



FARRAGUT MUNICIPAL PLANNING COMMISSION AGENDA

December 17, 2020

7:00 p.m.

This meeting can be viewed live on the Farragut YouTube Channel, www.townoffarragut.org/livestream, 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 December 16** 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 or Bart Hose at bhose@townoffarragut.org.

1. **Approval of agenda**
2. **Approval of minutes – November 19, 2020**
3. **Discussion and public hearing on a Comcast fiber conduit installation along the south side of Kingston Pike from 10826 Kingston Pike to 11130 Kingston Pike (Fulghum, MacIndoe, & Associates, Applicant)**
4. **Discussion and public hearing on a site plan for the Villages of Farragut Phase 2, 230 Village Commons Boulevard, Zoned S-1, 25.81 Acres (Urban Engineering, Applicant)**
5. **Discussion and public hearing on zoning ordinance text amendments associated with the Farragut Town Center at Biddle Farms project, 11230 and 11240 Kingston Pike and 133 Concord Road, Parcels 3.02, 3.03, 3.10, and a portion of 3.19, Tax Map 143, 43.63 Acres (Budd Cullom, Applicant)**
6. **Discussion on a draft of the Aesthetic Plan for Vertical Utility Infrastructure in Public Rights of Ways (Town of Farragut, Applicant)**
7. **Approval of utilities**
8. **Citizen Forum**

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.

Planning Commission Meeting Public Comment Protocol

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. **For virtual meetings, comments may be emailed to comments@townoffarragut.org and must be received by 12:00 p.m. on the day before the meeting to be included in the record of the meeting. Anyone that wishes to provide comments must include their name and address.** 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, property owner, or business owner 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.



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

November 19, 2020

MEMBERS PRESENT

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

MEMBERS ABSENT

Noah Myers

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

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.

Chairman Holladay 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 Commissioner Povlin to approve the agenda as presented. Motion was seconded by Commissioner Dick and motion passed 8-0 through a roll call vote.

2. Approval of minutes – October 15, 2020

Staff recommended approval of the minutes as submitted.

A motion was made by Commissioner St. Clair 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 re-subdivision plat involving nine lots in the Easton Park Subdivision located on the north side of Turkey Creek Road across from a portion of Anchor Park, Zoned R-3, 2.37 Acres (SITE, Incorporated, Applicant)

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

- 1) Please obtain all required signatures;
- 2) Please remove the diagonal line box from the legend since this is no longer used;
- 3) Please remove the reference in Note #8 for the shaded area since this is no longer used; and
- 4) The subdivision entrance sign is pushed back against the easement, which is intended to provide for maintenance. Given that the lot has been enlarged, please add a few feet to the easement to better accommodate future maintenance.

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

4. Discussion and public hearing on a final plat for the Ivey Farms Subdivision, Unit 1, Phase 1, located on the north side of Union Road, Zoned R-1/OSR, 6.26 Acres, 26 Lots (SITE, Incorporated, Applicant)

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

- 1) Prior to the final plat being signed, all engineering field related items must be completed (this includes completion of the drainage improvement measures adjacent to Saddle Ridge, the completion of the Union Road roundabout, the completion of any sidewalks and walking trails that do not abut house lot frontages, and any other pending field related items identified by Town staff);
- 2) Please include the building and lot coverage numbers for the lots in the phase based on the formula provided for OSR in the Zoning Ordinance. These will likely be the numbers used in the entire subdivision for the coverages associated with the platted house lots;
- 3) Please coordinate with the Town on the planting of the buffer strip (some existing plant material, which does include a substantial amount of invasive plants, would need to be removed in order to plant the specified buffer);
- 4) Please submit a LOC (letter of credit) for maintenance of roads and pedestrian facilities for \$60,000;
- 5) Please submit a LOC for completion of sidewalks for \$135,000;
- 6) Please ensure that the subdivision entrance sign meets all required setbacks when constructed. Check approved sign plan/permit; and
- 7) Please provide a copy of the recorded covenants prior to the issuance of a building permit.

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

5. Discussion and public hearing on a site plan for a parking lot addition at the St. Elizabeth's Episcopal Church, 110 Sugarwood Drive, Zoned C-1, 4.54 Acres (Urban Engineering, Inc., Applicant)

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

- 1) A drainage fee of \$230 will be charged upon application for a grading permit;

- 2) Please coordinate with the Town staff on planting the landscaping shown on the plans; and
- 3) Please submit a LOC for erosion control for \$4,000.

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

6. Discussion and public hearing on a site plan for the property located at 13036 and 13038 Kingston Pike, Zoned C-1, 2 Acres (GBS Engineering, Applicant)

Staff reviewed this item and recommended approval subject to the following comments, which staff noted were mostly minor in nature, being satisfactorily addressed as verified in writing by Town staff:

- 1) Please submit a lighting plan for all exterior lighting;
- 2) Please provide address numbers on street side of each building;
- 3) Please include building height in the summary table on the cover page;
- 4) The 50-foot access easement that is currently platted does not match the accessway alignment shown on the site plan and will have to be re-platted to match the alignment. Other easements associated with this site plan would also be part of this, including cross access easements to the east and west;
- 5) Please submit a LOC for Erosion Control for \$13,500;
- 6) A drainage fee of \$1,385 will be charged upon application for a grading permit;
- 7) Please provide documentation on the parking easements. Also please note that the 6,840 square foot building lot does not meet the minimum parking requirements without the shared parking;
- 8) Please include a dimension showing that the 10-foot setback for the parking lot (on the western lot) is met from the common side property line;
- 9) Staff acknowledges comment in response letter regarding detention. Please provide documentation to show the Icearium's detention basin serves as a "regional" basin;
- 10) Though the incomplete stub-out to the west is likely a temporary situation, how do the grades work in the meantime?
- 11) Is a retaining wall needed for the drainageway crossing on the sidewalk side?
- 12) Please correct the fire flow calculations on Sheet C6.0;
- 13) The landscape plan will be reviewed as part of the landscape plan submittal;
- 14) Please identify where anticipated signage is envisioned so as to assess for any conflicts as part of the site plan review;
- 15) Can the radius along part of the sidewalk connecting to the Icearium be tapered and less abrupt? and
- 16) On the right out to Kingston Pike, please consider shifting the radius return a little east to allow increased width for travel lane.

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

7. Discussion and public hearing on a concept plan for the Meadows on McFee, 933 and 1013 McFee Road, Zoned R-1/OSR, 32 Acres, 59 Lots (Homestead Land Holdings, LLC, Applicant)

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

- 1) Second reading of the rezoning for the Seal portion of this project will be heard on December 10. Any approvals will have to be subject to the completed rezoning;
- 2) Have the proposed road names been accepted by Knox County Addressing?
- 3) Please move the proposed road and sidewalk improvements further from the sinkhole lip elevation on what is referenced as Shasta Daisy Road. There are also improvements shown within the 50-foot building setback on Scarlet Sage Drive;
- 4) The open space has limited functionality in this plan. Consider using most of the area where the existing driveway is situated as a walking trail and tying this trail back into the development, all through open space. This would provide for loop options for pedestrians and more use of designated open space for recreational purposes;
- 5) Though staff appreciates the trail in the back (west) being more on contour, it seems like a fairly isolated trail section. Consider connecting to the driveway/trail recommended off McFee for a more continuous trail linkage throughout the project;
- 6) How will landscaped screening shown in the transmission line easement be coordinated with the easement holder and what will prevent them from eliminating this at some later point in time? and
- 7) Similar to the Goins property, which was a smaller tract, please include a streetscape plan that addresses the elements needed for such a plan.

A motion was made by Commissioner Povlin to follow staffs' recommendation. 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 Appendix A – Zoning, Chapter 3., Specific District Regulations, Section XII., General Commercial District (C-1), B., 3., as it relates to the outdoor display and or storage of general farm implements and lawn care equipment, riding lawn mowers, and related accessories (Farragut Lawn and Tractor, Applicant)

Staff reviewed this item and recommended approval of Resolution PC-20-17 which recommends approval of Ordinance 20-25.

Some discussion ensued and it was recommended that the language be clarified to apply the provisions to display and that the display would only be during business hours. With this clarification being addressed in an updated version of Ordinance 20-25 that would go to the Board of Mayor and Aldermen, a motion was made by Commissioner St. Clair to approve Resolution PC-20-17. Motion was seconded by Commissioner Povlin and motion passed 8-0 through a roll call vote.

9. Discussion on a rezoning of property situated around the eastern intersection of McFee Road and Boyd Station Road, Parcels 50, 50.01, 54.01, and 9.01, Tax Map 162, 12611 Boyd Station Road, from General Single-Family Residential (R-2) to Open Space Mixed Residential Overlay (R-1/OSMR), 131.25 Acres (OBO Homestead Land Holdings, Applicant)

For discussion purposes only.

10. Discussion and public hearing on a request to amend the future land use map in the Comprehensive Land Use Plan Update for a portion of Parcel 003.19, Tax Map 143 (a portion of the property referenced as 133 Concord Road) associated with the Farragut Town Center at Biddle Farms project from Medium Density Residential to Town Center (CHM, LLC, Applicant)

Staff reviewed this item and recommended approval of Resolution PC-20-18 which recommends approval of Ordinance 20-26.

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

11. Discussion and public hearing on a request to amend the Farragut Zoning Map in association with the Farragut Town Center at Biddle Farms project, 11230 and 11240 Kingston Pike and 133 Concord Road, Parcels 3.02, 3.03, 3.10, and a portion of 3.19, Tax Map 143, from General Commercial (C-1) and General Single-Family Residential (R-2) to Planned Commercial Development (PCD), 43.63 Acres (CHM, LLC, Applicant)

Staff recommends approval of Resolution PC-20-19 which recommends approval of Ordinance 20-27.

A motion was made by Commissioner St. Clair to follow staffs' recommendation. Motion was seconded by Commissioner Greene and motion passed 7-1 through a roll call vote with Commissioner Bellamy voting in opposition due to traffic related concerns.

12. Approval of utilities

13. Citizen Forum

The meeting was adjourned at 12:16 a.m.

Scott Russ, Secretary

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a Comcast fiber conduit installation along the south side of Kingston Pike from 10826 Kingston Pike to 11130 Kingston Pike (Fulghum, MacIndoe, & Associates, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request for approval for the installation of approximately 4,000 linear feet of underground two-inch HDPE fiber conduit for Comcast. The fiber would primarily service businesses along a section of the south side of Kingston Pike from outside the Town limits to the property at 11130 Kingston Pike (the center behind the Wendy's restaurant).

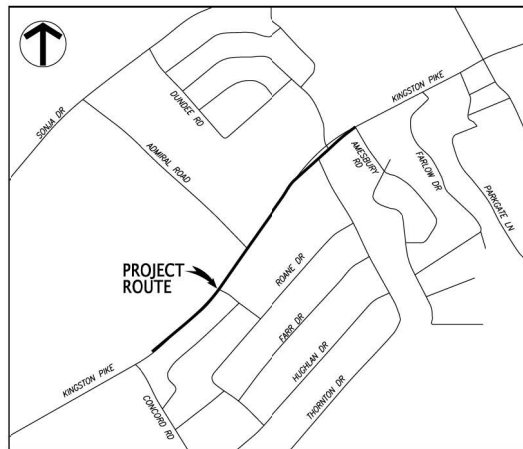
This is similar to the Comcast fiber installation that was approved by the Planning Commission in October for a portion of Parkside Drive and Grigsby Chapel Road. Most of the fiber will be installed within platted utility easements. An easement will be obtained where fiber is proposed outside existing platted easements. An as-built of the fiber installation, including easement locations, will be required in association with this project.

RECOMMENDATION: Included in your packet is the revised fiber installation plan. Staff will review and make a recommendation at the meeting.

PROPOSED COMMUNICATIONS CABLE INSTALLATION FOR 11130 KINGSTON PIKE

OWNER:

COMCAST
CONTACT: MR. MICHAEL BAILEY
5720 ASHEVILLE HIGHWAY
KNOXVILLE, TENNESSEE 37934-2701
TELEPHONE: 865.320.2675



LOCATION MAP
(NOT TO SCALE)

DRAWING INDEX

SHEET NO.	REV. NO.	ISSUE DATE	TITLE
C1	1	12/07/20	COVER SHEET
C2	1	12/07/20	GENERAL NOTES, LEGEND, AND DETAILS
C3	1	12/07/20	CONDUIT PLAN
C4	1	12/07/20	CONDUIT PLAN
C5	1	12/07/20	CONDUIT PLAN



FULGHUM, MACINDOE, & ASSOCIATES, INC.
CONTACT: H. ADAM DUNCAN, P.E.
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
TELEPHONE: 865.690.6419
FAX: 865.690.6448



10330 HARDIN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAX: 865.690.6448
www.fulghummacindoe.com



COMMUNICATIONS
INSTALLATION
11130 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

COMCAST
5720 ASHEVILLE HIGHWAY
KNOXVILLE, TN 37924-2701
CONTACT: MICHAEL BAILEY
TELEPHONE NO: 865.320.2675
EMAIL: MICHAEL_BAILEY@COMCAST.COM

COVER SHEET

PROJ. NO.	DESIGNED BY	DATE	SCALE	PROJECT	SHEET
				5720 ASHEVILLE HIGHWAY	C1
				ISSUED FOR PERMITTING	
				REVISION/REUSE	
				DATE	
				10/13/20	
				SCALE	
				8.5 X 11	

GENERAL NOTES:

1. PLANIMETRIC DATA AND BASEMAPPING SHOWN WAS TAKEN FROM SURVEY AS PROVIDED BY FIGURA LAND SURVEYING AND RECEIVED ON SEPTEMBER 4, 2020. INFORMATION HAS BEEN SUPPLEMENTED WITH GIS DATA RECEIVED FROM KGS, TOWN OF FARRAGUT, AND UTILITY OWNERS.
2. A COPY OF THE APPROVED PERMITTING PLANS AND PERMIT ISSUED BY THE TOWN OF FARRAGUT MUST BE AVAILABLE ON THE JOBSITE THROUGHOUT CONSTRUCTION.
3. PRIOR TO CONSTRUCTION, THE OWNER SHALL OBTAIN AN EXISTING FOR WORK PERFORMED BY THE CONTRACTOR OUTSIDE OF THE EASEMENT RIGHT-OF-WAY.
4. UTILITIES SHALL BE INSTALLED IN GENERAL CONFORMANCE WITH THE APPROVED LOCATIONS. THE EXACT LOCATIONS MAY BE FIELD-ADJUSTED AS REQUIRED TO AVOID UTILITY CONFLICTS IDENTIFIED BY POT-HOLING AND BY LOCATING THE UTILITIES INVOLVED. FIELD ADJUSTMENTS MADE BY THE CONTRACTOR SHALL NOT REDUCE REQUIRED UTILITY SEPARATION AND MUST BE APPROVED BY THE UTILITY AND RIGHT-OF-WAY OWNERS.
5. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE. THE EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY POT-HOLING AND BY CONTACTING THE UTILITY COMPANIES INVOLVED.
6. SUBSURFACE UTILITIES SUCH AS GAS LINES, WATER LINES, SEWER LINES, STORM DRAINS, TELEPHONE LINES, AND ELECTRIC LINES ARE NOT SHOWN ON THE PLANS BUT DO EXIST IN THE PROJECT AREA. THE EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY CONTACTING THE UTILITY COMPANIES INVOLVED.
7. PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD THE EXISTING UTILITIES FROM DAMAGE DURING THE CONSTRUCTION OF THIS PROJECT. FURNISH ANY SPECIAL EQUIPMENT REQUIRED TO WORK OVER AND AROUND THE UTILITIES.
8. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS TO NOTIFY THEM OF WORK IN THE AREA AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY. NOTIFICATION SHALL BE GIVEN AT LEAST THREE BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.
9. UTILITIES CAN BE LOCATED BY CALLING THE TENNESSEE ONE CALL SYSTEM, AT 1-800-351-1111.
10. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
11. CONDUIT SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) WITH A MINIMUM COVER OF 36 INCHES.
12. WHEN EXCAVATION MUST OCCUR NEAR A UTILITY POLE, THE CONTRACTOR SHALL EMPLOY A LICENSED ELECTRICAL CONTRACTOR TO GUY ANCHOR, BRACE, MECHANICALLY HOLD, ETC. THE POLE THROUGHOUT THE EXCAVATION PROCESS AND UNTIL THE EXCAVATED AREA CAN BE PROPERLY BACKFILLED AND COMPACTED TO PREVENT MOVEMENT OF THE POLE. THE EXCAVATION AFFECTS AN ANCHOR, THE POLE WILL NEED TO BE STABILIZED IN A SIMILAR MANNER UNTIL THE ANCHOR CAN BE REINSTALLED AND APPROVED BY THE UTILITY OWNER. CONTRACTOR SHALL NOTIFY UTILITY OWNER NOT LESS THAN SEVEN (7) CALENDAR DAYS PRIOR TO EXCAVATION WITHIN TWENTY (20) FEET OF ANY POLE OR ENERGIZED LINE AND SHALL PROVIDE INFORMATION TO THE UTILITY OWNER PERTAINING TO THE METHOD THAT IS TO BE USED TO STABILIZE THE POLE, AS WELL AS THE NAME OF THE CONTRACTOR RESPONSIBLE FOR THE PORTION OF THE WORK.
13. CONTRACTOR TO COORDINATE DISRUPTION/REMOVAL OF ANY LANDSCAPING, SPRINKLER SYSTEMS, FENCES, ORNAMENTALS, ETC. WITH THE PROPERTY OWNER AND REPLACE TO MATCH OR IMPROVE EXISTING CONDITIONS.

LEGEND:

2" HDPE	PROPOSED UNDERGROUND CONDUIT
C	PROPOSED COMMUNICATIONS ENCLOSURE
---	PROPERTY/RIGHT-OF-WAY
---	EXISTING EASEMENT
W	EXISTING WATER LINE
SS	EXISTING SANITARY SEWER LINE
G	EXISTING NATURAL GAS LINE
OH	EXISTING AERIAL UTILITIES
E	EXISTING UNDERGROUND ELECTRIC LINE
C	EXISTING UNDERGROUND COMMUNICATIONS
SD	EXISTING STORM DRAIN
W	EXISTING WATER VALVE
W	EXISTING WATER METER
W	EXISTING WATER LINE HYDRANT
W	EXISTING SANITARY SEWER MANHOLE
W	EXISTING NATURAL GAS VALVE
W	EXISTING UTILITY POLE
W	EXISTING SIGNAL POLE
W	EXISTING UTILITY POLE GUY/ANCHOR
W	EXISTING LIGHT POLE
W	EXISTING ELECTRICAL TRANSFORMER
W	EXISTING STORM SEWER MANHOLE
W	EXISTING CATCH BASIN
W	EXISTING SIGN
1234	ADDRESS NUMBER
(V/CZ)	DETAIL REF. (DETAIL NO./SHEET NO.)
HDPE	HIGH-DENSITY POLYETHYLENE
LF	LINEAR FEET
MIN	MINIMUM
7YP	TYPICAL
U&D	UTILITY AND DRAINAGE

UTILITY OWNERS:

WATER & SEWER
FIRST UTILITY DISTRICT (FUD)
122 DUNWOOD ROAD
KNOXVILLE, TENNESSEE 37922
CONTACT: MR. EDWIN DETON
OFFICE PHONE: (865) 364-8377

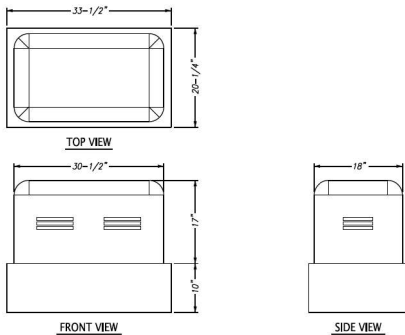
ELECTRIC
LENOIR CITY UTILITIES BOARD (LCUB)
200 DEPOT STREET
LENOIR CITY, TENNESSEE 37771
CONTACT: MR. JAY HINES
OFFICE PHONE: (865) 986-6591, EXT. 1730

GAS
KNOXVILLE UTILITIES BOARD (KUB)
4505 MIDDLEBROOK PIKE
P.O. BOX 59017
KNOXVILLE, TENNESSEE 37950-9017
CONTACT: MR. CHRIS MCCORMACK
OFFICE PHONE: (865) 538-2723

COMMUNICATIONS
AT&T
307 DR. MARTIN LUTHER KING JR. PARKWAY
MORRISTOWN, TN 37813
CONTACT: MR. SAM TREW
OFFICE PHONE: (423) 317-8804

COMMUNICATIONS
TDS TELECOM
10201 UPPER RIDGE WAY
KNOXVILLE, TN 37932
CONTACT: MR. TYLER MARTIN
OFFICE PHONE: (865) 691-3863

COMMUNICATIONS
MC/VERIZON
603 WAREHOUSE PARK LANE
KNOXVILLE, TENNESSEE 37932
CONTACT: MR. STANLEY (MIKE) MAJKA
OFFICE PHONE: (615) 426-4943



NOTES:

1. DIMENSIONS ARE APPROXIMATE AND SHOWN FOR GENERAL REFERENCE ONLY. ACTUAL INSTALLATIONS MAY VARY BY MANUFACTURER BUT WILL BE CONSISTENT WITH OTHER LOCAL COMCAST INSTALLATIONS.





10380 HARDEN VALLEY ROAD
SUITE 200
KNOXVILLE, TN 37932
PHONE: 865.690.6419
FAX: 865.690.6448
www.fulghummacindoe.com



COMMUNICATIONS
INSTALLATION
11130 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

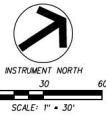
COMCAST
5720 ASHVILLE HIGHWAY
KNOXVILLE, TN 37924-2701
CONTACT: MICHAEL BAILEY
TELEPHONE NO: 865.320.2675
EMAIL: MICHAEL_BAILEY2@COMCAST.COM

CONDUIT PLAN

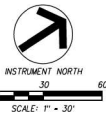
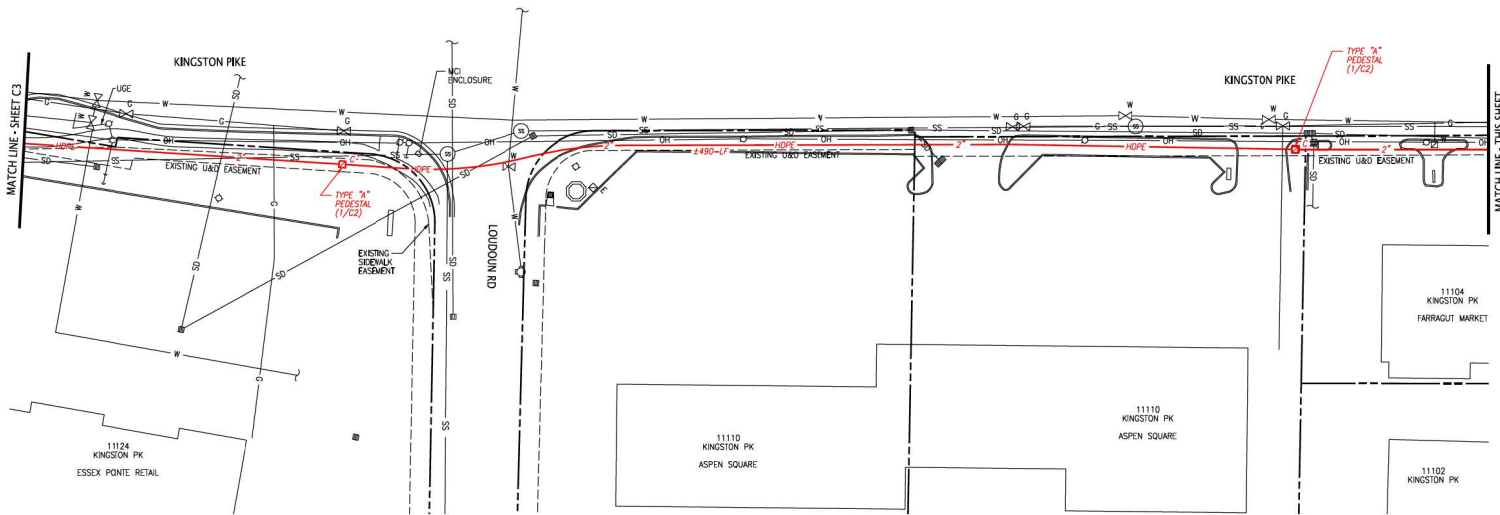
NO.	DATE	REVISION BY	DESIGNED BY	DRAWN BY	CHECKED BY	DATE
1	12/07/20					
2	10/13/20					

Project: 5.0.042
Date: 10/13/20
Scale: 1"=30'

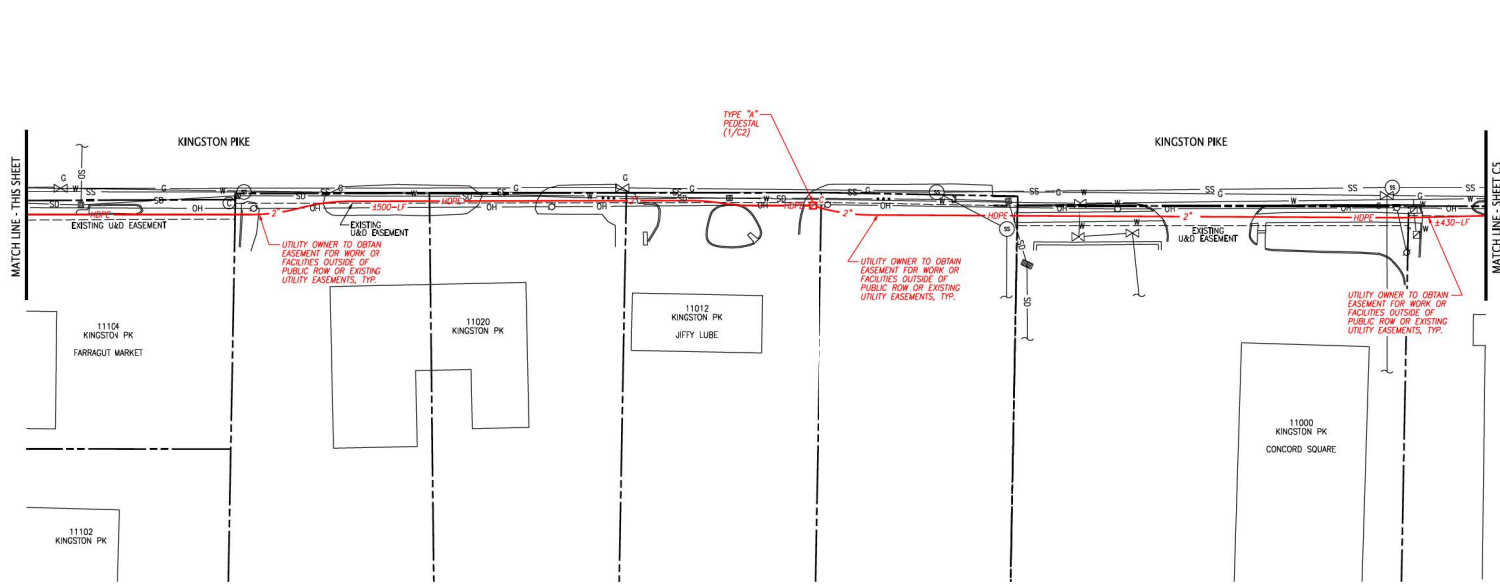
C4



NOTES:
1. REFERENCE SHEET C2 FOR
GENERAL NOTES AND LEGEND.



NOTES:
1. REFERENCE SHEET C2 FOR
GENERAL NOTES AND LEGEND.



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Bart Hose, Assistant Community Development Director

SUBJECT: Discussion and public hearing on a site plan for the Villages of Farragut Phase 2, 230 Village Commons Boulevard, Zoned S-1, 25.81 Acres (Urban Engineering, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request for approval of a site plan for the next phase of the Villages of Farragut. This phase will be to the west of the facility that was constructed as part of Phase 1 and will include 28 dwelling units with a mix of single family detached and duplexes. The request also includes a planned connection to Smith Road via an extension of Village Commons Boulevard and an internal loop roadway (Village Circle) to service most of the 28 units in this phase. The on-site sections of Village Commons Boulevard along with Village Circle are private internal drives.

DISCUSSION: The Villages of Farragut is a senior living community that is planned to include several different housing types. This includes the proposed single-family and duplex units in this phase, the existing full-service senior apartment complex developed in Phase I, and a planned memory care facility to be developed in a future phase.

RECOMMENDATION: Included in your packet is the applicant's revised site plan. Staff will make a recommendation at the meeting based on whether and how the applicant has addressed all initial staff comments.

SITE DEVELOPMENT PLANS

U.E.I. PROJECT NO. 2005013

VILLAGES OF FARRAGUT PHASE 2

SITE ADDRESS: 230 VILLAGE COMMONS BOULEVARD, FARRAGUT, TENNESSEE 37934
CLT MAP 142, PARCEL 69.02

OWNER / DEVELOPER:
FARRAGUT SENIOR LIVING, LLC.
230 VILLAGE COMMONS BLVD.
KNOXVILLE, TN 37934
(865) 671-2500



SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

SITE ARCHITECT:
GOODWORKS UNLIMITED
2202 JEFFERSON COURT
FRANKLIN, TENNESSEE 37064
(615) 790-7041

SITE ELECTRICAL ENGINEER:
HARPETH PARK ENGINEERING
256 SEABORD LANE #G101
FRANKLIN, TENNESSEE 37067
(615) 814-6001

SPECIFICATIONS

EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

ELECTRICAL - AS DIRECTED BY LCUB
GAS - AS DIRECTED BY KUB
WATER & SEWER - AS DIRECTED BY FIRST UTILITY DISTRICT
CABLE TV - AS DIRECTED BY CHARTER
TELEPHONE - AS DIRECTED BY TDS
TOWN OF FARRAGUT - ALL APPLICABLE TOWN REGULATIONS AND ORDINANCES

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VILLA "D" FLOOR PLAN & FRONT ELEVATION	VA1.2
VILLA "F" FLOOR PLAN & FRONT ELEVATION	VA1.3

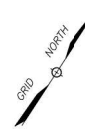
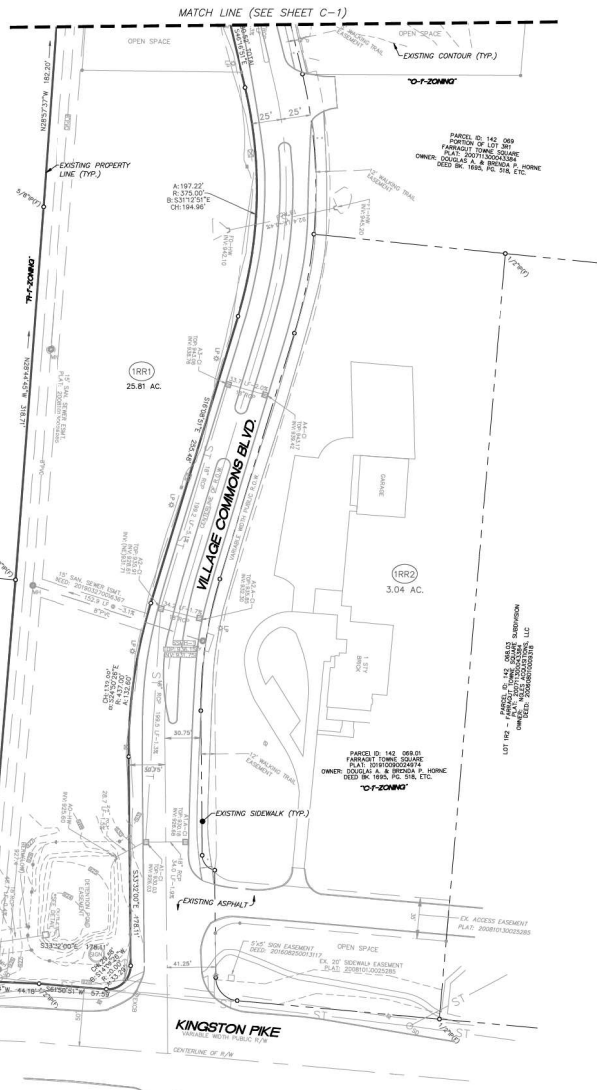


LOCATION MAP

BUILDING SUMMARY:

BUILDING AREA (S.F.): VARIES
NUMBER OF STORIES: 1
CONSTRUCTION TYPE: V-B
OCCUPANCY TYPE: SINGLE FAMILY RESIDENTIAL
ONE-HOUR PROTECTED: NO
BUILDING SPRINKLED: NO

ISSUE NO.	DATE	GENERAL REVISIONS DESCRIPTION
2	11/16/20	



LOCATION MAP

SITE PLAN NOTES:

1. PROPERTY CONTOURS MARKED AS NOTED.
2. THIS PROPERTY IS ZONED S-1, COMMUNITY SERVICE DISTRICT. REQUIRED BUILDING SETBACKS AS FOLLOWS:
FRONT: ALL STRUCTURES, INCLUDING PARKING LOTS, SHALL BE SET BACK A MINIMUM OF 50 FEET FROM THE NEAREST POINT OF ANY RIGHT-OF-WAY.
SIDE & REAR: WHERE AN ADJACENT PROPERTY IS ZONED RESIDENTIAL AND/OR AGRICULTURE, ALL PRINCIPAL BUILDINGS THAT ARE POSTIONED ALONG A SIDE OR REAR PROPERTY LINE SHALL BE SET BACK A MINIMUM OF 50 FEET FROM THE NEAREST SIDE OR REAR PROPERTY LINE(S). WHERE AN ADJACENT PROPERTY IS ZONED NON-RESIDENTIAL AND/OR NON-AGRICULTURE, ALL STRUCTURES SHALL BE SET BACK A MINIMUM OF 25 FEET FROM THE NEAREST SIDE OR REAR PROPERTY LINE(S).
ACCESSORY STRUCTURES: WHERE AN ADJACENT PROPERTY IS ZONED RESIDENTIAL AND/OR AGRICULTURE, ALL ACCESSORY STRUCTURES, EXCLUDING FENCES, PEDESTRIAN FACILITIES, SIGNAGE, AND STRUCTURES ASSOCIATED WITH LOW IMPACT DEVELOPMENT STORMWATER MEASURES, SHALL BE SET BACK A MINIMUM OF 50 FEET FROM THE NEAREST SIDE OR REAR PROPERTY LINE.
3. TOTAL SITE AREA = 1,124,284 S.F. (25.81 ACRES)
EXISTING BUILDING & ACCESSORIES = 15,736 S.F.
EXISTING ROADS & PLATWORK AREA = 178,129 S.F.
PROPOSED BUILDINGS & ACCESSORIES = 85,570 S.F.
PROPOSED ROADS & PLATWORK AREA = 51,509 S.F.
TOTAL IMPERVIOUS AREA = 271,844 S.F.
TOTAL LOT COVERAGE = 24%
- *SEE SHEET C-17 FOR LOT COVERAGE DIAGRAM.
5. THERE ARE NO PROPOSED ANTENNAS AS PART OF THIS DEVELOPMENT.
6. TREES THAT ARE DAMAGED OR REMOVED ARE TO BE REPLACED PER THE TOWN OF FARRAGUT TREE PROTECTION/REPLACEMENT ORDINANCE.
7. SIGNAGE AND STRIPING TO CONFORM TO THE MUTCD, LATEST EDITION.
8. TRAFFIC CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR.
9. PROVIDE 1/2" PRE-MOLDED EXPANSION JOINTS WHERE SIDEWALK ADJUTS BUILDINGS. PROVIDE SAWED CONSTRUCTION JOINTS AT 8' INTERVALS.
10. ALL WALKING FACILITIES (WALKING TRAILS/SIDEWALKS) MUST BE COORDINATED WITH TOWN STAFF PRIOR TO CONSTRUCTION.
11. ALL SIDEWALKS SHALL BE 4" OF 4,000# CONCRETE ON 4" LAYER OF COMPACTED ROAD BASE.



SHEET C-2 (3 OF 29)

SITE PLAN (OVERALL)

VILLAGES OF FARRAGUT PHASE 2

SITE ADDRESS: 230 VILLAGE COMMONS BLVD., FARRAGUT 37934

DIST. FW KNOX COUNTY
TOWN OF FARRAGUT TENNESSEE
CLT MAP 142 PARCEL 69.02
SCALE: 1"=50' AUGUST 17, 2020

OWNER/DEVELOPER: FARRAGUT SENIOR LIVING, LLC.
230 VILLAGE COMMONS BLVD.
KNOXVILLE, TN 37934
(865) 671-2500



URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

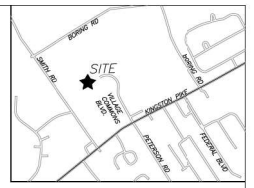
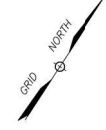
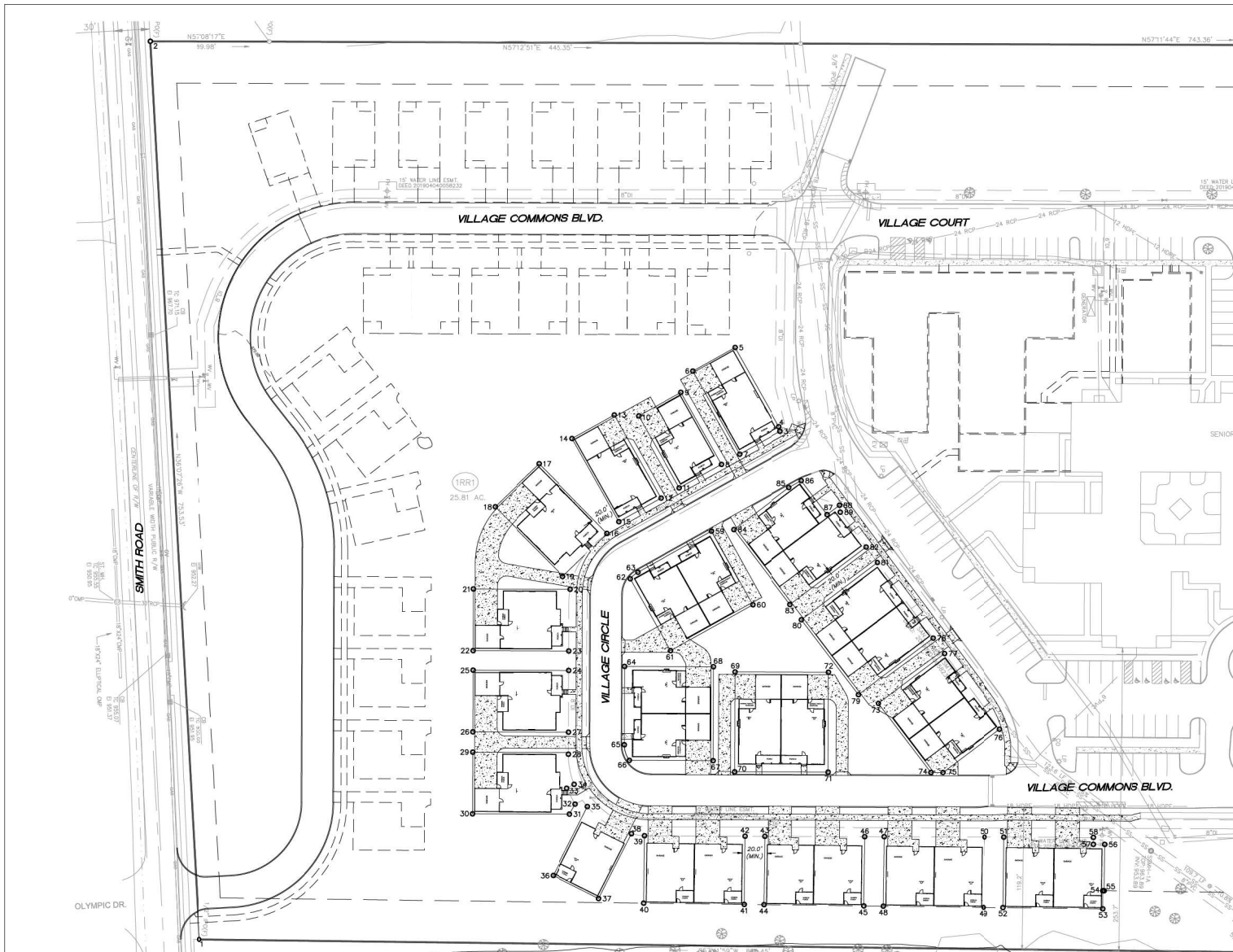


REFERENCE:
DEED INST. #201808290013116
PLAT INST. #201711300043384

REVISION	DATE	DESCRIPTION	BY
1	11/16/20	GENERAL REVISIONS	CLM

DWN: CLM CHG: GCS DWG. NO. 2020013





- GENERAL NOTES:**
1. PROPERTY CORNERS MARKED AS NOTED.
 2. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE TOWN OF FARRAGUT SPECIFICATIONS FOR SITE DEVELOPMENT.

TIE POINTS			
Point #	Northing	Easting	Description
1	565704.60	250644.15	IP
2	566313.26	2506201.91	IP

BUILDING ENVELOPE POINTS		
Point #	Northing	Easting
3	566326.77	250682.69
4	566328.44	2506819.80
5	566364.84	2506732.50
6	566329.14	2506733.73
7	566391.08	2506829.39
8	566276.49	2506795.24
9	566308.69	2506732.02
10	566272.99	2506713.20
11	566240.79	2506777.46
12	566225.30	2506789.32
13	566282.47	2506696.66
14	566226.77	2506679.89
15	566189.81	2506720.54
16	566175.80	2506747.54
17	566163.82	2506667.90
18	566143.42	2506636.59
19	566125.49	2506738.18
20	566118.97	2506747.34
21	566075.81	2506678.82
22	566032.39	2506709.82
23	566076.04	2506774.55
24	566092.31	2506785.40
25	566018.66	2506715.66
26	565975.23	2506743.65
27	566018.89	2506811.39
28	566003.34	2506821.41
29	565960.94	2506732.86
30	565917.51	2506780.88
31	565961.71	2506849.43

BUILDING ENVELOPE POINTS		
Point #	Northing	Easting
32	565971.32	2506848.79
33	565978.63	2506835.69
34	565984.77	2506839.12
35	565975.16	2506858.52
36	565910.96	2506865.36
37	565915.64	2506928.30
38	565978.09	2506901.68
39	565980.63	2506911.72
40	565932.88	2506941.90
41	565977.75	2507012.91
42	566026.01	2506982.41
43	566034.95	2506996.28
44	566096.59	2507026.86
45	566031.42	2507097.88
46	566060.46	2507066.88
47	566089.40	2507080.75
48	566040.24	2507111.82
49	566085.11	2507182.84
50	566134.91	2507151.36
51	566143.84	2507165.23
52	566093.92	2507196.79
53	566138.26	2507266.98
54	566151.02	2507258.74
55	566151.62	2507259.69
56	566184.46	2507238.93
57	566179.37	2507231.04
58	566184.24	2507227.90
59	566225.06	2506819.76
60	566192.17	2506882.31

BUILDING ENVELOPE POINTS		
Point #	Northing	Easting
61	566122.54	2506845.69
62	566154.67	2506784.60
63	566162.72	2506786.97
64	566090.52	2506820.81
65	566035.37	2506856.15
66	566026.68	2506866.76
67	566064.61	2506925.62
68	566130.73	2506863.00
69	566136.86	2506900.46
70	566066.56	2506945.77
71	566109.18	2507011.89
72	566179.47	2506966.59
73	566180.39	2507015.84
74	566155.72	2507084.10
75	566161.16	2507092.54
76	566217.63	2507112.94
77	566245.42	2507039.33
78	566251.07	2507024.36
79	566177.36	2506997.74
80	566204.08	2506923.75
81	566278.86	2506950.76
82	566284.91	2506935.79
83	566209.81	2506908.73
84	566236.34	2506834.75
85	566291.28	2506854.59
86	566301.75	2506860.18
87	566289.65	2506893.69
88	566301.82	2506898.09
89	566297.33	2506901.83



SHEET C-4 (5 OF 29)

BUILDING ENVELOPE TIE POINTS
VILLAGES OF FARRAGUT PHASE 2
SITE ADDRESS: 230 VILLAGE COMMONS BLVD., FARRAGUT 37934

DIST. FW KNOX COUNTY
TOWN OF FARRAGUT TENNESSEE
CLT MAP 142 PARCEL 69.02
SCALE: 1"=40' AUGUST 17, 2020

OWNER/DEVELOPER: FARRAGUT SENIOR LIVING, LLC.
230 VILLAGE COMMONS BLVD.
KNOXVILLE, TN 37934
(865) 671-2500

URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

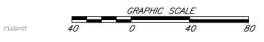
DWN: CLM CHG: GAS DWG: NO. 2005013



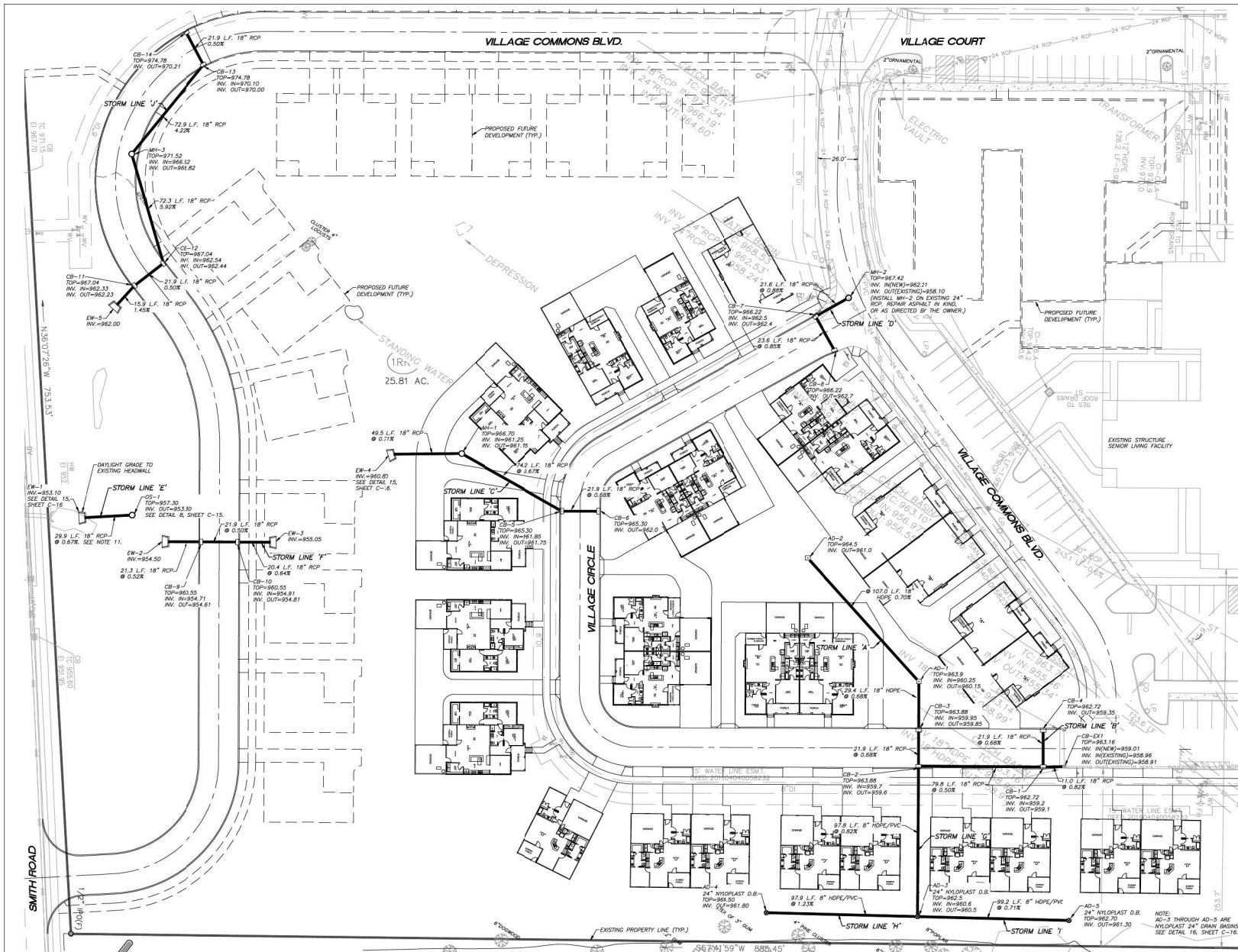
D.B. 1816 / PG. 585
OWNER: FARRAGUT CHURCH OF CHRIST
PARCEL ID: 142 070.03

D.B. 1816 / PG. 585
OWNER: FARRAGUT CHURCH OF CHRIST

REFERENCE:
DEED INSTR. #201408050013116
PLAT INSTR. #201711300043384



REVISION	DATE	DESCRIPTION	BY
1	11/16/20	GENERAL REVISIONS	CLM



- DRAINAGE NOTES:**
1. CORRUGATED POLYETHYLENE PIPE (HDPE) SHALL BE 4810D M-252/M-254 TYPE S WITH SOIL-ROOF JOINTS WITH RUBBER GASKET CONFORMING TO ASTM F1717 (WHICH H-10 OR AD-12 ARE ACCEPTABLE PRODUCTS). REFER TO TDD STANDARD DWS D-PB-2 FOR ADDITIONAL INSTALLATION REQUIREMENTS.
 2. ALL CONCRETE PIPE SHALL BE CLASS III.
 3. ALL WORK SHALL BE SEQUENCED AND COMPLETED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION BROOKS CONTROL HANDBOOK AND THE RULES AND REGULATIONS OF KNOX COUNTY.
 4. ALL PIPING UNDER OR WITHIN 3' OF ASPHALT DRIVES SHALL BE BACKFILLED WITH STONE.
 5. ALL DITCH BASINS, AREA DRAIN GRATES AND MANHOLE COVERS REQUIRE PERMANENTLY CAST ENVIRONMENTAL MESSAGE, I.E. "NO DUMPING, DRAINS TO RIVER."
 6. CASTINGS FOR THE PROPOSED STRUCTURES ARE AS FOLLOWS:
MH-1 THROUGH MH-3: V-1045 FRAME, 1040 COVER
STRUCTURE 001: WELDED BAR GRATE
CB-1 THROUGH CB-14: V-404-2
AD-1 AND AD-2: V-4022
AD-3 THROUGH AD-5: 24" STANDARD LID
 7. ALL MATERIALS AND INSTALLATION METHODS SHALL BE PER TDD'S SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.
 8. EASEMENTS SHALL BE OBTAINED FOR STORMWATER QUALITY DETENTION, POND ACCESS AND ALONG POST-DEVELOPED CONVEYANCES FOR OFFSITE WATER PRIOR TO BOND / LETTER OF CREDIT RELEASE.
 9. ALL DRAINAGE STRUCTURES SHALL BE PRECAST CONCRETE, WITH THE EXCEPTION OF AD-3 THROUGH AD-5.
 10. CONCRETE INVERTS SHALL BE FLOORED IN ALL CATCH BASINS AND AREA DRAINING, WITH THE EXCEPTION OF NYLOPLAST DRAIN BASINS.
 11. NO STONE BEDDING OR BACKFILL SHALL BE INSTALLED WITH STORM LINE 'V'.
 12. ALL REINFORCED CONCRETE PIPE SHALL BE CLASS III.



SHEET C-6 (7 OF 29)

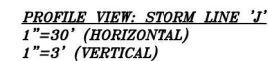
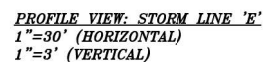
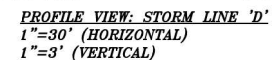
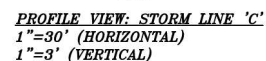
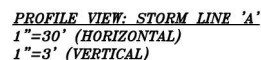
DRAINAGE PLAN
VILLAGES OF FARRAGUT PHASE 2
 SITE ADDRESS: 230 VILLAGE COMMONS BLVD., FARRAGUT 37934
 DIST. FW TOWN OF FARRAGUT
 CLT MAP 142
 SCALE: 1"=30'
 AUGUST 17, 2020
 OWNER/DEVELOPER: FARRAGUT SENIOR LIVING, LLC.
 230 VILLAGE COMMONS BLVD.
 KNOXVILLE, TN 37934
 (865) 671-2500
 URBAN ENGINEERING, INC.
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37934
 (865) 966-1924
 DWN: CLM
 CHG: GAS
 DNG: NO, 2020013

REFERENCE:
 DEED INST. #20160820013116
 PLAT INST. #201711300043384



REVISION	DATE	DESCRIPTION	BY
1	11/16/20	GENERAL REVISIONS	CLM





SHEET C-7 (8 OF 29)

DRAINAGE PROFILES

VILLAGES OF FARRAGUT PHASE 2

SITE ADDRESS: 230 VILLAGE COMMONS BLVD., FARRAGUT 37934

DIST. FW	KNOX COUNTY
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DIST. FW KNOX COUNTY
TOWN OF FARRAGUT TENNESSEE

CLT MAP 142	PARCEL 69.02
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SCALE: AS NOTED

OWNER/DEVELOPER: **FARRAGUT SENIOR LIVING, LLC.**

230 VILLAGE COMMONS BLVD.
KNOXVILLE TN 37934

KNOXVILLE, TN 37934
(865) 671-2500

URBAN ENGINEERING, INC.

URBAN ENGINEERING, INC.
11852 KINGSTON PIKE

11032 KINGSTON FIRE
FARRAGUT, TENNESSEE 37934
(615) 255-1031

(865) 966-1924		
DATA: CUM	CUR: CAS	DOC: MO, 2005017

DWN: CLM	CHK: CAS	DWG. NO. 2005013
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REFERENCE:

DEED INST. #201608250013116
PLAT INST. #201711300043384

SEQUENCE OF WORK ACTIVITIES:

PHASE 1:

1. INSTALL Silt FENCES, TREE PROTECTION FENCES, TEMPORARY CONSTRUCTION ENTRANCE AND MAINTAIN TO POST SWPPP.
2. INSTALL INLET PROTECTION OF EXISTING CATCH BASINS THAT ARE SHOWN TO BE PROTECTED.
3. MEET WITH THE ENGINEER & THE TOWN OF FARRAGUT TO REVIEW BMP INSTALLATION.

PHASE 2:

4. TEMPORARY SEDIMENT BASIN INCLUDING SEDIMENT BASIN OUTLET STRUCTURE, SEE PLAN, & SHEET C-9 FOR PERMANENT OUTLET STRUCTURE INFORMATION. SEE DETAIL ON SHEET C-9 FOR TEMPORARY CONFIGURATION.
5. STRIP AND STOCKPILE TOPSOIL.
6. STABILIZE TOPSOIL BY Silt FENCES AND/OR TEMPORARY SEEDING.
7. CLEAR/CURB AND DISPOSE OF TIMBER AND TRASH.

SEQUENCE OF WORK ACTIVITIES, CONT.

PHASE 3:

8. CUT/FILL FOR THE OVERALL SITE OUTLINES SHALL BE MAINTAINED AND SEEDING IMMEDIATELY UPON READING FINISHED GRADE.
9. INSTALL DRAINAGE AND UTILITIES. INLETS SHALL BE PROTECTED USING EROSION SLEETS FOR THE ATTACHED DETAILS.
10. FINALIZE SUB-GRACE, STONE, INSTALL PAVING & FLEETWORK AND RESEAL TOPSOIL.
11. ESTABLISH VEGETATION ON ALL DISTURBED AREAS PER SEEDING SPECS.
12. FOLLOWING STABILIZATION, MAINTAIN OUTLET STRUCTURE TO MAINTAIN PERMANENT AND REMOVED ACCUMULATED SEDIMENT TO RESTORE POND TO ITS DESIGN VOLUME. THE SITE'S TEMPORARY EROSION CONTROL BMP'S SHALL BE REMOVED AND A NOTICE OF TERMINATION SHALL BE FILED WITH TDEC.
13. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE TDEC EROSION CONTROL HANDBOOK AND THE REGULATIONS OF THE TOWN OF FARRAGUT.

*ADDITIONAL SEDIMENT CONTROL BMP'S MAY BE REQUIRED AS DICTATED BY SEQUENCE OF CONSTRUCTION.



REVISION	DATE	DESCRIPTION	BY
1	11/16/20	GENERAL REVISIONS	CLM

DWN: CLM	CHK: CAS	DWG. NO. 2005013
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SHEET C-8 (9 OF 29)

EROSION & SEDIMENT CONTROL PLAN -- (PHASE 1)

VILLAGES OF FARRAGUT PHASE 2

SITE ADDRESS: 230 VILLAGE COMMONS BLVD., FARRAGUT 37934

DIST. FW KNOX COUNTY
TOWN OF FARRAGUT TENNESSEE
CLT MAP 142 PARCEL 69.02
SCALE: 1"=40' AUGUST 11, 2020

OWNER/DEVELOPER: FARRAGUT SENIOR LIVING, LLC
230 VILLAGE COMMONS BLVD.
KNOXVILLE, TN 37934
(865) 671-2500

URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

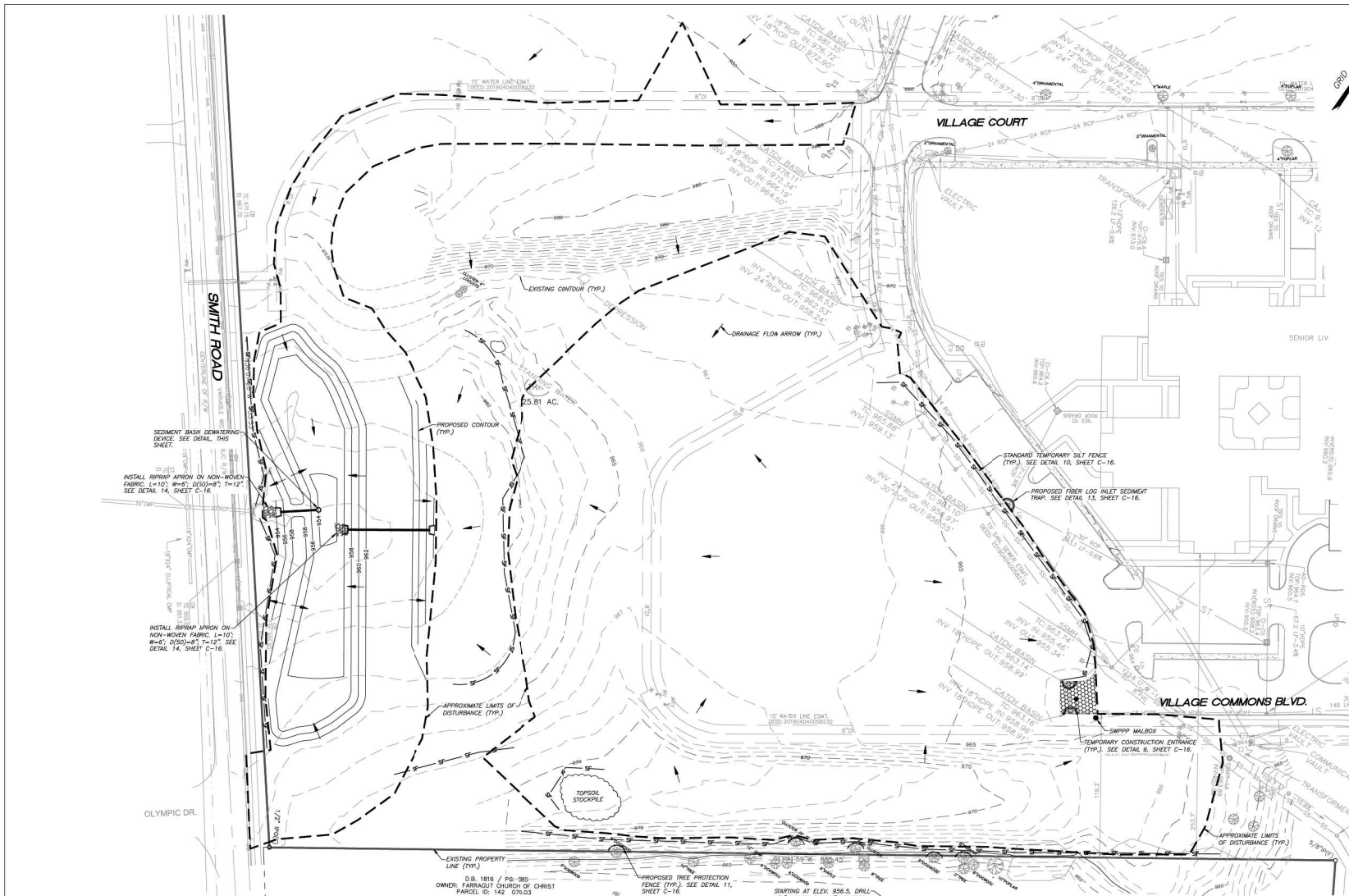
EROSION & SEDIMENT CONTROL NOTES

1. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, UNDER TANKS, ETC. AND ANY CHANGES IN INFORMATION FROM RECORDS SUPPLIED BY VARIOUS CITY OF FARRAGUT AND GOVERNMENT AGENCIES, AND GOVERNMENT AGENCIES AND ALSO CALL TERN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS ARE NEEDED.
2. THE CONTRACTOR SHALL MEET ON-SITE WITH THE ENGINEER TO APPROVE THE LOCATION OF THE Silt FENCES AND OTHER EROSION CONTROL FEATURES PRIOR TO BREAKING GROUND.
3. THE CONTRACTOR SHALL MAINTAIN TRACKING MUD AND Silt ONTO EXISTING ROADS AND SHALL BE RESPONSIBLE FOR CLEANUP OF ANY VIOLATION.
4. ALL CONSTRUCTION SHALL COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
5. ALL UNIMPROVED AREAS SHALL BE LANDSCAPED OR GRASSED. GRASS SPECIFICATIONS AS FOLLOWS:
TOPSOIL TO UNIFORM DEPTH OF 4"
SEEDING RATE - 3 LBS PER 1,000 SQ. FT.
0.5 LBS. EXCESSIVE PER 1,000 SQ. FT.
40% Silt FENCE (12-24-24 OR EQUAL)
PER 1,000 SQ. FT.
100 LBS DRY STRAW PER 1,000 SQ. FT. (EXCEPT WHERE EROSION CONTROL FABRIC REQUIRED)
ALL GRASSED SLOPES 3:1 OR STEEPER TO HAVE ECM (VEGETAL OR EQUAL)
IF SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH A FULL EROSION CONTROL PLAN FOR THE PROJECT.
SPARSE AREAS SHALL BE SCARIFIED AND RESEEDED UNTIL A FULL STAND IS ESTABLISHED.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION OF SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
7. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT PRACTICES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DRAINAGE TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN PROPER DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION SHALL BE THE RESPONSIBILITY OF PROPERTY OWNER AND/OR CONTRACTOR.
8. THE TOTAL AREA DISTURBED AS PART OF THIS PROJECT IS APPROXIMATELY 8.7-ACRES.
9. TEMPORARY SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE TEMPORARILY HALTED FOR MORE THAN 14 DAYS AND ON SLOPES STOCKPILES. PERMANENT SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE COMPLETED AND WHEN CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. SEED AREAS THAT SHOW SIGNS OF EXCESSIVE EROSION.
10. QUALITY ASSURANCE OF EROSION PREVENTION AND SEDIMENT CONTROL SHALL BE CONSIDERED BY THE CONTRACTOR. PERFORMING SITE ASSESSMENT AT EACH OUTFALL INVOLVING DRAINAGE TOWARD TO OR MORE ACRES, OR FIVE OR MORE ACRES IF DRAINING TO IMPAIRED OR EXCEPTUAL WATERS. THIS ASSESSMENT WILL BE CONDUCTED AT EACH OUTFALL OUTFALL WITHIN A MONTH OF CONSTRUCTION COMMENCEMENT. (SEE COP SEC. 3.1.2 FOR ASSESSMENT LANGUAGE)
11. FUGITIVE SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE MUST BE REMOVED SO THAT IT DOES NOT CAUSE OBSTRUCTION INTO STORM SEWERS AND/OR STREAMS BY THE NEW MAIN AND/OR SO THAT IT DOES NOT CAUSE A HAZARD TO THE PUBLIC OR PUBLIC STREETS. ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJACENT PROPERTY MUST BE SETTLED BY THE PERMITTEE WITH THE ADJACENT LAND OWNER.
12. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, Silt FENCES, SEDIMENTATION PONDS, OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
13. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF THE SITE BY WIND OR OTHERWISE PREVENTED FROM BECOMING A POLLUTION SOURCE FOR STORMWATER DISCHARGES.
14. PRECONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED, OR DISTURBED MORE THAN 90 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDING AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
15. EXISTING VEGETATION SHOULD BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
16. TEMPORARY OR PERMANENT SOIL STABILIZATION MUST BE COMPLETED NO LATER THAN 15 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY OR TEMPORARILY CEASED. STIP SLOPES 3:1 AND STEEPER MUST BE PERMANENTLY OR TEMPORARILY STABILIZED WITHIN 15 DAYS.



LOCATION MAP

EROSION & SEDIMENT CONTROL NOTES



EROSION & SEDIMENT CONTROL NOTES

1. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, UNDER PIPES, ETC. AND TEMPORARY INFORMATION FROM RECORDS AVAILABLE BY AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION WORK. TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND ANY ADDITIONAL IMPROVEMENTS MAY BE REQUIRED.
2. THE CONTRACTOR SHALL MEET ON-SITE WITH THE ENGINEER TO APPROVE THE LOCATION OF THE SILT FENCES AND OTHER EROSION CONTROL FEATURES PRIOR TO BEGINNING CONSTRUCTION.
3. THE CONTRACTOR SHALL MAINTAIN TRACKING MUD AND SILT ONTO EXISTING ROADS AND SHALL BE RESPONSIBLE FOR CLEANUP OF ANY VIOLATION.
4. ALL CONSTRUCTION SHALL COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
5. ALL UNIMPROVED AREAS SHALL BE LANDSCAPED OR GRASSED. GRASS SPECIFICATIONS AS FOLLOWS:
TROPICAL TO UNIFORM DEPTH OF 4"
ANNULATING LINE - 3.1 LONG-RUNS
3.1 LBS. PER 100 SQ. YD. PER 1,000 SQ. FT.
0.5 LBS. EXPOSED PER 1,000 SQ. FT.
400 LBS. PER 1,000 SQ. YD. (12-24 IN. DIA.)
PER 1,000 SQ. FT.
100 LBS. DRY STRAW PER 1,000 SQ. FT. (EXCEPT WHERE EROSION CONTROL FABRIC REQUIRED)
ALL GRASSED SLOPES 3:1 OR STEEPER TO HAVE ECM (VERTICAL OR EQUAL).
6. IF SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH A FULL SEED BED OF VEGETATION ON THE AREAS TO BE SEED. SPARSE AREAS SHALL BE SCARIFIED AND RESEEDED UNTIL A FULL STAND IS ESTABLISHED.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION OF SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
8. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES AND/OR OTHER STORMWATER MANAGEMENT PRACTICES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DRAINAGE TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR THEIR SUBS' CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION OF THE PROJECT SHALL BE THE RESPONSIBILITY OF PROPERTY OWNER AND/OR CONTRACTOR.
9. THE TOTAL AREA DISTURBED AS PART OF THIS PROJECT IS APPROXIMATELY 1.87-ACRES.
10. TEMPORARY SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE COMPLETED. PERMANENT SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE COMPLETED AND WHEN CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. SEED AREAS THAT SHOW SIGNS OF EXCESSIVE EROSION.
11. QUALITY ASSURANCE OF EROSION PREVENTION AND SEDIMENT CONTROL SHALL BE CONDUCTED BY THE CONTRACTOR. THE CONTRACTOR SHALL PERFORM A SITE ASSESSMENT AT EACH OUTFALL INVOLVING DRAINAGE TOWARD TO OR MORE ACRES, OR FIVE OR MORE ACRES IF DRAINAGE TO IMPAIRED OR EXISTENTIAL WATERS. THIS ASSESSMENT WILL BE CONDUCTED AT EACH OUTFALL INVOLVING DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL SUBMIT A REPORT TO THE ENGINEER WITHIN A MONTH OF CONSTRUCTION COMMENCEMENT. (SEE COP. SEC. 3.1.2 FOR ASSESSMENT LANGUAGE).
12. FUGITIVE SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE MUST BE REMOVED SO THAT IT IS NOT SUBSEQUENTLY WASHED INTO STORM SEWERS AND/OR STREAMS BY THE NEXT RAIN AND/OR SO THAT IT DOES NOT POSE A HAZARD TO THE PUBLIC OR TO PUBLIC STREETS. ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJACENT PROPERTY MUST BE SETTLED BY THE PERMITTEE WITH THE ADJACENT LAND OWNER.
13. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAP, SILT FENCES, SEDIMENTATION POND, OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
14. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PICKED UP FROM THE ADJACENT STORM EVENTS OR BEFORE BEING CARRIED OFF THE SITE BY WIND OR OTHERWISE PREVENTED FROM BECOMING A POLLUTION SOURCE FOR STORMWATER DISCHARGES.
15. PRECONSTRUCTION VEGETATION COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 90 DAYS PRIOR TO GRADING OR DRAINAGE WORK UNLESS THE AREA IS SEED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
16. EXISTING VEGETATION SHOULD BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
17. TEMPORARY OR PERMANENT SOIL STABILIZATION MUST BE COMPLETED NO LATER THAN 15 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY OR TEMPORARILY CEASED. TEMPORARY STABILIZATION MUST BE PERMANENTLY OR TEMPORARILY STABILIZED WITHIN 15 DAYS.



SHEET C-9 (10 OF 29)

EROSION & SEDIMENT CONTROL PLAN - (PHASE 2)

VILLAGES OF FARRAGUT PHASE 2

SITE ADDRESS: 230 VILLAGE COMMONS BLVD., FARRAGUT 37934

DIST. FW KNOX COUNTY
TOWN OF FARRAGUT TENNESSEE
CLT MAP 142 PARCEL 69.02
SCALE: 1"=40' AUGUST 17, 2020

OWNER/DEVELOPER: FARRAGUT SENIOR LIVING, LLC.
230 VILLAGE COMMONS BLVD.
KNOXVILLE, TN 37934
(865) 671-2500

URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

DWG. NO. 2009013

SEQUENCE OF WORK ACTIVITIES:

PHASE 1:

1. INSTALL SILT FENCES, TREE PROTECTION FENCES, TEMPORARY CONSTRUCTION ENTRANCE AND MAINTAIN TO POST SWPP.
2. INSTALL INLET PROTECTION ON EXISTING CATCH BASINS THAT ARE SHOWN TO BE PROTECTED.
3. MEET WITH THE ENGINEER & THE TOWN OF FARRAGUT TO REVIEW BMP INSTALLATION.

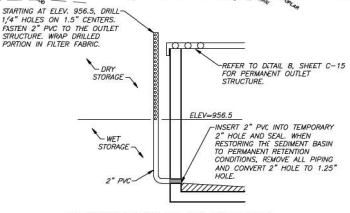
PHASE 2:

1. INSTALL TEMPORARY SEDIMENT BASIN, INCLUDING SEDIMENT BASIN OUTLET STRUCTURE. SEE DETAIL 8, SHEET C-13 FOR TEMPORARY OUTLET STRUCTURE. SEE DETAIL 8, SHEET C-13 FOR TEMPORARY OUTLET STRUCTURE.
2. STRIP AND STOCKPILE TOPSOIL.
3. STABILIZE TOPSOIL BY SILT FENCES AND/OR TEMPORARY SEEDING.
4. CLEAR/GRUB AND DISPOSE OF TIMBER AND TRASH.

SEQUENCE OF WORK ACTIVITIES: CONT.

PHASE 3:

4. CUT/FILL FOR THE OVERALL SITE. OUTSLOPES SHALL BE MATTED AND SEED IMMEDIATELY UPON REACHING PROPOSED GRADE.
5. INSTALL DRAINAGE AND UTILITIES. INLETS SHALL BE PROTECTED USING EROSION FIELDS FOR THE ATTACHED DETAILS.
6. FINALIZE SUB-GRASS, STONE, INSTALL PAVING & FLATWORK AND RESEED TOPSOIL.
7. ESTABLISH VEGETATION ON ALL DISTURBED AREAS FOR SEEDING SPEEDS.
8. FOLLOWING ESTABLISHMENT, VERIFY OUTLET STRUCTURE TO MAINTAIN PERMANENT AND REMOVE ACCUMULATED SEDIMENT TO RESTORE POND TO ITS DESIGN VOLUME. THE SITE'S TEMPORARY EROSION CONTROL BMP'S SHALL BE REMOVED AND A NOTICE OF TERMINATION SHALL BE FILED WITH TDEC.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE TDEC EROSION CONTROL HANDBOOK AND THE REGULATION OF THE TOWN OF FARRAGUT.
10. ADDITIONAL SEDIMENT CONTROL BMP'S MAY BE REQUIRED AS DICTATED BY SEQUENCE OF CONSTRUCTION.

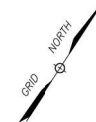
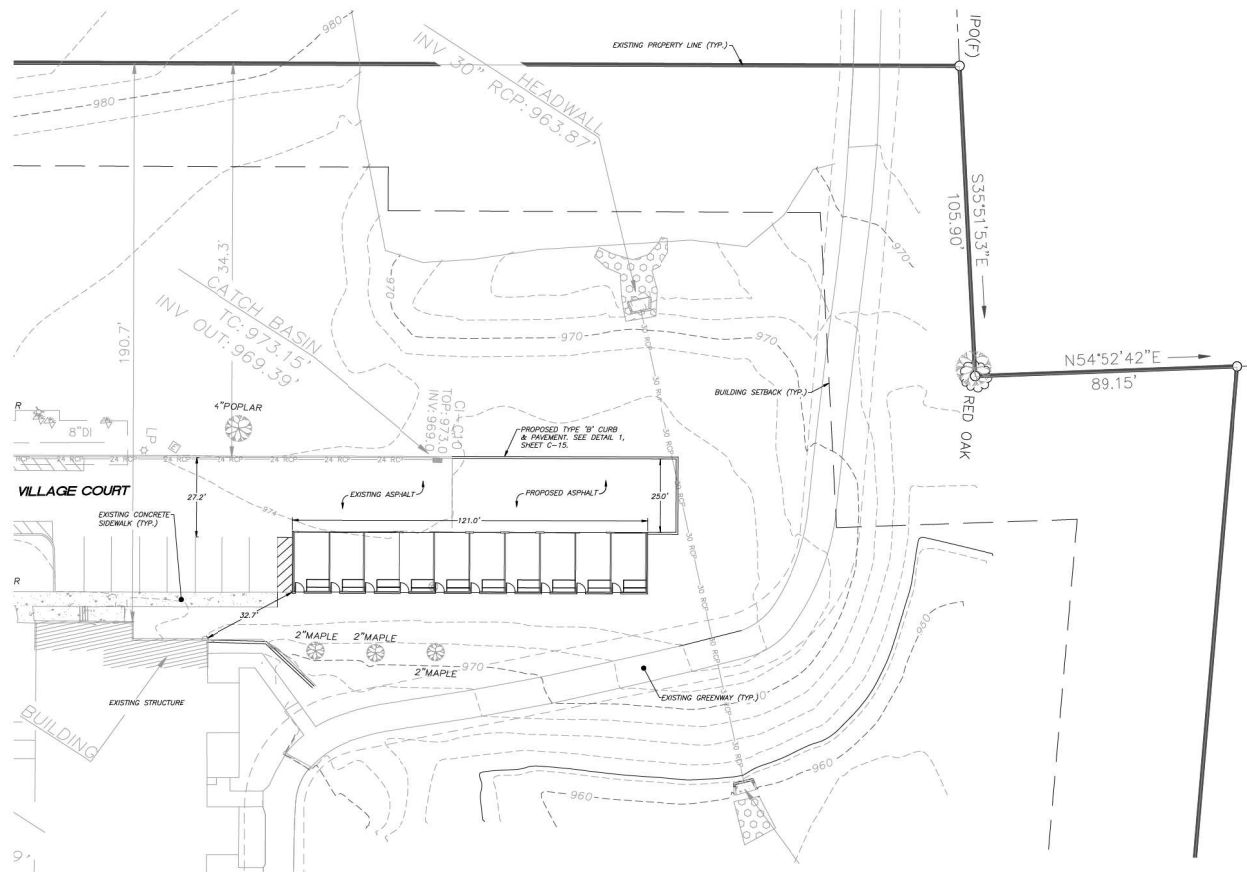


SEDIMENT BASIN OUTLET STRUCTURE
N.T.S.



REVISION	DATE	DESCRIPTION	BY	CHK	APP
1	11/16/20	GENERAL REVISIONS	CLM		





SITE PLAN NOTES:

1. PROPERTY CORNERS MARKED AS NOTED.
2. THIS PROPERTY IS ZONED S-1, COMMUNITY SERVICE DISTRICT. REQUIRED BUILDING SETBACKS AS FOLLOWS:
FRONT: ALL STRUCTURES, INCLUDING PARKING LOTS, SHALL BE SET BACK A MINIMUM OF 50 FEET FROM THE NEAREST POINT OF ANY RIGHT-OF-WAY.
SIDE & REAR: WHERE AN ADJACENT PROPERTY IS ZONED RESIDENTIAL AND/OR AGRICULTURE, ALL PRINCIPAL BUILDINGS THAT ARE POSITIONED ALONG A SIDE OR REAR PROPERTY LINE SHALL BE SET BACK A MINIMUM OF 50 FEET FROM THE NEAREST SIDE OR REAR PROPERTY LINE(S). WHERE AN ADJACENT PROPERTY IS ZONED NON-RESIDENTIAL AND/OR NON-AGRICULTURE, ALL STRUCTURES SHALL BE SET BACK A MINIMUM OF 25 FEET FROM THE NEAREST SIDE OR REAR PROPERTY LINE(S).
ACCESSORY STRUCTURES: WHERE AN ADJACENT PROPERTY IS ZONED RESIDENTIAL AND/OR AGRICULTURE, ALL ACCESSORY STRUCTURES, EXCLUDING FENCES, PEDESTRIAN FACILITIES, SIGNAGE, AND STRUCTURES ASSOCIATED WITH LOW IMPACT DEVELOPMENT STORMWATER MEASURES, SHALL BE SET BACK A MINIMUM OF 50 FEET FROM THE NEAREST SIDE OR REAR PROPERTY LINE.
3. TOTAL SITE AREA = 1,124.284 S.F. (25.61 ACRES)
EXISTING BUILDING & ACCESSORIES = 45,736 S.F.
EXISTING ROADS & PLATWORK AREA = 178,129 S.F.
PROPOSED BUILDINGS & ACCESSORIES = 65,570 S.F.
PROPOSED ROADS & PLATWORK AREA = 80,563 S.F.
TOTAL IMPERVIOUS AREA = 300,998 S.F.
TOTAL LOT COVERAGE = 27%
*SEE SHEET C-17 FOR LOT COVERAGE DIAGRAM.
5. THERE ARE NO PROPOSED ANTENNAS AS PART OF THIS DEVELOPMENT.
6. TREES THAT ARE DAMAGED OR REMOVED ARE TO BE REPLACED PER THE TOWN OF FARRAGUT TREE PROTECTION/REPLACEMENT ORDINANCE.
7. SIGNAGE AND STRIPING TO CONFORM TO THE MUTCD, LATEST EDITION.
8. TRAFFIC CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR.
9. PROVIDE 1/2" PRE-MOLDED EXPANSION JOINTS WHERE SIDEWALK ADJUTS BUILDINGS. PROVIDE SAWED CONSTRUCTION JOINTS AT 5' INTERVALS.
10. ALL WALKING FACILITIES (WALKING TRAILS/SIDEWALKS) MUST BE COORDINATED WITH TOWN STAFF PRIOR TO CONSTRUCTION.
11. ALL SIDEWALKS SHALL BE 4" OF 4,000# CONCRETE ON 4" LAYER OF COMPACTED ROAD BASE.



SHEET C-11 (12 OF 29)

SITE PLAN - GARAGE AREA VILLAGES OF FARRAGUT PHASE 2

SITE ADDRESS: 230 VILLAGE COMMONS BLVD., FARRAGUT 37934

DIST. FW KNOX COUNTY
TOWN OF FARRAGUT TENNESSEE
CLT MAP 142 PARCEL 69.02
SCALE: 1"=20' AUGUST 17, 2020

OWNER/DEVELOPER: FARRAGUT SENIOR LIVING, LLC.
230 VILLAGE COMMONS BLVD.
KNOXVILLE, TN 37934
(865) 671-2500



URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

DWN: CLM CHG: GAS DWG. NO. 2005013

REFERENCE:
DEED INST. #201608250013116
PLAT INST. #201711300043384

REVISION	DATE	DESCRIPTION	BY
1	11/16/20	GENERAL REVISIONS	CLM



LEGEND:

- 890 --- EXISTING CONTOUR
--- 90 --- PROPOSED CONTOUR
--- 905.5 --- PROPOSED SPOT ELEVATION

REFERENCE:
DEED INSTR. #20160825013116
PLAT INSTR. #201711300043384

REVISION	DATE	DESCRIPTION	BY
1	11/16/20	GENERAL REVISIONS	CLM

SHEET C-12 (13 OF 29)

GRADING PLAN - GARAGE AREA

VILLAGES OF FARRAGUT PHASE 2

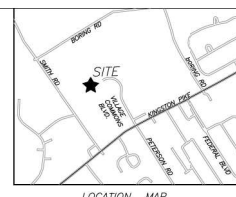
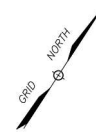
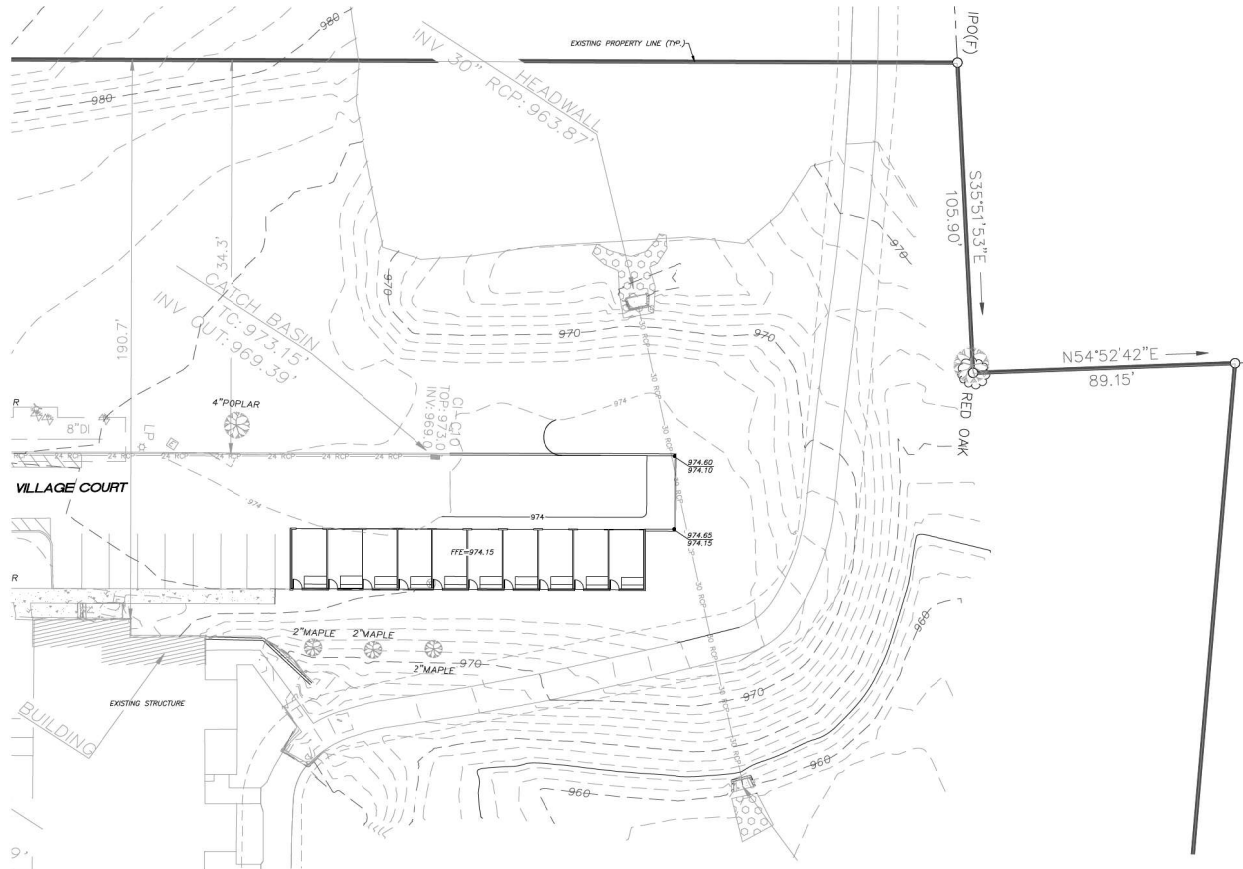
SITE ADDRESS: 230 VILLAGE COMMONS BLVD., FARRAGUT 37934

DIST. FW KNOX COUNTY
TOWN OF FARRAGUT TENNESSEE
CLT MAP 142 PARCEL 69.02
SCALE: 1"=20' AUGUST 17, 2020

OWNER/DEVELOPER: FARRAGUT SENIOR LIVING, LLC.
230 VILLAGE COMMONS BLVD.
KNOXVILLE, TN 37934
(865) 671-2500

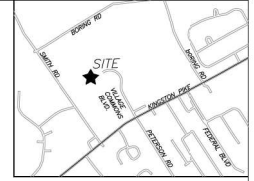
URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

DWN: CLM CHG: GAS DWG. NO. 2005013



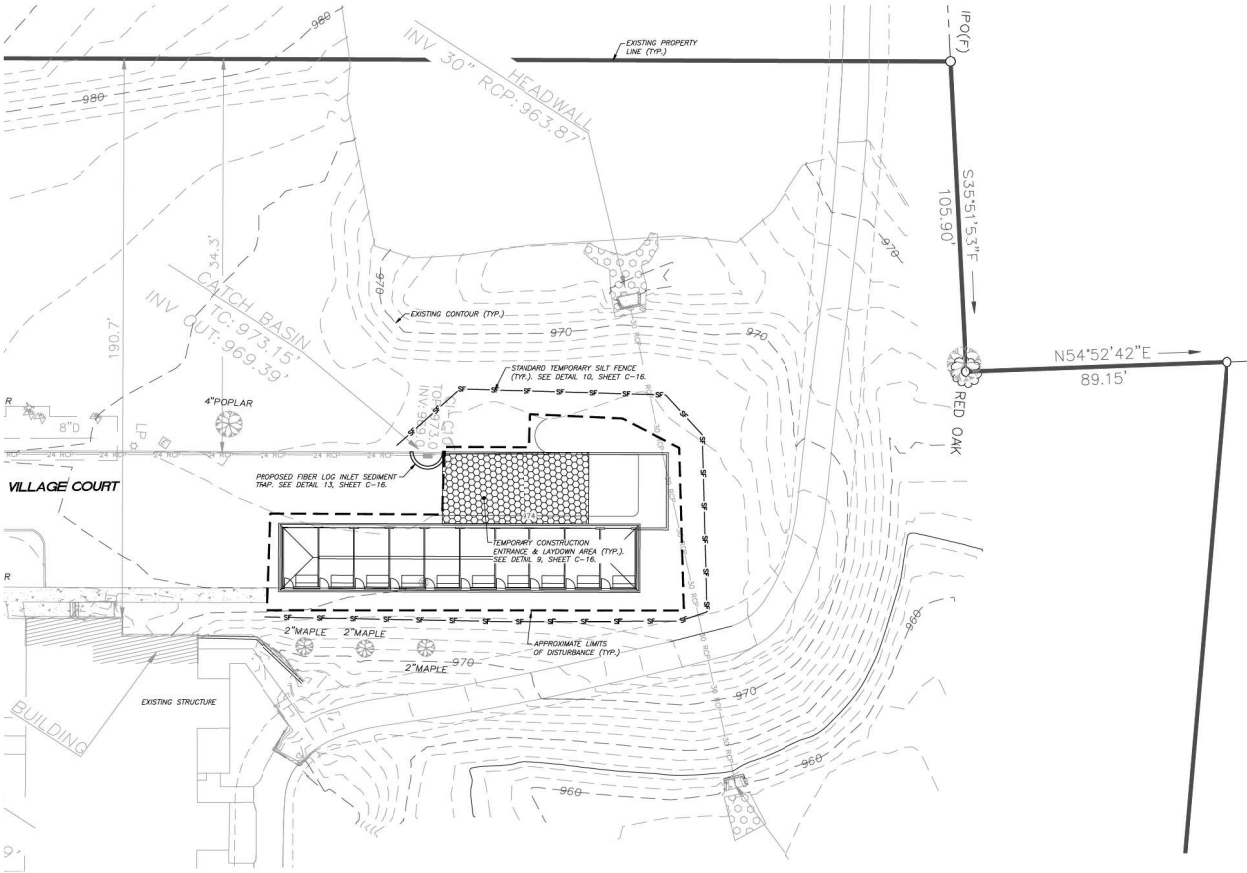
- GRADING PLAN NOTES:**
1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILED INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL NOTIFY BY WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TIE-ONE-CALL PRIOR TO ANY LOCATION WORK. TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE TOWN OF FARRAGUT SPECIFICATIONS FOR SITE DEVELOPMENT.
 3. ALL WORK SHALL BE SEQUENCED AND COMPLETED IN ACCORDANCE WITH THE SWEEP AND RELATED PERMITS ISSUED BY TDEC.
 4. CLEAR AND GRUB PER SPEC. REMOVE TREES, BRUSH, DEBRIS, AND STUMPS FROM THE WORK AREA. REMOVE ALL BUILDINGS, DRIVES, CROSS FENCES, AND MISCELLANEOUS EQUIPMENT.
 5. STRIP AND STOCKPILE TOPSOIL NEEDED FOR RESURFACING AND SEEDING. SURROUND TOPSOIL PILE WITH 5'X1' FENCE. STRAW BALES, TEMPORARY SEEDING OR ADDITIONAL MEASURES AS NEEDED TO PREVENT EROSION/SEEDIMINATION.
 6. AFTER STRIPPING AND REMOVAL, PROOF ROLL ENTIRE DISTURBED AREA WITH TANDUM TRUCK FULLY LOADED WITH EARTH. REMOVE ANY AREAS WHICH ARE SOFT OR FELDING UNDER LOAD AND REPLACE WITH NEW MATERIAL. MEETING PROJECT SPECIFICATIONS.
 7. IF UNSUITABLE SUBGRADE MATERIALS ARE ENCOUNTERED, THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT WITH APPROVED MATERIAL. PROVIDE RECOMMENDATIONS IN REPORT OF GEOTECHNICAL INVESTIGATION AND/OR AS DIRECTED BY THE SOILS ENGINEER.
 8. COMPACTION REQUIREMENTS ARE SUMMARIZED AS FOLLOWS: "PLACE IN 8" LIFTS"
 - a. TOP 24 INCHES OF SUBGRADE UNDER PAVED AREAS 100 PERCENT STANDARD PROCTOR - LOWER THAN 24 INCHES BELOW PAVED AREA 95 PERCENT STANDARD PROCTOR.
 - b. AREAS WITHIN THE BUILDING ENVELOPE TO BE PREPARED IN ACCORDANCE WITH RECOMMENDATIONS IN REPORT OF GEOTECHNICAL INVESTIGATION AND/OR AS DIRECTED BY THE SOILS ENGINEER.
 9. ALL FINISHED YARD AREAS SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL. YARD FINISHED GRADES SHOWN ARE AFTER PLACEMENT OF 4 INCHES OF TOPSOIL. ALL FINISHED YARD SURFACES SHALL BE SMOOTHLY AND UNIFORMLY GRADED, FREE FROM IRREGULARITIES AND SHALL BE FULLY FUNCTIONAL TO PROVIDE POSITIVE DRAINAGE AT ALL LOCATIONS.
 10. THE TOTAL AREA DISTURBED AS PART OF THIS PROJECT 6.74 ACRES.
 11. PROPOSED SPOT ELEVATIONS AND PROPOSED CONTOURS ARE AFTER THE INSTALLATION OF TOPSOIL IN GRADED AREAS, PAVING WITHIN DRIVES AND FLATWORK.
 12. A FINAL PLAT SHALL BE RECORDED TO CREATE STORMWATER EXCERPTS AND BUILDING ENVELOPES.
 13. IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN PERMISSION FROM THE NEIGHBOR TO WORK ON HIS OR HER PROPERTY.
 14. THE VERTICAL DATUM IS NAVD83.
 15. TURF REINFORCEMENT MAT SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1.
 16. THERE IS NO AQUEOUS BUFFER ON THE SUBJECT PROPERTY.





EROSION & SEDIMENT CONTROL NOTES

1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, UNDER TUNNELS, ETC. AND TEMPORARY INFORMATION FROM RECORDS SUPPLIED BY UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION WORK AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO OBTAIN INFORMATION ON ALL UTILITIES AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND ANY ADDITIONAL IMPROVEMENTS MAY BE REQUIRED.
2. THE CONTRACTOR SHALL MEET ON-SITE WITH THE ENGINEER TO APPROVE THE LOCATION OF THE SILT FENCES AND OTHER EROSION CONTROL FEATURES PRIOR TO BREAKING GROUND.
3. THE CONTRACTOR SHALL AVOID TRACKING MUD AND SOIL ONTO EXISTING ROADS AND SHALL BE RESPONSIBLE FOR CLEANUP OF ANY VIOLATION.
4. ALL CONSTRUCTION SHALL COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
5. ALL UNIMPROVED AREAS SHALL BE LANDSCAPED OR RESEED. GRASS SPECIFICATIONS AS FOLLOWS:
TOPSOIL TO UNIFORM DEPTH OF 4"
SEEDING RATE - 3 LBS. PER 1,000 SQ. FT.
0.5 LBS. EXCEL PER 1,000 SQ. FT.
PER 1,000 SQ. FT.
100 LBS. DRY STRAW PER 1,000 SQ. FT. (EXCEPT WHERE EROSION CONTROL FABRIC REQUIRED)
ALL GRASSED SLOPES 3:1 OR STEEPER TO HAVE ECM (VEGETAL OR EQUAL)
IF SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH A FULL EROSION CONTROL FABRIC REQUIRED
EVEN STAGE OF VEGETATION ON THE AREA TO BE SEED. SPARSE AREAS SHALL BE SCARIFIED AND RESEED UNTIL A FULL STAND IS ESTABLISHED.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION OF SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
7. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES AND/OR OTHER STORMWATER MANAGEMENT PRACTICES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DRAINAGE TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR OR PROPERTY OWNER'S FAILURE TO PROVIDE ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF PROPERTY OWNER AND/OR CONTRACTOR.
8. THE TOTAL AREA DISTURBED AS PART OF THIS PROJECT IS APPROXIMATELY 8.7 ACRES.
9. TEMPORARY SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE TEMPORARILY HALTED FOR MORE THAN 14 DAYS AND ON ALL STOCKPILES. PERMANENT SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE COMPLETED AND WHEN CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. SEED AREAS THAT SHOW SIGNS OF EXCESSIVE EROSION.
10. QUALITY ASSURANCE OF EROSION PREVENTION AND SEDIMENT CONTROL SHALL BE CONDUCTED PER PERMANENT FORMS. PERFORMING SITE ASSESSMENT AT EACH OUTFALL INVOLVING DRAINAGE TOWARD TO OR MORE ACRES, OR FIVE OR MORE ACRES IF DRAINAGE TO IMPAIRED OR EXCEPTIONAL WATERS. THIS ASSESSMENT WILL BE CONDUCTED AT EACH OUTFALL OUTFALL WITHIN A MONTH OF CONSTRUCTION COMMENCEMENT. (SEE COP SEC. 3.1.2 FOR ASSESSMENT LANGUAGE).
11. FUGITIVE SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE MUST BE REMOVED SO THAT IT DOES NOT BECOME A SOURCE OF SEDIMENT TO STORM SEWERS AND/OR STREAMS BY THE NEXT RAIN AND/OR SO THAT IT DOES NOT POSE A SOURCE OF HARM TO THE ADJACENT PUBLIC STREETS. ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJACENT PROPERTY MUST BE SETTLED BY THE PERMITTEE WITH THE ADJACENT LAND OWNER.
12. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAP, SILT FENCES, SEDIMENTATION POUNDS, OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REACHED BY SORE.
13. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PICKED UP FROM THE ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF THE SITE BY WIND OR OTHERWISE PREVENTED FROM BECOMING A POLLUTION SOURCE FOR STORMWATER DISCHARGES.
14. PRECONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 90 DAYS PRIOR TO GRADING OF EARTH WORKING UNLESS THE AREA IS SEEDING AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
15. EXISTING VEGETATION SHOULD BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
16. TEMPORARY OR PERMANENT SOIL STABILIZATION MUST BE COMPLETED NO LATER THAN 15 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY OR TEMPORARILY CEASED. STEP SLURRIES CANALS MUST BE PERMANENTLY OR TEMPORARILY STABILIZED WITHIN 7 DAYS.



SEQUENCE OF WORK ACTIVITIES:

- PHASE 1:
1. INSTALL SILT FENCES, TEMPORARY CONSTRUCTION ENTRANCE AND MULCH TO ROAD SWPPP.
 2. INSTALL INLET PROTECTION ON EXISTING CATCH BASINS THAT ARE SHOWN TO BE PROTECTED.
 3. MEET WITH THE ENGINEER & THE TOWN OF FARRAGUT TO REVIEW BMP INSTALLATION.
- PHASE 2:
4. INSTALL TEMPORARY SEDIMENT BASIN, INCLUDING SEDIMENT BASIN OUTLET STRUCTURE. SEE DETAIL A, SHEET C-15 FOR PERMANENT OUTLET STRUCTURE INFORMATION. SEE DETAIL ON SHEET C-9 FOR TEMPORARY CONFIGURATION.
 5. STRIP AND STOCKPILE TOPSOIL.
 6. STABILIZE TOPSOIL BY SILT FENCES AND/OR TEMPORARY SEEDING.
 7. CLEAR/GRUB AND DISPOSE OF TIMBER AND TRASH.

SEQUENCE OF WORK ACTIVITIES, CONT.

- PHASE 3:
8. CUTO/FILL FOR THE OVERALL SIZE. OUTSLOPES SHALL BE MATTED AND SEEDING IMMEDIATELY UPON REACHING FINISHED GRADE.
 9. INSTALL DRAINAGE AND UTILITIES. INLETS SHALL BE PROTECTED USING EROSION BELLS PER THE ATTACHED DETAILS.
 10. FINALIZE SUB-DRAINAGE, STONE, INSTALL PAVING & FLATWORK AND RESEED TOPSOIL.
 11. RESEED VEGETATION ON ALL DISTURBED AREAS PER SEEDING SPEC.
 12. FOLLOWING STABILIZATION, MOISTURE OUTLET STRUCTURE TO MAKE PERMANENT AND REMOVE ACCUMULATED SEDIMENT TO RESTORE FLOW TO ITS DESIGN VOLUME. THE SITE'S TEMPORARY EROSION CONTROL BMP'S SHALL BE REMOVED AND A NOTICE OF TERMINATION SHALL BE FILED WITH TDEC.
 13. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE TDEC EROSION CONTROL HANDBOOK AND THE REGULATIONS OF THE TOWN OF FARRAGUT.
 14. ADDITIONAL SEDIMENT CONTROL BMP'S MAY BE REQUIRED AS DICTATED BY SEQUENCE OF CONSTRUCTION.



REFERENCE:
DEED INST. #201608200013116
PLAT INST. #201711300043384



SHEET C-13 (14 OF 29)

EROSION & SEDIMENT CONTROL PLAN - GARAGE AREA
VILLAGES OF FARRAGUT PHASE 2

SITE ADDRESS: 230 VILLAGE COMMONS BLVD., FARRAGUT 37934

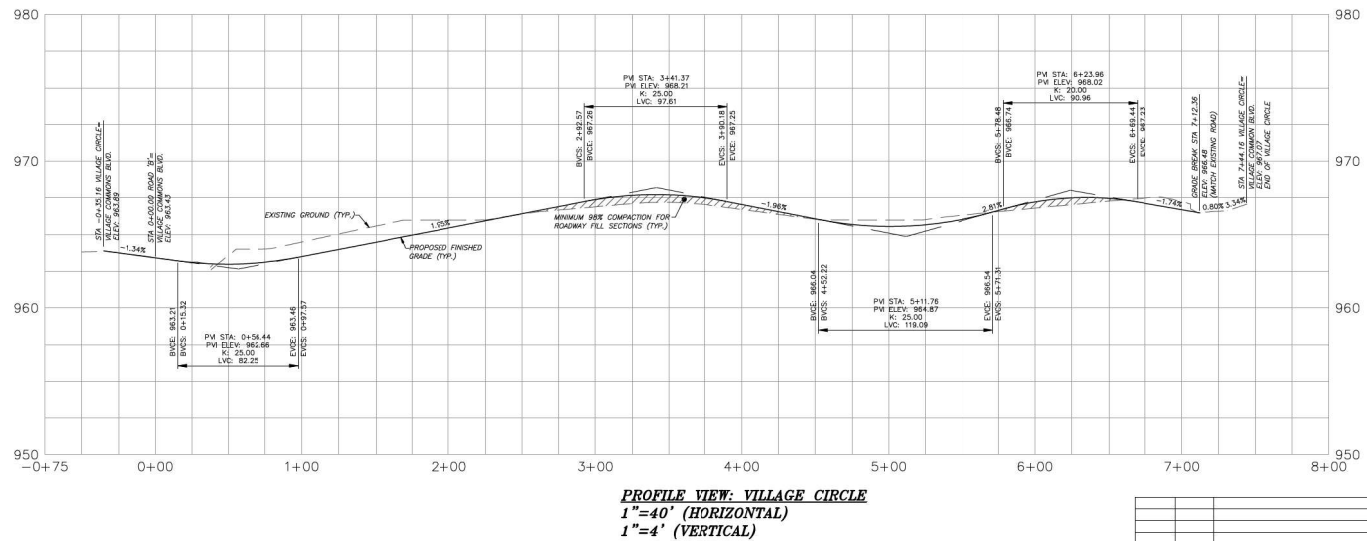
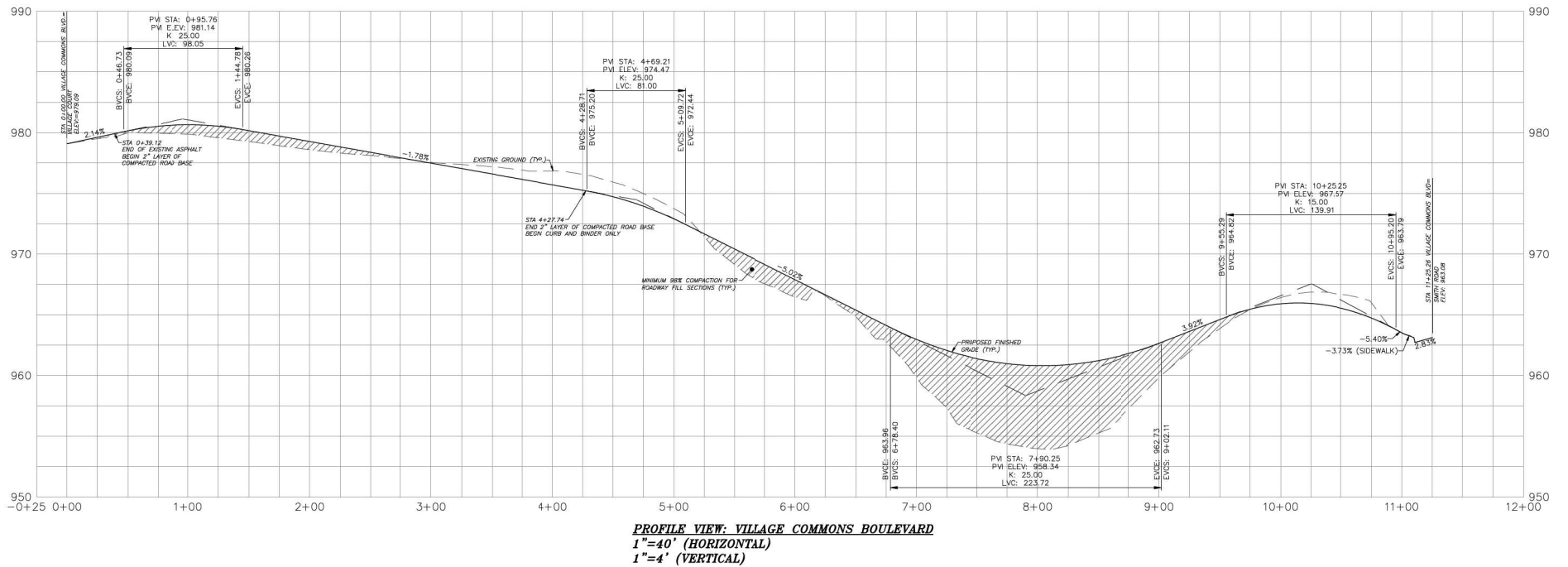
DIST. FW KNOX COUNTY
TOWN OF FARRAGUT TENNESSEE
CLT MAP 142 PARCEL 69.02
SCALE: 1"=20' AUGUST 12, 2020

OWNER/DEVELOPER: FARRAGUT SENIOR LIVING, LLC.
230 VILLAGE COMMONS BLVD.
KNOXVILLE, TN 37934
(865) 671-2500

URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

REVISION	DATE	DESCRIPTION	BY	DWN: CLM	DWG: GCS	DWG. NO. 2020013
1	11/16/20	GENERAL REVISIONS	CLM			

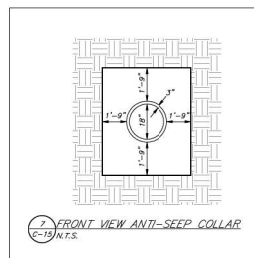
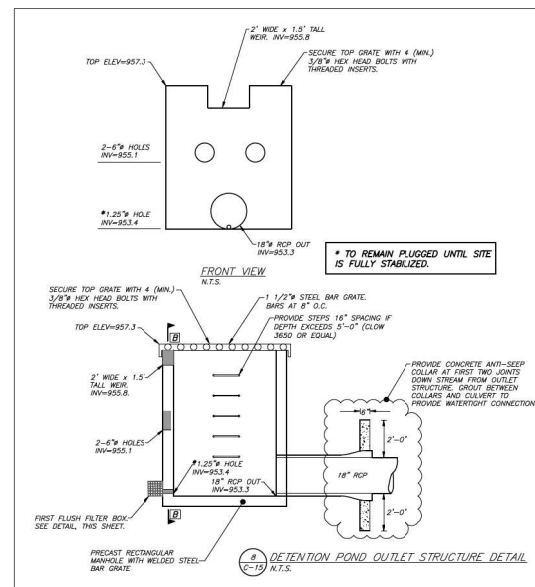
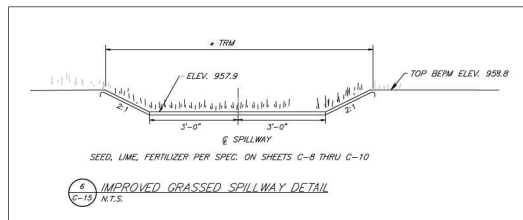
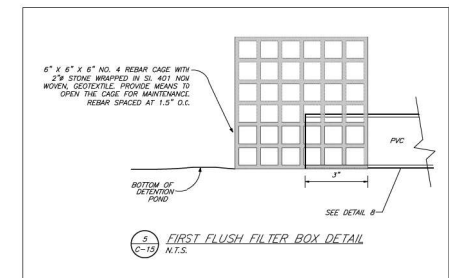
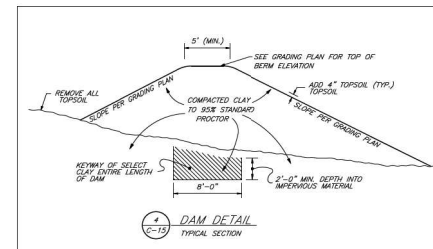
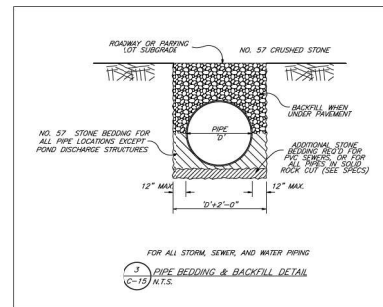
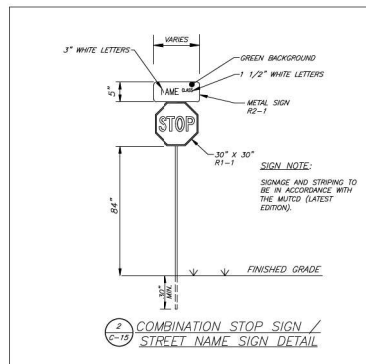
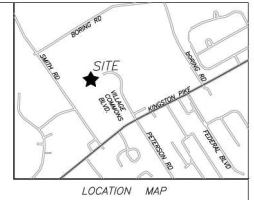
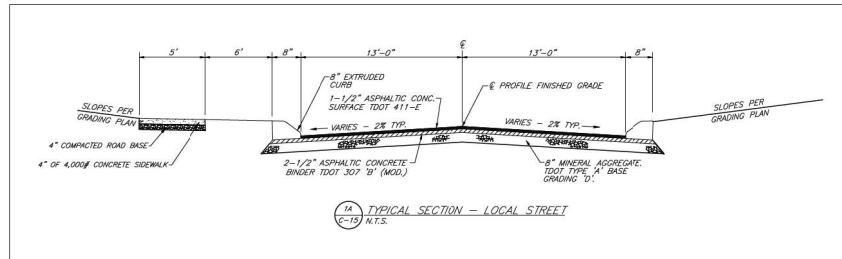
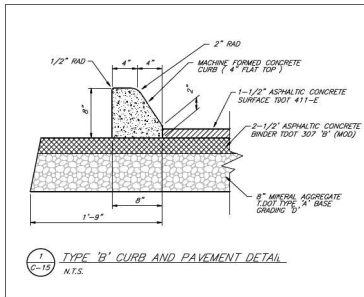




SHEET C-14 (15 OF 29)

VILLAGE COMMONS BLVD. & VILLAGE CIRCLE PROFILE VILLAGES OF FARRAGUT PHASE 2 SITE ADDRESS: 230 VILLAGE COMMONS BLVD., FARRAGUT 37934		
DIST. FW	KNOX COUNTY	
TOWN OF FARRAGUT	TENNESSEE	
CLT MAP 142	PARCEL 69.02	
SCALE: AS NOTED	AUGUST 17, 2020	
OWNER/DEVELOPER: FARRAGUT SENIOR LIVING, LLC. 230 VILLAGE COMMONS BLVD. KNOXVILLE, TN 37934 (865) 671-2500		
URBAN ENGINEERING, INC. 11852 KINGSTON PIKE FARRAGUT, TENNESSEE 37934 (865) 966-1924		
DESIGN: CLM	CHE: GAS	DWG. NO. 2005013

REVISION	DATE	DESCRIPTION	BY
1	11/16/20	GENERAL REVISIONS	CLM



SHEET C-15 (16 OF 29)

CONSTRUCTION DETAILS
VILLAGES OF FARRAGUT PHASE 2
 SITE ADDRESS: 230 VILLAGE COMMONS BLVD., FARRAGUT 37934
 DIST. FW KNOX COUNTY
 TOWN OF FARRAGUT TENNESSEE
 CLY MAP 142 PARCEL 69.02
 SCALE: AS NOTED AUGUST 17, 2020

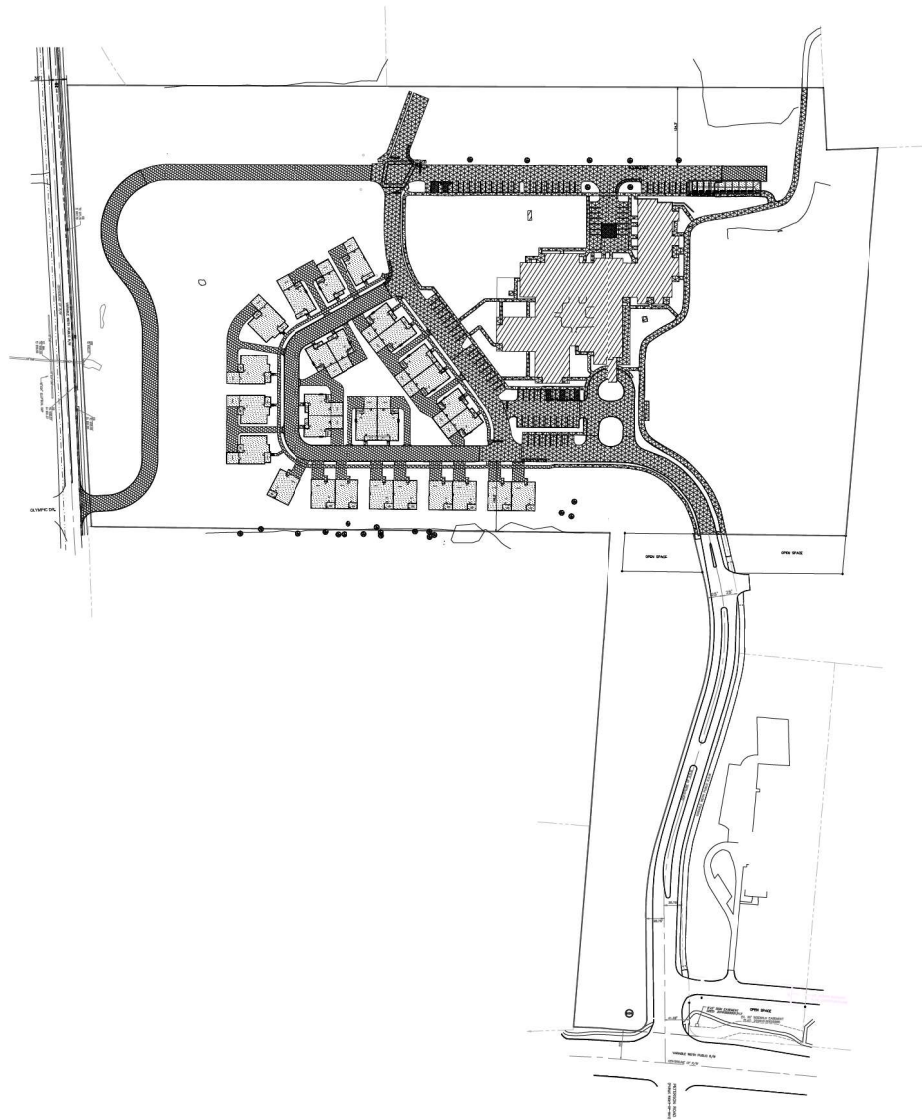
OWNER/DEVELOPER: FARRAGUT SENIOR LIVING, LLC.
 230 VILLAGE COMMONS BLVD.
 KNOXVILLE, TN 37934
 (865) 671-2500

URBAN ENGINEERING, INC.
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37934
 (865) 966-1924

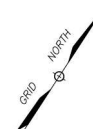
REVISION	DATE	DESCRIPTION	BY	CHKD	DATE
1	11/16/20	GENERAL REVISIONS	CLM		



					(865) 671-2500
					 URBAN ENGINEERING, INC. 11852 KINGSTON PIKE FARRAGUT, TENNESSEE 37934 (865) 986-1924
T	11/16/20	GENERAL REVISIONS	CLM		
REVISIONS	DWG.	DESCRIPTION	BY		
				DWG. CLM	CHEK. CAS
					DWG. NO. 2005013



LOCATION MAP



- EXISTING BUILDING & ACCESSORIES
(45,736 S.F.)
- EXISTING ROADS & FLATWORK AREA
(100,129 S.F.)
- PROPOSED BUILDINGS & ACCESSORIES
(65,570 S.F.)
- PROPOSED ROAD & FLATWORK AREA
(80,563 S.F.)

TOTAL SITE AREA = 1,124,284 S.F. (25.81 ACRES)
 EXISTING BUILDING & ACCESSORIES = 45,736 S.F.
 EXISTING ROADS & FLATWORK AREA = 100,129 S.F.
 PROPOSED BUILDINGS & ACCESSORIES = 65,570 S.F.
 PROPOSED ROAD & FLATWORK AREA = 80,563 S.F.
 TOTAL IMPERVIOUS AREA = 300,998 S.F. (27%)



SHEET C-17 (18 OF 29)

LOT COVERAGE DIAGRAM
VILLAGES OF FARRAGUT PHASE 2

SITE ADDRESS: 230 VILLAGE COMMONS BLVD., FARRAGUT 37934

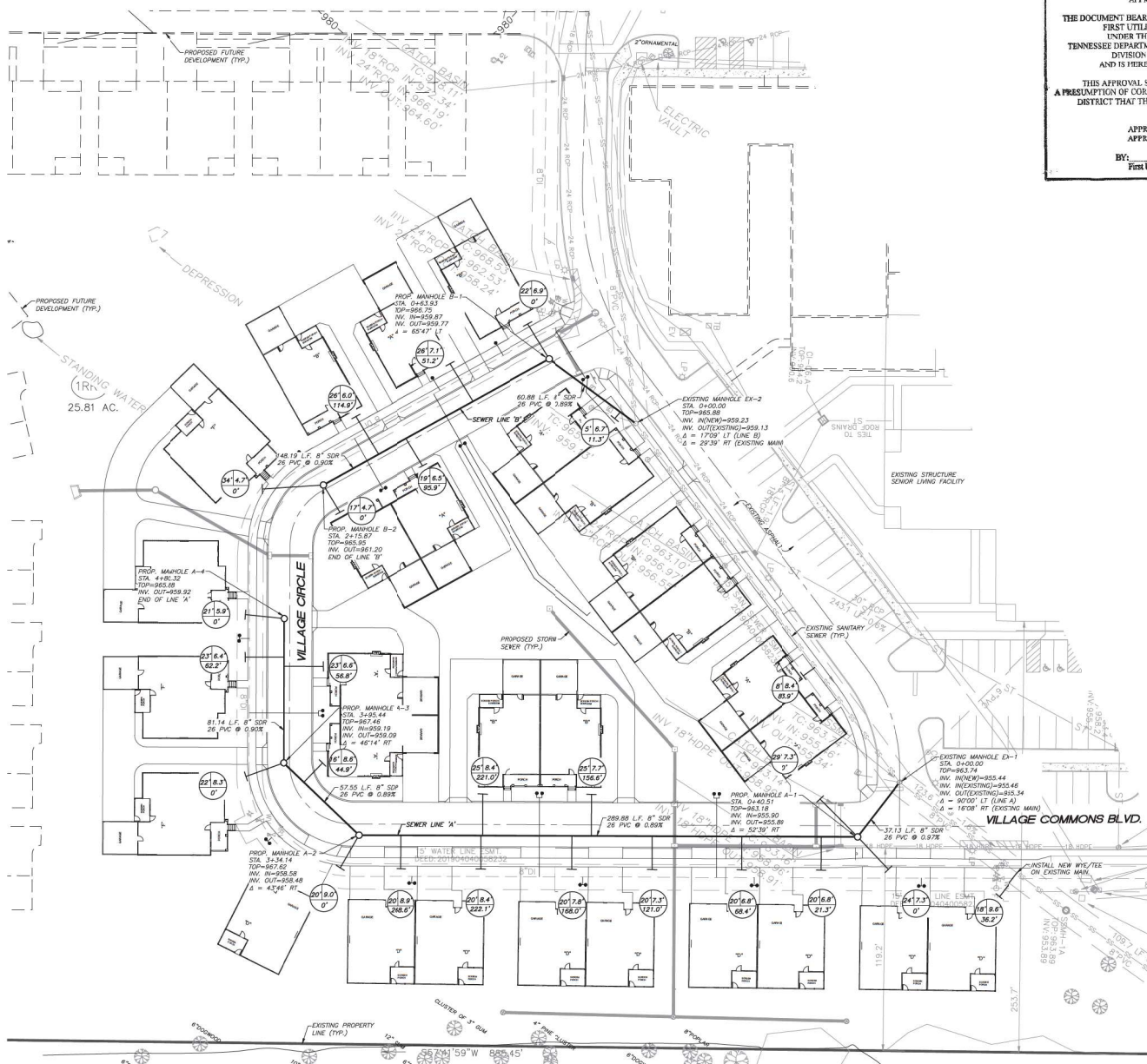
DIST. FW KNOX COUNTY
 TOWN OF FARRAGUT TENNESSEE
 CLT MAP 142 PARCEL 69.02
 SCALE: AS NOTED AUGUST 17, 2020

OWNER/DEVELOPER: FARRAGUT SENIOR LIVING, LLC.
 230 VILLAGE COMMONS BLVD.
 KNOXVILLE, TN 37934
 (865) 671-2800



URBAN ENGINEERING, INC.
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37934
 (865) 366-1924

REVISION	DATE	DESCRIPTION	BY	DWN: CLM	CHK: CAS	DWG. NO. 2009013
1	11/16/20	GENERAL REVISIONS	CLM			



APPROVED FOR CONSTRUCTION

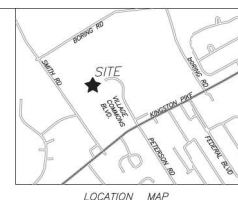
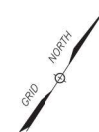
THE DOCUMENT BEARING THIS STAMP HAS BEEN REVIEWED BY THE FIRST UTILITY DISTRICT OF KNOX COUNTY, TN UNDER THE AUTHORITY DELEGATED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DIVISION OF WATER POLLUTION CONTROL AND IS HEREBY APPROVED FOR CONSTRUCTION.

THIS APPROVAL SHALL NOT BE CONSTRUED AS CHEATING A PRESUMPTION OF CORRECT OPERATION OF AS A WALKABOUT BY THE DISTRICT THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS.

APPROVAL DATE 09/03/20
APPROVAL EXPIRES IN 12 MONTHS

BY: Edwin Dreyton, PE
First Utility District of Knox County, TN

FUD#20-025



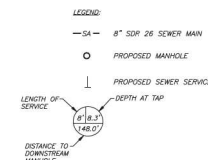
FUD SEWER NOTES

1. UNLESS EXPLICITLY AUTHORIZED BY FUD, GRAVITY SEWER DEEPER THAN EIGHT (8) FEET WILL NOT BE ACCEPTED, AND LOW PRESSURE SEWER WILL BE REQUIRED.
2. ALL WORK TO BE PERFORMED WILL BE IN ACCORDANCE WITH THE FIRST UTILITY DISTRICT WATER AND WASTEWATER DEPARTMENT (CURRENT EDITION) SPECIFICATIONS AND DETAILS.
3. SEWER LINE MATERIALS, INSTALLATION AND TESTING PER FIRST UTILITY DISTRICT WATER AND WASTEWATER DEPARTMENT STANDARDS (CURRENT EDITION).
4. ALL CLEANOUTS SHALL BE UNIDIRECTION CLEANOUTS AS MANUFACTURED BY PLASTIC TRENDS (G 1008) AND EXTEND 3' ABOVE FINISHED GRADE TO MARK SEWER SERVICE CONNECTIONS UNTIL BUILDING CONNECTION IS MADE.
5. SEE DETAIL 3, SHEET C-15 FOR PIPE BEDDING SPECIFICATIONS.
6. CLEANOUT TOPS TO MATCH PLAN FINISHED GRADES AFTER CONNECTION IS MADE.
7. ALL PIPING UNDER OR WITHIN 3' OF PAVEMENT SHALL BE BACKFILLED WITH STONE.
8. REFER TO INSTRUMENT NO. 200908100011369 FOR FUD EASEMENT REQUIREMENTS.

9. SEWER MAINS SHALL BE CONSTRUCTED TO WITHIN 0.1% OF PROPOSED VALUES. THE CONTRACTOR SHALL CONTACT THE ENGINEER OR PROJECT SURVEYOR TO CHECK STRUCTURE INVERTS PRIOR TO PROCEEDING WITH EACH SUCCESSIVE LENGTH OF PIPE.

GENERAL NOTE:

1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, ETC. THE CONTRACTOR SHALL OBTAIN ADDITIONAL INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND F-ADDITIONAL IMPROVEMENTS MAY EXIST.



SHEET SA-1 (SHEET 19 OF 29)

SANITARY SEWER PLAN

VILLAGES OF FARRAGUT PHASE 2

SITE ADDRESS: 230 VILLAGE COMMONS BLVD., FARRAGUT 37934

DIST. FW TOWN OF FARRAGUT CLT MAP 142 SCALE: 1"=30'

OWNER/DEVELOPER: FARRAGUT SENIOR LIVING, LLC. 230 VILLAGE COMMONS BLVD. KNOXVILLE, TN 37934 (865) 671-2500

URBAN ENGINEERING, INC. 11852 KINGSTON PIKE FARRAGUT, TENNESSEE 37934 (865) 966-1924

REVISION	DATE	DESCRIPTION	BY
1	8/1/20	GENERAL REVISIONS	CAS

DWN: CLM CHG: CAS DWG. NO. 2009013

REFERENCE:
DEED INST. #20160820013116
PLAT INST. #20171130043384

APPROVED FOR CONSTRUCTION

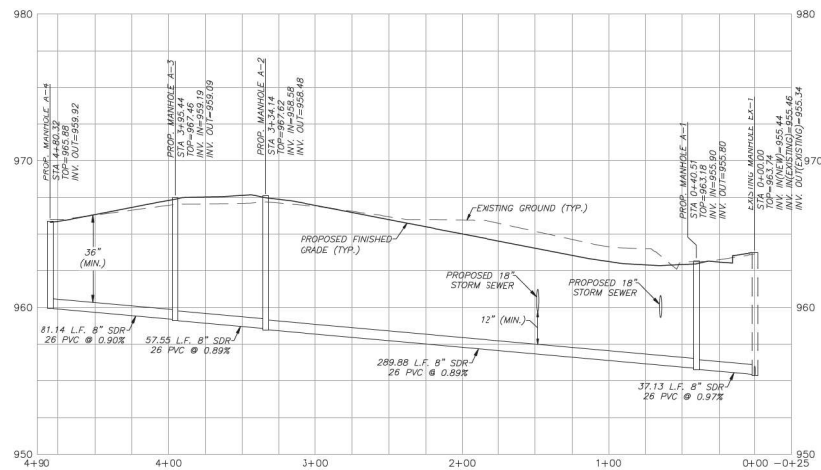
THE DOCUMENT BEARING THIS STAMP HAS BEEN REVIEWED BY THE FIRST UTILITY DISTRICT OF KNOX COUNTY, TN UNDER THE AUTHORITY DELEGATED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DIVISION OF WATER POLLUTION CONTROL AND IS HEREBY APPROVED FOR CONSTRUCTION.

THIS APPROVAL SHALL NOT BE CONSIDERED AS CREATING A PRESUMPTION OF CORRECT OPERATION OR AS A WARRANTY BY THE DISTRICT THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS.

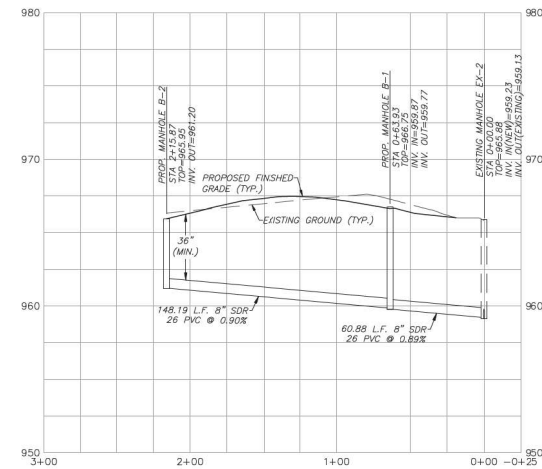
APPROVAL DATE: 09/03/20
APPROVAL EXPIRES IN 12 MONTHS

BY: Edwin Deyton, PE
First Utility District of Knox County, TN

FUD#20-025



PROFILE - SANITARY SEWER LINE 'A'
SCALE = 1"=40' HORIZONTAL
1"=4' VERTICAL



PROFILE - SANITARY SEWER LINE 'B'
SCALE = 1"=40' HORIZONTAL
1"=4' VERTICAL



SHEET SA-2 (SHEET 20 OF 29)

PROFILE - SANITARY SEWER LINE 'A' & 'B'
VILLAGES OF FARRAGUT PHASE 2
SITE ADDRESS: 230 VILLAGE COMMONS BLVD., FARRAGUT 37934

DIST. FW KNOX COUNTY
TOWN OF FARRAGUT TENNESSEE
CLT MAP 142 PARCEL 69.02
SCALE: AS NOTED AUGUST 17, 2020

OWNER/DEVELOPER: FARRAGUT SENIOR LIVING, LLC.
230 VILLAGE COMMONS BLVD.
KNOXVILLE, TN 37934
(865) 671-2500

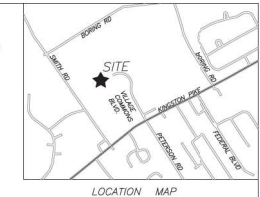
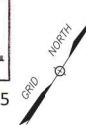


URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

REVISION	DATE	DESCRIPTION	BY	DWN: CLM	CHK: GAS	DWG. NO. 2002013
1	8/1/20	GENERAL REVISIONS	CAS			

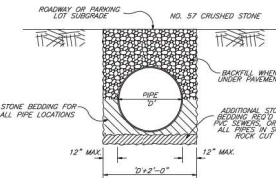
APPROVED FOR CONSTRUCTION
The Commission on the part of the Tennessee Department of Environment and Conservation/Division of Water Supply and is hereby approved for construction by the Commission.
09/03/20
THIS APPROVAL IS VALID FOR 1 YEAR.
THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY OF CORRECT OPERATION OR A GUARANTEE BY THE COMMISSIONER THAT THE APPROVED FACILITIES WILL BEHAVE AS DESIGNED.
Edwin Devlin, PE

FUD#20-025



FUD WATER NOTES

1. ALL WORK TO BE PERFORMED WILL BE IN ACCORDANCE WITH THE FIRST UTILITY DISTRICT WATER AND WASTEWATER DEPARTMENT (CURRENT EDITION) SPECIFICATIONS AND DETAILS.
2. WATER LINE MATERIALS, INSTALLATION AND TESTING PER FIRST UTILITY DISTRICT WATER AND WASTEWATER DEPARTMENT STANDARDS (CURRENT EDITION).
3. FUD SHALL PERFORM ALL WATER LINE TAPS REQUIRED FOR THIS PROJECT. THE CONTRACTOR SHALL INSTALL SERVICE BRASS, COPPER SERVICE, METER YOKES AND METER BOXES.
4. SERVICE LINE (FROM MAIN TO METER) SHALL BE TYPE 'X' COPPER, PER F.U.D. SPECIFICATIONS.
5. ALL SERVICES SHALL HAVE 30" MINIMUM COVER.
6. SEE DETAIL, THIS SHEET FOR PIPE BEDDING SPECIFICATIONS.
7. ALL PIPING UNDER OR WITHIN 3' OF PAVEMENT SHALL BE BACKFILLED WITH STONE.
8. REFER TO INSTRUMENT NO. 200908100011369 FOR FUD EASEMENT REQUIREMENTS.
9. FIRE HYDRANTS WILL PROVIDE A MINIMUM OF 1,750 GPM AT 20 PSI.



FOR ALL WATER, SEWER OR DRAINAGE PIPING

PIPE BEDDING & BACKFILL DETAIL
N.T.S.

GENERAL NOTE:

1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS EATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPARE INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN. ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND F. ADDITIONAL IMPROVEMENTS MAY EXIST.

HYDRANT TEST DATA:

Q=1,300 GPM
STATIC=113 PSI
RESIDUAL=86 PSI
TEST DATE: 8/20/20
TESTED BY: F.U.D.

FIRE FLOW SUMMARY:

WITH 1,750 GPM OF FIRE FLOW AT EXISTING FIRE HYDRANT #2, THE RESIDUAL PRESSURE AT THE HIGHEST METER IS 48 PSI.



REFERENCE:
DEED INST. #201608250013116
PLAT INST. #201711300043384



SHEET WA-1 (SHEET 21 OF 29)

PUBLIC WATER PLAN VILLAGES OF FARRAGUT PHASE 2

SITE ADDRESS: 230 VILLAGE COMMONS BLVD., FARRAGUT 37934

DIST. FW TOWN OF FARRAGUT
CLT MAP 142
SCALE: 1"=30'
KNOX COUNTY
TENNESSEE
PARCEL 69.02
AUGUST 17, 2020

OWNER/DEVELOPER: FARRAGUT SENIOR LIVING, LLC.
230 VILLAGE COMMONS BLVD.
KNOXVILLE, TN 37934
(865) 671-2500

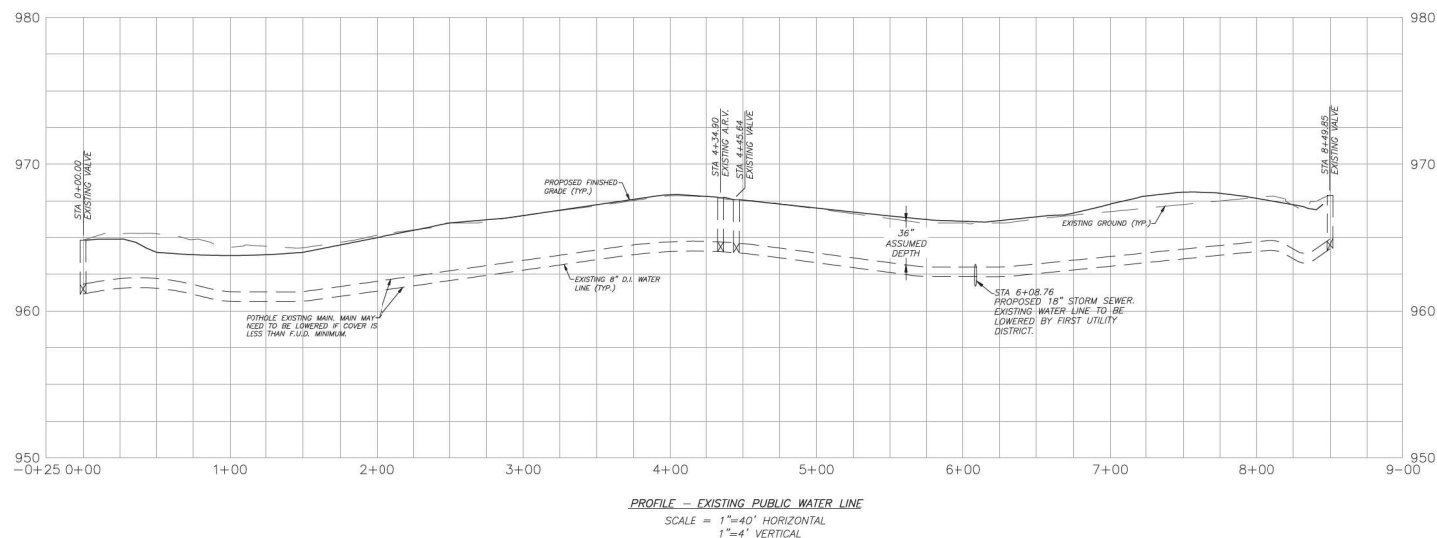
URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

DWN: CLM CHG: GAS DWG. NO. 2009013

REVISION	DATE	DESCRIPTION	BY
1	8/1/20	GENERAL REVISIONS	GAS

APPROVED FOR CONSTRUCTION
 The Division Engineer for Water and Sewerage has approved this
 FIRST UTILITY DISTRICT OF KNOX COUNTY
 In Accordance with K.S.A. 16-101, et seq.
 The Tennessee Department of Environment and Conservation/Division of Water Supply
 and is hereby approved for construction by the Commissioner
 09/03/20
 THIS APPROVAL IS VALID FOR 1 YEAR.
 THIS APPROVAL SHALL NOT BE CONSIDERED A GUARANTEE OF CORRECT
 OPERATIONS OR A WARRANTY BY THE COMMISSIONER THAT THE IMPROVEMENTS SHALL
 BEHAVE AS DESIGNED.
 BY: Edwin Devlin, PE

FUD#20-025



SHEET WA-2 (SHEET 22 OF 29)

PROFILE - EXISTING PUBLIC WATER
VILLAGES OF FARRAGUT PHASE 2
 SITE ADDRESS: 230 VILLAGE COMMONS BLVD., FARRAGUT 37934
 DIST. FW KNOX COUNTY
 TOWN OF FARRAGUT TENNESSEE
 CLT MAP 142 PARCEL 69.02
 SCALE: AS NOTED AUGUST 17, 2020
 OWNER/DEVELOPER: FARRAGUT SENIOR LIVING, LLC.
 230 VILLAGE COMMONS BLVD.
 KNOXVILLE, TN 37934
 (865) 671-2500



URBAN ENGINEERING, INC.
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37934
 (865) 966-1924

REVISION	DATE	DESCRIPTION	BY	DWN: CLM	CHK: GAS	DWG. NO. 2002013

NOTES:

- A) CONTRACTOR TO INSTALL GAS MAIN WITHIN EITHER OF 2 CONSTRUCTION WINDOWS ONLY.
1. AFTER SEWER, WATER & UNDERGROUND ELECTRIC HAS BEEN INSTALLED BUT PRIOR TO CURB & ASPHALT.
2. BEGIN CONSTRUCTION OF GAS MAIN NO SOONER THAN 2 WEEKS AND NO LATER THAN 3 WEEKS AFTER CURB & ASPHALT (EXCEPTION OF ROAD CROSSINGS INSIDE THE SUBDIVISION).
- B) ALL ROAD CROSSINGS SHALL BE BORED UNLESS STATED OTHERWISE, CONTRACTOR SHALL NOT CUT CURB OR ASPHALT DURING CONSTRUCTION.
- C) ALL ROAD CROSSINGS SHALL BE BORED OR BACKFILLED WITH STONE PER THE GOVERNING BODY AND PRIOR TO ASPHALT & CURB.
- D) CONTRACTOR TO STUB GAS MAIN ENDS AS DESCRIBED BY KUB FIELD INSPECTOR AND LEAVING THE AIR TEST PRESSURE ON THE MAIN IF NEW INSTALLATION IS NOT TIED-UP TO EXISTING MAIN.
- E) DEVIATION FROM KUB LAYOUT MUST HAVE KUB INSPECTORS PRIOR APPROVAL AND BE APPROPRIATELY NOTED.
- F) ALL MAIN SHALL BE INSTALLED AT NORMAL COVER OF 36" IN DEPTH AS PER KUB STANDARDS (PROVIDED).
- G) INSTALL MAIN 7' TO 9' FROM PROPERTY LINE, NO CLOSER THAN 3' TO THE CURB WITHOUT APPROVAL FROM KUB.
- H) CONTRACTOR TO CONTACT KUB ENGINEERING FIELD SERVICES (PH *558-2786) TO LAYOUT MAIN ONE OCCURRENCE AS REQUESTED BY CONTRACTOR 3 DAYS PRIOR TO CONSTRUCTION.
- I) IF PIPE TRENCH IS WITHIN 3' OF CURB OR EDGE OF PAVEMENT, THE CONTRACTOR MUST INSTALL FULL STONE BACKFILL IN ACCORDANCE WITH CITY, COUNTY OR STATE REQUIREMENTS.
- J) GAS MAINS TO BE INSTALLED TO KUB SPECIFICATIONS.

CAP AND CONDEMN ROAD CROSSING

PHASE 1

FIGURE 15720-W2

FIGURE 15720-A2

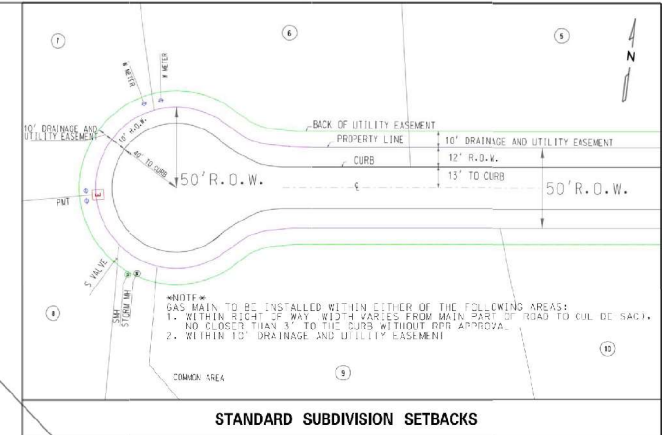
PROPOSED 2" P.

FIGURE 15720-UU6

2" PL VALVE

PHASE 2

INSTALL ALL GAS MAIN BEHIND SIDEWALK



SHEET 23 OF 29

LEGEND

- PROPOSED GAS MAIN
- EXISTING PLASTIC PIPE (TO REMAIN)
- EXISTING GAS LINE (TO BE RETIRED)
- FUTURE GAS LINE (BY OTHERS)
- EXISTING GAS VALVE
- PROPOSED GAS VALVE

REV.	DESCRIPTION	DWN.:	CHK.:	A*PV.:	EST#:	(INST.) JOB#:	(REM.)	MAXIMO#:	W.F.P.I#:	DATE:
6										
5										
4										
3										
2										
1										
0		RMR	MEB	MAR		J00137872	P0007240		184290455	11/19/2018
SCALE: 1" = 200'									GRIDCLT: 142-0	

Knoxville Utilities Board
ENGINEERING
KNOXVILLE UTILITIES BOARD
VILLAGES OF FARRAGUT PHASE 2
KINGSTON PK @ SMITH RD
INSTALL 2,600' of 2" PL



SHEET OF

B-

ASR26 Series LED Luminaire



Features
Lighting for exterior retail, commercial and hospitality environments.
The ASR26 Series consists of an efficient Type II T10 or Type V T10 reflective acorn coordinated with one of several styles of cast aluminum fin. Powered by the Amerlux patented AVISTAR LED system with optional for intensity distribution and color. An optional SmartSite wireless lighting controller is available.

Product Overview
Wattage: 27W, 30W, 36W
Lumen Output: 2330 lm (2700K, 4000K)
Color Temp: 2700K, 3000K, 4000K
Dimming: 0-10V dimming

Installation:
This luminaire will mount to a 2" O.D. pole or base with 1/2" NPT black steel. Contact stainless steel set screws to ensure a solid connection. The diffuser will be held to the fin by #10-32 1/2" black anodized stainless steel set screws.

Electrical:
• One voltage and short circuit protected driver
• Series connected 10V/230V surge protector
• Automatic AC inputting voltage sensing (0-10V or 0-1V)
• 0-10V dimming

Diffuser Choices:
• Acrylic Type II (AD-T3)
• Acrylic Type V (AD-T5)
• Polycarbonate Type II (PD-T3)
• Polycarbonate Type V (PD-T5)

Options:
• 2700K (37)
• 3000K (39)
• 4000K (40)

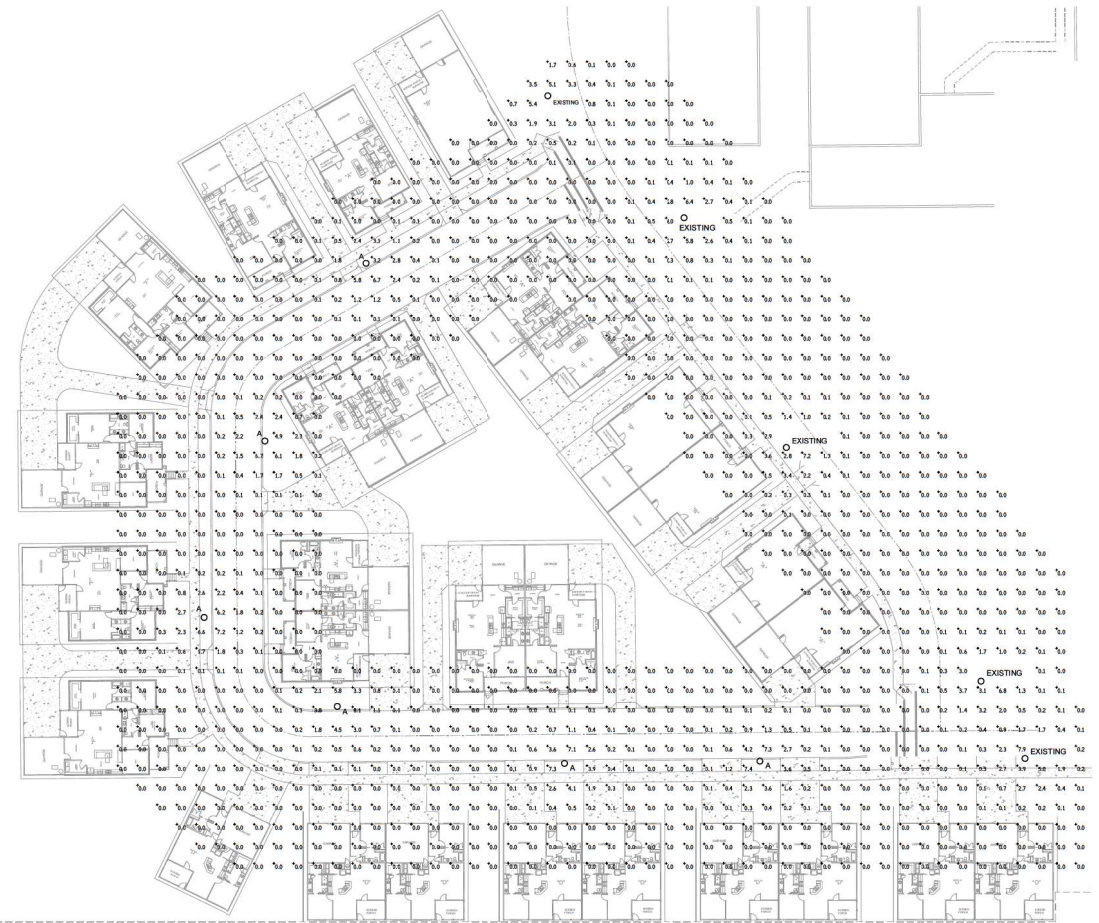
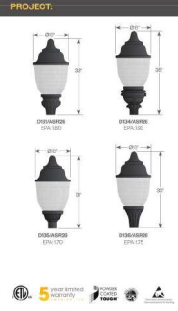
Power Level:
• 800mA (37W) (8000)
• 700mA (30W) (7000)
• 1000mA (36W) (12000)

LED:
75,000 hrs

Fin:
Durable thermoplastic polyester powdercoat finish in the following:
• Satin Black (BLK)
• Gloss Bronze (GLB)
• Gloss Textured Bronze (GDB)
• Green (GRN)
• Gloss Textured Green (GTB)
• Textured Black (TRK)
• Gloss Textured Green (TGR)

Accessories:
• Class Aluminum Finial (ZFIN)
• Push-to-down button type photocell (PCL)
• Control Cable Harness (CCH)
• Wireless control cable

ETL listed, suitable for wet locations.



SITE PLAN - PHOTOMETRIC

SCALE: 1" = 30'-0"

NOTE: ALL LIGHTING SHALL BE CONNECTED TO CIRCUIT S-1 IN NEW POWER PEDESTAL. SEE DRAWING E2 FOR REQUIREMENTS.

LUMINAIRE SCHEDULE

A	CLASSIC ACORN WITH CUTOFF DISTRIBUTION, ACRYLIC LENS, TYPE 5 DISTRIBUTION, BLACK FINISH, 8'-0" DECORATIVE POLE, CAST ALUMINUM, 4" FLUTED SHAFT, BLACK FINISH.
JB	LED, 3000K, 7500 LUMENS
AMERLUX: DUF1-ASR26-AC-T5-AV2-SY-40-1200M-CHL	
POLE: AP203-48-BLK	

REVISION 1: THE SITE LUMINAIRE HAS CHANGED TO A DIFFERENT MANUFACTURER AND MODEL. ALL SCHEDULES, PHOTOMETRICS, AND CUT SHEETS HAVE BEEN UPDATED.



GOOD WORKS
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Development, Design and Management of Retail Living Communities
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615.790.7041 P/F

Inspireon
LLC
Planning
Architecture
Interior
Construction
1753 Fieldcrest Circle
Franklin, TN 37064
615.790.7041 P/F



DATE: 09/17/20
DESCRIPTION: City Review
11/19/20
Revision 1 - City Comments

THE Village
OF FARRAGUT
FARRAGUT, TENNESSEE 37074

DRAWING TITLE:
SITE PLAN - PHOTOMETRIC
LUMINAIRE SCHEDULE
DETAILS

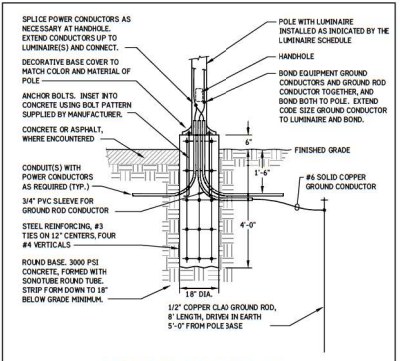
SCALE: AS NOTED

E1

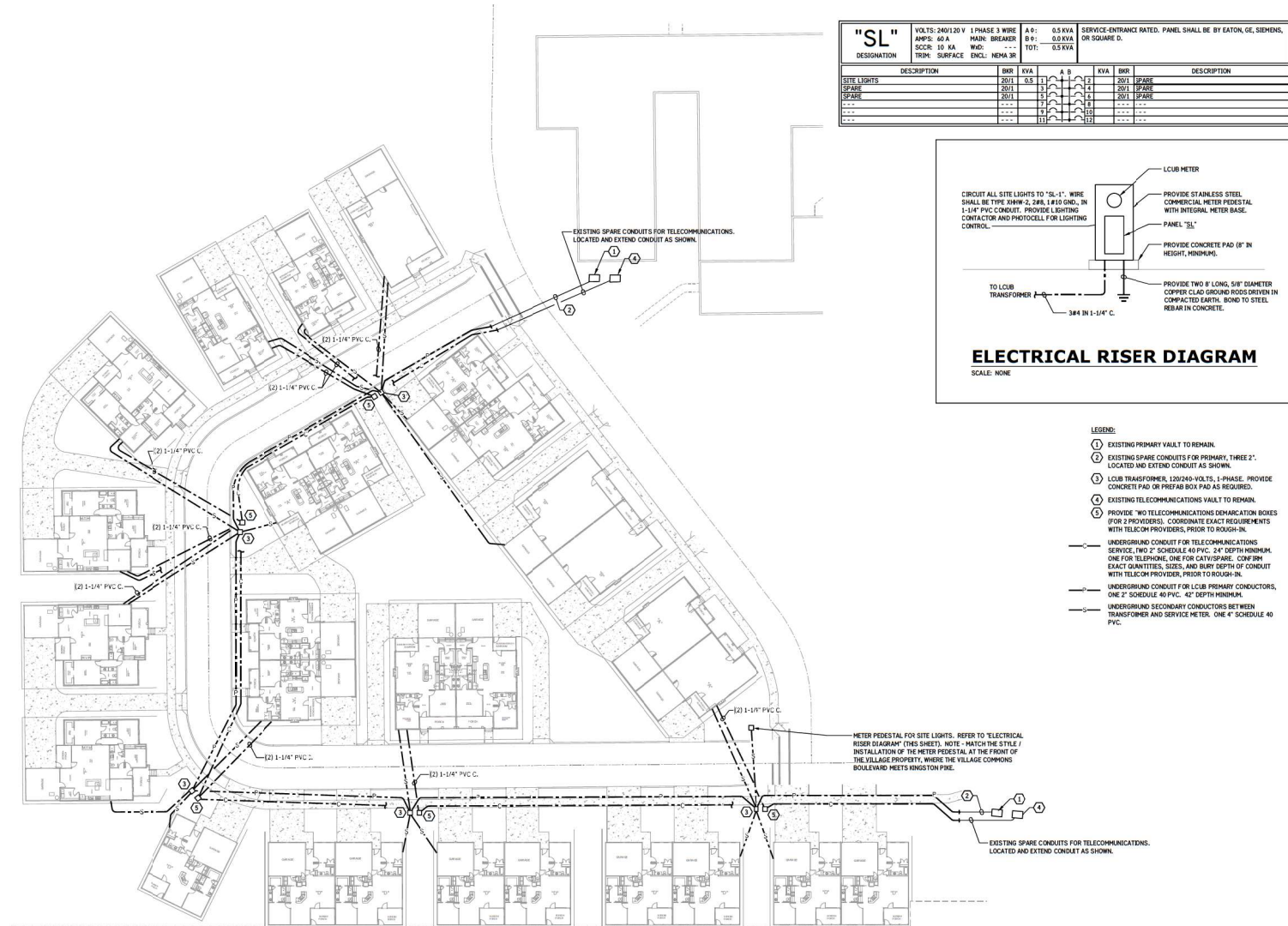
ASR26 Series LED Luminaire

Ordering Information

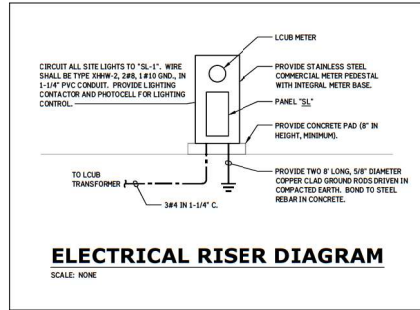
- | PROJECT: | TYPE: |
|--|--|
| 1 Model
D35ASR26
D35AASR26
D35BASR26
D35BSR26 | 6 Finish
BLK - Satin Black
GLB - Gloss Bronze
GDB - Gloss Textured Bronze
GRN - Green
GTB - Gloss Textured Green
TRK - Textured Black
TGR - Gloss Textured Green
CHTM - Chrome |
| 2 Diffuser Choices
AD-T3 - Acrylic Type 3
AP-T5 - Acrylic Type 5
PD-T3 - Polycarbonate Type 3
PD-T5 - Polycarbonate Type 5 | 7 Accessories
OPW - Clear Acrylic on Finial
PCL - Push-to-down Button Type Photocell (not available for use with CCH)
CCH - Control Cable Harness (not available for use with PCL)
SBNH-1 - Integrated Wireless Control Node (for operation on the SmartSite control platform) |
| 3 LED System
AV2-SY - Acrylic light engine
symmetric distribution | |
| 4 CCT
27 - 2700K
30 - 3000K
40 - 4000K | |
| 5 Power Level
500M - 500 mA (27W)
700M - 700 mA (30W)
1200M - 1200 mA (36W) | |



POLE BASE DETAIL
SCALE: 1/2" = 1'-0"



"SL" DESIGNATION	VOLTS: 240/120 V 1 PHASE 3 WIRE			A 0: 0.5 KVA			SERVICE-ENTRANCE RATED. PANEL SHALL BE BY EATON, GE, SIEMENS, OR SQUARE D.		
	AMP: 60 A	MAIN: BREAKER	W.C. ---	B 0: 0.5 KVA	TOT: 0.5 KVA				
DESCRIPTION	BKR	KVA	A B	KVA	BKR	DESCRIPTION			
SITE LIGHTS	20/1	0.5	1	2	20/1	SPARE			
SPARE	20/1	1	1	1	20/1	SPARE			
SPARE	20/1	1	1	1	20/1	SPARE			
---	---	---	---	---	---	---			
---	---	---	---	---	---	---			
---	---	---	---	---	---	---			



- LEGEND:**
- ① EXISTING PRIMARY VAULT TO REMAIN.
 - ② EXISTING SPARE CONDUITS FOR PRIMARY, THREE 2\"/>

SITE PLAN - ELECTRIC DISTRIBUTION

SCALE: 1" = 30'-0"

REVISION 1: THE POWER DISTRIBUTION HAS BEEN REDESIGNED TO MEET THE REQUIREMENTS OF LCUB, TELEPHONE AND CATV DISTRIBUTION SHOWN. 120-V DISTRIBUTION SHOWN.



GOOD WORKS
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Management of Senior Living
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Architecture
Interior
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DATE	DESCRIPTION
09/17/20	City Review
11/19/20	Revision 1 - City Comments

THE
Village
OF FARRAGUT
FARRAGUT, TENNESSEE 39704

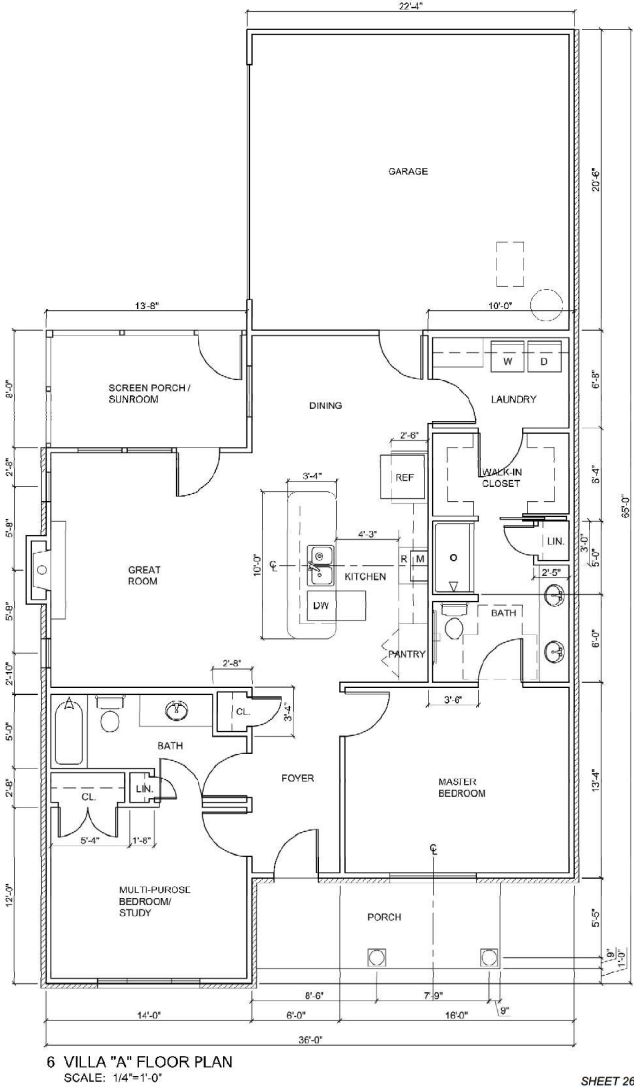
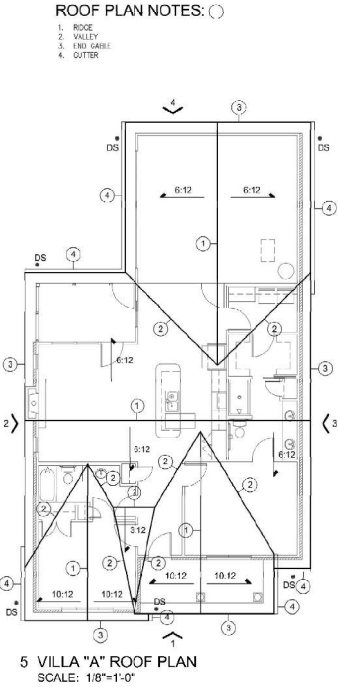
DRAWING TITLE:
SITE PLAN - POWER

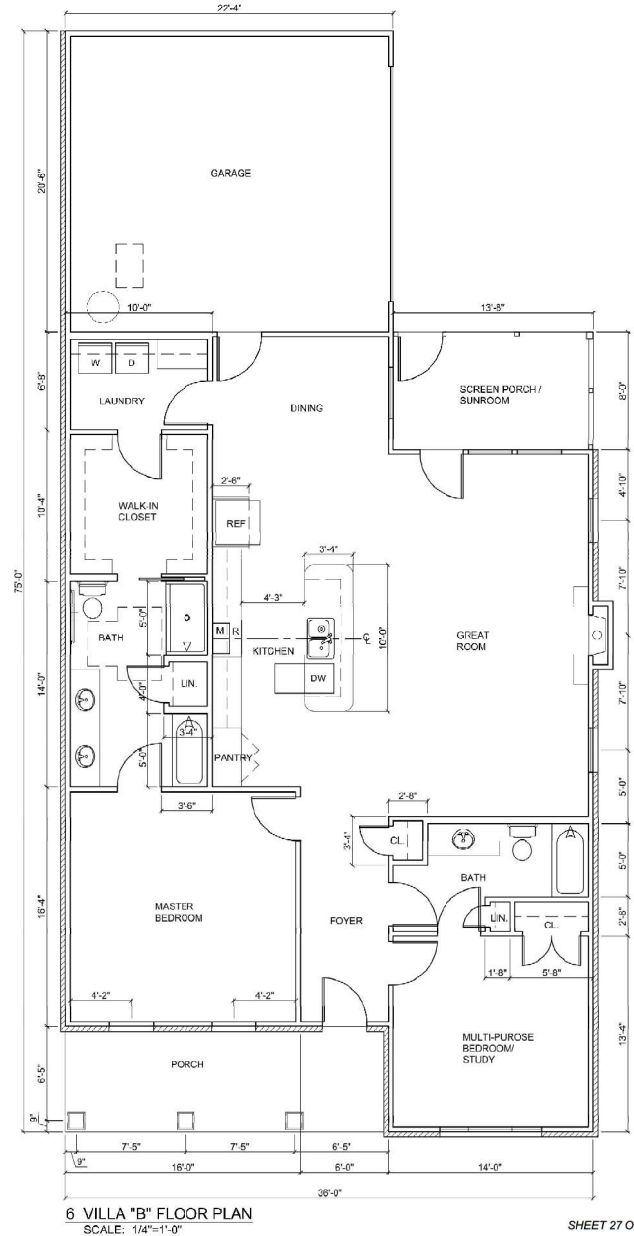
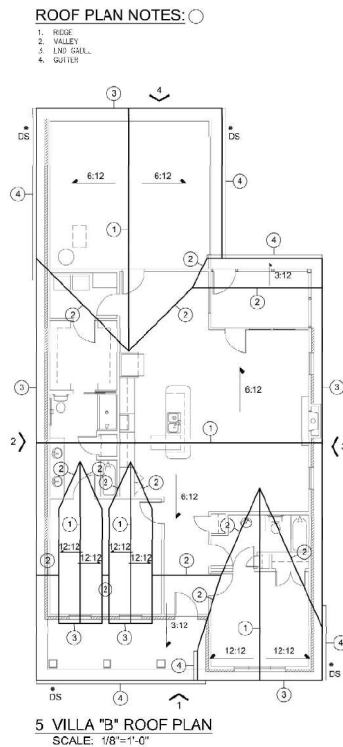
SCALE: AS NOTED

E2



	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	2391	NA
NET OF WALL	1153	NA
NET BRICK	1168	20%
NET SIDING	230	20%
NET SHAME (SHALES ONLY)	424	NA





GOOD WORKS
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Architecture
Interior
Construction
348 Riverside Drive
Nashville, TN 37206
615.796.7500

DATE	DESCRIPTION

PHASE II VILLAS
AT THE
Villages
AT FARRAGUT
FARRAGUT, TENNESSEE 37934

DRAWING TITLE:
VILLA "B"
FLOOR PLAN
ELEVATIONS
AND ROOF PLAN

SCALE:
VA1.1

	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	1428	N/A
NET OF WALL	1118	N/A
NET BRICK	872	67%
NET SIDING	147	13%
NET FLANK (GABLES ONLY)	282	N/A



1 VILLA "D" FRONT ELEVATION
SCALE: 1/8"=1'-0"



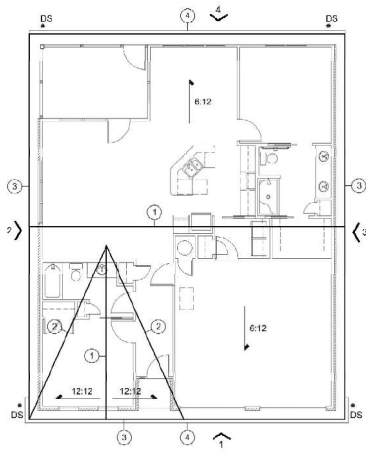
2 VILLA "D" LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



3 VILLA "D" RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"



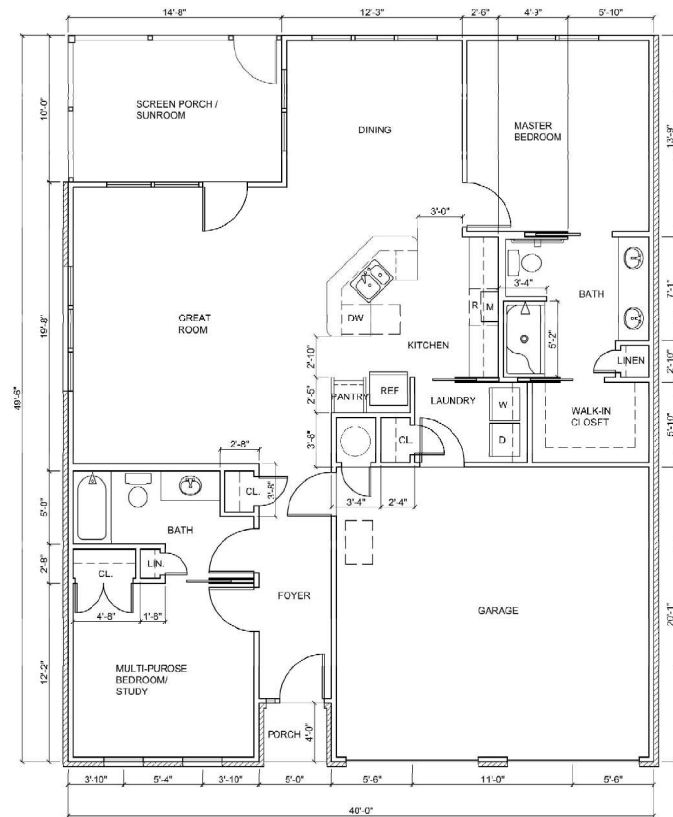
4 VILLA "D" BACK ELEVATION
SCALE: 1/8"=1'-0"



5 VILLA "D" ROOF PLAN
SCALE: 1/8"=1'-0"

ROOF PLAN NOTES:

1. ROOF
2. VALLEY
3. TWO GABLE
4. GUTTER



6 VILLA "D" FLOOR PLAN
SCALE: 1/4"=1'-0"



GOOD WORKS
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Communities
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FRANKLIN, TN 37064
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LLC
Planning
Architecture
Interior
Construction
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Nashville, TN 37203
615.798.7841, P/F



DATE	DESCRIPTION

PHASE II VILLAS
AT THE
Villages
AT FARRAGUT
FARRAGUT, TENNESSEE 37934

DRAWING TITLE:
VILLA "D"
FLOOR PLAN
ELEVATIONS
AND ROOF PLAN

SCALE:

VA1.2



4 VILLA "F" BACK ELEVATION
SCALE: 1/8"=1'-0"



3 VILLA "F" RIGHT ELEVATION
SCALE: 1/8"=1'-0"



2 VILLA "F" LEFT ELEVATION
SCALE: 1/8"=1'-0"

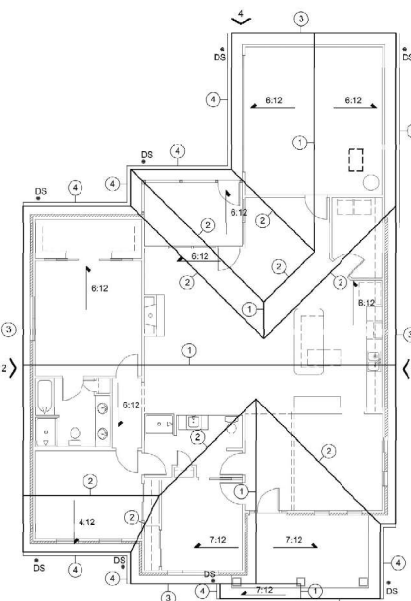
	SURFACE AREA	PERCENT OF NET
GROSS CF WALL	2039	N/A
NET OF WALL	1771	N/A
NET BRICK	1330	75%
NET SIDING	435	25%
NET CHIMNEY (GABLES ONLY)	488	N/A



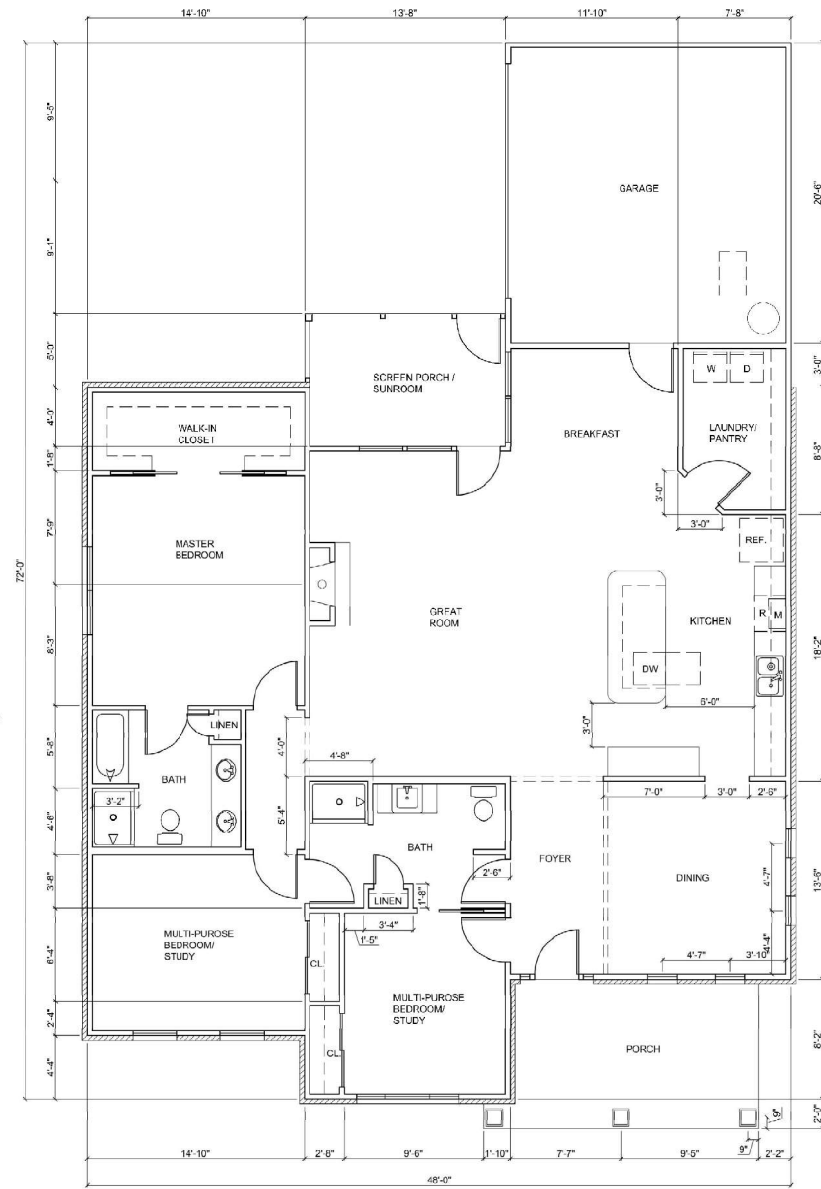
1 VILLA "F" FRONT ELEVATION
SCALE: 1/8"=1'-0"

ROOF PLAN NOTES: ○

1. RIDGE
2. VALLEY
3. END CABLE
4. GUTTER



5 VILLA "F" ROOF PLAN
SCALE: 1/8"=1'-0"



6 VILLA "F" FLOOR PLAN
SCALE: 1/4"=1'-0"



GOOD WORKS
INCORPORATED, LLC

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Management of Senior Living
Communities

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615.796.7541 / 707



Inspireon
LLC

Planning
Architecture
Interior
Construction

348 Riverside Drive
Nashville, TN 37203
615.796.7541 / 615

DATE

DESCRIPTION

DATE

DESCRIPTION

DATE

DESCRIPTION

DATE

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DATE

DESCRIPTION

PHASE II VILLAS
AT THE
Villages
AT FARRAGUT
FARRAGUT, TENNESSEE 37934

DRAWING TITLE:
VILLA "F"
FLOOR PLAN
ELEVATIONS
AND ROOF PLAN

SCALE:

VA1.3

SHEET 29 OF 29

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on zoning ordinance text amendments associated with the Farragut Town Center at Biddle Farms project, 11230 and 11240 Kingston Pike and 133 Concord Road, Parcels 3.02, 3.03, 3.10, and a portion of 3.19, Tax Map 143, 43.63 Acres (Budd Cullom, Applicant)

INTRODUCTION AND BACKGROUND: At the Planning Commission meeting last month an ordinance to amend the future land use map and an ordinance to amend the zoning map in association with the Farragut Town Center at Biddle Farms project was recommended for approval. The amendment to the future land use map would designate the area within the development as Mixed-Use Town Center (MUTC), with the exception of the floodway – which is currently and would remain as Open Space. The amendment to the zoning map would designate the area within the development as Planned Commercial Development (PCD), with the Flood Plain District Overlay being retained.

The PCD District was selected due to the nature of the project and that it is a planned development with a master concept plan. As noted during the meeting, along with the map related amendments, the applicant has requested some text amendments that have been discussed informally during previous meetings. At the December 1 staff/developer meeting, staff noted that it was not uncommon for larger complex projects to have requested text amendments. As an example, this was seen during the review of the Top Golf project north of the Interstate. Staff also noted that, in the PCD District, where the future land use map shows a property as Mixed Use Town Center, the permitted uses and associated requirements refer to the Mixed-Use Town Center section of the General Commercial (C-1) Zoning District. In this manner, all new commercial or planned developments have a consistent look and feel. Consequently, concurrent with the requested map amendments, the text amendments would relate to the Mixed-Use Town Center section of the C-1 Zoning District. Specifically, the amendments would include the following:

- 1) Clarification of where residential may be permitted in the MUTC and how it may be allowed on all stories of buildings that are part of a horizontally configured mixed-use town center development plan within the PCD District. This would acknowledge the reality that mixed-use developments may be vertical or horizontal but, if horizontal, the residential must be part of the master concept plan process required for a PCD rezoning and that such plan must be a mixed use town center development;
- 2) Clarifying that on-street parking is exempt from the standard setbacks applied to parking lots; and
- 3) Amending the height for accessory buildings from 15 feet to 25 feet. This would be the same height currently permitted for amenities buildings in the PCD District.

In addition to these amendments, Ordinance 20-29 will also update the MUTC portion of C-1 to acknowledge that the recently adopted sign ordinance would replace some of the existing wall sign provisions in this section. Also updated is the language which addresses “Building Façade Requirements.” The existing language was developed prior to the adoption of the Architectural Design Standards. The

proposed language refers to the Architectural Design Standards for the applicable requirements while retaining the additional requirements specific to new buildings to be constructed in the MUTC land use area. These additional requirements namely prescribe for new buildings to include a cornice, upper façade, and storefront and face brick on at least 75% of each building wall. Outside the MUTC, the requirement is an average of 75% on the net façade area of all building walls.

RECOMMENDATION: Included in your packet is Resolution PC-20-20 which recommends approval of Ordinance 20-29.

RESOLUTION PC-20-20

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 3., SPECIFIC DISTRICT REGULATIONS, SECTION XII., GENERAL COMMERCIAL DISTRICT (C-1), F. AS IT RELATES TO THE MIXED USE TOWN CENTER

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 December 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 20-29.

ADOPTED this 17th day of December 2020.

Rita Holladay, Chairman

Scott Russ, Secretary

ORDINANCE:	20-29
PREPARED BY:	Shipley
REQUESTED BY:	Bud Cullom
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 3., SECTION XII. F., MIXED USE TOWN CENTER

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 3., Section XII. F. Mixed Use Town Center, 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 by replacing it in its entirety as follows:

SECTION 1.

Section XII. F., Mixed Use Town Center

1. *General Description and Purpose.*

In the Town's adopted Comprehensive Land Use Plan (CLUP), Strategy 1 describes the community's desire to Bring About a Downtown. Also included in the CLUP are land use descriptions related to the intent, uses, and character of what is described as a Mixed Use Town Center (MUTC). The CLUP also includes a future land use map which identifies locations for a MUTC.

The purpose of this section is to ensure that properties zoned C-1 that are within (i.e., at least half of the existing parcel) the area shown as Mixed Use Town Center are developed and redeveloped in a manner that is consistent with the CLUP.

Where a property is zoned C-1 and is shown to be within the area identified as MUTC on the Future Land Use Map, the following provisions shall apply.

2. *Permitted Principal and Accessory Uses and Structures.* (If a use is not listed below it shall not be permitted unless it is approved by the Board of Zoning Appeals as a Special Exception and the proposed use is consistent with the CLUP as it relates to the MUTC.)
 - a. Generally recognized retail sales. This excludes all outdoor sales or storage (unless part of an approved Farmers Market or similar seasonal pedestrian oriented use) and any "big box" entities where the total gross square footage exceeds 25,000 square feet.

- b. Restaurants, tea rooms, cafes, coffee houses, bistros, or other similar establishments serving food or beverage that is primarily consumed within the principal building or in designated outdoor seating areas associated with the principal building. A drive-through lane may be permitted provided the following criteria are satisfied:
 1. The property is a minimum of two acres and is a lot of record that has existing frontage on a street classified as a major arterial on the Major Road Plan;
 2. The drive-through is limited to one lane;
 3. The drive-through is located to the rear of the building or behind the building so that it is not visible from any abutting public rights-of-way;
 4. The drive-through is limited to one menu board which shall be permitted provided all of the following criteria are satisfied:
 - a) The menu board and any associated apparatus shall be architecturally compatible with the principal building;
 - b) The menu board and any associated apparatus shall be screened with opaque materials (which may include evergreen plant material) so that, throughout the year, they are not visible from adjacent properties and/or rights of ways;
 - c) The screening plan for such menu board and associated apparatus shall be reviewed as part of the site and landscape plan review with the applicable standards in the Architectural Design Standards (ADS) also being applied; and
 - d) The menu board shall not exceed 36 square feet in size and 6 feet in overall height.
 5. The entrance and exit to the drive-through leads to a parking area or service drive. The drive-through lane shall not be directly connected to a public street; and
 6. The design shall minimize vehicle/pedestrian conflicts. The drive-through lane shall not separate parking lots from rear building pedestrian access doors or other pedestrian access ways.
 7. The planning commission may approve alternative drive-thru lane configurations and minor modifications to the requirements of parts 1 - 6 above where an existing permitted establishment is being remodeled/redeveloped without a change of use. This includes but is not limited to the addition of split ordering lanes; the use of more than one menu board provided, however, that the aggregate square footage (sign area) of all such boards per lane shall be restricted to 30 square-feet with no single board to exceed 20 square-feet; and a relaxation of the menu board screening requirement. In granting such approvals, the planning commission shall consider and ensure that they are based on the following:
 - a) The physical nature of the preexisting site;
 - b) The extent of the redevelopment project;
 - c) A finding that the proposed alternative design and/or modifications serve a related public purpose, such as improved traffic flow; and
 - d) That the alternative design/modification is consistent with the general intent of these standards and represents the minimum modification necessary given the nature of the site and project.

- c. Financial and real estate services. This excludes drive-through service lanes and windows.
- d. Professional, personal, and business services.
- e. Public, governmental, and general offices.
- f. Medical, dental, and veterinary facilities (indoors only).
- g. Medical spas.
- h. Adult education and training facilities, indoors only.
- i. Cultural activities.
- j. Theaters.
- k. Indoor recreational facilities.
- l. Parks and community facilities.
- m. Residential, provided it is located in the upper floors of a building that has been designed and constructed for a mix of uses, or on any floors if it is part of an approved horizontally configured mixed-use town center development plan that is within the Planned Commercial Development (PCD) Zoning District.
- n. Bed and breakfasts/inns.
- o. Hotels, provided the gross square footage does not exceed 25,000 square feet.
- p. Churches and other places of worship, provided they are not located in freestanding buildings.
- q. Day care facilities, provided they are not located in freestanding buildings.
- r. Schools, public and private, provided they are not located in freestanding buildings.
- s. Utility uses. This excludes substations and telecommunication towers. These utility uses shall not be permitted.
- t. Other uses similar to any of the above, as approved by the Board of Zoning Appeals as a Special Exception. Any use approved as a Special Exception in this section shall be compatible with the CLUP as it relates to the Mixed-Use Town Center.

3. *Building Facade Requirements.*

New construction shall comply with the Town of Farragut Architectural Design Standards, as amended and, in addition, the requirements provided for in Chapter 107, Article 2. – Town Center Design Requirements, Sections 107-26 and 107-27, as amended.

Where re-development involves improvements (interior and/or exterior) to an existing building(s) which exceed 50 percent of the current value (as determined by a certified appraisal) of such building(s), the building(s) facade(s) shall be modified to use high-quality, durable, materials that are architecturally compatible and include a significant masonry element. Such building facades shall not use fabricated metal panels or vinyl siding and shall include only very limited use of synthetic stucco (EIFS) or panelized brick.

4. *Low Impact Development Requirements.* Any new development or redevelopment where at least half of the existing site improvements are being modified (e.g., half of the existing parking

lot is being altered from its current configuration), shall incorporate a minimum of one of the following Low Impact Development (LID) practices into the design:

- a. Twenty-five percent of the parking lot being constructed with permeable pavers;
- b. Stormwater runoff draining to rain gardens;
- c. A building(s) being constructed with a vegetated roof, commonly referred to as a green roof;
- d. Stormwater draining to bioswales/bioretenion facilities; or
- e. Rainwater being harvested for irrigation or gray water uses.

5. *Area Regulations.*

a. *Front yards.*

1. All principal buildings shall be set back a minimum of ten feet from all property lines and access easements.
2. Unless otherwise provided, all accessory structures, such as parking garages, dumpsters, HVAC units and generators, shall be set back a minimum of 20 feet from all property lines and access easements. This excludes signage, detention basin structures (if associated with a low impact development measure), or structures typically associated with a store front or furnishing zone as described in the TCD Zoning District.

Where abutting an arterial street, no portion of a parking lot shall be closer to such street than the principal building(s). The minimum setback for a parking lot shall be 20 feet from all property lines and access easements. On street parking shall be exempt from setback requirements.

b. *Side and rear yards.*

1. All principal buildings shall be set back a minimum of zero feet if part of a larger plan to join a building on an adjoining property. Where a building is planned to be joined with another building to form a series of buildings the design requirements provided for in Title 14, Chapter 3 [see now chapter 107, article 2] of the Farragut Municipal Code shall apply.

Where the adjacent property is zoned residential or agricultural, principal buildings shall be set back from the nearest point of any side or rear property line a minimum of 35 feet.

2. All accessory structures shall be set back a minimum of ten feet, unless a greater setback is otherwise required in this ordinance or the [Farragut] Municipal Code.

6. *Buffer Strips.*

- a. There shall be a buffer strip a minimum of 35 feet in width on all side and rear property lines when the abutting property is zoned residential or agricultural.

7. *Maximum Lot Coverage.* Total lot coverage: 80 percent.

8. *Land Area.* Minimum lot size of one acre.

9. *Height Regulations.*

- a. Unless provided for otherwise, buildings shall be a minimum of two stories in height or have the appearance, as viewed from all building elevations, of a building that is at least two stories in height. Buildings shall not exceed four stories in height. The minimum height requirement shall apply only to new buildings.
- b. For existing lots of record that are not part of a larger development and that are less than three acres, the planning commission may consider allowing a building height that is less than two stories. This shall only be permitted if the proposed building is in compliance with all other building facade requirements that apply to the Mixed-Use Town Center and the applicable provisions of the Architectural Design Standards. An applicant shall also clearly demonstrate that the building(s) will advance and be consistent with the building design objectives of the Town Center District.
- c. Whenever the adjacent property is zoned residential (other than multi-family), or agricultural, no buildings to be constructed within 100 feet of a periphery property line shall exceed the maximum height permitted for principal dwelling units in the adjacent zoning district(s).
- d. Parking garages shall not exceed three stories or 45 feet in height. Parking garages may not access streets classified as arterial. Other accessory structures shall not exceed 25 feet in height.

10. *Parking spaces required.*

- a. *Number of parking spaces required.* Unless the building is mixed use, the number of parking spaces required shall be as regulated by Chapter 4, Section XX of the Zoning Ordinance.

Mixed use buildings shall be governed by the following parking space provisions:

1. One parking space per 250 square feet of gross floor area for the first [ground] floor;
 2. One parking space per 500 square feet of gross floor area for the second floor; and
 3. One parking space per 750 square feet of gross floor area for the third and fourth floors.
- b. *Required bicycle parking.* One bicycle space per 5,000 square feet of gross floor area. Bicycle racks shall be provided in desirable locations and shall be conveniently located at each building. The rack placement should not impede pedestrian movement and should not cause conflicts between bicycles and pedestrians.
 - c. *Shared parking.* Shared parking within the area identified as MUTC shall be encouraged. The parking and access easements must be identified as part of the site plan review and a plat prepared and recorded which memorializes such easements prior to the issuance of a building permit.
11. *Streetscape and Outdoor Open Space.* An active and interconnected streetscape with visually appealing and functional public spaces shall be provided and specifically addressed in the site plan submittal. Some specific design objectives are as follows:
- a. Provide for pedestrian and bicycle connections between properties and connections to existing pedestrian and bicycle facilities. Provide for a development that creates a pleasant and functional pedestrian experience.

- b. Encourage vehicular connections between adjoining properties.
 - c. Locate and orient outdoor open space (e.g., plazas, courtyards, patios, outdoor seating and benches, small park spaces or landscaped features) to provide a focal point to be actively used.
 - d. Provide landscape enhancements (e.g., bioswales, rain gardens, planters, flower gardens) to add visual interest, screen parking areas, and complement outdoor open spaces.
12. *Outdoor Site Lighting.* As regulated in Chapter 4, Section XIII of the Zoning Ordinance with the following additional provisions in the MUTC:
- a. New exterior lighting associated with new development or re-development within the MUTC shall have a consistency.
 - b. Street lighting shall follow the requirements in Chapter 3, Section XXVII.K.2. of the Zoning Ordinance.
 - c. Parking lot lights shall have decorative posts and brackets and a decorative fixture, such as a bell shaped style fixture. The bulbs shall be contained within the fixture so that they are not visible.
 - d. Building mounted lights shall be decorative, such as the acorn, lantern, or bell shaped styles. The bulbs shall be contained within the fixture so that they are not visible.
 - e. Bollard lighting shall be permitted provided the bulbs are contained within the fixture so that they are not visible.
13. *Signage.* As regulated in the Farragut Sign Ordinance, with the following additional provisions which shall specifically govern all wall signage:
- a. Box or cabinet style signs on new buildings shall not be permitted;
 - b. Lighting for all new wall signs shall be consistent and shall be limited to external or back lit illumination; and
 - c. Signage shall be consistent with the applicable provisions of the Town's Architectural Design Standards.

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

AMENDED LANGUAGE IS NOTED IN RED AND WITH STRIKETHROUGHS

Section XII. F., Mixed Use Town Center

1. *General Description and Purpose.*

In the Town's adopted Comprehensive Land Use Plan (CLUP), Strategy 1 describes the community's desire to Bring About a Downtown. Also included in the CLUP are land use descriptions related to the intent, uses, and character of what is described as a Mixed Use Town Center (MUTC). The CLUP also includes a future land use map which identifies locations for a MUTC.

The purpose of this section is to ensure that properties zoned C-1 that are within (i.e., at least half of the existing parcel) the area shown as Mixed Use Town Center are developed and redeveloped in a manner that is consistent with the CLUP.

Where a property is zoned C-1 and is shown to be within the area identified as MUTC on the Future Land Use Map, the following provisions shall apply.

2. *Permitted Principal and Accessory Uses and Structures.* (If a use is not listed below it shall not be permitted unless it is approved by the Board of Zoning Appeals as a Special Exception and the proposed use is consistent with the CLUP as it relates to the MUTC.)

- a. Generally recognized retail sales. This excludes all outdoor sales or storage (unless part of an approved Farmers Market or similar seasonal pedestrian oriented use) and any "big box" entities where the total gross square footage exceeds 25,000 square feet.
- b. Restaurants, tea rooms, cafes, coffee houses, bistros, or other similar establishments serving food or beverage that is primarily consumed within the principal building or in designated outdoor seating areas associated with the principal building. A drive-through lane may be permitted provided the following criteria are satisfied:
 1. The property is a minimum of two acres and is a lot of record that has existing frontage on a street classified as a major arterial on the Major Road Plan;
 2. The drive-through is limited to one lane;
 3. The drive-through is located to the rear of the building or behind the building so that it is not visible from any abutting public rights-of-way;
 4. The drive-through is limited to one menu board which shall be permitted provided all of the following criteria are satisfied:
 - a) The menu board and any associated apparatus shall be architecturally compatible with the principal building;
 - b) The menu board and any associated apparatus shall be screened with opaque materials (which may include evergreen plant material) so that, throughout the year, they are not visible from adjacent properties and/or rights of ways;
 - c) The screening plan for such menu board and associated apparatus shall be reviewed as part of the site and landscape plan review with the applicable standards in the Architectural Design Standards (ADS) also being applied; and

- d) The menu board shall not exceed 36 square feet in size and 6 feet in overall height.
- 5. The entrance and exit to the drive-through leads to a parking area or service drive. The drive-through lane shall not be directly connected to a public street; and
- 6. The design shall minimize vehicle/pedestrian conflicts. The drive-through lane shall not separate parking lots from rear building pedestrian access doors or other pedestrian access ways.
- 7. The planning commission may approve alternative drive-thru lane configurations and minor modifications to the requirements of parts 1 - 6 above where an existing permitted establishment is being remodeled/redeveloped without a change of use. This includes but is not limited to the addition of split ordering lanes; the use of more than one menu board provided, however, that the aggregate square footage (sign area) of all such boards per lane shall be restricted to 30 square-feet with no single board to exceed 20 square-feet; and a relaxation of the menu board screening requirement. In granting such approvals, the planning commission shall consider and ensure that they are based on the following:
 - a) The physical nature of the preexisting site;
 - b) The extent of the redevelopment project;
 - c) A finding that the proposed alternative design and/or modifications serve a related public purpose, such as improved traffic flow; and
 - d) That the alternative design/modification is consistent with the general intent of these standards and represents the minimum modification necessary given the nature of the site and project.
- c. Financial and real estate services. This excludes drive-through service lanes and windows.
- d. Professional, personal, and business services.
- e. Public, governmental, and general offices.
- f. Medical, dental, and veterinary facilities (indoors only).
- g. Medical spas.
- h. Adult education and training facilities, indoors only.
- i. Cultural activities.
- j. Theaters.
- k. Indoor recreational facilities.
- l. Parks and community facilities.
- m. Residential, provided it is located in the upper stories floors of a building that has been designed and constructed for a mix of uses, or on any floors if it is part of an approved horizontally configured mixed-use town center development plan that is within the Planned Commercial Development (PCD) Zoning District.
- n. Bed and breakfasts/inns.
- o. Hotels, provided the gross square footage does not exceed 25,000 square feet.

- p. Churches and other places of worship, provided they are not located in freestanding buildings.
- q. Day care facilities, provided they are not located in freestanding buildings.
- r. Schools, public and private, provided they are not located in freestanding buildings.
- s. Utility uses. This excludes substations and telecommunication towers. These utility uses shall not be permitted.
- t. Other uses similar to any of the above, as approved by the Board of Zoning Appeals as a Special Exception. Any use approved as a Special Exception in this section shall be compatible with the CLUP as it relates to the Mixed-Use Town Center.

3. *Building Facade Requirements.*

New construction shall comply with the Town of Farragut Architectural Design Standards, as amended and, in addition, the requirements provided for in Chapter 107, Article 2. – Town Center Design Requirements, Sections 107-26 and 107-27, as amended. ~~Title 14, Chapter 3, Section 14-305 and Section 14-306(1) and (2) [see now §§ 107-26 and 107-27] of the Farragut Municipal Code. The street-facing building facade that does not have the storefront must provide windows or some other type architectural feature so the wall is not blank.~~

Where re-development involves improvements (interior and/or exterior) to an existing building(s) which exceed 50 percent of the current value (as determined by a certified appraisal) of such building(s), the building(s) facade(s) shall be modified to use high-quality, durable, materials that are architecturally compatible and include a significant masonry element. Such building facades shall not use fabricated metal panels or vinyl siding and shall include only very limited use of synthetic stucco (EIFS) or panelized brick.

4. *Low Impact Development Requirements.* Any new development or redevelopment where at least half of the existing site improvements are being modified (e.g., half of the existing parking lot is being altered from its current configuration), shall incorporate a minimum of one of the following Low Impact Development (LID) practices into the design:

- a. Twenty-five percent of the parking lot being constructed with permeable pavers;
- b. Stormwater runoff draining to rain gardens;
- c. A building(s) being constructed with a vegetated roof, commonly referred to as a green roof;
- d. Stormwater draining to bioswales/bioretenion facilities; or
- e. Rainwater being harvested for irrigation or gray water uses.

5. *Area Regulations.*

a. *Front yards.*

- 1. All principal buildings shall be set back a minimum of ten feet from all property lines and access easements.
- 2. **Unless otherwise provided**, all accessory structures, such as parking garages, dumpsters, HVAC units and generators, shall be set back a minimum of 20 feet from all property lines and access easements. This excludes signage, detention basin

structures (if associated with a low impact development measure), or structures typically associated with a store front or furnishing zone as described in the TCD Zoning District.

Where abutting an arterial street, no portion of a parking lot shall be closer to such street than the principal building(s). The minimum setback for a parking lot shall be 20 feet from all property lines and access easements. **On street parking shall be exempt from setback requirements.**

b. *Side and rear yards.*

1. All principal buildings shall be set back a minimum of zero feet if part of a larger plan to join a building on an adjoining property. Where a building is planned to be joined with another building to form a series of buildings the design requirements provided for in Title 14, Chapter 3 [see now chapter 107, article 2] of the Farragut Municipal Code shall apply.

Where the adjacent property is zoned residential or agricultural, principal buildings shall be set back from the nearest point of any side or rear property line a minimum of 35 feet.

2. All accessory structures shall be set back a minimum of ten feet, unless a greater setback is otherwise required in this ordinance or the [Farragut] Municipal Code.

6. *Buffer Strips.*

- a. There shall be a buffer strip a minimum of 35 feet in width on all side and rear property lines when the abutting property is zoned residential or agricultural.

7. *Maximum Lot Coverage.* Total lot coverage: 80 percent.

8. *Land Area.* Minimum lot size of one acre.

9. *Height Regulations.*

- a. Unless provided for otherwise, buildings shall be a minimum of two stories in height or have the appearance, as viewed from all building elevations, of a building that is at least two stories in height. Buildings shall not exceed four stories in height. The minimum height requirement shall apply only to new buildings.
- b. For existing lots of record that are not part of a larger development and that are less than three acres, the planning commission may consider allowing a building height that is less than two stories. This shall only be permitted if the proposed building is in compliance with all other building facade requirements that apply to the Mixed-Use Town Center and the applicable provisions of the Architectural Design Standards. An applicant shall also clearly demonstrate that the building(s) will advance and be consistent with the building design objectives of the Town Center District.
- c. Whenever the adjacent property is zoned residential (other than multi-family), or agricultural, no buildings to be constructed within 100 feet of a periphery property line shall exceed the maximum height permitted for principal dwelling units in the adjacent zoning district(s).

- d. ~~No accessory building structure shall generally exceed 15 feet in height.~~ Parking garages shall not exceed three stories or 45 feet in height. Parking garages may not access streets classified as arterial. **Other accessory structures shall not exceed 25 feet in height.**

10. *Parking spaces required.*

- a. *Number of parking spaces required.* Unless the building is mixed use, the number of parking spaces required shall be as regulated by Chapter 4, Section XX of the Zoning Ordinance.

Mixed use buildings shall be governed by the following parking space provisions:

- 1. One parking space per 250 square feet of gross floor area for the first [ground] floor;
- 2. One parking space per 500 square feet of gross floor area for the second floor; and
- 3. One parking space per 750 square feet of gross floor area for the third and fourth floors.

- b. *Required bicycle parking.* One bicycle space per 5,000 square feet of gross floor area. Bicycle racks shall be provided in desirable locations and shall be conveniently located at each building. The rack placement should not impede pedestrian movement and should not cause conflicts between bicycles and pedestrians.
- c. *Shared parking.* Shared parking within the area identified as MUTC shall be encouraged. The parking and access easements must be identified as part of the site plan review and a plat prepared and recorded which memorializes such easements prior to the issuance of a building permit.

11. *Streetscape and Outdoor Open Space.* An active and interconnected streetscape with visually appealing and functional public spaces shall be provided and specifically addressed in the site plan submittal. Some specific design objectives are as follows:

- a. Provide for pedestrian and bicycle connections between properties and connections to existing pedestrian and bicycle facilities. Provide for a development that creates a pleasant and functional pedestrian experience.
- b. Encourage vehicular connections between adjoining properties.
- c. Locate and orient outdoor open space (e.g., plazas, courtyards, patios, outdoor seating and benches, small park spaces or landscaped features) to provide a focal point to be actively used.
- d. Provide landscape enhancements (e.g., bioswales, rain gardens, planters, flower gardens) to add visual interest, screen parking areas, and complement outdoor open spaces.

12. *Outdoor Site Lighting.* As regulated in Chapter 4, Section XIII of the Zoning Ordinance with the following additional provisions in the MUTC:

- a. New exterior lighting associated with new development or re-development within the MUTC shall have a consistency.
- b. Street lighting shall follow the requirements in Chapter 3, Section XXVII.K.2. of the Zoning Ordinance.
- c. Parking lot lights shall have decorative posts and brackets and a decorative fixture, such as a bell shaped style fixture. The bulbs shall be contained within the fixture so that they are not visible.

- d. Building mounted lights shall be decorative, such as the acorn, lantern, or bell shaped styles. The bulbs shall be contained within the fixture so that they are not visible.
 - e. Bollard lighting shall be permitted provided the bulbs are contained within the fixture so that they are not visible.
13. *Signage.* As regulated in the Farragut Sign Ordinance, with the following additional provisions which shall specifically govern all wall signage:
- a. Box or cabinet style signs on new buildings shall not be permitted;
 - b. ~~Each tenant shall be permitted a primary wall sign facing an abutting major arterial street not to exceed a ratio of 1:1 (sign area to lease space frontage on which the sign is to be mounted);~~
 - c. ~~Each tenant shall be permitted a secondary wall provided the following criteria are satisfied:~~
 - a. ~~The property shall directly front along a major arterial street;~~
 - b. ~~There is no surface parking in the front yard area(s) between the building and the major arterial street;~~
 - c. ~~The secondary wall sign shall not exceed a ratio of 0.75:1 (sign area to lease space frontage on which the sign is to be mounted)~~
 - d. ~~The secondary sign shall only be placed on the wall where the primary entrance is located and shall face the primary parking lot area;~~
 - b. d) Lighting for all new wall signs shall be consistent and shall be limited to external or back lit illumination; and
 - c. e) Signage shall be consistent with the applicable provisions of the Town's Architectural Design Standards.

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a draft of the Aesthetic Plan for Vertical Utility Infrastructure in Public Rights of Ways (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: In January 2019, a number of small cell support structures were conditionally approved by the Planning Commission. During the review and discussion, it was noted that although the Town adopted specific provisions related to small cell support structures in 2017, many of these provisions were superseded by a telecommunications act that was passed by the State of Tennessee in 2018. Though this act affected certain Town provisions, one provision that was included was deference to a community's aesthetic plan provided it did not create the effect of prohibited the implementation of telecommunications infrastructure.

DISCUSSION: As defined in TCA, Section 13-24-402, an Aesthetic Plan means "any publicly available written resolution, regulation, policy, site plan, or approved plat establishing generally applicable aesthetic requirements within the authority or designated area within the authority. An aesthetic plan may include a provision that limits the plan's application to construction or deployment that occurs after adoption of the aesthetic plan. For purposes of this part, such a limitation is not discriminatory as long as all construction or deployment occurring after adoption, regardless of the entity constructing or deploying, is subject to the aesthetic plan."

A question that emerged was whether and how the Town may develop more control over the appearance of new utility infrastructure that would have a vertical component. At the June 18, 2020 Planning Commission meeting, staff presented a Power Point on this topic. This included an overview of what an aesthetic plan may include, what we currently have that may constitute an aesthetic plan component, what we may consider enhancing, what assumptions may we consider, what are the different types of vertical utilities that would be proposed in the future, and what would we want them to look like. It was noted that the Town has always required new utilities to be placed underground and that an aesthetic plan would focus on those new utility structures that would require an above ground placement in order to function. Those utilities would primarily include street lighting and communications related antennas.

Given the numerous considerations associated with the development of an aesthetic plan, a small aesthetic plan review committee was created to provide input on a draft aesthetic plan prepared by staff. This group includes homeowners, a Board of Mayor and Aldermen and Planning Commission member, and a representative from LCUB. For purposes of providing an overview of the plan, staff has included in the packet a copy of the Power Point slides that were reviewed with the aesthetic plan review committee at their initial meeting on October 19.

The committee was asked to provide input on the staffs' draft. Staff updated the draft and discussed this with the committee on December 1. A copy of the latest draft of the aesthetic plan is included in the

packet. The language shown in red addressed initial committee comments and the language shown in blue addressed some follow up comments provided by committee members.

Since the plan will address all new vertical utilities and not just telecommunications structures, a question for the committee has been whether the Town should have light fixture and mounting styles specified for different streetlight applications. For example, should local streets within the Mixed Use Town Center (MUTC) or Mixed Use Neighborhood have a street light and mounting fixture that was consistent throughout these areas. Similar to exhibits included in the draft aesthetic plan, the pole would be constructed during infrastructure installation to accommodate, where desired, the streetlight and telecommunications antenna(s).

Though different from streetlights that would be within the public rights of way and that would have a different lighting objective, new lights to be installed within the MUTC area are required to be decorative. The parking lot light fixtures at both the Starbucks development and the new development at the northeast corner of Kingston Pike and N. Campbell Station Road have bell-shaped fixtures mounted at the top of the light pole. A question that was posed to the committee was whether these bell-shaped fixtures should be the fixtures used for streetlights within the MUTC for consistency and effect or should different fixtures be permitted as an option depending on the context?

Another streetlight related question posed to the committee was whether a more decorative fixture, similar to those included along the improved section of Concord Road, should be used on non-local streets when such streets are constructed, re-constructed, or significantly improved to a degree that would affect the overall existing utility system along that street. The thought was that such a modification to the streetlight system would be more logical when numerous poles were being modified as part of a larger project.

Another question is how to address existing streetlights that are part of an overhead utility system in residential areas when new streetlights may be proposed in association with new vertical utility infrastructure. Many of these existing streetlights are commercial looking and mounted to wooden poles. If streetlighting is proposed (and desired by the affected residents), should it match the existing fixtures in these areas or be a decorative fixture that would be specified as lighting is replaced over time?

The aesthetic plan review committee felt that the Planning Commission should provide input on the latest draft aesthetic plan and the streetlighting considerations noted above. The intent is that if the plan is reasonably in good condition, an ordinance will be prepared based on the additional feedback and presented for the Planning Commission's consideration in January.

Town of Farragut

Aesthetic Plan for Vertical Utility Infrastructure in Public Rights of Ways

Some Background and Considerations – Draft Three (December 9, 2020)

Chapter..... – Aesthetic Plan for Vertical Utility Infrastructure in Public Rights of Ways

Section Authority.

This chapter shall be known as the “Aesthetic Plan for Vertical Utility Infrastructure in Public Rights of Ways.” This chapter is adopted under the authority granted by T.C.A. § 6-2-201.

Section Need.

- (a) An objective of creating the Town of Farragut was to provide for an area with high aesthetic standards that would be recognized as a desirable place to live, work, shop, and recreate. In that regard, a key aesthetic related provision that has been in place since the Town’s founding is the requirement to place new utilities underground as part of new development and/or redevelopment.
- (b) This chapter is intended to ensure that the objectives of this long-standing requirement are not compromised as new technologies evolve that, due to their function, may necessitate certain new utility infrastructure that would have a vertical component. The Town’s long-standing requirement for underground utilities is based specifically on the following that relate to the health, safety, and economic welfare of the community:
 - (1) Eliminating or minimizing visual clutter to enhance the aesthetic environment of the Town which contributes to its marketability and helps sustain its economy.
 - (2) Lessening service-related issues due to tree related conflicts, storm damage, ice, wind, vehicle accidents, and other issues that may arise when utilities are exposed above the ground surface.
 - (3) Lessening the likelihood of tree topping often seen where overhead utilities exist.
 - (4) Lessening utility costs due to fewer maintenance related issues that would otherwise apply where overhead utilities were present.
 - (5) Ensuring that all utilities are treated consistently based on their inherent purposes with a known and predictable regulatory environment.

Section Assumptions.

- (a) The administration of this chapter acknowledges the following assumptions:
 - (1) The Town will continue to require all new utilities to be placed underground.
 - (2) Those using the Town’s property, i.e. its public rights of ways, shall be guided by the reasonable standards required by the Town for the privilege of using its property.
 - (3) All new utilities, in accordance with TCA Section 13-4-104, shall be reviewed and approved by the Farragut Municipal Planning Commission.

- (4) Due to how certain utilities function and provide service, some new vertical utility infrastructure is unavoidable.
- (5) New vertical utility infrastructure, in the form of poles within the public rights of ways, will only occur for those utilities, such as lighting and antenna based technologies, that are dependent on being above ground in order to provide the service they are intended for. The pole and associated accessory structure standards required in this chapter account for this reality. Other utilities that are not dependent on being above ground shall be placed underground.
- (6) Given its primary application to lighting and antennas, the requirements of this chapter shall supplement, where applicable, the provisions of Appendix A, Chapter 4, Section III. Antennas and Towers, as those provisions apply to structures permitted within the public rights of ways.
- (7) ~~All new vertical utility infrastructure will be treated consistently with recognition given to the utility functions, its context, and how the property where the utility is proposed is zoned.~~ **All new vertical utility infrastructure will be treated consistently with regard to the utility's function, the pole type, as defined in Section. ... of this chapter, and the zoning district in which the new vertical utility infrastructure is proposed to be located.**
- (8) Existing utility poles and lines that are part of an Overhead Utility System, as defined herein, are acknowledged to be grandfathered from this chapter with alterations being permitted provided the aesthetic impact is either unchanged or improved either in massing or through the ability to provide co-location opportunities that would otherwise require a new pole.
- (9) Residential street lighting shall be governed by the requirements in Appendix E of the Town of Farragut Subdivision Regulations. These lights are not required by the Town and frequently are not within the public rights of way. Consequently, these lights are not governed by this chapter.

Section Objectives.

- (a) Given the need expressed in Section, the primary objectives of this chapter with regards to new or modified vertical utility infrastructure in the public rights of ways are as follows:
 - (1) To supplement Appendix A, Chapter 4, Section III. Antennas and Towers, by providing specific standards related to color, material, dimensions, consistency, compatibility, and degree of stealth application for new or modified vertical utilities within the public rights of ways.
 - (2) To minimize the proliferation of new vertical utility infrastructure and, where such infrastructure is unavoidable, control the number, placement, and bulk of such infrastructure without prohibiting service. This would primarily include co-location or at least dual function on existing or proposed vertical utilities.
 - (3) To lessen the aesthetic impact of vertical utility infrastructure to residents and make such infrastructure complementary to the character of the surroundings.
 - (4) To lessen the aesthetic impact of vertical utility infrastructure in highly visible locations, gateway areas, areas surrounding historic properties, and other similar areas with special community interest.

- (5) To provide for fewer conflicts and anticipate the utility regimen likely in the future and ensure that the Town is requiring appropriate infrastructure during new construction.

Section Definitions.

(a) In addition to or as a supplement to relevant definitions provided in Appendix A, Chapter 4, Section III. Antennas and Towers, the following terms are included to clarify specific provisions in this chapter:

- (1) Aesthetic: Means the same as defined by commonly available dictionaries as an adjective: being concerned with beauty or designed to give pleasure through beauty; of pleasing appearance.
- (2) Aesthetic Plan: A plan that addresses the requirements of this chapter that govern the bulk, placement, and appearance of new vertical utility infrastructure and, where applicable, the aerial or underground conduit used to support such infrastructure.
- (3) Authority: Means the Town of Farragut or the State of Tennessee.
- (4) Cantenna: A telecommunications antenna with a concealment shroud.
- (5) Co-location: Means multiple occurrences of a *common use*, such as two or more telecommunication carriers occupying the same location; two or more technologies deployed by a common user, where two or more technologies occupy the same structure such as a facility where a single provider deploys multiple technologies, such as both 4G and 5G; or two or more different but complementary technologies or uses at a single location. An example is a streetlight that also functions as a small cell facility.
- (6) Fiber sharing: Means using existing utility infrastructure for new fiber installation purposes. This may include existing telecommunications duct, an OUS, or available sewer systems.
- (7) Overhead Utility System (OUS): A system of poles supporting lines and other above ground structures that pre-date the adoption of this chapter and that service more than one utility. Typically, this would include electric distribution and transmission line systems. A pole with only street lighting shall not be considered part of an Overhead Utility System.
- (8) Pole: Means a vertical structure placed within the public right of way to support utilities.
- (9) Public Right of Way: Means the space, in upon, along, across, and over all public streets, highways, avenues, roads, alleys, sidewalks, tunnels, viaducts, bridges, skywalks under the control of the authority, and any unrestricted public utility easement established, dedicated, platted, improved, or devoted for utility purposes and accepted as such public utility easement by the authority, but excluding lands other than streets that are owned by the authority.
- (10) Utility: Means an organization that maintains the infrastructure for a set of services consumed by the public: electricity, lighting, natural gas, water, sewer, communications or similar associated services. As applied to this chapter, a utility shall only be within public rights of ways.
- (11) Vertical utility infrastructure: Means any structures, such as poles and structures attached to poles, associated with utilities proposed within public rights of ways that protrude above the adjacent ground level.

Section..... Applicability.

This chapter shall apply to the following:

- (1) Structures not related to utilities existing on an OUS that are proposed to be added to an OUS.
- (2) Modifications to (including replacement of) existing poles that are not part of an OUS. This would typically include street lighting in an area that would otherwise have utilities underground (e.g. Parkside Drive and S. Campbell Station Road).
- (3) New poles and associated structures that are not part of an OUS.

Section Aesthetic plan process.

Projects that are governed by this chapter shall be in compliance with the following process associated with the development of an aesthetic plan:

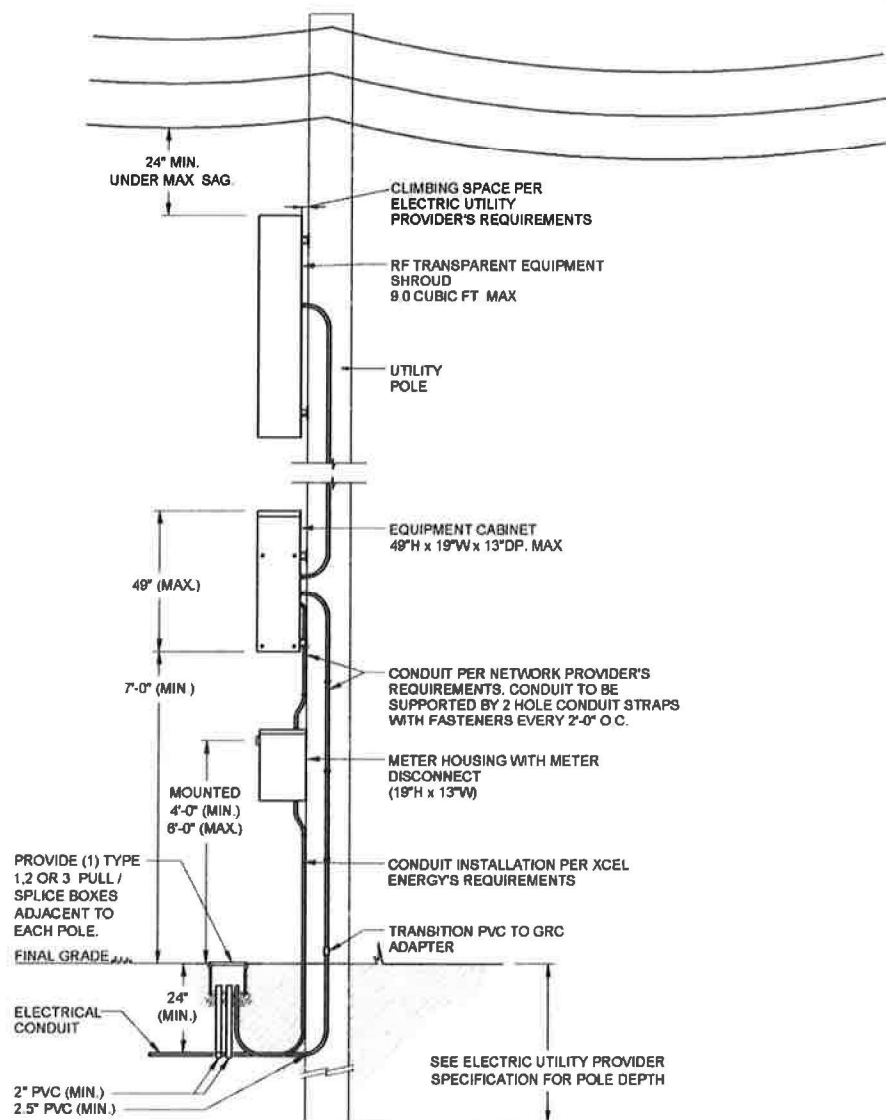
- (1) In addition to the process and application submittal requirements provided for in Appendix A., Chapter 4., Section III, Antennas and Towers, the applicant is responsible for creating an aesthetic plan compliance document based on the requirements of this chapter. This document will be reviewed by the Town staff for compliance with this chapter prior to formal action being taken by the Planning Commission and, where applicable, the Board of Mayor and Aldermen.
- (2) An initial step in the development of an aesthetic plan is for the applicant to review intended plans with Town staff. This would involve an on-site review of the affected area with the intent of determining what approach will be taken to minimize aesthetic related issues and disruption to established properties, particularly residential properties. **Where fiber is proposed in association with new vertical utility infrastructure, the applicant shall identify and use fiber sharing where this is an option. The applicant shall provide an assessment as part of the application as to whether fiber sharing is available in the proposed location. If it is available and not proposed for use, the applicant shall provide specific reasons for not using the fiber and this will be evaluated as part of the application review.**
- (3) Where a new utility pole (referenced as Type 3 in this chapter) is envisioned, the applicant shall first assess existing vertical utility infrastructure for co-location and pole sharing opportunities. Unless the applicant can verify in writing from the owner of existing vertical utility infrastructure that the proposed or modified vertical utility infrastructure cannot be used due to reasons enumerated in the application, existing infrastructure shall be used.
- (4) The submittal requirements associated with an aesthetic plan shall be based on the compliance requirements enumerated in Sections..... which will vary depending on the pole type scenario associated with each vertical utility infrastructure proposed at a given location.
- (5) Once an aesthetic plan has been approved by the Planning Commission and, where applicable, the Board of Mayor and Aldermen, a right of way permit shall be applied for and obtained for each project location prior to initiating work.
- (6) Proof of license, insurance, the posting of letters of credit, and the filing of an as-built shall, along with the approved plan, be elements of the right of way permit.
- (7) **Inclusion of ownership information and appropriate legal documentation for maintenance, liability, and removal or replacement purposes.**

Section Aesthetic Plan Compliance Requirements.

Type 1 – Existing Pole:

- (1) A Type 1 Pole is where new vertical utility infrastructure is attached to an existing pole without pole replacement and where such pole is part of an existing Overhead Utility System (OUS) or an existing light pole that can accommodate new vertical utility infrastructure.
- (2) A Type 1 Pole shall be an initial consideration where new vertical utility infrastructure is proposed. An applicant shall coordinate with the owner of existing utility poles to determine if proposed vertical utility structures can be added to the existing pole. Where this is not feasible, the applicant must provide a written explanation as to why this was not possible. If a new pole is accepted as the only option, the requirements provided for in Section ... shall apply.
- (3) Where new vertical utility structures can be added to an existing pole, the new structures shall be color coordinated with the pole and existing structures on the pole. All non-light fixture equipment shall be shrouded and compatible in color, material, and general dimensions.
- (4) All non-light fixture equipment shall not exceed a diameter of 19 inches and shall be mounted within four inches of the pole to lessen the bulk of the additional structures. All wiring and cables shall be concealed in conduit mounted flush to the pole if this cannot be accommodated within the pole (e.g. on a wooden pole).
- (5) Structures that are not mounted to the pole shall be contained in underground vaults. No new equipment shall be in above-ground ancillary pedestals or vaults. ~~The use of “guy wires” or similar mechanical stability restraints shall be avoided. Each pole shall be able to handle wind load using proper material and design.~~
- (6) The existing pole shall not require additional mechanical stability restraints, such as new guy wires, to accommodate the new utility infrastructure and shall be able to sustain a wind load of 115 mph.
- (7) Where a light fixture is added to an existing pole, the placement shall be coordinated with the pole owner. Where possible (depending on available space on the pole), the fixture style and mounting shall be based on the requirements in Section which differentiate fixture styles based on the zoning or mapped future land use, street characteristics, and surrounding context.
- (8) Type 1 structures without a light fixture shall generally be consistent with and reflect the attachment example shown on Exhibit One. Please note that some variation from the exact specifications included on Exhibit One may apply depending on the characteristics of the affected OUS.

EXHIBIT ONE



TYPE 1A UTILITY POLE WITH MOUNTED EQUIPMENT SHROUD

Type 2 – Replacement Pole:

- (1) A Type 2 Pole is where an existing pole that is part of a OUS or an existing light pole is replaced to accommodate new vertical utility infrastructure. Similar to a Type 1 Pole, a Type 2 Pole shall be an initial consideration where new vertical utility infrastructure is proposed.
- (2) An applicant shall coordinate with the owner of the existing pole in terms of replacing the pole to accommodate new vertical utility infrastructure.
- (3) All replacement poles shall be constructed of galvanized steel that is designed and installed to carry the weight of the anticipated structures to be supported by such pole. The maximum diameter of the riser pole shall generally not exceed 12.75 inches. Structures, including cables and wiring, that are not part of an existing OUS shall be contained within the pole, other than an antenna and a light fixture which shall be subject to the requirements of this chapter. Such pole shall be painted to match the color of other poles in the same OUS and shall be compatible and consistent with the height of other existing poles in the OUS.
- (4) Where a new light fixture is added to a replacement pole that retains existing OUS structures, the style and mounting standards of such light fixture shall be coordinated with the pole owner based on the requirements provided for in Section which differentiate fixture styles based on zoning or mapped future land use, street characteristics, ~~the street classification~~ and surrounding context.
- (5) Where an antenna is added to a replacement pole that is part of an OUS that retains existing OUS structures, the placement of such antenna on the pole shall be coordinated with the pole owner. The antenna shall be contained in a shroud concealing the antenna and placed at the top of the pole unless the pole owner prohibits placement in this location due to safety or other regulatory reasons. The antenna shroud shall not exceed a diameter of 19 inches (including any 5G related protrusions – as shown on Exhibit Two) and a smooth transition shall be provided between the riser pole and the antenna shroud. The antenna shroud shall not exceed a total volume of three cubic feet. If an equipment cabinet is proposed (such as those used for radio equipment for 4G) such cabinet shall be at the base of the pole and shall not exceed 20 inches in diameter. All other new structures, including cables and wiring, shall be contained within the pole or underground. Each pole component shall be architecturally compatible and include smooth transitions to create a cohesive aesthetic.
- (6) Where a pole (i.e. light pole) that is not part of an OUS is replaced to retain a light fixture, the light fixture should be replaced where possible with a fixture compliant with the style and mounting standards of Section Antennas to be added to a light pole shall be contained in a shroud concealing the antenna placed at the top of the pole. The antenna shroud shall not exceed a diameter of 19 inches (including any 5G related protrusions – as shown on Exhibit Two) and a smooth transition shall be provided between the riser pole and the shroud. The antenna shroud shall not exceed a total volume of three cubic feet. If an equipment cabinet is proposed (such as those used for radio equipment for 4G) such cabinet shall be at the base of the pole and shall not exceed 20 inches in diameter. All other new structures, including cables and wiring, shall be contained within the pole or underground. The use of “guy wires” or

(7) Each pole component shall be architecturally compatible and include smooth transitions to create a cohesive aesthetic. The specifications for a telecommunications and light fixture combination pole are shown on **Exhibit Two**.

EXHIBIT TWO

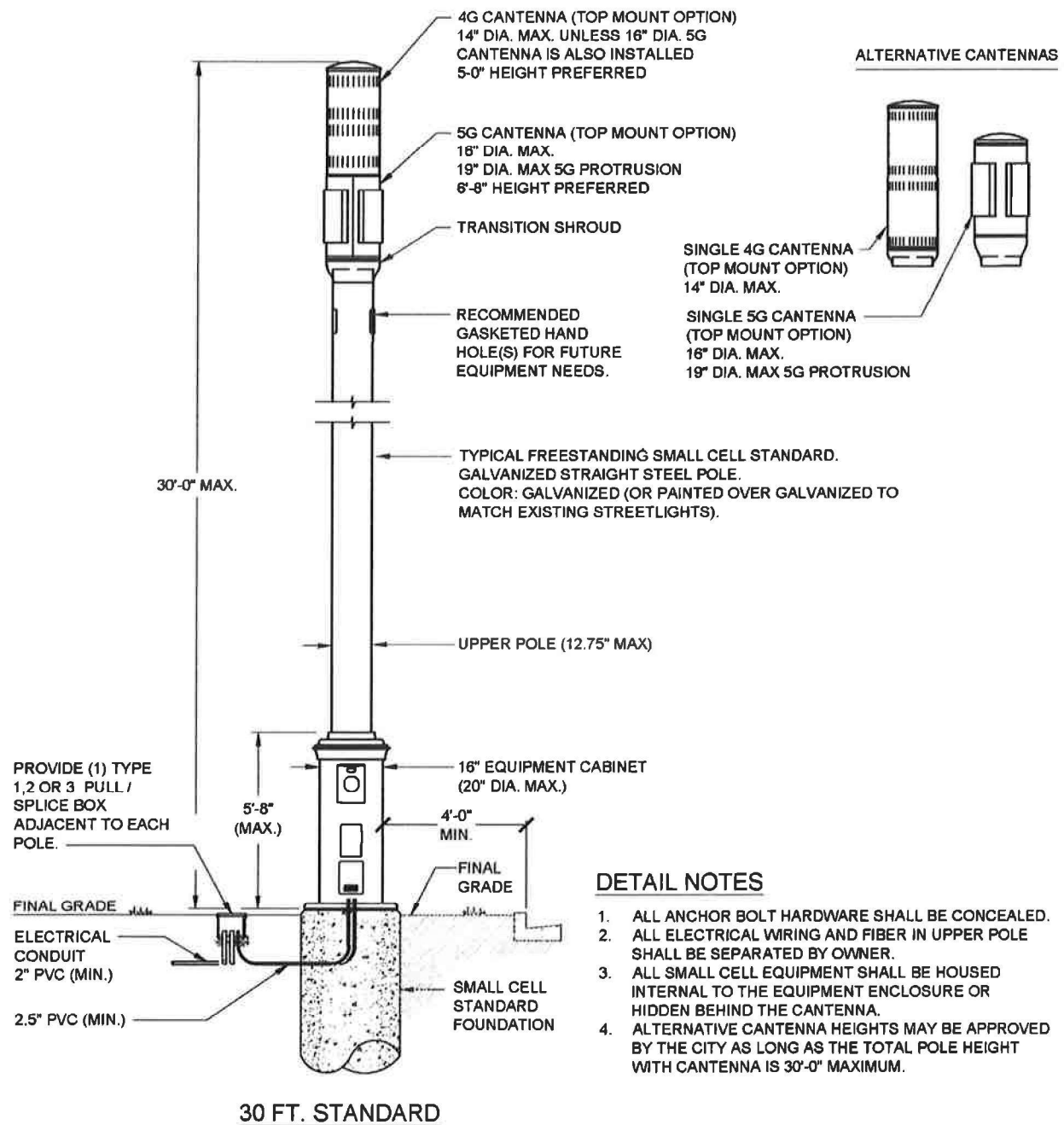


1. LUMINAIRE SHALL BE MOUNTED AT THE SAME HEIGHT AS SURROUNDING STREETLIGHTS
2. ALL ANCHOR BOLT HARDWARE SHALL BE CONCEALED.
3. ALL ELECTRICAL WIRING AND FIBER IN UPPER POLE SHALL BE SEPARATED BY OWNER.
4. ALL SMALL CELL EQUIPMENT SHALL BE HOUSED INTERNAL TO THE EQUIPMENT CABINET OR HIDDEN BEHIND THE CANTENNA.

Type 3 – New Freestanding Pole:

- (1) Since Type 3 poles constitute new vertical utility infrastructure in new locations, their placement shall be in compliance with the requirements in Section
- (2) All Type 3 poles shall be constructed of galvanized steel that is designed and installed to carry the weight of the anticipated structures to be supported by such pole. The maximum diameter of the riser pole shall **generally not exceed** 12.75 inches. All structures, including cables and wiring, shall be contained within the pole with exception of an antenna and a light fixture. No equipment shall be permitted in ancillary pedestals or above-ground vaults. Such equipment shall be underground.
- (3) All Type 3 poles shall be designed to accommodate at least two users (e.g. 4G and 5G, two different telecommunication carriers, a telecommunication carrier and a light fixture, etc.).
- (4) **Type 3 poles in areas zoned residential or agricultural shall not exceed 40 feet in total height and Type 3 poles in areas not zoned residential or agricultural shall not exceed 50 feet in total height.**
- (5) All Type 3 poles shall be painted black unless a different color is more appropriate for the surrounding context.
- (6) Light fixtures on Type 3 poles shall comply with the style and mounting standards provided for in Section...
- (7) Antennas on Type 3 poles shall be contained in a shroud concealing the antenna placed at the top of the pole. The antenna shroud shall not exceed a diameter of 19 inches (including any 5G related protrusions – as shown on Exhibit Three) and a smooth transition shall be provided between the riser pole and the shroud. The antenna shroud shall not exceed a total volume of three cubic feet. If an equipment cabinet is proposed (such as those used for radio equipment for 4G) such cabinet shall be at the base of the pole and shall not exceed 20 inches in diameter. All other new structures, including cables and wiring, shall be contained within the pole or underground. **The use of “guy wires” or similar mechanical stability restraints shall be avoided. Each pole shall be constructed to sustain a wind load of 115 mph using proper material and design.**
- (8) Each pole component shall be architecturally compatible and include smooth transitions to create a cohesive aesthetic. **Exhibit Three shows a 4G and 5G antenna on the same pole. This does not mean that a pole could not have a different antenna arrangement, such as two 4G or two 5G antennas. Exhibit Three is provided to illustrate what compliance with the Town’s Aesthetic Plan would look like for a freestanding pole that will provide for vertical utility infrastructure. Some site-specific variation, such as overall height or proposed light fixture style and attachment, may apply.**
- (9) Type 3 poles for identified gateways and within the Mixed-Use Neighborhood and Mixed-Use Town Center land use areas shall follow the specifications in **Exhibit ...**

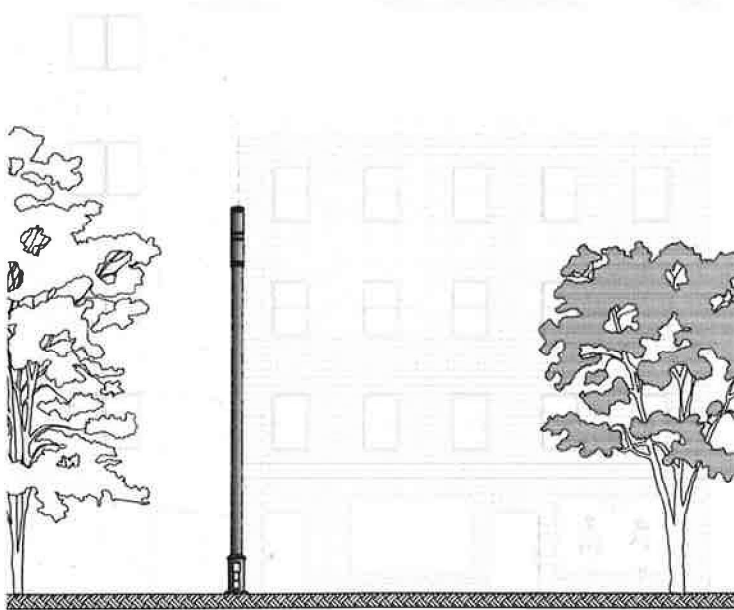
EXHIBIT THREE



Section....Placement Requirements for Type 3 Poles.

Since they represent new vertical utility infrastructure in new locations, all Type 3 Poles shall be placed using the following requirements:

- (1) Prioritize placement so that areas zoned residential are avoided to the greatest extent possible. Commercial properties along arterial streets should typically be the initial preferred location.
- (2) Prioritize placement with an emphasis on the most discrete locations possible, unless the objective of the new vertical utility infrastructure is nullified by such placement (e.g. a streetlight in an obscure location may not fulfill the objective of having the streetlight).
- (3) In areas zoned residential, prioritize placement in front of non-dwelling unit lots, such as open space lots.
- (4) Place in a manner that does not impede, obstruct, or hinder pedestrian, bicycle, or vehicular travel.
- (5) Place so as not to be located along the frontage of a historic building, as formally identified by a federal, state, or local entity.
- (6) Place so as not to create a new obstruction to property sight lines.
- (7) Place on side property lines and along secondary street frontages.
- (8) Place at building corners rather than in front of building planes.
- (9) Place an equal distance between trees when possible with a minimum of 15 feet separation such that no proposed disturbance shall occur within the critical root zone of any tree.
- (10) Place outside of sight distance triangles at intersection corners.
- (11) Place such that tree limbs will not have to be pruned for light or antenna transmission.
- (12) Place so that existing trees will not need to be removed.



When located adjacent to a commercial establishment, such as a shop or restaurant, care should be taken to locate the small cell such that it does not negatively impact the business. Small cells shall not be located in-front of store front windows, primary walkways, primary entrances or exits, or in such a way that it would impede a delivery to the building.

Section....Lighting Fixture and Mounting Requirements.

Type 1 Pole Application

Fixture style and pole arm style and location shall be coordinated with the pole owner to prevent conflicts or safety/maintenance related issues with other structures that are supported by the pole. Where possible, lighting added to Type 1 poles shall incorporate decorative fixtures such as those shown in Exhibit Four... if such property is zoned residential, or is situated within an area identified as Town Center (MUTC) or Mixed Use Neighborhood (MUN) on the future land use map. Fixture examples for commercial areas are shown on Exhibit Five and options for gateway areas are shown on Exhibit Six.

Type 2 Pole Application

Same requirements as Type 1 with the exception that the pole shall meet the requirements provided for in Section....

Type 3 Pole Application

Same requirements as Type 1 and 2 with the exception that the pole shall meet the requirements provided for in Section....

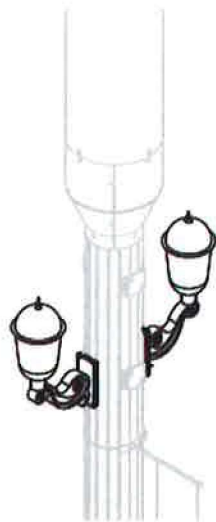
Key Light Fixture and Mounting Considerations.

- Surrounding context (are there fixtures nearby that are attractive and should be matched to the greatest extent possible?). **Lighting, particularly in residential areas, shall not be added where it does not exist and is not desired**
- Fixture style
- Pole arm style and length
- Pole style
- Maximum pole diameter
- Color(s)

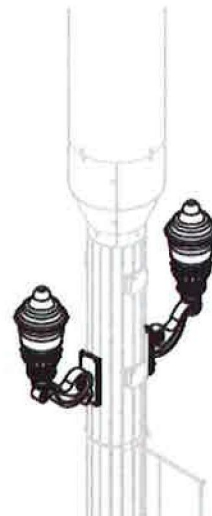
EXHIBIT FOUR

Examples of Fixture and Mounting Options for Residential, MUTC, and MUN Areas





Washington Light



Granville Light

EXHIBIT FIVE

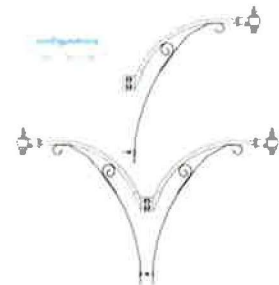
Examples of Fixture and Mounting Options for Commercial Areas





EXHIBIT SIX

Examples of Fixture and Mounting Options for Gateway Areas

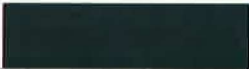




Pole Styles



Color Options

Color	
RAL 6012 Black Green	
RAL 7047 Telegray	
RAL 9011 Graphite Black	
RAL 6028 Pine Green	
RAL 9005 Jet Black	

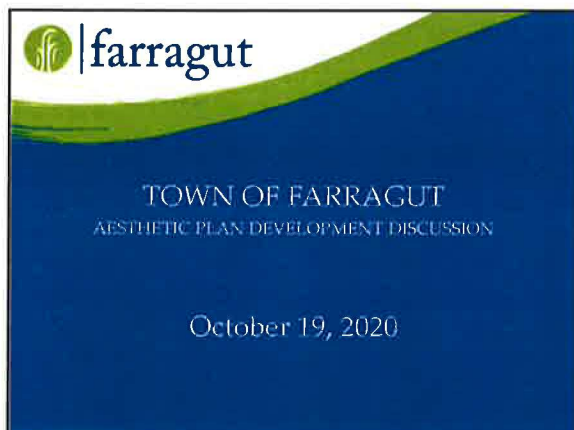
SectionAncillary Requirements Associated with Vertical Utility Infrastructure.

As the primary owner of rights of ways within the Town, the Town requires as part of an aesthetic plan compliance application clear and current documentation (including the appropriate legal documents) regarding ownership, maintenance, liability, and removal or replacement of all new vertical utility infrastructure requested in the application. Depending on the information provided, approval may be required from the Board of Mayor and Aldermen with a review and recommendation provided by the Town Attorney. Specific issues to be addressed in all aesthetic plans include:

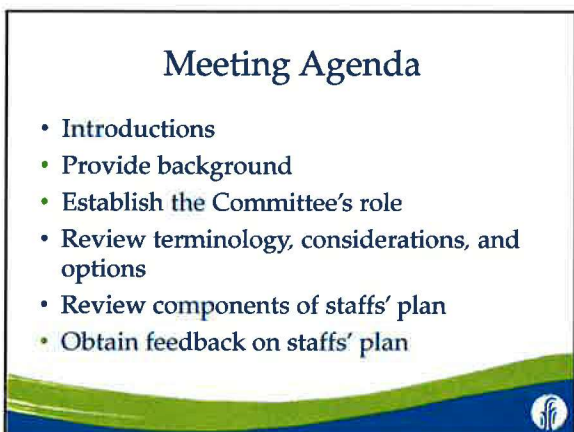
- 1) Pole ownership. Who is the pole owner? Who is responsible for pole removal or replacement?;
- 2) Ownership of other structures. Ownership of structures, other than a pole, on, within, or underground and associated with vertical utility infrastructure, including fiber above and below ground;
- 3) Maintenance. Who will be responsible for maintenance of vertical utility infrastructure (e.g. graffiti removal, storm damage, damage from automobiles, construction, or other sources)? If different owners are represented on the same pole, specific maintenance responsibilities shall be included for each separate owner and their associated component(s). All Type 2 and 3 poles shall be maintained without the use of climbing hooks or other devices that could create an opportunity for vandalism or injury;
- 4) Liability. What entities assume liability for the different vertical utility infrastructure?
- 5) Removal. Who is responsible for pole removal or replacement or the removal or replacement of non-pole structures associated with vertical utility infrastructure? Where it can be demonstrated that certain vertical utility infrastructure has been abandoned for, the established owner of such infrastructure shall be responsible for removal within a time frame established by the Town.
- 6) Regulatory signage. Other than federal or state safety related regulatory notifications or information, no signage shall be included on vertical utility infrastructure. Any such non-regulatory signage shall be considered in violation of the Farragut Sign Ordinance.

Section Appeals Process Regarding Aesthetic Plan Compliance.

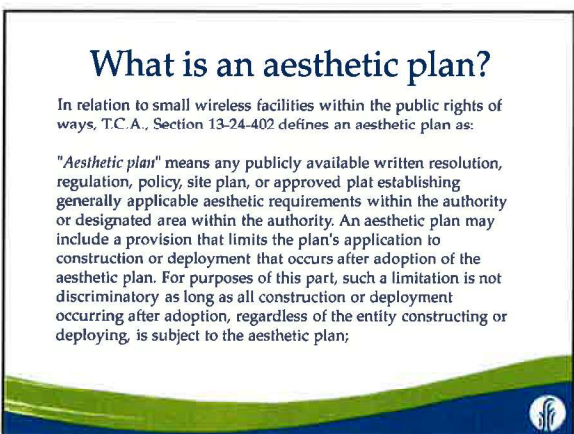
Where an applicant has been denied by the Town staff or the Planning Commission regarding any provisions of this chapter, an appeal may be applied for and presented to the Town's Board of Mayor and Aldermen.



1



2



3

What would be Town-specific goals for an aesthetic plan?

- ✓ Enhance Town's long-standing commitment to the appearance of the public rights of ways
- ✓ Minimize visual clutter associated with new vertical utility structures in the public rights of ways
- ✓ Promote consistency and compatibility with new vertical utility structures
- ✓ Protect developed properties from the impacts of new vertical utility structures
- ✓ Envision future technologies to try to provide for minimum visual impact and disruption



4

What does the Town currently have that would constitute an "aesthetic plan" in relation to utility infrastructure within public rights of ways?

- ✓ *T.C.A. 13-4-104:* The Town has historically complied with this provision which requires Planning Commission review and approval of new utilities
- ✓ *Subdivision Regulations: Article IV, Required Improvements, 6. Installation of Utilities.* Requires all utilities to be placed underground
- ✓ *Architectural Design Standards: Service Areas and Utilities.* Install new utility service systems underground and bury all existing above ground services when renovating



5

Zoning Ordinance: Current provisions in Chapter 4., Section III., Antennas and Towers, including:

- ✓ Pre-application filing meeting to assess use of existing vertical structures where available
- ✓ A statement as to whether the proposed small cell structure is the least obtrusive and whether any alternatives with fewer aesthetic impacts have been exhausted
- ✓ Prioritizing replacement poles that will accommodate stealth technology
- ✓ Small cell support structures should try to co-locate when possible
- ✓ Where utilities are underground, all structures shall be underground except for antenna which shall include stealth technology
- ✓ Where utilities are overhead, stealth technology should be applied appropriate for the location and context
- ✓ Includes placement hierarchy for streets and zoning/land use
- ✓ Evaluation criteria – dealing with visual impact, degree of stealth technology, integration with existing structures



6

Additional Options to Enhance an Aesthetic Plan for Utilities within the Public Rights of Ways

- ✓ Adopt a separate Aesthetic Plan section of the Municipal Code or a resolution that would govern all new utilities with a vertical component
- ✓ Review existing provisions that address aesthetics to more specifically focus on vertical utility infrastructure
- ✓ What is the void this would help fill?

7

Aesthetic Plan Enhancements

- ✓ A desire to more clearly define the concept of "Stealth Technology"
- ✓ A desire for more prescriptive requirements for new structures – eliminate subjectivity
- ✓ A desire to capitalize on what the Town can address, consistent with State law
 - ✓ In a nondiscriminatory manner, the physical characteristics of a vertical structure and all of its components can be specified, provided the regulation does not effectively prohibit the utility's intended function

8

Deployment Options

Review separate document entitled "Standard As Built Deployment Variations"

9

Staff Proposed Aesthetic Plan Sections and Components

- Authority
- Assumptions
- Objectives
- Definitions
- Applicability
- Aesthetic Plan Process
- Aesthetic Plan Compliance Requirements (Type 1, 2, and 3 Poles)
- Placement Requirements for Type 3 Poles
- Lighting Fixture and Mounting Requirements



10

Authority and Need

- Establish basis of Town's authority to have this plan
- Explain why the plan is needed and what is it protecting/addressing



11

Assumptions

- Establish what we have done and will continue to do
- Recognize existing conditions that pre-date this plan
- Acknowledge what may be proposed that could, without this plan, have an adverse effect on aesthetics within certain rights of ways



12

Objectives

- Establish specific objectives that would result from the implementation of this plan



13

Definitions

- Establish how specific terms, as used in the document, will be applied



14

Applicability

- Establish which projects would and would not be governed by this plan and why



15

Aesthetic Plan Process

- Establish the general process an applicant would follow in the development of an aesthetic plan

16

Aesthetic Plan Compliance Requirements

- Group pole types and establish specific requirements for each
 - Type 1 Poles
 - Type 2 Poles
 - Type 3 Poles

17

Type 1 Poles

- Existing poles that accommodate additional vertical utilities without being modified
 - Encouraged
 - Some aesthetic objectives include..

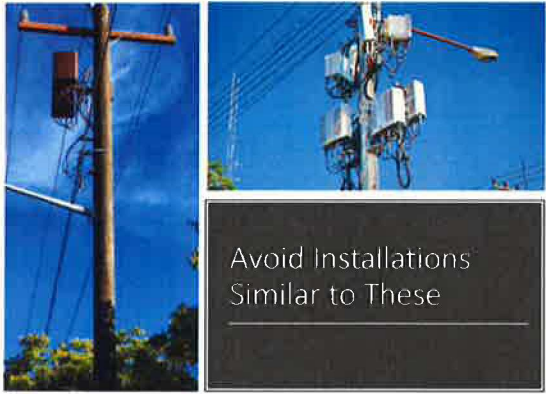
18

Aesthetic Objectives

- ✓ Equipment is Shrouded
- ✓ Equipment is Close to Pole
- ✓ Additional work is minimized
- ✓ Equipment is consistent between components



19



Avoid Installations
Similar to These

20



Require Installations
Similar to These

21

Type 2 Poles

- Existing poles that have to be replaced to accommodate additional vertical utilities
 - Encouraged
 - Proposed as galvanized steel so as to allow most components to be placed within the pole
 - Some aesthetic objectives include..



22

Aesthetic Objectives

- ✓ Equipment is Shrouded
- ✓ Equipment is built as part of or contained within the Pole
- ✓ Additional bulk is minimized
- ✓ Equipment is consistent between components with smooth transitions between components
- ✓ Light fixture and mounting is appropriate for location and coordinated with antenna shroud (antenna) placement



23






Avoid New Equipment Protruding from the Pole
Avoid Exposed Wiring and Creating Obstructions

24



25

Requirements Related to Components on New Poles

- Each component shall have a smooth transition shroud
- Foundation shall be engineered for anticipated structures
- Dimensional limitations shall be provided for each component so that the bulk of the new vertical utility is minimized (e.g. an equipment cabinet for 4G may be limited to an outer diameter of 20 inches and a cantenna limited to an outer dimension of 19 inches)
- All fixed connections shall be hidden from view
- Only a luminaire consistent with the aesthetic plan or a traffic control sign shall protrude from the pole
- Some examples of acceptable poles...



26



27

Type 3 Poles

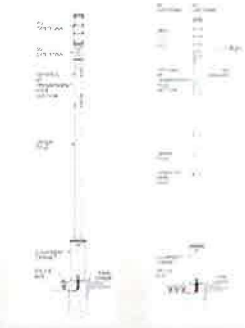
- New freestanding poles in new locations
- Generally discouraged since they would represent new vertical utility infrastructure
 - Proposed as galvanized steel so as to allow most components to be placed within the pole
 - Some aesthetic objectives include..



28

Aesthetic Objectives

- ✓ Equipment is Shrouded
- ✓ Equipment is built as part of or contained within the Pole
- ✓ Additional bulk is minimized
- ✓ Equipment is consistent between components with smooth transitions between components
- ✓ Light fixture and mounting is appropriate for location and coordinated with antenna shroud (antenna placement)
- ✓ Provide for dual technology/function



29

Placement Requirements for Type 3 Poles (Given they are New Poles in New Locations)

- ✓ Commercial properties along arterial streets are preferred
- ✓ Place in most discrete location possible
- ✓ In residential areas prioritize non-dwelling unit lots
- ✓ Avoid creating obstructions
- ✓ Avoid hindering pedestrian travel
- ✓ Place pole in alignment with existing utility poles and streetlights, where applicable
- ✓ Locate so that the pole is at least 15 feet from the nearest tree canopy and ensure that no disturbance will occur within the critical root zone of any tree



30

Additional Placement Requirements for Type 3 Vertical Utilities

- ✓ Place such that tree limbs will not need to be pruned or trees removed
- ✓ Poles should be placed in front of non-dwelling unit lots (open space lots) as an initial placement consideration
- ✓ Poles should be placed on or in-line with property lines separating adjoining lots
- ✓ Poles shall not be placed adjacent to the front plane of a building
- ✓ Poles shall not be placed in front of residences or businesses
- ✓ Poles shall not be placed in front of historic buildings.



31



Type 3 Poles Shall be Placed on or in line with property lines separating adjoining lots

32

Lighting Fixture and Mounting Requirements

- Type 1 Pole
 - Coordinate with pole owner and with other utilities serviced on the existing pole
 - If an existing streetlight system with desirable fixtures exists, try to match the existing fixtures
 - If possible, where a streetlight system does not exist use one of the decorative fixture options if pole is in residential area or MUTC or MUN
 - If possible, in gateway portions of the Town, use one of the gateway fixture options



33

- Type 2 Pole
 - Same considerations as applied to Type 1 Poles with the exception of coordinating and being compatible with the new replacement pole
- Type 3 Pole
 - Same considerations as applied to Type 1 and 2 Poles but subject to meeting the placement requirements that would apply to Type 3 Poles



34

Light Fixture Styles Residential, MUTC, and MUN

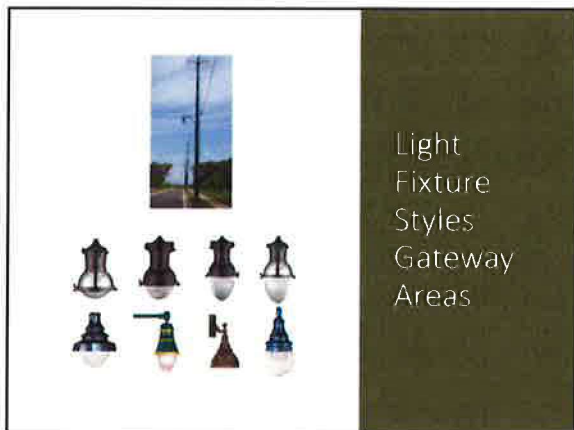


35



Light Fixture Styles Commercial Areas

36



37

Questions Regarding Staffs' Draft

- Are the plan sections appropriate and clear?
- Are you okay with the assumptions?
- Are you okay with the pole classifications?
- Should the same general pole style be specified everywhere or vary depending on the context?
- Should wood poles be permitted where existing overhead utility lines have wood poles?
- What are the pros and cons of wood vs. metal poles?
- How should equipment be arranged on poles?



38

- Should different light fixtures be prescribed for different streets?
- Should a different light fixture be specified for land zoned residential vs. commercial/office?
- Should a different light fixture be specified for the Mixed-Use Town Center, Mixed-Use Neighborhood, and Gateway Areas of Town? As an example, Concord Road has new decorative fixtures – should something similar be extended to other corridors as roads are improved or streetlight systems are updated?
- What amendments may be needed to the Antennas and Towers Section of the Zoning Ordinance?

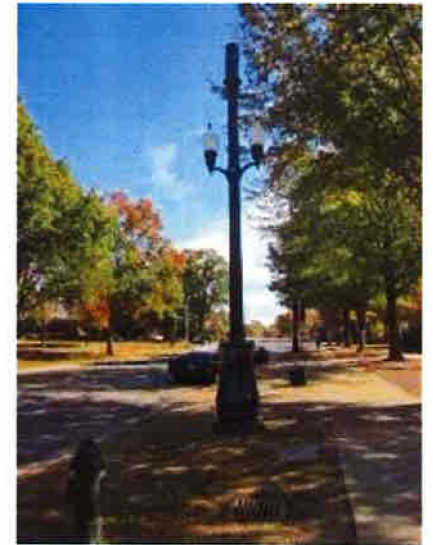


39

Street Light Fixtures – MUTC and MUN



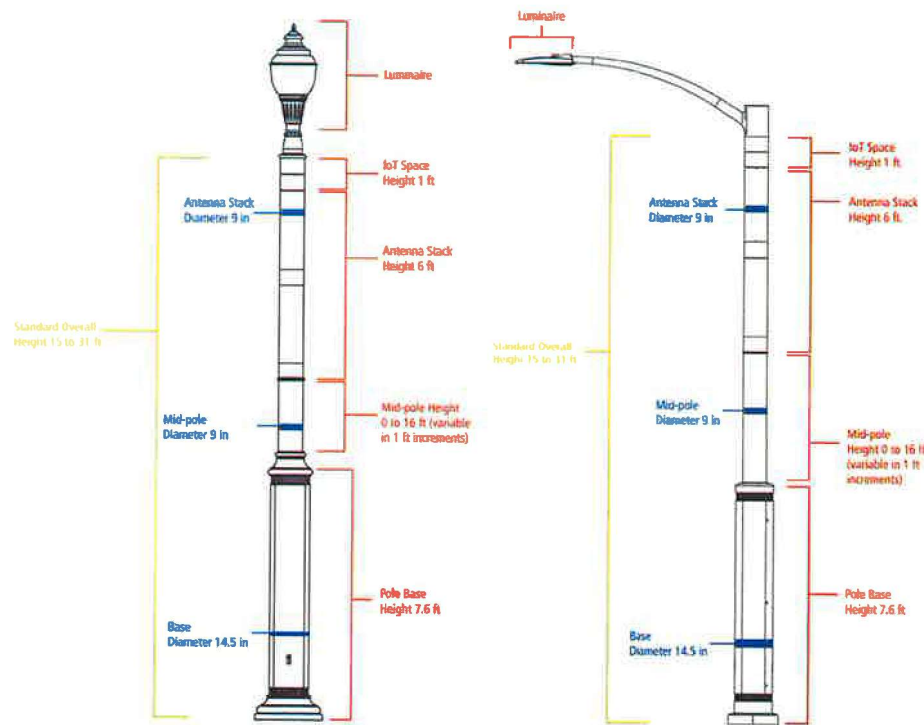
Street Light Fixtures – MUTC and MUN





Street Light Fixtures
MUTC and MUN

Street Light Fixtures – MUTC/MUN

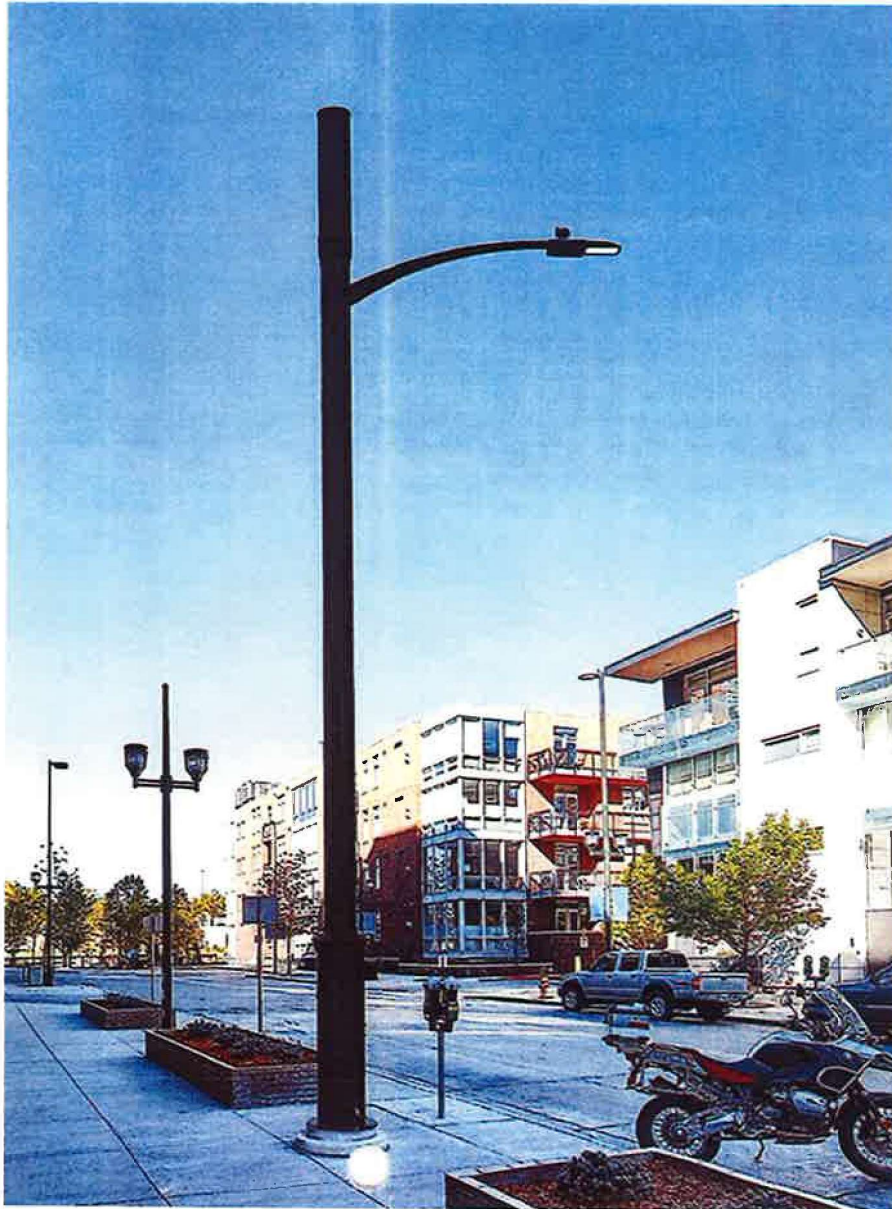




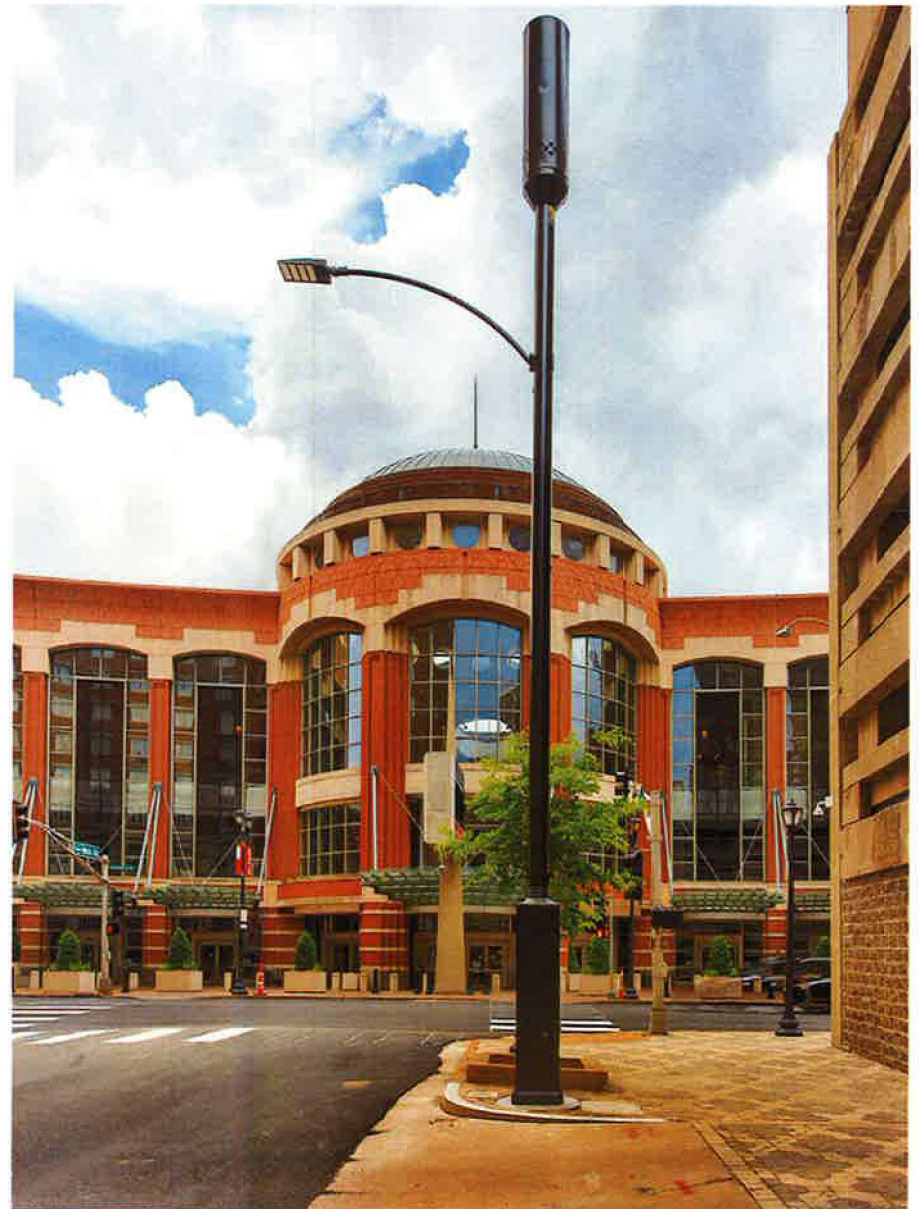
Street Light Fixtures – Gateway Corridors



Street Light Fixtures - Commercial



Street Light Fixtures - Commercial



Street Light Fixtures - Commercial

