



FARRAGUT MUNICIPAL PLANNING COMMISSION AGENDA

February 18, 2021

**Workshop Session 5:30 p.m.
Discussion on Form Based Codes – Part One**

Regular Meeting 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 February 17** to be included in the record of the meeting. Anyone that wishes to provide comments must include their name and address. For questions, please e-mail Mark Shipley at mshipley@townoffarragut.org or Bart Hose at bhose@townoffarragut.org.

1. **Approval of agenda**
2. **Approval of minutes – January 21, 2021**
3. **Discussion and public hearing on a final plat for the Mary E. Smith property, Parcel 79, Tax Map 142, 17.82 Acres, 3 Lots, Zoned R-2 (LeMay and Associates, Applicant)**
4. **Discussion and public hearing on a site plan approval for the BlueCross Healthy Place Playground, 11408 Municipal Center Drive, Zoned O-1 (Town of Farragut, Applicant)**
5. **Discussion and public hearing on a site plan for Horizon Plaza, 11011 Kingston Pike (east intersection of Kingston Pike and Admiral Road), Zoned C-1, and FPD, 6.08 Acres (Urban Engineering, Applicant)**
6. **Discussion on a zoning map amendment request for the property referenced as Parcel 069, Tax Map 142 (north of old Ingles building), 20 Acres, to change the zoning from R-1 (Rural Single-Family Residential) to R-6 (Multi-Family Residential) (Horne Properties, Inc., Applicant)**
7. **Discussion on a zoning map amendment request for the property referenced as 11500 Kingston Pike (west of Farragut Town Hall), Parcel 148, Tax Map 142, 68.31 Acres, to rezone a portion of the area currently zoned O-1 (Office) to C-1 (General Commercial), to rezone a portion of the area currently zoned O-1, B-1 (Buffer), R-1 (Rural Single-Family Residential), and R-2 (General Single-Family Residential) to R-6 (Multi-Family**

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.

Residential), and to rezone a portion of the property currently zoned R-2 to R-4 (Attached Single-Family Residential) (Horne Properties, Inc., Applicant)

8. Discussion on Form Based Codes – Part Two

9. Approval of utilities

10. Citizen Forum

**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**

January 21, 2021

MEMBERS PRESENT

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

MEMBERS ABSENT

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

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

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 Mayor Williams to approve the agenda as presented. Motion was seconded by Commissioner Povlin and motion passed 8-0 through a roll call vote (Commissioner Myers had not yet joined the meeting).

2. Approval of minutes – December 17, 2020

Staff recommended approval of the minutes as submitted.

A motion was made by Mayor Williams to approve the minutes as submitted. Motion was seconded by Commissioner Povlin and motion passed 8-0 through a roll call vote (Commissioner Myers had not yet joined the meeting).

3. Discussion and public hearing on a re-subdivision plat for the property at 11824 Kingston Pike, 1.79 Acres, Zoned R-2, 3 Lots (Troy Stavros, Applicant)

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

- 1) Please obtain required signatures once the plat comments have been addressed;
- 2) Please pay a drainage permit fee of \$90; and
- 3) Please address if the existing joint access easement will be affected by this re-subdivision.

A motion was made by Commissioner Dick to follow staffs' recommendation. Motion was seconded by Mayor Williams and motion passed 9-0 through a roll call vote.

4. Discussion and public hearing on a final plat for the Ivey Farms Subdivision, Phase 1, Unit 2, Zoned R-1/OSR, 22 Lots, 10.87 Acres (SITE, Incorporated, Applicant)

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

- 1) Proposed lots in part of the area abutting Union Road will need to provide dedication of slope and construction easements for future Union Road improvements project. Staff has contacted TDOT to see if dedication can be made simply by plat note. If this is acceptable with TDOT, a plat note will be needed;
- 2) Please pay a drainage permit fee of \$630;
- 3) Please provide an erosion control letter of credit based on an amount provided by the Town Engineer;
- 4) Please obtain signatures once the plat comments have been addressed; and
- 5) Please complete all items on Staff's field related punchlist, including stabilization.

A motion was made by Commissioner Povlin to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and motion passed 9-0 through a roll call vote.

5. Discussion and public hearing on a site plan for enclosing the existing covered outdoor seating area at the First Watch Restaurant, 111 Lovell Road, Zoned C-1 (Design Innovation Architects – DIA, Applicant)

Staff reviewed this item and recommended approval with a preference for Option 01, which matches the north elevation of the other tenants in the building.

A motion was made by Commissioner St. Clair to follow staffs' recommendation. Motion was seconded by Mayor Williams and motion passed 9-0 through a roll call vote.

6. Discussion and public hearing on a site plan for the Kingston Pike Village – Phase 2 (Grocery Store and Retails Shops), 115 S. Watt Road, Zoned PCD, 8 Acres (GBS Engineering, Applicant)

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

- 1) A landscape plan must be presented to and approved by the Visual Resources Review Board;

- 2) All signage must comply with the Town's sign ordinance. Some of the signs shown in the site plan set would not comply and are not part of any site plan approval;
- 3) Please provide a letter of credit for erosion control for \$140,000;
- 4) Please pay a drainage permit fee for \$7,550;
- 5) Please submit the TDOT permit for access and working within the TDOT right of way;
- 6) Please note that all curb & gutter must have a minimum 6" depth of concrete gutter;
- 7) Please check all dimensions and elevations shown on outlet structures in relation to those shown in drainage calculations;
- 8) All exterior lighting must be concealed so that the light source cannot be seen and glare is avoided;
- 9) Regarding the Tufftrack paver system, please ensure that the concrete border is clearly marked with reflectors or reflective paint, as approved by Town staff;
- 10) Why aren't all of the easement areas hatched? Please clearly delineate easements on all sheets;
- 11) Please forward a copy of the signed easement agreement with the Arico property owners;
- 12) Please note that the Town will require filter inserts, to remove fuel/oil/grease, for inlets collecting runoff from the gas station area. These must be installed once the site has been stabilized and prior to operation of the fuel center; and
- 13) A plat will be required prior to the issuance of any Certificates of Occupancy to establish cross lot access easements and other new or modified easements associated with this PCD development.

Staff also asked commissioners about the red colors shown on the Food City gas station and building and whether it needed to be clear that the colors must match one of the colors on the adopted color palette in the Town's Architectural Design Standards. A motion was made Commissioner Myers to follow staffs' recommendation and add as a 14th comment that the revised and final approved plans include building elevations for the Food City and gas station area that demonstrate compliance with the colors adopted in association with the Town's Architectural Design Standards. The motion was seconded by Commissioner Dick and the motion passed 9-0 through a roll call vote.

7. Discussion and public hearing 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)

Staff reviewed this item and recommended that should Resolution PC-21-01 be recommended for approval, the four affected lots would have to be combined with a plat approved by the Planning Commission prior to second reading of Ordinance 21-04.

A discussion ensued and, after providing an amended motion, Commissioner Povlin moved to recommend approval of Resolution PC-21-01 subject to the following conditions:

- 1) That, to encourage a variety of housing consistent with the Comprehensive Land Use Plan, up to 100 of the total number of permitted dwelling units could be attached with*

locations to be determined as part of the concept plan review process required in the Subdivision Regulations, and

- 2) *That, prior to second reading of Ordinance 21-04, the four lots associated with the rezoning must be combined through a plat to be approved by the Planning Commission.*

Motion was seconded by Commissioner Dick and the motion passed 9-0 through a roll call vote.

- 8. Discussion on a zoning map amendment request for the property referenced as Parcel 069, Tax Map 142 (north of old Ingles building), 20 Acres, to change the zoning from R-1 (Rural Single-Family Residential) to R-6 (Multi-Family Residential) (Horne Properties, Inc., Applicant)**

For discussion purposes only.

- 9. Discussion on a zoning map amendment request for the property referenced as 11500 Kingston Pike (west of Farragut Town Hall), Parcel 148, Tax Map 142, 68.31 Acres, to rezone a portion of the area currently zoned O-1 (Office) to C-1 (General Commercial), to rezone a portion of the area currently zoned O-1, B-1 (Buffer), R-1 (Rural Single-Family Residential), and R-2 (General Single-Family Residential) to R-6 (Multi-Family Residential), and to rezone a portion of the property currently zoned R-2 to R-4 (Attached Single-Family Residential)(Horne Properties, Inc., Applicant)**

For discussion purposes only.

- 10. Discussion and public hearing on an Aesthetic Plan for Vertical Utility Infrastructure in Public Rights of Ways (Town of Farragut, Applicant)**

Staff reviewed this item and recommended approval of Resolution 21-02.

A motion was made by Commissioner Myers to follow staffs' recommendation. The motion was seconded by Commissioner St. Clair and the motion passed 9-0 through a roll call vote.

- 11. Approval of utilities**

None.

- 12. Citizen Forum**

Staff read citizen comments that were provided.

The meeting was adjourned at 11:40 p.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 final plat for the Mary E. Smith property, Parcel 79, Tax Map 142, 17.82 Acres, 3 Lots, Zoned R-2 (LeMay and Associates, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a minor three lot subdivision of a 17.82-acre tract located on Boring Road, with additional frontage on East Fox Den Drive. The property is zoned R-2 and the proposed subdivision would create two smaller residential lots each roughly 1.40 acres. The remainder of the property would be approximately 15.02 acres and would front on both Boring Road and East Fox Den Drive.

A re-subdivision plat of this same property was approved by the Planning Commission on November 21, 2019 but was never recorded. As part of that approval, the applicant requested a variance from the Subdivision Regulations so as not to be required to construct a pedestrian facility along Boring Road. Boring Road is classified as a Local Collector on the Major Road Plan and the construction of pedestrian facilities is typically required for subdivisions along such roads. The variance was granted with the stipulation that any further division of the property would have to be re-assessed in terms of constructing the pedestrian facility.

DISCUSSION: The re-subdivision being considered at this time involves the creation of three rather than two lots. A question for the Commission is whether the two smaller lots should be required to construct a pedestrian facility along their frontage since they are unlikely (and probably could not) be re-divided in the future. Another consideration related to this re-subdivision and that was noted when the two-lot re-subdivision was approved in 2019, involves access to Boring Road. Boring Road is classified as a Local Collector and the Town's access controls require a minimum separation distance of 200 feet between driveways and between driveways and intersecting streets. The applicant will need to be aware that the access for the two smaller lots may require a joint access easement with a shared access point to Boring Road. Staff would recommend that the plat provide for a joint access easement so that this can be addressed at this time without the need for a variance request that would have to come back to the Planning Commission and then to the Board of Mayor and Aldermen.

RECOMMENDATION: Included in your packet is a copy of the revised plat. Staff would note that the two smaller lots are relatively comparable to house lots platted in subdivisions where sidewalks have been required when the homes were constructed, and a letter of credit was provided to ensure the completion of the sidewalks prior to the plat being recorded. Staff recommends that this process be followed for the two smaller lots but to grant a variance on the construction of a sidewalk along the 15.02-acre tract since it may be re-subdivided in the future at which time the sidewalk would be required.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Book Number _____, page _____, County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

Date _____ Owner / (Authorized Signature) _____

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date _____ Secretary, Planning Commission _____

CERTIFICATE FOR STREET APPROVAL

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

Date _____ Town Engineer _____

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

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

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

CERTIFICATE OF ELECTRIC, GAS, AND TELEPHONE AVAILABILITY

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

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

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

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

CERTIFICATION OF COMMON AREAS DEDICATION

As owner, in recording this plat I have designated certain areas of land shown hereon as common areas intended for use by the homeowners within said subdivision for _____

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

"Declaration of Covenants and Restrictions," applicable to the above named subdivision, is hereby incorporated and made part of this plat.

Date _____ Owner _____

CERTIFICATE OF APPROVAL OF STREET NAMES

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

Knox County Addressing Division _____ Date _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

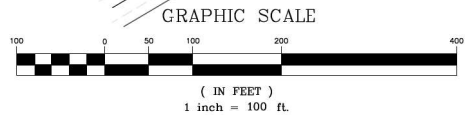
I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled _____

_____ HAVE BEEN INSTALLED in accordance with current local and state government requirements or a sufficient bond or cash has been filed which will guarantee said installation.

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

SITE NOTES

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- A FIVE (5) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES. A TEN (10) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES, EXCEPT UNDER BUILDINGS.
- DEED REFERENCE: INSTR. NO. 201807020078052
- PROPERTY SHOWN ON CLT 142, PARCEL 79
- TOTAL AREA: 17.82± ACRES
- TOTAL NUMBER OF LOTS: 2
- PROPERTY ZONED: R-2
 - BUILDING SETBACKS: PERIPHERAL = 50' - (BUFFER STRIP INCLUDED)
 - FRONT YARD = 30'
 - SIDE = 30' a total on two sides of at least 30 feet, but not less than ten feet on any one side
 - REAR YARD = 25'
- BUFFER STRIPS: 25' (MIN.) ON SIDE & REAR PROPERTY LINES. MAXIMUM LOT COVERAGE: 35%.
- HEIGHT REGULATIONS: NOT TO EXCEED 2-1/2 STORIES OR 35' HIGH.
- THE PURPOSE OF THIS PLAT IS TO DIVIDE 1 LOT INTO 3 LOTS.
- VARIANCE TO WAIVE REQUIREMENT TO PROVIDE PEDESTRIAN ACCESS GRANTED BY PLANNING COMMISSION 11/21/2018.
- APPLICATION TO FURTHER SUBDIVIDE PROPERTY SHOWN WILL REQUIRE PLANNING COMMISSION ACTION REGARDING INSTALLATION OF PEDESTRIAN ACCESS.



VARIANCE REQUEST:
NO SIDEWALK INSTALLATION

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS
10816 KINGSTON PIKE KNOXVILLE, TENNESSEE 37934
PH: (865) 671-0183 FAX: (865) 671-0213



CERTIFICATE OF SURVEY ACCURACY

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

Date _____ Registered Surveyor No. 769

FINAL PLAT RESUBDIVISION OF

MARY E. SMITH PROPERTY

SCALE: 1"= 100' APPROVED BY: REL DRAWN BY: RELJR

DATE: 9-27-2019 LAST REVISION DATE: 01-14-2021

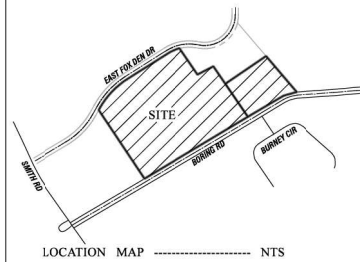
DISTRICT 6 * TOWN OF FARRAGUT
KNOX COUNTY * TENNESSEE

TAX MAP 142, PARCEL 79 SHEET 1 OF 1
DRAWING NO.: 5822-21

OWNER / DEVELOPER

SMITH MARY E
11406 LINDSEY LN
KNOXVILLE, TN 37934
(865) 671-8044

DEED INSTRUMENT # 201807020078052



LEGEND

- IR(D) IRON ROD (OLD)
- IR(S) IRON ROD (SET)

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Sue Stuhl, Parks and Recreation Director

SUBJECT: Discussion and public hearing on a site plan approval for the BlueCross Healthy Place Playground, 11408 Municipal Center Drive, Zoned O-1 (Town of Farragut, Applicant)

INTRODUCTION: For several years, the BlueCross BlueShield of Tennessee Foundation has given grants to communities in Tennessee for the purpose of providing places for “neighbors to get to know one another, form new connections and enjoy healthy activity.” Generally, they have awarded one or two grants a year. In celebration of the 75th anniversary of BlueCross BlueShield of Tennessee in 2021, the foundation will build 10 BlueCross Healthy Places throughout the state. Each project is valued at \$750,000 which includes funds that will be appropriated to a local foundation for the purpose of providing replacement parts as the playground ages. This grant is highly competitive.

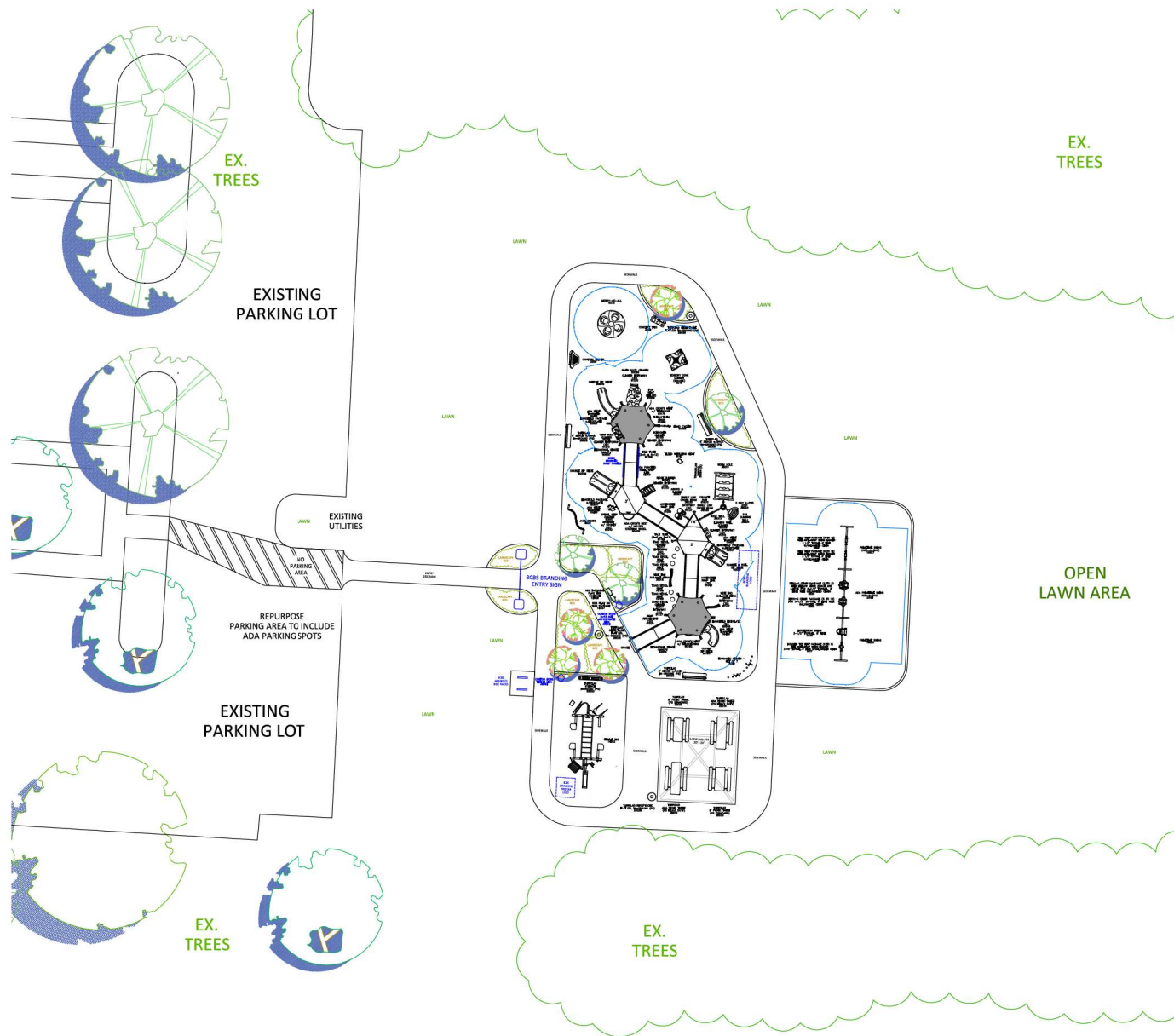
BACKGROUND: The Board of Mayor and Aldermen approved this grant application in the late summer of 2020 and the Town of Farragut is fortunate to have been chosen as one of the 10 Healthy Places playgrounds to be constructed by the BlueCross Foundation this year. This project will be constructed in the open flat grassy area behind the Town Hall.

DISCUSSION: Attached is the sight plan for the new playground. There is one minor modification – which is indicated on the plan. The entrance to the playground will be moved back 50 ft from the edge of the current back edge of the Town Hall parking lot. This will allow the Town of Farragut to construct a small restroom in the open area in the future. Moving the playground back on the property also will allow the current tree buffer to provide some shade for the pavilion and the playground. The current tree line will not be impacted by the playground construction and there will still be a large open grassy area behind the playground. Other facts about this project include:

- This “Thrive and Play” provides a fully inclusive play area (one of the goals of the Town’s Capital Investment Program), swing and freestanding play area, fitness station for teens and adults and a small pavilion with picnic tables.
- The site will not be lighted, but conduit will be installed for lighting of the pavilion at a later date.
- The project includes a drainage system – public works will complete the tie-in to the current drainage at the back of the parking lot.
- The Town will re-strip and sign the current parking lot for additional ADA spaces after the construction is completed.
- Construction is expected to begin this spring or summer with completion by the end of the year. The construction is dependent on the playground installers (Gametime-Playcore) schedule relative to other playground installations in the area.
- All finances for this project are handled by the Blue Cross Foundation. The Town does not bid this project.

RECOMMENDATION BY: Sue Stuhl, Parks & Recreation Director

PROPOSED MOTION: Approve the 2021 BlueCross Healthy Place site plan.



PARK PLACE BOULEVARD

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 Horizon Plaza, 11011 Kingston Pike (east intersection of Kingston Pike and Admiral Road), Zoned C-1, and FPD, 6.08 Acres (Urban Engineering, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a site plan for a commercial strip center development. The plan includes an approximately 12,000 square foot building with associated parking and provisions for a potential second phase. The second phase, if developed, would add another 3750 square foot building and more parking. The site occupies the northeastern corner at the intersection of Admiral Drive and Kingston Pike. The applicants are proposing access to both streets.

DISCUSSION: As noted, the development occupies a corner lot and the applicants are requesting a variance to the 400-foot separation requirement between the proposed access drive along Kingston Pike and the Admiral Drive intersection. The proposed access to Kingston Pike is designed for right-in/right-out traffic only. This variance request will, of course, need to be approved by both the Planning Commission and the Board of Mayor and Aldermen. The applicants will also be requesting a variance from the requirement to construct a sidewalk along a portion of Admiral Drive until such time as the bridge is improved, which is not planned at this time. This is similar to the request made by the Premier Eye Care development that is located across Admiral Drive on the opposite corner. This request will need to be approved by the Board of Zoning Appeals.

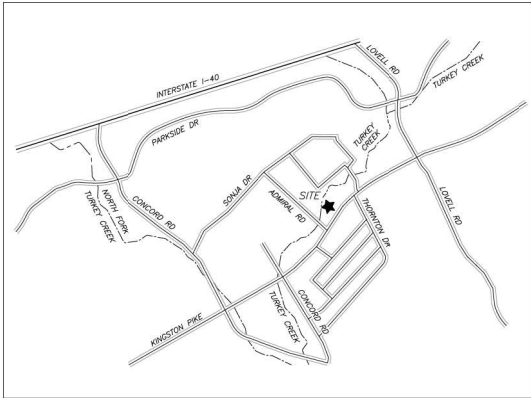
RECOMMENDATION: Included in your packet is a revised site plan for the development. Staff will make a recommendation at the meeting based on whether and how the applicant has addressed all staff comments. Any approval by the Planning Commission should also be made subject to the approval of all necessary variances by the appropriate boards and/or bodies.

SITE DEVELOPMENT PLANS

U.E.I. PROJECT NO. 2006016

HORIZON PLAZA

SITE ADDRESS: 0 KINGSTON PIKE, FARRAGUT, TENNESSEE 37934
CLT MAP 143A, GROUP B, PARCEL 1



LOCATION MAP

OWNER/DEVELOPER:
FOX RD, LLC.
ISSAM ALMASHHARAWI
827 BELLE GROVE ROAD
KNOXVILLE, TN 37934
(865) 777-1950
issam20000@gmail.com



SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
11952 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

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 — 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

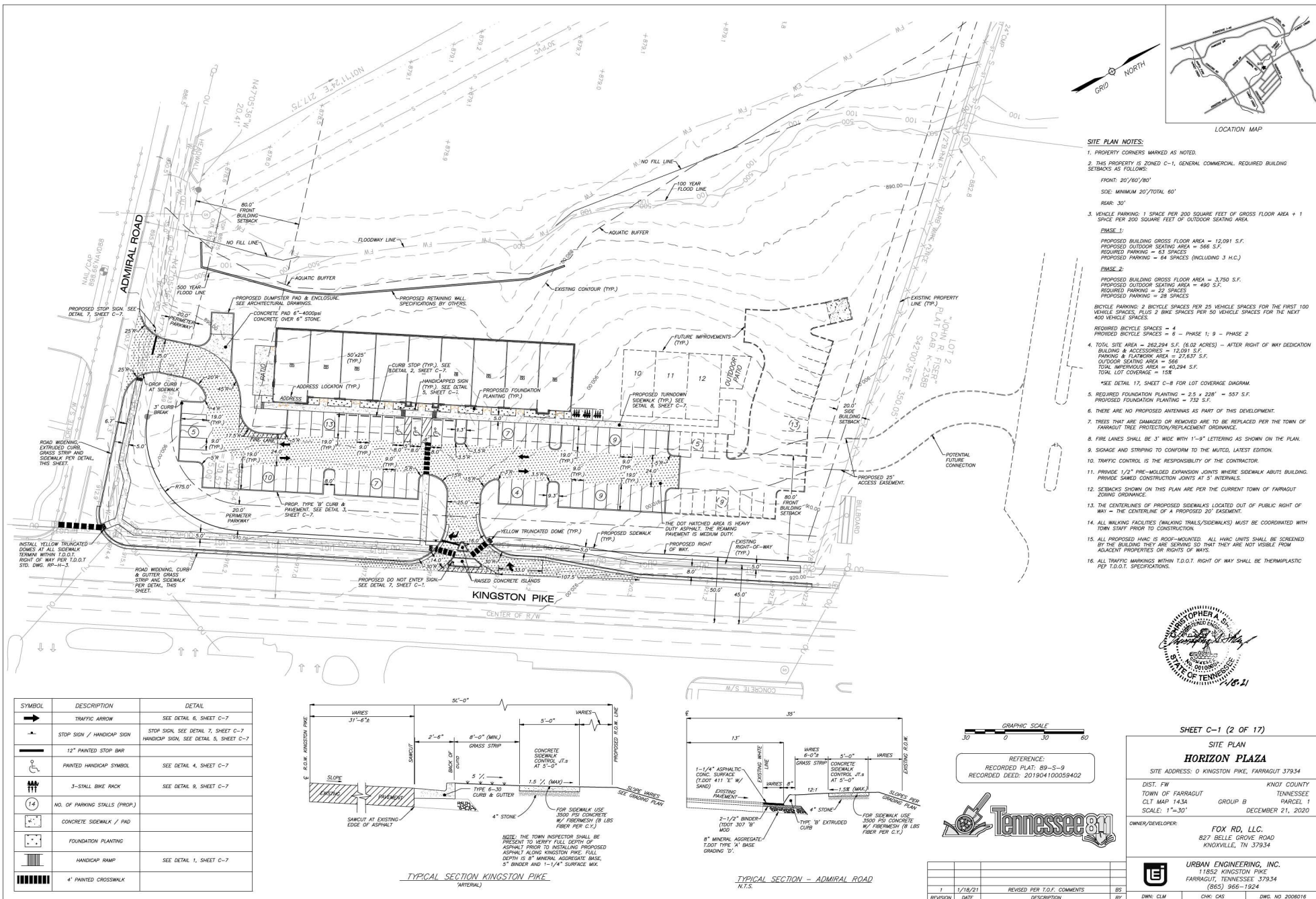
SHEET INDEX

TITLE	SHEET
TITLE SHEET	C-0
SITE PLAN	C-1
GRADING PLAN	C-2
DRAINAGE PLAN	C-3
EROSION AND SEDIMENT CONTROL PLANS	C-4 THRU C-6
SITE CONSTRUCTION DETAILS	C-7 & C-8
SANITARY SEWER PLAN	SA-1
SANITARY SEWER PROFILE	SA-2
SITE WATER PLAN	WA-1
PRELIMINARY FLOOR PLAN	A1.1
ARCHITECTURAL ELEVATIONS	A3.1
ELECTRICAL SITE PLAN	ES1.0
ELECTRICAL PHOTOMETRIC PLAN	EP1.0
TREE PRESERVATION & REMOVAL PLAN	L100

BUILDING SUMMARY:

BUILDING AREA (S.F.): 11,985
NUMBER OF STORIES: 1
CONSTRUCTION TYPE: II-B
OCCUPANCY TYPE: BUSINESS
ONE-HOUR PROTECTED: NO
BUILDING SPRINKLED: YES

2	1/18/21	T.O.F. SUBMITTAL 2
ISSUE NO.	DATE	DESCRIPTION

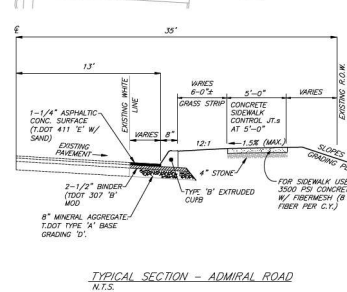
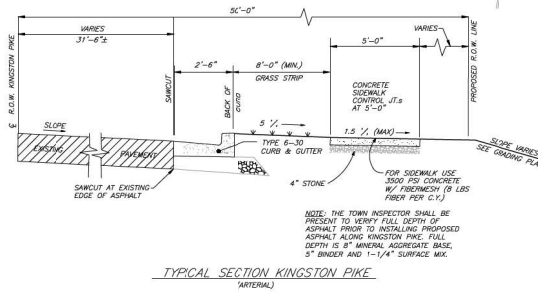


SITE PLAN NOTES:

1. PROPERTY CORNERS MARKED AS NOTED.
2. THIS PROPERTY IS ZONED C-1, GENERAL COMMERCIAL. REQUIRED BUILDING SETBACKS AS FOLLOWS:
FRONT: 20'/80'/80'
SIDE: MINIMUM 20'/TOTAL 60'
REAR: 30'
3. VEHICLE PARKING: 1 SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA + 1 SPACE PER 200 SQUARE FEET OF OUTDOOR SEATING AREA.
- PHASE 1:
PROPOSED BUILDING GROSS FLOOR AREA = 12,091 S.F.
PROPOSED OUTDOOR SEATING AREA = 566 S.F.
REQUIRED PARKING = 63 SPACES
PROPOSED PARKING = 64 SPACES (INCLUDING 3 H.C.)
- PHASE 2:
PROPOSED BUILDING GROSS FLOOR AREA = 3,750 S.F.
PROPOSED OUTDOOR SEATING AREA = 490 S.F.
REQUIRED PARKING = 22 SPACES
PROPOSED PARKING = 28 SPACES
- BICYCLE PARKING: 3 BICYCLE SPACES PER 25 VEHICLE SPACES FOR THE FIRST 100 VEHICLE SPACES, PLUS 2 BIKE SPACES PER 50 VEHICLE SPACES FOR THE NEXT 400 VEHICLE SPACES.
REQUIRED BICYCLE SPACES = 4
PROVIDED BICYCLE SPACES = 6 - PHASE 1; 9 - PHASE 2
4. TOTAL SITE AREA = 262,294 S.F. (6.02 ACRES) - AFTER RIGHT OF WAY DEDICATION
BUILDING & ACCESSORIES = 12,091 S.F. + 490 S.F.
PARKING & PLANTING AREA = 27,637 S.F.
OUTDOOR SEATING AREA = 566 S.F.
TOTAL IMPROVED AREA = 40,294 S.F.
TOTAL LOT COVERAGE = 15%
- *SEE DETAIL 17, SHEET C-8 FOR LOT COVERAGE DIAGRAM.
5. REQUIRED FOUNDATION PLANTING = 25' x 25' = 507 S.F.
PROPOSED FOUNDATION PLANTING = 735 S.F.
6. THERE ARE NO PROPOSED ANTENNAS AS PART OF THIS DEVELOPMENT.
7. TREES THAT ARE DAMAGED OR REMOVED ARE TO BE REPLACED PER THE TOWN OF FARRAGUT TREE PROTECTION/REPLACEMENT ORDINANCE.
8. FIRE LANES SHALL BE 3' WIDE WITH 1'-9" LETTERING AS SHOWN ON THE PLAN.
9. SIGNAGE AND STRIPING TO CONFORM TO THE MUTCD, LATEST EDITION.
10. TRAFFIC CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR.
11. PRIVATE 1/2" PRE-MOLDED EXPANSION JOINTS WHERE SIDEWALK ABUTS BUILDING. PROVIDE SAWED CONSTRUCTION JOINTS AT 5' INTERVALS.
12. SETBACKS SHOWN ON THIS PLAN ARE PER THE CURRENT TOWN OF FARRAGUT ZONING ORDINANCE.
13. THE CENTERLINES OF PROPOSED SIDEWALKS LOCATED OUT OF PUBLIC RIGHT OF WAY = THE CENTERLINE OF A PROPOSED 20' EASEMENT.
14. ALL WALKING FACILITIES (WALKING TRAILS/SIDEWALKS) MUST BE COORDINATED WITH TOWN STAFF PRIOR TO CONSTRUCTION.
15. ALL PROPOSED HVAC IS ROOF-MOUNTED. ALL HVAC UNITS SHALL BE SCREENED BY THE BUILDING THEY ARE SERVING SO THAT THEY ARE NOT VISIBLE FROM ADJACENT PROPERTIES OR RIGHTS OF WAY.
16. ALL TRAFFIC MARKINGS WITHIN T.O.D.T. RIGHT OF WAY SHALL BE THERMOPLASTIC PER T.O.D.T. SPECIFICATIONS.



SYMBOL	DESCRIPTION	DETAIL
	TRAFFIC ARROW	SEE DETAIL 6, SHEET C-7
	STOP SIGN / HANDICAP SIGN	STOP SIGN, SEE DETAIL 7, SHEET C-7 HANDICAP SIGN, SEE DETAIL 5, SHEET C-7
	12\" PAINTED STOP BAR	
	PAINTED HANDICAP SYMBOL	SEE DETAIL 4, SHEET C-7
	3-STALL BIKE RACK	SEE DETAIL 9, SHEET C-7
	NO. OF PARKING STALLS (PROP.)	
	CONCRETE SIDEWALK / PAD	
	FOUNDATION PLANTING	
	HANDICAP RAMP	SEE DETAIL 1, SHEET C-7
	4\" PAINTED CROSSWALK	



GRAPHIC SCALE
30' 0' 30'

REFERENCE:
RECORDED PLAT: 89-S-9
RECORDED DEED: 201904100059402



SHEET C-1 (2 OF 17)

SITE PLAN HORIZON PLAZA

SITE ADDRESS: 0 KINGSTON PIKE, FARRAGUT 37934

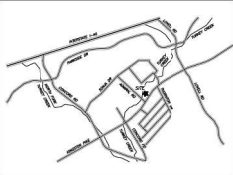
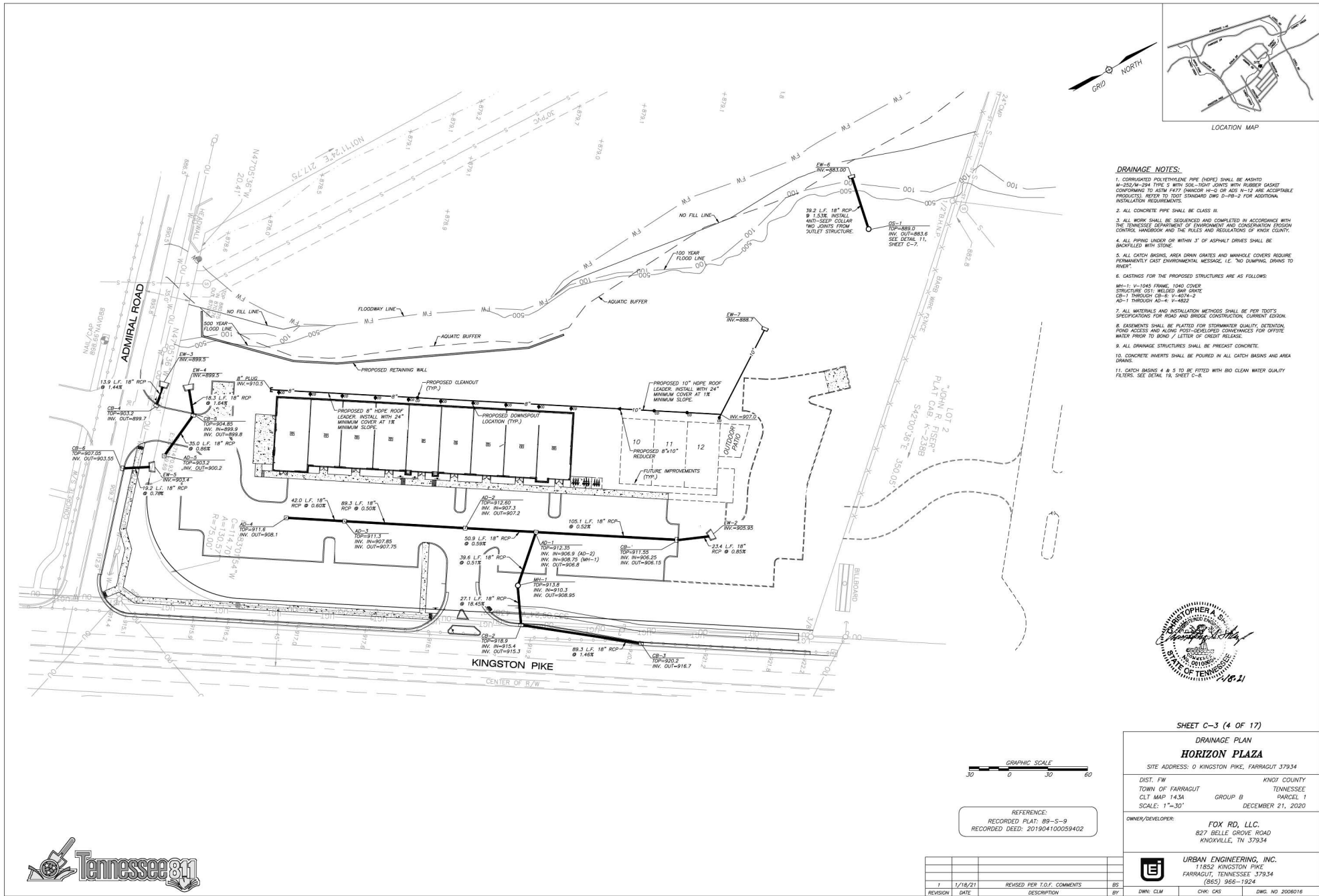
DIST. FW TOWN OF FARRAGUT CLT MAP 14.34 SCALE: 1\"/>

OWNER/DEVELOPER: FOX RD, LLC, 827 BELLE GROVE ROAD, KNOXVILLE, TN 37934

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

REVISION	DATE	DESCRIPTION	BY
1	1/18/21	REVISED PER T.O.F. COMMENTS	BS
			BY

DWG. NO. 2006016



- DRAINAGE NOTES:**
1. CORRUGATED POLYETHYLENE PIPE (HDP) SHALL BE AASHTO M-252A/254 TYPE 5 WITH SOIL-TOOT JOINTS WITH RUBBER GASKET CONFORMING TO ASTM F477 (HANCOR H-2 OR AAS H-12 ARE ACCEPTABLE PRODUCTS). REFER TO TDOT STANDARD DWG D-10-2 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 EROSION CONTROL HANDBOOK AND THE RULES AND REGULATIONS OF KNOX COUNTY.
 4. ALL PAVING UNDER OR WITHIN 3' OF ASPHALT DRIVES SHALL BE BACKFILLED WITH STONE.
 5. ALL CATCH BASINS, AREA DRAIN GRATES AND MANHOLE COVERS REQUIRE PERMANENTLY CAST ENVIRONMENTAL MESSAGE, I.E. "NO DUMPING, DRINKS TO RIVER".
 6. CASTINGS FOR THE PROPOSED STRUCTURES ARE AS FOLLOWS:
MH-1: V-1045 FRAME, 1040 COVER
STRUCTURE (S1): HEAVY BARS SHIRT
CB-1 THROUGH CB-6: V-4274-2
AG-1 THROUGH AG-4: 11-4822
 7. ALL MATERIALS AND INSTALLATION METHODS SHALL BE PER TDOT'S SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.
 8. EXISTENTS SHALL BE PLATTED FOR EROSION CONTROL, DETENTION, POND ACCESS AND ALONG POST-DEVELOPED CONVEYANCES FOR OFFSITE WATER PRIOR TO ROAD / LOT OF GREAT RELEASE.
 9. ALL DRAINAGE STRUCTURES SHALL BE PRECAST CONCRETE.
 10. CONCRETE INVERTS SHALL BE FITTED WITH BIO CLEAN WATER QUALITY FILTERS. SEE DETAIL 1A, SHEET C-4.
 11. CATCH BASINS 4 & 5 TO BE FITTED WITH BIO CLEAN WATER QUALITY FILTERS. SEE DETAIL 1A, SHEET C-4.



REFERENCE:
RECORDED PLAT: B9-S-5-B
RECORDED DEED: 201904100059402

SHEET C-3 (4 OF 17)

DRAINAGE PLAN
HORIZON PLAZA

SITE ADDRESS: 0 KINGSTON PIKE, FARRAGUT 37934

DIST. FW	KNOX COUNTY
TOWN OF FARRAGUT	TENNESSEE
CLT MAP 14.34	GROUP B
SCALE: 1"=30'	DECEMBER 21, 2020

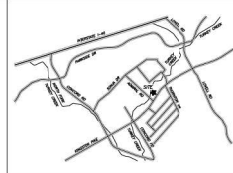
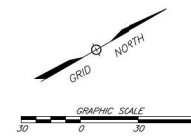
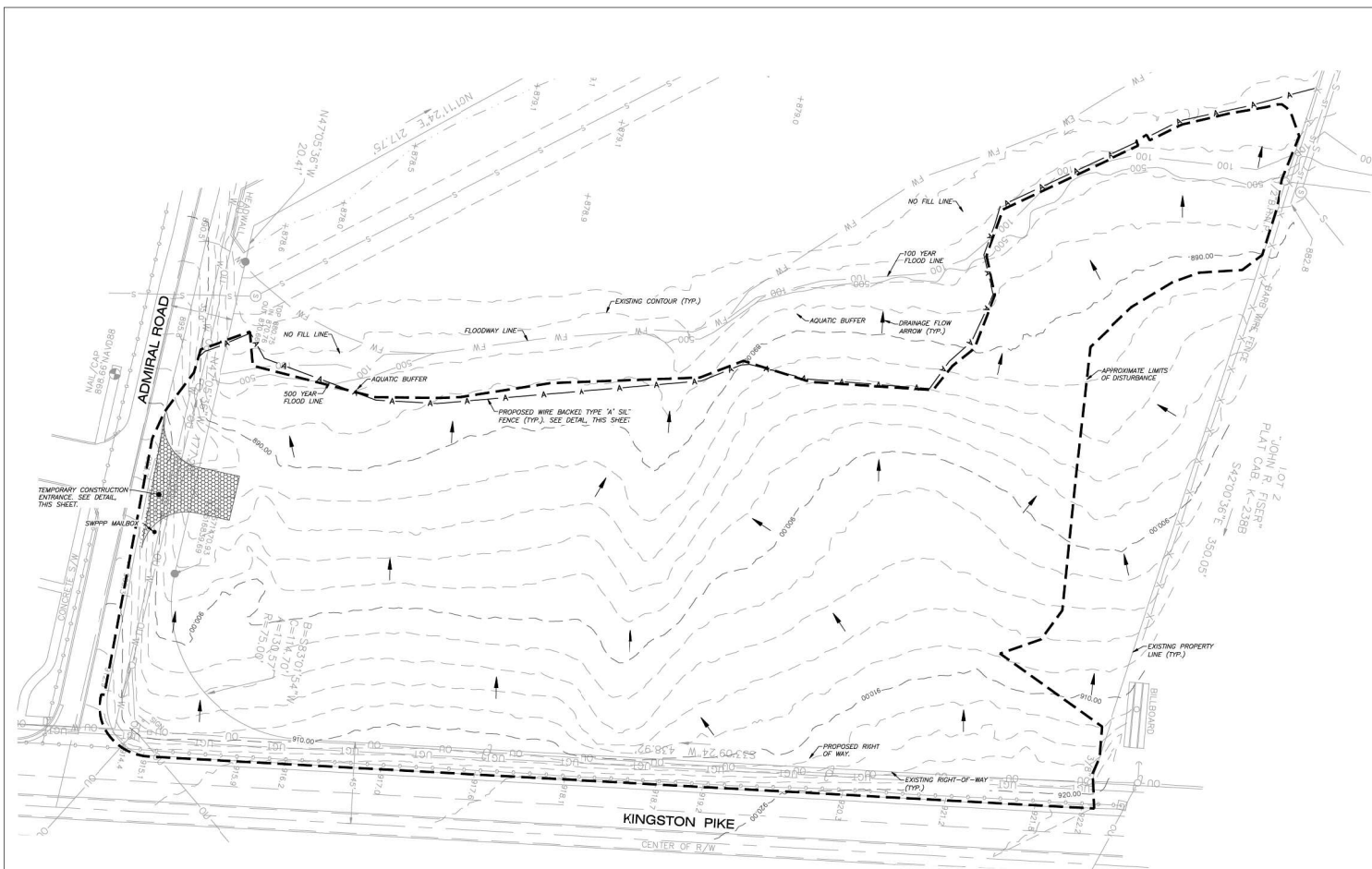
OWNER/DEVELOPER: **FOX RD, LLC**
827 BELLE GROVE ROAD
KNOXVILLE, TN 37934

1	1/18/21	REVISED PER T.O.F. COMMENTS	BS
REVISION	DATE	DESCRIPTION	BY

DRW: CLM	CHK: CAS	DWG NO: 2006016
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URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

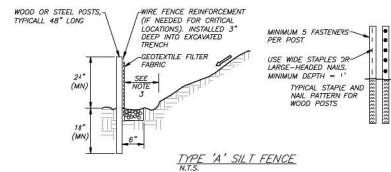
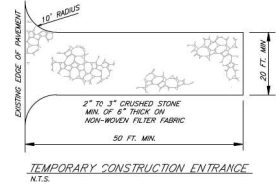




- EROSION & SEDIMENT CONTROL NOTES**
1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY UTILITIES COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITIES COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TEAM ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE UTILITY SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 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 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) SUBMITTED TO THE TOWN OF FARRAGUT AND THE TDEC EROSION CONTROL HANDBOOK.
 5. ALL UNIMPROVED AREAS SHALL BE LANDSCAPED OR GRASSED. GRASS SPECIFICATIONS AS FOLLOWS:
TOPSOIL TO UNIFORM DEPTH OF 4" (MIN.)
AGRICULTURAL LAND - 3 TONS/ACRE
10 LBS. KP-31 FESCUE PER 1,000 SQ. FT.
0.5 LBS. ENGLISH RYE PER 1,000 SQ. FT.
10 LBS. DRY FERTILIZER (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)
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH A FULL, EVEN STAND OF VEGETATION ON THE AREAS TO BE SEEDS. SHOULDER 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 FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE GRADING PERMITTEE.
 8. THE TOTAL AREA DISTURBED AS PART OF THIS PROJECT (3.0+ ACRES)

- SEQUENCE OF WORK ACTIVITIES:**
- PHASE 1:**
1. INSTALL SILT FENCES, TEMPORARY CONSTRUCTION ENTRANCE AND MAINTAIN TO POST SWPPP.
 2. ATTEND PRE-CONSTRUCTION MEETING WITH THE ENGINEER & THE TOWN OF FARRAGUT TO REVIEW BMP INSTALLATION.
- PHASE 2:**
3. INSTALL TEMPORARY SEDIMENT BASIN, INCLUDING SEDIMENT BASIN OUTLET STRUCTURE. SEE DETAIL 14 ON OTHER SHEET C-7 FOR TEMPORARY OUTLET STRUCTURE CONFIGURATION.
 4. STRIP AND STOCKPILE TOPSOIL.
 5. STABILIZE TOPSOIL BY SILT FENCES AND/OR TEMPORARY SEEDING.
 6. CLEAR/GRUB AND DISPOSE OF TIMBER AND TRASH.
- PHASE 3:**
7. CUT/FILL FOR THE OVERALL SITE. OUTSLOPES SHALL BE MATED AND SEEDS IMMEDIATELY UPON REACHING FINISHED GRADE.
 8. INSTALL DRAINAGE AND UTILITIES. INLETS SHALL BE PROTECTED USING EROSION CELLS PER THE ATTACHED DETAILS.
 9. FINALIZE SUB-GRADE, STONE, INSTALL PAVING & PLATWORK AND RESTRAID TOPSOIL.
 10. FOLLOWING STABILIZATION, MODIFY OUTLET STRUCTURE TO MAKE 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.
- 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.

- NOTES:**
1. POST SPACING SHALL BE 8" MAXIMUM FOR TYPICAL APPLICATIONS AT THE BOTTOM OF SLOPES ON ALONG SITE PERIMETER.
 2. POST SPACING SHALL BE 6" MAXIMUM AT THE BOTTOM OF STEEP SLOPES. POST SPACING SHALL BE 4" MAXIMUM WITHIN A DRAINAGE CHANNEL.
 3. PLACE SILT FENCE AT LEAST 5 TO 7 FEET AWAY FROM STEEP OR LONG SLOPES TO IMPOUND STORMWATER RUNOFF. SEE FIGURE C-14-1.



REFERENCE:
RECORDED PLAT: B9-S-9
RECORDED DEED: 201904100059402

REVISION	DATE	DESCRIPTION	BY
1	1/18/21	REVISED PER T.O.F. COMMENTS	BS

SHEET C-4 (5 OF 17)

EROSION & SEDIMENT CONTROL PLAN (PHASE 1)

HORIZON PLAZA

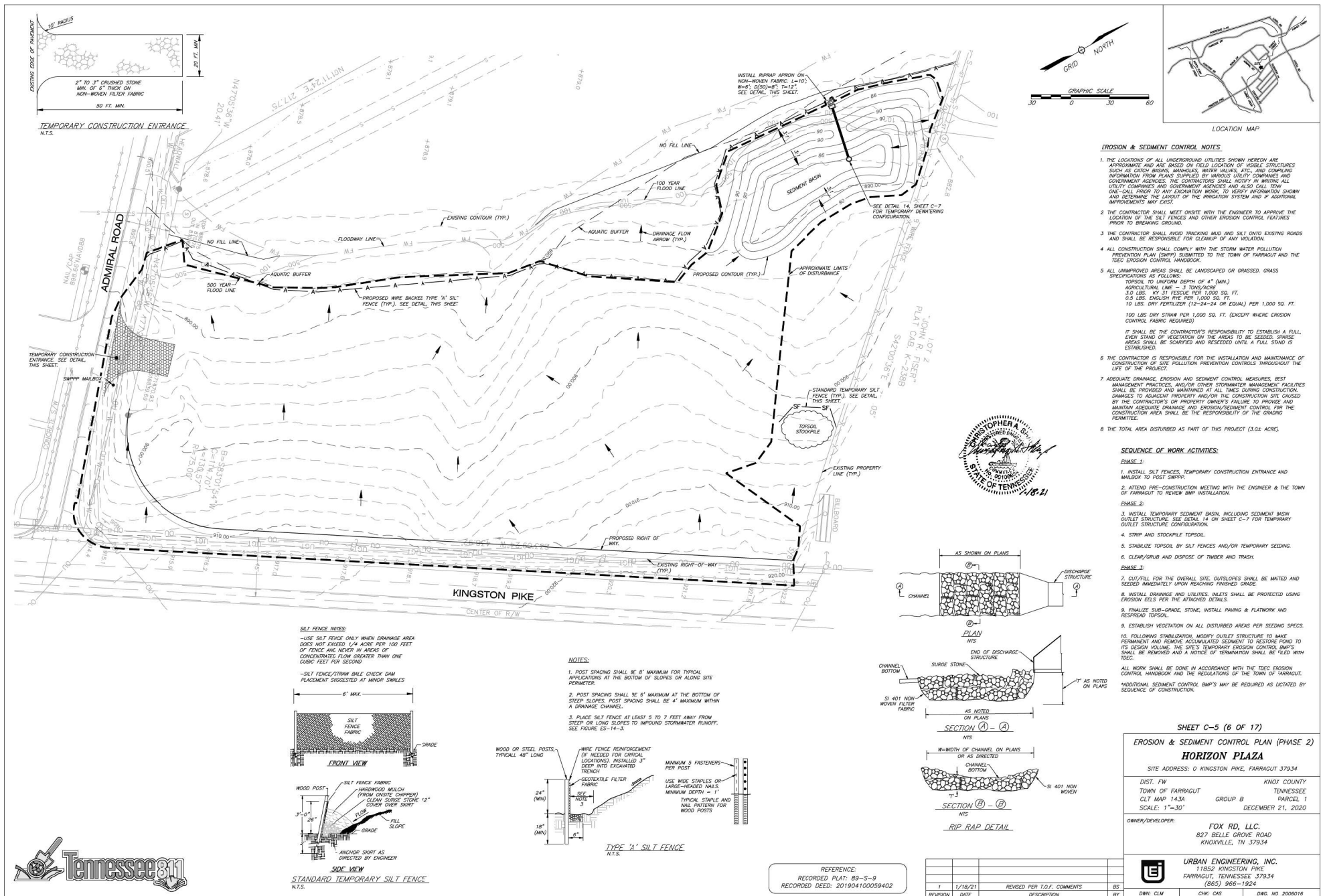
SITE ADDRESS: 0 KINGSTON PIKE, FARRAGUT 37934

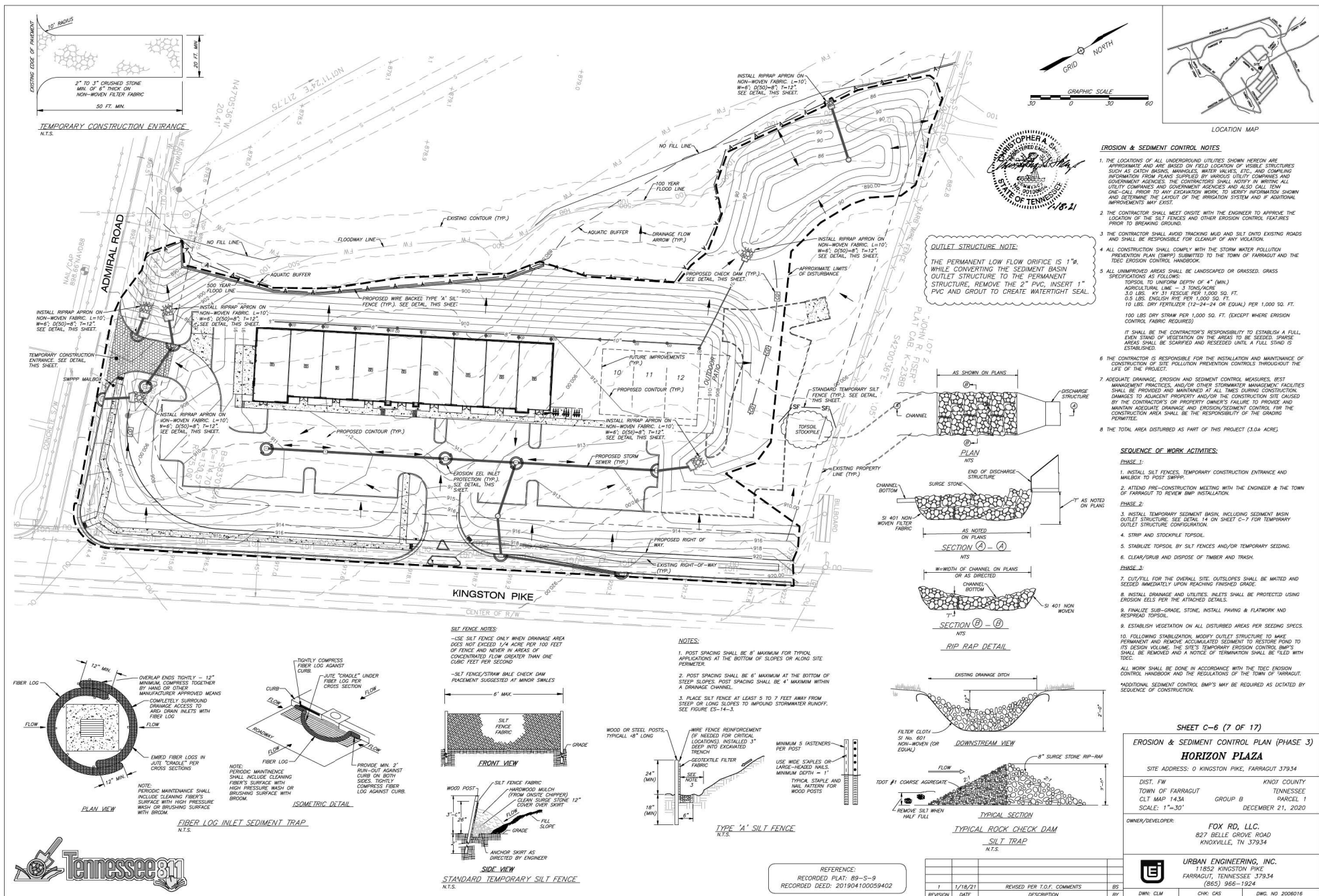
DIST. FW TOWN OF FARRAGUT CLT MAP 14.34 SCALE: 1"=30'

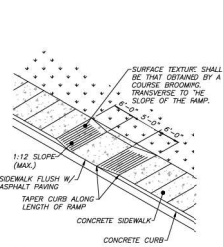
OWNER/DEVELOPER: FOX RD, LLC, 827 BELLE GROVE ROAD KNOXVILLE, TN 37934

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

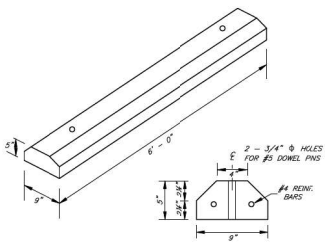
DWN: CLM CHG: GMS DWG: NO 2006016



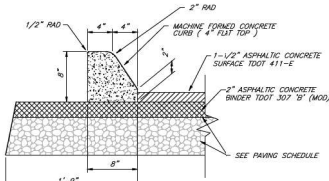




1
C-7
HANDICAPPED RAMP
N.T.S.



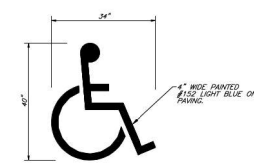
2
C-7
CONCRETE TIRE STOP
N.T.S.



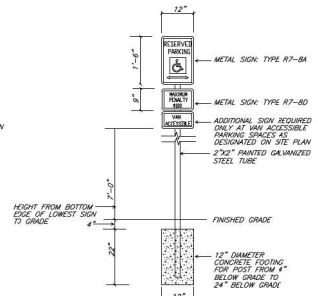
3
C-7
TYPE "B" CURB AND PAVEMENT DETAIL
N.T.S.

DIMENSION	MEDIUM DUTY	HEAVY DUTY
A	1 1/2"	2"
B	2"	3"
C	2"	3"

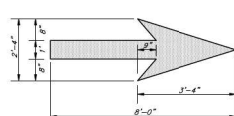
3-A
C-7
PAVING SCHEDULE
N.T.S.



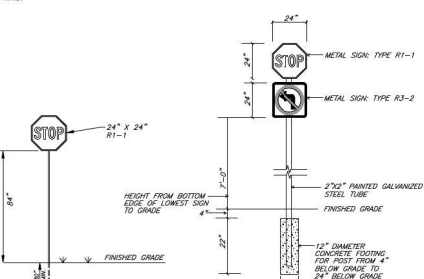
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C-7
PAINTED HANDICAPPED SYMBOL
N.T.S.



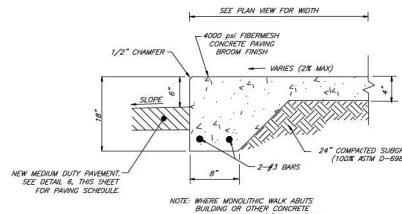
5
C-7
HANDICAPPED SIGN DETAIL
N.T.S.



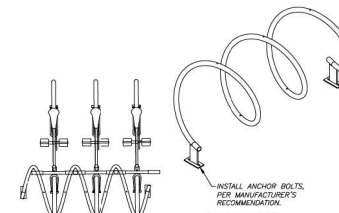
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C-7
TRAFFIC ARROW DETAIL
N.T.S.



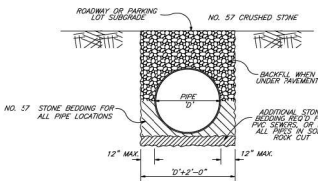
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C-7
STOP SIGN DETAIL
N.T.S.



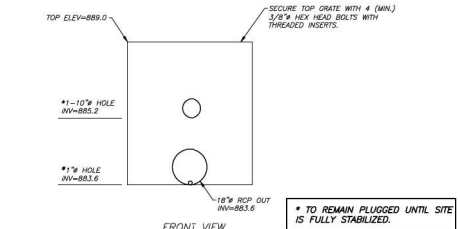
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C-7
TURNDOWN SIDEWALK DETAIL
N.T.S.



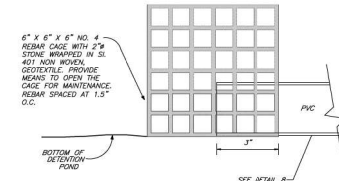
9
C-7
3-BIKE RACK DETAIL
N.T.S.



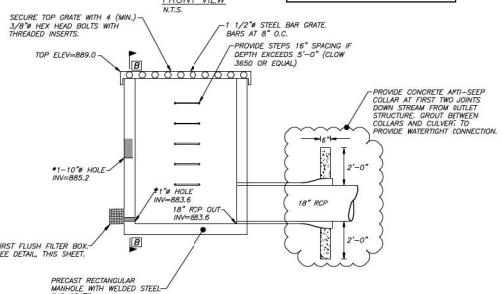
10
C-7
PIPE BEDDING & BACKFILL DETAIL
N.T.S.



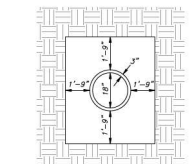
12
C-7
FRONT VIEW ANTI-SEEP COLLAR
N.T.S.



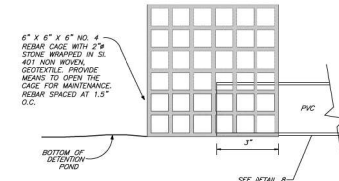
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C-7
FIRST FLUSH FILTER BOX DETAIL
N.T.S.



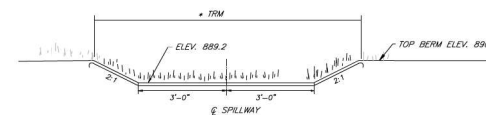
11
C-7
DETENTION POND OUTLET STRUCTURE DETAIL
N.T.S.



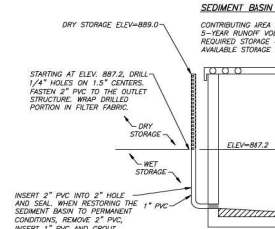
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C-7
FRONT VIEW ANTI-SEEP COLLAR
N.T.S.



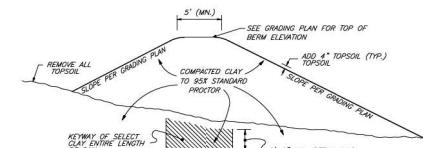
13
C-7
FIRST FLUSH FILTER BOX DETAIL
N.T.S.



15
C-7
IMPROVED GRASSED SPILLWAY DETAIL
N.T.S.



14
C-7
SEDIMENT BASIN OUTLET STRUCTURE
N.T.S.



16
C-7
DAM DETAIL
N.T.S.

SEDIMENT BASIN COMPUTATIONS:
CONTRIBUTING AREA = 3.0 ACRES
5-YEAR RUNOFF VOLUME = 0.453 AC-FT
REQUIRED STORAGE = 19,125 C.F.
AVAILABLE STORAGE = 19,750 C.F.



SHEET C-7 (8 OF 17)

CONSTRUCTION DETAILS
HORIZON PLAZA

SITE ADDRESS: 0 KINGSTON PIKE, FARRAGUT 37934

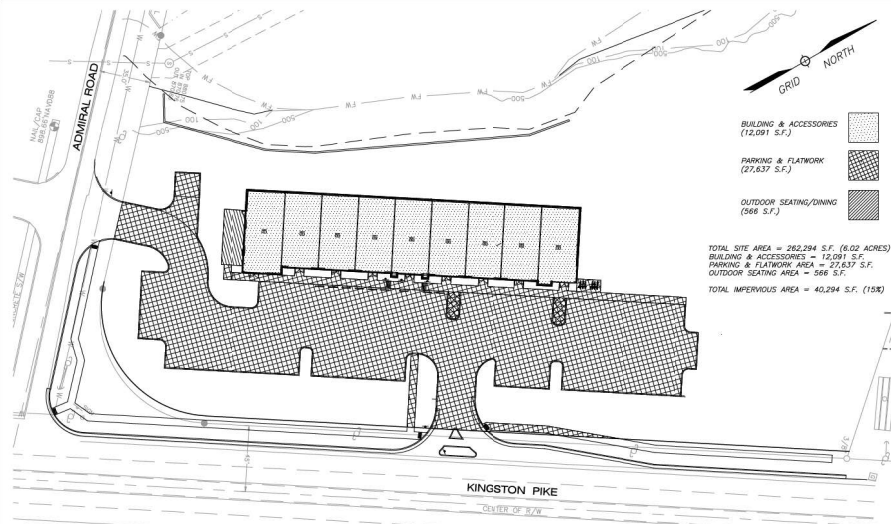
DIST. FW TOWN OF FARRAGUT KNOX COUNTY TENNESSEE
CLT MAP 14.34 GROUP B PARCEL 1
SCALE: 1"=30' DECEMBER 21, 2020

OWNER/DEVELOPER: FOX RD, LLC, 827 BELLE GROVE ROAD, KNOXVILLE, TN 37934

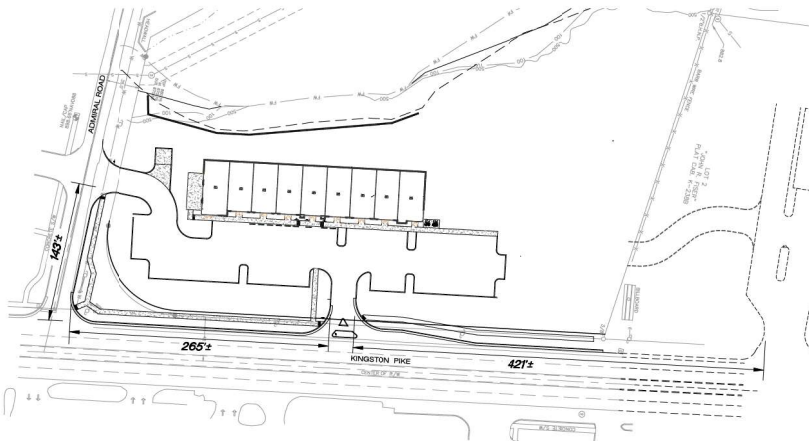
URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

REVISION	DATE	DESCRIPTION	BY	CHK	DATE
1	1/18/21	REVISED PER T.O.F. COMMENTS	BS		

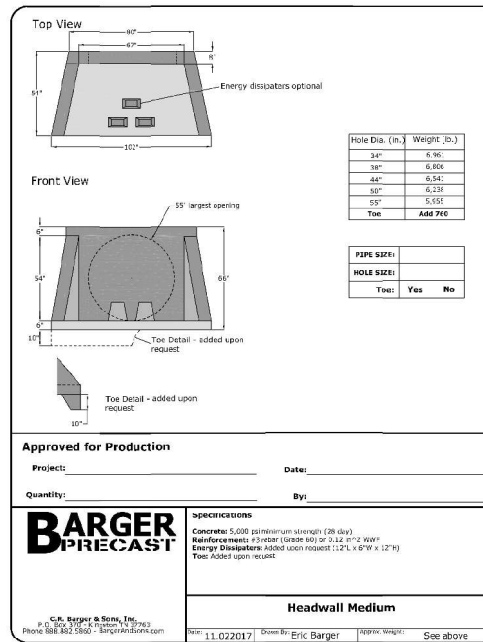




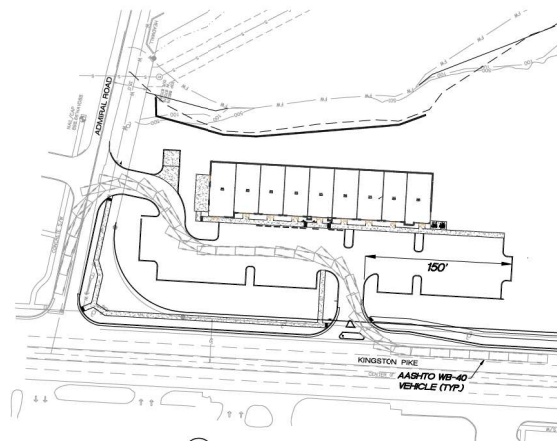
17 LOT COVERAGE DIAGRAM
SCALE: 1"=40'



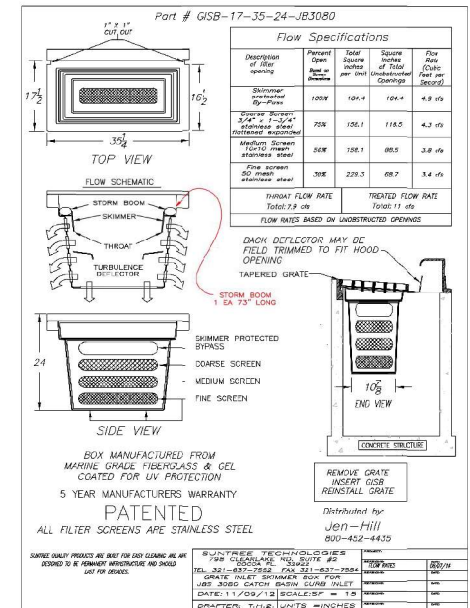
20 ACCESS DIAGRAM
SCALE: 1"=60'



18 CONCRETE ENDWALL
N.T.S.



21 AASHTO WB-40 ACCESS DIAGRAM
SCALE: 1"=60'



REVISION	DATE	DESCRIPTION	BY
1	1/18/21	REVISED PER T.O.F. COMMENTS	BS



SHEET C-8 (9 OF 17)

CONSTRUCTION DETAILS

HORIZON PLAZA

SITE ADDRESS: 0 KINGSTON PIKE, FARRAGUT 37934

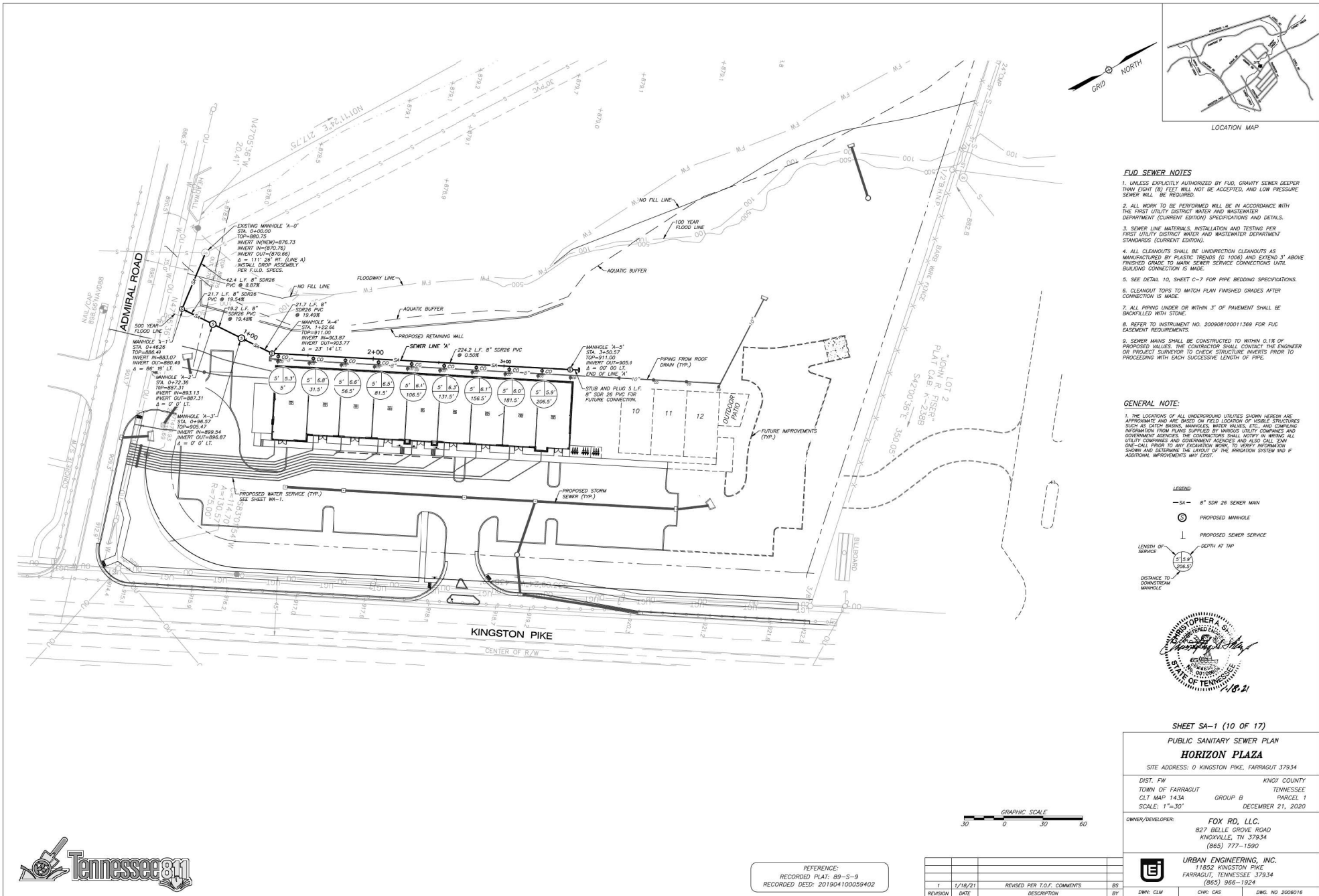
DIST. FW TOWN OF FARRAGUT CLT MAP 14.34 SCALE: 1"=30'

KNOW COUNTY TENNESSEE PARCEL 1 DECEMBER 21, 2020

OWNER/DEVELOPER: FOX RD, LLC, 827 BELLE GROVE ROAD, KNOXVILLE, TN 37934

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

DWG. CLM CHG. GAB DWG. NO. 2006016



SHEET SA-1 (10 OF 17)

PUBLIC SANITARY SEWER PLAN

HORIZON PLAZA

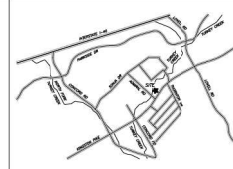
SITE ADDRESS: 0 KINGSTON PIKE, FARRAGUT 37934

DIST. FW KNOX COUNTY
TOWN OF FARRAGUT TENNESSEE
CLT MAP 14.34 GROUP B PARCEL 1
SCALE: 1"=30' DECEMBER 21, 2020

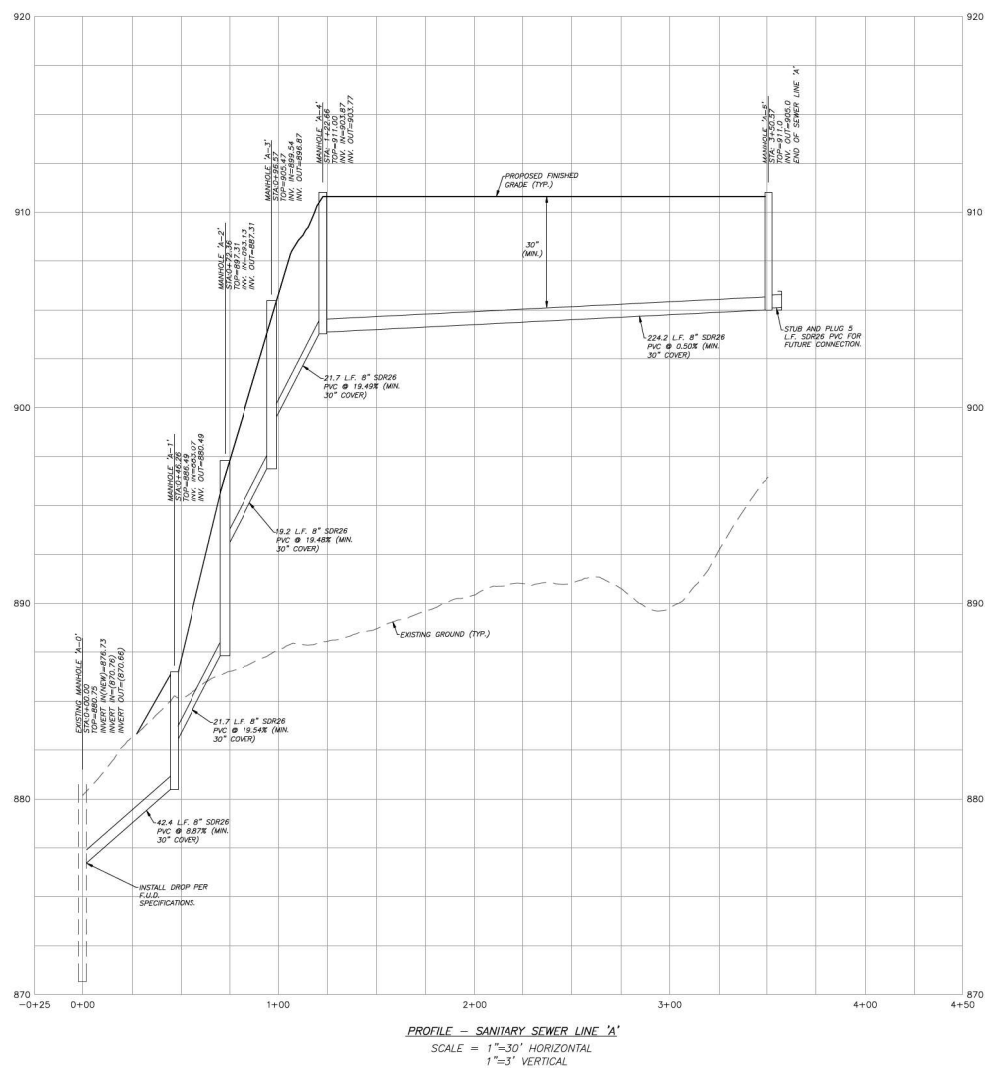
OWNER/DEVELOPER: FOX RD, LLC
827 BELLE GROVE ROAD
KNOXVILLE, TN 37934
(865) 777-1590

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

DWN: CLM CHK: GKS DWG NO: 2006016



LOCATION MAP



PROFILE - SANITARY SEWER LINE 'A'
SCALE = 1"=30' HORIZONTAL
1"=3' VERTICAL

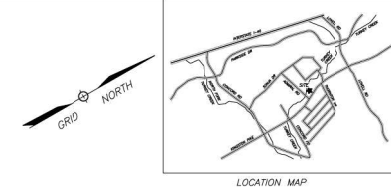
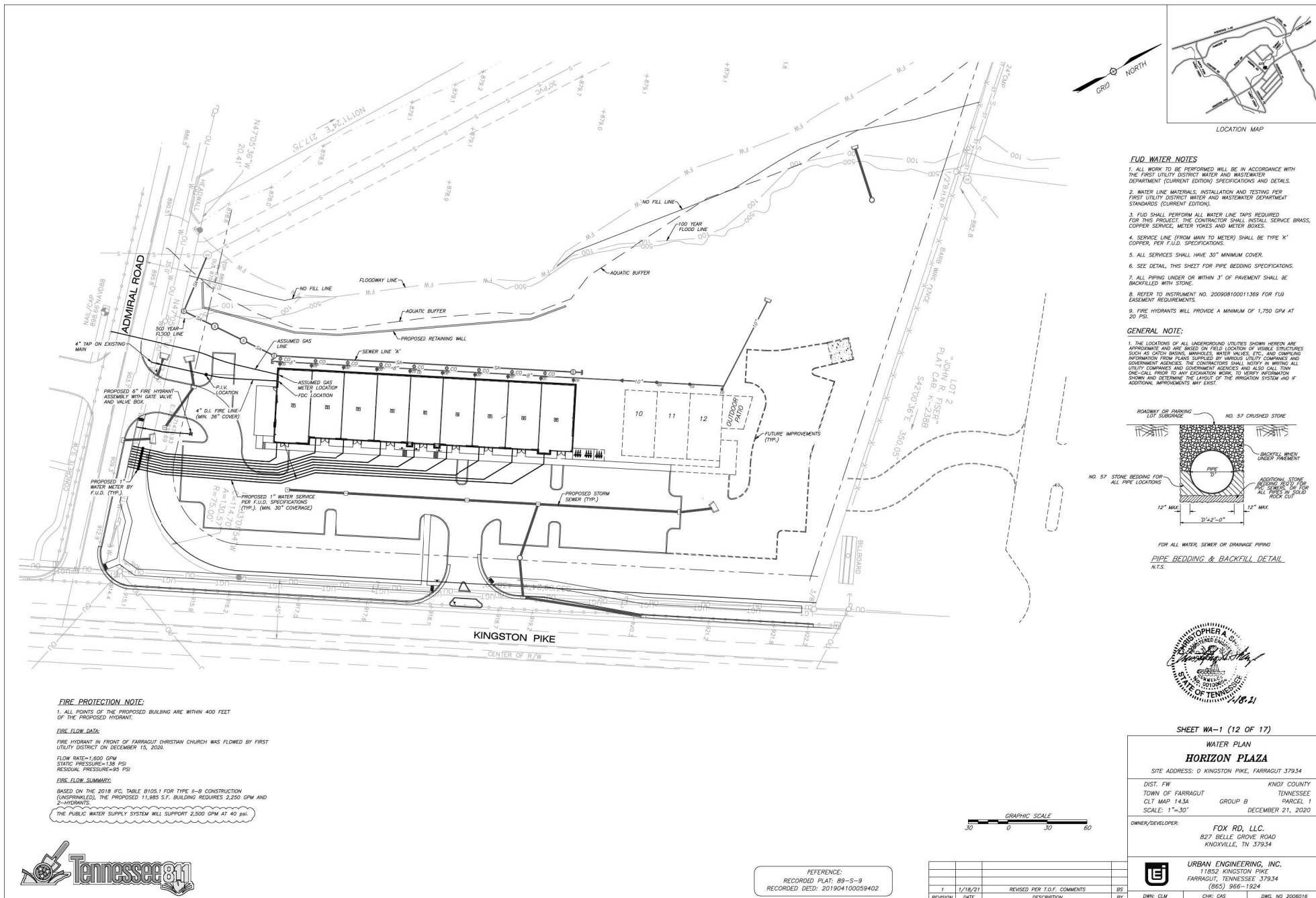


SHEET SA-2 (11 OF 17)

PUBLIC SANITARY SEWER PROFILE	
HORIZON PLAZA	
SITE ADDRESS: 0 KINGSTON PIKE, FARRAGUT 37934	
DIST. FW	KNOX COUNTY
TOWN OF FARRAGUT	TENNESSEE
CLT MAP 14.34	GROUP B
SCALE: AS NOTED	DECEMBER 21, 2020
OWNER/DEVELOPER:	
FOX RD, LLC. 827 BELLE GROVE ROAD KNOXVILLE, TN 37934	
URBAN ENGINEERING, INC. 11852 KINGSTON PIKE FARRAGUT, TENNESSEE 37934 (865) 966-1924	

1	1/18/21	REVISED PER T.O.F. COMMENTS	BS
REVISION	DATE	DESCRIPTION	BY
DWN: CLM	CHK: GAB	DWG: NO 2006016	

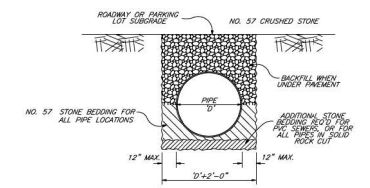




- FUD WATER NOTES**
1. ALL WORK TO BE PERFORMED WILL BE IN ACCORDANCE WITH THE FIRST UTILITY DISTRICT WATER AND WASTEWATER DEPARTMENT (CURRENT EDITION) SPECIFICATIONS AND DETAILS.
 2. WATER LINE MATERIALS, INSTALLATION AND TESTING PER FIRST UTILITY DISTRICT WATER AND WASTEWATER DEPARTMENT STANDARDS (CURRENT 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 "K" 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.

GENERAL NOTE:

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



FOR ALL WATER, SEWER OR DRAINAGE PIPING
PIPE BEDDING & BACKFILL DETAIL
 N.T.S.

FIRE PROTECTION NOTE:

1. ALL POINTS OF THE PROPOSED BUILDING ARE WITHIN 400 FEET OF THE PROPOSED HYDRANT.

FIRE FLOW DATA:

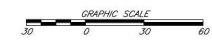
FIRE HYDRANT IN FRONT OF FARRAGUT CHRISTIAN CHURCH WAS FLOWED BY FIRST UTILITY DISTRICT ON DECEMBER 15, 2020.

FLOW RATE=1,000 GPM
 STATIC PRESSURE=138 PSI
 RESIDUAL PRESSURE=95 PSI

FIRE FLOW SUMMARY:

BASED ON THE 2018 IFC, TABLE 8101.1 FOR TYPE II-B CONSTRUCTION (UNSPRINKLED), THE PROPOSED 11,985 S.F. BUILDING REQUIRES 2,250 GPM AND 3-HYDRANTS.

THE PUBLIC WATER SUPPLY SYSTEM WILL SUPPORT 2,500 GPM AT 40 PSI.



REFERENCE:
 RECORDED PLAT: 89-5-9
 RECORDED DEED: 201904100059402

REVISION	DATE	DESCRIPTION	BY
1	1/18/21	REVISED PER T.O.F. COMMENTS	BS

SHEET WA-1 (12 OF 17)

WATER PLAN

HORIZON PLAZA

SITE ADDRESS: 0 KINGSTON PIKE, FARRAGUT 37934

DIST. FW KNOX COUNTY
 TOWN OF FARRAGUT TENNESSEE
 CLT MAP 143A GROUP B
 SCALE: 1"=30' DECEMBER 21, 2020

OWNER/DEVELOPER: FOX RD, LLC.
 827 BELLE GROVE ROAD
 KNOXVILLE, TN 37934

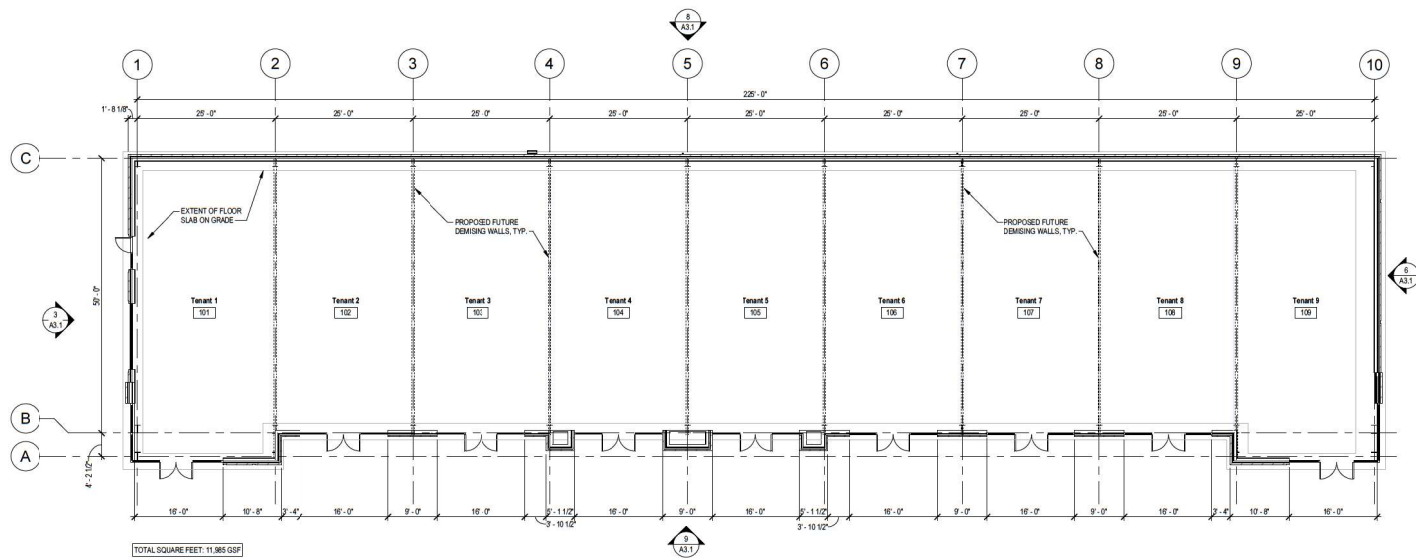
URBAN ENGINEERING, INC.
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37934
 (865) 966-1924

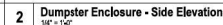
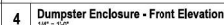
DWG: CLM CHK: GKS DWG: NO 2006016



First Floor Plan

A1.1



DARK BRONZE COPING, CANOPY

Tree Inventory

- trees shown in bold are trees to be saved

Species	DBH	Species	DBH
Ash	14"	Hackberry	18"
Ash	13"	Hackberry	12"
Ash	15"	Hackberry	24"
Box Elder	15"	Hackberry	15"
Box Elder	14"	Hackberry	15"
Box Elder	16"	Hackberry	12"
Box Elder	12"	Hackberry	12"
Box Elder	14"	Hackberry	13"
Cedar	16"	Hackberry	18"
Cedar	20"	Hackberry	17"
Cedar	16"	Hackberry	18"
Cedar	16"	Hackberry	10"
Cherry	17"	Hackberry	12"
Cherry	15"	Hickory	16"
Cherry	11"	Norway Spruce	24"
Cherry	11"	Pecan	24"
Cherry	13"	Persimmon	12"
Cherry	12"	Persimmon	12"
Cherry	15"	Pine	21"
Cherry	13"	Pine	20"
Cherry	15"	Pine	15"
Cherry	13"	Pine	21"
Cherry	15"	Poplar	20"
Cherry	12"	Poplar	23"
Cherry	18"	Poplar	16"
Cherry	11"	Poplar	12"
Cherry	12"	Poplar	20"
Cherry	12"	Poplar	15"
Cherry	12"	Poplar	13"
Cherry	11"	Poplar	23"
Cherry	20"	Red Maple	11"
Cherry	15"	Red Maple	12"
Cherry	16"	Red Maple	12"
Cherry	12"	Red Maple	15"
Cherry	11"	Red Maple	15"
Cherry	10"	Red Maple	14"
Cherry	21"	Red Maple	22"
Cherry	13"	Red Maple	24"
Cherry	11"	Red Maple	16"
Cherry	12"	Red Maple	12"
Cherry	18"	Red Maple	17"
Cherry	11"	Red Maple	10"
Cherry	14"	Sassafras	10"
Cherry	11"	Sassafras	12"
Cherry	14"	Sassafras	16"
Cherry	10"	Sassafras	16"
Dogwood	10"	Sassafras	11"
Elm	18"	Sassafras	11"
Elm	14"	Sassafras	11"
Elm	10"	Sassafras	12"
Elm	15"	Sassafras	12"
Elm	14"	Silver Maple	15"
Elm	18"	Silver Maple	16"
Elm	10"	Silver Maple	12"
Elm	10"	Silver Maple	12"
Elm	13"	Silver Maple	10"
Elm	20"	Silver Maple	12"
Elm	21"	Silver Maple	12"
Elm	14"	Silver Maple	15"
Elm	12"	Silver Maple	15"
Elm	10"	Sweetgum	15"
Elm	18"	Sweetgum	13"
Elm	10"	Sweetgum	16"
Elm	10"	Sycamore	16"
Elm	15"	Sycamore	15"
Elm	16"	Sycamore	16"
		Sycamore	12"
		Sycamore	15"
		Sycamore	18"
		Walnut	16"
		Walnut	18"
		Walnut	13"
		Walnut	10"

Note:
- 2 trees on survey not counted, both to be removed
(1) 24" Tree of Heaven
(1) 9" Box Elder

Tree Replacement Schedule

Tree to be Removed

DBH of tree to be removed	qty.	number of rep. trees required	total
10"-15" DBH	71	2	142
16"-20" DBH	22	3	66
16"-20" DBH (evergreen)	2	1.5	3
20"+ DBH	11	4	44
20"+ DBH (evergreen)	1	2	2

Total Replacement Trees Required = 257 Trees

Trees to be Saved: Tree Credit Provision

DBH of tree to be saved	qty.	number of credits	total
10"-15" DBH	21	4	84
10"-15" DBH (evergreen)	1	2	2
16"-20" DBH	7	6	42
16"-20" DBH (evergreen)	1	3	3
20"+ DBH			
20"+ DBH (evergreen)	2	4	8

Total Tree Credits = 139 Credits

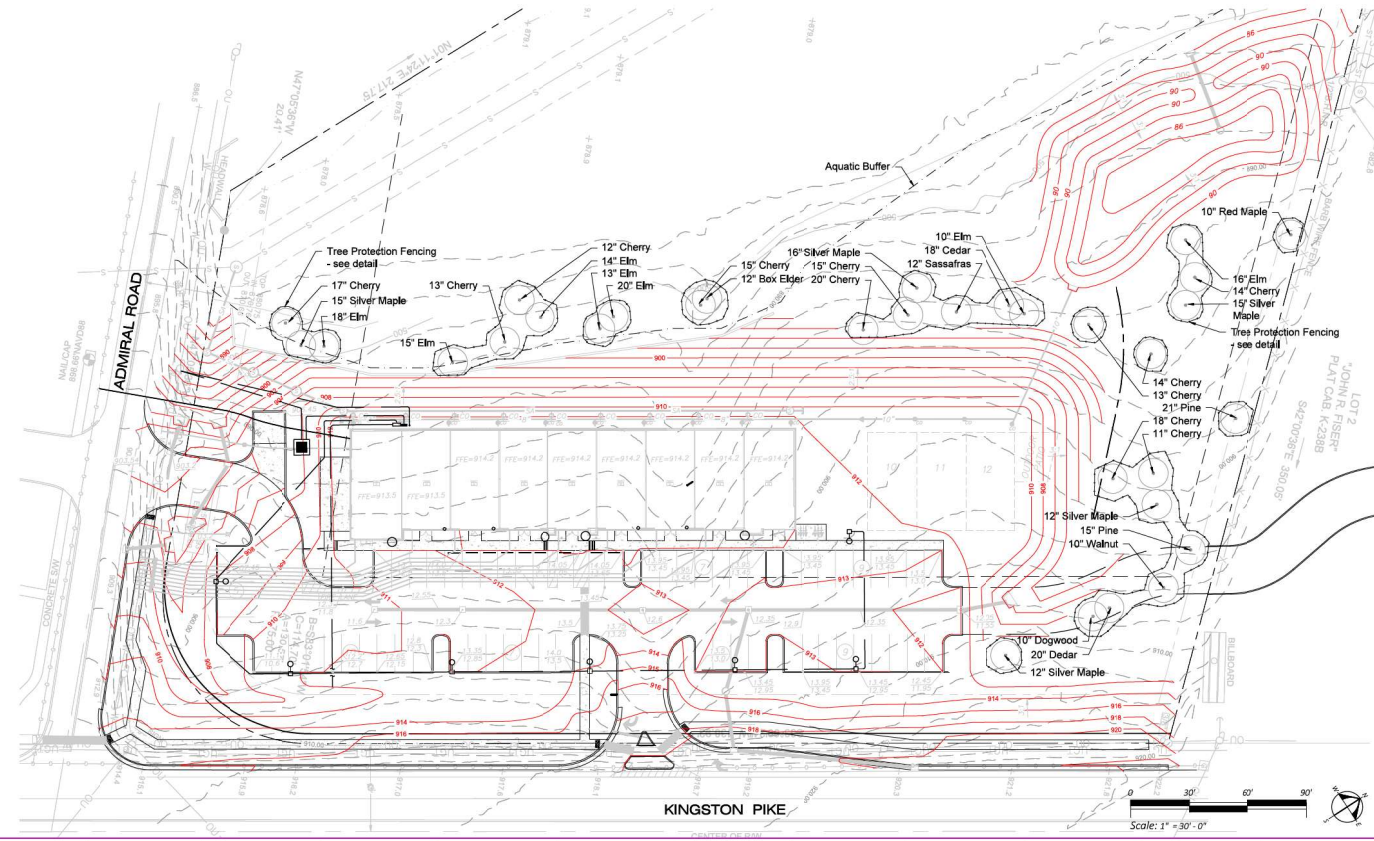
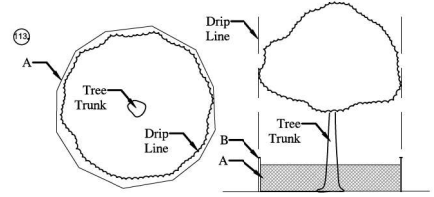
Tree Replacement/ Credit Summary

Required Replacement Trees	257
Saved Tree Credits	139

Total Required Trees = 118 Trees

Tree Protection Notes and Detail

1. Tree protection fencing shall be installed around trees to remain. Use 4 foot height, orange, plastic construction fencing fastened to metal post. Space post 8' on center. Install fencing minimum of one foot outside of drip line.
 2. Contractor responsible for maintaining tree protection fencing throughout the construction process. Tree protection fencing shall remain undisturbed. Do not backfill, grade, or store any material or equipment within protected area.
 3. Silt fencing, where applicable, shall be outside of tree fencing protection.
 5. Where trees are to be removed, such trees shall be flagged and shall be felled away from, rather than into areas with existing trees to be preserved.
- A = 4 foot height, orange, plastic construction fencing fastened to metal post.
B = Metal post.



STUDIO
FOUR
DESIGN INC.
ARCHITECTURE & INTERIORS

414 Clinch Ave. Knoxville, TN 37902
p 865 523-0001 f 865 523-0003
studiofourdesign.com



Beasley
LANDSCAPE ARCHITECTS
Patrick Beasley
865.441.4428 patrick@beasleyla.com

Horizon Plaza

11011 Kingston Pike
Knoxville, TN 37934



Project Phase: Schematic Design

Issue Date: 12.21.2020		
Revisions		
No.	Description	Date
	updated site plan	01.18.21

Job Number: 20075.00
Tree Preservation and
Removal Plan
sheet 17 of 17

L100

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a zoning map amendment request for the property referenced as Parcel 069, Tax Map 142 (north of old Ingles building), 20 Acres, to change the zoning from R-1 (Rural Single-Family Residential) to R-6 (Multi-Family Residential) (Horne Properties, Inc., Applicant)

INTRODUCTION AND BACKGROUND: This item involves a workshop discussion on a request to amend the zoning map for the parcel north of the old Ingles building. The Planning Commission conducted a workshop on this item at its last meeting. The applicants have requested that it be further discussed at this meeting.

As previously discussed, the parcel is currently zoned R-1 (Rural Single-Family Residential) and the applicant is requesting to rezone this to R-6 (Multi-Family Residential). The property is bounded to the east by Boring Road, to the west by the Village Commons senior living development, to the south by the old Ingles building, and is vacant to the north.

The current R-1 Zoning District requires a minimum lot size of 20,000 square feet, which would equate to a density of roughly two units per acre. The requested R-6 Zoning District would permit a density of up to 12 units per acre.

DISCUSSION: During the discussion last month, staff noted that the property has a designation of Medium Density Residential on the future land use map and that this land use specifies a development density of no more than eight dwelling units per acre. The applicant's request would provide for a zoning district with a development density of 12 dwelling units per acre and, without modification, would not be compatible with the property's Medium Density Residential designation.

Though the applicant has requested to remain on the agenda for additional discussion, staff has not received any revised or updated information. It is unclear what guidance the applicant desires from the Planning Commission.



Future Land Use Village Commons

Legend

- Parcels
- Civic/Institutional
- Office/Light industrial
- Commercial
- Open Space
- Parks and Rec
- Rural Residential (> 1 Acre lots)
- Very Low Density Residential (2-4 DUs / Acre)
- Low Density Residential (3-6 DUs / Acre)
- Med Density Residential (6-8 DUs / Acre)
- Mixed Use Neighborhood (6-8 DUs / Acre)

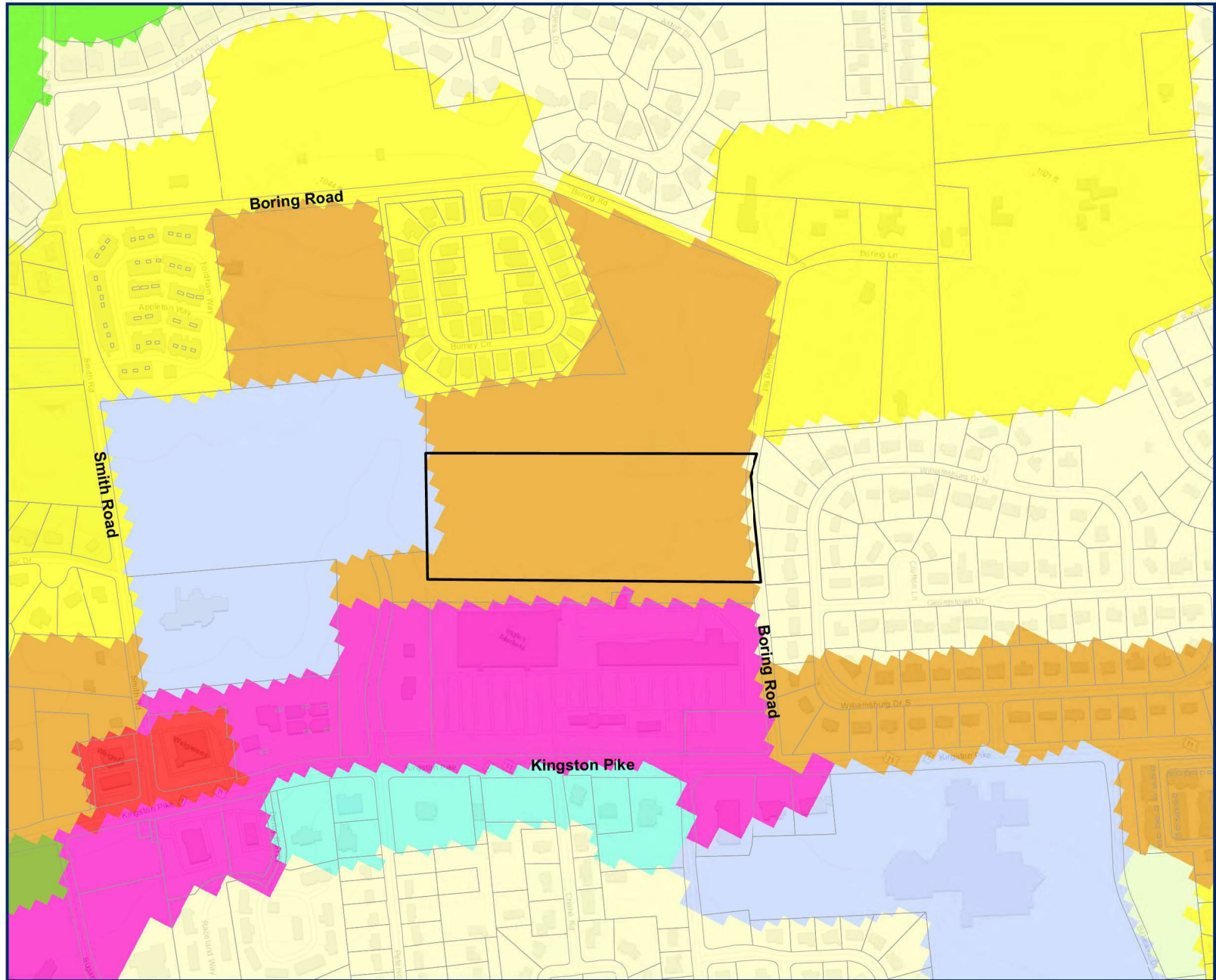


0 200 400 800
SCALE IN FEET

CONTACTS:

GIS:
Carrie Smith
carrie.smith@aeom.com

1 inch = 400 feet
Map Prepared: 1/14/2021





Zoning Village Commons

Legend

- Proposed Rezoning Area
- B-1, Buffer
- S-1, Community Service
- R-1, Rural Single-Family Residential
- R-1-S-A, Rural Single-Family Acre Residential
- R-2, General Single-Family Residential
- R-3, Small Lot Single-Family Residential
- R-4, Attached Single-Family Residential
- R-5, Two-Family Residential
- O-1, Office
- C-1, General Commercial
- Parcels

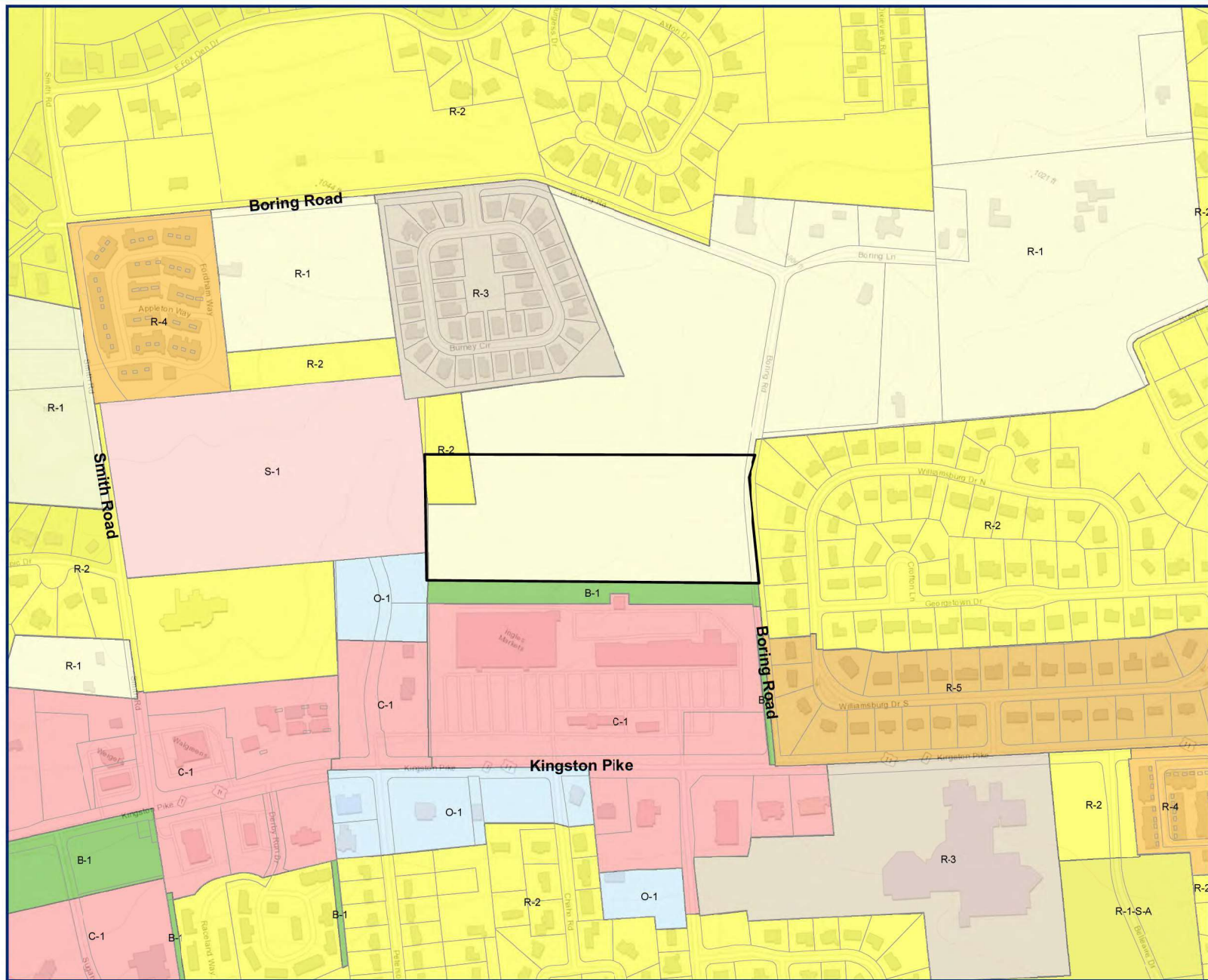


0 200 400 800
SCALE IN FEET

CONTACTS:

GIS:
Carrie Smith
carrie.smith@aecom.com

1 inch = 400 feet
Map Prepared: 1/14/2021



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a zoning map amendment request for the property referenced as 11500 Kingston Pike (west of Farragut Town Hall), Parcel 148, Tax Map 142, 68.31 Acres, to rezone a portion of the area currently zoned O-1 (Office) to C-1 (General Commercial), to rezone a portion of the area currently zoned O-1, B-1 (Buffer), R-1 (Rural Single-Family Residential), and R-2 (General Single-Family Residential) to R-6 (Multi-Family Residential), and to rezone a portion of the property currently zoned R-2 to R-4 (Attached Single-Family Residential)(Horne Properties, Inc., Applicant)

INTRODUCTION AND BACKGROUND: This item involves a workshop discussion on a request to amend the zoning map for the property referenced as 11500 Kingston Pike. The Planning Commission conducted a workshop on this item at its last meeting. The applicants have requested that it be further discussed at this meeting.

DISCUSSION: During the workshop discussion last month, Planning Commissioners expressed concerns with the applicant's requested zoning map amendments and asked the applicant to re-visit their plan for the development of the property and the associated zoning map amendments. The applicant was specifically asked to address the concept of properly transitioning to adjacent developments so that, consistent with the CLUP, the densities of new development (as reflected in the associated zoning districts) would be compatible with existing adjacent densities. This would help protect existing neighborhoods from incompatible new development, as specified in the CLUP.

Though the applicant has requested to remain on the agenda for additional discussion, staff has not received any revised or updated information. It is unclear what guidance the applicant desires from the Planning Commission.



Future Land Use 11500 Kingston Pike

Legend

- Subject Property
- Civic/Institutional
- Open Space
- Parks and Rec
- Open Space Cluster Residential
- Rural Residential (> 1 Acre lots)
- Very Low Density Residential (2-4 DUs / Acre)
- Low Density Residential (3-6 DUs / Acre)
- Med Density Residential (6-8 DUs / Acre)
- Mixed Use Town Center (8-15 DUs / Acre)
- Parcels

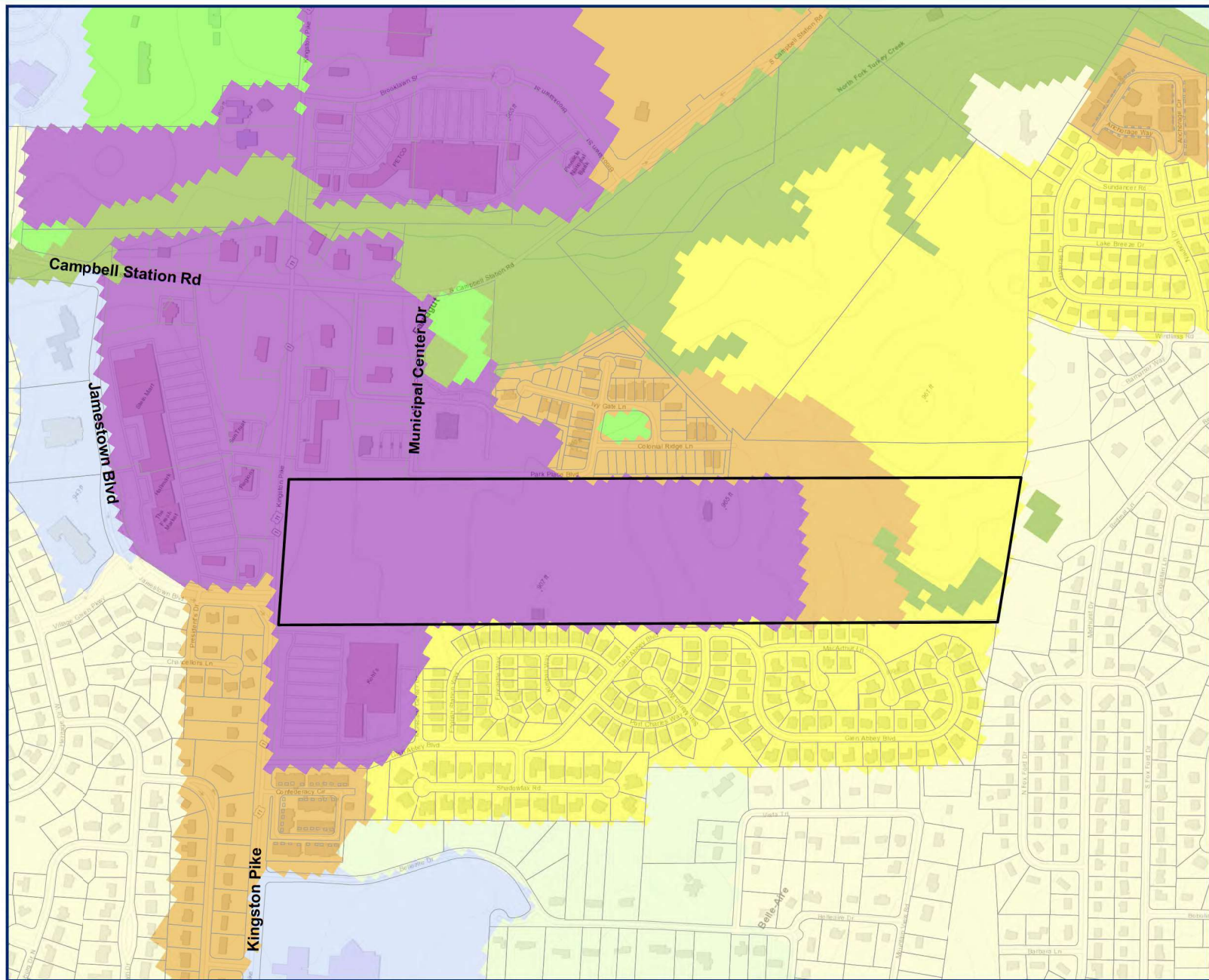


0 200 400 800
SCALE IN FEET

CONTACTS:

GIS:
Carrie Smith
carrie.smith@aeom.com

1 inch = 500 feet
Map Prepared: 1/14/2021





Existing Zoning
11500 Kingston Pike

Legend

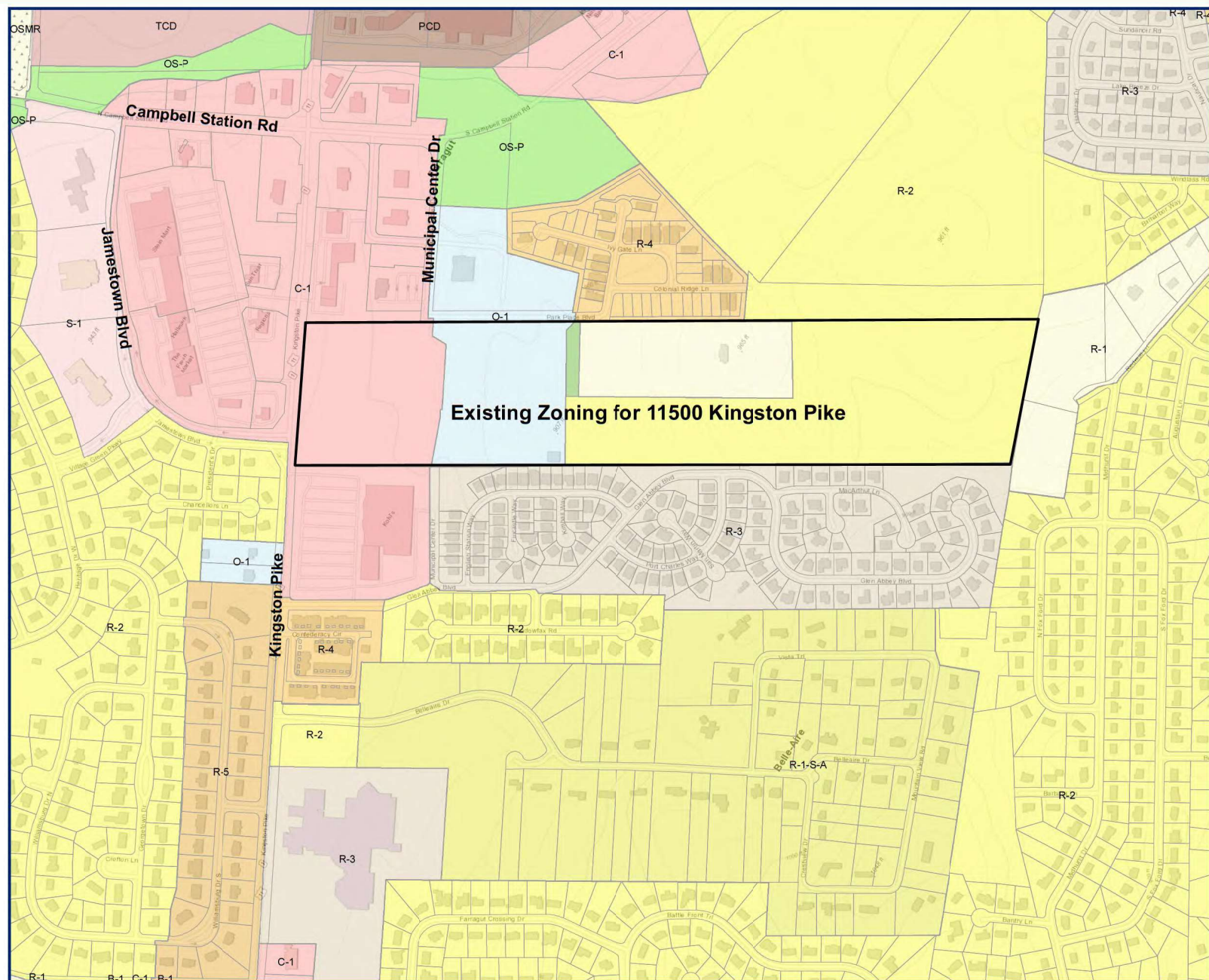
- | | |
|---|--|
|  | B-1, Buffer |
|  | OS-P, Open Space/Park |
|  | S-1, Community Service |
|  | R-1, Rural Single-Family Residential |
|  | R-1-S-A, Rural Single-Family Acre Residential |
|  | R-2, General Single-Family Residential |
|  | R-3, Small Lot Single-Family Residential |
|  | R-4, Attached Single-Family Residential |
|  | R-5, Two-Family Residential |
|  | R-1/OSMR, Open Space Mixed Residential Overlay |
|  | O-1, Office |
|  | Town Center District |
|  | C-1, General Commercial |
|  | PCD, Planned Commercial Development |
|  | Parcels |



CONTACTS:

GIS:
Carrie Smith
carrie.smith@aecom.com

1 inch = 500 feet
Map Prepared: 1/14/2021



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director
Bart Hose, Assistant Community Development Director

SUBJECT: Discussion on Form Based Zoning

INTRODUCTION AND BACKGROUND: The Planning Commission will be participating in a two-part workshop discussion on Form Based Zoning. Part I will be conducted during a special workshop session beginning at 5:30 p.m. The second part of the workshop will be conducted at the end of the regular meeting. Each part of the workshop will include selected video presentations with discussion following. An overview of the workshop program follows.

Form Based Zoning **Farragut Planning Commission, 2/18/2021**

Purpose:

Members of the Board of Mayor and Aldermen expressed some interest in Form Based Zoning and held a brief workshop on the topic in January. The Board felt the topic should be referred to the Planning Commission for further investigation and input.

I. Introduction:

Form Based Zoning is an approach to regulating development that emphasizes the “form”, or the layout, look, and feel of a place or area, as opposed to the uses allowed in that place. The relationship between the public realm (streets, sidewalks, parks and gathering spaces) and the private realm (privately owned buildings and development sites) is a principle focus. It seeks to identify what combination of physical elements make a place identifiable and desirable, and then to code them into regulatory development requirements for that place.

Form Based Zoning Video Presentations **City of San Rafael, Downtown FBC, Presented by Opticos Design**

1. Form Based Code 101 – Part 1: “What Are They and How Do They Work”
https://www.youtube.com/watch?v=v_irdqzFgn8
2. Form Based Code 101 – Part 2: “The Regulating Plan”
<https://www.youtube.com/watch?v=6CxUBV6998I>
3. Form Based Code 101 – Part 3: “The Zones”
<https://www.youtube.com/watch?v=goAij34JyuQ>
4. Form Based Code 101 – Part 4: “Building Form & Placement Standards”
https://www.youtube.com/watch?v=Q_CkGqpeBZo

5. Form Based Code 101 – Part 5: “Frontage Standards”
<https://www.youtube.com/watch?v=v8wJGz6oWAg>
6. Form Based Code 101 – Part 6: “Frontage Standards”
https://www.youtube.com/watch?v=D_3XYyoXdEs

II. Questions and Discussion:

- A. General thoughts and questions on/from the videos.
- B. Other Possible Discussion Points:
 1. What do you see as the pros and cons of utilizing a form-based zoning approach in the Town?
 2. What parts of the Town, if any, do you think form-based zoning codes would be appropriate for?
 3. What elements of the Town’s current regulatory approach might be considered form based in nature, and how do they differ from what might be implemented in a true form-based code?
 4. What elements of a form-based zoning approach do you consider most important for potential application within the Town? Would this differ if applied in different areas within the Town?
 5. In a form-based zoning approach you are trying to create a predictable and cohesive sense of place within a defined area. Because of this, a piece meal zoning/rezoning pattern would likely create problems. You can imagine the negative effects of having form-based and standard zoned properties mixed together along a street. Given this, is the Commission and Town comfortable with the idea of mandating such codes within certain areas?