



FARRAGUT MUNICIPAL PLANNING COMMISSION AGENDA

September 17, 2020

7:00 p.m.

This meeting can be viewed live on Charter channel 193 and TDS channel 3." The meeting will be held virtually, authorized by Governor Lee's executive orders regarding the COVID19 pandemic.

Meeting comments may be emailed to comments@townoffarragut.org and must be received by 12:00 p.m. on September 17 to be included in the record of the meeting. Anyone that wishes to provide comments must include their name and address. For questions please e-mail Mark Shipley at mshipley@townoffarragut.org

- 1. Approval of agenda**
- 2. Approval of minutes – August 20, 2020**
- 3. Discussion and public hearing on a re-subdivision plat for Lots 17-19 in Unit 2 of the Split Rail Subdivision, Zoned R-1/OSR (Adam Schmeing Land Surveying, Applicant)**
- 4. Discussion and public hearing on a rezoning of the property at 1013 McFee Road from Agricultural (A) to Open Space Residential Overlay (R-1/OSR), 24.85 Acres (Rackley Engineering, Applicant)**
- 5. Discussion and public hearing on a preliminary plat for the Brookmere Subdivision, Phase 2, 52 Lots, Zoned R-1/OSR, 87.34 Acres (Lose Design, Applicant)**
- 6. Discussion and public hearing on a preliminary plat for Goin Property Subdivision, 11 Lots, Zoned R-1 (current) with R-2 (pending), 7.09 Acres (Rackley Engineering, Applicant)**
- 7. Discussion and public hearing on an amendment to the Farragut Municipal Code, Appendix A., Zoning, Chapter 4., Section XXIV. – Special Events Permit, to allow for food trucks for special events sponsored by a homeowner's association (Town of Farragut, Applicant)**
- 8. Discussion and public hearing on amendments to the text of Comprehensive Land Use Plan Update as it relates to the Mixed-Use Town Center and use descriptions (Town of Farragut, Applicant)**

11408 MUNICIPAL CENTER DRIVE | FARRAGUT, TN 37934 | 865.966.7057

WWW.TOWNOFFARRAGUT.ORG

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

9. Discussion on an amendment to the Farragut Municipal Code, Appendix A., Zoning, Chapter 4., Section XXIX, - Grand Opening Special Events Permit, to provide for different sign related provisions (Town of Farragut, Applicant)

10. Discussion and public hearing on Public Comment Protocol for Planning Commission meetings

11. Approval of utilities

12. Citizen Forum

**Planning Commission Meeting
Public Comment Protocol**

The Planning Commission welcomes and invites citizens to participate in public meetings.

At the end of each meeting, there will be time reserved for public comment on matters not on the regular agenda under the Citizen Forum agenda item. If you are interested in providing a comment, please do so through the Town's web site at comments@townoffarragut.org by no later than 12:00 p.m. on the date of the meeting. Please provide your name and address with the comment.

During the regular agenda portion of the meeting there may be an allowance for public comment for each agenda item. The Chairman may recognize public comment based on the following guidelines:

1. The Chairman shall maintain and control the meeting to provide a professional and objective environment conducive to presentation and discussion of the agenda items;
2. Comments shall address issues, not individuals or personalities;
3. Comments may support or oppose particular issues or measures, but the motives of those with differing views shall not be questioned or attacked;
4. Personal attacks and malicious comments shall not be tolerated;
5. An applicant, and/or their representative(s), for an item on the regular agenda shall be afforded the time necessary to present their request and respond to questions.



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

August 20, 2020

MEMBERS PRESENT

Ed St. Clair, Vice-Chairman
Ron Williams, Mayor
Louise Povlin
Scott Russ
Jon Greene
Betty Dick
Noah Myers
Michael Bellamy
Austin Strobel, Youth Representative

MEMBERS ABSENT

Rita Holladay, Chairman

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

This meeting was conducted through a remote Webex session due to Governor Lee's orders and the Knox County Health Department's orders regarding the COVID-19 pandemic.

Vice-Chairman St. Clair called the meeting to order at 7 p.m. and provided background on why the meeting was being conducted through Webex and where it may be viewed.

1. Approval of agenda

Staff recommended approval of the agenda as submitted.

A motion was made by Mayor Williams to approve the agenda as presented. Motion was seconded by Commissioner Russ and motion passed 8-0 through a roll call vote.

2. Approval of minutes – July 16, 2020

Staff recommended approval of the minutes as submitted.

A motion was made by Mayor Williams to approve the minutes as submitted. Motion was seconded by Commissioner Povlin and motion passed 8-0 through a roll call vote.

3. Discussion and public hearing on a site plan for a Dog Park at the Overlook at Campbell Station Road, 820 N. Campbell Station Road, Zoned R-6/OSMFR (PDI Architecture, Applicant)

Staff reviewed this item and recommended approval subject to as-built verifications of compliance with stormwater runoff controls and handicap accessibility requirements.

After a short discussion, a motion was made by Mayor Williams to approve the site plan subject to the staffs' recommendations. Motion was seconded by Commissioner Povlin and motion passed 8-0 through a roll call vote.

4. Discussion and public hearing on a request to rezone the property at 11824 Kingston Pike, Parcel 025, Tax Map 152C, Group J., 1.81 Acres from Office (O-1) to General Single-Family Residential (R-2) (Troy and Evangella Stavros, Applicant)

Staff reviewed this item and recommended approval of Resolution PC-20-07 which recommends approval of Ordinance 20-12.

A motion was made by Commissioner Povlin to follow staffs' recommendation. Motion was seconded by Commissioner Myers and motion passed 8-0 through a roll call vote.

5. Discussion and public hearing on a request to rezone Parcel 021.03 and a portion of Parcel 021.01, Tax Map 153, from Rural Residential (R-1) to General Single-Family Residential (R-2), 7.35 Acres (Rackley Engineering, Applicant)

Staff reviewed this item and recommended approval of Resolution PC-20-08 which recommends approval of Ordinance 20-13.

A motion was made by Mayor Williams to follow staffs' recommendation. Motion was seconded by Commissioner Povlin and motion passed 8-0 through a roll call vote.

6. Discussion and public hearing on an amendment to the Farragut Municipal Code, Chapter 22., Article 5. – Driveways and Other Access Ways, Section 22-150, Specifications; permanent access, (2) Access to and from property being developed, as it relates to circular drives on corner lots with more than 350 feet of total street frontage (Town of Farragut, Applicant)

Staff reviewed this item and recommended approval of Resolution PC-20-09 which recommends approval of Ordinance 20-14.

A motion was made by Mayor Williams to follow staffs' recommendation. Motion was seconded by Commissioner Povlin and motion passed 8-0 through a roll call vote.

7. Discussion and public hearing on an amendment to the Farragut Municipal Code, Chapter 113 – Tree Protection, Section 113-4. – Applicability, as it relates to provisions for utilities (Town of Farragut, Applicant)

Staff reviewed this item and recommended approval of Resolution PC-20-10 which recommends approval of Ordinance 20-15.

Commissioners were in general agreement with the proposed language. One modification, however, that was recommended was to exempt the construction of individual single-family detached and two-family dwelling units on individual lots and activities conducted by an owner on his/her lot of residence from coordinating with the Town in terms of tree related matters. Commissioners also asked staff to require coordination on the other listed activities that would be exempt from the general provisions of the Tree Protection Ordinance.

A motion was made by Commissioner Povlin to recommend approval of Ordinance 20-15 subject to the recommended modifications being made. Motion was seconded by Mayor Williams and motion passed 8-0 through a roll call vote.

8. Discussion and public hearing on a request to amend the Farragut Zoning Ordinance to permit a microbrewery and brewpub (Carlos Cortez, Applicant)

Staff reviewed this item and recommended approval of Resolution PC-20-11 which recommends approval of Ordinance 20-16.

A discussion ensued regarding the definitions of “Microbrewery” and “Brewpub.” A modified definition for each was suggested by Commissioner Greene. Commissioners discussed different options.

A motion was made by Commissioner Povlin to modify the definition of a “Brewpub” to define it as “An establishment licensed by The State of Tennessee, and meeting all regulatory and permitting requirements of The Town of Farragut, which includes a microbrewery, operating in conjunction with an eating establishment involving the preparation and serving of food to seated patrons in addition to on-premise consumption of beer or malt beverages, including beer produced at the micro-brewery on the same premises.” Motion was seconded by Commissioner Myers and motion passed 8-0 through a roll call vote.

9. Discussion on using the Planned Commercial Development (PCD) Zoning District for the redevelopment of the old Kroger property – Farragut Town Center at Biddle Farms, Parcels 3.02, 3.03, a portion of 3.18, and a portion of 3.19, Tax Map 143, 45 Acres (SITE Incorporated, Applicant)

For discussion purposes only.

10. Discussion on an amendment to the Farragut Municipal Code, Appendix A., Zoning, Chapter 4., Section XXIV. – Special Events Permit, to allow for food trucks for special events sponsored by a homeowner’s association

For discussion purposes only.

11. Discussion on an amendment to the Farragut Municipal Code, Appendix A., Zoning, Chapter 4., Section XXIX, - Grand Opening Special Events Permit, to provide for different sign related provisions (Town of Farragut, Applicant)

For discussion purposes only.

12. Approval of utilities

13. Citizen Forum

Staff read into the record citizen comments that were submitted for items that were not on the agenda.

The meeting was adjourned at 10:18 p.m.

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a re-subdivision plat for Lots 17-19 in Unit 2 of the Split Rail Subdivision, Zoned R-1/OSR (Adam Schmeing Land Surveying, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a plat which will provide for the side property lines of Lots 17-19 in the Split Rail Subdivision to be shifted less than a couple of feet to allow for a driveway that was constructed on Lot 17 to be entirely on that lot. Apparently, when construction started on Lot 18, it was found that about one foot of the driveway on Lot 17 was on Lot 18.

RECOMMENDATION: This is a simple plat of correction intended to remedy an existing error in the field. The adjusted properties all comply with the requirements of the zoning district and subdivision regulations. Staff recommends approval subject to obtaining the required signatures.

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS INDICATED IN BOOK NUMBER, PAGE, BOOK NUMBER, PAGE, COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS FINAL PLAT OF SPLIT RAIL FARM - UNIT 2, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER(S) PRINTED NAME: _____
SIGNATURE: _____
DATE: _____

OWNER(S) PRINTED NAME: _____
SIGNATURE: _____
DATE: _____

OWNER(S) PRINTED NAME: _____
SIGNATURE: _____
DATE: _____

CERTIFICATE OF SURVEY ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE FARRAGUT MUNICIPAL PLANNING COMMISSION AND THAT THE MEASUREMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATION OF THE SUBDIVISION REGULATIONS. THIS IS A CATEGORY I LAND SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS EQUAL TO OR GREATER THAN 1:10,000.

REGISTERED LAND SURVEYOR: _____
TENNESSEE LICENSE NO.: _____
DATE: _____

CERTIFICATE OF WATER AND SEWER AVAILABILITY

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

DATE: _____ NAME, TITLE AND AGENCY OF AUTHORIZED APPROVING AGENT: _____

CERTIFICATE OF ELECTRIC, GAS, AND TELEPHONE AVAILABILITY

THIS IS TO CERTIFY THAT EVERY LOT WITHIN THIS SUBDIVISION HAS AVAILABLE TO IT A SOURCE FOR THE SERVICE IDENTIFIED BY SIGNATURE(S) BELOW WHICH SERVICE SOURCE IS ADEQUATE TO ACCOMMODATE THE REASONABLE NEEDS OF SUCH LOT AS TO SUCH SERVICE WITHIN SUCH SUBDIVISION.

DATE: _____ GAS - NAME, TITLE AND AGENCY OF AUTHORIZED APPROVING AGENT: _____

DATE: _____ ELECTRIC - NAME, TITLE AND AGENCY OF AUTHORIZED APPROVING AGENT: _____

DATE: _____ TELEPHONE - NAME, TITLE AND AGENCY OF AUTHORIZED APPROVING AGENT: _____

RELEASE OF EASEMENTS/ CERTIFICATION

EXCEPT AS NOTED OR SHOWN ON THIS PLAN, THE FOLLOWING PARTIES HEREBY CONSENT TO THE RELEASE OF ALL RIGHTS THAT MAY HAVE ACCRUED FOR THEIR USE AND BENEFIT (1) IN THE UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENTS ALONG THE ORIGINAL LOT LINES OR (2) IN PRIOR EASEMENTS IDENTIFIED HEREON WHICH ARE BEING ELIMINATED BY THIS PLAN, ON THE CONDITION THAT NEW UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENTS ARE PROVIDED ALONG THE NEW PROPERTY LINES OR AS FACILITIES ARE OTHERWISE INSTALLED OR SHOWN HEREON. THE ABOVE PROVISIONS NOTWITHSTANDING, PRIOR EASEMENTS OR PRIOR UTILITY PLACEMENTS ARE NOT RELEASED UNLESS SPECIFICALLY NOTED HEREON. EXISTING EASEMENTS OR PLACEMENTS SHOWN HEREON WILL NOT BE ADVERSELY AFFECTED BY THE DEVELOPMENT AS HEREIN PROPOSED.

SIGNATURE (SEWER) _____ DATE: _____

SIGNATURE (WATER) _____ DATE: _____

SIGNATURE (ELECTRICITY) _____ DATE: _____

SIGNATURE (GAS) _____ DATE: _____

SIGNATURE (TELEPHONE) _____ DATE: _____

SIGNATURE (CABLE) _____ DATE: _____

SIGNATURE (TOWN OF FARRAGUT) _____ DATE: _____

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE: _____ SECRETARY, PLANNING COMMISSION: _____

ADDRESSING DEPARTMENT CERTIFICATION

I THE UNDERSIGNED HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE-KNOX COUNTY STREET NAMING AND ADDRESSING ORDINANCE, THE ADMINISTRATIVE RULES OF THE PLANNING COMMISSION, AND THESE REGULATIONS.

SIGNED: _____ DATE: _____

ZONING

ZONING SHOWN ON OFFICIAL MAP: _____
DATE: _____
BY: _____

TAXES AND ASSESSMENTS

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

QTY TAX CLERK: _____ DATE: _____
SIGNED: _____

KNOX COUNTY TRUSTEE: _____ DATE: _____
SIGNED: _____

A 10' DRAINAGE AND OR UTILITY EASEMENT SHALL EXIST ALONG THE RIGHT-OF-WAY FOR DAISY FIELD LANE AND ALONG THE REAR LINE OF LOT 17-R, AND A 5' DRAINAGE AND OR UTILITY EASEMENT SHALL EXIST ON EACH SIDE OF INTERIOR LOT LINES AND ALONG THE REAR LINES OF LOTS 16-R AND 19-R.

LOT 68
FINAL PLAT
OF SPLIT RAIL FARM - UNIT 1
PLAT INST. NO. 201411040025236

LOT 20
FINAL PLAT
OF SPLIT RAIL FARM - UNIT 2
PLAT INST. NO. 201508250012733

LOT 19-R
AREA = 8,688.6 SF +/-

LOT 18-R
AREA = 9,905.7 SF +/-

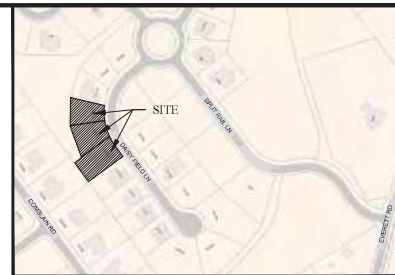
LOT 17-R
AREA = 11,921.8 SF +/-

LOT 16
FINAL PLAT
OF SPLIT RAIL FARM - UNIT 2
PLAT INST. NO. 201508250012733

LOT 9
FINAL PLAT FOR
PHASE IV & RESUBDIVISION OF LOT 20, PHASE II
FOX RUN SUBDIVISION
PLAT INST. NO. 199402220000076



BEARING BASED ON:
FINAL PLAT OF
SPLIT RAIL FARM - UNIT 2



SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FINAL PLAT OF SPLIT RAIL FARM - UNIT 2 AS RECORDED IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE IN INSTRUMENT NUMBER 201508250012733, ALL DISTANCES ARE US SURVEY FEET AND GROUND DISTANCES.
2. THE PURPOSE OF THIS PLAT IS TO ADJUST THE LOT LINES BETWEEN LOTS 17, 18 AND 19 OF SAID FINAL PLAT OF SPLIT RAIL FARM - UNIT 2. INSTRUMENT NUMBER 201508250012733.
3. THIS PLAT IS A RESUBDIVISION OF A PREVIOUSLY RECORDED PLAT AS RECORDED IN THE REGISTER OF DEEDS OFFICE FOR KNOX COUNTY, TENNESSEE IN INSTRUMENT NO. 201508250012733 AND NAMED "FINAL PLAT OF SPLIT RAIL FARM - UNIT 2".
4. THE BOUNDARY SHOWN HEREON IS LOCATED IN "ZONE X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR KNOX COUNTY, TENNESSEE AND INCORPORATED AREAS, THIS MAP IS DESIGNATED AS MAP NUMBER 47093C0239F AND HAS AN EFFECTIVE DATE OF MAY 02, 2007.
5. ALL MONUMENTS FOUND WERE HONORED FOR THEIR LOCATION, UNLESS OTHERWISE NOTED.
6. THE SUBJECT BOUNDARY SHOWN HEREON IS ZONED "OSR".
7. THE MINIMUM BUILDING AND STRUCTURE SETBACKS ARE AS FOLLOWS:
 - 7.1. PERIPHERAL = 50 FEET
 - 7.1. FRONT YARD = 20 FEET (IF GARAGE ENTRANCE IS IN FRONT = 30 FEET)
 - 7.2. SIDE YARD = 10 FEET
 - 7.3. REAR YARD = 25 FEET
8. THE BOUNDARY IS SUBJECT TO ALL APPLICABLE RESTRICTIONS, BUILDING SET BACK LINES AND EXISTING EASEMENTS OR RIGHT-OF-WAYS OF RECORD.
9. UNDERGROUND UTILITIES ARE SHOWN BY VISIBLE APPURTENANCES AT THE TIME OF THE SURVEY, THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS, NO WARRANTY IS EXPRESSED OR IMPLIED BY SHOWING THESE ESTIMATED LOCATIONS.
10. THIS PLAT IS APPROVED FOR THE SUBDIVISION AND TRANSFER OF PROPERTY ONLY, ANOTHER PLAT MAY BE REQUIRED IF NEW STORM WATER QUANTITY AND/OR QUALITY FACILITIES ARE NEEDED FOR FUTURE DEVELOPMENT.
11. THE PROPERTY OWNER, PROPERTY ADDRESS AND KNOX COUNTY
 - 11.1. LOT 17R PARCEL ID NUMBER: 141EE017
WILLIS H. HILL, JR. & WIFE AMANDA A. HILL
12533 DAISY FIELD LANE
KNOXVILLE, TN 37934
 - 11.2. LOT 18R PARCEL ID NUMBER: 141EE018
ANDREY BOTEZAT
2001 COUNTRY BROOK LANE
KNOXVILLE, TN 37921
 - 11.3. LOT 19R PARCEL ID NUMBER: 141EE019
SRF HOLDINGS LLC,
215 CENTER PARK DRIVE
KNOXVILLE, TN 37922
12. THIS SURVEY IS CERTIFIED TO:
JOE MASSA
SRF HOLDINGS LLC,
215 CENTER PARK DRIVE
KNOXVILLE, TN 37922
(615) 339-3467

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS OF PRACTICE IN THE STATE OF TENNESSEE, THE REQUIREMENTS OF A CATEGORY I SURVEY, AND THAT THE RATIO OF PRECISION OF THE ORIGINAL UNADJUSTED FIELD MEASUREMENTS IS AT LEAST 1:10,000.
I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, THAT THIS DRAWING ACCURATELY DEPICTS THE SURVEY, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. THE FIELD WORK WAS COMPLETED 07/09/2020. THE MONUMENTS SHOWN WERE LOCATED AND OR SET ON OR BEFORE THIS DATE.

Adam Schmeing, RLS 2927
ADAM SCHEMEING LAND SURVEYING
1818 CROSSGATE DRIVE
KNOXVILLE, TENNESSEE 37912

FINAL PLAT OF
SPLIT RAIL REALIGNMENT
A RESUBDIVISION OF LOTS 17, 18, 19
OF THE SPLIT RAIL FARM - UNIT 2 SUBDIVISION
DISTRICT - FW
KNOX COUNTY, TENNESSEE

SRF HOLDINGS INC.
215 CENTER PARK DRIVE
KNOXVILLE, TN 37922
ADAM SCHEMEING LAND SURVEYING
SURVEYING THE PAST FOR A BETTER FUTURE
6619 CROSSGATE DRIVE
KNOXVILLE, TN 37912
853.331.2260

SCALE 1" = 20' DATE: 08/14/16/20 20054

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a rezoning of the property at 1013 McFee Road from Agricultural (A) to Open Space Residential Overlay (R-1/OSR), 24.85 Acres (Rackley Engineering, Applicant)

INTRODUCTION AND BACKGROUND: This item is an amendment to a rezoning request that was approved at the June Planning Commission meeting but subsequently denied by the Board of Mayor and Alderman. That request involved rezoning the Gibson farm property that is south of the parcel that is immediately south of McFee Park on the west side of McFee Road from Agricultural (A) to Open Space Mixed Residential Overlay (R-1/OSMR).

DISCUSSION: When presented to the Board, a majority voted against the rezoning because of the stated desire to provide for only single-family detached residential. The applicant had requested the OSMR, which provides for both detached and attached, similar to the Cottages at Pryse Farms Subdivision, due mainly to the presence of a 100-foot overhead transmission line easement that bisects the property.

The applicant has amended their original request and is now asking for a rezoning to the Open Space Residential Overlay (R-1/OSR). The R-1/OSR would provide for the same density as the R-1/OSMR but only permits detached single family residential. As stated in June, both the OSR and the OSMR Districts would be consistent with the Open Space Cluster Residential land use that is shown for this property on the Future Land Use Map.

RECOMMENDATION: Staff recommends approval of Resolution PC-20-12 which recommends approval of Ordinance 20-18, an ordinance to rezone the property at 1013 McFee Road from Agricultural (A) to Open Space Residential Overlay (R-1/OSR).

RESOLUTION PC-20-12

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF PARCEL 019, TAX MAP 162, 1013 MCFEE ROAD, FROM AGRICULTURAL (A) TO OPEN SPACE RESIDENTIAL OVERLAY (R-1/OSR)

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

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

WHEREAS, a public hearing was held on this request on September 17, 2020;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval of Ordinance 20-18 to the Farragut Board of Mayor and Aldermen, an ordinance amending the Farragut Zoning Ordinance and Map, Ordinance 86-16, by rezoning the above noted property.

ADOPTED this 17th day of September 2020.

Rita Holladay, Chairman

Scott Russ, Secretary

ORDINANCE:	20-18
PREPARED BY:	Shipley
REQUESTED BY:	Town of Farragut
CERTIFIED BY FMPC:	September 17, 2020
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

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

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

SECTION 1.

The Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning Parcel 019, Tax Map 162, said property being located at 1013 McFee Road and including approximately 24.85 acres, from Agricultural (A) to Open Space Residential Overlay (R-1/OSR (See Exhibit A).

SECTION 2.

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

Ron Williams, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2020,
with approval recommended by the Farragut Municipal Planning Commission (FMPC).

Rita Holladay, Chairman

Scott Russ, Secretary



**Exhibit A
Ordinance 20-18**

**Rezone
Parcel 19
Tax Map 162
1013 McFee Road**

From
A (Agricultural)

to

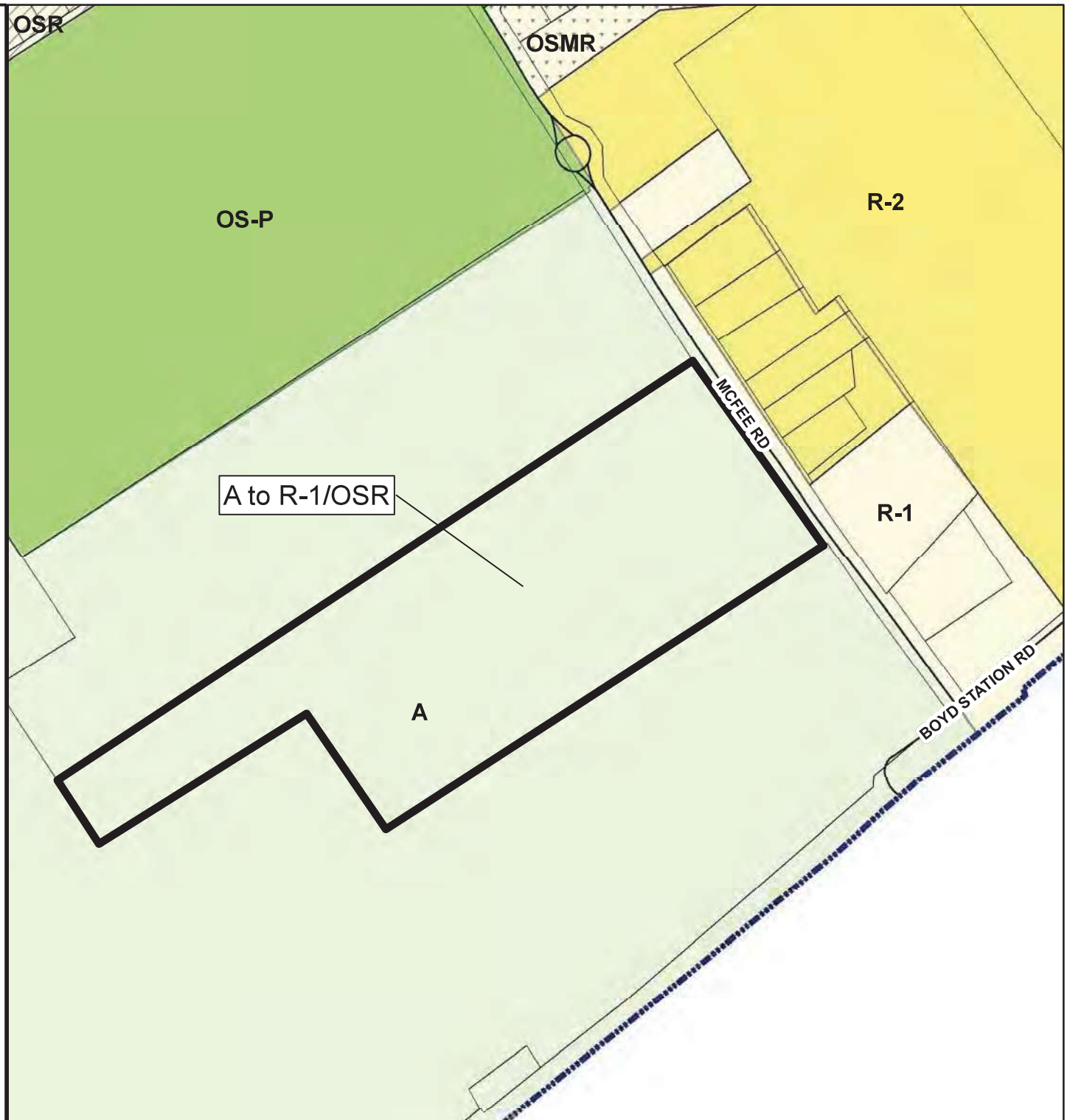
R-1/OSR (Rural Single-Family
Residential/Open Space
Residential Overlay)

Legend

-  Subject Property
-  Town Limit
-  Streets
-  Parcels
-  A, Agricultural
-  OS-P, Open Space/Park
-  R-1, Rural Single-Family Residential
-  R-2, General Single-Family Residential
-  R-1/OSR, Open Space Residential Overlay
-  R-1/OSMR, Open Space Mixed Residential Overlay



1 in = 400 ft



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a preliminary plat for the Brookmere Subdivision, Phase 2, 52 Lots, Zoned R-1/OSR, 87.34 Acres (Lose Design, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request for approval of a preliminary plat for what was submitted as Phase 3 of the Brookmere Subdivision off Virtue Road. In terms of a preliminary plat, this is Phase 2 and will complete the development of the subdivision infrastructure.

Brookmere Phase 1 was approved on March 15, 2018 and included 90 lots. This phase will create the infrastructure to serve 52 lots for a total of 142 lots in the entire subdivision. This phase will also provide for the secondary access street connecting Brookmere to West Kingsgate Road. The north and eastern portion of Phase 2 abuts the Sugarwood Subdivision and the southern portion of Phase 2 abuts the Kingsgate Subdivision. A 25-foot undisturbed buffer to be owned by the Brookmere Homeowners Association borders these adjacent subdivisions.

DISCUSSION: Similar to Phase 1, the applicant has requested a variance from the Subdivision Regulations to lower the design speed at the intersections to 25 MPH and to lower the design speed of Reverence Run Lane to 25 MPH. These variances and staffs' initial comments were discussed at the staff/developer meeting on September 1.

RECOMMENDATION: Staff will make a recommendation at the meeting based on whether the initial staff comments have been addressed. Separate action will be needed for the requested variances. Staff has included the revised plan set in the packet file.

September 8, 2020

Mark Shipley
Community Development Director
11408 Municipal Center Dr.
Farragut, TN 37934

Re: Staff Comments on the Preliminary Plat for Brookmere Phase 3, Parcel 044, Tax Map 152, 430 Virtue Road

Dear Mr. Shipley,

Thank you for your comments regarding the Brookmere Phase 3 Preliminary Plat. Please find attached to this digital submittal the revised plans and attachments. Additionally, each comment agreed upon is addressed below in **bold**.

- 1) Cover sheet indicates that there are 52 lots. - **This has been corrected on the plat.**
- 2) Doesn't match cover sheet. - **The open space has been updated to match the cover.**
- 3) This is to be a public street so the reference should indicate that. - **The callout has been changes to it a public street access to Kingsgate.**
- 4) No tree removal is permitted in the 25 foot buffer. Please adjust the plans accordingly. - **Per our discussion in the preliminary meeting the line shown on the EPSC plan was the 50' setback line. We are not showing any trees to be removed in the 25' buffer.**
- 5) Please show on the layout sheets where the street lights are proposed. - **Light callouts have been added.**
- 6) No grading or any disturbance is permitted in tree covered portions of the 25 foot buffer area. - **There are minimal grading encroachments into the 25' buffer and these occur in areas where there are no trees per the tree survey.**
- 7) Please include a cross section for the connector road. It must be constructed to local street standards since it will be a public street. - **The cross section has been included on C401.**

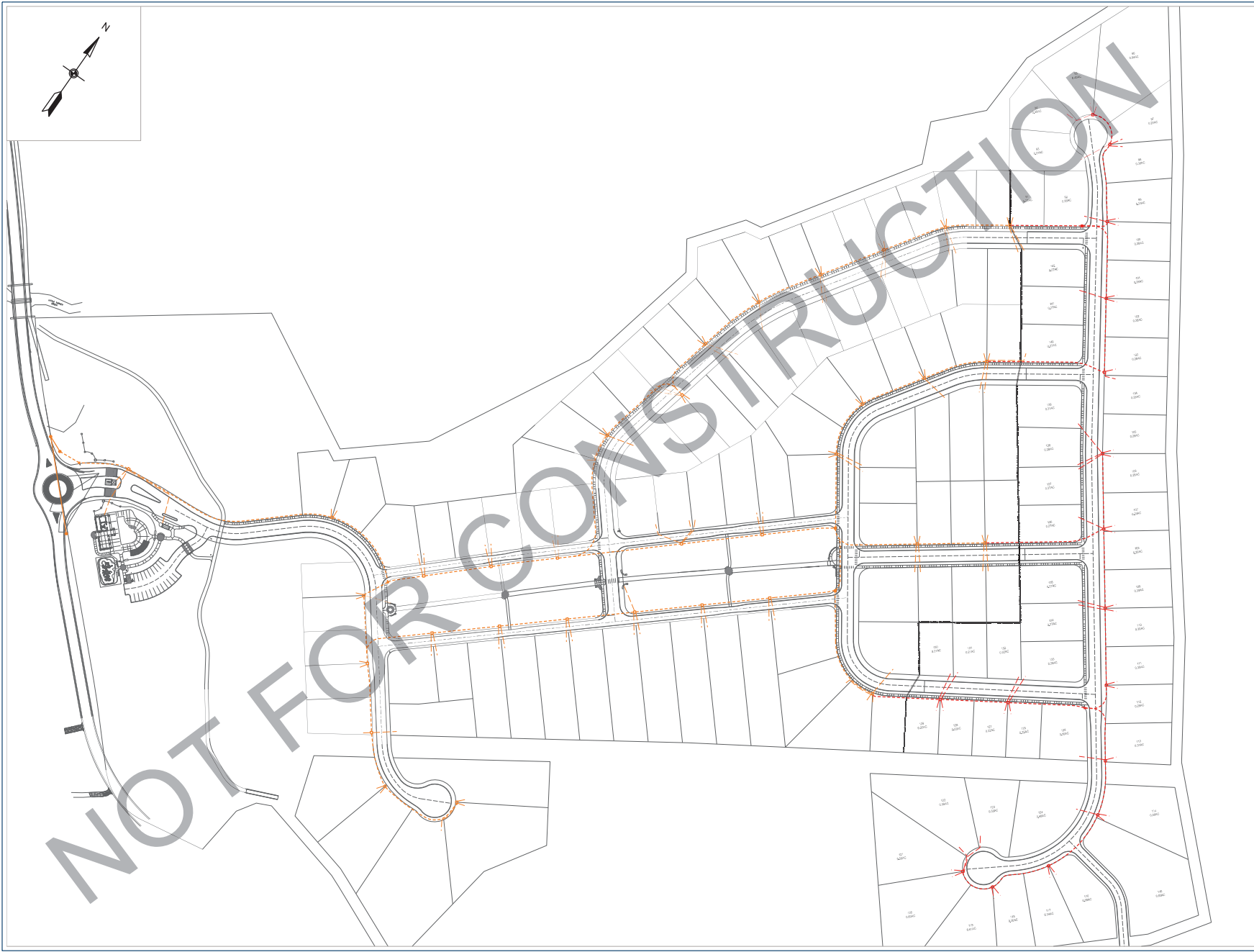
- 8) Fire comment regarding sprinklers. – **Disregarded per preliminary meeting discussion.**
- 9) Please submit Drainage Fee of \$1600 – **The fee will be submitted by Homestead Land Holdings**
- 10) Erosion Control LOC will be based upon area of disturbance. Please indicate area. – **The overall site LOC has been shown on the EPSC and Grading plans.**
- 11) Are gas, electric, telephone and cable plans included? – **The preliminary utility plan from LCUB has been included as an attachment to this response letter.**
- 12) Are all pipes Class III RCP? - **Yes**
- 13) Inlet protection should remain through EPSC Phase 3. – **Inlet protection has been shown on Phase 3 EPSC.**
- 14) Provide 12"x18" fire lane signs on both sides of roads less than 26' as described in 2018 IFC d103.6. This included Boyd Chase Blvd, connector Road and Cul-de-sac access. – **Road widths were approved per concept plan and signage was not required at that time.**

Thank you again for your assistance. Please call me if you have any questions.

Sincerely,



Matt Shearon, PE
Civil Engineer / Project Manager



NOTES:

1. ANY INSTALLATIONS OR ALTERATIONS OF THE OVERHEAD ELECTRICAL INFRASTRUCTURE TO BE PERFORMED BY LOUB.
2. VAULTS AND TRANSFORMER PADS ARE NOT TO SCALE.
3. ALL PRIMARY CONDUIT IS SHD, 40 PVC 2" UNLESS OTHERWISE NOTED.
4. ANY PRIMARY CONDUIT INSTALLED LESS THAN 42" BELOW GRADE MUST BE ENCASED IN CONCRETE.
5. ALL TRANSFORMER LOCATIONS SHALL MEET STATE AND LOCAL CODES.
6. UNDERGROUND LINES BETWEEN T6 AND T7 AND AGAIN BETWEEN T41 AND T42 SHALL CROSS OVER A COLONIAL GAS PIPING LINE.

LEGEND

---#---	NUMBER OF CONDUITS
-----	URD PRIMARY
- - - - -	URD SECONDARY
---	INSTALL
---	REMOVE
---	EXISTING TO REMAIN
BAC	BREAK ALL CONDUITS
BBC	BREAK BOTH CONDUITS



7698 Creekwood Park Blvd
P.O. Box 449
Lenoir City, TN 37772
Office (844) 687-5282
www.LCUB.com

REV. NO.	DATE	REV. BY.	DESCRIPTION
1	9/2/2020	AM	REVIEW SET

**BROOKMERE
PHASE 3**

430 VIRTUE ROAD

**PRELIMINARY
UNDERGROUND
ELECTRIC DESIGN**

Designed By:	A. MODANIEL	Date:	9/2/2020
Drawn By:	A. MODANIEL	Scale:	1"=100'
Approved By:		Job Order #:	15019A
Page Number:	Page 1 of 1		

GENERAL NOTES

1. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, DIMENSIONS, LEVELS, PLAN ELEVATIONS, EASEMENTS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK. AND IS TO BE RESPONSIBLE FOR THE SAME. RESUAL WORK RESULTING FROM LACK OF VERIFICATION WILL BE AT CONTRACTORS SOLE EXPENSE.
2. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HISHER WORK, AND SHALL BEAR THE COST OF ANY REPAIRS OR REPLACEMENTS.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SUEY REPORT AND RECOMMENDATIONS ARE PART OF THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION DOCUMENTS AND TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION PROJECT MANAGER OF ANY DISCREPANCY BETWEEN THIS REPORT AND PLANS, ETC.
4. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.
5. THE SITE SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR LOCATING IMPROVEMENTS PER THESE PLANS. UPON RECEIPT OF POINT COORDINATE DATA, THE CONTRACTOR SHALL RUN AN INDEPENDENT VERTICAL CONTROL TRAVERSE TO CHECK BENCHMARKS AND A HORIZONTAL CONTROL TRAVERSE THROUGH GIVEN POINTS TO CONFIRM GEOMETRIC DATA AND ANY ENGINEER OF ANY DISCREPANCY PRIOR TO ANY CONSTRUCTION.
7. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THE PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
8. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED NOTICES HAVE BEEN OBTAINED FROM THE LOCAL GOVERNING AUTHORITY. CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL LEGAL FEES, HEREIN REQUIRED BY ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO BUILDING SIDEWALKS, STREETS, WATER MAINS, SEWERS, BLASTING, PUBLIC UTILITIES, ETC.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE WORK. THE CONTRACTORS RISK UNTIL SITE IS ACCEPTED, AND THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROTECTION OF THE PROJECT AND THE PROTECTION OF THE CONTRACTOR WILL INDEMNIFY THE OWNER AND LOSE & ASSOCIATES, INC. FROM LIABILITY AT THE SITE THROUGHOUT THE CONSTRUCTION PROCESS.
11. ALL DIMENSIONS, GRADES AND LOCATIONS SHOWN ON THESE PLANS WERE BASED ON SITE SURVEY PROVIDED BY OTHERS. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CONSTRUCTION PROJECT MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR DURING THE CONSTRUCTION FOR REDEEDUE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
12. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS, LIGHTS OR OTHER DEVICES SOLELY AT THE DETERMINATION OF THE CONTRACTOR.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE PROTECTION OF THE WORK, WHETHER CAUSED BY THE CONTRACTOR, SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF THEIR EMPLOYEES.
14. ALL PAY ITEMS HAVE BEEN EXPLICITLY SET FORTH IN THE PROPOSAL. ALL OTHER ITEMS OF COST ARE TO BE INCLUDED IN THE PRICE OF THE ITEMS ACTUALLY DONE.
15. ALL WORK WITHIN THE RIGHTS OF WAY SHALL BE IN ACCORDANCE WITH THE GOVERNING JURISDICTION AND SPECIFICATIONS.
16. THE CONTRACTOR SHALL PROVIDE SUCH BRACING, SHEETING AND SHORING, BLASTING PROTECTION, WARNING LIGHTS AND BARRICADES, ETC. AS MAY BE NECESSARY FOR THE PROTECTION OF LIFE AND PROPERTY FOR EMPLOYEES AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY STATUTES AND RULES, INCLUDING CERTAIN PROTECTIVE PERSONAL APPAREL, SUCH AS HARD HATS, EAR PLUGS, EYE GLASSES, PROTECTIVE SHOES, ETC. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY OR LIABILITY FOR ACTIONS TAKEN BY THE CONTRACTOR WHICH ENDANGER LIFE OR PROPERTY.
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20. PROTECT EXISTING SITE IMPROVEMENTS AND APPURTENANCES TO REMAIN, INCLUDING USE OF EMPLOYEES WILL NOT BE PERMITTED.
21. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
22. LEASE AND MAINTAIN BUILDINGS AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF DEMOLITION.
23. DAMAGES, PROMPTLY REPAIR DAMAGES TO ADJACENT FACILITIES CAUSED BY DEMOLITION OPERATIONS AT THE CONTRACTORS COST.
24. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO PREVENT MINIMUM INTERFERENCE WITH EXISTING FACILITIES.
- 25.1. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS.
- 25.2. PROVIDE TEMPORARY FENCES, BARRICADES, COVERINGS OR OTHER PROTECTIONS TO PRESERVE EXISTING ITEMS INDICATED TO REMAIN AND TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY. APPLY PROTECTIONS TO ADJACENT PROPERTIES AS REQUIRED.
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DEMOLITION

1. DEMOLITION INCLUDES THE FOLLOWING WITHIN THE PROPERTY LINES:
 - 1.1. TRANSFER BENCHMARK ORANGE TO NEW LOCATIONS OUTSIDE THE DISTURBED AREA PRIOR TO COMMENCING DEMOLITION OPERATIONS (WHEN APPLICABLE).
 - 1.2. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNERS PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO DEMOLITION WORK.
 - 1.3. DEMOLITION AND REMOVAL OF SITE IMPROVEMENTS.
 - 1.4. DISCONNECTING, CAPPING OR SEALING, AND ABANDONING REMOVING SITE UTILITIES IN PLACE (WHICHEVER IS APPLICABLE).

DEMOLITION (CONT.)

1. ALL DEMOLISHED MATERIALS (EXCLUDING FOREIGN ITEMS AS LISTED IN GENERAL) RESTORING THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED BY THE OWNERS REP. DISPOSE OF OR THE OWNERS PROPERTY AT NO ADDITIONAL COST.
2. ALL PAYMENT: BASE COURSES, SIDEWALKS, CURBS, ETC. THAT ARE REMOVED SHALL BE REMOVED TO FULL DEPTH. ALL PAVEMENT, SIDEWALKS AND CURBS SHALL BE SAW CUT IN ORDER TO OBTAIN NEAT LINES AND SMOOTH TRANSITIONS TO NEW SURFACES.
3. ALL ITEMS OF CONSTRUCTION REMAINING TO BE REMOVED SHALL BE SAW CUT IN ORDER TO OBTAIN NEAT LINES AND SMOOTH TRANSITIONS TO NEW SURFACES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE WORK. THE CONTRACTORS RISK UNTIL SITE IS ACCEPTED, AND THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROTECTION OF THE PROJECT AND THE PROTECTION OF THE CONTRACTOR WILL INDEMNIFY THE OWNER AND LOSE & ASSOCIATES, INC. FROM LIABILITY AT THE SITE THROUGHOUT THE CONSTRUCTION PROCESS.
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- 25.2. PROVIDE TEMPORARY FENCES, BARRICADES, COVERINGS OR OTHER PROTECTIONS TO PRESERVE EXISTING ITEMS INDICATED TO REMAIN AND TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY. APPLY PROTECTIONS TO ADJACENT PROPERTIES AS REQUIRED.

CLEARING & GRUBBING

1. DO NOT EXCEED CLEARING AND GRUBBING LIMITS OF CONSTRUCTION LINES INDICATED ON THE PLANS.
2. ALL AREAS OUTSIDE THE LIMITS OF CONSTRUCTION SHALL NOT BE CROSSED BY HEAVY EQUIPMENT OR USED FOR STORING HEAVY EQUIPMENT OR MATERIALS.
3. NO EQUIPMENT SHALL BE STORED UNDER THE DRAPLINE OF TREES TO REMAIN.
4. DO NOT FALL ANY TREES OR PUSH PILES OF DEBRIS AGAINST TREES TO REMAIN.
5. REMOVED, ALL STUMPS, ROCKS, ASPHALT, CONCRETE, ETC. WITHIN CLEARING LIMITS AND DISPOSE OFF SITE IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE WORK. THE CONTRACTORS RISK UNTIL SITE IS ACCEPTED, AND THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROTECTION OF THE PROJECT AND THE PROTECTION OF THE CONTRACTOR WILL INDEMNIFY THE OWNER AND LOSE & ASSOCIATES, INC. FROM LIABILITY AT THE SITE THROUGHOUT THE CONSTRUCTION PROCESS.
7. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS, LIGHTS OR OTHER DEVICES SOLELY AT THE DETERMINATION OF THE CONTRACTOR.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE PROTECTION OF THE WORK, WHETHER CAUSED BY THE CONTRACTOR, SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF THEIR EMPLOYEES.
9. ALL PAY ITEMS HAVE BEEN EXPLICITLY SET FORTH IN THE PROPOSAL. ALL OTHER ITEMS OF COST ARE TO BE INCLUDED IN THE PRICE OF THE ITEMS ACTUALLY DONE.
10. ALL WORK WITHIN THE RIGHTS OF WAY SHALL BE IN ACCORDANCE WITH THE GOVERNING JURISDICTION AND SPECIFICATIONS.
11. THE CONTRACTOR SHALL PROVIDE SUCH BRACING, SHEETING AND SHORING, BLASTING PROTECTION, WARNING LIGHTS AND BARRICADES, ETC. AS MAY BE NECESSARY FOR THE PROTECTION OF LIFE AND PROPERTY FOR EMPLOYEES AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY STATUTES AND RULES, INCLUDING CERTAIN PROTECTIVE PERSONAL APPAREL, SUCH AS HARD HATS, EAR PLUGS, EYE GLASSES, PROTECTIVE SHOES, ETC. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY OR LIABILITY FOR ACTIONS TAKEN BY THE CONTRACTOR WHICH ENDANGER LIFE OR PROPERTY.
12. THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL EXPLORATION WORK, PROMPTLY NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY STATUTES AND RULES, INCLUDING CERTAIN PROTECTIVE PERSONAL APPAREL, SUCH AS HARD HATS, EAR PLUGS, EYE GLASSES, PROTECTIVE SHOES, ETC. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY OR LIABILITY FOR ACTIONS TAKEN BY THE CONTRACTOR WHICH ENDANGER LIFE OR PROPERTY.
13. CONDUCT DEVOLUTION OPERATIONS TO REMAIN INJURY TO PEOPLE AND DAMAGE TO ADJACENT FACILITIES AND FACILITIES TO REMAIN, ENSURE SAFE PASSAGE OF PEOPLE AROUND DEVOLUTION AREAS.
14. ERECT TEMPORARY PROTECTION BARRICADES AS PER LOCAL GOVERNING AUTHORITIES.
15. PROTECT EXISTING SITE IMPROVEMENTS AND APPURTENANCES TO REMAIN, INCLUDING USE OF EMPLOYEES WILL NOT BE PERMITTED.
16. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
17. LEASE AND MAINTAIN BUILDINGS AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF DEMOLITION.
18. DAMAGES, PROMPTLY REPAIR DAMAGES TO ADJACENT FACILITIES CAUSED BY DEMOLITION OPERATIONS AT THE CONTRACTORS COST.
19. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO PREVENT MINIMUM INTERFERENCE WITH EXISTING FACILITIES.
20. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO PREVENT MINIMUM INTERFERENCE WITH EXISTING FACILITIES.
21. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO PREVENT MINIMUM INTERFERENCE WITH EXISTING FACILITIES.
22. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO PREVENT MINIMUM INTERFERENCE WITH EXISTING FACILITIES.
23. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO PREVENT MINIMUM INTERFERENCE WITH EXISTING FACILITIES.
24. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO PREVENT MINIMUM INTERFERENCE WITH EXISTING FACILITIES.
- 25.1. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS.
- 25.2. PROVIDE TEMPORARY FENCES, BARRICADES, COVERINGS OR OTHER PROTECTIONS TO PRESERVE EXISTING ITEMS INDICATED TO REMAIN AND TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY. APPLY PROTECTIONS TO ADJACENT PROPERTIES AS REQUIRED.

EXISTING UTILITIES

1. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, LOSE & ASSOCIATES, OR THEIR REPRESENTATIVES, BEFORE YOU DIAL CALL 811 TO HAVE EXISTING UTILITIES MARKED.
2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY RESULT FROM THE CONTRACTOR'S NEGLIGENCE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.
3. LOSE & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE BASE SURVEY INFORMATION PROVIDED BY OTHERS.

DEVELOPMENT

1. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR SIGNAGE PRIOR TO COMMENCING CONSTRUCTION.
2. ALL CONSTRUCTION TO COMPLY WITH LOCAL/COUNTY ZONING AND CODES STANDARDS AND STATE OF TENNESSEE STORMWATER REGULATIONS.

GRADING

1. TOPSOIL SHALL BE STORED ON SITE IN LOCATIONS APPROVED BY THE OWNERS REPRESENTATIVE AT NO ADDITIONAL COST.
2. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, TREES, UTILITIES, AND STRUCTURES THAT ARE TO REMAIN. CONTRACTOR-CAUSED DAMAGE WILL BE REPAIRED TO LOCAL STANDARDS AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. TREES ARE TO BE PROTECTED AND MAINTAINED. ANY DAMAGE TO TREES SHALL BE REPAIRED TO LOCAL STANDARDS AT NO ADDITIONAL COST TO THE OWNER.
5. ALL AREAS SHALL BE GRADED TO PROVIDE PROPER DRAINAGE AND PREVENT STANDING WATER.
6. ELEVATIONS SHOWN ON THE PLANS ARE THE FINISH GRADE ELEVATION.
7. GRAVITY SHALL BE SEQUENCED SO THAT THE BASE GRADE IS PLACED WITHIN 14 CALENDAR DAYS OF FINISHING OPTIMUM GRADE COMPLETION.
8. ALL GRADING OPERATIONS SHALL BE COMPLETED IN COMPLIANCE OF CITY, COUNTY, AND STATE LAND DISTURBANCE PERMITS AS REQUIRED.

LAYOUT

1. ALL LAYOUT MEASUREMENTS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
2. COORDINATE POINTS SHOWN ARE TAKEN FROM BASE INFORMATION PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL CROSS CHECK BETWEEN COORDINATE LAYOUT AND PLAN DIMENSIONS PRIOR TO COMMENCING WORK.
3. LOSE & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE BASE INFORMATION AS PROVIDED. CONTRACTOR IS TO VERIFY ALL BASE INFORMATION AS NECESSARY AND TO ADVISE THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO ANY LAYOUT WORK.
4. ALL WORK SHALL BE COMPLETED TO THE LEVEL INDICATED BY THE SCOPE OF WORK LISTED IN THE DOCUMENTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ALL DAMAGED AND/OR DISTURBED MONUMENTS, STAKES, ETC.
6. CONTRACTOR SHALL NOT SCALE DRAWINGS. CONTRACTOR SHALL USE DIMENSION COORDINATES, AND OTHER INFORMATION PROVIDED ON LAYOUT PLANS.
7. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING REQUIRED ON THE PROJECT. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST BETWEEN EXISTING FACILITIES AND PROPOSED FACILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.
8. CONTRACTOR SHALL NOTIFY LOSE & ASSOCIATES, INC. WITHIN 24 HOURS OF ANY LAYOUT DISCREPANCIES PRIOR TO PROCEEDING WITH WORK. ALL ADDITIONAL COSTS, INCLUDING BUT NOT LIMITED TO REMOVAL, CONSTRUCTION, ADDITIONAL SITE VISITS, OR ENGINEERING SERVICES AND FEES, ETC., INCURRED DUE TO THE FAILURE TO FOLLOW THE PROCEDURE WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. CONTRACTOR SHALL PROVIDE ACCESS TO ALL LOCATIONS AND DEMONSTRATE TO THE MAXIMUM EXTENT PRACTICAL, THAT NO CONFLICTS BETWEEN VARIOUS TRADES EXIST.
10. DRAINAGE STRUCTURES ARE SHOWN TO INDICATE CASTING TYPE AND LOCATION. CONTRACTOR SHALL STAKE PROPOSED PAVING, STRUCTURES, CURBS, ETC. TO ENSURE DRAINAGE STRUCTURES ARE PLACED TO AVOID CONFLICTS. DRAINAGE STRUCTURES ARE NOT DRAWN TO SCALE.

ADA REQUIREMENTS

1. ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTRY, 28 CFR PARTS 119 AND 119.1 ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES, ARCHITECTURAL BARRIERS ACT (ADA ACCESSIBILITY GUIDELINES).
2. CONTRACTOR TO COORDINATE ALL INSPECTIONS AS REQUIRED BY THE LOCAL ADA COMPLIANCE OFFICE.
3. AT ALL INTERSECTION OF TRAILS, SIDEWALKS, PLAZAS, AND OTHER INSTANCES WHERE 90 DEGREE TURNS CAN TAKE PLACE, THE MAX. SLOPE IN ALL DIRECTIONS IS 2 PERCENT.

TREE PROTECTION / REMOVAL

1. EXISTING TREES ON-SITE TO BE REMOVED HAVE BEEN MARKED ON THE SITE PLANS WITH AN "X". ONLY THOSE MARKED TREES SHALL BE REMOVED. CONTRACTOR SHALL PROCEED WITH THE FOLLOWING FOR TREES TO BE REMOVED ONLY:
 - 1.1. REMOVE THE TOP OF ALL TREES INCLUDING BRANCHES AND TRUNK IN AN ORGANIZED AND SAFE MANNER BEING CAREFUL NOT TO DAMAGE ANY TREES TO REMAIN OR OTHER SITE FEATURES.
 - 1.2. ALL STUMPS OF TREES BEING REMOVED SHALL BE COMPLETELY EXCAVATED AND REMOVED. ALL EXCAVATED HOLES, FROM REMOVAL OF TREE ROOTS, REMAINING ON-SITE SHALL BE REMEDIATED WITH ENGINEERED FILL AND COMPACTED TO MEET SPECIFICATIONS.
 - 1.3. ALL TREE WASTE, INCLUDING LIMBS, BRANCHES, TRUNKS, ROOTS OR OTHER, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF IN A LEGAL MANNER.
2. ALL TREES THAT HAVE NOT BEEN MARKED ON THESE PLANS WITH AN "X" SHALL BE PROTECTED ON SITE DURING CONSTRUCTION FROM ANY AND ALL DAMAGE.
3. CONTRACTOR SHALL PROCEED WITH THE FOLLOW FOR TREES TO BE PROTECTED ONLY:
 - 2.1. ALL PROTECTED TREES THAT ARE LOCATED NEAR OR WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED BY TREE PROTECTION FENCING PER DETAILS. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY PROTECTED TREES THAT ARE DAMAGED DURING CONSTRUCTION.
 - 2.2. IF PROTECTED TREES ARE LOCATED WITHIN THE LIMITS OF CONSTRUCTION, THEY MUST BE PROTECTED DURING SITE CONSTRUCTION.
 - 2.3. IF GRADING, EXCAVATION OR PAVING IS SHOWN TO OCCUR NEAR THE PROTECTED TREE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTING WITH A LOCAL TREE SURGEON FOR RECOMMENDATIONS ON TREE PROTECTION.
 - 2.4. IF PREPARATIONS OCCUR AND IT IS ANTICIPATED THAT THE PROTECTED TREES WILL BE DAMAGED DUE TO PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGNER IMMEDIATELY OF ANY CONFLICT.
 - 2.5. THE CONTRACTOR SHALL ALSO SUBMIT RECOMMENDATIONS TO THE DESIGNER FROM THE TREE SURGEON FOR PROTECTION MEASURES.
 - 2.6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IN-DEED COORDINATION WITH THE DESIGNER TO RESOLVE ANY CONFLICTS THAT MAY ARISE DUE TO PROTECTED TREES.
 - 2.7. IF THE CONTRACTOR LOCATES TREES IN THE FIELD THAT ARE NOT SHOWN ON THESE PLANS OR THAT ARE MISCLOCATED, THE CONTRACTOR SHALL NOTIFY THE DESIGNER FOR REVIEW OF THE TREE AND ITS LOCATION.
 - 2.8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH SUB-CONSULTANTS AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE THE PROTECTION OF THE TREES TO REMAIN.

TREE PROTECTION / REMOVAL (CONT.)

- 2.9. IN THE EVENT OF UTILITY LINE ADJUSTMENTS, ADDITIONS OR RELOCATIONS, THE

CONTRACTOR SHALL WORK WITH THE UTILITY PROVIDER AND INSTALLER TO ROUTE THE UTILITY LINES OUTSIDE OF THE TREE PROTECTION ZONE. IF THIS IS NOT POSSIBLE, RECOMMENDATIONS MUST BE OBTAINED FROM A LOCAL TREE SURGEON FOR REMEDIATION OPTIONS. CONTRACTOR MUST SUBMIT ALL REPORTS OR RECOMMENDATIONS FOR TREE PRUNING OR ALTERING TO THE LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO RENDERING SERVICES.

ABBREVIATIONS

ASPH - ASPHALT	NC - NOT IN CONTRACT
@ - AT	NC - NUMBER
BOX - BOTTOM OF CURB	OC - ON CENTER
BFP - BACKFLOW PREVENTER	OD - OUTSIDE DIAMETER
BS - BOTTOM OF STEP	PD - PERFORATED DRAIN
BV - BOTTOM OF WALL	PL - PROPERTY LINE
CL - CENTERLINE	POB - POINT OF BEGINNING
CO - CONTROL POINT	PP - POWER POLE
CO - CONTINUOUS	R - RADIUS
CONT - CONTINUOUS	ROW - RIGHT OF WAY
CV - CURB VARS	SERV - SERVICE
DA - DRAINAGE	SCH - SCHEDULE
DE - EXISTING	SQ - SQUARE FEET
EJ - EXISTING JOINT	SF - SFT FENCE
ELEC - ELECTRIC	SQ - SQUARE
ELEV - ELEVATION	SY - SQUARE YARD
FI - FIRE HYDRANT	SG - SIGNAL
EX - EXISTING	SPEC - SPECIFICATIONS
FT - FEET	STA - STATION
FL - FLOW LINE	ST - STREET
GALV - GALVANIZED	T - TELEPHONE
HP - HIGH POINT	TC - TOP OF CASTING
HT - HEIGHT	TOC - TOP OF CURB
HW - HEADWALL	TP - TOP OF FOOTING
HYD - HYDRANT	TP - TOP OF PAVEMENT
ID - INSIDE DIAMETER	TS - TOP OF STEP
JUNC - JUNCTION	TW - TOP OF WALL
LOC - LIMITS OF CLEARANCE	TYP - TYPICAL
LUM - LIMITS OF DISTURBANCE	VERT - VERTICAL
LF - LINEAR FEET	W - WATER
MAX - MAXIMUM	WS - WATER SERVICE
MIN - MINIMUM	WV - WATER VALVE
MN - MANHOLE	WWF - WELDED WIRE FABRIC
MPH - MILES PER HOUR	

BVCS - BEGINNING OF VERTICAL CURVE STATION
ELEV - ELEVATION
EVCS - ENDING OF VERTICAL CURVE STATION
ELEV - ENDING OF VERTICAL CURVE ELEVATION
PV - POINT OF VERTICAL INTERSECTION

NOTE: THESE ABBREVIATIONS ARE GENERAL. INDIVIDUAL SHEETS MAY INCLUDE OTHERS.

"C" SHEETS LEGEND

—OE—OE—	OVERHEAD ELECTRIC
—UE—UE—	UNDERGROUND ELECTRIC
—G—G—	GAS
—W—W—	WATER
—SW—SW—	STORM SEWER
—SS—SS—	SANITARY SEWER
—F—F—	FIRE HYDRANT



9724 Kingston Pike, Suite 1404
Knoxville, Tennessee 37922
(615) 409-1414

THE ENGINEER AND ARCHITECT
FOR THE PROJECT
AND THE LANDSCAPE ARCHITECT
FOR THE PROJECT



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FOR THE PROJECT

OPEN SPACE: 30.57 ACRES (35.00%)
 OPEN SPACE PROVIDED: 33.02 ACRES (37.78%)

10405275, 10.1002/9781118325231.ch104

I hereby certify that it has been verified to us that the water system(s) outlined or indicated on the final addressee post card(s)

Signature of person(s) who have been contacted in accordance with
Section 100.100 and other appropriate regulations

correct data are more generalizable requirements.

CERTIFICATE OF ADOPTION OF RESOLUTION 2000-0001

I hereby certify that it has been verified to us that the owner
name(s) listed on/indicated on the first submission did not receive
~~STANDARD~~ STANDARD ~~IT~~ has been verified in accordance with current
local and state government requirements.

Date: _____

STATE OF NEW YORK

I hereby certify that the application for above has been found to comply with the Subdivision Regulations for Farmland, Tennessee, with the exception of such portions, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register of Deeds.

© 2000 Blackwell Science Ltd, *Journal of Internal Medicine* 247: 391–397

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

Page Count: 890 words / Pages



SHEET 2 OF 4

SHEET 3 OF 4



CERTIFICATE FOR STREET APPROVAL

I certify that streets, sidewalks, and other required improvements have been installed in an acceptable manner and according to town specifications, or that a security bond in the amount of \$_____ has been posted with the Planning Commission to ensure completion of all required improvements in case of default. Streets (are) public streets maintained at public expense.

DATE _____ TOWN ENGINEER _____

CERTIFICATE OF ELECTRIC, GAS AND TELEPHONE SERVICE

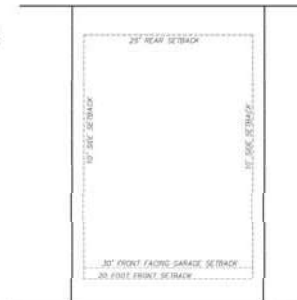
This is to verify that only the entity this submission has
submitted is a source for the service identified by
signature(s) below which service-point is adequate to
accommodate the immediate needs of youth and/or for such
service with such submission.

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

_____ **ELITE** _____
 _____ **State, Title & Agency of** _____
 _____ **Author(s)** _____

 Date Signature Name, Title & Agency of
 Authorized Approving Agent

NOTE: ALL SETBACKS ARE CONTROLLED BY A 50' PERIPHERAL SETBACK OR AS NOTED WHERE APPLICABLE.



TYPICAL LOT LAYOUT
N.T.S.

OWNER 152 044:
HOMETEAD LAND HOLDINGS LLC
181 PERimeter PARK DRIVE
KNOXVILLE, TENNESSEE 37922

SHEET 4 OF 4

DPS SURVEY NOTE:
ALL BOUNDARY MEASUREMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS
RECEIVER TOPCON HPSR HPSR IN TRACK POWER. DUAL FREQUENCY WAS USED (12.27
GPS SURVEY HORIZONTAL CONTROL NETWORK ADJUSTED MEAN THE KINSHASAS STATE OF
TOO UNITS NETWORK (NAD83/NAD83007) VERTICAL DATUM IS NAVD83, GEOD99.
POSITION OF THE GPS WAGON WMA, 4 ELM DR NW, RAINIER, WY 82104 (BASED ON THE
DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING MEASURED).
DISTANCES HAVE NOT BEEN REDUCED TO GRID.

CERTIFICATE OF SURVEY ACCURACY

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

Date _____ Registered Surveyor
No. 2447

PRELIMINARY PLAT OF

SHEET NO:
3 of 16

PROJECT NO	4040-12
------------	---------

LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

REVISIONS	
DRAWN BY: MASTRANGE	1
CHECKED BY: R. LINGG	2
APPROVED BY: R.S.L.	3
SCALE: 1" = 100'	4
DATE: 03/25/2020	5

HomeStead Land Holdings
122 Perimeter Park Rd
Knoxville, Tennessee 37922
Phone 865-690-3200

BROOKMERE PHASE 3
CLT: 152 - 044
Knoxville, Tennessee 37934
District FW, Knox County, Tennessee

SHEET NO.	3 of 46
PROJECT NO.	4040-12

TOTAL AREA = 34.67 ACRES This Phase
OR 1,510,431 SQ. FT.

52 LOTS AND 1 OPEN LOT

OPEN SPACE:

37% ACRES: 12.94 ACRES

DISTURBED ACREAGE (PHASE 3): 15.6 ACRES

OPEN SPACE REQUIRED: 30.57 ACRES (33.02%)

OPEN SPACE PROVIDED: 33.01 ACRES (33.19%)

CERTIFICATE OF SURVEY, ONE AND TWO-TENTH ACRES

I hereby certify that I have been selected to do the work required by the Subdivision Regulations for this subdivision and that I am qualified to do the work required by the Subdivision Regulations.

Signature: [Signature]

Date: [Date]

Name, Title, and Agency of Surveyor: [Name, Title, and Agency of Surveyor]

CERTIFICATE OF SURVEY, ONE AND TWO-TENTH ACRES

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CERTIFICATE FOR STREET APPROVAL

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Name, Title, and Agency of Authorized Approving Agent: [Name, Title, and Agency of Authorized Approving Agent]

Name, Title, and Agency of Authorized Approving Agent: [Name, Title, and Agency of Authorized Approving Agent]

Name, Title, and Agency of Authorized Approving Agent: [Name, Title, and Agency of Authorized Approving Agent]

SEE SHEET 2 OF 4

CURVE	BEARING	LENGTH	AREA	LENGTH
107	N89°50'30"W	58.29	20.00	31.42
108	N89°50'30"W	58.29	20.00	31.42
109	N89°50'30"W	58.29	20.00	31.42
110	N89°50'30"W	58.29	20.00	31.42
111	N89°50'30"W	58.29	20.00	31.42
112	N89°50'30"W	58.29	20.00	31.42
113	N89°50'30"W	58.29	20.00	31.42
114	N89°50'30"W	58.29	20.00	31.42
115	N89°50'30"W	58.29	20.00	31.42
116	N89°50'30"W	58.29	20.00	31.42
117	N89°50'30"W	58.29	20.00	31.42
118	N89°50'30"W	58.29	20.00	31.42
119	N89°50'30"W	58.29	20.00	31.42
120	N89°50'30"W	58.29	20.00	31.42
121	N89°50'30"W	58.29	20.00	31.42
122	N89°50'30"W	58.29	20.00	31.42
123	N89°50'30"W	58.29	20.00	31.42
124	N89°50'30"W	58.29	20.00	31.42
125	N89°50'30"W	58.29	20.00	31.42
126	N89°50'30"W	58.29	20.00	31.42
127	N89°50'30"W	58.29	20.00	31.42
128	N89°50'30"W	58.29	20.00	31.42
129	N89°50'30"W	58.29	20.00	31.42
130	N89°50'30"W	58.29	20.00	31.42
131	N89°50'30"W	58.29	20.00	31.42
132	N89°50'30"W	58.29	20.00	31.42
133	N89°50'30"W	58.29	20.00	31.42
134	N89°50'30"W	58.29	20.00	31.42
135	N89°50'30"W	58.29	20.00	31.42
136	N89°50'30"W	58.29	20.00	31.42
137	N89°50'30"W	58.29	20.00	31.42
138	N89°50'30"W	58.29	20.00	31.42
139	N89°50'30"W	58.29	20.00	31.42
140	N89°50'30"W	58.29	20.00	31.42
141	N89°50'30"W	58.29	20.00	31.42
142	N89°50'30"W	58.29	20.00	31.42
143	N89°50'30"W	58.29	20.00	31.42
144	N89°50'30"W	58.29	20.00	31.42
145	N89°50'30"W	58.29	20.00	31.42
146	N89°50'30"W	58.29	20.00	31.42
147	N89°50'30"W	58.29	20.00	31.42
148	N89°50'30"W	58.29	20.00	31.42

GRAPHIC SCALE



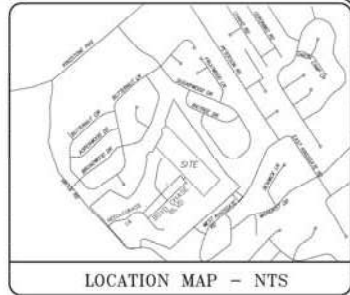
OWNER 152 044:
HOMESTEAD LAND HOLDINGS LLC
122 PERIMETER PARK DRIVE
KNOXVILLE, TENNESSEE 37922

REVISIONS	DATE
1. [REVISION]	03/25/2020
2. [REVISION]	
3. [REVISION]	
4. [REVISION]	
5. [REVISION]	
6. [REVISION]	

HomeStead Land Holdings
122 Perimeter Park Rd
Knoxville, Tennessee 37922
Phone 865-690-3200

BROOKMERE PHASE 3
CLT: 152 - 044
Knoxville, Tennessee 37934
District FW, Knox County, Tennessee

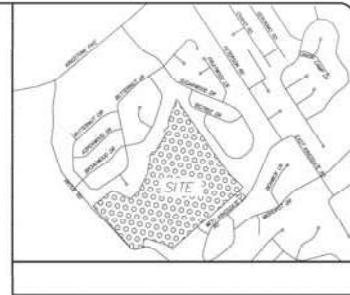
SHEET NO:
5 of 46
PROJECT NO.
4040-12



LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM



TOTAL AREA = 87.70 ACRES
OR 3,820,384 SQ. FT.



ZONING: R-1

ZONING: R-2

ZONING: R-1
OVERLAY: OBR

ZONING: R-2

1. IRON PINS SET AT ALL CORNERS BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH SURVEY".
2. CLT TAX MAP 152 PARCEL 244 & MAP 152 GROUP A PARCEL 522.
3. DEED REFERENCES - PARCEL 184, 1324-899 PARCEL 222, 1851-153.
4. THIS PROPERTY IS ZONED AS FOLLOWS: (PARCEL 522) R-2 (PARCEL 244) R-1(OBR).
5. A PORTION OF THIS PROPERTY DOES LIE WITHIN A 100/200 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: ANTWERP/0000000000 DATE: MAY 3, 2007.
6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
7. NORTH ARROW: MAGNETIC (2007)

SYMBOL LEGEND	
IRON PIN (3/8" DIA.)	CONC. MONUMENT
SANITARY MANHOLE	WATER VALVE
TELEPHONE POLE	POWER/TELE. POLE
EATCH BASIN	RAIN PILE
LIGHT POLE	TELEPHONE RISER
WATER METER	POWER BOX
BOX (TRIP)	AC. GUY WIRE
FIRE HYDRANT	SERVICE POLE
CONCRETE AREA	

LINE LEGEND	
---	GRASS LINE
---	WATER LINE
---	SEWER LINE
---	STORM SEWER LINE
---	POWER/TELE. LINE

NOTE:
NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND UNDER STANDING, NO/OF EXCEPTIONS NOT APPEARING IN THE FIELD MAP OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

Continuation of Client's Survey of Neighbors

LYNCH SURVEYS, LLC
BY: [Signature]
DATE: 07/03/2018

OWNER: HOMESTEAD LAND HOLDINGS LLC
122 PERIMETER PARK RD
KNOXVILLE, TENNESSEE 37922

DATE: 11/20/2017



SHEET 2 OF 16

LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM



REVISIONS	
1. SUBMITTED TO CLIENT	11/20/2017
2. UP-DATED OWNERS 9/7/2018	9/7/2018
3. APPROVED BY: R.S.L.	11/20/2017
4. SCALE: 1" = 150'	
5. DATE: 11/20/2017	

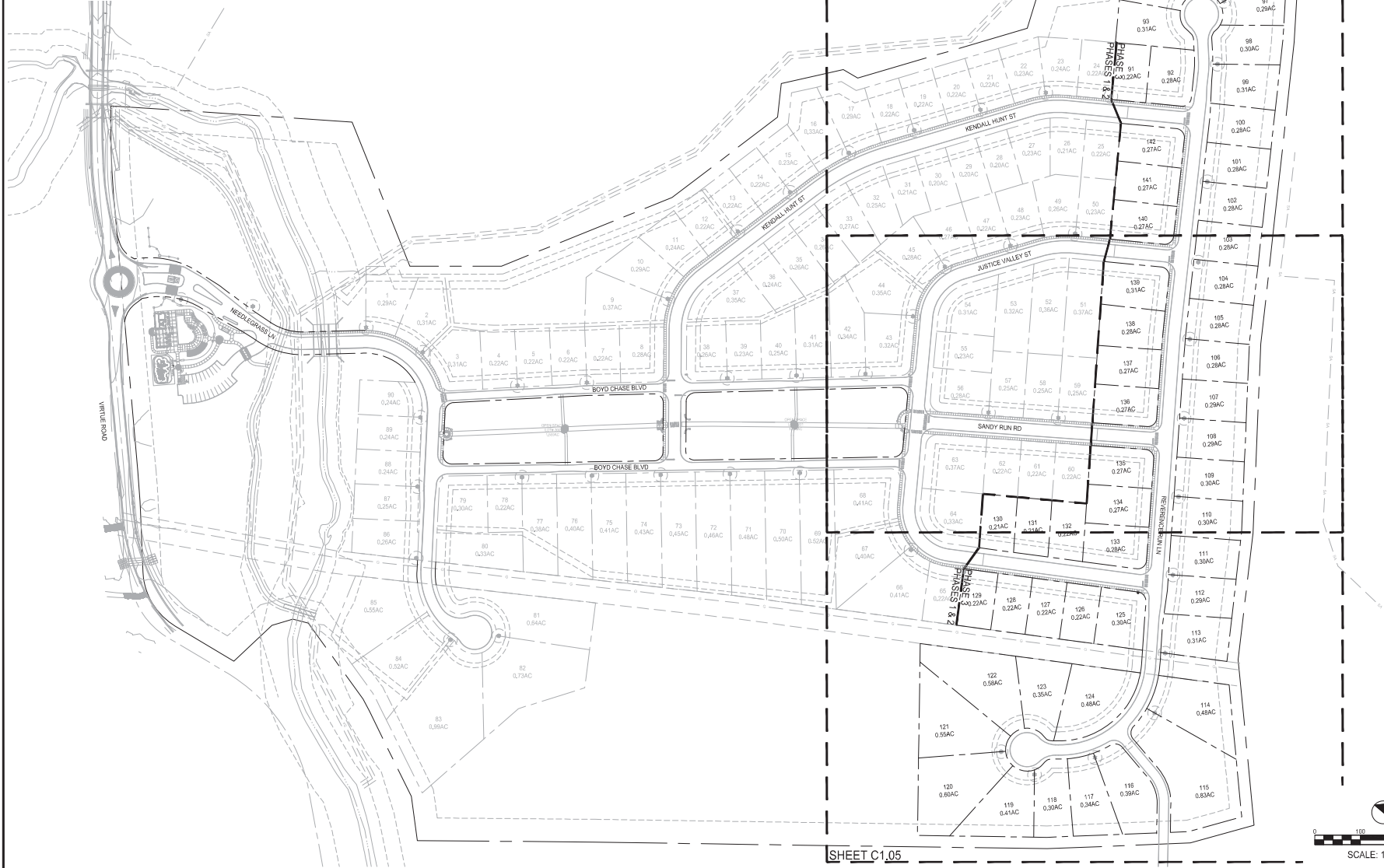
HomeStead Land Holdings
122 Perimeter Park Rd
Knoxville, Tennessee 37922
Phone 865-690-3200

430 Virtue Road & Lot 23 Kingsgate
CLT: 152 - 044
Knoxville, Tennessee 37934
District FW, Knox County, Tennessee

PROJECT NO.
7 OF 46
4040

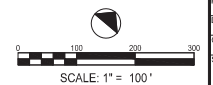
LAYOUT NOTES:

1. SEE SHEET C0.01 FOR GENERAL NOTES.
2. INSTALL JOINTS WHERE SHOWN TO ALIGN TO WALLS, BUILDINGS, RADI, ETC., EVENLY SPACE BETWEEN ELEMENTS AS SHOWN, PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND VERTICAL ELEMENTS (WALL, CURBS, ETC.). ALL JOINTS TO BE STRAIGHT AND TRUE.
3. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
4. ALL CURBS ARE DIMENSIONED TO THE FACE OF CURB.
5. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
6. ALL PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.
7. ALL PAVEMENT MARKINGS TO BE THERMOPLASTIC, UNLESS OTHERWISE NOTED.
8. ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TDOT'S STANDARDS FOR ROADWAY AND BRIDGE CONSTRUCTION LATEST EDITION.
9. WALKING TRAIL, TRAIL LOCATIONS TO THE TOWNS PROPOSED TRAIL ALONG PHASE 1 VIRTUE ROAD IMPROVEMENT PROJECT AND TO THE SOUTH WILL BE COORDINATED WITH TOWN STAFF.



SHEET C1.04

SHEET C1.05



9724 Kingston Pike, Suite 1404
Knoxville, Tennessee 37922
(865) 409-1424



TENNESSEE

BROOKMERE
PHASE 3
HOMESTEAD LAND HOLDINGS, LLC
TOWN OF FARRAGUT

SUBMITTALS/TRENDING	
NO.	DESCRIPTION
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SHEET TITLE
C1.00 - SITE PLAN KEY

PROJECT NO.	DATE
17282	8/12/2020
DRAWN BY	SCALE
CB	1" = 100'
CHECKED BY	
NO	
SHEET NO.	



9724 Kingston Pike, Suite 1404
Knoxville, Tennessee 37922
(615) 409-1424

15. The engineer and his/her firm are not responsible for the accuracy of the information provided by the client or for the consequences of any errors or omissions in the design or construction of the project.



TENNESSEE

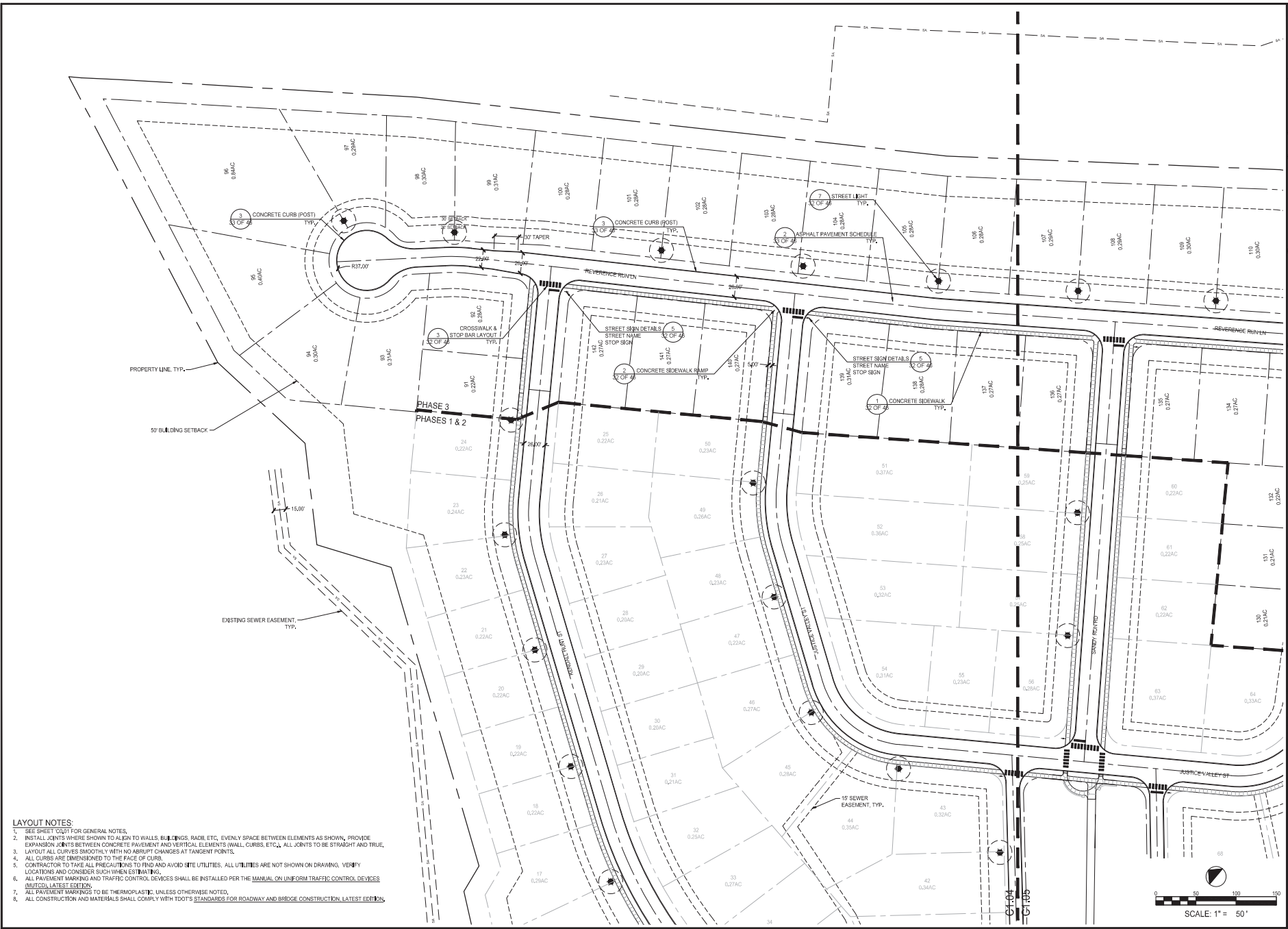
BROOKMERE
PHASE 3
HOMESTEAD LAND HOLDINGS, LLC
TOWN OF FARRAGUT

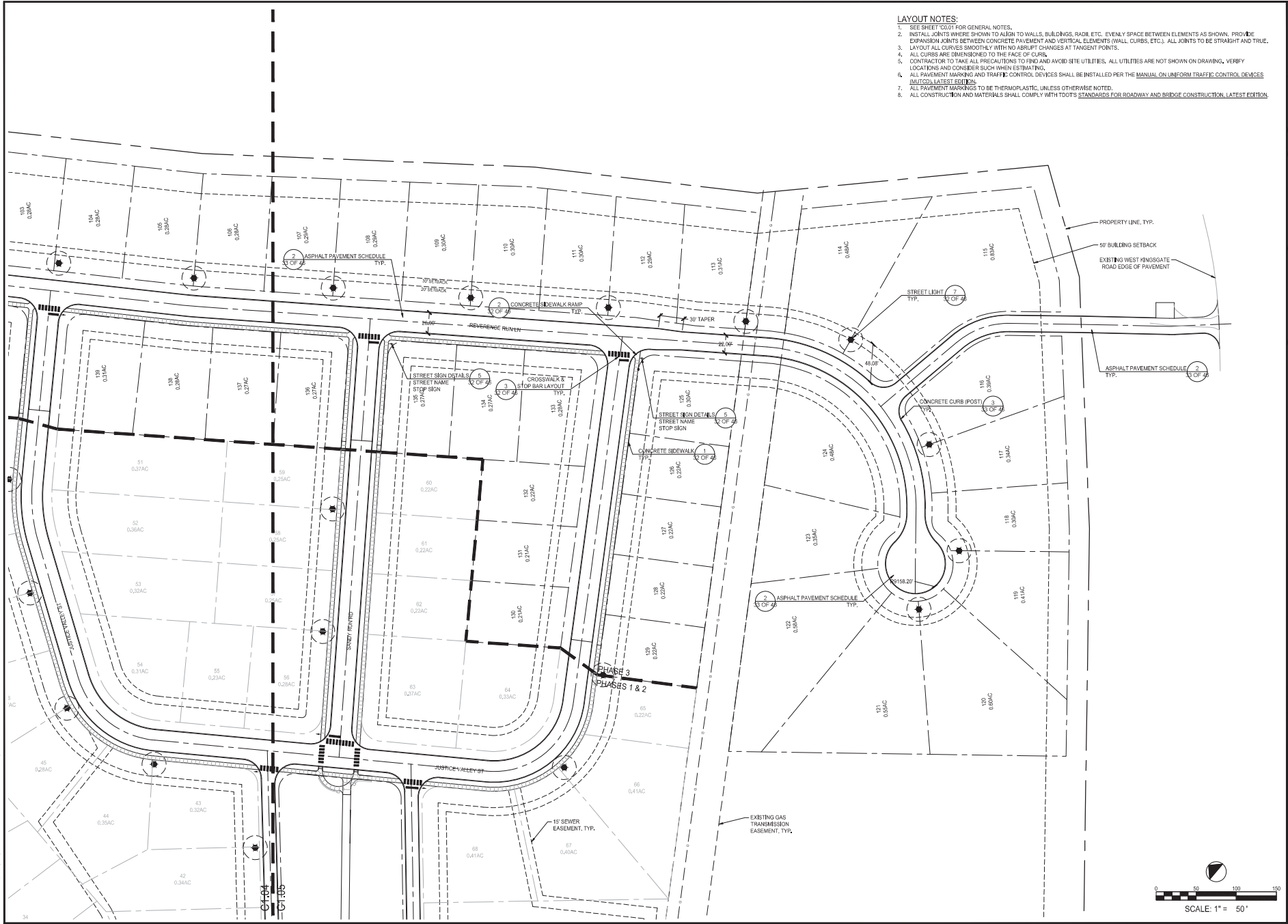
SUBMITTALS/REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
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SHEET TITLE
C1.04 - SITE LAYOUT

PROJECT NO. 17282	DATE 8/12/2020
DRAWN BY CB	SCALE 1" = 50'
CHECKED BY MD	
SHEET NO. 9 OF 46	

- LAYOUT NOTES:**
- SEE SHEET C0.01 FOR GENERAL NOTES.
 - INSTALL JOINTS WHERE SHOWN TO ALIGN TO WALLS, BUILDINGS, RAIL, ETC., EVENLY SPACE BETWEEN ELEMENTS AS SHOWN, PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND VERTICAL ELEMENTS (WALL, CURBS, ETC.). ALL JOINTS TO BE STRAIGHT AND TRUE.
 - LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
 - ALL CURBS ARE DIMENSIONED TO THE FACE OF CURB.
 - CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
 - ALL PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
 - ALL PAVEMENT MARKINGS TO BE THERMOPLASTIC, UNLESS OTHERWISE NOTED.
 - ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TDOT'S STANDARDS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.





- LAYOUT NOTES:**
1. SEE SHEET C1.01 FOR GENERAL NOTES.
 2. INSTALL JOINTS WHERE SHOWN TO ALIGN TO WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND VERTICAL ELEMENTS (WALL, CURBS, ETC.). ALL JOINTS TO BE STRAIGHT AND TRUE.
 3. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
 4. ALL CURBS ARE DIMENSIONED TO THE FACE OF CURB.
 5. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
 6. ALL PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.
 7. ALL PAVEMENT MARKINGS TO BE THERMOPLASTIC, UNLESS OTHERWISE NOTED.
 8. ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH DOT'S STANDARDS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.



9724 Kingston Pike, Suite 104
Knoxville, Tennessee 37922
(615) 409-1424

100% SUBMITTAL/REVISION
NO. DATE DESCRIPTION



SHEET TITLE

C1.05 - SITE LAYOUT

PROJECT NO. DATE
17282 8/12/2020

DRAWN BY SCALE
CB 1" = 50'

CHECKED BY
NO.

SHEET NO.

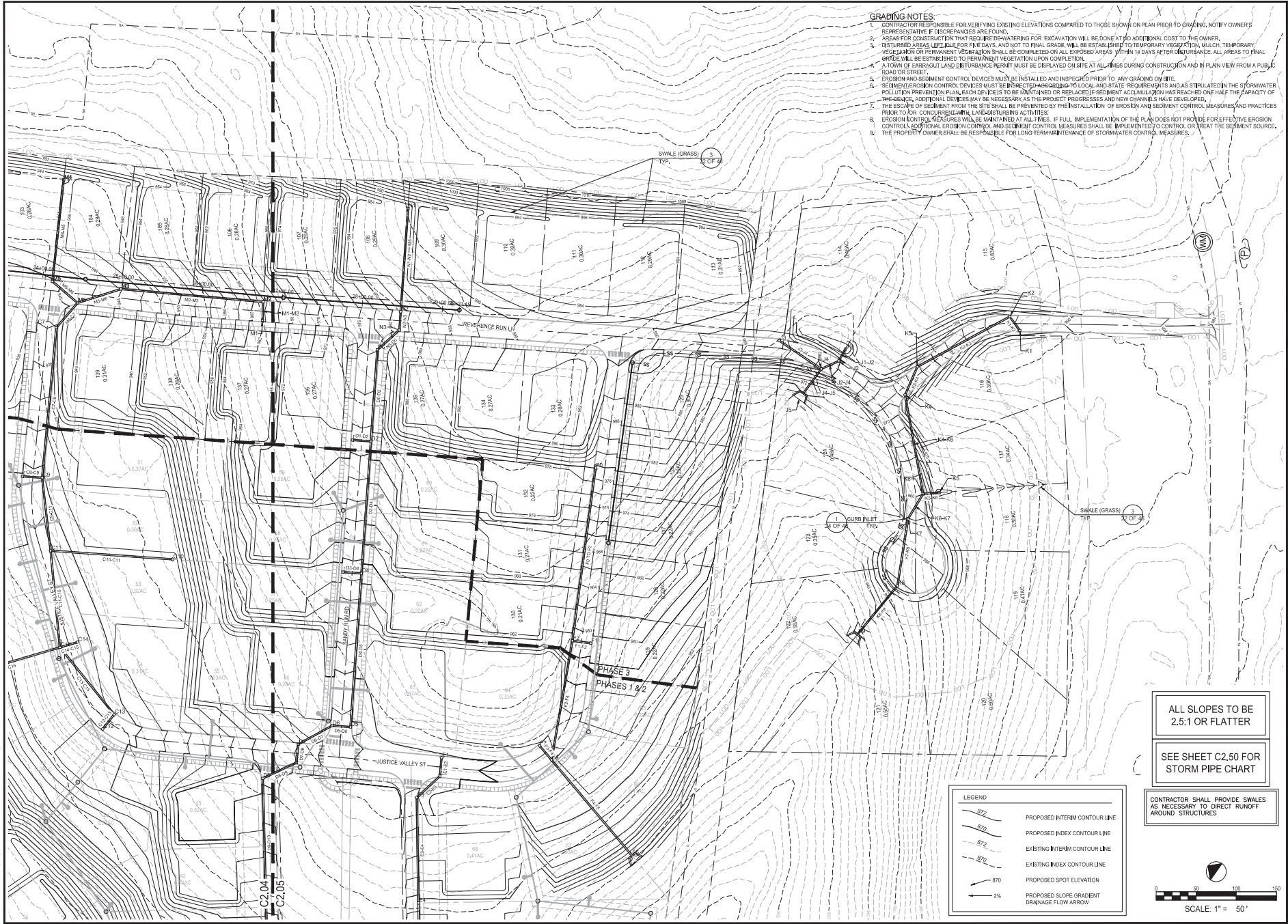
10 OF 46

BROOKMERE
PHASE 3

HOMESTEAD LAND HOLDINGS, LLC

TOWN OF FARRAGUT

TENNESSEE



- GRADING NOTES:**
1. CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING ELEVATIONS COMPARED TO THOSE SHOWN ON PLAN PRIOR TO GRADING. NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
 2. AREAS FOR CONSTRUCTION THAT REQUIRE DEWATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
 3. DISTURBED AREAS LEFT BARE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION. TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
 4. A TOWN OF FARRAGUT LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
 5. EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY GRADING ON SITE.
 6. SEDIMENT/EROSION CONTROL DEVICES MUST BE DIRECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS AND AS STIPULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.
 7. 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.
 8. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR LONG TERM MAINTENANCE OF STORMWATER CONTROL MEASURES.



9724 Kingston Pike, Suite 1404
Knoxville, Tennessee 37922
(865) 499-1424



STATE OF TENNESSEE

PROJECT NO. 1728-2
DATE 8/12/2020
DRAWN BY CB
CHECKED BY NO
SHEET NO.

SCALE 1" = 50'

**BROOKMERE
PHASE 3**

HOMESTEAD LAND HOLDINGS, LLC

TOWN OF FARRAGUT

**C2.05 - GRADING AND
DRAINAGE PLAN**

13 OF 46

EPSC NOTES:

1. THE CONTRACTOR SHALL INSTALL ALL STAGE 1 EROSION CONTROL DEVICES AS NOTED ON THE PLAN PRIOR TO THE START OF ANY CLEARING OR GRADING OPERATION UNLESS OTHERWISE NOTED ON THE SCHEDULE.
2. THE CONTRACTOR SHALL CLEAR AS SMALL OF AN AREA AS PRACTICAL TO COMPLETE THE REQUIRED GRADING. IN NO CASE SHALL THE CONTRACTOR CLEAR AN AREA MORE THAN 20 DAYS PRIOR TO THE START OF GRADING IN THE AREA.
3. THE CONTRACTOR SHALL INSTALL A SITE CONSTRUCTION EXIT AS INDICATED ON THE PLANS. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND LEAVE THE SITE BY THIS ENTRANCE. THE ENTRANCE AND ADJOINING ROADWAY SHALL BE INSPECTED AT LEAST TWICE WEEKLY AND NECESSARY REPAIRS AND CLEANING WILL BE COMPLETED PROMPTLY.
4. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
5. ALL AREAS TO BE EXPOSED FOR MORE THAN 15 DAYS WITHOUT GRADING SHALL BE SEEDED AND MULCHED WITH TEMPORARY COVER WITHIN 7 DAYS OF GRADING. DISTURBED AREAS SHALL BE SEEDED AND MULCHED WITHIN 15 DAYS OF FINAL GRADING.
6. ROADWAY BASE STONE SHALL BE PLACED WITHIN 10 DAYS OF COMPLETION OF THE SUB-GRADE.
7. LAWN AREAS AND BALL FIELDS SHALL RECEIVE A MINIMUM OF 8 INCHES OF TOPSOIL. COMMERCIAL FERTILIZER (10-10-10 OR EQUAL) AND PULVERIZED LIMESTONE SHALL BE APPLIED AT THE RATE OF 20 POUNDS PER 100 SQUARE FEET AND OBERED BY THE TOPSOIL.
8. PERMANENT SEEDING MIXTURE SHALL CONSIST OF CREEP RED FESCUE "REBEL" 10% AND BLUEGRASS AT 10% AT THE RATE OF 8 POUNDS PER 1000 SQUARE FEET FOR ALL DISTURBED AREAS. THE DESIRED PERMANENT SEEDING PLANTING SEASON IS FALL (SEPT. 1 TO OCT. 15). IF SPRING SEEDING IS REQUIRED CONTRACTOR TO ADD THE HERBICIDE "FLURIDAN" OR EQUIVALENT FLURIDAN WITH PERMANENT SEEDING. ALL SEEDING INSTALLATION TO COMPLY WITH PROJECT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS.
9. COVER SEEDED AREAS WITH STRAW MULCH AT THE RATE OF 125 POUNDS PER 1000 SQUARE FEET.
10. AREAS WITH SLOPES 3:1 OR STEEPER SHALL BE PROTECTED WITH CONTECH "EXCELSIOR" EROSION CONTROL BLANKET OR APPROVED ALTERNATE INSTALLED PER MANUFACTURERS RECOMMENDATIONS, UNLESS OTHERWISE NOTED AS PERMANENT MATTING.
11. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL DEVICES TWICE WEEKLY AT LEAST 72 HOURS APART. ALL NEEDED REPAIRS SHALL BE MADE PRIOR TO THE NEXT RAIN EVENT IF POSSIBLE, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE NEED IS IDENTIFIED. THE CONTRACTOR SHALL MAINTAIN A LOGBOOK ON SITE, NOTING ALL INSPECTIONS AND REPAIRS OF THE EROSION CONTROL DEVICES. EACH ENTRY SHALL BE SIGNED AND DATED BY PERSONNEL WHO HAVE COMPLETED THE FUNDAMENTALS OF EROSION PREVENTION AND SEGMENT CONTROL. COURSE. INSPECTION REPORTS SHALL BE MAINTAINED ON SITE AND MADE AVAILABLE UPON REQUEST.
12. THE EROSION CONTROL MEASURES SHOWN ARE THE MINIMUM ALLOWABLE AND THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ADDITIONAL EROSION CONTROL MEASURES AS FIELD CONDITIONS AND POST STORM INSPECTIONS DECTATE. REFER TO TOXICS EROSION AND SEGMENT CONTROL HANDBOOK FOR ADDITIONAL INFORMATION.
13. EXCESS STOCKPILE MATERIAL SHALL BE SURROUNDED WITH SILT FENCE, SEEDED, AND MULCHED. THE STOCKPILE LOCATION IS TO BE APPROVED BY THE OWNER.
14. NO MORE THAN 50 ACRES OF ACTIVE SOIL DISTURBANCE CAN OCCUR AT ANY TIME DURING CONSTRUCTION.
15. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR LONG TERM MAINTENANCE OF STORMWATER CONTROL MEASURES.
16. CONTRACTOR TO IDENTIFY AND MARK TREES IN 25' PERIMETER BUFFER AND COORDINATE SITE VISIT WITH TOWN OF FARRAGUT TO CONFIRM GRADING LIMITS AROUND SPECIFIC TREES.

EROSION CONTROL KEY

- MA - TEMPORARY EROSION CONTROL MATTING
- CE - CONSTRUCTION EXIT
- CDM - TEMPORARY ROCK CHECK DAM
- BF-C - SILT FENCE (WIRE BACKED)
- OP - OUTLET PROTECTION
- IP - STORM DRAIN INLET PROTECTION
- LOD - LIMITS OF DISTURBANCE (TREE SAVE LIMITS)

PHASE 1 & 2 DISTURBANCE: 49.7AC
PHASE 3 DISTURBANCE: (CURRENT PHASE) 18 AC

THE STREAM BUFFER AVERAGES 60' ON EACH SIDE OF THE STREAM. THE NORTHERN STREAM BUFFER WAS REDUCED TO 30' ALONG A LENGTH OF 640' OF THE STREAM. THE NORTHERN STREAM BUFFER WAS INCREASED TO 90' ALONG A LENGTH OF 321.5' AT EACH END OF THE 30' WIDTH. A COMBINED TOTAL OF 640' THIS AVERAGES OUT TO A 60' WIDTH ALONG THE FULL LENGTH.

INDIVIDUAL LOT LEVEL EPSC SHALL CONFORM TO TOXIC CH 1249 "STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR SINGLE FAMILY RESIDENTIAL HOMEBUILDING SITES GENERAL NPDES PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES (TNR1000000)

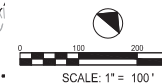
PER TENNESSEE GENERAL PERMIT NO. TNR100000. RAIN GAUGE AND DAILY RAINFALL RECORDS MUST BE KEPT ON SITE.

QUALITY ASSURANCE SITE ASSESSMENT MUST BE CONDUCTED PER 3.1.2 OF TENNESSEE GENERAL PERMIT NO. TNR 100000

SHEET C2.14, C2.24, AND C2.34

PHASE 3 LOD

SHEET C2.15, C2.25, AND C2.35



9724 Kingston Pike, Suite 1404
Knoxville, Tennessee 37922
(615) 499-1424

The Engineer has prepared this plan in accordance with the standards and specifications of the American Society of Civil Engineers (ASCE) and the American Institute of Professional Surveyors (AIPSS).



STATE OF TENNESSEE

TENNESSEE

BROOKMERE
PHASE 3
HOMESTEAD LAND HOLDINGS, LLC

TOWN OF FARRAGUT

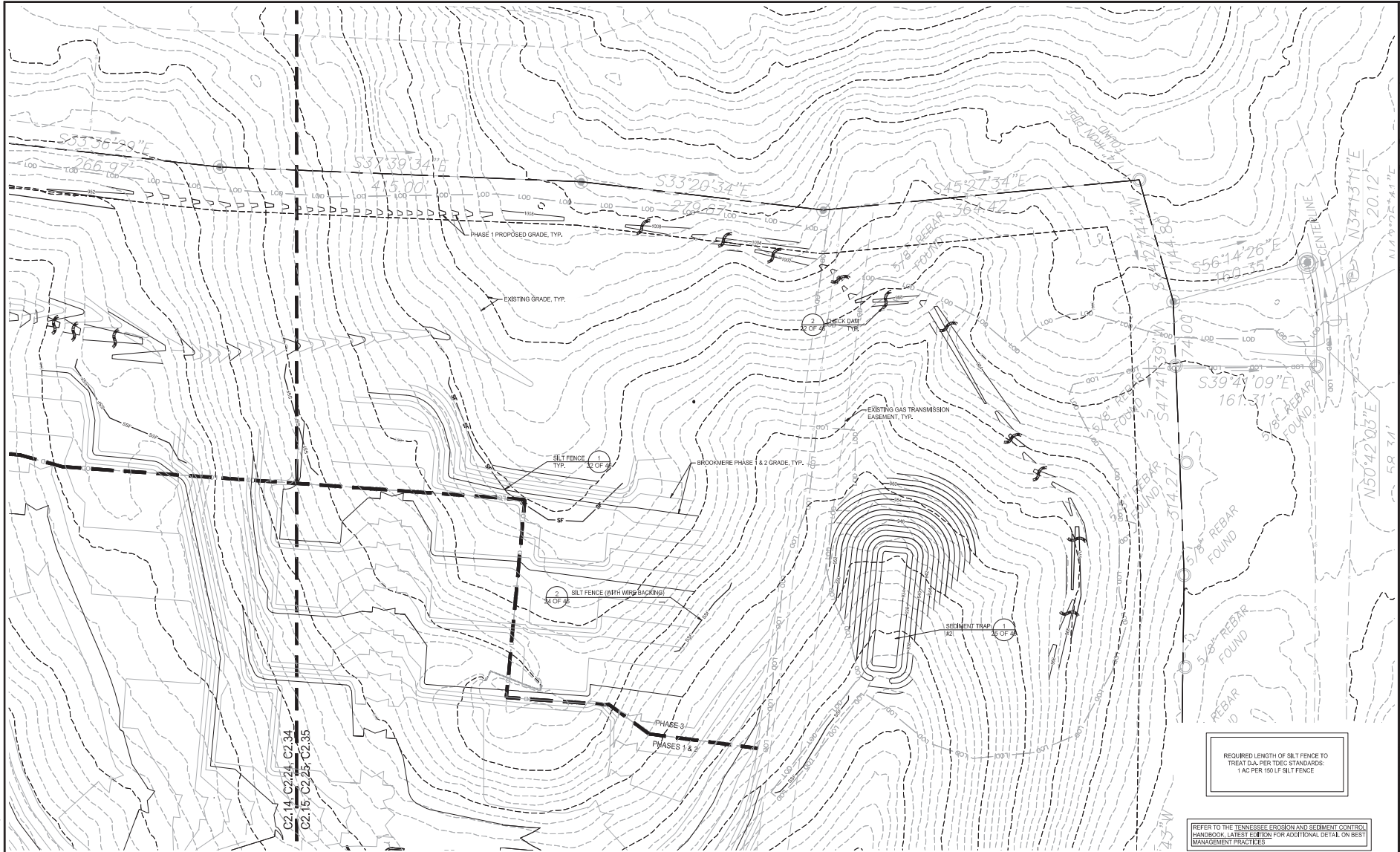
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SHEET TITLE

C2.10 - EPSC PLAN KEY

PROJECT NO.	DATE
17282	8/12/2020
DRAWN BY	SCALE
CE	1" = 100'
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SHEET NO.	

14 OF 46



EPSC NOTES:

1. THE CONTRACTOR SHALL INSTALL ALL STAGE 1 EROSION CONTROL DEVICES AS NOTED ON THE PLAN PRIOR TO THE START OF ANY CLEARING OR GRADING OPERATION UNLESS OTHERWISE NOTED ON THE SCHEDULE.
2. THE CONTRACTOR SHALL CLEAR AS SMALL OF AN AREA AS PRACTICAL TO COMPLETE THE REQUIRED GRADING. IN NO CASE SHALL THE CONTRACTOR CLEAR AN AREA MORE THAN 20 DAYS PRIOR TO THE START OF GRADING IN THE AREA.
3. THE CONTRACTOR SHALL INSTALL A SITE CONSTRUCTION EXIT AS INDICATED ON THE PLANS. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND LEAVE THE SITE BY THIS ENTRANCE. THE ENTRANCE AND ADJOINING ROADWAY SHALL BE INSPECTED AT LEAST TWICE WEEKLY AND NECESSARY REPAIRS AND CLEANING WILL BE COMPLETED PROMPTLY.
4. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
5. ALL AREAS TO BE EXPOSED FOR MORE THAN 15 DAYS WITHOUT GRADING SHALL BE SEEDED AND MULCHED WITHIN 15 DAYS OF FINAL GRADING.
6. ROADWAY BASE STONE SHALL BE PLACED WITHIN 10 DAYS OF COMPLETION OF THE SUB-GRADE.
7. LAWN AREAS AND BALL FIELDS SHALL RECEIVE A MINIMUM OF 8 INCHES OF TOPSOIL, COMMERCIAL FERTILIZER (10-10-10 OR EQUAL) AND PULVERIZED LIMESTONE SHALL BE APPLIED AT THE RATE OF 20 POUNDS PER 1000 SQUARE FEET AND DISKED INTO THE TOPSOIL.
8. PERMANENT SEEDING MIXTURE SHALL CONSIST OF CREER RED FESCUE 'REBEL II' 80% AND BLUEGRASS AT 10% AT THE RATE OF 8 POUNDS PER 1000 SQUARE FEET FOR ALL DISTURBED AREAS. THE DESIRED PERMANENT SEEDING PLANTING SEASON IS FALL (SEPT. 1 TO OCT. 15). IF SPRING SEEDING IS REQUIRED CONTRACTOR TO ADD THE HERBICIDE TRIFLURIFEN OR EQUIVALENT 6 LBS/ACRE WITH PERMANENT SEEDING. ALL SEEDING INSTALLATION TO COMPLY WITH PROJECT SPECIFICATIONS AND

MANUFACTURER'S RECOMMENDATIONS:

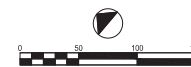
9. COVER SEEDED AREAS WITH STRAW MULCH AT THE RATE OF 125 POUNDS PER 1000 SQUARE FEET.
10. AREAS WITH SLOPES 3:1 OR STEEPER SHALL BE PROTECTED WITH CONTECH 'EXCELSIOR' EROSION CONTROL BLANKET OR APPROVED ALTERNATE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE NOTED AS PERMANENT MATTING.
11. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL DEVICES TWICE WEEKLY AT LEAST 72 HOURS APART. ALL NEEDED REPAIRS SHALL BE MADE PRIOR TO THE NEXT RAIN EVENT IF POSSIBLE. BUT IN NO CASE MORE THAN 7 DAYS AFTER THE NEED IS IDENTIFIED. THE CONTRACTOR SHALL MAINTAIN A LOGBOOK ON SITE, NOTING ALL INSPECTIONS AND REPAIRS OF THE EROSION CONTROL DEVICES. EACH ENTRY SHALL BE SIGNED AND DATED BY PERSONNEL WHO HAVE COMPLETED THE FUNDAMENTALS OF EROSION PREVENTION AND SEDIMENT CONTROL COURSE. INSPECTION REPORTS SHALL BE MAINTAINED ON SITE AND MADE AVAILABLE UPON REQUEST.
12. THE EROSION CONTROL MEASURES SHOWN ARE THE MINIMUM ALLOWABLE AND THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ADDITIONAL EROSION CONTROL MEASURES AS FIELD CONDITIONS AND POST STORM INSPECTIONS DICTATE. REFER TO DECS EROSION AND SEDIMENT CONTROL HANDBOOK FOR ADDITIONAL INFORMATION.
13. EXCESS STOCKPILE MATERIAL SHALL BE SURROUNDED WITH SILT FENCE, SEEDED, AND MULCHED. THE STOCKPILE LOCATION IS TO BE APPROVED BY THE OWNER.
14. NO MORE THAN 50 ACRES OF ACTIVE SOIL DISTURBANCE CAN OCCUR AT ANY TIME DURING CONSTRUCTION.
15. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR LONG TERM MAINTENANCE OF STORMWATER CONTROL MEASURES.

EROSION CONTROL KEY

- | | | | | | |
|--|------|-----------------------------------|--|------|--|
| | MA | TEMPORARY EROSION CONTROL MATTING | | OP | OUTLET PROTECTION |
| | CE | CONSTRUCTION EXIT | | IP | STORM DRAIN INLET PROTECTION |
| | CD-R | TEMPORARY ROCK CHECK DAM | | LOD | LIMITS OF DISTURBANCE (TREE SAVE LIMITS) |
| | SF | SILT FENCE | | SF-C | SILT FENCE (WITH WIRE BACKING) |

REQUIRED LENGTH OF SILT FENCE TO TREAT 1 AC PER TYPICAL STANDARDS:
1 AC PER 150 LF SILT FENCE

REFER TO THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION FOR ADDITIONAL DETAIL ON BEST MANAGEMENT PRACTICES



9724 Kingston Pike, Suite 1404
Knoxville, Tennessee 37922
(615) 409-1424



TENNESSEE

BROOKMERE
PHASE 3

HOMESTEAD LAND HOLDINGS, LLC

TOWN OF FARRAGUT

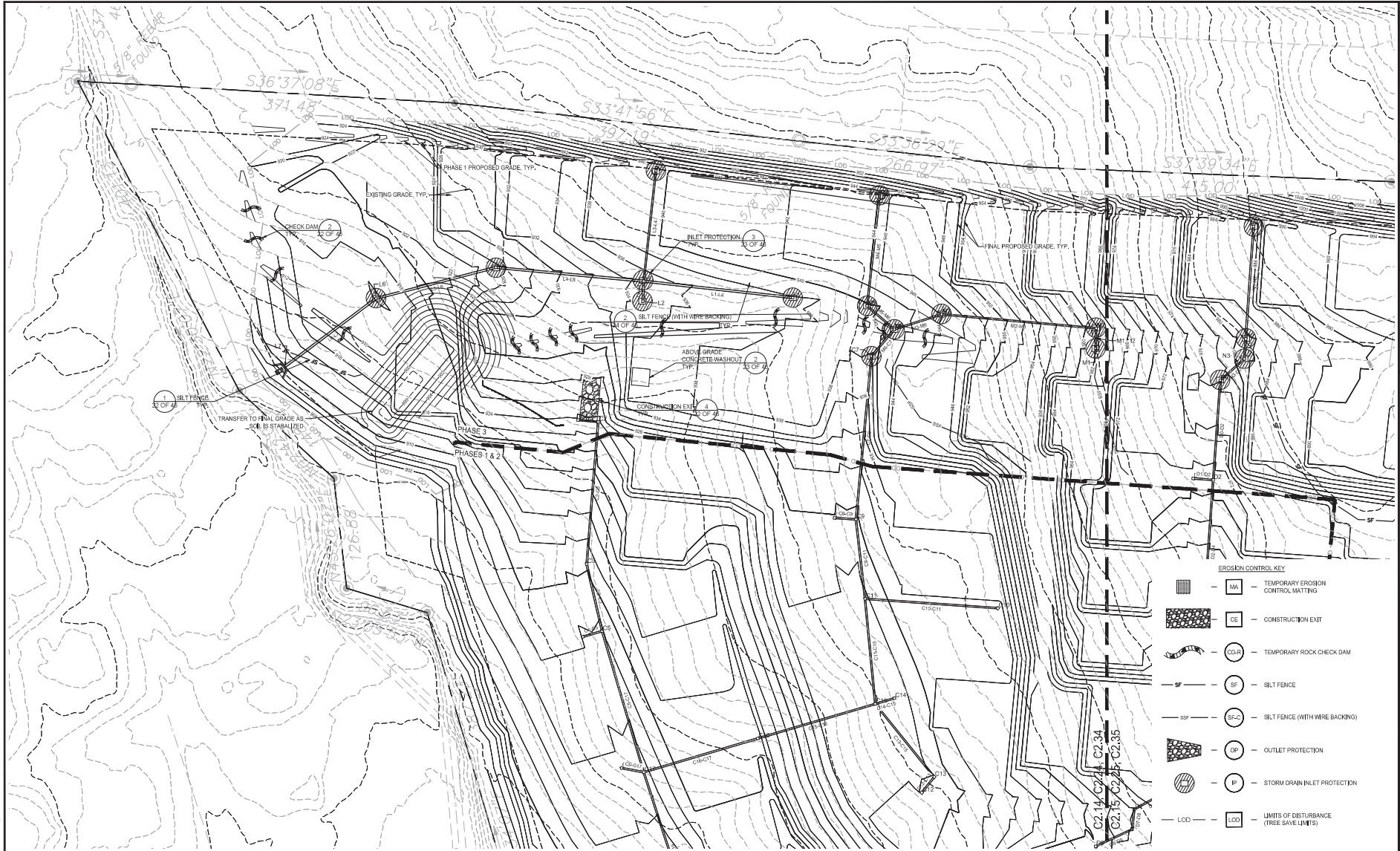
SUBMITTALS/TRENDERS		
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SHEET TITLE

C2.15 - EPSC PHASE 1

PROJECT NO.	DATE
17284	8/12/2020
DRAWN BY	SCALE
CB	1" = 50'
CHECKED BY	
NO	
SHEET NO.	

16 OF 46



EPSC NOTES

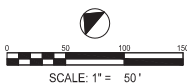
1. THE CONTRACTOR SHALL INSTALL ALL STAGE 1 EROSION CONTROL DEVICES AS NOTED ON THE PLAN PRIOR TO THE START OF ANY CLEARING OR GRADING OPERATION UNLESS OTHERWISE NOTED ON THE SCHEDULE.
2. THE CONTRACTOR SHALL CLEAR AN AREA AS SMALL OF AN AREA AS PRACTICAL TO COMPLETE THE REQUIRED GRADING. IN NO CASE SHALL THE CONTRACTOR CLEAR AN AREA MORE THAN 20 DAYS PRIOR TO THE START OF GRADING IN THE AREA.
3. THE CONTRACTOR SHALL INSTALL A SITE CONSTRUCTION EXIT AS INDICATED ON THE PLANS. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND LEAVE THE SITE BY THIS ENTRANCE. THE ENTRANCE AND ADJOINING ROADWAY SHALL BE INSPECTED AT LEAST TWICE WEEKLY AND NECESSARY REPAIRS AND CLEANING WILL BE COMPLETED PROMPTLY.
4. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
5. ALL AREAS TO BE EXPOSED FOR MORE THAN 15 DAYS WITHOUT GRADING SHALL BE SEEDED AND MULCHED WITH TEMPORARY COVER WITHIN 7 DAYS OF GRADING. DISTURBED AREAS SHALL BE SEEDED AND MULCHED WITHIN 15 DAYS OF FINAL GRADING.
6. ROADWAY BASE STONE SHALL BE PLACED WITHIN 10 DAYS OF COMPLETION OF THE SUBGRADE.
7. LAWN AREAS AND BALL FIELDS SHALL RECEIVE A MINIMUM OF LBS/AC OF TOPSOIL, COMMERCIAL FERTILIZER (10-10-10 OR EQUAL) AND PULVERIZED LIMESTONE SHALL BE APPLIED AT THE RATE OF 20 POUNDS PER 1000 SQUARE FEET AND DISKED INTO THE TOPSOIL.
8. PERMANENT SEEDING MIXTURE SHALL CONSIST OF CREEP RED FESCUE "REBEL" 80% AND BLUEGRASS AT 10% AT THE RATE OF 8 POUNDS PER 1000 SQUARE FEET FOR ALL DISTURBED AREAS. THE DESIRED PERMANENT SEEDING PLANTING SEASON IS FALL (SEPT. TO OCT. 15). IF SPRING SEEDING IS REQUIRED CONTRACTOR TO ADD THE HERBICIDE "TUPERSAN" OR EQUIVALENT 8 LBS/AC WITH PERMANENT SEEDING. ALL SEEDING INSTALLATION TO COMPLY WITH PROJECT SPECIFICATIONS AND

MANUFACTURER'S RECOMMENDATIONS:

5. COVER SEEDED AREAS WITH STRAW MULCH AT THE RATE OF 125 POUNDS PER 1000 SQUARE FEET.
10. AREAS WITH SLOPES 3:1 OR STEEPER SHALL BE PROTECTED WITH CONTECH "EXCELSIOR" EROSION CONTROL BLANKET OR APPROVED ALTERNATE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE NOTED AS PERMANENT MATTING.
11. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL DEVICES TWICE WEEKLY AT LEAST 72 HOURS APART. ALL NEEDED REPAIRS SHALL BE MADE PRIOR TO THE NEXT RAIN EVENT IF POSSIBLE, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE NEED IS IDENTIFIED. THE CONTRACTOR SHALL MAINTAIN A LOGBOOK ON SITE, NOTING ALL INSPECTIONS AND REPAIRS OF THE EROSION CONTROL DEVICES. EACH ENTRY SHALL BE SIGNED AND DATED BY PERSONNEL WHO HAVE COMPLETED THE FUNDAMENTALS OF EROSION PREVENTION AND SEDIMENT CONTROL COURSE. INSPECTION REPORTS SHALL BE MAINTAINED ON SITE AND MADE AVAILABLE UPON REQUEST.
12. THE EROSION CONTROL MEASURES SHOWN ARE THE MINIMUM ALLOWABLE AND THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ADDITIONAL EROSION CONTROL MEASURES AS FIELD CONDITIONS AND POST STORM INSPECTIONS DICTATE. REFER TO THE EROSION AND SEDIMENT CONTROL HANDBOOK FOR ADDITIONAL INFORMATION.
13. EXCESS STOCKPILE MATERIAL SHALL BE SURROUNDED WITH SILT FENCE, SEEDED, AND MULCHED. THE STOCKPILE LOCATION IS TO BE APPROVED BY THE OWNER.
14. NO MORE THAN 50 ACRES OF ACTIVE SOIL DISTURBANCE CAN OCCUR AT ANY TIME DURING CONSTRUCTION.
15. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR LONG TERM MAINTENANCE OF STORMWATER CONTROL MEASURES.

REQUIRED LENGTH OF SILT FENCE TO TREAT 10A PER TREC STANDARDS 1 AC PER 50 FT SILT FENCE

REFER TO THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION FOR ADDITIONAL DETAIL ON BEST MANAGEMENT PRACTICES





9724 Kingston Pike, Suite 1404
Knoxville, Tennessee 37922
(865) 499-1424

10. The design and construction of this project shall conform to the standards and specifications of the Tennessee Department of Transportation (TDOT) and the Federal Highway Administration (FHWA).



NEEDED FOR EROSION PREVENTION AND SEDIMENT CONTROL COURSE

STATE OF TENNESSEE

**BROOKMERE
PHASE 3**

HOMESTEAD LAND HOLDINGS, LLC

TOWN OF FARRAGUT

SUBMITTALS/TRENDING		
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SHEET TITLE

C2.24 - EPSC PHASE 2

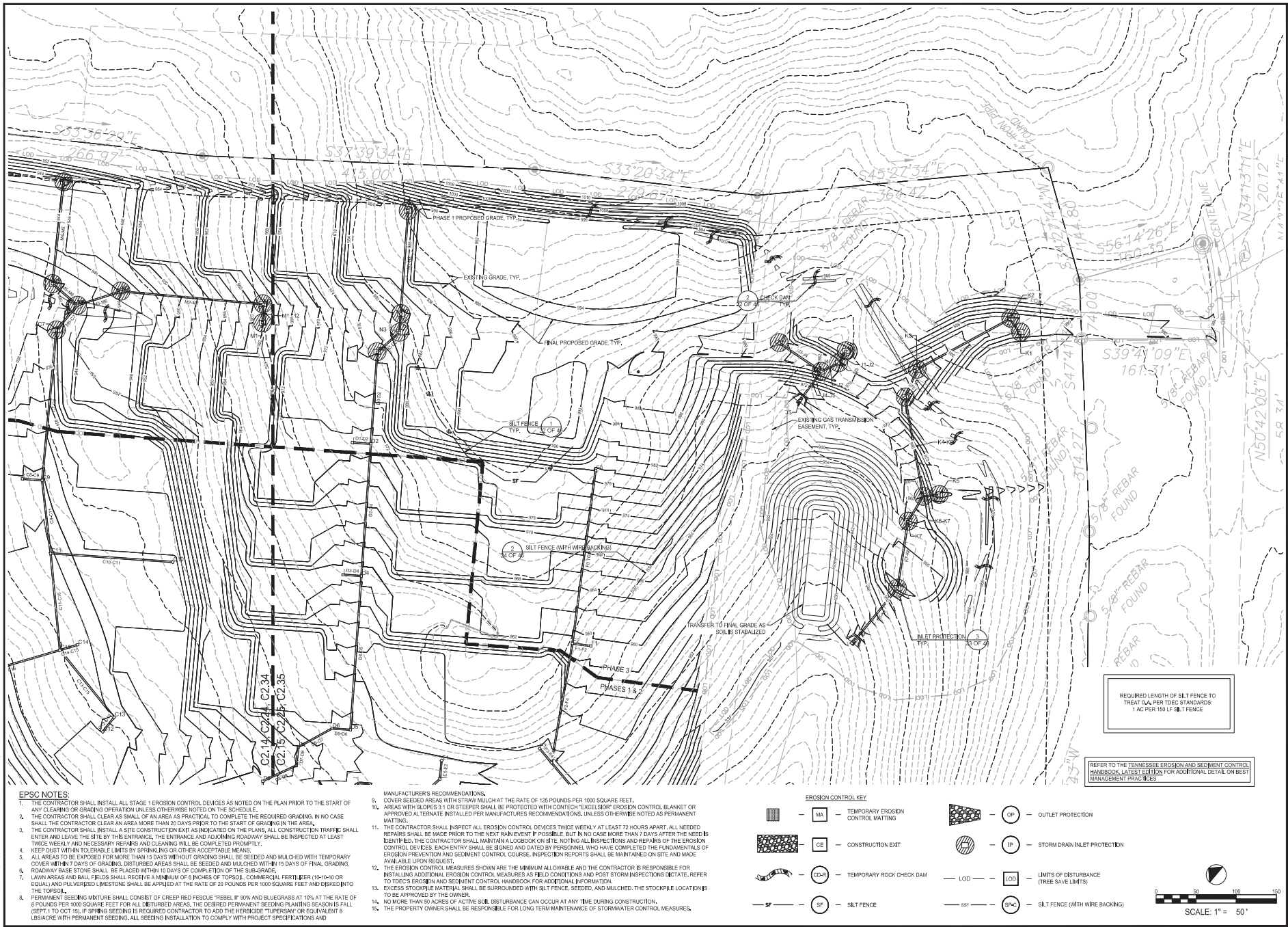
PROJECT NO.	DATE
17282	8/12/2020

DRAWN BY	SCALE
CB	1" = 50'

CHECKED BY	NO.

SHEET NO.

17 OF 46





9724 Kingston Pike, Suite 1404
Knoxville, Tennessee 37922
(615) 498-1424

18. The design and construction of this project shall conform to the standards and specifications of the Tennessee Department of Transportation (TDOT) and the Federal Highway Administration (FHWA).



TENNESSEE

**BROOKMERE
PHASE 3**

HOMESTEAD LAND HOLDINGS, LLC

TOWN OF FARRAGUT

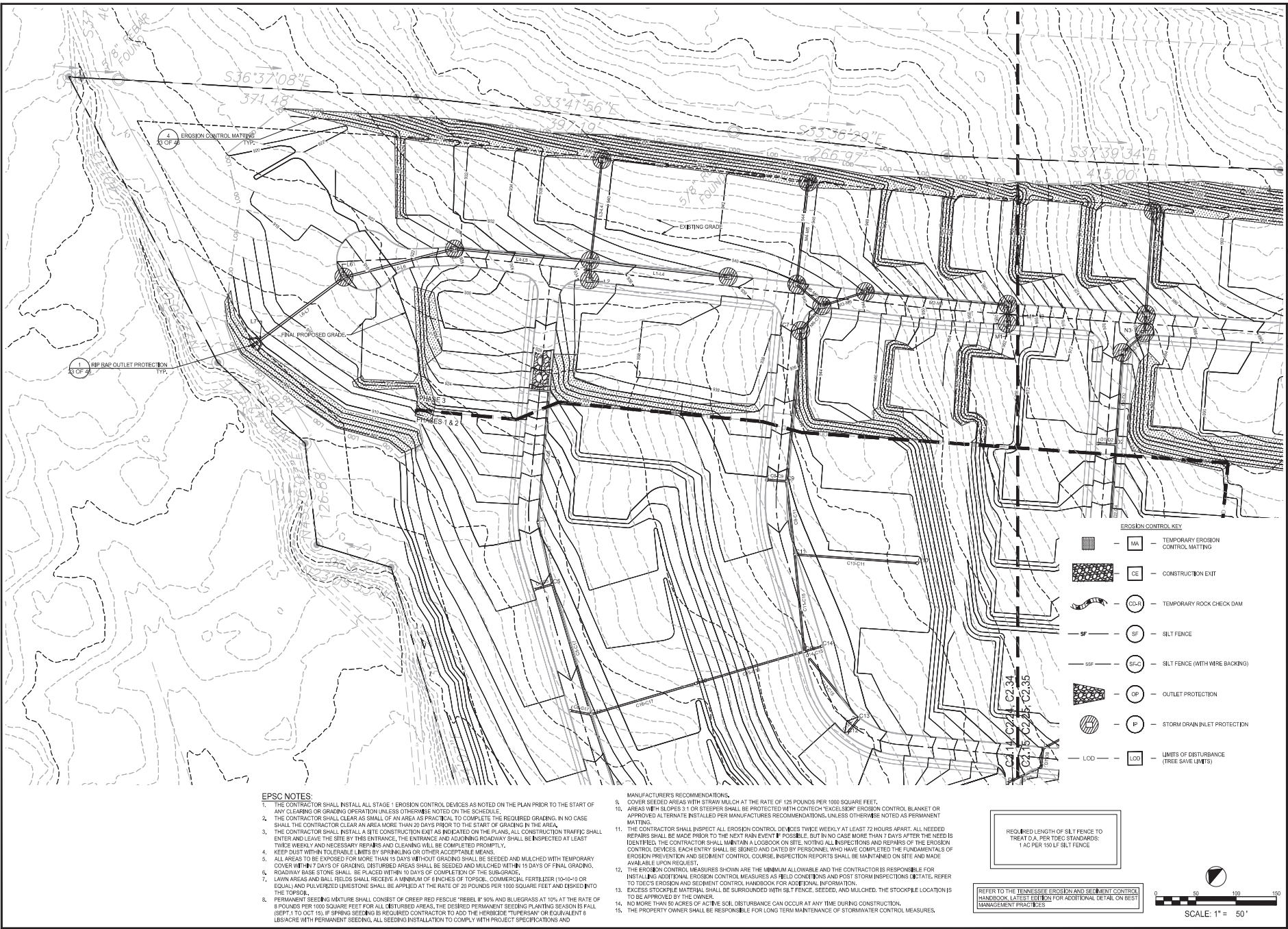
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SHEET TITLE

C2.34 - EPSC PHASE 3

PROJECT NO.	17282	DATE	8/12/2020
DRAWN BY	CB	SCALE	1" = 50'
CHECKED BY			
NO.			
SHEET NO.			

19 OF 46



EPSC NOTES

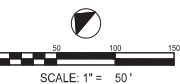
1. THE CONTRACTOR SHALL INSTALL ALL STAGE 1 EROSION CONTROL DEVICES AS NOTED ON THE PLAN PRIOR TO THE START OF ANY CLEARING OR GRADING OPERATION UNLESS OTHERWISE NOTED ON THE SCHEDULE.
2. THE CONTRACTOR SHALL CLEAR AS SMALL OF AN AREA AS PRACTICAL TO COMPLETE THE REQUIRED GRADING. IN NO CASE SHALL THE CONTRACTOR CLEAR AN AREA MORE THAN 20 DAYS PRIOR TO THE START OF GRADING IN THE AREA.
3. THE CONTRACTOR SHALL INSTALL A SITE CONSTRUCTION EXIT AS INDICATED ON THE PLANS. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND LEAVE THE SITE BY THIS ENTRANCE, THE ENTRANCE AND ADJOINING ROADWAY SHALL BE INSPECTED AT LEAST TWICE WEEKLY AND NECESSARY REPAIRS AND CLEANING WILL BE COMPLETED PROMPTLY.
4. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
5. ALL AREAS TO BE EXPOSED FOR MORE THAN 15 DAYS WITHOUT GRADING SHALL BE SEEDED AND MULCHED WITH TEMPORARY COVER WITHIN 7 DAYS OF GRADING. DISTURBED AREAS SHALL BE SEEDED AND MULCHED WITHIN 15 DAYS OF FINAL GRADING.
6. ROADWAY BASE STONE SHALL BE PLACED WITHIN 10 DAYS OF COMPLETION OF THE SUBGRADE.
7. LAWN AREAS AND BALL FIELDS SHALL RECEIVE A MINIMUM OF LBS/AC OF TOPSOIL, COMMERCIAL FERTILIZER (10-10-10 OR EQUAL) AND PULVERIZED LIMESTONE SHALL BE APPLIED AT THE RATE OF 20 POUNDS PER 1000 SQUARE FEET AND DISKED INTO THE TOPSOIL.
8. PERMANENT SEEDING MIXTURE SHALL CONSIST OF CREEP RED FESCUE "REBEL II" 90% AND BLUEGRASS AT 10% AT THE RATE OF 8 POUNDS PER 1000 SQUARE FEET FOR ALL DISTURBED AREAS. THE DESIRED PERMANENT SEEDING PLANTING SEASON IS FALL (SEPT. 1 TO OCT. 15). IF SPRING SEEDING IS REQUIRED CONTRACTOR TO ADD THE HERBICIDE "TUPERSRAY" OR EQUIVALENT 8 LBS/AC WITH PERMANENT SEEDING. ALL SEEDING INSTALLATION TO COMPLY WITH PROJECT SPECIFICATIONS AND

MANUFACTURER'S RECOMMENDATIONS

5. COVER SEEDED AREAS WITH STRAW MULCH AT THE RATE OF 125 POUNDS PER 1000 SQUARE FEET.
10. AREAS WITH SLOPES 3:1 OR STEEPER SHALL BE PROTECTED WITH CONTECH "EXCELSDRY" EROSION CONTROL BLANKET OR APPROVED ALTERNATE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE NOTED AS PERMANENT MATTING.
11. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL DEVICES TWICE WEEKLY AT LEAST 72 HOURS APART. ALL NEEDED REPAIRS SHALL BE MADE PRIOR TO THE NEXT RAIN EVENT IF POSSIBLE, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE NEED IS IDENTIFIED. THE CONTRACTOR SHALL MAINTAIN A LOGBOOK ON SITE, NOTING ALL INSPECTIONS AND REPAIRS OF THE EROSION CONTROL DEVICES. EACH ENTRY SHALL BE SIGNED AND DATED BY PERSONNEL WHO HAVE COMPLETED THE FUNDAMENTALS OF EROSION PREVENTION AND SEDIMENT CONTROL COURSE. INSPECTION REPORTS SHALL BE MAINTAINED ON SITE AND MADE AVAILABLE UPON REQUEST.
12. THE EROSION CONTROL MEASURES SHOWN ARE THE MINIMUM ALLOWABLE AND THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ADDITIONAL EROSION CONTROL MEASURES AS FIELD CONDITIONS AND POST STORM INSPECTIONS DICTATE. REFER TO THE EROSION AND SEDIMENT CONTROL HANDBOOK FOR ADDITIONAL INFORMATION.
13. EXCESS STOCKPILE MATERIAL SHALL BE SURROUNDED WITH SILT FENCE, SEEDED, AND MULCHED. THE STOCKPILE LOCATION IS TO BE APPROVED BY THE OWNER.
14. NO MORE THAN 50 ACRES OF ACTIVE SOIL DISTURBANCE CAN OCCUR AT ANY TIME DURING CONSTRUCTION.
15. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR LONG TERM MAINTENANCE OF STORMWATER CONTROL MEASURES.

REQUIRED LENGTH OF SILT FENCE TO TREAT D.A. PER TDC STANDARDS:
1 AC PER 100 LF SILT FENCE

REFER TO THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION FOR ADDITIONAL DETAIL ON BEST MANAGEMENT PRACTICES





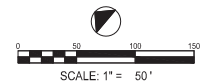
- EPSC NOTES:**
1. THE CONTRACTOR SHALL INSTALL ALL STAGE 1 EROSION CONTROL DEVICES AS NOTED ON THE PLAN PRIOR TO THE START OF ANY CLEARING OR GRADING OPERATION UNLESS OTHERWISE NOTED ON THE SCHEDULE.
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 6. ROADWAY BASE STONE SHALL BE PLACED WITHIN 10 DAYS OF COMPLETION OF THE SUB-GRADE.
 7. LAWN AREAS AND BALL FIELDS SHALL RECEIVE A MINIMUM OF 4 INCHES OF TOPSOIL, COMMERCIAL FERTILIZER (10-10-10 OR EQUAL) AND PULVERIZED LIMESTONE SHALL BE APPLIED AT THE RATE OF 20 POUNDS PER 1000 SQUARE FEET AND DISKED INTO THE TOPSOIL.
 8. PERMANENT SEEDING MIXTURE SHALL CONSIST OF CREEP RED FESCUE "REBEL" IF 90% AND BLUEGRASS AT 10% AT THE RATE OF 8 POUNDS PER 1000 SQUARE FEET FOR ALL DISTURBED AREAS. THE DESIRED PERMANENT SEEDING PLANTING SEASON IS FALL (SEPT. 1 TO OCT. 15). IF SPRING SEEDING IS REQUIRED, CONTRACTOR TO ADD THE HERBICIDE "TUPERSAN" OR EQUIVALENT 8 LBS/ACRE WITH PERMANENT SEEDING. ALL SEEDING INSTALLATION TO COMPLY WITH PROJECT SPECIFICATIONS AND

- MANUFACTURER'S RECOMMENDATIONS:**
9. COVER SEEDED AREAS WITH STRAW MULCH AT THE RATE OF 125 POUNDS PER 1000 SQUARE FEET.
 10. AREAS WITH SLOPES 3:1 OR STEEPER SHALL BE PROTECTED WITH CONTECH "EXCEL800" EROSION CONTROL BLANKET OR APPROVED ALTERNATE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. UNLESS OTHERWISE NOTED AS PERMANENT MATTING.
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- EROSION CONTROL KEY**
- | | | | | | |
|--|------|-----------------------------------|--|-----|--|
| | MA | TEMPORARY EROSION CONTROL MATTING | | OP | OUTLET PROTECTION |
| | CE | CONSTRUCTION EXIT | | IP | STORM DRAIN INLET PROTECTION |
| | CD-R | TEMPORARY ROCK CHECK DAM | | LOD | LIMITS OF DISTURBANCE (TREE SAVE LIMITS) |
| | SF | SILT FENCE | | SFC | SILT FENCE (WITH WIRE BACKING) |

REQUIRED LENGTH OF SILT FENCE TO TREAT D.A. PER TDEC STANDARDS:
1 AC PER 150 LF SILT FENCE

REFER TO THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION FOR ADDITIONAL DETAIL ON BEST MANAGEMENT PRACTICES.



9724 Kingston Pike, Suite 1404
Knoxville, Tennessee 37922
(615) 409-1424



TENNESSEE

**BROOKMERE
PHASE 3**
HOMESTEAD LAND HOLDINGS, LLC
TOWN OF FARRAGUT

SUBMITTALS/TRENDING		
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SHEET TITLE

C2.35 - EPSC PHASE 3

PROJECT NO. 17284
DATE 8/12/2020
DRAWN BY CB
SCALE 1" = 50'
CHECKED BY
NO.
SHEET NO.

STORM PIPES					
PIPE ID	SIZE	LENGTH	SLOPE	INVERT UP	INVERT DOWN
D0-D2	18"	114.51	4.37%	972.00	967.00
J1-J2	18"	17.06	2.34%	972.50	972.10
J3-J4	18"	24.02	4.16%	972.00	971.00
J5-J6	18"	63.16	6.33%	975.00	971.00
J6-J5	18"	36.93	13.27%	970.00	966.00
K1-K2	18"	21.38	1.87%	984.00	983.80
K2-K3	18"	131.07	7.93%	983.50	973.10
K3-K4	18"	38.25	12.81%	973.00	968.10
K4-K5	18"	125.58	8.32%	968.00	956.30
K5-K6	18"	20.00	18.60%	960.00	956.30
K6-K7	18"	36.38	6.52%	956.20	953.10
K7-K8	18"	84.60	3.43%	953.00	950.10
K8-K9	18"	77.74	17.88%	950.00	936.10
L1-L4	24"	172.00	1.92%	933.00	929.70
L2-L4	24"	23.06	1.30%	930.10	929.80
L3-L4	18"	127.56	2.59%	933.00	929.70
L4-L5	24"	170.45	5.10%	929.70	921.00
L5-L6	24"	142.06	5.91%	920.00	911.80
L6-L7	24"	130.40	3.45%	911.50	907.00
M1-M2	18"	23.02	2.17%	957.50	957.00
M2-M3	18"	178.04	10.73%	956.90	937.80
M3-M6	18"	56.93	3.18%	937.70	935.90
M4-M5	18"	127.57	2.74%	940.00	936.50
M5-M6	18"	41.22	1.21%	936.40	935.90
M6-C7	18"	40.47	4.20%	935.80	934.10
N1-N2	18"	129.29	4.56%	982.00	976.10
N2-N3	18"	23.01	13.04%	975.90	972.90
N3-D0	18"	36.87	1.63%	972.70	972.10

STRUCTURE TABLE				
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT:	STRUCTURE TYPE:
C7	TC = 937.86 INV IN = 934.10 INV OUT = 934.00	M6-C7	C7-C9	SINGLE INLET
D0	TC = 976.06 INV IN = 972.10 INV OUT = 972.00	H0-D0	D0-D2	SINGLE INLET
J1	TC = 975.88 INV OUT = 972.50		J1-J2	AREA DRAIN
J2	TC = 980.10 INV IN = 972.10 INV OUT = 972.00	J1-J2	J2-J4	TRIPLE INLET
J3	TC = 984.25 INV OUT = 975.00		J3-J4	TRIPLE INLET
J4	TC = 980.50 INV IN = 971.00 INV IN = 971.00 INV OUT = 970.90	J2-J4 J3-J4	J4-J5	SINGLE INLET
J5	TC = 968.21 INV IN = 966.00		J4-J5	HEADWALL
K1	TC = 988.05 INV OUT = 984.00		K1-K2	SINGLE INLET
K2	TC = 987.46 INV IN = 983.80 INV OUT = 983.50	K1-K2	K2-K3	SINGLE INLET
K3	TC = 977.74 INV IN = 973.10 INV OUT = 973.00	K2-K3	K3-K4	SINGLE INLET
K4	TC = 974.37 INV IN = 969.10 INV OUT = 968.00	K3-K4	K4-K6	SINGLE INLET
K5	TC = 965.00 INV OUT = 960.00		K5-K6	AREA DRAIN
K6	TC = 960.01 INV IN = 956.30 INV IN = 956.30 INV OUT = 956.20	K4-K6 K5-K6	K6-K7	DOUBLE INLET
K7	TC = 957.08 INV IN = 953.10 INV OUT = 953.00	K6-K7	K7-K8	SINGLE INLET
K8	TC = 954.00 INV IN = 950.10 INV OUT = 950.00	K7-K8	K8-K9	DOUBLE INLET
K9	TC = 938.71 INV IN = 936.10	K8-K9		HEADWALL
L1	TC = 937.60 INV OUT = 933.00		L1-L4	SINGLE INLET
L2	TC = 934.53 INV OUT = 930.10		L2-L4	SINGLE INLET
L3	TC = 930.06 INV OUT = 933.00		L3-L4	AREA DRAIN
L4	TC = 934.47 INV IN = 929.70 INV IN = 929.80 INV IN = 929.70 INV OUT = 929.70	L1-L4 L2-L4 L3-L4	L4-L5	SINGLE INLET
L5	TC = 925.27 INV IN = 921.00 INV OUT = 920.00	L4-L5	L5-L6	SINGLE INLET
L6	TC = 916.00 INV IN = 911.60 INV OUT = 911.50	L5-L6	L6-L7	SINGLE INLET
L7	TC = -10.67 INV IN = 907.00	L6-L7		HEADWALL

STRUCTURE TABLE				
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT:	STRUCTURE TYPE:
M1	TC = 961.54 INV IN = 957.00	M1-M2		SINGLE INLET
M2	TC = 961.43 INV OUT = 957.50 INV OUT = 956.90		M1-M2 M2-M3	SINGLE INLET
M3	TC = 943.91 INV IN = 937.80 INV OUT = 937.70	M2-M3	M3-M6	SINGLE INLET
M4	TC = 943.50 INV OUT = 940.00		M4-M5	AREA DRAIN
M5	TC = 939.71 INV IN = 936.50 INV OUT = 936.40	M4-M5	M5-M6	SINGLE INLET
M6	TC = 940.88 INV IN = 935.90 INV IN = 935.90 INV OUT = 935.80	M5-M6 M3-M6	M6-C7	SINGLE INLET
N1	TC = 985.50 INV OUT = 982.00		N1-N2	AREA DRAIN
N2	TC = 980.95 INV IN = 976.10 INV OUT = 975.90	N1-N2	N2-N3	SINGLE INLET
N3	TC = 980.95 INV IN = 972.90 INV OUT = 972.70	N2-N3	N3-D0	SINGLE INLET



9724 Kingston Pike, Suite 1404
Knoxville, Tennessee 37922
(865) 409-1424

The undersigned hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief, and that he is a duly Licensed Professional Engineer in the State of Tennessee.



TENNESSEE

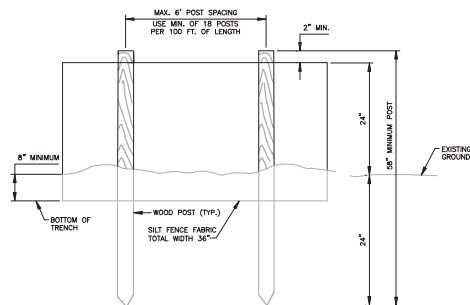
BROOKMERE
PHASE 3
HOMESTEAD LAND HOLDINGS, LLC
TOWN OF FARRAGUT

SUBMITTALS / REVISIONS	
NO.	DATE DESCRIPTION

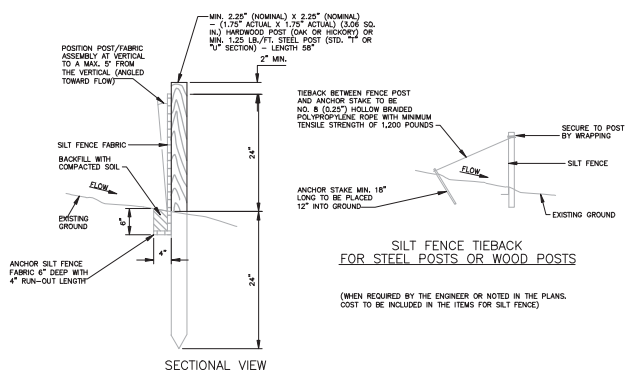
SHEET TITLE

C2.50 - PIPE CHART

PROJECT NO. 17284	DATE 8/12/2020
DRAWN BY CB	SCALE N/A
CHECKED BY MS	
SHEET NO.	

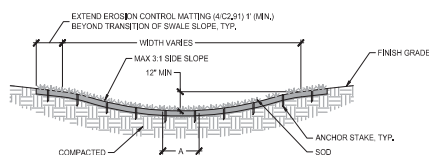


ELEVATION VIEW



1 SILT FENCE

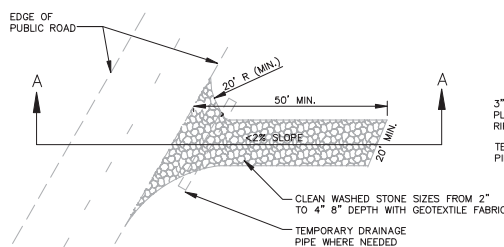
SCALE: NTS



- NOTES:
1. ALL GRADING TRANSITIONS SHALL BE GRADUAL AND ROUNDED.
 2. MATTING SHALL BE STAKED AT 14'-0" O.C.
 3. MATTING SHALL BE LAID PERPENDICULAR TO THE DIRECTION OF FLOW.

3 SWALE (GRASS)

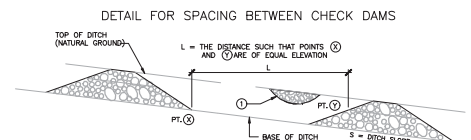
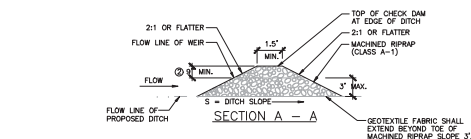
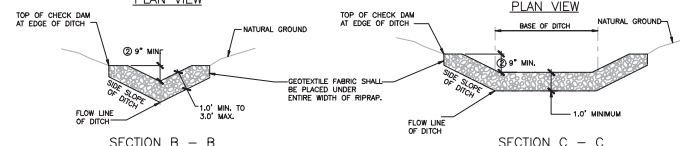
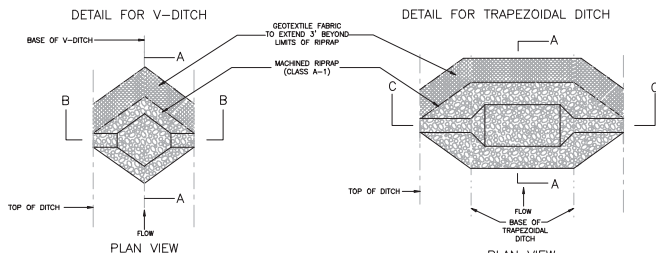
SCALE: NTS



PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD

4 CONSTRUCTION EXIT

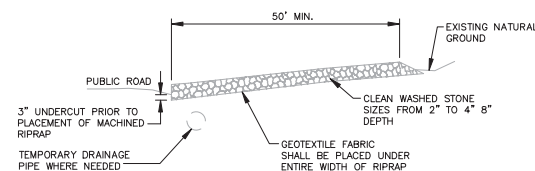
SCALE: NTS



- NOTES:
- ① FILL LOW AREAS ALONG TOP OF BANK TO
PREVENT BACKWATER FROM EXISTING DITCH.
 - ② WEIR FLOW DEPTH BASED UPON 2in/24hr
STORM EVENT OR 5in/24hr STORM EVENT.

2 CHECK DAM

SCALE: NTS



SECTION A-A



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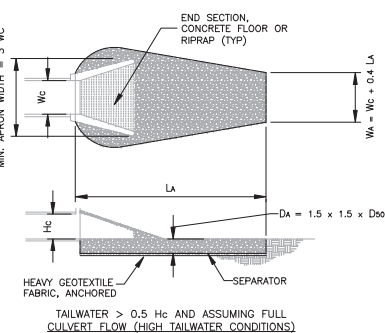
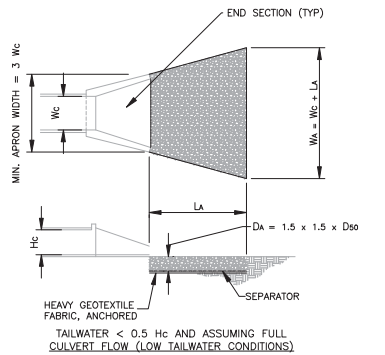


PROFESSIONAL ENGINEER
STATE OF TENNESSEE
BROOKMERE ENGINEERING, INC.
PHASE 3
HOMESTEAD LAND HOLDINGS, LLC
TOWN OF FARRAGUT

SUBMITTALS/REVISIONS		
NO.	DATE	DESCRIPTION

SHEET TITLE
C2.90 - EPSC AND
DRAINAGE DETAILS

PROJECT NO. 17282-2
DATE 8/12/2020
DRAWN BY CB
SCALE NTS
CHECKED BY MS
SHEET NO.



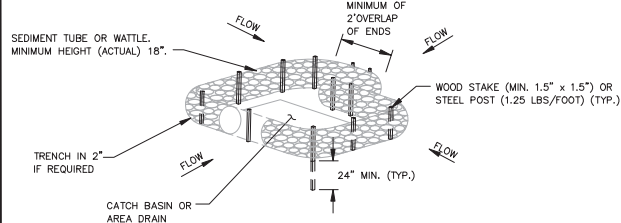
Hc = HEIGHT OF CULVERT
Wc = WIDTH OF CULVERT
LA = LENGTH OF RIP-RAP APRON
Wd = WIDTH OF RIP-RAP APRON AT END
Dso = MEDIAN RIP-RAP SIZE
Dmax = MAXIMUM SIZE OF RIP-RAP = 1.5 Dso
Da = DEPTH OF RIP-RAP APRON = 1.5 Dmax
SEPARATOR = GEOTEXTILE UNDERLAYMENT OR GRAVEL FILTER BLANKET

HEADWATER	FLOW RATE	CULVERT	DEPTH OF RIP-RAP	MIN. STAKE	W. END	WIDTH OF RIP-RAP	DEPTH OF RIP-RAP
FEET	CU YD	FEET	FEET	FEET	FEET	FEET	FEET
2.5	1.17	18	14	4.50	7.00	4.5	12.50
4	10.65	8	4	4.50	3.00	1.5	8.00
1.7	10.66	8	4	4.50	7.00	5.5	12.50

1 RIP RAP OUTLET PROTECTION

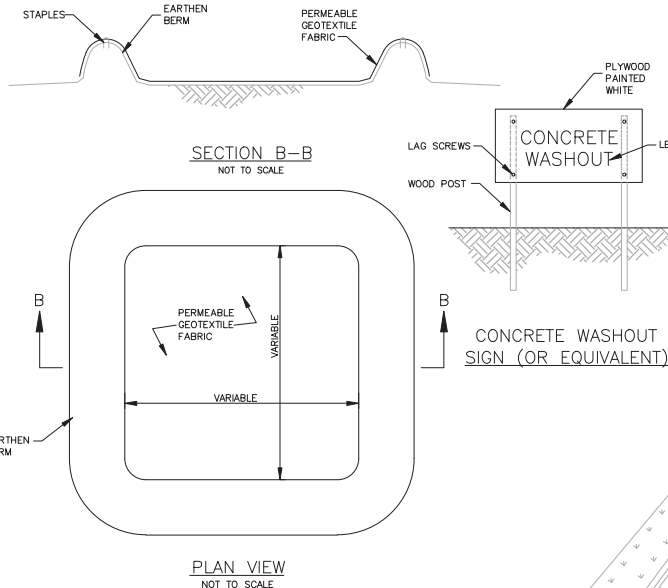
SCALE: NTS

CATCH BASIN PROTECTION (TYPE D)



3 INLET PROTECTION

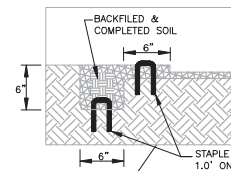
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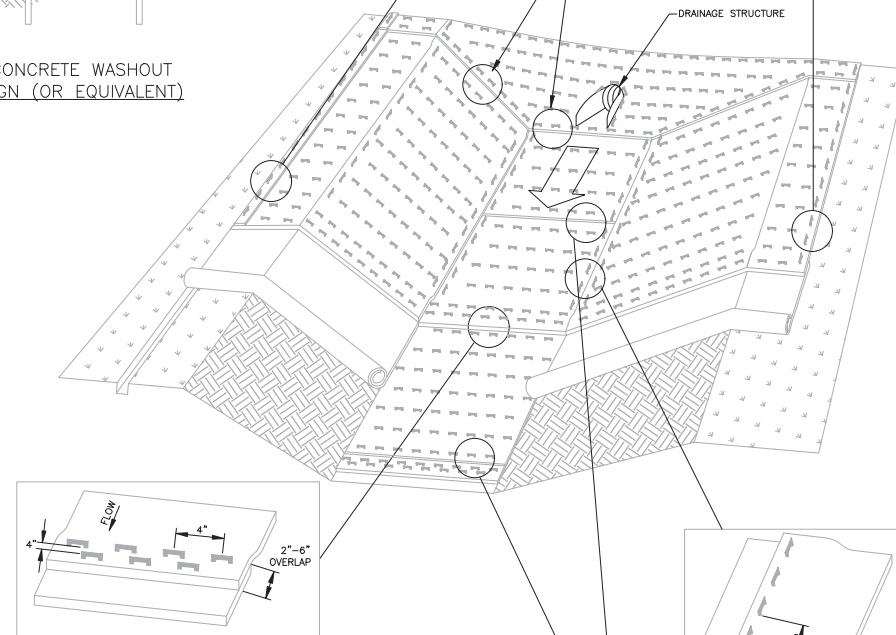
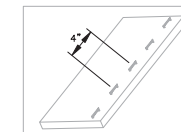
2 ABOVE GRADE CONCRETE WASHOUT

SCALE: NTS

ANCHOR TRENCH DETAIL



ALTERNATE ANCHOR

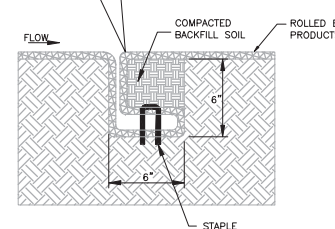


INSTALLATION INSTRUCTIONS

1. SEED (PER SPECIFICATION) BEFORE PLACEMENT OF MATTING. ROLL STRIPS OUT PARALLEL TO THE DIRECTION OF WATER FLOW (SEE FIGURE 1).
2. START LAYING THE NET FROM THE TOP OF THE CHANNEL, OR SLOPE AND UNROLL IT DOWN THE GRADE. ALLOW MATTING TO LAY LOOSELY ON THE SOIL BUT WITHOUT WRINKLES. DO NOT STRETCH THE MAT.
3. TO SECURE THE NET, BURY THE UPSLOPE END IN A TRENCH NO LESS THAN 6" DEEP. COVER WITH SOIL AND TAMP FIRMLY (SEE FIGURE 2). STAPLE THE MAT EVERY 12" ACROSS THE TOP END AND EVERY 3' AROUND THE EDGES AND BOTTOM. WHERE TWO STRIPS OF NET ARE LAID SIDE BY SIDE, THE ADJACENT EDGES SHOULD BE OVERLAPPED 3" AND STAPLED TOGETHER. EACH STRIP OF MATTING SHOULD ALSO BE STAPLED DOWN THE CENTER, EVERY 3'. DO NOT STRETCH THE MAT WHEN INSTALLING STAPLES.
4. TO JOIN TWO STRIPS, CUT A TRENCH TO ANCHOR THE END OF THE NEW MAT. OVERLAP THE END OF THE PREVIOUS ROLL 18" (SEE FIGURE 3) AND STAPLE EVERY 12" JUST BELOW THE ANCHOR SLOT.
5. ON 1:1 OR SIMILAR BANK INSTALLATIONS, FOLLOW MANUFACTURER'S INSTALLATION REQUIREMENTS.

MATTING TYPES

1. TEMPORARY - CONTRACTOR SHALL USE "EXCELSIOR" BLANKET OR OTHER WOOD FIBER MATTING OF BIODEGRADABLE TYPE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. PERMANENT REAR LOT AND LOT LINE SWALES - CONTRACTOR SHALL USE AMERICAN EXCELSIOR CURLEX III OR APPROVED EQUAL. MATTING MUST WITHSTAND 10 FT/S VELOCITIES. INSTALL PER MANUFACTURER'S SPECIFICATIONS.



4 EROSION CONTROL MATTING

SCALE: NTS



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10. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.



THE GREAT SEAL OF THE STATE OF TENNESSEE
1796

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1796

BROOKMERE
PHASE 3
HOMESTEAD LAND HOLDINGS, LLC

TOWN OF FARRAGUT

SUBMITTAL/REV. NO.	DATE	DESCRIPTION
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SHEET TITLE
C2.91 - EPSC AND DRAINAGE DETAILS
PROJECT NO. 1728-2
DATE 8/12/2020
DRAWN BY CB
SCALE NTS
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SHEET NO.



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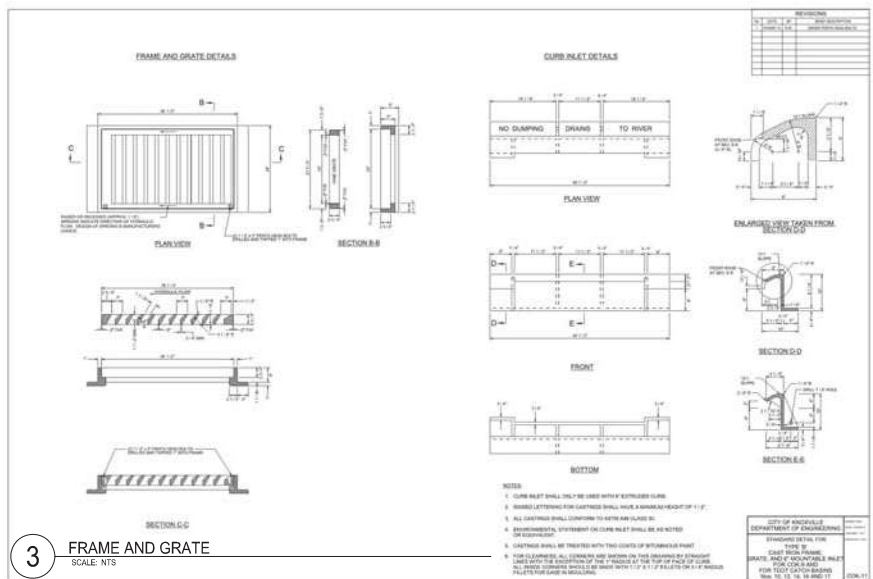
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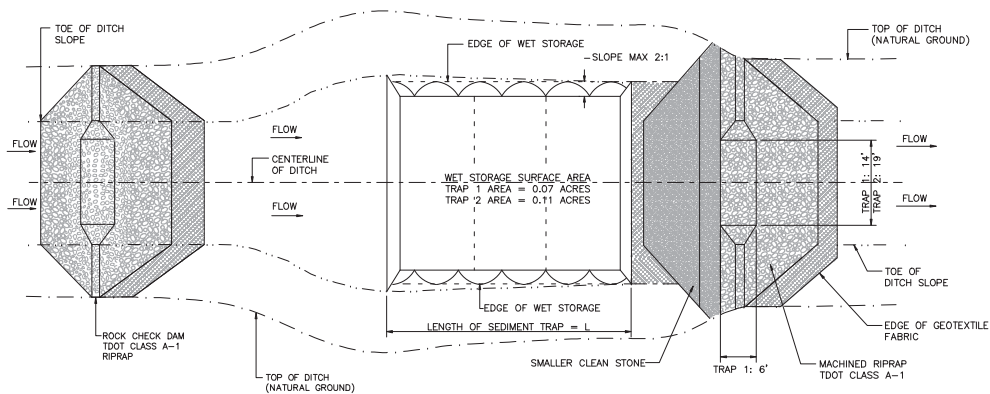
KEYNOTE

C2.92 - EPSC AND DRAINAGE DETAILS

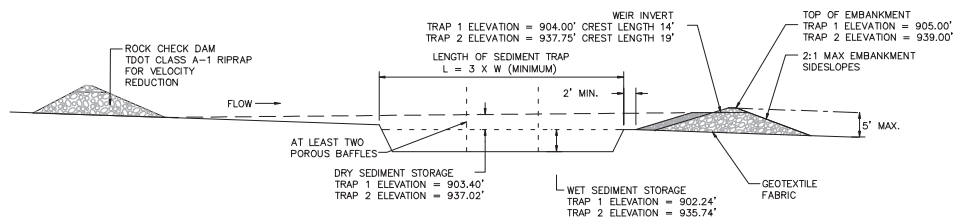
PROJECT NO. 17282-1	DATE 8/12/2020
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SHEET NO.	

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PLAN VIEW



PROFILE VIEW

1 SEDIMENT TRAP
SCALE: NTS



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NO.	DATE	DESCRIPTION

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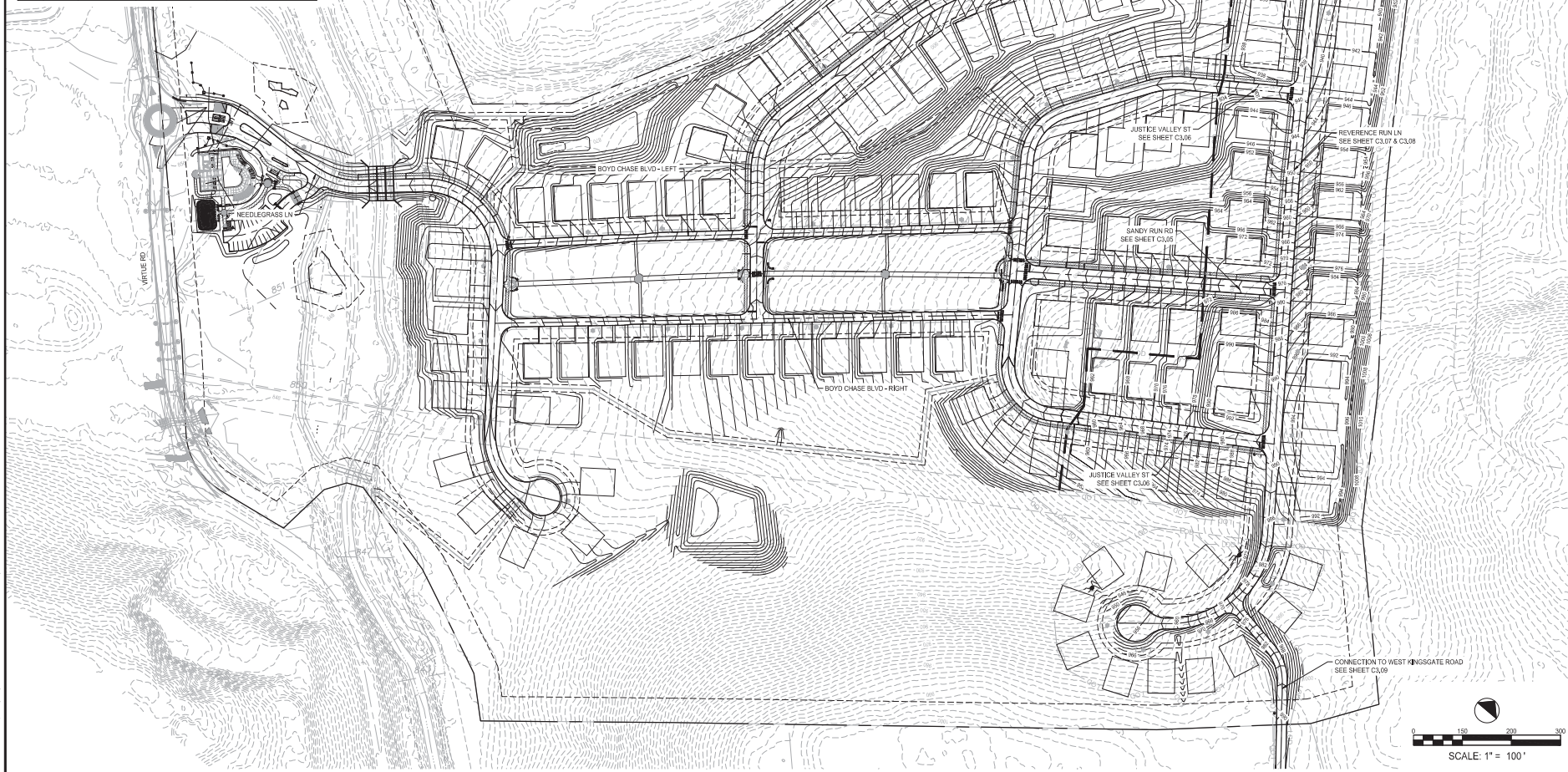
C2.93 - EPSC AND
DRAINAGE DETAILS

PROJECT NO. 1728-4 DATE 8/12/2020
DRAWN BY CB SCALE NTS
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Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L1	51.496	N43° 28' 30.72"E	(2506679.8345,560781.1925)	(2506815.2241,560798.5608)
L2	157.007	N83° 09' 48.15"E	(2506736.6305,560859.6151)	(2506892.5213,560878.3049)
L3	130.041	N48° 27' 57.12"E	(2506874.1254,560919.9542)	(2507071.4692,561001.1802)
L4	344.297	S37° 16' 42.55"E	(2507290.2843,560978.7496)	(2507498.2001,560705.9614)
L5	332.283	N47° 00' 56.11"E	(2507298.2423,561004.7210)	(2507509.3631,561231.3392)
L6	713.010	N48° 29' 00.86"E	(2507527.8148,561247.8126)	(2508096.1693,561735.4224)
L7	1086.346	N49° 03' 56.33"E	(2507889.0176,560880.2579)	(2508164.2620,561872.2613)
L8	307.132	N12° 40' 46.73"E	(2507946.0448,561590.4150)	(2507613.4602,561890.0598)
L9	330.260	N33° 34' 07.49"E	(2507984.8550,562056.7755)	(2507987.3232,562332.0390)
L10	289.539	N55° 26' 13.81"E	(2507920.5567,562398.1523)	(2508158.6426,562550.4111)
L11	460.000	S57° 37' 41.07"W	(2508742.2557,561713.1043)	(2508352.7439,561496.8142)
L12	415.770	N34° 39' 26.81"W	(2508217.9484,561494.4056)	(2507981.5078,561836.4024)
L13	178.306	N33° 34' 07.49"E	(2507980.3351,561958.7798)	(2508077.6213,562106.6822)
L14	238.243	N55° 26' 13.81"E	(2508131.0038,562165.7955)	(2508328.2013,562296.6305)
L15	546.775	N54° 04' 08.33"E	(2508112.8711,561646.3918)	(2508557.2278,561968.4192)
L16	134.515	S42° 48' 45.31"E	(2507991.7940,562758.4041)	(2508083.1432,562859.6735)
L17	57.1248	S33° 38' 42.01"E	(2508102.8131,562834.6959)	(2508416.6704,562158.6991)
L18	711.247	S30° 50' 51.87"E	(2508430.9709,562142.6376)	(2508848.3382,561566.7240)
L19	105.876	S50° 38' 46.59"W	(2508813.3046,561294.7865)	(2508731.4751,561227.6020)

Curve Table: Alignments				
Curve #	Radius	Length	Chord Direction	End Point
C1	200,000	138.654	N63° 18' 08.44"E	(2506615.2241,560798.5608)
C2	150,000	90.838	N63° 48' 52.83"E	(2506892.5213,560878.3049)
C3	150,000	246.761	S84° 24' 22.72"E	(2507071.4692,561001.1802)
C4	600,000	24.715	N48° 11' 44.28"E	(2507509.3631,561231.3392)
C5	150,000	136.894	N13° 27' 54.69"W	(2507576.8264,561461.8562)
C6	500,000	162.292	N23° 07' 27.31"E	(2507613.4602,561890.0598)
C7	200,000	76.335	N44° 30' 10.55"E	(2507967.3232,562332.0390)
C8	100,000	153.090	N78° 30' 53.77"W	(2508353.7439,561496.8142)
C9	110,000	130.886	N00° 32' 46.56"W	(2507981.5078,561836.4024)
C10	200,000	76.335	N44° 30' 10.55"E	(2508077.6213,562106.6822)
C11	200,000	31.828	S38° 13' 13.69"E	(2508083.1432,562859.6735)
C12	500,000	18.904	S34° 47' 46.84"E	(2508416.6704,562158.6991)
C13	200,000	302.095	S07° 20' 27.46"W	(2508848.3382,561566.7240)





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18. The engineer shall not be responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the client's representatives. The engineer shall not be responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the client's representatives.

NEW YORK
STATE
OFFICE OF THE
STATE ENGINEER
JULY 1, 2020

TEENESSEE

BROOKMERE
PHASE 3

HOMESTEAD LAND HOLDINGS, LLC

TOWN OF FARRAGUT

SUBMITTALS / REVISIONS		
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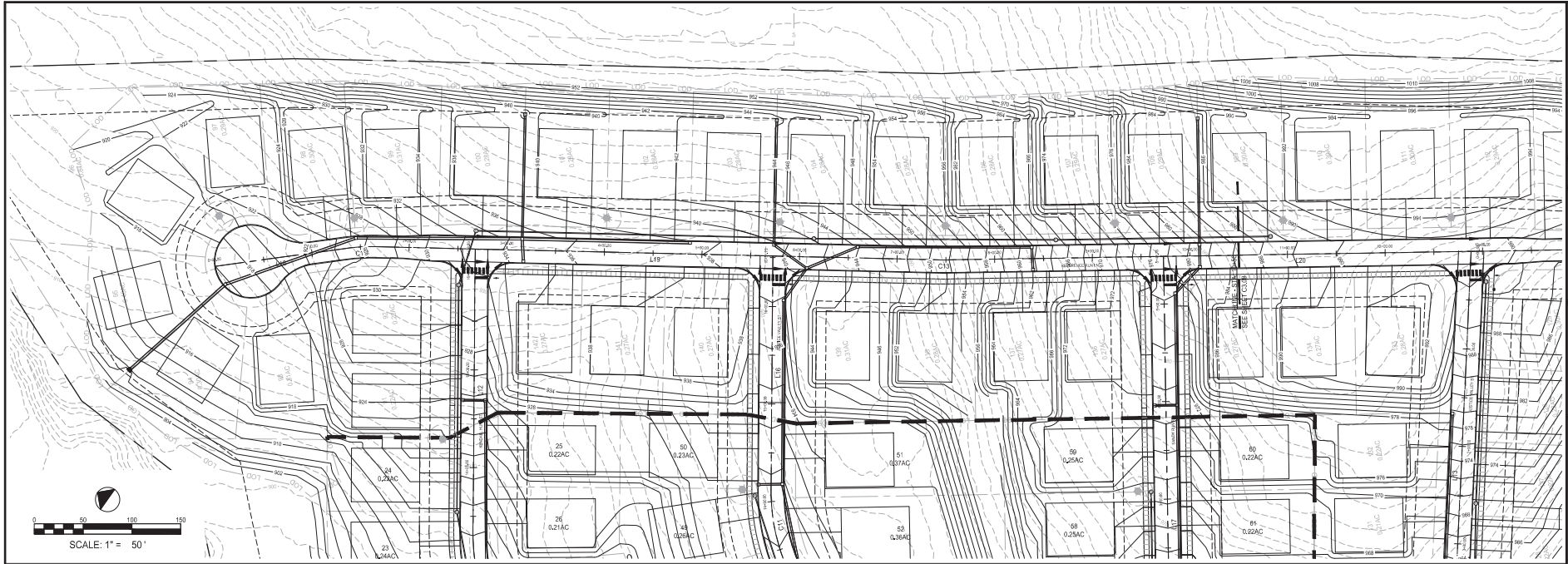
SHEET TITLE

C3.00 - ROADWAY
PROFILE INDEX SHEET

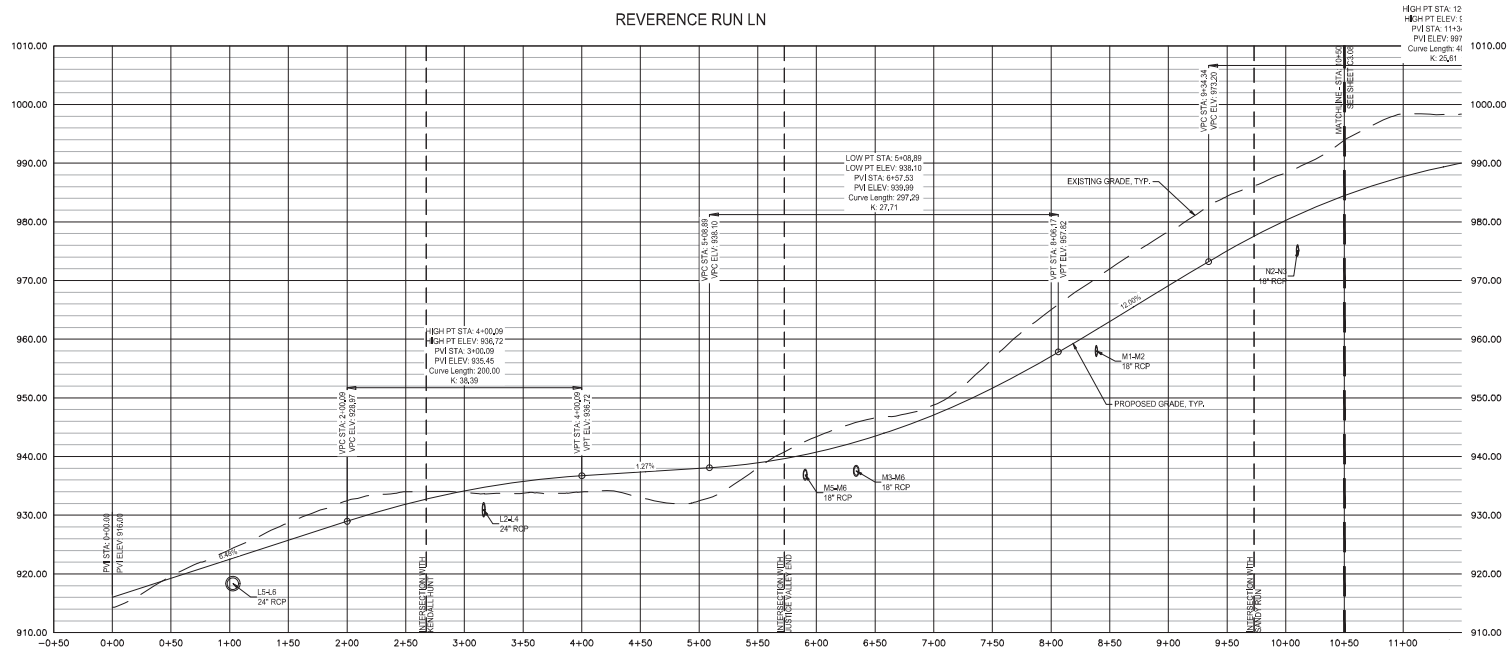
PROJECT NO.	DATE
17284	8/12/2020

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CB	1" = 100'

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NO	26 OF 46



REVERENCE RUN LN



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SHEET TITLE
C3.07 - ROADWAY PLAN
AND PROFILE SHEET

PROJECT NO. 17282 DATE 8/12/2020
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18. I hereby certify that the design and construction of the project shown on this drawing was supervised by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Tennessee.



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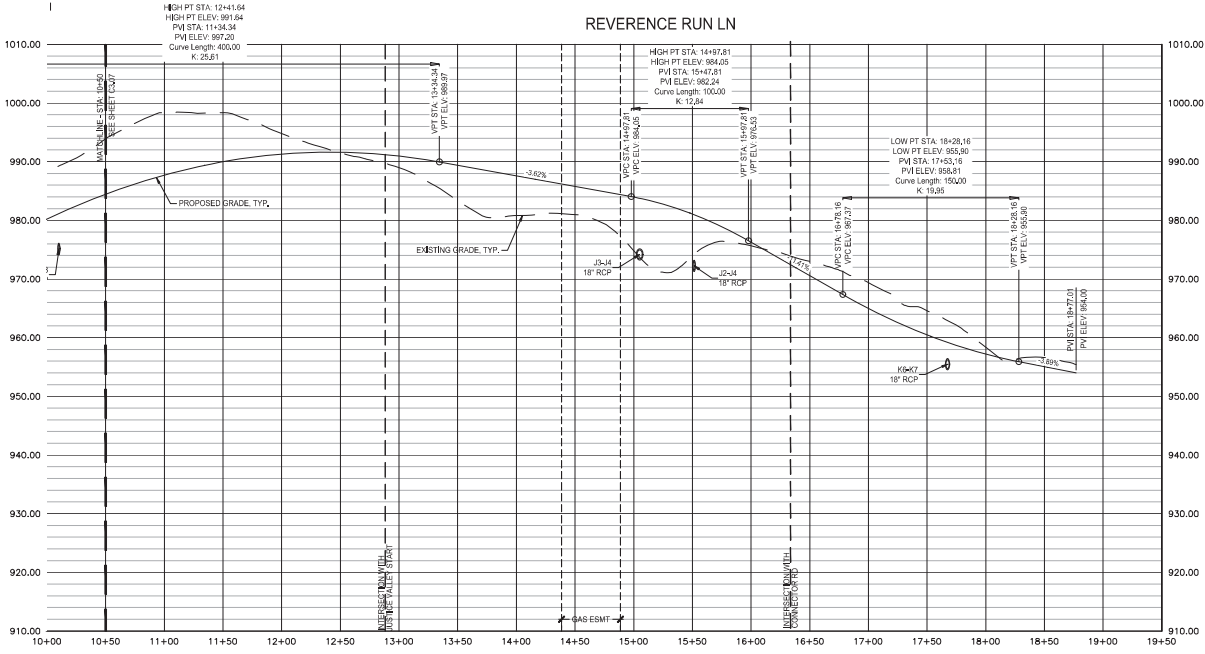
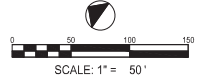
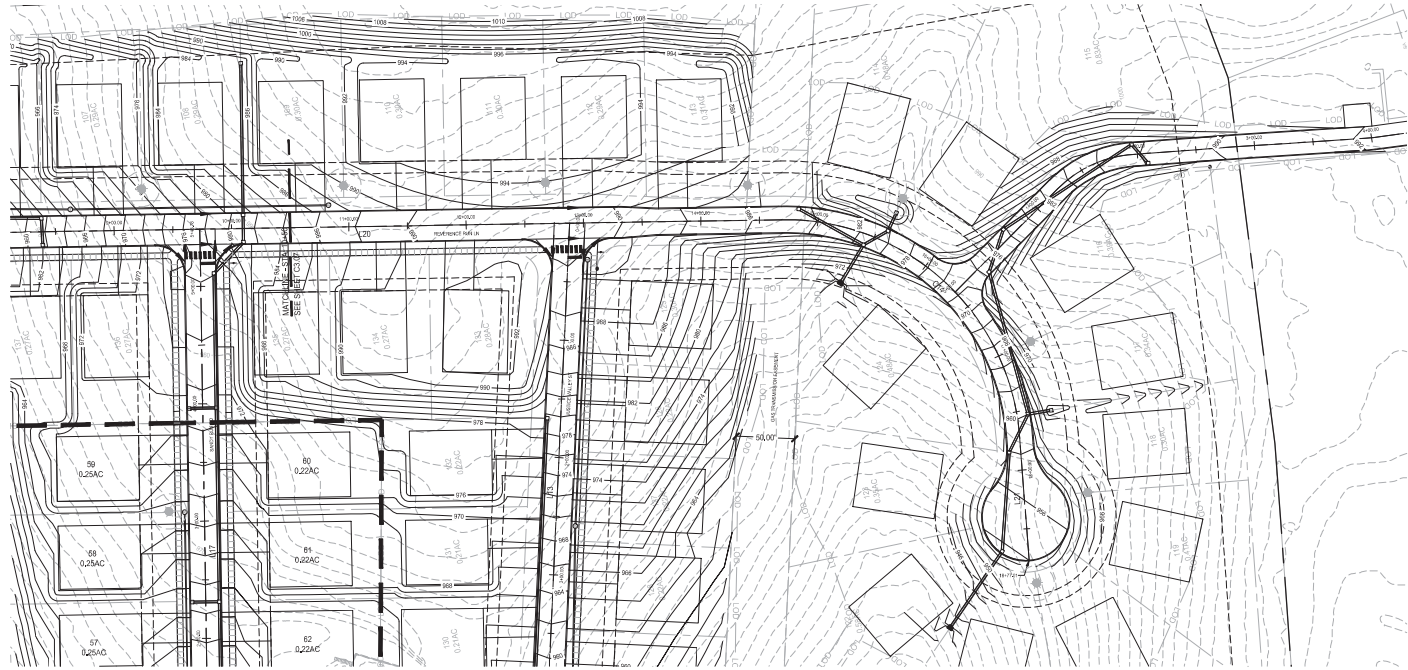
TOWN OF FARRAGUT

SUBMITTALS/REVISIONS		
NO.	DATE	DESCRIPTION

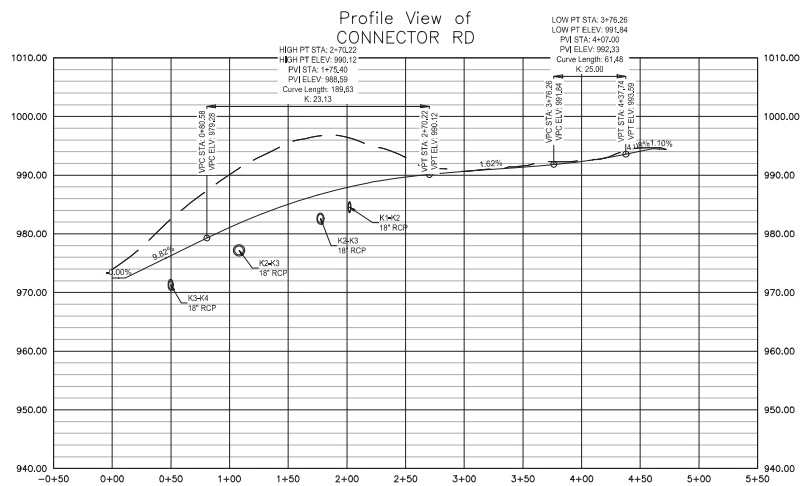
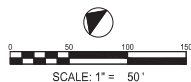
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C3.08 - ROADWAY PLAN
AND PROFILE SHEET

PROJECT NO. 17282	DATE 8/12/2020
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TOWN OF FARRAGUT

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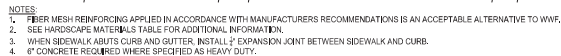
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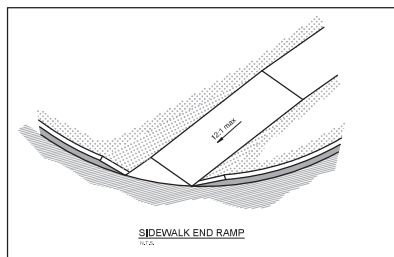
C3.09 - ROADWAY PLAN
AND PROFILE SHEET

PROJECT NO. 1728-2
DATE 8/12/2020
DRAWN BY CB
SCALE 1" = 50'
CHECKED BY MS
SHEET NO.

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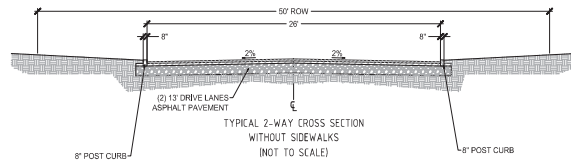
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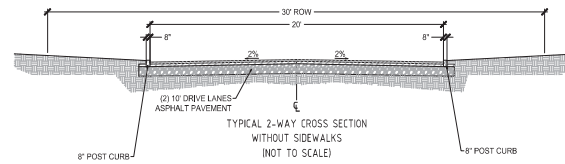
SCALE: NTS

- NOTES**
1. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC PER DOT STANDARDS UNLESS OTHERWISE NOTED.
 2. ALL MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
 3. ALIGN CROSSWALK WITH HANDICAP RAMPS. SEE PLAN FOR RAMP CONFIGURATION.
 4. WIDTH OF CROSSWALK SHALL BE 8' (MIN.) OR AS SPECIFIED ON PLANS.
 5. REFER TO PLANS FOR TOTAL NUMBER OF STRIPES.

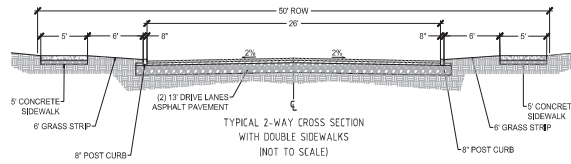




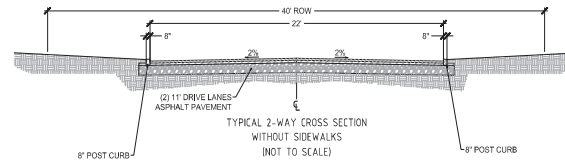
STANDARD ROADWAY WITHOUT
SIDEWALKS CROSS SECTION



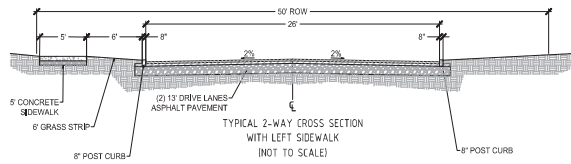
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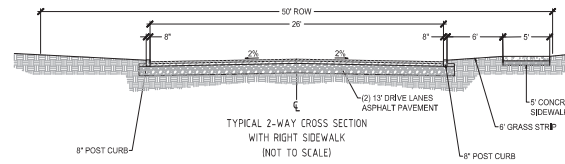
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CUL-DE-SAC'S - 40' ROW VARIANCE



NEEDLEGRASS LN
KENDALL HUNT ST
JUSTICE VALLEY ST

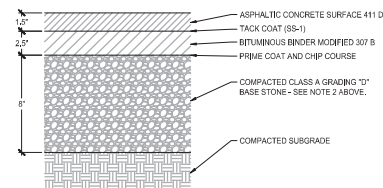


REVERENCE RUN LN

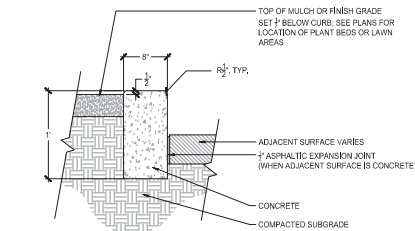
1 TYPICAL ROAD SECTIONS

SCALE: NTS

- NOTES:
- SUB GRADE TO BE COMPACTED TO 95% STANDARD PROCTOR.
 - AGGREGATE BASE COURSE TO BE COMPACTED TO 95% OF SOLID ROCK DENSITY AS DETERMINED BY MASH/TOBS.
 - ALL ROADWAY CONSTRUCTION TO COMPLY WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARDS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION AND THE TOWN OF FARRAGUT'S SUBDIVISION REGULATIONS.



TYPICAL ROAD PAVEMENT SCHEDULE



- NOTES:
- PROVIDE EXPANSION JOINTS 30' O.C. (MAX.) AT ENDS AND MIDPOINTS OF RADIUS RETURNS, AND AT ANY POINT THAT NEW CURB ABUTS EXISTING OR PROPOSED CONCRETE.
 - PROVIDE CONTRACTION JOINTS 10' O.C.
 - NO STRAIGHT SEGMENTS SHALL BE CONSTRUCTED IN RADII.
 - WHERE POST CURB EXISTS AS A PLANTER CURB, REFER TO SPECS FOR BED SOIL AMENDMENTS ADJACENT TO BACK OF CURB.

2 ASPHALT PAVEMENT SCHEDULE

SCALE: NTS

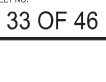
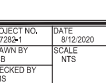
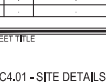
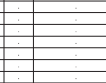
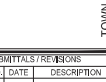
3 CONCRETE CURB (POST)

SCALE: NTS



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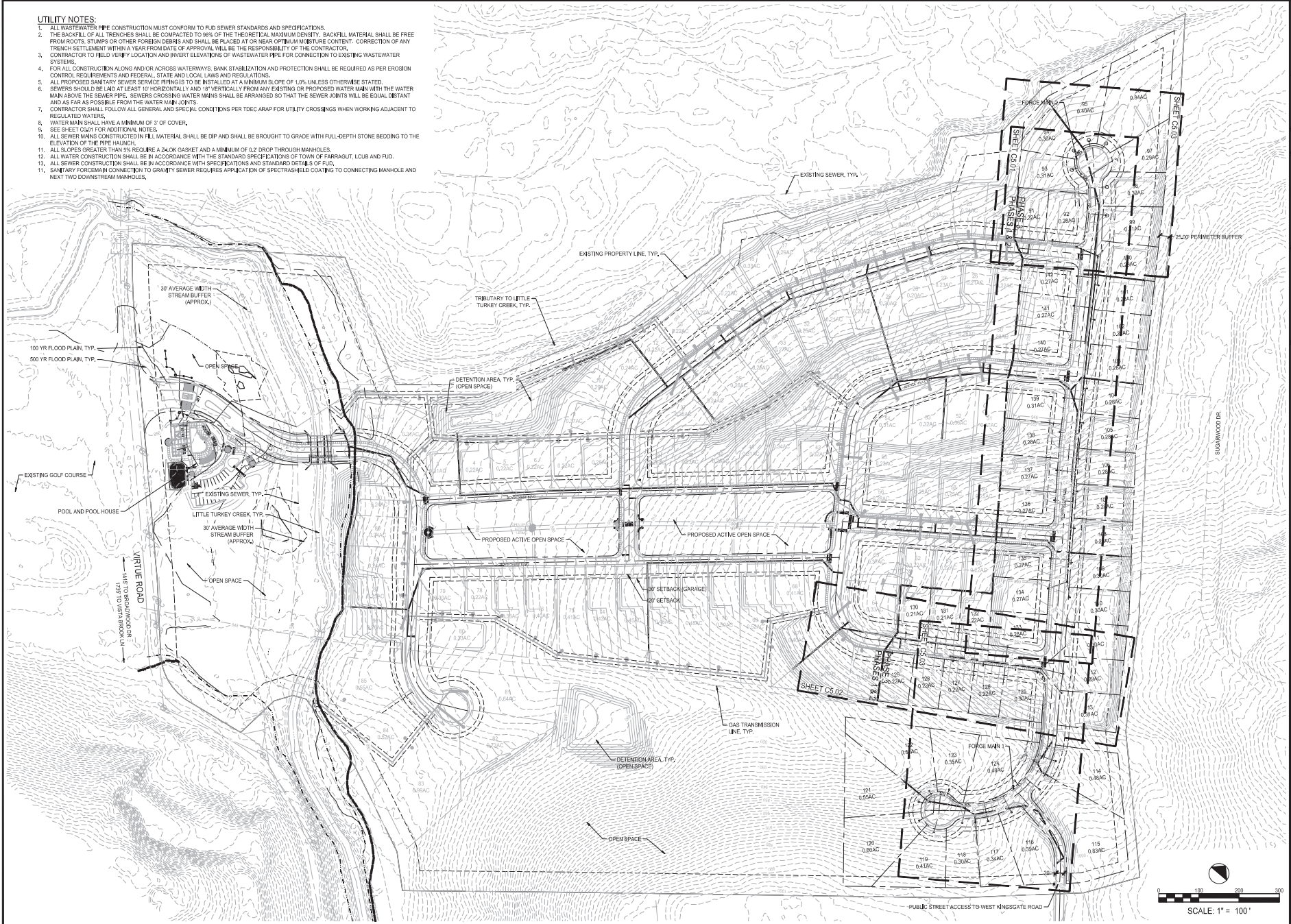
10. The engineer and his staff shall not be responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the client's representatives.



33 OF 46

UTILITY NOTES:

1. ALL WASTEWATER PIPE CONSTRUCTION MUST CONFORM TO FUD SEWER STANDARDS AND SPECIFICATIONS.
2. THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO 90% OF THE THEORETICAL MAXIMUM DENSITY. BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE CONTENT. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT ELEVATIONS OF WASTEWATER PIPE FOR CONNECTION TO EXISTING WASTEWATER SYSTEMS.
4. FOR ALL CONSTRUCTION ALONG AND/OR ACROSS WATERWAYS, BANK STABILIZATION AND PROTECTION SHALL BE REQUIRED AS PER EROSION CONTROL REQUIREMENTS AND FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.
5. ALL PROPOSED SANITARY SEWER SERVICE PIPING IS TO BE INSTALLED AT A MINIMUM SLOPE OF 1.0% UNLESS OTHERWISE STATED.
6. SEWERS SHOULD BE LAID AT LEAST 10' HORIZONTALLY AND 1' VERTICALLY FROM ANY EXISTING OR PROPOSED WATER MAIN WITH THE WATER MAIN ABOVE THE SEWER PIPE. SEWERS CROSSING WATER MAINS SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUAL OR NEARLY EQUAL TO THE WATER MAIN JOINTS.
7. CONTRACTOR SHALL FOLLOW ALL GENERAL AND SPECIAL CONDITIONS PER TDEC APPAR FOR UTILITY CROSSINGS WHEN WORKING ADJACENT TO REGULATED WATERS.
8. WATER MAIN SHALL HAVE A MINIMUM OF 3" OF COVER.
9. SEE SHEET C5.01 FOR ADDITIONAL NOTES.
10. ALL SEWER MAINS CONSTRUCTED IN FILL MATERIAL SHALL BE DIP AND SHALL BE BROUGHT TO GRADE WITH FULL-DEPTH STONE BEDDING TO THE ELEVATION OF THE PIPE MANHOLE.
11. ALL SLOPES GREATER THAN 5% REQUIRE A 24.0K GASKET AND A MINIMUM OF 0.2" DROP THROUGH MANHOLES.
12. ALL WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF TOWN OF FARRAGUT, LOUISIANA AND FUD.
13. ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF FUD.
14. SANITARY FORCEMAIN CONNECTION TO GRAVITY SEWER REQUIRES APPLICATION OF SPECTRASHIELD COATING TO CONNECTING MANHOLE AND NEXT TWO DOWNSTREAM MANHOLES.



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STATE OF TENNESSEE
REGISTERED PROFESSIONAL ENGINEER
No. 17282
8/12/2020

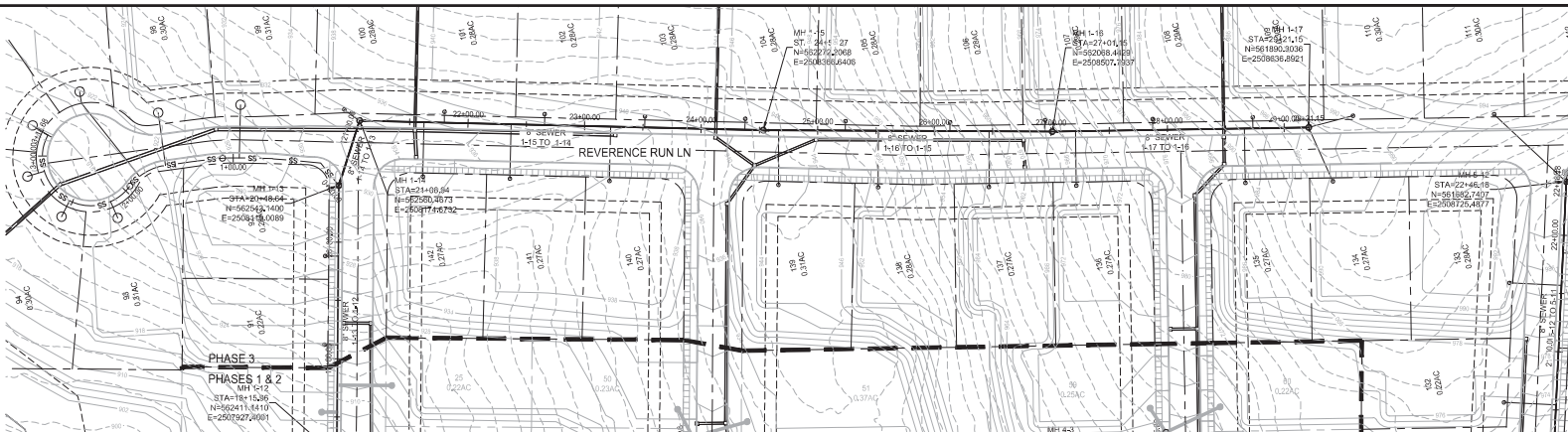
TOWN OF FARRAGUT
HOMESTEAD LAND HOLDINGS, LLC
BROOKMERE
PHASE 3

SUBMITTAL/TRENDING		
NO.	DATE	DESCRIPTION

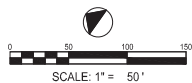
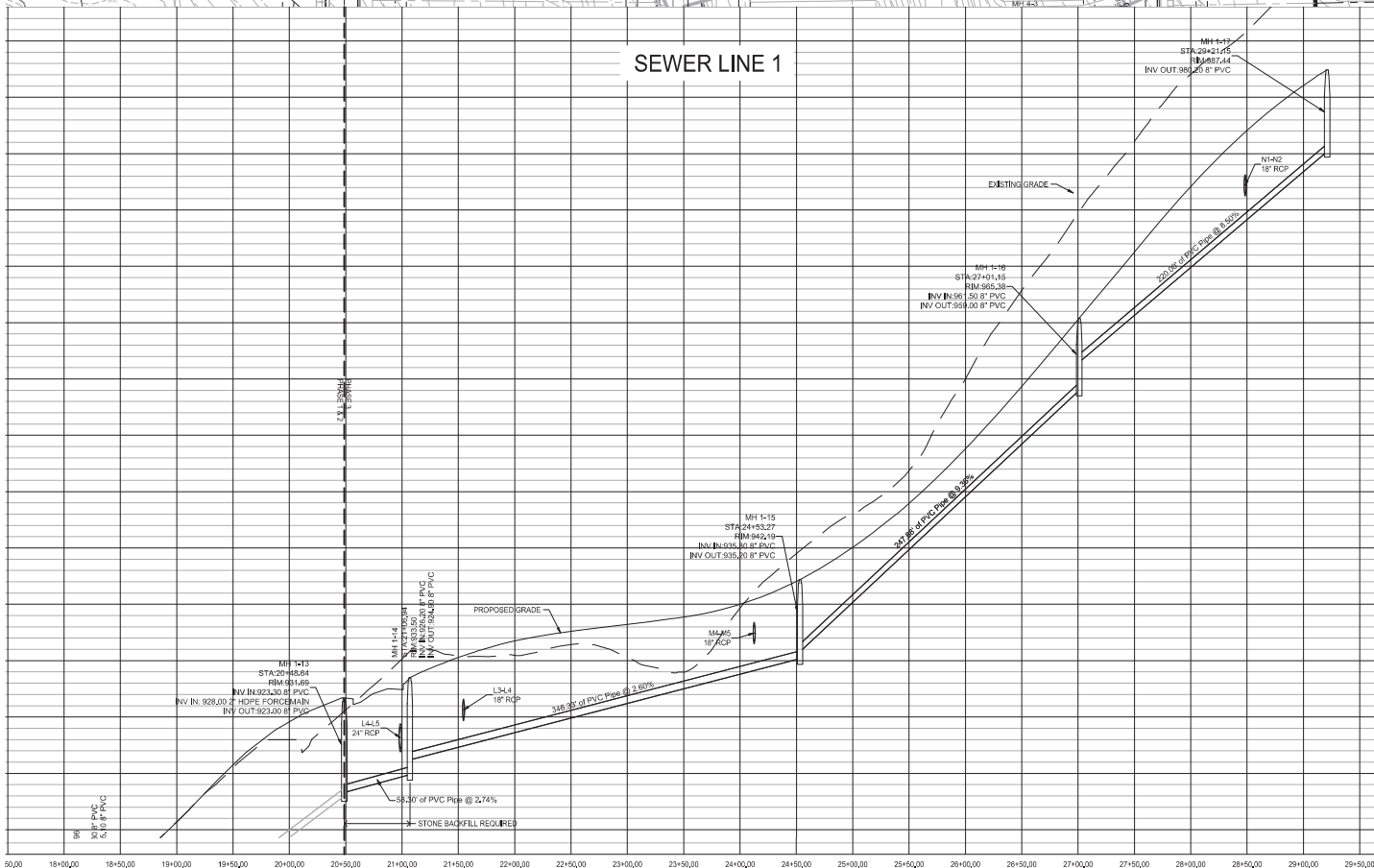
SHEET TITLE
C5.00 - OVERALL SEWER LAYOUT

PROJECT NO. 17282	DATE 8/12/2020
DRAWN BY CB	SCALE 1" = 100'
CHECKED BY NO	SHEET NO.

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SEWER LINE 1



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SEWER LINE 1

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SEWER LINE 1

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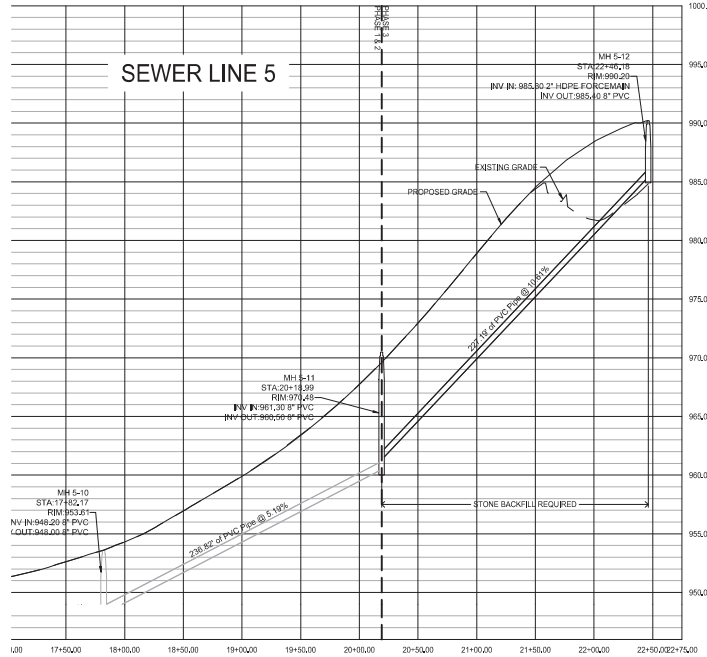
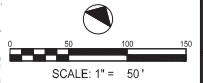
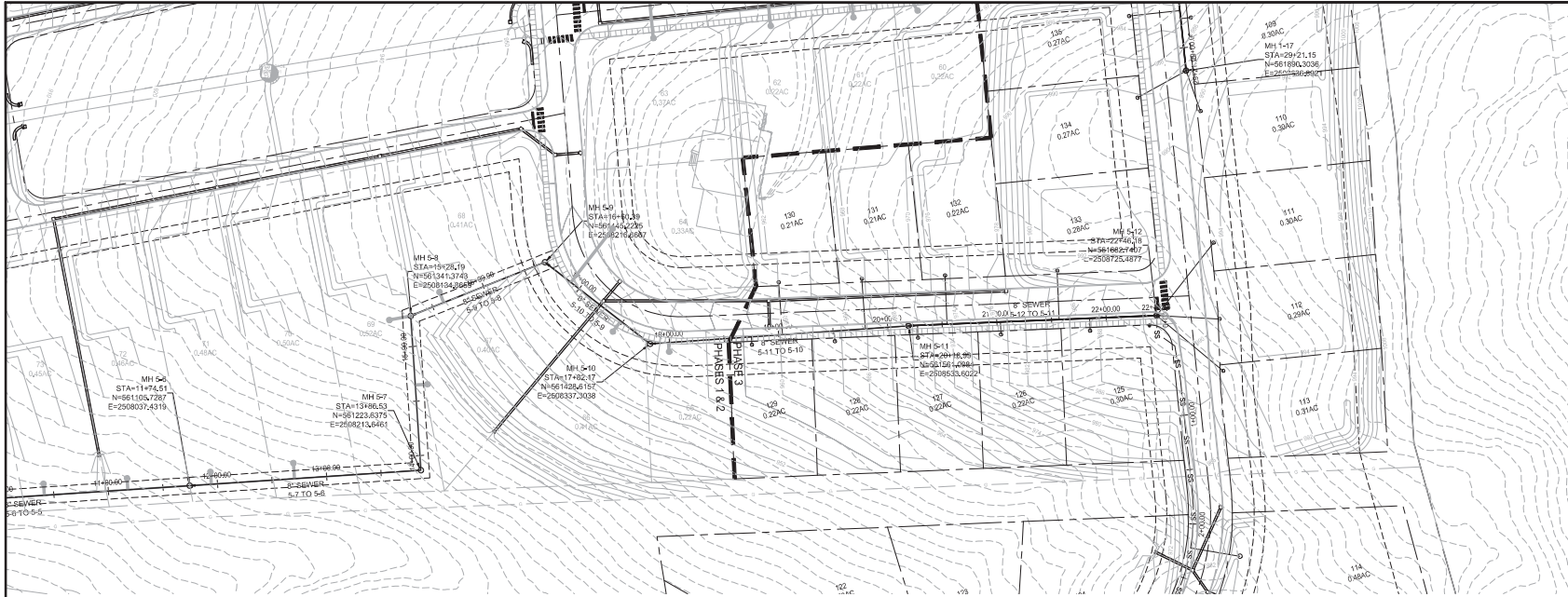
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SHEET TITLE

C5.01 - SEWER LINE 1

PROJECT NO. 1728-2 DATE 8/12/2020
DRAWN BY CB SCALE 1" = 50'
CHECKED BY MS
SHEET NO.

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SCALE
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 50'



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The undersigned hereby certifies that the above is a true and correct copy of the original as submitted to the State of Tennessee for filing.



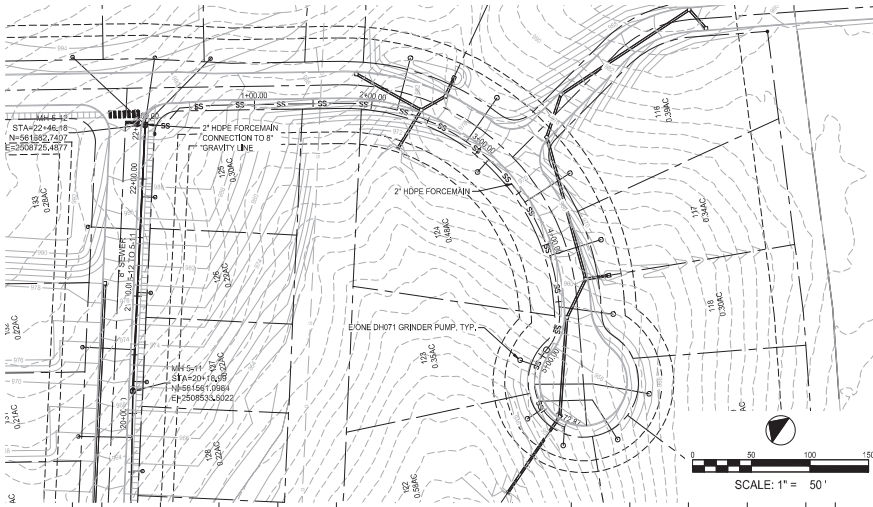
TENNESSEE

BROOKMERE
PHASE 3
HOMESTEAD LAND HOLDINGS, LLC
TOWN OF FARRAGUT

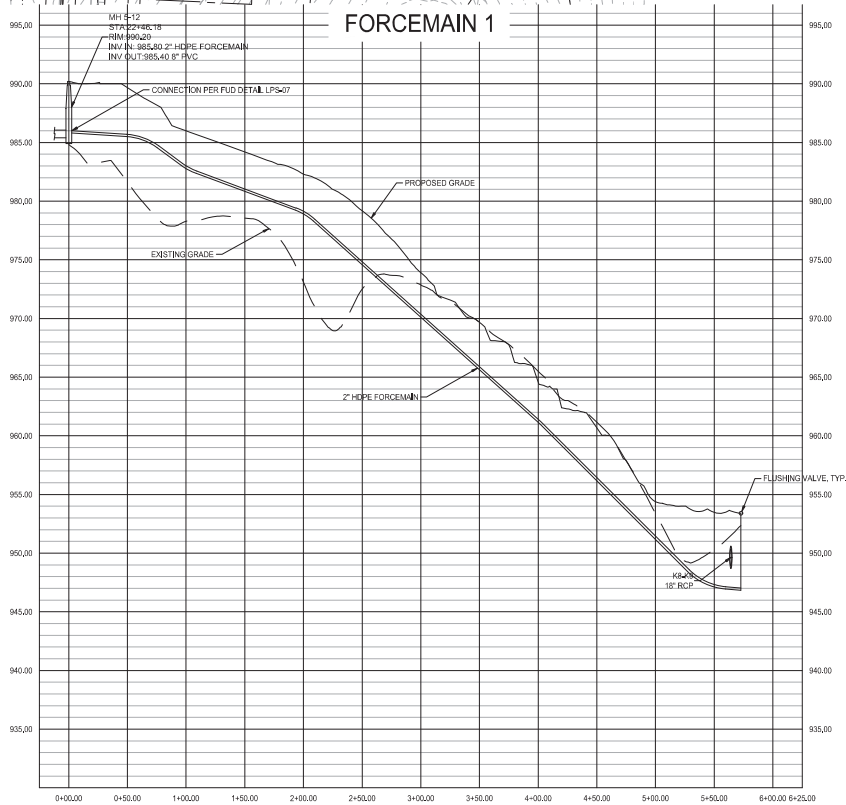
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SHEET TITLE
C5.02 - SEWER LINE 5

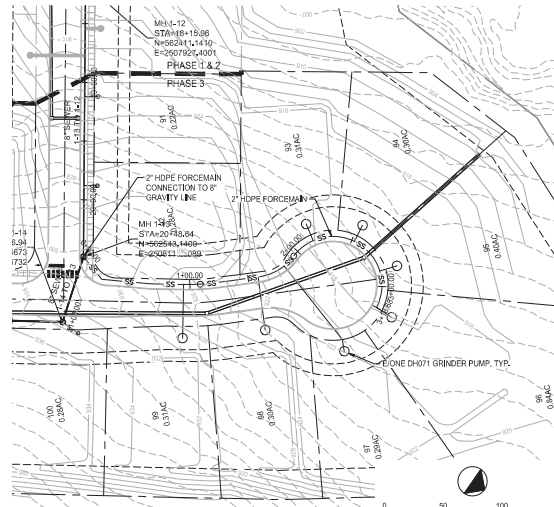
PROJECT NO. 17282	DATE 8/12/2020
DRAWN BY CB	SCALE 1" = 50'
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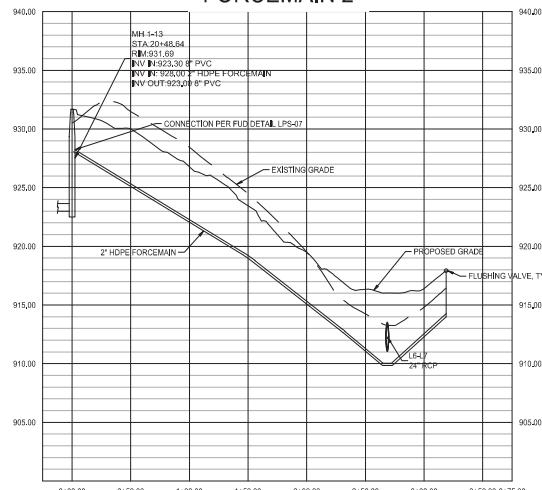
FORCEMAIN 1



SCALE
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 50'



FORCEMAIN 2



SCALE
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 50'

UTILITY NOTES:

1. ALL WASTEWATER PIPE CONSTRUCTION MUST CONFORM TO FUD SEWER STANDARDS AND SPECIFICATIONS.
2. THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO 95% OF THE THEORETICAL MAXIMUM DENSITY. BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE CONTENT. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT ELEVATIONS OF WASTEWATER PIPE FOR CONNECTION TO EXISTING WASTEWATER SYSTEMS.
4. FOR ALL CONSTRUCTION ALONG AND/OR ACROSS WATERWAYS, BANK STABILIZATION AND PROTECTION SHALL BE REQUIRED AS PER EROSION CONTROL REQUIREMENTS AND FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.
5. ALL PROPOSED SANITARY SEWER SERVICE PIPING IS TO BE INSTALLED AT A MINIMUM SLOPE OF 1.2% UNLESS OTHERWISE STATED.
6. SEWERS SHOULD BE LAID AT LEAST 10' HORIZONTALLY AND 10' VERTICALLY FROM ANY EXISTING OR PROPOSED WATER MAIN WITH THE WATER MAIN ABOVE THE SEWER PIPE. SEWERS CROSSING WATER MAINS SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUAL DETANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.
7. CONTRACTOR SHALL FOLLOW ALL GENERAL AND SPECIAL CONDITIONS PER TDEC WRAP FOR UTILITY CROSSINGS WHEN WORKING ADJACENT TO REGULATED WATERS.
8. SEE SHEET C017 FOR ADDITIONAL NOTES.
9. ALL SEWER MAINS CONSTRUCTED IN FILL MATERIAL SHALL BE DIP AND SHALL BE BROUGHT TO GRADE WITH FULL-DEPTH STONE BEDDING TO THE ELEVATION OF THE PIPE HAUNCH.
10. ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF FUD.
11. SANITARY FORCEMAIN CONNECTION TO GRAVITY SEWER REQUIRES APPLICATION OF SPECTRASHIELD COATING TO CONNECTING MANHOLE AND NEXT TWO DOWNSTREAM MANHOLES.



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(615) 699-1424

The undersigned hereby certifies that the engineer is duly licensed and is duly qualified to perform the services herein.



BROOKMERE
PHASE 3

HOMESTEAD LAND HOLDINGS, LLC
TOWN OF FARRAGUT

SUBMITTAL/TRENDING

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SHEET TITLE

C5.03 - FORCEMAIN 1 & 2

PROJECT NO. 17282	DATE 8/12/2020
DRAWN BY CB	SCALE 1" = 50'
CHECKED BY MS	
SHEET NO.	



TENNESSEE

BROOKMERE
PHASE 3

HOMESTEAD LAND HOLDINGS, LLC

TOWN OF EABAGUIT

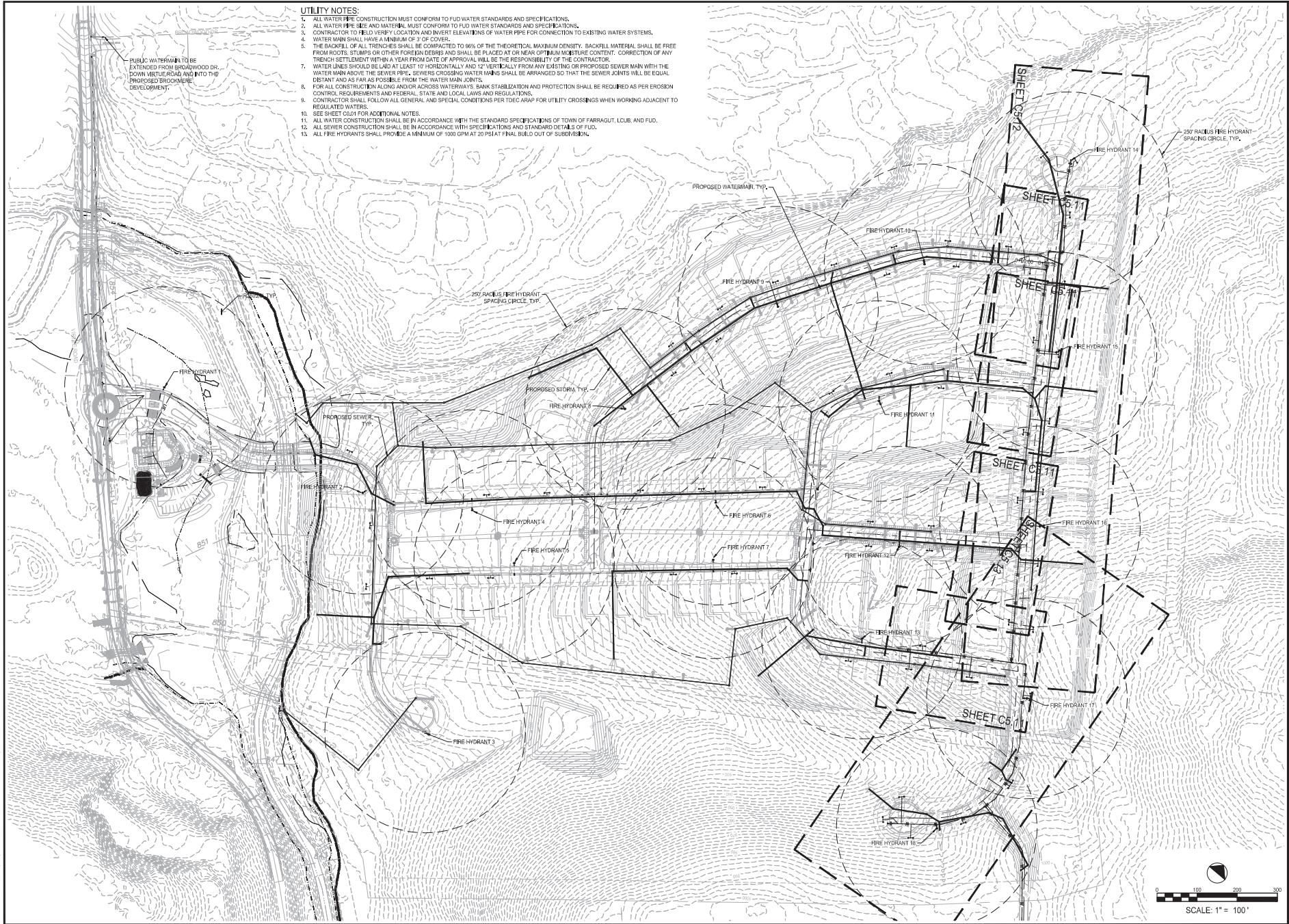
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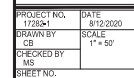
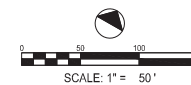
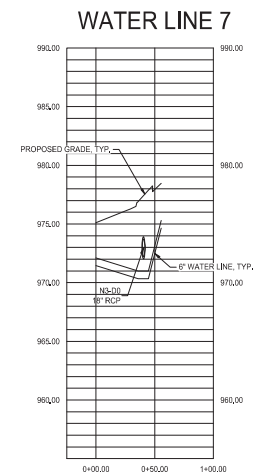
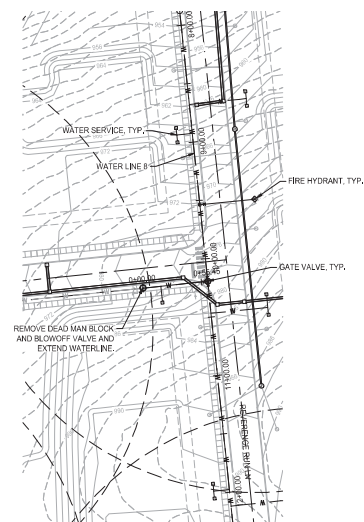
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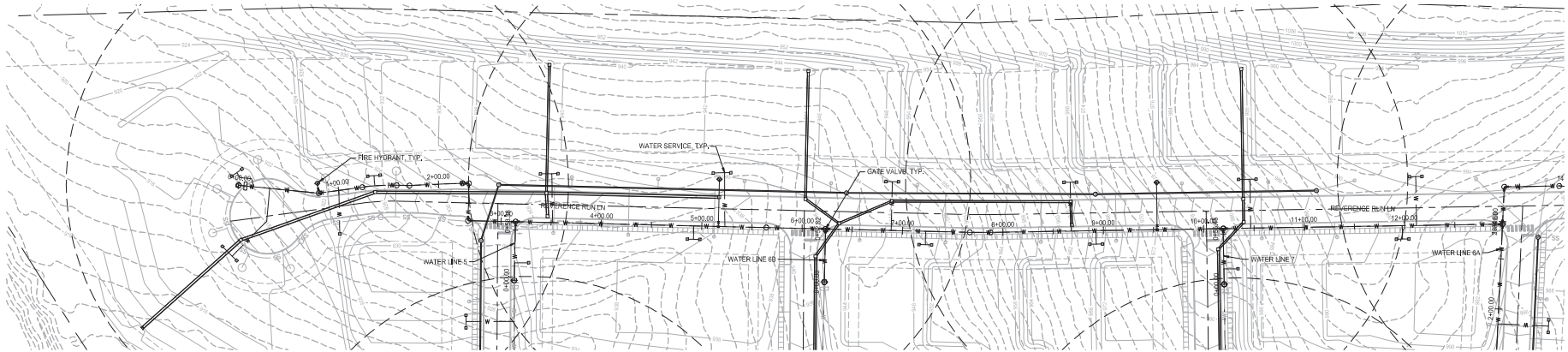
5.10 - OVERALL WATER LAYOUT

PROJECT NO. 17282-1	DATE 8/12/2020
DRAWN BY CB	SCALE 1" = 100'
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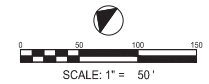
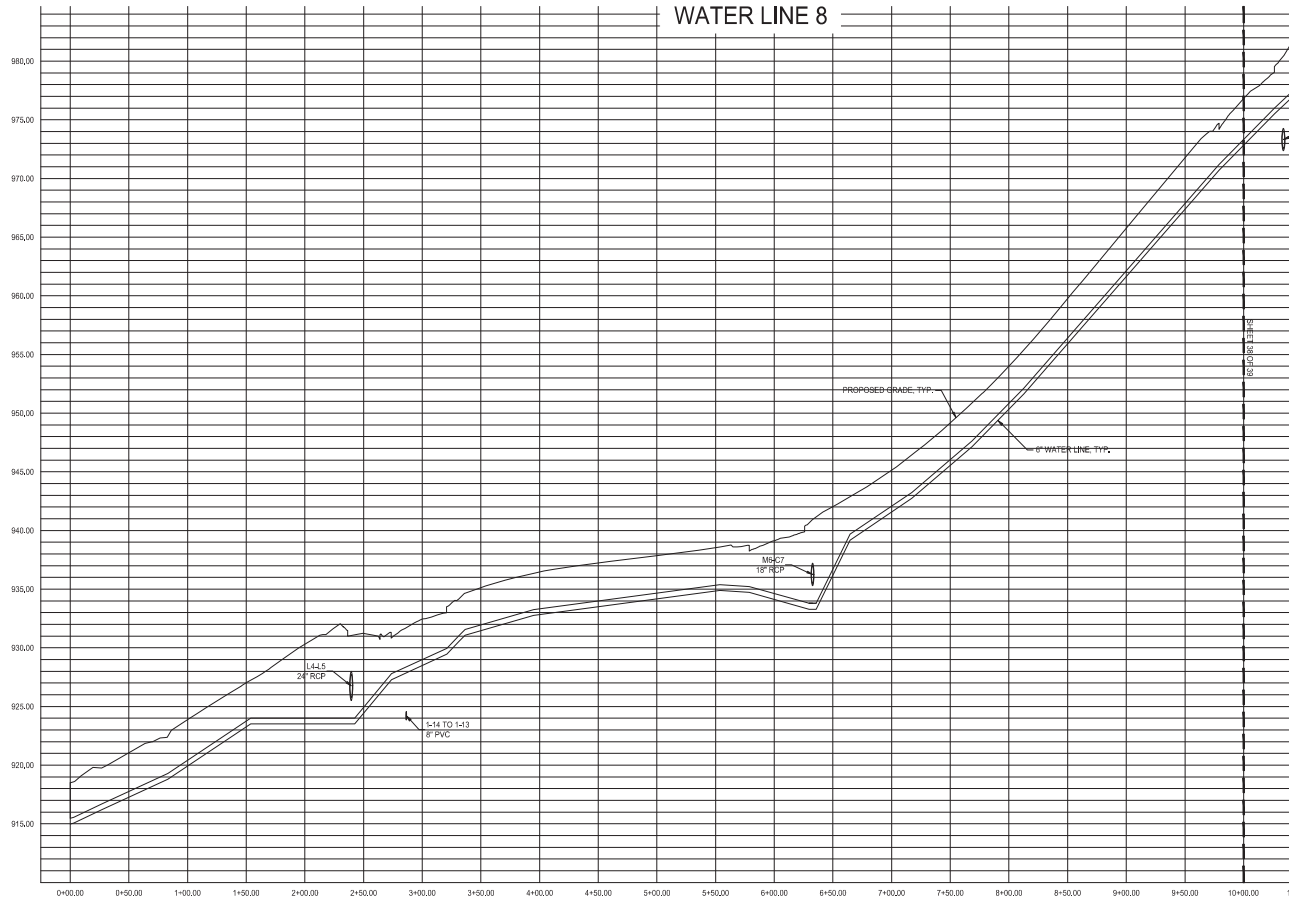
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WATER LINE 8



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TENNESSEE

BROOKMERE
PHASE 3

HOMESTEAD LAND HOLDINGS, LLC

TOWN OF FARRAGUT

SUBMITTAL/REVISION

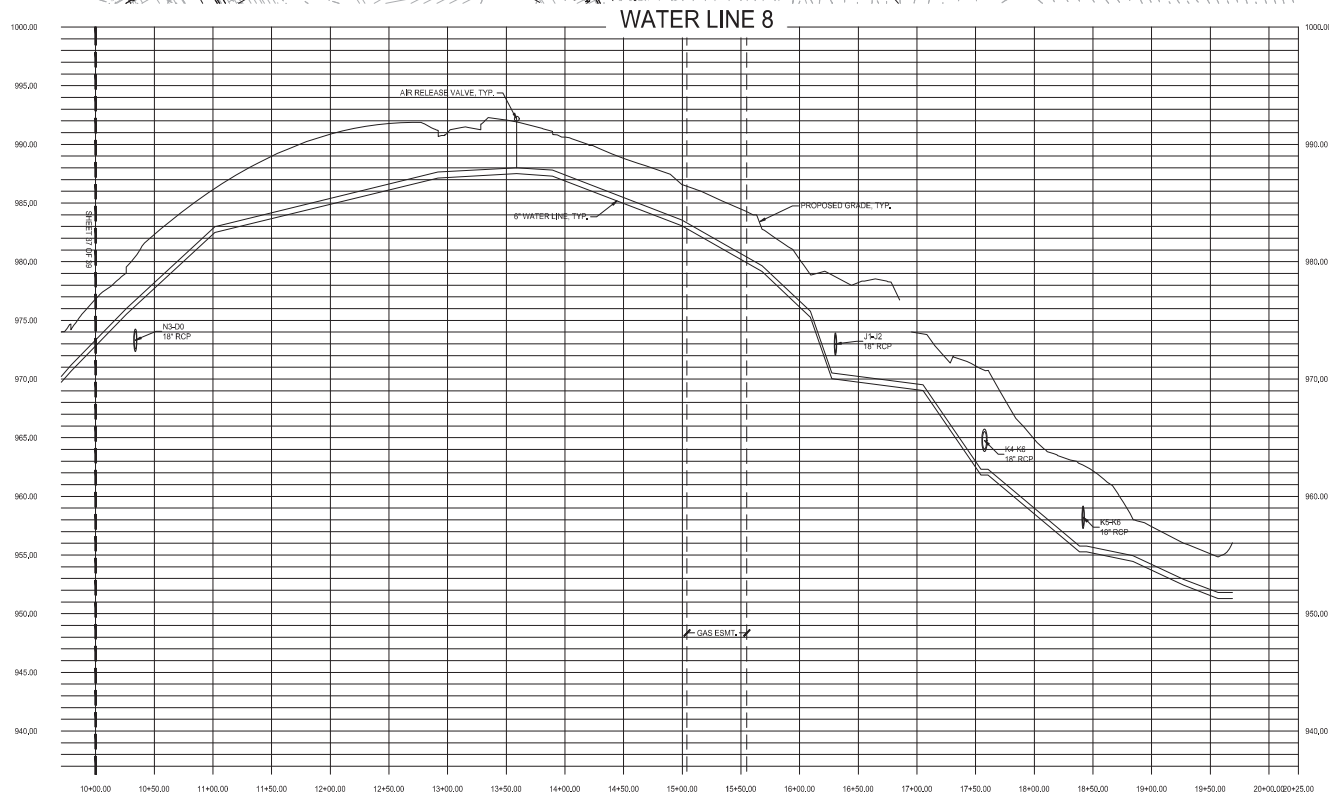
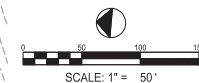
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SHEET TITLE

C5.12 - WATER LAYOUT

PROJECT NO. 172824	DATE 8/12/2020
DRAWN BY CB	SCALE 1" = 50'
CHECKED BY MS	
SHEET NO.	

40 OF 46



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Knoxville, Tennessee 37922
(615) 409-1424

The undersigned hereby certifies that the above information was prepared by a duly licensed Professional Engineer in the State of Tennessee, and that the undersigned is a duly licensed Professional Engineer in the State of Tennessee.



TENNESSEE

BROOKMERE
PHASE 3

HOMESTEAD LAND HOLDINGS, LLC

TOWN OF FARRAGUT

SUBMITTAL/REVISION

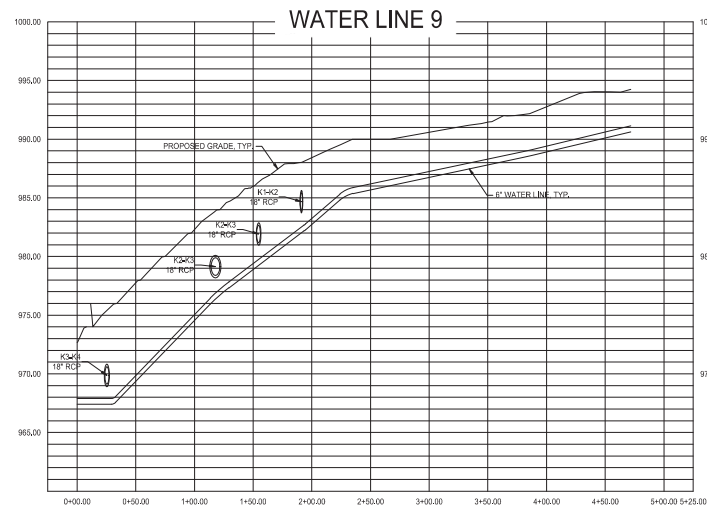
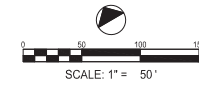
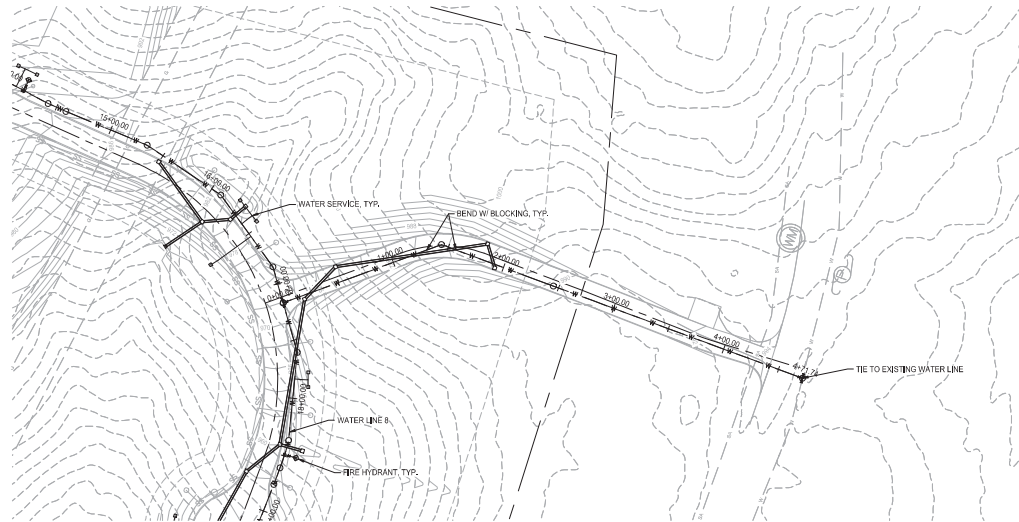
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SHEET TITLE

C5.13 - WATER LAYOUT

PROJECT NO. 1728-4
DATE 8/12/2020
DRAWN BY CB
SCALE 1" = 50'
CHECKED BY MS
SHEET NO.

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18. The engineer shall not be responsible for the accuracy of the information furnished by others, and shall not be responsible for the accuracy of the information furnished by others, and shall not be responsible for the accuracy of the information furnished by others.



TENNESSEE

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PHASE 3
HOMESTEAD LAND HOLDINGS, LLC
TOWN OF FARRAGUT

SUBMITTALS / REVISIONS	
NO.	DATE DESCRIPTION

SHEET TITLE
C5.14 - WATER LAYOUT

PROJECT NO. 172824	DATE 8/12/2020
DRAWN BY CB	SCALE 1" = 50'
CHECKED BY MS	
SHEET NO.	

TOTAL REPLACEMENT CREDITS	-345.2
TOTAL TREES SPECIFIED IN PHASE 1	251
TOTAL TREES SPECIFIED IN PHASE 2	0
TOTAL TREES SPECIFIED IN ENTRY AND AMENITIES	115
TOTAL TREE CREDITS	20.8

- NOTES:
1. TREE SURVEY CREDIT CALCULATIONS ARE PROVIDED IN THE PROJECT CALCULATIONS REPORT.
 2. NO LANDSCAPING TREES REQUIRED IN PHASE 3 PER TREE CREDIT CALCULATIONS.

SHEET L2.01

SHEET L2.02

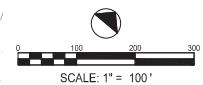
SHEET L2.03

- 100 YR FLOOD PLAIN, TYP.
500 YR FLOOD PLAIN, TYP.
APPROX. WATERBODY BUFFER, TYP.
PROPERTY LINE, TYP.
50' BUILDING SETBACK, TYP.

LITTLE TURKEY CREEK
TYP.

APPROX. FLOODWAY, TYP.
APPROX. WATERBODY
BUFFER, TYP.

GAS TRANSMISSION
EASEMENT, TYP.



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TENNESSEE

BROOKMERE PHASE 3

HOMESTEAD LAND HOLDINGS, LLC

TOWN OF FARRAGUT

SUBMITTALS/TREND LOGS	
NO.	DATE

SHEET TITLE
L2.00 - TREE
PRESERVATION PLAN
KEY

PROJECT NO. 17282	DATE 8/12/2020
DRAWN BY JXX	SCALE XX = XXX
CHECKED BY	
SHEET NO.	

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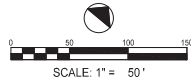


NOTES:

1. SEE SHEET L1.10 FOR GENERAL TREE PRESERVATION NOTES, AND TREE TABLES SHEETS L2.04 - L2.06.
2. SEE DETAIL 2, SHEET L1.10 FOR TREE REPLACEMENT SUMMARY.
3. SEE CIVIL SHEETS FOR ADDITIONAL GRADING AND UTILITY INFORMATION.
4. INSTALL TREE PRESERVATION FENCING FOR DETAIL 11, L1.11.
5. LAYOUT ALL FENCE CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS, A MINIMUM OF 2' OUTSIDE EXISTING TREE CANOPY DRIP LINE, TYP.
6. ALL TREE LOCATIONS SHOWN ARE BASED ON SURVEYED GIS POINTS PROVIDED BY THE OWNER'S SURVEYOR.
7. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID IMPACTS TO TREES NOTED TO BE PRESERVED. IF TREES MARKED FOR PRESERVATION ARE DAMAGED BY GRADING OR OTHER CONSTRUCTION RELATED ACTIVITIES, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND FIELD SUPERVISOR PRIOR TO REMOVAL, TYP.
8. WHERE GRADING OR OTHER CONSTRUCTION IMPACTS ARE REQUIRED WITHIN A TREE PROTECTION FENCING AREA, THE CONTRACTOR SHALL PRUNE THE ADJACENT TREE ROOTS PER DETAIL 10, L1.11.
9. AVOID IMPACTS TO ALL TREES OUTSIDE THE PHASE 1 LOD (LIMIT OF DISTURBANCE).
10. FINAL LOCATION OF ALL TREE PRESERVATION FENCING SHALL BE FIELD VERIFIED WITH THE OWNER REPRESENTATIVE AND TOWN OF FARRAGUT STAFF.
11. PERMITTED LOD AND TREE PRESERVATION MEASURES WILL BE EVALUATED ON A CASE BY CASE BASIS WITH TOWN OF FARRAGUT STAFF WHERE A PROTECTED TREE'S DRIP LINE EXTENDS BEYOND THE 20' BUFFER STRIP.

LEGEND:

- TREE TO BE PRESERVED (PHASE 1)
- APPROX. TREE CANOPY
- TREE TO REMAIN (OUTSIDE LOD)
- TREE TO BE REMOVED (PHASE 1)
- TREE TO BE REMOVED (PHASE 2)
- TREE PROTECTION FENCING (DETAIL 11, L1.11)



EXISTING SEWER EASEMENT, TYP.
EXISTING SEWER, TYP.

PHASE 2 LIMITS OF DISTURBANCE (FUTURE)
EXISTING PROPERTY LINE, TYP.
50' BUILDING SETBACK
15' SEWER EASEMENT, TYP.

SILT FENCE TO SERVE AS TREE PRESERVATION FENCING ON DOWNHILL SIDE OF ALL AREAS TO BE GRADED, (TYP.)

APPROX. EXISTING TREE CANOPY LIMITS, TYP.
PHASE 1 LIMITS OF DISTURBANCE

TREE PROTECTION FENCING, DETAIL 11, L1.11 (TYP.)



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(865) 699-4242



TENNESSEE

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PHASE 3

HOMESTEAD LAND HOLDINGS, LLC

TOWN OF FARRAGUT

SUBMITTAL/TREND LOG

NO.	DATE	DESCRIPTION

SHEET TITLE

L2.02 - TREE
PRESERVATION PLAN

PROJECT NO. 17282 DATE 8/12/2020
DRAWN BY JXX SCALE XX = XXX
CHECKED BY
SHEET NO.

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REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a preliminary plat for Goin Property Subdivision, 11 Lots, Zoned R-1 (current) with R-2 (pending), 7.09 Acres (Rackley Engineering, Applicant)

INTRODUCTION AND BACKGROUND: This agenda item involves the property that is situated between Phase 3 of the Inverness Subdivision and Turkey Creek Road and that was recommended for approval of a rezoning from R-1 to R-2 at the August 20 Planning Commission meeting. Pending approval of the rezoning by the Board of Mayor and Aldermen, the applicant has submitted a preliminary plat for consideration.

DISCUSSION: Given the width and amount of property involved, the applicant is proposing a cul-de-sac for the subdivision with access being provided onto Turkey Creek Road but not to Spring Branch Lane in the Inverness Subdivision. As you may recall from the discussions involving the rezoning, though the property in question was provided access via a plat note on the Phase 3 final plat for Inverness, the construction of the Spring Branch Lane cul-de-sac was not designed for a public street to be extended from it. Though not specifically indicated, the plat note regarding access appeared to be for a driveway only.

The applicant is requesting a variance from Article III. 13. *Dead end streets and cul-de-sacs.*, to allow for a dead-end street exceeding 500 feet in length (the proposed street is 743 feet) and a variance from Article III. 18. *Connectivity.*, to not have more than one public street vehicular access into and out of the development. These variances will need to be considered and acted on separately.

RECOMMENDATION: Staff will make a recommendation at the meeting based on whether the initial staff comments have been addressed. Approval will be subject to the rezoning being approved through the Board of Mayor and Aldermen. Staff has included the revised plan set in the packet file.

Goin property prelim plat 1st review set staff comments.pdf Markup Summary

RESPONSE TO COMMENTS IN RED

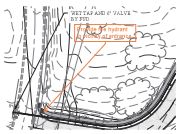
Area Measurement (1)



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Date: 8/21/2020 7:28:41 PM
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244,943 sf

Callout (11)



Subject: Callout
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Author: Dan Johnson
Date: 8/21/2020 4:11:10 PM
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Provide fire hydrant in vicinity of entrance.

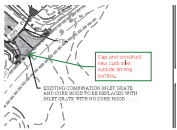
Hydrant added



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Cap existing catch basin, construct new catch basin (tied to existing system) outside driving lane.

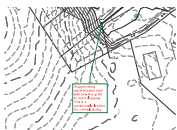
Revised Call on C200



Subject: Callout
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Author: Dsmith
Date: 8/21/2020 6:16:07 PM
Status:
Color: ■
Layer:
Space:

Cap and construct new curb inlet outside driving surface.

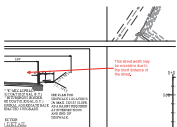
Revised Call on C200



Subject: Callout
Page Label: [2] 2 C200
Author: Dsmith
Date: 8/21/2020 7:23:27 PM
Status:
Color: ■
Layer:
Space:

Suggest using open-throated drain with bee-hive grate to avoid clogging. This is a questionable location for a simple grate.

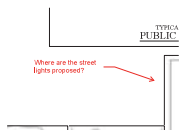
Renamed structure on C200, 201 and revised structure note 4 for 'beehive' grade. there is a 2% swale to the road if grate is clogged.



Subject: Callout
Page Label: [1] 1 C100
Author: mshipley
Date: 8/24/2020 11:17:53 AM
Status:
Color: ■
Layer:
Space:

This street width may be excessive due to the short distance of the street.

No action. Streets will remain 26 ft.



Subject: Callout
Page Label: [1] 1 C100
Author: mshipley
Date: 8/24/2020 11:18:40 AM
Status:
Color: ■
Layer:
Space:

Where are the street lights proposed?

Added to plan, they go behind the transformers, where TOF regulation requires. C101



Subject: Callout
Page Label: 11
Author: mshipley
Date: 8/24/2020 11:37:47 AM
Status:
Color: ■
Layer:
Space:

Though this would need to be part of the streetscape plan, how is the open space being enhanced with landscaping. What gathering spaces or amenities are being provided for this open space consistent with the Subdivision Regulations?

C101 added. App E states active or passive use. We are using landscape and natural areas as passive use. The existing greenway trail and sidewalk connection will provide plenty of active use.



Subject: Callout
Page Label: 1
Author: mshipley
Date: 8/26/2020 9:39:25 AM
Status:
Color: ■
Layer:
Space:

what is this dashed line for?

Side building setback for design purposes, deleted from plat.



Subject: Callout
Page Label: 1
Author: mshipley
Date: 8/26/2020 9:47:33 AM
Status:
Color: ■
Layer:
Space:

These notes will not be acceptable on the final plat. Easements must be shown based on the as-constructed utilities that they serve.

Understood.



Subject: Callout
Page Label: 1
Author: mshipley
Date: 8/26/2020 9:47:40 AM
Status:
Color: ■
Layer:
Space:

Do you envision having a subdivision entrance sign? If so, please provide the area for this or clarify where it is envisioned if within the open space.

See C101, any sign will be in HOA owned property, no easement needing.



Subject: Callout
Page Label: 1
Author: mshipley
Date: 8/26/2020 9:49:08 AM
Status:
Color: ■
Layer:
Space:

Please include dimensions to nearest driveways on each side of Turkey Creek Road. Is the sight distance acceptable in this location?

Added to plat sheet.

Text Box (8)

3 Add note "Fire hydrants shall produce a minimum flow of 1000 GPM at 20 PSI"

Subject: Text Box
Page Label: [9] 10 C500
Author: Dan Johnson
Date: 8/21/2020 4:14:50 PM
Status:
Color: 
Layer:
Space:

Add note " Fire hydrants shall produce a minimum flow of 1000 GPM at 20 PSI"

Note added to C500. Identical note used on passed projects in Town of Farragut.

Subject: Text Box
Page Label: [2] 2 C200
Author: Dsmith
Date: 8/21/2020 7:29:35 PM
Status:
Color: 
Layer:
Space:

No Action

Approximately 5.5 acres disturbed.
Please submit \$46,000 Letter of
Credit for erosion control.

Subject: Text Box
Page Label: [2] 2 C200
Author: Dsmith
Date: 8/21/2020 7:32:03 PM
Status:
Color: 
Layer:
Space:

Approximately 5.5 acres disturbed. Please submit \$46,000 Letter of Credit for erosion control.

Understood

Please submit Drainage Fee of \$400.

Subject: Text Box
Page Label: [2] 2 C200
Author: Dsmith
Date: 8/21/2020 7:32:53 PM
Status:
Color: 
Layer:
Space:

Please submit Drainage Fee of \$400.

Understood

Consider salt fence in this area to protect Inverness residents/cul-de-sac

Subject: Text Box
Page Label: [4] 1 C300
Author: Lori Saal
Date: 8/25/2020 4:16:37 PM
Status:
Color: 
Layer:
Space:

Consider silt fence in this area to protect Inverness residents/cul-de-sac

Silt fence added to intermediate plans. This area is higher grade than the subdivision grading, but during sidewalk tie in it could be beneficial.

Please provide a cover sheet.

Subject: Text Box
Page Label: 1
Author: mshiple
Date: 8/26/2020 9:38:21 AM
Status:
Color: 
Layer:
Space:

Please provide a cover sheet.

Cover sheet added.

Given the short length of the street, staff would support a variance to the street width.



Subject: Text Box

Page Label: 1

Author: mshipley

Date: 8/26/2020 9:47:03 AM

Status:

Color:

Layer:

Space:

Given the short length of the street, staff would support a variance to the street width.

No action

Given the short length of the street, staff would support a variance to the street width.



Subject: Text Box

Page Label: 1

Author: mshipley

Date: 8/26/2020 9:47:11 AM

Status:

Color:

Layer:

Space:

1. Please submit all of the plan sheets (e.g. tree preservation plan, streetscape plan, locations for electric, gas, and telecommunications, etc) required for a preliminary plat. This submittal is incomplete.
2. A variance request will be needed for the requirement to connect to Spring Branch Lane.

1. Tree preservation plan and streetscape plan added. LCUB layout added.
Communications share trench with LCUB.
KUB has not provided gas design yet, but generally is a 2" line looped 6' outside the ROW.

2. Variances were listed on C100. Added to Cover Sheet and preliminary plat sheet.

- b. Collector streets: 400 feet.
- c. Residential streets: 150 feet.
- d. Dead end and loop streets: 100 feet.

9. *Vertical curves.* Vertical curves shall conform to AASHTO stopping sight distance for the following design speeds:

- a. Arterial streets and highways: 50 mph.
- b. Collector streets: 40 mph.
- c. Residential streets: 35 mph.
- d. Dead end and loop streets: 30 mph.

10. *Intersections.* Street intersections shall be as nearly at right angles as possible, and no intersection shall be at an angle of less than 60 degrees.

To permit the construction of a curb having a desirable radius, property line radii at all street intersections shall not be less than 20 feet. Where the angle of the street intersection is less than 90 degrees, the Planning Commission may require a greater radius.

All intersections of two or more streets shall have a grade that does not exceed four percent of the following distance from the intersection:

- a. Arterial streets and highways: 150 feet.
- b. Collector streets: 100 feet.
- c. Residential streets: 60 feet.
- d. Dead end and loop street: 50 feet.

11. *Tangents.* Reverse curves in road right-of-way shall be corrected by tangents of not less than the following:

- a. Arterial streets and highways: 150 feet.
- b. Collector streets: 100 feet.
- c. Residential streets: 75 feet.
- d. Dead end and loop streets: 50 feet.

12. *Street jogs.* Street jogs of less than 200 feet shall not be allowed, except where both intersecting streets are cul-de-sacs in which case the street jogs with centerline offsets of less than 125 feet shall not be allowed.

13. *Dead end streets and cul-de-sacs.*

- a. The use of dead end streets and cul-de-sacs shall be discouraged in favor of loop and other connected street designs. The planning commission may permit the limited use of dead end streets and cul-de-sacs to enhance the protection of desirable natural features inherent to the

Variance *
request

property or as a temporary stub out to abutting properties for future connections. When permitted, dead end streets and cul-de-sacs shall be no more than 500 feet in length unless necessitated by topography and approved as a variance by the planning commission.

Dead end streets and cul-de-sacs shall be provided at the closed end with a turn-around having an outside roadway diameter of at least 74 feet and a street right-of-way diameter of at least 94 feet.

- b. Where dead end streets are stubbed out to abutting properties, such streets shall be provided with a temporary turn-around as recommended by the Town Engineer and Fire Marshal.

14. *Private streets and reserve strips.* Private streets are prohibited. All streets shall be constructed per these regulations and shall be dedicated to the town. There shall be no reserve strips controlling access to streets, except where the control of such strips is definitely placed with the town under conditions approved by the Planning Commission.

15. *Drainage.* All streets and roads must be so designed as to provide for the discharge of surface water from the right-of-way of all streets and roads by grading and drainage as shall be approved by the planning commission. Where possible, water should be discharged by surface drainage into open ditches or swales. Such open ditches and swales shall be platted on the final plat as water quality drainage easements. In order to reduce run off, such open ditches and swales shall be kept in a vegetated state. No piping or the use of any type of hard surface (rip rap, river rock, etc.) shall be permitted in a water quality drainage easement. Where water cannot be adequately discharged by surface drainage, the planning commission shall require the installation of a storm sewer.

A street shall not carry water for a distance greater than 400 feet from the beginning point of the runoff. Discharge from the street shall be handled by means of a catch basin—The number, size, type, and location to be determined by the town engineer. Pipes under the right-of-way, for purposes of discharging water into the pipe, must be no less than 18 inches in diameter. Drainage shall not discharge into a sinkhole as a means of an outlet for runoff, unless the depression has a storage capacity for a 100-year flood without flooding any adjacent properties, or creating overflow runoff that will adversely affect existing drainage courses.

16. *Street Names.* Proposed streets which are obviously in alignment with others already existing and names shall bear the names of existing streets. In no case shall the name for proposed streets duplicate existing street names, irrespective of the use of the suffix street, avenue, boulevard, drive, place or court. The Planning Commission shall have the power to approve or disapprove street names and if necessary determine and assign names to public rights-of-way on submitted plats.

17. *Street Elevations.* The Planning Commission may require, where necessary, profiles and elevations of streets for determination of proximity to floodplains. No street shall be approved for construction within a floodplain if it is proposed to be constructed more than one foot below the elevation of the 500-year flood as defined in Article III, Section E. Fill may be used for streets provided such fill does not increase upstream flood heights. Drainage openings shall be so designed as to not restrict the flow of floodwaters or increase upstream flood heights.

names, irrespective of the use of the suffix street, avenue, boulevard, drive, place or court. The Planning Commission shall have the power to approve or disapprove street names and if necessary determine and assign names to public rights-of-way on submitted plats.

17. *Street Elevations.* The Planning Commission may require, where necessary, profiles and elevations of streets for determination of proximity to floodplains. No street shall be approved for construction within a floodplain if it is proposed to be constructed more than one foot below the elevation of the 500-year flood as defined in Article III, Section E. Fill may be used for streets provided such fill does not increase upstream flood heights. Drainage openings shall be so designed as to not restrict the flow of floodwaters or increase upstream flood heights.

- Variance request*
18. *Connectivity.* The subdivision shall provide for both vehicular and pedestrian/shared-use path connectivity to abutting properties. The subdivision shall have more than one public street vehicular access into and out of the development. The Planning Commission may consider waiving this requirement in cases where 1) All of the abutting properties have been developed as existing house lots of less than one acre in size and are so located to physically preclude (block) such connections; or 2) Where very significant topographic issues, not created by the design of the subdivision, would effectively prohibit connections; or 3) The subdivision will have thirty (30) or less dwelling units.

(Ord. of 10-1987; Ord. of 2-2006; Res. No. PC-09-08, § 2, 5-21-2009; Res. PC-17-01, § 1, 2-16-2017; Ord. No. 18-04, § 1, 1-18-2018; Res. No. PC 18-04, § 2, 1-18-2018; Res. No. PC-19-11 § 3, 12-19-2019)

B. - Sidewalks and other pedestrian facilities.

1. *Provisions for Sidewalks and Other Pedestrian Facilities.* Sidewalks shall be constructed on all collector and arterial streets which a subdivision fronts. Sidewalks shall be constructed on at least one side of all new spine streets. Spine streets are those main streets located within a subdivision which connect less traveled streets located deeper within the subdivision to the subdivision entrance(s).

Additional sidewalks along non-spine streets internal to a subdivision may also be required by the Planning Commission. In making their determination, the Planning Commission shall consider the anticipated use of such facilities, the frequency of pedestrian/vehicular conflicts, and whether such additional facilities would significantly contribute to the town's existing or projected pedestrian network.

In lieu of sidewalks being constructed along spine and/or non-spine streets, the Planning Commission may approve an alternate comprehensive pedestrian system for the subdivision. Such system shall include sidewalks, bicycle/pedestrian paths, greenways, or any combination thereof.

2. *Placement of sidewalks and other pedestrian and shared-use facilities.* A grassed or landscaped strip of at least six feet in width shall be provided between the back of the street curb and the edge of the approved pedestrian or shared-use facility on all streets classified as a local or collector on the Major Road Plan. A grassed or landscaped strip of at least eight feet in width shall be provided between the back of the street curb and the edge of the approved pedestrian or shared-use facility on all streets classified as an arterial street on the Major Road Plan. When there is a deceleration or taper lane and the right-of-way is not of adequate width to accommodate a six-foot or eight-foot grassed or landscaped strip between the back of the street curb and the edge of the pedestrian or shared-use facility, the grass or landscaped strip may be reduced in width to a minimum of three feet for that abutting section, if approved by the planning commission.

PRELIMINARY PLAT

GOIN PROPERTY

FARRAGUT, TN

ARBORIST:
CONSULTREE, LLC
CURTIS CASCIANO
8817 CAVINDISH COURT
KNOXVILLE, TN 37923
865-789-7643
curtis_tree@yahoo.com

SURVEYING BY:

LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM
rlynch@lynchsurvey.com



11625 Turkey Creek Rd, FARRAGUT, TN 37934
DEED: 201505040059606, 201505040059607
CLT MAP 153 PARCEL 21.03, 21.01
10.23 ACRES

September 8, 2020

ENGINEERING BY:



P.O. BOX 30456, KNOXVILLE, TN, 37930
WWW.RACKLEYENGINEERING.COM 865-622-6560
mrackley@rackleyengineering.com



TABLE OF CONTENTS

1	TITLE PAGE
2	PRELIMINARY PLAT
3	THREE PRESERVATION PLAN
4	C300 ROAD PLAN AND PROFILE
5	C301 SITE/SCAPE PLAN
6	C302 GRADING AND DRAINAGE
7	C303 GRADING AND DRAINAGE
8	C304 INITIAL EROSION CONTROL
9	C305 INTERMEDIATE EROSION CONTROL
10	C306 FINAL EROSION CONTROL
11	EROSION DETAILS
12	C400 SANITARY SEWER PLAN
13	C700 WATER PLAN
14	LECTR. WIRE LAYOUT

OWNER/DEVELOPER:
HOMESTEAD LAND HOLDINGS, LLC
BOB MOHNEY
122 PERIMETER PARK DR
KNOXVILLE, TN 37922
865-392-5630
bmohney@saddlebrookproperties.com

Variances:

1. No road connection to adjacent property
2. Length of dead end road from 500 ft to 743 ft

TOTAL AREA = 445,737
10.23 ACRES
INCLUDES COMMON AREA AND R.O.W.
TOTAL LOTS = 13

NOTE:
NO TITLE REPORT WAS FURNISHED TO THIS
SURVEYOR AND OTHER EASEMENTS AND
EXCEPTIONS NOT APPARENT IN THE FIELD
MAY OR MAY NOT EXIST AND MAY BE
REVEALED BY A TITLE SEARCH BY A TITLE
ATTORNEY.

CERTIFICATE OF COMMON AREAS DEDICATION
As owner, in recording this plat I have designated certain areas of land
shown herein as common areas intended for use by the homeowners within
this subdivision for recreation and related activities. The above described areas are not
dedicated for use by the general public, but are dedicated to the common use of the
homeowners within the named subdivision.
"Declaration of Covenants and Restrictions," applicable to the above named
subdivision, is hereby incorporated and made a part of this plat.

Date / Owner

PROPERTY ASSESSOR DATE

CERTIFICATE OF ELECTRIC, GAS AND TELEPHONE AVAILABILITY

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

Date GAS Name, Title & Agency of
Authorized Approving Agent

Date ELECTRIC Name, Title & Agency of
Authorized Approving Agent

Date TELEPHONE Name, Title & Agency of
Authorized Approving Agent

CERTIFICATE FOR STREET APPROVAL

I certify that streets, sidewalks, and other required
improvements have been installed in an acceptable manner
and according to town specifications, or that a security
bond in the amount of \$
has been posted with the Planning Commission to assure
completion of all required improvements in case of default.
Streets (and) public streets maintained at public expense.

Date TOWN ENGINEER
License No.:

CERTIFICATE OF APPROVAL OF STREET NAMES

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

Knox County Addressing Division / Date

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that it has been certified to us that the water system(s)
outlined or indicated on the first subdivision plat entitled

COMMON PROPERTY - have been installed in accordance with
current local and state government requirements.

Date Name, Title, and Agency of
Authorized Approving Agent

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that it has been certified to us that the sewer system(s)
outlined or indicated on the first subdivision plat entitled

Date

Name, Title, and Agency of
Authorized Approving Agent

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date / Secretary, Planning Commission

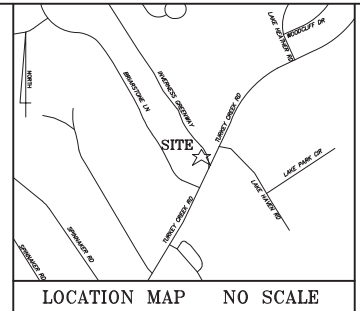
GPS SURVEY NOTE:
ALL SURVEY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS
RECEIVER: TOPCON HIPER SR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1/L2)
GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON
TODT ONNS NETWORK NAD83(NR2007) VERTICAL DATUM IS NAVD83, G2009.
PRECISION OF THE GPS WORK: 8PPK, 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE
DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT
BEEN REDUCED TO GRID.

TO CENTERLINE INTERSECTION
BRAINSTEAD LN AND TURKEY CREEK RD
262.45'

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (We) hereby certify that I am (we and) the owners of the
property shown and described herein and that I (we)
hereby adopt this plan of subdivision with my (our) free
consent, establish the minimum building restriction lines,
and dedicate all streets, alleys, walks, paths, and other
open space to public or private use as noted.

DATE: 08/08/2020 OWNER



- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED.
ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH
CLINT TAX MAP 153 PARCELS 021.03 & 021.01.
- CLINT TAX MAP 153 PARCELS 021.03 & 021.01.
- DEED REFERENCES - PARCEL 021.03: 20150504005907
PARCEL 021.01: 20150504005906
PLAT REFERENCE: LOT 2 AND LOT 3
FINAL PLAT FOR REBECCA K. GON PROPERTY
20200200053571
- THIS PROPERTY IS ZONED R-2
MINIMUM SETBACKS:
FRONT: 30'
SIDE: 30'(BOTH SIDES, 10' MINIMUM)
REAR: 25'
- THIS PROPERTY DOES NOT LIE WITHIN A 100/300 YEAR FLOOD ZONE PER FIRM
FLOOD INSURANCE RATE MAP NUMBER: 47053003570
EFFECTIVE DATE: AUGUST 5, 2013.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS
AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83(NR2007)
- 10' UTILITY AND DRAINAGE EASEMENTS ALONG ALL LOT LINES ADJOINING
STREETS AND PRIVATE R.O.W.S (INCLUDING JOINT PERMANENT EASEMENTS), 5'
UTILITY AND DRAINAGE EASEMENTS ALONG ALL INTERIOR LOT LINES AND ANY
OTHER EXTERIOR LOT LINES.
- 10' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND
SANITARY SEWER LINES AS INSTALLED PER INSTRUMENT NO. 2020080001396
IN KNOX COUNTY REGISTER OF DEEDS OFFICE.
- SIGHT DISTANCE AT ENTRANCE HAS BEEN FIELD VERIFIED.

APPROXIMATE LOCATION OF PROPOSED ENTRANCE SIGN

CURVE TABLE					LINE TABLE		
CURVE	BEARING	CHORD	RADIUS	LENGTH	LINE	BEARING	DISTANCE
C1	N82°31'35"W	114.23'	100.00'	121.59'	L1	S38°21'04"E	6.94'
C2	N78°01'17"W	127.67'	100.00'	138.48'	L2	N38°21'04"W	20.42'
C3	N02°31'48"W	14.26'	10.00'	15.88'	L3	N48°01'39"W	50.67'
C4	N82°31'35"W	85.68'	75.00'	91.19'			
C5	S73°48'13"W	49.87'	125.00'	58.16'			
C6	N70°31'35"W	101.03'	125.00'	104.01'			
C7	N43°41'32"W	18.91'	125.00'	18.93'			
C8	N66°47'09"W	47.43'	75.00'	48.26'			
C9	N62°48'01"W	21.51'	50.00'	21.68'			
C10	N09°56'14"E	64.87'	50.00'	70.59'			
C10A	N74°14'17"E	69.13'	50.00'	76.33'			
C11	S31°45'18"E	50.41'	50.00'	52.84'			
C12	S19°54'58"E	47.43'	75.00'	48.26'			
C13	S80°04'38"E	91.55'	75.00'	98.47'			
C13	S40°24'24"E	5.38'	75.00'	5.38'			
C14	S82°31'35"E	142.79'	125.00'	151.98'			
C15	S89°27'08"E	33.08'	25.00'	36.13'			
C16	S48°02'45"W	82.27'	766.00'	82.31'			
C17	S50°46'35"W	44.17'	766.00'	44.18'			

CERTIFICATE OF SURVEY ACCURACY

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

08/08/2020 Date
No. 2447



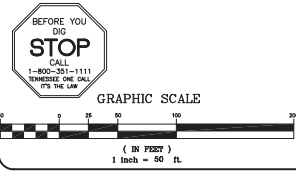
REVISIONS	
1	
2	
3	
4	
5	

PRELIMINARY PLAT OF:
Goin Property
153 021.03 & 021.01
District FW, Knox County, Tennessee



LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

PROJECT NO.
4324-1PP
SHEET NO:
2 of 14



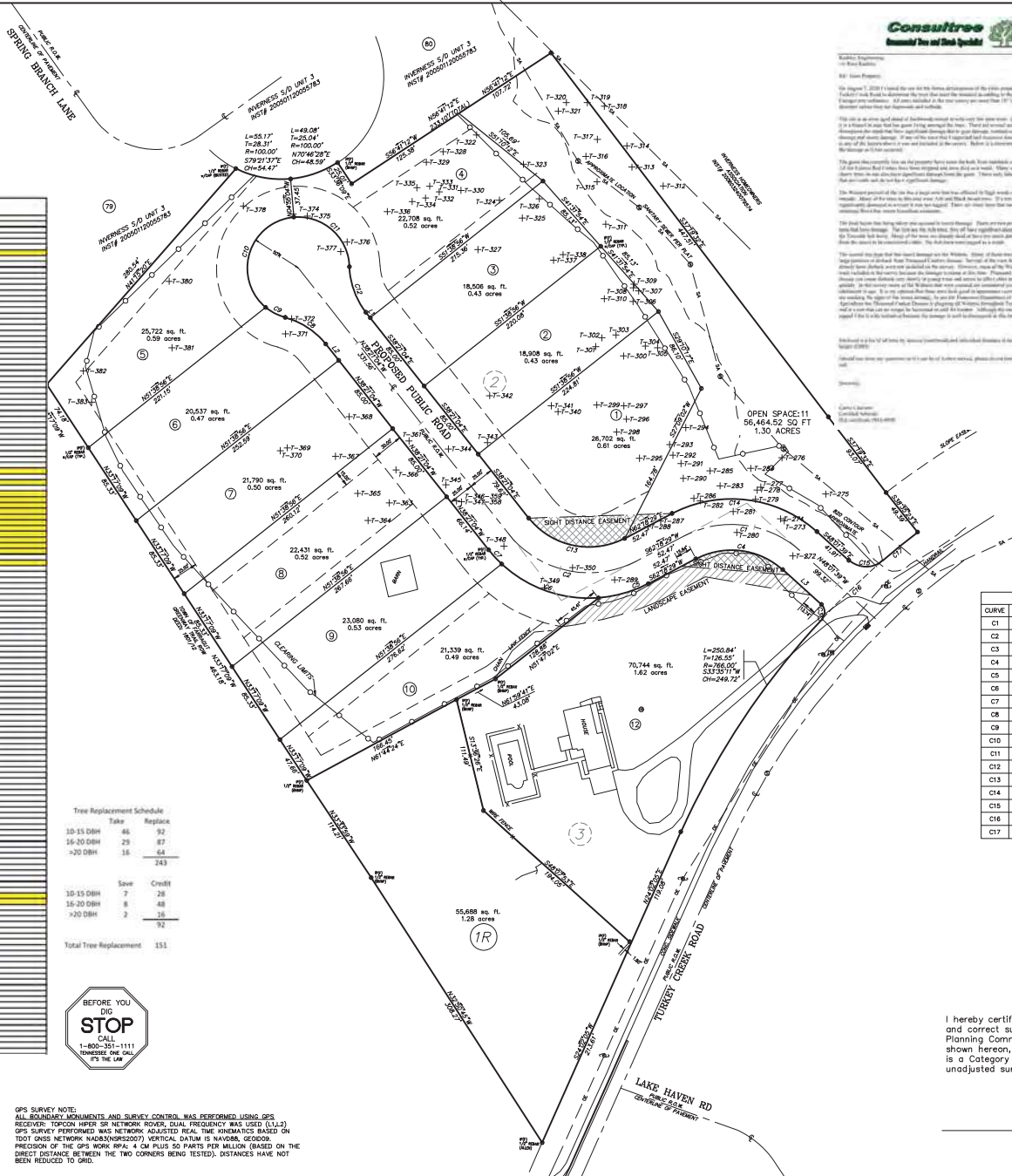
TOTAL AREA = 445,737
10.23 ACRES

TOTAL LOTS = 13

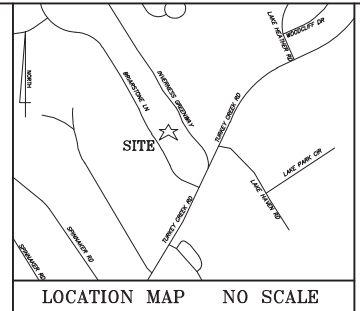
NOTE:
NO TITLE REPORT WAS FURNISHED TO THIS
SUBDIVISION AND OTHER EASEMENTS AND/OR
EXCEPTIONS NOT APPEARING IN THE FIELD
BOOK OR MAY NOT EXIST AND MAY BE
REVEALED BY A TITLE SEARCH BY A TITLE
ATTORNEY.

Tree Size	DBH inches	Quantity
10-15 DBH	46	92
16-20 DBH	29	57
>20 DBH	16	64
		243
Soils	Credit	
10-15 DBH	7	
16-20 DBH	8	
>20 DBH	2	
	92	
Total Tree Replacement: 151		

BEFORE YOU
DIG
STOP
CALL
1-800-351-1111
TODAY ONE CALL
DOES THE WORK



Survey Report
No. 202005010005783
Date: 05/19/2020
The purpose of this survey was to determine the location of the proposed subdivision and to establish the boundaries of the lots. The survey was conducted using GPS surveying techniques and the results are shown on the attached map. The survey was performed in accordance with the standards and practices of the Surveying and Mapping profession in the State of Tennessee. The survey was conducted by the undersigned, a duly licensed Professional Surveyor in the State of Tennessee. The survey was performed in accordance with the standards and practices of the Surveying and Mapping profession in the State of Tennessee. The survey was conducted by the undersigned, a duly licensed Professional Surveyor in the State of Tennessee. The survey was performed in accordance with the standards and practices of the Surveying and Mapping profession in the State of Tennessee.



1. WORK THIS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 16" REBAR IRON PINS WITH PLASTIC CAP STAMPED LUNCH 2447.
2. C.T. TAX MAP 153 PARCELS 021.03 & 021.01.
3. DEED REFERENCES - PARCEL 021.03: 201005040009007
PARCEL 021.01: 201005040009006
PLAT REFERENCE: LOT 2 AND LOT 3
FINAL PLAT FOR REBECCA K. GOIN PROPERTY
2020050300053571
4. THIS PROPERTY IS ZONED R-2
MINIMUM SETBACKS:
FRONT: 30'
SIDE: 30'(BOTH SIDES, 10' MINIMUM)
REAR: 25'
5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C03576
EFFECTIVE DATE: AUGUST 5, 2013.
6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
7. NORTH ROTATION: NAD83(NRS2007)
8. 10' UTILITY AND DRAINAGE EASEMENTS ALONG ALL LOT LINES ADJOINING STREETS AND PRIVATE R.O.W.S (INCLUDING JOINT PERMANENT EASEMENTS). 5' UTILITY AND DRAINAGE EASEMENTS ALONG ALL INTERIOR LOT LINES AND ANY OTHER EXTERIOR LOT LINES.
9. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED PER INSTRUMENT NO. 2006080001396 IN KNOX COUNTY REGISTER OF DEEDS OFFICE.

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	N82°51'35"W	114.23'	100.00'	121.58'
C2	N78°01'17"W	127.67'	100.00'	138.48'
C3	N62°31'48"W	14.26'	10.00'	15.88'
C4	N62°51'35"W	85.68'	75.00'	91.19'
C5	S73°48'13"W	49.82'	125.00'	50.14'
C6	N10°51'35"W	101.03'	125.00'	104.07'
C7	N42°41'22"W	18.91'	125.00'	18.93'
C8	N56°47'09"W	47.43'	75.00'	48.26'
C9	N62°48'01"W	21.51'	50.00'	21.68'
C10	N172°10'57"E	92.54'	50.00'	118.21'
C11	S48°11'58"E	72.80'	50.00'	81.54'
C12	S19°54'58"E	47.43'	75.00'	48.26'
C13	S78°01'17"E	95.76'	75.00'	103.86'
C14	S82°51'35"E	142.79'	125.00'	151.98'
C15	S89°27'08"E	33.08'	25.00'	36.15'
C16	S48°02'45"W	82.27'	766.00'	82.31'
C17	S50°46'35"W	44.17'	766.00'	44.18'

LINE	BEARING	DISTANCE
L1	S38°21'04"E	6.94'
L2	N38°21'04"W	20.42'
L3	N48°01'39"W	50.87'

CERTIFICATE OF SURVEY ACCURACY

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

Date _____
Registered Surveyor
No. 2447



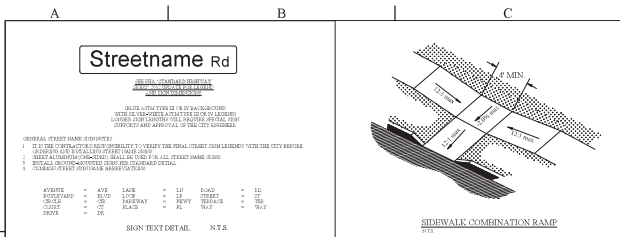
REVISIONS
1
2
3
4
5

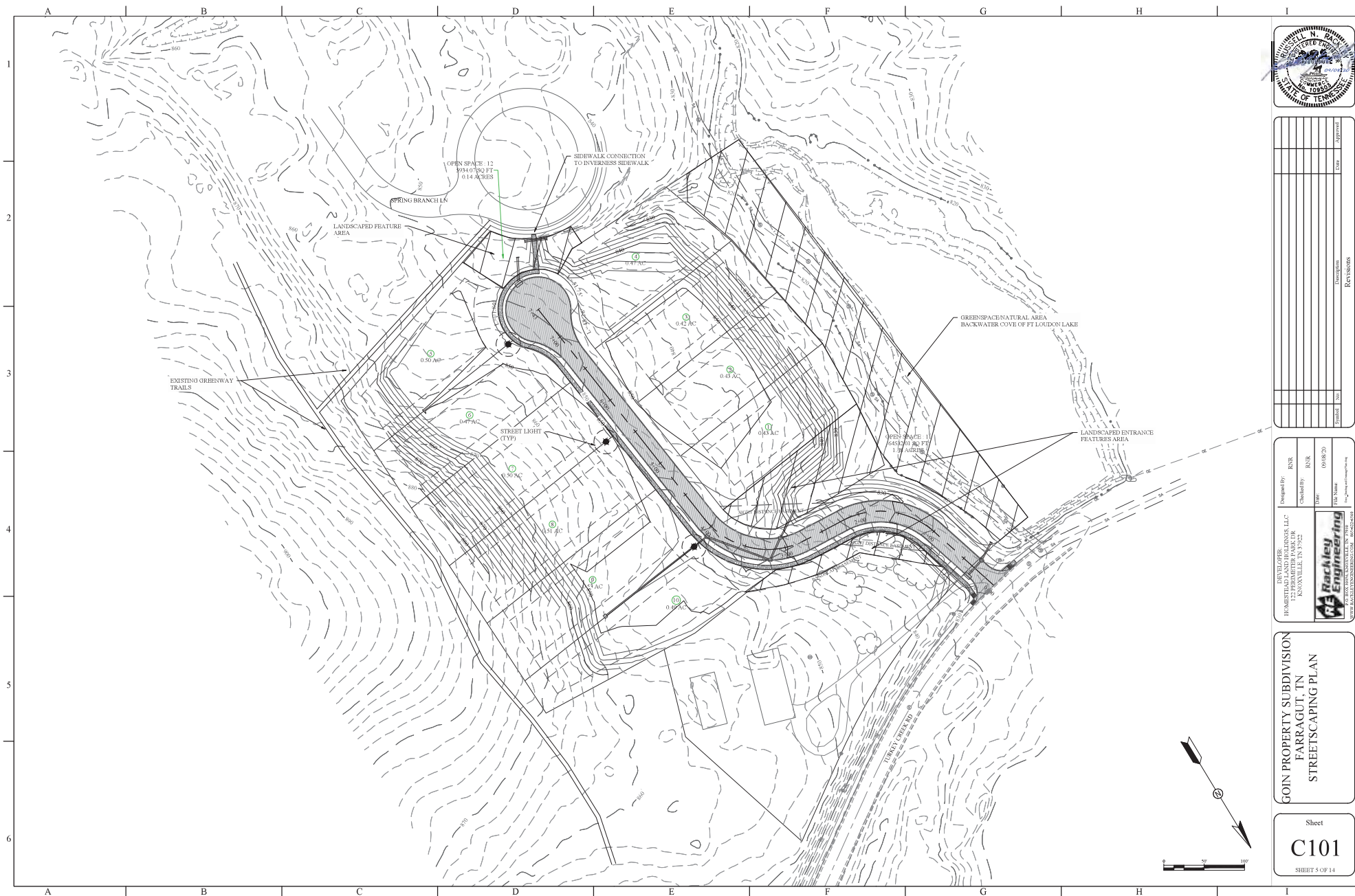
HomeStead Land Holdings
122 Perimeter Park Rd
Knoxville, Tennessee 37922
Phone 865-690-3200

Goin Property
153 021.03 & 021.01
Tax ID: 169 016
District 6, Knox County, Tennessee

LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILT | SITE DESIGN
4405 DOBSTER RD., KNOXVILLE, TENN. 37912
865-954-9880 FAX: 865-954-9801 WWW.LYNCHSURVEY.COM

PROJECT NO.
SHEET 3 OF 14
4324-02TS

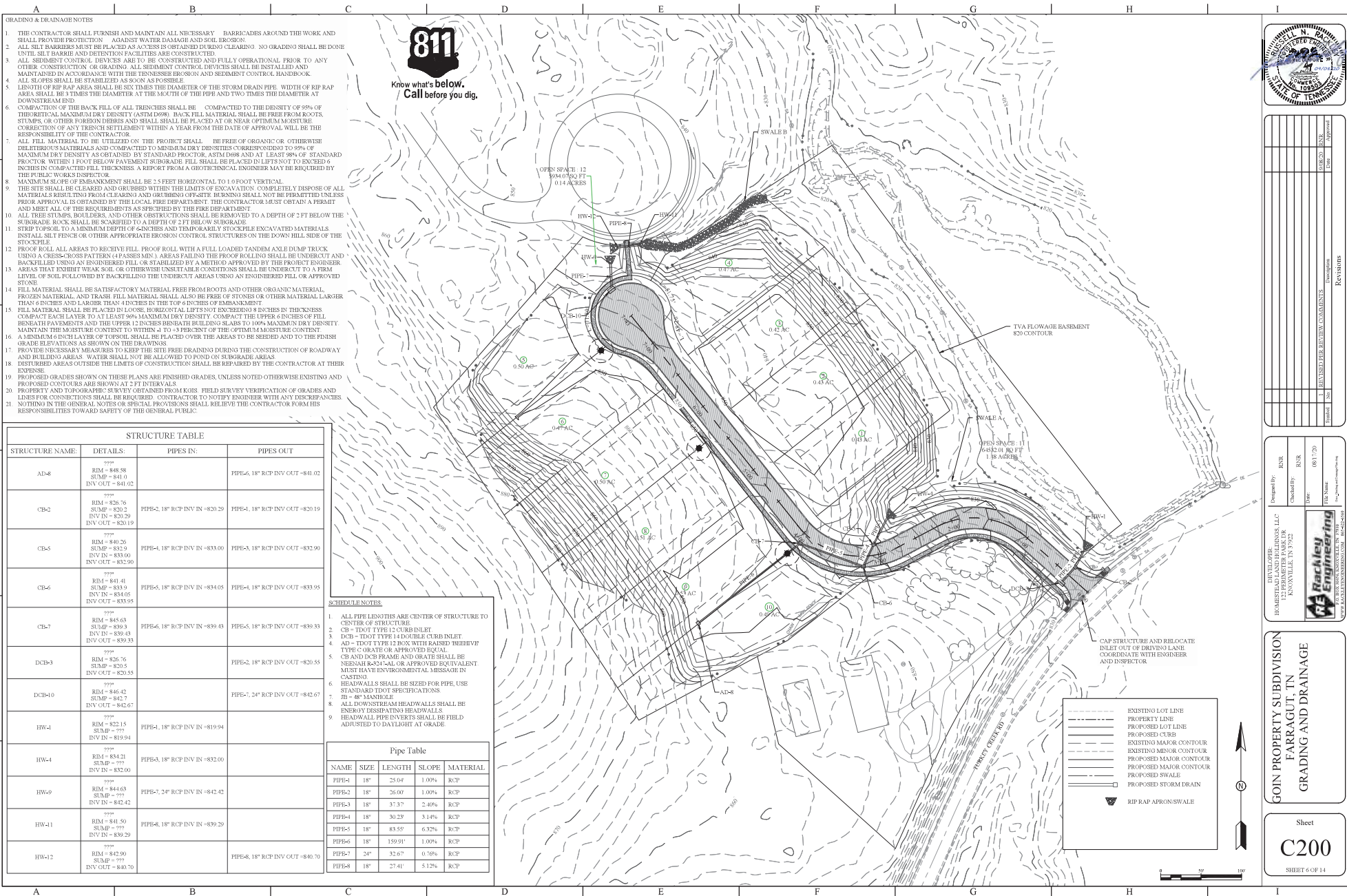


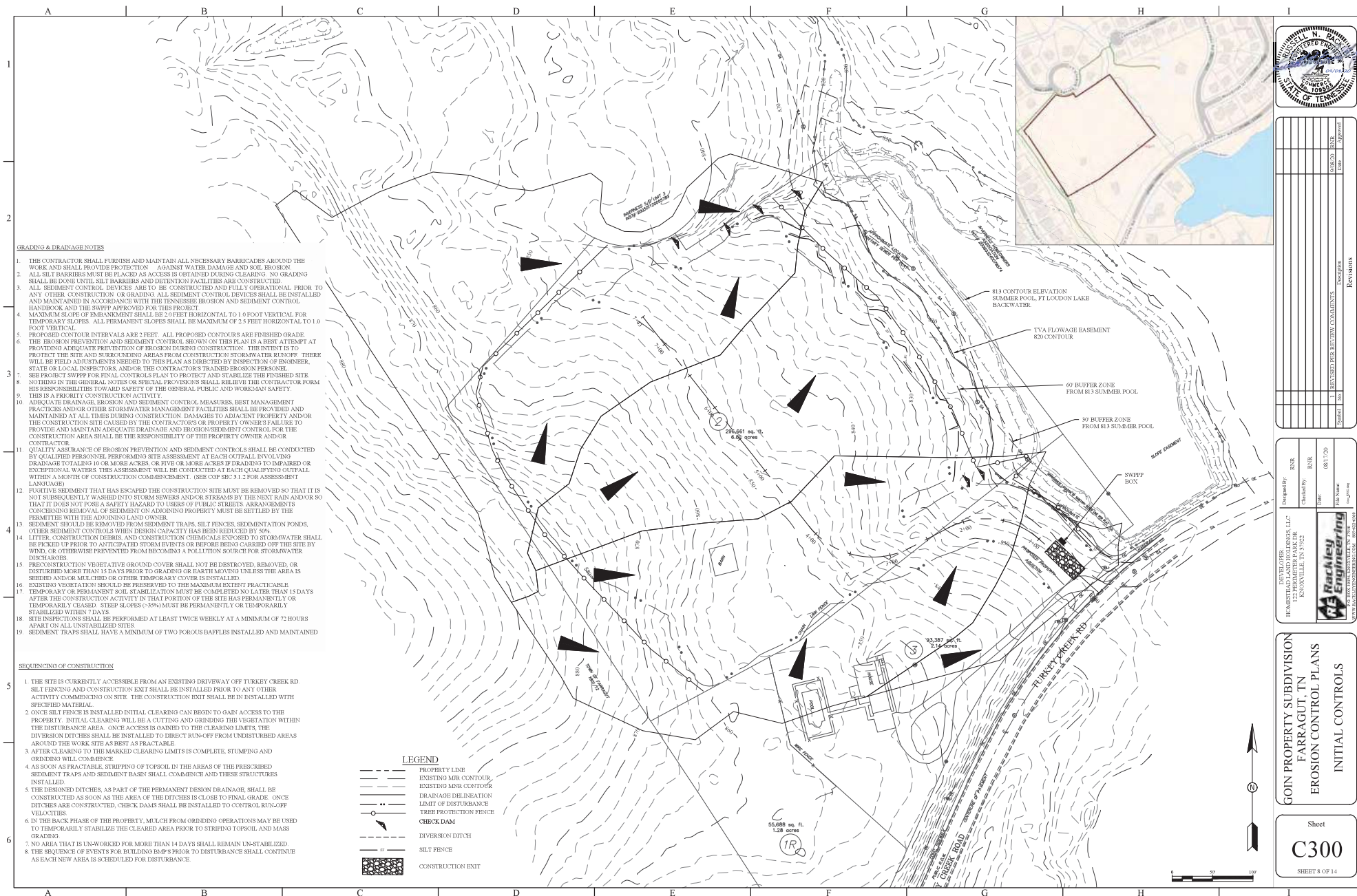
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DEVELOPER: HOMESTEAD LAND HOLDINGS, LLC 122 PERIMETER PARK DR KNOXVILLE, TN 37922	Designed By:	RNR	09/08/20 File Name: C:\Working\401\Per App
	Checked By:	RNR	
	Date:		
	 P.O. BOX 1076 KNOXVILLE, TN 37936		

GOIN PROPERTY SUBDIVISION
FARRAGUT, TN
STREETSCAPING PLAN

Sheet
C101
SHEET 5 OF 14



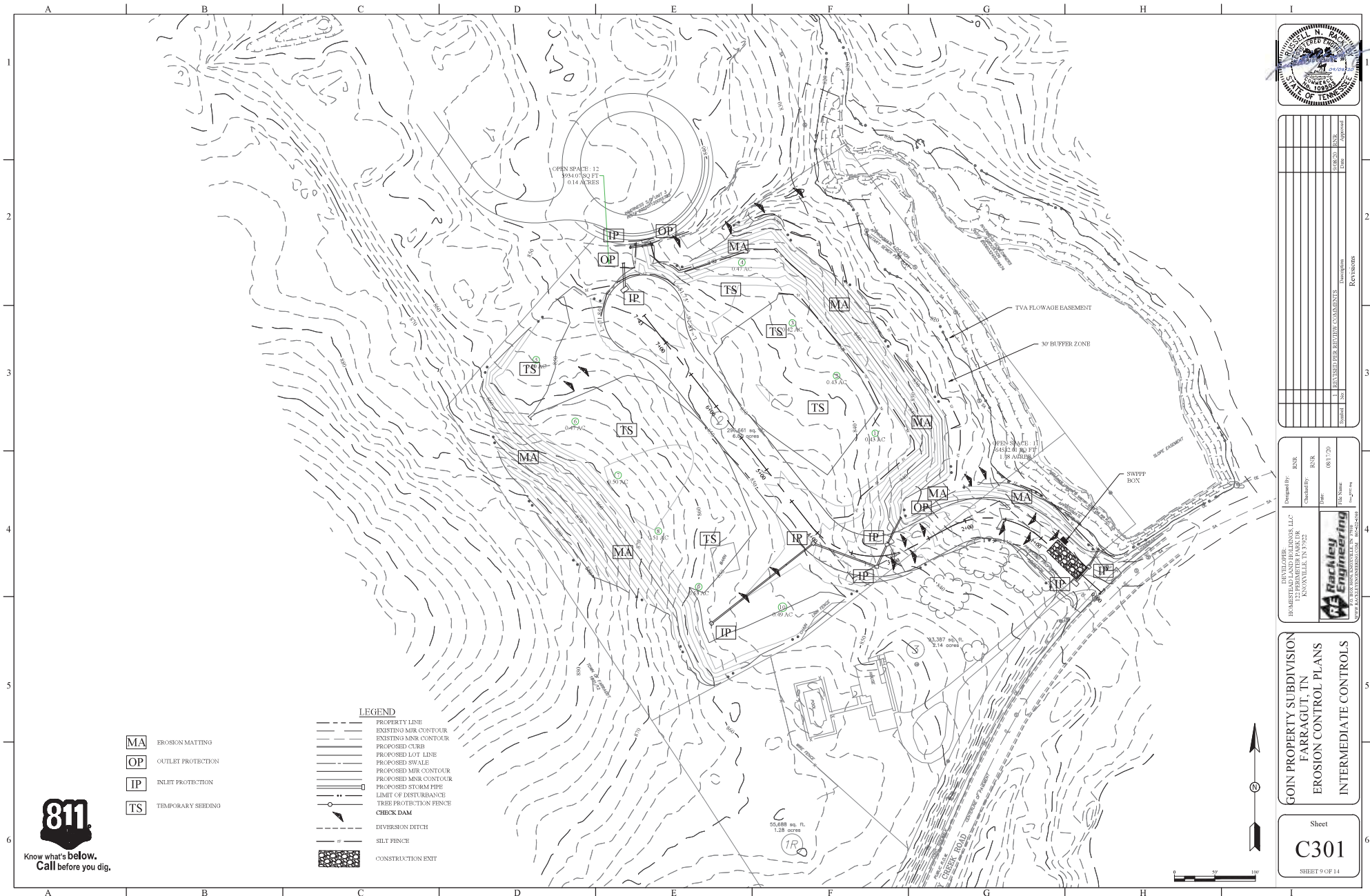
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DEVELOPER: HOMESTEAD LAND HOLDINGS, LLC 122 PERIMETER PARK, DR KNOXVILLE, TN 37922	Designed By:	RNR
	Checked By:	RNR
	Date:	08/17/20
	File Name: img-geo-log	
 P.O. BOX 1036, KNOXVILLE, TN 37910		

GOIN PROPERTY SUBDIVISION
FARRAGUT, TN
EROSION CONTROL PLANS
INITIAL CONTROLS

Sheet
C300

SHEET 8 OF 14



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

- LEGEND**
- PROPERTY LINE
 - EXISTING MNR CONTOUR
 - PROPOSED CLRB
 - PROPOSED LOT LINE
 - PROPOSED SWALE
 - PROPOSED MNR CONTOUR
 - PROPOSED MNR CONTOUR
 - PROPOSED STORM PIPE
 - LIMIT OF DISTURBANCE
 - TRIP PROTECTION FENCE
 - CHECK DAM
 - DIVERSION DITCH
 - SILT FENCE
 - CONSTRUCTION EXIT

- MA** EROSION MATTING
- OP** OUTLET PROTECTION
- IP** INLET PROTECTION
- TS** TEMPORARY SEEDING



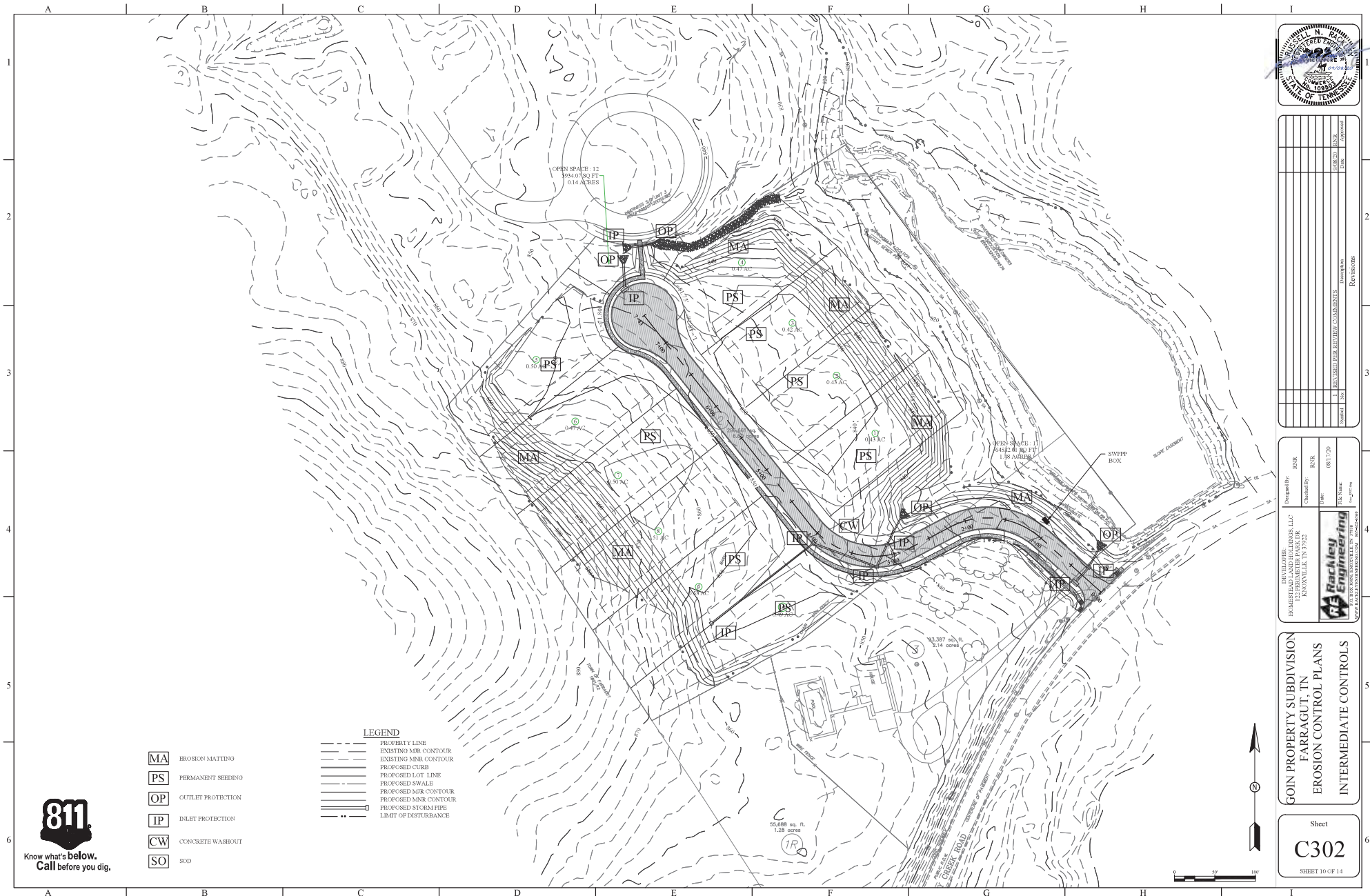
Revisions	
Revised	Description
1	REVISED PER REVIEW COMMENTS
2	
3	
4	
5	
6	

Designed By: RSR
Checked By: RSR
Date: 06/17/20
File Name: 10000.gxd
Title: 10000.gxd

PROJECT: 10000
122 PERIMETER PARK DR
KNOXVILLE, TN 37922

Rockley Engineering
10000
10000

GOIN PROPERTY SUBDIVISION
FARRAGUT, TN
EROSION CONTROL PLANS
INTERMEDIATE CONTROLS



- MA EROSION MATTING
- PS PERMANENT SEEDING
- OP OUTLET PROTECTION
- IP INLET PROTECTION
- CW CONCRETE WASHOUT
- SO SOD

- LEGEND
- PROPERTY LINE
 - EXISTING MNR CONTOUR
 - EXISTING MNR CONTOUR
 - PROPOSED CURB
 - PROPOSED LOT LINE
 - PROPOSED SWALL
 - PROPOSED MNR CONTOUR
 - PROPOSED MNR CONTOUR
 - PROPOSED STORM PIPE
 - LIMIT OF DISTURBANCE

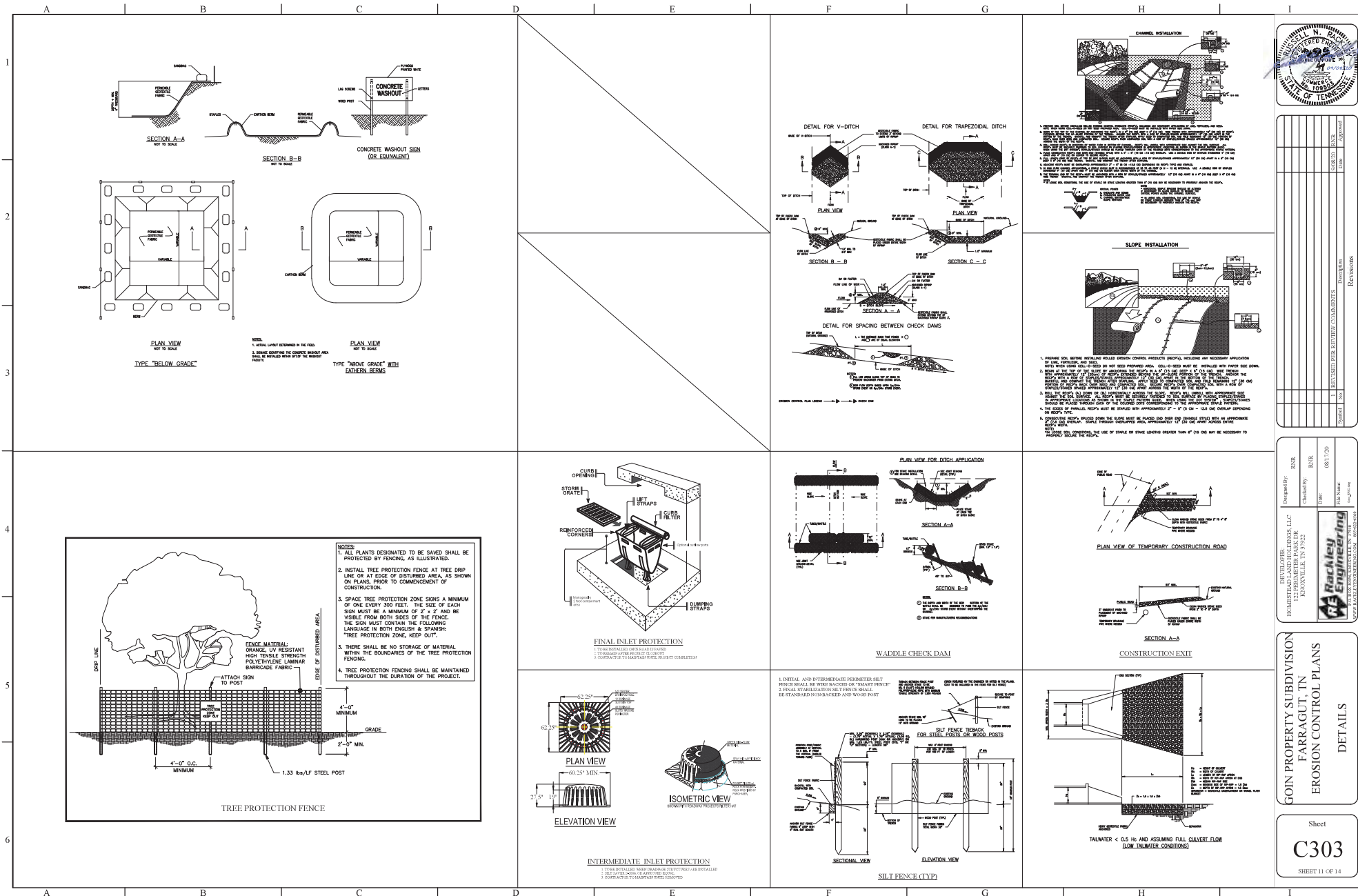


Revisions	
Revised	Description
1	REVISED PER REVIEW COMMENTS

Designed By: RSR
Checked By: RSR
Date: 06/17/20
File Name: 100-gain.dwg
Project: 100-gain.dwg

GOIN PROPERTY SUBDIVISION
FARRAGUT, TN
EROSION CONTROL PLANS
INTERMEDIATE CONTROLS

Sheet
C302
SHEET 10 OF 14

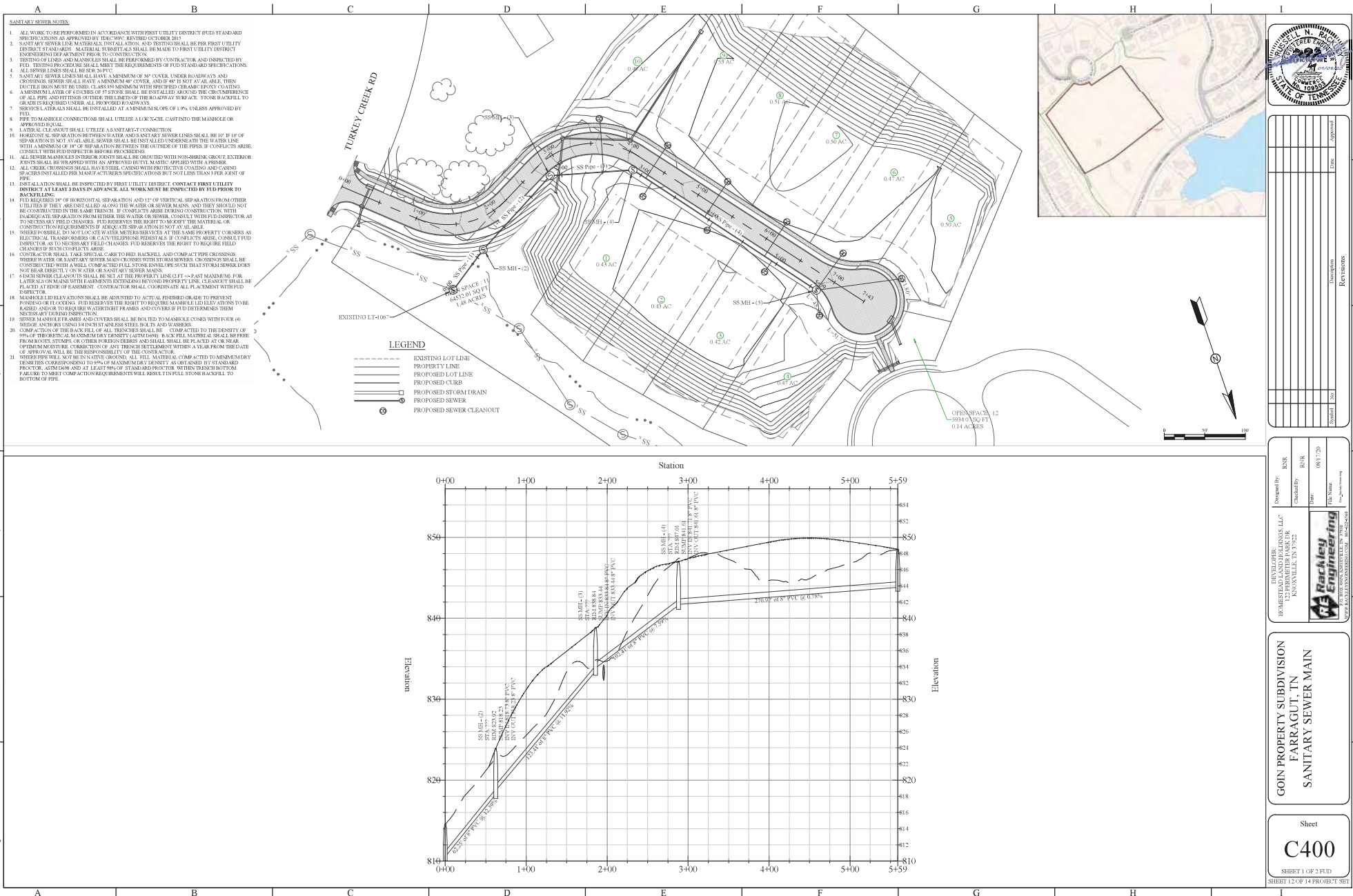


Revisions	Revised By	Revised Date	Revised Description
1	REVISOR PER REVIEW COMMENTS	06/17/20	

Designed By: RSR
 Checked By: RSR
 Date: 06/17/20
 File Name: 100-gp-404
 Project Name: 122 PERIMETER PARK DR KNOXVILLE, TN 37922
 Project Number: 100-gp-404

Rockley Engineering
 100-gp-404
 100-gp-404

GOIN PROPERTY SUBDIVISION
 FARRAGUT, TN
 EROSION CONTROL PLANS
 DETAILS



- SANITARY SEWER NOTES**
1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH FIRST UTILITY DISTRICT (FUD) STANDARD SPECIFICATIONS AS APPROVED BY THE WPC, REVISED OCTOBER 2015.
 2. SANITARY SEWER LINE MATERIALS SHALL BE FOR FIRST UTILITY DISTRICT STANDARD. MATERIAL SUBMITTALS SHALL BE MADE TO FIRST UTILITY DISTRICT ENGINEERING DEPARTMENT TO MEET THE REQUIREMENTS OF FUD STANDARD SPECIFICATIONS.
 3. TESTING OF LINES AND MANHOLES SHALL BE PERFORMED BY CONTRACTOR AND INSPECTED BY FUD. TESTING PROCEDURES SHALL COMPLY WITH THE REQUIREMENTS OF FUD STANDARD SPECIFICATIONS.
 4. ALL SEWER LINES SHALL BE SET TO 24" PVC.
 5. SANITARY SEWER LINES SHALL HAVE A MINIMUM OF 1/2" COVER UNDER ROADWAY AND CLOSURE. SEWER SHALL HAVE A MINIMUM 48" COVER, AND IF 48" IS NOT AVAILABLE, THEN THE COVER SHALL BE SET TO 48" MINIMUM WITH PROPERLY CURBED, PROPERLY COVERED, A MINIMUM LAYER OF 6" OF 1/2" STONE SHALL BE INSTALLED AROUND THE CIRCUMFERENCE OF ALL PIPE AND FITTINGS OUTSIDE THE LIMITS OF THE ROADWAY TO BE SET TO GRADE IS REQUIRED UNDER ALL PROPOSED ROADWAYS.
 6. SERVICE LATERALS SHALL BE INSTALLED AT A MINIMUM SLOPE OF 1/8" UNLESS APPROVED BY FUD.
 7. PIPE TO MANHOLE CONNECTIONS SHALL UTILIZE A LOCK-SEAL CAST INTO THE MANHOLE OR APPROVED EQUAL.
 8. LATERAL CLEANOUT SHALL UTILIZE A 4" SANITARY-T CONNECTION.
 9. HORIZONTAL SEPARATION BETWEEN WATER AND SANITARY SEWER LINES SHALL BE 18" IF 18" OF SEPARATION IS NOT AVAILABLE, SEWER SHALL BE INSTALLED UNDERNEATH THE WATER LINE WITH A MINIMUM OF 18" OF SEPARATION BETWEEN THE OUTSIDE OF THE PIPES IF CONFLICTS ARISE, CONSULT WITH FUD INSPECTOR BEFORE PROCEEDING.
 10. ALL SEWER MANHOLES INTERIOR JOINTS SHALL BE GROUTED WITH NON-SHINK GROUT. EXTERIOR JOINTS SHALL BE WRAPPED WITH AN APPROVED BUTYL MASTIC APPLIED WITH A PROPER.
 11. ALL CREEK CROSSINGS SHALL HAVE STEEL CASING WITH PROTECTIVE COATING AND CASING SPACERS INSTALLED FOR MANHOLE-TUBES SPECIFICATIONS BUT NOT LESS THAN 1" PER JOINT OF PIPE.
 12. INSTALLATION SHALL BE INSPECTED BY FIRST UTILITY DISTRICT. CONTACT FIRST UTILITY DISTRICT AT LEAST 3 DAYS IN ADVANCE. ALL WORK MUST BE INSPECTED BY FUD PRIOR TO BACKFILLING.
 13. FUD RESERVES 24" OF HORIZONTAL SEPARATION AND 12" OF VERTICAL SEPARATION FROM OTHER UTILITIES IF THEY ARE INSTALLED ALONG THE WATER OR SEWER MAINS, AND THEY SHOULD NOT BE CONSTRUCTED IN THE SAME TRENCH IF CONFLICTS ARISE DURING CONSTRUCTION WITH INADEQUATE SEPARATION FROM EITHER THE WATER OR SEWER. CONSULT WITH FUD INSPECTOR AS TO NECESSARY FIELD CHANGES. FUD RESERVES THE RIGHT TO MODIFY THE MATERIAL OR CONSTRUCTION REQUIREMENTS IF ADEQUATE SEPARATION IS NOT AVAILABLE.
 14. WHERE POSSIBLE, DO NOT LOCATE WATER METER SERVICES AT THE SAME PROPERTY CORNERS AS ELECTRICAL TRANSFORMERS OR CABLE TELEPHONE EQUIPMENT. IF CONFLICTS ARISE, CONSULT FUD INSPECTOR AS TO NECESSARY FIELD CHANGES. FUD RESERVES THE RIGHT TO REQUIRE FIELD CHANGES IF CONFLICTS ARISE.
 15. CONTRACTOR SHALL TAKE SPECIAL CARE TO BELL, BACKFILL, AND COMPACT PIPE CORROSION WHERE WATER OR SANITARY SEWER MAINS CROSS WITH OTHER SERVICES. CHANGES SHALL BE CONSTRUCTED WITH A WELL COMPACTED FULL STONE ENVELOPE SUCH THAT STORM SEWER DOES NOT BLOCK DRAINAGE TO WATER OR SANITARY SEWER MAINS.
 16. 4" MINIMUM CLEANOUT SHALL BE SET AT THE PROPERTY LINE (11' ±) FROM MAINLINE. FOR LATERALS ON MAINS WITH EASEMENTS EXTENDING BEYOND PROPERTY LINE, CLEANOUT SHALL BE PLACED AT BULK OF EASEMENT. CONTRACTOR SHALL COORDINATE ALL PLACEMENT WITH FUD INSPECTOR.
 17. MANHOLE LID ELEVATIONS SHALL BE ADJUSTED TO ACTUAL FINISHED GRADE TO PREVENT PONDING OR FLOODING. FUD RESERVES THE RIGHT TO REQUIRE MANHOLE LID ELEVATIONS TO BE RAISED AND/OR TO BE WATER TIGHT FRAMES AND COVERS IF FUD DETERMINES THEM NECESSARY DURING INSPECTION.
 18. SEWER MANHOLE FRAMES AND COVERS SHALL BE DELIVERED TO MANHOLE COVERS WITH FOUR (4) WEDGE ANCHORS USING 3/4" INCH STAINLESS STEEL BOLTS AND WASHERS.
 19. COMPACTION OF THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THE THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS OR OTHER FOREIGN MATERIALS AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 20. WHERE PIPE WILL NOT BE IN NATIVE GROUND, ALL FULL MATERIAL COMPACTED TO MINIMUM DRY DENSITY CORRESPONDING TO 95% OF MAXIMUM DRY DENSITY AS OBTAINED BY STANDARD PROCTOR, ASTM D698 AND AT LEAST 95% OF STANDARD PROCTOR WITHIN TRENCH BOTTOMS. FAILURE TO MEET COMPACTATION REQUIREMENTS WILL RESULT IN FULL STONE BACKFILL TO BOTTOM OF PIPE.

LEGEND

- EXISTING LOT LINE
- PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED CURB
- PROPOSED STORM DRAIN
- PROPOSED SEWER
- PROPOSED SEWER CLEANOUT



Revisions	Description	Date	Approved
1			
2			
3			
4			
5			
6			

Designed By:	Checked By:	Date:
RSR	RSR	06/17/20

PROJECT: GOIN PROPERTY SUBDIVISION
122 PERIMETER PARK DR
KNOXVILLE, TN 37922

RE Engineering
1000 N. CENTRAL AVENUE, SUITE 200
KNOXVILLE, TN 37917

GOIN PROPERTY SUBDIVISION
FARRAGUT, TN
SANITARY SEWER MAIN

Sheet
C400
SHEET 12 OF 14 PROJECT SET



③
0.58 AC

⑥
0.47 AC

⑦
0.50 AC

⑧
0.51 AC

⑨
0.53 AC

④
0.52 AC

⑤
0.42 AC

②
0.43 AC

①
0.61 AC

⑩
0.49 AC

OPEN SPACE : 11
56354.29 SQ FT
1.29 ACRES

NOTES:

1. ANY INSTALLATIONS OR ALTERATIONS OF THE OVERHEAD ELECTRICAL INFRASTRUCTURE TO BE PERFORMED BY LCUB.
2. VAULTS AND TRANSFORMER PADS ARE NOT TO SCALE.
3. ALL PRIMARY CONDUIT IS SHD, 40 PVC 2" UNLESS OTHERWISE NOTED.
4. ANY PRIMARY CONDUIT INSTALLED LESS THAN 42" BELOW GRADE MUST BE ENCASED IN CONCRETE.
5. ALL TRANSFORMER LOCATIONS SHALL MEET STATE AND LOCAL CODES.

LEGEND

- #--- NUMBER OF CONDUITS
----- URD PRIMARY
----- URD SECONDARY
----- OH PRIMARY

- INSTALL
— REMOVE
— EXISTING TO REMAIN

- BAC BREAK ALL CONDUITS
BBC BREAK BOTH CONDUITS



7698 Creekwood Park Blvd
P.O. Box 449
Lenoir City, TN 37772
Office (844) 687-5282
www.LCUB.com

REV. NO.	DATE	REV. BY.	DESCRIPTION
1	8/28/2020	AM	REVIEW SET

**GOIN PROPERTY
SUBDIVISION**

TURKEY CREEK ROAD

**PRELIMINARY
UNDERGROUND
ELECTRIC DESIGN**

Designed By:	A. MCDANIEL	Date:	8/28/2020
Drawn By:	A. MCDANIEL	Scale:	1"=40'
Approved By:		Job Order #:	15113A
Page Number:	Page 1 of 1		

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on an amendment to the Farragut Municipal Code, Appendix A., Zoning, Chapter 4., Section XXIV. – Special Events Permit, to allow for food trucks for special events sponsored by a homeowner's association

INTRODUCTION AND BACKGROUND: This was reviewed as a workshop item last month.

DISCUSSION: As noted in August, the initial objective of including this item on the agenda was to present the idea of allowing sales from food trucks if part of an approved special event sponsored or hosted by a homeowner association (HOA).

The existing language only provides for sales from food trucks for commercial, office, and not for profit/non-profit entities if part of an approved special event. During the COVID pandemic, more people are staying at home and the thought was that food trucks should be permitted as an option for HOA's, provided a permit and filing fee was secured. This would help to establish a process and parameters for these activities in residential settings.

While addressing this item, staff felt that other language in this section of the Zoning Ordinance should be updated to reflect current practices and the recent changes related to signage permitted for temporary events. The proposed language reviewed by the Planning Commission last month is now included in Ordinance 20-19.

RECOMMENDATION: Staff recommends approval of Resolution PC-20-13 which recommends approval of Ordinance 20-19.

RESOLUTION PC-20-13

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING THE FARRAGUT MUNICIPAL CODE, APPENDIX A., ZONING, CHAPTER 4., SECTION XXIV. – SPECIAL EVENTS PERMIT, TO REPLACE IT IN ITS ENTIRETY

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

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

WHEREAS, a public hearing was held on this request on September 17, 2020;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 20-19.

ADOPTED this 17th day of September 2020.

Rita Holladay, Chairman

Scott Russ, Secretary

ORDINANCE:	20-19
PREPARED BY:	Shipley
REQUESTED BY:	Staff
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING THE FARRAGUT MUNICIPAL CODE, APPENDIX A., ZONING, CHAPTER 4., SECTION XXIV. – SPECIAL EVENTS PERMIT, TO REPLACE IT IN ITS ENTIRETY

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 4., Section XXIV. – Special Events Permit, of the Farragut Zoning Ordinance, Ordinance 86-16,

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

SECTION 1.

The Farragut Municipal Code, Appendix A, Zoning, Chapter 4, Section XXIV. – Special events permit, is amended by replacing it in its entirety with the following:

Sec. XXIV. - Special events permit.

It is the intent of this section to establish the permitting process and the requirements for special events held by private entities within the Town of Farragut. A special event may include a wide range of activities such as, but not limited to, a grand opening, sidewalk sale, fund raiser, yard sale, vacation bible school, holiday pageant or program, etc.

A. *Non-Residential Uses, including Schools and Churches, and Not-For-Profit/Non-Profit Entities.*

1. *General Requirements.*

- a. Each individual permanent non-residential use with a valid Certificate of Occupancy is eligible for a special event. In addition, off-site not-for-profit and non-profit entities are eligible for a special event but shall be sponsored by an on-site commercial, office, or service entity.
- b. There shall be a maximum of four special events permits per entity per year.
- c. The duration of each special event shall not exceed ten calendar days.
- d. No special events are permitted on vacant or vacated properties.

- e. Sales from food trucks are permitted if part of an approved special event and shall be subject to a fee, as provided for in the adopted Town of Farragut Fee Schedule.
 - f. Activities of the special event shall not materially affect the pedestrian or vehicular circulation within the immediate vicinity of the event. The traffic generation of the special event shall not be allowed to create a hazardous condition for traffic in the public rights-of-way.
2. *Sign Requirements.*
- a. Sign provisions shall be in accordance with the applicable sections of the Farragut Sign Ordinance. Special events permit signs shall be considered temporary parcel signs. All signs shall have a white background and signs for commercial uses shall include, on at least 15% of the sign face, the Shop Farragut logo.
 - b. All signs and any supporting posts shall be removed at the end of each approved special event time frame.
3. *Permitting Process.* A special events permit application and filing fee shall be submitted to and approved by the Town prior to the commencement of the event. The applicant must have an approved permit in hand prior to holding an event.
- All special events permit applications shall include the following information:
- a. Applicant's name, street address, telephone number, fax number, and e-mail address.
 - b. Name, street address, telephone number, fax number, e-mail address, and signature of individual identified who assumes the responsibility of meeting the conditions of the permit.
 - c. Applicant status (commercial, office, service, not-for-profit, non-profit, etc.).
 - d. Location of event.
 - e. Nature/name of event.
 - f. Date range of event.
 - g. Previous special events permit(s) approved during the calendar year.
 - h. Where a sign is proposed, the application submittal shall be in accordance with the Farragut Sign Ordinance and the applicable provisions of this chapter. Special events permit signs shall be considered temporary parcel signs.
 - i. If having a tent(s), sidewalk sales, food trucks, or any other outdoor activities, a site plan is required to show the locations for such activities. A separate tent permit may be required per fire safety requirements.
 - j. If having a food truck(s), a list and full contact information is required for each of the vendors along with a filing fee for each non-Town based food truck vendor.

- k. Events on or involving/affecting public property, such as road races, bicycle ride events, concerts, etc., will require additional reviews and information and shall be coordinated with the Town staff. Some events may be subject to approval from the Board of Mayor and Aldermen.

B. *Residential Uses.*

1. *General Requirements.*

- a. Each homeowner association and individual residence is eligible for a special event.
- b. There shall be a maximum of five special events permits per homeowner association and a maximum of two per residence per year.
- c. The duration of each special event shall not exceed three calendar days.
- d. Special events permits can only be applied for and issued to the property owner of record.
- e. No special events are permitted on vacant or vacated properties. Open space owned by a homeowner association may be used for a special event provided the land, without modifications, can accommodate the proposed activity.
- f. Sales from food trucks are permitted if part of an approved special event sponsored or hosted by a homeowner association and shall be subject to a fee, as provided for in the adopted Town of Farragut Fee Schedule, for each non-Town based food truck vendor.

2. *Sign Requirements.*

- a. Sign provisions shall be in accordance with the applicable sections of the Farragut Sign Ordinance. Special events permit signs shall be considered temporary parcel signs.

3. *Permitting Process.* A special events permit application and filing fee shall be submitted to and approved by the Town prior to the commencement of the event. The applicant must have an approved permit in hand prior to holding an event.

All special events permit applications shall include the following information:

- a. Applicant's name, street address, telephone number, fax number, and e-mail address. Where an event is sponsored or hosted by a homeowner association, include the name, street address, telephone number, fax number, e-mail address, and signature of the individual identified who has legal authority and who assumes the responsibility of meeting the conditions of the permit.
- b. Location of event.
- c. Nature/name of event.
- d. Date range of event.
- e. Previous special events permit(s) approved during the calendar year.
- f. If part of an event sponsored or hosted by a homeowner association, and having a tent, food truck, or any other outdoor activities, a site plan is required to show

the locations for such activities. A separate tent permit may be required per fire safety requirements.

- g. If having a food truck(s), a list and full contact information is required for each of the vendors along with a filing fee, as provided for in the adopted Town of Farragut Fee Schedule, for each non-Town based food truck vendor.
- h. Events on or involving/affecting public property, such as road races, street parties, etc., will require additional reviews and information and shall be coordinated with the Town staff. Some events may be subject to approval from the Board of Mayor and Aldermen.

SECTION 2.

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

Ron Williams, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2020, with approval recommended.

Rita Holladay, Chairman

Scott Russ, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

EXISTING LANGUAGE:

Sec. XXIV. - Special events permit.

It is the intent of this section to establish the permitting process and the requirements for special events held by private entities within the Town of Farragut. For a commercial or office entity, a special event may constitute a grand opening, a sidewalk sale, or some other type of activity that is unique to their establishment. For not-for-profit or non-profit entities, a special event may constitute a fund raiser of some sort such as a car wash. For residential uses, a special event may be a neighborhood function on subdivision owned open space or a yard sale or garage sale for an individual residence. For schools and freestanding churches and other places of worship, a special event may be Vacation Bible School, a holiday pageant or program, a child consignment sale, of some other type of activity that is unique to the services offered.

A. *Commercial, Office and Not-For-Profit/Non-Profit Entities.*

1. *General Requirements.*

- a. Each individual permanent commercial and office entity is eligible for a special event. Within the Regional Commercial District, Retail/Warehousing (C-2-R/W) and in the case of a multi-tenant facility, only the multi-tenant facility is eligible for a special event, not each individual tenant/entity. Off-site not-for-profit and non-profit entities are eligible for a special event, but shall be sponsored by an on-site commercial or office entity.
- b. There shall be a maximum of four special event permits per entity per year.
- c. The duration of each special event shall not exceed ten calendar days.
- d. No special events are permitted on vacant or vacated properties.
- e. Sales from food trucks are permitted if part of an approved special event and shall be subject to a fee, as provided for in the adopted Town of Farragut Fee Schedule.
- f. Activities of the special event shall not materially affect the pedestrian or vehicular circulation within the immediate vicinity of the event. The traffic generation of the special event shall not be allowed to create a hazardous condition for traffic in public rights-of-way.

2. *Sign Requirements.*

- a. There shall be a maximum of one sign per event not to exceed 20 square feet. For a two-sided sign, only the area of a single face shall be considered.
- b. For ground-mounted signs, the maximum sign height shall be six feet.
- c. Ground-mounted signs shall be set back a minimum of 20 feet from the street edge of pavement as measured from the farthest most protrusion of the sign to the nearest point of the street edge of pavement. Signs shall be set back a minimum of ten feet from all entrance driveways.
- d. All signs shall be a minimum [of] ten millimeter corrugated plastic. Ground mounted signs shall be affixed to studded T-posts. All signs shall be affixed in such a manner that they do not move in the wind.
- e. All signs shall have a white background.
- f. A minimum of 15 percent of the gross sign area shall include the Shop Farragut logo and website address. The sign shall also include the business name.
- g. Sign letters shall meet the Visual Resources Review Board's adopted legibility requirements.

- h. No banners, streamers, balloons, flags-on-a-rope, other types of wind activated displays, or any sign prohibited in the Farragut Sign Ordinance is permitted.
 - i. All signs and any associated support posts shall be removed at the end of the special event.
3. *Permitting Process.* A special events permit application and filing fee shall be submitted to the Town Hall prior to the commencement of the event. The applicant must have an approved permit in hand prior to holding an event.

All special event permit applications shall include the following information:

- a. Applicant's name, street address, telephone number, fax number, and e-mail address.
- b. Name, street address, telephone number, fax number, e-mail address, and signature of individual identified who assumes the responsibility of meeting the conditions of the permit.
- c. Applicant status (commercial, office, not-for-profit, non-profit).
- d. Location of event.
- e. Nature/name of event.
- f. Date range of event.
- g. Previous special event permits approved during the calendar year.
- h. If applicable, a drawing of the sign which includes dimensions that show the length and width of the sign, the height and width of all letters and figures, and the overall height of the sign.
- i. If having tent(s), sidewalk sales, or any other outdoor activities, include a site plan showing locations for such activities. A separate tent permit may be required per fire safety requirements.

B. *Residential Uses.*

1. *General Requirements.*

- a. Each homeowner association and individual residence is eligible for a special event.
- b. There shall be a maximum of two special event permits per homeowner association and residence per year.
- c. The duration of each special event shall not exceed three calendar days.
- d. Special events permits can only be applied for and issued to the property owner of record.
- e. No special events are permitted on vacant or vacated properties. Open space owned by a homeowner association may be used for a special event provided the land, without modifications, can accommodate the proposed activity.

2. *Sign Requirements.*

- a. There shall be a maximum of one sign per event not to exceed six square feet and four feet in height. For a two-sided sign, only the area of a single face shall be considered.
- b. Ground-mounted signs shall be set back a minimum of 20 feet from the street edge of pavement as measured from the farthest most protrusion of the sign to the nearest point of the street edge of pavement.
- c. No banners, streamers, balloons, flags-on-a-rope, other types of wind activated displays, or any sign prohibited in the Farragut Sign Ordinance is permitted.

- d. All signs and any associated support posts shall be removed at the end of the special event.
- 3. *Permitting Process.* A special events permit application and filing fee shall be submitted to the Town Hall prior to the commencement of the event. The applicant must have an approved permit in hand prior to holding an event.

All special event permit applications shall include the following information:

- a. Applicant's name, street address, telephone number, fax number, and e-mail address. If a homeowner association, name, street address, telephone number, fax number, e-mail address, and signature of individual identified who has legal authority and who assumes the responsibility of meeting the conditions of the permit.
- b. Location of event.
- c. Nature/name of event.
- d. Date range of event.
- e. Previous special event permits approved during the calendar year.
- f. If a homeowner association and having tent(s) or any other outdoor activities, include a site plan showing locations for such activities.

C. *Freestanding Schools, Churches, and Other Places of Worship.*

1. *General Requirements.*

- a. Each freestanding school, church, and other place of worship is eligible for a special event.
- b. There shall be a maximum of four special event permits per entity per year.
- c. The duration of each special event shall not exceed ten calendar days.
- d. No special events are permitted on vacant or vacated properties.
- e. Activities of the special event shall not materially affect the pedestrian or vehicular circulation within the immediate vicinity of the event. The traffic generation of the special event shall not be allowed to create a hazardous condition for traffic in public rights-of-way.

2. *Sign Requirements.*

- a. There shall be a maximum of one sign per event not to exceed 16 square feet. For a two-sided sign, only the area of a single face shall be considered.
- b. For ground-mounted signs, the maximum sign height shall be six feet.
- c. Ground-mounted signs shall be set back a minimum of 20 feet from the street edge of pavement as measured from the farthest most protrusion of the sign to the nearest point of the street edge of pavement. Signs shall be set back a minimum of ten feet from all entrance driveways.
- d. All signs shall be a minimum [of] ten millimeter corrugated plastic. Ground-mounted signs shall be affixed to studded T-posts. All signs shall be affixed in such a manner that they do not move in the wind.
- e. Sign letters shall meet the Visual Resources Review Board's adopted legibility requirements.
- f. No banners, streamers, balloons, flags-on-a-rope, other types of wind activated displays, or any sign prohibited in the Farragut Sign Ordinance is permitted.

- g. All signs and any associated support posts shall be removed at the end of the special event.
- 3. *Permitting Process.* A special events permit application and filing fee shall be submitted to the Town Hall prior to the commencement of the event. The applicant must have an approved permit in hand prior to holding an event.

All special event permit applications shall include the following information:

- a. Applicant's name, street address, telephone number, fax number, and e-mail address.
- b. Name, street address, telephone number, fax number, e-mail address, and signature of individual identified who assumes the responsibility of meeting the conditions of the permit.
- c. Location of event.
- d. Nature/name of event.
- e. Date range of event.
- f. Previous special event permits approved during the calendar year.
- g. If applicable, a drawing of the sign which includes dimensions that show the length and width of the sign, the height and width of all letters and figures, and the overall height of the sign.
- h. If having tent(s) or any other outdoor activities, include a site plan showing locations for such activities. A separate tent permit may be required per fire safety requirements.

(Ord. No. 86-16, 4-1986; Ord. of 2-2006; Ord. No. 11-22, § 1, 12-8-2011; Ord. No. 17-06, § 1, 4-27-2017)

PROPOSED LANGUAGE:

Sec. XXIV. - Special events permit.

It is the intent of this section to establish the permitting process and the requirements for special events held by private entities within the Town of Farragut. **A special event may include a wide range of activities such as but not limited to a grand opening, sidewalk sale, fund raiser, yard sale, vacation bible school, holiday pageant or program, etc.** ~~For a commercial or office entity, a special event may constitute a grand opening, a sidewalk sale, or some other type of activity that is unique to their establishment. For not-for-profit or non-profit entities, a special event may constitute a fund raiser of some sort such as a car wash. For residential uses, a special event may be a neighborhood function on subdivision-owned open space or a yard sale or garage sale for an individual residence. For schools and freestanding churches and other places of worship, a special event may be Vacation Bible School, a holiday pageant or program, a child-consignment sale, of some other type of activity that is unique to the services offered.~~

A. ~~Commercial, Office~~ *Non-Residential Uses, including Schools and Churches, and Not-For-Profit/Non-Profit Entities.*

1. *General Requirements.*

- a. Each individual permanent **non-residential use with a valid Certificate of Occupancy** ~~commercial and office entity is eligible for a special event. Within the Regional Commercial District, Retail/Warehousing (C-2 R/W) and in the case of a multi-tenant facility, only, not each individual tenant/entity is eligible for a special event. In addition,~~ off-site not-for-profit and non-profit entities are eligible for a special event but shall be sponsored by an on-site commercial, office, **or service** entity.
- b. There shall be a maximum of four special event permits per entity per year.
- c. The duration of each special event shall not exceed ten calendar days.
- d. No special events are permitted on vacant or vacated properties.
- e. Sales from food trucks are permitted if part of an approved special event and shall be subject to a fee, as provided for in the adopted Town of Farragut Fee Schedule.
- f. Activities of the special event shall not materially affect the pedestrian or vehicular circulation within the immediate vicinity of the event. The traffic generation of the special event shall not be allowed to create a hazardous condition for traffic in public rights-of-way.

2. *Sign Requirements.*

- a. **Sign provisions shall be in accordance with the applicable sections of the Farragut Sign Ordinance. Special events permit signs shall be considered temporary parcel signs. All signs shall have a white background and signs for commercial uses shall include, on at least 15% of the sign face, the Shop Farragut logo.**
- b. **All signs and any supporting posts shall be removed at the end of each approved special event time frame.**

~~There shall be a maximum of one sign per event not to exceed 20 square feet. For a two-sided sign, only the area of a single face shall be considered.~~

- b. ~~For ground-mounted signs, the maximum sign height shall be six feet.~~

- c. ~~Ground-mounted signs shall be set back a minimum of 20 feet from the street edge of pavement as measured from the farthest most protrusion of the sign to the nearest point of the street edge of pavement. Signs shall be set back a minimum of ten feet from all entrance driveways.~~

- d. ~~All signs shall be a minimum [of] ten millimeter corrugated plastic. Ground mounted signs shall be affixed to studded T-posts. All signs shall be affixed in such a manner that they do not move in the wind.~~
- e. ~~All signs shall have a white background.~~
- f. ~~A minimum of 15 percent of the gross sign area shall include the Shop Farragut logo and website address. The sign shall also include the business name.~~
- g. ~~Sign letters shall meet the Visual Resources Review Board's adopted legibility requirements.~~
- h. ~~No banners, streamers, balloons, flags on a rope, other types of wind activated displays, or any sign prohibited in the Farragut Sign Ordinance is permitted.~~
- i. ~~All signs and any associated support posts shall be removed at the end of the special event.~~

3. *Permitting Process.* A special events permit application and filing fee shall be submitted **to and approved by the Town** to the Town Hall prior to the commencement of the event. The applicant must have an approved permit in hand prior to holding an event.

All special event permit applications shall include the following information:

- a. Applicant's name, street address, telephone number, fax number, and e-mail address.
- b. Name, street address, telephone number, fax number, e-mail address, and signature of individual identified who assumes the responsibility of meeting the conditions of the permit.
- c. Applicant status (commercial, office, service, not-for-profit, non-profit, **etc.**).
- d. Location of event.
- e. Nature/name of event.
- f. Date range of event.
- g. Previous special events permits approved during the calendar year.
- h. **Where a sign is proposed, the application submittal shall be in accordance with the Farragut Sign Ordinance and the applicable provisions of this chapter. Special events permit signs shall be considered temporary parcel signs. If applicable, a drawing of the sign which includes dimensions that show the length and width of the sign, the height and width of all letters and figures, and the overall height of the sign.**
- i. If having tent(s), sidewalk sales, **food trucks**, or any other outdoor activities, **a site plan is required to show the** ~~include a site plan showing~~ locations for such activities. A separate tent permit may be required per fire safety requirements.
- j. **If having a food truck(s), a list and full contact information is required for each of the vendors along with a filing fee for each non-Town based food truck vendor.**
- k. **Events on or involving/affecting public property, such as road races, bicycle ride events, concerts, etc., will require additional reviews and information and shall be coordinated with the Town staff. Some events may be subject to approval from the Board of Mayor and Aldermen.**

B. *Residential Uses.*

1. *General Requirements.*

- a. Each homeowner association and individual residence is eligible for a special event.

- b. There shall be a maximum of two **five** special event permits per homeowner association **and a maximum of two per** residence per year.
- c. The duration of each special event shall not exceed three calendar days.
- d. Special event permits can only be applied for and issued to the property owner of record.
- e. No special events are permitted on vacant or vacated properties. Open space owned by a homeowner association may be used for a special event provided the land, without modifications, can accommodate the proposed activity.
- f. **Sales from food trucks are permitted if part of an approved special event sponsored or hosted by a homeowner association and shall be subject to a fee, as provided for in the adopted Town of Farragut Fee Schedule, for each non-Town based food truck vendor.**

2. *Sign Requirements.*

- a. **Sign provisions shall be in accordance with the applicable sections of the Farragut Sign Ordinance. Special events permit signs shall be considered temporary parcel signs.**

~~There shall be a maximum of one sign per event not to exceed six square feet and four feet in height. For a two-sided sign, only the area of a single face shall be considered.~~

- ~~b. Ground-mounted signs shall be set back a minimum of 20 feet from the street edge of pavement as measured from the farthest most protrusion of the sign to the nearest point of the street edge of pavement.~~
- ~~c. No banners, streamers, balloons, flags on a rope, other types of wind activated displays, or any sign prohibited in the Farragut Sign Ordinance is permitted.~~
- ~~d. All signs and any associated support posts shall be removed at the end of the special event.~~

- 3. *Permitting Process.* A special events permit application and filing fee shall be submitted **to and approved by the Town** ~~to the Town Hall~~ prior to the commencement of the event. The applicant must have an approved permit in hand prior to holding an event.

All special event permit applications shall include the following information:

- a. Applicant's name, street address, telephone number, fax number, and e-mail address. **Where an event is sponsored or hosted by a homeowner association, include the name, street address, telephone number, fax number, e-mail address, and signature of the individual identified who has legal authority and who assumes the responsibility of meeting the conditions of the permit.**
- b. Location of event.
- c. Nature/name of event.
- d. Date range of event.
- e. Previous special events **permit(s)** approved during the calendar year.
- f. **If part of an event sponsored or hosted by a homeowner association, and having a tent, food truck, or any other outdoor activities, a site plan is required to show the locations for such activities. A separate tent permit may be required per fire safety requirements.**
- g. **If having a food truck(s), a list and full contact information is required for each of the vendors along with a filing fee, as provided for in the adopted Town of Farragut Fee Schedule, for each non-Town based food truck vendor.**

- h. Events on or involving/affecting public property, such as road races, street parties, etc., will require additional reviews and information and shall be coordinated with the Town staff. Some events may be subject to approval from the Board of Mayor and Aldermen.

~~C. Freestanding Schools, Churches, and Other Places of Worship.~~

~~1. General Requirements.~~

- ~~a. Each freestanding school, church, and other place of worship is eligible for a special event.~~
- ~~b. There shall be a maximum of four special event permits per entity per year.~~
- ~~c. The duration of each special event shall not exceed ten calendar days.~~
- ~~d. No special events are permitted on vacant or vacated properties.~~
- ~~e. Activities of the special event shall not materially affect the pedestrian or vehicular circulation within the immediate vicinity of the event. The traffic generation of the special event shall not be allowed to create a hazardous condition for traffic in public rights-of-way.~~

~~2. Sign Requirements.~~

- ~~a. Sign provisions shall be in accordance with the applicable sections of the Farragut Sign Ordinance. Special events permit signs shall be considered temporary parcel signs.~~
- ~~a. There shall be a maximum of one sign per event not to exceed 16 square feet. For a two-sided sign, only the area of a single face shall be considered.~~
- ~~b. For ground-mounted signs, the maximum sign height shall be six feet.~~
- ~~c. Ground-mounted signs shall be set back a minimum of 20 feet from the street edge of pavement as measured from the farthest most protrusion of the sign to the nearest point of the street edge of pavement. Signs shall be set back a minimum of ten feet from all entrance driveways.~~
- ~~d. All signs shall be a minimum [of] ten millimeter corrugated plastic. Ground-mounted signs shall be affixed to studded T-posts. All signs shall be affixed in such a manner that they do not move in the wind.~~
- ~~e. Sign letters shall meet the Visual Resources Review Board's adopted legibility requirements.~~
- ~~f. No banners, streamers, balloons, flags on a rope, other types of wind activated displays, or any sign prohibited in the Farragut Sign Ordinance is permitted.~~
- ~~g. All signs and any associated support posts shall be removed at the end of the special event.~~

~~3. Permitting Process. A special events permit application and filing fee shall be submitted to the Town Hall prior to the commencement of the event. The applicant must have an approved permit in hand prior to holding an event.~~

~~All special event permit applications shall include the following information:~~

- ~~a. Applicant's name, street address, telephone number, fax number, and e-mail address.~~
- ~~b. Name, street address, telephone number, fax number, e-mail address, and signature of individual identified who assumes the responsibility of meeting the conditions of the permit.~~
- ~~c. Location of event.~~

- ~~d. Nature/name of event.~~
- ~~e. Date range of event.~~
- ~~f. Previous special event permits approved during the calendar year.~~
- ~~g. Where a sign is proposed, the application submittal shall be in accordance with the Farragut Sign Ordinance. Special events permit signs shall be considered temporary parcel signs. If applicable, a drawing of the sign which includes dimensions that show the length and width of the sign, the height and width of all letters and figures, and the overall height of the sign.~~
- ~~h. If having tent(s) or any other outdoor activities, include a site plan showing locations for such activities. A separate tent permit may be required per fire safety requirements.~~

(Ord. No. 86-16, 4-1986; Ord. of 2-2006; Ord. No. 11-22, § 1, 12-8-2011; Ord. No. 17-06, § 1, 4-27-2017)

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on amendments to the text of Comprehensive Land Use Plan Update as it relates to the Mixed-Use Town Center and use descriptions (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: In response to the Town Center at Biddle Farms concept plan, staff re-convened the Comprehensive Land Use Plan (CLUP) Steering Committee to review in more detail the Mixed-Use Town Center land use description and map provided for in the CLUP. The Committee met on July 28 and August 19 with a primary objective of evaluating the concept of a Mixed-Use Town Center and what key components it would need to contain.

The Committee generally felt that the key components emphasized in the text was still representative of what this land use designation is intended to represent. An exception was to have less prescriptions for high density residential and more emphasis on applying the flex density and transition concepts discussed in Chapters Two and Three of the CLUP. These concepts specifically relate to considering the context and protecting existing neighborhoods from incompatible new development by providing for gradual transitions within a development (with densities increasing or decreasing away from a common boundary). Specifically, it was recommended that, in the short term, the text portion of the MUTC should be clear with regards to the policy that residential densities of new development should be compatible with existing adjacent densities.

The applicable text related to both transitions and flex density are included in the packet.

RECOMMENDATION: Based on feedback provided by the Steering Committee, staff has taken the text portion of the Mixed-Use Town Center land use (those pages with existing text are included in the packet) and is proposing in Ordinance 20-20 to replace the existing text.

Some key provisions in the proposed text are as follows:

1. Ensure that the inherent components of the Mixed-Use Town Center are still provided for but in more succinctly stated provisions.
2. An emphasis on interconnectedness (the people movement component) and iconic architecture that creates a unique sense of community identity.
3. Reference to form and arrangement of buildings as they relate to the public realm and surrounding plan of development.
4. An emphasis on ensuring that residential types and densities are appropriate to the context and the intent of having different types of residential in different areas. For example, higher density residential is discussed only as an option to be part of and support a downtown and only in those areas that do not abut existing residential communities. This helps connect the text of this portion of the Plan with other objectives in the Plan, such as protecting existing neighborhoods from incompatible new development.

Mixed Use Town Center (existing language)

Intent

- Increase Farragut's long-term economic sustainability by diversifying the retail tax base through the creation of a traditional downtown with a variety of shops, restaurants, businesses and residences, in a pedestrian-oriented setting.
- Integrate high-density residential development to help support retail and other commercial uses.
- Consider the creation of an entertainment district that draws people to the area. This could include subsidies for galleries or a resident artist elected each year. This would require a planning process to establish a vision, governance structure, and secure seed money.
- Create public gathering spaces
- Provide extended (evening) hours of operation that will cater to shopping, dining, and entertainment to increase the vitality of the area.

Uses

- A mix of uses including: employment, commercial, retail, services, civic, and residential.
- Substantial residential use—primarily multi-family residences, but some attached units (townhomes, duplexes) for transitions to adjacent single-family neighborhoods.
- Retail-oriented commercial uses, including “one off” establishments (local businesses) as well as chain establishments that utilize small footprints (such as coffee shops, small footprint versions of big box stores).
- Offices and personal services such as doctor, dentists, bookkeeping, or studios.

Also encourage:

- Public service providers (law enforcement, fire protection) and new schools.
- Entertainment options such as theater or performing arts.

Residential Density

- 8-15 dwelling units per acre.

Location

- Within a general one-mile radius of the intersection of Kingston Pike and Campbell Station Road

Character

- Connected building facades, with minor setback variations close to the sidewalk, on both sides of a street, that form a continuous shopping experience, with individual buildings adequately differentiated (to avoid strip appearance).
- High degree of ground floor transparency (glass) for visual interest to pedestrians.
- Comfortable bike and pedestrian connections to surrounding neighborhoods, with adequate bike parking.
- Pedestrian-focused amenities, places for gathering (pocket parks and plazas), wide sidewalks, outdoor dining, street trees, benches, consolidated newspaper racks, planters, and paving.
- Pedestrian scale signage.
- On-street parking to separate pedestrians from traffic and provide convenient parking; Major parking behind buildings, out of sight of pedestrians.
- Gridded or semi-gridded street network - a block pattern that includes a 'figure 8' pedestrian circulation pattern that wraps around corners (as opposed to a single street).

Mixed-Use Town Center (proposed language)

Intent

- Provide for the creation of a unique downtown for Farragut with a variety of shops, restaurants, businesses, offices, and residences, in a pedestrian-oriented setting
- Create a sense of community identity with a mixture of well-connected public gathering spaces and entertainment venues framed by an iconic architecture and streetscape
- Provide for a built environment that emphasizes the form and arrangement of buildings in relation to the public realm

Uses

- Though ultimately driven by form, provide for a mix of uses that complement each other, including employment, commercial, retail, services, offices, civic, and residential
- Retail-oriented uses with smaller, more pedestrian scale, footprints with a high degree of ground floor transparency
- A mix of residential types appropriate to the context and surrounding plan of development
- Residential uses with densities that are consistent with the transition and flex density concepts described in the Comprehensive Land Use Plan Update. Residential density in the Mixed-Use Town Center should transition internally so that the density along a common boundary is compatible with the density of the existing abutting residential community
- Higher density residential to support a downtown should only be permitted in a vertical mixed-use building that is part of a downtown development plan or an area immediately adjacent to and part of a downtown development plan that does not abut existing residential communities

Location

- Within a general one-mile radius of the intersection of Kingston Pike and Campbell Station Road

Character

- Well-connected internally and externally for bicyclists and pedestrians
- Lively outdoor spaces and storefronts with a high degree of transparency

- Places to gather for a variety of different type of events
- Buildings that engage the street and that are inviting to pedestrians with wide sidewalks, outdoor dining, street trees, benches, planters, and other streetscaping enhancements
- On-street parking and a gridded or semi-gridded street layout system
- Appropriately scaled buildings that reflect an emphasis on form and arrangement that promotes uses consistent with the surrounding context

RESOLUTION PC-20-14

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AMENDMENTS TO THE TEXT OF THE COMPREHENSIVE LAND USE PLAN UPDATE DECEMBER 2012 FOR THE LAND USE DESCRIPTIONS FOR THE MIXED-USE TOWN CENTER LAND USE

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

WHEREAS, the Farragut Municipal Planning Commission has adopted the Comprehensive Land Use Plan Update on December 12, 2012; and

WHEREAS, the Farragut Municipal Planning Commission may periodically amend various aspects of the Comprehensive Land Use Plan Update;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends through Resolution PC-20-14 approval of Ordinance 20-20 to amend the text of the Mixed-Use Town Center land use.

ADOPTED this 17th day of September 2020.

Rita Holladay, Chairman

Scott Russ, Secretary

ORDINANCE:	20-20
PREPARED BY:	Shipley
REQUESTED BY:	Staff
CERTIFIED BY FMPC:	September 17, 2020
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE MIXED-USE TOWN CENTER LAND USE DESCRIPTIONS IN CHAPTER THREE OF THE COMPREHENSIVE LAND USE PLAN UPDATE

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, through the Farragut Municipal Planning Commission, created and adopted the Farragut Comprehensive Land Use Plan Update and Future Land Use Map; and,

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

WHEREAS, the Farragut Municipal Planning Commission adopted the Farragut Comprehensive Land Use Plan Update and Future Land Use Map by Resolution PC-12-18 on December 20, 2012; and

WHEREAS, the Tennessee Code Annotated, Section 13-4-202 et seq, provides that the Municipal Planning Commission and the chief legislative body may adopt parts of the Comprehensive Land Use Plan Update that correspond generally with one (1) or more of the functional subdivisions of the subject matter of the plan; and

WHEREAS, the Board of Mayor and Alderman of the Town of Farragut has adopted the Mixed-Use Town Center Land Use Descriptions Section of the Farragut Comprehensive Land Use Plan Update; and

WHEREAS, the Board of Mayor and Alderman of the Town of Farragut may periodically amend the text of the Mixed-Use Town Center Land Use Descriptions Section of the Farragut Comprehensive Land Use Plan Update;

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut that the Farragut Comprehensive Land Use Plan Update, Chapter Three, Future Land Use Plan, Land Use Descriptions Section, Description 1, Mixed-Use Town Center, is hereby amended by replacing it in its entirety with the following:

SECTION 1.

I. Chapter Three/ Future Land Use Plan, Land Use Descriptions Section, 1. Mixed-Use Town Center

Intent

- Provide for the creation of a unique downtown for Farragut with a variety of shops, restaurants, businesses, offices, and residences, in a pedestrian-oriented setting
- Create a sense of community identity with a mixture of well-connected public gathering spaces and entertainment venues framed by an iconic architecture and streetscape
- Provide for a built environment that emphasizes the form and arrangement of buildings in relation to the public realm

Uses

- Though ultimately driven by form, provide for a mix of uses that complement each other, including employment, commercial, retail, services, offices, civic, and residential
- Retail-oriented uses with smaller, more pedestrian scale, footprints with a high degree of ground floor transparency
- A mix of residential types appropriate to the context and surrounding plan of development
- Residential uses with densities that are consistent with the transition and flex density concepts described in the Comprehensive Land Use Plan Update. Residential density in the Mixed-Use Town Center should transition internally so that the density along a common boundary is compatible with the density of the existing abutting residential community
- Higher density residential to support a downtown should only be permitted in a vertical mixed-use building that is part of a downtown development plan or an area immediately adjacent to and part of a downtown development plan that does not abut existing residential communities

Location

- Within a general one-mile radius of the intersection of Kingston Pike and Campbell Station Road

Character

- Well-connected internally and externally for bicyclists and pedestrians
- Lively outdoor spaces and storefronts with a high degree of transparency
- Places to gather for a variety of different type of events

- Buildings that engage the street and that are inviting to pedestrians with wide sidewalks, outdoor dining, street trees, benches, planters, and other streetscaping enhancements
- On-street parking and a gridded or semi-gridded street layout system
- Appropriately scaled buildings that reflect an emphasis on form and arrangement that promotes uses consistent with the surrounding context

SECTION 2.

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

Ron Williams, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this _____ day of _____, 2020, with approval recommended.

Rita Holladay, Chairman

Scott Russ, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

Transitions

To protect existing neighborhoods from incompatible new development, and to encourage gradual transitions even within a new development (such as between blocks with different densities), the following guidelines should be applied:

- If a density different from an adjacent property is proposed, the transition should occur within the proposed development (gradually increase or decrease away from the common boundary).

For example, if a new development with a medium density designation were placed next to an existing low density neighborhood, single-family homes should be placed along the common boundary, with duplexes and townhomes placed further away from the existing neighborhood. This will create a gradual transition of density away from the common property line and make adjacent developments compatible. However, if the medium density was placed alongside a non-residential use (commercial, office), density could increase to match the intensity of that use. For example a medium density residential development would 'fit' next to office or commercial.

- Gradual density increases are encouraged near mixed use, office and commercial developments, along arterials, and at major intersections, as long as they maintain quality standards to ensure compatibility with adjacent development.



Figure 10: Higher density transitioning gradually to lower density existing development.

Policy: Densities of new development should be compatible with existing adjacent densities.

Primary implementation tools

1. Mixed use development

Add housing variety and create mixed use zoning when implementing strategy 1 and 2.

2. Flexible density & transitions

The Town can take advantage of the relatively few remaining large vacant parcels in Farragut, by using the concept of “flexible density” to encourage, within new developments, a greater range of housing types. (See [Chapter 3: Future Land Use Plan](#) for more information).

Actions

1. Update zoning to:

- Create mixed use zoning districts that allow residential uses in commercial, office and some civic uses—with appropriate amenities (see [Chapter 3: Future Land Use Plan](#) for more information).
- Allow greater range of housing types within a development, including the concept of flexible, or averaging, density

Strategy 4. Increase Connectivity

Many of Farragut's subdivisions have only a single entrance. Single-entry subdivisions have impacts on the rest of the community in the form of congestion and longer distances to travel. Increased roadway connectivity provides more options for travel and thereby reduces congestion. It also improves the efficiency of school buses and emergency services and provides access when one entry may be blocked. Increasing pathway

connectivity encourages walking and biking, which is attractive to both elderly and starter families.

Primary implementation tools

1. Connect new development

Require new development to connect to surrounding development when possible. The plan identifies a number of potential “desire lines” for connecting roads and trails. These should be implemented through the subdivision review process, and condition approval on their construction.

2. Fix missing links

Construct “missing links” (pedestrian ways and roadways) in existing developments, where routes are feasible.

3. Continue to implement the Road Master Plan and the Pedestrian and Bicycle Plan (PBP)



Figure 11: Potential roadways identify missing links and in some cases desired roadway connections. (See [Chapter 3: Future Land Use Plan](#) for more information.)

How to use the concepts, descriptions, and map

the Comprehensive plan map is a quick visual reference for the whole Comprehensive plan. to better understand the logic, assumptions, and detailed expectations for elements of the map, please refer to the Concepts and descriptions.

as this is the town's first future land use plan, great care was taken to reflect existing conditions as well as citizen's desires, including:

1. building condition and potential for redevelopment
2. environmental constraints such as steep slopes, sinkholes, drainage and flooding. (see Figure 20)
3. Zoning (existing use by right)
4. adjacent land use
5. owner intent
6. public desire (creation of a more holistic community)
7. protecting existing uses

the comprehensive plan map is a physical expression of the plans eight key strategies:

- | | |
|---|-------------------------------|
| 1. bringing about a downtown | 4. increase Connectivity |
| 2. repair aging shopping Centers | 5. Capitalize on our heritage |
| 3. allow/encourage greater housing Choice | 6. expand our borders |
| | 7. enhance our identity |
| | 8. plan for remaining vacant |

This chapter has three main parts:

- A. *Future Land Use Concepts (FLUC)* are key ideas (such as pedestrian ways, activity hubs, and flex density) that influence how land is utilized. While they are not land uses, they influence how land is used.
- B. *Land Use Descriptions (LUD)* translates the key concepts into land use categories that describe the intent, character, applicability, density, and location criteria for each of the 13 land uses.
- C. The *Future Land Use Map (FLUM)* and the *Comprehensive Plan Map (CPM)* translate the FLUC and LUD into a physical form, specifying locations throughout the town. The CPM displays land uses plus the land use concepts—in a way that is consistent with the 8 plan strategies. (See [Chapter 2: Eight Key Strategies](#).)

Future Land Use Concepts

Future Land Use Concepts are key ideas that influence land utilization. They are identified on the Comprehensive Plan Map.

Flex density

To encourage a greater variety of housing types in new neighborhoods, the residential and mixed use descriptions contain a range of density for residential uses. This range encourages diversity in development to avoid monotonous “cookie-cutter” similarity.

The “base” density assumed for the zoning or Planned Unit Development (PUD) designation of a parcel is the lowest density of the designated range. The Town will consider granting zoning with higher density (within the range) relative to demonstrated significant public benefits achieved by the proposed project, such as the provision of pedestrian amenities and/or the preservation of open space. In most areas, the midpoint of the range should be considered an overall average that can be achieved by using a mix of unit types and/or lot sizes within the range. For example, in the

medium density residential land use (6-12 units/acre), the average of 9 units per acre could be achieved by mixing single-family homes, duplexes, and even some townhomes.

To ensure that the new development is compatible with existing neighborhoods, gradual transitions between different densities should occur (see [Transitions](#)).

Policy 4: The base density assumed for the rezoning or Planned Unit Development (PUD) designation of a parcel is the lowest density of the designated range. The Town will consider granting higher density in the range relative to demonstrated significant public benefits to be achieved by the project. Parcels must be large enough to allow transitions or surrounding density should be matched.

Mixed use

Throughout the planning process, Farragut's citizens expressed a desire to allow (and even encourage) residential uses to be mixed with retail and employment uses in certain areas.

Mixed land use designations (mixed use town center and mixed use neighborhood) should encourage the co-location of residential with a variety of non-residential uses. Commercial land uses and office/light industrial are allowed to include residential uses when there are adequate amenities (extensive pedestrian amenities, the dedication of a large park) to support residents.

With enough people living in and nearby a mixed use center, it will attract a

retail mix that reduces its reliance on automobile traffic.

Activity hubs

The town's Strategic Plan identified a number of activity centers, defined as “Self-contained community where residents enjoy easy access to shopping and restaurants, entertainment, worship and schools within minutes of home.”

Mixed use town center

Intent

- Increase Farragut's long-term economic sustainability by diversifying the retail tax base through the creation of a traditional downtown with a variety of shops, restaurants, businesses and residences, in a pedestrian-oriented setting.
- Integrate high-density residential development to help support retail and other commercial uses.
- Consider the creation of an entertainment district that draws people to the area. This could include subsidies for galleries or a resident artist elected each year. This would require a planning process to establish a vision, governance structure, and secure seed money.
- Create public gathering spaces
- Provide extended (evening) hours of operation that will cater to shopping, dining, and entertainment to increase the vitality of the area.

Uses

- A mix of uses including: employment, commercial, retail, services, civic, and residential.
- Substantial residential use—primarily multi-family residences, but some attached units (townhomes, duplexes) for transitions to adjacent single-family neighborhoods.
- Retail-oriented commercial uses, including "one off" establishments (local businesses) as well as chain establishments that utilize small footprints (such as coffee shops, small footprint versions of big box stores).
- Offices and personal services such as doctor, dentists, bookkeeping, or studios.
- Also encourage:
 - Public service providers (law enforcement, fire protection) and new schools.
 - Entertainment options such as theater or performing arts.

Residential Density

- 8-15 dwelling units per acre.

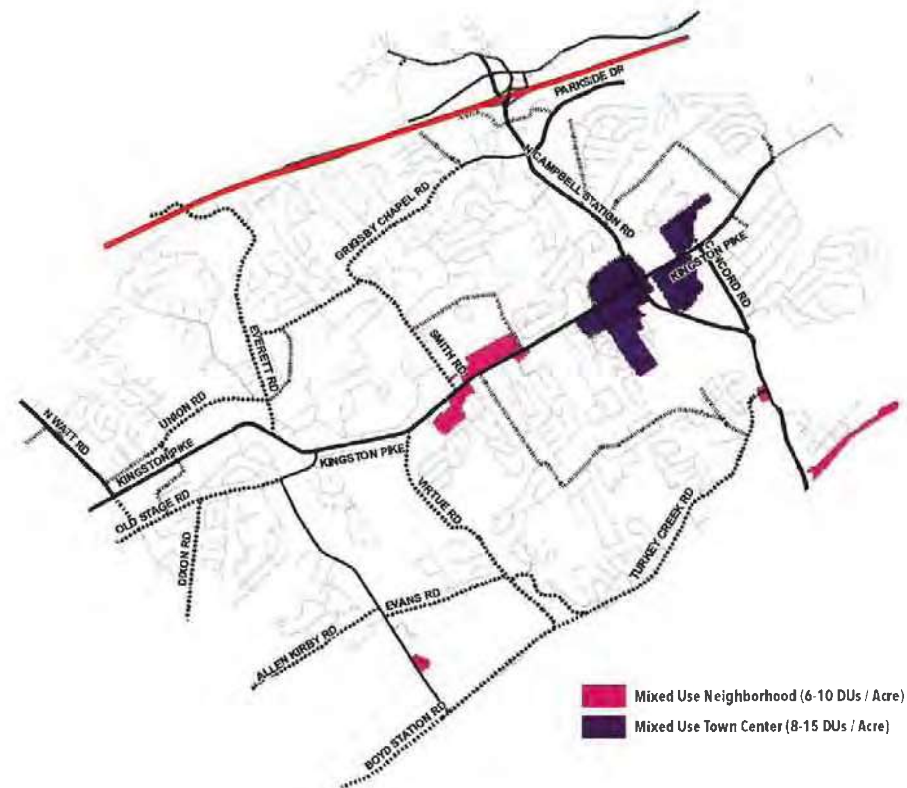


Figure 26: Mixed use land uses (Mixed use town center and Mixed use neighborhood)



Figure 27: Mixed use town center character.

Location

- Within a general 1 mile radius of Kingston Pike and Campbell Station Road.

Character

- Connected building facades, with minor setback variations close to the sidewalk, on both sides of a street, that form a continuous shopping experience, with individual buildings adequately differentiated (to avoid strip appearance).
- High degree of ground floor transparency (glass) for visual interest to pedestrians.
- Comfortable bike and pedestrian connections to surrounding neighborhoods, with adequate bike parking.
- Pedestrian-focused amenities, places for gathering (pocket parks and plazas), wide sidewalks, outdoor dining, street trees, benches, consolidated newspaper racks, planters, and paving.
- Pedestrian scale signage.

- On-street parking to separate pedestrians from traffic and provide convenient parking; Major parking behind buildings, out of sight of pedestrians.
- Gridded or semi-gridded street network - a block pattern that includes a 'figure 8' pedestrian circulation pattern that wraps around corners (as opposed to a single street).

Other

- Require consistent hours of operation.

(See [Chapter 2: Eight Key Strategies](#) Strategy 1 *Bring About a Downtown* and [Chapter 5: Extended Implementation Tools](#) for more information)

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on an amendment to the Farragut Municipal Code, Appendix A., Zoning, Chapter 4., Section XXIX, - Grand Opening Special Events Permit, to provide for different sign related provisions (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: This item was discussed last month, and staff noted that amendments to the existing Grand Opening Special Events Permit section of the Farragut Zoning Ordinance were being considered to address the following objectives:

- 1) Clarifying the intent of the grand opening permit.
- 2) Improving the appearance of grand opening signs.
- 3) Applying updated provisions in the Farragut Sign Ordinance to grand opening special events signs.
- 4) Allowing grand opening special events signs to be an “extra” temporary parcel sign (not charged to their other permitted signs during a calendar year).
- 5) Continuing to allow these signs to be in place for up to 20 days.
- 6) Omitting a filing fee for these grand opening signs.

During the discussion in August, staff mentioned that the Farragut Business Alliance (FBA) had expressed an interest to be involved in administering the grand opening special events permits in some fashion as an avenue to assist new businesses and entities that have chosen to locate in the Town. Staff will be discussing this with the FBA Director and provide an update at the meeting with the objective of having an ordinance ready for the October Planning Commission meeting.

NOTE: Draft discussed at August 20, 2020 Planning Commission meeting

Sec. XXIX. - Grand opening special events permit.

It is the intent of this section to establish the permitting process and the requirements for grand opening special events held by commercial, **office, and service** entities within the Town of Farragut. The purpose of this grand opening special events permit is to help give new businesses, **offices, and service providers** additional publicity **as they initiate their activities within the Town**, so that they have greater opportunity to showcase their business and customer service, which in turn will bring back repeat customers to their business.

A. *General Requirements.*

- ~~1. Each individual permanent commercial entity located within the General Commercial District (C-1), the Regional Commercial District (C-2), or the Planned Commercial Development District (PCD) is eligible for a grand opening special events permit.~~
1. A commercial entity **Commercial, office, and service entities are** is eligible for one grand opening special events permit when such entity is opening for business for the first time at a particular location.
2. The duration of each grand opening special event shall not exceed 20 calendar days.

B. *Sign Requirements.*

1. **Sign provisions shall be in accordance with the applicable sections of the Farragut Sign Ordinance. Grand opening special events permit signs shall be considered temporary parcel signs but shall not be counted toward the 40 calendar days per year within which a temporary parcel sign may be permitted. A temporary parcel sign where a commercial, office, or service entity is opening for the first time at a particular location shall be an extra sign allowed for such entity and may be in place for up to 20 calendar days. Such sign shall be exempt from the application filing fee.**

~~In order to brand the grand opening events and to increase the recognizability of grand opening signs, all grand opening signs shall be town-owned.~~

- ~~2. Upon payment of a security/damage deposit, the Town of Farragut shall provide grand opening sign(s) to the applicant. The town's grand opening signs shall be dark blue with white letters, shall be 32 square feet, and shall be a minimum ten millimeter corrugated plastic. The corner of the sign will remain blank so that users can personalize the sign with additional information.~~
- ~~3. There shall be a maximum of one grand opening sign per each street on which the lot, parcel, or tract fronts. When more than one grand opening sign is permitted, such signs shall be a minimum of 150 feet apart.~~
- ~~4. In addition to the grand opening sign, the commercial entity may also have a 20 square foot special event sign. Such special event sign shall comply with the sign requirements established in Chapter 4, Section XXIV, Special Events Permit, of this ordinance.~~
- ~~5. For ground-mounted signs, the maximum sign height shall be six feet.~~
- ~~6. Signs shall be set back a minimum of 20 feet from the street edge of pavement as measured from the farthest most protrusion of the sign to the nearest point of the street edge of pavement. Signs shall be set back a minimum of ten feet from all entrance driveways.~~
- ~~7. Ground-mounted signs shall be affixed to studded T-posts and affixed in such a manner that they do not move in the wind.~~

2. Signs shall not be posted until the commercial, **office, or service entity** is open for business **has obtained a Farragut Business License and Certificate of Occupancy**.
 3. All signs and any associated support posts shall be removed at the end of the grand opening special event. ~~If the permitted time frame is exceeded, the commercial entity shall lose their deposit and lose a special event permit for the calendar year.~~
- C. *Permitting Process.* A grand opening special events permit application ~~and filing fee and security/damage deposit~~ shall be submitted **to and approved by the Town** to the Town Hall prior to the commencement of the event. The applicant must have an approved permit in hand prior to holding the event.

All grand opening special event permit applications shall include the following information:

1. Applicant's name, street address, telephone number, fax number, and e-mail address.
2. Name, street address, telephone number, fax number, e-mail address, and signature of **the** individual identified who assumes the responsibility of meeting the conditions of the permit.
3. **Copy of Farragut Business License and Certificate of Occupancy.**
4. Location of event.
5. Date range of event.
6. ~~Where a sign is proposed, the application submittal shall be in accordance with the Farragut Sign Ordinance. Grand opening special events permit signs shall be considered temporary parcel signs but, as provided for in this section, shall not be limited to the ten-day period or an application filing fee. If applicable, a drawing of the separate special event sign which includes dimensions that show the length and width of the sign, the height and width of all letters and figures, and the overall height of the sign.~~

(Ord. No. 12-19, § 1, 1-24-2013)

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on Public Comment Protocol for Planning Commission meetings

INTRODUCTION AND BACKGROUND: Recently, the Board of Mayor and Aldermen have made changes to their public comment protocol. In order to be consistent, staff is requesting that the Planning Commission adopt a similar protocol. The proposed language is as follows:

The Planning Commission welcomes and invites Farragut residents to participate in public meetings.

At the end of each business meeting, there will be time reserved for public comment under the Citizen Forum agenda item. If you are interested in speaking, please fill out a blue comment card and turn it in to the Planning Director or other designated staff member. This time is set aside specifically for comments on items that are not on the Planning Commission regular agenda for the meeting. Each speaker will be given five (5) minutes to speak on his/her topic.

During the regular agenda portion of the meeting there may be an allowance for public comment for each agenda item. The Chairman may recognize individuals for public comment based on the following guidelines.

1. The Chairman shall maintain and control the meeting to provide a professional and objective environment;
2. Any Farragut resident interested in speaking should fill out a blue comment card stating which agenda item they would like to comment on and turn in to the Planning Director or other designated staff member;
3. Speakers shall come to the podium and identify themselves by name and street address;
4. Public comment shall be limited to five (5) minutes per individual. Time for public comment may be amended at the discretion of the Chairman. Time is not transferable to other speakers;
5. Speakers should strive to avoid redundancy; each speaker should have their own original viewpoint;
6. Comments shall address issues, not individuals or personalities;
7. Comments may support or oppose issues or measures, but the motives of those with differing views shall not be questioned or attacked;
8. Personal attacks and malicious comments shall not be tolerated;
9. An applicant, and/or their representative(s), for an item on the regular agenda shall be afforded the time necessary to present their request and respond to questions. The five (5) minute limitation shall not apply. However, the Chairman may ask an applicant to stay on point in order to facilitate the efficiency of the meeting.

Each speaker will be asked if they can agree to abide by the Comment Protocol. If so, please be prepared to speak when your name is called.