



WORKSHOP SESSION
6:00 p.m. Farragut Town Hall

- 1. Discuss recommendations from the Comprehensive Land Use Plan Steering Committee concerning the Watt Road corridor and possible amendments to selected land use categories in the Comprehensive Land Use Plan**

AGENDA
FARRAGUT MUNICIPAL PLANNING COMMISSION

September 20, 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 – August 16 and August 30, 2018**
- 4. Approval of Utilities – Verizon installation of underground conduit along the northern portion of Kingston Pike from Lovell Road to Russgate Boulevard (MCI Verizon, Applicant)**
- 5. 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)**
- 6. Discussion and public hearing on a resubdivision plat to combine Parcels 84, 87, and 84.01, Tax Map 130 (east intersection of Fretz Road and N. Campbell Station Road), 10.22 Acres, 3 Lots, Zoned R-1 (R-1/OSR pending) (Fred Long Construction Concepts, Applicant)**
- 7. Discussion and public hearing on a resubdivision plat to combine a portion of Parcel 94 and Parcel 95, Tax Map 152N, Group A, 2 Lots, Zoned A (R-1 pending) (Dave Wilkinson, Applicant)**
- 8. Discussion and public hearing 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), 6.72 Acres, from R-1 and A to R-1/OSR (Dave Wilkinson, Applicant)**

- 9. Discussion and public hearing on a request to rezone a portion of Parcel 94, Tax Map 152N, Group A, 3.61 Acres, from A to R-1 (Dave Wilkinson, Applicant)**
- 10. Discussion and public hearing on a preliminary plat 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), 6.72 Acres, 18 House Lots and 3 Open Space Lots, Zoned R-1 (R-1/OSR pending) (Dave Wilkinson, Applicant)**
- 11. Discussion on a preliminary plat for Campbell Crossing, 10.22 Acres, 22 House Lots and 2 Open Space Lots, Zoned R-1 (R-1/OSR pending) (Fred Long Construction Concepts, Applicant)**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Workshop discussion on recommendations from the Comprehensive Land Use Plan Steering Committee (CLUPSC) concerning the Watt Road corridor and possible amendments to selected land use categories

BACKGROUND: As background to this workshop item, below is a summary of how the Comprehensive Land Use Plan Steering Committee (CLUPSC) was formed and what they have been working on. As noted below, this group was recommended by the Planning Commission with the ultimate task of working with our CLUP more intensely to create recommendations for the Planning Commission that would help to more effectively implement key provisions of the CLUP.

August 17, 2017:

- The Planning Commission authorized the development of a CLUP Steering Committee (CLUPSC)
- A main purpose of the Committee was to more intensely focus on prioritizing and implementing strategies in the CLUP

September 12, 2017:

- Initial CLUPSC meeting
- Reviewed purpose of the Committee and introduced Committee members
- Reviewed the key strategies in the CLUP and an analysis process developed by staff

October 24, 2017:

Staff reviewed the future land use map and existing land uses and development. A strategy identified at the initial meeting of the CLUPSC was to focus on a plan for the remaining vacant parcels. A goal of the Committee was to be pro-active rather than re-active in portions of the Town where future development was prioritized. Based on input gathered from map exercises, the Committee identified the following priority areas in terms of future land development:

- Mixed Use Town Center Area (as shown on the future land use map in the CLUP), and properties immediately to the south
- Watt Road Corridor
- McFee Road Corridor (particularly near McFee Park)
- Outlet Drive and Concord Road Corridors

Actions that could be considered in relation to land use in these priority areas included:

- Exploring first what is doable and marketable in the near term and likely within the next 5-10 years. A market study should be considered for the different corridors to help guide the development of any potential regulatory provisions

- Reviewed permitted uses and zoning districts to identify uses and/or districts that may be undesirable for priority corridors or Town gateway areas. As a result, mini-warehouses were removed from the C-2 District and the CS-1 District was deleted from the Zoning Ordinance;
- Amended the Subdivision Regulations to require pedestrian and vehicular connectivity, a more robust physical inventory, a traffic calming plan and a streetscape plan as part of subdivision development.

The next implementation measure that the staff and the CLUPSC are recommending specifically applies to the Watt Road corridor and involves updating the future land use map to reflect the information obtained during the past few months while focusing on this corridor. A key step toward implementing a vision is to ensure that it is reflected on the future land use map. This will become critical, particularly when rezoning requests are submitted since changes to the zoning map should always be considered in relation to what is prescribed on the future land use map.

RECOMMENDATION: In terms of what is proposed at this time, the following is a summary of how the land use categories would change:

Existing Future Land Use Map		Proposed Future Land Use Map	
Land Use (LU) Type	Acres	Land Use (LU) Type	Acres
LU Commercial	14.90	LU Commercial	16.64
LU Mixed Use Neigh	4.03	LU Mixed Use Neigh	46.99
LU Open Space	33.46	LU Open Space	4.66
LU Open Space Cluster	19.49	LU Open Space Cluster	37.62
LU Parks and Rec	31.35	LU Parks and Rec	53.51
LU Res Low Density	5.96	LU Res Low Density	4.78
LU Res Med Density	70.64	LU Res Med Density	16.08
LU Res Very Low Density	2.48	LU Res Very Low Density	2.05

Based on community and CLUPSC input, there was predominantly a desire for smaller scale and more neighborhood commercial uses that would be more compatible with surrounding neighborhoods in the Watt Road corridor area. There was also a desire for more park land since Mayor Bob Leonard Park is one of the premier sports complexes in the region. There was a lessened interest in traditional arterial commercial development along the corridor and in the development of larger apartment projects that would fall under the Medium Density Residential land use category (6-12 dwelling units per acre). It was noted that some large apartment developments have recently been approved in the Town and just outside the Town and additional higher density residential would be needed in the Mixed-Use Town Center area for a town center style project to have success.

Related to the Mixed-Use Neighborhood and Medium Density Residential land uses, the CLUPSC is also recommending at this time the following text amendments to the CLUP:

- Working within existing zoning districts to develop use on review standards for uses that are permitted but may not be compatible with the Town's vision of future land use for a specified area
- Developing a Neighborhood Commercial Zoning District (this was discussed as an option for the Watt Road and Outlet Drive/Concord Road Corridors since they have abutting residential development but also have some non-residential)
- Developing a Mixed-Use Neighborhood Zoning District (this was discussed as an option for the McFee Road roundabout area near McFee Park). This may also include some form-based code elements that would ensure better compatibility with the surrounding plan of development (staff discussed coordinating a session with the City of Knoxville so they could review how they have applied form-based codes in the Cumberland Avenue Corridor and South Waterfront Area)
- Amending the future land use map, as needed, in priority areas to help ensure that the Town's vision of future land use is implemented
- Amending the zoning map (perhaps with new or modified zoning districts or overlays) to help ensure that future development is consistent with the Town's vision of future land use

November 28, 2017 (field trip):

The CLUPSC visited with City of Alcoa staff to review their work on the West Plant Master Plan Mixed and Multiple Use Development. Some takeaways from this meeting included:

- The importance of a master plan for the area in question
- Explore the development of market studies to evaluate what is the market demand for desired land use and different types of development
- Engage the TPO and other sources of funding for grants to develop master planning products and public engagement processes for selected priority areas
- Explore whether it is desired and what options the Town may consider for marketing desired development in identified priority areas
- Have some flexibility in the implementation of the Master Plan
- Have substantial public outreach so the vision is reflective of the community

From Alcoa, the Committee then visited the Northshore Town Center off Northshore Road to evaluate the development. Staff provided the participants with a checklist for reviewing different components of the development. The group met with the residential developer, Mike Stevens, and he reviewed some of the project's history and their plans for the future. Based on the Committee's tour of the development, some of the positive features of the development were:

- On street parking
- Narrow streets that lessened the speed of vehicles
- Rear loaded residential development in the north portion of the development.
- Inviting streetscape (street trees, sidewalks, houses engaged with the street) in the north portion of the development
- Well located pocket park in residential development with ample seating and space
- Mixture of housing styles, sizes, and prices
- Iconic building at the development entrance (Cazzies)
- Some effort to create a unique project in relation to other developments in the area

Some of the challenges of the development included:

- Lack of comprehensive integration and adherence to a collective vision and master plan
- No provisions for bicyclists
- Fractured sidewalk system and lack of connections
- No connections to abutting areas that are not part of the development (the development is isolated from its surroundings and internally)
- Lack of active spaces along street frontages
- Form and/or site orientation incompatibility (large school with rooftop exposed to residential development to the north)
- Lack of intersections and limited walkability (the new multi-family development is somewhat isolated from the adjacent commercial and office development)
- Need more attention to architectural design standards

January 29, 2018:

The CLUPSC discussed “where do we go from here?” Staff noted that a question that may help to narrow the focus at this point is “What is(are) the most important action(s) that we can take now that will effectively help to ensure that, if you were to leave Farragut and come back in 10 years, the Town would reflect the predominant characteristics that we want to see?” Is there a conflict between what people crave and how they actually live? If so, why? What can be pursued to address this?

Staff noted some actions to consider included:

- For each identified priority area, brainstorm on what key components we want to see – this may be assisted through a visual preference survey. Create an image of what we want and develop provisions that will help to bring this about
- Engage the public and update the future land use map, as needed, to ensure that the map is consistent with the community’s desired plan of development, especially in identified priority areas
- The “commercial” land use, for example, may need to be divided into a more neighborhood scale (or gateway) land use for certain priority areas. This land use would then need to be described in the CLUP
- A similar approach could be applied to residential land uses where “medium density” may need to be expanded to account for a higher or mixed-use density that may be desired in certain priority areas

These land use map and text modifications may lead to or necessitate corresponding amendments to the zoning ordinance which may involve the creation of a new zoning district(s). Another, and more immediate approach, would be to identify existing permitted uses in certain zoning districts that may be in conflict with desired land use components in different priority areas. These uses may then either be dis-allowed or required to go through a use on review to ensure consistency with the future land use map and descriptions.

Staff noted that another key question at this point is whether there is one clear priority area or corridor where the Town may pursue funding for a market study and master plan similar to what

was completed for the City of Alcoa. There may be funding through the TPO for the development of these documents. Such a plan may help lessen uncertainty and enhance marketability.

At the January meeting, the CLUPSC recommended that the priority areas be divided into corridors and public workshops held at the corridor level. The initial priority corridor identified was Watt Road. The staff was asked to put together a workshop to obtain citizen input regarding the future of Watt Road.

March 21, 2018:

A public workshop was held in the Community Room regarding the future of the Watt Road corridor. This included a number of maps that participants could draw on and four different sheets each with eight images which participants ranked from -3 to 3 as part of a visual preference survey. There were over 30 participants and a significant amount of input was provided.

April 23, 2018:

Staff reviewed the March 21 public workshop results with the CLUPSC. Staff also noted that, resulting from discussions with the CLUPSC, a proposed Neighborhood/Convenience Commercial Zoning District was presented to the FMPC on March 15 and April 19 and would likely be voted on at the May FMPC meeting.

Staff recommended that at the next CLUPSC meeting the group would entail working with the future land use map to assess whether existing land use prescriptions reflected the feedback received from the community. Modifying the future land use would be the first step in helping to implement a desired vision for the Watt Road corridor since land use related proposals and rezonings would need to first be considered in relation to the future land use map.

May 15, 2018 (field trip):

Staff walked the Watt Road corridor with members of the CLUPSC to help assess the characteristics of the corridor for possible land use related recommendations. Some changes to the future land use map were envisioned. Staff also noted that it might be helpful at some point to have a streetscape plan prepared for Watt Road to address the road, how it might be more inviting to pedestrians and bicyclists, how it may be used as a transitional space between the park and the surrounding neighborhoods, and how it may be enhanced visually and functionally as a major gateway street for the Town.

June 4, 2018:

Staff conducted a map exercise with the CLUPSC to mark-up proposed changes to the future land use map based on the feedback received at the public workshop and the field trip of the Watt Road corridor. Staff noted that any proposed changes would be updated by the GIS staff and presented to the Planning Commission.

DISCUSSION: As a result of the formation of the CLUPSC, staff has taken the Committee's recommendations and completed the following implementation measures:

- Developed a Neighborhood/Convenience Commercial Zoning District to provide for a district that could transition better from residential to commercial;

- Reviewed permitted uses and zoning districts to identify uses and/or districts that may be undesirable for priority corridors or Town gateway areas. As a result, mini-warehouses were removed from the C-2 District and the CS-1 District was deleted from the Zoning Ordinance;
- Amended the Subdivision Regulations to require pedestrian and vehicular connectivity, a more robust physical inventory, a traffic calming plan and a streetscape plan as part of subdivision development.

The next implementation measure that the staff and the CLUPSC are recommending specifically applies to the Watt Road corridor and involves updating the future land use map to reflect the information obtained during the past few months while focusing on this corridor. A key step toward implementing a vision is to ensure that it is reflected on the future land use map. This will become critical, particularly when rezoning requests are submitted since changes to the zoning map should always be considered in relation to what is prescribed on the future land use map.

RECOMMENDATION: In terms of what is proposed at this time, the following is a summary of how the land use categories would change:

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LU Open Space Cluster	19.49
LU Parks and Rec	31.35
LU Res Low Density	5.96
LU Res Med Density	70.64
LU Res Very Low Density	2.48

Proposed Future Land Use Map

Land Use (LU) Type	Acres
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LU Parks and Rec	53.51
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Based on community and CLUPSC input, there was predominantly a desire for smaller scale and more neighborhood commercial uses that would be more compatible with surrounding neighborhoods in the Watt Road corridor area. There was also a desire for more park land since Mayor Bob Leonard Park is one of the premier sports complexes in the region. There was a lessened interest in traditional arterial commercial development along the corridor and in the development of larger apartment projects that would fall under the Medium Density Residential land use category (6-12 dwelling units per acre). It was noted that some large apartment developments have recently been approved in the Town and just outside the Town and additional higher density residential would be needed in the Mixed-Use Town Center area for a town center style project to have success.

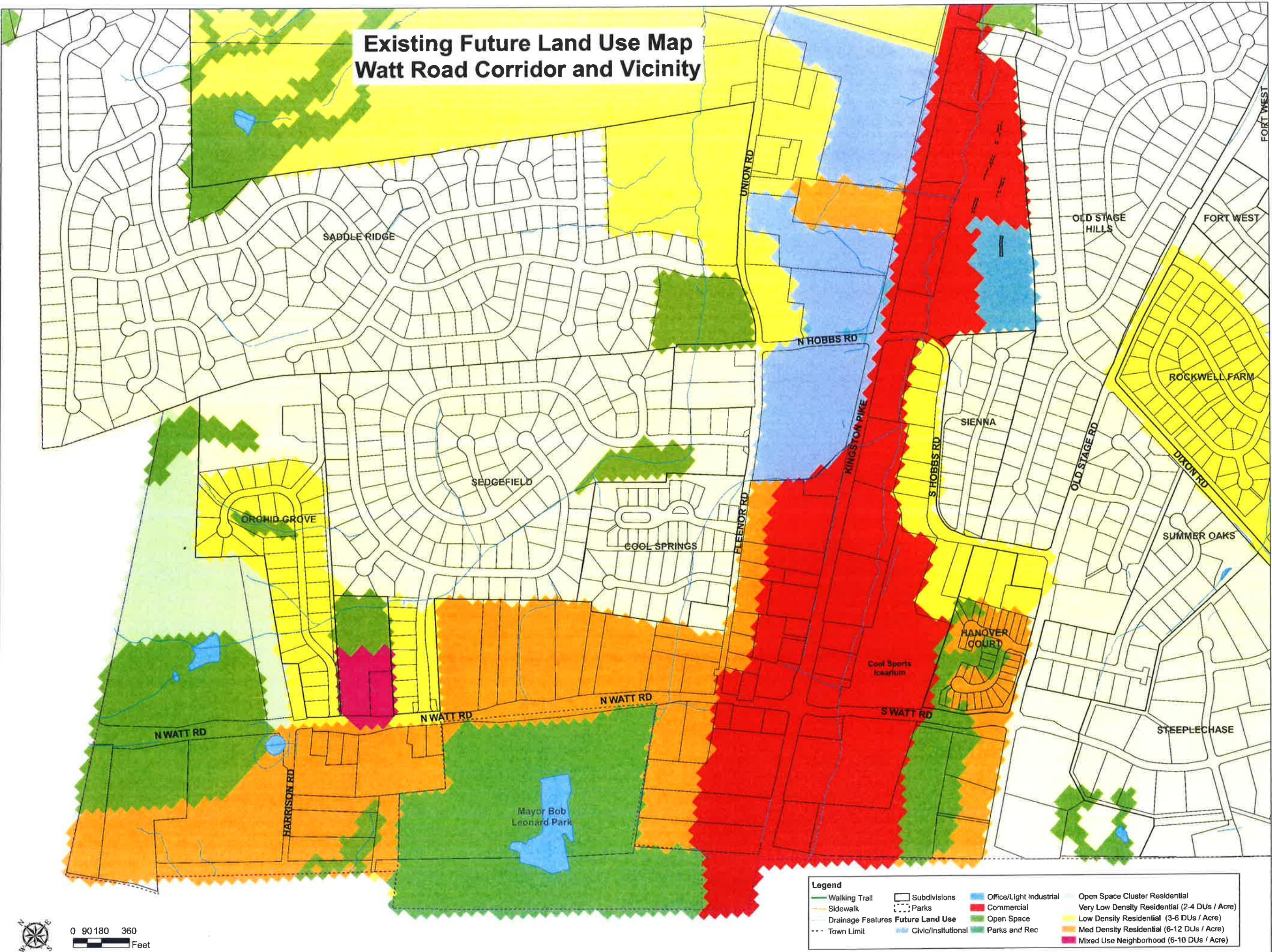
Related to the Mixed-Use Neighborhood and Medium Density Residential land uses, the CLUPSC is also recommending at this time the following text amendments to the CLUP:

- Change the residential density in the Mixed-Use Neighborhood Land Use category from 6-10 dwelling units/acre to up to 8 dwelling units/acre. This would reflect the permitted density in the new Neighborhood/Convenience Commercial Zoning District
- Change the density permitted in the Medium Density Residential Land Use category from 6-12 dwelling units/acre to 6-8 dwelling units/acre
- Create a new land use category for High Density Residential and establish the density as 9-12 dwelling units/acre.

Included in the packet are copies of the existing future land use map for the Watt Road corridor and vicinity, the proposed future land use map for the Watt Road corridor and vicinity, the existing zoning map for the Watt Road corridor and vicinity, the Watt Road/Kingston Pike Subarea page from the CLUP, and the Mixed-Use Neighborhood and Medium Density Residential Land Use Descriptions from the CLUP.

Though this is for workshop purposes only at this time, the staff does support all of these proposed changes as they relate to the CLUP.

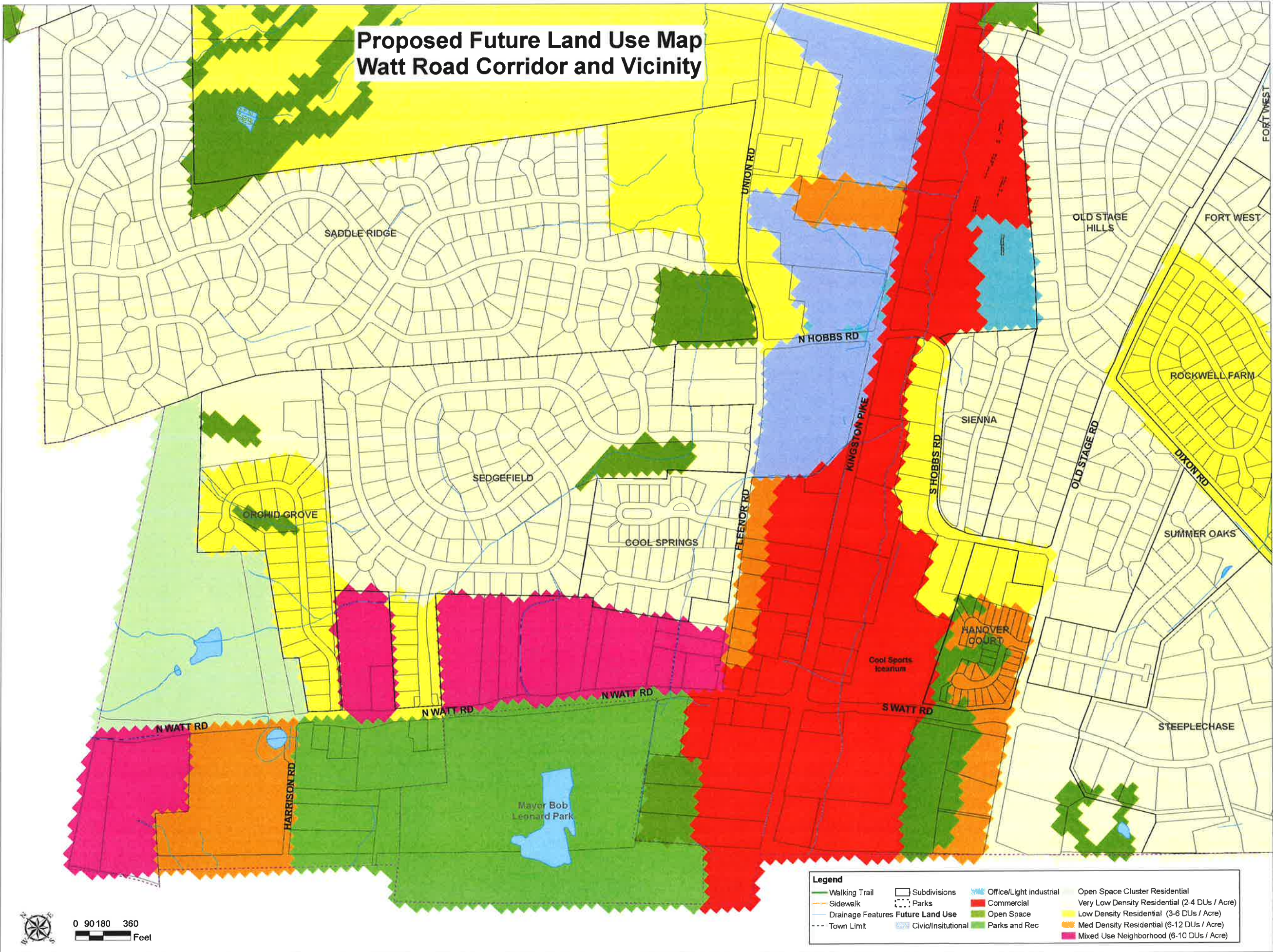
Existing Future Land Use Map
Watt Road Corridor and Vicinity



0 90 180 360
Feet

Legend			
Walking Trail	Subdivisions	Office/Light Industrial	Open Space Cluster Residential
Sidewalk	Parks	Commercial	Very Low Density Residential (2-4 DUs / Acre)
Drainage Features	Civic/Institutional	Open Space	Low Density Residential (3-6 DUs / Acre)
Town Limit		Parks and Rec	Med Density Residential (6-12 DUs / Acre)
			Mixed Use Neighborhood (6-10 DUs / Acre)

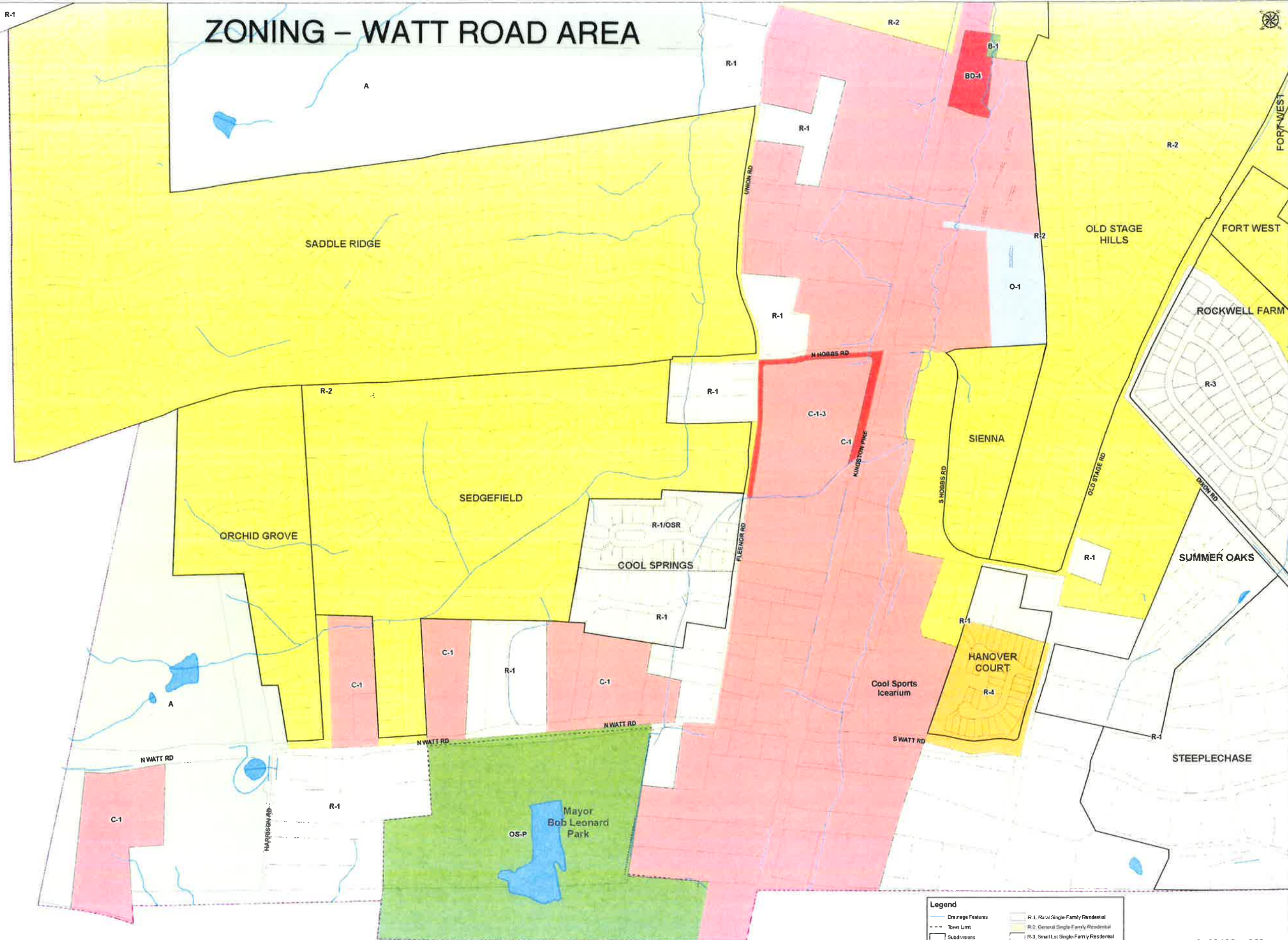
**Proposed Future Land Use Map
Watt Road Corridor and Vicinity**



0 90 180 360
Feet

Legend			
Walking Trail	Subdivisions	Office/Light industrial	Open Space Cluster Residential
Sidewalk	Parks	Commercial	Very Low Density Residential (2-4 DUs / Acre)
Drainage Features	Future Land Use	Open Space	Low Density Residential (3-6 DUs / Acre)
Town Limit	Civic/Institutional	Parks and Rec	Med Density Residential (6-12 DUs / Acre)
			Mixed Use Neighborhood (6-10 DUs / Acre)

ZONING – WATT ROAD AREA



Legend

Drainage Features	R-1, Rural Single-Family Residential
Town Limit	R-2, General Single-Family Residential
Subdivisions	R-3, Small Lot Single-Family Residential
Parks	R-4, Attached Single-Family Residential
A, Agricultural	R-1/OSR, Open Space Residential Overlay
Business District Four Story	O-1, Office
B-1, Buffer	C-1, General Commercial
OS-P, Open Space Park	C-1-3, General Commercial, Three Stories

0 90 180 360 Feet

WATT ROAD / KINGSTON PIKE

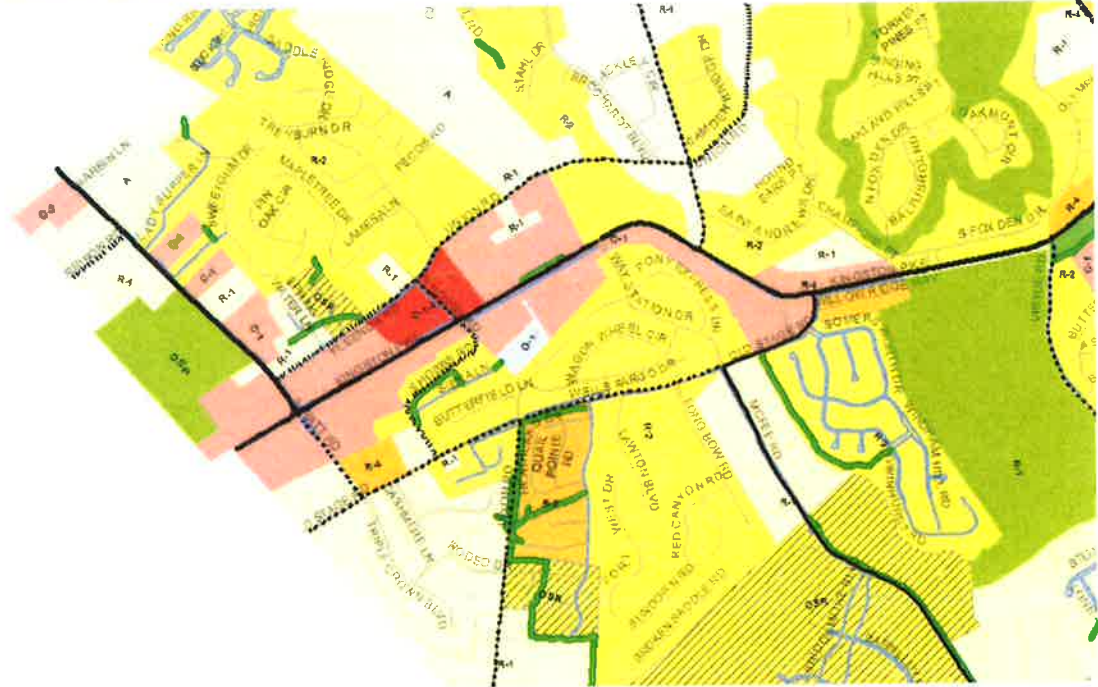
Residential areas will maintain their existing character. New medium density residential will increase near Watt Road and the Park. Watt Road and Kingston Pike are two important gateways into Farragut. Open spaces and existing vistas will be preserved at the Watt Road gateway, and design themes will be important along Kingston Pike. New residents in the area will support commercial and enjoy close proximity to the park.

Primary land uses: Commercial (along Kingston Pike), Medium density residential

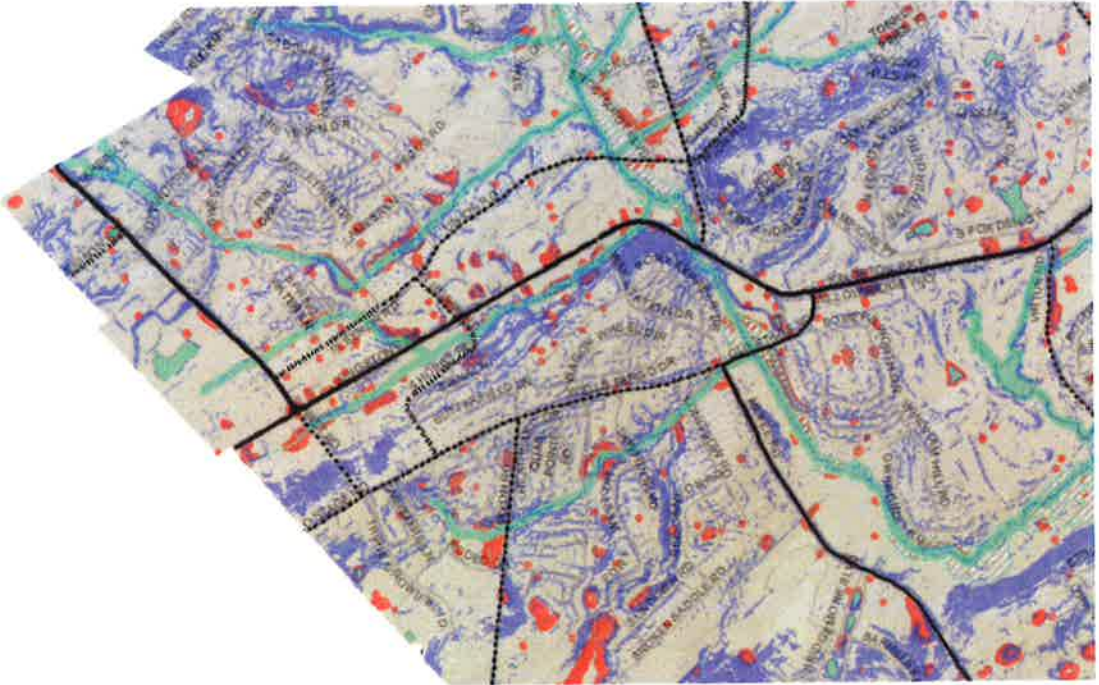
Primary land use concepts: Transitions, flex density, gateways, activity hub

Primary strategies: 3, 4, 7

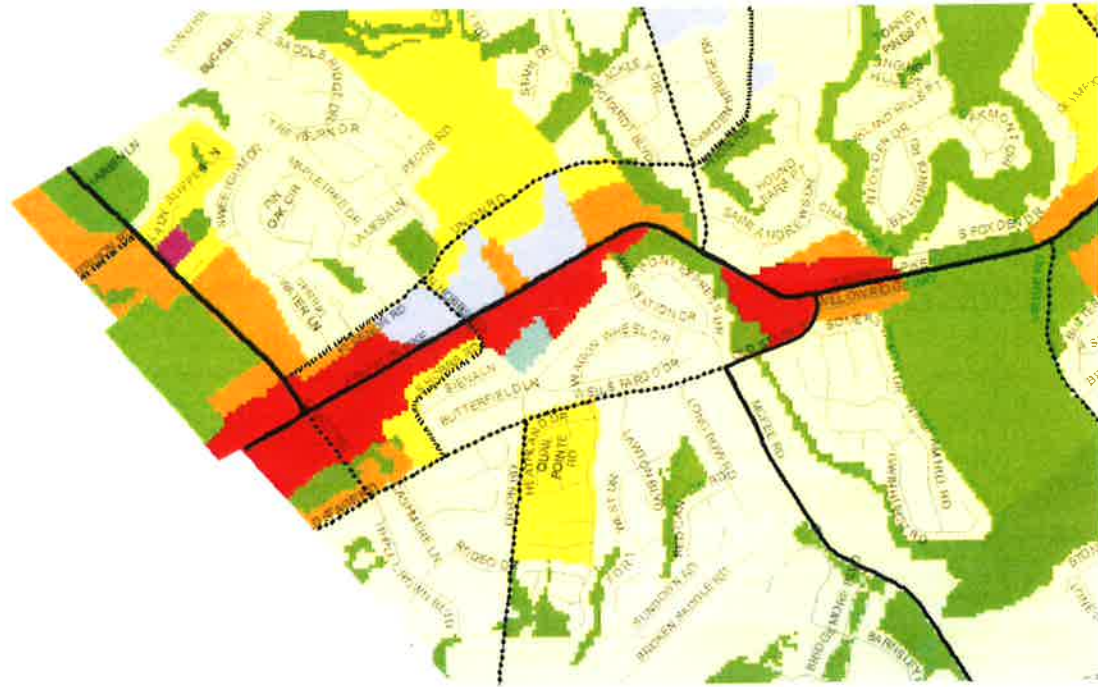
Existing Zoning



Environmental Constraints



Future Land Use



Comprehensive Plan Concepts



Comprehensive Plan Concepts

- Strategic Plan Hub
- Future Parks
- Downtown Gateway
- Town Gateway
- Pedestrian Crossing
- Potential Pedestrian Way
- Potential Roadway

Existing Zoning

- B-1, Buffer
- S-1, Community Service
- OSP, Open Space Park
- A, Agricultural
- R-1, Rural Single-Fam Res
- R-1SA, Rural Single-Fam Res Acre
- R-2, Gen Single-Fam Res
- R-3, Small Lot Single-Fam Res
- R-4, Attached Single-Fam Res
- R-5, Two Fam Res
- R-6, Multi Fam Res
- OSR, Open Space Res
- O-1, Office
- O-1-3, Office Three Stories
- O-1-5, Office Five Stories
- C-1, General Commercial
- C-1-3, Gen Commercial 3 Stories
- C-2, Regional Commercial
- C-2RW, Regional Comm Retail Whse
- PCD, Planned Comm Dev

Land Use Descriptions

2 Mixed use neighborhood

Intent

- Encourage the redevelopment of outdated commercial locations.
- Add a residential/office component to commercial areas that provides a built-in clientele and reduces the need to compete with big-box centers.
- Provide opportunities for small, neighborhood-serving retail at appropriate locations.
- Create an alternative residential option for Farragut, with convenient access to goods and services.

Uses

- Small, “niche” retail stores.
- Small-footprint versions of chain stores
- Convenience stores oriented to the local community such as small groceries, coffee shops, or bakeries.
- Personal service offices.
- Modest residential (both detached, attached, and “above the store” residences)

Residential Density

- 6-10 units per acre.

Location

- Along major roadways, co-located with higher density residential.
- At major intersections.

Character

- Compact, 2-3 stories, may range from single buildings to 2 blocks (both sides of a street).
- Comfortable bike and pedestrian connections to surrounding neighborhoods.
- Internal pedestrian-oriented amenities, such as pocket parks, plazas, bike storage, wide sidewalks and access to cafés.
- Pedestrian scale signage.
- Gridded or semi-gridded street network.



Figure 28: Mixed use neighborhood center character.

Land Use Descriptions

5 Medium density residential

Intent

- Increase diversity of housing choices in Farragut
- Allow/encourage significant residential uses within walking distance of pedestrian-oriented commercial uses such as hubs or mixed use neighborhoods.
- Ample pedestrian amenities such as parks, trails, or landscaping.
- Connect to existing or potential pedestrian ways.
- 'Gridded' or semi-gridded street network.

Location

- Vacant/underdeveloped parcels near major roadways.
- Areas with a similar existing density (built or zoned).
- Adjacent to non-residential uses.
- Proximate to mixed use.
- Near large parks.

Density

- 6-12 units per acre.

Character

- A mix of attached and detached housing types. May include single-family houses as well as small multi-family dwellings such as duplex, triplex, townhomes, and small condo/apartment buildings.



Figure 31: Residential land uses (Medium density, Low density, and Very low density residential).

Residential land uses

Residential land uses are intended to increase housing option while preserving the Town’s existing stable neighborhoods. (See [Chapter 2: Eight Key Strategies](#): Strategy 3: Allowing/Encouraging Greater Housing Choice.)



Figure 32: Medium density residential character.



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

August 16, 2018

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ed Whiting, Secretary
Ron Pinchok, Mayor
Louise Povlin, Alderman
Noah Myers
Betty Dick
Rose Ann Kile
Drew Carson
Nick LiMandri, Youth Representative

MEMBERS ABSENT

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

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

1. CITIZEN FORUM

Chairman Holladay noted that there will be Private Property Rights training on Monday, October 29 from 6-8 pm at Town Hall. All Planning Commission Members should try and attend. Nick LiMandri was also introduced as the new youth representative.

2. APPROVAL OF AGENDA

Staff recommended that the agenda be modified to add as Agenda Item 16, for discussion purposes, "Approval of Utilities – Verizon Installation of Underground Conduit along eastern portion of "Kingston Pike." A motion was made by Commissioner Povlin to approve the modification as stated. The motion was seconded by Commissioner Myers and the motion passed unanimously.

3. APPROVAL OF MINUTES

A motion was made by Commissioner St. Clair to approve the July 19, 2018 minutes as presented. The motion was seconded by Commissioner Whiting and the motion passed

unanimously except for Commissioner's Kile, Povlin, and Pinchok who abstained because they were absent.

4. ELECTION OF OFFICERS

This item involved the appointment of officers, including the Chairman, Vice-Chairman, and Secretary.

A motion was made by Mayor Pinchok to reappoint the existing officers. The motion was seconded by Commissioner Myers and the motion passed unanimously.

5. PLANNING COMMISSION REVIEW OF PROPOSED SPORTS FIELD LIGHTING ON THE LACROSSE FIELD AT THE FARRAGUT HIGH SCHOOL (Taylor Clark, Applicant)

Staff recommended approval of the proposed sports field lighting at Farragut High School.

A motion was made by Commissioner St. Clair to approve the proposed sports field lighting at Farragut High School. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

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)

The Town Engineer reviewed this item and recommended approval.

A motion to defer was made by Commissioner St. Clair due to some suggested modifications. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

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)

The Town Engineer reviewed this item and recommended approval.

A motion was made by Commissioner St. Clair to send this item back to the Board of Mayor and Aldermen for further review. The motion was seconded by Commissioner Kile and the motion passed unanimously.

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)

Staff recommended approval subject to adherence to 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.

A motion was made by Commissioner Myers to approve the requested modifications to the sinkhole area subject to the staffs' recommendations. The motion was seconded by Commissioner Kile and the motion passed unanimously.

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)

Staff noted that, due to weather, the applicant is proposing to request approval for Unit I which would involve 14 lots (13 house lots and 1 open space lot) on the eastern side of Anchor Vista Road. If the plat is approved, staff noted that, prior to the Town Engineer signing off on the Unit I plat, the following comments must be satisfactorily addressed as verified in writing by the Town staff:

- 1) Please install curbing around traffic calming islands, clean out gravel within the islands, and backfill with topsoil for tree planting in the fall (landscaping is shown in the islands on the approved landscape plan);
- 2) Please improve stabilization within Unit I lots. There are still a number of sizable bare areas;
- 3) Please backfill all curbing and walking trails so there is no lip exposed. Trail edges are to be grass rather than base stone;
- 4) Please remove saw cut concrete curb from entrance and repave with aggregate base and binder;
- 5) Please provide completion letter of credit for \$97,000. Completion letter of credit includes the greenway, surface course, and removal and repaving of concrete curb at the front entrance;
- 6) Please provide general maintenance letter of credit for \$47,000;
- 7) Please provide landscape completion letter of credit for \$25,000;
- 8) Please note that the required 10% open space cannot include required buffer strips and detention basins. Please address this in the summary and ensure that at least 10% open space is being provided in this phase and the next phase;
- 9) The detention pond is integral to the entire subdivision's drainage plan, including Unit I. It should be fully secured and guaranteed via a letter of credit;
- 10) Please clarify Total sq. ft. vs Open Space sq. ft. listed on lot 2;
- 11) Please correct the "Gravel Greenway (TYP)" note, the greenway will be paved;
- 12) Please include the recording information for the agreement referenced in Note #16; and
- 13) Subdivision covenants being approved by Town Attorney and recorded.

A motion was made by Commissioner Myers to approve the final plat subject to the staff comments being addressed and an additional item (to be listed as Comment #13) being added to address the need for covenants being approved and recorded as reviewed by the Town Attorney. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

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)

Staff reviewed this item and recommended approval of the exterior renovation subject to the following comments being satisfactorily addressed as verified in writing by the Town staff:

- 1) Please account for any dumpsters envisioned and ensure that they will be contained within an approved enclosure;
- 2) Please ensure that new HVAC units will be screened by the building they are serving. This could be in the form of a raised parapet;

- 3) Please remove proposed signage from the site plan submittal. Any signage must be approved as part of a sign permitting process and any existing noncompliant signage must be removed as part of this remodel; and
- 4) Please sign and seal all sheets.

A motion was made by Commissioner Kile to approve the site plan subject to the staff recommendations. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

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)

Staff reviewed this item and asked that the plans clearly identify the proposed masonry materials and that the net façade area of each of the three buildings must contain at least 75% qualifying masonry. Revised elevation sheets, once approved, will need to be incorporated into the final set of site plan sheets.

A motion was made by Commissioner Myers to approve a site plan for Knoxville-Farragut Storage, LLC. The motion was seconded by Commissioner Kile and the motion passed unanimously.

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)

Staff recommended approval of the additional dumpster subject to the enclosure being brick rather than Nichiha Wood siding since brick is the primary masonry material on the new building. Staff also recommended a gate detail be provided with the revised dumpster enclosure plans. Staff recommended approval of the roll up doors in front of a portion of the Elliott's Boots lease space provided all building and fire code requirements can be satisfied.

A motion was made by Commissioner St. Clair to approve the requested amendments to the site plan subject to the staff recommendations. The motion was seconded by Commissioner Myers and the motion passed unanimously.

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)

For discussion purposes only.

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)

For discussion purposes only.

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)**

For discussion purposes only.

**16. APPROVAL OF UTILITIES – VERIZON INSTALLATION OF UNDERGROUND
CONDUIT ALONG EASTERN PORTION OF KINGSTON PIKE (if added as part of
Agenda Item #2).**

For discussion purposes only.

ADJOURNMENT

The meeting adjourned at 9:45 p.m.

Edwin K. Whiting, Secretary



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

August 30, 2018 (special meeting)

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ed Whiting, Secretary
Ron Williams, Mayor
Louise Povlin, Alderman
Noah Myers

MEMBERS ABSENT

Rose Ann Kile
Betty Dick

Staff Representative: Mark Shipley, Community Development Director

Chairman Holladay called the meeting to order at 4 p.m.

1. DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR APPROVAL OF A FINAL PLAT FOR BRIDGEMORE, PHASE 3, 20.8 ACRES, 29 LOTS, ZONED R-1/OSR (BENCHMARK ASSOCIATES, INC., APPLICANT)

Staff reviewed this item and noted that the applicant has requested two variances that will need to be acted on prior to taking action on the final plat. The first variance was from the paper size required for final plats that is specified in the Subdivision Regulations. The applicant would like to submit 24x36 inch rather than the required 18x24 inch sheets. This would improve legibility and allow for the consolidation of more information on fewer sheets. Staff recommended approval of this variance for these reasons and the fact that the 18x24 inch requirement reflects an old standard from the Register of Deeds that is no longer applicable. Staff noted that they will pursue a text amendment to address this in the Subdivision Regulations.

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

The second variance was from the placement of street light supports as provided for in the Guide to Residential Street Lighting which is referenced as Appendix E in the Subdivision Regulations. The requirement is 10 feet from the edge of pavement. The applicant was requesting to place the supports 3 feet from the back of the curb. The supports are break away and the 3-foot placement from the back of curb would roughly match the placement in Phase 1 of Bridgemoor. The supports in Phase 1 appear to be slightly less than 3 feet from the back of the curb. There are also street trees in Phase 1 within the 3-foot grass strip between the back of curb and edge of sidewalk. The placement of street light supports in Phase 2 is behind the

sidewalk and appears to comply with the 10-foot setback from the edge of pavement. The grass strip width between the back of curb and edge of sidewalk in Phase 2 is 3 feet.

Staff noted that now that the grass strip width is a minimum of 6 feet from the sidewalk edge to the back of curb, the street light support placement may need to be revisited to both ensure protection for the motorist but also to ensure that the support will not be too far from the traveled way and thus detract from its purpose. In terms of the variance request, staff indicated that they were not opposed to the 3-foot setback but will be addressing street light support placement as an amendment to the Subdivision Regulations so that this can be considered more broadly. The street light supports will be break away and are no closer to the edge of pavement than other structures or objects that are less forgiving, such as mailboxes and street trees.

After some discussion, a motion was made by Myers to approve the requested variance due to the larger grass strip now required, the fact that the poles are break away, and to the condition that the covenants for this phase be worded such that the Bridgmore Homeowners Association will be responsible for the maintenance and liability of the street lights and supports since the requested variance would result in the supports being entirely within the public right of way. The motion was seconded by Povlin and the motion passed unanimously.

In terms of the plat itself, the staff recommended approval subject to obtaining the required signatures and completing the remaining engineering punchlist items. Staff noted that two other comments, the submission and approval of a landscape plan for the detention basin area, street trees, and any buffer strip trees and the Town Attorney's approval of the covenants and restrictions (as provided for in the street light support placement variance approval), would need to be addressed but would not affect action on the plat.

A motion was made by St. Clair to approve the plat as recommended by the staff. The motion was seconded by Povlin and the motion passed unanimously.

ADJOURNMENT

The meeting adjourned at 4:26 p.m.

Edwin K. Whiting, Secretary

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Approval of utilities – Verizon installation of underground conduit along the northern portion of Kingston Pike from Lovell Road to Russgate Boulevard (MCI Verizon, Applicant)

INTRODUCTION AND BACKGROUND: This item was added to the agenda last month for discussion purposes only. At that time, the applicant presented their request which included the installation of underground conduit along the northern portion of Kingston Pike from Lovell Road to Russgate Boulevard. The project will involve directional boring to a depth of at least 36 inches to provide for a 1-2 inch HDPE conduit. Given the scale of the project, staff noted that some plan and logistics related comments would be forthcoming and would need to be addressed by the applicant before this item would be ready for Planning Commission action.

The staff has subsequently provided the following comments to the applicant:

- 1) An irrevocable letter of credit will be required based on a dollar amount provided by the Town's engineering staff;
- 2) Please address traffic control;
- 3) Do you know where there will be surface disruption? Please ensure that no damage occurs to streets, sidewalks, retaining walls, etc., and that all disturbed areas are restored to a thick stand of grass;
- 4) Please correct the title page to reflect the proper jurisdiction and include a schedule and scope of work on the title page;
- 5) Please label rights of ways and the outer limit of the 10-foot utility easement to demonstrate that all work will be within such areas;
- 6) Please darken the lines and enlarge and label all public streets so that all information is very legible;
- 7) A pre-construction meeting and right of way permit will be required with Town staff prior to initiation of work and once the plans have been approved by the Planning Commission; and
- 8) An area of particular concern is in front of the Campbell Station Inn. Please coordinate work here with the Town staff.

Included in your packet is a copy of selected portions of the applicant's revised plans and a response to the above comments. All work is shown on the plans as being within the existing right of way or the 10-foot utility easement abutting the right of way. Staff will make a recommendation at the meeting based on whether the above comments have been satisfactorily addressed.



MCImetro

ACCESS TRANSMISSION SERVICES, LLC



OUTSIDE PLANT CONSTRUCTION



ENGINEERING SERVICES

KINGSTON PIKE (SMC_FARRAGUT_2) 1710AISU.34

KNOXVILLE, TN

EAST TN MTSO - FRONTHAUL

PERMIT DRAWINGS

ASSOCIATED NFIDS:

1710AISU.31, 1710AISU.35, 1710AISU.36

1710AISU.37, 1710AISU.38, 1710AISU.39

1710AISU.39, 1710AISU.40, 1710AISU.41

ASSOCIATED PERMITS:

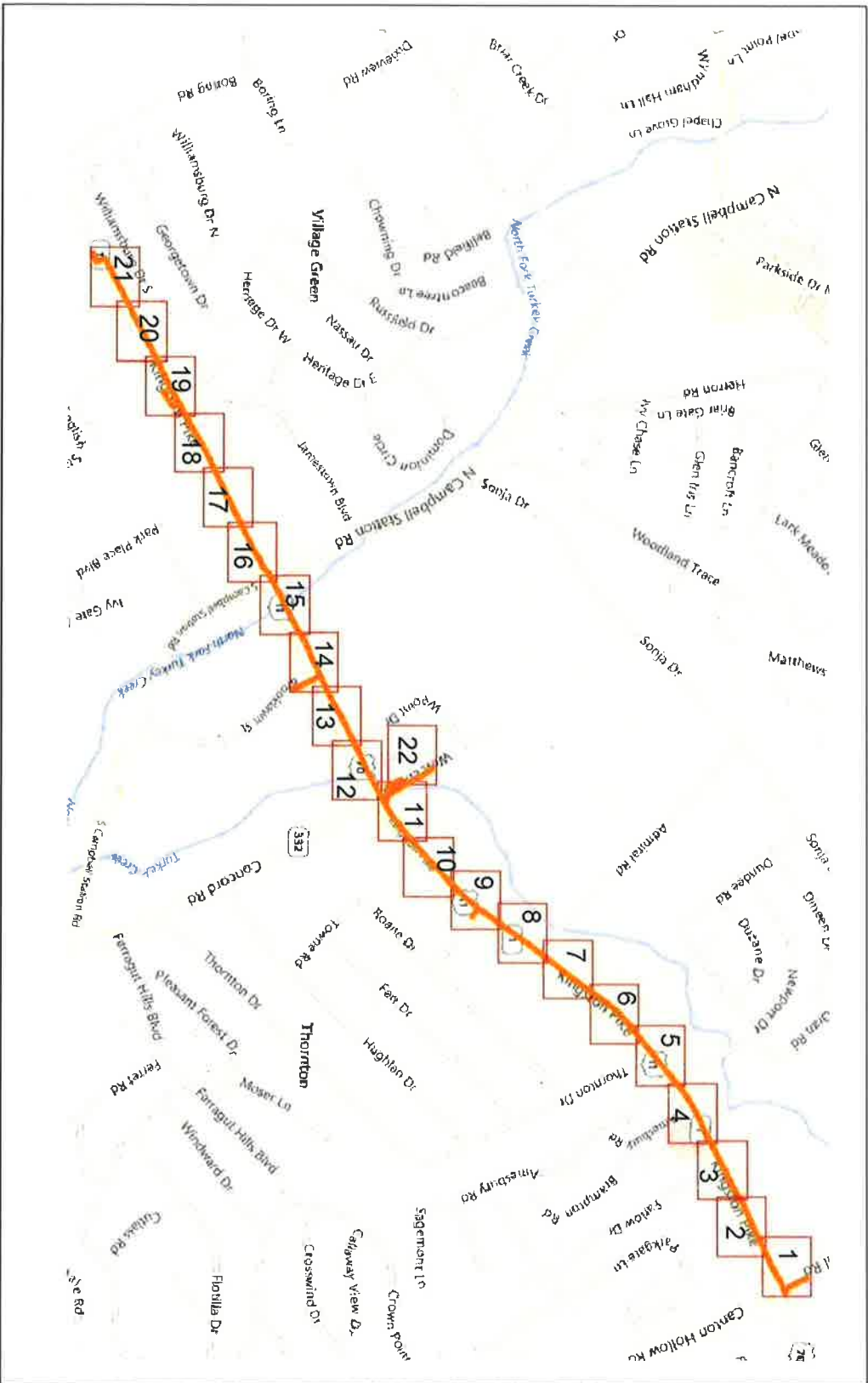
TOWN OF FARRAGUT

TDOT

PROJECT STATUS: PERMIT DRAWINGS

STATUS DATE: 9/1/2018

PROJECT OVERVIEW



 PROJECT:		1710AISU.34		TOWN OF FARRAGUT & TDOT		KINGSTON/PIKE		MOBILE IN	
 OUTSIDE PLANT CONSTRUCTION		SMC_FARRAGUT_2 1710AISU.34							
FORESITE 1710AISU.34 1710AISU.35 1710AISU.36 1710AISU.37 1710AISU.38 1710AISU.39 1710AISU.40 1710AISU.41		ASSOCIATED ITEMS		ASSOCIATED ITEMS		ASSOCIATED ITEMS		ASSOCIATED ITEMS	
		DATE: 9/20/18		ENGINEER: MDS		DRAWN BY: KTS		REVISIONS	
		DATE		DESCRIPTION		INITIAL			

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
	30"x60"x30" VAULT
	36"x60"x36" VAULT
	BORE PIT
	PROPOSED MANHOLE
	ANCHOR AND GUY
	OVERHEAD GUY
	PUSH BRACE
	SIDEWALK ANCHOR AND GUY
	RCL - FUTURE SPLICE
	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		POWER TRANSFORMER
	EXISTING MCI METRO VAULT		POWER MANHOLE
	EXISTING 17"x30"x24" VAULT		POWER JUNCTION BOX
	EXISTING 24"x36"x24" VAULT		POWER CABINET
	EXISTING 24"x36"x36" VAULT		POWER VAULT
	EXISTING 30"x48"x36" VAULT		WOODEN POLE
	EXISTING 36"x76"x42" VAULT		STEEL POLE
	EXISTING STRAND		CONCRETE POLE
	EXISTING MANHOLE		STREET LIGHT
			TRAFFIC LIGHT



PROJECT:

1710A/SU 34

TOWN OF

KINGSTON PIKE

KNOXVILLE, TN

Mastec
OUTSIDE PLANT CONSTRUCTION
SMC_FARRAGUT_2 1710A/SU 34

FORESITE
Engineering & Construction

1710A/SU 34
1710A/SU 35
1710A/SU 36
1710A/SU 37
1710A/SU 38
1710A/SU 39
1710A/SU 40
1710A/SU 41

ASSOCIATED PERMITS
TOWN OF FARRAGUT
TDOT

ASSOCIATED NFIDS:
1710A/SU 31, 1710A/SU 35,
1710A/SU 36
1710A/SU 37, 1710A/SU 38,
1710A/SU 39
1710A/SU 39, 1710A/SU 40,
1710A/SU 41

DATE: 9/1/2018

ENGINEER: MDS

DRAWN BY: KTS

REVISIONS

DATE	DESCRIPTION	INITIAL

EXCEPT AS MAY BE OTHERWISE PROVIDED BY CONTRACT, THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF MCI COMMUNICATIONS SERVICES, INC. WITH NO REUSE OR REPRODUCTION PERMITTED WITHOUT SPECIFIC WRITTEN PERMISSION.

SCALE

HORIZONTAL: ---

VERTICAL: ---

SHEET: A-03



PROJECT:

PROJECT NUMBER
1710AISU 34
PROJECT SITE
TOWN OF FARRAGUT & TDOT
PROJECT LOCATION
KINGSTON PIKE
KNOXVILLE, TN

Mastec

OUTSIDE PLANT CONSTRUCTION

SNC_FARRAGUT_2 - 1710AISU 34

FORESITE

FORESITE GROUP
Knoxville, TN
1000 Foresters Parkway
Knoxville, TN 37922
A: 1-800-361-1234
F: 615-585-1234
W: www.foresite.net

ASSOCIATED PERMITS:
TOWN OF FARRAGUT
TDOT

ASSOCIATED NFIDS
1710AISU 31, 1710AISU 35,
1710AISU 36,
1710AISU 37, 1710AISU 38,
1710AISU 39,
1710AISU 39, 1710AISU 40,
1710AISU 41

DATE: 9/1/2018

ENGINEER: MDS

DRAWN BY: KTS

REVISIONS

DATE	DESCRIPTION	INITIAL



Know what's below
Call before you dig

ALL UTILITY WORK PERFORMED SHALL BE IN ACCORDANCE WITH STATE RULES AND REGULATIONS FOR ACCOMMODATING UTILITIES WITHIN HIGHWAY RIGHTS-OF-WAY.
UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON DOCUMENT RESEARCH AND FIELD EVALUATION. THE INFORMATION MAY NOT BE ACCURATE OR COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PHYSICALLY LOCATE AND VERIFY LOCATION AND DEPTH OF ALL UTILITIES WITHIN CONSTRUCTION PATH.
ALL INSTALLATIONS MUST COMPLY WITH MINIMUM HORIZONTAL AND VERTICAL CLEARANCES FROM UTILITIES.

SCALE

HORIZONTAL: 1"=50'

VERTICAL: 1"=50'

SHEET: (16)

101 N CAMPBELL STATION RD

1 - 2" HDPE
3634-SPAN
563' @ 36" DEPTH
DIRECTIONAL BORE

1 - 2" HDPE
3638-SPAN
131' @ 36" DEPTH
DIRECTIONAL BORE
STA 90+55
1655-STRUC-HH-
30x60x30
POLYMER CONCRETE
TIER 22

N CAMPBELL STATION RD

SEE DWG 15

KINGSTON PIKE

101 S CAMPBELL STATION RD

11420 KINGSTON PIKE

SEE DWG 17

Mark Shipley

From: Kim Senkler <ksenkler@fg-inc.net>
Sent: Tuesday, September 11, 2018 9:08 AM
To: Mark Shipley
Subject: RE: Staff Recommendations

Thanks Mark.

- 1) An irrevocable letter of credit will be required based on a dollar amount provided by the Town's engineering staff; **MCI/Verizon is working on the escrow now.**
- 2) Please address traffic control; **The construction company, MasTec, will submit traffic control permits.**
- 3) Do you know where there will be surface disruption? Please ensure that no damage occurs to streets, sidewalks, retaining walls, etc., and that all disturbed areas are restored to a thick stand of grass; **TBD but understand requirements.**
- 4) Please correct the title page to reflect the proper jurisdiction and include a schedule and scope of work on the title page; **Sent via email.**
- 5) Please label rights of ways and the outer limit of the 10 foot utility easement to demonstrate that all work will be within such areas; **See drawings**
- 6) Please darken the lines and enlarge and label all public streets so that all information is very legible; **See drawings**
- 7) A pre-construction meeting and right of way permit will be required with Town staff prior to initiation of work and once the plans have been approved by the Planning Commission; **We will schedule this post-approval.**
- 8) An area of particular concern is in front of the Campbell Station Inn. Please coordinate work here with the Town staff; **Understood. This will be a topic of conversation during the pre-construction meetings. Our design shows us boring in this area. Can we bore under the sidewalk?**

Sincerely,

KIM SENKLER, PMP
Project Manager



FORESITE GROUP, INC. www.fg-inc.net
200 Prosperity Dr, Knoxville, TN 37923
o | 770.368.1399 f | 770.368.1944 c | 865.256.8030

*Foresite Group Disclaimer: Private and confidential as detailed [here](#).
If you cannot access hyperlink, please e-mail sender.*

From: Mark Shipley <mshipley@townoffarragut.org>
Sent: Tuesday, September 11, 2018 8:57 AM
To: Kim Senkler <ksenkler@fg-inc.net>
Subject: RE: Staff Recommendations

Other than the comments below (which I believe you appear to have mostly addressed – at least those applicable at this time), I can't think of anything else. However, it would be helpful to include a comment response to the 8 comments

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Darryl Smith, PE, Town Engineer

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

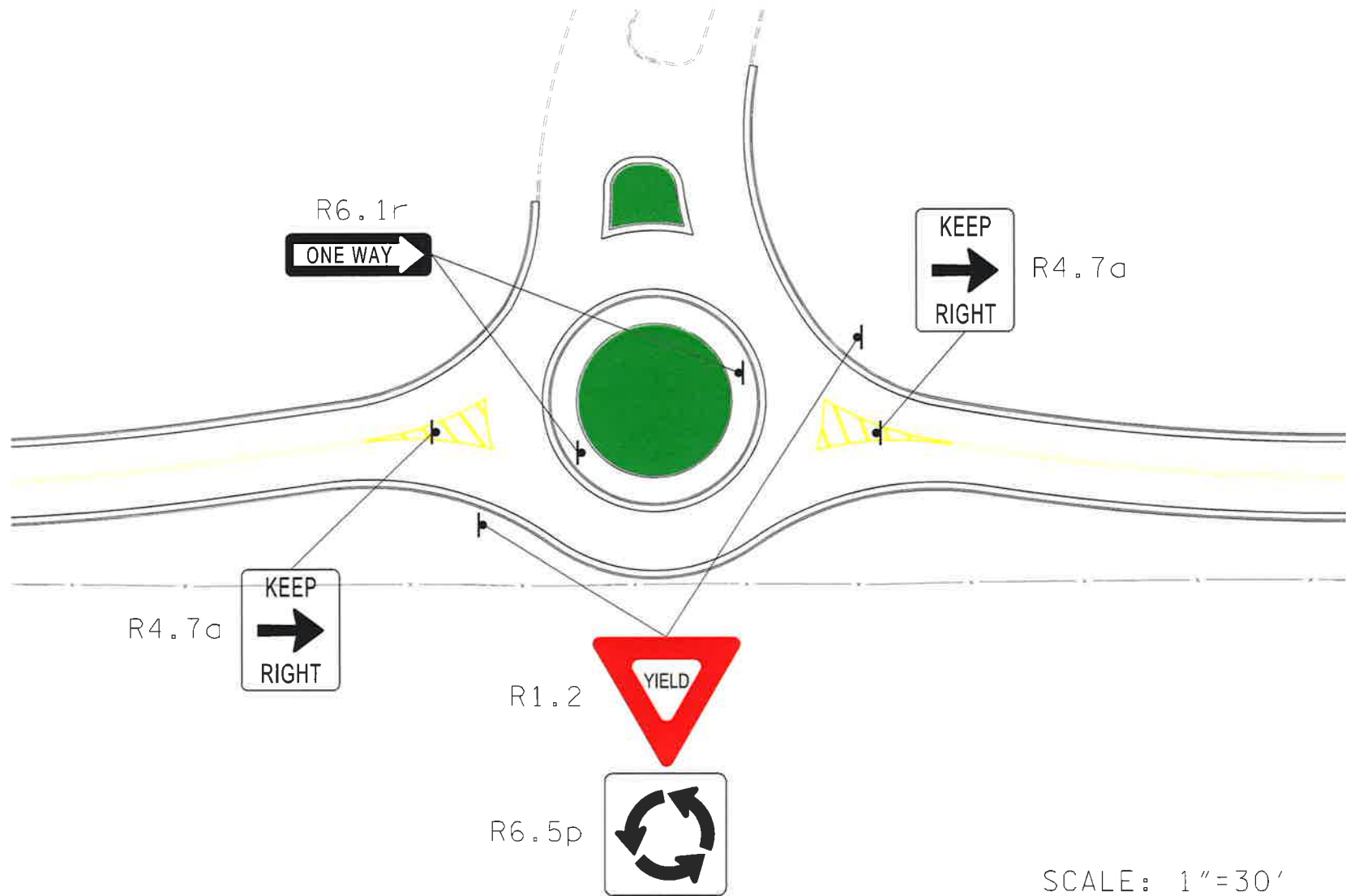
INTRODUCTION: The purpose of this item is the approval of Preliminary Plans for Virtue Road, from 2200 feet south of Broadwood Drive to 700 feet south of Kingston Pike. The project will include two 11' lanes with curb & gutter, an 8' multi-use greenway and a new bridge over Little Turkey Creek.

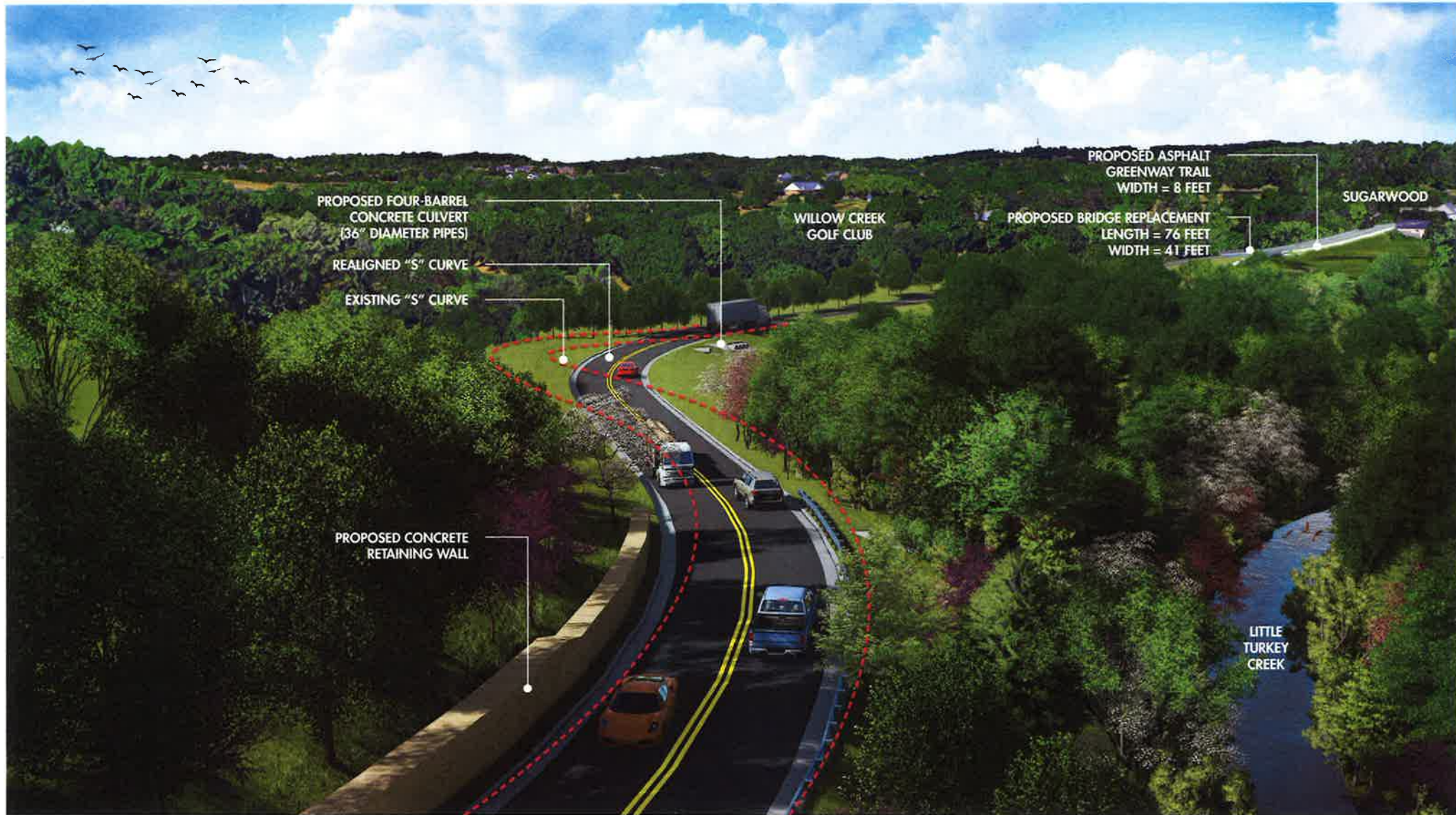
BACKGROUND: Virtue Road extends from Boyd Station Road to Kingston Pike (app. 8400 feet) and will likely be completed in three phases over the next several years. This project is Phase 1 and will include approximately 3700 linear feet of Virtue Road. The alignment will correct the sharp curvature south 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 the FMPC on May 17. Discussion during that meeting resulted in direction by the FMPC to revise travel lanes to 11 feet and the greenway to 8 feet in order to reduce impact on properties in Sugarwood. This revised plan was presented to the FMPC on August 16, at which time the FMPC asked staff and our consultant (Vaughn & Melton) to consider a roundabout at the entrance to the Brookmere Subdivision (the Harville property), currently under construction. Vaughn & Melton has provided the attached layout of a roundabout at this location for FMPC consideration. Staff has met with the developer of the Brookmere Subdivision (Bob Mohney), who has voiced a positive opinion provided the roundabout is constructed to complement the development. Details have not yet been completed, but staff believes the roundabout can be constructed to provide a useful measure of traffic calming, while still complementing the Brookmere Development with little additional cost to the Town.

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.





VIRTUE ROAD IMPROVEMENTS PROJECT *BIRD'S EYE PERSPECTIVE RENDERING*
FARRAGUT, TN

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a resubdivision plat to combine Parcels 84, 87, and 84.01, Tax Map 130 (east intersection of Fretz Road and N. Campbell Station Road), 10.22 Acres, 3 Lots, Zoned R-1 (R-1/OSR pending) (Fred Long Construction Concepts, Applicant)

INTRODUCTION: This item involves a request to resubdivide three parcels near the east intersection of Fretz Road and N. Campbell Station Road and combine them into one tract. The affected parcels were included in a rezoning request that was recommended for approval at the July 19 Planning Commission meeting. As part of the Planning Commission's recommendation, the three lots would have to be combined since the requested R-1/OSR Zoning District requires a minimum of 5 acres.

RECOMMENDATION: Included in your packet is a copy of the staffs' comments on the resubdivision plat along with a revised resubdivision plat and comment response letter. Staff will make a recommendation at the meeting based on whether the staff comments have been satisfactorily addressed.

August 29, 2018

Fred Long Construction Concepts
1811 Sunstone Way
Knoxville, TN 37922

SUBJECT: STAFF COMMENTS ON THE RESUBDIVISION PLAT FOR THE ELLEN AMANDA CAMPBELL PROPERTY AT THE EASTERN INTERSECTION OF FRETZ ROAD AND N. CAMPBELL STATION ROAD

Dear Applicant:

The staff has reviewed the resubdivision plat for the Ellen Amanda Campbell property at the east intersection of Fretz Road and N. Campbell Station Road and has compiled the comments below. **This item and the associated preliminary plat will be discussed at the Staff/Developer Meeting at the Farragut Town Hall on Tuesday, September 4, at 9:00 a.m.** The purpose of this meeting is to review questions you may have on staff comments. Though revisions are not due until Monday, September 10, when revisions are submitted, please include three (3) full size copies and one (1) 11" x 17" reduced set to the Farragut Town Hall. Upon resubmittal, please include a letter which addresses these comments and that indicates where the information can be found on the plans.

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

- 1) Please show the required right of way along Fretz Road (30 feet from centerline) and N. Campbell Station Road (40 feet from centerline) that will be dedicated with this plat;
- 2) Please include the correct map and parcel information;
- 3) Notes 4, 5, 7, and 8 are incorrect. Please revisit and revise;
- 4) The page number is missing from the deed book reference for the tract to the south;
- 5) Please include as a numbered note the purpose of the plat;
- 6) Please correct the title block to properly identify the parcels being resubdivided;
- 7) Is there more than one owner involved that would need to sign the plat?
- 8) Please show old acreages and lot #'s in parentheses;
- 9) The covenants and restrictions will be required as part of the final plat for the development of the resubdivided property. These will have to be approved by the Town attorney;
- 10) Please include the release of easements certificate. This is required since lot lines are being dissolved;
- 11) Please include a note that the required open space will be established as part of the development of the tract created by this resubdivision; and
- 12) Please add a note to this plat which states that the required pedestrian facilities along the N. Campbell Station Road and Fretz Road frontages will be provided as part of the development of the tract created by this resubdivision.

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

Sincerely,

Mark Shipley, AICP
Community Development Director

Darryl Smith, PE
Town Engineer

LEMAY AND ASSOCIATES

10816 Kingston Pike, 2nd Floor
Knoxville, TN 37934
Phone: 865-671-0183 – Fax: 865-671-0213
E-mail: rlemay@lemayassociates.com

DATE: 9/10/2018

TO: Mark Shipley
Town of Farragut

FROM: Richard LeMay, P.E.

**RE: RESUBDIVISION PLAT FOR THE
ELLEN AMANDA CAMPBELL PROPERTY AT THE EASTERN
INTERSECTION OF FRETZ ROAD AND N. CAMPBELL STATION
ROAD**

Response to Staff comment sheet dated 8/29/2018

-
1. Right of Way updated on plat.
 2. Correct map and parcel information updated on plat.
 3. Notes 4, 5, 7, and 8 updated on plat.
 4. Page number and deed book reference for the tract to the south updated on plat.
 5. Numbered note stating the purpose of the plat added to plat.
 6. Title block to properly identify the parcels being resubdivided is corrected.
 7. Only one owner for the parcels in question.
 8. Old acreages and lot #'s in parentheses.
 9. Covenants and restrictions will be recorded.
 10. Release of easements certificate added.
 11. Open Space Note added.
 12. pedestrian facilities note added.

RECEIVED

SEP 10 2018

TOWN OF FARRAGUT

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.

Date _____ Owner / (Authorized Signature) _____

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date _____ Secretary, Planning Commission _____

CERTIFICATE FOR STREET APPROVAL

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

Date _____ Town Engineer _____

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plot entitled _____

_____ HAVE BEEN INSTALLED in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

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

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that the sewer systems outlined or indicated on the final subdivision plot 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.

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

CERTIFICATE OF ELECTRIC, GAS, AND TELEPHONE AVAILABILITY

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

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

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

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

CERTIFICATION OF COMMON AREAS DEDICATION

As owner, in recording this plot I have designated certain areas of land shown hereon as common areas intended for use by the homeowners within 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. "Declaration of Covenants and Restrictions," applicable to the above named subdivision, is hereby incorporated and made part of this plot.

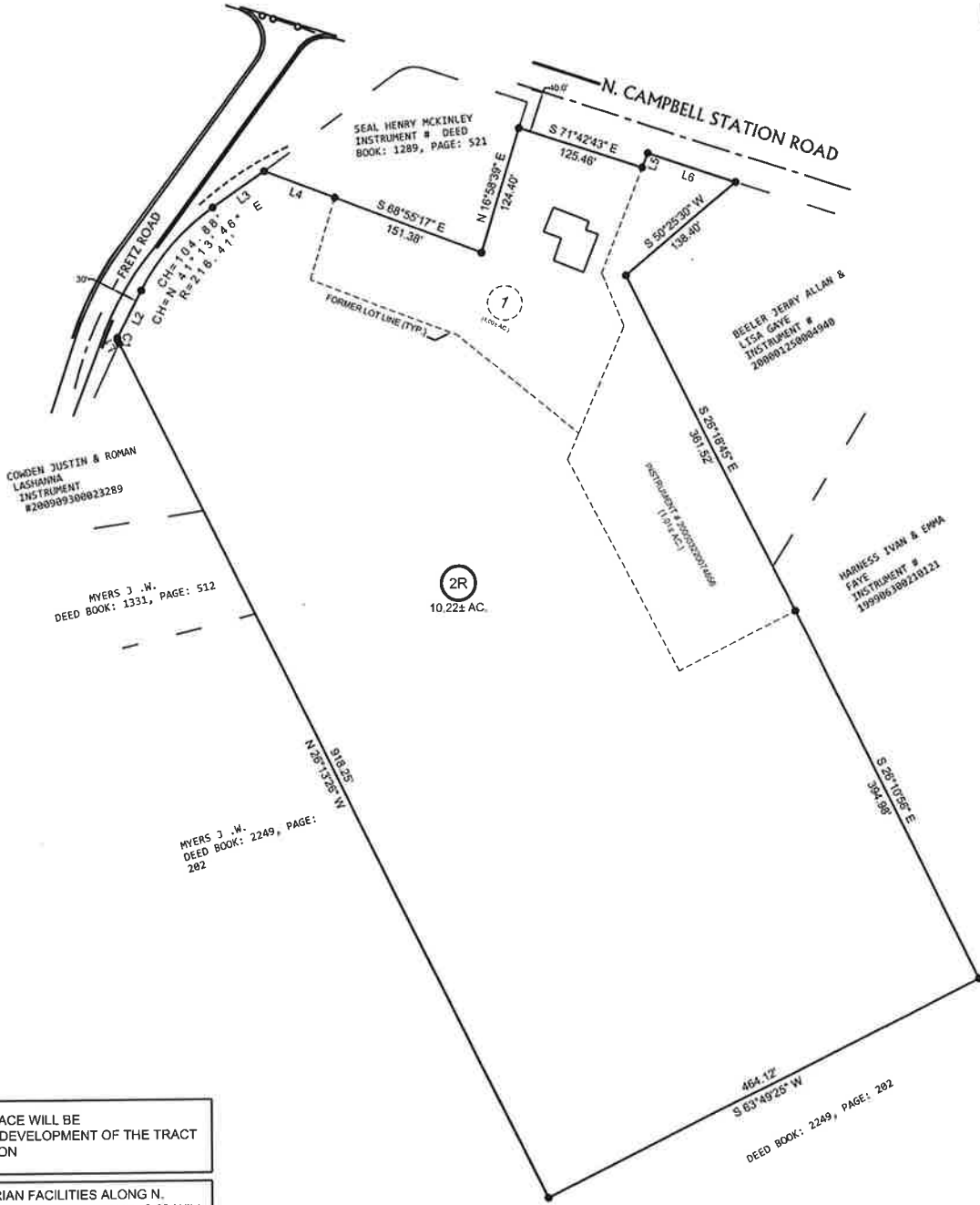
Date _____ Owner _____

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.

Knox County Addressing Division _____ Date _____

LINE	BEARING	DISTANCE	CURVE	RADIUS	CHORD BEARING	CHORD LENGTH
L1	N 26°13'26" W	4.24'	C1	170.80'	N 07°35'17" E	1.86'
L2	N 27°03'46" E	50.71'				
L3	N 55°23'45" E	80.29'				
L4	S 69°55'17" E	72.45'				
L5	N 21°38'39" E	14.79'				
L6	S 71°07'30" E	89.31'				



CERTIFICATE OF SURVEY ACCURACY

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

Date _____ Registered Surveyor No. 769 _____

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, EXCEPT UNDER BUILDINGS.
- PLAT REFERENCE: INSTR. NO. 200404020091650
DEED REFERENCE: INSTR. NO. 200407120003236, 200503220074656 (PARCEL 87)
- PROPERTY SHOWN ON CLT 130, PARCEL 84.01, 84, & 87
- TOTAL AREA: 10.22 ACRES
- TOTAL NUMBER OF LOTS: 3
- PROPERTY ZONED: R-1(OSR)
(OSR) BUILDING SETBACKS: PERIPHERAL = 50' - (BUFFER STRIP INCLUDED)
FRONT YARD = 20'
SIDE = 20' BETWEEN BUILDINGS
REAR YARD = 50'
- BUFFER STRIPS: 25' (MIN.) ON FRONT, SIDE & REAR PERIPHERAL PROPERTY LINES.
MAXIMUM LOT COVERAGE: 35%
HEIGHT REGULATIONS: NOT TO EXCEED 2-1/2 STORIES OR 35' HIGH.
- THE PURPOSE OF THIS PLAT IS TO COMBINE 3 LOTS INTO ONE LOT.

NOTE: THE REQUIRED OPEN SPACE WILL BE ESTABLISHED AS PART OF THE DEVELOPMENT OF THE TRACT CREATED BY THIS RESUBDIVISION

NOTE: THE REQUIRED PEDESTRIAN FACILITIES ALONG N. CAMPBELL STATION ROAD AND FRETZ ROAD FRONTAGES WILL BE PROVIDED AS PART OF THE DEVELOPMENT OF THE TRACT CREATED BY THIS RESUBDIVISION.

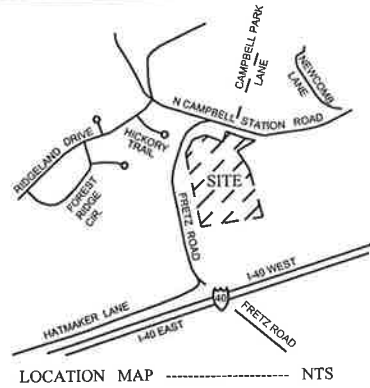
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LeMAY AND ASSOCIATES CONSULTING ENGINEERS

10816 KINGSTON PIKE PH: (865) 671-0183
KNOXVILLE, TENNESSEE 37934 FAX: (865) 671-0213



LEGEND

- IR(O) IRON ROD (OLD)
- IR(N) IRON ROD (NEW)

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 _____

OWNER / DEVELOPER

FRED LONG CONSTRUCTION CONCEPTS
1601 THIRD CREEK RD.
KNOXVILLE, TN 37921
(865) 670-1850

FINAL PLAT RESUBDIVISION OF LOTS 1 & 2 & ADJOINING PROPERTY

<i>ELLEN AMANDA CAMPBELL PROPERTY</i>		
SCALE: 1"= 100'	APPROVED BY: REL	DRAWN BY: RELj
DATE: 7-31-2018	LAST REVISION DATE: 9-10-2018	
DISTRICT 6 * TOWN OF FARRAGUT KNOX COUNTY * TENNESSEE		
TAX MAP 130, PARCELS 84.01, 84, & 87 SHEET 1 OF 1		DRAWING NO.: 5393-FP

RECEIVED

SEP 10 2018

TOWN OF FARRAGUT

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a resubdivision plat to combine a portion of Parcel 94 and Parcel 95, Tax Map 152N, Group A, 2 Lots, Zoned A (R-1 pending) (Dave Wilkinson, Applicant)

INTRODUCTION AND BACKGROUND: As part of a workshop discussion item last month involving rezonings related to a new phase of Sheffield named “the Enclave at Sheffield”, staff noted that one outstanding comment was that a resubdivision plat would need to be provided to establish the tract for this new phase.

RECOMMENDATION: Included in your packet is a copy of the staffs’ comments on the resubdivision plat along with a revised resubdivision plat and comment response letter. Since this resubdivision plat would modify a parcel that has frontage on Turkey Creek Road and Virtue Road, pedestrian facilities are required along these frontages as provided for in the Subdivision Regulations. Due to the minor nature of this resubdivision, the applicant is requesting a variance from this requirement. The Planning Commission will need to act on this variance prior to acting on the plat.

Staff would support the variance due to the minor nature of the resubdivision with the stipulation that if the remainder of what was Parcel 94 (Lot 202R) is further subdivided such pedestrian facilities shall be constructed along the Turkey Creek Road and Virtue Road frontages. Staff will make a recommendation at the meeting based on whether the staff comments have been satisfactorily addressed.

August 23, 2018

Dave Wilkinson
233 Elkmont Road
Knoxville, TN 37922

SUBJECT: STAFF COMMENTS ON THE RESUBDIVISION PLAT ASSOCIATED WITH THE DEVELOPMENT THAT WILL BECOME THE ENCLAVE AT SHEFFIELD (PHASE 4 SHEFFIELD)

Dear Mr. Wilkinson:

The staff has reviewed the resubdivision plat that will establish the tract from which the Enclave at Sheffield (Phase 4 of Sheffield) will be developed and has compiled the comments below.

This item and the associated preliminary plat will be discussed at the Staff/Developer Meeting at the Farragut Town Hall on Tuesday, September 4, at 10:00 a.m. The purpose of this meeting is to review questions you may have on staff comments. Though revisions are not due until Monday, September 10, when revisions are submitted, please include three (3) full size copies and one (1) 11" x 17" reduced set to the Farragut Town Hall. **Upon resubmittal, please include a letter which addresses these comments and that indicates where the information can be found on the plans.**

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

- 1) Please clarify existing vs. proposed easements;
- 2) A sidewalk is required along the Turkey Creek Road and Virtue Road frontages of Lot 202R unless a variance is requested and approved. This will need to be acted on separately from the plat;
- 3) Please show the required right of way dedication along Virtue Road. It should be 30 feet from the centerline;
- 4) Please identify former lot lines (dashed) and show old acreages and lot lines in parentheses;
- 5) Please identify the 10% open space for Lot 202R. A note could be added for Lot 203R that open space for this lot will be provided as part of the Enclave at Sheffield plat;
- 6) Please add the correct zoning information for both parcels;
- 7) The owner's last name is miss-spelled;
- 8) Please ensure that all existing structures are shown so as to verify that the adjusted property line will not result in a setback violation;
- 9) Does Lot 202R have sanitary sewer or is it on a septic system? A separate certification will be required if on a septic system;
- 10) Please clarify and better differentiate the line symbols used for the 100 and 500-year flood boundaries. Please also add the Floodway boundary to the properties, where applicable;
- 11) Please add references to Lot 204 in accordance with the original plat. Please also note any changes in the proposed ownership and maintenance of Lot 204;
- 12) Please note that the property will likely need to be replatted again to remove the 20-foot drainage easement (as noted on the plan). How is this plat addressing the 20-foot drainage

easement? Its location impacts the proposed development that will become the Enclave at Sheffield; and

13) Please provide a JPEG of this plan once approved.

If you have any questions, please either e-mail or call the appropriate staff person as listed above. Thank you very much.

Sincerely,

Mark Shipley
Community Development Director

September 10, 2018

RECEIVED

SEP 10 2018

TOWN OF FARRAGUT

Mark Shipley
Community Development Director
Town of Farragut

**RE: Staff Comments
Resubdivision
Lots 202R & 203R
Sheffield**

Mark:

Plat corrections for comments dated August 23, 2018 are as follows:

- 1) All easements are existing and labeled as required.
- 2) Wilkinson has filed for variance concerning sidewalks.
- 3) Virtue Road right-of-way is now in compliance.
- 4) Former lot line information duly noted.
- 5) Added notes 10 & 11 concerning the open space dedication.
- 6) Zoning is noted for each lot at the lot number designation.
- 7) Spelling has been corrected.
- 8) All existing structures are shown.
- 9) Lot 202R is currently served by the public sanitary sewer system.
- 10) 100 yr flood limits are designated with a long dash and dark line weight.
500 yr flood limits are designated with a short dash and lighter line weight.
Both are shown in the legend.
- 11) Lot 204 is addressed in note 10.
- 12) Any new easements, or removal of existing easements will be addressed on the final plat of this section of the subdivision once the design plans are finalized.

Sincerely,



Richard A. Bailey, PLS
(865)207-5260
rbailey@rabcoinc.com

NOTES:

1. THE LOCATION OF UNDERGROUND UTILITIES WAS NOT VERIFIED BY EXCAVATION AND SHOULD BE VERIFIED BY THE PROPER UTILITY AUTHORITY AS NECESSARY.
2. A 10-15 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. SANITARY SEWER EASEMENT 7.5 FT EACH SIDE OF CENTERLINE OF EXISTING SEWER PIPE.
4. FOR PORTIONS OF THE PROPERTY LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA REFER TO FIRM MAP 47083C 0352 F, DATED MAY 2, 2007.
5. THIS PROPERTY IS ZONED AS NOTED.
6. THE PURPOSE OF THIS PLAT IS THE RESUBDIVISION OF LOTS 202 AND 203 BY MOVING THE COMMON BOUNDARY TO ALLOW FOR EXPANSION OF LOT 203 FOR FUTURE DEVELOPMENT.
7. TOTAL LOTS: (2)
TOTAL ACRES: 10.34 ACRES
8. THE 10 FT WALKWAY EASEMENT SHALL BE IN FAVOR OF THE TOWN OF FARRAGUT AND RESERVED FOR PUBLIC USE. THE TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF USE OF SAID EASEMENT.
9. A PORTION OF LOT 203R IS WITHIN THE 100-YEAR FLOOD ZONE "A", AS SHOWN ON FEMA FIRM COMMUNITY PANEL NUMBER 47083C 0352 A. THE MINIMUM FLOOR ELEVATION FOR ANY STRUCTURE ON THIS LOT SHALL BE 622.
10. LOT 204 OPEN SPACE REMAINS UNCHANGED FROM THE ORIGINAL PLAT OF SHEFFIELD, UNIT 1.
11. OPEN SPACE FOR LOTS 202R & 203R REMAIN PART OF THE ORIGINAL SHEFFIELD, UNIT 1.

RELEASE OF EASEMENTS CERTIFICATE

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) BY THE UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG THE ORIGINAL LOT LINES OR (2) PRIOR EASEMENTS IDENTIFIED HEREON WHICH ARE ELIMINATED BY THIS PLAT. ON THE CONDITION THAT NEW UTILITY DRAINAGE AND CONSTRUCTION EASEMENTS ARE PROVIDED ALONG THE NEW PROPERTY LINES OR AS 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 ON PLACEMENTS SHOWN HEREON WILL NOT BE ADVERSELY AFFECTED BY THE DEVELOPMENT AS HEREON PROPOSED.

FIRST UTILITY DISTRICT
SEWER AND WATER
LCUB
ELECTRIC SERVICE
KNOXVILLE UTILITY BOARD
GAS
TDS TELECOM
TELEPHONE
CABLE
CHARTER
CABLE
TOWN OF FARRAGUT

CERTIFICATE FOR STREET APPROVAL:

I CERTIFY THAT STREETS, SIDEWALKS, AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS, OR THAT A SERVICE BOND IN THE AMOUNT OF \$10,000 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.

TOWN ENGINEER
DATE:
LICENSE NO.:

CERTIFICATE OF ELECTRIC, GAS AND TELEPHONE AVAILABILITY

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.

KNOXVILLE UTILITIES BOARD
DATE
LENOIR CITY UTILITIES BOARD
DATE
TDS TELECOM
DATE

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.

FIRST UTILITY DISTRICT
DATE

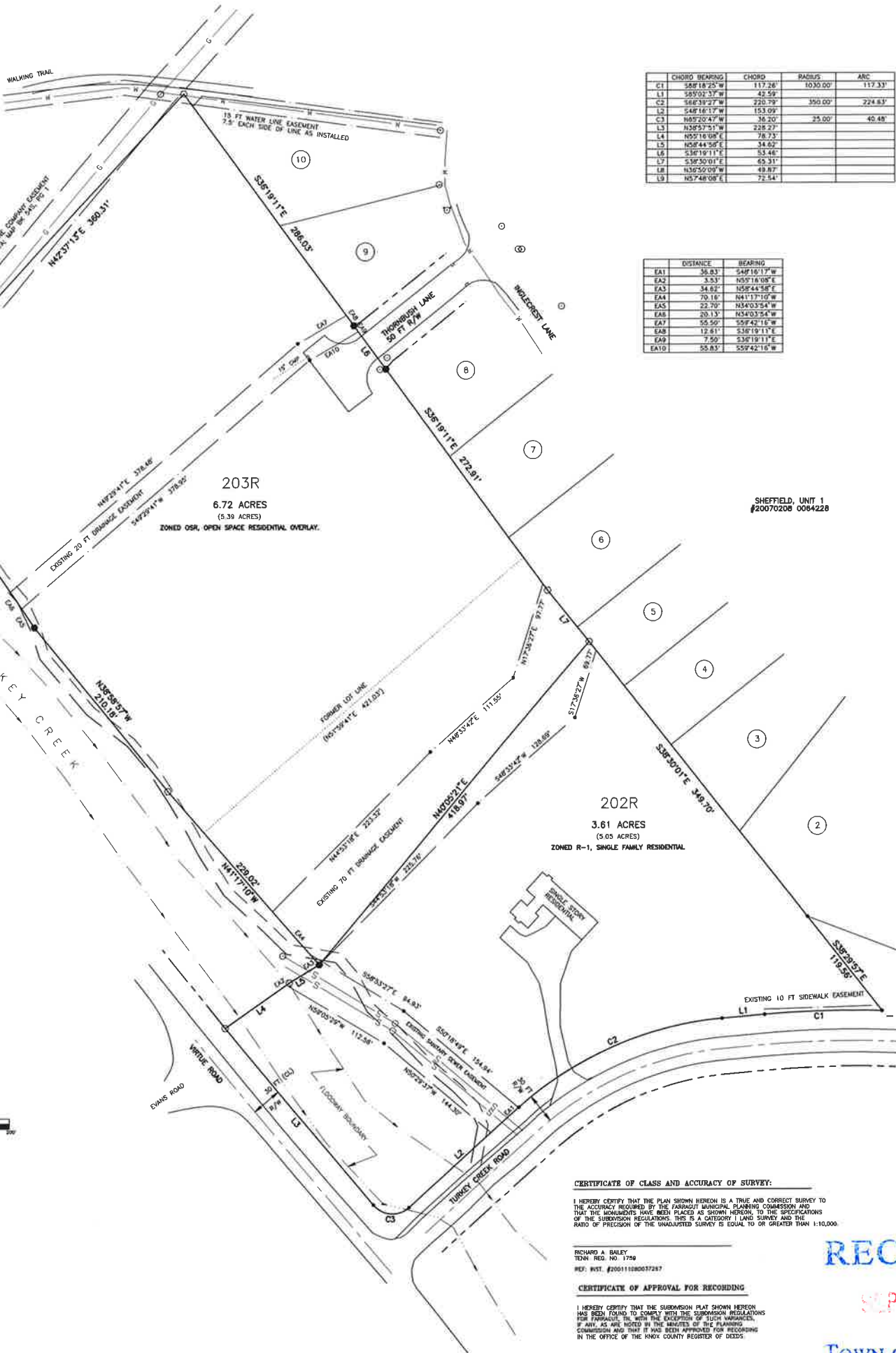
CERTIFICATION OF APPROVAL OF STREET NAMES

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.

KNOX COUNTY ADDRESSING DIVISION
DATE:

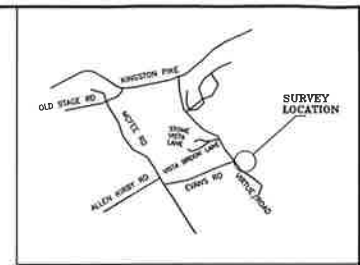
SCALE: 1" = 50'

MAP 152, PARCEL 035.02
DEED: #19980808 0039941
PLAT: #19900723 0045051



CHORD BEARING	CHORD	RADIUS	ARC
C1 58°18'25" W	117.26'	1030.00'	117.33'
L1 58°02'37" W	42.59'		
C2 166°39'27" W	270.79'	350.00'	224.63'
L2 54°16'17" W	153.09'		
C3 105°20'47" W	36.20'	25.00'	40.48'
L3 158°57'51" W	228.27'		
L4 105°16'08" E	78.73'		
L5 105°44'58" E	34.62'		
L6 53°19'11" E	53.48'		
L7 53°50'01" E	49.31'		
L8 132°50'09" W	49.87'		
L9 105°48'08" E	72.54'		

DISTANCE	BEARING
EA1 36.83'	S48°16'17" W
EA2 3.53'	N55°16'08" E
EA3 34.62'	N58°44'58" E
EA4 70.16'	N41°17'10" W
EA5 22.70'	N34°03'54" W
EA6 20.13'	N34°03'54" W
EA7 55.50'	S58°42'18" W
EA8 12.61'	S38°19'11" E
EA9 7.50'	S38°19'11" E
EA10 55.83'	S58°42'18" W



VICINITY MAP
NOT TO SCALE

SPCS NAD83

NOTE:

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
- - - STREAM/FLOODWAY BOUNDARY

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED BY INSTRUMENT NUMBER 00051080510 AS RECORDED IN THE OFFICE OF THE COUNTY REGISTER OF KNOX COUNTY, AND THAT I HEREBY ADMIT THIS PLAT OF RESUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE UNLAWFUL 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

OWNER:

DAVID WILKINSON
1209 HWY 85 CONNECTOR
BROOKS, GA 30205
(678)249-8599

CLT REF: MAP113F, GROUP B, PARCELS 007, 009 & 010
REFERENCE DEED BK. 2111, PG 7; INST #20130327 0062831.

CERTIFICATE OF CLASS AND ACCURACY OF SURVEY:

I HEREBY CERTIFY THAT THE PLAN SHOWN 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 SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. THIS IS A CATEGORY 1 LAND SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS EQUAL TO OR GREATER THAN 1:10,000.

RICHARD A. BAILEY
TECH. REG. NO. 1756
REF: INST. #20011080037287

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR FARRAGUT, TN, WITH THE EXCEPTION OF SUCH VIOLATIONS, IF ANY, AS ARE NOTED IN THE RESULTS OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS.

SIGNED: DATE:

RECEIVED

SEP 10 2018

TOWN OF FARRAGUT

RB Bailey Corp.

234 KILBOURN AVENUE
OAK RIDGE, TENNESSEE 37830-4943
(865) 297-5280

FILE: 2295PLAT	ZONING MAP OF PROPOSED SUBDIVISION		
REVISION: 2	THE ENCLAVE @ SHEFFIELD		
DRAWN BY: R. A. BAILEY	LOCATED AT THORNBUSH LANE		
DATE: 10 SEP 18	SCALE: 1" = 60'	SHT: 1 OF: 1	2295

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Bart Hose, Assistant Community Development Director

SUBJECT: Discussion and public hearing 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), 6.72 Acres, from R-1 and A to R-1/OSR (Dave Wilkinson, Applicant)

INTRODUCTION AND BACKGROUND: This item was discussed last month as a workshop item and 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 are being resubdivided as part of an earlier agenda item. The proposed rezoning will include 6.72 acres once resubdivided. The property is located to the west of the existing developed portions of the 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.

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 wooded areas to the west and south.

RECOMMENDATION: The requested rezoning appears to be reasonable given the surrounding area and physical character of the subject property. Included in your packet is a copy of Resolution PC-18-15 which recommends approval of Ordinance 18-14. Staff recommends approval.

RESOLUTION PC-18-15

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF PARCEL 95 (APPROXIMATELY 5.39 AC) AND A PORTION OF PARCEL 94 (APPROXIMATELY 1.8 AC), TAX MAP 152NA, SAID PROPERTY TOTALING 6.72 ACRES AND BEING LOCATED OFF THORNBUSH LANE IN THE VICINITY OF THE INTERSECTION OF VIRTUE ROAD AND TURKEY CREEK ROAD, FROM R-1 (RURAL SINGLE FAMILY RESIDENTIAL DISTRICT) AND A (AGRICULTURAL) TO R-1/OSR (RURAL SINGLE FAMILY RESIDENTIAL DISTRICT / OPEN SPACE RESIDENTIAL OVERLAY DISTRICT)

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

WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on September 20, 2018;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 18-14.

ADOPTED this 20th day of September, 2018.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE: 18-14
PREPARED BY: Hose
REQUESTED BY: Town of Farragut
CERTIFIED BY FMPC: September 20, 2018
PUBLIC HEARING: _____
PUBLISHED IN: _____
DATE: _____
1ST READING: _____
2ND READING: _____
PUBLISHED IN: _____
DATE: _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO SECTION 13-4-201, TENNESSEE CODE ANNOTATED.

BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended as follows:

SECTION 1.

The Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning Parcel 95 (approximately 5.39 ac) and a portion of Parcel 94 (approximately 1.8 ac), Tax Map 152NA, said property totaling 6.72 acres and being located off Thornbush Lane in the vicinity of the intersection of Virtue Road and Turkey Creek Road, from R-1 (Rural Single Family Residential District) and A (Agricultural) to R-1/OSR (Rural Single Family Residential District / Open Space Residential Overlay District) (See Exhibit A).

SECTION 2.

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

Ron Williams, Mayor

Allison Myers, Town Recorder

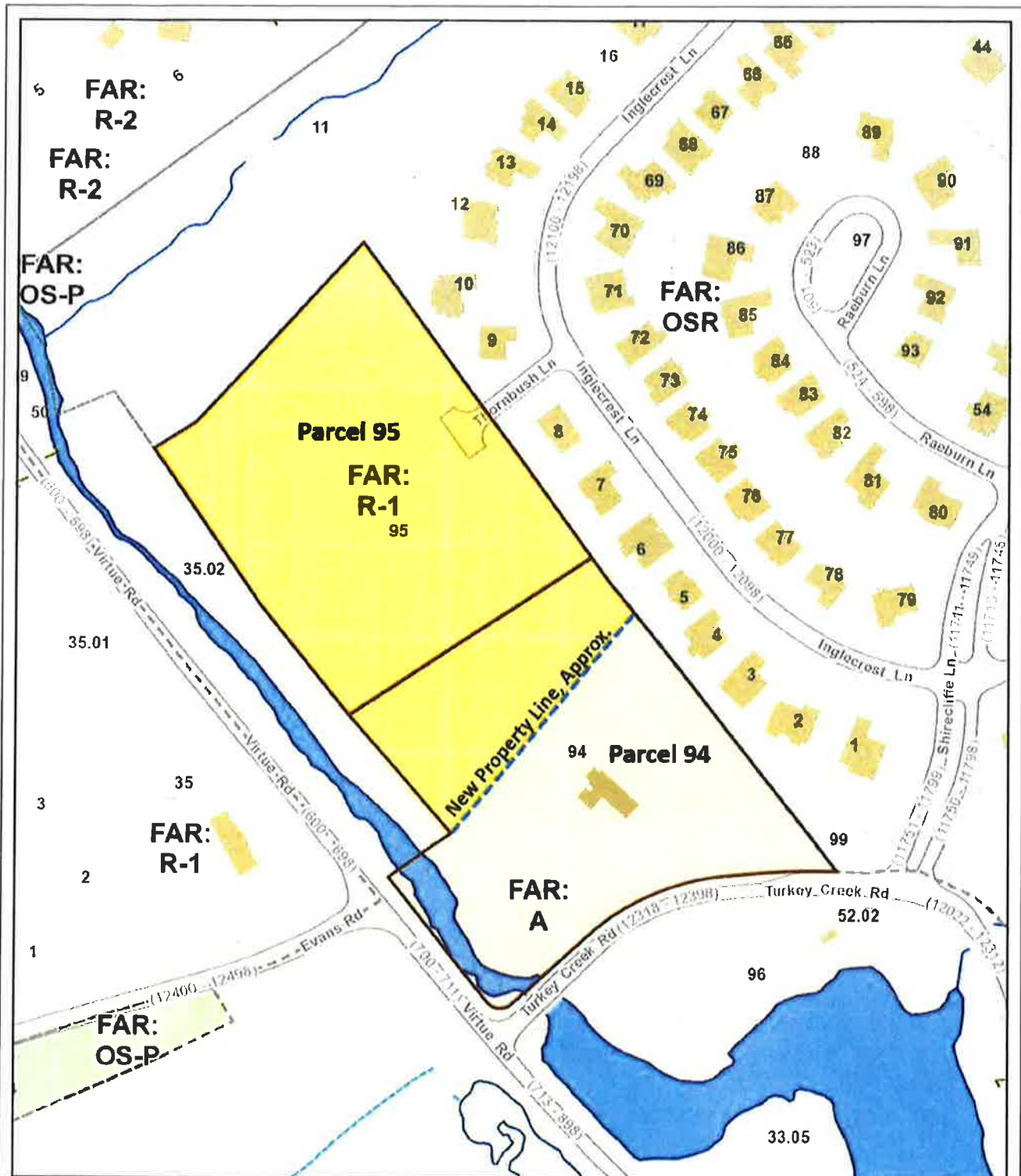
Certified to the Farragut Board of Mayor and Aldermen this _____ day of _____, 2018, with approval recommended.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

FMPC packet illustration.
To be replaced for actual ordinance.



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



KGIS makes no representation or warranty as to the accuracy of this map and its information, nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

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Printed: 8/7/2018 4:59:03 PM

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Bart Hose, Assistant Community Development Director

SUBJECT: Discussion and public hearing on a request to rezone a portion of Parcel 94, Tax Map 152N, Group A, 3.61 Acres, from A to R-1 (Dave Wilkinson, Applicant)

INTRODUCTION AND BACKGROUND: This item was discussed as a workshop item last month. As noted, the request involves rezoning a 3.61-acre portion of Parcel 94, Tax Map 152N, Group A from Agricultural (A) to Rural Single Family Residential (R-1). The property in question is being resubdivided as part of an earlier agenda item and a portion of the existing lot is being combined with an adjoining parcel (Parcel 95). The resultant lot will only be 3.61 acres and will fall below the minimum Agricultural District lot size of 5 acres. This would create a non-conforming situation unless the property is rezoned.

DISCUSSION: The property in question 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 District 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 3.61 acres, the resubdivided lot will not meet the minimum lot size requirement for the Town's OSR district.

RECOMMENDATION: The requested rezoning appears to be reasonable given the existing use of the property, its proposed size, and the surrounding area. Included in your packet is a copy of Resolution PC-18-16 which recommends approval of Ordinance 18-15. Staff recommends approval.

RESOLUTION PC-18-16

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF A PORTION OF PARCEL 94, TAX MAP 152NA, SAID PROPERTY TOTALING 3.61 ACRES AND BEING LOCATED AT THE INTERSECTION OF TURKEY CREEK ROAD AND VIRTUE ROAD, FROM A (AGRICULTURAL) TO R-1 (RURAL SINGLE FAMILY RESIDENTIAL DISTRICT)

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

WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on September 20, 2018;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 18-15.

ADOPTED this 20th day of September, 2018.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	18-15
PREPARED BY:	Hose
REQUESTED BY:	Town of Farragut
CERTIFIED BY FMPC:	September 20, 2018
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO SECTION 13-4-201, TENNESSEE CODE ANNOTATED.

BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended as follows:

SECTION 1.

The Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning a portion of Parcel 94, Tax Map 152NA, said property totaling 3.61 acres and being located at the intersection of Turkey Creek Road and Virtue Road, from A (Agricultural) to R-1 (Rural Single Family Residential District) (See Exhibit A).

SECTION 2.

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

Ron Williams, Mayor

Allison Myers, Town Recorder

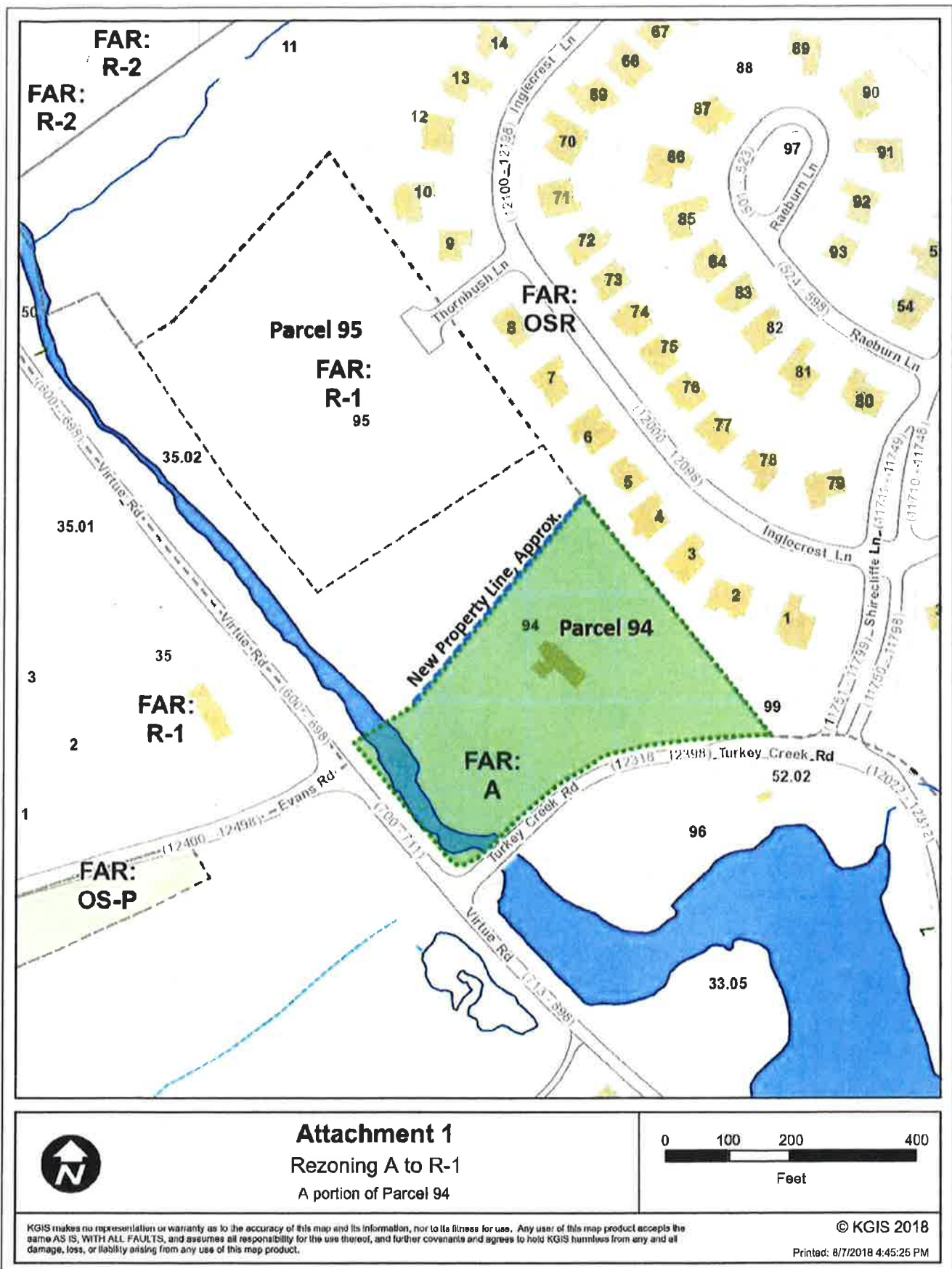
Certified to the Farragut Board of Mayor and Aldermen this _____ day of _____, 2018, with approval recommended.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

FMPC packet illustration.
To be replaced for actual ordinance.



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a preliminary plat for The Enclave at Sheffield, Parcel 95 and a portion of Parcel 94, Tax Map 152N, Group A (end of Thornbush Lane in the Sheffield Subdivision), 6.72 Acres, 18 House Lots and 3 Open Space Lots, Zoned R-1 (R-1/OSR pending) (Dave Wilkinson, Applicant)

INTRODUCTION AND BACKGROUND: This item was reviewed last month as a concept plan so that the applicant would know if there were any major issues that would need to be addressed prior to submitting the more detailed preliminary plat. Since the Planning Commission was generally in agreement with the basic design, the applicant has decided to submit a preliminary plat at this time since a concept plan would not otherwise be required given the size of the development.

DISCUSSION: As part of this preliminary plat, the applicant has requested a variance from the requirement for more than one way into and out of the development. As discussed during the review of the concept plan, a vehicular connection to the south and ultimately to Turkey Creek Road would be very challenging given the large drainage ditch and corresponding 70-foot drainage easement that such a connection would have to cross. In addition, this development is relatively small and includes only 18 houselots. The property abuts an open space lot in Phase I of Sheffield to the north and the Little Turkey Creek floodplain to the west. The variance request would have to be considered prior to taking any action on the preliminary plat.

RECOMMENDATION: Included in your packet are the staffs' comments on the initial preliminary plat and a revised preliminary plat 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.

September 2, 2018

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

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TOWN OF FARRAGUT

Re: The Enclave at Sheffield – Response to Review Comments of August 29, 2018

Dear Mr. Shipley:

This letter has been provided in response to the comments noted in the review letter dated August 29, 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) The submission contains incorrect "Site Plan" and "Concept Plan" titles and references. It is a preliminary plat and all terms such as site plan and concept plan should be updated accordingly;
RESPONSE: The sheet titles have been revised accordingly.
- 2) A variance from the requirement in the Subdivision Regulations for more than one vehicular access into and out of the development will be needed as part of the plat consideration;
RESPONSE: The subject variance will be requested.
- 3) The owner information displayed on the Cover Sheet is confusing (Wilkinson vs Galbraith) and the address listed for Wilkinson does not match the information on a related resubdivision plat;
RESPONSE: The owner information has been clarified – the address is correct.
- 4) The Total Lot and Open Space information on the Cover Sheet is still a bit confusing and contains an error or two. It needs to be clear and correct. Part of the problem may be the impending rezoning and referencing the lots correctly;
RESPONSE: The Lot and Open Space information has been corrected.
- 5) Please clarify the District "FW" note under the Site Information on the Cover Sheet;
RESPONSE: The FW designation comes from the Knoxville Web Site – Property Map and Details Report and indicates the school district.
- 6) Sheet C-2.1 (concept Plan) uses the tax parcel number designations and lot number designations interchangeably and in different locations. Please clarify, it is confusing and may led to interpretation errors;
RESPONSE: The lot number and parcel number has been clarified.

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TOWN OF FARRAGUT

- 7) Please note that the existing (old) lot line between the two original tracts is "to be eliminated";

RESPONSE: The subject lot line has been noted to be eliminated.

- 8) Note: The applicants could prepare the plat under the assumption that the supporting resubdivision and rezoning applications are approved. This may avoid some confusion on the plat. The applicants could add a note to the plat noting the pending applications and the planning commission could address the preliminary plat subject to such supporting approvals;

RESPONSE: The subject note has been added to the plans.

- 9) Please add the word Aquatic to the Little Turkey Creek Stream Buffer;

RESPONSE: The buffer was labeled incorrectly and has been revised accordingly. There is a 60-ft Floodway Buffer and a 25-ft Aquatic Buffer. Each has been so noted.

- 10) Please add the proposed walking trail width to note 7 under Proposed Improvements;

RESPONSE: The width has been noted.

- 11) The drainage improvements, landscaping, and street light notes shouldn't be on the Physical Features Sheet. Please include only on appropriate sheets;

RESPONSE: The subject items have been removed from the Physical Features Sheet.

- 12) Please either show the Floodway Line or include a noted indicating that it does not affect the property if applicable;

RESPONSE: The Floodway lines are all shown.

- 13) The Site Utility Plan sheet shows manhole locations that appear to conflict the sidewalks and a water line extension running through the rear of lot 1 that will require an additional easement to be platted. Why isn't the water line being located along the rear line in what will be a standard platted utility easement?

RESPONSE: The sanitary sewer manholes do not pose a conflict with the sidewalk as the lids are solid, flush with the sidewalk; however, we have adjusted the locations slightly to avoid the sidewalk. The waterline has been relocated within the rear utility easement.

- 14) The proposed sanitary sewer plan and stormwater drainage plans may impact the Tree Preservation Plan. Please review line and trenching locations and explain? The Tree Preservation Plan also does not appear to address home construction impacts on some of the lots, please clarify;

RESPONSE: The proposed utility plans have been overlaid on the Tree Preservation Plan to verify the location of any conflicts. We have adjusted the Tree Preservation Plan to account for trees impacted by house construction.

- 15) Street lighting plan is insufficient. Please provide fixture information and cut sheets. Light locations will also likely have to be moved back from the curb to match the rest of Sheffield and achieve code compliance;

RESPONSE: Street light fixture information has been added to the plans.

16) More detail will be needed for the streetscaping plan and any landscaping plans for the open-space areas will need to be reviewed and approved by the VRRB;

RESPONSE: The Streetscaping Plan has been prepared in accordance with the zoning requirements and has been adjusted as requested by staff. We will submit the plan to the VRRB Board.

17) Please use a consistent hatch pattern for all open-space lots/areas;

RESPONSE: The hatch pattern has been added to the additional Open Space lots.

18) The applicants may wish to consider adding the 25-foot buffer strip area located along what will be the southeastern property line into the open-space area/lots. The same could be said for the areas of the gas line easement that affects the lots along the northern edge of the project. The areas in question would then become the responsibility of the HOA. In addition, there was some previous discussion with the HOA regarding keeping some of the areas in a natural, wooded condition. Those areas should be clearly identified on the plat so that adjoining lot owners do not expect them to be cleared and mowed.

RESPONSE: The subject plans propose adequate Open Space and buffers.

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

19) Please provide a note that the fire hydrants will provide a minimum of 1000 gallons per minute at 20 psi;

RESPONSE: The subject note has been added to the plans.

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

20) Please show drainage easements where storm drains are located outside of right of way;

RESPONSE: Drainage easements have been noted on the plans.

21) Please show location of existing 18" storm water pipe within 20' drainage easement. This existing corrugated metal pipe becomes the property of the developer, but it cannot be reused on this project;

RESPONSE: The existing 18' storm pipe has been shown on the plans. This pipe is to be removed as part of the proposed work.

22) Please move HW-7 further to the southeast into the open space lot to keep the headwall and riprap apron off of Lot 14;

RESPONSE: HW-7 has been moved off of Lot 14.

23) Staff recommends relocating existing catchment CI-1 to the proposed curb of the new road instead of converting it to an area drain;

RESPONSE: CI-1 has been relocated as requested.

24) Staff recommends additional catch basins on the southern roadway at approximate station 3 + 50 (both sides of roadway) to avoid over-taxing the lone catch basin grate in cul de sac;

RESPONSE: Stormwater drainage calculations for both the pipe and the inlet grates have been prepared and attached for review. Per the subject calculations, additional inlets are not required; however, in order to provide an additional factor of safety a double inlet will be provided at the end of the cul-de-sac.

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TOWN OF FARRAGUT

- 25) All storm pipes must be reinforced concrete Class III. Please update stormwater calculations, and provide a basic narrative summarizing intent and assumptions of calculations;
RESPONSE: The storm pipes have been revised to RCP Class III. A narrative has been added to the Stormwater Calculations as requested.
- 26) Greenway connections should include drainage swale on uphill side of greenway. These swales will collect runoff and direct it to a pipe at the low point of trail. Greenway typical section should show cut and fill slopes, and include swale on cut side;
RESPONSE: The back yards of the adjoining existing lots are flat and have good stands of grass. In addition, the downspouts are piped underground, so there is little to no stormwater runoff tributary to the proposed walking trails. Also, the trails are located along the property line; therefore, there is little room to provide a swale without disturbing existing landscaped areas and/or fences; therefore, we do not recommend swales in this application.
- 27) Please show aquatic buffer widths on site plan and EPSC sheets;
RESPONSE: The various buffers are shown on all the plans sheets.
- 28) Sheet C-3.4: Please modify Note 5 as it refers to road located at another site;
RESPONSE: The Erosion Control Sequence has been revised as noted.
- 29) Please provide profiles for sanitary sewer and water lines to verify adequate cover is provided under current grading plan. All utilities installed in cut roadway section should be installed deep enough to ensure proper cover once lots are graded;
RESPONSE: Profiles of the utilities have been provided.
- 30) Are painted "STOP" letters necessary when stop bars and stop signs are already provided?
RESPONSE: The "STOP" letters have been eliminated.
- 31) Please mask text labels for legibility purposes;
RESPONSE: This comment is too vague to respond to.
- 32) Please provide bank stabilization details for 2.5:1 slopes. As grading appears to be only minimum required for completion of roadway and sidewalk, can these slopes be constructed at 3:1? This would eliminate need for additional stabilization measures. Please show cut and fill slopes (indicating maximum 3:1 slopes) on roadway typical section;
RESPONSE: The fill slopes have been revised to 3:1 as requested. The road section has been revised as requested.
- 33) Please provide design for electric, gas, telephone, and cable utilities and on utility plan;
RESPONSE: Design plans for electric, gas, telephone and cable are prepared by the respective utilities and will be provided upon completion. It is anticipated that these plans will not be completed for another month or so.
- 34) Please provide copy of NOC;

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RESPONSE: The Notice of Intent will be submitted upon approval of the resubdivision and rezoning applications. A copy of the NOC will be provided upon receipt.

35) Please provide irrevocable letter of credit for erosion control of \$22,500; and

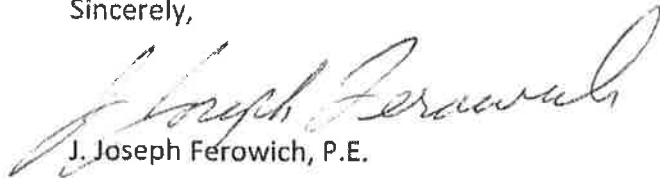
RESPONSE: The irrevocable letter of credit will be provided following approval of the various applications.

36) Please provide drainage fee of \$720.

RESPONSE: The drainage fee will be provided upon approval of the various applications.

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 9-2-18

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TOWN OF FARRAGUT



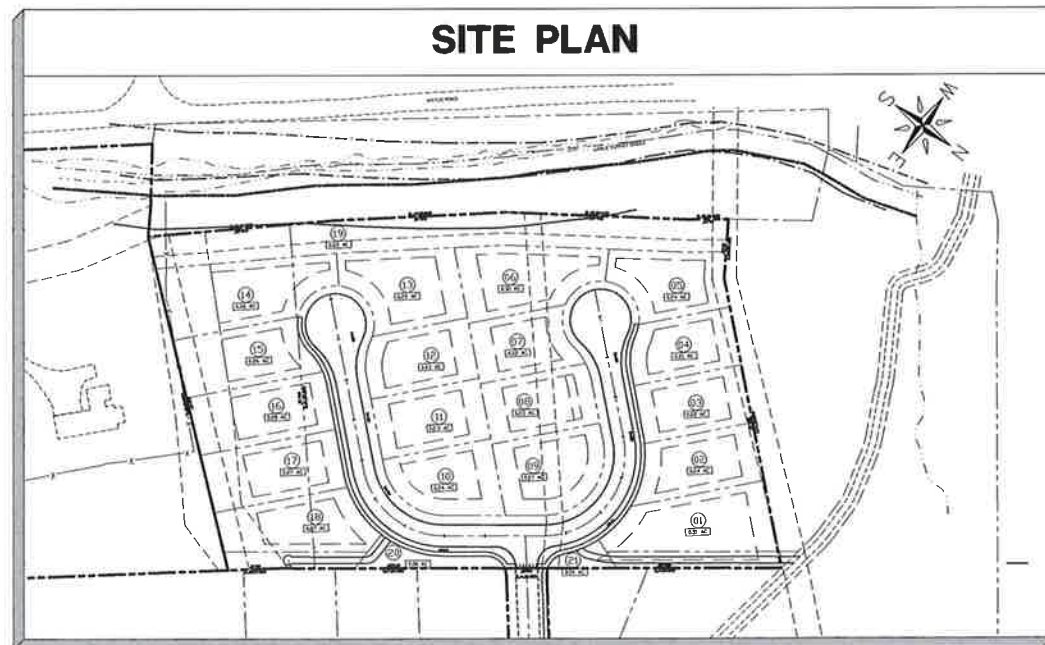
Proposed Preliminary Plat For: THE ENCLAVE AT SHEFFIELD

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

NOTE:
THE SUBJECT PLAT IS SUBMITTED FOR
REVIEW UNDER THE ASSUMPTION THAT
THE RESUBDIVISION AND REZONING
APPLICATION ARE APPROVED.



Utility Providers				
WATER & SEWER	GAS	ELECTRIC	TELEPHONE	CABLE
FIRST UTILITY DISTRICT OF KNOX COUNTY 123 E. MAIN RD. KNOXVILLE, TN 37922 PHONE: (605) 986-9741	KNOXVILLE UTILITY BOARD 445 SOUTH GAY STREET KNOXVILLE, TN 37902 PHONE: (605) 524-2911	LENOIR CITY UTILITY BOARD 136 N. CAMPBELL STATION ROAD KNOXVILLE, TN 37934 PHONE: (605) 986-8591	TDS TELECOM 701 CONCORD ROAD KNOXVILLE, TN 37934 PHONE: (605) 280-0311	CHARTER/SPECTRIUM PHONE: 1-(833) 180-1880

Sheet Index

SHEET No.	LATEST SHEET TITLE	ISSUE DATE	REVISION DATE
C-0	COVER SHEET	08-20-18	09-04-18
C-1.0	EXISTING BOUNDARY EXHIBIT	08-20-18	
C-2.0	PROPOSED PLAT	08-20-18	
C-2.1	PRELIMINARY PLAT 1 OF 2	08-20-18	09-04-18
C-2.2	PRELIMINARY PLAT 2 OF 2	08-20-18	09-04-18
C-2.3	PHYSICAL FEATURES INVENTORY PLAN	08-20-18	09-04-18
C-3.0	SITE GRADING/DRAINAGE PLAN	08-20-18	09-04-18
C-3.1	PHASE I SWPPP	08-20-18	09-04-18
C-3.2	PHASE II SWPPP	08-20-18	09-04-18
C-3.3	PHASE III SWPPP	08-20-18	09-04-18
C-3.4	SITE EROSION & WATER QUALITY DETAILS	08-20-18	09-04-18
C-3.5	SITE GRADING DETAILS & NOTES	08-20-18	09-04-18
C-4.0	SITE PAVING PLAN	08-20-18	09-04-18
C-4.1	SITE PAVING PLAN	08-20-18	09-04-18
C-4.2	ROAD PROFILES/PROJECT OVERVIEW	08-20-18	09-04-18
C-4.3	SITE PAVING DETAILS	08-20-18	09-04-18
C-5.0	SITE UTILITY PLAN	08-20-18	09-04-18
C-5.1	SITE UTILITY DETAILS & NOTES	08-20-18	
C-5.2	SANITARY SEWER PROFILES		09-04-18
C-5.3	WATERLINE PROFILES		09-04-18
C-6.0	STREETSCAPING & TREE PRESERVATION/REMOVAL PLAN	08-20-18	09-04-18
C-6.1	LANDSCAPING DETAILS	08-20-18	

*NOT INCLUDED IN THIS SET

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

THE ENCLAVE AT SHEFFIELD - AN ADDITION TO THE SHEFFIELD DEVELOPMENT

PROPOSED LOT SUMMARY MODIFICATION IS BASED UPON THE FINAL PLAT FOR UNIT 1 OF SHEFFIELD. THE LOT SUMMARY FOR UNIT 1 OF SHEFFIELD WAS SHOWN IN THE FOLLOWING FORMAT ON THE FINAL APPROVED PLAT. ADJUSTMENTS FOR THE SUBJECT DEVELOPMENT WILL BE MADE IN BOLD TO BE CONSISTANT WITH THE CURRENTLY APPROVED PLAT FOR SHEFFIELD.

NOTE: PARCEL 95 WAS ZONED AGRICULTURE WHEN SHEFFIELD WAS PLATTED, BUT HAS SINCE BEEN REZONED TO R-1.

PROPOSED LOT SUMMARY FOR THE EXISTING DEVELOPMENT AND THE ENCLAVE AT SHEFFIELD IS AS FOLLOWS:

(CHANGES IN BOLD)
SITE AREA: TOTAL AREA = 128.228 ACRES = 5,585,612.23 SF
TOTAL AREA UNIT 1 = 73.995 AC = 3,223,223.71 SF
AGRICULTURE = 8.57 AC = 368,189 SF

PROPOSED: PARCEL 94 = LOT 202 = 5.05 AC - TO BE REZONED TO R-1
RESULTANT AGRICULTURE = 1.53 AC = 66,666.8 SF
OSR = 62.025 AC = 2,701,812.46 SF

PROPOSED: PARCEL 95 = LOT 203 = 5.39 AC TO BE REZONED TO OSR
RESULTANT OSR = 67.415 AC = 2,936,587.4 SF

OPEN SPACE LOTS:
LOT 11 7.95 AC 346,302.00 SF
LOT 205 0.1 AC 4,350.00 SF
LOT 115 2.56 AC 111,513.60 SF
LOT 99 14.79 AC 644,252.40 SF
LOT 98 1.1 AC 47,916.00 SF
LOT 201 1.22 AC 53,143.20 SF
LOT 205 0.33 AC 14,374.80 SF
LOT 204 1.53 AC 66,666.80 SF
(LOT 204 - OPEN SPACE FOR LOTS 202 AND 203) 1.53 AC

ZONED A -
LOT 19 0.65 AC 28,314.00 SF
LOT 20 0.08 AC 3,484.80 SF
LOT 21 0.04 AC 1,742.40 SF
0.77 AC NEW OPEN SPACE
1.53 AC EXIST - LOT 204
2.30 AC TOTAL - CURRENT DEV.

TOTAL OPEN SPACE AREA = 30.35 AC 1,322,048.00 SF

NOTE: THERE ARE 3.812 AC AVAILABLE FROM PREVIOUS DEVELOPMENT SURPLUS REFERENCE TABLE FROM UNIT 3 PLAT

TOTAL LOTS: 89 - R-1, OSR LOTS
SUMMARY: CURRENT DEVELOPMENT = 18 OSR LOTS
107: 89 + 18 = 107 R-1, OSR LOTS

PROPOSED: 1 - R-1 LOT - PARCEL 95 - LOT 203 PREV REZONED TO R-1 (CURRENT DEVELOPMENT)
1 NEW R-1 LOT

PROPOSED: 1 - PARCEL 94 = LOT 202 REZONED TO R-1
2 - AG LOT - GALBRAITH PARCEL

PROPOSED: 1 - 1 AG LOTS REZONED, LOT 202 TO R-1
2 - 1 = 1 AG LOT REMAINING

PROPOSED: 1 - LOT 204 ZONED AG IS ALSO AN OPEN SPACE LOT - GALBRAITH (LOT 204 = 1.53 AC)
7 R-1, OSR OPEN SPACE LOTS

PROPOSED: 10 - 7 R-1, OSR OPEN SPACE LOTS PROPOSED CURRENT DEV.
7 + 3 = 10 R-1, OSR OPEN SPACE LOTS (LOT 204 IS AN AG OPEN SPACE LOT)

PROPOSED: 119 TOTAL LOTS CURRENTLY PROPOSED

TOTAL BUILDING AREA: 75 X 116.27 = 87,202.5 AC = 3,795,540.0 SF

PROPOSED: 1 - LOTS 202 AND 203 REZONED TO R-1 AND OSR RESPECTIVELY
TOTAL LOT AREA = 116.27 AC = 5,044,404.0 SF

PROPOSED: 1 - 0.75 X 126.71 = 95.03 AC = 4,139,615.70 SF
87,202.5 AC X 0.25 = 21,800.6 AC = 945,834,136.0 SF

PROPOSED: 1 - 95.03 AC X 0.25 = 23.75 AC = 1,034,590.00 SF
21,800.6 AC / 193 = 0.1130 AC = 4,922.28 SF

PROPOSED: 1 - 193 OSR LOTS + 18 PROPOSED OSR LOTS = 211 TOTAL OSR LOTS
23.75 AC / 211 = 0.113 AC = 4,922.28 SF

TOTAL LOT COVERAGE: 75 X 116.27 = 87,202.5 AC = 3,795,540.0 SF

PROPOSED: 1 - 75 X 126.66 = 95.00 AC = 4,138,200.00 SF
87,202.5 AC X 0.35 = 30,520.9 AC = 1,329,490.40 SF

PROPOSED: 1 - 95.03 AC X 0.35 = 33.26 AC = 1,448,827.38 SF
30,520.9 AC / 193 = 0.1581 AC = 6,886.890 SF

PROPOSED: 1 - 33.26 AC / 231 = 0.146 AC = 6,466 SF

JOSEPH FEROWICH P.E.
CIVIL ENGINEER
1136 N. SHOREWOOD LN
CARVILLE, TN 37714
EMAIL: JFEROWICH@EDCONSTRUCT.NET

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



PROPOSED SITE PLANS FOR:
THE ENCLAVE AT SHEFFIELD
Thornbush Lane
Knox County, Tennessee
DEVELOPER
DAVE WILKINSON

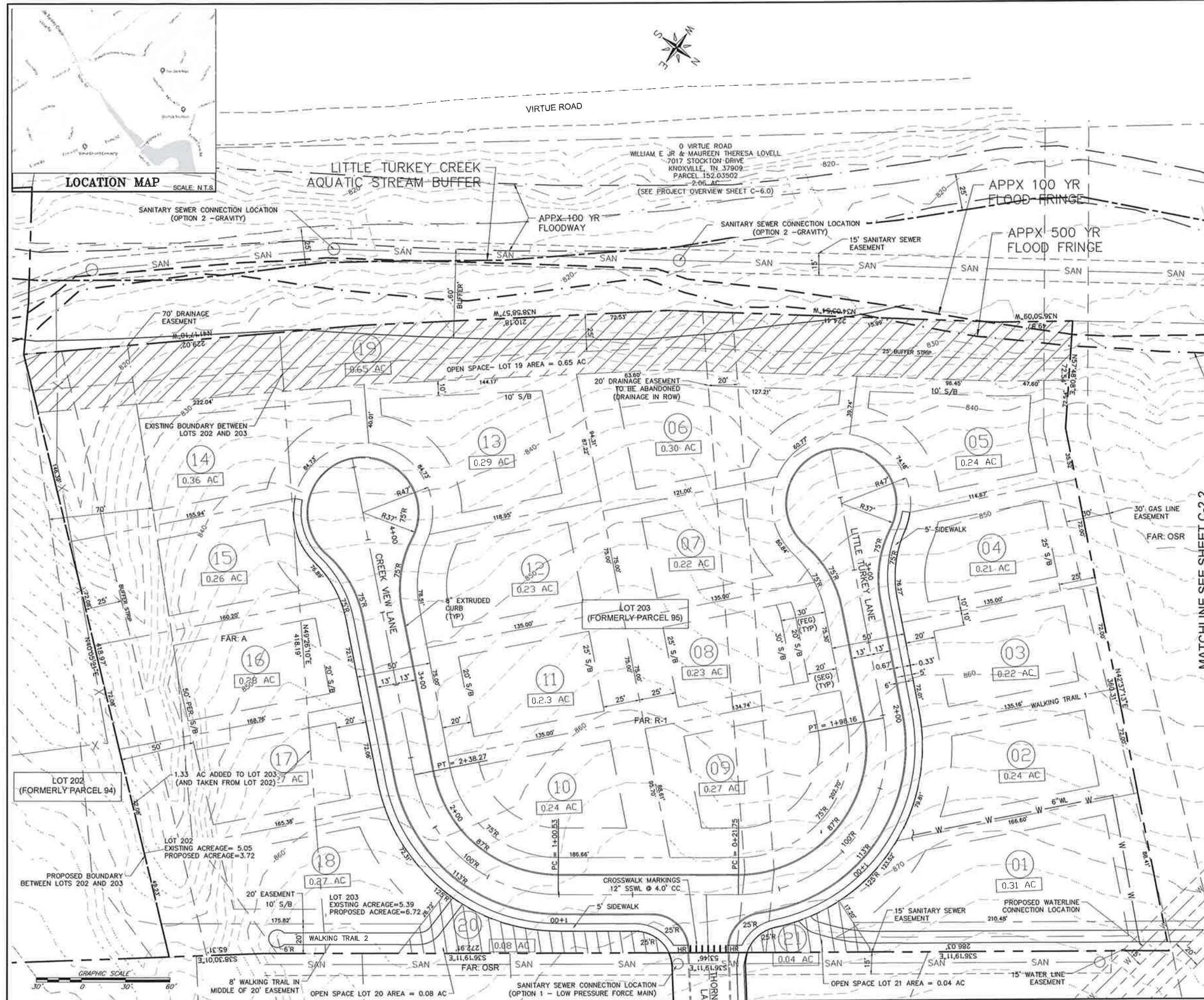
REVISED 9-4-18

PLAN NO. 18-08
FILE NO. 18-08
DATE 6/20/18

Cover
Sheet

SHEET NO:
C-0.0

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TOWN OF HARRISBURG



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: 865-207-3845

SUBDIVISION SUMMARY:
1. TRACT SIZE = 5.39 AC + 5.05 AC = 10.44 AC
2. NUMBER OF LOTS PROPOSED = 21
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
TOTAL = 0.77 AC
LOT 204 = 1.53 AC
SHEFFIELD SUBDIVISION UNITS 1 - 3 HAVE A SURPLUS OF 3.812 AC
TOTAL OPEN SPACE AVAILABLE:
0.77 AC + 1.53 AC + 3.812 AC = 6.11 AC
NET OPEN SPACE = 3.76 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 8' WIDE 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- LENOR CITY UTILITY BOARD
GAS- KNOXVILLE 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

LEGEND

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

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

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SEP 10 2018

TOWN OF FARRAGUT

JOSEPH FEROWICH P.E.
CIVIL ENGINEER
1136 N. SHOREWOOD LN
CARYVILLE, TN 37714
EMAIL: JFEROWICH@JEDCOM.NET

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

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

PROPOSED SITE PLANS FOR:

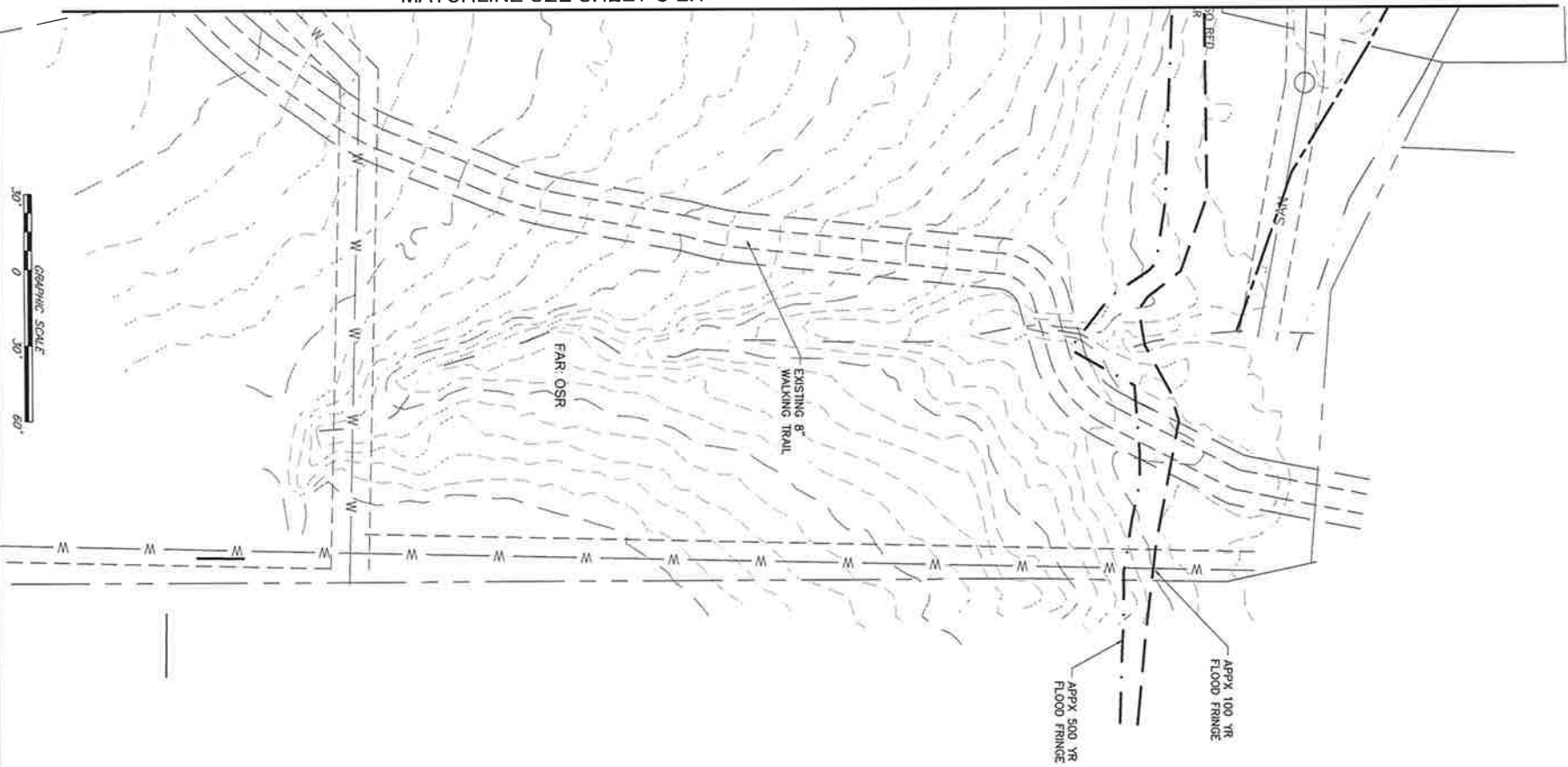
REVISED 9-4-18

PROJ. NO. 18-08
FILE NO. 18-08
ISSUE DATE 8/20/18

Preliminary
Plat
1 of 2

SHEET NO:
C-2.1

MATCHLINE SEE SHEET C-2.1



- LEGEND
- S/B BUILDING SETBACK
 - SAN EXISTING SANITARY SEWER
 - W EXISTING WATERLINE
 - 650' EXISTING CONTOURS

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SEP 10 2018

TOWN OF TARRAGUT

PROPOSED SITE PLANS FOR:

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



Developer:
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REVISION 9-4-18

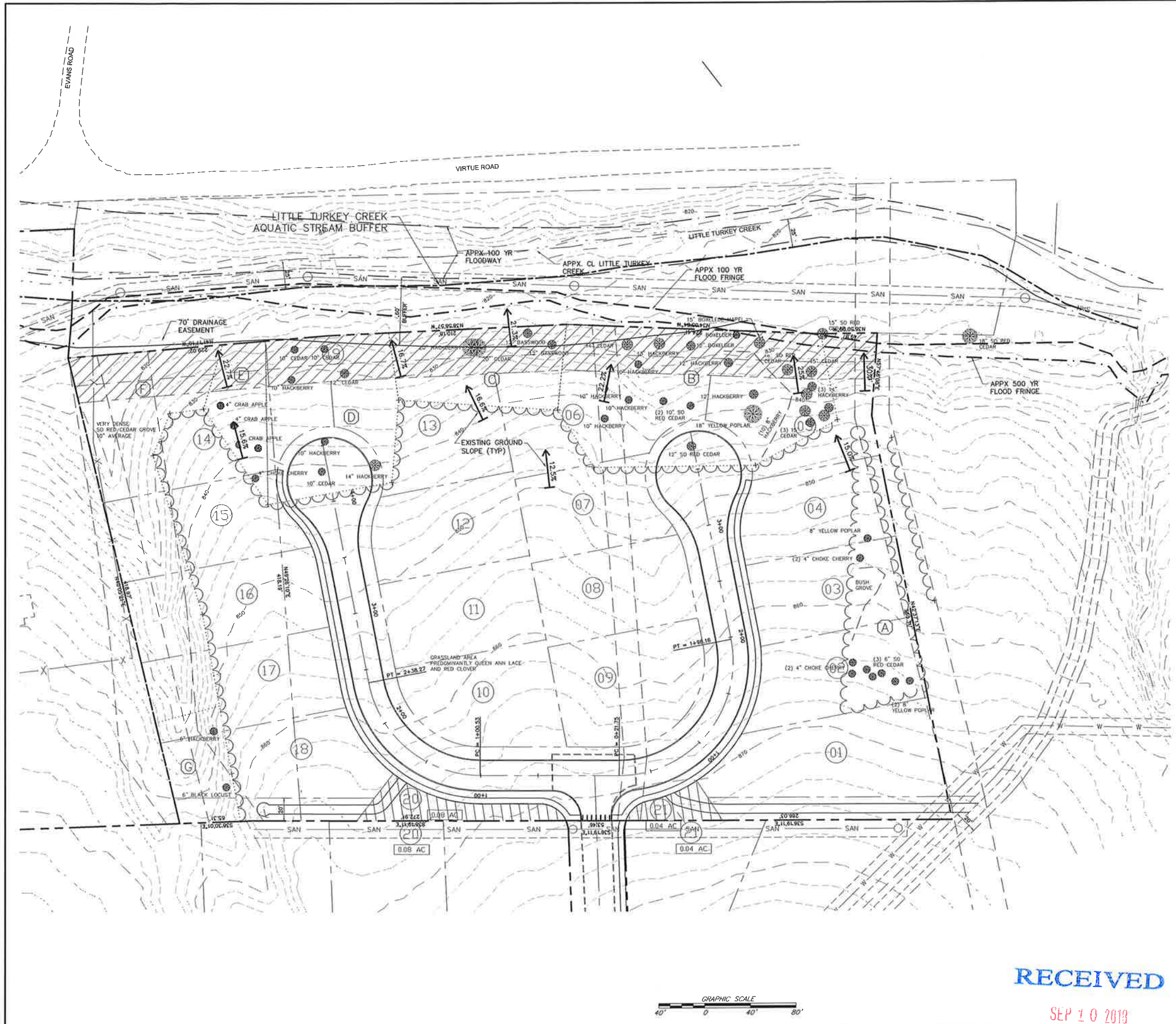
PROJ. NO. • 18-08
FILE NO. • •
ISSUE DATE • 8/20/18

Preliminary
Plat

2 of 2

SHEET NO:

C-2.2



LEGEND	
S/B	BUILDING SETBACK
— SAN —	EXISTING SANITARY SEWER
— W —	EXISTING WATERLINE
--- 850 ---	EXISTING CONTOURS

SO 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 15% BASSWOOD & BLACK WALNUT	MATURE	VINE & SHRUB UNDERGROWTH
15,400	(D) 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 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.			

RECEIVED
SEP 10 2019
TOWN OF FARRAGUT

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Developer:
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Knoxville, TN 37923
Phone: (615) 249-8599



PROPOSED SITE PLANS FOR:
THE ENCLAVE AT SHEFFIELD
Thornbush Lane
Knox County, Tennessee
DEVELOPER
DAVE WILKINSON

REVISED 9-4-18

PROJ. NO. • 18-08
FILE NO. • -
ISSUE DATE • 8/20/18

Physical Features Inventory Plan

SHEET NO:
C-2.3

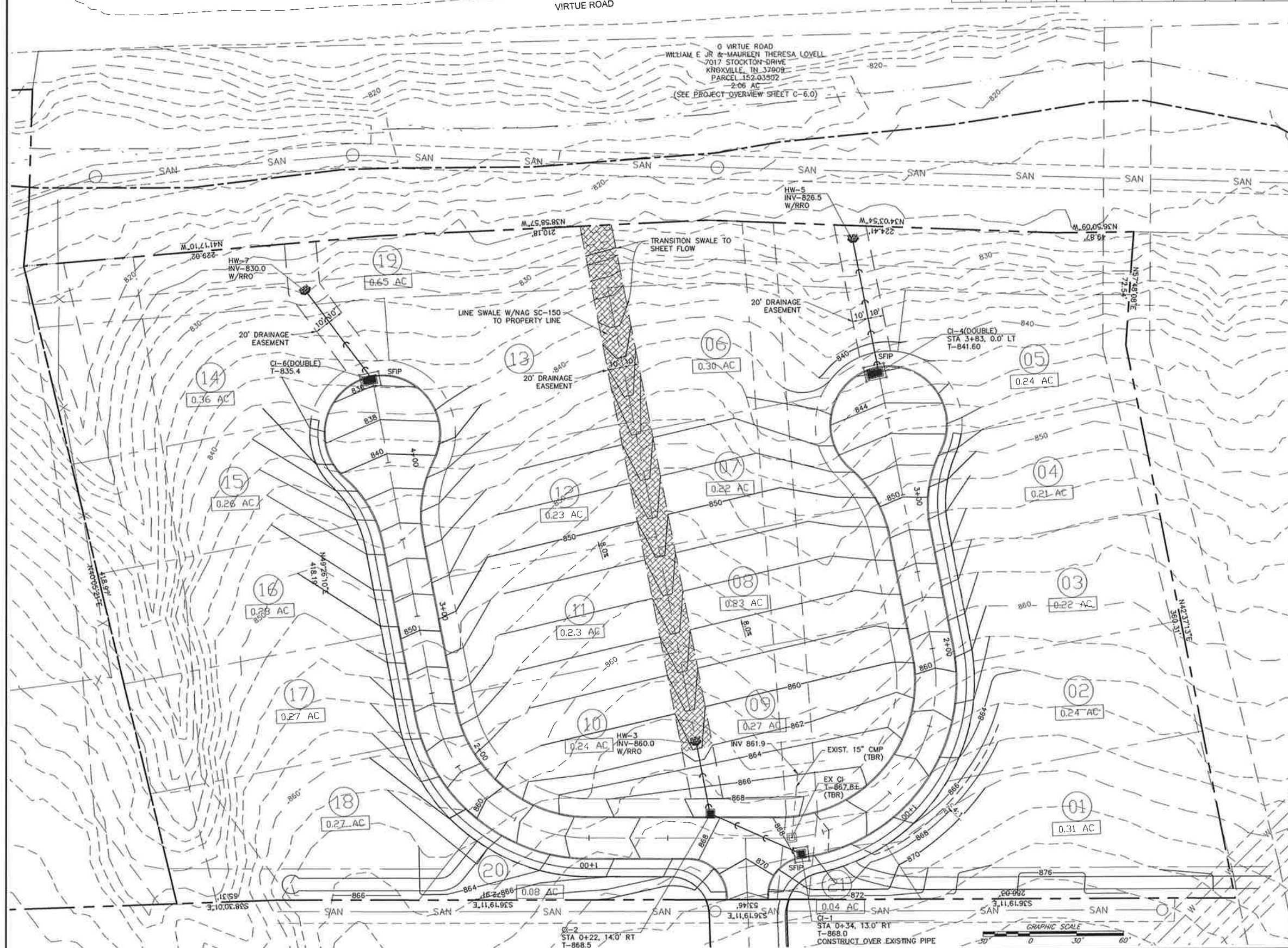
STORM SWALE DESIGN DATA															
SWALE NO.	LENGTH (FT)	ELEV. DIFF. (FT)	SLOPE (%)	CHANNEL COEF.	CHANNEL DEPTH (FT)	CHANNEL WIDTH (FT)	CHANNEL BOTTOM (FT)	CHANNEL TOP (FT)	CHANNEL AREA (SQ. FT)	CHANNEL VELOCITY (FPS)	CHANNEL FLOW (CFS)	CHANNEL FLOW (CFS)	CHANNEL FLOW (CFS)	CHANNEL FLOW (CFS)	CHANNEL FLOW (CFS)
1	21.0	2.0	9.52	0.015	1.5	1.5	1.5	1.5	2.25	1.5	3.38	3.38	3.38	3.38	3.38
2	40	4.0	10.00	0.015	1.5	1.5	1.5	1.5	3.25	1.5	6.75	6.75	6.75	6.75	6.75



PROJECT: THE ENCLAVE AT SHEPHERD					FILE NO: 18-05TRM					DATE: 6/18/2018	
										REVISED: 7/22/20	
STORM SEWER PPE SCHEDULE											
STRUCT. TYPE-NO	INVERT ELEV.	PIPE GRATE	PIPE LENGTH (ft)	PIPE SIZE (in)	PIPE MATERIAL	PIPE SLOPE (%)	DES.FLOW Q (cfs)	PIPE FLOW Q (cfs)	VELOCITY V (fps)	STRUCT. TYPE-NO	INVERT ELEV.
CI-1	863.0	6	62	24	RCP	2.42%	29.62	35.19	11.2	JB-2	861.5
JB-2	861.5	1	45	24	RCP	3.33%	29.52	41.30	13.1	HW-3	860.0
CI-4	837.6	7	65	18	RCP	13.06%	5.47	37.06	21.5	HW-5	828.5
CI-6	831.4	7	60	18	RCP	7.33%	3.91	16.05	9.1	HW-7	830.0

GRADING PLAN LEDGEND		
EXISTING	PROPOSED	DESCRIPTION
100	100	CONTOUR
100	100	SPOT GRADE
100	100	STORM SEWER
100	100	CATCH BASIN
100	100	PROPERTY LINE
100	100	CURB INLET
100	100	NYOPLAST DRAIN BASIN
100	100	RIP RAP
100	100	STORM DRAIN INLET PROTECTION
100	100	SILT FENCE
100	100	JUNCTION BOX
100	100	STONE CHECK DAM
100	100	WATER QUALITY OUTLET
100	100	OUTLET CONTROL STRUCTURE
100	100	CURB CUT
100	100	BASIN OVERFLOW
100	100	RIP-RAP OUTLET PROTECTION
100	100	NORTH AMERICAN GREEN
100	100	EROSION CONTROL FABRIC
100	100	HEADWELL
100	100	FILTER OUTLET

SITE GRADING, DRAINAGE & EROSION CONTROL REFERENCE LEGEND		
MARK	REFERENCED ITEM	DETAIL NUMBER
WO	WATER OUTLET	
CB	CATCH BASINS	
JB	JUNCTION BOX	
TD	TRENCH DRAIN	
BO	BASIN OVERFLOW	
CS	CONCRETE SWALE	
SF	SEDIMENT FENCE	
TST	TEMPORARY SEDIMENT TRAP	
RR	RIP RAP CHANNEL	
FES	FLARED END SECTION	
CI	CURB INLET	
TD	TEMPORARY DIVERSION SWALE	
CD	CHECK DAM	
LS	LINED SWALE	
SB	SEDIMENT BASIN	
	TEMP BLOCK & GRAVEL INLET PROTECTION	



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SEP 10 2018

TOWN OF FARRAGUT

JOSEPH FEROWICH P.E.
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Developer:
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Phone: (615) 249-8599



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

PROPOSED SITE PLANS FOR:
REVISION 9-4-18

PROJ. NO. 18-08
FILE NO. 18-08-C-3.0
ISSUE DATE 8/20/18

Site
Grading/Drainage
Plan

SHEET NO:
C-3.0

LITTLE TURKEY CREEK
AQUATIC STREAM BUFFER

0 VIRTUE ROAD
WILLIAM E JR & MAUREEN THERESA LOVELL
707 STOCKTON DRIVE
KNOXVILLE, TN 37909
PARCEL 152.03502
2.06 AC
(SEE PROJECT OVERVIEW SHEET C-6.0)

APPX 100 YR
FLOOD FRINGE

APPX 100 YR
CREEK
FLOODWAY

APPX 500 YR
FLOOD FRINGE

VIRTUE ROAD

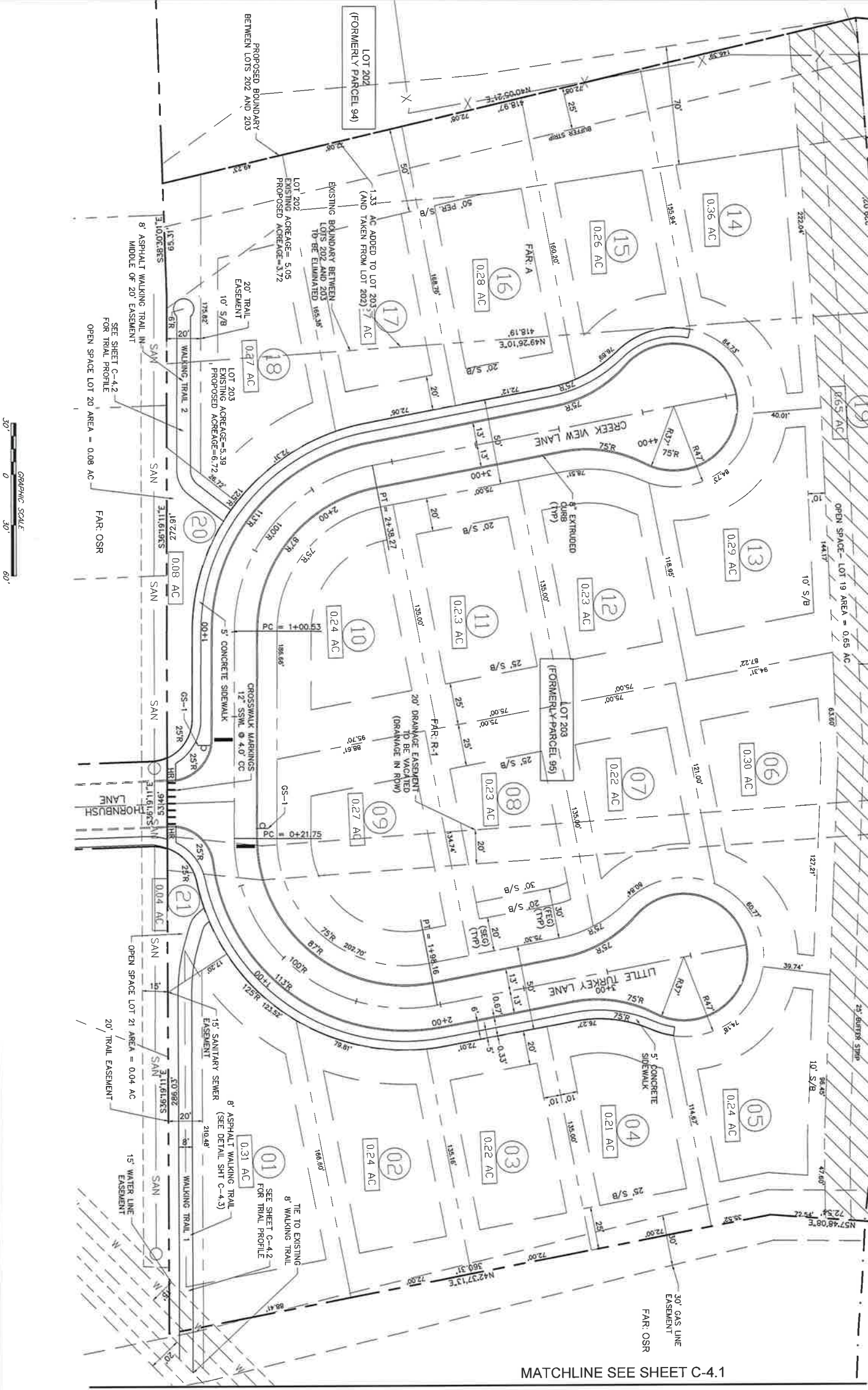


MATCHLINE SEE SHEET C-4.1

SITE PAVING LEGEND	
	LIGHT DUTY PAVING
	HEAVY DUTY PAVING
	CONCRETE PAVING
	EXTRUDED CURB
	4" CONCRETE SIDEWALK
	HANDICAP PARKING
	STOP SIGN
	CURB CUT
	DUMPSTER PAD
	INTEGRAL CURB & SIDEWALK
	PAINTED STOP BAR
	PARKING SPACE COUNT
	CONCRETE CURB & GUTTER
	SINGLE SOLID WHITE LINE
	LANDSCAPED AREA

LEGEND	
S/B	BUILDING SETBACK
FEQ	FRONT ENTRY GARAGE
SEGO	SIDE ENTRY GARAGE
SAN	EXISTING SANITARY SEWER
W	EXISTING WATERLINE
---	EXISTING CONTOURS

NOTE: DIMENSIONS ARE TO FACE OF THE CURB UNLESS OTHERWISE NOTED.



RECEIVED
SEP 10 2013
TOWN OF FARRAGUT

PROPOSED SITE PLANS FOR:

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

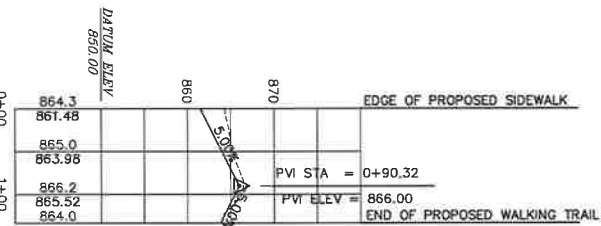
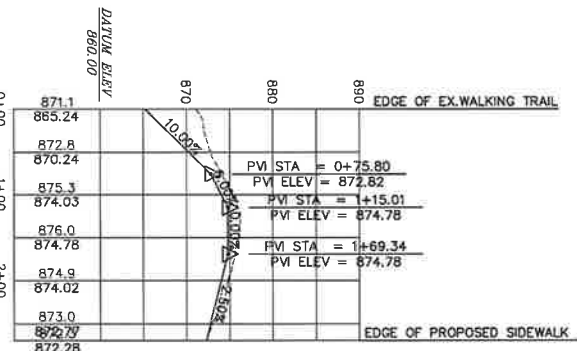
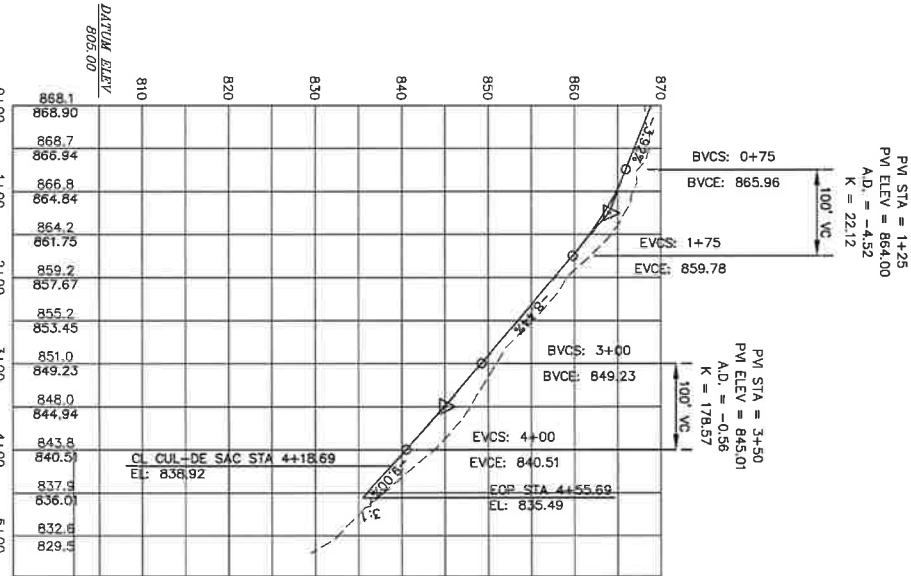
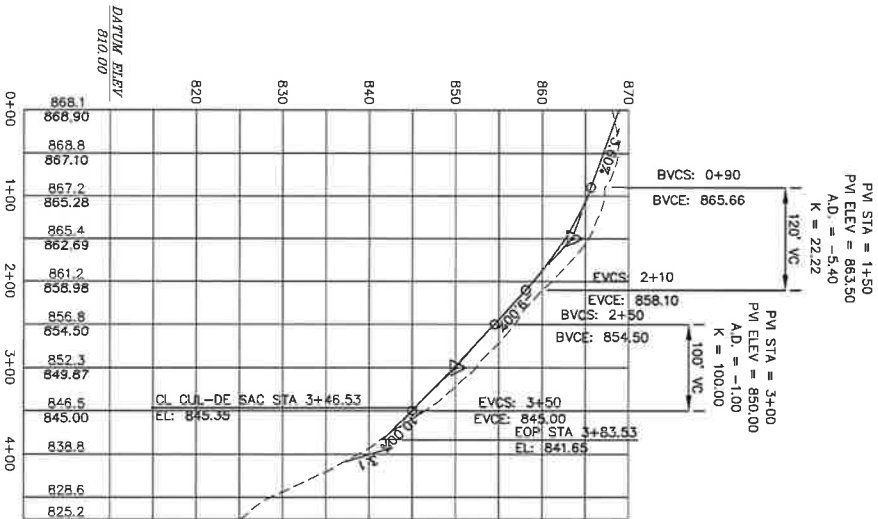
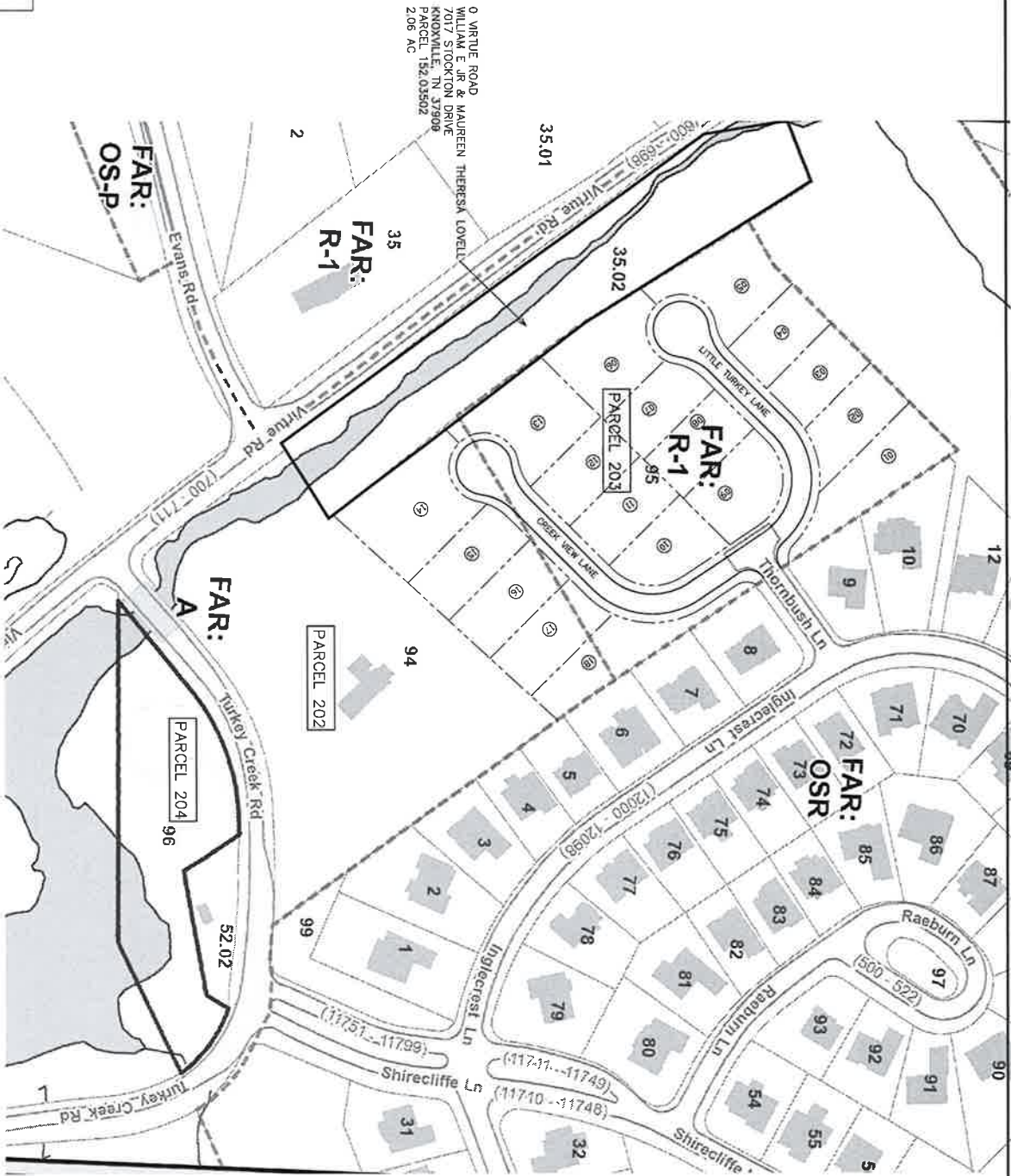
Developer:
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Phone: (678) 249-8599

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Site
Paving
Plan
C-4.0

PROJ. NO. 18-08
FILE NO. 18-08-C-4.0
ISSUE DATE 8/20/18

REMOVED 9-4-18



LITTLE TURKEY LANE PROFILE

SCALE: 1"=50' HORIZ.
1"=5' VERT.

CREEK VIEW LANE PROFILE

SCALE: 1"=50' HORIZ.
1"=5' VERT.

WALKING TRAIL 1 PROFILE

SCALE: 1"=50' HORIZ.
1"=5' VERT.

WALKING TRAIL 2 PROFILE

SCALE: 1"=50' HORIZ.
1"=5' VERT.

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SEP 10 2018
TOWN OF FARRAGUT

SHEET NO.
C-4.2

Road Profiles
/Project
Overview

PROJ. NO.: 18-08
ISSUE DATE: 6/20/18

REVISIONS
8-4-18

PROPOSED SITE PLANS FOR:
THE ENCLAVE AT SHEFFIELD
Thornbush Lane
Knox County, Tennessee
DEVELOPER
DAVE WILKINSON



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

JOSEPH FEROWICH P.E.
CIVIL ENGINEER

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

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	SPACING PROVIDED	NUMBER PROVIDED	COMMON
	HACKBERRY	ILEX	3 GAL	PER PLAN	05	B & B
	INDIGO BUSH	AMORPHA FRUTICOSA	3 GAL	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 NIGRA	3" CAL	AS SHOWN	06	B & B
	RED OAK	QUERCUS RUBRA	3" CAL	AS SHOWN	04	B & B
	HEMLOCK	TSUGA CANADENSIS	3" CAL	AS SHOWN	03	B & B
	REDBUD	CERIS CANADENSIS	3" CAL	AS SHOWN	02	B & B
TOTAL =					29	TREES
TOTAL =					11	SHRUBS

NOTES:

- ALL SHADE TREES SHALL HAVE AT LEAST A TWO-INCH CALIPER AS MEASURED SIX INCHES ABOVE THE GROUND.
- EVERGREEN TREES SHALL BE AT LEAST SIX FEET TALL.
- UNDECIDUOUS TREES SHALL HAVE AT LEAST A TWO-INCH CALIPER AS MEASURED SIX INCHES ABOVE THE GROUND.
- SHRUBS SHALL BE AT LEAST THREE FEET TALL AT THE TIME OF PLANTING.
- LANDSCAPE BEDS SHALL BE PLANTED WITH A MIX OF EVERGREEN SHRUBS AND PERENNIAL FLOWERS. MULCH SHALL BE PLACED OVER WEED PREVENTION FABRIC.



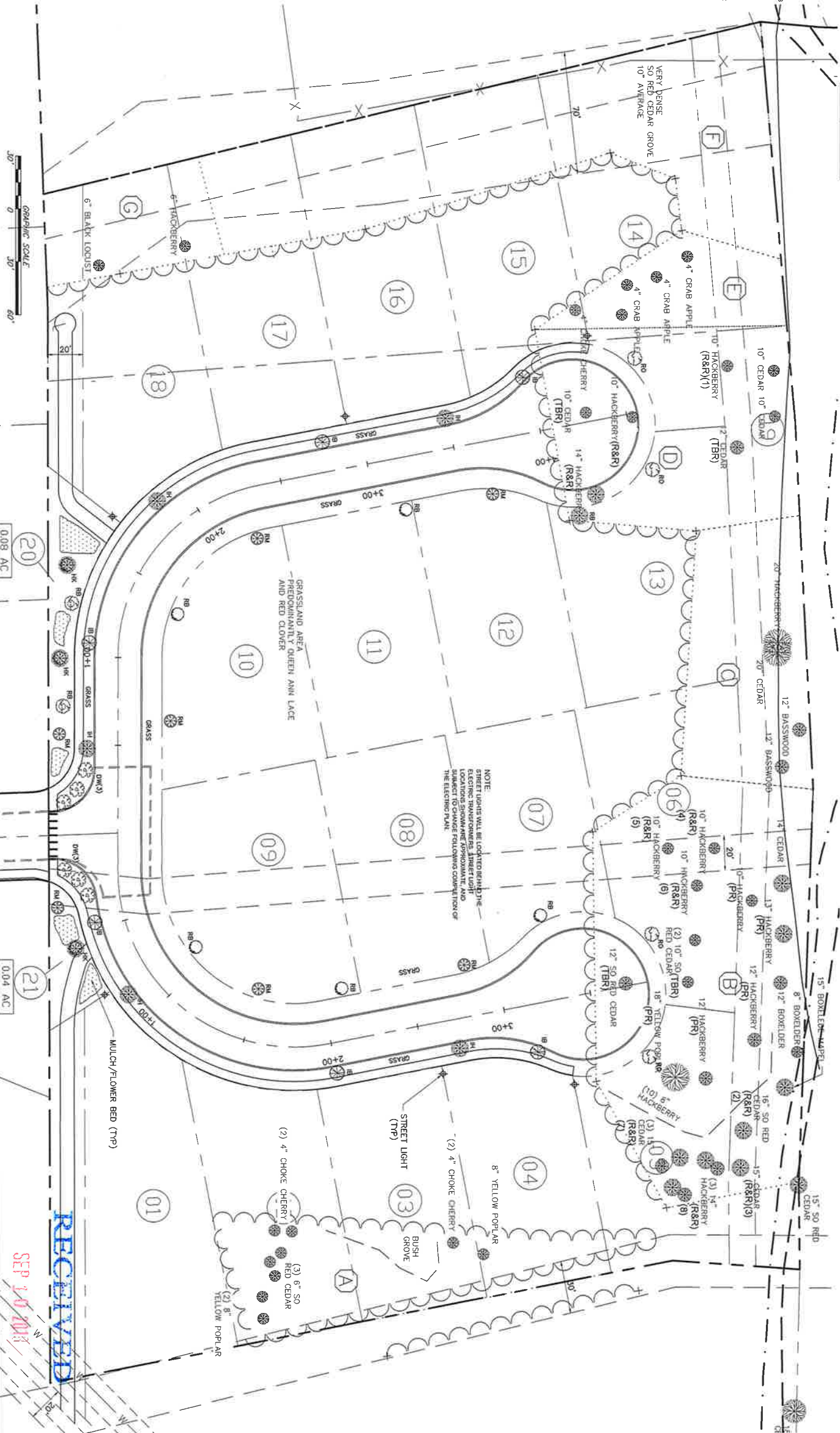
TREES TO BE REMOVED AND REPLACED	
TREES TO BE REMOVED	TREES PROVIDED
(1) HACKBERRY	2 RED MAPLE TREES
(2) RED CEDAR	2 RED CEDAR TREES
(3) RED CEDAR	2 RED CEDAR TREES
(4) HACKBERRY	2 RED MAPLE TREES
(5) HACKBERRY	2 RED OAK TREES
(6) HACKBERRY	2 WHITE BIRCH TREES
(7) RED CEDAR	6 RED CEDAR TREES
(8) HACKBERRY	3 TREES 2 RED MAPLE TREES 2 RIVER BIRCH TREES

NOTES:

TREES TO BE PRESERVE
TREES TO BE REMOVED
TREES TO BE REPLACED

- STREET LIGHT REQUIREMENTS
- Construction, luminaires shall be as approved for outdoor application. A photo control uniting a standard MEMA must be connected that be provided on each luminaire.
 - Street lights mounted in the median of a divided roadway, all supports shall be located at least ten feet from the edge of the pavement either within the dedicated street right-of-way or within the adjacent dedicated utility easement. Supports located in medians shall be located in the middle third of the width of the median.
 - All supports shall be designed to resist when struck by a vehicle traveling at 35 mph without causing injury, vehicle damage, and damage to the underground components of the lighting installation. Designs which are typical of those meeting the freeway or freestyle support design objectives include:
 - An aluminum shaft with a slip or cast aluminum connection to a concrete foundation;
 - A reinforced fiberglass shaft with a metal base plate meeting to a steel anchor base; and
 - A hexagonal reinforced polyester shaft with a metal base plate meeting to a steel anchor base.Requests for approval of other shaft/foundation configurations should include documentation of breakaway performance under impact.
 - Light Distribution: No lights shall cause glare directly onto adjacent properties, adjacent ways, or across easements. Glare shall be defined as any brightness within the field of vision of user's line of sight as to cause annoyance, discomfort, interference with vision, or loss in visual performance and visibility.
 - Light Source and Pole Height—Decorative:
 - A. If a decorative globe is used, the globe glass shall be frosted, internal or external shading to minimize light spill shall also be used if the fixture style does not have a cover on top of the globe.
 - B. The maximum globe height, including the globe, for decorative fixtures shall be 35 feet. A maximum of 150-watt (150-watt) sodium bulb, or light emitting diode (LED) equivalent, shall be used.
 - C. Light Source and Pole Height—Non-Decorative:
 - A. If a non-decorative fixture is used, all luminaires shall utilize a high pressure sodium (HPS) light source of either 70, 100, or 150 watts, or a LED source of either 50 or 120 watts. Minimum luminaire height shall be 35 feet for 70-watt HPS and 30 feet for 100-watt HPS and 25 feet for 150-watt HPS and LED lamps. The maximum mounting height shall be 18 feet.

NOTE:
STREET LIGHTS WILL BE LOCATED BEHIND THE
CURB AND SHALL BE PROTECTED BY A
LOCATION SHOWN AS FORDHAM, AND
SUBJECT TO CHANGE FOLLOWING COMPLETION OF
THE ELECTRICAL PLAN.



PROPOSED SITE PLANS FOR:

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



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

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CARVILLE, TN 37714
EMAIL: JFEROWICH@EBCOMCAST.NET

REVISION 9-4-18

DESIGN NO. • 18-08
FILE NO. • 18-08-C-6-0
ISSUE DATE • 8/20/18

Streetscaping &
Tree Preservation
Removal Plan

SHEET NO.
C-6.0

TOWN OF FARRAGUT

SEP 10 2018

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a preliminary plat for Campbell Crossing, 10.22 Acres, 22 House Lots and 2 Open Space Lots, Zoned R-1 (R-1/OSR pending) (Fred Long Construction Concepts, Applicant)

INTRODUCTION AND BACKGROUND: This item is for discussion purposes only and involves a proposed preliminary plat for the three tracts that are being combined as part of the resubdivision plat listed as Agenda Item #6. The three tracts were recently recommended for a rezoning approval from R-1 to R-1/OSR. The rezoning has been approved on first reading by the Board of Mayor and Aldermen.

DISCUSSION: In terms of the preliminary plat, included in your packet are the staff comments on the initial plat that was submitted. The primary reason this item is being workshopped is that the initial plat lacked much of the information needed for a complete submittal. Consequently, the resubmittal would largely constitute a complete new review. Staff will review the revised preliminary plat and note any significant issues at the meeting.

One design related issue with the initial plat was that, since the property is being rezoned to R-1/OSR, the design needed to work better with the land and lessen disturbance to the more environmentally beneficial portions of the property. This included tree covered areas and specimen trees, steeper slopes, and a defined drainage. The initial plat also included a long cul-de-sac that, unless modified, would require a variance from the maximum permitted cul-de-sac length. The initial plat also did not provide any vehicular connections to abutting properties and provided for only one way into and out of the development. Unless modified, this would also require a variance when the preliminary plat is submitted for a vote at a subsequent meeting.

August 29, 2018

Fred Long Construction Concepts
1811 Sunstone Way
Knoxville, TN 37922

SUBJECT: STAFF COMMENTS ON THE PRELIMINARY PLAT FOR THE CAMPBELL CROSSING SUBDIVISION AT THE EASTERN INTERSECTION OF FRETZ ROAD AND N. CAMPBELL STATION ROAD

Dear Applicant:

The staff has reviewed the preliminary plat for the Campbell Crossing at the east intersection of Fretz Road and N. Campbell Station Road and has compiled the comments below. As noted in the comments, this submittal was incomplete and did not include required information. Consequently, a resubmittal will essentially be equivalent to a new submittal and a new review. If a complete resubmittal is provided by no later than Monday, September 10 staff will include this as a workshop item at the September 20 Planning Commission meeting.

This item and the associated resubdivision plat will be discussed at the Staff/Developer Meeting at the Farragut Town Hall on Tuesday, September 4, at 9:00 a.m. The purpose of this meeting is to review questions you may have on staff comments. When revisions are submitted, please include four (4) full size copies and one (1) 11" x 17" reduced set to the Farragut Town Hall. Upon resubmittal, please include a letter which addresses these comments and that indicates where the information can be found on the plans.

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

- 1) Please provide theoretical flow data calculations to prove the minimum required hydrant flow of 1000gpm at 20 psi is achievable;
- 2) Please provide a note on water plan sheet reflecting that all fire hydrants shall provide a minimum of 1000gpm at 20 psi;

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

- 3) The submittal is incomplete as there are required submittal items that have not been included (e.g. tree preservation/removal plan, streetscape plan, physical inventory plan, complete utility sheet(s), erosion control sheet);
- 4) Please note that the language for what is to be included in a streetscape plan and physical inventory plan and other amendments to the Subdivision Regulations that were adopted in January 2018 are included with this letter;
- 5) Some of the land included in the resubdivision plat and rezoning are not included as part of this development. Please correct;
- 6) A number of the notes on Sheet 1 are incorrect or confusing. Please revisit and correct notes 7, 8, 9, and 12 – if you have questions please contact staff;

- 7) The design, as presented exceeds the maximum length of a cul-de-sac (500 feet) and does not provide the required pedestrian and vehicular connectivity. If this design is not change variances from the Subdivision Regulations must be specifically requested on the application as part of the review;
- 8) The OSR Zoning District overlay requires at least 35% open space. Based on the land included in the rezoning, this would equate to 3.57 acres. Please ensure that this is provided and that the open space calculations are included in a plat note;
- 9) The OSR is designed to provide an opportunity to work around significant natural features on a site. Please include on the physical inventory sheet (along with the names of the professionals involved in the preparation of this inventory) all features required and demonstrate how the design will work around these to the greatest extent possible;
- 10) Please evaluate all closed depressions and verify that there are no sinkholes on the property. There is at least one closed depression shown by KGIS topographic data located in the western corner of the property (in the proposed detention basin). Please also take a close look at the contours on lots 14 & 17. There is a contour line on each lot that looks to be "looping or pinching off" and may indicate Karst issues;
- 11) Please include existing and proposed walking trail sections and how they are connected to the proposed sidewalk;
- 12) The minimum grass strip width between the back of curb and edge of sidewalk is now 6 feet rather than 3 feet. Please revise and update all applicable sheets and include as a detail on the detail sheet;
- 13) Please show the required right of way for both Fretz Road (30 feet from centerline) and N. Campbell Station Road (40 feet from centerline);
- 14) Please include on the cover sheet the landscape architect and full contact information that prepares the streetscape and tree preservation/removal plan;
- 15) The resubdivision plat must be recorded and the rezoning finalized;
- 16) Please label the 50-foot peripheral building setback line;
- 17) Please verify that the water system in the area can support the development including fire flows and pressures;
- 18) Please provide a JPEG of this plan and the as-built of the development once constructed;

Stormwater Division: (Contact Lori Saal at lsaal@townoffarragut.org)

- 19) Please submit an erosion control plan that meets all CGP and Town stormwater ordinance requirements;

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

- 20) Knox County MPC is requiring improvements to Campbell Station Road for left turn lane at the intersection of Fretz Road. This development should be incorporated into the lot count stipulated by Knox County for the threshold that would trigger these improvements;
- 21) Radius returns at Fretz Road should be 6-30 curb & gutter to match Fretz Road (please show detail);
- 22) Please provide stormwater calculations;
- 23) Stormwater pipes should all be RCP (no HDPE);
- 24) Maximum slopes must not exceed 2.5:1;
- 25) Please screen existing contours for clarity;
- 26) Please show gas, electric, telephone and cable;

- 27) "K" values for 35 mph design speed for crest and sag vertical curves are 29 and 49, respectively;
- 28) Show sidewalk on roadway typical section;
- 29) Please submit erosion control plan;
- 30) Please show distances to nearest driveways and other roadways;
- 31) Details for street name sign should show current MUTCD standards with regards to size, upper & lower case letters, reflectivity, etc.;
- 32) Please submit NOC;
- 33) Please provide an irrevocable letter of credit for erosion control for \$53,000; and
- 34) Please provide a Drainage Fee of \$880.

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

Sincerely,

Mark Shipley, AICP
Community Development Director

Darryl Smith, PE
Town Engineer

LEMAY AND ASSOCIATES

10816 Kingston Pike, 2nd Floor
Knoxville, TN 37934
Phone: 865-671-0183 – Fax: 865-671-0213
E-mail: rlemay@lemayassociates.com

DATE: September 10, 2018

TO: **Mr. Mark Shipley**
Town of Farragut

FROM: Richard LeMay, P.E.

RE: **Campbell Crossing**

(Response to comment sheet dated 08009-2018)

Fire Division:

- 1) Theoretical flow data shown on sheet 5 Water Plan.
- 2) Note will be added to water plan.

Planning Division:

- 3) Additional information added to submission.
- 4) Streetscape will be submitted this week. Need direction to complete.
- 5) Boundary revised all sheets.
- 6) Notes eliminated and revised . All sheets.
- 7) Variance to cul de sac applied for.
- 8) 35% open space shown and noted.
- 9) Inventory sheet added Sheet 4 of 8.
- 10) Geo Services will report on depression. Contours corrected.
- 11) Walking Trail and detail added to Sheet 1 & Sheet 8.
- 12) Sidewalk location revised Sheets 1 & 2.
- 13) Distance to ROWS shown. Sheets 1 & 2.
- 14) Landscape Architect added to cover sheet.
- 15) Noted. Resubmitted.
- 16) 50' peripheral setback shown Sheet 1.
- 17) Theoretical flow data shown. Waiting for FUD input.
- 18) As Built will be submitted as required.

Stormwater Division

- 19) Erosion control plan (SWPPP) attached.

Engineering Division:

- 20) Getting input from MPC. Will forward.

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TOWN OF FARRAGUT

- 21) 6-30 curb & gutter added to sheets 1 & 2.
- 22) Calculations attached.
- 23) Pipes changed to RCP. Sheet 2 table.
- 24) Slopes Noted . Sheet 2.
- 25) Contours corrected.
- 26) Utilities shown on sheet 5.
- 27) Vertical curves revised. Profile sheet 3.
- 28) Sidewalk shown on typical street cross section. Sheet 3.
- 29) SWPPP attached.
- 30) Adjacent driveways will be added.
- 31) Details for street sign will be submitted.
- 32) NOC applied for.
- 33) Noted.
- 34) Noted.

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TOWN OF FARRAGUT

CAMPBELL CROSSING

TOWN OF FARRAGUT
DISTRICT 6 * KNOX COUNTY * TENNESSEE
SHEET INDEX

1 OF 8	PRELIMINARY PLAN
2 OF 8	GRADING & DRAINAGE PLAN
3 OF 8	ROAD PROFILE
4 OF 8	PHYSICAL INVENTORY PLAN
5 OF 8	SANITARY SEWER PLAN
6 OF 8	WATER/SITE UTILITY PLAN
7 OF 8	TREE PRESERVATION/REMOVAL PLAN
8 OF 8	SITE DETAILS

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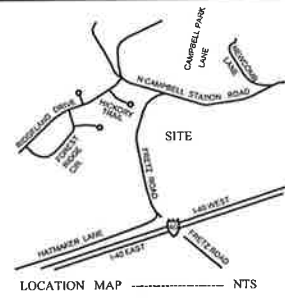
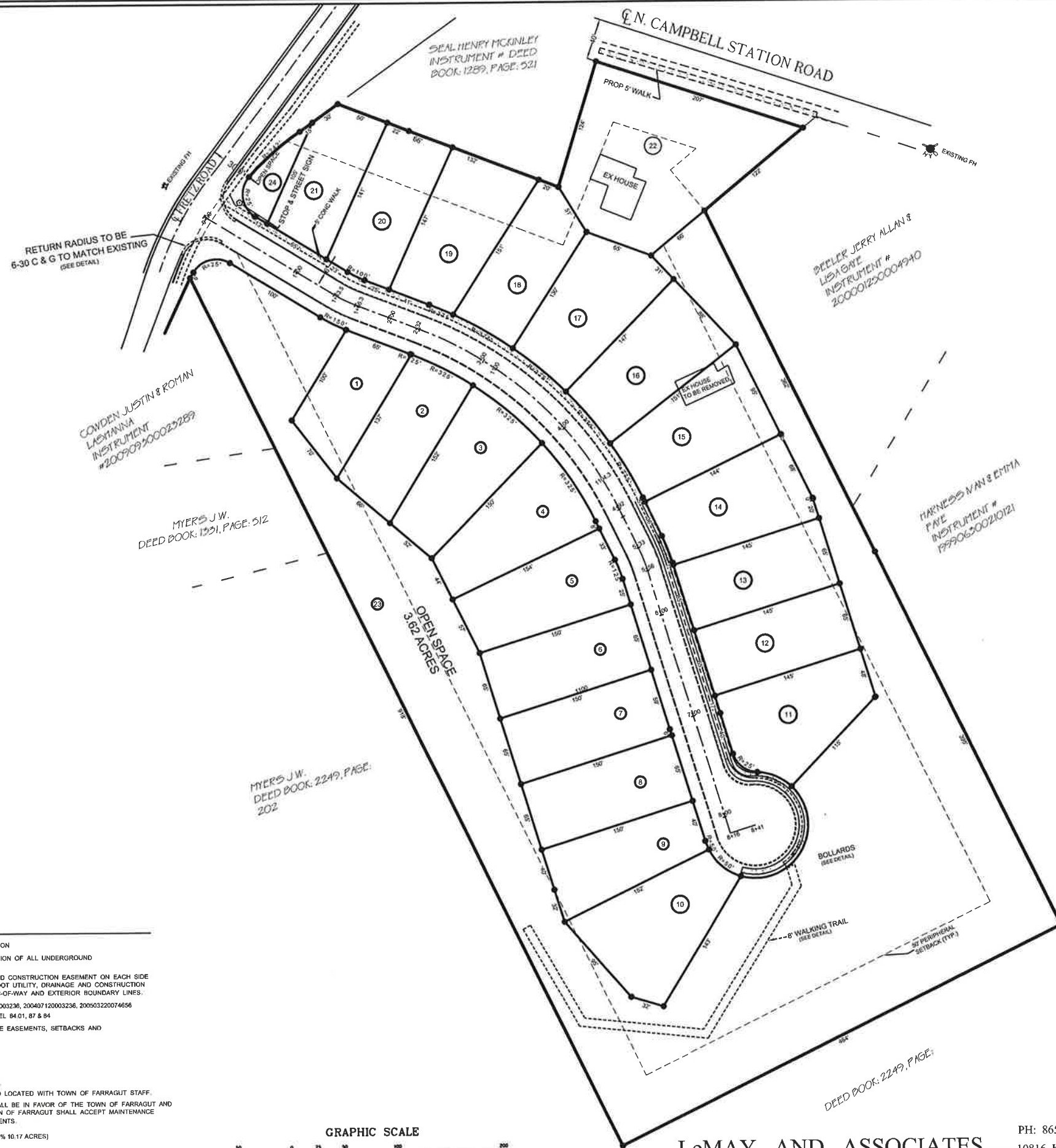
Town of Farragut

OWNER / DEVELOPER
FRED LONG CONSTRUCTION CONCEPTS
1811 SUNSTONE WAY
KNOXVILLE, TN 37922

ENGINEER: LEMAY AND ASSOCIATES
SURVEYOR: LEMAY AND ASSOCIATES
LANDSCAPE ARCHITECT: BEASLEY LANDSCAPE ARCHITECTS

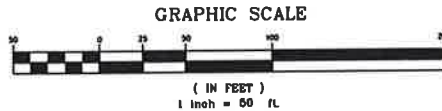
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10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934



- SMH SANITARY SEWER MANHOLE
- PMH PHONE MANHOLE
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- OPEN SPACE
- FINISH FLOOR ELEVATION
- TOP WALL ELEVATION

- 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 BOUNDARY LINES.
 - DEED REFERENCE: INSTR. NO. 200407120003236, 200407120003236, 200503220074656
 - PROPERTY SHOWN ON CLT 130, PARCEL 84.01, 87 & 84
 - PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
 - TOTAL AREA: 10.17 ACRES
 - BUILDING LOTS PROPOSED: 22
 - OPEN SPACE LOTS PROPOSED: 2
 - PROPERTY ZONED: R-1 OSR
 - BUILDING SETBACKS PER R-1 OSR ZONING.
 - THE WALKING TRAILS ARE TO BE FIELD LOCATED WITH TOWN OF FARRAGUT STAFF.
 - THE 20' WALKING TRAIL EASEMENT SHALL BE IN FAVOR OF THE TOWN OF FARRAGUT AND RESERVED FOR PUBLIC USE. THE TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF USE OF SAID EASEMENTS.
 - OPEN SPACE REQUIRED: 3.56 ACRES (35% 10.17 ACRES)
 - OPEN SPACE PROVIDED: 3.61 ACRES
 - SIGNS TO BE INSTALLED: STOP SIGNS, STREET NAMES, SPEED LIMITS.
 - LOT 23 & 24 (OPEN SPACE LOTS) ARE NOT BUILDABLE.
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 - THE HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL OPEN SPACE.
 - NO SLOPES TO BE GRADED STEEPER THAN 2:1.



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OWNER / DEVELOPER
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1811 SUNSTONE WAY
KNOXVILLE, TN 37922
865-567-0795

PRELIMINARY PLAN				SHEET 1 OF 8	
CAMPBELL CROSSING					
DISTRICT 6 KNOX COUNTY * TENNESSEE					
MAP 130.08401					
DRAWN BY: RELjr	APPROVED BY: REL	DATE: 5-9-2018	REVISIONS: 6-26-2018 9-06-2018	SCALE: 1"=50'	DRAWING NUMBER: 5393

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TOWN OF FARRAGUT

GRADING AND EROSION CONTROL NOTES:

Prior to grading, contractor shall strip all of all vegetation and topsoil in areas of grading operation. Areas of soft or unsuitable materials shall be removed at the direction of the soils engineer.

The contractor shall maintain positive drainage throughout the site and use all means necessary to prevent sediment from exiting the site.

Silt fence shall be placed preceding all culvert inlets or other drains and ditches before the runoff exits the project or enters a water and at other locations designated by the engineer.

Silt fences and other erosion control devices shall be cleaned of accumulated sediment when approximately 50% filled with such sediment.

All dimensions and locations of temporary soil erosion and water pollution control devices shall be subject to adjustments as designated by the engineer.

The contractor shall notify the engineer of any changes in existing topographic features, spot elevations, or utilities shown on survey.

The contractor shall notify the engineer prior to culvert installations to verify inverts.

All graded areas including slopes are to be mulched and seeded as soon as possible after grading is completed.

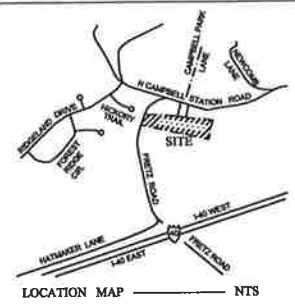
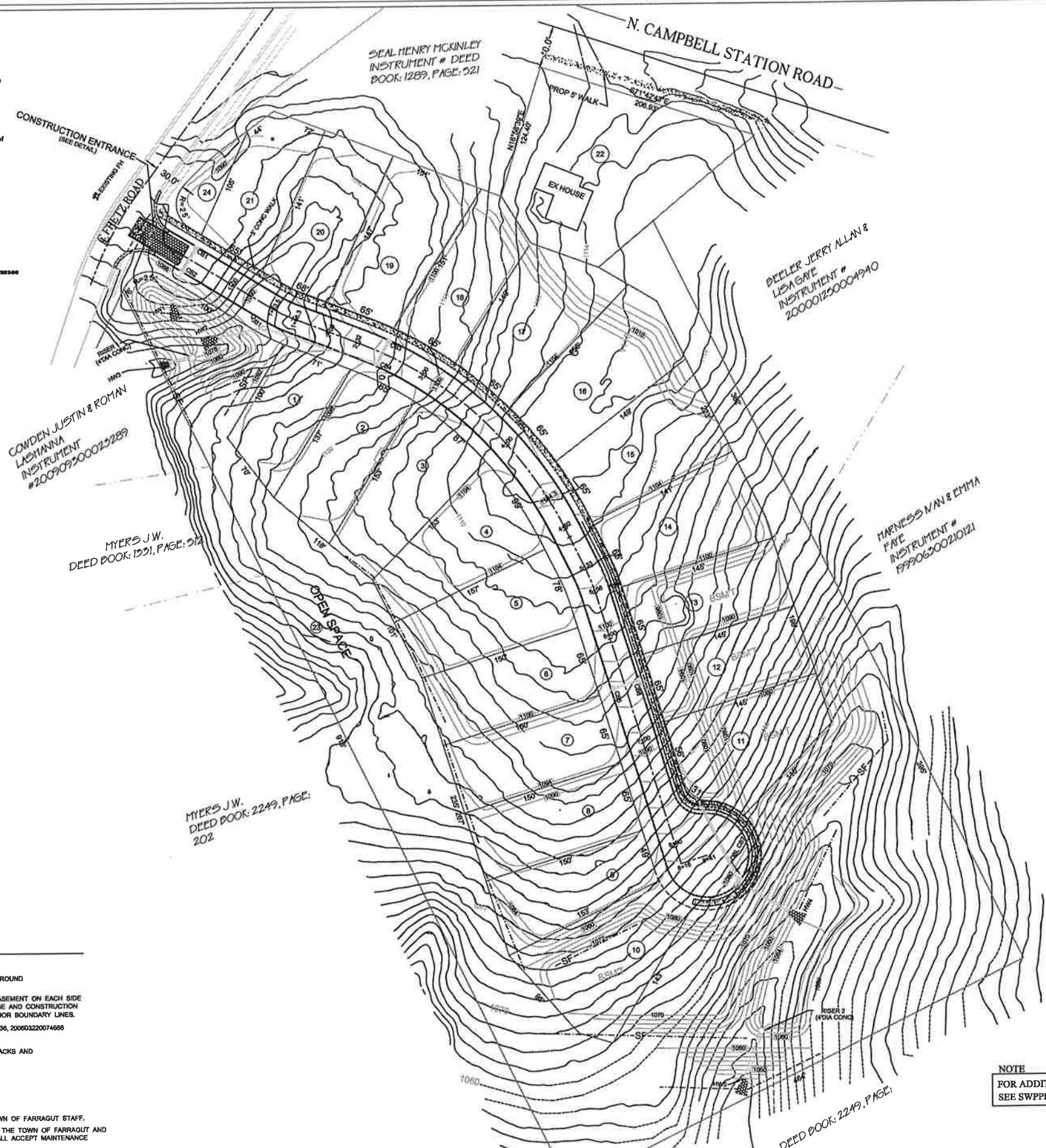
All grading and drainage ordinances of Town of Farragut, Tennessee shall be followed.

SEEDING

A. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO 800 STOCKPILES.

B. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.

- SITE NOTES
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- SMH SANITARY SEWER MANHOLE
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- CD CHECK DAM
- H.C. HANDICAP RAMP
- STOP SIGN
- SLT FENCE
- OPEN SPACE
- FINISH FLOOR ELEVATION
- TOP WALL ELEVATION

STORM DRAIN TABLE

UPSTREAM STRUCTURE	TOP	INVERT	DOWNSTREAM STRUCTURE	TOP	INVERT	CULVERT		
						LENGTH	SLOPE	MATERIAL
CB1	1088.8	1084.8	CB2	1088.8	1084.3	24'	2.0%	18" RCP
CB2	1088.8	1084.3	HW1		1077.0	30'	24.23%	18" RCP
CB3	1098.2	1094.2	CB4	1098.2	1093.7	24'	2.0%	18" RCP
CB4	1098.2	1093.7	JB1	1091.0	1086.0	105'	7.33%	18" RCP
JB1	1091.0	1086.0	HW2		1076.5	40'	33.33%	18" RCP
RISER1	1081.0	1075.5	HW3		1075.0	17'	2.94%	18" RCP
CB5	1095.9	1091.9	CB6	1095.9	1091.4	24'	2.00%	18" RCP
CB6	1095.9	1091.4	CB7	1079.8	1072.8	204'	9.12%	18" RCP
CB7	1079.8	1072.8	HW4		1058.0	54'	31.11%	18" RCP
RISER 2	1059.0	1052.0	HW6		1045.0	44'	12.5%	18" RCP

NOTE
FOR ADDITIONAL DETAIL
SEE SWPPP ATTACHED

LeMAY AND ASSOCIATES
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GRADING AND DRAINAGE PLAN SHEET 2 OF 8

CAMPBELL CROSSING

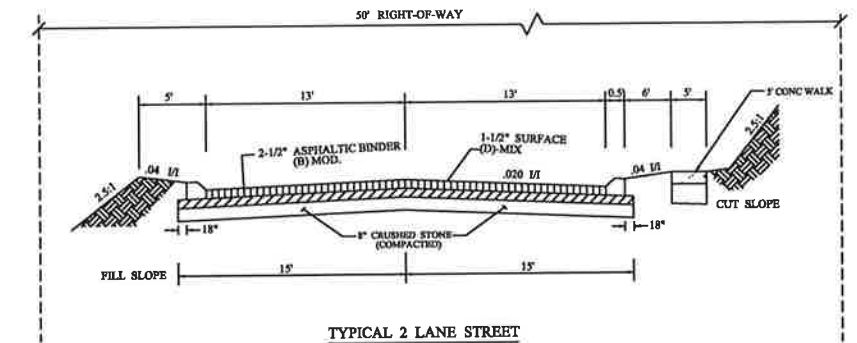
DISTRICT 6
KNOX COUNTY * TENNESSEE

MAP 130 08401, 84 & 87

OWNER / DEVELOPER
FRED LONG CONSTRUCTION CONCEPTS
1811 SUNSTONE WAY
KNOXVILLE, TN 37922
865-567-0795

SCALE: 1"=50'

DRAWN BY: RELjr APPROVED BY: REL DATE: 5-8-2018 REVISIONS: 6-26-2018/9-06-2018 DRAFTING NUMBER: 5393

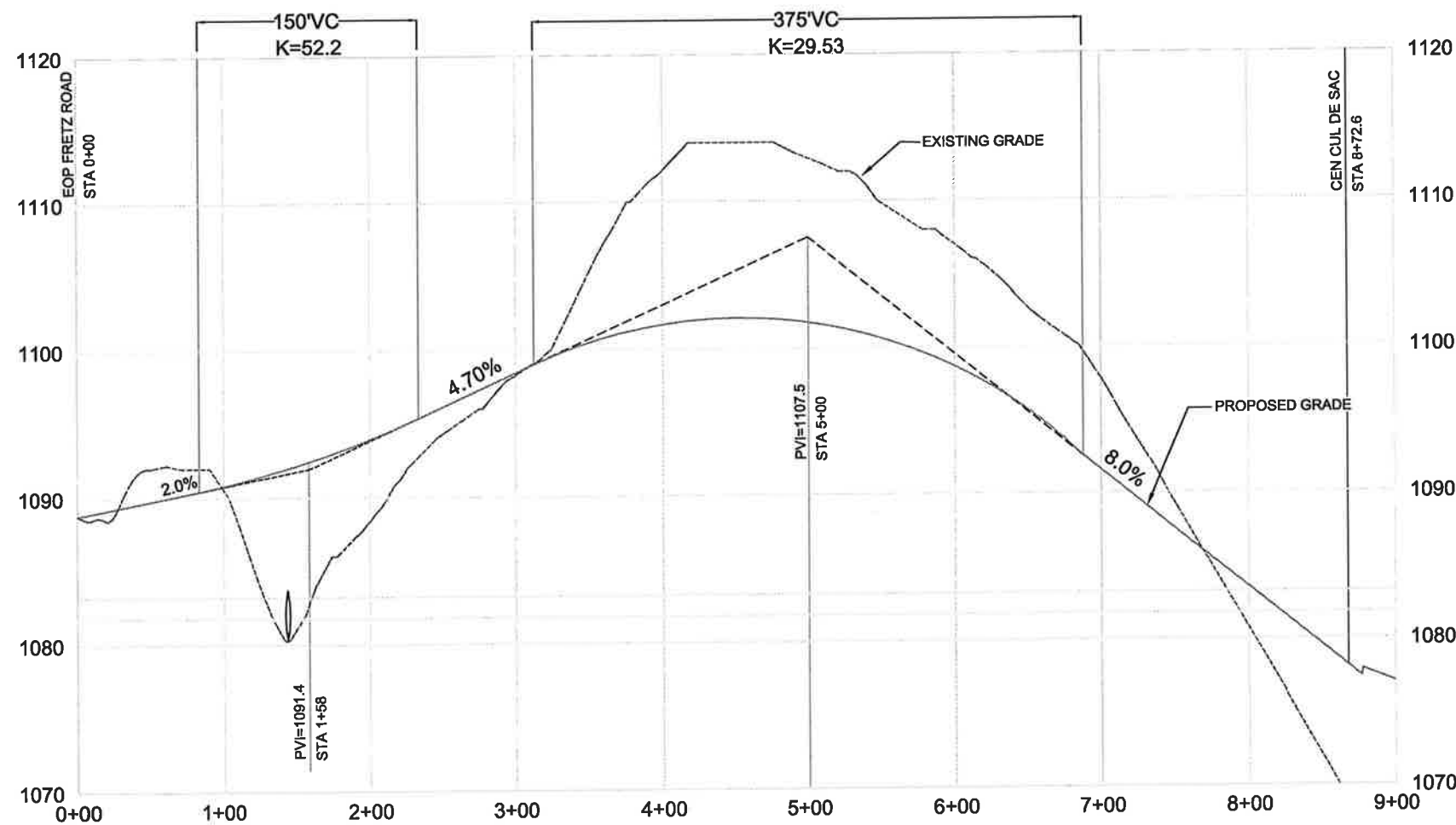


TYPICAL 2 LANE STREET

BORROW MATERIAL TO BE USED FOR FILL WILL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

FILL SOILS WILL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. SIX (6) DENSITY TESTS SHOULD BE PERFORMED NO LESS THAN EVERY 15,000 SQUARE FEET OF AREA PER 8-INCH LIFT (APPROX. 1 TEST PER EVERY 60 FEET).

COMPACTION TESTING OF ROADWAY, TO BE PERFORMED AND INSPECTED IN ACCORDANCE WITH TOWN OF FARRAGUT REQUIREMENTS.



STREET PROFILE
 SCALE: 1"=100' HORIZ
 1"=10' VERT

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 KNOXVILLE, TN 37922

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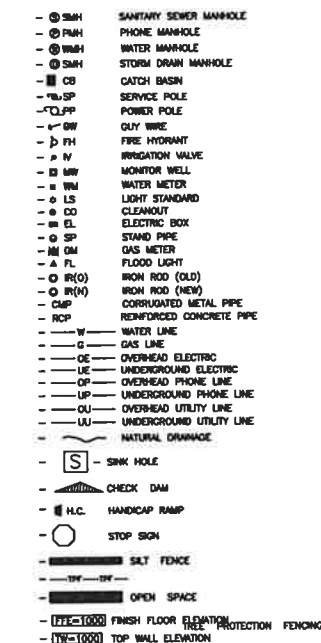
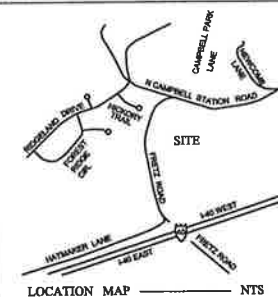
SEP 10 2018

TOWN OF FARRAGUT

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PH: 865-671-0183 FAX: 865-671-0213
 10816 KINGSTON PIKE
 KNOXVILLE, TENNESSEE 37934

STREET PROFILE		SHEET 3 OF 8	
CAMPBELL CROSSING			
DISTRICT 6		MAP 130 08401	
KNOX COUNTY * TENNESSEE			
DRAWN BY: RELjr.	APPROVED BY: REL	DATE: 5-9-2018	REVISIONS: 6-26-2018 09-06-2018
SCALE: NOTED		DRAWING NUMBER: 5393	



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TOWN OF FARRAGUT

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NATURAL FEATURES - TREE PROTECTION PLAN

SHEET 4 OF 8

CAMPBELL CROSSING

DISTRICT 6
KNOX COUNTY • TENNESSEE

MAP 130 08401

DRAWN BY:
RELjr.

APPROVED BY:	REL
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DATE: 5-9-2018

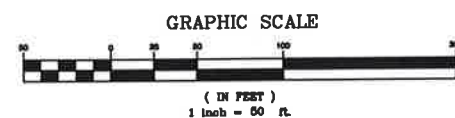
3	REVISIONS	
	6-26-2018	09-06-201

SCALE:
1"=50'

DRAWING NUM.	5393
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SITE NOTES

1. CORNER MONUMENTS AS SHOWN HEREON
2. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. A FIVE (5) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF THE LOT LINE, A TEN (10) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR BOUNDARY LINES.
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15. LOT 29 & 24 (OPEN SPACE LOTS) ARE NOT BUILDABLE.
16. THERE WILL BE NO INDIVIDUAL DRIVEWAYS TO FRETZ ROAD.
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18. NO SLOPES TO BE GRADED STEEPER THAN 2.5:1.



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10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

DEED BOOK: 2249, PAGE



NOTE:
ELECTRIC, TELEPHONE, GAS & CABLE
EXIST IN THE ROW OF FRETZ ROAD.
EXACT CONNECTION LOCATION TO BE
DETERMINED BY PROVIDER.

CONDON JUSTIN & ROTHAN
LASHAWANA
INSTRUMENT #
20090920000252289

MYERS J.W.
DEED BOOK: 1221, PAGE: 212

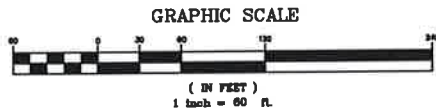
MYERS J.W.
DEED BOOK: 2249, PAGE: 202

DECKER JERRY ALAN &
LISA GAYE
INSTRUMENT #
2000012500049940

HARNES VANE DYMA
INSTRUMENT #
9990630020121

NOTE:

- A 15' UTILITY EASEMENT 7.5' EACH SIDE OF ALL SANITARY SEWER AND WATER LINES AS INSTALLED OUTSIDE 40' PERMANENT ACCESS EASEMENT.
- ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE FIRST UTILITY DISTRICT REQUIREMENTS, PERMITTING AND SPECIFICATIONS.



ENGINEER

LMAY & ASSOCIATES
CONSULTING ENGINEERS
10616 EDGEMONT PIKE
KNOXVILLE, TN 37922
PH: 252-671-0263

DESIGNED BY:
RNL
DRAWN BY:
RNL
CHECKED BY:
RNL

APPROVED
ENGINEER
WATER AND WASTE WATER

NO.	DATE	REVISION	APPR.
1	04-27-2013		

SCALE
HORIZONTAL: 1"=60'
DATE
04-30-2013

FIRST UTILITY DISTRICT

WATER & SITE UTILITY PLAN — FOR:

CAMPBELL CROSSING

DISTRICT NO. 6
KNOX COUNTY • TENNESSEE

DRAWING NO. 5393

SHEETS 6

SHEET 4

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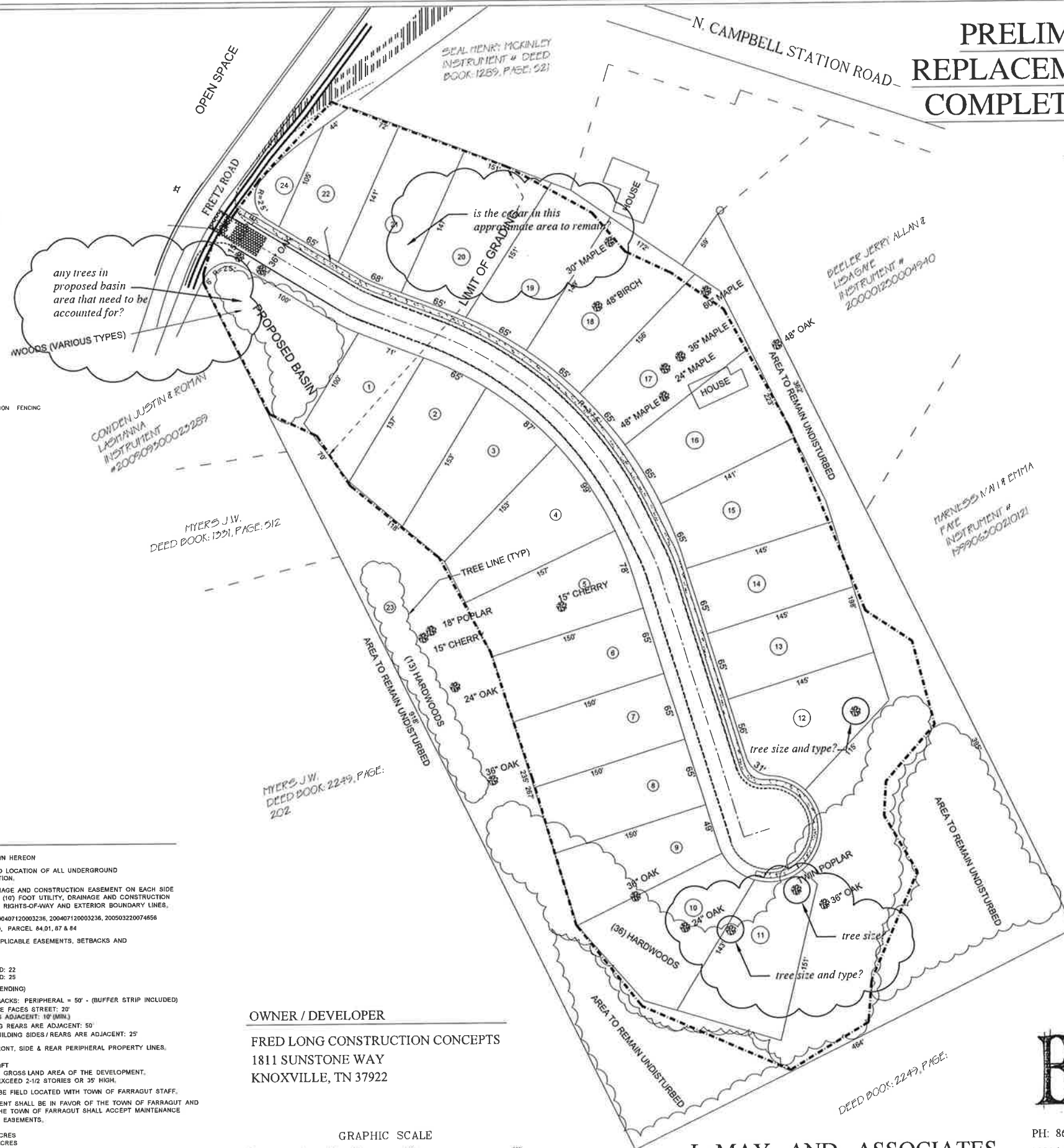
SEP 10 2013

TOWN OF FARRAGUT

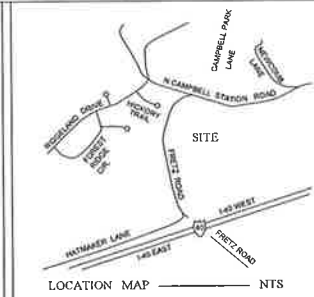
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PRELIMINARY TREE REPLACEMENT PLAN, NOT COMPLETE, FOR REVIEW ONLY



Tree Inventory (to be removed)

Species	DBH
Maple	15"
Oak	36"
Maple	30"
Birch	48"
Maple	60"
Maple	36"
Maple	24"
Maple	48"
Cherry	15"
???	???
Twin Poplar	???
Oak	36"
???	???
Oak	24"
Oak	36"
Cherry	15"

Total number of trees removed = 16 trees

Tree Inventory (to be saved)

Species	DBH
Oak	48"
Oak	36"
Oak	24"
Cherry	15"
Poplar	18"

Total number of trees saved = 5

NOTE: All trees to be removed or saved are hardwood trees. No evergreen trees over 15" DBH will be saved or removed.

Tree Replacement Schedule

DBH of tree to be removed	number in category	number of replacement trees required
10" - 15" DBH	3	6 (2 replacements per tree removed)
16" - 20" DBH	0	0 (3 replacements per tree removed)
20"+ DBH	10	40 (4 replacements per tree removed)

Total Replacement Trees Required = 46 Trees

Tree Credit Provision

DBH of tree to be saved	number in category	number of replacement trees required
10" - 15" DBH	1	4 (4 replacements per tree removed)
16" - 20" DBH	1	6 (6 replacements per tree removed)
20"+ DBH	3	24 (8 replacements per tree removed)

Total Tree Credits = 34 Credits

Tree Replacement/ Credit Summary

Required Replacement Trees	46
Saved Tree Credits	34
Total Required Trees =	12 Trees

NOTE: 12 replacement trees are needed in addition to the number of trees required per the landscaping ordinance.

Tree Protection Notes

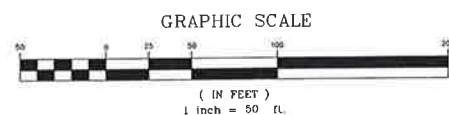
- (1) Protective fencing shall be located to correspond to the existing drip line of the individual tree or clusters of trees to be protected;
- (2) Protective fencing shall be at least three feet high, upright and highly visible, and shall be constructed of a durable material that will last until construction is completed. Throughout the construction process, the tree fencing shall remain undisturbed and no activity or storage of any materials or vehicles shall be permitted within the fenced area; and
- (3) Where trees are to be removed, such trees shall be flagged and shall be felled away from, rather than into areas with existing trees to be preserved

Beasley
LANDSCAPE ARCHITECTS

PH: 865-671-0183 FAX: 865-671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

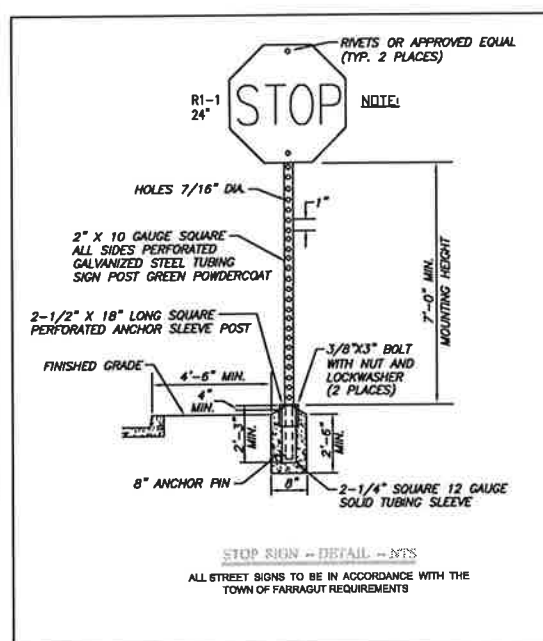
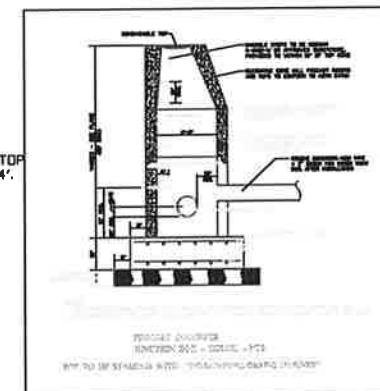
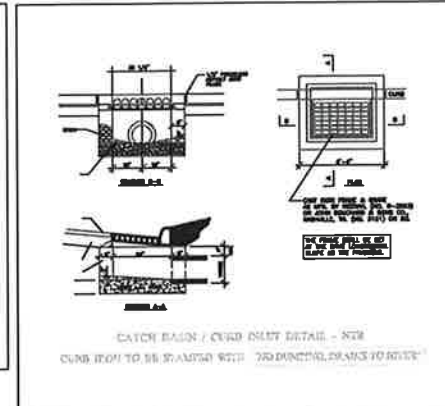
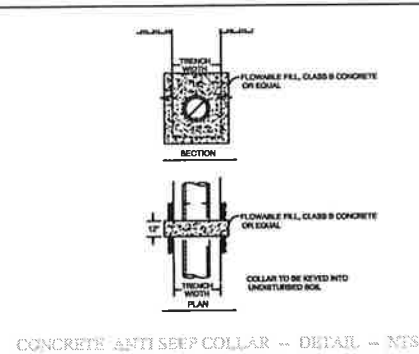
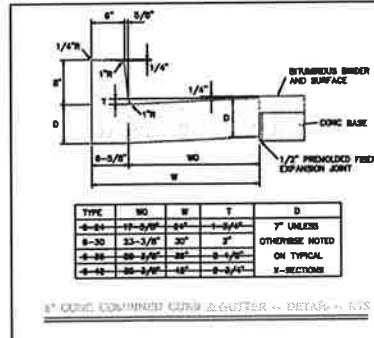
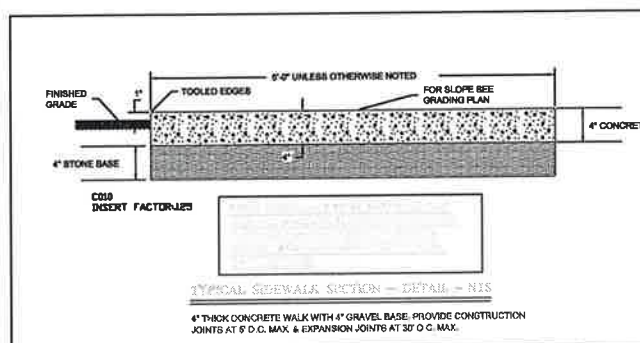
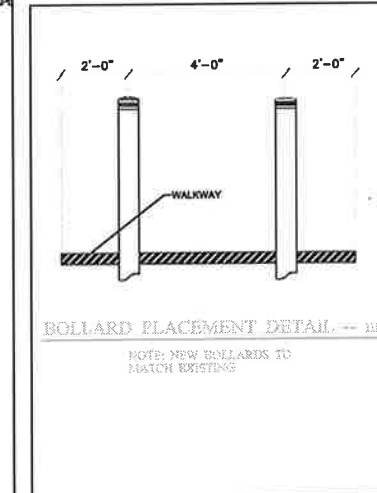
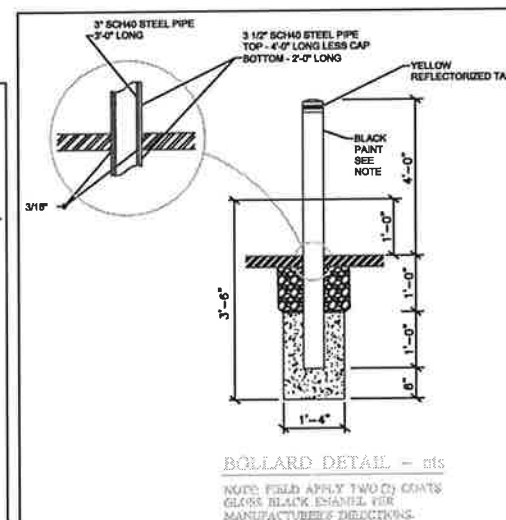
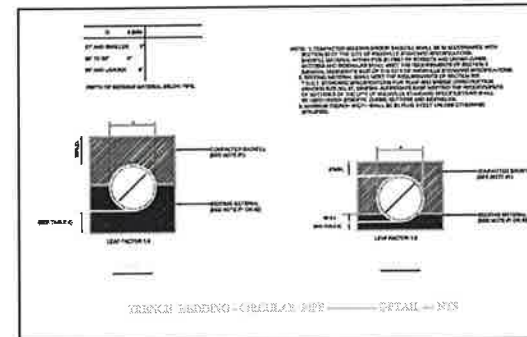
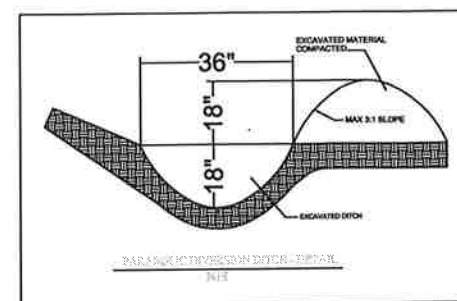
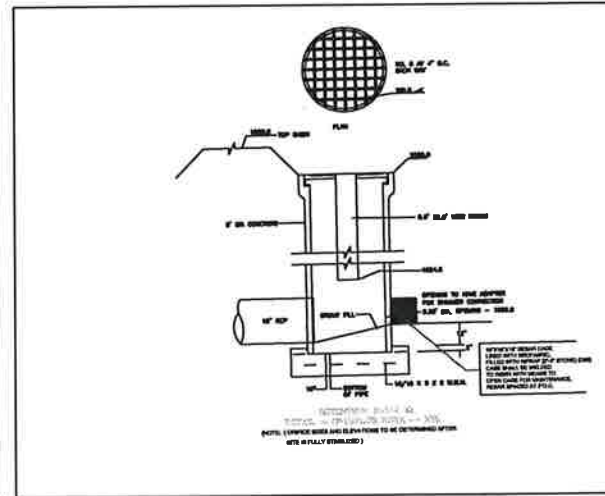
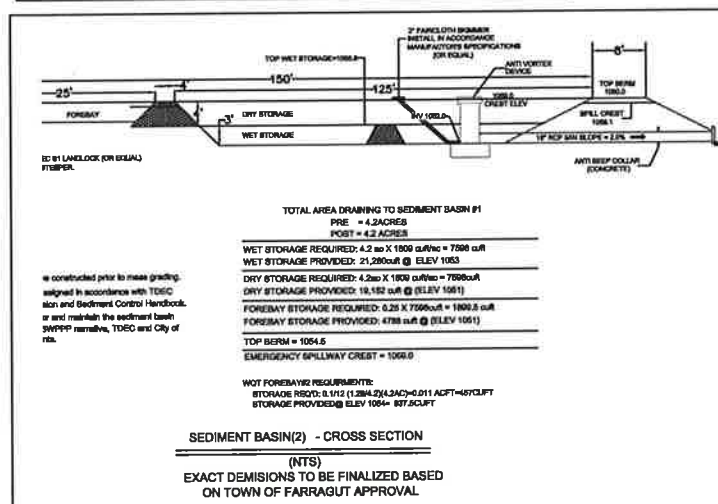
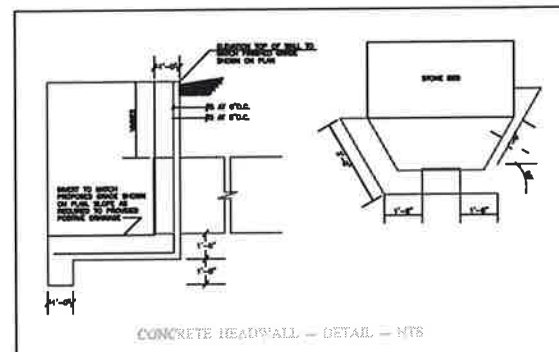
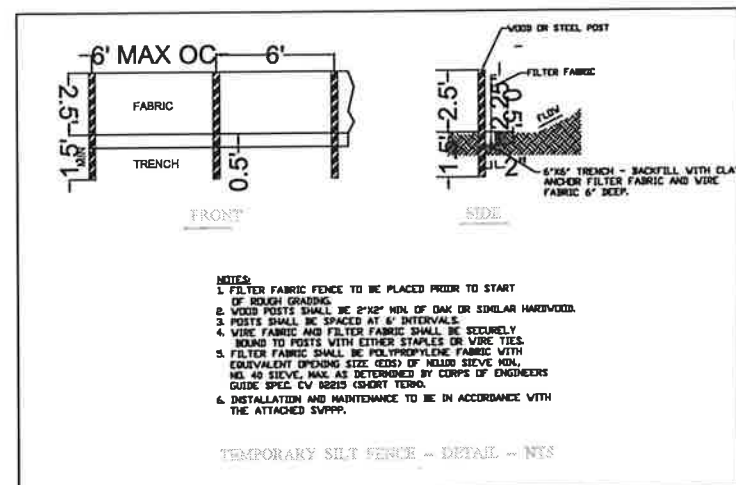
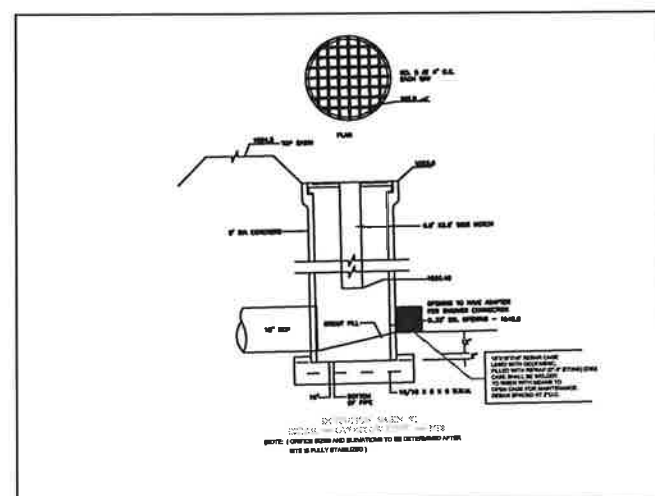
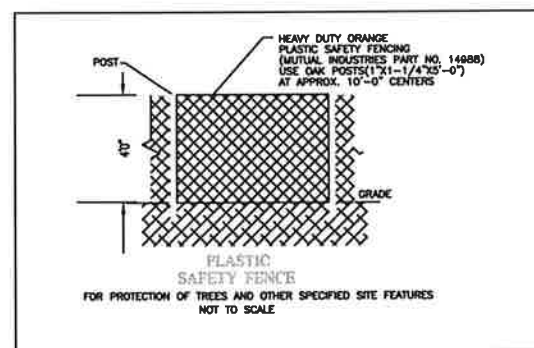
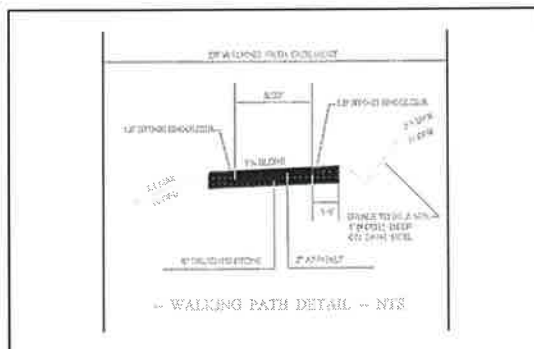
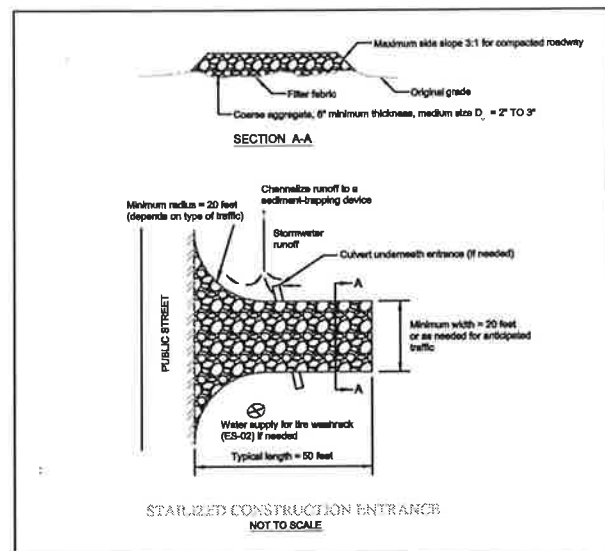
OWNER / DEVELOPER

FRED LONG CONSTRUCTION CONCEPTS
1811 SUNSTONE WAY
KNOXVILLE, TN 37922



SITE NOTES

1. CORNER MONUMENTS AS SHOWN HEREON
2. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. 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 BOUNDARY LINES.
4. DEED REFERENCE: INSTR. NO. 200407120003236, 200407120003236, 200503220074856
5. PROPERTY SHOWN ON CLT 130, PARCEL 64.01, 87 & 84
6. PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
7. TOTAL AREA: 10.18 ACRES
8. TOTAL BUILDING LOTS PROPOSED: 22
TOTAL LOTS PROPOSED: 25
9. CURRENTLY ZONED: R-1 (OSR PENDING)
R-1 OSR BUILDING SETBACKS: PERIPHERAL = 50' (BUFFER STRIP INCLUDED)
FRONT YARD = GARAGE FACES STREET: 20'
SIDE = TWO BUILDINGS ADJACENT: 10' (MIN.)
REAR YARD = BUILDING REARS ARE ADJACENT: 50'
SIDE / REAR YARD = BUILDING SIDES / REARS ARE ADJACENT: 25'
BUFFER STRIPS: 25' (MIN.) ON FRONT, SIDE & REAR PERIPHERAL PROPERTY LINES.
MAXIMUM LOT COVERAGE: 50%
DENSITY: (1) UNITS PER 20,000 SQFT
OPEN SPACE: 10% (MIN.) OF THE GROSS LAND AREA OF THE DEVELOPMENT.
HEIGHT REGULATIONS: NOT TO EXCEED 2-1/2 STORIES OR 35' HIGH.
10. THE WALKING TRAILS ARE TO BE FIELD LOCATED WITH TOWN OF FARRAGUT STAFF.
11. THE 20' WALKING TRAIL EASEMENT SHALL BE IN FAVOR OF THE TOWN OF FARRAGUT AND RESERVED FOR PUBLIC USE. THE TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF USE OF SAID EASEMENTS.
12. OPEN SPACE REQUIRED: 1.02 ACRES
OPEN SPACE PROVIDED: 1.35 ACRES
13. THERE WILL BE NO STREET LIGHTS.
14. SIGNS TO BE INSTALLED: STOP SIGNS, STREET NAMES, SPEED LIMITS.
15. LOT 23 & 24 (OPEN SPACE LOTS) ARE NOT BUILDABLE.
16. THERE WILL BE NO INDIVIDUAL DRIVEWAYS TO FRETZ ROAD.
17. THE HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL OPEN SPACE.



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SEP 10 2013

TAMM & TAKAGISHI