



FARRAGUT MUNICIPAL PLANNING COMMISSION AGENDA

March 18, 2021 – 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 March 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 – February 18, 2021**
- 3. Discussion and public hearing on a request to install +/- 1,500 linear feet of 4 inch medium-density polyethylene (MDPE) gas main and 600 linear feet of 2 inch MDPE gas main along a portion of Everett Road, a portion of Long Ridge Road in the Saddle Ridge Subdivision, and a portion of Brochardt Boulevard and Comblain Road in the Fox Run Subdivision (KUB, Applicant)**
- 4. Discussion and public hearing on a re-subdivision plat for Lot 1 of the Edward Johnson subdivision, 354 Boring Road, 2.61 Acres, 2 Lots, Zoned R-2 (Roane Land Surveying, Applicant)**
- 5. Discussion and public hearing on a re-subdivision plat for the Gary Shelby property at the west intersection of S. Hobbs Road and Old Stage Road, .96 Acres, 2 Lots, Zoned R-1 (SITE Incorporated, Applicant)**
- 6. Discussion and public hearing on a preliminary plat for the Meadows on McFee, 933 and 1013 McFee Road, Parcels 019 and 01404, Tax Map 162, 32 Acres, 68 Lots, Zoned R-1/OSR (Rackley Engineering, Applicant)**
- 7. 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)**

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.

8. 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)
9. Discussion on a request to amend the Farragut Municipal Code, Appendix A- Zoning, Chapter 4, Section XXIII., Site Plan Regulations, Paragraph C (6)(r), to address the screening requirements for below grade refuse collection and recycling systems (Binova, LLC, Applicant)
10. Discussion on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3, Section IV., Open Space Mixed Residential (OSMR), to require a concept plan in association with a rezoning request to establish the distribution of attached vs. detached dwelling units (Town of Farragut, Applicant)

11. Approval of utilities

12. 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**

February 18, 2021

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Louise Povlin
Scott Russ
Jon Greene
Betty Dick
Michael Bellamy
Noah Myers

MEMBERS ABSENT

Ron Williams, Mayor

Staff Representatives: Mark Shipley, Community Development Director
David Smoak, Town Administrator
Bart Hose, Assistant Community Development Director
Trevor Hobbs, Assistant to the Town Administrator
Sue Stuhl, Parks and Recreation 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 noted that agenda items 6 and 7 were requested for postponement by the applicant. Consequently, staff recommended that the agenda be amended to remove these items from the agenda.

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

2. Approval of minutes – January 21, 2021

Staff recommended approval of the minutes as submitted.

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

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)

Staff reviewed this item and noted that the applicant has requested the following variances from the Subdivision Regulations that would need to be acted on separately:

1. Not construct a pedestrian facility along Boring Road across the frontage of the proposed Lot 1 (the 15.02-acre tract).
2. Waive the 10% open space requirement.

In terms of these variances, staff recommended the following:

Pedestrian facility variance.

1. Staff recommended approval of the variance to not require a pedestrian facility at this time along the 965 feet of frontage associated with the proposed Lot 1 (the 15.02-acre tract). If this tract is further divided, the pedestrian facility requirement would be re-assessed by the Planning Commission as part of the plat review process. The variance is recommended due to the size of Lot 1 and the amount of sidewalk needed. The sidewalk requirement is not proportional to the scale of subdivision associated with Lot 1.

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.

Open space variance.

1. Staff recommended approval of the variance from the 10% open space requirement for the re-subdivision proposed at this time with the understanding that any further division of Lot 1 would require a re-assessment from the Planning Commission as part of the plat review process. The 10% requirement is not proportional to the scale of the subdivision proposed at this time.

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.

Staff noted that in terms of the plat, staff recommends approval subject to the following:

1. Plat notes, easements, etc., being added to reflect the action taken by the Planning Commission.
2. The correct setback and buffer strip information being provided for the property's zoning (R-2). This zoning district does not have a required buffer and the setbacks are different from what is listed on the plat.
3. Including in parentheses the old lot number and original acreage of the parent tract.

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

- 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)**
Parks and Recreation Director, Sue Stuhl, reviewed this item and recommended approval.

A motion was made by Commissioner Povlin to approve the site plan. Motion was seconded by Commissioner St. Clair and motion passed 8-0 through a roll call vote.

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)

Staff reviewed this item and noted that the applicant has requested a variance from the requirement in the Driveways and Other Accessways Ordinance that driveways be at least 400 feet apart and 400 feet from an intersection along an arterial street (Kingston Pike) and 200 feet apart and 200 feet from an intersection along a collector street (Admiral Road). These variances will need to be acted on separately from the site plan.

In terms of the variances, staff recommended the following:

Kingston Pike variance:

1. The variance along Kingston Pike is for 135 feet for the right in right out access proposed onto Kingston Pike. Staff supported this variance because it is a right in right out only with a deceleration lane and, in this section of Kingston Pike, there are no locations where the 400 feet of separation could be accomplished in relation to existing accesses on each side of Kingston Pike.

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

Admiral Road variance:

1. The variance along Admiral Road is for 57 feet. Staff also supported this variance request due to topographic considerations north of the proposed access and the fact that the access lines up with the access into the Premier Eyecare facility that was completed a couple of years ago. Having more than one way into and out of the property is also encouraged to enhance overall connectivity consistent with the CLUP.

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

In terms of the site plan, staff reviewed some considerations associated with this project including the dumpster placement near Admiral Road (the Architectural Design Standards recommend that these be situated in discrete locations or hidden – the applicant is proposing a substantial amount of landscaping to help address this ADS consideration) and a proposed landscaped retaining wall on the north side of the building.

In terms of other site plan elements, staff recommended approval subject to the following:

1. Please modify the fire flow calculation on Page 12 to reflect a fire sprinkler protected structure and a reduction in the required flow.
2. Please relocate the FDC away from the gas meter, as shown on Sheet 12.
3. Please ensure that the plans are clear that wire backed silt fence will be used given that the north portion of the property is within a floodplain.
4. Please include dimensions on all landscaped islands from inside of curb to inside of curb.
5. A letter of credit for \$29,500 for tree replacement will be required prior to the issuance of a grading permit.

6. An erosion control letter of credit and drainage permit fee will be required prior to the issuance of a grading permit. The amount for each will be provided by the Town Engineer.
7. If the developer intends to have a ground sign please note and ensure that its location is coordinated with all improvements and landscaping to support visibility.
8. Landscaping and signage plans will need to be submitted separately for review and approval by the appropriate local authorities. Please also note that where parking is located between the building and street it must be screened. The specific requirement provided in the Zoning Ordinance is as follows: "In order to minimize the visual impact of surface parking, where parking is situated between a building and a street or is parallel with a building along a street, a berm shall be constructed or landscaping shall be planted so as to limit the viewability of the parking lot from the street. A minimum of 60 percent of the total parking lot length adjacent to the front property line shall be screened from view with a berm or landscaping." This will need to be planned for and reflected on the landscape plan.

After discussing the landscaped retaining wall Commissioner Povlin moved to approve the site plan with the staffs' remaining comments and an additional comment that if a landscaped retaining wall is used, the plant material must be coordinated with a native plant specialist and a planting plan submitted to staff to ensure that no invasive exotic material will be used. Motion was seconded by Commissioner Myers and motion passed 8-0 through a roll call vote.

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)**

Removed from the agenda.

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

Removed from the agenda.

8. **Discussion on Form Based Codes – Part Two**

A motion was made by Commissioner St. Clair to move this item to the end of the agenda.

Motion was seconded by Commission Povlin and motion passed 8-0 through a roll call vote.

9. **Approval of utilities**

None.

10. **Citizen Forum**

The meeting was adjourned at 8:05 p.m. to begin Part Two on Form Based Codes.

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request to install +/- 1,500 linear feet of 4 inch medium-density polyethylene (MDPE) gas main and 600 linear feet of 2 inch MDPE gas main along a portion of Everett Road, a portion of Long Ridge Road in the Saddle Ridge Subdivision, and a portion of Brochart Boulevard and Comblain Road in the Fox Run Subdivision (KUB, Applicant)

INTRODUCTION AND BACKGROUND: This gas line installation project is intended to improve system resiliency and redundancy. As shown in the applicant's project set, a small section of Long Ridge Road in the Saddle Ridge Subdivision will be affected. A utility easement is proposed adjacent to the Town's greenway connection between Fox Run and Saddle Ridge and between Everett Road and Comblain Road in the Fox Run Subdivision. The section from Everett Road to Comblain Road involves a creek crossing that will have to be coordinated with the Town's engineering staff to ensure that any applicable stormwater and erosion control measures are satisfied. This creek section does not contain a mapped floodplain.

Care will be needed at street crossings and along the Town's greenway to ensure that no damage to public infrastructure occurs. Most of the project will involve directional boring to a depth of at least three feet. This should minimize any potential impact but will need to be monitored by the Town staff.

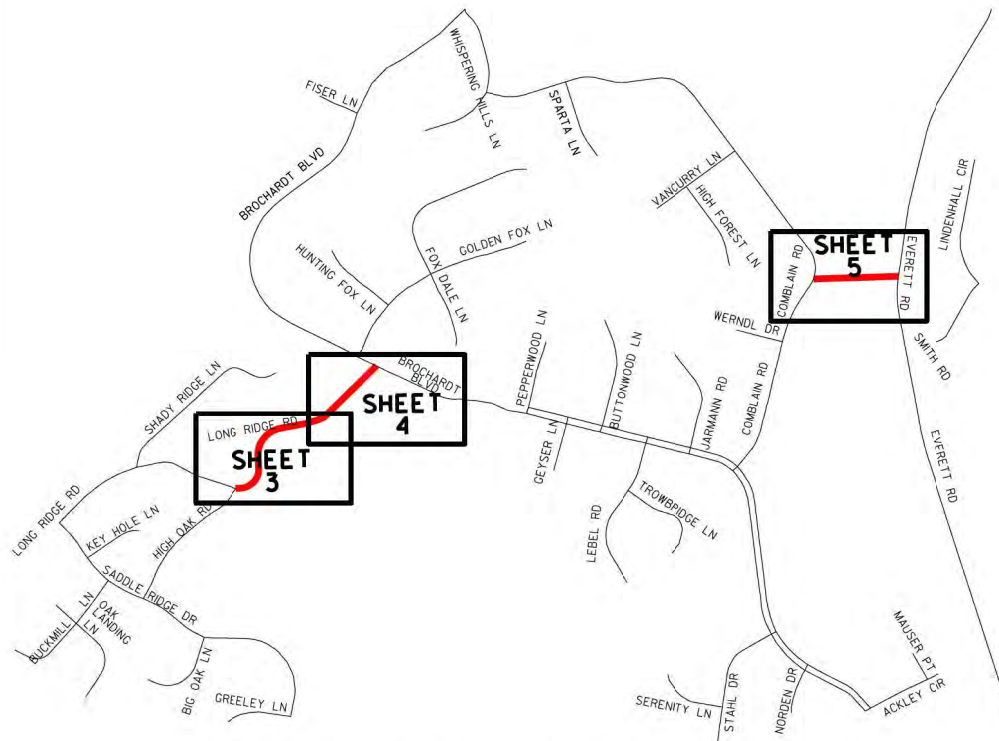
DISCUSSION: Since this project involves proposed utility easements, their location will have to be platted as part of the as-built that will be required prior to project completion. This will help to map the location of the easements so that structures are not unknowingly placed within the easements and create conflicts should the gas line need to be serviced. A letter of credit may also be required to ensure that if any damage occurs to public infrastructure, the Town will have the resources to correct the damage should it be necessary.

RECOMMENDATION: Staff will provide a recommendation at the meeting.

B-



KNOXVILLE UTILITIES BOARD FOX RUN-SADDLE RIDGE SYSTEM IMPROVMENT PROJECT



LOCATION/VICINITY MAP
& SHEET KEY

DRAWING INDEX

SHEET NO.	TITLE
1	COVER SHEET
2	GENERAL NOTES AND LEGEND
3	PLAN VIEW
4	PLAN VIEW
5	PLAN VIEW
6	EROSION CONTROL DETAILS
7	PAVEMENT REPAIR DETAILS



Know what's below.
Call before you dig.

REV.	DESCRIPTION	DWN.	CHK.	APPV.	EST#	(INST.) JOB#	(REM.)	MAXIMO#	W.F.P.I#	DATE
6										
5										
4										
3										
2										
1										
0	INST ~1,500 LF OF 4" MDPE AND 600 LF 2" MDPE MAIN TO CREATE 2 NEW LOOPS	RC	BE			J0013860				11-3-2020
		SCALE:		N.A.		GRID/CLT:		141K		

Knoxville Utilities Board
ENGINEERING

FOX RUN - SADDLE RIDGE
SYSTEM IMPROVEMENT PROJECT
COVER SHEET



SHEET 1 OF 7

B-

GENERAL NOTES

- SUPPLEMENTAL BASEMAPPING INFORMATION WAS TAKEN FROM THE KNOXVILLE GEOGRAPHIC INFORMATION SYSTEM (KGIS) AS PROVIDED BY KUB.
- UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE, EXISTING UTILITY AGENCY RECORDS AND ANY OTHER AVAILABLE EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
- LOCATION OF EXISTING UTILITIES, PIPING AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND ARE NOT NECESSARILY REPRESENTATIVE OF ALL EXISTING FACILITIES. IT IS THE INSTALLER'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES, PIPING, AND UNDERGROUND STRUCTURES THAT MAY INTERFERE WITH THE PROPOSED WORK BY POTHOLING AND CONTACTING THE UTILITY COMPANIES INVOLVED.
- PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD THE EXISTING UTILITIES FROM DAMAGE DURING THE CONSTRUCTION OF THIS PROJECT. FURNISH ANY SPECIAL EQUIPMENT REQUIRED TO WORK OVER AND AROUND THE UTILITIES.
- INSTALLER TO COORDINATE DISRUPTION/REMOVAL OF ANY LANDSCAPING, SPRINKLER SYSTEMS, FENCES, SHEDS, GARDENS, RETAINING WALLS, ORNAMENTALS, ETC. WITH THE PROJECT KUB CUSTOMER SUPPORT REPRESENTATIVE
- EXISTING AND PROPOSED EASEMENTS ON THESE DRAWINGS ARE SHOWN FOR GENERAL INFORMATION ONLY AND ARE APPROXIMATE. INSTALLER TO REFER TO ACTUAL EXECUTED EASEMENT DOCUMENTS FOR PROPERTY ACCESS AND USE FOR CONSTRUCTION PURPOSES.
- INSTALLER SHALL MAINTAIN ACCESS TO ALL PROPERTIES DURING CONSTRUCTION.
- 24-HOUR EMERGENCY CONTACT: KUB SYSTEM OPERATIONS 524-2911
- ALL ROAD AND DRIVEWAY CROSSINGS TO BE INSTALLED BY HDD UNLESS OTHERWISE NOTED ON PROJECT DRAWINGS.
- ANTICIPATED OPERATING PRESSURE 40 PSIG

PROJECT MANAGER:

CONTACT: ROBERT CALLORI
OFFICE PHONE NO.: (865) 558-2345
MOBILE PHONE NO.: (732) 757-1077
KNOXVILLE UTILITIES BOARD
4505 MIDDLEBROOK PIKE
KNOXVILLE, TENNESSEE 37921
EMAIL ADDRESS: robert.callori@kub.org

UTILITY OWNERS:

WATER

FIRST UTILITY DISTRICT
122 DURWOOD ROAD
KNOXVILLE TN 37922
(865) 966-9741

SEWER

FIRST UTILITY DISTRICT
122 DURWOOD ROAD
KNOXVILLE TN 37922
(865) 966-9741

ELECTRIC

LENOIR CITY UTILITIES BOARD
200 DEPOT STREET
LENOIR CITY, TN 37771
(844) 687-5282

ABBREVIATIONS:

DI	DUCTILE IRON
CI	CAST IRON
AC	ASBESTOS CEMENT
HDPE	HIGH DENSITY POLYETHYLENE
MDPE	MEDIUM DENSITY POLYETHYLENE
PL	PLASTIC
ST	STEEL
EOP	EDGE OF PAVEMENT
PE	POLYETHYLENE

	EXISTING BUILDING
	KUB "HEAT ONLY" GAS CUSTOMER
	EXISTING ASPHALT PAVEMENT
	EXISTING FENCE
	EXISTING STORM PIPE
	EXISTING CREEK/DITCH
	EXISTING R.O.W./PROPERTY LINE (APPROXIMATE FROM KGIS)
	PROPOSED EASEMENT
	EXISTING GAS MAIN (TO BE RETIRED)
	EXISTING GAS MAIN (TO REMAIN)
	EXISTING HIGH PRESSURE GAS MAIN (MAOP ABOVE 60 PSIG)
	PROPOSED GAS MAIN
	PROPOSED GAS MARKER
	GAS REGULATOR STATION
	GAS VALVE
	TEST STATION
	ANODE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING UNDERGROUND PRIMARY VOLTAGE LINE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER CLEAN-OUT

REV.	DESCRIPTION	DWN.:	CHK.:	APPV.:	EST#:	(INST.) JOB#:	(REM.)	MAXIMO#:	W.F.P.I#:	DATE:
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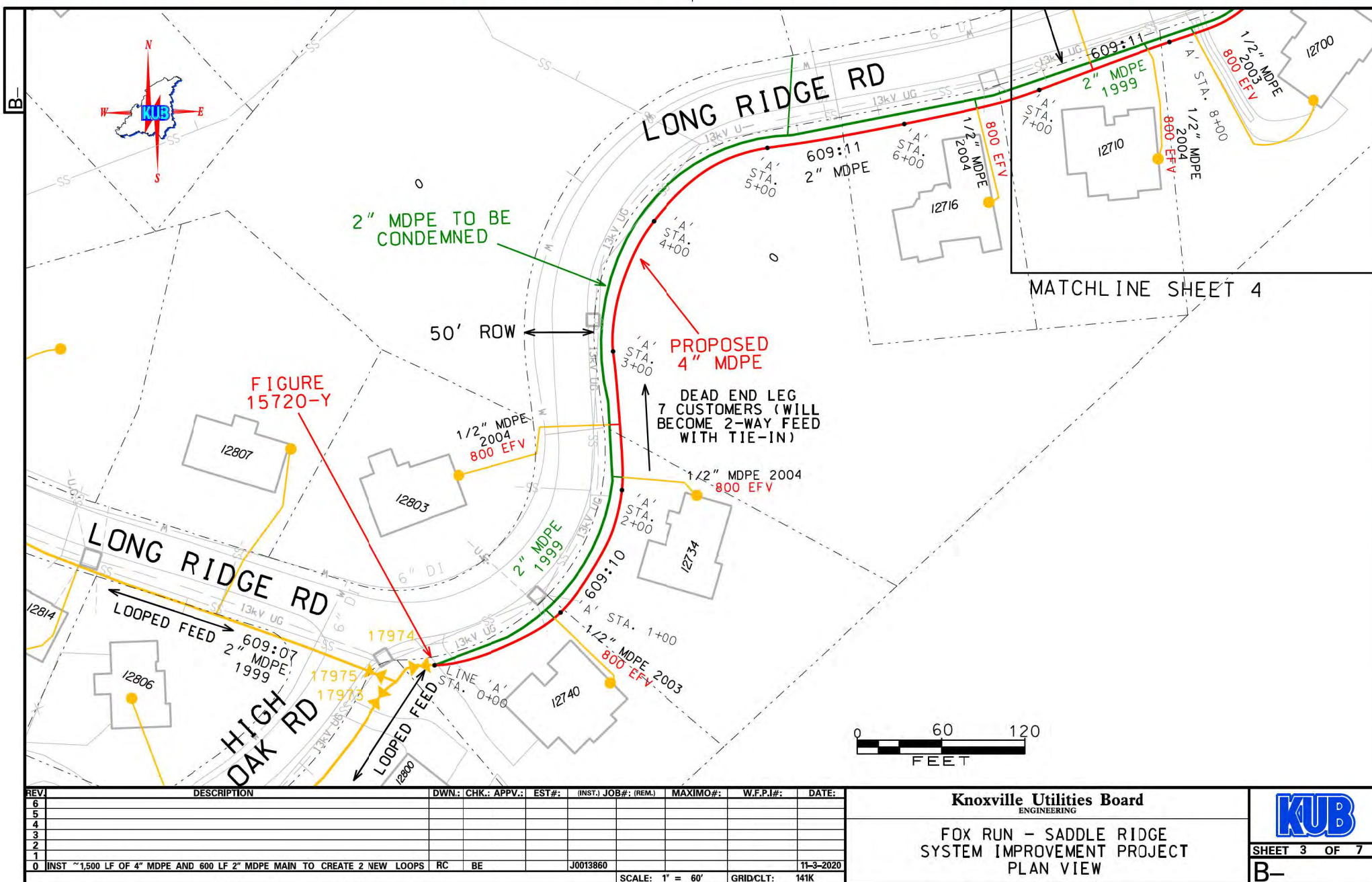
Knoxville Utilities Board
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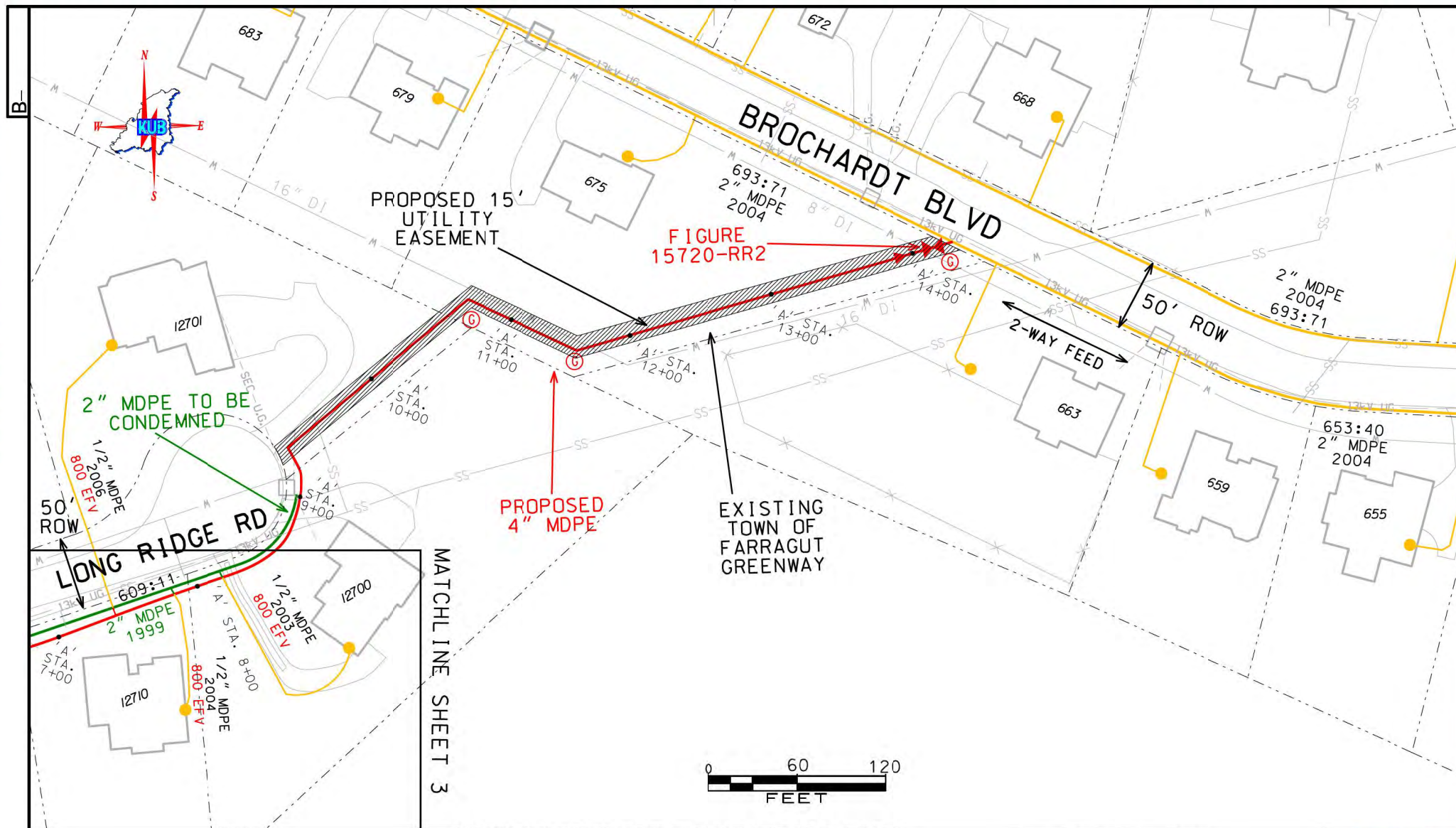
FOX RUN - SADDLE RIDGE
SYSTEM IMPROVEMENT PROJECT
GENERAL NOTES



SHEET 2 OF 7

B-





REV	DESCRIPTION	DWN.	CHK.	APPV.	EST#	(INST.) JOB#	(REM.)	MAXIMO#	W.F.P.I#	DATE
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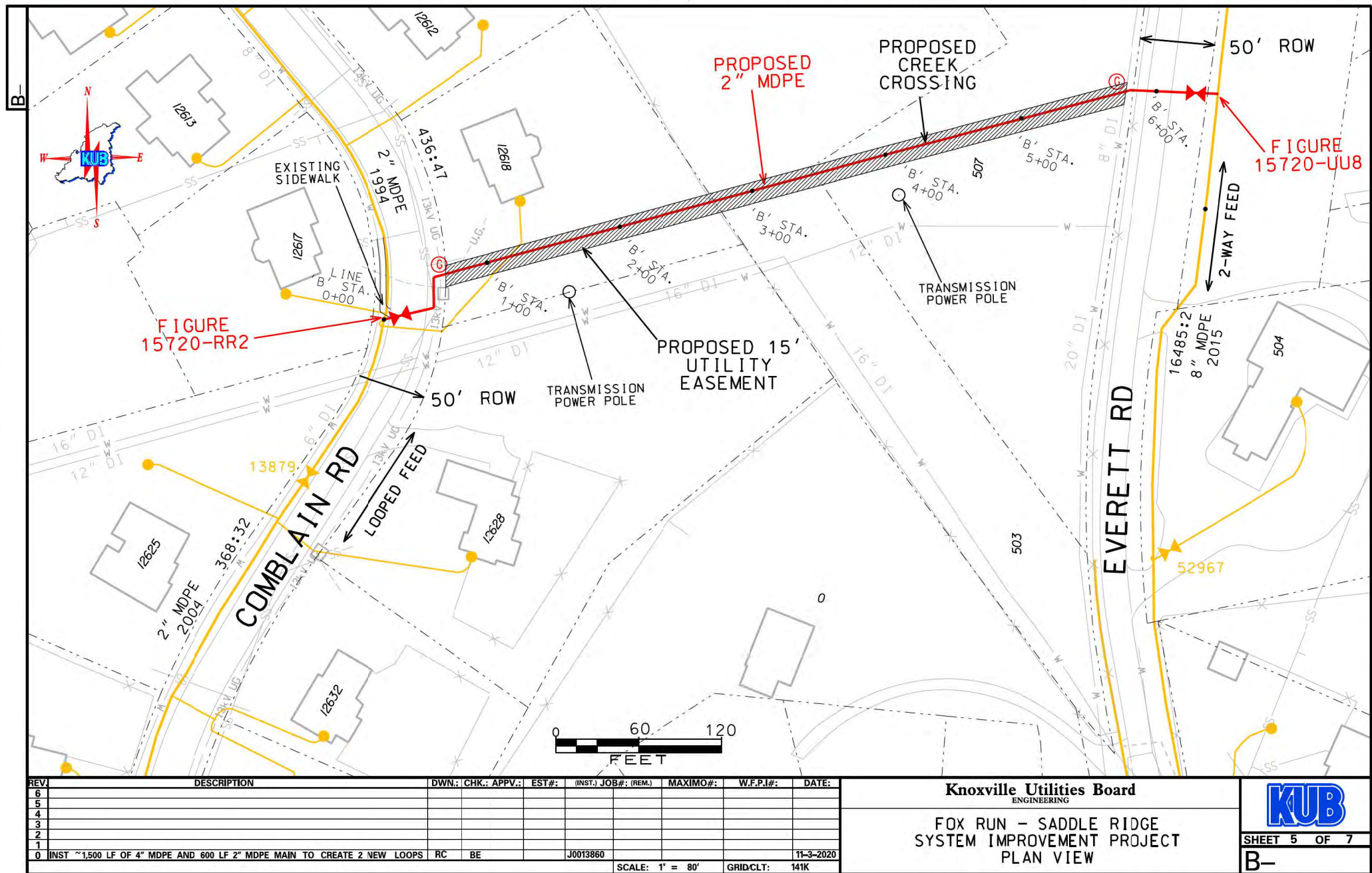
Knoxville Utilities Board
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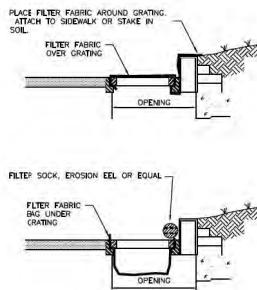
FOX RUN - SADDLE RIDGE
SYSTEM IMPROVEMENT PROJECT
PLAN VIEW



SHEET 4 OF 7

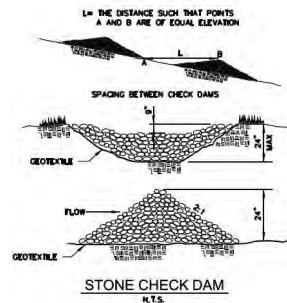
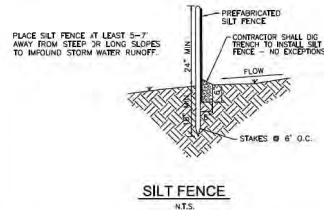
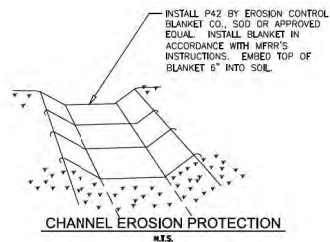
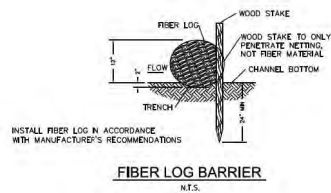
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CURB INLET PROTECTION

N.T.S.



SEDIMENT & EROSION CONTROL NOTES

1. OWNER: KUB - PO BOX 58017, KNOXVILLE, TN 37950-9017
2. THIS PROJECT INCLUDES THE INSTALLATION OF APPROXIMATELY 1,500 LF OF 4" MDPE & 600 LF OF 2" MDPE GAS LINE.
3. TOTAL DISTURBED AREA IS APPROXIMATELY 0.10 ACRES.
4. ALL CONSTRUCTION LIES ABOVE THE 100 YEAR FLOOD HAZARD.
5. EROSION AND SEDIMENT CONTROL SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR COMPLIANCE. INSTALLATION, MAINTENANCE AND REMOVAL. CONTROLS SHALL BE CONSISTENT WITH THE TDEC EROSION AND SEDIMENT CONTROL HANDBOOK.
6. THE EROSION CONTROLS MUST BE INSTALLED ALONG THE WATER LINE ALIGNMENT WHERE THEY ARE NEEDED AND REMOVED WHEN THE AREA HAS BEEN STABILIZED. CHANGES MAY BE MADE TO IMPROVE EROSION AND SEDIMENT CONTROLS.
7. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
8. SILT FENCE SHALL BE INSTALLED AS REQUIRED TO PREVENT SEDIMENT FROM THIS PROJECT BEING DEPOSITED ON ADJACENT PROPERTY.
9. DISTURBED AREAS SHALL BE RESTORED TO NEAR ORIGINAL CONDITION (CONCRETE, ASPHALT, GRASS, ETC.).
10. CONTRACTOR SHALL NOT INSTALL SEDIMENT TRAPS SHOULD POTENTIAL EXIST FOR PAVEMENT FLOODING AND/OR WATER DAMAGE TO ADJACENT PROPERTY.
11. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSPECTED BY THE CONTRACTOR AT THE END OF EACH DAY'S WORK AND AT THE END OF EACH AND EVERY RAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND OR REMOVAL OF ACCUMULATED SILTS AND SEDIMENTS FROM THE EROSION AND SEDIMENT CONTROL DEVICES. (CONT.)

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF S&D STRUCTURES. ALL SILTS AND/OR SEDIMENTS REMOVED FROM THE EROSION/SEDIMENT CONTROL DEVICES SHALL BE DEPOSITED ON SITE IN SUCH A MANNER AS TO PREVENT S&D SILTS AND/OR SEDIMENTS FROM REENTRING THE CONTROL DEVICES AND OR EXITING THE SITE THROUGH THE STORM DRAINAGE SYSTEMS AND/OR SURFACE DRAINAGE.
13. FAILURE TO INSTALL, OPERATE AND/OR MAINTAIN ALL EROSION CONTROL MEASURES SHALL BE JUSTIFICATION TO STOP CONSTRUCTION ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED IN ACCORDANCE WITH APPROVED PLANS OR AS DIRECTED BY THE OWNER.
14. THE CONTRACTOR SHALL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ON SITE ONTO PUBLIC ROADSWAYS OR INTO STORM DRAINS SHALL BE REMOVED IMMEDIATELY.
15. UPON PIPE INSTALLATION, DISTURBED SOIL SHALL BE STABILIZED WITH TEMPORARY COVER OR PERMANENT VEGETATION AS REQUIRED EVERY TWO WEEKS AND PRIOR TO ANY RAIN EVENT.
16. MATERIAL STAGING AREA SHALL BE ENCOMPASSED WITH SILT FENCE IF THE AREA IS DISTURBED.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL EROSION CONTROLS CREATED BY DRAINAGE PATTERNS AT VARIOUS STAGES DURING CONSTRUCTION. DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE FOR IMMEDIATELY.
18. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT BEFORE THE SILT IS WITHIN 12-INCHES OF THE TOP OF THE SILT FENCE UTILIZED FOR EROSION CONTROL.
19. STRAW MULCHING SHALL BE USED WITH PERMANENT VEGETATION APPLICATIONS AND SHALL BE PRIDE OF WEED SEEDS AND SPREAD AT A RATE OF 50 POUNDS PER 1000 SQUARE FEET.
20. EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL DISTURBED SOIL WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.
21. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

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

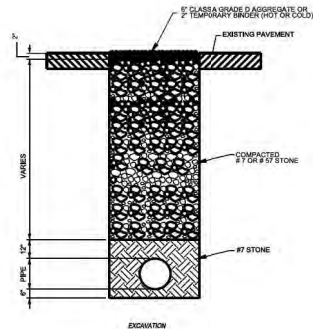
REV.	DESCRIPTION	DWN.:	CHK.:	APPV.:	EST#:	(INST.) JOB#:	(REM.)	MAXIMO#:	W.F.P.I#:	DATE:
6										
5										
4										
3										
2										
1										
0	INST ~1,500 LF OF 4" MDPE AND 600 LF 2" MDPE MAIN TO CREATE 2 NEW LOOPS	RC	BE			J0013860				11-3-2020
SCALE: N.A.								GRIDCLT: 141K		

Knoxville Utilities Board
ENGINEERING

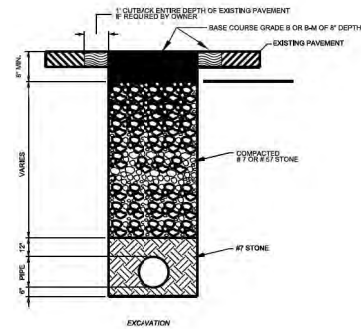
FOX RUN - SADDLE RIDGE
SYSTEM IMPROVEMENT PROJECT
EROSION & SEDIMENT CONTRL



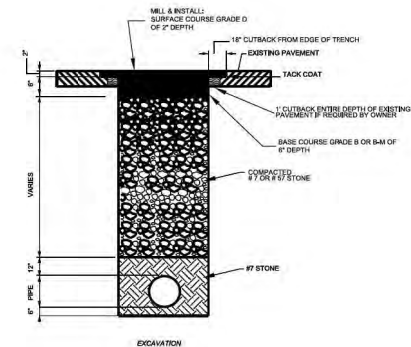
SHEET 6 OF 7



TEMPORARY PAVEMENT REPAIR (INSTALLED BY CONTRACTOR)
N.T.S.



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



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

TEMPORARY PAVEMENT REPAIR (INSTALLED BY CONTRACTOR)

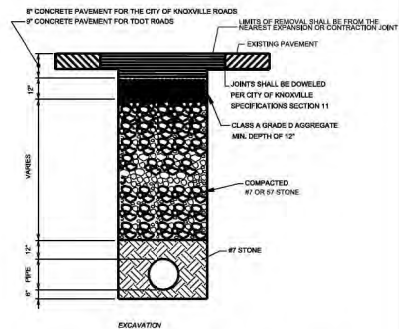
1. NO. 7 STONE SHALL BE USED FOR PIPE BEDDING. PIPE BEDDING SHALL BE PLACED FROM 6" BELOW THE PIPE TO 12" ABOVE THE PIPE CROWN.
2. NO. 7 OR #7 STONE SHALL BE COMPACTED IN MAXIMUM 12" LIFTS WITH A MINIMUM OF 2 LIFTS USING VIBRATORY COMPACTION EQUIPMENT REQUIRED TO ACHIEVE JOB SPECIFICATIONS.
3. NO. 7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

PAVEMENT REPAIR (INSTALLED BY CONTRACTOR)

1. AT THE TIME OF THE PAVEMENT REPAIR (INSTALLED BY CONTRACTOR) THE TEMPORARY PAVEMENT REPAIR SHALL BE REMOVED DOWN TO THE REQUIRED DEPTH LEAVING A MINIMUM OF 12" OF NO. 7 OR #7 STONE.
2. 4" OF BASE COURSE B OR B+ SHALL BE INSTALLED TO MATCH THE EXISTING PAVEMENT SURFACE COMPACTED IN A MINIMUM OF TWO (2) LIFTS.
3. BASE COURSE LIFTS SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM THEORETICAL DENSITY.
4. EXISTING CONCRETE STREETS THAT HAVE BEEN OVERLAIN WITH ASPHALT PAVEMENT SHALL BE REPAIRED WITH NEW ASPHALT PAVEMENT. THE DEPTH OF THE NEW ASPHALT REPLACING THE CONCRETE SHALL BE A MINIMUM OF 4" COMPACTED IN A MINIMUM OF TWO (2) LIFTS PLUS THE THICKNESS OF THE OVERLYING ASPHALT.
5. CONCRETE STREETS WITHOUT ASPHALT OVERLAY SHALL BE REPAIRED FOLLOWING THE KUB PAVEMENT REPAIR STANDARD.

PAVEMENT SURFACING (INSTALLED BY OWNER OR CONTRACTOR)

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



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

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

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

REV.	DESCRIPTION	DWN.:	CHK.:	APPV.:	EST#:	(INST.) JOB#:	(REM.)	MAXIMO#:	W.F.P.I#:	DATE:
6										
5										
4										
3										
2										
1										
0	INST ~1,500 LF OF 4" MDPE AND 600 LF 2" MDPE MAIN TO CREATE 2 NEW LOOPS	RC	BE			J0013860				11-3-2020
		SCALE:		N.A.		GRID/CLT:		141K		

Knoxville Utilities Board ENGINEERING

FOX RUN - SADDLE RIDGE SYSTEM IMPROVEMENT PROJECT PAVEMENT REPAIR DETAILS



SHEET 7 OF 7

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a re-subdivision plat for Lot 1 of the Edward Johnson subdivision, 354 Boring Road, 2.61 Acres, 2 Lots, Zoned R-2 (Roane Land Surveying, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a minor two lot subdivision of 2.61 acres along Boring Road. The property has an existing home. The purpose of this plat is to create a buildable lot on the property east of the existing house. This simple re-subdivision is being presented to the Planning Commission because the applicant has requested a variance from the requirement in the Subdivision Regulations to construct a pedestrian facility along the frontage of a collector street (Boring Road is classified as a collector street) as part of the subdivision platting process.

During the Planning Commission meeting last month, a re-subdivision of the property to the east of this property, the Mary Smith property, was approved and a variance was granted to not construct a pedestrian facility along the 15.02-acre tract immediately to the east of this property. The rationale for the variance was that a tract this large would likely be re-subdivided in the future and the pedestrian facility requirement would then be more proportional to the scale of the subdivision since the 15.02-acre tract had over 900 feet of road frontage. The two smaller house lots that were part of the Mary Smith plat, however, were required to provide a pedestrian facility along their frontages as part of the building permit process. This would probably include connecting to the existing asphalt walking trail that was constructed along a portion of Boring Road in association with the Country Way Subdivision and that is immediately to the east.

DISCUSSION: In the case of the variance request at this time, staff visited the site and met with the applicant. Based on the field review, staff is in support of granting a variance to not construct a pedestrian facility at this time for the property's frontage west of the driveway that is associated with the existing dwelling unit. This portion of the frontage along Boring Road includes a steep bank that would involve a significant amount of grading which would be out of proportion to the two-lot re-subdivision being proposed at this time. The remainder of the Boring Road frontage is relatively flat, and the Commission will need to evaluate this to ensure consistency with regards to the pedestrian facility requirement.

In their letter to the Commission, which is included in the packet, the applicant has noted that if a variance is not supported along the flatter frontage of Boring Road, would it be possible to delay the construction until the larger tract to the east is re-subdivided and the pedestrian facility on their property constructed at that time. Unlike the two house lots created in the Mary Smith property re-subdivision, there is no existing pedestrian facility that abuts this property.

Staff will consult the Town Attorney on a delayed construction scenario should the Commission support this option. The difficulty with delayed construction is that the property to the east is separate and may not be re-subdivided for years. Moreover, should it be re-subdivided will there be a mechanism that could

initiate the requirement for a pedestrian facility to be constructed on an adjacent property that is not part of the re-subdivision being considered at that time. It's possible to require a pedestrian facility completion covenant or deed restriction with a corresponding plat note that runs with the land that would stipulate that, should the property to the east be re-subdivided to the extent that a pedestrian facility would be required, the property owner(s) of lots 1R-1 and 1R-2 would then be required to complete a pedestrian facility along their frontages. This approach will be discussed with the Town Attorney as it is unclear how this would be triggered since it would involve a separate property.

At a minimum, the plat being presented at this time should include a pedestrian facility easement that would provide for the opportunity to construct an asphalt trail (since this is the type of facility that has been constructed to the east on the north side of Boring Road) of at least eight feet in width with a minimum six-foot grass strip along the entire frontage of Lots 1R-1 and 1R-2. Due to the steep bank on the western portion of the Boring Road frontage, this easement should account for the possibility of constructing the trail along the top of the bank and transitioning it so that it could ultimately be constructed along the tract to the west and that is situated at the north intersection of Boring Road and Smith Road.

Another consideration related to this re-subdivision is that 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. Based on measurements taken from KGIS, if the applicant can align their driveway with the existing driveway for 341 Boring Road there would be more than 200 feet between their driveway and the existing driveway on Lot 1R-1. Otherwise, a variance will have to be pursued prior to the issuance of any building permit.

RECOMMENDATION: Included in your packet is a copy of the revised plat and the applicant's variance request. Staff will make a recommendation at the meeting.

Dear Town of Farragut,

Most of my childhood memories were made while living at 354 Boring Road. We added an addition to my Granddaddy's (Ed Johnson) home in 1995 and moved in with him during tenure at Farragut Middle School. My Mom grew up in that house, and the land has been in her family over 100 years.

I accompanied Granddaddy on walks down to the Boring stable and back until he was over 100 years old, and when I moved my family back to Tennessee four years ago, it was with the intention of eventually building next door to my parents and creating a new generation of memories on Boring Road.

We're extremely excited to be building there, and would like to ask for your consideration on granting variances with regard to the pedestrian facilities requirement.

Particularly, on the west side of Dad's existing driveway, the topography of the land is very sloped and contains several important trees. After visiting with Mark Shipley on site, we agreed that a variance here is necessary.

Along the more level front of the property, though, we would like to request a variance as well. Right now, it would be a sidewalk going nowhere and causing us to tear down Dad's fence. Boring Road is one of the last roads of its kind in Farragut that feels tucked away from the hustle of the growing town. Already, there is a well used sidewalk on the other side of the road, and though it is technically a Collector Street, the spirit of the road (and what has attracted its few residents) is one of less busyness and a countryside feel.

In addition, there stands a fence that we constructed along the front of the property; we'd rather not have to take that down at our expense to replace it with a sidewalk or walking trail.

We understand the importance of continuity as you make your decision on our request, and I personally appreciate the wonderful greenways throughout the town and greater Knoxville area. But we hope you'll consider our unique family history as well as the place of this particular road in the town in making your determination.

If a complete variance is out of the question, we would ask you to consider suspending the pedestrian facilities requirement until such time as the land on either side of our property actually gets developed. We're a growing family, and by no means wealthy. The large costs associated with having to construct a sidewalk or walking trail are a huge consideration for us in addition to the historical and intrinsic value the land holds for us. If there is a way for the town to share some of that cost when the time comes, we would be grateful.

Thank you for your time, and we look forward to a long future on this special road in this great town!
Eamonn, Angela, Steve, & Martha Cottrell

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Deed Instrument 199509060037924, Knox County Registers 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

Date Owner

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 exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register of Deeds.

Date Secretary, Planning Commission

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 public streets maintained at public expense.

Date Town Engineer
License No.

CERTIFICATE OF WATER AND SEWER AVAILABILITY

I hereby certify that every lot within this resubdivision has available to it water and sewer service that is adequate to accommodate the reasonable needs of such lot as to such service within such subdivision.

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

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 & Addressing System Ordinance, and the road names are hereby approved for recording.

Date Knox County Addressing Division

CERTIFICATE OF SURVEY ACCURACY

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

7-4-2021
Date

James L. Hill, Jr.
Registered Surveyor

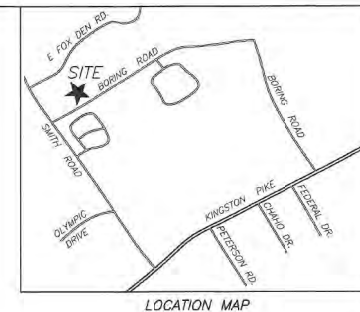


CERTIFICATE OF APPROVAL PRIVATE SUBSURFACE SEWAGE DISPOSAL

General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or restrictions. Before the initiation of construction, the location of the house or other structures and plans for the subsurface sewage disposal system shall be approved by the local health authority.

Date Local Health Authority

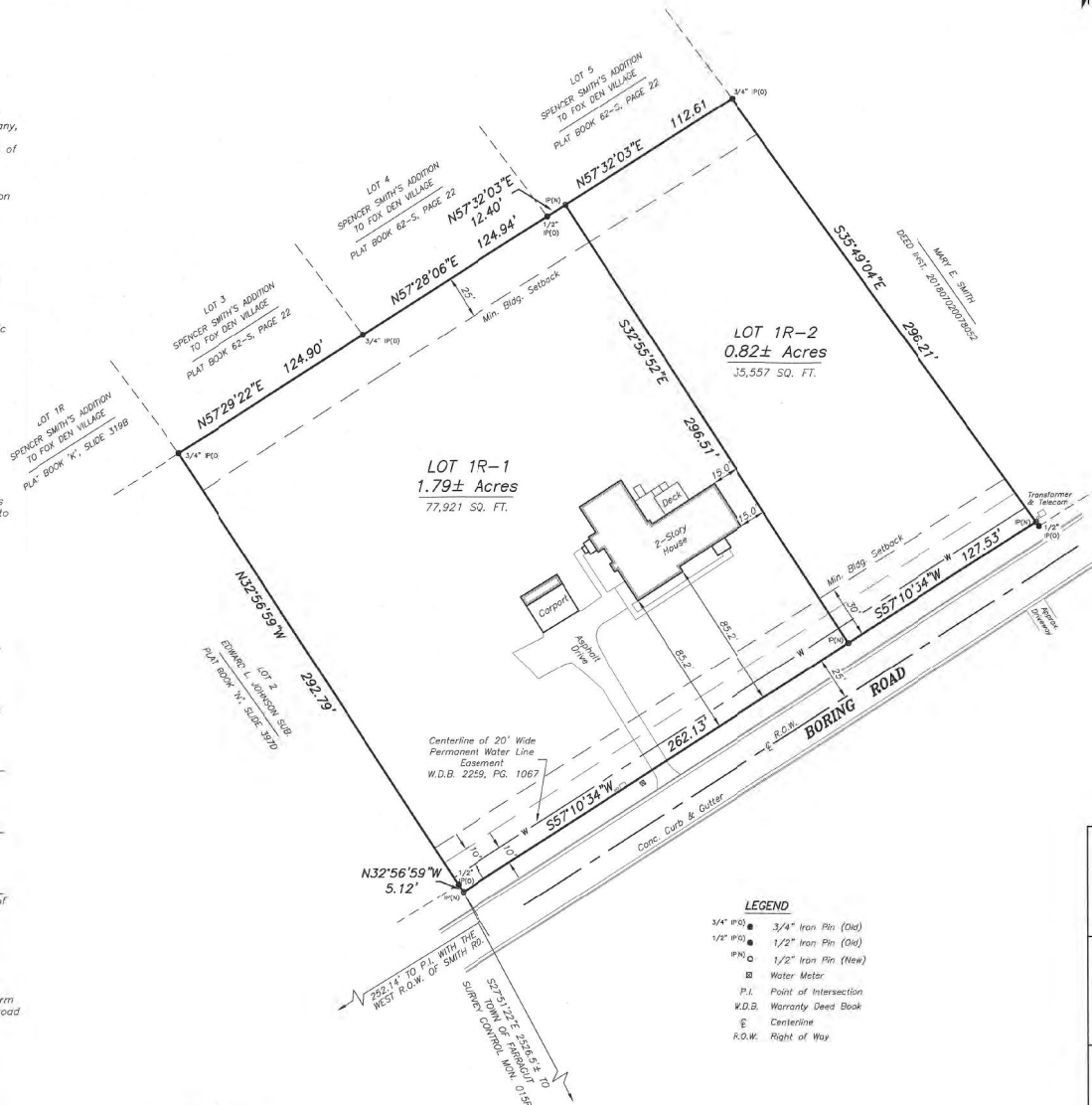
Grid North is based on an azimuth of 55°44'07.7" from Town of Farragut control point 015R to 016R. Distances have not been reduced to grid.



LOCATION MAP

NOTES:

1. PROPERTY CORNERS MARKED AS NOTED.
2. A FIVE (5) FOOT UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENT IS RESERVED ON EACH SIDE OF INTERIOR LOT LINES. A TEN (10) FOOT UTILITY, CONSTRUCTION, AND DRAINAGE EASEMENT IS RESERVED ON THE INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES.
3. THIS PROPERTY IS ZONED R-2 (RESIDENTIAL). MINIMUM BUILDING SETBACKS AS FOLLOWS: FRONT - 30 FEET, REAR - 25 FEET, AND SIDE - 10 FEET, TOTAL OF 30 - FEET.
4. SOURCE OF TITLE IS WARRANTY DEED INSTRUMENT 199509060037924, REGISTERS OFFICE, KNOX COUNTY, TENNESSEE.
5. PLAT OF RECORD IS TITLED "EDWARD L. JOHNSON SUBDIVISION", RECORDED IN PLAT CABINET 'N', SLIDE 3970, REGISTERS OFFICE, KNOX COUNTY, TENNESSEE.
6. THE PURPOSE OF THIS SURVEY AND MAP IS TO DIVIDE LOT 1, EDWARD L. JOHNSON SUBDIVISION INTO 2 LOTS CREATING ONE NEW BUILDABLE LOT.
7. ALIGN FUTURE DRIVEWAY ENTRANCE OF LOT 1R-2 WITH EXISTING DRIVEWAY ON THE SOUTH SIDE OF BORING ROAD.



LEGEND

- 3/4" P.O. 3/4" Iron Pin (Old)
- 1/2" P.O. 1/2" Iron Pin (Old)
- P.O. 1/2" Iron Pin (New)
- Water Meter
- P.I. Point of Intersection
- W.D.B. Warranty Deed Book
- Centerline
- R.O.W. Right of Way



2021-136-PP

~ FINAL PLAT ~
RESUBDIVISION OF

LOT 1 EDWARD L. JOHNSON SUBDIVISION

DIST. NO. 6 KNOX COUNTY
TOWN OF FARRAGUT TENNESSEE
CLT MAP 142 GROUP 'D' PARCEL 080.01
SCALE: 1"=50' JANUARY 25, 2021

OWNER:

STEPHEN A. COTTRELL
MARTHA L. J. COTTRELL
354 BORING ROAD
FARRAGUT, TENNESSEE 37934
(865) 335-9517

SURVEY BY:

ROANE LAND SURVEYING
P.O. BOX 663
ROCKWOOD, TENNESSEE 37854
(865) 466-0764

REVISION	DATE	DESCRIPTION	BY
2	3/4/2021	SSDS CERTIFICATION, TOF PROJECT NO.	JLH
1	3/2/2021	PER T.O.F. COMMENTS	JLH

PROJECT NO. 21-004 DWN: JLH ICC: J

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

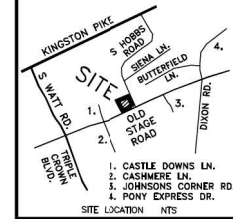
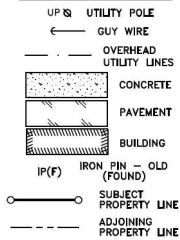
PREPARED BY: Bart Hose, Assistant Community Development Director

SUBJECT: Discussion and public hearing on a re-subdivision plat for the Gary Shelby property at the west intersection of S. Hobbs Road and Old Stage Road, .96 Acres, 2 Lots, Zoned R-1 (SITE Incorporated, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a minor two lot subdivision of .96 acres located at the corner of Old Stage Road and S. Hobbs Road. The property also contains an existing home. The purpose of this plat is to create a buildable lot on the property north of the existing house with frontage on S. Hobbs Road. This simple re-division is being presented to the Planning Commission because under the Subdivision Regulations, either a pedestrian facility needs to be constructed along the S. Hobbs Road frontage, a collector street, or the owner/applicant must obtain a variance from the requirement. The applicant has been made aware of this requirement, but the staff has yet to receive a variance request or any indication that the owner plans to construct the required facility. In addition, an existing gravel driveway on the southernmost corner lot, proposed lot 1, will need to be eliminated to accommodate a spacing compliant access drive for lot 2. Access to lot 1 would be from a separate existing driveway located off Old Stage Road.

RECOMMENDATION: Included in your packet is a copy of the originally submitted plat. The applicant has yet to submit revisions based on staff's comments. In addition, because the applicant has not yet requested a variance from the requirement to construct the noted pedestrian facility or made plans to construct it, the staff recommends that action on the item be deferred to allow the applicant to address these issues. Deferral should not present a problem because the applicant has waived the sixty day approve/deny action requirement under the T.C.A.

LEGEND OF SYMBOLS

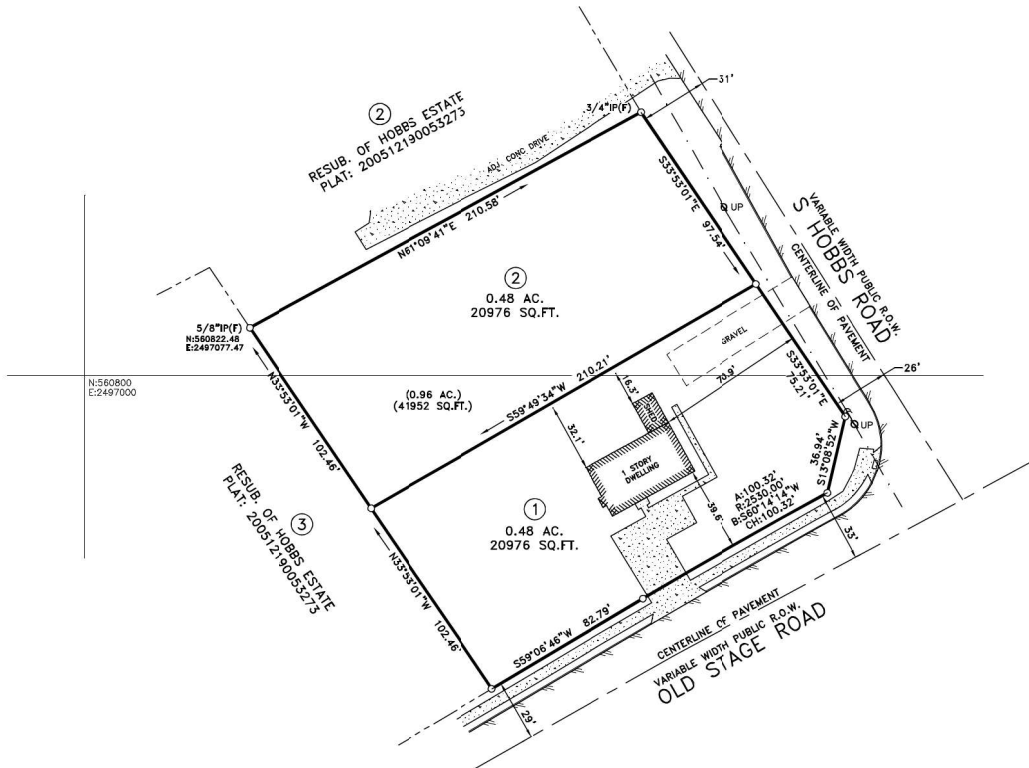


CERTIFICATE OF SURVEY ACCURACY

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

Surveyor / No. 1301 Date
THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE.

SURVEYOR:
HOWARD T. DAWSON, RLS 1301
SITE INCORPORATED
10215 TECHNOLOGY DR.
KNOXVILLE, TN 37931
PH: (865) 777-4160



NOTES

1. NOTIFY TENNESSEE ONE-CALL SYSTEM AT 1-800-351-1111 AND AN INDIVIDUAL UTILITY AUTHORITY BEFORE ANY EXCAVATION FOR EXACT LOCATION OF ALL UNDERGROUND UTILITIES.
2. 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.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. 1/2" IRON PINS SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
5. PROPERTY IS ZONED "R-1" PER CURRENT K.G.I.S. DATA. MINIMUM BUILDING SETBACKS ARE TO CONFORM TO CURRENT REQUIREMENTS OF THE TOWN OF FARRAGUT ZONING ORDINANCE. SETBACK REQUIREMENTS:
-FRONT: 35'
-SIDE: 15' MIN. - 40' TOTAL BOTH SIDES
-REAR: 25'
6. PROPERTY IS KNOWN AND DESIGNATED AS:
-TAX MAP 151, PARCEL 094.01
-DEED REFERENCE: 202008200014740
7. GRID NORTH IS BASED ON THE T.D.O.T. C.O.R.S. NETWORK.
8. THE PURPOSE OF THIS PLAT IS TO CREATE THE 2 LOTS SHOWN HEREON.
9. PER FLOOD INSURANCE RATE MAP (FIRM) 47093C0352F LAST REVISED MAY 2, 2007, THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE.
10. THIS PLAT CONSISTS OF 2 RESIDENTIAL LOTS TOTALING 0.96 ACRES.

This is to certify that all property taxes and assessments due on this property have been paid.

Signed: _____ Date: _____
Knox County Trustee

CERTIFICATE OF STREETS 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.

Town Engineer _____ Date _____
License No. _____

CERTIFICATE OF APPROVAL FOR RECORDING

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

Secretary, Planning Commission _____ Date _____

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 & Addressing System Ordinance, and the road names are hereby approved for recording.

Knox County Addressing Division _____ Date _____

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 Var Farm Phase 1 Unit 2 for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

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

Owner _____ Date _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number _____ page _____ County Registers 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.

Owner _____ Date _____

OWNER:
K.H.S. PROPERTIES LLC
5412 MIDDLEBROOK PIKE
KNOXVILLE, TN 37921

CERTIFICATE OF ELECTRIC, GAS & 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 _____

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that it has been certified to us that the water system(s) outlined or indicated on the final subdivision plat entitled Var Farm Phase 1 Unit 2 have been installed in accordance with current local and state government requirements.

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

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that it has been certified to us that the sewer system(s) outlined or indicated on the final subdivision plat entitled Var Farm Phase 1 Unit 2 have been installed in accordance with current local and state government requirements.

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

DATA COLLECTION AND DRAFTING SERVICES PROVIDED BY SMOKEY MOUNTAIN LAND SURVEYING CO., INC., SMLS DWG NO. 210013

Final Plat of Resubdivision of
The Gary Shelby Property
Old Stage Road and S Hobbs Road
Civil District No. 6 of Knox County, Tennessee
-- Town of Farragut --

REVISIONS

NO.	DATE	COMMENTS

ORIGINAL ISSUE: 02/11/2021

SITE PROJECT #: _____

FILE: 210013

PLAT

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a preliminary plat for the Meadows on McFee, 933 and 1013 McFee Road, Parcels 019 and 01404, Tax Map 162, 32 Acres, 68 Lots, Zoned R-1/OSR (Rackley Engineering, Applicant)

INTRODUCTION AND BACKGROUND: This request involves a preliminary plat approval for the proposed Meadows on McFee Subdivision. A concept plan for the property was conditionally approved on November 19, 2020. Since that time, the property has gone through the rezoning process and the applicant has been working on preparing the more detailed preliminary plat. The property in question includes the former Gibson Farm property and a portion of the Velma Seal property.

DISCUSSION: The proposed subdivision involves 68 building lots, a main loop street configuration with two (2) access points along McFee Road, and open-space areas. The proposed internal street/transportation system also includes both street and pedestrian connections to the properties located to the north and south of the project.

The preliminary plat was discussed at the staff/developer meeting on March 2. Some of the notable discussion items were street proximity to depressions, walking trails being internally and externally connected, providing more functional open space, the need for a variance from the Driveways and Other Accessways Ordinance with regards to the distance between driveways along McFee Road, and a variance to the Subdivision Regulations for the design speed for vertical curves.

RECOMMENDATION: Included in your packet is the applicant's revised preliminary plat and a letter requesting the above referenced variances. Staff will make a recommendation at the meeting based on whether and how the applicant has addressed all initial staff comments.

PRELIMINARY PLAT
THE MEADOWS ON MCFEE
FARRAGUT, TN

LANDSCAPE ARCHITECTURE:

LOSE DESIGN
LANDSCAPE ARCHITECTURE/ARCHITECTURE/CIVIL
ENGINEERING/PLANNING

9724 KINGSTON PIKE, SUITE 1404
KNOXVILLE, TENNESSEE 37922
PHONE: 865-409-1424
CONTACT: DANIEL BOUTTE
EMAIL: dboutte@lose.design

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

SURVEYING BY:

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



ENGINEERING BY:



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



1013 MCFEE RD & 933 MCFEE RD, FARRAGUT, TN 37934
CLT MAP 162 PARCELS 019 & 014.04
32 ACRES

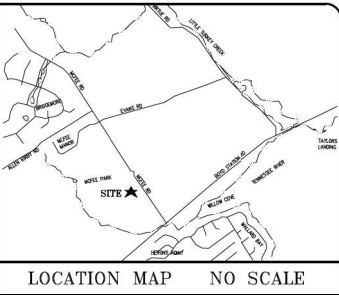
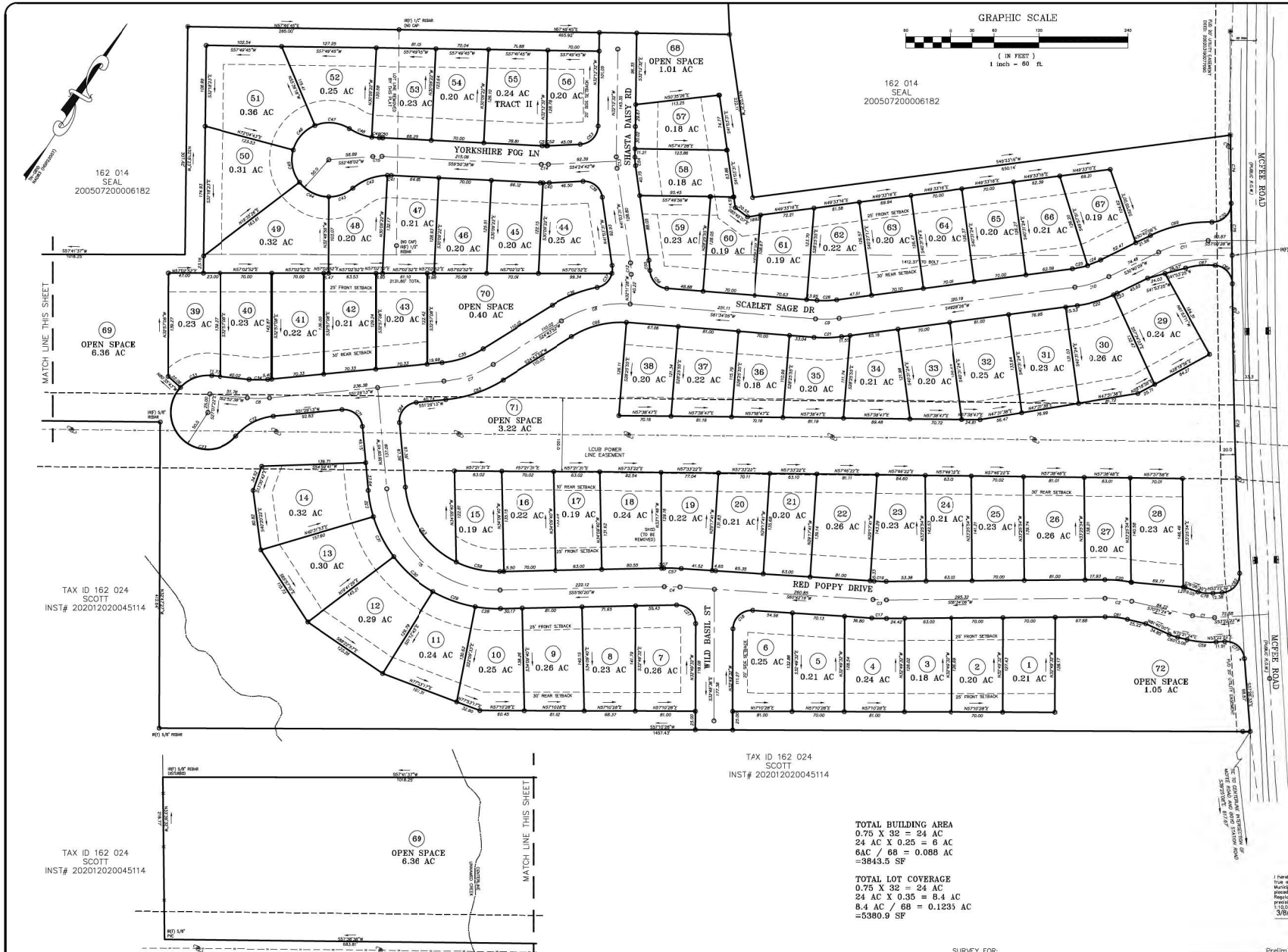
FEBRUARY 15, 2021
REVISED MARCH 8, 2021

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

Sheet List Table		
Sheet Number	Sheet Title	Sheet Description
1	C001	TITLE PAGE
2	PP	PRELIMINARY PLAT
3	C100	ROAD LAYOUT
4	C101	ROAD PLAN & PROFILE
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6	C103	ROAD PLAN & PROFILE
7	C104	ROAD DETAILS
8	C200	GRADING & DRAINAGE PLAN
9	C201	GRADING & DRAINAGE PLAN
10	C202	DRAINAGE SCHEDULE & DETAILS
11	C300	INITIAL EROSION CONTROL
12	C301	INTERMEDIATE CONTROL
13	C302	FINAL CONTROL PLAN
14	C303	EROSION CONTROL DETAILS
15	C400	LPS LAYOUT PLAN
16	C401	LPS PIPE RUN 1 PLAN & PROFILE
17	C402	LPS PIPE RUN 1 PLAN & PROFILE
18	C403	LPS PIPE RUN 2 PLAN&PROFILE
19	C404	LPS PIPE RUN 3,4,5 P&P
20	C500	WATER LAYOUT PLAN
21	C501	PIPE RUN 1 PLAN&PROFILE
22	C502	PIPE RUN 2 PLAN&PROFILE
23	C503	PIPE RUN 3,4,5 PLAN&PROFILE
24	TS	TREE SURVEY
25	L0.00	LANDSCAPE PLAN KEY
26	L1.00	TREE PRESERVATION PLAN
27	L1.01	LANDSCAPE PLAN
28	L1.02	LANDSCAPE PLAN
29	L1.10	LANDSCAPE NOTES AND SCHEDULE
30	L1.11	LANDSCAPE DETAILS
31	L1.12	ENTRY SIGN DETAILS
32	L1.13	ENTRY SIGN DETAILS
33	LCUB	LCUB ELECTRIC DESIGN
34	KUB	PRELIMINARY GAS LAYOUT

TOTAL BUILDING AREA
0.75 X 32 = 24 AC
24 AC X 0.25 = 6 AC
6AC / 68 = 0.088 AC
=3843.5 SF

TOTAL LOT COVERAGE
0.75 X 32 = 24 AC
24 AC X 0.35 = 8.4 AC
8.4 AC / 68 = 0.1235 AC
=5380.9 SF



- NOTES:
- WHERE MONUMENTATION WAS FOUND IT HAS BEEN IDENTIFIED. IRON PINS ARE TO BE SET AT ALL CORNERS AT TIME OF COMPLETION OF CONSTRUCTION. UNLESS OTHERWISE NOTED, ALL NEW PROPERTY MONUMENTS ARE 1/2" X 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
 - CLT TAX MAP 162 019.
 - DEED REFERENCES - INST: 202012310053336
 - THIS PROPERTY IS ZONED AS FOLLOWS: OSR-R1 (FARRAGUT)
 - THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 4705030352 EFFECTIVE DATE: MAY 2, 2007.
 - NORTH ROTATION: NAD83(NRS2007)
 - ALL WALKING TRAILS SHALL HAVE A 20' EASEMENT IN FAVOR OF THE TOWN OF FARRAGUT AND ARE RESERVED FOR PUBLIC USE. UPON COMPLETION OF CONSTRUCTION OF WALKING TRAILS, THE TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF USE OF SAID EASEMENTS.
 - A 15' UTILITY EASEMENT EXISTS, 7.5' EITHER SIDE OF WATER AND SEWER LINES AS INSTALLED (BASED ON ACTUAL UTILITY LOCATIONS).
 - BUILDING SETBACKS FOR (R1, OSR) ZONING ARE AS FOLLOWS:
FRONT YARD: 20 FEET
SIDE YARD: (MINIMUM OF 20 FEET BETWEEN BUILDINGS) 10 FEET UNLESS SHOWN OTHERWISE
REAR: 20 FEET
PERIMETER PROPERTY LINE: 50 FEET
 - REFERENCE TO TDOT R.O.W. MAP FOR MCFEE ROAD LAST REVISED 03-18-2005 KNOX COUNTY PROJ 47906-3519-54 TDD PROJ. STP-M-1700(39)
 - TOTAL NUMBER OF RESIDENTIAL LOTS=87
TOTAL NUMBER OF OPEN SPACE LOTS=9

CURVE TABLE					CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	LENGTH	CURVE #	BEARING	CHORD	RADIUS	LENGTH
C1	S35°52'31"W	21.33	200.00	20.25	C41	S37°52'31"W	5.15	75.00	5.10
C2	N81°04'47"W	204.60	100.00	225.14	C42	S38°34'47"W	48.84	75.00	50.80
C3	S27°10'26"W	28.71	100.00	28.82	C43	N07°10'15"E	24.10	50.00	24.40
C4	S08°10'15"E	98.41	100.00	29.00	C44	N03°13'17"E	44.10	50.00	45.13
C5	S43°03'59"W	64.76	100.00	86.44	C45	S43°03'59"W	44.22	50.00	45.80
C6	N26°37'25"W	15.46	100.00	15.48	C46	S08°12'47"W	44.08	50.00	45.61
C7	S29°30'27"W	10.42	100.00	10.40	C47	S07°10'15"E	48.85	50.00	48.77
C8	N07°10'15"E	9.48	100.00	9.48	C48	N07°10'15"E	20.25	74.88	20.50
C9	S04°03'59"W	12.38	100.00	12.39	C49	N07°10'15"E	10.07	75.00	10.08
C10	S07°10'15"E	35.77	25.00	30.80	C50	S08°12'47"W	44.08	50.00	45.61
C11	N07°10'15"E	15.29	175.00	15.80	C51	N07°10'15"E	5.86	25.00	5.87
C12	S07°10'15"E	35.77	25.00	30.80	C52	N07°10'15"E	1.47	25.00	1.47
C13	N07°10'15"E	71.30	175.00	71.80	C53	N10°10'55"E	24.30	25.00	27.80
C14	S08°12'47"W	86.21	175.00	86.81	C54	S29°30'27"W	11.97	75.00	11.98
C15	S04°03'59"W	36.10	175.00	36.48	C55	N07°10'15"E	15.87	100.00	15.84
C16	S08°12'47"W	44.09	50.00	45.66	C56	S07°10'15"E	23.38	25.00	26.53
C17	N07°10'15"E	24.30	100.00	24.85	C57	S08°12'47"W	23.30	27.47	23.38
C18	N08°12'47"W	44.08	50.00	45.61	C58	N08°12'47"W	50.19	25.00	50.78
C19	N07°10'15"E	15.87	100.00	15.84	C59	N07°10'15"E	38.38	100.00	38.42
C20	S07°10'15"E	23.38	25.00	26.53	C60	S07°10'15"E	11.82	50.00	11.84
C21	N07°10'15"E	24.30	100.00	24.85	C61	S07°10'15"E	30.01	75.00	30.09
C22	N08°12'47"W	44.08	50.00	45.61	C62	N07°10'15"E	24.88	25.00	26.74
C23	N07°10'15"E	15.87	100.00	15.84	C63	S07°10'15"E	120.37	100.00	127.87
C24	S07°10'15"E	23.38	25.00	26.53	C64	S08°12'47"W	23.30	25.00	26.12
C25	N07°10'15"E	24.30	100.00	24.85	C65	S08°12'47"W	89.88	175.00	87.72
C26	N08°12'47"W	44.08	50.00	45.61	C66	S43°03'59"W	75.89	100.00	77.47
C27	N07°10'15"E	15.87	100.00	15.84	C67	S07°10'15"E	40.00	117.00	40.40
C28	S07°10'15"E	23.38	25.00	26.53	C68	N07°10'15"E	33.74	25.00	37.83
C29	N07°10'15"E	24.30	100.00	24.85	C69	N44°14'37"E	84.82	175.00	86.87
C30	N08°12'47"W	44.08	50.00	45.61	C70	N07°10'15"E	38.11	25.00	40.38
C31	N07°10'15"E	15.87	100.00	15.84	C71	N07°10'15"E	25.44	25.00	28.42
C32	S07°10'15"E	23.38	25.00	26.53	C72	S29°30'27"W	23.18	75.00	26.87
C33	N07°10'15"E	24.30	100.00	24.85	C73	S07°10'15"E	89.87	100.00	89.87
C34	N08°12'47"W	44.08	50.00	45.61	C74	N07°10'15"E	82.01	100.00	82.01
C35	N07°10'15"E	15.87	100.00	15.84	C75	N04°01'30"W	70.33	100.00	70.33
C36	S07°10'15"E	23.38	25.00	26.53	C76	N07°10'15"E	20.54	100.00	20.60
C37	N07°10'15"E	24.30	100.00	24.85	C77	N07°10'15"E	20.54	100.00	20.60
C38	N08°12'47"W	44.08	50.00	45.61	C78	N07°10'15"E	18.79	50.00	19.96

CERTIFICATE OF SURVEY ACCURACY

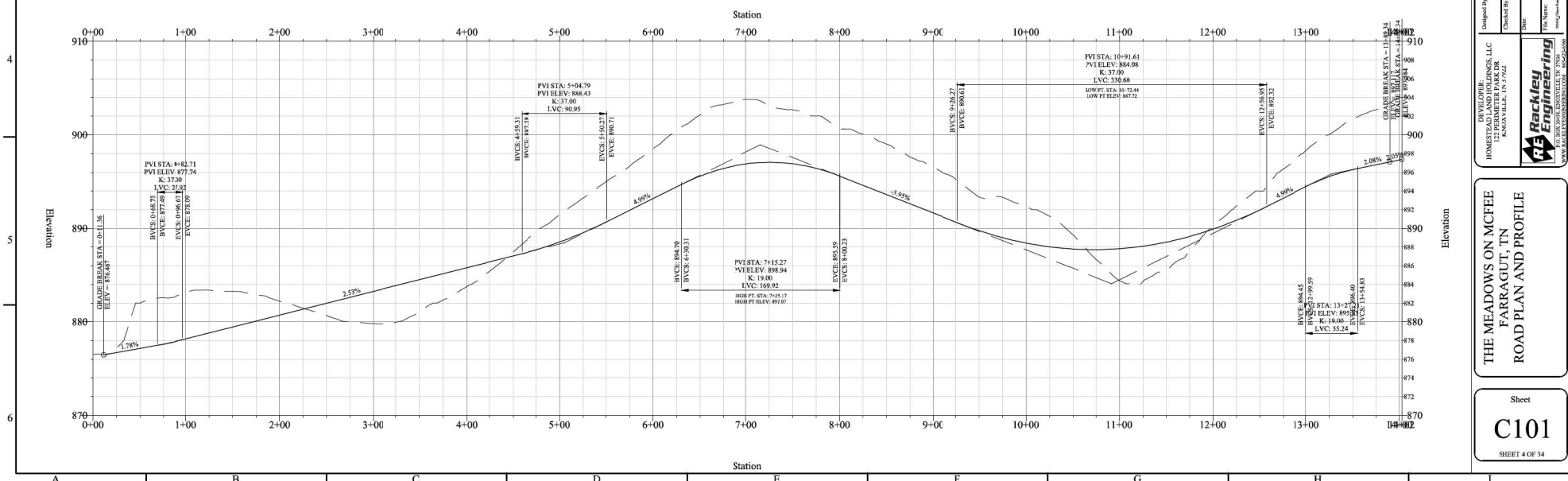
I hereby certify that the plan shown and described herein is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown herein, in the verification of the accuracy of the survey. This is a COMPREHENSIVE survey. The accuracy of the survey is as follows: 1/10,000 of the unperfected.

3/8/21 Date Signature: [Signature] 2447

RYAN S. LYNCH
TENNESSEE NO. 2447



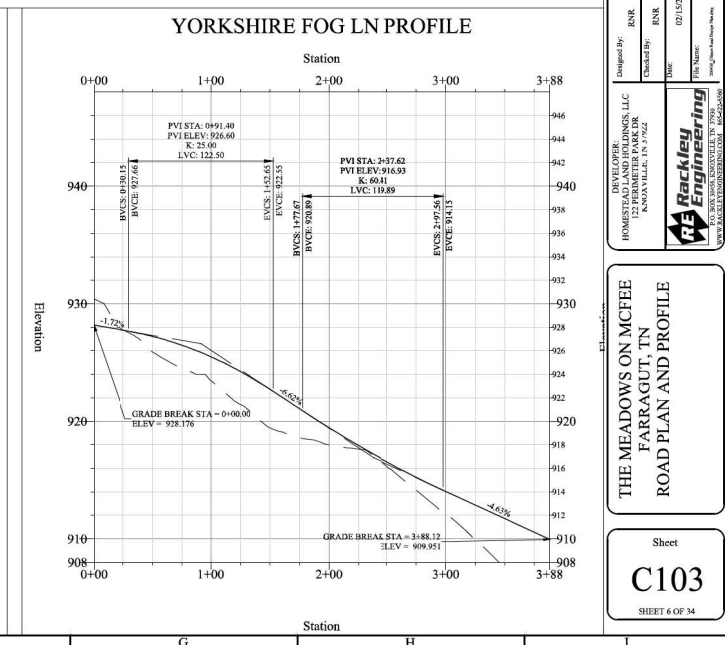
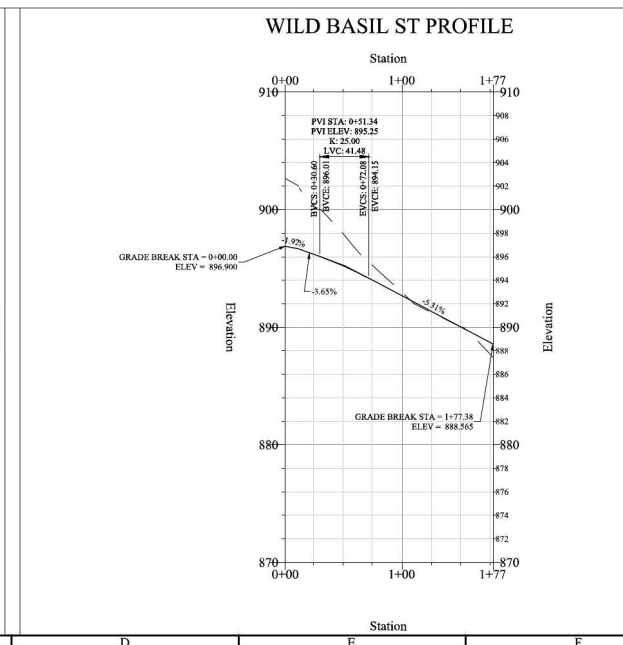
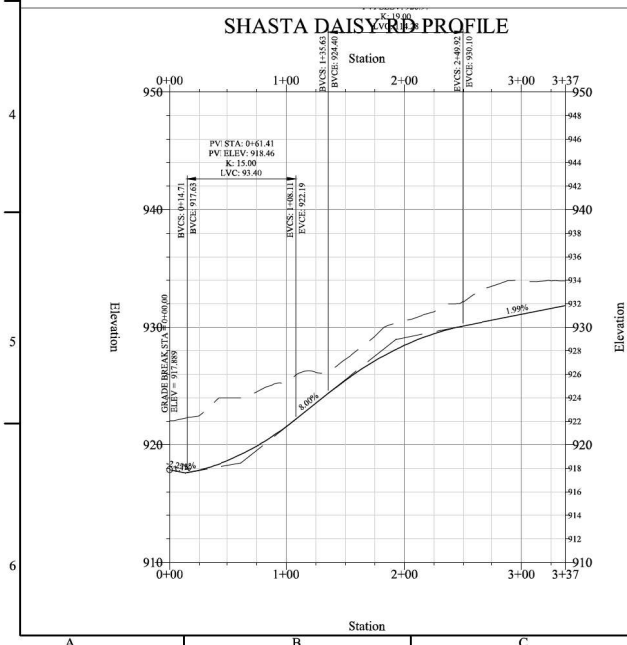
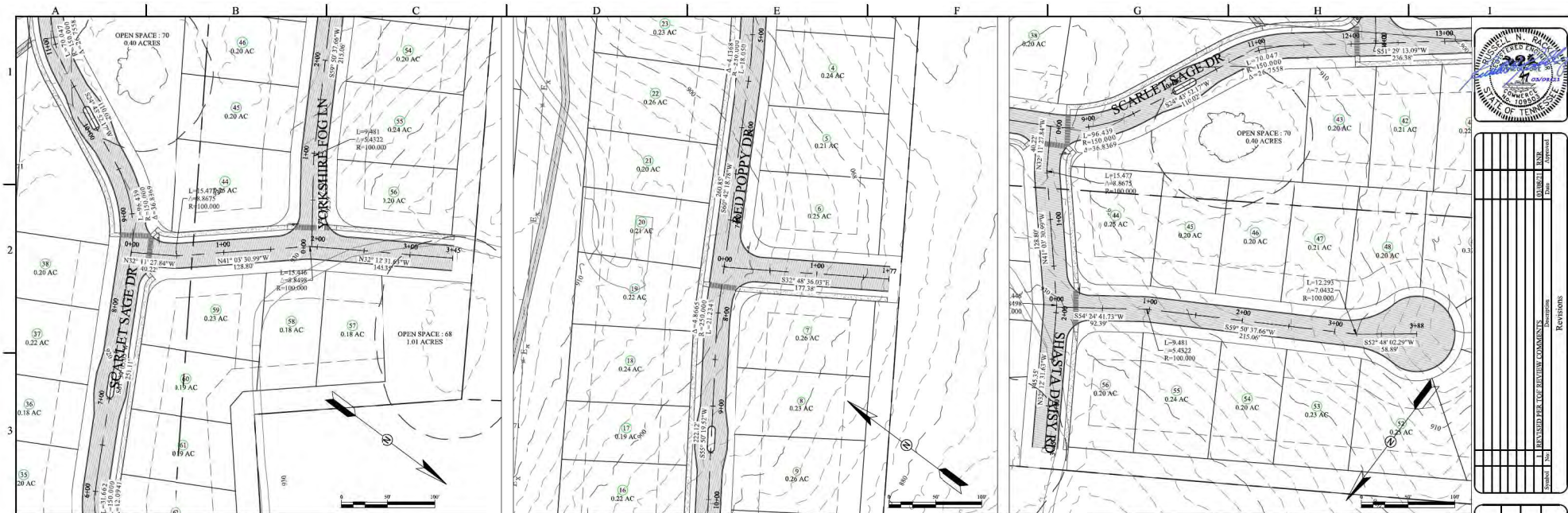
RED POPPY DR PROFILE



Revisions	Description	By	Date
1	REVISED PRELIMINARY COMMENTS	AMM	01/20/21
2			
3			
4			
5			
6			

Designed By: RNR
 Checked By: RNR
 Date: 02/15/21
 Project: 122 PERIMETER PARK DR, KNOXVILLE, TN 37922
 File Name: 122 PERIMETER PARK DR - ROAD PLAN AND PROFILE.dwg
 User: R. H. HARRIS
 Plot Date: 02/15/21
 Plot Time: 10:00 AM
 Plot Scale: 1"=40'

THE MEADOWS ON MCFEE
 FARRAGUT, TN
 ROAD PLAN AND PROFILE

[illegible]

DEVELOPER: HOMESTEAD LAND HOLDINGS, LLC 122 PERIMETER PARK DR. KNOXVILLE, TN 37934	Designed By: RNR
	Checked By: RNR
 Rackley Engineering P.O. BOX 3056, KNOXVILLE, TN 37938 © 2005 Rackley Engineering, Inc.	Date 02/15/21
	File Name: street_name_and_lot_or_ally

**THE MEADOWS ON MCFEE
FARRAGUT, TN
ROAD PLAN AND PROFILE**

Sheet
C103
SHEET 6 OF 34

GRADING & DRAINAGE NOTES

1. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
2. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIERS AND DETENTION FACILITIES ARE CONSTRUCTED.
3. ALL SEDIMENT CONTROL DEVICES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING. ALL SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
4. ALL SLOPES SHALL BE STABILIZED AS SOON AS POSSIBLE.
5. LENGTH OF RIP RAP AREA SHALL BE SIX TIMES THE DIAMETER OF THE STORM DRAIN PIPE. WIDTH OF RIP RAP AREA SHALL BE 1 TIMES THE DIAMETER AT THE MOUTH OF THE PIPE AND TWO TIMES THE DIAMETER AT DOWNSTREAM END.
6. COMPACTION OF THE BACK FILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACK FILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. ALL FILL MATERIAL TO BE UTILIZED ON THE PROJECT SHALL BE FREE OF ORGANIC OR OTHERWISE DELETERIOUS MATERIALS AND COMPACTED TO MINIMUM DRY DENSITIES CORRESPONDING TO 95% OF MAXIMUM DRY DENSITY AS OBTAINED BY STANDARD PROCTOR, ASTM D698 AND AT LEAST 98% OF STANDARD PROCTOR WITHIN 1 FOOT BELOW PAYMENT SUBGRADE. FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES IN COMPACTED FILL THICKNESS. A REPORT FROM A GEOTECHNICAL ENGINEER MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR.
8. MAXIMUM SLOPE OF EMBANKMENT SHALL BE 2.5 FEET HORIZONTAL TO 1.0 FOOT VERTICAL.
9. THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING OFF-SITE. BURNING SHALL NOT BE PERMITTED UNLESS PRIOR APPROVAL IS OBTAINED BY THE LOCAL FIRE DEPARTMENT. THE CONTRACTOR MUST OBTAIN A PERMIT AND MEET ALL OF THE REQUIREMENTS AS SPECIFIED BY THE FIRE DEPARTMENT.
10. ALL TREE STUMPS, BOLLERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO A DEPTH OF 1 FT BELOW SUBGRADE.
11. STRIP TOPSOIL TO A MINIMUM DEPTH OF 18-INCHES AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
12. PROOF ROLL ALL AREAS TO RECEIVE FILL. PROOF ROLL WITH A FULL LOADED TANDEM AXLE DUMP TRUCK USING A CRISS-CROSS PATTERN (4 PASSES MIN.) AREAS FAILING THE PROOF ROLLING SHALL BE UNDERCUT AND BACKFILLED USING AN ENGINEERED FILL OR STABILIZED BY A METHOD APPROVED BY THE PROJECT ENGINEER.
13. AREAS THAT EXHIBIT WEAK SOIL OR OTHERWISE UNSUITABLE CONDITIONS SHALL BE UNDERCUT TO A FIRM LEVEL OF SOIL FOLLOWED BY BACKFILLING THE UNDERCUT AREAS USING AN ENGINEERED FILL OR APPROVED STONE.
14. FILL MATERIAL SHALL BE SATISFACTORY MATERIAL FREE FROM ROOTS AND OTHER ORGANIC MATERIAL. FROZEN MATERIAL AND TRASH FILL MATERIAL SHALL ALSO BE FREE OF STONES OR OTHER MATERIAL LARGER THAN 6 INCHES AND LARGER THAN 4 INCHES IN THE TOP 6 INCHES OF EMBANKMENT.
15. FILL MATERIAL SHALL BE PLACED IN LOOSE, HORIZONTAL LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS. COMPACT EACH LAYER TO AT LEAST 90% MAXIMUM DRY DENSITY. COMPACT THE UPPER 6 INCHES OF FILL BENEATH PAVEMENTS AND THE UPPER 12 INCHES BENEATH BUILDING SLABS TO 100% MAXIMUM DRY DENSITY. MAINTAIN THE MOISTURE CONTENT TO WITHIN +1 TO -3 PERCENT OF THE OPTIMUM MOISTURE CONTENT.
16. A MINIMUM 6 INCH LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
17. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE DRAINING DURING THE CONSTRUCTION OF ROADWAY AND BUILDING AREAS. WATER SHALL NOT BE ALLOWED TO POND ON SUBGRADE AREAS.
18. DISTURBED AREAS OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
19. PROPOSED GRADES SHOWN ON THESE PLANS ARE FINISHED GRADES, UNLESS NOTED OTHERWISE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT INTERVALS AND ARE ON NAVD83.
20. PROPERTY AND TOPOGRAPHIC SURVEY OBTAINED FROM KGS AND IS ON TNSD'S COORDINATES. FIELD SURVEY VERIFICATION OF GRADES AND LINES FOR CONNECTIONS SHALL BE REQUIRED. CONTRACTOR TO NOTIFY ENGINEER WITH ANY DISCREPANCIES.
21. NOTHING IN THE GENERAL NOTES OR SPECIAL PROVISIONS SHALL RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TOWARD SAFETY OF THE GENERAL PUBLIC.

LEGEND	
---	EXISTING SANITARY SEWER
---	EXISTING WATER MAIN
---	EXISTING GAS LINE
---	EXISTING DITCH LINE
---	PROPOSED ROAD CENTERLINE
---	PROPERTY LINE
---	BUILDING SET BACKLINE
---	PROPOSED LOT LINE
---	PROPOSED CURB
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED SWALE
---	PROPOSED STORM DRAIN
---	PROPOSED GRADING LIMITS

PROPERTY DATA:
1013 McFEE RD & 933 McFEE RD
MAP 162 PARCEL 019 & 014-04
AREA: 32 ACRES +/-
ZONE: R-10SR
TOTAL LOTS: 68
DENSITY: 2.1 LOTS/AC
COMMON AREA: 11.83 AC (37%)
SETBACKS:
FRONT= 30 FT/20 FT SIDE ENTRY
SIDE= VARIOUS, 20' MIN. BETWEEN BUILDINGS
REAR= 25 FT
PERIPHERAL= 50 FT
UTILITIES:
FIRST UTILITY DISTRICT (WATER AND SEWER)
LCUB (ELECTRIC)
KUB (GAS)
TDS (COMMUNICATIONS)

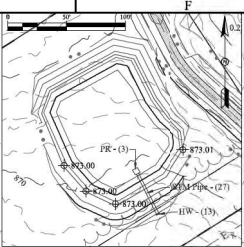
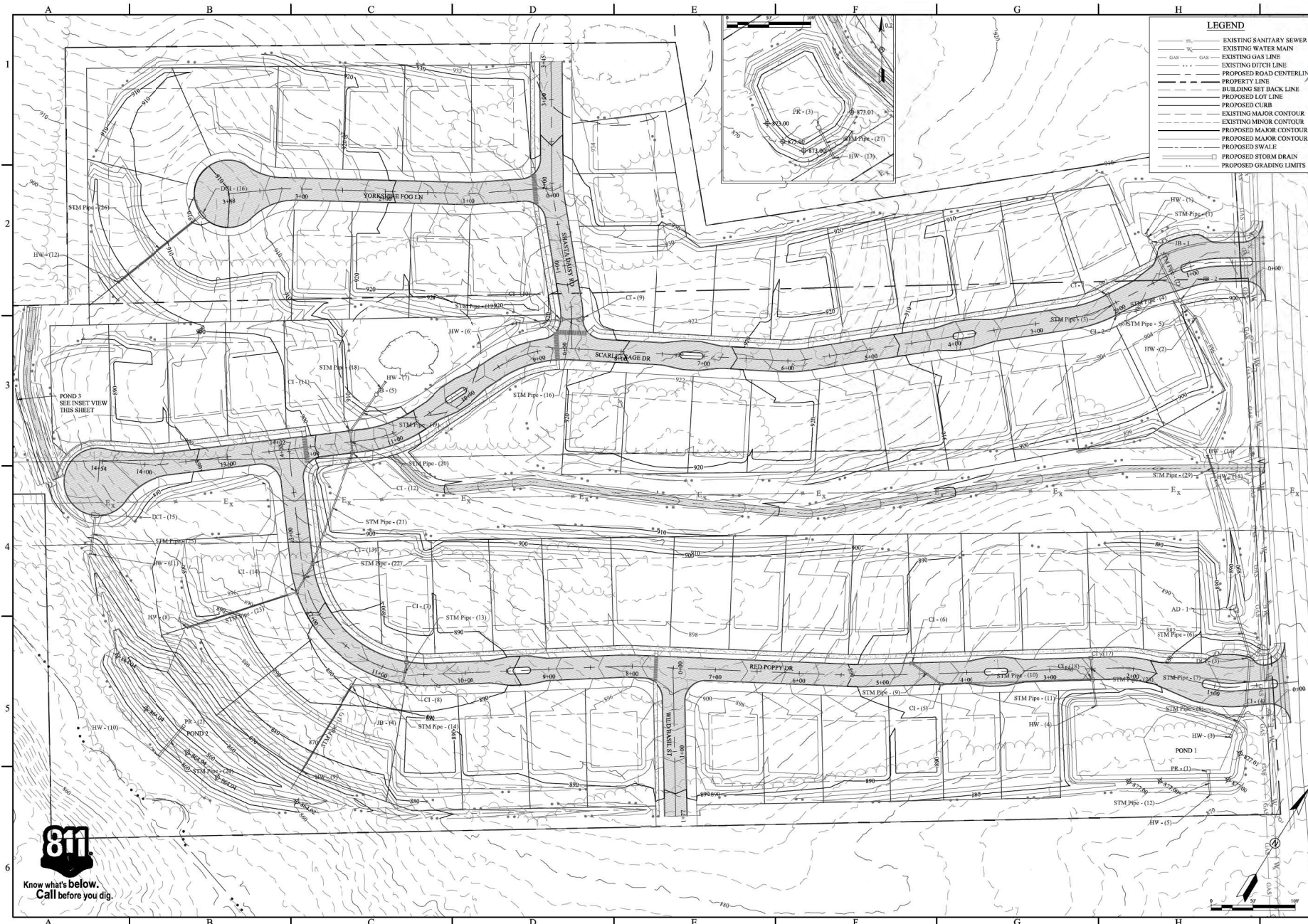


REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PRELIMINARY COMMENTS
2	
3	
4	
5	
6	

Designed By:	RNR
Checked By:	RNR
Date:	02/15/21
File Name:	
Project Name:	
Project Address:	

THE MEADOWS ON MCFEE
FARRAGUT, TN
GRADING AND DRAINAGE

Sheet
C200
SHEET 8 OF 14



- LEGEND**
- EXISTING SANITARY SEWER
 - EXISTING WATER MAIN
 - EXISTING GAS LINE
 - EXISTING DITCH LINE
 - PROPOSED ROAD CENTERLINE
 - PROPERTY LINE
 - BUILDING SET BACK LINE
 - PROPOSED LOT LINE
 - PROPOSED CURB
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED SWALE
 - PROPOSED STORM DRAIN
 - PROPOSED GRADING LIMITS



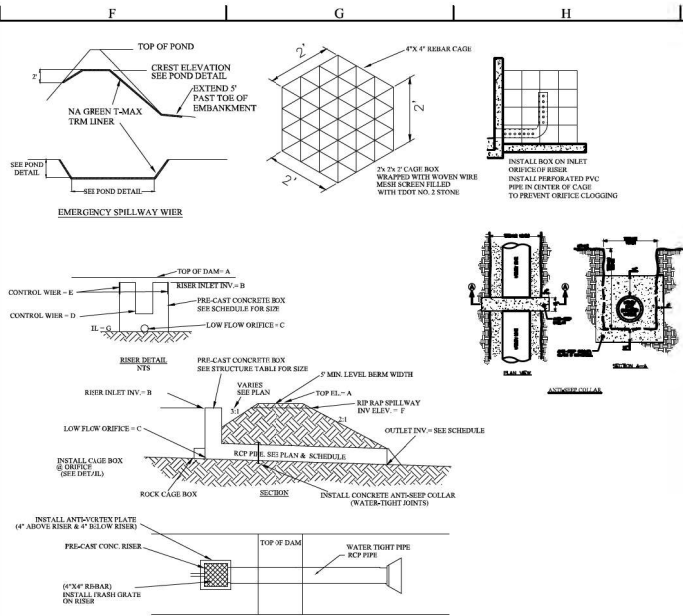
Revisions	Description	By	Date
1	REVISED PRELIMINARY COMMENTS	AK	05/20/2024
2			
3			
4			
5			
6			

Designed By: RNR
 Checked By: RNR
 Date: 02/15/21
 Title: MECHANICAL
 Project Name: THE MEADOWS ON MCFEE
 Project Location: 122 PARAMETER PARK DR, KNOXVILLE, TN 37922
 Project Number: 2020-001
 Project Description: GRADING AND DRAINAGE

THE MEADOWS ON MCFEE
 FARRAGUT, TN
 GRADING AND DRAINAGE

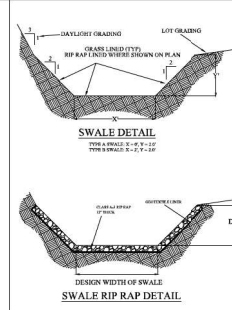


A	B		C		D	E									
STRUCTURE TABLE					STRUCTURE TABLE										
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT		STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT							
1	AD - 1	777" RIM = 885.64 SUMP = 766.2 INV OUT = 876.21		STM Pipe - (6), 24" RCP INV OUT = 876.21	HW - (5)	777" RIM = 877.15 SUMP = 777 INV IN = 870.40	STM Pipe - (12), 24" RCP INV IN = 870.40								
	CI - (4)	777" RIM = 876.96 SUMP = 821.2 INV IN = 872.23 INV OUT = 872.11	STM Pipe - (7), 24" RCP INV IN = 872.23	STM Pipe - (8), 24" RCP INV OUT = 872.11	HW - (6)	777" RIM = 915.28 SUMP = 777 INV IN = 913.07	STM Pipe - (17), 18" RCP INV IN = 913.07								
	CI - (5)	777" RIM = 886.29 SUMP = 882.5 INV IN = 882.58 INV OUT = 882.48	STM Pipe - (9), 18" RCP INV IN = 882.58	STM Pipe - (10), 18" RCP INV OUT = 882.48	HW - (7)	777" RIM = 912.67 SUMP = 777 INV OUT = 911.00		STM Pipe - (18), 18" RCP INV OUT = 911.00							
	CI - (6)	777" RIM = 887.16 SUMP = 883.4 INV OUT = 883.45		STM Pipe - (9), 18" RCP INV OUT = 883.45	HW - (8)	777" RIM = 881.57 SUMP = 777 INV IN = 879.36	STM Pipe - (23), 18" RCP INV IN = 879.36								
	CI - (7)	777" RIM = 887.46 SUMP = 883.8 INV OUT = 883.75		STM Pipe - (13), 18" RCP INV OUT = 883.75	HW - (9)	777" RIM = 873.75 SUMP = 777 INV IN = 871.55	STM Pipe - (15), 18" RCP INV IN = 871.55								
	CI - (8)	777" RIM = 887.46 SUMP = 883.4 INV IN = 883.49 INV OUT = 883.39	STM Pipe - (13), 18" RCP INV IN = 883.49	STM Pipe - (14), 18" RCP INV OUT = 883.39	HW - (10)	777" RIM = 857.74 SUMP = 777 INV IN = 854.99	STM Pipe - (24), 24" RCP INV IN = 854.99								
	CI - (9)	777" RIM = 917.91 SUMP = 914.0 INV IN = 913.99		STM Pipe - (16), 18" RCP INV OUT = 913.99	HW - (11)	777" RIM = 875.26 SUMP = 777 INV IN = 872.51	STM Pipe - (25), 24" RCP INV IN = 872.51								
	CI - (10)	777" RIM = 917.85 SUMP = 913.6 INV IN = 913.73 INV OUT = 913.63	STM Pipe - (16), 18" RCP INV IN = 913.73	STM Pipe - (17), 18" RCP INV OUT = 913.63	HW - (12)	777" RIM = 897.13 SUMP = 777 INV IN = 894.38	STM Pipe - (26), 24" RCP INV IN = 894.38								
	CI - (11)	777" RIM = 903.51 SUMP = 899.8 INV IN = 900.0 INV OUT = 899.82	STM Pipe - (19), 18" RCP INV IN = 900.00	STM Pipe - (20), 18" RCP INV OUT = 899.82	HW - (14)	777" RIM = 894.49 SUMP = 777 INV OUT = 892.28		STM Pipe - (29), 18" RCP INV OUT = 892.28							
	CI - (12)	777" RIM = 903.47 SUMP = 899.4 INV IN = 899.55 INV OUT = 899.38	STM Pipe - (20), 18" RCP INV IN = 899.55	STM Pipe - (21), 18" RCP INV OUT = 899.38	HW - (15)	777" RIM = 903.88 SUMP = 777 INV IN = 891.67	STM Pipe - (29), 18" RCP INV IN = 891.67								
CI - (13)	777" RIM = 903.38 SUMP = 888.3 INV IN = 888.40 INV OUT = 888.30	STM Pipe - (21), 18" RCP INV IN = 888.40	STM Pipe - (22), 18" RCP INV OUT = 888.30	JB - (4)	48" RIM = 889.43 SUMP = 881.5 INV IN = 881.78 INV OUT = 881.53	STM Pipe - (14), 18" RCP INV IN = 881.78	STM Pipe - (15), 18" RCP INV OUT = 881.53								
CI - (14)	777" RIM = 891.00 SUMP = 886.9 INV IN = 887.29 INV OUT = 886.90	STM Pipe - (22), 18" RCP INV IN = 887.29	STM Pipe - (23), 18" RCP INV OUT = 886.90	JB - (5)	48" RIM = 912.00 SUMP = 902.7 INV IN = 909.93 INV OUT = 902.75	STM Pipe - (18), 18" RCP INV IN = 909.93	STM Pipe - (19), 18" RCP INV OUT = 902.75								
CI - (17)	777" RIM = 881.73 SUMP = 878.2 INV OUT = 878.17		STM Pipe - (28), 18" RCP INV OUT = 878.17	JB - 1	48" RIM = 902.94 SUMP = 897.3 INV IN = 900.73 INV OUT = 897.35	STM Pipe - (1), 18" RCP INV IN = 900.73	STM Pipe - (2), 24" RCP INV OUT = 897.35								
CI - (18)	777" RIM = 881.68 SUMP = 876.2 INV IN = 876.46 INV IN = 877.91 INV OUT = 876.19	STM Pipe - (10), 18" RCP INV IN = 876.46 STM Pipe - (28), 18" RCP INV IN = 877.91	STM Pipe - (11), 18" RCP INV OUT = 876.19	JB - 2	48" RIM = 902.17 SUMP = 895.7 INV IN = 896.26 INV IN = 895.81 INV OUT = 895.74	STM Pipe - (2), 24" RCP INV IN = 896.26 STM Pipe - (4), 24" RCP INV IN = 895.81	STM Pipe - (5), 24" RCP INV OUT = 895.74								
CI - 1	777" RIM = 901.19 SUMP = 896.9 INV OUT = 896.94		STM Pipe - (3), 24" RCP INV OUT = 896.94	PR - (1)	777" RIM = 876.00 SUMP = 870.7 INV OUT = 870.68		STM Pipe - (12), 24" RCP INV OUT = 870.68								
CI - 2	777" RIM = 901.19 SUMP = 896.6 INV IN = 896.68 INV OUT = 896.58	STM Pipe - (3), 24" RCP INV IN = 896.68	STM Pipe - (4), 24" RCP INV OUT = 896.58	PR - (2)	777" RIM = 862.50 SUMP = 856.8 INV OUT = 856.82		STM Pipe - (24), 24" RCP INV OUT = 856.82								
DCI - (3)	777" RIM = 876.75 SUMP = 872.9 INV IN = 873.00 INV OUT = 872.88	STM Pipe - (6), 24" RCP INV IN = 873.00	STM Pipe - (7), 24" RCP INV OUT = 872.88	PR - (3)	777" RIM = 872.00 SUMP = 866.3 INV OUT = 866.29		STM Pipe - (27), 24" RCP INV OUT = 866.29								
2	DCI - (15)	777" RIM = 881.15 SUMP = 874.0 INV OUT = 874.00		STM Pipe - (25), 24" RCP INV OUT = 874.00	Pipe Table										
	DCI - (16)	777" RIM = 900.35 SUMP = 903.2 INV OUT = 903.20		STM Pipe - (26), 24" RCP INV OUT = 903.20	Pipe Table										
	HW - (1)	777" RIM = 903.18 SUMP = 777 INV OUT = 900.97		STM Pipe - (1), 18" RCP INV OUT = 900.97	NAME	SIZE	LENGTH	SLOPE	MATERIAL	NAME	SIZE	LENGTH	SLOPE	MATERIAL	
	HW - (2)	777" RIM = 898.31 SUMP = 777 INV IN = 895.56	STM Pipe - (5), 24" RCP INV IN = 895.56		STM Pipe - (1)	18"	11.38'	2.10%	RCP	STM Pipe - (14)	18"	60.39'	2.67%	RCP	
	HW - (3)	777" RIM = 874.39 SUMP = 777 INV IN = 871.64	STM Pipe - (8), 24" RCP INV IN = 871.64		STM Pipe - (2)	24"	79.61'	1.37%	RCP	STM Pipe - (15)	18"	118.17'	8.45%	RCP	
	HW - (4)	777" RIM = 876.69 SUMP = 777 INV IN = 874.48	STM Pipe - (11), 18" RCP INV IN = 874.48		STM Pipe - (3)	24"	26.00'	1.00%	RCP	STM Pipe - (16)	18"	26.12'	1.00%	RCP	
					STM Pipe - (4)	24"	77.04'	1.01%	RCP	STM Pipe - (17)	18"	53.46'	1.05%	RCP	
					STM Pipe - (5)	24"	28.19'	0.64%	RCP	STM Pipe - (18)	18"	18.75'	5.70%	RCP	
					STM Pipe - (6)	24"	60.18'	5.33%	RCP	STM Pipe - (19)	18"	53.23'	5.16%	RCP	
					STM Pipe - (7)	24"	57.22'	1.13%	RCP	STM Pipe - (20)	18"	26.01'	1.00%	RCP	
				STM Pipe - (8)	24"	42.40'	1.11%	RCP	STM Pipe - (21)	18"	141.01'	7.79%	RCP		
3					STM Pipe - (9)	18"	42.84'	2.02%	RCP	STM Pipe - (22)	18"	38.91'	2.58%	RCP	
					STM Pipe - (10)	18"	181.24'	3.32%	RCP	STM Pipe - (23)	18"	137.51'	5.48%	RCP	
					STM Pipe - (11)	18"	31.63'	5.38%	RCP	STM Pipe - (24)	24"	46.73'	3.91%	RCP	
					STM Pipe - (12)	24"	27.73'	1.00%	RCP	STM Pipe - (25)	24"	46.89'	3.17%	RCP	
					STM Pipe - (13)	18"	26.00'	1.00%	RCP	STM Pipe - (26)	24"	129.07'	6.83%	RCP	
4															
5															
6															



Pond Detail Data				
Item	Description	Pond 1	Pond 2	Pond 3
A	Top of Berth	\$77.00	\$84.00	\$73.00
B	Riser Overflow	\$76.00	\$83.00	\$70.00
C	Low Flow Orifice	\$70.75	\$77.50	\$69.25
D	Bottom Panel (ft)	2.50	2.25	2.25
E	Flow Control Wall	\$73.50	\$80.15	\$67.30
F	Size and type	60in x 16inch	10in x 16inch	1.0 ft Rect.
G	Flow Control Wall	N/A	N/A	N/A
H	Size and type	N/A	N/A	N/A
I	Emergency Siphway	\$76.15	\$83.15	\$73.00
J	up Riser width(ft)	12.00	12.00	12.00
K	Bottom Panel at Riser	\$70.75	\$77.00	\$69.25
L	100% WOE @ 10% volume	\$76.14	\$83.24	\$69.55

DETENTION BASINS



NAME	SIZE	LENGTH	SLOPE	MATERIAL
STM Pipe - (27)	24"	40.90'	1.81%	RCP
STM Pipe - (28)	18"	26.03'	1.00%	RCP
STM Pipe - (29)	18"	31.52'	1.93%	RCP

SCHEDULE NOTES:

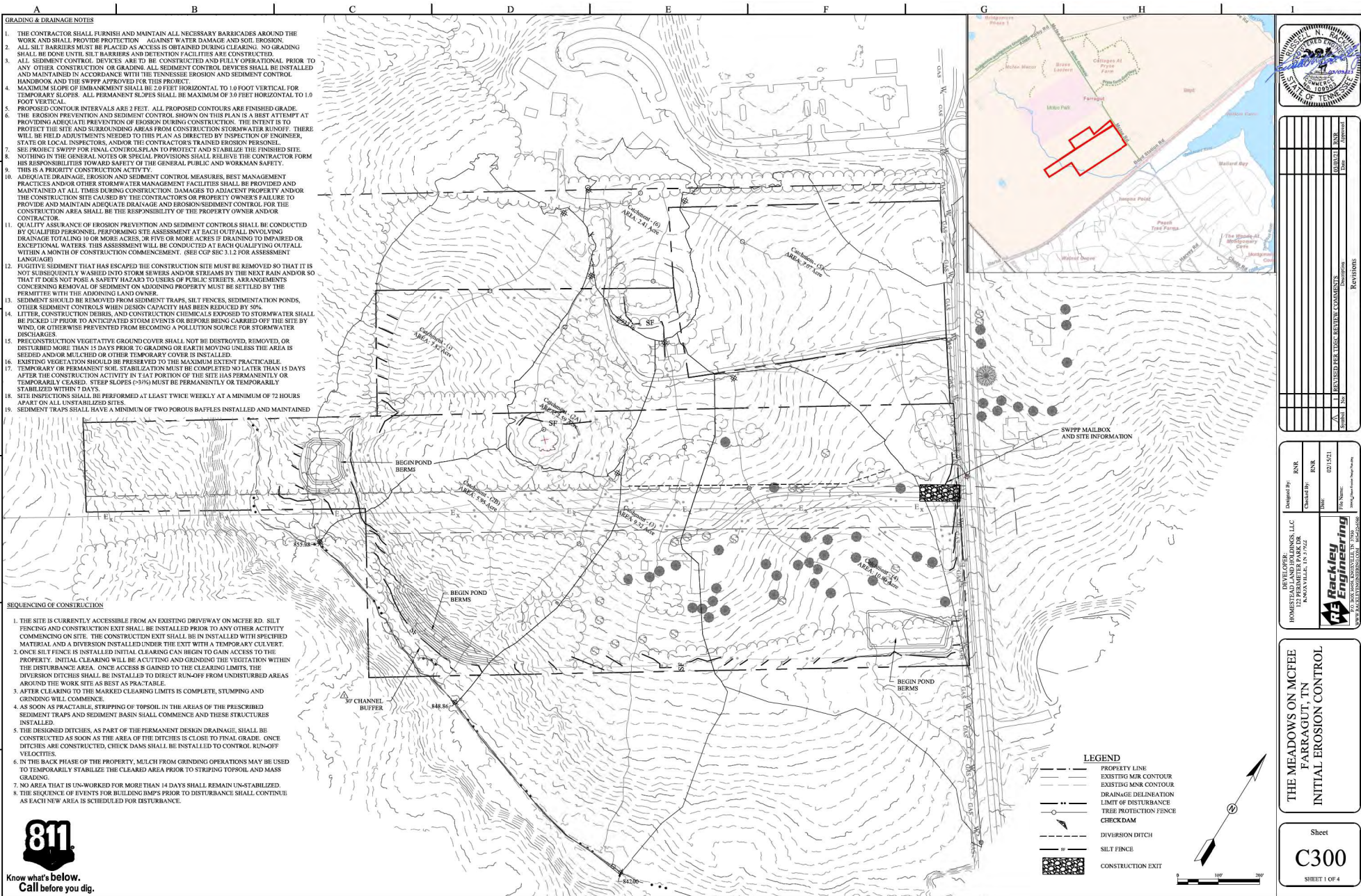
1. ALL PIPE LENGTHS ARE CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
2. CT - TDOOT TYPE 12 CURB INLET.
3. DC1 - TDOOT TYPE 14 DOUBLE CURB INLET.
4. FRAM AND GRATE SHALL BE JBS 204 OR APPROVED EQUIVALENT.
5. HEADWALLS SHALL BE SIZED FOR PIPE, USE STANDARD TDO SPECIFICATIONS.
6. PR - DOWNSTREAM END OF BOX WITH FLOW CONTROLS AS SHOWN IN INDIVIDUAL DETAILS.
7. JB = 48" MANHOLE
8. ALL DOWNSTREAM HEADWALLS SHALL BE ENERGY DISSIPATING HEADWALLS.
9. DOWNSTREAM END OF PIPE INVERTS SHALL BE FIELD ADJUSTED TO DAYLIGHT AT GRADE.

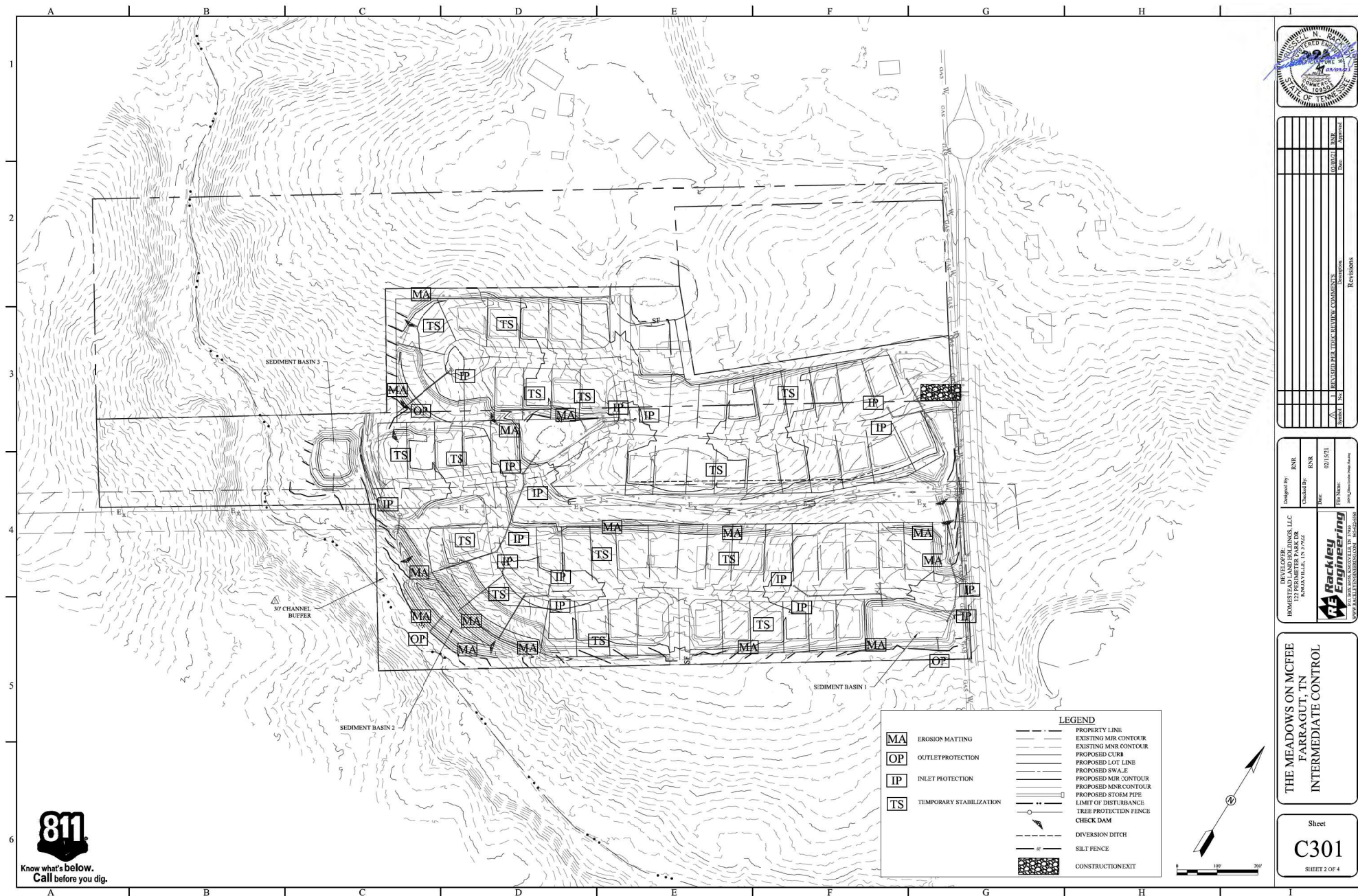
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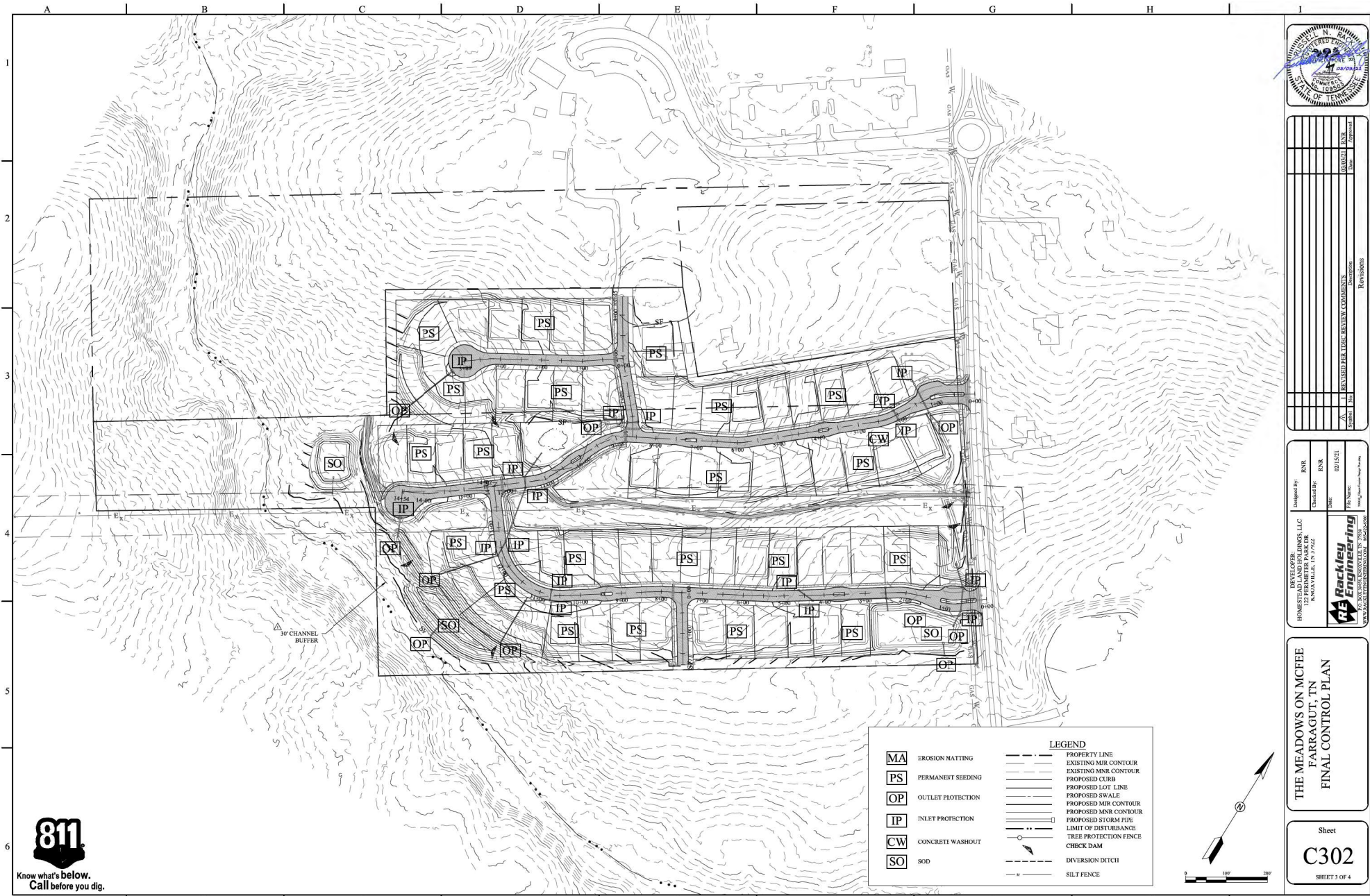
DEVELOPER: HOMESTEAD LAND HOLDINGS, LLC 1220 PARKWAY N. KNOXVILLE, TN 37926	Designated By:	RNR	Date:	02/15/21
	Checked By:	RNR	File Name:	2008-02-15 09:04 - C:\Users\jason\Desktop\New File.rvt



RE Rackley Engineering
P.O. BOX 2608, KNOXVILLE, TN 37926
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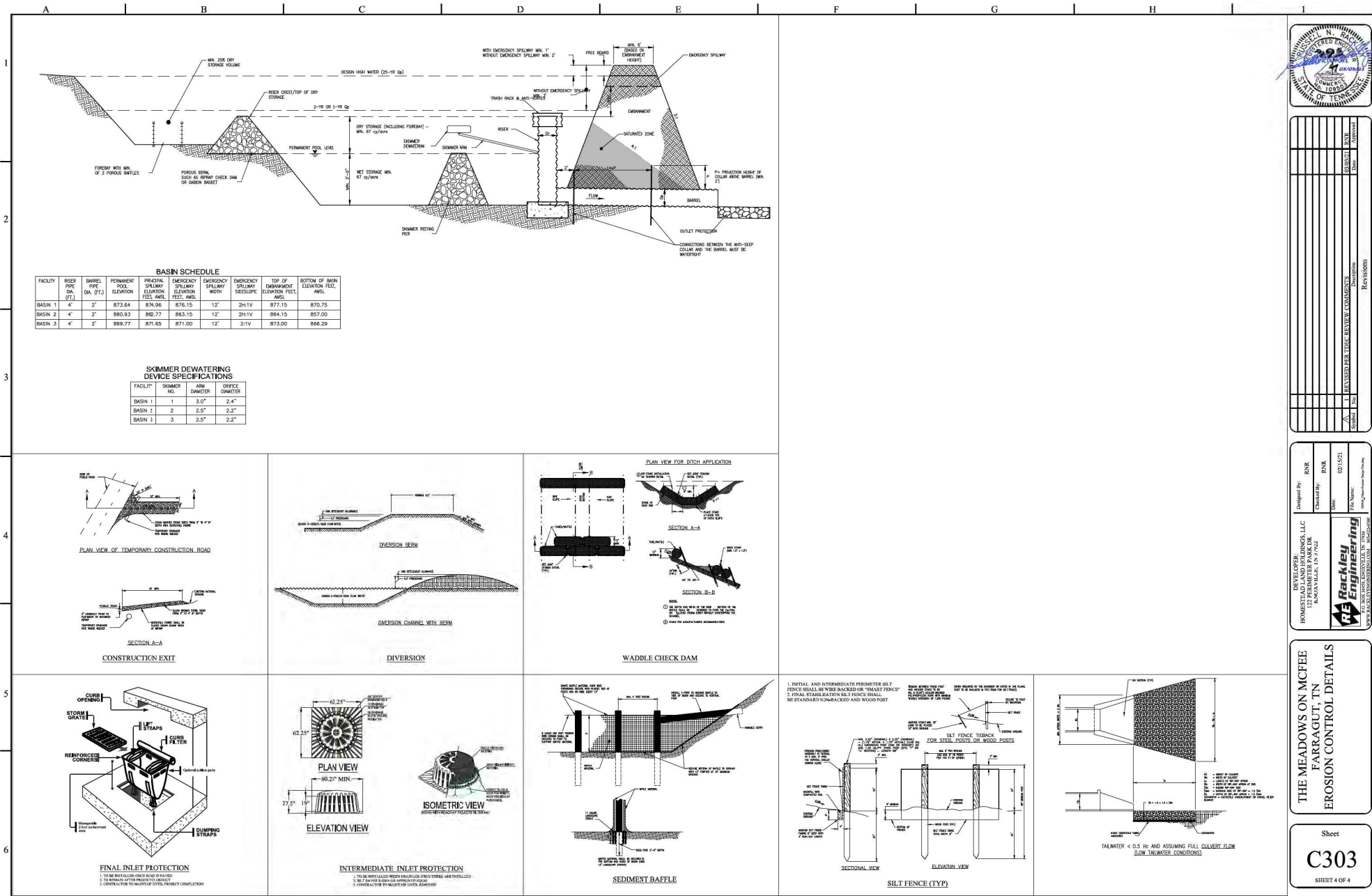
Revisions	Symbol	Number	Description
1		1	REVISED PRELIMINARY COMMENTS

Designed By:	RNR	Checked By:	RNR	Date:	02/15/21
Drawn By:	RNR	Reviewed By:	RNR	Date:	02/15/21
Project Name: THE MEADOWS ON MCFEE, FARRAGUT, TN					
Project Location: 122 PERIMETER PARK DR, KENNESAW, GA 30144					
Project Number: C302					

THE MEADOWS ON MCFEE
FARRAGUT, TN
FINAL CONTROL PLAN

Sheet
C302
SHEET 3 OF 4





Revisions	By	Date	Description
1	AW	02/03/2018	REVISED PRELIMINARY COMMENTS
2			
3			
4			
5			
6			

Designed By:	RNR	Checked By:	RNR	Date:	02/15/21
Drawn By:	RNR	Reviewed By:	RNR	Date:	02/15/21
PROJECT: THE MEADOWS ON MCFEE FARM, TN LOCATION: 122 PERIMETER PARK DR, KANAWHA, TN 37447 CLIENT: RACKLEY ENGINEERING, LLC PROJECT NO.: 2018-001					

THE MEADOWS ON MCFEE FARM, TN
EROSION CONTROL DETAILS



LOW PRESSURE SEWER REQUIREMENTS

1. THE CONTRACTOR MUST BE CERTIFIED TO WELD FUSE JOINTS FOR LOW PRESSURE SEWER PROJECTS.
2. LOW PRESSURE SEWER SERVICE LATERALS SHALL BE 1/2 INCH HDPE SDR41 FROM MAIN TO TRANSITION FITTING. CHANGE TO 1/2 INCH SDR41 PVC FROM TRANSITION FITTING TO GROUND. PUMP-OUT TEE'S AND/OR AND SPECIFICATIONS.
3. INSTALL AN EPOXY CHECK VALVE INSTALLATION ON THE 1/2 INCH PVC LATERAL WITHIN 14 INCHES OF THE LOW PRESSURE FITTING.
4. BACKFILL MATERIAL THAT IS WITHIN ONE FOOT OF THE PIPE SHALL NOT EXCEED 54 INCHES (4 FT) DEPTH.
5. ALL PIPE SHALL BE INSTALLED WITH A 1/2 GAUGE SOLID COPPER WIRE FOR LOCATING PURPOSES. (SEE FDOT STANDARD SPECIFICATIONS).
6. POLYETHYLENE PIPE (HDPE) AND FITTINGS SHALL BE MADE OF HIGH DENSITY, EXTRA HIGH MOLECULAR WEIGHT POLYETHYLENE WITH A STANDARD THERMOPLASTIC MATERIAL DESIGNATION OF PE100.
7. POLYETHYLENE PIPE (HDPE) SHALL HAVE A CO-EXTRUDED GREEN COVER OR EXTRUDED GREEN STRIPS DESIGNATING USE FOR SANITARY SEWER. COLOR PRINT LINES ARE NOT AN ACCEPTABLE METHOD FOR IDENTIFICATION OF LOW-PRESSURE SEWER MAINS. PIPE WITH EXTRUDED GREEN STRIPS SHALL HAVE A MINIMUM OF THREE FULLY SPACED STRIPS.
8. PROPER INSTALLATION OF LPS POND IN PDS STANDARDS AND SPECIFICATIONS SHALL BE FULLY UNDERSTOOD AND IMPLEMENTED.
9. THIRST-RESISTANT BLOCKS SHALL BE INSTALLED IN LOCATIONS SHOWN ON THE PLANS OR IN ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS OR AS REQUIRED BY OWNER. THIRST-RESISTANT BLOCKS SHALL BE CONSIDERED AN INTEGRAL PART OF THE LOW PRESSURE SEWER MAIN INSTALLATION.

SANITARY SEWER NOTES:

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH FIRST UTILITY DISTRICT (FUD) STANDARD SPECIFICATIONS AS APPROVED BY TDEC WPC, REVERSED SEPTEMBER 2016.
2. SANITARY SEWER LINE MATERIAL, INSTALLATION, AND TESTING SHALL BE PER FIRST UTILITY DISTRICT STANDARD. MATERIAL SUBMITTALS SHALL BE MADE TO FIRST UTILITY DISTRICT ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
3. TESTING OF LINES AND MANHOLES SHALL BE PERFORMED BY CONTRACTOR AND INSPECTED BY FUD. TESTING PROCEDURE SHALL MEET THE REQUIREMENTS OF FUD STANDARD SPECIFICATIONS.
4. SANITARY SEWER LINES SHALL HAVE A MINIMUM OF 1/2" COVER UNDER ROADWAYS AND CROSSINGS. SEWER SHALL HAVE A MINIMUM 4" COVER. AND IF 4" IS NOT AVAILABLE, THIS SHALL BE MAINTAINED BY THE USER. CLASS 10 MINIMUM WITH SPECIFIED CERAMIC EPOXY COATING.
5. A MINIMUM LAYER OF 1/2 INCHES OF FINE SAND SHALL BE INSTALLED AROUND THE CONCRETE OF ALL PIPE AND FITTINGS OUTSIDE THE LIMITS OF THE ROADWAY SURFACE. STONE BACKFILL TO GRADE IS REQUIRED UNDER ALL PROPOSED ROADWAYS.
6. HORIZONTAL SEPARATION BETWEEN WATER AND SANITARY SEWER LINES SHALL BE 18" IF 18" OF SEPARATION IS NOT AVAILABLE, SEWER SHALL BE INSTALLED UNDER THE WATER LINE WITH A MINIMUM OF 18" OF SEPARATION BETWEEN THE OUTSIDE OF THE PIPE. IF CONTACTS ARE MADE, CONSULT WITH FUD INSPECTOR BEFORE PROCEEDING.
7. ALL CREEK CROSSINGS SHALL HAVE STEEL CASING WITH PROTECTIVE COATING AND CASING BRACES INSTALLED PER MANUFACTURER'S SPECIFICATIONS BUT NOT LESS THAN 1/2" RADIUS OF PIPE. INSTALLATION SHALL BE INSPECTED BY FIRST UTILITY DISTRICT. CONTACT FIRST UTILITY DISTRICT AT LEAST 3 DAYS IN ADVANCE. ALL WORK MUST BE INSPECTED BY FUD PRIOR TO BACKFILLING.
8. FUD REQUIRES 24" OF HORIZONTAL SEPARATION AND 12" OF VERTICAL SEPARATION FROM OTHER UTILITIES IF THEY ARE INSTALLED ALONG THE WATER OR SEWER MAINS, AND THEY SHOULD NOT BE CONSTRUCTED IN THE SAME TRENCH. IF CONTACTS ARE MADE DURING CONSTRUCTION, WITH INADEQUATE SEPARATION FROM OTHER UTILITIES, IF SEWER, CONSULT WITH FUD INSPECTOR AS TO NECESSARY FIELD CHANGES. FUD RESERVES THE RIGHT TO MODIFY THE MATERIAL OR CONSTRUCTION REQUIREMENT IF DEEMED NECESSARY.
9. WHERE POSSIBLE, DO NOT LOCATE WATER METERS SURVEYED AT THE SAME PROPERTY CORNERS AS ELECTRICAL TRANSFORMERS OR CABLE TELEPHONE POLES. IF CANNOT BE AVOID, CONSULT FUD INSPECTOR AS TO NECESSARY FIELD CHANGES. FUD RESERVES THE RIGHT TO REQUEST FIELD CHANGES IF SUCH CONTACTS ARE MADE.
10. CONTRACTOR SHALL TAKE SPECIAL CARE TO BID, BACKFILL, AND COMPACT PIPE CROSSINGS WHERE WATER OR SANITARY SEWER MAINS CROSS WITH OTHER SEWER CROSSINGS. CROSSINGS SHALL BE CONSTRUCTED WITH A WELL COMPACTED FULL STONE FOOTING SUCH THAT STORM SEWER DOES NOT BEAR DIRECTLY ON WATER OR SANITARY SEWER MAINS.
11. COMPACTION OF THE BACK FILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 90% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D1557). BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12. WHERE PIPE WILL NOT BE IN NATIVE GROUND, ALL FILL MATERIAL COMPACTED TO MINIMUM DRY DENSITY CORRESPONDING TO 90% OF MAXIMUM DRY DENSITY AS OBTAINED BY STANDARD PRACTICE, ASTM D1557 AND AT LEAST 90% OF STANDARD PRACTICE. WITHIN TRENCH BOTTOM. FAILURE TO MEET COMPACTON REQUIREMENTS WILL RESULT IN FULL STONE BACKFILL TO BOTTOM OF PIPE.

Revisions	
Revision	Description
1	
2	
3	
4	
5	
6	

Designed By: RNR

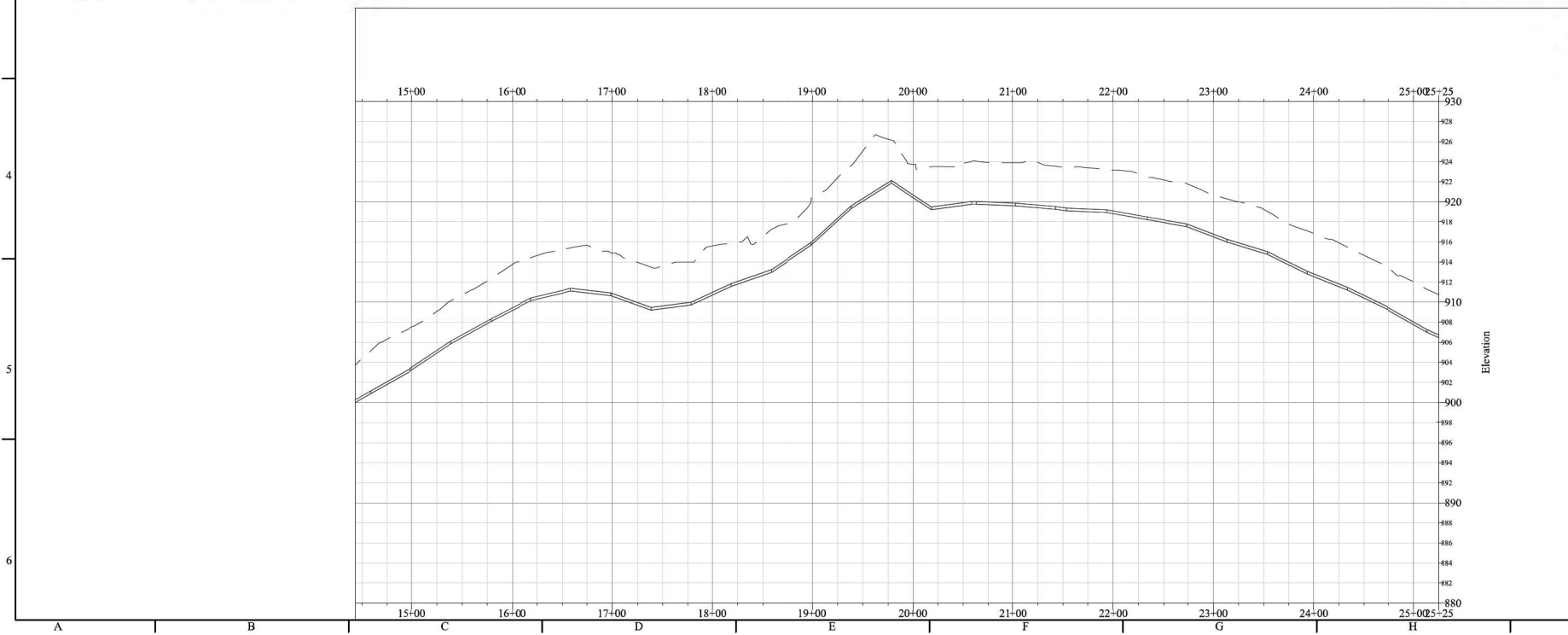
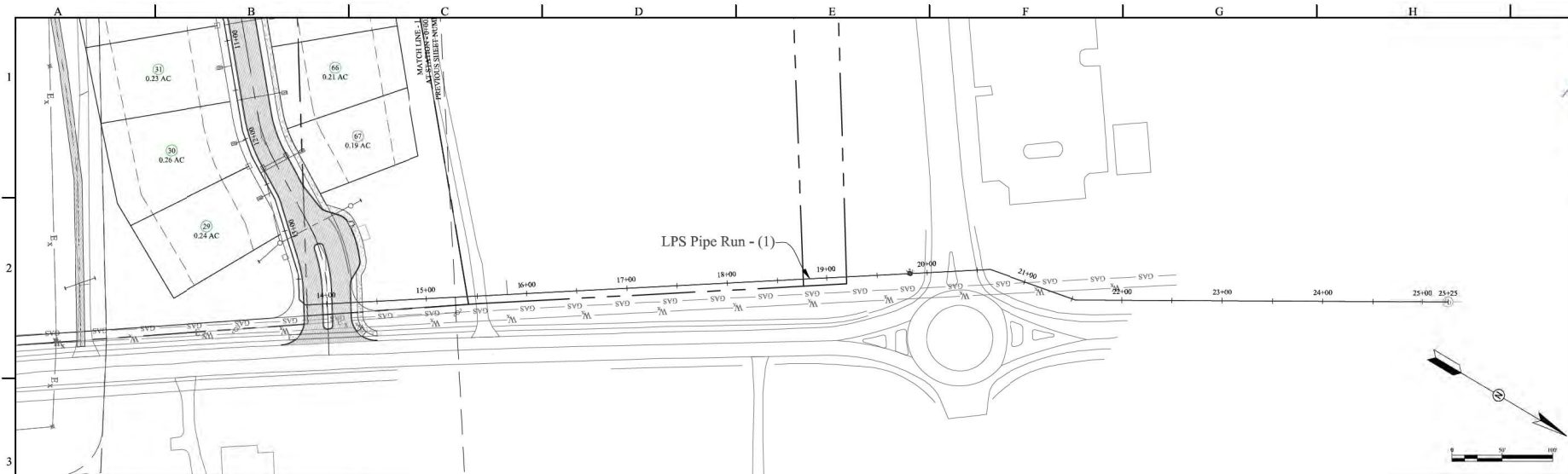
Checked By: RNR

Date: 02/15/21

THE MEADOWS ON MCFEE
FARRAGUT, TN
LPS LAYOUT PLAN

Sheet
C400
SHEET 15 OF 34





Revisions	By	Date

DESIGNED BY: RNR
 CHECKED BY: RNR
 DATE: 07/15/21
 PROJECT: THE MEADOWS ON MCFEE
 122 PERIMETER PARK DR
 KNOXVILLE, TN 37912
RE Rackley Engineering
 1000 N. W. 10th Ave., Suite 100
 Fort Lauderdale, FL 33304
 WWW.REACKLEYENGINEERING.COM

THE MEADOWS ON MCFEE
 FARRAGUT, TN
 LPS PIPE RUN 1 PLAN & PROFILE

Sheet
C402
 SHEET 17 OF 34



- WATER NOTES:**
1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH FIRST UTILITY DISTRICT STANDARD SPECIFICATIONS, REVISED SEPTEMBER 2018.
 2. WATER LINE MATERIALS, INSTALLATION, AND TESTING SHALL BE PER FIRST UTILITY DISTRICT STANDARDS. MATERIAL SUBMITTALS SHALL BE MADE TO FIRST UTILITY DISTRICT ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
 3. DISINFECTION AND STABILIZATION SHALL BE COMPLETED BY CONTRACTOR WHEN INSTALLATION AND TESTING ARE COMPLETE. TAPS FOR STABILIZATION SHALL BE PROVIDED BY THE CONTRACTOR. WATER QUALITY TESTING WILL BE PERFORMED BY FIRST UTILITY DISTRICT.
 4. ALL WATER AND SANITARY SWEET LINES SHALL HAVE A MINIMUM OF 36" COVER, UNDER ROADWAYS AND CROSSINGS, SEWER SHALL HAVE A MINIMUM 48" COVER, AND IF 48" IS NOT AVAILABLE, THEN DUCTILE IRON MUST BE USED, CLASS 500 MINIMUM.
 5. MINIMUM DEPTH OF COVER OVER WATER LINES IS 5'.
 6. STONE BACKFILL SHALL BE REQUIRED UNDER ALL PROPOSED ROADWAYS.
 7. HORIZONTAL SEPARATION BETWEEN WATER AND SANITARY SWEET LINES SHALL BE 18" IF 18" OF SEPARATION IS NOT AVAILABLE, SWEET SHALL BE INSTALLED UNDERNEATH THE WATER LINE WITH A MINIMUM OF 18" OF SEPARATION BETWEEN THE OUTSIDE OF THE PIPE & CONDUIT. SEE U.S. STANDARD SPECIFICATIONS FOR WATER MAINS.
 8. INSTALLATION SHALL BE INSPECTED BY FIRST UTILITY DISTRICT CONTACT FIRST UTILITY DISTRICT AT LEAST 48 HRS IN ADVANCE. ALL WORK MUST BE INSPECTED BY FUD PRIOR TO BACKFILLING.
 9. PROVIDE THE BLACKEND AND METAL MECHANICAL JOINT RESTRAINT (G) PIPE JOINTS IN EACH SIDE OF FITTING AT ALL CHANGES IN DIRECTION REQUIRED FITTERS, TEES, AND FLANGES WRAP ALL BOLTS AND FITTINGS IN 6 MIL PLASTIC PRIOR TO POURING CONCRETE.
 10. UNFUEL OTHERWISE NOTED COMP STOP FOR INDIVIDUAL SERVICE LATERALS SHALL BE 6" AND FOR TWO SERVICES SHALL BE 12".
 11. SERVICE LINES FROM MAINS TO BUILDINGS SHALL BE TYPE K COPPER.
 12. AIR RELEASE VALVES (AR) SHALL BE INSTALLED ON HIGH POINTS OF THE MAINS IN ACCORDANCE WITH THE PLANS AND AS REQUIRED BY FIRST UTILITY DISTRICT'S PROPERTIES.
 13. DEVELOPER/OWNER SHALL INSTALL ALL METERS, VALVES, AND PIPES AND PROVIDE MATERIAL PER FUD STANDARD SPECIFICATIONS. LONG SIDE LATERALS TO BE CADED IN 2" PVC SCH 40 HIPS FOR 18".
 14. FUD RESERVE THE RIGHT TO CONDUCT FIELD INSPECTION AND IF 12" VERTICAL SEPARATION FROM OTHER UTILITIES IF THEY ARE INSTALLED ALONG THE WATER OR SEWER MAINS, THEY SHALL NOT BE CONSTRUCTED IN THE SAME TRENCH. IF CONFLICTS ARE ENCOUNTERED, CONSTRUCTION SHALL BE COMPLETED PRIOR TO THE WATER OR SEWER, CONSULT FUD INSPECTOR AS TO NECESSARY FIELD CHANGES. FUD RESERVES THE RIGHT TO MODIFY THE MATERIAL OR CONSTRUCTION REQUIRED TO AVOID CONFLICTS.
 15. WHERE POSSIBLE, DO NOT LOCATE WATER METERS/VALVES AT THE SAME PROPERTY CORNERS AS ELECTRICAL TRANSFORMERS OR CATV/TELEPHONE PEDSTALS. IF CONFLICTS ARISE, CONSULT FUD INSPECTOR AS TO NECESSARY FIELD CHANGES. FUD RESERVES THE RIGHT TO REQUIRE FIELD CHANGES IF CONFLICTS ARISE.
 16. CONTRACTOR SHALL TAKE SPECIAL CARE TO BID, BACKFILL, AND COMPACT PIPE CROSSINGS WHERE WATER OR SANITARY SWEET MAINS CROSS WITH STORM SEWERS. CROSSINGS SHALL BE CONSTRUCTED WITH A WELL COMPACTED FULL STONE BED.
 17. ALL WATER MAINS, INCLUDING D.I.P., SHALL BE INSTALLED WITH NO. 12 SOLID COPPER INSULATED WIRE THROUGHOUT THE ENTIRE SYSTEM, INCLUDING SERVICE LATERALS TO THE METER BOX. WIRE SHALL BE INSTALLED WITH (DIRECTLY ON TOP OF) THE WATER MAIN. KEEP WIRE AS CLOSE AS POSSIBLE TO THE WATER MAIN. WIRE SHALL BE INSTALLED WITH NO. 12 SOLID COPPER INSULATED WIRE THROUGHOUT THE ENTIRE SYSTEM, INCLUDING SERVICE LATERALS TO THE METER BOX. WIRE SHALL BE INSTALLED WITH (DIRECTLY ON TOP OF) THE WATER MAIN. KEEP WIRE AS CLOSE AS POSSIBLE TO THE WATER MAIN. WIRE SHALL BE INSTALLED WITH NO. 12 SOLID COPPER INSULATED WIRE THROUGHOUT THE ENTIRE SYSTEM, INCLUDING SERVICE LATERALS TO THE METER BOX. WIRE SHALL BE INSTALLED WITH (DIRECTLY ON TOP OF) THE WATER MAIN. KEEP WIRE AS CLOSE AS POSSIBLE TO THE WATER MAIN.
 18. METALGALV SHALL BE INSTALLED AT ALL VALVES. ALL FIRE HYDRANTS SHALL BE INSTALLED WITH CONCRETE FIRST BLOCKING AND METAL MECHANICAL JOINT RESTRAINT OR WITH ANHYDRANTCHURING TEE AND BENTLEY-X COUPLINGS TO SECURE THE VALVE AND HYDRANT. WRAP ALL FITTINGS IN 6 MIL PLASTIC PRIOR TO POURING CONCRETE.
 19. BLIND-OFF SHALL BE INSTALLED ON ENDS OF MAINS. FROM THE END OF THE MAIN BACK THROUGH THE FIRST TWO FULL LENGTH JOINTS OF PIPE SHALL BE INSTALLED FULLY RESTRAINED USING RESTRAINING GASKETS "WAF-480P", "WELD LOK 150" OR EQUAL MECHANICAL RESTRAINT AS APPROVED BY FUD INSPECTOR.
 20. METER BOXES SHALL BE SET AT THE PROPERTY FRONT LINE AND MORE THAN 3 FEET - PAST THE PROPERTY LINE. COORDINATE ALL LOCATIONS WITH FUD INSPECTOR.
 21. WATER MAINS AND HYDRANTS HAVE THE CAPACITY TO PROVIDE 100 GPM AT 20 PSI RESIDUAL. ACTUAL FLOW AND PRESSURE IS SUBJECT TO FIRST UTILITY DISTRICT SYSTEM OPERATIONS.

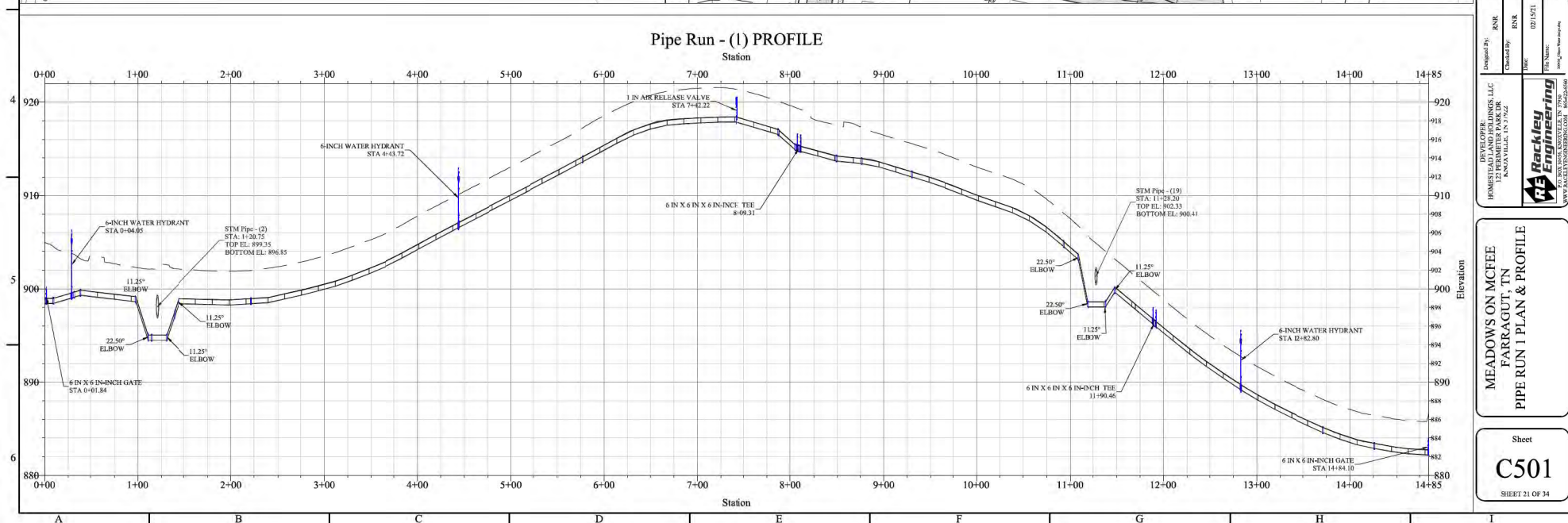


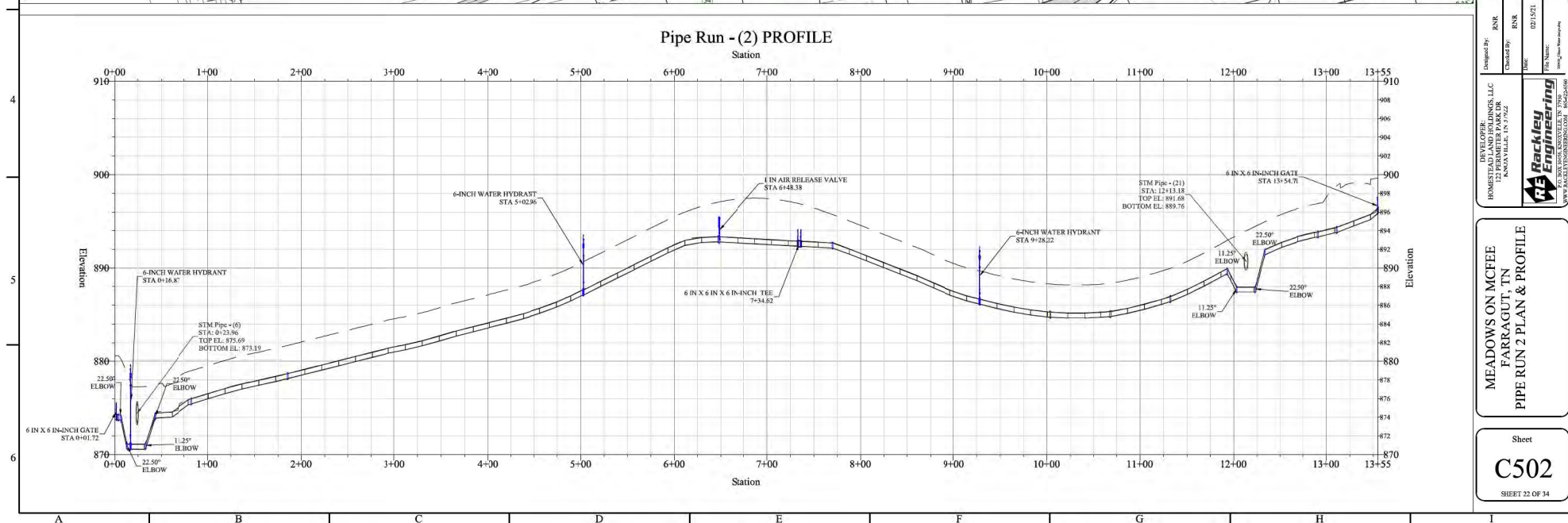
Revisions	Description	By	Date
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2			
3			
4			
5			
6			

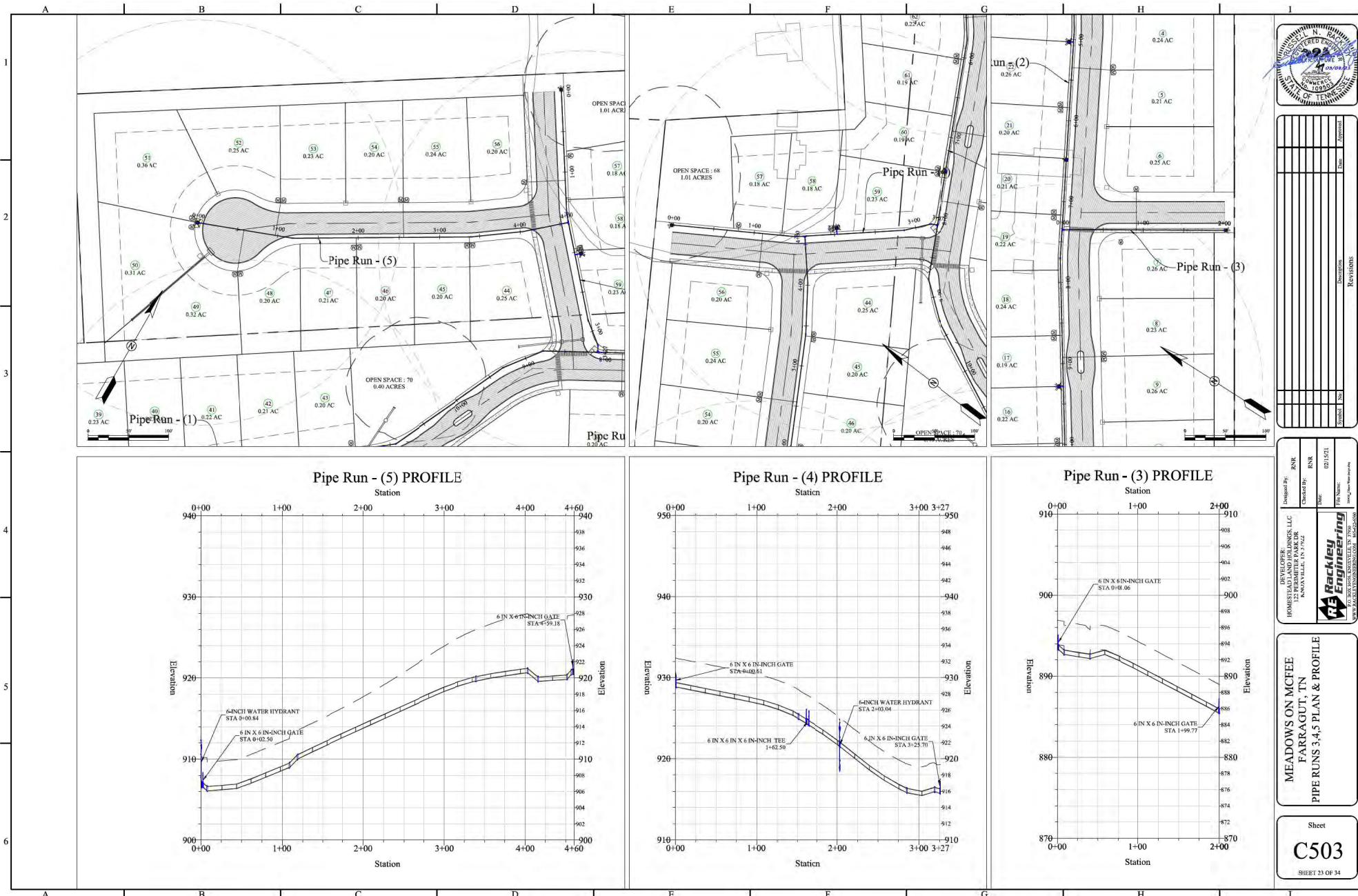
Designed By: RNR
 Checked By: RNR
 Date: 02/15/21
 Title: MEADOWS ON MCFEE FARRAGUT, TN WATER PLAN
 Project: 122 PARAMETER PARK DR, KNOXVILLE, TN 37912
 Drawn By: RNR
 Date: 02/15/21
 Title: MEADOWS ON MCFEE FARRAGUT, TN WATER PLAN
 Project: 122 PARAMETER PARK DR, KNOXVILLE, TN 37912

MEADOWS ON MCFEE FARRAGUT, TN WATER PLAN
 Sheet
C500
 SHEET 20 OF 34







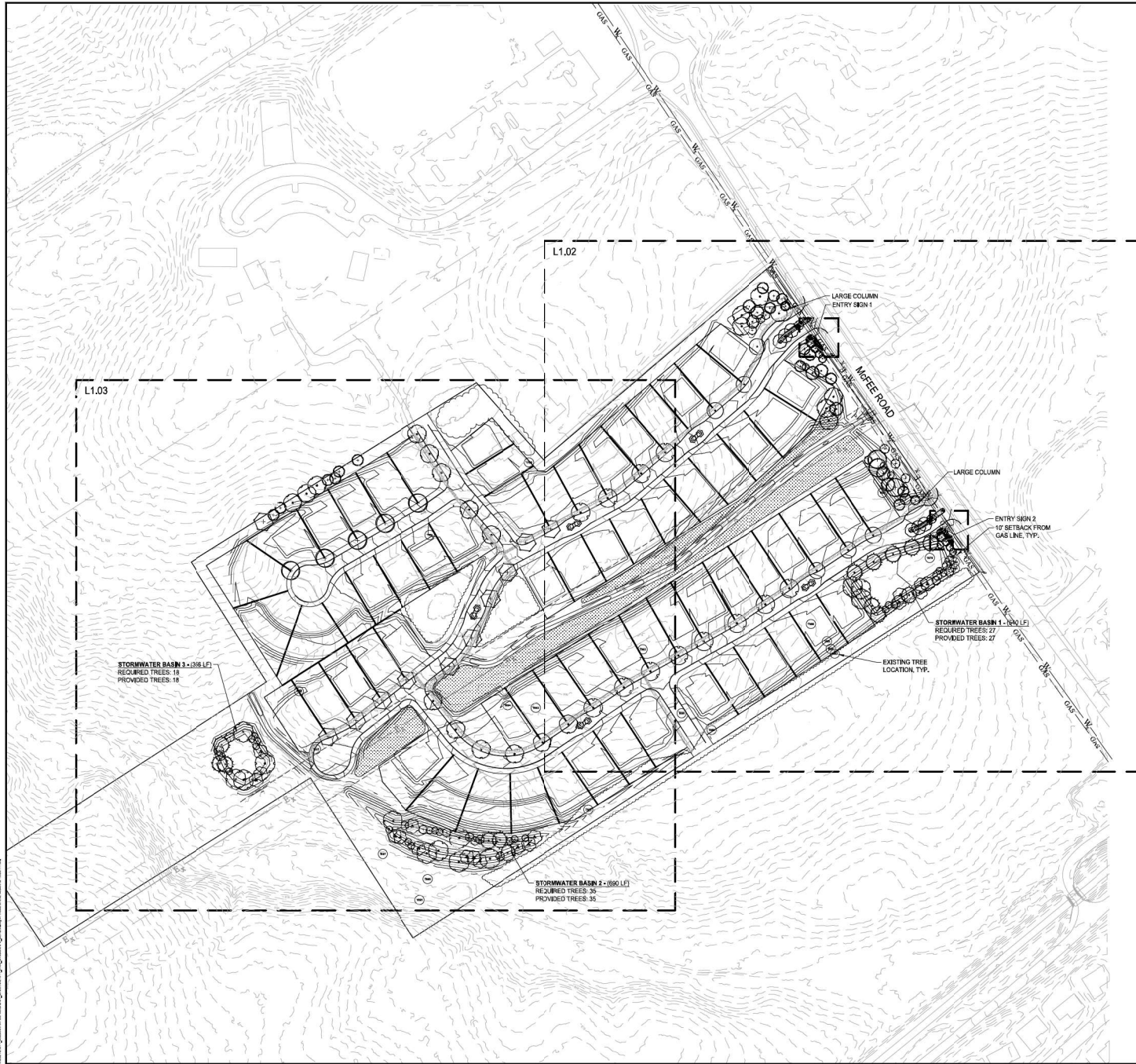


Revisions	By	Date

Designed By: RNR
 Checked By: RNR
 Date: 02/15/21
 File Name: MEADOWS ON MCFEE FARRAGUT, TN
 Project: 122 PERIMETER PARK DR KNOXVILLE, TN 37912
RE Rackley Engineering
 1000 N. W. 10th Ave., Suite 100
 Ft. Lauderdale, FL 33304
 Phone: 954.578.1100
 Fax: 954.578.1101
 Email: info@rackleyeng.com

MEADOWS ON MCFEE
 FARRAGUT, TN
 PIPE RUNS 3, 4, 5 PLAN & PROFILE

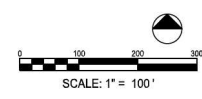
2023/01/10 10:00 AM L:\Projects\2023\23010101\23010101.dwg L:\Projects\2023\23010101\23010101.dwg



- GENERAL NOTES:**
1. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, LANDSCAPE ARCHITECT, OR THEIR REPRESENTATIVES. BEFORE YOU DIG, CALL TENNESSEE ONE CALL SYSTEM.
 2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.
 3. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.

- LANDSCAPE NOTES:**
1. PLANTING BEDS AND PLANT LOCATIONS SHALL BE STAKED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER OR THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION OF THE PLANTS.
 2. PLANTING BEDS SHALL BE CLEARED OF ALL GRASS AND WEEDS PRIOR TO INSTALLATION OF PLANTS. INCLUDING SPRAYING "ROADCAP" OR APPROVED SUBSTITUTE TO KILL ACTIVELY GROWING PLANTS. PLANT BEDS SHALL BE PREPARED AS CALLED FOR IN THE SPECIFICATIONS AND DETAILS.
 3. ALL OTHER DISTURBED AREAS ARE TO BE SEEDED OR SOODED AS PER THE PLANS. ADDITIONAL SEEDING OR SOODING, IF REQUIRED, WILL BE AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. SEE EROSION CONTROL SHEET FOR SEEDING.
 4. PLANTING BEDS SHALL HAVE A THREE (3) INCH SHREDDED HARDWOOD BARK MULCH OVER THE ENTIRE BED, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 5. PRIOR TO PLANTING, ALL PLANTED AREAS SHALL BE TREATED WITH A WATER-SOLUBLE HERBICIDE FOR THE NON-SELECTIVE CONTROL OF ANNUAL AND PERENNIAL WEEDS PRIOR TO PLANTING.
 6. ALL TREE AND SHRUB PLANTINGS SHALL BE BACKFILLED WITH A PLANTING SOIL MIXTURE OF ONE (1) PART ORIGINAL SOIL AND ONE (1) PART TOPSOIL. THOROUGHLY MIXED. SAMPLE OF MIXTURE TO BE APPROVED IN WRITING BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 7. PLANT GROUND COVER AND ANNUAL BEDS IN SAME MIXTURE AS SHRUBS. AFTER PLANTING A MULCHING WATER AREAS TO POINT OF SATURATION.
 8. ALL PLANTED AREAS ARE TO BE FERTILIZED WITH GRANULAR FERTILIZER. LANDSCAPE CONTRACTOR TO PROVIDE SOIL TEST RESULTS AND PROPOSED FERTILIZER APPLICATION RATES TO THE OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL.
 9. ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) OR LATEST EDITION. PLANTS NOT IN COMPLIANCE WILL BE REJECTED AND REPLACED WITH PLANTS THAT MEET THE STANDARDS.
 10. SPRAY TREES AND SHRUBS WITH AN ANTIDECIDUANT IF FOLIAGE IS PRESENT. EVERGREEN TREES AND SHRUBS SHALL BE PLANTED IN THE SAME MANNER AS DECIDUOUS MATERIAL IS PLANTED.
 11. DO NOT PRUNE ANY PLANT MATERIAL UNTIL IT HAS BEEN INSPECTED AND ACCEPTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
 12. ALL LANDSCAPE MATERIAL SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE BEFORE INSTALLATION. MATERIALS MAY BE VIEWED AT LANDSCAPE CONTRACTOR'S HOLDING SITE OR AT THIS SITE. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF THE AVAILABILITY OF THE MATERIALS TO BE INSPECTED.
 13. ALL MATERIALS INSPECTED ON THE SITE AND FOUND TO BE UNACCEPTABLE SHALL BE REMOVED FROM THE SITE ON DAY OF INSPECTION.
 14. FIELD CHANGES MUST BE APPROVED IN WRITING BY THE OWNER OR OWNER'S REPRESENTATIVE.
 15. EXISTING PLANT MATERIAL IS TO BE EVALUATED BY THE LANDSCAPE ARCHITECT FOR POSSIBLE RELOCATION ON SITE. THE LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT FORTY-EIGHT (48) HOURS BEFORE BEGINNING WORK.
 16. ALL PLANT MATERIAL SHALL BE SUPPLIED BY APPROPRIATE SOURCES TO PREVENT UNLAME STRESS OR PROLONGED ACCLIMATIZATION WHICH WOULD INHIBIT PLANT GROWTH.
 17. LANDSCAPE CONTRACTOR IS TO VERIFY PLANT QUANTITIES SHOWN ON PLAN AND IN PLANT LIST. IF DISCREPANCIES OCCUR, LANDSCAPE CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT IMMEDIATELY. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE.
 18. EVERGREEN TREES TO BE A MINIMUM OF 6" IN HEIGHT AT TIME OF PLANTING - DECIDUOUS TREES TO BE 2" DBH MIN AT TIME OF PLANTING. SEE PLANT LIST FOR LARGER MATERIAL REQUIRED.
 19. MULTITRUNK PLANT MATERIAL SHALL BE ONE PLANT GROWN FROM SINGLE SEEDLING. NO CLUMP MULTITRUNK STOCK WILL BE ACCEPTED.
 20. IF IN THE OPINION OF THE LANDSCAPE ARCHITECT, THE CENTRAL LEADER OF ANY TREE HAS BEEN CUT IN THE HISTORY OF THE PLANT'S GROWTH, THE MATERIAL SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER, THE DECISION OF THE LANDSCAPE ARCHITECT WILL BE FINAL.

- PLANT STOCK NOTES:**
1. ALL CANOPY TREES SHALL BE LIMBED UP AT LEAST 7' WITH A MINIMUM HEIGHT OF 12'.
 2. ALL UNDERSTORY TREES SHALL BE LIMBED UP AT LEAST 4' WITH A MINIMUM HEIGHT OF 8'.
 3. ALL CANOPY AND UNDERSTORY TREES SHALL HAVE ONE STRONG CENTRAL LEADER TRUNK. NO MULTITRUNK UNLESS SPECIFIED.
 4. THE SOUTH SIDE OF ALL TREES SHALL BE MARKED BEFORE TRANSPORT FOR DIRECTIONAL PLACEMENT AT THE TIME OF PLANTING. CONTRACTOR SHALL BE RESPONSIBLE FOR DIRECTIONAL PLACEMENT.
 5. ALL TREES SHALL BE MATCHED SPECIMENS WITH A FULL CANOPY AND A UNIFORM BRANCHING PATTERN.
 6. EVERGREEN TREES SHALL BE FULL TO GROUND WITH A HEAVY CANOPY AND STRONG CENTRAL LEADER.
 7. ALL SHRUBS SHALL HAVE A FULL, HEAVY BODY FOR THE COMPLETE HEIGHT OF THE SHRUB AND SHOULD NOT SHOW STRESS AT TIME OF PLANTING.
 8. ALL SHRUBS SHALL HAVE A MINIMUM 35 CONTAINER AT TIME OF PLANTING. PLANT SELECTION MUST BE CHOSEN BY PLANT SIZE, NOT CONTAINER SIZE.
 9. ALL SHRUBS, EXCEPT AS NOTED, SHALL BE PLANTED AND MAINTAINED IN THEIR NATURAL FORM TO CREATE A PLANT MASSING EFFECT. NO "GUMDROP" PRUNING IS ALLOWED.
 10. MULCH "VOLCANOES" ARE UNACCEPTABLE. MULCH MUST BE INSTALLED PER DETAILS.
 11. INSTALL ALL PLANTS IN ACCORDANCE WITH ALL APPLICABLE DETAILS AND SPECIFICATIONS INCLUDED WITHIN THE CONSTRUCTION PACKAGE.
 12. ALL PLANTS MUST BE SELECTED, INSTALLED, AND MAINTAINED ACCORDING TO THE SPECIFICATIONS.
 13. ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM MAJOR UTILITY LINES. CONTACT LANDSCAPE ARCHITECT WHERE DISCREPANCIES OCCUR FOR FIELD ADJUSTMENT.



LOSE DESIGN
SPACES FOR LIFE

DANIEL BOUTTE
REGISTERED
LANDSCAPE ARCHITECT
Tennessee
2019

MEADOWS ON MCFEE
PRELIMINARY PLAN

TOWN OF FARRAGUT
FARRAGUT

SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION

SHEET TITLE
STREETSCAPE PLAN

PROJECT NO.	DATE
2-014	3/8/2021

DRAWN BY	SCALE
ADJ	1"=100'

CHECKED BY	SHEET 25 OF 34
DJB	L0.00

1. **UNDERGROUND UTILITIES:**
 - 1.1. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, LANDSCAPE ARCHITECT, OR THEIR REPRESENTATIVES, BEFORE YOU DO. CALL [TENNESSEE] ONE CALL SYSTEM.
 - 1.2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY EXISTING UTILITIES TO REMAIN.
 - 1.3. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. IF THE CONTRACTOR OBSERVES ANY CONDITIONS CONTRARY TO THOSE ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA. ANY DISCREPANCY OR DIFFERENCE SHALL BE IN THE FORM OF A PHOTO, A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.

[illegible]

ALL "CALYPTUS" TREES SHALL BE LINED UP AT LEAST "WITH A MINIMUM HEIGHT OF 12".

ALL PEDESTAL ACCESSWAYS MUST HAVE AT LEAST "OF CLEARANCE."

ALL UNDERSTORY TREES SHALL BE PLANTED AT LEAST "WITH A MINIMUM HEIGHT OF 8".

ALL "CALYPTUS" AND UNDERSTORY TREES SHALL HAVE ONE STRONG CENTRAL LEADER/TRUNK. NO MULTITRUNK

THE SOUTH SIDE OF ALL TREES SHALL BE MARKED BEFORE TRANSFER (FOR ORIENTATION PLACEMENT) AT THE PLANTING SITE. CONSIDER THE FOLLOWING:

ALL TREES SHALL BE MATCHED SPECIFICALLY WITH A FULL CANOPY AND A UNIFORM BRANCHING HAZE.

ALL TREES SHALL BE PLANTED WITH A FULLY DEVELOPED CANOPY.

ALL SHRUBS SHALL HAVE A FULL, HEAVY BODY FOR THE COMPLETE HEIGHT OF THE SHRUB AND SHOULD NOT SHOW STRESS AT THE TOP OF PLANTING.

ALL PLANTS MUST BE PLANTED WITH A MINIMUM 10" CONTAINER TYPE OF PLANTING. PLANT SELECTION MUST BE CHOSEN BY PLANT SIZE, NOT CONTAINER SIZE.

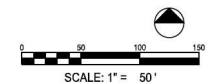
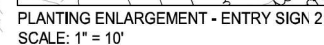
ALL TREES MUST BE PLANTED AND MAINTAINED BY THEIR NATURAL FORM TO CREATE A PLANT MASSING EFFECT. NO "GLIMPSE" PRUNING IS ALLOWED.

NO "CHOP AND CHASE" PRUNING SHALL BE PERMITTED. SEE THE INSTALLER FOR DETAILS.

INSTALL ALL PLANTS IN ACCORDANCE WITH ALL APPLICABLE DETAILS AND SPECIFICATIONS INCLUDED WITHIN THE PLANTING SPECIFICATIONS.

ALL TREES MUST BE SELECTED, INSTALLED, AND MAINTAINED ACCORDING TO THE SPECIFICATIONS.

ALL PLANTS MUST BE PLANTED A MINIMUM OF 5 FEET FROM MAJOR UTILITY LINES. CONTACT LANDSCAPE ARCHITECT FOR UTILITY LOCATIONS.



PRELIMINARY PLAT

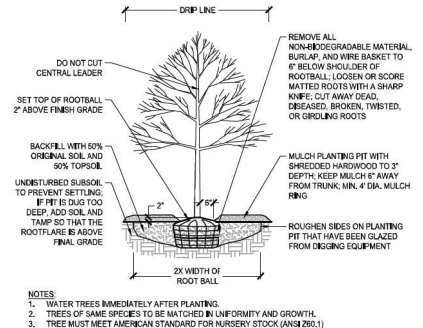
FARRAGUT

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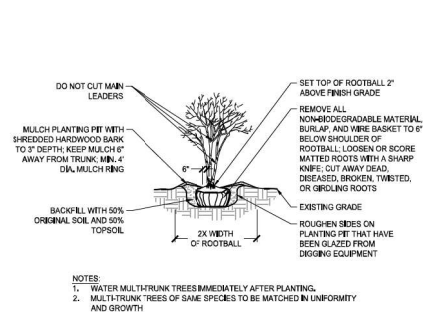
LANDSCAPE PLAN

PROJECT NO. 21014	DATE 3/8/2021
DRAWN BY ADS	SCALE 1"=50'
CHECKED BY DJB	
SHEET NO.	SHEET 27 OF 34
L1.01	

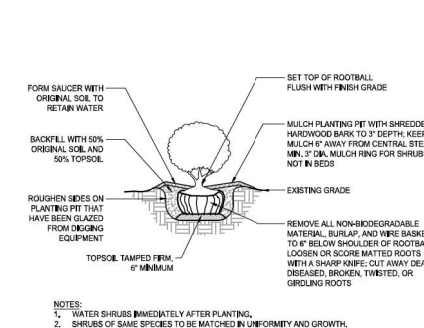
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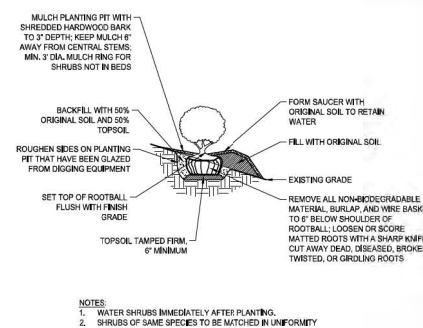
1 DECIDUOUS TREE
SCALE: NTS



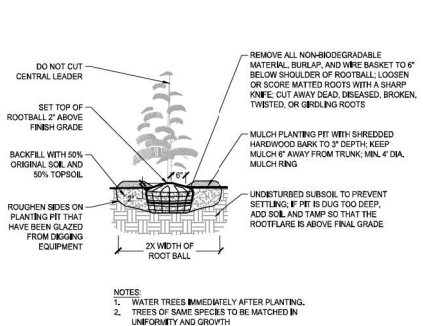
2 MULTI-TRUNK TREE
SCALE: NTS



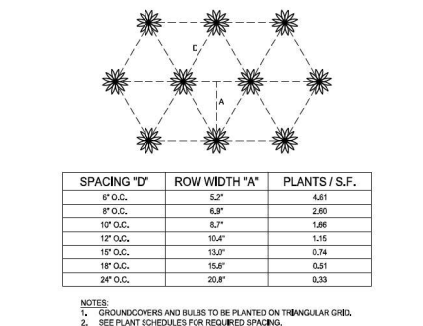
3 SHRUB PLANTING
SCALE: NTS



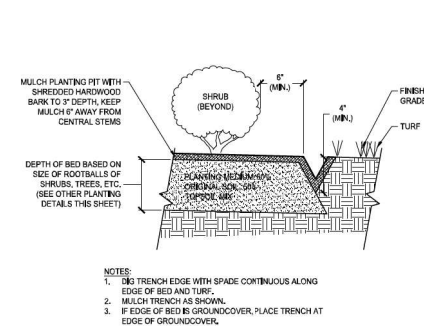
4 SHRUB PLANTING (ON SLOPE)
SCALE: NTS



5 CONIFER TREE
SCALE: NTS



6 GROUNDCOVER SPACING
SCALE: NTS



7 EDGING (TRENCHING)
SCALE: NTS

GENERAL:

- UNLESS OTHERWISE NOTED, SEEDING SHALL BE INSTALLED ON ALL CUT AND FILL SLOPES, SHOULDER, AND DISTURBED AREAS GENERATED BY CONSTRUCTION.
- SEEDING SHALL BE INSTALLED AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED.

SEEDING PROCEDURES (REFER TO TABLES AT RIGHT FOR APPLICATION RATES):

- SHAPE AND SMOOTH GRADE WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION AT SEEDING TIME AND FOR MAINTENANCE PURPOSES.
- SPREAD LIME AND FERTILIZER IN DRY FORM UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDBED PREPARATION.
- SCARIFY SEEDBED TO A DEPTH OF 1" TO 4" AS DETERMINED ON-SITE. THE SEEDBED MUST BE WELL PULVERIZED, SMOOTHED, AND FIRMED PRIOR TO SEED INSTALLATION.
- DISTRIBUTE SEED UNIFORMLY OVER PREPARED SEEDBED WITH CULTIPACKER-SEEDER, DRILL, ROTARY SEEDER, OR OTHER MECHANICAL OR HAND SEEDER.
- WITHIN 24 HOURS AFTER SEEDING, STRAW OR HAY MULCH SHALL BE SPREAD UNIFORMLY OVER THE AREA LEAVING ABOUT 25% OF THE GROUND SURFACE EXPOSED. MULCH SHALL BE SPREAD WITH BLOWER-TYPE MULCH EQUIPMENT OR BY HAND AND ANCHORED IMMEDIATELY AS IT IS SPREAD. A DISK HARROW WITH THE DISK SET OR A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL.
- WITHIN 24 HOURS AFTER SEEDING AN PLACEMENT OF MULCH, WATER AREA TO A SATURATION DEPTH OF 2".

MAINTENANCE:

- WHEN PLANTS ARE 2" TO 4" TALL, TOPDRESS AREA WITH SEED AND APPLY FERTILIZER (5-10-15) AT A RATE OF 300 LBS./ACRE.
- AT THE BEGINNING OF THE SECOND GROWING SEASON, APPLY FERTILIZER (5-10-15) AT A RATE OF 300 LBS./ACRE.

SOIL AMENDMENTS	
ITEM	APPLICATION RATE
AGRICULTURAL LIMESTONE	4000 LBS./ACRE
FERTILIZER (5-10-15)	1500 LBS./ACRE
STRAW	4000 LBS./ACRE
HAY	5000 LBS./ACRE

SEEDING SCHEDULE		
DATE	SPECIES	APPLICATION RATE
FEB. 1 - APR. 15	KENTUCKY 31 FESCUE	50 LBS./ACRE
APR. 15 - AUG. 1	HULL COMMON BERMUDAGRASS	10 LBS./ACRE
AUG. 1 - DEC. 1	KENTUCKY 31 FESCUE	25 LBS./ACRE
	RYE GRASS	25 LBS./ACRE

8 DISTURBED AREA SEEDING
SCALE: NTS

LOSE DESIGN
SPACES FOR LIFE

DANIEL BOUTTE
REGISTERED PROFESSIONAL ENGINEER
NO. 10000
EXPIRATION DATE 12/31/2021
STATE OF TENNESSEE

MEADOWS ON MCFEE
PRELIMINARY PLAT

TOWN OF FARRAGUT
FARRAGUT

SUBMITTALS / REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE

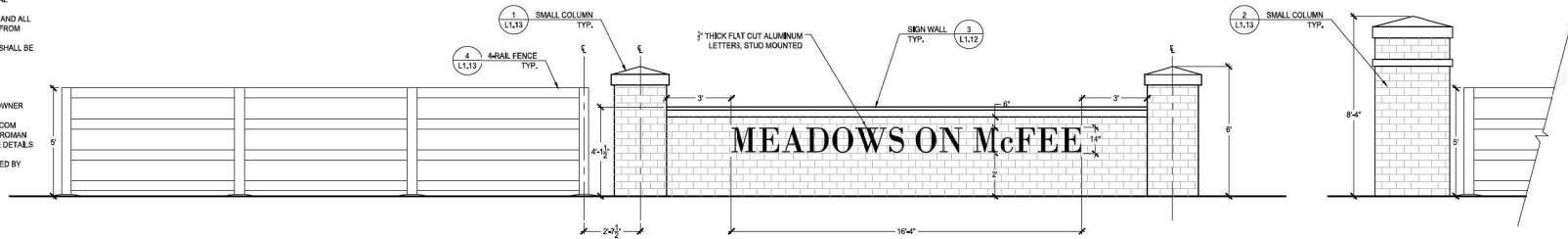
LANDSCAPE DETAILS

PROJECT NO. 21014	DATE 3/8/2021
DRAWN BY ADS	SCALE NTS
CHECKED BY DJB	SHEET NO. SHEET 38 OF 34

L1.11

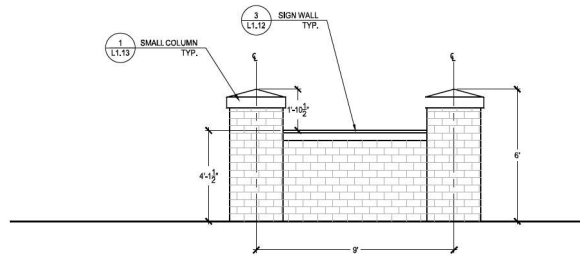
NOTES:

1. DETAILS SHOWN FOR SIGN ARE BASIS OF DESIGN AND FOR BID PURPOSES ONLY. CONTRACTOR TO SUBMIT FULL SHOP DRAWINGS (SEALED BY A LICENSED STRUCTURAL ENGINEER IN THE STATE OF TENNESSEE) TO OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO ORDERING FINAL MATERIALS.
2. PROVIDE POSITIVE DRAINAGE ON CAP AND ALL LEDGES, TYP. SLOPE TO DRAIN AWAY FROM MONUMENT.
3. ANCHORS AND OTHER ACCESSORIES SHALL BE STAINLESS STEEL.
4. ALUMINUM LETTER BASES OF DESIGN:
GEMINI SIGN PRODUCTS
MATERIAL: ALUMINUM
FINISH: PAINTED
COLOR: TO BE SELECTED BY OWNER
CONTACT: (800) 834-8377
WWW.GEMINISIGNPRODUCTS.COM
5. ALL TEXT SHALL BE DUTCH801 RM BT, ROMAN FONT, OR APPROVED ALTERNATE, SEE DETAILS FOR LOCATIONS.
6. ALL MATERIAL COLORS TO BE SELECTED BY OWNER PRIOR TO ORDER OR INSTALLATION.



1 ENTRY SIGN ELEVATION

SCALE: NTS



2 WALL ELEVATION

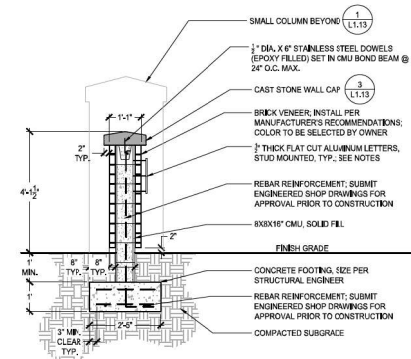
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NOTES:

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CONTACT: (800) 834-8377
WWW.GEMINISIGNPRODUCTS.COM
5. ALL TEXT SHALL BE DUTCH801 RM BT, ROMAN FONT, OR APPROVED ALTERNATE, SEE DETAILS FOR LOCATIONS.

SIGNAGE NOTES:

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5. ALL TEXT SHALL BE DUTCH801 RM BT, ROMAN FONT, OR APPROVED ALTERNATE, SEE DETAILS FOR LOCATIONS.



3 ENTRY SIGN WALL - SECTION

SCALE: NTS

LOSE
DESIGN
SPACES FOR LIFE



MEADOWS ON MCFEE
PRELIMINARY PLAT
TOWN OF FARRAGUT
FARRAGUT
TENNESSEE

SUBMITTALS / REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE

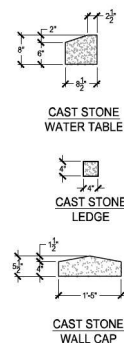
ENTRY SIGN DETAILS

PROJECT NO.	DATE
2-1014	3/8/2021
DRAWN BY	SCALE
ADS	NTS
CHECKED BY	
DJB	
SHEET NO.	SHEET 31 OF 34

L1.12



SCALE: NTS



3

SCALE: NTS





NOTES:

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

LEGEND

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



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

REV. NO.	DATE	REV. BY.	DESCRIPTION
1	2/4/2021	AM	REVIEW SET

MEADOWS ON MCFEE

1013 MCFEE ROAD

**PRELIMINARY
UNDERGROUND
ELECTRIC DESIGN**

Designed By:	A. MCDANIEL	Date:	2/4/2021
Drawn By:	A. MCDANIEL	Scale:	1"=60'
Approved By:		Job Order #:	N/A
Page Number:	Page 1 of 1		

March 8, 2021

Mark Shipley
Town of Farragut

Re: Variance Requests for Meadows on McFee

Please find below two variance requests for The Meadows on McFee subdivision.

1. Variance from intersection spacing along McFee Rd. Although we do not believe one is needed, staff stated in the review meeting that private driveways are counted as intersections. We do not believe that to be typical in planning or design, as a one- or two-family driveway has negligible amount of traffic generation compared to an actual road intersection. That being said, we request a variance due to the many driveways and curb cuts already along McFee Rd. It would be completely arbitrary to pick which one to attempt to line up with. And would likely cause more problems with traffic patterns for the existing driveway owners.
2. Variance request for design speed of Red Poppy and Scarlet Sage from 35 to 30. We feel these are 'dead end or loop street' and should be designed per the subdivision regulations at 30 mph. The added curve lengths required for 35mph would essentially flatten the road; this would require more land disturbance and grading and would encourage higher travel speeds. The nature of these streets is to be a quiet subdivision with street islands and street trees. Encouraging higher travel speeds seems counter intuitive to the goals.

Please advise if additional information is needed at this time.

Sincerely,



Russell N. Rackley, P.E.
Consulting Engineer

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 a portion of the parcel north of the old Ingles building. The Planning Commission conducted a workshop on this item in January. The item was postponed in February at the request of the applicant.

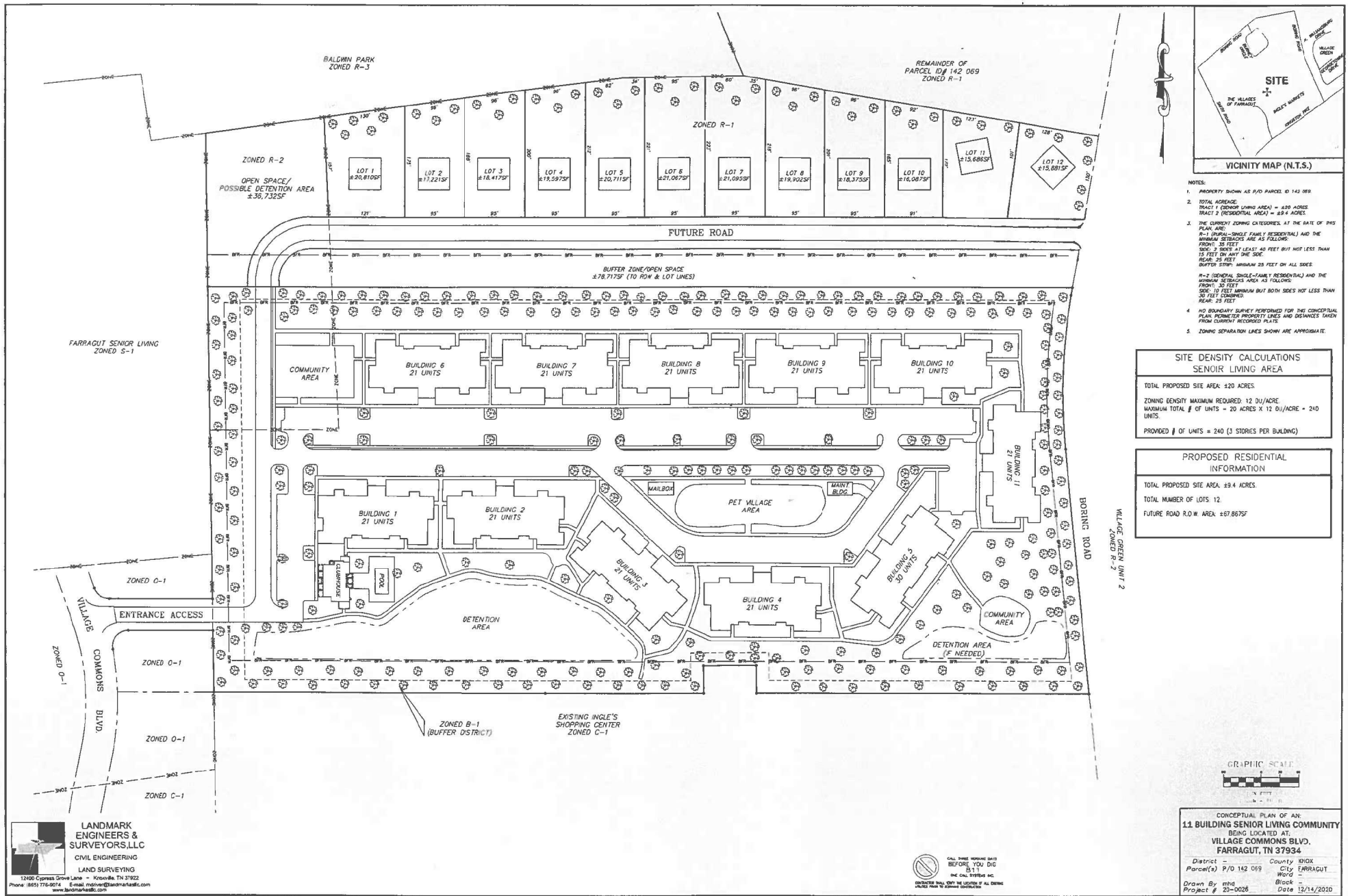
As discussed in January, the parcel, which is a total of 41 acres, is mostly zoned R-1 (Rural Single-Family Residential) and the applicant is requesting to rezone the southernmost 20 acres to R-6 (Multi-Family Residential). The property is bounded to the east by Boring Road, to the west by the Village 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, though a much lower development density would be realized given the requirements for open space, stormwater detention, and required infrastructure. The requested R-6 Zoning District on roughly half of the tract would permit a density of up to 12 units per acre. Though the concept plan included in the packet is not relevant to the rezoning, since a concept plan is not required, the applicant appears to be planning to maximize the density that would be permitted under R-6.

DISCUSSION: During the discussion in January, staff noted that the entire tract 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 concept plan has been modified slightly to include a vehicular connection to Boring Road north of the area proposed for the R-6 Zoning District, the rezoning request itself has not been modified. Nor has a traffic impact study been provided as would be required prior to a recommendation from the Planning Commission to the Board of Mayor and Aldermen.

As presented at this time, staff would again note that the rezoning of the 20-acre portion of the property to R-6 is incompatible with the future land use map. The applicant could request an amendment to the future land use map or modify the rezoning request and have these evaluated. However, the current rezoning could not be supported by staff.



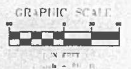
- NOTES:**
1. PROPERTY SHOWN AS P/O PARCEL ID 142 069.
 2. TOTAL ACREAGE:
TRACT 1 (DOWNSIDE LIVING AREA) = 420 ACRES
TRACT 2 (RESIDENTIAL AREA) = 45.4 ACRES.
 3. THE CURRENT ZONING CATEGORIES, AT THE DATE OF THIS PLAN, ARE:
R-1 (SINGLE-FAMILY RESIDENTIAL) AND THE
MINIMUM SETBACKS ARE AS FOLLOWS:
FRONT: 35 FEET
SIDE: 5 FEET AT LEAST 40 FEET BUT NOT LESS THAN 15 FEET ON ANY TWO SIDES.
REAR: 25 FEET
BUFFER STRIP: MINIMUM 25 FEET ON ALL SIDES.
R-2 (SINGLE-FAMILY RESIDENTIAL) AND THE
MINIMUM SETBACKS ARE AS FOLLOWS:
FRONT: 30 FEET
SIDE: 15 FEET MINIMUM BUT BOTH SIDES NOT LESS THAN 30 FEET COMBINED.
REAR: 25 FEET
 4. NO BOUNDARY SURVEY PERFORMED FOR THIS CONCEPTUAL PLAN. PIONEER PROPERTY LINES AND DIMENSIONS TAKEN FROM CURRENT RECORDED PLATS.
 5. ZONING SEPARATION LINES SHOWN ARE APPROXIMATE.

SITE DENSITY CALCULATIONS SENIOR LIVING AREA

TOTAL PROPOSED SITE AREA: 420 ACRES.
ZONING DENSITY MAXIMUM REQUIRED: 12 DU/ACRE.
MAXIMUM TOTAL # OF UNITS = 20 ACRES X 12 DU/ACRE = 240 UNITS.
PROVIDED # OF UNITS = 240 (3 STORIES PER BUILDING)

PROPOSED RESIDENTIAL INFORMATION

TOTAL PROPOSED SITE AREA: 420 ACRES.
TOTAL NUMBER OF LOTS: 12.
FUTURE ROAD R.O.W. AREA: 457,867 SF





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)

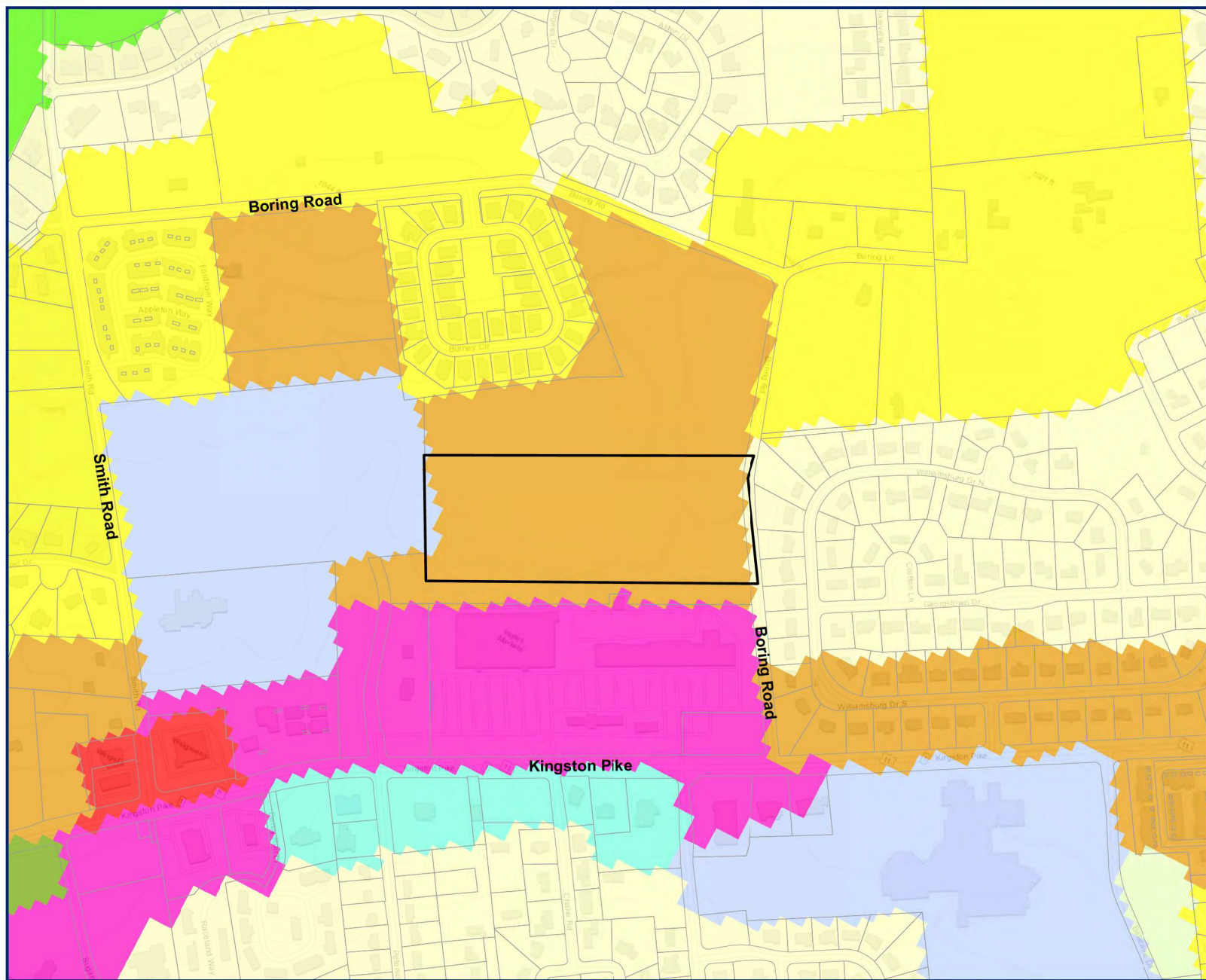


0 200 400 800
SCALE IN FEET

CONTACTS:

GIS:
Carrie Smith
carrie.smith@aecon.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

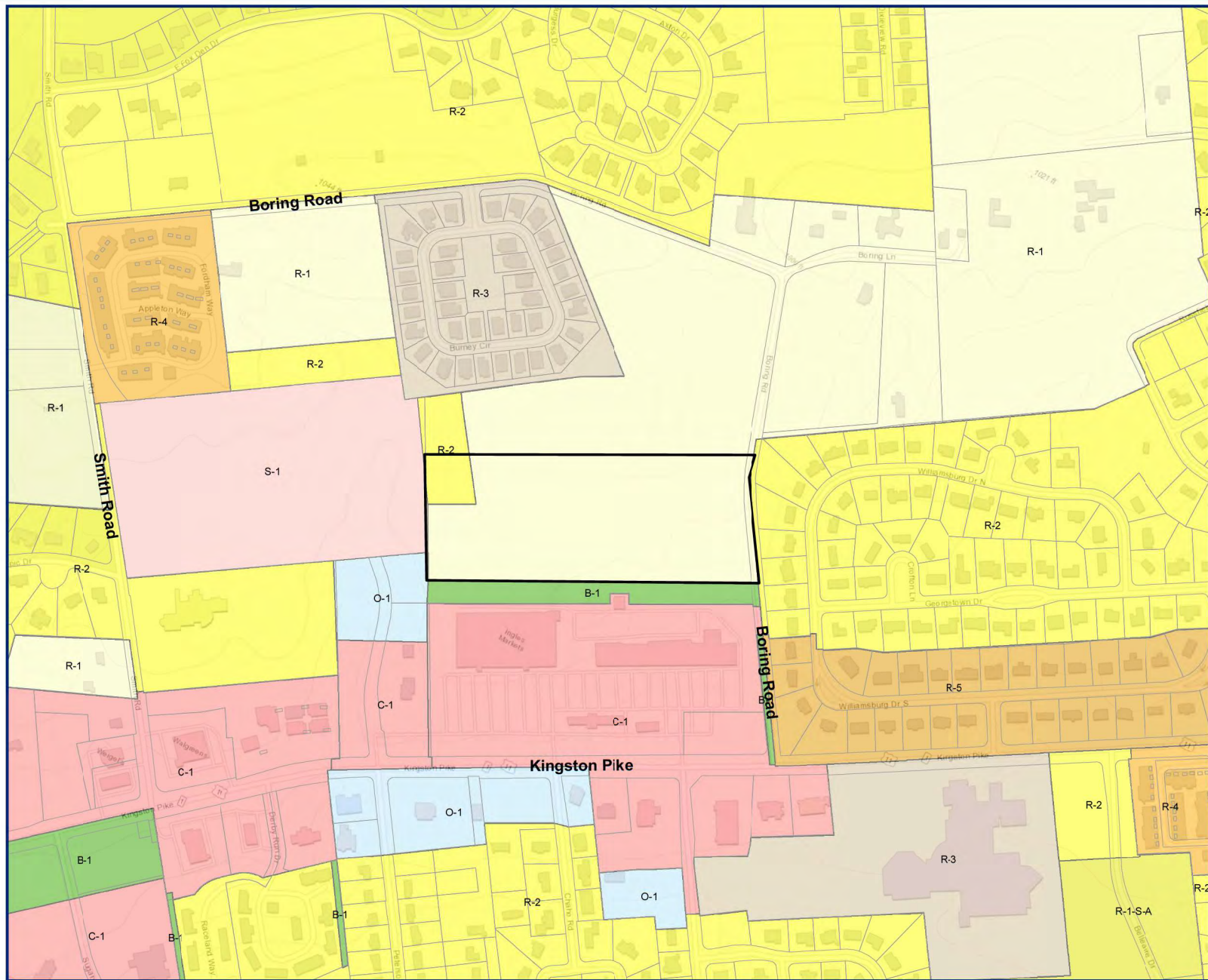


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SCALE IN FEET

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 meeting in January. The item was postponed last month at the request of the applicant.

DISCUSSION: During the workshop discussion in January, 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 Comprehensive Land Use Plan (CLUP), the densities of new development (as reflected in the associated zoning districts and intensity of development) would be compatible with existing adjacent densities. This would help protect existing neighborhoods from incompatible new development, as specified in the CLUP.

Though this is for discussion purposes only, the revised rezoning exhibit recently provided to staff indicates that the applicant intends to amend a portion of their rezoning request. The amended exhibit, which is included in the packet, shows a proposed Single-Family Attached (R-4) Zoning District surrounding a proposed Open Space Multi-Family Residential (OSMFR) Zoning District. The area originally proposed for a rezoning to General Commercial (C-1) has not been modified from the exhibit reviewed in January. A Buffer (B-1) Zoning District has been added in the new exhibit on the southernmost portion of the property.

Staffs' focus at this time is on the rezoning requests and not the revised conceptual layout that is also included in the packet. None of the requested zoning districts require a concept plan so reliance on a conceptual layout is not assured. Consequently, staff would encourage the discussion to focus on the effect of the requested rezoning and whether the request is consistent with the CLUP and the surrounding plan of development.

As noted in January, the property in question is shown on the future land use map with a designation of Mixed Use Town Center in the northern, roughly two thirds of the property. The remainder of the property has a future land use designation as Medium Density Residential and Low Density Residential.

When the CLUP was updated in 2012, envisioned land uses were mapped. The area near the Kingston Pike and Campbell Station Road intersection was viewed as a priority area for the development of a downtown. Areas were designated on the future land use map as possible locations for a mixed use town center that would help bring about a downtown. Given its proximity to the Kingston Pike and Campbell Station Road area, as noted above, a sizable portion of the property in question was envisioned as a potential downtown candidate. In the mid-2000's, a rezoning request to the Town Center District (TCD) and associated concept plan for a mixed use town center made it through first reading at the Board of Mayor and Aldermen for a portion of this property. A downturn in the national economy prevented the concept and rezoning from moving forward at that time.

In terms of what zoning is appropriate for the property in question, along with the mapped areas, the CLUP includes written guidance on how to apply the vision of the plan in a manner that would protect existing neighborhoods from incompatible development. The CLUP provides the concept of transitions and includes a policy on Page 12 which states that "Densities of new development should be compatible with existing adjacent densities." A visualization of this policy is applied to the property in question on Page 52 of the CLUP. This visualization demonstrates how the existing neighborhoods, Glen Abbey and Park Place, that abut the subject property would be protected with a transitional building form that may be associated with a town center to be developed to the north.

During the Planning Commission discussion in January, it was noted that, consistent with the rezoning that was pursued in the mid-2000's, the area envisioned for a mixed use town center may be more appropriately rezoned to TCD. The applicant was asked to review this and the original concept plan that was associated with the subject property. The updated rezoning exhibit does not address this request and has not changed from what was reviewed in January in this portion of the property.

In terms of the remainder of the property, the updated rezoning exhibit appears to propose roughly 17 acres for an R-4 rezoning that would surround roughly 17 acres requested for an R-6 OSMFR rezoning. Provided it can meet the requirements of R-4, the portion of the proposed R-4 that abuts the existing Park Place Subdivision would be consistent with regards to zoning but not density. The abutting Park Place development to the east has a density of less than three dwelling units per acre and it appears that the applicant intends to maximize the 6 units per acre permitted in the requested R-4 Zoning District. This would not be consistent with the language of the CLUP which provides for densities that are compatible with adjacent densities. The portion of the proposed R-4 that abuts the Glen Abbey Subdivision would not be compatible in terms of density or zoning. The Glen Abbey Subdivision is zoned Small Lot Single-Family Residential (R-3) with only detached dwelling units and a development density of less than three units per acre.

In terms of the OSMFR District proposed on the interior of the proposed R-4, the CLUP provides that a mixed-use town center development plan which includes high density residential is intended to be located only in the area bound by S. Campbell Station Road, Concord Road, and Kingston Pike. This language was adopted in 2020 to clarify and substantiate objectives that have been in the CLUP since its adoption in 2012. In particular, the CLUP has always provided for the protection of existing residential developments from incompatible adjacent development. The area referenced in the amendment approved in 2020 does not abut any existing residential developments and therefore would not create an incompatibility with its immediate surroundings.

From staffs' perspective, consistent with the CLUP, the property in question should provide for compatible densities and form consistent with the surrounding plan of development. The updated rezoning

does not appear to provide for this and should be revised accordingly. In addition, prior to the Planning Commission making a recommendation to the Board of Mayor and Aldermen in relation to the rezoning, a traffic impact study will be required to evaluate the effect of the rezoning.

Town Center Parking Space Requirements

Minimum Parking Spaces Required:

One Parking Space Per 250 Square Feet Of Gross Floor Area For The First Floor.

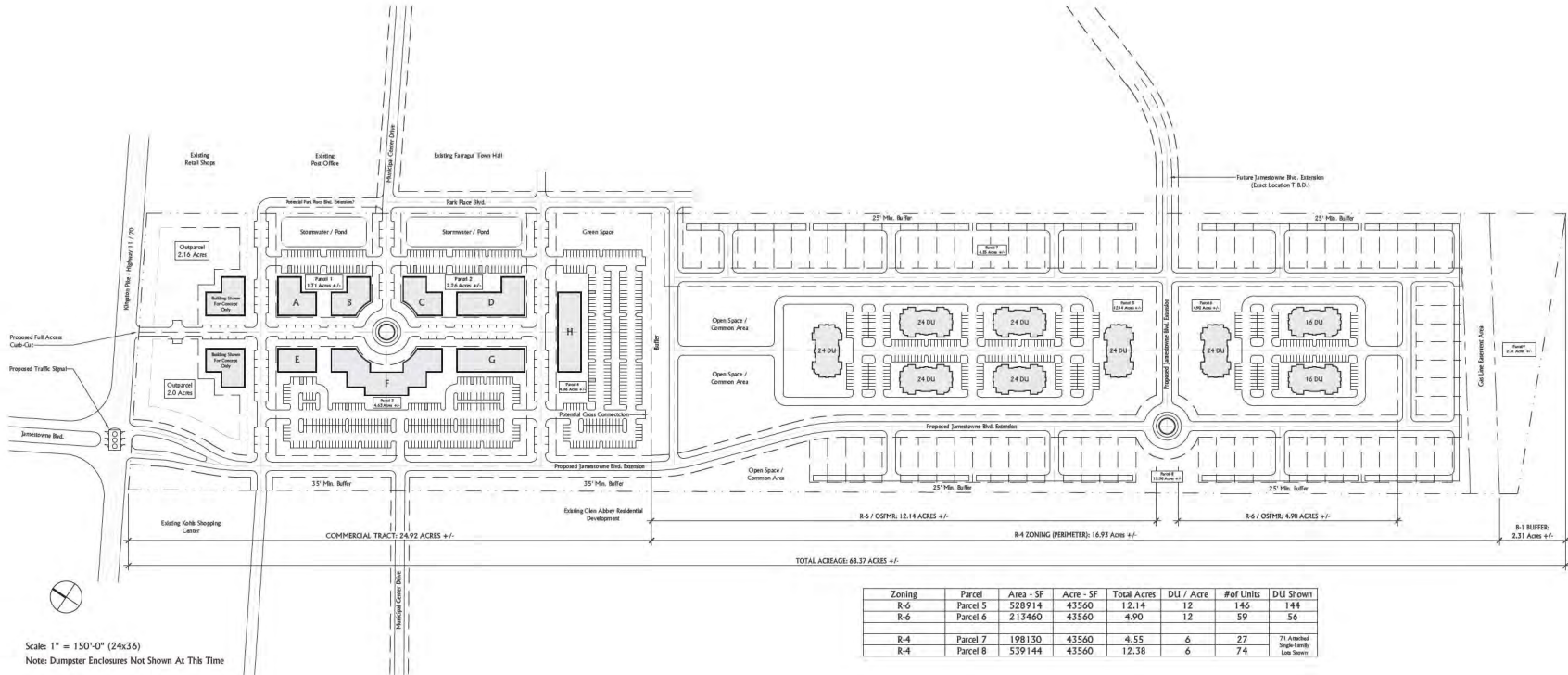
One Parking Space Per 500 Square Feet Of Gross Floor Area For The Second Floor For Space Not Designed, Constructed, and Used For Residential Occupancy.

One Parking Space Per 750 Square Feet Of Gross Floor Area For The Third and Fourth Floors For Space Not Designed, Constructed, and Used For Residential Occupancy.

One and a Half Parking Spaces Per Unit Designed, Constructed, and Used For Residential Occupancy.

Building A	Area / Units	Parking	Building C	Area / Units	Parking	Building E	Area / Units	Parking	Building G	Area / Units	Parking	Building	Parking	Building	Area
First	9817 SF	39	First	8866 SF	35	First	7021 SF	28	First	12221 SF	49	A	71	A	29451
Second	9817 SF	20	Second	8866 SF	18	Second	7021 SF	14	Second	12221 SF	24	B	64	B	26598
Third (Residential)	9	12	Third (Residential)	7	11	Third (Residential)	6	8	Third (Residential)	10	15	C	64	C	26598
Total Parking		71	Total Parking		64	Total Parking		51	Total Parking		88	D	108	D	45051
												E	51	E	21063
												F	175	F	72723
												G	88	G	36663
												H	103	H	42900
												Total Parking Req'd	724	Total Area Provided	301047
												Total Parking Prov.	724		

Note: 1250 SF Used To Determine Number of Residential Units At This Time



Issue Date: March 1, 2021

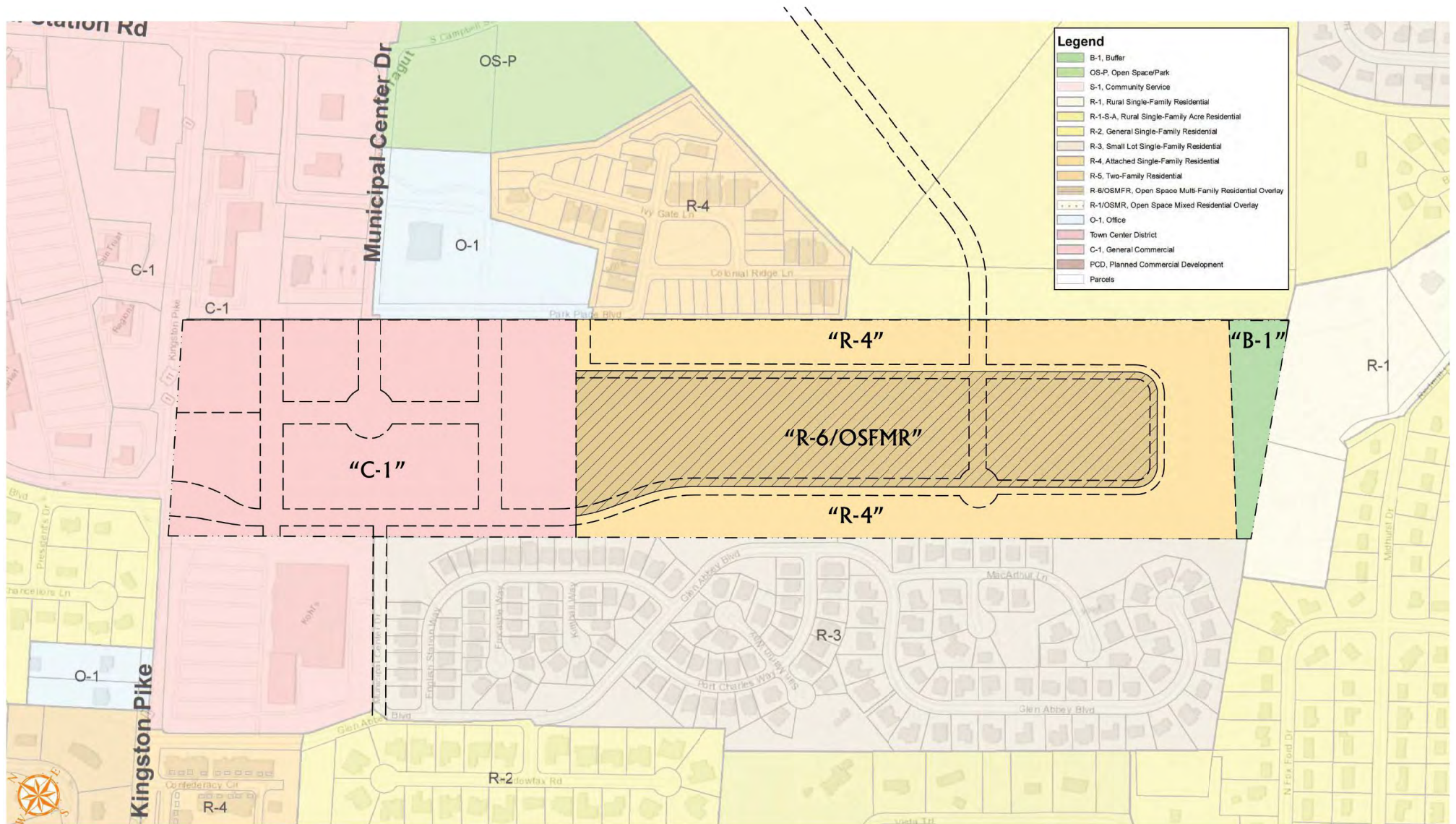
Town Center Development - Conceptual Site Plan (CSP-6)

AGORA - Ford Property - Horne Properties, Inc.

Kingston Pike - Hwy 11/ 70 - Farragut, TN

2575 Willow Point Way Suite 105 • Knoxville, TN 37931 • v. 865.769.8075 • f. 865.769.8076 • www.R2Rstudio.com

R2R
studio, llc



Scale: 1" = 300'-0" (12x18)

2.24.2021

Town Center Development - Proposed Rezoning Conceptual Site Plan (CSP-6)

AGORA - Ford Property - Home Properties, Inc.

11500 Kingston Pike - HWY 11 / 70 - Farragut, TN

2575 Wilbow Point Way Suite 105 • Knoxville, TN 37931 • v. 865.769.8075 • f. 865.769.8076 • www.R2Rstudio.com

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Exhibit 1
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

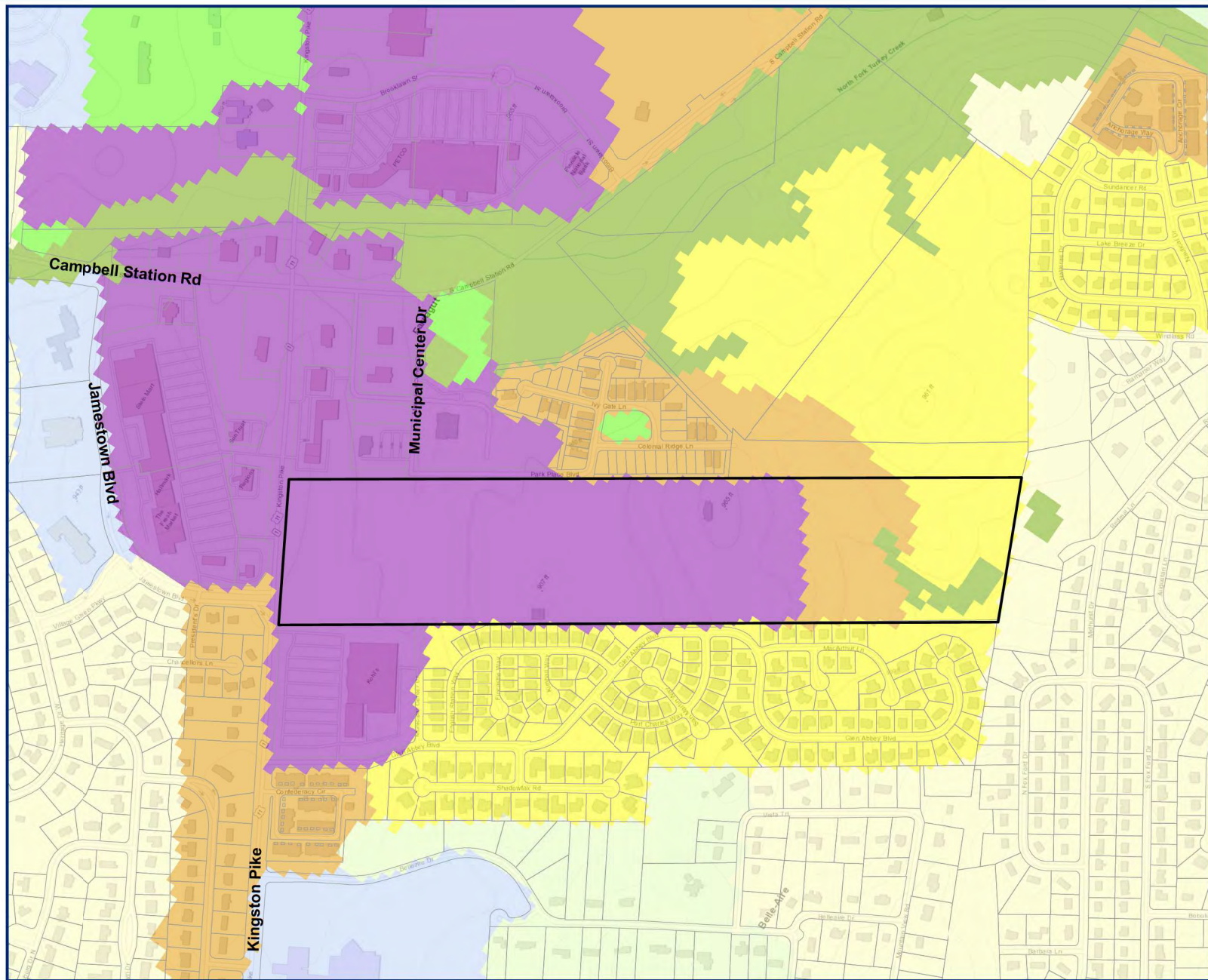


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CONTACTS:

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

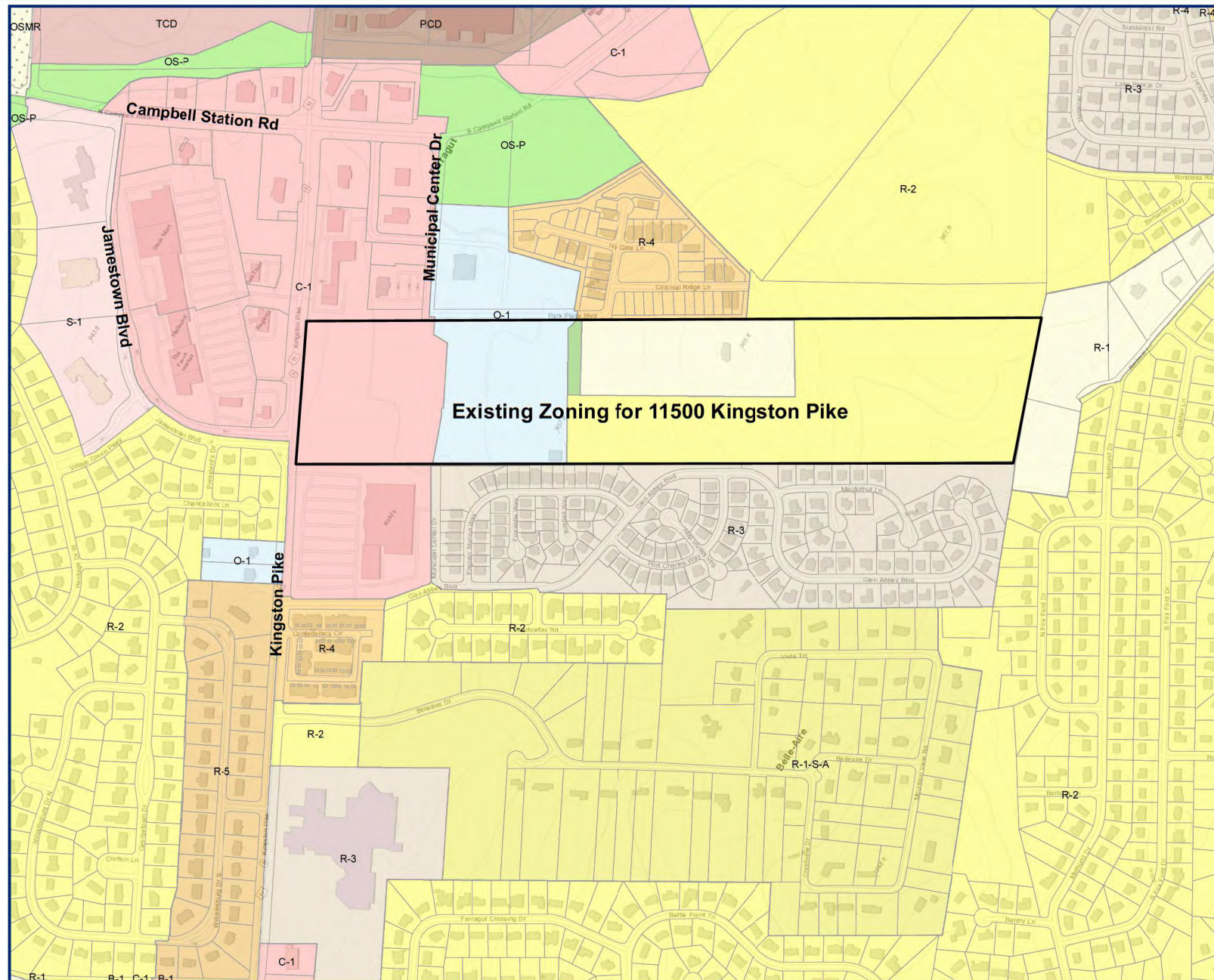


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SCALE IN FEET

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GIS:
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carrie.smith@aecon.com

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



Transitions

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

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

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

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



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

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

Primary implementation tools

1. Mixed use development

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

2. Flexible density & transitions

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

■ Actions

1. Update zoning to:

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

STRATEGY 4. INCREASE CONNECTIVITY

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

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

Primary implementation tools

1. Connect new development

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

2. Fix missing links

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

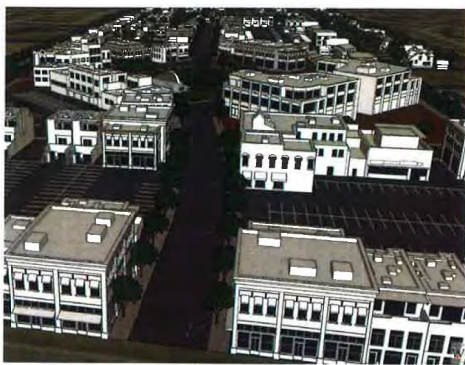
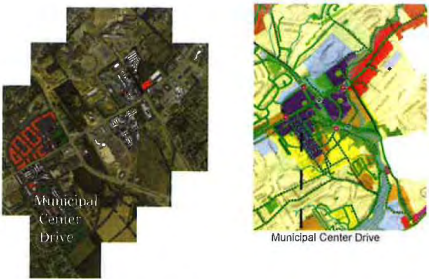
3. Continue to implement the Road Master Plan and the Pedestrian and Bicycle Plan (PBP)



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

MUNICIPAL CENTER DRIVE

Currently a vacant property, transitions to existing development would be necessary. Adjacency to existing town hall, ownership, and lack of existing structures make this site a good contender for the town center.



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Bart Hose, Assistant Community Development Director

SUBJECT: Discussion on a request to amend the Farragut Municipal Code, Appendix A- Zoning, Chapter 4, Section XXIII., Site Plan Regulations, Paragraph C (6)(r), to address the screening requirements for below grade refuse collection and recycling systems (Binova, LLC, Applicant)

INTRODUCTION AND BACKGROUND: Binova LLC is requesting a zoning text amendment to alter the screening requirements for their EnviroBin solid waste disposal system. Specifically, they are requesting an amendment to Chapter 4, Section XXIII, Site Plan Regulations, Paragraph C (6)(r), of the Zoning Ordinance. The company's EnviroBin system utilizes a low profile, partially underground solid waste container (see attached illustrations and materials).

The Town's current zoning regulations require that "... All dumpsters and recyclable containers shall be screened with a permanent structure that is architecturally compatible with the principal structure". The Town's Architectural Design Guidelines also call for enclosing freestanding utility and service areas with opaque walls and access gates (Section 1.33).

The applicant is proposing that the ordinance be amended to include the following, "When used as an alternative to traditional dumpsters or other trash receptacles, below grade (subsurface / in-ground) refuse collection and recycling systems shall be screened with a permanent structure that is architecturally compatible with the principal structure, or year-round landscaping. The wall, fence, or plantings must be of a height equal to or greater than the height of the refuse collection and/or recycling equipment being screened." The basis of their request is that the nature and lower profile of their partially underground system presents advantages over traditional stand-alone dumpsters and requires less screening. These advantages include decreased odor, dumpster runoff containment, improved rodent control, and limiting illegal dumping. The system is more expensive than a traditional dumpster and the applicants hope to provide an offset by eliminating the costs associated with building a permanent screening structure.

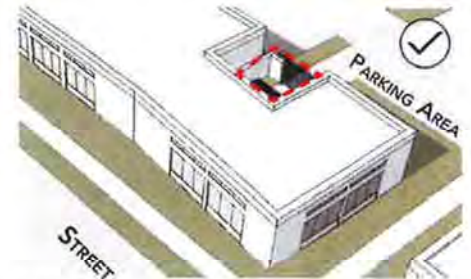
DISCUSSION: The staff does see advantages to the applicant's system over a traditional dumpster. With respect to the need for screening, the above ground portions of the receptacles appear to be less obtrusive, and prone to damage or rust than a traditional dumpster. Despite this, the staff does have concerns regarding the proposed elimination of structural screening requirements for this type of system. Relying solely on landscape screening can present maintenance and ongoing enforcement issues. It would also not provide for screening the front access to the units in the same way that a gated structure does. The Town's current standard does not specify a screening wall height so the lower profile units could utilize a lower wall. In addition, the screening only has to be architectural compatible with the principal building. Materials other than brick could be utilized to reduce costs in some instances.

SERVICE AREAS & UTILITIES

Service areas and utilities include loading docks, trash areas, electrical stations and other necessary functions. They should be located and designed to be visually unobtrusive and integrated with the design of the site and the building. Service areas are typically most appropriate when located to the rear of a building and not visible from the public right-of-way.

1.30 Locate a utility or service area to minimize visual impacts from the street and sidewalk.

- Locate a utility or service area to the side or rear of a building.
- Orient a service area toward a service lane or alley.
- Integrate mechanical equipment into the design of a building.
- Consider integrating a service or utility area into a gap in a side or rear building wall.
- Locate a utility or service area away from residential areas or outdoor open space.



Consider integrating a service or utility area into a gap in a side or rear building wall.

1.31 Locate and design a utility building or shed to minimize the visual impacts from the street and sidewalk.

- Locate a utility building or shed to the rear of a primary structure.
- If a shed is unenclosed, use wood or other high quality material with proven durability in the Farragut climate.



1.32 Locate buildings and other site improvements to allow for potential future undergrounding of utility lines.

- Install new utility service systems underground, and bury all existing above ground services when renovating.

1.33 Enclose a free-standing utility or service area.

- When not integrated into a building wall, enclose a utility or service area with an opaque wall of decorative block, brick, stone, cast-stone, split-faced block, stucco or other high-quality material with proven durability in the Farragut climate.
- Screen the entrance to a utility or service area with a solid gate made from painted metal, wood or other high quality, non-reflective material that is detailed for visual interest.
- Do not use chain link fencing in the design of a service area gate.



Design service areas to be visually unobtrusive and integrated with the design of the site and the building.



Enclose a free-standing utility or service area.



We Innovate Waste.

February 5, 2021

Town of Farragut
11408 Municipal Center Drive
Farragut, TN 37934
Phone: 865-966-7057

Change Request to Text in Code regarding Waste Containers

Current Text: Section Sec. XXIII. - Site plan regulations. Par C (6)(r)

Garbage dumpsters and recyclable containers including location, screening, and access. All dumpsters and recyclable containers shall be screened with a permanent structure that is architecturally compatible with the principal structure.

Change Requested to add the following text as an addendum:

When used as an alternative to traditional dumpsters or other trash receptacles, below grade (subsurface / in-ground) refuse collection and recycling systems shall be screened with a permanent structure that is architecturally compatible with the principal structure, or year-round landscaping. The wall, fence, or plantings must be of a height equal to or greater than the height of the refuse collection and/or recycling equipment being screened.

Reason for request:

Due to the lower profile of subsurface waste containers and the increasing need to provide environmentally sound and sustainable solutions, large trash and dumpster enclosures are no longer a preferred method for storing solid waste containers. While the aesthetics of an enclosure are better than a traditional standalone dumpster, the enclosure itself creates some undesirable effects. Enclosures a) do not reduce odor of the waste, b) do not reduce run off of "dumpster juice" to storm water systems, c) do not reduce vermin and rodents from entering d) do not stop illegal dumping or fly tipping e) DO allow a haven for illicit or criminal activity.

Other Notes: Odor is reduced with in-ground waste containers because of lower temperatures in which the waste is stored. Contents are in a double-containment hold, there is no leakage or leachate. Lids are secure preventing "dumpster diving" and there is no entry point for pests or vermin. In-ground containers are normally made of a material that does not resonate sound preventing the typical clanging and banging of a traditional dumpster. Some brands (including EnviroBIN) are made from 100% recycled materials and are 100% recyclable at the end of their life cycle.



Notes regarding request for Landscape Screening: As stated above, large scale trash enclosures have some undesirable effects but are needed when using a traditional dumpster. If the code also requires a trash enclosure for a subsurface type container, then the economic effects are lost for the developer/end-user and they will choose to go with the traditional option instead of a sustainable subsurface solution. Landscape screening would still allow the solution to be tenable while also giving a more aesthetic, sustainable, and natural appeal to the surroundings.

Reference Municipalities

Municipalities in the area that allow this type of solution without opaque trash enclosures include:

City of Knoxville

City of Oak Ridge

Nashville Metro

- Antioch
- Bellevue
- Bellshire
- Bordeaux
- Donelson
- Hermitage
- Inglewood
- Joelton
- Lakewood
- Madison
- Nashville
- Old Hickory
- Whites Creek
- Woodbine
- Una
- Rosebank
- Bakertown
- Smith Springs

City of Jackson, TN

Goals and Desires

1. Communities say they want to see more natural beauty and surrounding landscape.
2. Communities say they want to be environmentally friendly and practice sustainability.
3. Communities say they want clean waterways and fresh air.
4. Communities want clean streets and parking areas. (no litter)
5. Communities say they don't want to be spreading pathogens and viruses.

The Answer

1. Binova developed a lower profile "dumpster" that is more than half underground. It's just over 4' tall when installed. It is made of "natural" colors (greys, browns, black) to blend into the natural landscape.
2. The container is made of recycled high impact, high density polyethylene that is 100% recyclable at the end of its life cycle as a waste container.
3. The EnviroBIN is completely sealed (double wall containment- in ground) and has no run-off of "dumpster juice". The EnviroBIN's lid's always stay closed and with the waste being stored below grade the lower temperatures slow bacteria growth by 90% which is where the odor comes from.
4. The EnviroBIN has a restrictive entry lid system which prevents dumpster diving and discourages fly-tipping.
5. The EnviroBIN has no access for vermin, rodents, large pests or even bears.

Why Change?

1. Many communities have zoning ordinances that require an 8' high opaque screening material (ie: fence or masonry construction) around solid waste containers. This is understandable given the waste container "dumpster" of the past. What is not so easy to understand is why these same communities may resist changing their code and allow landscape screening for a lower profile, sustainable, decorative product that addresses all their community goals with no trade-offs. They lose nothing.

2. So, why can't we do both? Just put an opaque wall around the EnviroBIN and gates in the front and have the best of both worlds.

Here is where economics drive the behavior of the builder. Unless the community requires an in-ground solution that address the community goals, why would a contractor purchase a premium product and then pay more than the price of the product to hide it? If the contractor is required to build a masonry enclosure, that's all they have to do. After that the person occupying the property has the local waste hauler deliver a typical steel dumpster, which has a perceived cost of zero. (the container cost is rolled into the hauling fees)

An EnviroBIN installed costs roughly \$ 11,000.

A masonry enclosure with gates and a steel dumpster cost roughly \$18,000 - \$25,000.

Think about it. No contractor is going to do both. **Why not do the right thing for lower cost?**



We Innovate Waste.

EnviroBIN Objections/FAQs

- **DOES IT TAKE A SPECIALIZED TRUCK FOR COLLECTION?**
 - No, the standard front-end load (FEL) garbage truck will empty the bin.
- **ARE SPECIAL ATTACHMENTS NEEDED ON THE TRUCK FOR COLLECTION?**
 - No, a standard front load truck is used. Haulers/Municipalities prefer not to have specialized trucks as they are a large capital investment.
- **LID COLORS/OPTIONS**
 - Yes, multiple color options as well as an option cardboard only feed door. Also, there is different signage options – Garbage Only, Recycling Only, Cardboard Only.
- **CAN I HOLD THE LID OPEN AND THROW THE TRASH IN (like a home tote)?**
 - There is an optional lid prop accessory that will hold it open if needed. With the low height, bin loading is very easy.
- **DOES IT DRAIN?**
 - No. The ground sleeve acts as a secondary containment and extra layer of protection against leaching into the soil.
 - Since there is no water entering the container – no drain is necessary.
 - Also eliminates the need for drains in the dumpster pad.
- **CAN WATER ENTER THE EnviroBIN?**
 - No, the bin is watertight and is fitted with a secure lid that prohibits from being left open and susceptible to the elements.
- **ARE THESE BINS PLASTIC?**
 - Yes, made of a durable, thick-wall high impact polyethylene. The lifting pockets are powder coated steel for added strength and security.
- **CAN THE BIN BE INSTALLED IN A HIGH-WATER TABLE AREA?**
 - Yes, the patented anchor system allows for this. Minor changes to the installation process allow for this type of installation.
- **CAN WATER GET INTO THE GROUND SLEEVE? WHAT HAPPENS IF IT DOES?**
 - There is a lip on the ground sleeve that is about 4.5 inches off the ground, above the curb that helps block water from entering.
 - The container sits on the top rim of the ground sleeve and the weight of the bin seals that joint.
 - If any water were to enter while being emptied, there is a 2-inch gap between the ground sleeve and the bottom of the bin which allows for evaporation and allows for usage without disruption.
 - If during an extreme flooding event, water was to enter the ground sleeve it can easily be pumped out.
- **HIGH FLOOD PLAIN AREA?**
 - The bin can be built up and steps built up to it for usage without disruption.



We Innovate Waste.

- **I STILL WANT TO SCREEN THE BIN. WHAT IS THE BEST METHOD?**
 - We suggest using landscape screening. This gives a more natural appearance to the surroundings and is more sustainable.
 - Landscape screening has a much lower maintenance cost as opposed to an opaque structure and gates that are easily damaged.
- **WHAT IF WASTE HAULER ACCIDENTALLY STABS THE ENVIROBIN WITH THE FORK?**
 - If damage occurs the panels on the bin can easily be replaced.
 - There is a steel band around the container in the area where this is most likely to happen which prevents damage.
- **HOW DOES THE ENVIROBIN SIT BACK DOWN CORRECTLY EACH TIME ITS DUMPED?**
 - The in-ground portion is tapered which assists the driver in positioning the bin.
 - There are 6 tabs on the bin that help it settle down into the correct position each time.
- **DURABILITY.**
 - For peace of mind, there is a 5-year manufacturer warranty.
 - Manufacturing Version 3 of the bin has been in the field for several years with no damages reported to date.
 - We are constantly tweaking the design and doing everything we can to improve it.
- **WHAT HAPPENS IF A VEHICLE RUNS INTO THE BIN?**
 - If it is an extreme hard hit then the bin may have to be replaced but this is generally less expensive and much faster than replacing an enclosure with gates, especially if it is a masonry enclosure that matches the architecture of the main building. The lid, upper/lower parts of the main bin as well as the decorative side panels can all be replaced independently.
- **WILL MUNICIPALITIES ALLOW THIS TYPE OF BIN WITHOUT AN ENCLOSURE OR SCREENING?**
 - Many do make allowance and are amending their codes for this newer technology but with 39,000 municipalities in the US, there are many that we do not know if their bylaws and screening codes are conducive. Please contact Binova if/when you have a specific project, and we will do the research for you. When restricted we have found municipalities generally to be very open to this concept.
- **DO WE STILL NEED A CONCRETE APRON FOR THE TRUCK?**
 - The truck still weighs the same, so the approach pavement still needs to be able for a heavy traffic load.

1. ISSUED FOR CLIENT REVIEW ON 2016/10/06
2. ISSUED FOR FINAL REVIEW ON 2017/03/03
3. ISSUED FOR PUBLIC RELEASE ON 2017/03/10

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- These drawings are not to be scaled.
- Drawings are to be read in conjunction with the installation guide.
- All drawings are drawn in metric scales unless noted otherwise.
- All work to conform to the current building codes.
- The designer's liability is limited to the completion of the working drawings only.

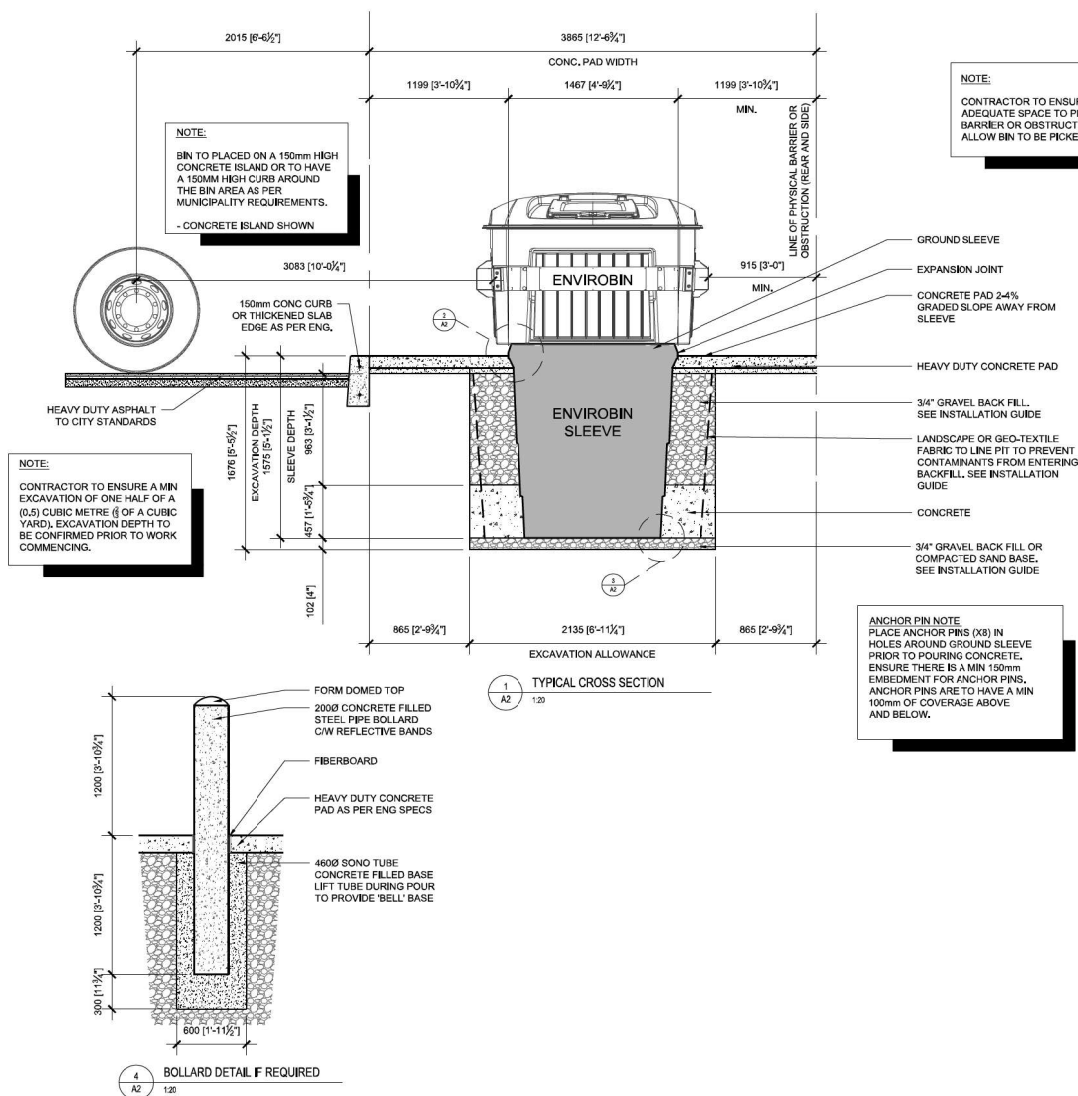
SCALE: AS NOTED

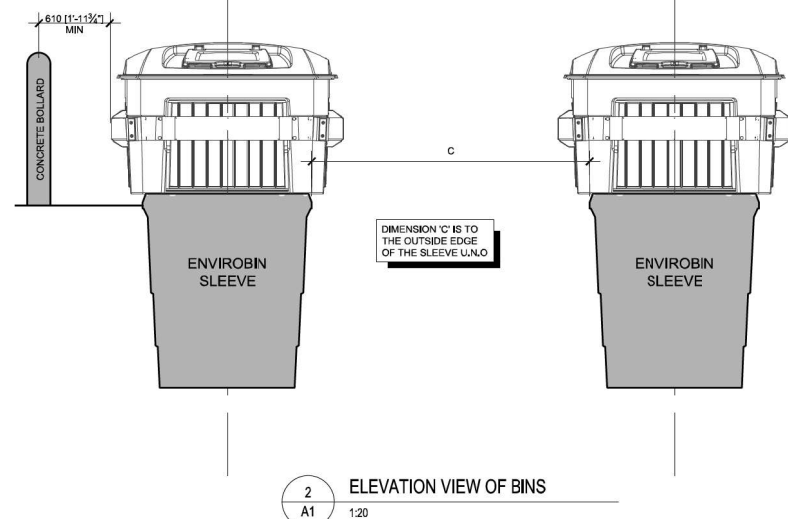
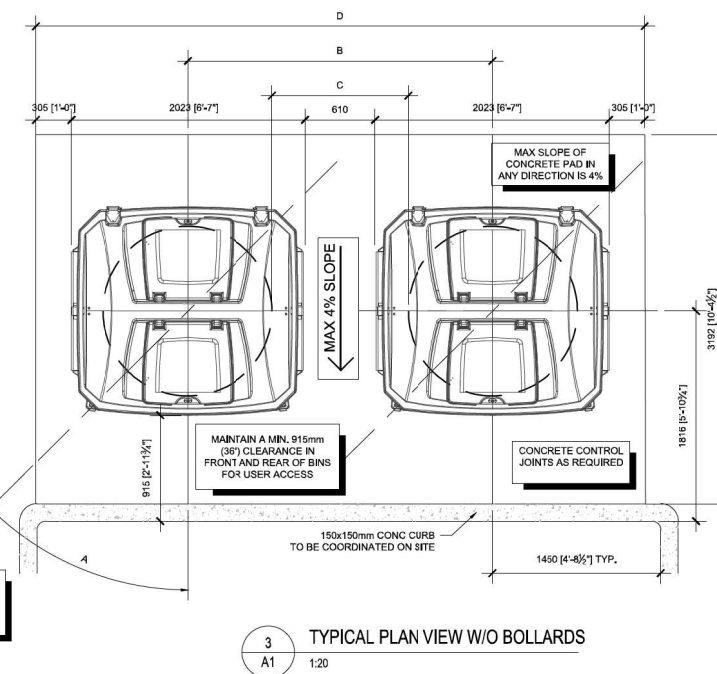
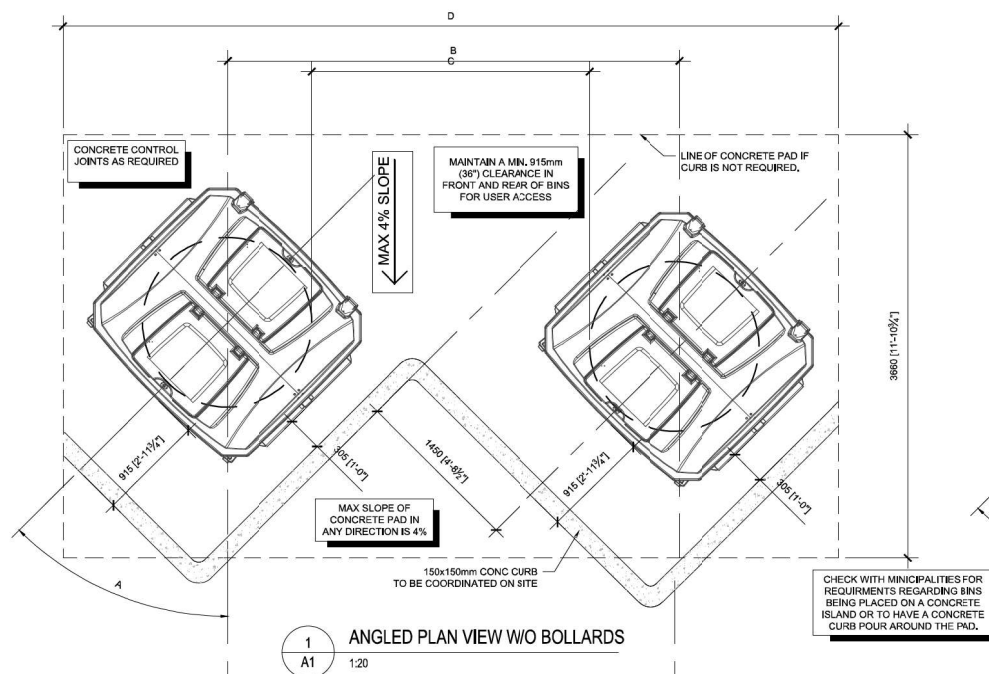
DESIGN BY: ENVIRO GROUP

DRAWN BY: STEVEN WOLF PERONS

INSTALLATION DRAWINGS

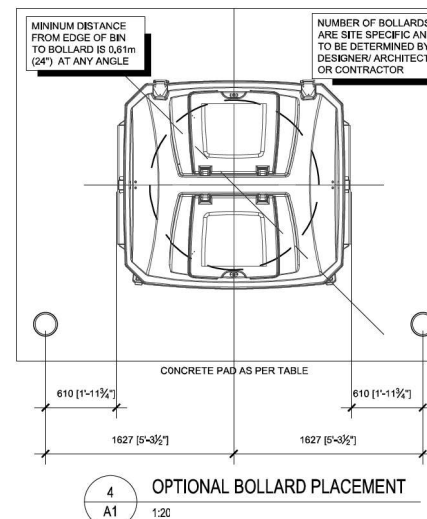
REVISION#8 A2





MINIMUM DIMENSIONS BETWEEN BINS

A	B	C	D
0°	2640 [104"]	1170 [46"]	5485 [216"]
15°	2745 [108"]	1270 [50"]	5790 [228"]
30°	3050 [120"]	1575 [62"]	6170 [243"]
45°	3860 [152"]	2390 [94"]	6425 [253"]



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SCALE: AS NOTED
DESIGN BY: ENVIRO GROUP
DRAWN BY: STEVEN WALKER

INSTALLATION DRAWINGS

REVISION#9 A1

Specification for In-Ground Waste and Recycling Container – EnviroBIN™ Premium



Front view



Side view



Front elevation



Top view



Model:	EB500B
Capacity/Volume:	6.5 cu. yd.
Capacity/Weight:	2600 lbs
Width (A):	80 in.
Length (B):	70 in.
Height (C):	55 in.
Feed Height (D):	49 in.
Depth In-Ground (E):	62 in.
Ground Sleeve Height Above Finished Grade (F):	4 in.
Waste Feed Opening:	19 x 24 in.
Cardboard Feed Opening:	3.5 x 24 in.
Weight (Empty):	750 lbs.
Configuration:	• Rectangular Container Above-Ground; • Round Container In-Ground Which Can Be Rotated
Feed Doors:	• Two (2) Per Container (Front & Rear) • Colors Available: Grey, Blue, Green
Locks:	• Two (2) Automatic Gravity Latches On Main Service Lid
Materials:	• Rigid Roto-Molded Premium Virgin Polyethylene Ground Sleeve • Rigid Roto-Molded Premium Virgin Polyethylene Bin • Polyethylene Vacuum Formed (Thermoformed) • Service Door & Feed Doors With Textured Surface Finish • Yellow Zinc Plated Steel Frame With A Super Durable Sandtex Powder Coat • Fastened Aluminum Anodized Signage • 100% Post-Consumer Recycled Plastic Architectural Panels
Other:	• Lifting Structure Conforms To Standard Front Load Waste Trucks • Manual Lid Strut On Both Feed Doors • Durable & Fade Resistant; Non-Warping Lids And Feed Doors • Secondary Containment In-Ground System • Cardboard Slot Is Covered And Lockable • Patented Ground Sleeve Anchor System • Protective Black Bumpers • Bin Is Comprised Of Two (2) Parts • Architectural Panels Available In Optional Colors

*SPECIFICATIONS MAY CHANGE WITHOUT NOTICE



EnviroBIN™

SUBSURFACE WASTE CONTAINERS



We're Taking Waste Underground.



EnviroBIN™

SUBSURFACE WASTE CONTAINERS

EnviroBIN™ is the #1 in-ground waste container available, changing an eyesore into an attractive waste management system that is easy to use, quick to empty, and adds style to every property.



EnviroBIN™ Subsurface Waste Containers... The Future Of Solid Waste!

The EnviroBIN™ Subsurface Waste Container...the new gold standard for the solid waste industry. Finally, a waste container that is good-looking, inside and out, and which solves many of the industry's most perplexing problems.



Every EnviroBIN™ container is manufactured out of an incredibly tough polyethylene resin blend, which will not crack or warp. Each unit is surrounded by an extra-thick steel framework, and can be dumped using standard fork trucks utilized by front-load haulers everywhere.

EnviroBIN™ units work extremely well for any type of waste, including organics, allowing no leakage and providing cooler waste holding conditions. This reduces odor, bacteria growth, and other problems common with steel containers.

With trim and lid options, EnviroBIN™ units easily blend into nearly any commercial, residential, retail or Institutional environment. The attractive design and easy installation allow grass or landscaping around each container.

Every EnviroBIN™ installation starts with a round, subsurface polyethylene sleeve with a patented concrete anchor system, set at the depth of 66 inches. The shape and depth of the base allow easy removal and replacement of the container by standard waste removal trucks.

The EnviroBIN™ Subsurface Waste Container makes a beautiful addition to upscale living complexes, retail shops, restaurants, institutions, government buildings, parks, and more. Binova Group offers planning services on how solid waste can be incorporated into an overall site plan.

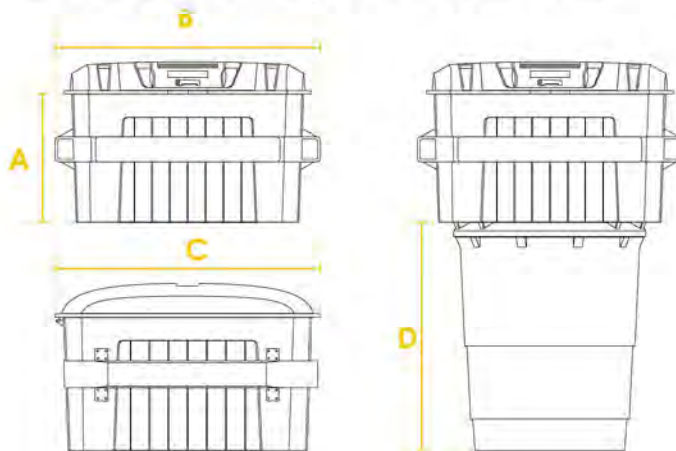




TOP BENEFITS

- Incredibly Tough. Won't Crack Or Warp
- Significant Odor & Bacteria Reduction
- Visually Pleasing & Easy To Integrate
- Allows Standard Fork Truck Dumping
- Typically Saves 1-3 Parking Spaces
- Eliminates Leakage, Rust, and Stains
- Eliminates Need For Waste Rooms
- Made With 100% Recyclable Materials
- Reduces Noise Pollution By Over 70%

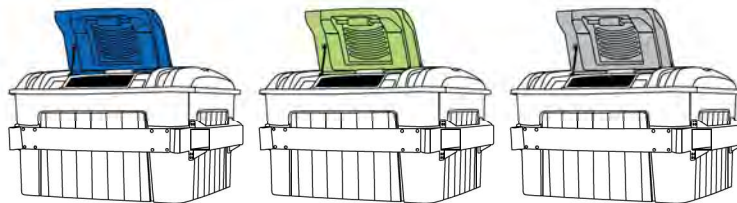
EnviroBIN™ Specifications



Load Height (A)	45 in
Width (B)	80 in
Length (C)	70 in
Depth In Ground (D)	66 in
Capacity - Volume	6.5 cubic yds
Capacity - Weight	2600 lbs
Waste Feed Opening	19 in x 24 in
Cardboard Feed Opening	3.5 in x 24 in

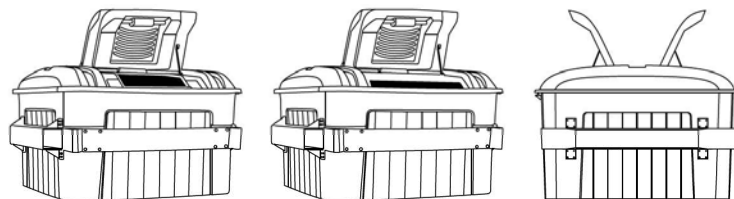
LID COLORS

Blue, green, grey and custom colors available



FEED OPENINGS

Waste or cardboard opening and dual doors





Restaurants



Convenience Stores



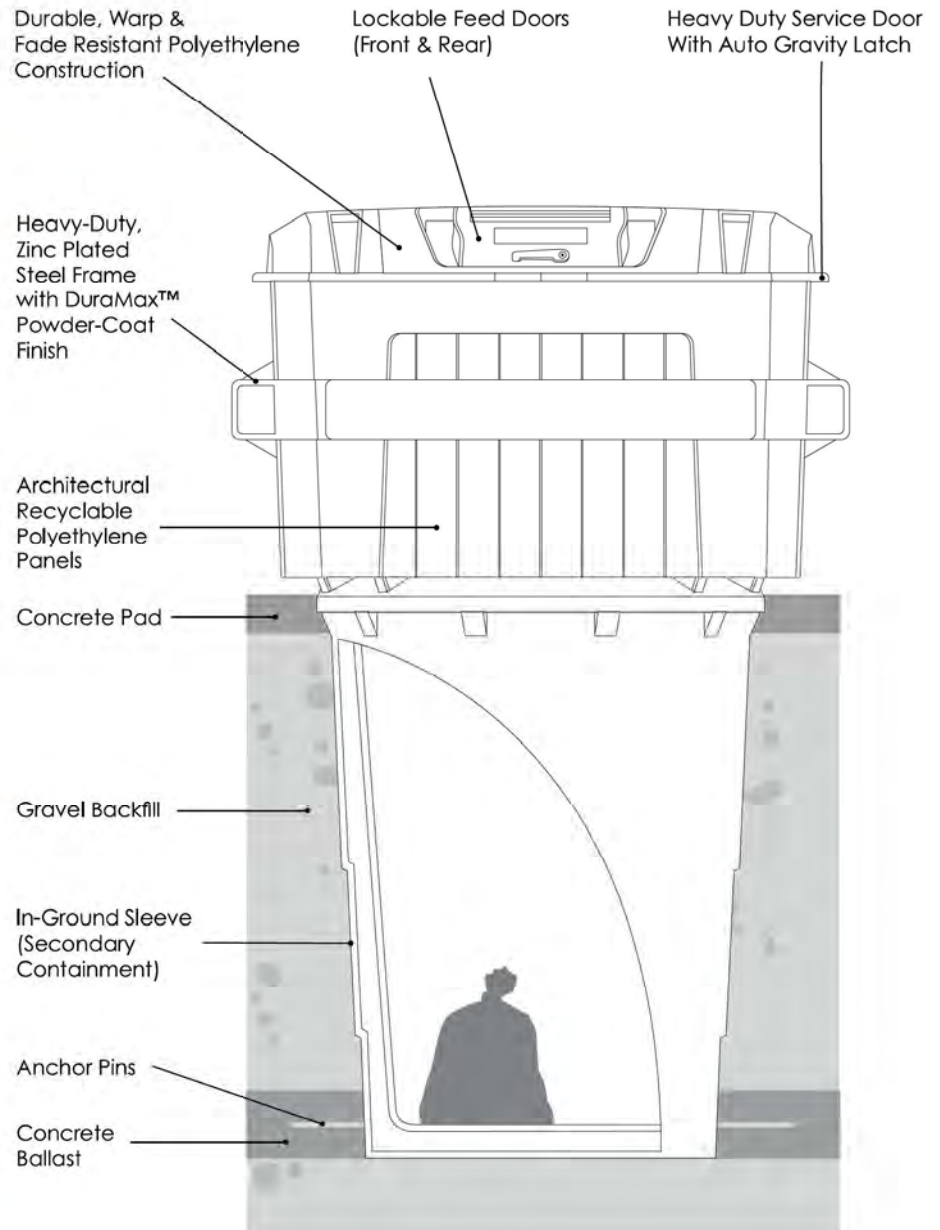
General Commercial



Multi-Resident Housing

What makes the EnviroBIN™ special?

EnviroBIN™ containers come loaded with special features.



Contact Binova Group today about the future of solid waste...the EnviroBIN™ Subsurface Waste Container!



EnviroBIN™

SUBSURFACE WASTE CONTAINERS



“

If you have to see, smell, or even think about garbage on your property, you don't have a waste management system. You have a waste problem. Find out what the industry's most innovative thinkers have designed to solve it.

”

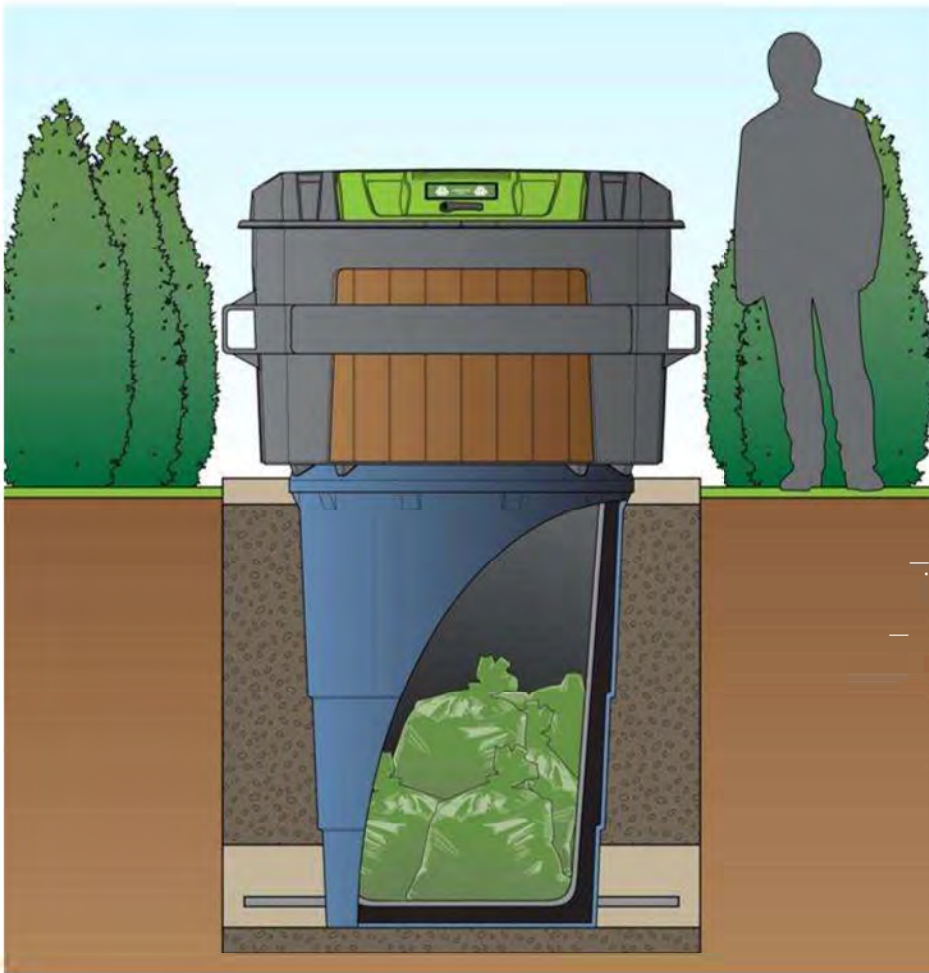
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SAME PLACE. DIFFERENT TIME.









PARKING LOT INTEGRATION

Commercial Retail.





REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

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

SUBJECT: Discussion on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3, Section IV., Open Space Mixed Residential (OSMR), to require a concept plan in association with a rezoning request to establish the distribution of attached vs. detached dwelling units (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: This item is for discussion purposes only. Recently, two properties in the southwest portion of Town have been requested for a rezoning to Open Space Mixed Residential (OSMR). The OSMR District was created in 2006 as an open space overlay district that would provide for both detached and attached single-family residential dwellings.

The Town currently has two open space overlay districts, the Open Space Residential Overlay (OSR), which only permits detached single-family residential, and the above described OSMR District. Each district requires at least 35% of the entire tract to be open space. The densities are the same and are based on the base zone, Rural Residential (R-1), which provides for a density of one dwelling unit per 20,000 square feet.

As applied to both the OSR and the OSMR, a 20-acre tract would be permitted up to 44 house lots. Neither district has a minimum lot size and lot frontage requirements and setbacks are more flexible than traditional single-family residential zoning districts that are common in the Town. For these reasons and the fact that many of the undeveloped tracts in the Town have development related challenges (sinkholes, steep slopes, transmission line easements, etc.), the OSR, in particular, has been very popular. Many of the new subdivisions in the Town are zoned OSR. Some examples include Bridgmore, Brookmere, Sheffield, Brass Lantern, Split Rail, and the Cove at Turkey Creek.

To a lesser degree some properties have been rezoned to OSMR, including the Cottages at Pryse Farm, Brairstone, and recently, a large tract that fronts mostly along Boyd Station Road. Consistent with the Town's Comprehensive Land Use Plan (CLUP), a key strategy that was identified as part of the 2012 update was to provide greater housing choice. The OSMR is an overlay option that can help address this strategy and provide for more variety and potentially more open space since some of the dwelling units could be clustered into groups of attached buildings and result in a smaller overall development footprint.

DISCUSSION: During discussions involving the two properties recently requested for a rezoning to OSMR, a concern that was expressed by both planning commissioners and the board of mayor and aldermen was that the distribution of attached vs. detached dwelling units was not addressed in the Zoning Ordinance as part of a rezoning to OSMR. A specific concern was that if a property is rezoned to OSMR, a development with entirely attached dwelling units could be proposed and result in a built form incompatible with its surroundings.

To help address this concern, staff is proposing that a concept plan be submitted in association with a rezoning request to OSMR. A concept plan is currently required for both the OSR and OSMR in the Subdivision Regulations, but this would be submitted after the property has been rezoned.

The main objective of the concept plan in this application would be to establish a distribution of attached vs. detached dwellings and where these two different residential forms would be envisioned on the property. Currently, the Zoning Ordinance requires a concept plan for rezoning requests to both the Planned Commercial Development (PCD) and the Town Center District (TCD) Zoning Districts. These districts, however, are generally more complicated than the OSMR and since concept plan requirements are already provided for in the Subdivision Regulations for the subdivision of property, basic components of a rezoning based concept plan may be more appropriately taken from the Subdivision Regulations.

Two general questions at this point from the staffs' perspective would be:

- 1) Should a concept plan be required for a rezoning request to OSMR; and
- 2) If so, what level of detail should be required to address the objective of the concept plan?

If too much detail is required and the applicant is uncertain about the requested rezoning, the applicant may avoid the OSMR. However, a certain level of detail is needed to assess how the attached vs. detached dwelling units would be distributed on the property and that this distribution would be achievable in relation to the property's characteristics and compatibility with its surroundings.

Included in the packet are the requirements for a concept plan as provided for in the Subdivision Regulations. Staff will review these with the Commission should Commissioners desire a concept plan for rezoning requests to OSMR.

B. - Concept plan.

Since it is the function and duty of the Planning Commission to provide for the harmonious development of the municipality, which includes the coordination of streets, sidewalks, open spaces, recreation, and other elements which will create conditions favorable to the health, safety, convenience and prosperity, a concept plan is herein required for any subdivision which is to be developed in multiple phases.

The purpose of the concept plan is to provide for a review of the significant physical features of a property proposed for subdivision so that an early general agreement on the comprehensive development of the entire property, particularly transportation and open space networks and their connections with adjoining properties and the immediate area, can be secured and the final design can take into consideration and capitalize on those features identified.

The plan should be prepared by a professional team that includes a Tennessee licensed engineer, a Tennessee registered land surveyor, a Tennessee licensed landscape architect, and/or a physical planner with a comparable background and experience. At a minimum, the plan shall require the seal of at least one of the above listed professionals.

1. The application submittal process for a concept plan is as follows:

The subdivider shall file with the staff of the Planning Commission four full-sized copies and one 8½-inch by 11-inch reduced copy of a concept plan of the proposed subdivision for review. At the time of such filing, the staff shall issue a receipt acknowledging said filing if requested. Neither the filing of the concept plan with the staff nor the receipt issued by the staff shall constitute "submission" of the concept plan for consideration by the Planning Commission. When the Planning Commission itself determines that it has sufficient information upon which to base its decision with respect to a particular matter, the matter will, at that time, be deemed "submitted" to the Planning Commission.

The concept plan shall be drawn to a scale of not less than 1" = 100' on sheets 24 inches by 36 inches in size and shall include, at a minimum, the following information:

- a. A title block which specifically indicates that this plan contains "conceptual information" which is "not intended for construction purposes."
- b. An address and a tax map and parcel reference associated with the property.
- c. The acreage of the property.
- d. The name, address, and telephone number of the owner(s) of record and developer(s). Where a subdivision involves multiple parcels, the owner(s) of record for each parcel shall be indicated.
- e. The name, address, and telephone number of all professionals involved and, at a minimum, the professional seal of the principal individual responsible for preparing the plan.
- f. Preparation and revision dates, approximate north point, location map, verbal and

graphic scales, and legend.

- g. A boundary survey, including existing rights-of-way and easements.
- h. The location of existing improvements.
- i. The present zoning classification on the land to be subdivided and on the adjoining land. If the property to be subdivided is bisected by different zones, the zoning lines shall be identified on the plan.
- j. A plan sheet that specifically identifies and outlines all significant physical features of the property based on readily available information and a field (on the ground) site inspection of the subject property. Such features shall include, but not necessarily be limited to, site topography, mapped wetlands and floodplains, water courses and lands that are generally inundated (e.g. ponds, lakes, perennial streams, etc.), springs, intermittent streams, slopes that exceed 15 percent, soils subject to slumping, surface depressions or sinkholes, and historic, archaeological, or cultural sites listed on the National Register of Historic Places, and/or on state, county, or town inventories. Such information shall be prepared and/or verified by professionals with expertise in the different features of the property being inventoried. The names and contact information for all said professionals shall be listed on the plan sheet.
- k. The general location and approximate square footage and acreage of all tree covered areas.
- l. The approximate density, predominant species, general distribution of predominant species, and predominant level of maturity of trees within all tree covered areas. Maturity levels shall be classified as follows: "Young stands" would be used where the predominant tree cover is from trees that are less than six inches at DBH; "Intermediate stands" would be used where the predominant tree cover is from trees that are six to ten inches at DBH; and "Mature stands" would be used where the predominant tree cover is from trees that are greater than ten inches at DBH.
- m. Mean sea level contours based on readily available information, such as geographic information systems, aerial photographs, or previous surveys, drawn at vertical intervals of not more than two feet, except when specifically not required by the Planning Commission.
- n. The proposed location and approximate grade of streets, sidewalks, and shared-use paths (also referred to in the Subdivision Regulations as bike paths) and how these proposed transportation elements will be connected both internally and to adjacent properties. Existing transportation elements which abut or stub into the property proposed for subdivision shall be shown.

The plan sheet(s) shall also address how the street(s) within the subdivision will be designed (e.g. avoiding long straight street sections and providing more street connectivity and street intersections) to slow vehicular traffic in order to make the street(s) and abutting pedestrian and shared-use facilities more inviting to all forms of people movement. Such information shall be coordinated with other design aspects of the subdivision, such as anticipated utility locations, topography and soil conditions, and access points. Proposed pedestrian and shared-use facilities shall be included on this plan sheet.

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

- o. The distance from the proposed subdivision entrance to existing access points on the same street and which are located within the immediate vicinity of the proposed subdivision entrance.
- p. The location of existing utilities and an indication of those utilities which are readily available and are expected to serve the site.
- q. The location and an identification of any areas to be designated as open space and how these open spaces will be connected both internally and to adjacent properties. Existing open spaces which abut the property proposed for subdivision shall be shown.
- r. The proposed lot line. If the property is being developed as attached single-family dwellings, indicate the maximum building footprint for each dwelling.
- s. A plan sheet that addresses streetscaping. This plan sheet shall specifically address how the subdivision will provide visual enhancements along and/or within the street corridors throughout the development. The plan shall include at least one visual enhancement element that is prominent and that creates an identifiable character for the subdivision. This may include, but not necessarily be limited to, a street tree planting plan, bioswales, rain gardens, landscaped boulevards and landscaped islands, village greens, rear accessed dwelling units, etc.
- t. From the above information, a preliminary engineering certification is to be submitted that the conceptual layout of proposed transportation elements, building lots, and open space can be designed to comply with the town's applicable ordinances,

particularly those ordinances governing the design of subdivision streets and stormwater management facilities.

2. Within 30 days after submission of the concept plan, the Planning Commission will review it and indicate its approval, disapproval, or approval subject to modifications as a basis for the preparation of a preliminary plat. If a plan is disapproved, reasons for such disapproval will be stated in writing. If approved subject to modifications, the nature of the required modifications will be indicated.
3. If the Planning Commission fails to act on the concept plan within 30 days after being submitted to the Planning Commission, the concept plan will be deemed approved and a certificate to that effect shall be issued by the commission on demand. The applicant may waive this 30-day requirement and consent to the extension of such period.
4. The approval of the concept plan by the Planning Commission will not constitute acceptance of the preliminary plat.
5. One copy of the concept plan will be returned to the applicant with any notations at the time of approval or disapproval and the specific changes, if any, required.
6. The approval of the concept plan shall lapse unless an initial preliminary plat based thereon has been submitted within one year from the date of such approval or unless an extension is applied for and granted by the Planning Commission. Extensions shall be based on current requirements and shall be valid for a maximum of one year each.

Once a preliminary plat has been approved and construction is underway, an application shall be made every two years by the subdivider for the approved concept plan to be reviewed by the Planning Commission for those areas which have not received approval for a preliminary plat. By doing so, this will help ensure that the approved concept plan is kept up to date with any additional known information, applicable ordinances, and/or with conditions or circumstances which may change over an extended period of time.

7. In an attached single-family dwelling development, once construction is complete and a final plat has been recorded in at least one phase of the development, if the developer or another property owner makes application to amend any building footprints on the concept plan, all property owners shall be notified of such changes.

(Ord. of 10-1987; Ord. of 2-2006; Res. No. PC-07-07, § 1, 4-5-2007; Res. No. PC-11-01, §§ 1, 2, 1-20-2011; Res. PC-18-03, § 1, 1-18-2018; Res. No. PC-19-11, § 1, 12-19-2019)