PERFORMED SHALL BE IN ACCORDANCE WITH STATE RULES AND REGULATIONS FOR ACCOMMODATING UTILITIES WITHIN HIGHWAY RIGHTS-OF-WAY.

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		PROJECT:																																		
		17104SU																																		
		CONTRACTOR:																																		
TOWN OF FARRAGUT		PROJECT CODE:																																		
KNOXVILLE, TN		TOWN OF FARRAGUT CONCEPT PLAN - 17104SU																																		
OUTSIDE PLANT CONSTRUCTION		Foresite Group, Inc. 1100 Highway 100 Suite 200 Knoxville, TN 37922																																		
ASSOCIATED PERMITS		DATE: 7/12/2018 ENGINEER: <PM> DRAWN BY: KTS																																		
ASSOCIATED NFIDS		DATE: 7/12/2018 ENGINEER: <PM> DRAWN BY: KTS																																		
DATE: 7/12/2018 ENGINEER: <PM> DRAWN BY: KTS		REVISIONS <table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> <th>INITIAL</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		DATE	DESCRIPTION	INITIAL																														
DATE	DESCRIPTION	INITIAL																																		
SCALE HORIZONTAL: 1" = 50' VERTICAL: 1" = 50'		SHEET: SHEET - (19)																																		



PROJECT:

1710NLSU

TOWN OF FARRAGUT

KNOXVILLE, TN

Mastec
OUTSIDE PLANT CONSTRUCTION

TOWN OF FARRAGUT CONCEPT PLAN - 1710NLSU

FORESITE
GROUP

ForeSite Group, Inc.
1000 Peachtree Parkway
Suite 200
Kennesaw, GA 30144
© 170 1st 1300
1170 2nd 1044
v1.0 1000 1044

ASSOCIATED PERMITS:

ASSOCIATED NFIDS:

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ENGINEER: <PME>

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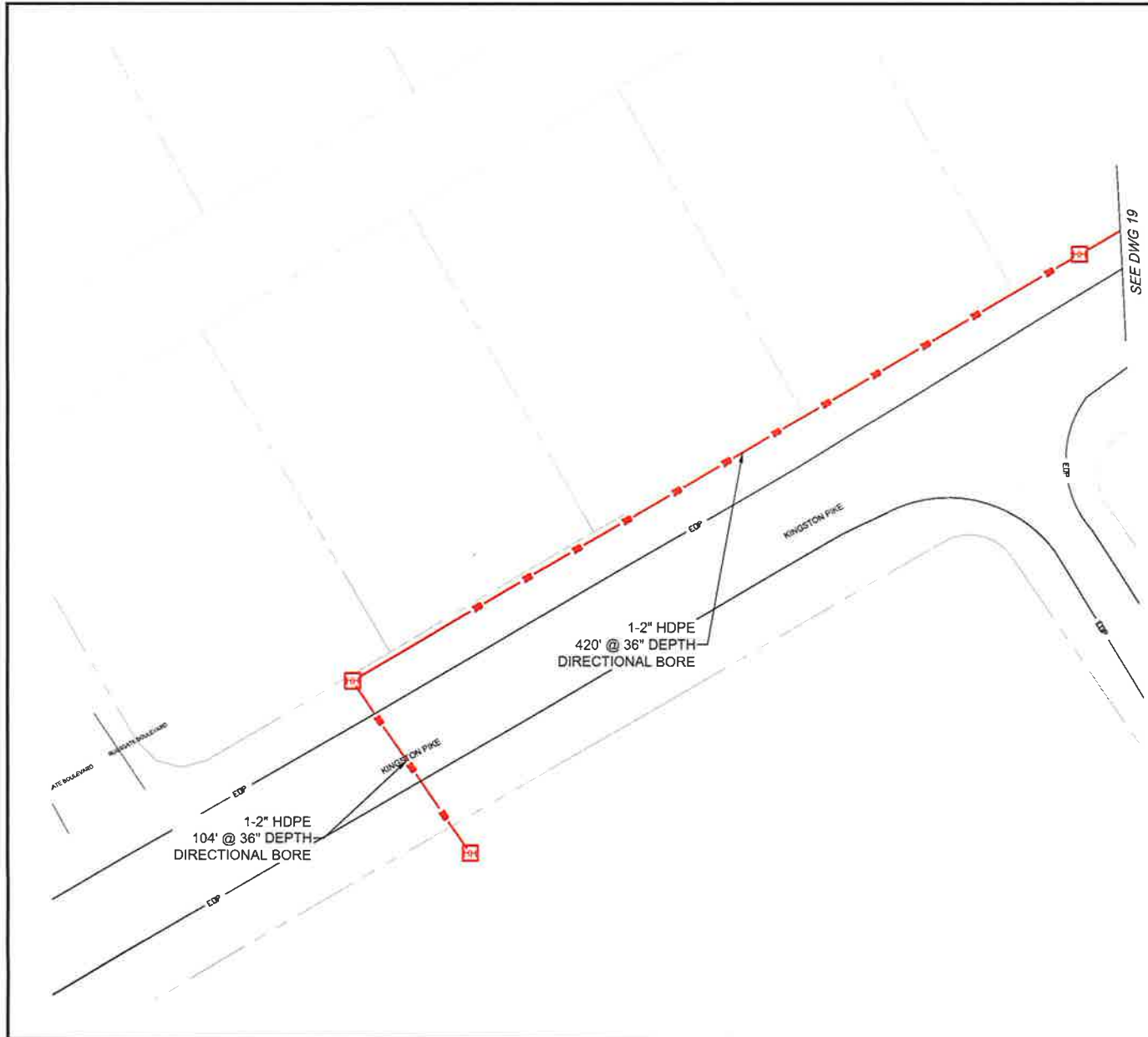
SCALE

HORIZONTAL: 1:50

VERTICAL: 1:50

SHEET: SHEET - (20)

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PROJECT:

PROJECT NUMBER
1710A/SU

CONTRACT NUMBER
TOWN OF FARRAGUT

PROJECT LOCATION
KNOXVILLE, TN

Mastec

OUTSIDE PLANT CONSTRUCTION

TOWN OF FARRAGUT CONCEPT PLAN - 1710A/SU

FORESITE

Forestry Group, Inc.
6100 Quail Hollow Way
Suite 200
Charlotte, NC 28212

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11/17/2018

ASSOCIATED PERMITS:

ASSOCIATED NFIDS:

DATE: 7/12/2018

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DATE	DESCRIPTION	INITIAL



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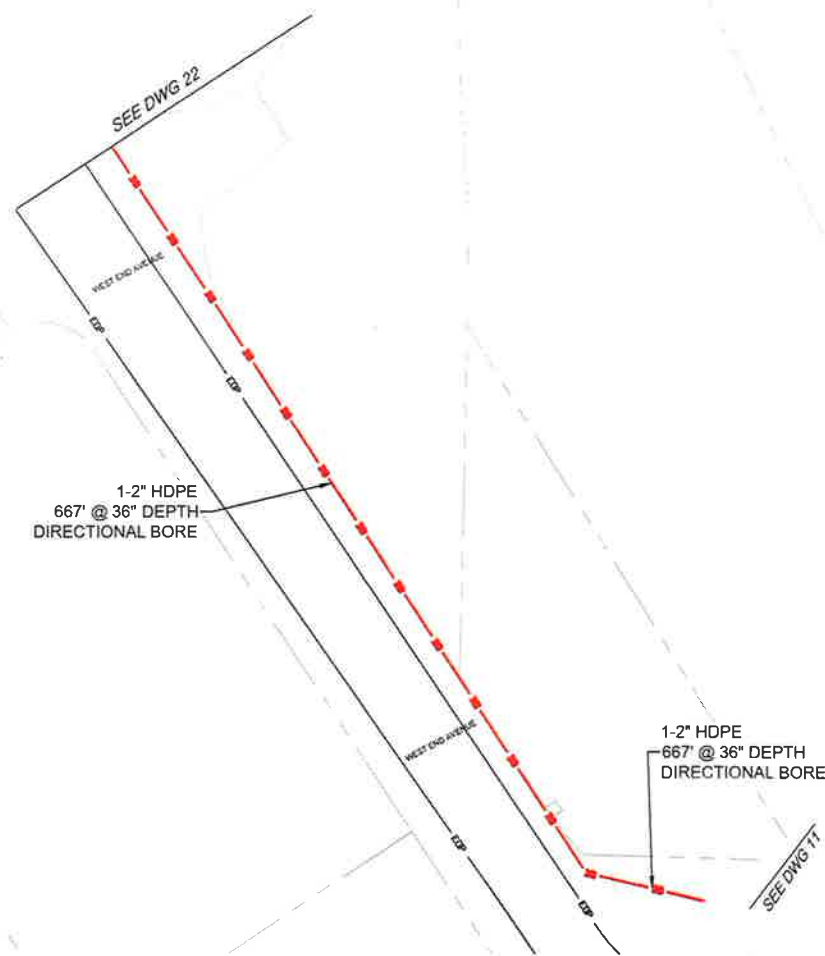
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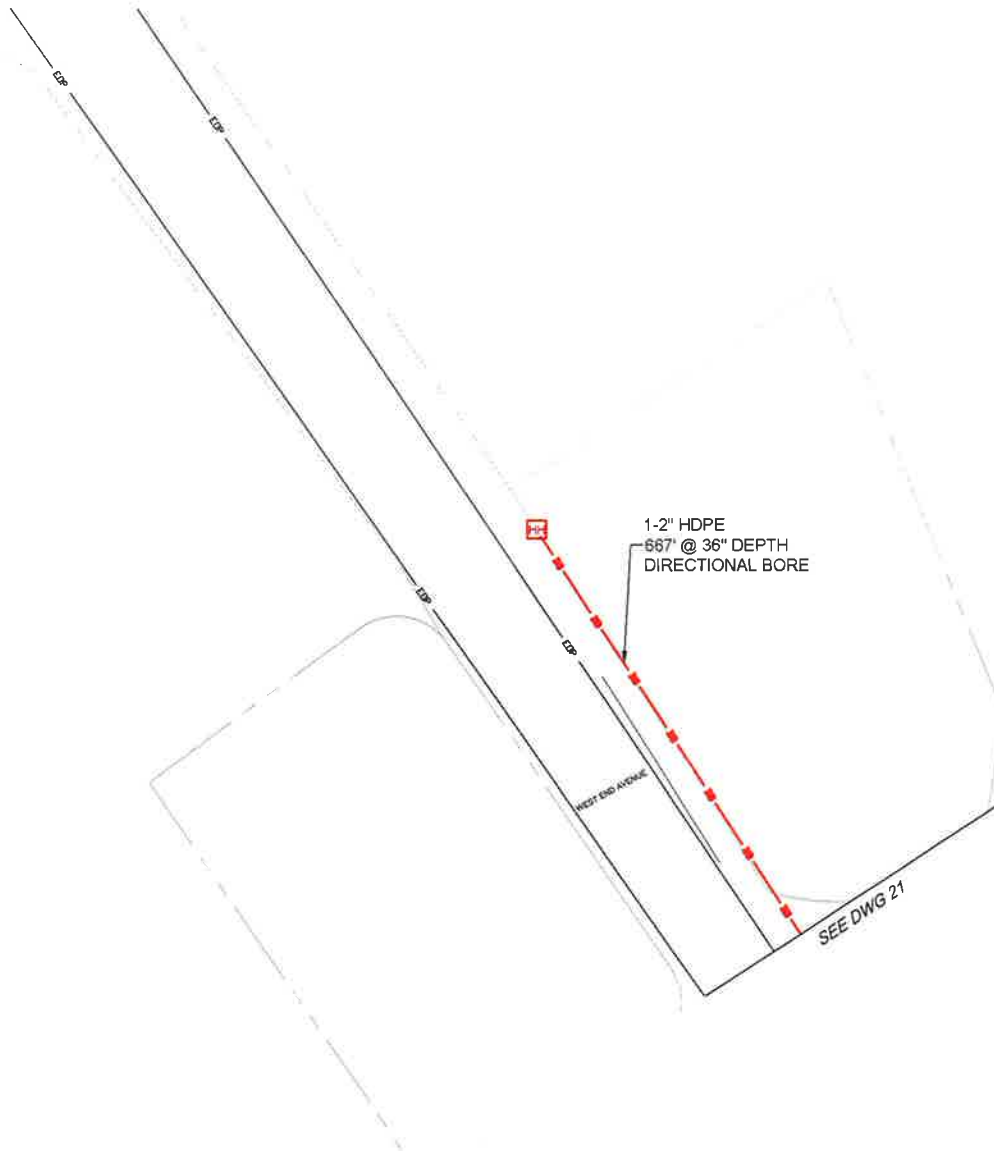
SCALE

HORIZONTAL: 1:50

VERTICAL: 1:50

SHEET: SHEET - (21)









PROJECT:

PROJECT NUMBER: 17104/SU

CONTRACTOR: TOWN OF FARRAGUT

PROJECT LOCATION: KNOXVILLE, TN



OUTSIDE PLANT CONSTRUCTION

TOWN OF FARRAGUT CONCEPT PLAN - 17104/SU



ASSOCIATED PERMITS:

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DATE: 7/12/2018

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SCALE

HORIZONTAL: 1"=50'

VERTICAL: 1"=50'

SHEET: SHEET - (22)