

**FARRAGUT MUNICIPAL PLANNING COMMISSION
AGENDA**

**April 16, 2020
7:00 p.m.**

This meeting can be viewed live on Charter channel 193 and TDS channel 3. There is no public access to Town Hall due to Governor Lee's orders and the Knox County Health Department's orders regarding the COVID-19 pandemic.

Meeting comments may be emailed to comments@townoffarragut.org and must be received by 12:00 pm on April 16 to be included in the record of the meeting. For questions please e-mail Mark Shipley at mshipley@townoffarragut.org or Bart Hose at bhose@townoffarragut.org

- 1. Approval of agenda**
- 2. Approval of minutes – March 19, 2020**
- 3. Discussion and public hearing on upgrades to KUB gas lines on Admiral Road, Dundee Road, Duzane Road, Oran Road, Wardley Road, and Turkey Cove Lane (KUB, Applicant)**
- 4. Discussion and public hearing on a final plat for the Ivey Farms Road and Townhomes, Parcel 58, Tax Map 151, 39 Lots, 22.86 Acres, Zoned NCC, R-1, and FPD (SITE Incorporated, Applicant)**
- 5. Discussion and public hearing on a site plan amendment related to the appearance of proposed retaining walls for Phase II of the PCD development at 115 S. Watt Road, 18.65 Acres, Zoned PCD (Watt Road Investments, LLC, Applicant)**
- 6. Discussion on a conceptual review of exterior building elevations and a typical street profile for the redevelopment of the old Kroger property, 11238 Kingston Pike (SITE Incorporated, Applicant)**
- 7. Discussion on a request for a text amendment to Appendix A – Zoning, Chapter 2. – Definitions, to define Low-Impact Retail Sales and Personal Fitness Services, and Chapter 3. – Specific District Regulations, Section XVII. – Office District (O-1), to add Personal Services, Personal Fitness Services, and Low-Impact Retail Sales as permitted uses (Matthew McClanahan, Applicant)**
- 8. Discussion on the development of zoning provisions governing pain management clinics and methadone treatment and similar drug/alcohol treatment clinics or facilities (Town of Farragut, Applicant)**

9. Approval of utilities

10. Citizen Forum



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

March 19, 2020

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ron Williams, Mayor
Louise Povlin
Scott Russ
Jon Greene

MEMBERS ABSENT

Betty Dick
Noah Myers
Rose Ann Kile
Melanie Cionfolo

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

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

1. Approval of agenda

Due to the Covid-19 pandemic and the desire to shorten the meeting, a motion was made by Commissioner Povlin to remove Agenda Items 5-8 from the agenda. Motion was seconded by Mayor Williams and motion passed unanimously.

2. Approval of minutes – February 20, 2020

Staff recommended approval.

A motion was made by Commissioner St. Clair to follow staffs' recommendation. Motion was seconded by Mayor Williams and motion passed unanimously.

3. Discussion and public hearing on a resubdivision plat for the Rebecca Goin property, 11625 Turkey Creek Road, 10.24 Acres, 3 Lots, Zoned R-1 (Batson, Himes, Norvell, and Poe, Applicant)

Staff reviewed the item and noted that the applicant has requested a variance from the requirement for 10% community open space due to the nature and scale of the subdivision proposed. Staff recommended approval of the variance since the subdivision represents a minor revision to existing lots of records.

A motion was made by Commissioner St. Clair to follow staffs' recommendation. Motion was seconded by Commissioner Povlin and motion passed unanimously.

Staff noted that action would need to be taken on the plat itself and recommended approval subject to the access for Lot 1R lining up with Lake Haven Road and obtaining all signatures.

A motion was made by Commissioner St. Clair to follow staffs' recommendation. Motion was seconded by Commissioner Povlin and motion passed unanimously.

4. Discussion and public hearing on a site plan amendment related to open space and the appearance of proposed retaining walls for Phase II of the PCD development at 115 S. Watt Road, 18.65 Acres, Zoned PCD (Watt Road Investments, LLC, Applicant)

Staff reviewed this item and noted that two issues are to be considered by the Planning Commission. First, does the open space (green space areas) provided in the latest site plan satisfy the requirement in the PCD District for “functional common open spaces that provide focal points to be actively used?” Staff expressed a concern that open landscaped areas between buildings are now being bisected by additional retaining walls, transformers, etc.

Staff asked that action be taken on this issue first before reviewing the second issue. A general discussion ensued. Commissioner Povlin expressed concerns about the open space increasingly being impacted as more detailed site design occurs. The project engineer, Mark Bialik, stated that the latest inclusion of retaining walls was intended to create more usable space rather than steep slopes between certain buildings.

Commissioner St. Clair noted that the primary required open spaces in the project had already been determined during previous approvals and were not being altered at this time. The changes were primarily to landscape areas between certain buildings. Commissioner St. Clair made a motion to approve the most recent site plan specifically and only in relation to the landscaped areas between buildings. Motion was seconded by Commissioner Russ and motion passed 5-1 with Commissioner Povlin voting no.

The second issue noted by staff was the appearance of large soil nail retaining walls proposed around a portion of the development's periphery. Staff recommended that, consistent with the higher design objectives of the PCD, a masonry veneer be used to enhance the wall's appearance and break it up into smaller modules. Staff did not support the applicant's proposal of smooth face concrete and vines to cover the walls.

After a long discussion, a motion was made by Commissioner St. Clair to postpone action at this time so that a revised veneer plan could be presented to the Planning Commission at a future meeting. Consistent with the higher design objectives of the PCD, commissioners noted that the soil nail walls would be required to have a real brick or stone veneer similar to what was being completed on the retaining wall along N. Campbell Station Road just north of the entrance to Farragut High School. With this understanding, the motion was seconded by Mayor Williams and motion passed unanimously.

5. Discussion and public hearing on the proposed update of the Farragut Sign Ordinance (Town of Farragut, Applicant)

Removed from agenda.

6. Discussion and public hearing on a request to amend the text of the Comprehensive Land Use Plan Update 2012 as it relates to High Density Residential, Medium Density Residential, Low Density Residential, and Very Low-Density Residential land use descriptions (Town of Farragut, Applicant)

Removed from agenda.

- 7. Discussion on the development of zoning provisions governing pain management clinics and methadone treatment and similar drug/alcohol treatment clinics or facilities (Town of Farragut, Applicant)**
Removed from agenda.

- 8. Approval of utilities**
None.

- 9. Citizen Forum**
Staff read into the record comments from Laura Squires, Lee Pannell, and Mike Mitchell concerning 5G small cell support structures.

The meeting was adjourned at 8:07 p.m.

Rose Ann Kile, Secretary

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on upgrades to KUB gas lines on Admiral Road, Dundee Road, Duzane Road, Oran Road, Wardley Road, and Turkey Cove Lane (KUB, Applicant)

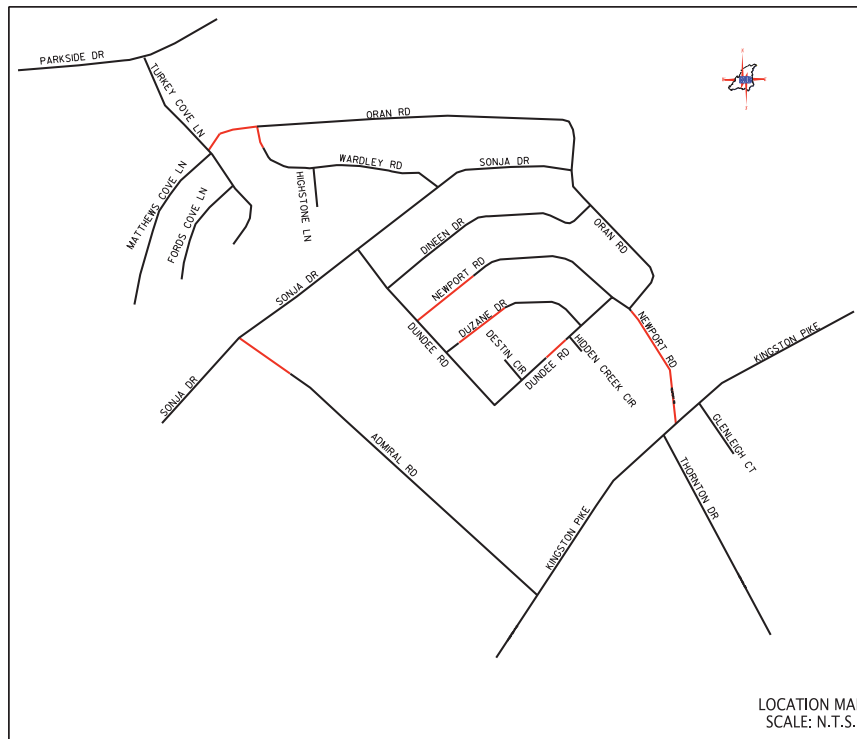
INTRODUCTION AND BACKGROUND: As shown in the attached maps, this KUB project will consist of condemning 900 linear feet of steel gas main on Newport Rd and replacing it with 425 linear feet of new plastic gas main. In addition, KUB will be installing 2,200 linear feet of new plastic gas main on Dundee Road, Duzane Road, Admiral Road, Wardley Road, Oran Road and Turkey Cove Lane.

The new installation will help ensure back feeds for KUB's gas system which will in turn ensure that there will be no interruption in the existing gas services on the streets. Where possible, all pipe will be installed via directional bore to minimize customer impact. All customers in the project area will receive a Notification Postcard in the mail from KUB prior to the work commencing. The project is currently scheduled to begin on April 20 and be completed by the end of June.

RECOMMENDATION: Staff recommends approval subject to the following:

- 1) Please obtain a grading and right of way permit from the Town and use directional boring to the greatest extent possible. Silt and tree fencing must be installed and then inspected and approved by the Town staff;
- 2) At a minimum, please restore any affected areas to their pre-construction condition and ensure that all affected areas are completely stabilized;
- 3) Please ensure that proper traffic control measures are in place; and
- 4) Please provide an as-built of the gas line placement and easements to the Town once the project is complete.

KNOXVILLE UTILITIES BOARD NEWPORT RD SYSTEM IMPROVEMENT



DRAWING INDEX

SHEET NO.	TITLE
1	COVER SHEET
2	GENERAL NOTES AND LEGEND
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8	EROSION CONTROL DETAILS
9	PAVEMENT REPAIR DETAILS

REV.	DESCRIPTION	DRAWN BY:	CHK.:	APPV.:	EST#:	(INST.)	JOB#:	(REM.)	MAXIMO#:	W.F.P.I#:	DATE:	Knoxville Utilities Board ENGINEERING NEWPORT RD GAS MAIN REPLACEMENT PROJECT COVER SHEET		 SHEET 1 OF 9 SHEETS B-
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GENERAL NOTES:

- SUPPLEMENTAL BENCHMARKING INFORMATION WAS TAKEN FROM THE KNOXVILLE GEOGRAPHIC INFORMATION SYSTEM (KGIS) AS PROVIDED BY KUB.
- UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE, EXISTING UTILITY AGENCY RECORDS AND ANY OTHER AVAILABLE EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR MAY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
- LOCATION OF EXISTING UTILITIES, PPWIC AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND ARE NOT NECESSARILY REPRESENTATIVE OF ALL EXISTING FACILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES, PPWIC, AND UNDERGROUND STRUCTURES THAT MAY INTERFERE WITH THE PROPOSED WORK BY POTHOLES AND CONTRACTING THE UTILITY COMPANIES INVOLVED.
- PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD THE EXISTING UTILITIES FROM DAMAGE DURING THE CONSTRUCTION OF THIS PROJECT. FURNISH ANY SPECIAL EQUIPMENT REQUIRED TO WORK OVER AND AROUND THE UTILITIES.
- PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS TO NOTIFY THEM OF WORK IN THE AREA AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY. NOTIFICATION SHALL BE GIVEN AT LEAST THREE BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY. UTILITIES CAN BE LOCATED BY CALLING THE TENNESSEE ONE CALL SYSTEM, AT 811.
- TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
- LOCATE VALVES OUTSIDE OF PAVED AREAS UNLESS OTHERWISE APPROVED BY KUB. SERVICES SHOWN ON THESE DRAWINGS ARE FOR GENERAL LOCATION ONLY. CONTRACTOR TO COORDINATE WITH GSE TO DETERMINE FIELD LOCATION OF ALL GAS SERVICE LINES.
- DISTANCES SHOWN TO PROPOSED GAS LINES ARE FROM EDGE OF PAVEMENT (E.O.P.) UNLESS OTHERWISE NOTED.
- CONTRACTOR TO COORDINATE DISRUPTION/REMOVAL OF ANY LANDSCAPING, SPRINKLER SYSTEMS, FENCES, SHEDS, GARDENS, RETAINING WALLS, ORNAMENTALS, ETC. WITH KUB CSP AND THE PROPERTY OWNER AND REPLACE TO MATCH OR IMPROVE EXISTING CONDITIONS.
- EXISTING AND PROPOSED EASEMENTS ON THESE DRAWINGS ARE SHOWN FOR GENERAL INFORMATION ONLY AND ARE APPROXIMATE. CONTRACTOR TO REFER TO ACTUAL EXECUTED EASEMENT DOCUMENTS FOR PROPERTY ACCESS AND USE FOR CONSTRUCTION PURPOSES.
- WHEN EXCAVATION MUST OCCUR NEAR A UTILITY POLE, CONTRACTOR SHALL EMPLOY A LICENSED ELECTRICAL CONTRACTOR TO GUY, ANCHOR, BRACE, MECHANICALLY HOLD, ETC. THE POLE THROUGHOUT THE EXCAVATION PROCESS AND UNTIL THE EXCAVATED AREA CAN BE PROPERLY BACKFILLED AND COMPACTED TO PREVENT MOVEMENT OF THE POLE. IF THE EXCAVATION EXCEEDS AN ANCHOR, THE POLE WILL NEED TO BE STABILIZED IN A SIMILAR MANNER UNTIL THE ANCHOR CAN BE RE-INSTALLED IN THE EXACT LOCATION. CONTRACTOR SHALL NOTIFY KUB NOT LESS THAN SEVEN (7) CALENDAR DAYS PRIOR TO EXCAVATION WITHIN TWENTY (20) FEET OF ANY POLE AND GSE. SHALL PROVIDE INFORMATION TO KUB PERTAINING TO THE METHOD THAT IS TO BE USED TO STABILIZE THE POLE, AS WELL AS THE NAME OF THE ELECTRICAL CONTRACTOR RESPONSIBLE FOR THE PORTION OF THE WORK.
- DURING CONSTRUCTION, CONTRACTOR WILL BE REQUIRED TO PROVIDE TEMPORARY TRAFFIC CONTROL MEASURES TO ENSURE SAFETY AT ALL TIMES FOR MOTORISTS AND RESIDENTS. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH APPROVED TRAFFIC CONTROL PLAN.
- IT IS CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL EXISTING UTILITY SERVICES DURING CONSTRUCTION. WHERE SERVICE INTERRUPTIONS ARE UNAVOIDABLE, COORDINATE WITH THE UTILITY OWNER BEFOREHAND REGARDING THE DURATION OF THE INTERRUPTION AND THE PROPER REINSTALLATION OF SERVICE. MAINTAIN A LIST OF EMERGENCY CONTACTS WITH EACH AFFECTED UTILITY FOR CASES OF ACCIDENTAL UTILITY DAMAGE.
- CONTRACTOR SHALL PROVIDE EROSION CONTROL DEVICES PER TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC). ALL WORK NEAR AND AROUND WATERWAYS SHALL CONFORM TO THE RULES OF TDEC - DIVISION OF WATER POLLUTION CONTROL. VIOLATIONS AND FINES LEVIED BY TDEC DUE TO CONTRACTOR NEGLIGENCE SHALL BE RECOVERED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROVIDE SUPPORT OF EXISTING UTILITIES EXPOSED DURING EXCAVATION TO MAINTAIN SERVICE & INTEGRITY OF UTILITY.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES DURING CONSTRUCTION.
- ALL RESIDENTIAL CUSTOMERS SHALL RECEIVE AN APPROPRIATE SIZED EXCESS FLOW VALVE. COMMERCIAL SERVICES SHALL RECEIVE A VALVE OF APPROPRIATE SIZE, 1" MINIMUM.
- DEPTH OF HORIZONTAL DIRECTIONAL BORE(S) SHALL NOT EXCEED 5 FEET AT LOWEST POINT BELOW GRADE.
- ELECTROFUSION COUPLINGS SHALL NOT BE USED WITHOUT PRIOR CONSENT OF KUB RESIDENT PROJECT REPRESENTATIVE (RPP).
- EXISTING GAS VALVE BOXES SHALL BE MAINTAINED BY CONTRACTOR FOR THE DURATION OF THE PROJECT. REMOVE ALL EXISTING GAS VALVE BOXES ON LINES THAT ARE RETIRED IN-PLACE.
- 24-HOUR EMERGENCY CONTACT: KUB SYSTEM OPERATIONS 558-2205
- ANTICIPATED PRESSURE ON GAS MAIN IS 40 PSI.
- PER KNOX COUNTY'S REQUEST, ALL ROAD CROSSINGS SHALL BE DIRECTIONAL BORED.

LEGEND:



EXISTING OVERHEAD POWER AND TELEPHONE LINE
EXISTING DRAINAGE STRUCTURE AND STORM PIPE
EXISTING STORM DRAIN PIPE
EXISTING AREA DRAIN
EXISTING STORM SEWER MANHOLE
EXISTING SANITARY SEWER MANHOLE
EXISTING SANITARY SEWER CLEAN-OUT
EXISTING GAS VALVE
EXISTING WATER VALVE
EXISTING WATER METER
EXISTING FIRE HYDRANT ASSEMBLY
EXISTING AIR RELEASE VALVE/WATER VALVE MANHOLE
EXISTING BLOW-OFF VALVE
EXISTING MAILBOX
EXISTING UTILITY POLE AND GUY WIRE
EXISTING LIGHT POLE
EXISTING TELEPHONE PEDESTAL
WOODED AREA
EXISTING GUARD RAIL
EXISTING TREE/SHRUB
EXISTING RIP-RAP/RIVER ROCK
ROCK OUTCROPPING
EXISTING CREEK OR WATER FEATURE
UTILITY STATION
DETAIL REFERENCE
(DETAIL NO./SHEET NO.)
TEMPORARY SILT FENCE
TEMPORARY ROCK CHECK DAM
TEMPORARY INLET PROTECTION
HEAT ONLY CUSTOMER
POLE
RELOCATE SERVICE

ABBREVIATIONS:

D.I. DUCTILE IRON
C.I. CAST IRON
A.C. ASBESTOS CEMENT
HDPE HIGH DENSITY POLYETHYLENE
MDPE MEDIUM DENSITY POLYETHYLENE
PL PLASTIC
ST STEEL
EOP EDGE OF PAVEMENT
PE POLYETHYLENE
LT LEFT
RT RIGHT
E.O.L. END OF LINE
EFV EXCESS FLOW VALVE
REQ'D REQUIRED
IN. INSTALL
COND. CONDUIT

UTILITY INFORMATION (GAS)

CONTACT: MR. RUSTY RANEY
PHONE NO.: (865) 558-2788
KNOXVILLE UTILITIES BOARD
4508 MADOLEBROOK PIKE
PO BOX 59017
KNOXVILLE, TENNESSEE 37950-9017
EMAIL ADDRESS: Rusty.Raney@kub.org

UTILITY OWNERS:

WATER & WASTE WATER
FIRST UTILITY DISTRICT
122 DAWKINS RD
KNOXVILLE, TN 37922

ELECTRIC

KNOXVILLE UTILITIES BOARD (KUB)
4508 MADOLEBROOK PIKE
PO BOX 59017
KNOXVILLE, TENNESSEE 37950-9017
PHONE: (865) 524-2911

TELEPHONE

AT&T
9733 PARKSIDE DRIVE
KNOXVILLE, TENNESSEE 37922
CONTACT: MR. SHAWNON SIMS
OFFICE PHONE: (865) 539-8583
CABLE
COMCAST
5720 ASHVILLE HIGHWAY
KNOXVILLE, TENNESSEE 37924
CONTACT: MR. GREGG WARWICK
OFFICE PHONE: (865) 740-3155

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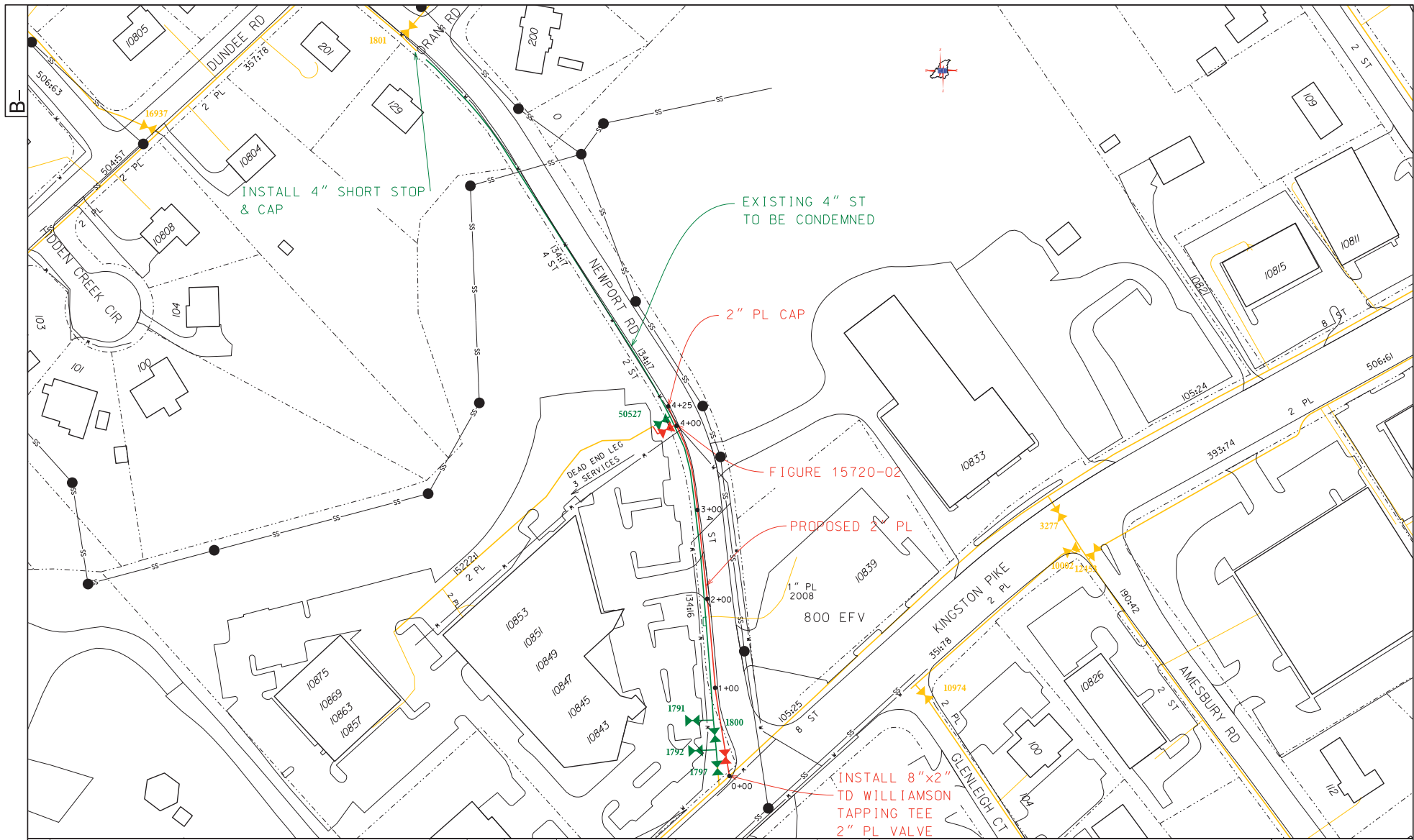
Knoxville Utilities Board
ENGINEERING
NEWPORT RD
GAS MAIN REPLACEMENT PROJECT
GENERAL NOTES AND LEGEND

SCALE: NTS

GRIDCLT: 131-P



SHEET 2 OF 9 SHEETS



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Knoxville Utilities Board
ENGINEERING
NEWPORT RD
GAS MAIN REPLACEMENT PROJECT
PLAN VIEW

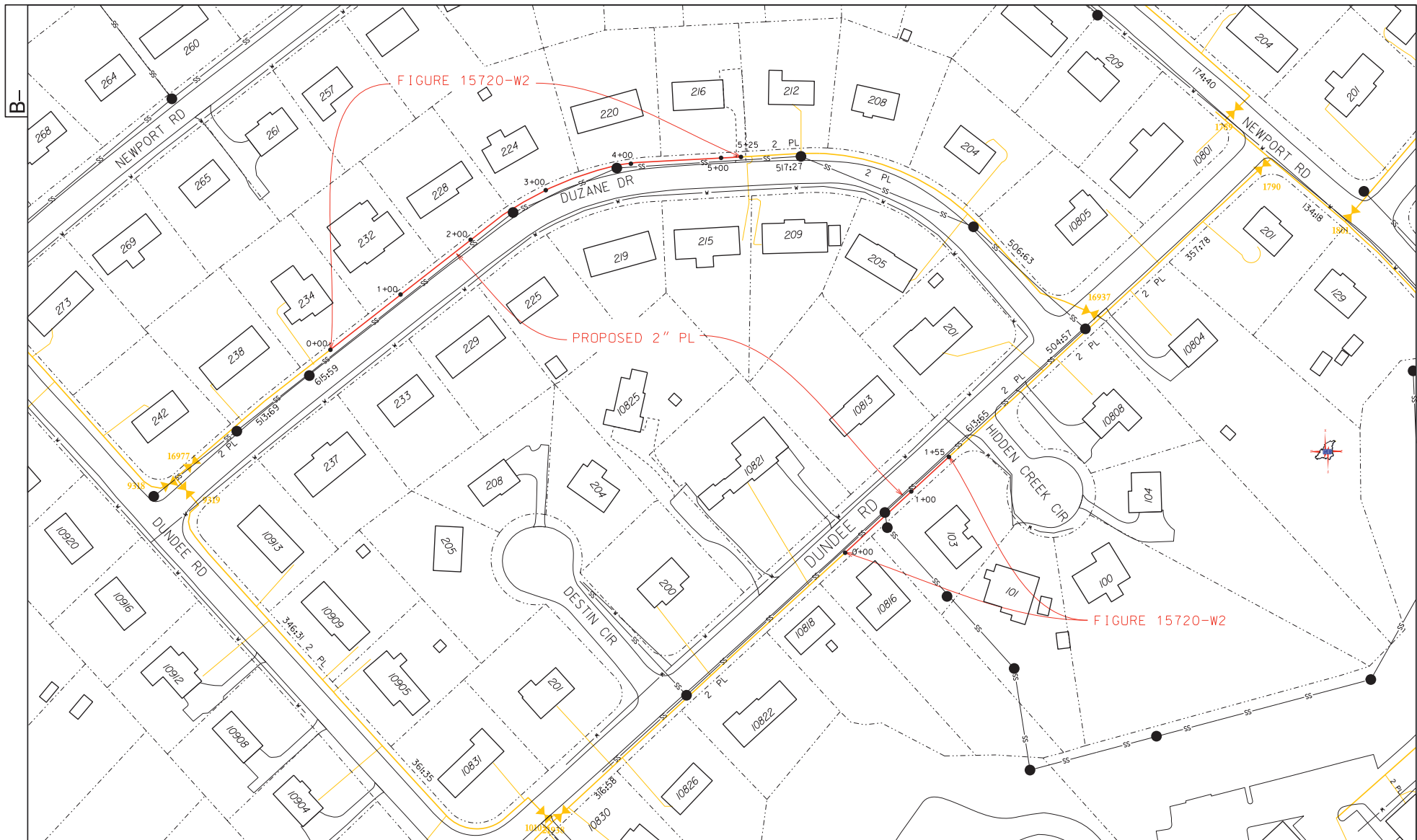
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SHEET 3 OF 9 SHEETS

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Knoxville Utilities Board
 ENGINEERING
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 GAS MAIN REPLACEMENT PROJECT
 PLAN VIEW

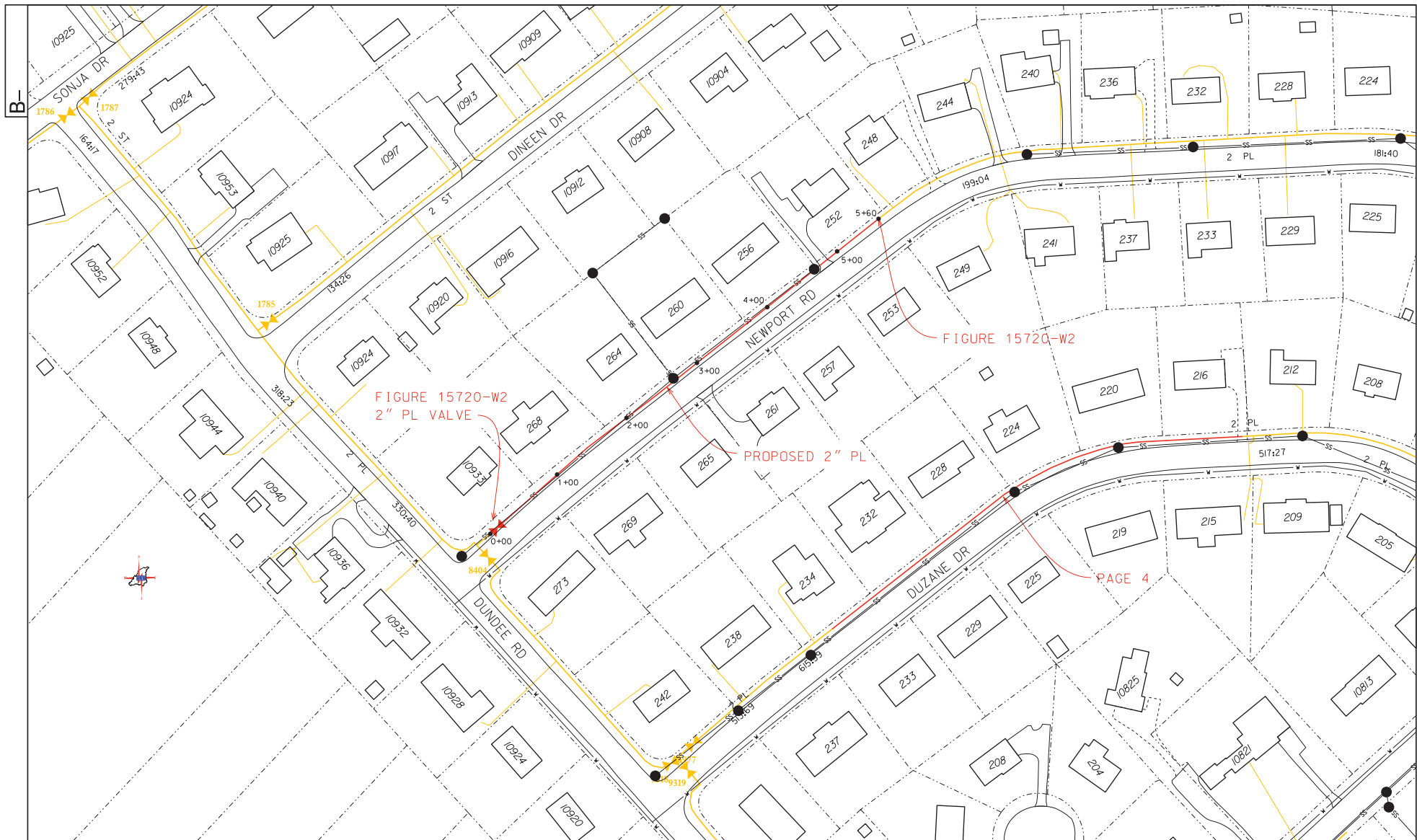
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SHEET 4 OF 9 SHEETS

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Knoxville Utilities Board
ENGINEERING
NEWPORT RD
GAS MAIN REPLACEMENT PROJECT
PLAN VIEW

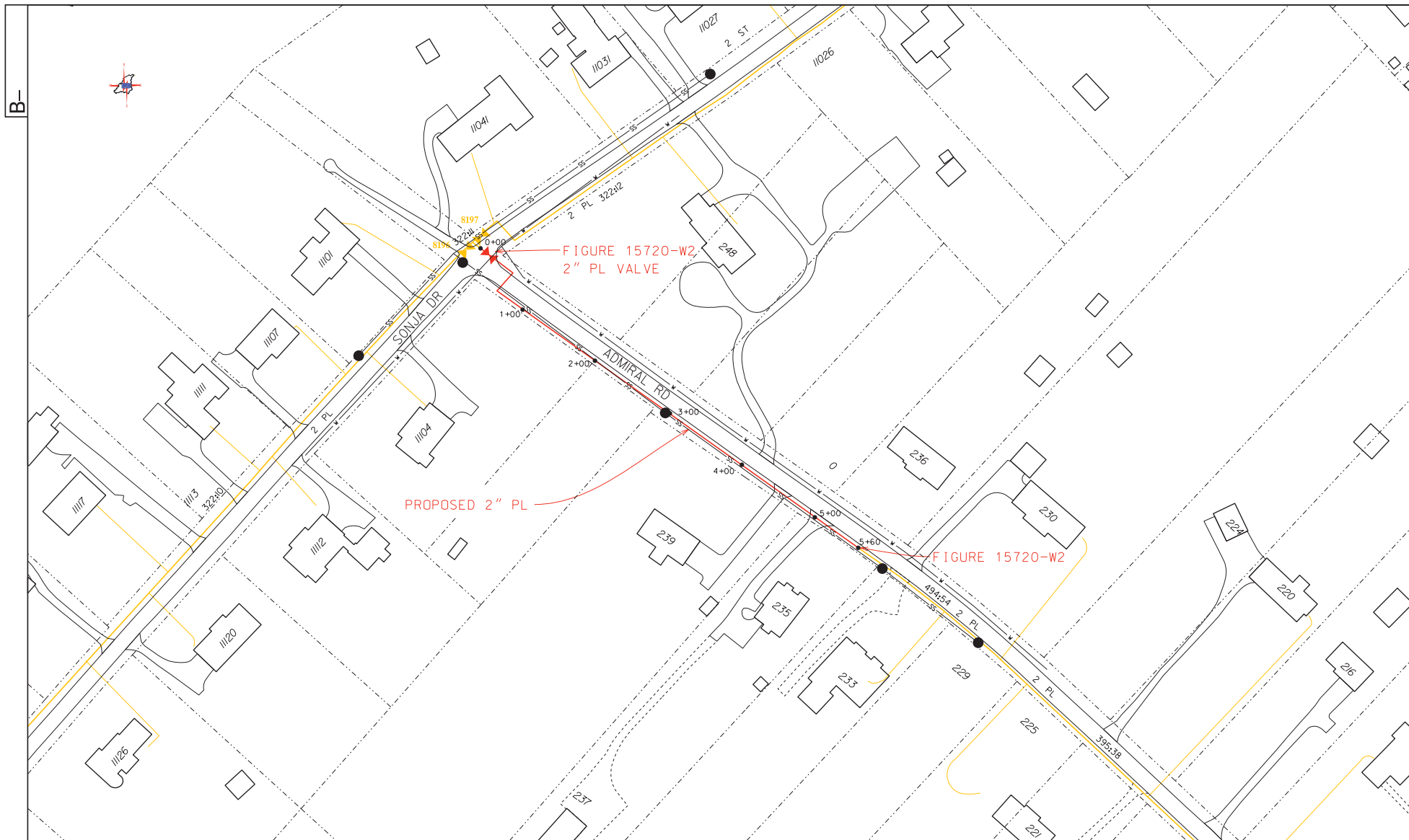
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SHEET 5 OF 9 SHEETS

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Knoxville Utilities Board
ENGINEERING
NEWPORT RD
GAS MAIN REPLACEMENT PROJECT
PLAN VIEW

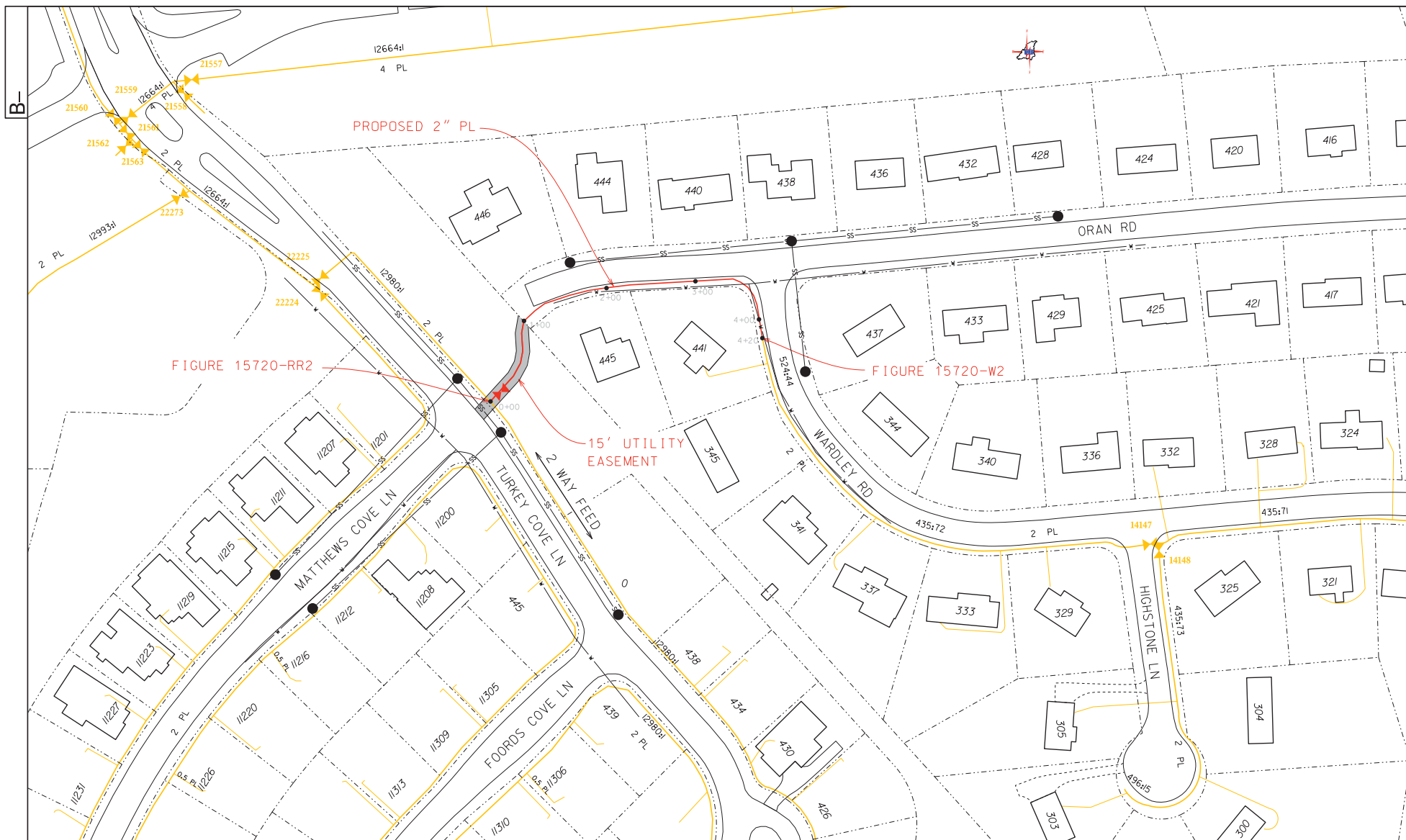
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SHEET 6 OF 9 SHEETS

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Knoxville Utilities Board
 ENGINEERING
 NEWPORT RD
 GAS MAIN REPLACEMENT PROJECT
 PLAN VIEW

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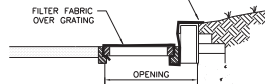


SHEET 7 OF 9 SHEETS

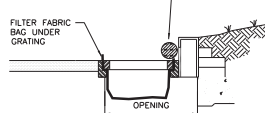
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PLACE FILTER FABRIC AROUND GRATING.
ATTACH TO SIDEWALK OR STAKE IN
SOIL.

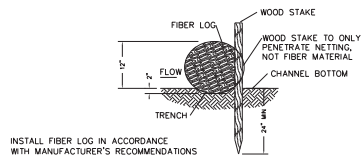


FILTER SOCK, EROSION EEL OR EQUAL



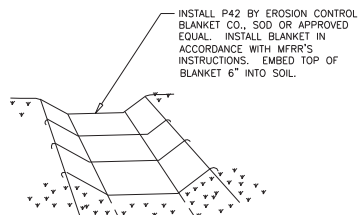
CURB INLET PROTECTION

N.T.S.



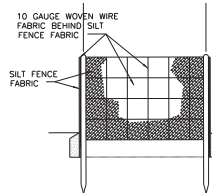
FIBER LOG BARRIER

N.T.S.



CHANNEL EROSION PROTECTION

N.T.S.

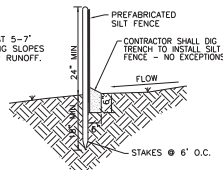


WIRE FENCE REINFORCEMENT IS REQUIRED BELOW SLOPES THAT ARE OVER 8' HIGH, OR WHERE SILT FENCE IS INSTALLED IMMEDIATELY ADJACENT TO GRADING LIMITS. INSTALL REINFORCEMENT AT LOCATIONS WHERE WASHOUT OR HEAVY FLOW MAY OCCUR.

SILT FENCE REINFORCEMENT

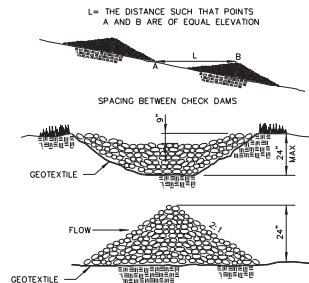
N.T.S.

PLACE SILT FENCE AT LEAST 5'-7' AWAY FROM STEEP OR LONG SLOPES TO IMPOUND STORM WATER RUNOFF.



SILT FENCE

N.T.S.



STONE CHECK DAM

N.T.S.

SEDIMENT & EROSION CONTROL NOTES

1. OWNER: KUB - PO BOX 59017, KNOXVILLE, TN 37950-9017
2. THIS PROJECT INCLUDES THE INSTALLATION OF APPROXIMATELY 2,645 L.F. OF 2" MOPE GAS MAIN
3. TOTAL DISTURBED AREA IS APPROXIMATELY .12 ACRES.
4. ALL CONSTRUCTION LIES ABOVE THE 100 YEAR FLOOD HAZARD.
5. EROSION AND SEDIMENT CONTROL SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR COMPLIANCE. INSTALLATION, MAINTENANCE AND REMOVAL CONTROLS SHALL BE CONSISTENT WITH THE TDEC EROSION AND SEDIMENT CONTROL HANDBOOK.
6. THE EROSION CONTROLS MUST BE INSTALLED ALONG THE WATER LINE ALIGNMENT WHERE THEY ARE NEEDED AND REMOVED WHEN THE AREA HAS BEEN STABILIZED. CHANGES MAY BE MADE TO IMPROVE EROSION AND SEDIMENT CONTROLS.
7. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL, OR TREAT THE SEDIMENT SOURCE.
8. SILT FENCE SHALL BE INSTALLED AS REQUIRED TO PREVENT SEDIMENT FROM THIS PROJECT BEING DEPOSITED ON ADJACENT PROPERTY.
9. DISTURBED AREAS SHALL BE RESTORED TO NEAR ORIGINAL CONDITION (CONCRETE, ASPHALT, GRASS, ETC.).
10. CONTRACTOR SHALL NOT INSTALL SEDIMENT TRAPS SHOULD POTENTIAL EXIST FOR PAVEMENT FLOODING AND/OR WATER DAMAGE TO ADJACENT PROPERTY.
11. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSPECTED BY THE CONTRACTOR AT THE END OF EACH DAY'S WORK AND AT THE END OF EACH AND EVERY RAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND OR REMOVAL OF ACCUMULATED SILTS AND SEDIMENTS FROM THE EROSION AND SEDIMENT CONTROL DEVICES. (CONT.)

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SLO-STRUCTURES. ALL SILTS AND/OR SEDIMENTS REMOVED FROM THE EROSION/SEDIMENT CONTROL DEVICES SHALL BE DEPOSITED ON SITE IN SUCH A MANNER AS TO PREVENT SLO SILTS AND/OR SEDIMENTS FROM REENTERING THE CONTROL DEVICES AND OR EXITING THE SITE THROUGH THE STORM DRAINAGE SYSTEMS AND/OR SURFACE DRAINAGE.

12. FAILURE TO INSTALL, OPERATE AND/OR MAINTAIN ALL EROSION CONTROL MEASURES SHALL BE JUSTIFICATION TO STOP CONSTRUCTION ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED IN ACCORDANCE WITH APPROVED PLANS OR AS DIRECTED BY THE OWNER.
13. THE CONTRACTOR SHALL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ON SITE ONTO PUBLIC ROADWAYS OR INTO STORM DRAINS SHALL BE REMOVED IMMEDIATELY.
14. UPON PIPE INSTALLATION, DISTURBED SOIL SHALL BE STABILIZED WITH TEMPORARY COVER OR PERMANENT VEGETATION AS REQUIRED EVERY TWO WEEKS AND PRIOR TO ANY RAIN EVENT.
15. MATERIAL STAGING AREA SHALL BE ENCOMPASSED WITH SILT FENCE IF THE AREA IS DISTURBED.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL EROSION CONTROLS CREATED BY DRAINAGE PATTERNS AT VARIOUS STAGES DURING CONSTRUCTION. DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE RPR IMMEDIATELY.
17. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT BEFORE THE SILT IS WITHIN 12-INCHES OF THE TOP OF THE SILT FENCE UTILIZED FOR EROSION CONTROL.
18. STRAW MULCHING SHALL BE USED WITH PERMANENT VEGETATION APPLICATIONS AND SHALL BE FREE OF WEED SEEDS AND SPREAD AT A RATE OF 90 POUNDS PER 1000 SQUARE FEET.
19. EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL DISTURBED SOIL WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRAINWAYS HAVE BEEN PAVED.
20. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

21. IN STREETS AND OTHER PAVED AREAS, REMOVE EXCAVATED MATERIALS FROM THE SITE AS CONSTRUCTION PROGRESSES TO PREVENT ANY EROSION OF THE EXCAVATED MATERIAL. IN OTHER AREAS, PLACE THE EXCAVATED MATERIAL SO AS NOT TO BLOCK ANY DRAINAGE AREAS. REPLACE EXCAVATED MATERIAL IN THE TRENCH IMMEDIATELY AFTER WORK HAS BEEN COMPLETED AND APPROVED BY THE OWNER.
22. RETAIN NATURAL VEGETATION WHENEVER FEASIBLE.
23. RESTORE AND COVER EXPOSED AREAS SUBJECT TO EROSION AS QUICKLY AS POSSIBLE BY MEANS OF SEEDING AND MULCHING. FIBER MATTING MAY BE NECESSARY AS REQUIRED BY OWNER.

REV.	DESCRIPTION	DRAWN BY:	CHK.:	APPV.:	EST#:	(INST.)	JOB#:	(REM.)	MAXIMO#:	W.F.P.I#:	DATE:
5											
4											
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2											
1											
0		R. RANEY	MEB				J0012977			3/05/19	SCALE: NTS

Knoxville Utilities Board
ENGINEERING
NEWPORT RD
GAS MAIN REPLACEMENT PROJECT
EROSION CONTROL DETAILS

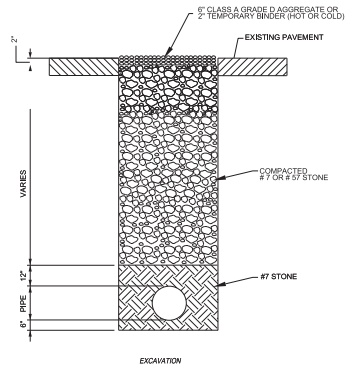
KUB

SHEET 8 OF 9 SHEETS

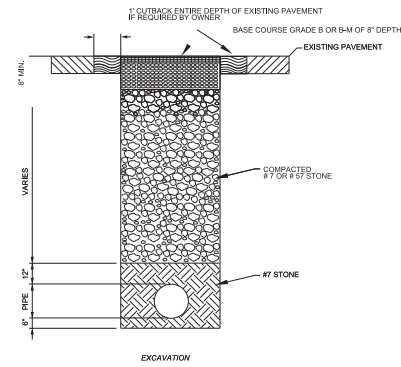
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GRIDCLT: 131-P

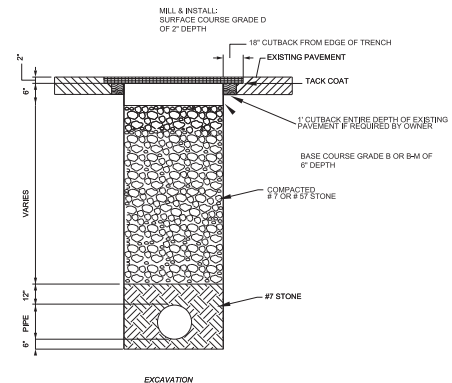
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TEMPORARY PAVEMENT REPAIR (INSTALLED BY CONTRACTOR)



**PERMANENT PATCHING: BASE COURSE
PAVEMENT REPAIR (INSTALLED BY CONTRACTOR)**
N.T.S.



**PERMANENT PATCHING: BASE COURSE + SURFACE COURSE
(INSTALLED BY OWNER OR CONTRACTOR)**
N.T.S.

TEMPORARY PAVEMENT REPAIR (INSTALLED BY CONTRACTOR)

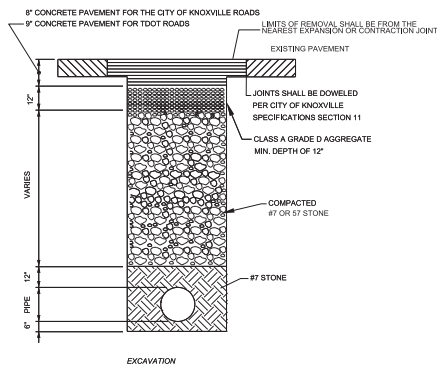
1. NO. 7 STONE SHALL BE USED FOR PIPE BEDDING. PIPE BEDDING SHALL BE PLACED FROM 6" BELOW THE PIPE TO 12" ABOVE THE PIPE CROWN.
2. NO. 7 OR 8" STONE SHALL BE COMPACTED IN MAXIMUM 12" LIFTS (WITH A MINIMUM OF 2 LIFTS) USING VIBRATORY COMPACTION EQUIPMENT REQUIRED TO ACHIEVE JOB SPECIFICATIONS.
3. NO. 7 OR 8" STONE SHALL BE CONSOLIDATED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY.
4. 6" OF CLASS A GRADE D AGGREGATE, OR 2" OF TEMPORARY BINDER (HOT OR COLD), SHALL BE COMPACTED UP TO THE PAVEMENT SURFACE.
5. THE PAVEMENT REPAIR INSTALLED BY CONTRACTOR SHALL BE PLACED WITHIN 14 CALENDAR DAYS OF BACKFILL OR 28 DAYS IF APPROVED BY THE OWNER. PRIMARY COLLECTOR OR ARTERIAL STREETS MUST HAVE 2" OF TEMPORARY BINDER WITHIN 2 CALENDAR DAYS OF BACKFILL.

PAVEMENT REPAIR (INSTALLED BY CONTRACTOR)

1. AT THE TIME OF THE PAVEMENT REPAIR (INSTALLED BY CONTRACTOR) THE TEMPORARY PAVEMENT REPAIR SHALL BE REMOVED DOWN TO THE REQUIRED DEPTH LEAVING A MINIMUM OF 12" OF NO. 7 OR 8" STONE.
2. 6" OF BASE COURSE B OR B-4M SHALL BE INSTALLED TO MATCH THE EXISTING PAVEMENT SURFACE.
3. BASE COURSE LIFTS SHALL BE COMPACTED TO A MINIMUM OF 92% MAXIMUM THEORETICAL DENSITY.
4. EXISTING CONCRETE STREETS THAT HAVE BEEN OVERLAIN WITH ASPHALT PAVEMENT SHALL BE REPAIRED WITH NEW ASPHALT PAVEMENT. THE DEPTH OF THE NEW ASPHALT REPLACING THE CONCRETE SHALL BE A MINIMUM OF 6" COMPACTED IN A MINIMUM OF TWO 4" LIFTS PLUS THE THICKNESS OF THE OVERLAYING ASPHALT.
5. CONCRETE STREETS WITHOUT ASPHALT OVERLAY SHALL BE REPAIRED FOLLOWING THE KUB PAVEMENT REPAIR STANDARD.

PAVEMENT SURFACING (INSTALLED BY OWNER OR CONTRACTOR)

1. AT THE TIME OF PAVEMENT REPAIR (INSTALLED BY OWNER OR CONTRACTOR) THE BINDER SHALL BE MILLED TO THE REQUIRED DEPTH WITH 18 INCH CUTBACKS BEYOND THE EXCAVATED TRENCH WIDTH.
2. 2" OF SURFACE COURSE GRADE D SHALL BE INSTALLED TO MATCH THE EXISTING PAVEMENT SURFACE AND COMPACTED.
3. PAVEMENT SURFACING MAY BE BURNED IN USING THE PATCHMASTER METHOD IN LIEU OF MILL AND TOPPING.
4. TO BE INSTALLED BY OWNER WITHIN 12 MONTHS AFTER INSTALLATION OF THE PAVEMENT REPAIRS DESCRIBED ABOVE.



PERMANENT CONCRETE REPAIR (INSTALLED BY CONTRACTOR)
N.T.S.

Equipment Type	Equipment Weight (tons)	Minimum Downward Force (lbs)	Minimum Frequency Hertz	Minimum VPM	Minimum Amplitude (inches)	Maximum lift thickness (inches)	Minimum number of passes required
Steel wheeled vibratory roller - walk behind	< 1 ton	N/A	41	2460	0.02		5
Steel wheeled vibratory roller - walk behind	< 2 tons	N/A	30	1800	0.02		5
Steel wheeled vibratory roller - ride on	< 1 ton	N/A	30	1800	0.02		5
Steel wheeled vibratory roller - ride on	1 - 2 tons	N/A	30	1800	0.02		5
Steel wheeled vibratory roller - ride on	> 2 tons	N/A	30	1800	0.02	< 1 ton - 4'-6" 1 - 2 tons - 8" > 2 tons - 12"	5
Walk behind vibratory plate compactor - single direction	< 1 ton	N/A	38	2280	0.03		4
Walk behind vibratory plate compactor-reversible	< 1 ton	N/A	38	2280	0.03		4
Backhoe vibratory plate attachment	N/A	7500	33	2000	0.02		3
Backhoe vibratory wheel attachment	N/A	7500	43	2500	0.085	Not to exceed 12"	3

NOTE: JUMPING JACKS MAY BE USED, WITH PERMISSION OF OWNER, IN AREAS OF COMPACTION TOO SMALL FOR OTHER COMPACTION EQUIPMENT. LIFTS SHALL NOT EXCEED 4" IN DEPTH.

REV.	DESCRIPTION	DRAWN BY:	CHK.:	APPV.:	EST#:	(INST.) JOB#:	(REM.)	MAXIMO#:	W.F.P.I#:	DATE:
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2										
1										
0		R. RANEY	MEB			J0012977				3/05/19

Knoxville Utilities Board
ENGINEERING
NEWPORT RD
GAS MAIN REPLACEMENT PROJECT
PAVEMENT REPAIR DETAILS

SCALE: NTS

GRIDCLT: 131-P

KUB

SHEET 9 OF 9 SHEETS

B-

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Bart Hose, Assistant Community Development Director

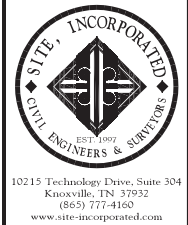
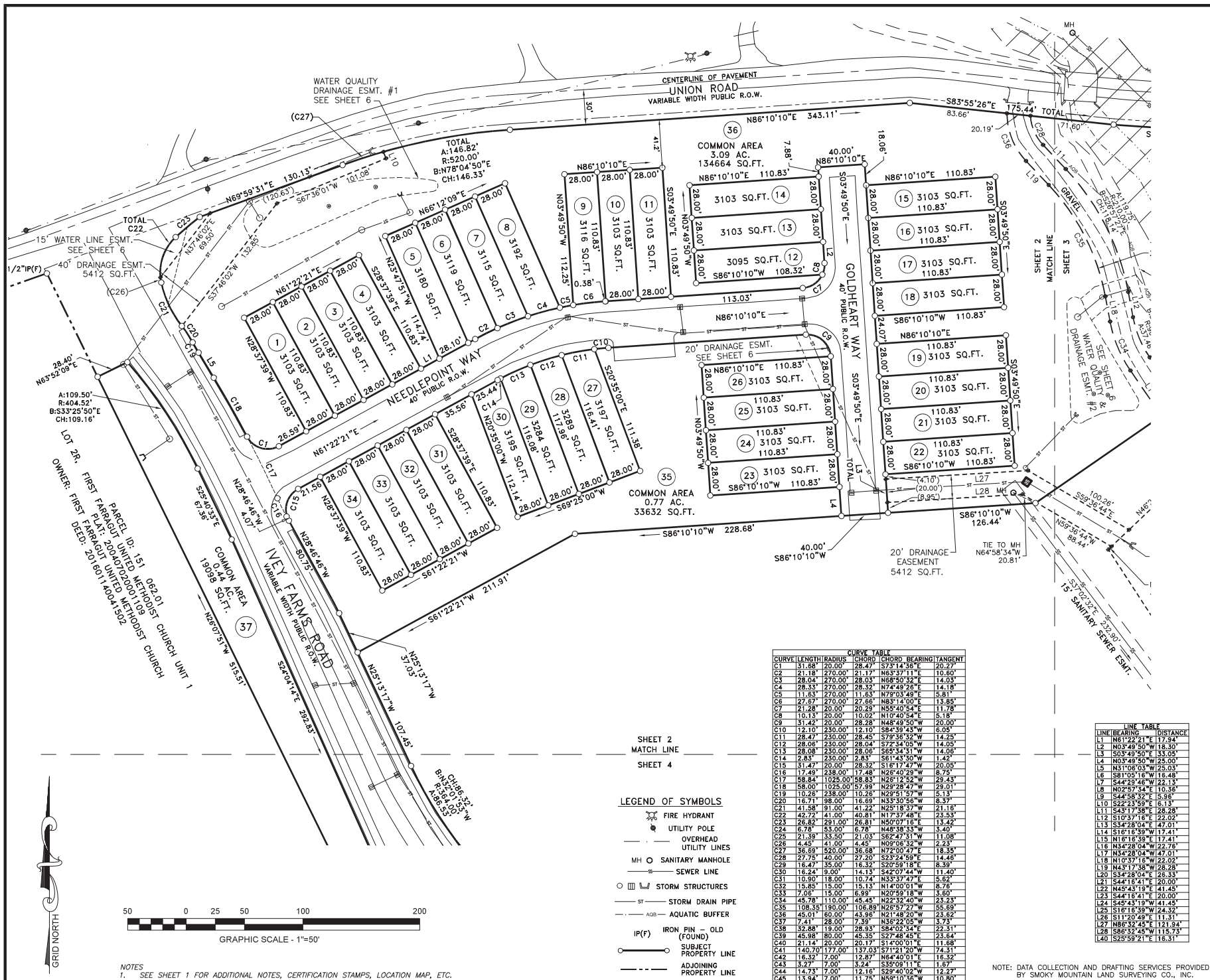
SUBJECT: Discussion and public hearing on a final plat for the Ivey Farms Road and Townhomes, Parcel 58, Tax Map 151, 39 Lots, 22.86 Acres, Zoned NCC, R-1, and FPD (SITE Incorporated, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request for approval of a final plat for the Ivey Farms Road and Townhomes development. As you know, the developers of both the Swan and Ivey Farm properties have been working on the infrastructure to serve future development. The final plat presented at this time includes the new Ivey Farms Road, the Townhome development located on the northernmost portion of the Swan Property, and the remaining portions of the Swan Property that will eventually be commercially developed.

Ivey Farms Road extends from Kingston Pike to Union Road and will provide improved access for the Ivey Farms Subdivision being developed on the north side of Union Road and the Townhomes being platted on the southside of Union Road. The Townhome portion of the platted development includes 34 townhome lots, common open space, and two public roads that will eventually connect to the proposed commercial development area located to the south along Kingston Pike. Finally, the plat also includes a greenway trail and easement located along the western side of Little Turkey Creek, which extends from Union Road to Kingston Pike.

RECOMMENDATION: Included in your packet is a copy of the revised final plat along with the staffs' comments on the initial plat. Staff will make a recommendation at the meeting based on whether staffs' comments have been satisfactorily addressed and all field items are generally complete.

SMLS DWG NO. 180052R4



Sheet 2 of 6 -- Final Plat of
Ivey Farms Road and Townhomes
 Union Road and Kingston Pike
 Civil District No. 6 of Knox County, Tennessee
 Town of Farragut

REVISIONS		
NO.	DATE	COMMENTS

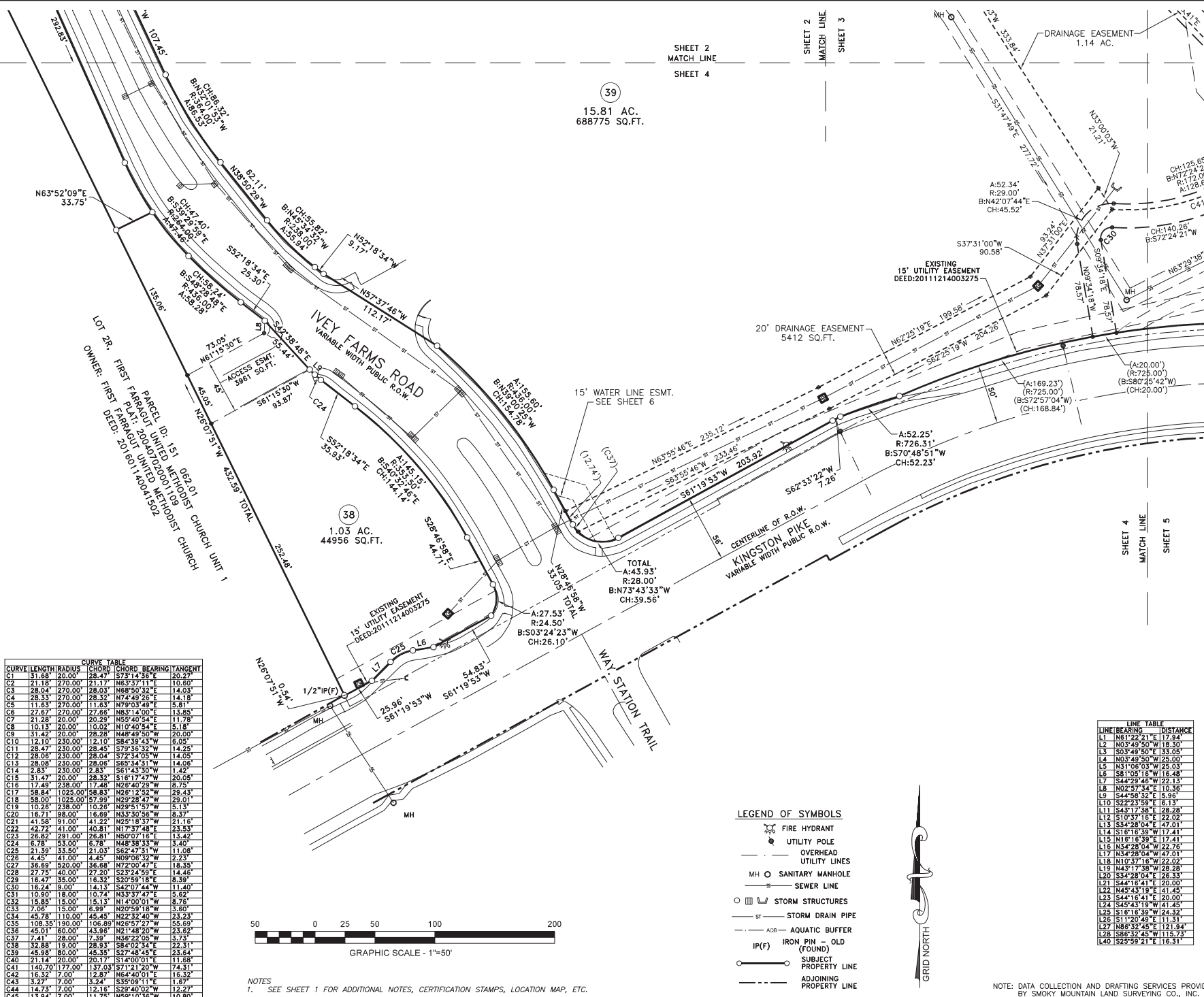
ORIGINAL ISSUE: 03/10/2020

SITE PROJECT#: 1975

FILE: 180052R4

2 of 6

NOTE: DATA COLLECTION AND DRAFTING SERVICES PROVIDED BY SMOKEY MOUNTAIN LAND SURVEYING CO., INC.
 SMLS DWG NO. 180052R4



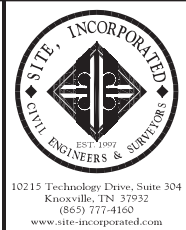
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	TANGENT
C1	31.68	20.00	28.47	S75°14'36"E	20.27
C2	21.18	270.00	21.17	N63°51'11"E	10.60
C3	28.04	270.00	28.03	N68°50'32"E	14.03
C4	28.33	270.00	28.32	N74°49'26"E	14.18
C5	11.63	270.00	11.63	N78°03'49"E	5.85
C6	27.67	270.00	27.66	N83°14'00"E	13.85
C7	21.28	20.00	20.29	N55°40'54"E	11.78
C8	10.13	20.00	10.02	N10°40'54"E	14.56
C9	31.42	20.00	28.28	N46°49'50"W	20.00
C10	12.10	230.00	12.10	S84°39'43"W	6.05
C11	26.47	230.00	26.45	S76°55'50"W	14.05
C12	28.08	230.00	28.04	S72°54'06"W	14.05
C13	28.08	230.00	28.06	S65°34'51"W	14.06
C14	2.83	230.00	2.83	S61°43'36"W	1.42
C15	31.42	20.00	28.32	S16°17'47"W	20.05
C16	17.49	238.00	17.48	N26°40'28"W	8.75
C17	58.84	1025.00	58.83	N26°12'50"W	29.43
C18	58.00	1025.00	57.99	N26°28'47"W	29.01
C19	10.26	238.00	10.26	N28°51'57"W	5.13
C20	16.71	98.00	16.69	N33°30'56"W	8.37
C21	41.58	91.00	41.42	N25°18'57"W	21.16
C22	42.72	41.00	40.81	N17°37'48"E	23.53
C23	26.82	291.00	26.81	N50°07'16"E	13.42
C24	6.78	53.00	6.78	N48°38'18"W	3.40
C25	21.59	33.50	21.03	S62°47'51"W	11.08
C26	4.45	41.00	4.45	N09°06'34"E	2.23
C27	36.69	520.00	36.68	N72°00'47"E	18.35
C28	27.75	40.00	27.20	S22°24'59"E	14.46
C29	16.47	55.00	16.32	S20°58'18"E	8.39
C30	16.24	5.00	14.13	S42°07'44"W	11.40
C31	10.90	18.00	10.74	N33°37'47"E	5.62
C32	15.85	15.00	15.13	N14°00'01"W	8.78
C33	7.08	15.00	6.89	N02°59'18"W	3.80
C34	45.78	110.00	45.45	N22°32'40"W	23.23
C35	108.33	190.00	106.89	N26°57'27"W	55.69
C36	45.01	60.00	43.82	N1°42'29"W	23.60
C37	7.41	28.00	7.35	N36°22'05"W	3.73
C38	32.88	19.00	28.33	S84°02'34"E	22.31
C39	45.99	80.00	45.33	S77°48'45"E	23.54
C40	21.14	20.00	20.17	S14°00'01"E	11.68
C41	140.70	177.00	137.03	S71°21'20"W	74.31
C42	16.32	7.00	12.87	N64°40'01"E	16.32
C43	3.27	7.00	3.24	S38°09'11"E	1.67
C44	14.73	7.00	12.18	S28°46'02"W	12.27
C45	13.94	7.00	11.73	N59°10'36"W	10.80

NOTES
1. SEE SHEET 1 FOR ADDITIONAL NOTES, CERTIFICATION STAMPS, LOCATION MAP, ETC.

- LEGEND OF SYMBOLS
- FIRE HYDRANT
 - UTILITY POLE
 - OVERHEAD UTILITY LINES
 - SAINTARY MANHOLE
 - SEWER LINE
 - STORM STRUCTURES
 - ST - STORM DRAIN PIPE
 - ACB - AQUATIC BUFFER
 - IP(F) - IRON PIN - OLD (FOUND)
 - SUBJECT PROPERTY LINE
 - ADJOINING PROPERTY LINE

LINE	BEARING	DISTANCE
L1	N81°22'21"E	17.94
L2	N03°49'50"W	18.30
L3	S03°49'50"E	33.05
L4	N03°49'50"W	25.00
L5	N31°08'03"W	25.03
L6	S81°05'16"W	16.48
L7	S42°43'19"W	22.13
L8	N02°57'34"E	10.36
L9	S44°58'32"E	5.96
L10	S22°32'01"E	6.13
L11	S45°17'38"E	28.28
L12	S10°37'16"E	22.02
L13	S44°28'04"W	47.01
L14	S16°16'39"W	17.41
L15	N16°16'39"E	17.41
L16	N34°28'04"W	22.76
L17	N34°28'04"W	47.01
L18	N10°37'16"W	22.02
L19	N45°17'38"W	28.28
L20	S34°28'04"E	26.33
L21	S44°18'41"E	20.00
L22	S44°23'19"E	20.00
L23	S44°18'41"E	20.00
L24	S45°43'19"W	41.45
L25	S16°16'39"W	24.32
L26	S11°20'45"E	11.31
L27	N88°32'45"E	121.94
L28	S86°25'45"W	35.73
L40	S22°59'21"E	16.31

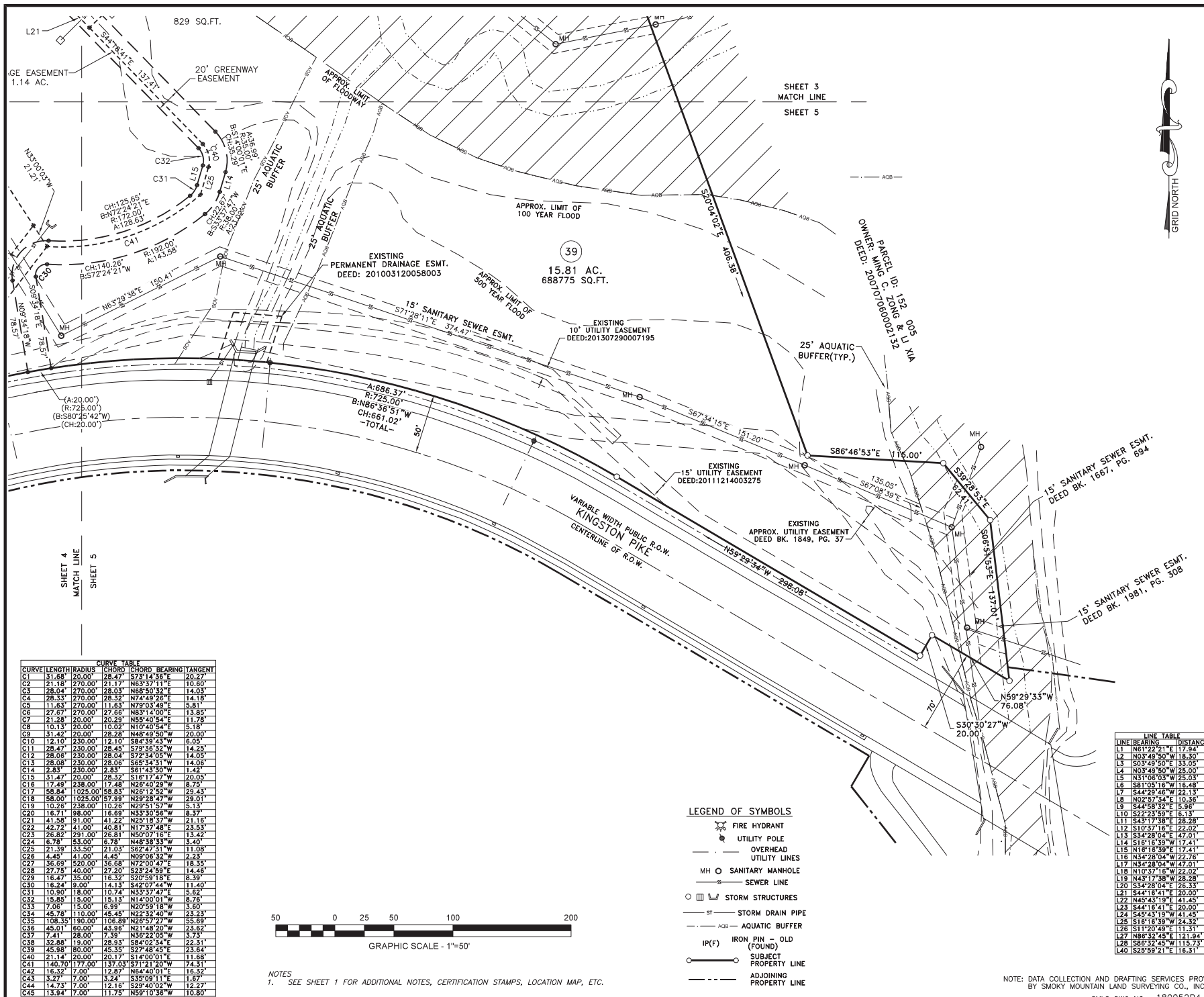
NOTE: DATA COLLECTION AND DRAFTING SERVICES PROVIDED BY SMOKEY MOUNTAIN LAND SURVEYING CO., INC.
SMLS DWG NO. 180052R4



Sheet 4 of 6 -- Final Plat of
Ivey Farms Road and Townhomes
Union Road and Kingston Pike
Civil District No. 6 of Knox County, Tennessee
Town of Farragut

REVISIONS	NO.	DATE	COMMENTS

ORIGINAL ISSUE: 03/10/2020
SITE PROJECT#: 1975
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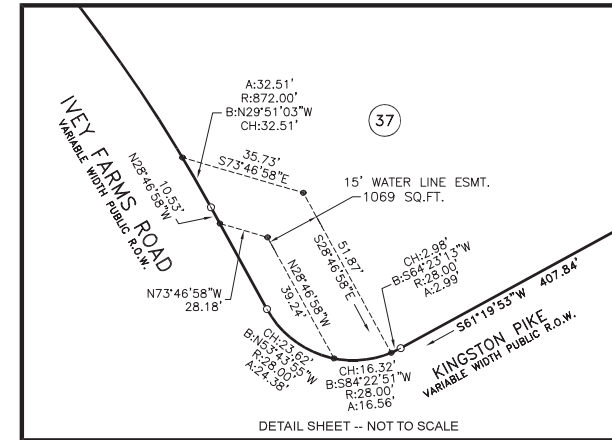
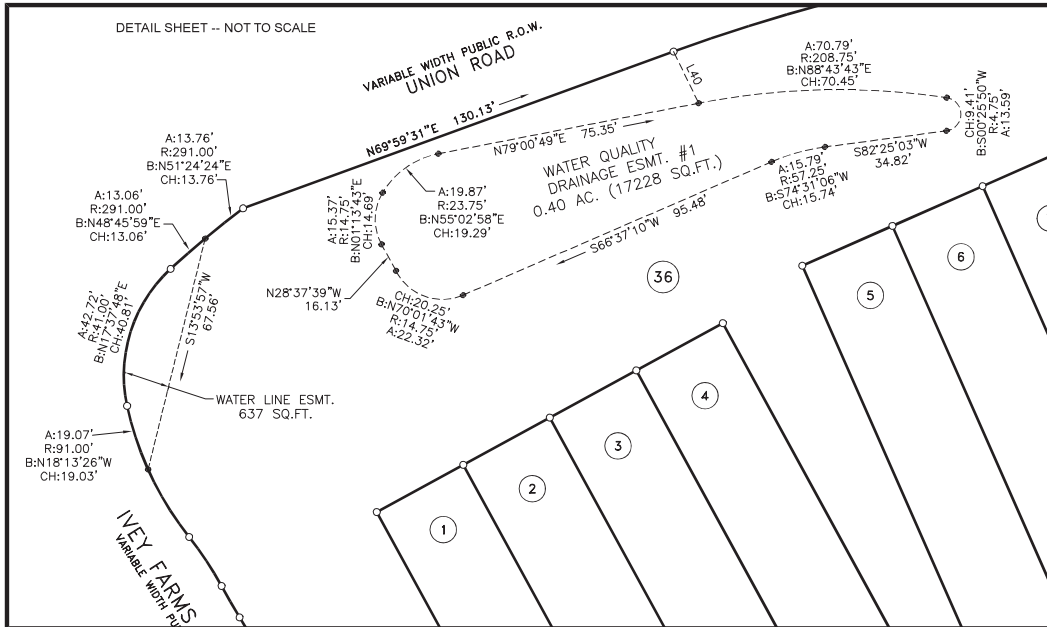
Sheet 5 of 6 -- Final Plat of
Ivey Farms Road and Townhomes
Union Road and Kingston Pike
Civil District No. 6 of Knox County, Tennessee
Town of Farragut

REVISIONS		
NO.	DATE	COMMENTS

ORIGINAL ISSUE: 03/10/2020

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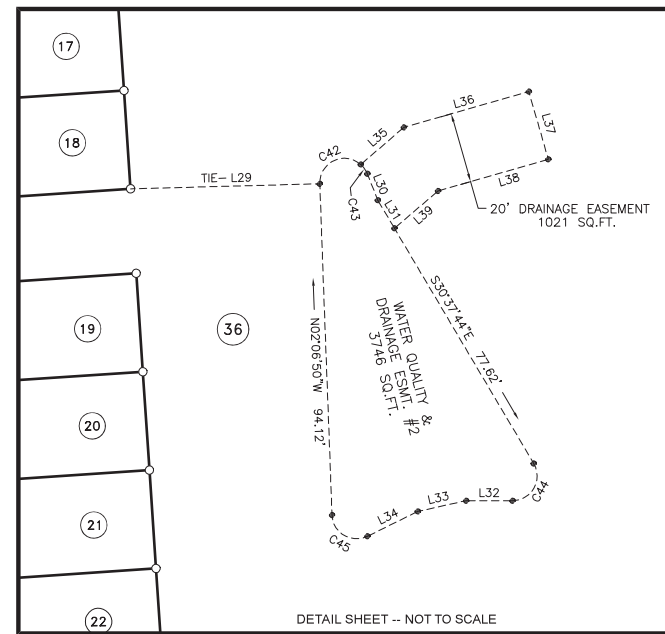
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CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	TANGENT
C1	31.68'	20.00'	28.47'	S75°14'36"E	20.27'
C2	21.18'	270.00'	21.17'	N63°37'11"E	10.60'
C3	28.04'	270.00'	28.03'	N68°50'39"E	14.03'
C4	28.33'	270.00'	28.32'	N74°49'26"E	14.18'
C5	11.63'	270.00'	11.63'	N79°03'49"E	5.81'
C6	27.67'	270.00'	27.66'	N83°14'00"E	13.85'
C7	21.28'	20.00'	20.29'	N85°40'54"E	11.78'
C8	10.13'	20.00'	10.02'	N107°40'54"E	5.18'
C9	31.42'	20.00'	28.28'	N48°49'50"W	20.00'
C10	12.10'	230.00'	12.10'	S84°39'43"W	6.05'
C11	28.47'	230.00'	28.45'	S79°38'52"W	14.25'
C12	28.06'	230.00'	28.04'	S72°34'05"W	14.05'
C13	28.08'	230.00'	28.06'	S65°34'51"W	14.06'
C14	2.82'	230.00'	2.83'	S61°43'50"W	1.42'
C15	31.47'	20.00'	28.32'	S16°17'47"W	20.05'
C16	17.49'	238.00'	17.48'	N26°40'29"W	6.75'
C17	56.84'	1025.00'	56.83'	N26°12'52"W	29.43'
C18	58.00'	1025.00'	57.99'	N29°28'47"W	29.01'
C19	10.26'	238.00'	10.26'	N29°51'57"W	5.13'
C20	16.71'	98.00'	16.69'	N33°30'56"W	8.37'
C21	41.58'	91.00'	41.22'	N25°18'37"W	21.16'
C22	42.72'	41.00'	40.81'	N17°37'48"E	23.53'
C23	26.82'	291.00'	26.81'	N50°07'18"E	13.42'
C24	6.78'	53.00'	6.78'	N48°38'33"W	3.40'
C25	21.39'	33.50'	21.03'	S62°47'51"W	11.08'
C26	4.45'	41.00'	4.45'	N09°06'52"W	2.23'
C27	46.69'	320.00'	46.68'	S72°00'47"E	18.53'
C28	27.75'	40.00'	27.20'	S23°24'59"E	14.46'
C29	16.47'	35.00'	16.32'	S20°59'18"E	8.39'
C30	16.24'	9.00'	14.13'	S42°07'44"W	11.40'
C31	10.90'	18.00'	10.74'	N35°37'47"E	5.62'
C32	15.85'	15.00'	15.13'	N14°00'01"W	8.76'
C33	7.06'	15.00'	6.90'	N09°59'18"W	3.60'
C34	45.78'	110.00'	45.45'	N22°32'40"W	23.23'
C35	108.35'	190.00'	106.89'	N26°57'27"W	55.69'
C36	45.01'	160.00'	43.58'	N21°48'20"W	23.62'
C37	7.41'	28.00'	7.39'	N56°22'05"W	3.73'
C38	32.88'	19.00'	28.93'	S84°02'54"E	22.31'
C39	45.98'	180.00'	45.35'	S72°48'45"E	23.64'
C40	21.14'	20.00'	20.17'	S14°00'01"E	11.68'
C41	140.70'	177.00'	137.03'	S71°21'20"W	74.31'
C42	16.32'	7.00'	15.37'	N44°40'01"E	8.32'
C43	3.27'	7.00'	3.24'	S35°09'11"E	1.67'
C44	14.73'	7.00'	12.18'	S29°40'02"W	12.27'
C45	13.24'	7.00'	11.75'	N59°10'58"W	10.80'

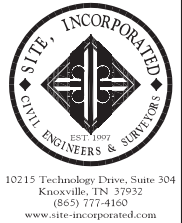
LINE	BEARING	DISTANCE
L1	N61°22'21"E	17.84'
L2	N03°49'50"W	18.30'
L3	S03°49'50"E	33.05'
L4	N03°49'50"W	25.00'
L5	N31°06'03"W	25.03'
L6	S81°05'16"W	15.48'
L7	S44°29'46"W	22.15'
L8	N02°57'54"E	10.36'
L9	S44°58'32"E	5.96'
L10	S22°55'59"E	6.13'
L11	S45°19'58"E	28.28'
L12	S10°37'16"E	22.02'
L13	S34°28'04"E	47.01'
L14	S16°16'39"W	17.41'
L15	N16°16'39"E	17.41'
L16	N34°28'04"W	22.78'
L17	N34°28'04"W	47.01'
L18	N10°37'16"W	22.02'
L19	N45°17'58"W	28.28'
L20	S34°28'04"E	26.33'
L21	S44°16'41"E	20.00'
L22	N45°31'09"E	41.45'
L23	S44°16'41"E	20.00'
L24	S45°43'19"W	41.45'
L25	S16°16'39"W	24.52'
L26	S11°20'49"E	11.31'
L27	N86°32'45"E	121.94'
L28	N86°32'45"E	115.73'
L40	S25°59'21"E	116.31'

LOT#	SQUARE FOOTAGE	OPEN SPACE COMMON AREA (Y/N)
1	3103 SQ.FT.	N
2	3103 SQ.FT.	N
3	3103 SQ.FT.	N
4	3103 SQ.FT.	N
5	3180 SQ.FT.	N
6	3119 SQ.FT.	N
7	3115 SQ.FT.	N
8	3192 SQ.FT.	N
9	3116 SQ.FT.	N
10	3103 SQ.FT.	N
11	3103 SQ.FT.	N
12	3095 SQ.FT.	N
13	3103 SQ.FT.	N
14	3103 SQ.FT.	N
15	3180 SQ.FT.	N
16	3103 SQ.FT.	N
17	3103 SQ.FT.	N
18	3103 SQ.FT.	N
19	3103 SQ.FT.	N
20	3180 SQ.FT.	N
21	3103 SQ.FT.	N
22	3103 SQ.FT.	N
23	3103 SQ.FT.	N
24	3103 SQ.FT.	N
25	3180 SQ.FT.	N
26	3103 SQ.FT.	N
27	3197 SQ.FT.	N
28	3289 SQ.FT.	N
29	3284 SQ.FT.	N
30	3195 SQ.FT.	N
31	3103 SQ.FT.	N
32	3103 SQ.FT.	N
33	3103 SQ.FT.	N
34	3103 SQ.FT.	N
35	33632 SQ.FT.	Y
36	134664 SQ.FT.	Y
37	19098 SQ.FT.	Y
38	44896 SQ.FT.	N
39	68875 SQ.FT.	N
40	129197 SQ.FT.	N



NOTES
1. SEE SHEET 1 FOR ADDITIONAL NOTES, CERTIFICATION STAMPS, LOCATION MAP, ETC.

NOTE: DATA COLLECTION AND DRAFTING SERVICES PROVIDED BY SMOKEY MOUNTAIN LAND SURVEYING CO., INC.
SMLS DWG NO. 180052R4



Sheet 6 of 6 -- Final Plat of
Ivey Farms Road and Townhomes
Union Road and Kingston Pike
Civil District No. 6 of Knox County, Tennessee
Town of Farragut

REVISIONS	NO.	DATE	COMMENTS

ORIGINAL ISSUE: 03/10/2020
SITE PROJECT#: 1975
FILE: 180052R4

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan amendment related to the appearance of proposed retaining walls for Phase II of the PCD development at 115 S. Watt Road, 18.65 Acres, Zoned PCD (Watt Road Investments, LLC, Applicant)

INTRODUCTION AND BACKGROUND: At last month's Planning Commission meeting, staff asked the Commission to consider two site related items associated with the multi-family development component of the Planned Commercial Development (PCD) project along S. Watt Road. One of the items was the appearance of proposed soil nail walls to be constructed along a portion of the periphery of the development where it abuts property that is zoned as residential.

DISCUSSION: Due to how the property is being proposed for development, in order to avoid disturbing wooded portions of the required transition area between the proposed development and properties zoned residential, the applicant has selected a soil nail retaining wall. Though this type of wall may lessen the amount of disturbance, it can have a very industrial appearance without the proper veneer treatment.

The applicant had originally proposed smooth face concrete and vines to cover the wall. Staff noted that they could not support this and that the PCD Zoning District provides for a higher visual expectation in comparison to what would be allowed in standard commercial zoning districts. Staff noted that this was particularly the case in this project since the PCD District has ultimately provided for a residential density that was in excess of that permitted in the multi-family zoning districts in the Town. During the meeting, the applicant presented a revised concrete masonry unit proposal.

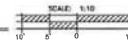
This option also did not meet the standards expected in a PCD project. The Planning Commission voted to postpone action on the appearance of the retaining wall until the applicant could present a revision to the Commission. For guidance purposes, Commissioners noted that the soil nail walls would be required to have a real brick or stone veneer like what was being completed on the retaining wall along N. Campbell Station Road just north of the entrance to Farragut High School.

RECOMMENDATION: Included in your packet is the applicant's latest rendering of how they are proposing to cover the soil nail wall that is proposed around a portion of the project's periphery. This latest rendering shows most of the wall as having a brick veneer. The brick sections will be segmented by stone veneer (not cultured stone) pilasters. A four-foot black vinyl chain link fence is proposed along the top of the wall for liability purposes. Staff will make a recommendation at the meeting.

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PARTIAL ELEVATION OF SOIL NAIL RETAINING WALL



Kingston Pike Village
Farragut, Tennessee



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a conceptual review of exterior building elevations and a typical street profile for the redevelopment of the old Kroger property, 11238 Kingston Pike (SITE Incorporated, Applicant)

INTRODUCTION AND BACKGROUND: The purpose of this agenda item is to obtain early feedback regarding a multiple use development envisioned on the old Kroger and some its surrounding properties. Currently, the developer is working on a flood study to better determine the development potential of the land. In the meantime, the developer's design team has put together some preliminary building elevations and street cross sections. The project envisioned would create a new public street (the "main street") lined with smaller commercial buildings that transition to larger commercial buildings and multi-family residential to the south. This "main street" would be on the south side of Kingston Pike and would line up with the street that leads to the Farragut High School. As currently envisioned, the street profile for the main street would include angled on street parking with a ten-foot landscaped boulevard separating the one-way lanes.

Buildings would be brought up to the street, like a traditional Town center layout, with a roughly 16-foot-wide promenade space to provide for a store front zone, a walking zone, and a furnishing zone. In comparison with the "primary street" cross section in the Town Center District in the Zoning Ordinance, this arrangement differs in the overall width (16 feet vs. 20 feet), the arrangement of parking (angled vs. parallel), and the scale (namely height) of the buildings. This project is not proposed as a mixed-use building project where you would typically have commercial on the ground floor and office or residential on the non-ground floors. The non-residential portion of the project also is not envisioned as more than one-story.

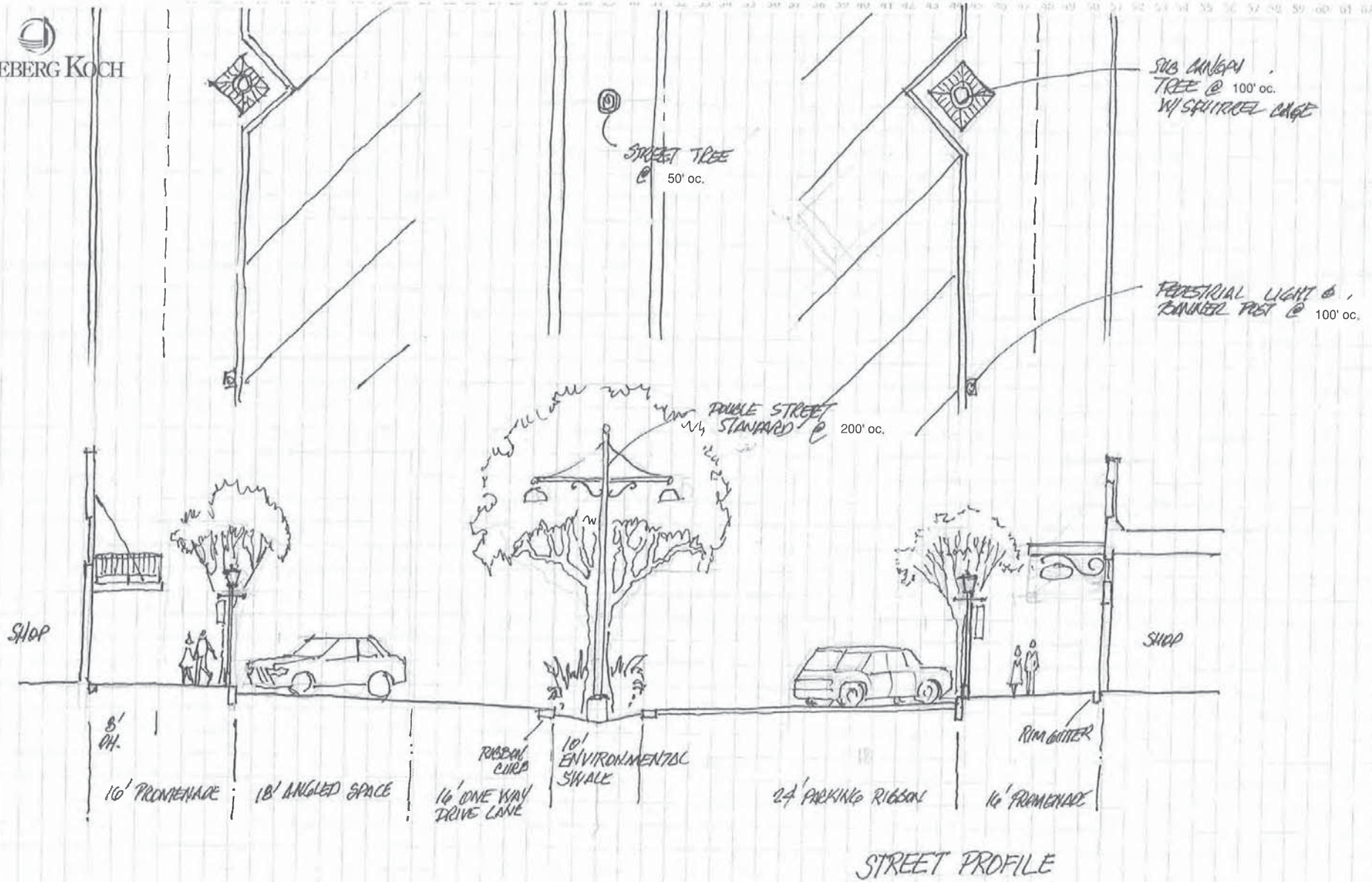
DISCUSSION: At the staff/developer meeting on March 31, the initial building elevations and street cross sections were reviewed. Some items discussed included:

1. The height of the non-residential buildings and the requirement for at least the appearance of two-story buildings.
2. The discussion of a functional second floor.
3. The modern architecture of one of the larger commercial buildings and one of its windowless elevations.
4. The 75% face brick requirement on all building elevations.
5. The general form of the multi-family residential buildings.
6. The need to re-evaluate the Comprehensive Land Use Plan (CLUP) Mixed Use Town Center (MUTC) land use area and how this project would fit in and relate to potentially a more traditional mixed-use project that could occur in the future on another portion of the MUTC land use area.
7. And, how to address the different types of residential land uses that would be appropriate within and surrounding properties with the MUTC land use area.

RECOMMENDATION: The plan envisioned at this time has some components that provide a town center feel and future modifications should enhance this effect. Currently, multiple use projects, at least outside an urban area, are easier to finance and market (and thus more doable) than more traditional mixed-use town center projects. As this multiple use project moves forward, some key design elements that will be critical to emulating a more traditional mixed-use town center include:

1. An inviting and transparent street level floor.
2. The arrangement of buildings and gathering spaces (of all sizes and forms) in relation to the people movement system.
3. The appropriate people movement system that will promote activity and interest.
4. The promotion, by design, of energetic private and public realm spaces.
5. The balance of uses that can complement each other and the surrounding area.
6. The inclusion of a large community space (which may include a linear form) for more sizable events and gatherings and to better identify and differentiate the project.
7. And, the overall interconnectedness, both internally and externally, of the project. The successful project must be well-connected internally and to its surroundings.

The applicant is currently making some revisions based on feedback provided at the staff/developer meeting. Revisions will be forwarded prior to the meeting. In the meantime, staff has included in your packet the building elevations and street profile that were reviewed at the staff/developer meeting on March 31.







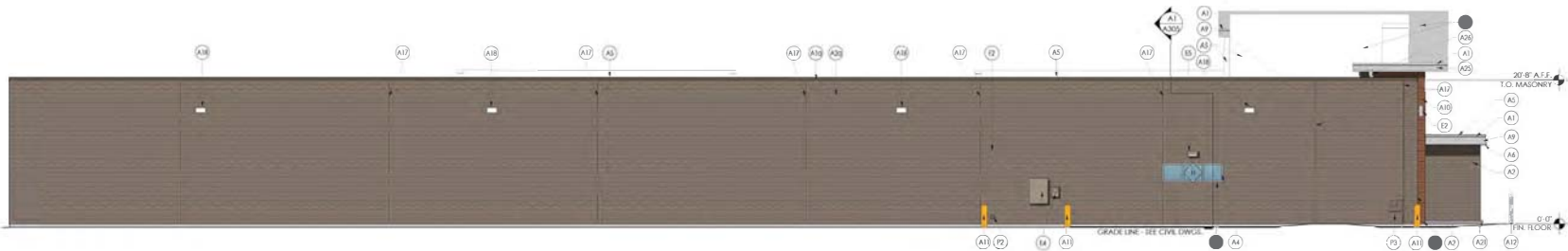




EXTERIOR FINISH SCHEDULE			
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
(A1)	PREFINISHED METAL CORING	A1- SILVER - AT HIGH ROOF & CANOPY A1a- MUSKET GRAY - AT BRICK A1b- MUSKET GRAY - AT NICHIA TOWERS	SEE SPEC FOR ADDITIONAL INFO
(A2)	MASONRY VENEER	BID 3 OPTION TO THE RIGHT	
(A3)	PREFINISHED ALUM. SILL	A3- BRIGHT SILVER A3a- PETERSEN ALUM # "CEDAR 397C0290 SPRAY CODE	SEE SPEC FOR ADDITIONAL INFO
(A4)	ALUMINUM SKEFFERONT SYSTEM	ANODIZED ALUM.	RE: DWG. A602
(A5)	MEMBRANE ROOFING	GRAY	TOP OF SLOPED ROOF, CANOPY ROOF, AND BACK OF RAISED ROOF PROJECTIONS - SEE SPECIFICATIONS APPENDIX B
(A6)	METAL SOFFIT PANELS	A6- SOLID PANELS - BRIGHT SILVER A6a- 1/2 VENTED PANELS - BRIGHT SILVER	RE: DWG. A301-A304
(A7)	EXTERIOR PAINT	PT-19 / CL-9	RE: DWG. A603
(A8)	ALUMINUM CURTAIN WALL SYSTEM	ANODIZED ALUMINUM	RE: DWG. A602
(A9)	ALUMINUM COMPOSITE PANEL	BRIGHT SILVER	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CONCRETE SILL BETWEEN PANELS AND 1/2" IRM AT PANEL EDGES
(A10)	NICHIA FIBER CEMENT EXTERIOR CLADDING	VINAGEWOOD "CEDAR"	CONTACT NICHIA AT 770-922-9468 FOR ORDERING - SEE SPEC FOR IRM REQUIREMENTS AND ADDITIONAL INFO. ALL INCLUDED IRM (T, J, L, CORNER, ETC) TO MATCH FCF. PANELS SHALL EXTEND ONTO THE ROOF FOR THE FULL DEPTH OF THE RUMPOUT
(A11)	BLRD-2	PT-19 / CL-4	RE: DWG. A603
(A12)	BLRD-4	CG-9108 BK CHROMA HSE PE	RE: DWG. A603
(A13)	GUARD RAIL TYPE "A"	GALVANIZED STEEL	RE: DWG. B2/A507
(A14)	GUARD RAIL TYPE "B"	GALVANIZED STEEL	RE: DWG. B2/A507
(A15)	BLRD-3	GALVANIZED	RE: DWG. A603
(A16)	DOCK LEVELER / SEAL AND BUMPERS	LEVELER - FACTORY FINISH / SEAL AND BUMPERS - FACTORY FINISH - BLACK	PROVIDE BRICK BEHIND DOCK SEAL
(A17)	MASONRY CONTROL JOINT	MAX 30" OC RE: DWG. A504, A505	
(A18)	OVERFLOW SCUPPER	PT-19 / CL-9	RE: DWG. A2/A507
(A19)	ARCHITECTURAL CAST STONE CAP	TANNERSTONE AG-1	SEE SPEC FOR ADDITIONAL INFORMATION
(A20)	TENANT SIGN	BY SIGN VENDOR	7'-11" W. x 9'-5 1/2" H. - VERIFY SIGN SIZE PRIOR TO FRAMING OPENING SEE DETAIL C1/A504
(A21)	CRIB	NATURAL	RE: DWG. A603 - SEE STRUCTURAL DWGS
(A22)	KNOX BOX	FACTORY FINISH	CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL
(A23)	AUTO DOOR SYSTEM & TRANSOM	ANODIZED ALUMINUM	RE: DWG. A601 & A602
(A24)	NOT USED		
(A25)	8" X 8" PRE-FINISHED ALUM GUTTER	MATCH PREFINISHED METAL CORING	
(A26)	8" X 8" PRE-FINISHED ALUM DOWNPOUT	MATCH PREFINISHED METAL CORING	TERMINATE AT CONC. SPLASH-BLOCK
(A27)	ACP/HJ TRIM / JOINT COVER	TYPICAL AT EDGES AND IN/OUT JOINTS OF ACP	
(A28)	NICHIA FIBER CEMENT PANEL BASE FLASHING	PETERSEN ALUMINUM - # CEDAR 397C0290 SPRAY CODE	SEE SPEC FOR ADDITIONAL INFO

MASONRY VENEER PALETTE - BASE BID (BRICK 'A')		
MATERIAL / MFG.	COLOR / NO.	NOTES
SPEC-BRICK- CONCRETE MASONRY VENEER	(A2) 4 x 4 x 8 (A2B) 8 x 4 x 16 CHEAPANE BLEND W/ HOCOM "SMITH GRAY" MORTAR MORTAR: ALI- SOLOMON "BOX DARK CHOCOLATE"	CONTACT THE CONCRETE PRODUCTS GROUP AT 800-789-0872 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
MASONRY VENEER PALETTE - ALTERNATE No. 2 (BRICK 'B')		
MATERIAL / MFG.	COLOR / NO.	NOTES
QUICK-BRK CONCRETE MASONRY VENEER	(A2) 4 x 4 x 16 (A2B) 8 x 4 x 16 MAROQUE BLEND W/ HOCOM "SMITH GRAY" MORTAR MORTAR: ALI- SOLOMON "BOX DARK CHOCOLATE"	CONTACT ECHOLON MASONRY AT 800-899-8455 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
MASONRY VENEER PALETTE - ALTERNATE No.3 (BRICK 'C')		
MATERIAL / MFG.	COLOR / NO.	NOTES
BELDEN BRICK	MODULAR EBONY BLACK BLEND W/ HOCOM "SMITH GRAY" MORTAR MORTAR: ALI- SOLOMON "BOX DARK CHOCOLATE"	CONTACT THE BELDEN BRICK COMPANY AT 330-451-2031 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO

EXTERIOR FINISH SCHEDULE			
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
(A29)	SEE KEYNOTE A2 ABOVE		
(A30)	NOT USED		
(E1)	EXIT DISCHARGE LIGHT	FACTORY FINISH	MOUNT @ 8'-0" A.F.F.
(W)	WALL SCONCE	FACTORY FINISH	MOUNT @ 16'-2" A.F.F. RE: DWG. A111 FOR DIMENSIONS
(J)	JUNCTION BOX WITH COVER FOR FUTURE CARD READER		MOUNT CENTERED @ 4" A.F.F. - SEE ELEC DWGS
(U)	UTILITY METERING & C.T.	FACTORY FINISH	SEE ELECTRICAL DWGS
(E)	EXTERIOR WALL PACK	FACTORY FINISH	MAN DOORS - MOUNT @ 9'-0" A.F.F. - BREAK ROOM WINDOW @ 10'-0" A.F.F. LOADING DOCK - MOUNT @ 12'-0" A.F.F.
(B)	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'-6" A.F.F. IN 4" SQUARE J-BOX
(F)	NOT USED		
(F1)	FIRE DEPT. CONNECTION	FACTORY FINISH	SEE FIRE PROTECTION DWGS
(F2)	MOTOR GONG	FACTORY FINISH	SEE FIRE PROTECTION DWGS
(P)	HOSE RIB	FACTORY FINISH	SEE PLUMBING DWGS
(P2)	RVV DISCHARGE	FACTORY FINISH	SEE PLUMBING DWGS
(P3)	GAS METER	FACTORY FINISH	SEE PLUMBING DWGS
(K)	GLAZING KEY		RE: DWG. A602
(V)	ALIGN KEY		A: ALIGN NICHIA PANEL JOINTS AND WINDOW MULLIONS B: ALIGN ALUMINUM COMPOSITE PANEL JOINTS AND WINDOW MULLIONS C: ALIGN NICHIA PANEL JOINTS, ALUMINUM COMPOSITE PANEL JOINTS, AND WINDOW MULLIONS



2 Rear Elevation
SCALE: 1/8" = 1'-0"



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

SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWERS SIGN	2	74.9	149.8
TOTAL SIGNAGE			149.8
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			

Issued:	Date:
A Owner Review Set	01/15/20
B	
C	
D	
E	
Revisions:	Date:
1 Owner Comments	03/10/20
2	
3	
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[DO NOT SCALE PLANS]

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SGA DESIGN GROUP, P.C.

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www.sgadesigngroup.com

DRAWN BY:

REVIEWED BY: GT

Seal

**PRELIMINARY -
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Store #:
Farragut, TN
11238 Kingston Pike
Knoxville, TN 37922
Knox County
Project Name & Location:

Exterior
Elevations
Drawing Name:

Date: 01/15/20

Type: V7.0ER

Drawn By: XXX

Scale: As Noted

Project No.

A-202

Drawing No.







REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Bart Hose, Assistant Community Development Director

SUBJECT: Discussion on a request for a text amendment to Appendix A – Zoning, Chapter 2. – Definitions, to define Low-Impact Retail Sales and Personal Fitness Services, and Chapter 3. – Specific District Regulations, Section XVII. – Office District (O-1), to add Personal Services, Personal Fitness Services, and Low-Impact Retail Sales as permitted uses (Matthew McClanahan, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request for a zoning text amendment that would broaden the uses permitted in the Town’s O-1, Office District. Initially, the applicants proposed adding Personal Services, Personal Fitness Services, and Low-Impact Retail Sales to the list of permitted uses within the O-1 Office District. Personal Services are already defined in the Zoning Ordinance and included; “Establishments primarily engaged in providing services involving the care of a person or his or her personal goods or apparel. Such activities include barber, beautician, shoe repair, seamstress, tailor, laundry and dry cleaning and other similar activities as defined by the Board of Zoning Appeals”. The applicants also proposed definitions for Low-Impact Retail Sales and Personal Fitness Services (see attached definitions). The applicants have since modified their request based on discussions at the most recent Staff/Developer Meeting. They are now only proposing the addition of the following uses to the O-1 district:

1. Barber Shop/Beautician/Hair Salon
2. Arts and Fitness Studio
3. Personal Fitness Instructor
4. Nutritionist
5. Dry Cleaner/Laundromat Drop Off Location

DISCUSSION: The general description and intent of the O-1 Office District states “This district provides space for office and community uses which provide services primarily to residents of the Town of Farragut. The intent is to permit lands adjacent to arterial roads to be used for the provision of office related and community services to the neighborhood. These uses are intended to be designed to minimize disruption of traffic flows and negative impacts on adjacent residential uses”. The current list of permitted uses within the zone is included as an attachment. Critical components of this statement include the intent to provide office and related community services to the neighborhood, and the minimization of disruptive traffic flows and negative impacts on adjacent residential uses.

There are only a few areas currently zoned O-1 and the Planning Commission should evaluate what the impacts of changing the permit uses could have. This evaluation should include not only the impacts on the surrounding areas but also the general need for office specific zoning within the Town. One potential issue could be the impact that increased competition between uses might have on desirable office and community uses in these zoned areas.

The staff has evaluated the request and has discussed some additional low impact uses that could be appropriate for the zone with the applicant. These might include:

1. Nutritionist,
2. Personal Fitness instructor,
3. Barber Shop/beautician, and
4. Arts and Fitness Studio (limited to 1,500 sq. ft.).

The staff would also suggest that the Commission might consider eliminating mortuary business as a permit use within the district.

PROPOSED AMENDMENT TO
APPENDIX A - ZONING
CHAPTER 2. DEFINITIONS

It is hereby proposed that the following definitions be added to the Municipal Code Section referenced above:

Low-Impact Retail Sales: The commercial transfer of merchandise which is subject to state and local sales taxation, but without the volume of customers normally experienced at a Retail Sales location including, but not limited to: boutique clothing store, boutique pottery and crafts store, bakery, ice cream parlor, artisan coffee shop, and other similar activities as defined by the Board of Zoning Appeals. No drive thru windows or drive in dining options are permitted. Alcoholic beverages as regulated by the Tennessee Alcoholic Beverage Commission and Town of Farragut ordinances shall not be considered as "low-impact retail sales."

Personal Fitness Services: Establishment that primarily engaged in providing services involving the health and well-being of a person. Such activities include: yoga instructor, barre instructor, personal training, dance instructor, fitness coach, nutritionist, and other similar activities as defined by the Board of Zoning Appeals.

PROPOSED AMENDMENT TO
APPENDIX A - ZONING
CHAPTER 3. SPECIFIC DISTRICT REGULATIONS
SECTION B

It is hereby proposed that the following be added as Permitted principal and accessory uses and structures.

- (13) Personal Services
- (14) Personal Fitness Services
- (15) Low-Impact Retail Sales

MEMORANDUM

CLIENT'S NAME: TN ELITE FOUNDATION, LLC

SUBMITTED TO: FARRAGUT MUNICIPAL PLANNING COMMISSION

TYPE OF CASE: REVISION OF O-1 (OFFICE DISTRICT) ZONING

DATE OF MEMO: APRIL 7, 2020

PERSON CREATING MEMO: MATTHEW J. MCCLANAHAN, ESQUIRE

ACTIONS TAKEN

I met via video conference with the Town of Farragut leadership and staff on March 31, 2020. TN Elite Foundation, LLC desires to expand the marketing potential for its office suite located at 11840 Kingston Pike, Suite B, Knoxville, Tennessee 37934. Currently, the O-1 Zoning Classification restricts some uses that we assert do not rise to the level of a commercial classification, but rather would reasonably compliment the current offering of O-1 Classifications.

PROPOSED CHANGES TO O-1

Based upon our discussion with the Town of Farragut leadership and staff, TN Elite Foundation, LLC would make the following suggestions for the addition to the O-1 Classification:

1. Barber Shop/Beautician/Hair Salon
2. Arts and Fitness Studio
3. Personal Fitness Instructor
4. Nutritionist
5. Dry Cleaner/Laundromat Drop Off Location

Currently, the O-1 Classification allows for the establishment of a mortuary business. Based upon our conversations, it is desired that mortuary businesses be removed from the O-1 Classification.

CONCLUSION

Based upon the foregoing, we respectfully request the aforementioned businesses be added to the O-1 Classification and that mortuary businesses be removed.

Sec. XVII. - Office district (O-1).

- A. *General description.* This district provides space for office and community uses which provide services primarily to residents of the Town of Farragut. The intent is to permit lands adjacent to arterial roads to be used for the provision of office related and community services to the neighborhood. These uses are intended to be designed to minimize disruption of traffic flows and negative impacts on adjacent residential uses.
- B. *Permitted principal and accessory uses and structures.* Property and structures in the Office District (O-1) shall be used only for the following purposes:
1. Financial and real estate offices.
 2. Professional services.
 3. Public, governmental, and general offices.
 4. Medical, dental, and veterinary facilities. An indoor kennel may accompany a veterinary facility provided the following development criteria are met:
 - a. The building shall be sound proofed to prevent the noise of barking dogs being heard outside the building. A certification verifying the sound proofing capabilities must be submitted with the site plan; and
 - b. No outdoor fencing shall be located on the premises.
 5. Medical spas, provided the building space and/or tenant space shall not exceed 1,500 gross square feet.
 6. Mortuary establishments.
 7. Cultural activities.
 8. Day care facilities as regulated in Chapter 4.
 9. Churches and other places of worship provided the following development criteria are met:
 - a. Access shall be directly to a street having a designated classification of local collector or greater, or a local street which is not interior to a subdivision. The street on which the church accesses must meet the minimum design standards established in the Farragut Subdivision Regulations;
 - b. There shall be a minimum lot size of five acres; and
 - c. The lot on which the church is located is a free-standing parcel.
 10. Schools, public and private, provided the following development criteria are met:
 - a. Access shall be directly to a street having a designated classification of local collector or greater, or a local street which is not interior to a subdivision. The street on which the school accesses must meet the minimum design standards established in the Farragut Subdivision Regulations;
 - b. There shall be a minimum lot size of three acres; and
 - c. The lot on which the school is located is a free-standing parcel.
 11. Parks, playgrounds, play fields, neighborhood buildings, and community buildings.
 12. Utility uses.
- C. *Area regulations.* The purpose of these setback regulations is to create a flexible building envelope that

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Bart Hose, Assistant Community Development Director

SUBJECT: Discussion on the development of zoning provisions governing pain management clinics, methadone treatment and similar drug/alcohol treatment clinics or facilities.

INTRODUCTION AND BACKGROUND: In response to community concerns, the staff has been asked to investigate zoning provisions for the regulation of pain management clinics and outpatient (office based) drug treatment clinics. The separation of such uses from areas with concentrations of children is a particular concern.

Pain management clinics and drug treatment clinics are distinctly separate types of facilities and are subject to regulation of the State of Tennessee. Pain management clinics are regulated by the State Department of Health and drug treatment facilities are regulated by the Department of Mental Health and Substance Abuse.

The Town's current zoning ordinance does not specifically define such uses or make any distinction between types of medical facilities. Because of this, pain management clinics and drug treatment clinics would fall within the broader "Medical, dental, and veterinary facilities" use category listed as a permitted use within most of the Town's commercial, business, and office related zoning districts. In addition, there are no additional location or separation requirements applied to these uses under the current zoning ordinance.

DISCUSSION: The staff has reviewed the zoning ordinances of several other communities and identified several trends or approaches to the regulation of pain management and drug rehabilitation clinics. The staff has also identified other potential issues that may need to be considered when crafting potential amendments to the Town's current zoning approach to these uses. The most significant of these being the concept of "exclusionary zoning".

As noted, the staff reviewed the zoning ordinances of Knoxville, Knox County, Franklin, Collierville, and Alcoa (see attached). The results of this review indicted several common approaches to the regulation of pain management clinics and drug treatment clinics.

First, the other jurisdictions specifically define drug treatment clinics and similar uses, and in most cases pain management clinics, separately. This allows them to make land use and location distinctions between these two types of medical facilities/clinics and other medical facilities. The definitions utilized are similar in nature and can be used as a basis for developing similar definitions in the Town's ordinance.

Second, other jurisdictions tend to restrict these uses to a limited number of zones. For instance, the City of Knoxville restricts "Drug Treatment Clinics" to their C-H (Highway Commercial) district as a special use on review, and to their Institutional district as a use by right. This approach, while valid, would need to be carefully evaluated to avoid any potential exclusionary zoning issues (see discussion below).

Third, several of the jurisdictions surveyed also utilized a use on review/conditional use approach to regulating these facilities in at least some zoning districts. This approach also included additional development location standards, including use separation standards. This regulatory approach is again valid but would also need to be evaluated for potential exclusionary zoning issues (see discussion below). A secondary consideration to utilizing use separation standards is that they may inadvertently concentrate the regulated facilities into areas outside of any distance envelope. This may or may not be a desirable outcome, but it should be evaluated when considering the use of distance separation standards.

As noted above, staff's research indicated that the Town should consider the potential exclusionary effects of any district restrictions and use separation standards on pain management and drug treatment facilities. There is case law in Tennessee that calls into question the use of zoning to prohibit a lawful business from locating within a given jurisdiction¹ (see attached). In staff's view, this may include specific zoning standards that, given the Town's geography and the location of its existing zones, would effectively prohibit the types of facilities in question without a demonstrable and compelling public welfare interest. This is ultimately a legal issue and should be reviewed by and discussed with the Town's attorney. A related secondary issue may also involve the American with Disabilities Act and its application to recovering alcoholics and drug addicts. This again, is a legal issue and should be discussed with the Town's attorney.

The development of zoning provisions for pain management and drug treatment facilities was discussed at a March 12th Board of Mayor and Alderman workshop. The Board was presented with information regarding the issue, including possible zoning definitions and minimum locational requirements (see attached). Also included were several maps illustrating the effects of separation requirements from select uses in the Town (see attached). The staff will update the Commission regarding this workshop at its regular meeting.

¹ An Overview of Land Use Law in Tennessee, Sam Edwards and George Dean, P 62-65, 2017, Sponsored by the Tennessee Municipal League.

BOMA Workshop

March 12, 2020

Pain Management & Drug Treatment Facilities

I. Definitions

Drug treatment clinic or facility: A licensed facility for the counseling of patients and/or the issuing of a prescription for, or dispensing of methadone, suboxone, or similar medications, in the treatment, maintenance, and/or detoxification of persons, for outpatient, non-residential purposes only.

- (Knoxville “Drug Treatment Clinic + Knox County Methadone Clinic)

Pain management clinic: A privately-owned facility in which a medical doctor, an osteopathic physician, an advanced practice nurse, and/or a physician assistant provides pain management services to patients, a majority of whom are issued a prescription for, or are dispensed, opioids, benzodiazepine, barbiturates, or carisoprodol, or similar medications, for more than ninety (90) days in a twelve (12) month period. A pain management clinic does not include:

1. A medical or dental school, an osteopathic medical school, a nursing school, a physician assistant program or an outpatient clinic associated with any of the foregoing schools or programs;
2. A hospital as defined in T.C.A. § 68-11-201, including any outpatient facility or clinic of a hospital;
3. Hospice services as defined in T.C.A. § 68-11-201;
4. A nursing home as defined in T.C.A. § 68-11-201;
5. A facility maintained or operated by the state government; or
6. A hospital or clinic maintained or operated by the federal government.

- (Taken from Knox County, with modification)

II. Minimum Requirements

This section prescribes the conditions under which drug treatment or pain management clinics or facilities may be permitted in the C-1, C-2, C-3, O-1, O-1-3, and O-1-5 zoning districts.

- A. The approval by the Town of a pain management or drug treatment clinic or facility shall be contingent upon the receipt of the appropriate license and certificate of need by the State of Tennessee Department of Health or Department of Mental Health and Substance Abuse.
- B. Applicants seeking approval of a pain management or drug treatment clinic or facility shall provide written documentation that the Knox County Sheriff's Department has been notified in writing regarding the facility's proposed location, hours of operation, programs and treatment methods offered, and staffing levels and qualifications.
- C. The clinic or facility shall not be located within one thousand (1,000) feet of any public or private school, day care facility, public library, community center or public park, as measured from property line to property line.
- D. The clinic or facility shall be situated on a parcel that fronts or has direct access to an arterial street as shown on the Farragut Major Road Plan, Tennessee.
- E. Off-street parking shall be provided for the facility at a rate of five (5) spaces per one thousand (1,000) square feet of clinic floor area.

(Taken from Knox County, with modification)

Pain Management Clinics & Drug Rehabilitation Clinics Zoning Provision Summary

The following is a brief summary of the zoning approaches taken by select local governments to pain management clinics and drug rehabilitation clinics

City of Knoxville

The City of Knoxville defines Drug Treatment Clinic differently than Medical/Dental/Office/Clinic.

Drug Treatment Clinic. A facility licensed by the state to administer drugs, such as, but not limited to, methadone or suboxone, in the treatment, maintenance, and/or detoxification of persons.

Medical/Dental Office/Clinic. A facility operated by one or more physicians, dentists, chiropractors, psychiatrists, physiotherapists, or other licensed practitioners of the healing arts for the examination and treatment of persons solely on an outpatient basis. Medical/dental offices/clinics also include alternative medicine clinics, such as acupuncture and holistic therapies, and physical therapy offices for physical rehabilitation. Urgent care facilities, "minute clinics," and medical spas are considered medical/dental offices/clinics.

[Note: the ordinance does not provide a separate definition for "Pain Management Clinic". Given this, and the nature of the use, staff would assume that the use would fall under the general definition of medical clinic.]

The zoning ordinance allows Drug Treatment Clinics in the C-H (Highway Commercial) district as a Special Use and in the Institutional district by right. There are also additional specific Use Standards attached to the use. These include the following:

1. The approval by the Knoxville-Knox County Planning Commission of a drug treatment clinic is contingent upon the receipt of the appropriate license and certificate of need by the Tennessee Health Services and Development Agency.
2. Applicants seeking approval of a drug treatment clinic must provide written documentation that the County Mayor, State Representative, State Senator, and City of Knoxville Mayor have been notified in writing regarding the facility's proposed location, hours of operation, programs and treatments methods offered, and staffing levels and qualifications. This same information must be made available to the Knoxville-Knox County Planning Commission as part of the special use application.
3. The clinic cannot be located within 1,000 feet of an educational facility—primary/secondary, day care facility, pre-school/kindergarten, park, place of worship, residential dwelling, or pharmacy or similar facility that sells or dispenses either prescription drugs or over the counter drugs, as measured from lot line to lot line.
4. The clinic cannot be located within 1,000 feet of any establishment that sells alcoholic beverages for either on- or off-premises consumption, measured from lot line to lot line.
5. The facility must be located on and have access to an arterial street as shown on the City Major Road Plan.
6. In reviewing each application, the Knoxville-Knox County Planning Commission may establish additional requirements or conditions of approval to further reduce the impact such a facility may have on surrounding properties.

The zoning ordinance allows the Medical/Dental/Office/Clinic use category in all the city's commercial districts, with the exception of the C-N (Neighborhood) district, by right. The use is also potentially permitted in the C-N and the industrial I-RD (Research and Development) district as a special use.

The ordinance also provides a process for reviewing "Special Use" requests within applicable zones.

Knox County

Knox County provides separate definitions for Medical, dental, or chiropractic office/clinic, Methadone treatment clinic or facility, and Pain management clinic.

Medical, dental, or chiropractic office/clinic: A facility for the examination and treatment of ill or afflicted human outpatients, provided, however, that the patients are not kept overnight except under emergency conditions.

Methadone treatment clinic or facility: A licensed facility for the counseling of patients and the distribution of methadone for outpatient, nonresidential purposes only.

Pain management clinic (as found in T.C.A. § 63-1-301): A privately-owned facility in which a medical doctor, an osteopathic physician, an advanced practice nurse, and/or a physician assistant provides pain management services to patients, a majority of whom are issued a prescription for, or are dispensed, opioids, benzodiazepine, barbiturates, or carisoprodol, but not including suboxone, for more than ninety (90) days in a twelve (12) month period. A pain management clinic does not include:

1. A medical or dental school, an osteopathic medical school, a nursing school, a physician assistant program or an outpatient clinic associated with any of the foregoing schools or programs;
2. A hospital as defined in T.C.A. § 68-11-201, including any outpatient facility or clinic of a hospital;
3. Hospice services as defined in T.C.A. § 68-11-201;
4. A nursing home as defined in T.C.A. § 68-11-201;
5. A facility maintained or operated by the state government; or
6. A hospital or clinic maintained or operated by the federal government.

The County permits these uses as "Uses Permitted on Review" in the OA (Office Park) and OB (Office, Medical, and Related Services) zones. It also applies Supplementary Development Regulations to these uses (see attached). These supplemental regulations are similar to those imposed by Knoxville.

The ordinance also provides a process for reviewing "Uses Permitted on Review" requests within applicable zones.

City of Franklin

The City of Franklin does not appear to specifically address drug rehabilitation and/or pain clinics in its zoning ordinance. The ordinance contains the following definitions of Clinic and Rehabilitation Center.

Clinic - An establishment providing therapeutic, preventative, or corrective medical treatment or health care services. Activities include health care appointments, medical procedures, surgical procedures, emergency treatment, diagnostic services, walk-in medical services, and other health-related care. Services are provided on an outpatient basis, generally requiring a stay of less than 24 hours.

Rehabilitation Center - A facility that provides formal, organized, services designed to alter specific physical, mental, or social functions of persons under treatment by reducing disability or discomfort. Such facilities also ameliorate the signs or symptoms causing such functions, which may include physical therapy, counseling, vocational, social and/or educational services aimed at restoring the overall well-being, health, and abilities of those being treated, as determined and licensed by the Tennessee Department of Health, Board of Licensing Health Care Facilities. Rehabilitation centers may be stand-alone facilities or be a component of other facilities.

Clinics are permitted by right in the city's PD Planned District, CI Civic Institutional District, NC Neighborhood Commercial District, CC Central Commercial District, RC6 Regional Commerce 6 District & RC12 Regional Commerce 12 District, GO General Office District, and LI Light Industrial District.

Rehabilitation Centers are permitted by right in the city's PD Planned District, CI Civic Institutional District.

There does not appear to be any special development standards applied to these uses under the zoning code. They would be reviewed and permitted under the same development standards applied to other permitted uses in the applicable zone.

City of Collierville

The City of Collierville specifically defines several use types that would appear applicable to pain clinics and/or drug rehabilitation clinics.

Clinic. An establishment where patients are admitted for examination and treatment on an outpatient basis by one or more physicians, dentists, other medical personnel, psychologists or social workers and where patients are not usually lodged overnight (also see HOSPITAL).

Health Clinic. A facility or institution, whether public or private, principally engaged in providing services for health maintenance and treatment of mental or physical conditions. (The New Illustrated Book of Development Definitions)

Observation Rehabilitation Center. A facility or institution, whether public or private, principally engaged in providing services for treatment of mental or physical conditions which may or may not include overnight or long-term care accommodations.

Substance Abuse Center. Structures and land used for the treatment of alcohol or other treatment abuse where one or more patients are provided with care, meals, and lodging. (A Glossary of Zoning, Development, and Planning Terms: Jefferson, MO)

Health clinics are permit by right in the MPO: Medical-Professional Office; SCC: Shopping Center Commercial; GC: General Commercial districts.

Medical Clinic – Out Patient is listed as a permitted use by right in the MPO district and as a conditional use in the R-1: Low Density Residential, and TN Traditional Neighborhood District.

Observation Rehabilitation Centers are permitted in the MPO, SCC, and GC districts within approved Planned Developments.

Substance Abuse Center was not listed in the ordinance use table.

The ordinance also provides processes for reviewing “Conditional Use” requests and/or Planned Developments within applicable zones. There were no additional special development standards listed for pain clinics or drug rehabilitation clinics.

City of Alcoa

Alcoa defines both Methadone Treatment Clinic and Pain Management Clinic.

Methadone treatment clinic or facility: A licensed facility for counseling of patients and the distribution of methadone for out-patient, non-residential purposes only. A methadone treatment clinic or facility is not a medical clinic or substance abuse treatment facility, as per the Alcoa Zoning Ordinance.

Pain Management Clinic: A privately-owned facility in which a majority of the facility’s patients, seen by any or all of its medical doctors, osteopathic physicians, advanced practice nurses with certificates of fitness to prescribe, or physician assistants, are provided pain management services by being prescribed or dispensed, opioids, benzodiazepines, barbiturates, or carisoprodol, but not suboxone, for more than ninety (90) days in a twelvemonth period. This definition does not apply to:

- a. A medical or dental school, an osteopathic medical school, a nursing school, a physician assistant program or an outpatient clinic associated with any of the foregoing schools or programs, including, but not limited to, clinics that have an agreement to train residents by members of that clinic who are appointed as adjunct faculty of the school or program;
- b. A hospital as defined in Tennessee Code Annotated 68-11-201, including any out-patient facility or clinic of a hospital if such outpatient facility or clinic is regulated under Title 68;
- c. Hospice services as defined in Tennessee Code Annotated 68-11-201;
- d. A nursing home as defined in Tennessee Code Annotated 68-11-201;
- e. A facility maintained or operated by this state; or
- f. A hospital or clinic maintained or operated by the federal government.

Both types of clinics are permitted as special exceptions in the General Business District “E” zone. The conditions placed on both uses under the special exception review process follow.

Methadone treatment clinic or facility, substance abuse treatment facilities, provided that:

- a. The consideration for approval by the Alcoa Board of Zoning Appeals shall be contingent upon the receipt of the appropriate license and certificate of need by the State of Tennessee;
- b. Maps showing existing land use and zoning within one-quarter (1/4) mile of the proposed site should be submitted with an application for approval, along with the license of the applicant, certificate of need, site plan, survey or other information deemed reasonable by the board of zoning appeals for use in making a thorough evaluation of the proposal;
- c. The clinic or facility shall be located on and have access to a principal arterial street; and,
- d. Measurement shall be made in a straight line on the Alcoa Zoning Map from the nearest property line of the lot on which the methadone/substance abuse treatment clinic or facility is situated to the nearest property line of the following uses:

1. Not less than one-half (1/2) mile from any other methadone/substance abuse treatment clinic or facility;
2. Not less than 1,000 feet from any residentially zoned property at the time of approval;
3. Not within 1,000 feet of any establishment that sells alcoholic beverages for either on or off-premise consumption;
4. Not within 1,000 feet of a school, day care facility, park, church, cemetery or mortuary;
5. Not within 1,000 feet of any amusement catering to family entertainment; and,
6. Not within 1,000 feet of any area devoted to public recreation activity.

Pain management clinics, provided that:

- a. The consideration for approval by the Alcoa Board of Zoning Appeals shall be contingent upon said clinic meeting and maintaining all licensing and permit requirements of the State of Tennessee, as per Tennessee Code 63-1-301, et seq.;
- b. Maps showing existing land use and zoning within one-quarter (1/4) mile of the proposed site should be submitted with an application for approval, along with the license of the applicant and other permit requirements of the State of Tennessee (as per TCA 63-1-301, et seq.), site plan, survey or other information deemed reasonable by the board of zoning appeals for use in making a thorough evaluation of the proposal;
- c. The clinic or facility shall be located on and have access to a principal arterial street;
- d. The clinic or facility abutting a residentially zoned property (or allowed as a special exception) shall be secured from access across such abutting property lines by a fence no less than six (6) feet in height;
- e. Measurement shall be made in a straight line on the Alcoa Zoning Map from the nearest property line of the lot on which the pain management clinic is situated to the nearest property line of the following uses:
 1. Not less than one-half (1/2) mile from any other pain management or methadone/substance abuse treatment clinic or facility;
 2. Not less than 1,000 feet from any residentially zoned property at the time of approval;
 3. Not within 1,000 feet of any establishment that sells alcoholic beverages for either on or off-premise consumption;
 4. Not within 1,000 feet of a school, day care facility, park, church, cemetery or mortuary;
 5. Not within 1,000 feet of any amusement catering to family entertainment;
 6. Not within 1,000 feet of any area devoted to public recreation activity.

An Overview of Land Use Law in Tennessee

Presented by

Sam Edwards
George Dean

Sponsored by the Tennessee Municipal League

D. Exclusionary Zoning

Summary

As a matter of federal (and likely state) law, intentional exclusionary zoning to keep out particular residents is unconstitutional. As a matter of state law, express exclusionary zoning to prohibit lawful businesses within the geographical jurisdiction of a local government is also unlawful. On the other hand, de facto exclusionary zoning in the context of commercial or industrial activities is much more difficult to prove.

Discussion

Let's start with express exclusionary zoning in the commercial/industrial sense. Here in Tennessee, we have a clear precedent invalidating a local zoning ordinance which excluded landfills.

We have reviewed Tenn.Code Ann. § 13–7–101, et seq. (the enabling act) and are convinced that nothing in the enabling act authorizes a county to totally exclude a lawful business from the county. A total prohibition would not be unlawful if it can be shown that the business is one which is particularly objectionable and undesirable and the prohibition appears prima facie to be designed to protect the public interest. That is not the case here.

The general validity and reasonableness of an ordinance is presumed. *However, once the total exclusion of a legitimate business is shown, the presumption is overcome. The burden then shifts to the zoning authority to establish that total exclusion is for the "purpose of promoting the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the state and [Robertson County]."* Tenn.Code Ann. § 13–7–103. We find nothing in the record before us to show that the health, safety, morals, etc. will be promoted by totally excluding sanitary landfills from Robertson County.

Robertson County v. Browning-Ferris Industries, 799 S.W.2d 662, 666 (Tenn. Ct. App. 1990). Thus, under the BFI doctrine, the burden of proof shifts to the local government to prove that the zoning regulation is reasonable. While this does not seem too onerous or oppressive a burden, demonstrating why such a business should be totally excluded under any and all circumstances is in practice a fairly high burden of proof.

Also note that since this case involves a County, there remains the question of whether a similar legal doctrine applies to a municipal government. Particularly where the municipality is of fairly small geographical size, it may be that not all lawful businesses must be accommodated in every city or town. In particular, large operations such as landfills, quarries, perhaps even big-box stores, maybe excludable simply on the basis of a lack of resources to support the land use. Such exclusions however should be done only with the greatest of care.

On the other hand, if the alleged exclusion results from the impact of particular provisions of the zoning regulations, and not an express prohibition or failure to provide for the use in the zoning regulations, the burden shifting analysis in the BFI case is unwarranted and proving exclusionary zoning becomes much more difficult. Consolidated Waste Systems LLC v Metro Nashville, 2005 WL 1541860 (Tenn. App. 2005).

There still remains the issue as to whether a local government which attempts to exclude such land uses might be in violation of the federal or state constitutions. Southern Burlington County NAACP v Mt. Laurel, 67 NJ 151 (1975) (this is a residential exclusion, but it articulates the “fair share of the regional

burden” test which might be persuasive here in Tennessee even in the context of commercial/industrial land uses). For example, suppose the local government zones its property in such a way as to exclude any new facilities for religious worship. Further assume that there are only one or two churches in the community at the time of the adoption of the regulations. In reviewing the region in which the local government is located, it appears that approximately 10 more churches would be reasonable given the population of the city. Setting aside the constitutional and statutory protections for religious land uses for a moment, would this be exclusionary? It seems that quite a decent argument could be made to that effect. And certainly the same would be true of most other kinds of land uses.

From the perspective of the landowner however, the BFI doctrine is not entirely helpful either. The relief in this case was to declare the zoning regulations invalid, but remand to the County legislative body for an amendment. As one might guess, when the matter goes before any local legislative body on remand, there is no discussion about zoning the applicant’s property for a landfill. The zoning for such uses would be located as far away as possible from the land owned by the original applicant.

Finally, let’s consider the other major issue that comes up in this area: exclusion of minorities for discriminatory reasons. The most recent interesting case dealing with these issues is *Dews v Sunnyvale*, 109 F. 2d 526 (ND Texas 2000) where a small community located within 15 miles of downtown Dallas which band apartments and required a 1 acre minimum for residential development. After a

lengthy trial and in a lengthy opinion, the District Court found overwhelming evidence that the town utilized these methods to “keep out what it termed an undesirable element.” The proof was rife with this type of outright discriminatory comments, and the court invalidated the zoning based on the Fair Housing Act and the 14th amendment to the federal Constitution.

F. Intergovernmental Immunity

Summary:

As a general rule, federal, state, and local governments are immune from local zoning regulations.

Discussion

The Tennessee courts have addressed this issue of governmental immunity from local zoning regulations on a number of occasions. Perhaps the most interesting is Harpeth Valley Utilities District v Metro Nashville, 1998 WL 313 397 (Tenn. App. June 12, 1998), where the utilities District, a municipality under Tennessee state law, sought to expand its water treatment plant. Metro Nashville brought suit to enjoin the construction, and on appeal, perhaps the most interesting part is the concurring opinion written by then Judge Koch, who observed: “Unless specifically provided otherwise, a city’s zoning power does not extend to stay government instrumentalities located within its borders.” The same applies to local government activities, as well as to federal government activities.



Schools, Parks & Community Center

Legend

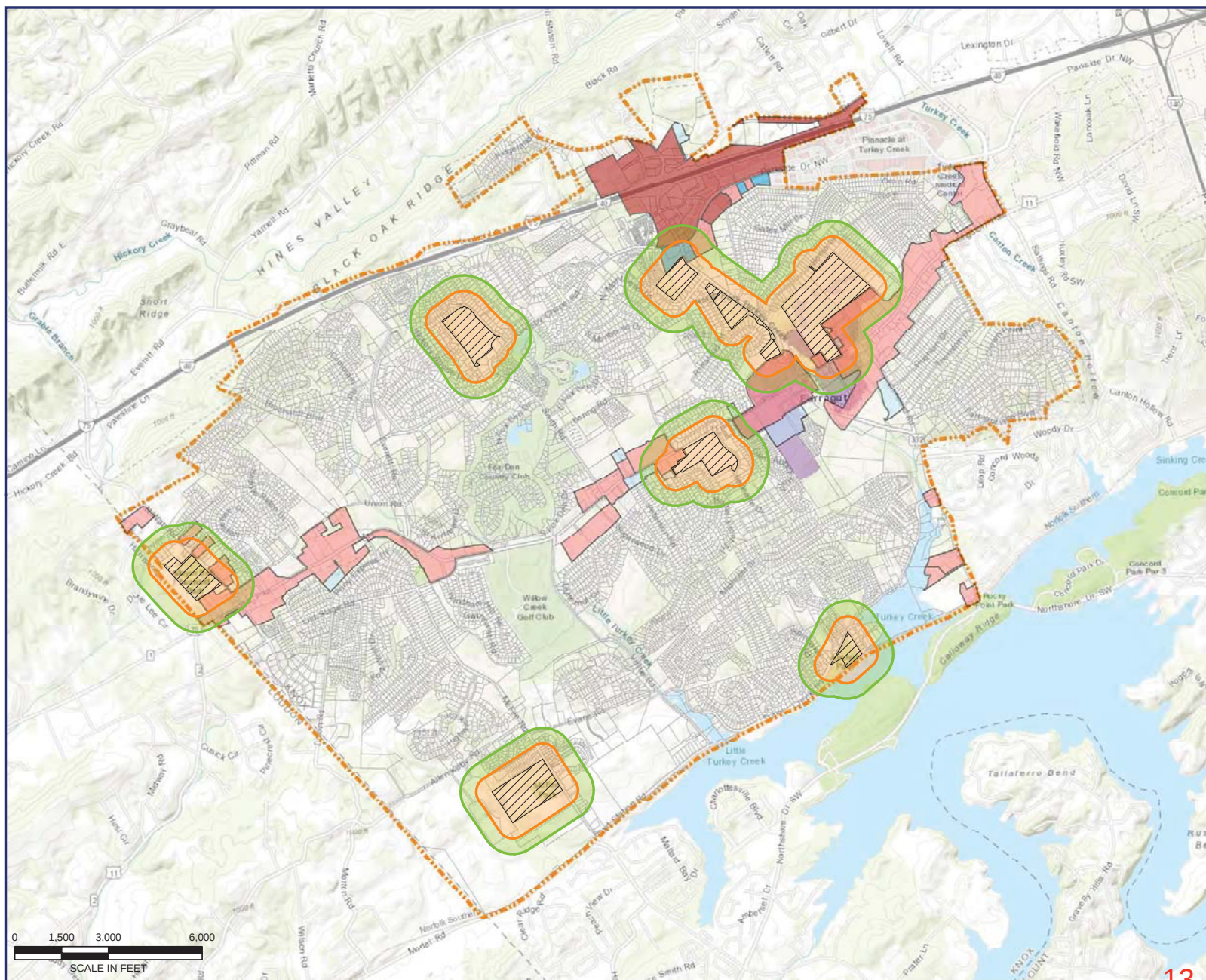
- Schools, Parks & Community Center
- 500' Buffer
- 1,000' Buffer
- O-1, Office
- O-1-3, Office, Three Stories
- C-1, General Commercial
- C-2, Regional Commercial
- Mixed Use Town Center (8-15 DUs / Acre)
- Parcels
- Town of Farragut Boundary



CONTACTS:

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1 inch = 3,000 feet
Map Prepared: 3/5/2020





School, Parks and Daycares

Legend

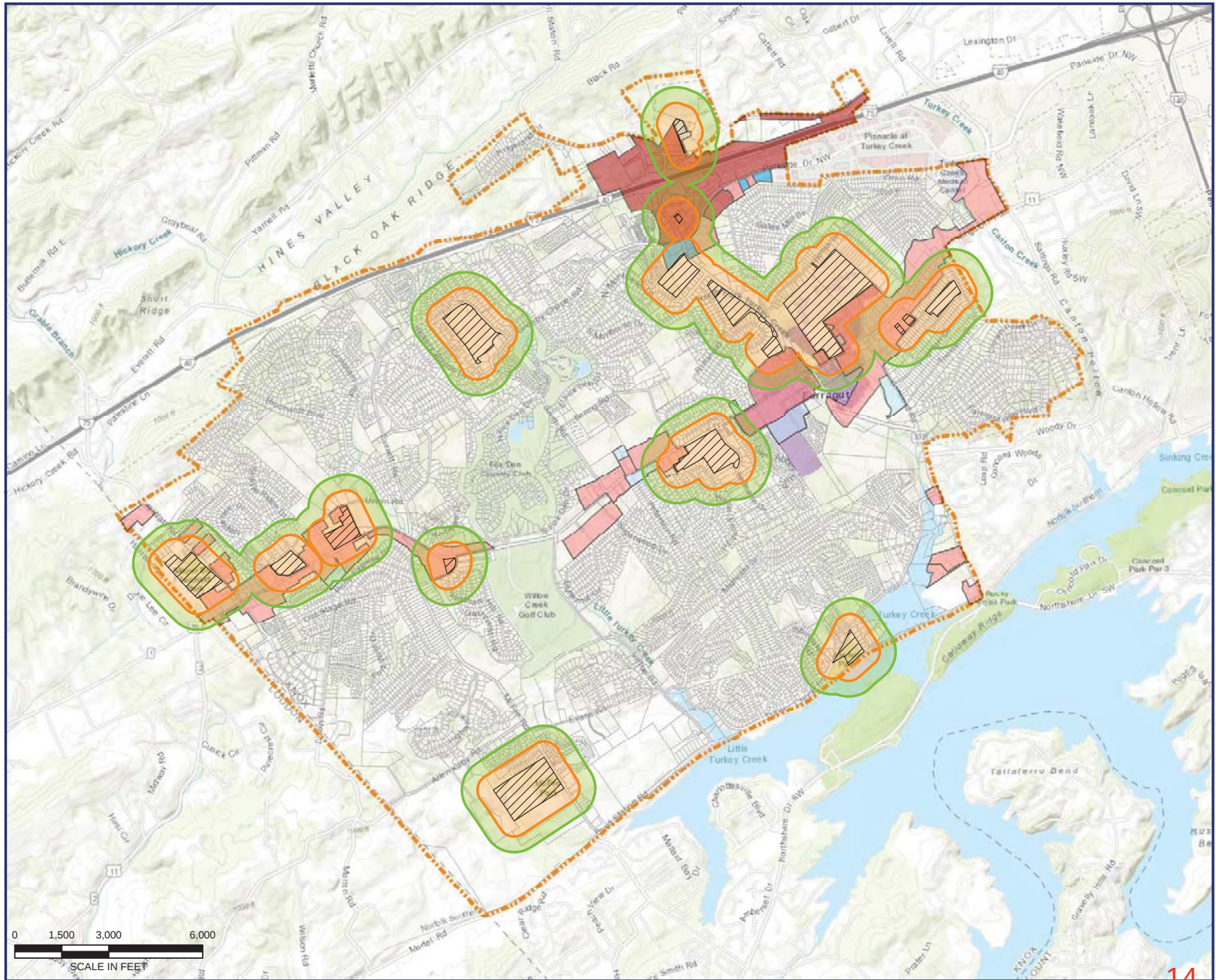
- Schools, Daycare, Parks & Community Center
- 500' Buffer
- 1,000' Buffer
- O-1, Office
- O-1-3, Office, Three Stories
- C-1, General Commercial
- C-2, Regional Commercial
- Mixed Use Town Center (8-15 DUs / Acre)
- Parcels
- Town of Farragut Boundary



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1 inch = 3,000 feet
Map Prepared: 3/5/2020





School, Parks and Daycares

Legend

- Schools, Daycare, Parks & Community Center
- 500' Buffer
- 1,000' Buffer
- A, Agricultural
- Business District Four Story
- B-1, Buffer
- OS-P, Open Space/Park
- S-1, Community Service
- R-1, Rural Single-Family Residential
- R-1-S-A, Rural Single-Family Acre Residential
- R-2, General Single-Family Residential
- R-3, Small Lot Single-Family Residential
- R-4, Attached Single-Family Residential
- R-5, Two-Family Residential
- R-6, Multi-Family Residential
- R-1/OSR, Open Space Residential Overlay
- R-1/OSMR, Open Space Mixed Residential Overlay
- R-6/OSMFR
- Telecommunication Tower Overlay Zone
- O-1, Office
- O-1-3, Office, Three Stories
- O-1-5, Office, Five Stories
- Town Center District
- Neighborhood/Convenience Commercial
- C-1, General Commercial
- C-1-3, General Commercial, Three Stories
- C-2, Regional Commercial
- C-2-R/W, Regional Commercial, Retail/Warehousing
- PCD, Planned Commercial Development
- Parcels
- Town of Farragut Boundary



CONTACTS:

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1 inch = 3,000 feet
Map Prepared: 3/5/2020

