



FARRAGUT MUNICIPAL PLANNING COMMISSION AGENDA

**June 17, 2021 – 7:00 p.m.
Farragut Town Hall Board Room**

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 – May 20, 2021**
- 3. Appointment of youth representative**
- 4. Discussion and public hearing on a site plan for a floodway encroachment and no-rise analysis application associated with a personal use pedestrian bridge proposed to cross Little Turkey Creek on the property referenced as 12715 Union Road (Wil Glafenhein, Applicant)**
- 5. Discussion and public hearing on a request for a recommendation to the Board of Mayor and Alderman concerning entrance signs proposed as part of a streetscape improvement project within the public rights of ways near the Olympic Drive access off Smith Road and the Saint Andrews Drive access off Everett Road for the Fox Den Subdivision (Fox Den HOA, Applicant)**
- 6. Discussion and public hearing on a preliminary plat for the Keeney Property Subdivision, Parcels 142.036, 142.03602, 142.03603, 142.03604, Tax Map 142, 12422 Union Road, 25.74 Acres, 4 Lots, Zoned R-2 (Urban Engineering, Applicant)**
- 7. Discussion and public hearing on a final plat for the Old Stage Farms Subdivision, 12630 Old Stage Road, 5.65 Acres, 9 Lots, Zoned R-2 (Ryan Lynch, Applicant)**
- 8. Discussion on a proposed modification to a portion of the concept plan associated with the northwest portion of the Bridgemore Subdivision off McFee Road, Zoned R-1/OSR (Fulghum, MacIndoe & Associates, Applicant)**
- 9. Discussion on amendments to the approved site plan for the Kingston Pike Village – Phase 2 (Grocery Store and Retails Shops), 115 S. Watt Road, Zoned PCD, 8 Acres (GBS Engineering, Applicant)**
- 10. Discussion and public hearing on updates to the Major Road Plan (Town of Farragut, Applicant)**

11408 MUNICIPAL CENTER DRIVE | FARRAGUT, TN 37934 | 865.966.7057

WWW.TOWNOFFARRAGUT.ORG

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

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. 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**

May 20, 2021

MEMBERS PRESENT

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

MEMBERS ABSENT

Betty Dick

Staff Representatives: Mark Shipley, Community Development Director
David Smoak, Town Administrator
Bart Hose, Assistant Community Development Director
Trevor Hobbs, Assistant to the Town Administrator
Holley Marlowe, Codes Enforcement Officer

1. Approval of agenda

Staff recommended approval of the agenda as submitted.

A motion was made by Mayor Williams to follow staffs' recommendation. Motion was seconded by Vice Mayor Povlin and motion passed 8-0.

2. Approval of minutes – April 15, 2021

Staff recommended approval of the minutes as submitted.

A motion was made by Mayor Williams to follow staffs' recommendation. Motion was seconded by Vice Mayor Povlin and motion passed 8-0.

3. Discussion and public hearing on a preliminary plat for the Grove at Boyd Station Subdivision, Parcels 50, 50.01, 9.01, and 54.01, Tax Map 162, 12611 Boyd Station Road, 132 Acres, 285 Lots, Zoned R-1/OSMR (Rackley Engineering, Applicant)

Staff reviewed the remaining comments which included the following:

- 1) Please check the depth of pipe vs. easement width requirements in the Subdivision Regulations. Some of the required easement widths could affect the placement of structures on proposed lots (pipes buried up to 8 feet in depth require a minimum 20 foot easement; pipes buried 8-12 feet in depth require a minimum 30 foot easement; and pipes buried more than 12 feet in depth require a minimum 40 foot easement;

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- 2) On Sheet C202, storm sewer #'s 49, 51, and 53 require RCP and are shown as HDPE. Please correct;
- 3) On Sheet C204, please address the discrepancies identified by the Town Engineer on the detention basin details. Also please coordinate with the Town Engineer on some questions regarding the drainage calculations;
- 4) Please consider a slot drain to avoid clogging in the area identified for area drain 4 on Sheet C200;
- 5) Please show how runoff is collected and drained under the greenways (please show pipes at approximate locations for all greenways);
- 6) Please show a sidewalk connection from the curb at the crosswalk to the sidewalk near Station 15+00 on Branch Hook Road;
- 7) Regarding the walking trail connection shown to Virtue Road, the Virtue Cumberland Presbyterian Church is receptive to a trail connection and trailhead on their property. This should be further explored;
- 8) Staff visited the trail that stubs into the property from Chantilly Acres. Though it would cross a sizable drainage area, the connection appears to be doable and would provide for a connection point more centered between Boyd Station Road and the McFee Road roundabout. This connection should be further explored with staff and reflected on updated plans;
- 9) Along Boyd Station Road, please dimension the new right of way from existing centerline;
- 10) Sheet 2 appears to show a section of railroad right of way in the southeast corner of the property. Does this have any affect on a walking trail being placed in this area? Should a title report be provided to describe the purpose of the railroad easement?
- 11) On Sheet C180, please confirm compliance with AASHTO SU and BUS-45 designs in relation to the proposed roundabouts;
- 12) On Sheet 4, please include a table with all of the lots, including open space, listed along with their acreages. Please identify the area between Lots 1060 and 1061 as a public right of way for street and pedestrian facility connections. At a minimum, the trail will have to be constructed to the property line in this location consistent with other trail sections and Town requirements;
- 13) On Sheet 4, please show the sinkhole lip elevation and the 50 foot building setback line from the sinkhole lip elevation;
- 14) The landscaping for this development is obviously extensive. Please ensure that the relevant plans are submitted to the VRRB in advance of when approvals may be needed (prior to final plat approvals). Please also note that street tree species selection will have to be determined with Town staff prior to submitting this to the VRRB;
- 15) Please submit NOC;
- 16) Please provide an irrevocable letter of credit for erosion control for \$365,000 (based on area disturbed in Phase 1);
- 17) FUD will need to approve the water and sewer plan sheets prior to the issuance of a grading permit; and
- 18) Please include a note on the preliminary plat that the required improvements to Boyd Station Road will be submitted as a separate project and brought to the Planning Commission when more of the details are evaluated with Town staff.

A long discussion ensued and the project engineer, Russ Rackley, requested that staff comment #8 be omitted due to significant drainage concerns that were visually demonstrated on a handout with detailed topographic information provided to commissioners and staff.

Based on the information provided, Commissioner Myers moved to approve the preliminary plat subject to the remaining staff comments except for comment #8. Motion was seconded by Vice Mayor Povlin and motion passed 8-0.

4. Discussion and public hearing on a site plan (including updates to the site plan approved in April and building elevations for the multi-family buildings) for the Farragut Town Center at Biddle Farms, Parcels 3.02, 3.03, 3.10, and a portion of 3.19, Tax Map 143, 11230 Kingston Pike, 11240 Kingston Pike, 133 Concord Road, 37.08 Acres, Zoned PCD and FPD (CHM, LLC, Applicant)

Staff reviewed the remaining comments which included the following:

- 1) The public restroom will need to be on public property. Please revise the plans accordingly;
- 2) Please omit all exterior lighting information from these plans. The lighting for this entire project will need to be coordinated initially with Town staff. Decorative fixtures will be required throughout the entire project;
- 3) The landscape plan has been submitted for the VRRB review. Please omit it from this review set. Street trees will need to be coordinated with Town staff for appropriateness of species;
- 4) Please include in the final review set the approved elevations for the Aldi building and the apartment buildings;
- 5) Please check with the Codes staff on construction type and placement of buildings in relation to each other and update the plans accordingly;
- 6) Are there opportunities to add more transparency (window areas) to elevations on the Aldi building?
- 7) Please verify the fire access street width around the village green. It would appear to be 16 feet (14 feet plus a 2 foot rolled curb) rather than 15.5 feet;
- 8) The walls connecting the back of the Aldi building to the back of the buildings that face Main Street need to be further evaluated to ensure that the alley is accessible for pedestrians and achieves its design intent consistent with the Town Center area;
- 9) Please remove the chain link fencing shown on Sheet C8.3;
- 10) Please consider a diminishing curb to assist with larger vehicle turns at the western entry and exit points to the village green;
- 11) On the Paving Materials Schedule on Sheet C4.6, please specify trackless tack;
- 12) Any work within the floodway must be conditioned on FEMA approval of the proposed CLOMR and cannot be permitted until such approval is received. In addition, all fill work must be done in conformance with the Town's locally adopted regulations pre/post CLOMR, as applicable;
- 13) FUD will need to approve the water and sewer plans prior to the issuance of a grading permit;
- 14) Please ensure that the utility plan reflects needed utility infrastructure for public spaces and facilities;
- 15) Are there telecommunications conduit that can be added at this time? Specifically, 4/5G fiber in anticipation of future small cell support structures?
- 16) The geographic directions on the elevations for the Aldi building are a bit confusing due to the orientation of the site and building relative to north. You may want to clarify with additional descriptors (i.e., facing Kingston Pike, Brooklawn, and/or northeast, southeast, etc.).
- 17) Please provide a letter of credit for erosion control for \$300,000.
- 18) Please submit a copy of the NOC from TDEC.
- 19) A TDOT access permit will be required for work along Kingston Pike.

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- 20) A drainage permit fee will be required based on a dollar amount to be established by the Town Engineer.

A long discussion ensued mostly involving the building elevations for the Aldi building. It was noted by the applicant that some aspects of the Aldi elevations will be modified in terms of how they will tie into the commercial buildings that will face the Main Street. This portion of the exterior elevations could then be reviewed by the Planning Commission along with the commercial building elevations. With this understanding, a motion was made by Commissioner Myers to approve the site plan subject to the remaining staff comments except for comment #6. Motion was seconded by Vice Mayor Povlin and motion passed 8-0.

5. Discussion and public hearing 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)

Staff reviewed this item and recommended approval of Resolution PC-21-07 which recommends approval of Ordinance 21-09.

A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Mayor Williams and motion passed 8-0.

6. Discussion on updates to the Major Road Plan and potential cross sections for local and major collector streets (Town of Farragut, Applicant)

For discussion purposes only.

7. Discussion on amending the starting time for the Farragut Municipal Planning Commission meetings from 7:00 p.m. to 6:00 p.m.

Commissioners discussed this item and did not support changing the starting time at this point.

8. Approval of utilities

No items had been submitted.

9. Citizen Forum

No comments were provided for citizen forum.

The meeting adjourned at 9:40 p.m.

Scott Russ, Secretary

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Appointment of Youth Representative

INTRODUCTION AND BACKGROUND: This agenda item involves a review of applicants for the youth representative for the next fiscal year. Austin Strobel has been the youth representative for the past fiscal year and has been an active participant. Unfortunately, the past year has been impacted by the COVID pandemic and live meetings have not been possible. Staff appreciates the time invested by Austin as he was able to join most of the meetings remotely.

DISCUSSION: This year there are eight applicants. Four of the applicants listed the MPC as their first choice. Included in the packet are the applications and letters of recommendation for each candidate.

Print**Youth Representative Committee Application - Submission #5461****Date Submitted: 5/14/2021****Town of Farragut Youth Representative Committee Application****First Name**

Adilynn

Last Name

Walker

Address1

[REDACTED]

Address2**City**

Knoxville

State

Tennessee

Zip

37922-4254

Phone Number

[REDACTED]

Email

[REDACTED]

Briefly describe your life goals/aspirations:

In the future, I hope to attend a four year university as well as law school before commissioning into the US Navy. My ultimate goal is become a Judges Advocate General in the US Navy. After my military career I hope to enter the education field, providing students with opportunities to learn more about their specific interests as well as inspire interest into the legal field. I also am very passionate about exposing student to STEM as soon as possible. I am currently working at a non profit organization called THE MUSE to do just that. I think that it is really important to give students as many opportunities as possible to find what they love and excel at it, which is what I have driven to do.

Which committees are you interested in serving:

Please select your first choice and second choice from the list below.

Youth Representatives serve a one-year term on the Arts and Beautification Committee, Farragut Museum Committee, Farragut Tourism / Visitor Advisory Committee, Parks and Athletics Council, Planning Commission, Stormwater Advisory Committee and the Visual Resources Review Board; Youth Representatives serve a two-year term on the Farragut Education Relations Committee.

First Committee Choice:

Farragut Education Relations Committee (1st Tuesday of each month at 4pm)



Second Committee Choice:Planning Commission (3rd Thursday of each month at 7pm) **School**

Farragut High School

Grade level for the 2021-2022 School YearSenior **School Official or Sponsor Name**

Kevin Smathers

Phone Number

8659669775

Please upload a letter of recommendation

CMDR Smathers LOR.pdf

*Principal
John Bartlett*

*Curriculum Principal
Laicee Hatfield*

Farragut High School

*Established 1904
11237 Kingston Pike, Knoxville, TN 37934
Phone 865.966.9775
Fax 865.671.7120*

Grade Level Principals

*Steve Killian
Cara Vaughn
Charlene Lewis
Brad Smith*

May 14, 2021

Re: Adilynn Walker

To Whom It May Concern:

I had the pleasure of having Adilynn Walker in my Advanced Naval Science classes here at Farragut High School. Though a transfer at the beginning of her junior year, Adilynn presented herself as a leader with not only the discipline and drive to work single mindedly toward her own vision, but the ability to direct her actions and those of the team toward our unit goals.

Adilynn is a person of integrity and she can be trusted. She is well known for her honest dealings, predictable reactions and well-controlled emotions.

Adilynn is an outstanding mentor. She is always willing to provide the guiding hand and teaches every cadet the 'rules of the game'.

I find Adilynn to be an extremely intelligent, motivated, capable and personable young woman. She always dealt with any situation with sensible reactions and has displayed to me her commitment to her education and her future. Without reservation, she has my strongest recommendation.

Kevin E. Smathers



CDR, U. S. Navy-Ret

Senior Naval Science Instructor



*Recognized as a
by US News &*



*2013 Top American High School
World Report, Newsweek, and The Washington Post*



Print**Youth Representative Committee Application - Submission #5425****Date Submitted: 3/31/2021****Town of Farragut Youth Representative Committee Application****First Name**

Emilie

Last Name

Murr

Address1**Address2****City**

Knoxville

State

TN

Zip

37934

Phone Number**Email****Briefly describe your life goals/aspirations:**

My name is Emilie Murr and I would like to take this opportunity to submit my application to be a Town of Farragut Youth Representative for the 2021-2022 year. I have lived in Farragut all of my life and I am currently a junior at Knoxville Catholic High School. I am a member of the National Honor Society, Math Honor Society, Spanish Honor Society and varsity tennis team. I was also recently chosen to be a delegate at this year's Tennessee American Legion Auxiliary Girls State.

My older brother, Lincoln Murr, served as a Youth Representative and spoke very highly of his experience. I hope to attend college at the University of Tennessee and pursue a career in HR or possibly government when I graduate.

I would be most interested in serving on the Arts and Beautification Committee or the Planning Commission but would also welcome an appointment to any of the committees if those two are unavailable. I have received permission from my school's administration to attend meetings in the event a particular committee meets during school hours. Furthermore, I have reliable transportation and should have no difficulty attending committee meetings.

Enclosed is a recommendation letter from my Honors Spanish teacher, Ms. Jessica Counts. She recently chose me to be her Teacher's Assistant for my senior year.

Please let me know if you have any questions or require further information.

Thank you in advance for your consideration. I look forward to hearing from you.

Which committees are you interested in serving:

Please select your first choice and second choice from the list below.

Youth Representatives serve a one-year term on the Arts and Beautification Committee, Farragut Museum Committee, Farragut Tourism / Visitor Advisory Committee, Parks and Athletics Council, Planning Commission, Stormwater Advisory Committee and the Visual Resources Review Board; Youth Representatives serve a two-year term on the Farragut Education Relations Committee.

First Committee Choice:

Arts and Beautification Committee (3rd Monday of each month at 4pm)



Second Committee Choice:

Planning Commission (3rd Thursday of each month at 7pm)



School

Knoxville Catholic High School

Grade level for the ²⁰²¹⁻²⁰²²~~2020-2021~~ School Year
~~Junior~~ Senior



School Official or Sponsor Name

Jessica Counts

Phone Number

(865) 560-0313

Please upload a letter of recommendation

Choose File No file chosen

Town of Farragut Board:

Emilie Murr would be an excellent candidate to be on a committee for the Town of Farragut. I have had the joy of teaching her for two years and she is a great student with excellent attendance. She consistently participates in class and is a great critical thinker who never hesitates to ask questions. Emilie works well with others, whether it is with friends or those that are often alone. She is a hard worker and challenges herself with her class load.

Emilie would be an excellent addition to any committee as she clearly cares for her community and displays strong leadership qualities. She never hesitates to ask how she can help and be involved. I strongly recommend her.

Sincerely,

Jessica Counts

Knoxville Catholic High School

Spanish 2 Honors & 3 Honors

Jessica.counts@knoxvillecatholic.com

Print**CANDIDATE 3****Youth Representative Committee Application - Submission #5457****Date Submitted: 5/13/2021****Town of Farragut Youth Representative Committee Application****First Name**

Emma

Last Name

Cabage

Address1**Address2****City**

Knoxville

State

TN

Zip

37922

Phone Number**Email****Briefly describe your life goals/aspirations:**

Wherever I go in life, I want to help my local community and serve my country. To further this goal, I aspire to attend a military academy or be part of an ROTC program at another university. I am interested in business, and the opportunities investment brings, so I want to study business management in college and potentially pursue a career in the corporate world after my time in the military. Another field I'm interested in is law and government. To this end, I want to go to law school at some point in my life. Holding a public office is another thing I aspire to as it would allow me to help ensure the success of my local town, district, or state from a public policy standpoint. However, career is not the only thing that is important to me. I value family and wish to have one of my own someday to contribute to the next generation of Americans. Seeing as that is all off in the far future, my current focus outside of academic success is having a greater impact on the organizations I'm already involved in. For example, I am part of Junior States of America (JSA), a student-run organization focused on promoting civic engagement. I hold a cabinet position as an expansion specialist at a regional level and am working towards a department director position and potentially an executive position for my senior year. I also am in the process of obtaining an officer position at my high school's JSA chapter (school club). Additionally, I currently am the treasurer and historian of Farragut's history club. I want to be president of that club by the end of high school to help others pursue their interests in history and learn from our past.

Which committees are you interested in serving:

Please select your first choice and second choice from the list below.

Youth Representatives serve a one-year term on the Arts and Beautification Committee, Farragut Museum Committee, Farragut Tourism / Visitor Advisory Committee, Parks and Athletics Council, Planning Commission, Stormwater Advisory Committee and the Visual Resources Review Board; Youth Representatives serve a two-year term on the Farragut Education Relations Committee.

First Committee Choice:

Planning Commission (3rd Thursday of each month at 7pm)



Second Committee Choice:

Farragut Education Relations Committee (1st Tuesday of each month at 4pm)



School

Farragut High School

Grade level for the 2021-2022 School Year

Junior



School Official or Sponsor Name

Angela Breeding

Phone Number

(865) 966-9775

Please upload a letter of recommendation

Cabage.pdf

Farragut High School

Principal
John C Bartlett, EdD

Grade Level Administrators

Curriculum Principal
Laicee Hatfield

Established 1904
11237 Kingston Pike, Knoxville, TN 37934
Phone 865.966.9775
Fax 865.671.7120

Brad Smith, EdD
Steve Killian
Cara Vaughn
Charlene Lewis, PhD

To Whom It May Concern:

I am honored to write this recommendation for Miss Emma Cabage, my student at Farragut High School. Because of her exceptional qualifications, she is a perfect candidate for your program. She been an outstanding student at Farragut High School and I know that she will make the most of the opportunity.

I have the pleasure of teaching Emma in my AP Seminar and AP European History courses this year. Emma has been a joy to have in both courses. Although she has been attending virtually, she has actively participated and has excelled. I truly enjoy her wit and insight in our class discussions. AP Seminar is an extremely demanding course, which requires college-level research and group and individual presentations. In both her writing and speaking, she stands out among her peers.

Emma successfully balances her academic life with a variety of extracurricular activities. She participates in the Farragut High Model UN, where she serves on the executive board, the Girl Scouts, Student Government, and JROTC. Because of her intelligence and determination, she has also been inducted into the National Honor Society.

I cannot give a stronger recommendation for this bright, hard-working, and gregarious young lady. If you need any further information, please do not hesitate to contact me.

Sincerely,

Angela S. Breeding
History Teacher and AP Seminar Instructor

Print**CANDIDATE 4****Youth Representative Committee Application - Submission #5458****Date Submitted: 5/14/2021****Town of Farragut Youth Representative Committee Application****First Name**

Henry

Last Name

Standaert

Address1**Address2****City**

Knoxville

State

TN

Zip

37934

Phone Number**Email****Briefly describe your life goals/aspirations:**

My professional aspirations have certainly oscillated wildly as I have grown up--ranging from a professional chef to a statistician; however, now that I am nearing maturity, I am confident in saying that my ultimate goal is to be a federal appellate judge for the United States Government. When I first stepped foot in the District of Columbia at the age of seven, I felt like it was the place for me. The capital continues to evoke a feeling of freedom and individuality, two characteristics that are central to the American identity. Ever since then, I have had a deep appreciation for democracy and for what it stands. The question that remained was how I would fit into it. I knew I probably didn't want to be the president or a congressperson (too much publicity), so all that was left was the federal court system. The more I thought about this possibility, the more I began to fantasize about sitting on the High Bench and deliberating with my fellow judges over what many would consider dry, recondite jargon. But, for lack of a better way of putting it, I love that stuff! Entering high school truly ignited my penchant for law, so entering the judgeship would allow for me to marry my two keenest interests: the law, and democracy. For now, I can only dream of sitting before the Senate in the Capitol, hearing the clerk announce my confirmation, and taking my oath to the Constitution. That seems pretty far away, but getting involved in my local community is this first step, which is exactly what acting as a youth representative for the Town of Farragut would allow me to do.

Which committees are you interested in serving:

Please select your first choice and second choice from the list below.

Youth Representatives serve a one-year term on the Arts and Beautification Committee, Farragut Museum Committee, Farragut Tourism / Visitor Advisory Committee, Parks and Athletics Council, Planning Commission, Stormwater Advisory Committee and the Visual Resources Review Board; Youth Representatives serve a two-year term on the Farragut Education Relations Committee.

First Committee Choice:

Planning Commission (3rd Thursday of each month at 7pm)



Second Committee Choice:

Stormwater Advisory Committee (2nd Thursday of each month at 3:45pm)



School

Grade level for the 2021-2022 School Year

Knoxville Catholic High School

Senior



School Official or Sponsor Name

Phone Number

Jennifer LaMattina

(865)560-0504

Please upload a letter of recommendation

Choose File No file chosen



KNOXVILLE CATHOLIC HIGH SCHOOL

9245 Fox Lonas Road
Knoxville, TN 37923

P: (865)560-0313 F: (865)560-0314
knoxvillecatholic.com

Dear Esteemed Colleagues:

It is with great pleasure that I recommend Hank Standaert for consideration as a Youth Representative for the Town of Farragut. Hank is a tremendous student and human being and a beacon of hope for his generation. I admire his maturity and talents, but also his desire to use his voice for a greater good.

Hank has achieved great academic success in a very rigorous Honors and AP curriculum at KCHS. While most of his courses come easily to Hank, he is constantly pushing himself to delve deeper into topics of interest with questions and fruitful discussions with teachers. He is a kind young man who willingly offers help to classmates by tutoring and taking on additional duties in the clubs he is involved with. As a member of student council, Hank brings a mature voice of reason and calming presence to the group, along with a great sense of humor. Hank is not one to miss a deadline nor shy away from a challenging task. He is grounded in his beliefs and plans to use his strong verbal skills to perhaps study law. As a leader in our Mock Trial club, Hank has mentored several underclassmen and given them confidence in their abilities to share opinions. Hank doesn't lead by "always being right", but rather well-informed and researched opinions that he has the ability to share with great confidence and success.

I know that Hank would be an asset to your program and to the other participants. Hank will bring his newly acquired skills and information back to KCHS and implement what he has learned for the benefit of our community. He has my highest recommendation.

Regards,

Jennifer LaMattina
School Counselor

Print**CANDIDATE 5****Youth Representative Committee Application - Submission #5445****Date Submitted: 5/11/2021****Town of Farragut Youth Representative Committee Application****First Name**

Kate

Last Name

Cho

Address1**Address2****City**

Farragut

State

Tennessee

Zip

37934

Phone Number**Email****Briefly describe your life goals/aspirations:**

I hope to participate in the government of the United States and help organize my community. For this reason, I want to pursue a double major in economics and international relations with a minor in statistics so I can go on to law school. After law school and in the far future, I hope to be a member of the US State department so that I may use my passion for international relations, economics, and maintaining order to promote international stability.

Currently, I am focused on becoming the director general for the Southeastern High School Model UN Conference, where I presently serve as the chair of the United Nations Office on Drugs and Crime. For the remainder of my high school career, I would like to become the president of Humanities Academy so that I may help humanities-focused students thrive academically. I would also like to continue my research into the economics of gender empowerment, which stems from my interest in international relations and economics. To further my knowledge of international cultures and expand my worldview, I will focus on self-studying Afrikaans this summer and recreate interesting cuisine from all over the globe.

Which committees are you interested in serving:

Please select your first choice and second choice from the list below.

Youth Representatives serve a one-year term on the Arts and Beautification Committee, Farragut Museum Committee, Farragut Tourism / Visitor Advisory Committee, Parks and Athletics Council, Planning Commission, Stormwater Advisory Committee and the Visual Resources Review Board; Youth Representatives serve a two-year term on the Farragut Education Relations Committee.

First Committee Choice:

Planning Commission (3rd Thursday of each month at 7pm) ▼

Second Committee Choice:

Farragut Tourism/Visitor Advisory Committee (3rd Tuesday of January, March, May, July, September and November a ▼

School

Farragut High School

Grade level for the 2021-2022 School Year

Junior ▼

School Official or Sponsor Name

Aaron Johnson

Phone Number

(865) 966-9775

Please upload a letter of recommendation

2021 Rec Letter Kate Cho.pdf

Farragut High School

Principal
John C Bartlett, EdD

Grade Level Administrators

Curriculum Principal
Laicee Hatfield

Established 1904
11237 Kingston Pike, Knoxville, TN 37934
Phone 865.966.9775
Fax 865.671.7120

Brad Smith
Steve Killian
Cara Vaughn
Charlene Lewis, PhD

May 10th, 2021

Farragut Town Hall Representative Selection Committee:

It is my privilege to write this letter to recommend an exemplary student and talented young woman, Kate Cho, to be selected as a representative of her community. I have known Kate for two years as a student in my AP® Seminar/Honors English II class. From her freshman to sophomore years, it has been such a pleasure to watch her grow, maturing academically, socially, and artistically but never straying from the solid values and joyful, outgoing personality that make her so likable and memorable. Kate is fluent in Korean, plays multiple instruments, and is very concerned with human rights, current events, and equality. She is a powerful communicator and does so with humor and grace. Her strong written and verbal skills, in addition to her sharp integrity, would make her an asset to your team. Based on the consistently admirable and impressive traits I have observed, I cannot imagine a better candidate for this opportunity than Kate.

While a student at Farragut High School, Kate has always challenged herself academically in Honors/Advanced Placement classes and other rigorous courses. Always prepared, she actively participates in class discussions, grasps material quickly, and demonstrates a strong work ethic with conscientious attention to detail. Furthermore, her strong written, verbal, and analytical skills are pleasures for any teacher to encounter. She is a hard worker who can multi-task and maintain strong grades. This focus has served her well and, most notably, in our HOSA program, Model United Nations, No Borders Model UN, and Mu Alpha Theta. She continues to grow and develop her leadership skills for future service.

Kate's academic excellence has also been acknowledged through her inductions and memberships in the National Honor Society and Scholar's bowl, among others. Additionally, she qualified for the National History/Geography Bee in 2019. She is always enthusiastic about learning and eager to collaborate with her peers, and her attitude has consistently demonstrated that she values learning and appreciates educational opportunities. She communicates ideas through discussion and writing in a clear, logical, confident manner. She wishes to use this excellent communication and interpersonal skills to pursue further education and refine her professional goals. These skills would really serve a local committee well and offer a unique voice and perspective. She is simply a great student!

Kate Cho has certainly enriched Farragut High School and will undoubtedly enhance the representative program and any of her other future endeavors. She focuses on the process of learning for its own sake rather than the grades. Kate has not taken those courses to impress others but to challenge herself. Wisely, she appreciates the educational opportunities she has been offered and has been willing to take personal growth risks. This young woman demonstrates exceptional character and is respected by her peers and the FHS faculty. She has been a bright spot in my class, and I am confident that she will always represent her *alma mater* well. If you have any questions regarding her qualifications, please contact me at (865) 966-9775 or aaron.johnson@knoxschools.org. Thank you for considering Kate Cho for this opportunity and for the options you provide such exceptional students!

Sincerely,



Aaron Johnson
English Instructor

Print**CANDIDATE 6****Youth Representative Committee Application - Submission #5447****Date Submitted: 5/12/2021****Town of Farragut Youth Representative Committee Application****First Name**

Rena

Last Name

Liu

Address1

[REDACTED]

Address2

Knoxville TN 37934

City

Knoxville

State

TN

Zip

37934-4676

Phone Number

[REDACTED]

Email

[REDACTED]

Briefly describe your life goals/aspirations:

My day is a calibrated schedule of news briefings: I start off with WSJ's Notes on the News, work through EI Times before Spanish class, eat lunch over Axios World and Axios China, and wind down with NYT's Evening Briefing. In other words, I am a bona fide politics nerd, and I am so because I believe in a government's direct responsibility to take care of people. As our nation faces the 21st century of widening wealth gaps, growing geopolitical tensions, and dwindling natural resources, I am concerned about common people's vulnerability to being left behind and exploited. I want to be a public servant to address these issues and take care of people, and thus am applying to be a Youth Representative on a Town of Farragut Committee to both gain a better understanding of local government and also serve my community by representing student perspectives on the issues facing our town. In addition, by getting the chance to work with community leaders, including our Mayor and Vice Mayor, I hope to learn about civic leadership from those already exemplifying it in Farragut.

I plan on following the beaten path charted out by American statesmen over the years: graduating from university, attending law school, practicing law, and eventually, running for office. Nonetheless, no matter how liable this plan is to change, I am confident that I will end up serving the public with my life and will use what I have learned from my experience with the Town of Farragut to do so to the best of my ability.

Which committees are you interested in serving:

Please select your first choice and second choice from the list below.

Youth Representatives serve a one-year term on the Arts and Beautification Committee, Farragut Museum Committee, Farragut Tourism / Visitor Advisory Committee, Parks and Athletics Council, Planning Commission, Stormwater Advisory Committee and the Visual Resources Review Board; Youth Representatives serve a two-year term on the Farragut Education Relations Committee.

First Committee Choice:

Planning Commission (3rd Thursday of each month at 7pm)



Second Committee Choice:

Farragut Education Relations Committee (1st Tuesday of each month at 4pm)



School

Farragut High School

Grade level for the 2021-2022 School Year

Junior



School Official or Sponsor Name

Samantha Newman

Phone Number

865-966-9775

Please upload a letter of recommendation

Rena Liu Rec Letter Youth Rep
Farragut.pdf

Farragut High School

*Principal
John C Bartlett, EdD*

Grade Level Administrators

*Curriculum Principal
Laicee Hatfield*

*Established 1904
11237 Kingston Pike, Knoxville, TN 37934
Phone 865.966.9775
Fax 865.671.7120*

*Brad Smith, EdD
Steve Killian
Cara Vaughn
Charlene Lewis, PhD*

To Whom It May Concern:

I am writing on behalf of Rena Liu to be a Youth Representative for the town of Farragut. Rena is one of the most extraordinary students I have ever taught. I teach in a school that serves many successful and gifted students. I have seen many come through my classroom that are all well qualified for the many endeavors they set out to do; however, Rena far exceeds those that I have taught in the past. Rena is both academically and socially successful. Her grades and test scores reflect that she is studious and hard working, but having her in class I saw beyond just good grades. She asks questions, participates in class discussions, and is relatable. I saw her think deeper into the topics discussed in class. She does more than reading, studying, and memorizing. She wants to know the why and how. She would message me with articles relevant to class or stay after to discuss a current event happening within the government, and I was glad to see her making relevant connections to the curriculum.

In addition to the dedication in the classroom, she is also heavily involved with clubs and organizations around the school, and not surprisingly, they are all humanities focused. To serving as a representative in the Student Government Association, founding JSA, serving as a delegate in Model UN, or most recently serving as a delegate in the US Senate Youth Program, all have helped prepare her to be a great addition to any committee.

Her involvement in the government is imminent, but this experience would be a great next step for her to gain more insight into local government and a stepping stone to start representing people around her.

Thank you for your consideration,

Samantha Newman
Farragut High School
Social Studies Teacher

Print**CANDIDATE 7****Youth Representative Committee Application - Submission #5460****Date Submitted: 5/14/2021****Town of Farragut Youth Representative Committee Application****First Name**

Sheala

Last Name

Miller

Address1

[REDACTED]

Address2**City**

Farragut

State

TN

Zip

37934

Phone Number

[REDACTED]

Email

[REDACTED]

Briefly describe your life goals/aspirations:

My goal in life is to be able to help others and never be held back. I have always had a passion for learning and I never want to be left not knowing. I strive to create opportunities for myself and while I don't know what I intend to do in the future, I don't want anything to hold me back from doing it. I aspire to be a lawyer, architect, or politician in the future. I have been a part of the page and messenger program at the Florida House of Representatives and I'm a part of the Girl Scouts. I have always found an interest in improving my community and being involved in civic actions. I want to be able to live a fun and fulfilling life while giving others the opportunity to do the same.

Which committees are you interested in serving:

Please select your first choice and second choice from the list below.

Youth Representatives serve a one-year term on the Arts and Beautification Committee, Farragut Museum Committee, Farragut Tourism / Visitor Advisory Committee, Parks and Athletics Council, Planning Commission, Stormwater Advisory Committee and the Visual Resources Review Board; Youth Representatives serve a two-year term on the Farragut Education Relations Committee.

First Committee Choice:

Farragut Education Relations Committee (1st Tuesday of each month at 4pm)



Second Committee Choice: **Planning Commission ***

~~Arts and Beautification Committee (3rd Monday of each month at 4pm)~~ ▼

School

Farragut High School

Grade level for the 2021-2022 School Year

Junior ▼

School Official or Sponsor Name

Phone Number

**Please upload a letter of
recommendation**

Sheala Youth Rep Letter of
Rec.pdf

* Second choice committee changed to Municipal Planning. After Youth Representative application deadline, the Arts and Beautification Committee changed the meeting time to 11:30am; student not available to attend at new meeting time.

Farragut High School

*Principal
John C Bartlett, EdD*

Grade Level Administrators

*Curriculum Principal
Laicee Hatfield*

*Established 1904
11237 Kingston Pike, Knoxville, TN 37934
Phone 865.966.9775
Fax 865.671.7120*

*Brad Smith, EdD
Steve Killian
Cara Vaughn
Charlene Lewis, PhD*

To Whom It May Concern:

I am writing on behalf of Sheala Miller to be a Youth Representative for the town of Farragut. Sheala is new to town this school year, but has seemed to quickly made herself comfortable in this new environment. I had Sheala in AP Government in the fall, and she made class lively by conversing with classmates and sharing her opinions and experiences each day. I could always count on her to engage in the discussions no matter the topic. Even though that was one her greatest strengths, she also showed herself to be hardworking and responsible. I'm glad to see her wanting to get involved in her new community and think she will do a tremendous job in as a Youth Representative. Please give Sheala full consideration for this opportunity.

Thank you for your time,

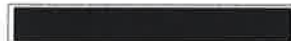
Samantha Newman
FHS Social Studies Teacher

Print**CANDIDATE 8****Youth Representative Committee Application - Submission #5454****Date Submitted: 5/13/2021****Town of Farragut Youth Representative Committee Application****First Name**

Will

Last Name

Duncan

Address1**Address2****City**

Knoxville

State

TN

Zip

37922-5451

Phone Number**Email****Briefly describe your life goals/aspirations:**

Recently I was elected to be the Junior Class President at Farragut High School. I have also served in this role for my Freshman and Sophomore years at Farragut. At the present time I am not sure what I want to do in the future but I do know that I enjoy serving others, working in groups, and being part of a team that implements new ideas. I would like to serve the Town of Farragut as a youth representative on a committee for these reasons.

Thank you for your time and consideration.

Which committees are you interested in serving:

Please select your first choice and second choice from the list below.

Youth Representatives serve a one-year term on the Arts and Beautification Committee, Farragut Museum Committee, Farragut Tourism / Visitor Advisory Committee, Parks and Athletics Council, Planning Commission, Stormwater Advisory Committee and the Visual Resources Review Board; Youth Representatives serve a two-year term on the Farragut Education Relations Committee.

First Committee Choice:Parks and Athletics Council (2nd Tuesday of each month at 7pm) **Second Committee Choice:**Planning Commission (3rd Thursday of each month at 7pm) **School**

Farragut High

Grade level for the 2021-2022 School YearJunior **School Official or Sponsor Name**

Laura Smithey

Phone Number

8659669775

Please upload a letter of recommendation

Will D Letter of Rec.pdf

Farragut High School

*Principal
John C Bartlett, EdD*

Grade Level Administrators

*Curriculum Principal
Laicee Hatfield*

*Established 1904
11237 Kingston Pike, Knoxville, TN 37934
Phone 865.966.9775
Fax 865.671.7120*

*Brad Smith
Steve Killian
Cara Vaughn
Charlene Lewis, PhD*

To Whom It May Concern:

I am writing this letter on behalf of Will Duncan, who is applying to serve as a youth representative for the Town of Farragut. Will would be an outstanding choice to provide input on behalf of the young citizens of Farragut.

Will is currently in my 10 Honors English class at Farragut High School. Will has impressed me this year with his work ethic and willingness to participate and ask questions. He does not wish to merely memorize; he wishes to understand what he learns. Some students may be intimidated by the prospect of interacting with adults; however, Will's natural inquisitiveness and his communication skills would ensure that he would be a valuable member on whatever committee he was chosen to serve.

Will is an active member of Farragut High School's Student Government Association, and he was recently elected by his peers to continue to lead the junior class as class president. This speaks volumes of the respect his peers have for him. They trust him to lead their class and to hear their voices, and serving as a youth representative would give Will the opportunity to serve his peers in a larger forum.

Will would not take on a commitment to which he was not willing to dedicate himself, and being a youth representative is a role he would take seriously. I have no reservations recommending Will Duncan to be a youth representative for the Town of Farragut, and I know he would be an active member who would be honored to be the voice of his peers.

Sincerely,

Laura Smithey
English Teacher/English Department Chair
Farragut High School

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Bart Hose, Assistant Community Development Director

SUBJECT: Discussion and public hearing on a site plan for a floodway encroachment and no-rise analysis application associated with a personal use pedestrian bridge proposed to cross Little Turkey Creek on the property referenced as 12715 Union Road (Wil Glafenhein, Applicant)

INTRODUCTION AND BACKGROUND: This agenda item involves an application by a property owner to construct a private bridge across Little Turkey Creek. As noted in the applicant's submitted No-Rise Analysis, "The purpose of the crossing (bridge) is to access lands of the same owner on the opposite side of the stream for agricultural and recreational purposes. No residences, or other habitable structures, or fill are proposed within the SFHA (Special Flood Hazard Area) at this time". The flood hazards along the affected section of Little Turkey Creek have been studied by FEMA and are included on the Flood Insurance Rate Map (FIRM) Panel for that area (Panel # 47093C0352F). The identified flood hazards and FIRM include a regulatory Floodway and the proposed bridge would be located within the Floodway area.

DISCUSSION: The Town's adopted Flood Damage Prevention Regulations generally prohibit encroachments within the regulatory floodway. They do, however, also make provisions for permitting some development within the floodway area "upon approval by the planning commission and that it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practices that the cumulative effect of the proposed encroachments or new development shall not result in any increase in the water surface elevation of the Base Flood Elevation, velocities, or floodway widths during the occurrence of a base flood discharge at any point within the community". This documentation is typically referred to as a No-Rise Analysis and it must be prepared by a Tennessee Registered Professional Engineer.

The applicant(s) and their engineer have submitted bridge crossing plans and a no-rise analysis. The Town's planning staff has contacted the State's NFIP (National Flood Insurance Program) Administrator for assistance in reviewing the analysis and the applicant's engineer has forwarded the relevant materials and documentation to the State for review. The Town's staff has not yet received verification from the State that the no-rise analysis is adequate and acceptable.

The Town's staff has also contacted the Tennessee Department of Environment and Conservation (TDEC) regarding the project. TDEC has indicated that an ARAP (Aquatic Resources Alteration Permit) will also be required for the project. If the applicant has not already discussed the project with TDEC they should do so. The Town's flood prevention regulations also require it to assure that all other necessary permits are obtained for the project.

Finally, the Town's engineering staff has also reviewed the bridge plans and suggested that the following additions, alterations, or clarifications.

1. Recommend rip rap stabilization (or similar) of creek bank at crossing. This is typical of roadway bridges to prevent future undermining of bridge abutments.
2. Remove/clarify the 18" RCP callout on the plans. The plans include both a 24" RCP and an 18" RCP callout in the same place.
3. Recommend including toe on the precast headwall.

RECOMMENDATION: The bridge application and its approval are principally related to the enforcement of the Town's adopted Flood Damage Prevention Regulations. The staff sees no reason why the Planning Commission could not approve the proposed bridge crossing subject to verification from the State that the submitted no-rise analysis is adequate and acceptable for NFIP permitting purposes, that an ARAP permit is obtained (if necessary) from TDEC, and that the applicant satisfactorily addresses the engineering staff's comments and recommendations.

Pedestrian Bridge No-Rise Analysis

FOR

Glafeinheim Residence at Little Turkey Creek

Prepared for:

Wil Glafeinheim

12715 Union Road, Knoxville, TN 37934

Town of Farragut
Knox County, Tennessee

Prepared By:



1815 Nantasket Road, Knoxville, TN 37922



April 2021

Executive Summary

The purpose of this analysis is to analyze the impacts of a proposed private Stream Crossing over Little Turkey Creek in the Town of Farragut, Knox County, TN. The analysis includes placement of the bridge as well as a high flow channel and an additional 24" culvert such that the net effect of all of the work is "No-Rise" in Base Flood Elevations anywhere within the community.

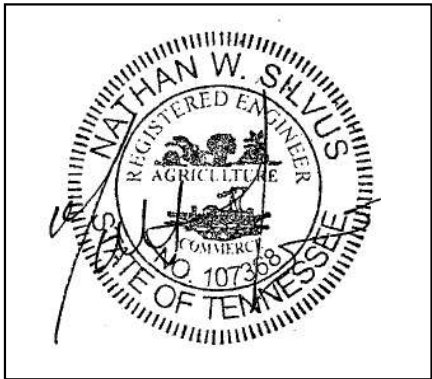
Little Turkey Creek is a FEMA regulated flood source. The subject property is located at 12715 Union Road, 37934. The proposed construction is within an area designated Floodway Zone AE on Effective FIRM Panel 47093C0352F, dated May 2, 2007.

The purpose of the crossing is to access lands of the same owner on the opposite side of the stream for agricultural and recreational purposes. No residences, other habitable structures, or fill are proposed within the SFHA at this time. Nearly all of the land to be access by the owner is in the SFHA and will remain in the SFHA. No fill placement is proposed to elevate SFHA land above the floodplain at this time. No fill placement is proposed to create an elevated roadway embankment.

The enclosed analysis illustrates that the proposed placement of the bridge, along with a high-flow channel and culvert, produce a combined impact of "No-Rise" in any Base Flood Elevations or Encroached 100-year Floodway Elevations. The analysis is based on the design presented on sheet C1.1 in the Construction Plans. This analysis follows the procedures and requirements of *TN NFIP Guidance Document: No-Rise Submittals*.

No-Rise Certification

This document is to certify that I am a duly qualified engineer licensed to practice in the State of Tennessee. It is to further certify that the attached technical data supports the fact that the proposed **Glafenhein Bridge Project** will not increase the base flood elevations or floodway elevations, or impact the floodway widths, on **Little Turkey Creek** at published cross-sections in the Flood Insurance Study for **Knox County, TN** dated **May 2, 2007** and will not increase the base flood elevations or floodway elevations, or impact the floodway widths at unpublished cross-sections in the area of the proposed development.



Seal and Signature

NATHAN W. SILVUS, PE

Name

PROJECT ENGINEER

Title

SILVUS ENGINEERING CONSULTING, LLC

1815 NANTASKET ROAD

KNOXVILLE, TN 37922

Address

APRIL 22, 2021

Date

FOR COMMUNITY USE ONLY

___ Approved ___ Disapproved

Name and Title

Signature

Date

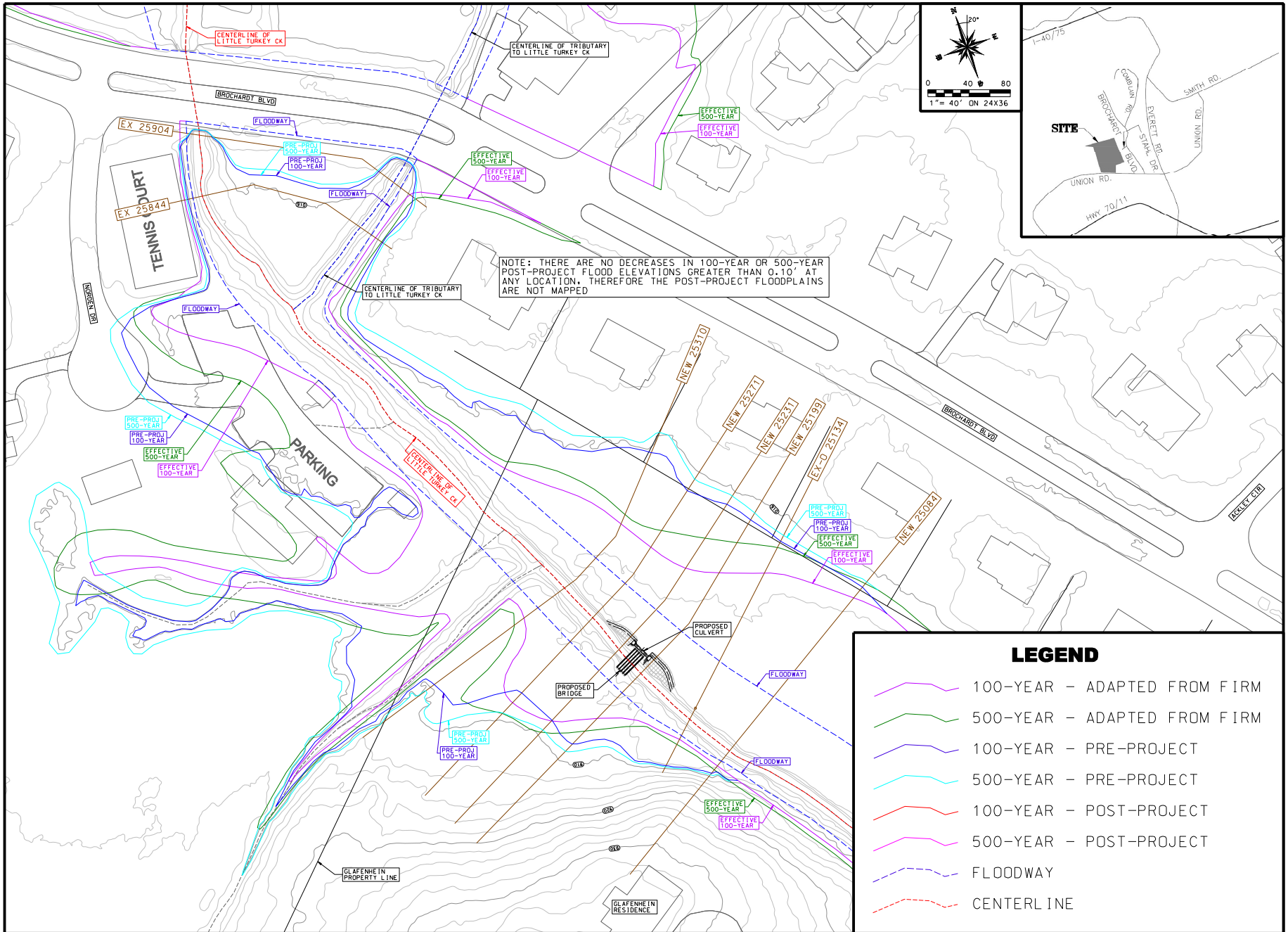
Project Contacts

Engineering: Nathan W. Silvus, PE,
1815 Nantasket Road
Knoxville, TN 37922
865.414.0524
nathan@silvus.us

Owner: Wil Galfenhein
12715 Union Road
Knoxville, TN 37934
865.238.0002
Wil.G@honorsproperties.com

Community: Bart Hose
Town of Farragut
Asst Community Development Director
11408 Municipal Center Drive
Farragut, TN 37934
865.966.7057
bhose@townoffarragut.org

Survey: Batson Himes Norvell and Poe
David Poe, RLS, P.E.
4334 Papermill Drive
Knoxville, TN 37909
865.588.6472



NO.	REVISIONS	BY	DATE

THIS DRAWING IS PART OF A PROFESSIONAL DESIGN AND SHOULD BE USED IN CONJUNCTION WITH THE WRITTEN TEXT. COPYRIGHT 2021, STILUS ENGINEERING CONSULTING.

PROJECT: GLAFENHEIN BRIDGE
LITTLE TURKEY CREEK

OWNER: WIL AND DEVON GLAFENHEIN

12715 UNION ROAD, KNOXVILLE, TN 37934
PARCEL ID: 114-10812 TOWN OF FARRAGUT AREA: 6.64 AC

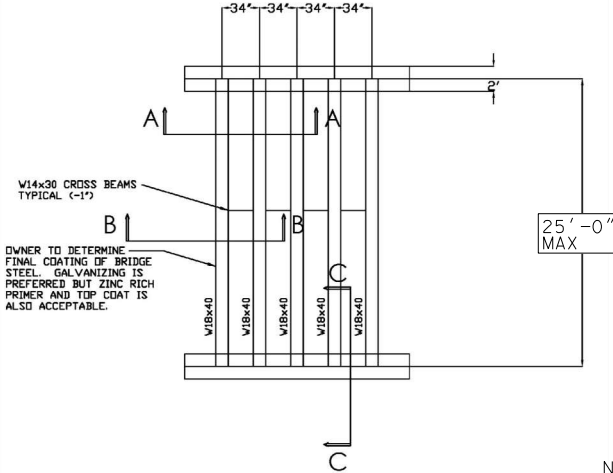
ENGINEER: SEE

STILUS ENGINEERING CONSULTING
NATHAN SILVER, R.R.
180 NANTANSETT ROAD
KNOXVILLE, TN 37909
864.41.6804

DATE: 04-16-2021

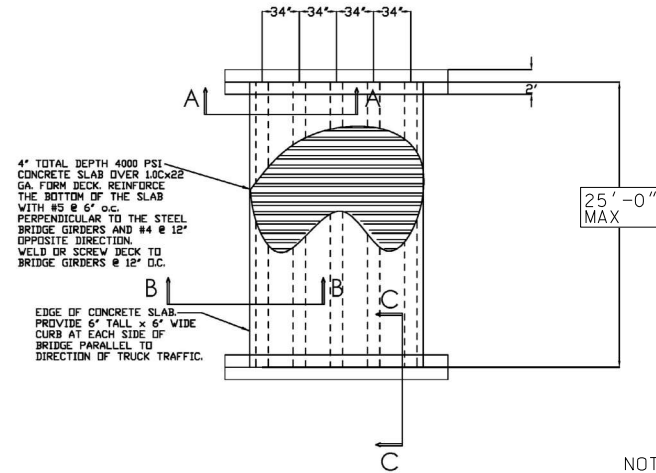
SHEET: F1.4
TOPOGRAPHIC WORK MAP

GIRDER AND CROSS BEAM PLAN



NOT TO SCALE

CONCRETE DECK PLAN



NOT TO SCALE

NOTES

DESIGN AND CODE INFORMATION

1. THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 2008 INTERNATIONAL BUILDING CODE. ALL DESIGN MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REFERENCED CODE(S). UNLESS SPECIFIED OTHERWISE, ALL EDITIONS OF CODES AND STANDARDS SHALL BE AS SET FORTH IN THE ABOVE GOVERNING CODE.
2. THIS STRUCTURE IS A LIGHT-DUTY ONE-LANE BRIDGE. THE BRIDGE IS DESIGNED FOR LIGHT-DUTY TO MEDIUM-DUTY PASSENGER CARS, TRUCKS, AND BUSES. THIS STRUCTURE IS NOT DESIGNED FOR CONCRETE TRUCKS, DUMP TRUCKS, FIRE TRUCKS, OR SIMILAR WEIGHT VEHICLES. THE OWN MAXIMUM LOAD FOR THIS BRIDGE WAS ASSUMED TO BE 7,500 LBS. MAX.

STRUCTURAL STEEL AND METAL DECK

1. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, JUNE 22, 2010" AND THE STEEL CONSTRUCTION MANUAL, 14TH EDITION, UTILIZING ALLOWABLE STRESS DESIGN.
2. ALL STRUCTURAL STEEL WIDE FLANGE MEMBERS SHALL BE ASTM A992 GRADE 50.
3. ALL OTHER PLATE AND ANGLES SHALL CONFORM TO ASTM A36, A572 GRADE 50, OR A992.
4. ANCHOR RODS SHALL BE ASTM F1554 HEADED RODS (REFER TO DRAWINGS FOR STRENGTH REQUIREMENTS). PROVIDE HEAVY HEX NUTS AND WASHERS COMPLYING WITH THE REQUIREMENTS OF TABLE 14.2 IN THE AISC STEEL CONSTRUCTION MANUAL UNLESS THICKER AND/OR LARGER WASHERS ARE NOTED ON THE DRAWINGS. HOLE DIAMETER IN WASHERS SHALL BE 1/16 INCH. IN LIEU OF HEADED RODS, THREADED RODS WITH A HEAVY HEX NUT FULLY ENGAGED AND TACK WELDED TO THE EMBEDDED END MAY BE USED.
5. ALL BOLTED CONNECTIONS SHALL BE MADE WITH 3/4 INCH DIAMETER ASTM A305 BOLTS IN BEARING TYPE CONNECTIONS UNLESS NOTED OTHERWISE. ALL BOLTS IN BEARING TYPE CONNECTIONS SHALL BE TIGHTENED TO AT LEAST THE SNAG TIGHT CONDITION AS DEFINED BY AISC.
6. THE STRUCTURAL STEEL FABRICATOR SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL CONNECTIONS NOT FULLY DETAILED ON THE DRAWINGS.
7. WELDING SHALL BE DONE BY CERTIFIED WELDERS USING ASTM E70 SERIES ELECTRODES FOR SHOP WELDING STEEL AND E70 SERIES LOW HYDROGEN ELECTRODES FOR ALL WELDING OF HIGH STRENGTH STEELS AND FOR ALL FIELD WELDING.
8. METAL FORM DECK AND ROOF DECK SHALL BE CONTINUOUS OVER THREE SPANS AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
9. METAL DECK IS DESIGNED FOR UNIFORM LOADS ON THE SPANS SHOWN. NO CONCENTRATED POINT OR LINE LOADS SHALL BE INDUCED ON METAL DECK.
10. HARDENED WASHERS SHALL BE INSTALLED OVER SHORT SLOTTED OR OVERSIZE HOLES OCCURRING IN THE OUTER PLY OF A CONNECTION. A PLATE WASHER AT LEAST 5/16 INCH THICK WITH STANDARD HOLES SHALL BE INSTALLED OVER LONG SLOTTED HOLES OCCURRING IN AN OUTER PLY OF A CONNECTION.

- ANCHOR BOLT HOLES SHALL BE OVERSIZED IN ACCORDANCE WITH THE FOLLOWING:
ROD DIAMETERS 3/4 INCH TO ONE INCH 5/16 INCH OVERSIZE
ROD DIAMETERS ONE INCH TO TWO INCHES 1/2 INCH OVERSIZE
ROD DIAMETERS OVER TWO INCHES ONE INCH OVERSIZE

CONCRETE

1. ALL CONCRETE WORKMANSHIP AND MATERIALS SHALL CONFORM TO ACI 318 AND ALL LOCAL LAWS AND ORDINANCES. THE CONCRETE MIX REQUIREMENTS TABLE SHOWN BELOW SHALL APPLY TO ALL CONCRETE MIX DESIGNS USED ON THIS PROJECT. MIX DESIGN SUBMITTALS SHALL BE IDENTIFIED FOR INTENDED STRUCTURAL USE.
2. FLYASH CONTENT SHALL NOT EXCEED 25% OF THE TOTAL WEIGHT OF CEMENT PLUS FLYASH.
3. PROVIDE EXTRACTED AIR AS SPECIFIED UNDER THE DURABILITY REQUIREMENTS OF ACI 318.
4. ALL CONCRETE SHALL BE VIBRATED.
5. SAW CONTROL JOINTS IN SLABS ON GRADE SHALL BE CUT IN ACCORDANCE WITH ACI 302.1R. JOINTS SHALL BE CUT WITHIN 12 HOURS OF SLAB PLACEMENT. THE LENGTH TO WIDTH RATIOS OF SLAB AREAS SHALL NOT EXCEED 1.25. THE MAXIMUM AREA OF SLAB WITHIN JOINTS SHALL BE 144 SF.
- 6.

CONCRETE MIX REQUIREMENTS					
USE OR TYPE OF STRUCTURAL ELEMENT	MIN. COMP. STRENGTH (PSI)	TOTAL AIR CONTENT (%)	MAXIMUM W/C RATIO	SLUMP (INCHES)	REMARKS
FOUNDATIONS					
FOUNDATIONS	4000	NOT REQ.	0.60	5	

FOUNDATIONS

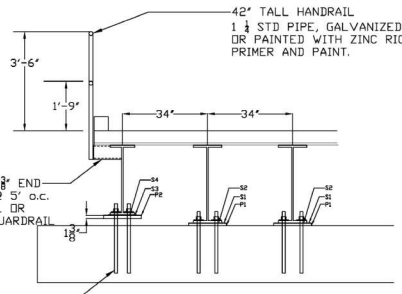
1. ASSUMED SHALLOW FOUNDATION DESIGN PARAMETERS ARE AS FOLLOWS. SHOULD ACTUAL CONDITIONS BE DETERMINED TO DEVIATE FROM THE VALUES SPECIFIED, THE TESTING LABORATORY AND THE CONTRACTOR SHALL BOTH NOTIFY ARCHITECT/ENGINEER BEFORE CONSTRUCTION OF THE SHALLOW FOUNDATION SYSTEM.
2. ASSUMED ALLOWABLE BEARING PRESSURE FOR A MAXIMUM TOTAL SETTLEMENT OF 1.0 INCH AND A MAXIMUM DIFFERENTIAL SETTLEMENT OF 1/2 INCHES:
ISOLATED SPREAD FOUNDINGS 2500 PSF
3. FOUNDATIONS ARE DESIGNED TO BEAR ON FIRM UNDISTURBED EARTH OR APPROVED CONTROLLED FILL. NO FOOTING SHALL BEAR DIRECTLY ON ROCK. WHERE UNACCEPTABLE BEARING MATERIAL OCCURS, EXCAVATE AND REPLACE WITH FILL MATERIAL AS APPROVED BY THE ENGINEER.
4. DESIGN OF EXTERIOR FOUNDATIONS IS BASED ON A FROST DEPTH OF 18 INCHES BELOW FINISHED GRADE. ALL EXTERIOR AND PERIMETER FOUNDATIONS SHALL BEAR BELOW THIS DEPTH.

FOUNDATION CONCRETE SHALL BE PLACED THE SAME DAY THE EXCAVATION IS MADE WHEN FEASIBLE. WHERE FOUNDATION EXCAVATIONS MUST REMAIN OPEN OR EXPOSED, SPECIAL CARE SHOULD BE TAKEN TO PROTECT THE EXPOSED SOILS FROM BEING DISTURBED, SATURATED, OR DRIED OUT PRIOR TO THE PLACEMENT OF SELECT FILL OR CONCRETE WITH A MIN. MPA OF LEAK (2500 PSI) CONCRETE OR AS APPROVED BY THE GEOTECHNICAL ENGINEER.

STEEL REINFORCEMENT

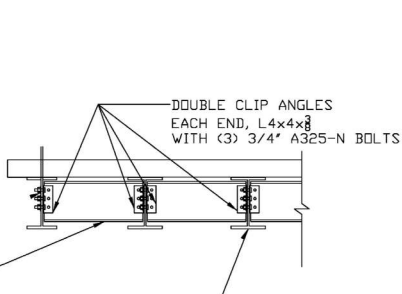
1. REINFORCING BARS SHALL CONFORM TO ASTM A615 OR A786. GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A182.
2. DETAILING OF CONCRETE REINFORCEMENT AND ACCESSORIES SHALL BE IN ACCORDANCE WITH ACI DETAILING MANUAL, SP-66, THE CRSI MANUAL OF STANDARD PRACTICE AND ACI 318.
3. REINFORCING SHALL NOT BE HEATED OR WELDED.
4. REINFORCING PLACEMENT SHALL BE APPROVED BY THE ENGINEER OR THEIR AUTHORIZED REPRESENTATIVE BEFORE CONCRETE IS PLACED.
5. PROVIDE THE FOLLOWING CONCRETE COVER FOR REINFORCEMENT (EXPOSED MEMBERS ARE MEMBERS EXPOSED TO WEATHER OR EARTH IN SERVICE):
NOT EXPOSED 2"
EXPOSED 3"
CAST AGAINST EARTH 3"
6. BARS DESIGNATED CONTINUOUS OR BARS REQUIRED TO BE SPLICED FOR PLACEMENT SHALL BE LAPPED AS FOLLOWS:
CONCRETE REINFORCEMENT CLASS "B" TENSION LAP

SECTION A-A FOOTER CONNECTION



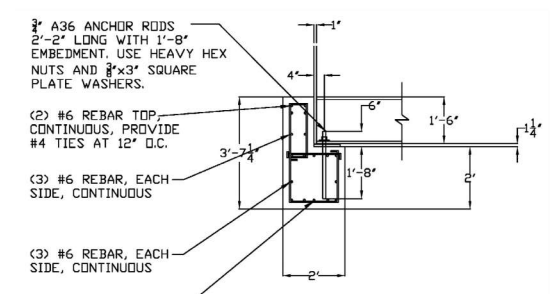
NOT TO SCALE

SECTION B-B CROSS BEAMS



NOT TO SCALE

SECTION C-C CONCRETE FOOTER



NOT TO SCALE

**GLAFENHEIN BRIDGE
LITTLE TURKEY CREEK**

**WIL AND DEVON
GLAFENHEIN**

THE JACOBS GROUP LLC
ALLEN JACOBS, PE
8413 HURSTBOURNE CT
KNOXVILLE, TN 37919
865.740.9445



DATE: 04-16-2021

\$1.1
STRUCTURAL
PLAN

NO.	REVISIONS	BY	DATE

THIS DRAWING IS PART OF A PROFESSIONAL DESIGN
AND SHOULD BE USED IN CONJUNCTION WITH THE WRITTEN TEXT
COPYRIGHT 2021, STYLUS ENGINEERING CONSULTING

12715 UNION ROAD, KNOXVILLE, TN 37934
PARCEL ID:1141-10812 TOWN OF FARRAGUT AREA: 6.64 AC

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Bart Hose, Assistant Community Development Director

SUBJECT: Discussion and public hearing on a request for a recommendation to the Board of Mayor and Alderman concerning entrance signs proposed as part of a streetscape improvement project within the public rights of ways near the Olympic Drive access off Smith Road and the Saint Andrews Drive access off Everett Road for the Fox Den Subdivision (Fox Den HOA, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request by the Fox Den HOA to locate additional ground mounted subdivision entrance signs on lands located with the public rights-of-way associated with Olympic Drive and Saint Andrews Drive. Both roadways provide entrance ways/points to the larger subdivision from Smith Road and Everett Road, respectively. The roadways were platted with islands and small loop road sections near the subdivision entrances to both Smith and Everett Roads (see attached illustrations). The HOA proposes to locate a new subdivision entrance sign and landscape improvements in each of these island areas.

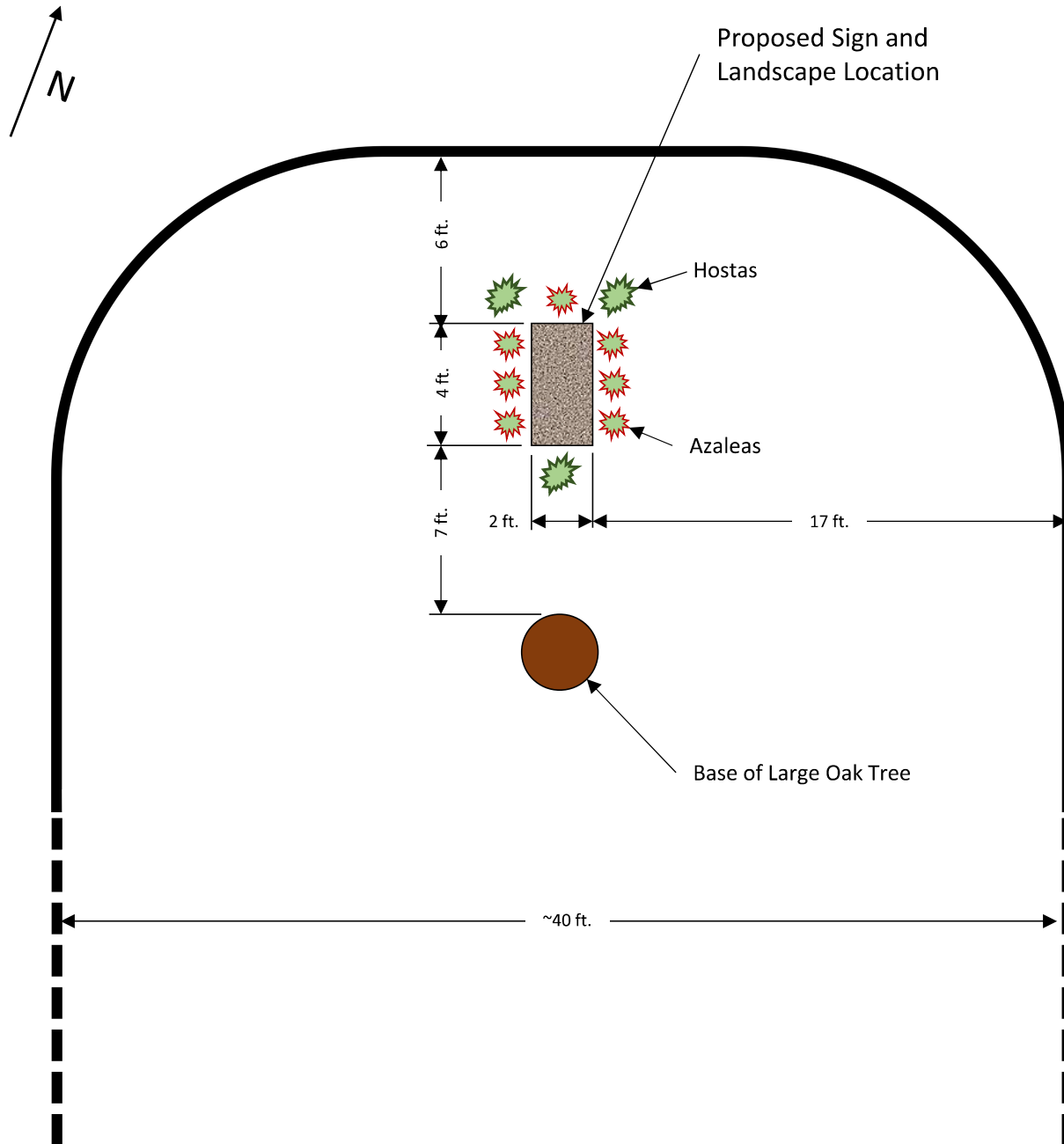
DISCUSSION: The Town's Sign Ordinance makes provisions for a Permanent Ground Mounted Subdivision Sign (entrance sign) to be located at each entrance to the development. Typically, these signs must be located on an open space lot controlled by the HOA or within a dedicated easement on an individual owner's lot. Where this is not possible, the ordinance also provides a mechanism for approving such signs with the public right-of-way as part of a streetscape plan. This requires the Planning Commission and Visual Resources Review Board to review and recommend the plan and use of the right-of-way to the Board of Mayor and Aldermen for their approval. The applicants are proposing the signs and landscaping as part of a streetscaping improvements plan for the development.

RECOMMENDATION: Although the proposed signs are not located at the actual entrance to the subdivision, they appear to be close enough to serve the intended purpose. The HOA has also noted to staff that they have a regular program of making improvements within the subdivision area, and in this case, the improvements affect the streetscape leading into the larger development area.

Any recommendation to the BOMA for approval of the plan and right-of-way use should be made subject to VRRB approval of the sign plan and the development of a clear agreement between the Town and the HOA regarding ongoing maintenance of the proposed improvements.

OLYMPIC DRIVE TRAFFIC ISLAND

STREETSCAPE PLAN



Note: Will adjust sign and landscaping location in the field to avoid any Underground interferences.

Fox Den Homeowners Association
Farragut, TN
Secondary Entrance Project

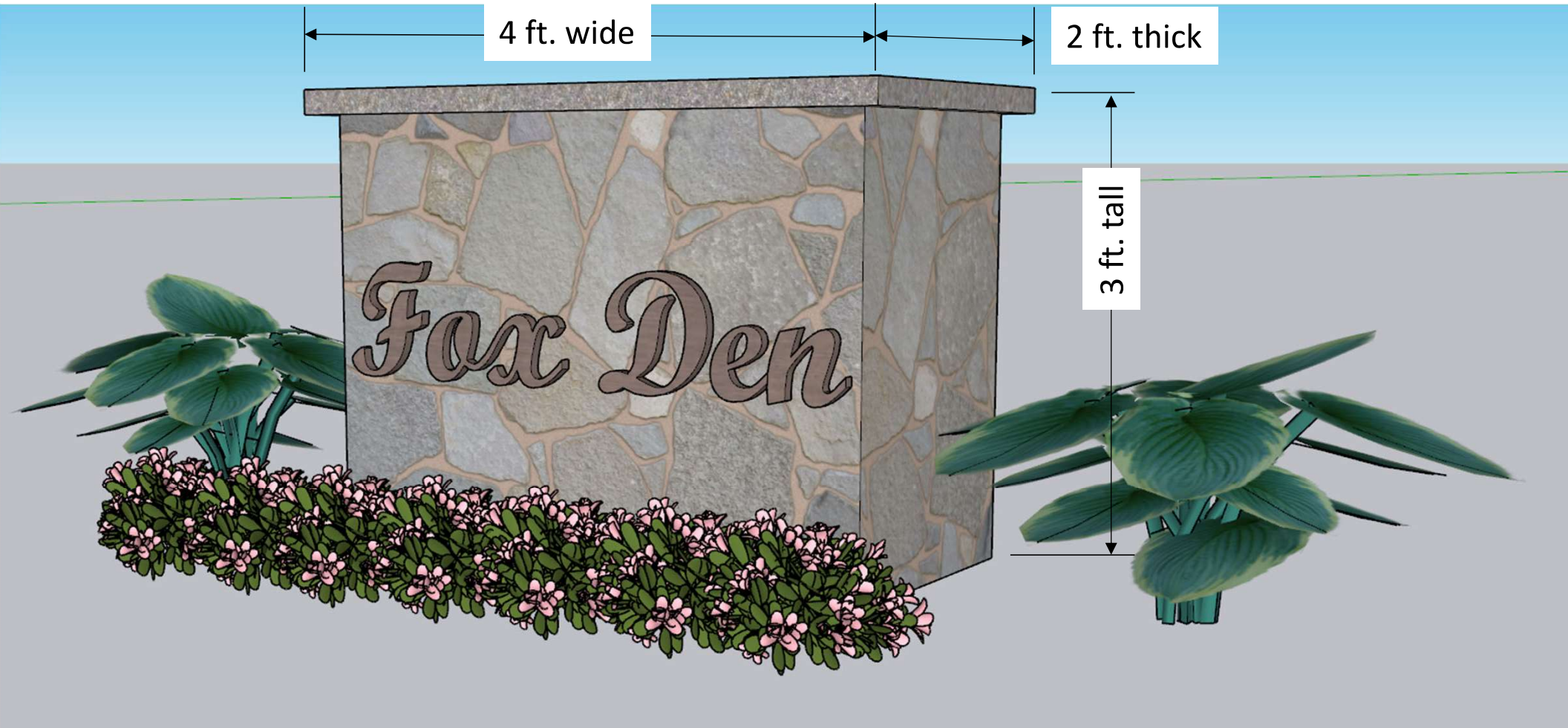
17 May 2021

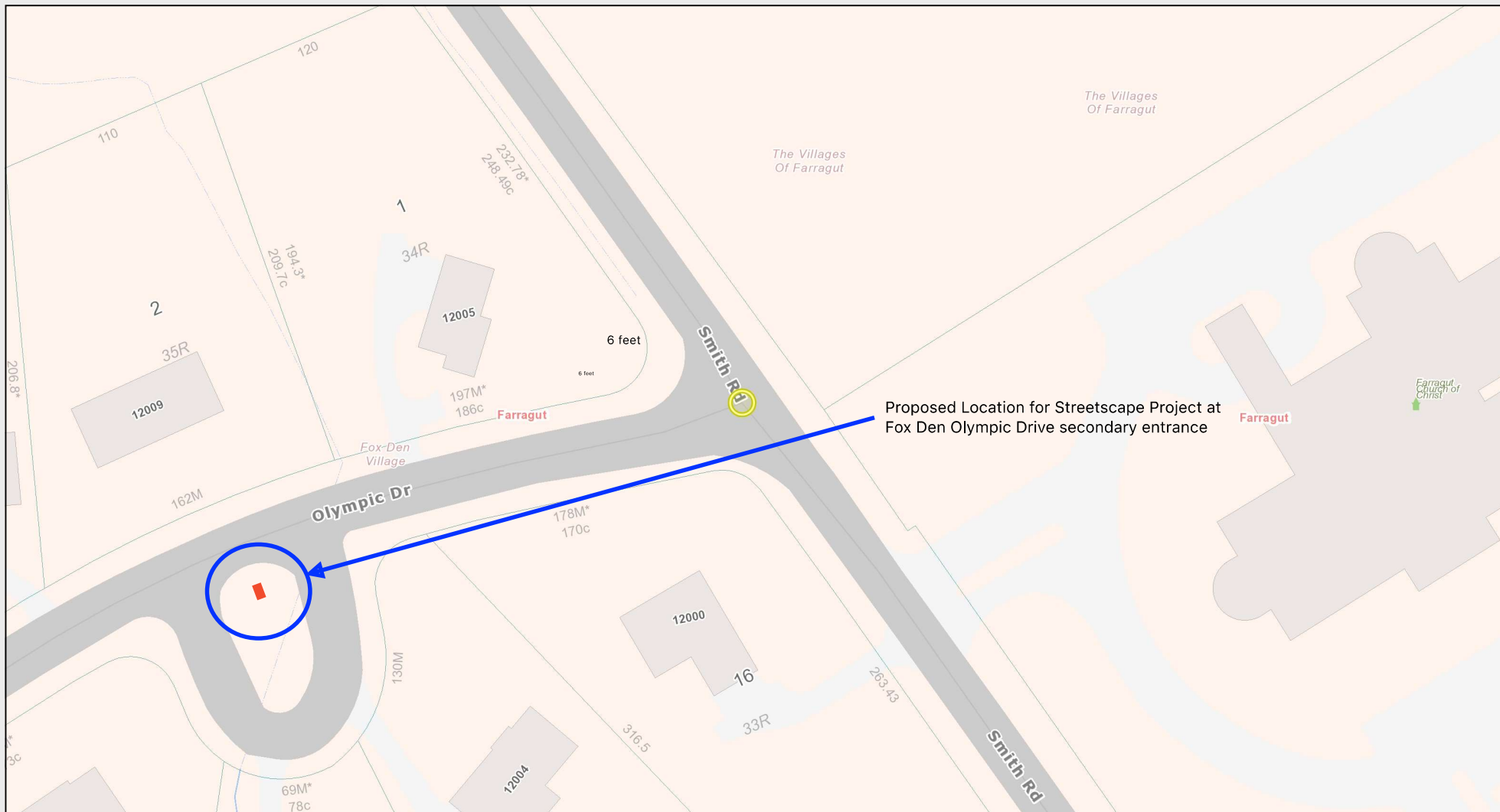
JLM



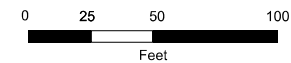
Olympic Drive
Streetscape Plan
Rendering

Fox Den HOA Streetscape Plan Sign Dimensions





Subdivision Sign
Olympic Dr @ Smith Rd
Fox Den HOA

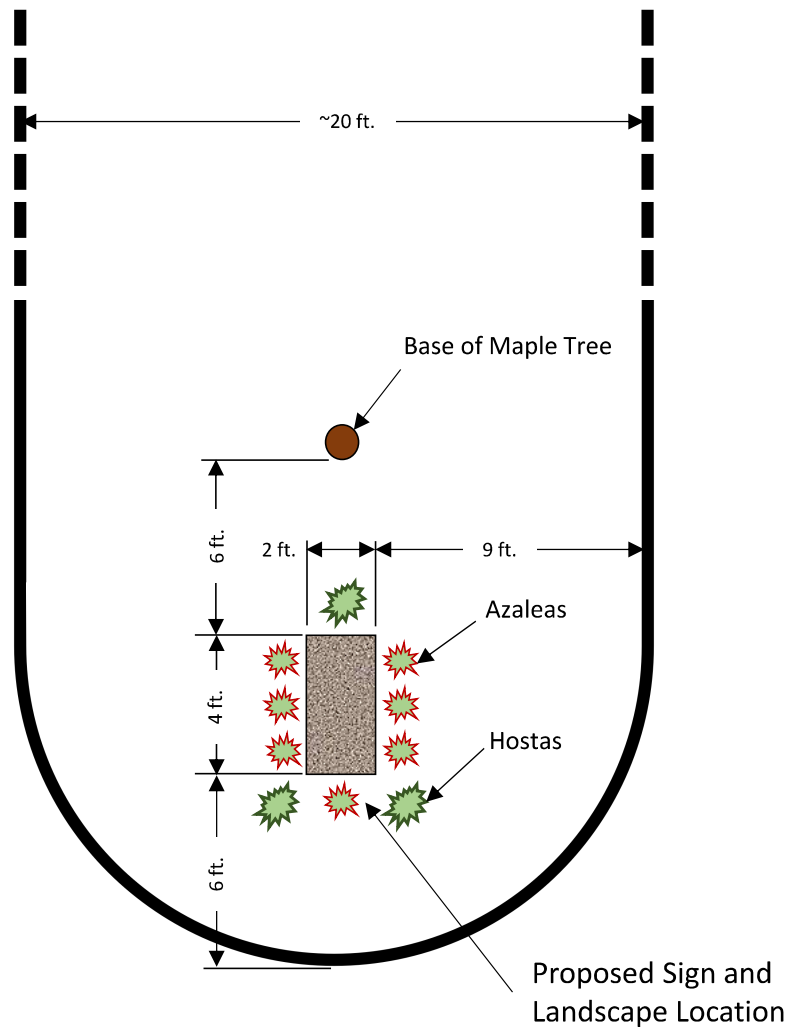


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Printed: 5/3/2021 10:19:58 AM

ST. ANDREWS DRIVE TRAFFIC ISLAND

STREETSCAPE PLAN



Note: Will adjust sign and landscaping location in the field to avoid any Underground interferences.

Fox Den Homeowners Association
Farragut, TN
Secondary Entrance Project

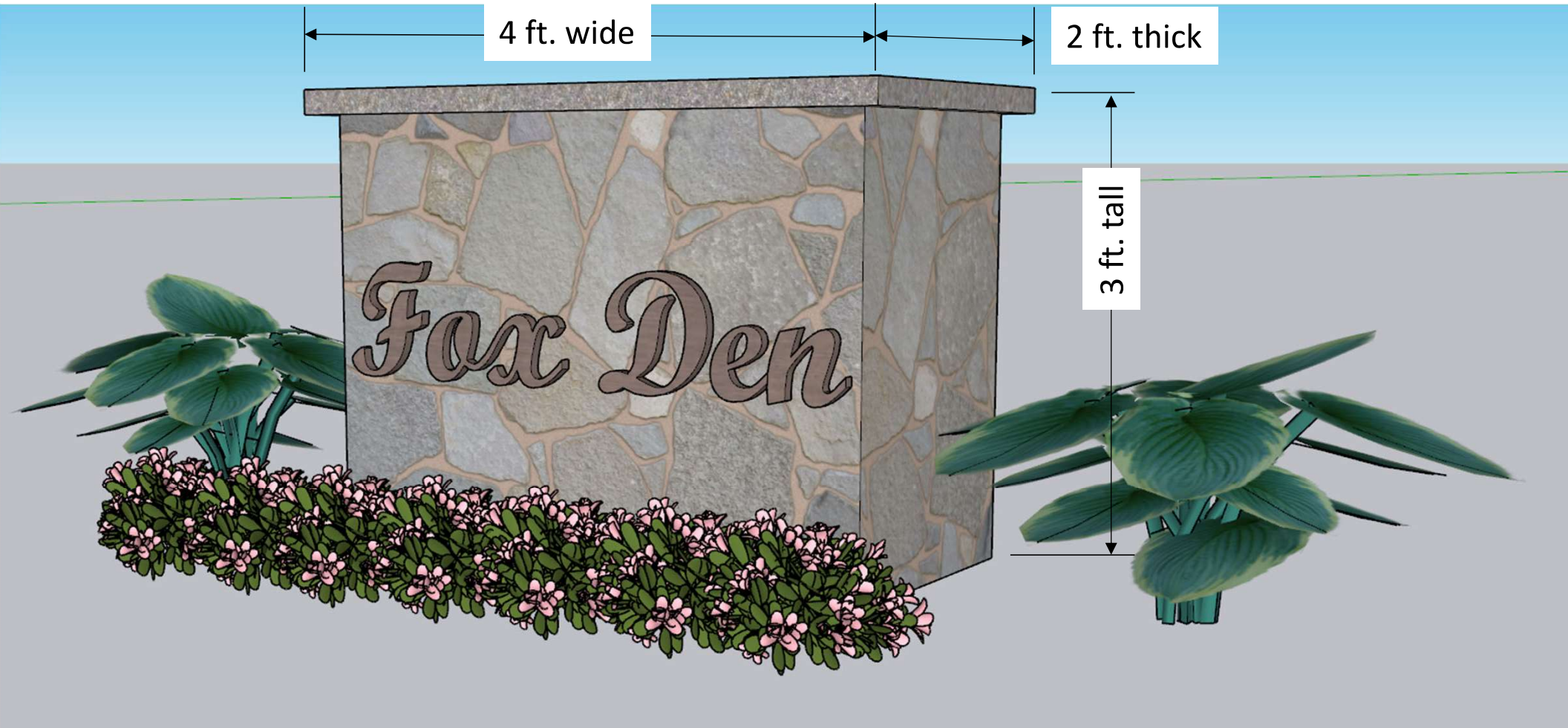
17 May 2021

JLM



St. Andrews Drive
Streetscape Plan
Rendering

Fox Den HOA Streetscape Plan Sign Dimensions



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 Keeney Property Subdivision, Parcels 142.036, 142.03602, 142.03603, 142.03604, Tax Map 142, 12422 Union Road, 25.74 Acres, 5 Lots, Zoned R-2 (Urban Engineering, Applicant))

INTRODUCTION AND BACKGROUND: This item involves a large-lot subdivision located off Union Road on the section east of Everett Road. The property is currently zoned R-2. The subdivision includes five (5) lots and involves the re-construction of an existing driveway. Since lots must access a public street to obtain building permits and the Town does not permit private streets, the driveway will be re-constructed to a local public street standard for eventual acceptance as a public street within a public right of way. A six-inch water line will be extended along a portion of Union Road and into the property to serve the proposed lots and to provide a fire hydrant to comply with adopted Fire Code regulations. Each proposed lot is greater than four acres and the intent is to create a rural estate development.

This development is like the Sassafras Meadows Subdivision off Dixon Road that was approved as a preliminary plat on February 15, 2018. Given the rural nature of the proposed subdivision, the applicant is requesting the following variances from the Subdivision Regulations that will need to be acted on separately before acting on the preliminary plat:

1. Reduction in right of way width for a local street from 50 feet to 30 feet.
2. Installation of a rural cross section street which would involve a pavement width of 18-20 feet and an open ditch drainage system. Normally, local streets are required to have a pavement width of 26 feet and curb and gutter with a storm sewer drainage system.
3. The omission of a pedestrian facility along the Union Road frontage and within the subdivision.
4. A waiver of the 10% open space required in association with a subdivision.

Two additional variances that would appear to be needed are to the length of the cul-de-sac (cul-de-sacs are not to exceed 500 feet in length without a variance approval) and to not require a vehicular connection to abutting properties.

DISCUSSION: As noted, the proposed subdivision involves a rural, large-lot, estate type of development that is not specifically provided for in the Town's Subdivision Regulations. The proposed road will only access five lots and will be subject to very low traffic volumes. Because of this, the Town's staff is generally supportive of the above noted variances. Staffs' recommendations on the variance requests are as follows:

1. In terms of the right of way reduction, the question is whether 30 feet provides enough physical publicly owned space for any envisioned utilities and for maintenance duties related to public improvements (in this case, the public street). In the case of the Sassafras Meadows Subdivision, there was no request for a right of way reduction so it cannot be compared to this development.

On a subsequent variance request, the applicant is proposing a public street width of mostly 20 feet with a small section of 18 feet to work around an existing spring house. If approved, this would provide generally 5 feet on each side of the street for workspace and additional utilities. The applicant has noted in their justification for the variance (a copy of which is included in the packet) that the utilities are mostly existing except for service lines and a new water line that would be within the proposed right of way and easements that will be platted with this development. Staff would prefer a right of way of 40 feet to lessen any future issues related to infrastructure maintenance. If gas or a pedestrian facility is to be provided at some point in the future, it would need to be within either the right of way or an easement. The subdivision will have the required minimum ten-foot drainage and utility easement along the right of way. If a variance is granted to accept a 30 foot right of way, staff would recommend that a larger standard easement that would also provide for a pedestrian facility (should that be desired by the residents in the future) be platted along each side of the right of way. This easement should be at least 15 feet rather than 10 feet in width. The benefit of the easement is that it would be on private property and would not affect building setbacks to the extent that a public right of way would.

2. In terms of the rural cross section with the reduced street width and the open ditch drainage, staff recommends approval with the understanding that this is conditioned on the lots not being further subdivided. This reduced width and natural drainage system would help retain the rural character of the existing driveway and open space and preserve the spring house and some notable trees that would otherwise be impacted.
3. In terms of the omission of a pedestrian facility along the Union Road frontage and within the subdivision, staff recommends approval with the understanding that this is conditioned on the lots not being further subdivided. Staff would recommend, however, that like the recent resubdivision plat approved off Boring Road, a pedestrian facility easement be platted along Union Road to accommodate a walking trail (should that be desired in the future) as well as the grass strip separation required for a collector street. This easement would need to be 20 feet in width like the easement approved for the above noted plat along Boring Road.
4. In terms of the waiver of the 10% open space requirement, staff recommends approval given the rural, large lot nature of the subdivision where ample private open space is provided on each lot along with proposed water quality easements for the two drainages that run through different portions of the property.
5. In terms of the variance from the 500-foot length limitation for cul-de-sacs, staff recommends approval. The proposed street would be roughly 935 feet but would only serve five lots. Additional streets or connections to abutting properties are further limited due to the presence of drainageways that exist on each side of the cul-de-sac and the lack of an opportunity to extend a through street to abutting properties. Most of the abutting properties include house lots of less than one acre or are part of the existing developed property.
6. Related to this, in terms of a variance to connect both vehicular and pedestrian facilities to abutting properties, staff recommends approval. The rationale is that the surrounding properties are developed, the presence of drainageways on the north and south portion of the property, and the number of lots proposed in this development.

RECOMMENDATION: Included in your packet is a copy of the revised preliminary plat and the staffs' comments on the original plat. Staff will make a recommendation at the meeting based on whether the staffs' comments have been addressed.

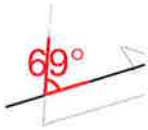
Keeney property Union Road Prelim Plat.pdf Markup Summary

Angle Measurement (2)



Subject: Angle Measurement
Page Label: 3
Author: bhose
Date: 5/21/2021 1:39:58 PM
Status:
Color: ■
Layer:
Space:

69°



Subject: Angle Measurement
Page Label: 3
Author: bhose
Date: 5/21/2021 1:40:37 PM
Status:
Color: ■
Layer:
Space:

69°

Callout (11)



Subject: Callout
Page Label: 1
Author: bhose
Date: 5/19/2021 2:10:59 PM
Status:
Color: ■
Layer:
Space:

"Way" is an improper name for a public street. it creates confusion for the county addressing office and will have to be changed to Lane



Subject: Callout
Page Label: 2
Author: bhose
Date: 5/19/2021 2:12:48 PM
Status:
Color: ■
Layer:
Space:

We will need to reference this to the improperly recorded plat and have a note indicating such.



Subject: Callout
Page Label: 2
Author: bhose
Date: 5/19/2021 2:15:56 PM
Status:
Color: ■
Layer:
Space:

The town does not permit driveways (private roads) to provide lot access in this context. Must be a public road in a publicly dedicated ROW



Subject: Callout
Page Label: 2
Author: bhose
Date: 5/19/2021 2:19:36 PM
Status:
Color: ■
Layer:
Space:

Area around creeks will have to be platted as an easement prohibiting encroachments to comply with subdivision regulations and floodplain management standards. Twice the width of the stream or 25 feet from the top of bank, whichever is greater.

Where should this
be?

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

Subject: Callout
Page Label: 2
Author: bhose
Date: 5/19/2021 2:25:39 PM
Status:
Color: ■
Layer:
Space:

Where and in what form?

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

Subject: Callout
Page Label: 2
Author: mshipley
Date: 5/20/2021 4:46:30 PM
Status:
Color: ■
Layer:
Space:

Note that in R-2, agricultural crops are the only agricultural uses permitted.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

Subject: Callout
Page Label: 2
Author: mshipley
Date: 5/20/2021 4:47:18 PM
Status:
Color: ■
Layer:
Space:

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

Subject: Callout
Page Label: 2
Author: bhose
Date: 5/21/2021 2:00:15 PM
Status:
Color: ■
Layer:
Space:

Spring House in the ROW

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

Subject: Callout
Page Label: 2
Author: bhose
Date: 5/21/2021 2:03:31 PM
Status:
Color: ■
Layer:
Space:

Public Road, correct on all sheets

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

Subject: Callout
Page Label: 2
Author: Dsmith
Date: 5/24/2021 4:18:36 PM
Status:
Color: ■
Layer:
Space:

Use 8" stone.



Subject: Callout
Page Label: 2
Author: Dsmith
Date: 5/24/2021 4:18:57 PM
Status:
Color: ■
Layer:
Space:

Use 2-1/2" binder.

Cloud+ (2)



Subject: Cloud+
Page Label: 2
Author: bhose
Date: 5/19/2021 2:24:02 PM
Status:
Color: ■
Layer:
Space:

Not sure what the implications of this are with respect to the improperly recorded plat. Any conflicts with Town standards need to be cleaned up by this approved subdivision plat



Subject: Cloud+
Page Label: 2
Author: bhose
Date: 5/21/2021 1:56:14 PM
Status:
Color: ■
Layer:
Space:

The arial photo on KGIS shows what appears to be an attached garage carport in this area. Will it meet setbacks?

Length Measurement (2)



Subject: Length Measurement
Page Label: 2
Author: bhose
Date: 5/21/2021 1:52:10 PM
Status:
Color: ■
Layer:
Space:

51'-8"



Subject: Length Measurement
Page Label: 2
Author: bhose
Date: 5/21/2021 1:56:34 PM
Status:
Color: ■
Layer:
Space:

37'-9"

Text Box (6)



Subject: Text Box
Page Label: 1
Author: mshipley
Date: 5/20/2021 4:23:11 PM
Status:
Color: ■
Layer:
Space:

Please provide a list of the variances being requested and the justification.

Subject: Text Box
Page Label: 1
Author: Lori Saal
Date: 5/21/2021 11:53:36 AM
Status:
Color: ■
Layer:
Space:

EPSC sheets will need to be included on future submittals.

Subject: Text Box
Page Label: 2
Author: bhose
Date: 5/21/2021 2:02:21 PM
Status:
Color: ■
Layer:
Space:

Does any additional ROW need to be dedicated along Union to meet min. width?

Subject: Text Box
Page Label: 2
Author: Dsmith
Date: 5/24/2021 4:18:26 PM
Status:
Color: ■
Layer:
Space:

Note to FMPC: Considering the rural nature of this development, staff can support the Typical Section below, which is similar to Sassafra Meadows on Dixon Road.

Subject: Text Box
Page Label: 2
Author: Dsmith
Date: 5/24/2021 4:34:43 PM
Status:
Color: ■
Layer:
Space:

Please submit irrevocable letter of credit for erosion control for \$6,000.

Subject: Text Box
Page Label: 2
Author: mshipley
Date: 5/31/2021 7:00:20 AM
Status:
Color: ■
Layer:
Space:

Please provide copy of restrictive covenants for Town Attorney review.



URBAN ENGINEERING, INC.

CIVIL ENGINEERS • LAND PLANNERS

June 7, 2021

Town of Farragut
Mr. Mark Shipley
11408 Municipal Center Drive
Farragut, TN 37934

Re: Keeney Property Preliminary Plat

Dear Mark:

Below is a list of Variances from the Subdivision Regulations that we are requesting in association with the Preliminary Plat.

- 1) Reduce the required public Right of Way width from 50 feet to 30 feet.
 - Justification: The subdivision is comprised of 5 – large tracts. The property is already served with electricity and sanitary sewer. We are proposing to extend the public water main. The main will be located in a combination of public Right of Way, and easement(s) in favor of First Utility District.
- 2) Install a rural road cross section, as shown on the attached Preliminary Plat.
 - Justification: We are proposing a reduced pavement width in an effort to avoid an existing spring house and mature trees that are near the existing driveway / new road.
- 3) Forgo the installation of sidewalks both along Union Road and internal to the subdivision.
 - Justification: There are no existing pedestrian facilities in the vicinity of the proposed subdivision. If Union Road is widened in the future, there is approximately 30' from the centerline of Union Road to the existing right of way.
- 4) Reduce the required Open Space dedication from 10 percent to 0 percent.
 - Justification: The five proposed lots are all large tracts. We are of the opinion that each lot will have sufficient lawn / open area that will meet the intent of the Open Space Requirement.

Please do not hesitate to contact me if you have questions about this letter or attachments.

Sincerely,

Urban Engineering, Inc.

Chris Sharp, P.E.

PRELIMINARY PLAT

U.E.I. PROJECT NO. 2105012

KEENEY PROPERTY

CLT MAP 151, PARCELS 36, 36.02, 36.03 & 36.04

LOT ADDRESS & OWNER INFORMATION:

LOT 1 (142.036):

LOT ADDRESS: 659 OAK FARM WAY (TO BECOME 659 OAK FARM LANE)

KEVIN ORPURT & KIMBERLY QUIGLEY
12422 UNION ROAD
KNOXVILLE, TN 37934

LOT 2 (142.03602):

LOT ADDRESS: 627 OAK FARM WAY (TO BECOME 627 OAK FARM LANE)

JASON & HOLLY ZACHARY
11329 GATES MILL DRIVE
KNOXVILLE, TN 37934

LOT 3 (142.03603):

LOT ADDRESS: 605 OAK FARM WAY (TO BECOME 605 OAK FARM LANE)

RAYMOND KEENEY, JR & NATALIE KEENEY
12422 UNION ROAD
KNOXVILLE, TN 37934

LOT 4 (142.03604):

LOT ADDRESS: 616 OAK FARM WAY (TO BECOME 616 OAK FARM LANE)

RICHARD & PAMELA ZACHARY
548 COLONIAL RIDGE LANE
KNOXVILLE, TN 37934

DEVELOPER:

RAY KEENEY AND ASSOCIATES, LLC.

12630 OLD STAGE ROAD

KNOXVILLE, TN 37934

(865) 389-4318

SITE ENGINEER:

URBAN ENGINEERING, INC.

CHRIS SHARP

11852 KINGSTON PIKE

FARRAGUT, TENNESSEE 37934

(865) 966-1924

SITE SURVEYOR:

LYNCH SURVEYS, LLC.

RYAN LYNCH

4405 COSTER ROAD

KNOXVILLE, TN 37912

865-584-2630

SPECIFICATIONS

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

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

SHEET INDEX

TITLE

TITLE SHEET

PRELIMINARY PLAT

DRIVEWAY PLAN & PROFILE

WATER LINE 'A' PLAN & PROFILE

WATER LINE 'B' PLAN & PROFILE

SHEET

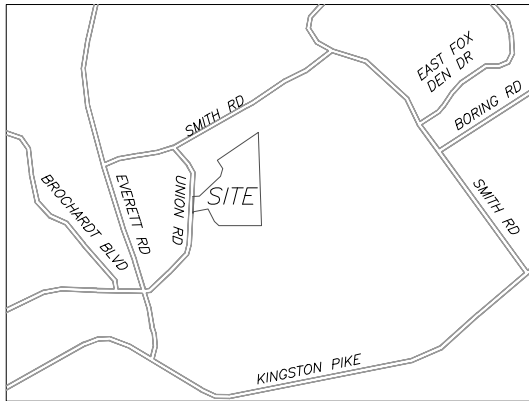
C-0

C-1

C-2 & C-3

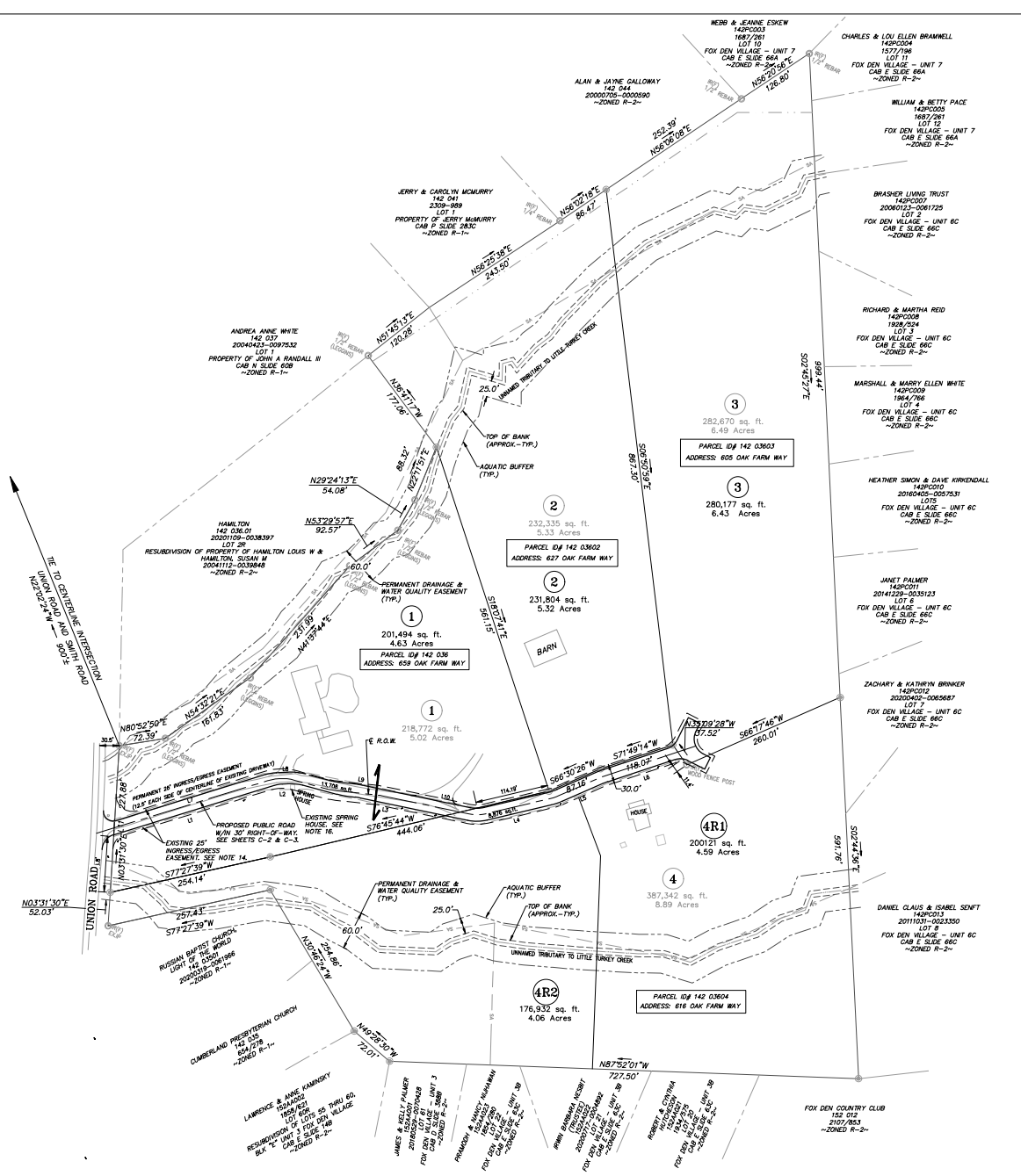
WA-1

WA-2 & WA-3



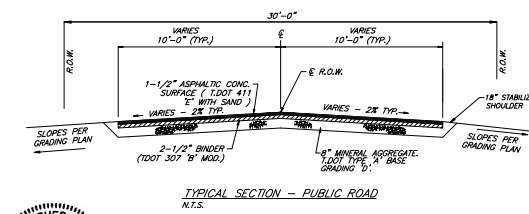
LOCATION MAP

ISSUE NO.	DATE	GENERAL REVISIONS DESCRIPTION
2	6/7/21	



OWNER INFORMATION:
LOT 1 (142.036):
KEVIN ORPAT & KIMBERLY OUGLEY
1422 UNION ROAD
KNOXVILLE, TN 37934
LOT 2 (142.03602):
JASON & HOLLY ZACHARY
11338 GATES HILL DRIVE
KNOXVILLE, TN 37934
LOT 3 (142.03603):
RAYMOND KEENEY, JR. & NATALIE KEENEY
1422 UNION ROAD
KNOXVILLE, TN 37934
LOT 4 (142.03604):
RICHARD & PAMELA ZACHARY
548 COLONIAL RIDGE LANE
KNOXVILLE, TN 37934

- PRELIMINARY PLAT NOTES:**
- UTILITY EASEMENTS WILL BE RESERVED ALONG THE AS-BUILT CENTERLINE OF DISTRIBUTION LINES LOCATED OUTSIDE THE PROPOSED-OF-WAYS AND ALONG SERVICE LINES THAT TRAVEL THROUGH MORE THAN ONE LOT. EASEMENTS TO BE RECORDED AT FINAL PLAT. EASEMENT NOTICES ARE AS FOLLOWS:
WATER AND SEWER: 15 FEET (TOTAL)
GAS, TELEPHONE, CABLE AND ELECTRIC: 10 FEET (TOTAL)
 - THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK. TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY BE NEEDED.
 - THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS PROVIDED TO URBAN ENGINEERING, INC. THE SURVEY WAS COMPLETED BY LYNCH SURVEYS LLC AND HAS NOT BEEN REVIEWED BY US.
 - THE PROPOSED ZONING FOR THE PROPERTY IS R-1. SETBACKS ARE AS FOLLOWS:
FRONT YARD = 35';
SIDE YARD = MAX. 15', TOTAL 40';
REAR YARD = 25';
 - 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT INSIDE ALL EXISTING BOUNDARY LINES AND ALONG ROAD RIGHTS-OF-WAY, 5' EACH SIDE ALL INTERIOR LOT LINES EXCEPT UNDER BUILDINGS.
 - THE TOTAL AREA OF THE DEVELOPMENT IS 25.74 ACRES.
 - MAXIMUM BUILDING COVERAGE: TOTAL BUILDING COVERAGE IS 25%. THE MAXIMUM LOT COVERAGE IS 35%, EXCEPT AS PROVIDED FOR EASEMENTS IN THE TOWN OF FARRAGUT ZONING ORDINANCE.
 - OPEN SPACE: A MINIMUM OF TEN PERCENT (10%) OF THE GROSS LAND AREA OF THE DEVELOPMENT SHALL BE RESERVED AS OPEN SPACE AS REGULATED IN THE FARRAGUT SUBDIVISION REGULATIONS.
 - APPROVAL OF THE PRELIMINARY PLAT DOES NOT CONSTITUTE APPROVAL OF THE FINAL PLAT.
 - THERE ARE NO PROPOSED ANTENNAS AS PART OF THIS DEVELOPMENT.
 - THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD ZONE PER FIRM INSURANCE RATE MAP #470832230V; EFFECTIVE DATE: MAY 02, 2007.
 - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF SOIL AND/OR NATIVE VEGETATION WITHIN THE AQUATIC BUFFER EXCEPT AS PERMITTED BY THE TOWN OF FARRAGUT.
 - SEWER IS AVAILABLE TO THE PROPOSED LOTS. THE OWNER OR CONTRACTOR SHALL COORDINATE THE LOCATIONS WITH F.U.D.
 - EXISTING EASEMENT PER INSTRUMENT #202101220059452, A NEW PLAT WILL BE RECORDED TO ELIMINATE THE INGRESS / EGRESS EASEMENT & TO CREATE PUBLIC R.O.W.
 - LOT AREAS SHOWN ARE AFTER R.O.W. DEDICATION.
 - THE TOWN OF FARRAGUT WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF OR LIABILITY ASSOCIATED WITH THE EXISTING SPRING HOUSE.



REVISION	DATE	DESCRIPTION	CAS	BY
1	6/7/21	GENERAL REVISIONS		

SHEET C-1 (SHEET 2 OF 7)

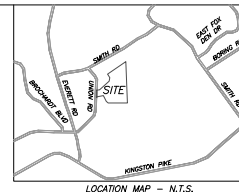
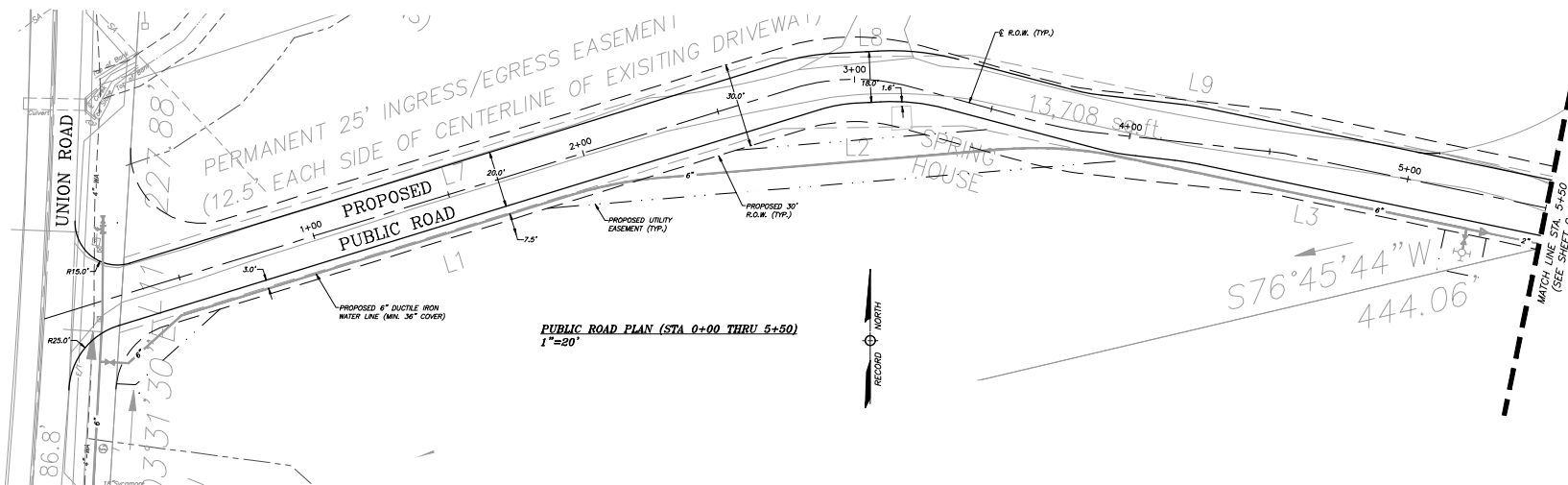
PRELIMINARY PLAT
KENEY PROPERTY

DIST. FW KNOX COUNTY
TOWN OF FARRAGUT TENNESSEE
CLT MAP 142 PARCEL: MULTIPLE
SCALE: 1"=80' MAY 17, 2021

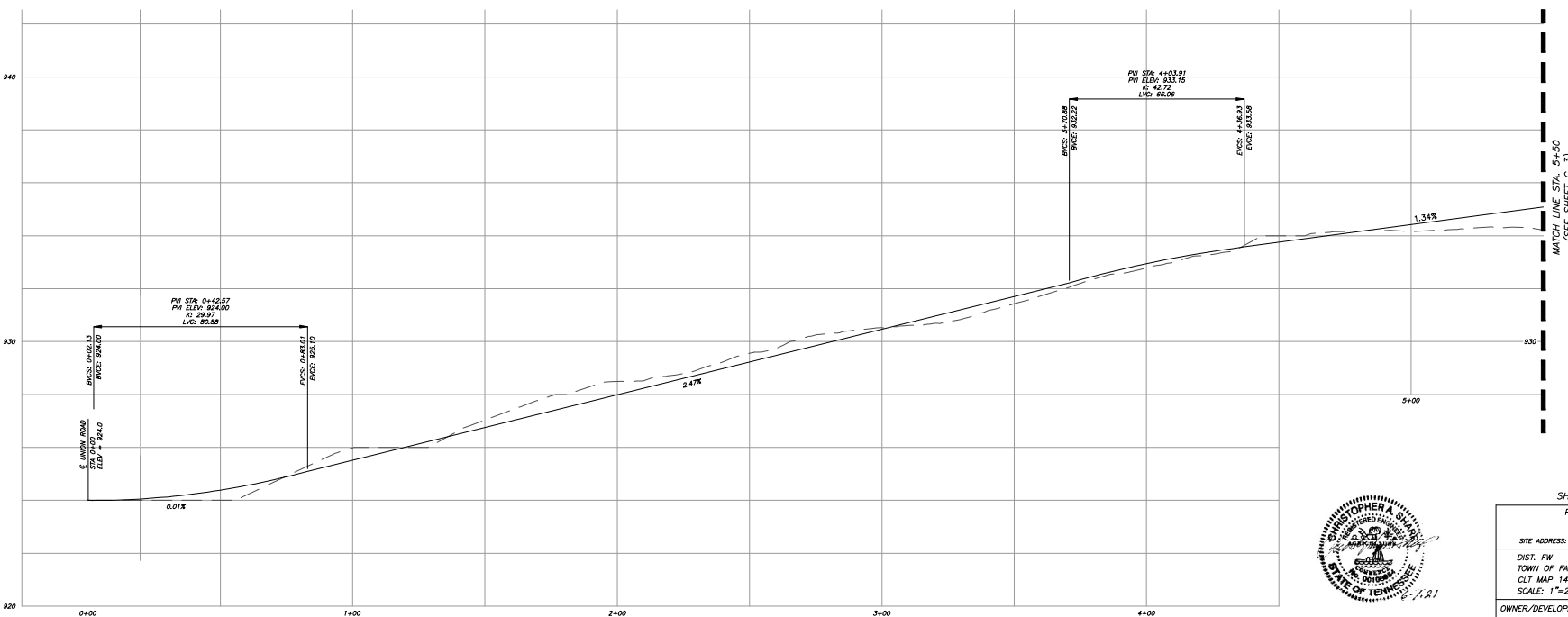
DEVELOPER:
RAY KEENEY AND ASSOCIATES, LLC.
12630 OLD STAGE ROAD
KNOXVILLE, TN 37934
(865) 399-4318

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

DWN: BOB	CHK: CAS	DWG. NO. 2105012
----------	----------	------------------



LOCATION MAP - N.T.S.



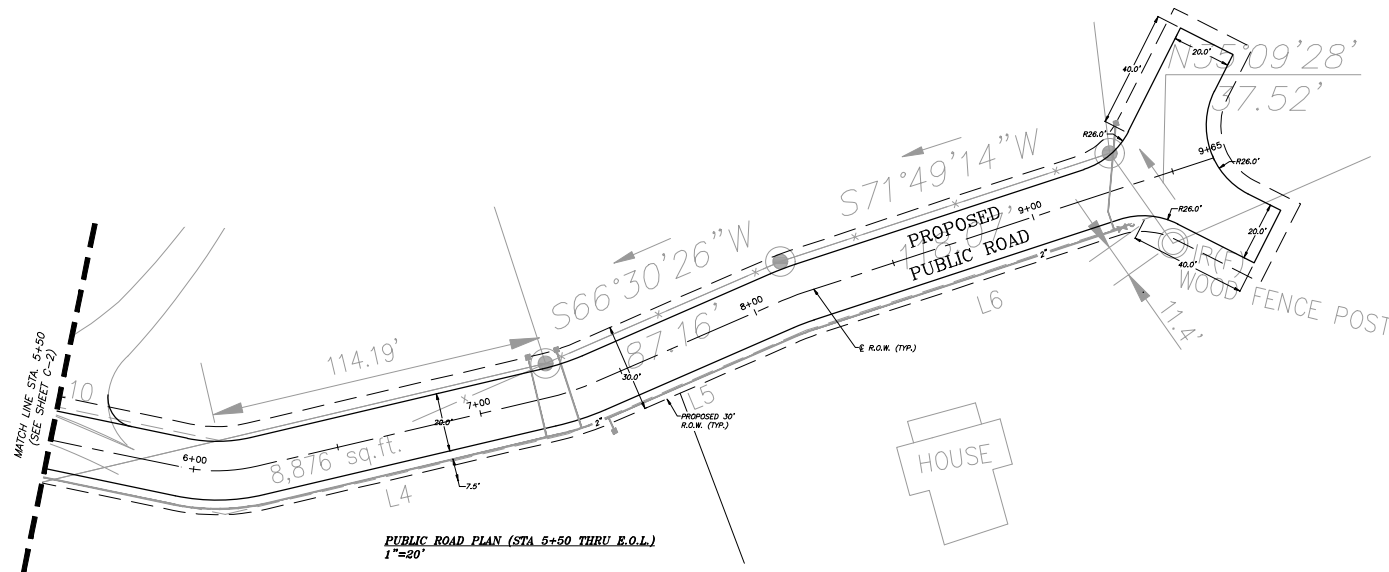
PUBLIC ROAD PROFILE (STA 0+00 THRU 5+50)
1"=20' (HORIZONTAL)
1"=2' (VERTICAL)



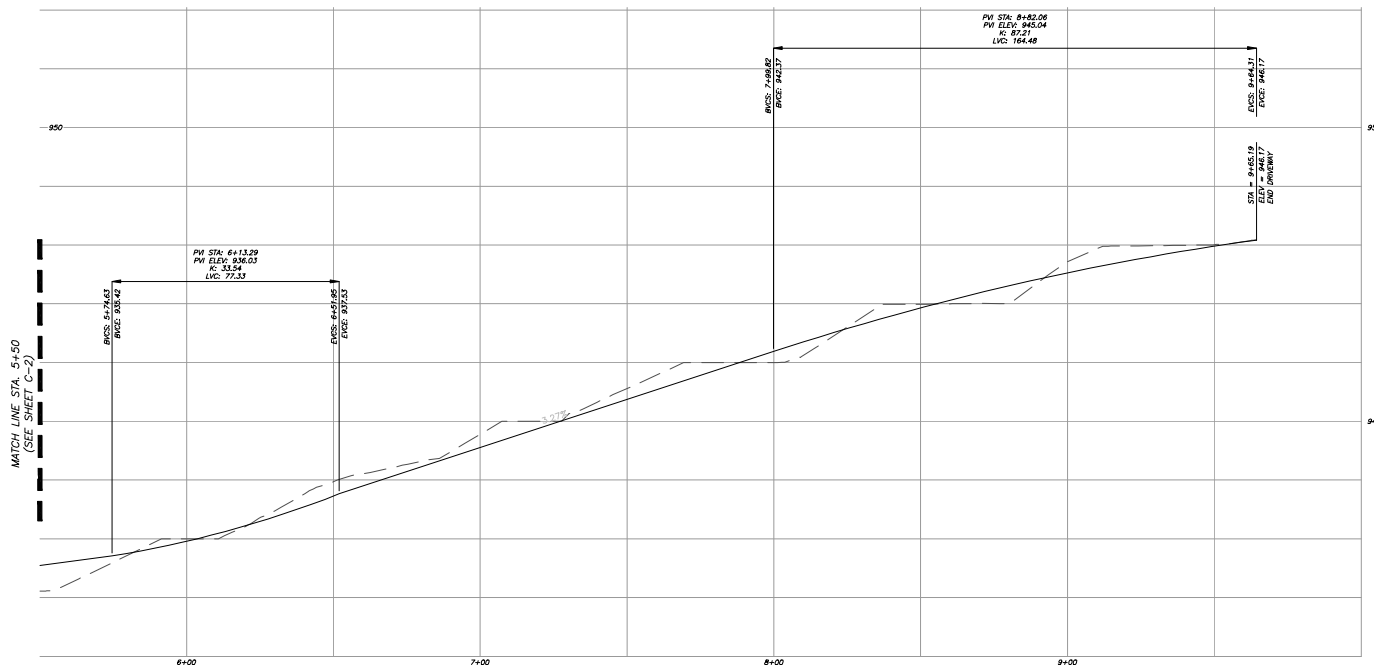
REVISION	DATE	DESCRIPTION	BY
1	6/7/21	GENERAL REVISIONS	BY
			BY

SHEET C-2 (SHEET 3 OF 7)

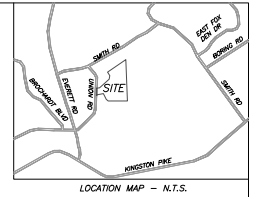
PUBLIC ROAD PLAN & PROFILE		
KEENEY PROPERTY		
SITE ADDRESS: 605 OLD FARM WAY, FARRAGUT, TENNESSEE 37934		
DIST. FW	KNOX COUNTY	
TOWN OF FARRAGUT	TENNESSEE	
CLT MAP 142	PARCEL 36.03	
SCALE: 1"=20'	MAY 17, 2021	
OWNER/DEVELOPER:		
RAY KEENEY AND ASSOCIATES, LLC.		
12630 OLD STAGE ROAD		
KNOXVILLE, TN 37934		
(865) 389-4318		
URBAN ENGINEERING, INC.		
11852 KINGSTON PIKE		
FARRAGUT, TENNESSEE 37934		
(865) 966-1924		
DWN: BGS	CHK: CAS	DWG. NO. 2105012



PUBLIC ROAD PLAN (STA 5+50 THRU E.O.L.)
1"=20'



PUBLIC ROAD PROFILE (STA 5+50 THRU E.O.L.)
1"=20' (HORIZONTAL)
1"=2' (VERTICAL)



SHEET C-3 (SHEET 4 OF 7)

PUBLIC ROAD PLAN & PROFILE
KEENEY PROPERTY

SITE ADDRESS: 605 OLD FARM WAY, FARRAGUT, TENNESSEE 37934

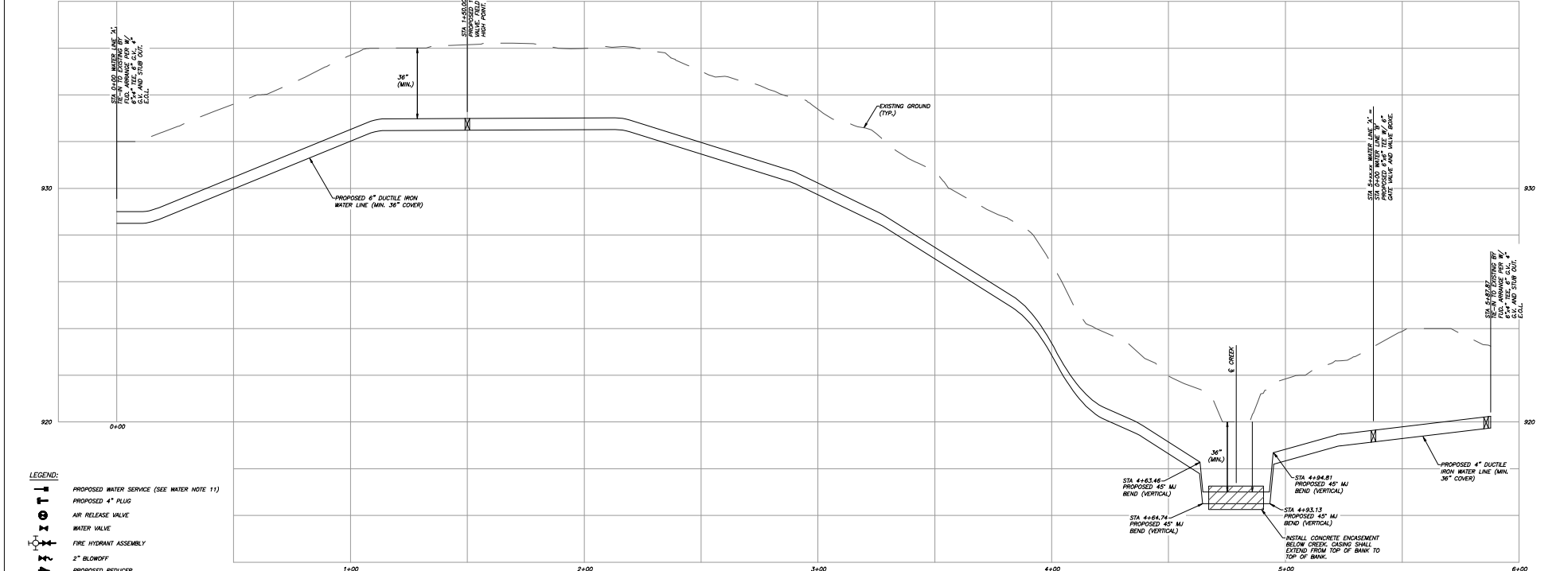
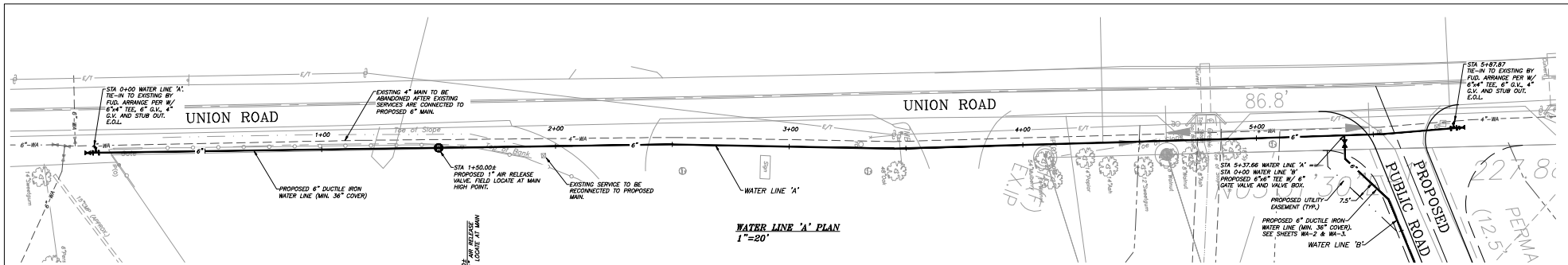
DIST. FW KNOX COUNTY
TOWN OF FARRAGUT TENNESSEE
CLT MAP 142 PARCEL 36.03
SCALE: 1"=20' MAY 17, 2021

OWNER/DEVELOPER:
RAY KEENEY AND ASSOCIATES, LLC.
12630 OLD STAGE ROAD
KNOXVILLE, TN 37934
(865) 389-4318

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

OWN: BGS CHG: CAS DWG: NO. 2105012

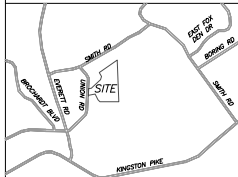
REVISION		DATE	DESCRIPTION	BY
1	6/7/21		GENERAL REVISIONS	CAS



LEGEND:

- PROPOSED WATER SERVICE (SEE WATER NOTE 11)
- PROPOSED 4" PLUG
- AIR RELEASE VALVE
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- 2" BLOWOFF
- PROPOSED REDUCER
- 4" - WA - EXISTING 4" WATER MAIN
- 6" - WA - EXISTING 6" WATER MAIN
- 4" - WA - EXISTING 4" WATER MAIN
- 6" - WA - EXISTING 6" WATER MAIN
- EXISTING WATER METER

LOCATION MAP - N.T.S.



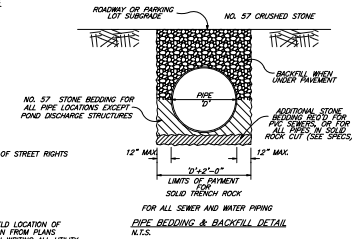
FUD WATER NOTES:

- ALL WORK TO BE PERFORMED WILL BE IN ACCORDANCE WITH THE FIRST UTILITY DISTRICT WATER AND WASTEWATER DEPARTMENT (CURRENT EDITION) SPECIFICATIONS AND DETAILS.
- WATER LINE MATERIALS, INSTALLATION AND TESTING FOR FIRST UTILITY DISTRICT WATER AND WASTEWATER DEPARTMENT STANDARDS (CURRENT EDITION).
- FUD SHALL PERFORM ALL WATER LINE TAPS REQUIRED FOR THIS PROJECT.
- SERVICE LINES SHALL BE TYPE "X" COPPER, 1" SINGLES, 1" DOUBLES AND HAVE 30" MINIMUM COVER PER FUD SPECIFICATIONS.
- REFER TO PIPE BEDDING DETAIL ON THIS SHEET.
- WATER MAINS SHALL BE CLASS 350 DUCTILE IRON (AWWA C151).
- SET BLOWOFFS SO DISCHARGED WATER GOES ONTO STREET PAVEMENT OR DIRECTLY INTO A CATCH BASIN.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL WATER SERVICES.
- PROVIDE VERTICAL BENDS AS NEEDED TO RESOLVE CONFLICTS BETWEEN WATER AND SEWER MAINS WITHOUT BLOWING TO BE IN ACCORDANCE WITH FUD STANDARD DRAWINGS AND SPECIFICATIONS. ALL FITTINGS WILL BE RESTRAINED AS DIRECTED BY FUD.
- FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH FIRST UTILITY DISTRICT AREA REQUIREMENTS AND SHALL PROVIDE A MINIMUM OF 1000 GPM AT 20 PSI.
- INSTALL ALL WATER METERS AT PROPERTY LINE.

GENERAL NOTES:

- BACKFILL TRENCHES UNDER PAVEMENT WITH CRUSHED STONE.
- SET ALL CASTINGS TO MATCH FINISH YARD GRADES.
- THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE AS-BUILT DRAWINGS.
- THE FINAL PLAT SHALL PROVIDE A PERMANENT EASEMENT FOR WATER AND SEWER MAINS LOCATED OUTSIDE OF STREET RIGHTS OF WAY. THE WIDTH SHALL BE 7.5 FEET EACH SIDE OF CENTER OF PIPE.
- THE CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITIES.
- THE CONTRACTOR SHALL HAVE A STATE OF TENNESSEE MUNICIPAL UTILITY LICENSE.
- INSTALL ALL LINES WITH ADEQUATE COVER TO PREVENT DISTURBANCE BY GRADING FOR DRIVEWAYS.
- THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO IDENTIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.

WATER LINE 'A' PROFILE 1"=20' (HORIZONTAL) 1"=2' (VERTICAL)



SHEET WA-1 (SHEET 5 OF 7)

WATER LINE 'A' PLAN & PROFILE KEENEY PROPERTY

SITE ADDRESS: 608 OLD FARM WAY, FARRAGUT, TENNESSEE 37934
DIST. FW KNOX COUNTY
TOWN OF FARRAGUT TENNESSEE
CLT MAP 142 PARCEL 36.03
SCALE: 1"=20' MAY 17, 2021

OWNER/DEVELOPER:

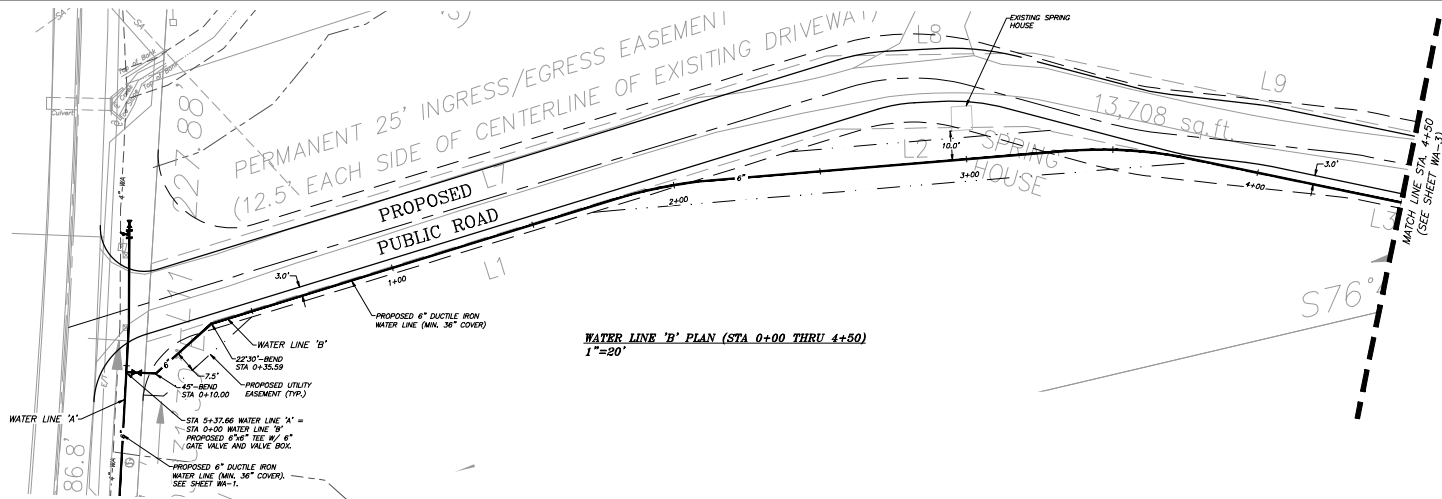
RAY KEENEY AND ASSOCIATES, LLC.
12630 OLD STAGE ROAD
KNOXVILLE, TN 37934
(865) 389-4318

URBAN ENGINEERING, INC.

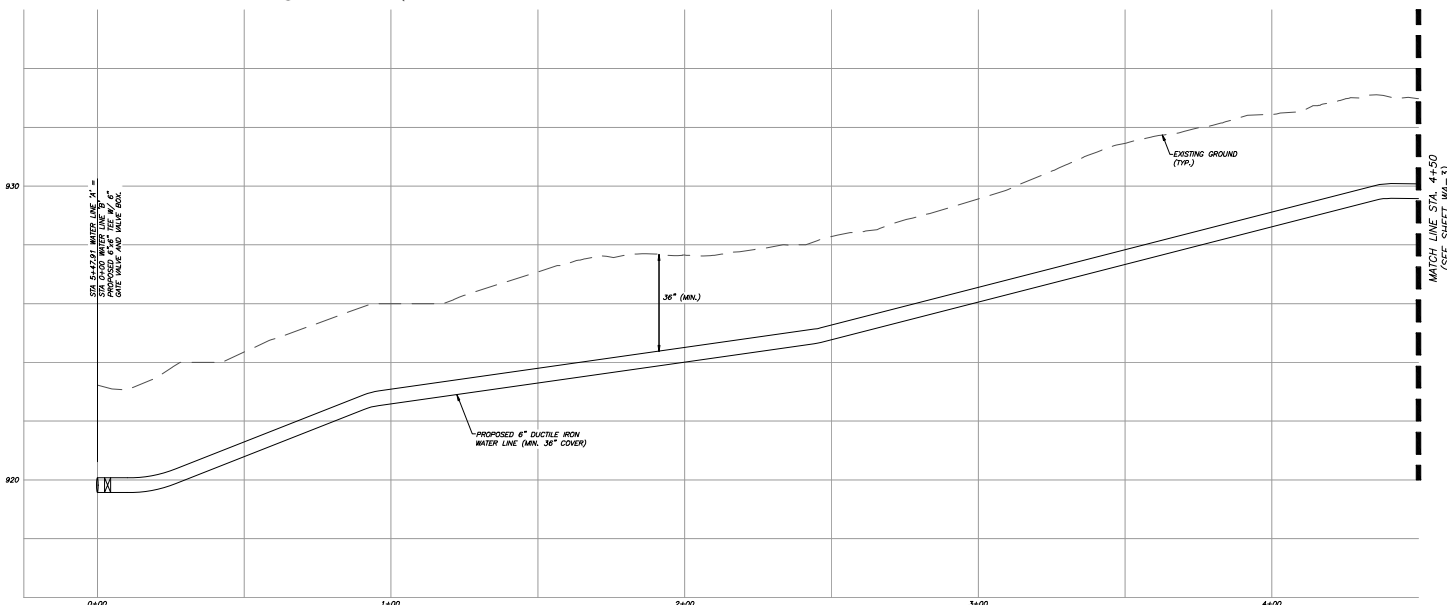
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

REVISION	DATE	DESCRIPTION	CAS	BY
1	6/7/21	GENERAL REVISIONS	CAS	

OWN: BGS CHG: CAS DWG: NO. 2105012



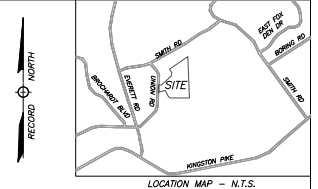
WATER LINE 'B' PLAN (STA 0+00 THRU 4+50)
1"=20'



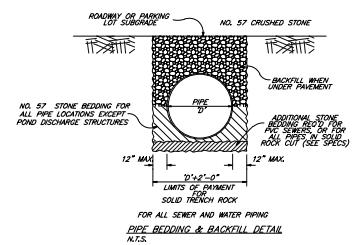
WATER LINE 'B' PROFILE (STA 0+00 THRU 4+50)
1"=20' (HORIZONTAL)
1"=2' (VERTICAL)

- LEGEND:**
- PROPOSED WATER SERVICE (SEE WATER NOTE 11)
 - PROPOSED 4" PLUG
 - AIR RELEASE VALVE
 - WATER VALVE
 - FIRE HYDRANT ASSEMBLY
 - 2" BLOWOFF
 - PROPOSED REDUCER
 - EXISTING 4" WATER MAIN
 - EXISTING 6" WATER MAIN
 - EXISTING WATER VALVE
 - EXISTING WATER METER

- GENERAL NOTES:**
- BACKFILL TRENCHES UNDER PAVEMENT WITH CRUSHED STONE.
 - SET ALL CASTINGS TO MATCH FINISH YARD GRADES.
 - THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE AS-BUILT DRAWINGS.
 - THE FINAL PLAN SHALL PROVIDE A PERMANENT EASEMENT FOR WATER AND SEWER MAINS LOCATED OUTSIDE OF STREET RIGHTS OF WAY. THE WIDTH SHALL BE 7.5 FEET EACH SIDE OF CENTER OF PIPE.
 - THE CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITIES.
 - THE CONTRACTOR SHALL HAVE A STATE OF TENNESSEE MUNICIPAL UTILITY LICENSE.
 - INSTALL ALL LINES WITH ADEQUATE COVER TO PREVENT DISTURBANCE BY GRADING FOR DRIVEWAYS.
 - THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL THEM ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.



- FUD WATER NOTES:**
- ALL WORK TO BE PERFORMED WILL BE IN ACCORDANCE WITH THE FIRST UTILITY DISTRICT WATER AND WASTEWATER DEPARTMENT (CURRENT EDITION) SPECIFICATIONS AND DETAILS.
 - WATER LINE MATERIALS, INSTALLATION AND TESTING PER FIRST UTILITY DISTRICT WATER AND WASTEWATER DEPARTMENT STANDARDS (CURRENT EDITION).
 - FUD SHALL PERFORM ALL WATER LINE TAPS REQUIRED FOR THIS PROJECT.
 - SERVICE LINES SHALL BE TYPE "N" COPPER, 1" SINGLES, 1" DOUBLES AND HAVE 30" MINIMUM COVER PER FUD SPECIFICATIONS.
 - REFER TO PIPE BEDDING DETAIL ON THIS SHEET.
 - WATER MAINS SHALL BE CLASS 350 DUCTILE IRON (AWWA C151).
 - SET BLOWOFFS SO DISCHARGED WATER GOES ONTO STREET PAVEMENT OR DIRECTLY INTO A CATCH BASIN.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL WATER SERVICES.
 - PROVIDE VERTICAL BENDS AS NEEDED TO RESOLVE CONFLICTS BETWEEN WATER AND SEWER MAINS. THROUST BLOCKING TO BE IN ACCORDANCE WITH FUD STANDARD DRAWINGS AND SPECIFICATIONS. ALL FITTINGS WILL BE RESTRAINED AS DIRECTED BY FUD.
 - FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH FIRST UTILITY DISTRICT WATER REQUIREMENTS AND SHALL PROVIDE A MINIMUM OF 1000 GPM AT 20 PSI.
 - INSTALL ALL WATER METERS AT PROPERTY LINE.



SHEET WA-2 (SHEET 6 OF 7)

WATER LINE 'B' PLAN & PROFILE			
KEENEY PROPERTY			
SITE ADDRESS: 600 OLD FARM WAY, FARRAGUT, TENNESSEE 37934			
DIST. FW	KNOX COUNTY		
TOWN OF FARRAGUT	TENNESSEE		
CLT MAP 142	PARCEL 36.03		
SCALE: 1"=20'	MAY 17, 2021		
OWNER/DEVELOPER:			
RAY KEENEY AND ASSOCIATES, LLC.			
12630 OLD STAGE ROAD			
KNOXVILLE, TN 37934			
(865) 389-4318			
URBAN ENGINEERING, INC.			
11852 KINGSTON PIKE			
FARRAGUT, TENNESSEE 37934			
(865) 966-1924			
DWG. NO.	CHG. CAS.	DWG. NO. 2105012	

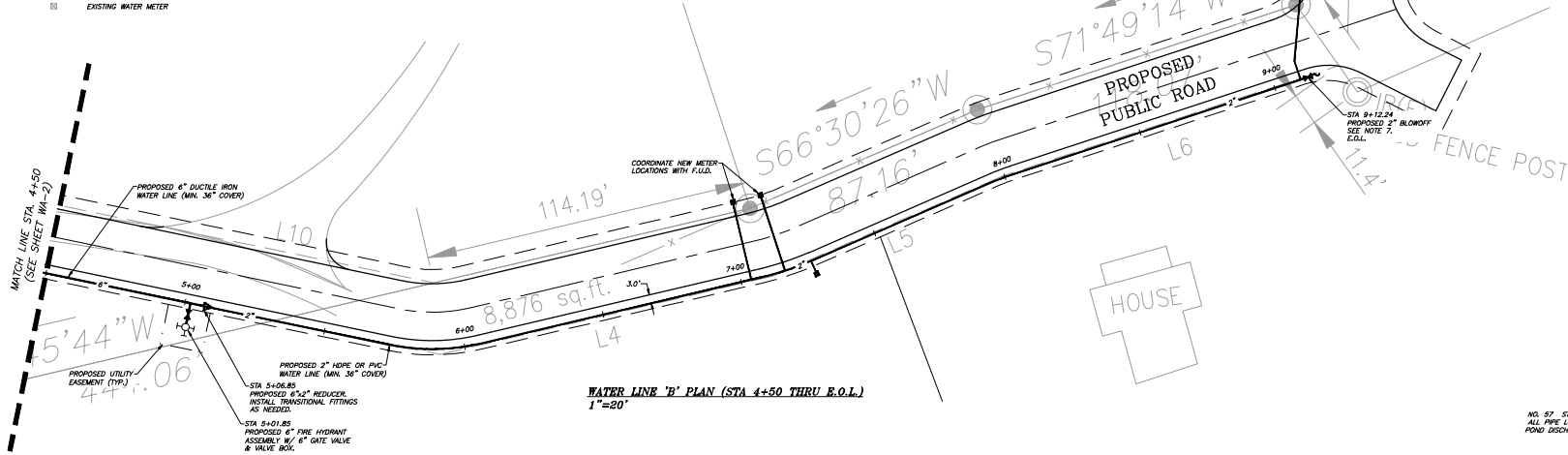


REVISION	DATE	DESCRIPTION	CAS	BY
1	6/7/21	GENERAL REVISIONS		

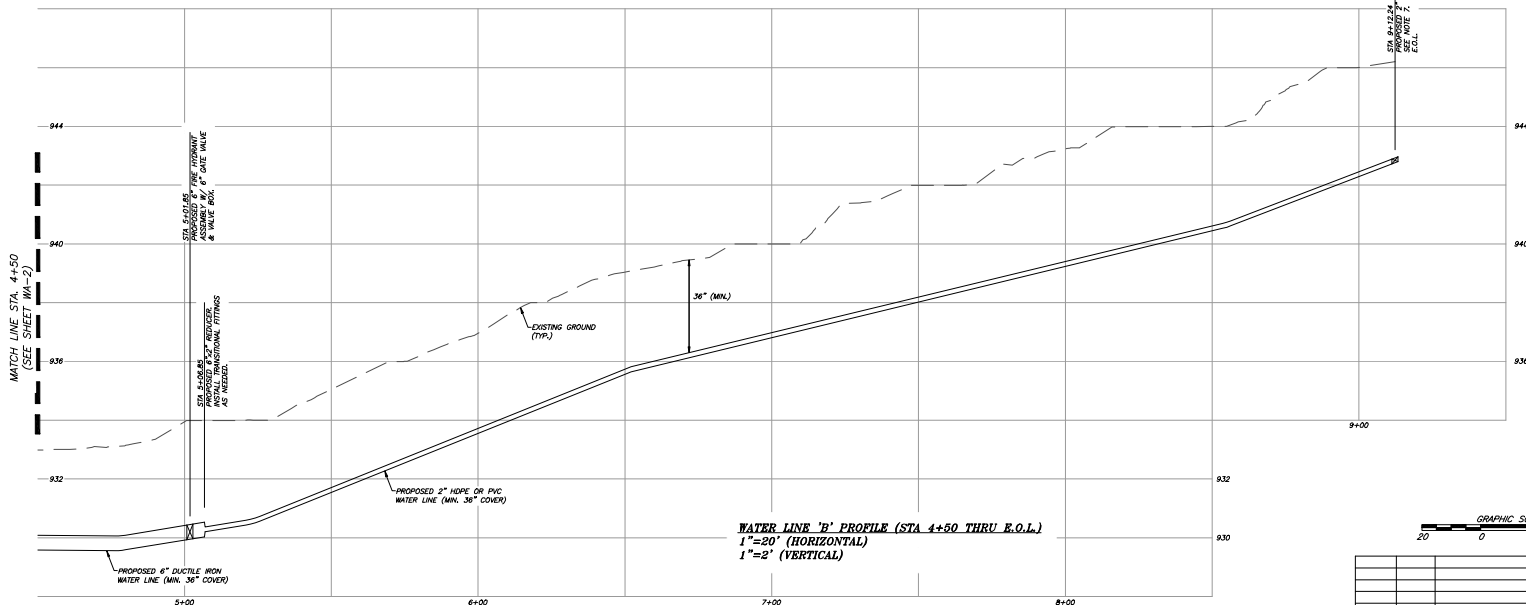


LEGEND:

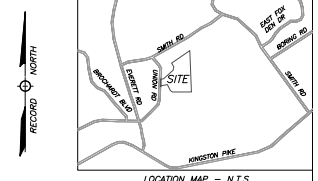
- PROPOSED WATER SERVICE (SEE WATER NOTE 11)
- PROPOSED 4" PLUG
- AIR RELEASE VALVE
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- 2" BLOWOFF
- PROPOSED REDUCER
- EXISTING 4" WATER MAIN
- EXISTING 6" WATER MAIN
- EXISTING WATER VALVE
- EXISTING WATER METER



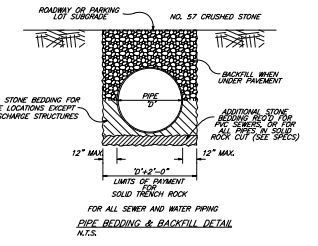
WATER LINE 'B' PLAN (STA 4+50 THRU E.O.L.)
1"=20'



WATER LINE 'B' PROFILE (STA 4+50 THRU E.O.L.)
1"=20' (HORIZONTAL)
1"=2' (VERTICAL)



- FUD WATER NOTES:**
1. ALL WORK TO BE PERFORMED WILL BE IN ACCORDANCE WITH THE FIRST UTILITY DISTRICT WATER AND WASTEWATER DEPARTMENT (CURRENT EDITION) SPECIFICATIONS AND DETAILS.
 2. WATER LINE MATERIALS, INSTALLATION AND TESTING PER FIRST UTILITY DISTRICT WATER AND WASTEWATER DEPARTMENT STANDARDS (CURRENT EDITION).
 3. FUD SHALL PERFORM ALL WATER LINE TAPS REQUIRED FOR THIS PROJECT.
 4. SERVICE LINES SHALL BE TYPE "K" COPPER, 1" SINGLES, 1" DOUBLES AND HAVE 30" MINIMUM COVER PER FUD SPECIFICATIONS.
 5. REFER TO PIPE BEDDING DETAIL ON THIS SHEET.
 6. WATER MAINS SHALL BE CLASS 350 DUCTILE IRON (AWWA C151).
 7. SET BLOWOFFS SO DISCHARGED WATER GOES ONTO STREET PAVEMENT OR DIRECTLY INTO A CATCH BASIN.
 8. THE CONTRACTOR IS RESPONSIBLE FOR ALL WATER SERVICES.
 9. PROVIDE VERTICAL BENDS AS NEEDED TO RESOLVE CONFLICTS BETWEEN WATER AND SEWER MAINS. THROUST BLOCKING TO BE IN ACCORDANCE WITH FUD STANDARD DRAWINGS AND SPECIFICATIONS. ALL FITTINGS WILL BE RESTRAINED AS DIRECTED BY FUD.
 10. FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH FIRST UTILITY DISTRICT STANDARDS AND SHALL PROVIDE A MINIMUM OF 1000 GPM AT 20 PSI.
 11. INSTALL ALL WATER METERS AT PROPERTY LINE.



SHEET WA-3 (SHEET 7 OF 7)

WATER LINE 'B' PLAN & PROFILE			
KEENEY PROPERTY			
SITE ADDRESS: 600 OLD FARM WAY, FARRAGUT, TENNESSEE 37934			
DIST. FW	KNOX COUNTY	TENNESSEE	
TOWN OF FARRAGUT	CLT MAP 142	PARCEL 36.03	MAY 17, 2021
SCALE: 1"=20'			
OWNER/DEVELOPER:			
RAY KEENEY AND ASSOCIATES, LLC.			
12630 OLD STAGE ROAD			
KNOXVILLE, TN 37934			
(865) 589-4318			
URBAN ENGINEERING, INC.			
11852 KINGSTON PIKE			
FARRAGUT, TENNESSEE 37934			
(865) 966-1924			
OWN: BGS	CHK: CAS	DWG: NO. 2105012	

REVISION	DATE	DESCRIPTION	BY
1	6/7/21	GENERAL REVISIONS	CAS

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a final plat for the Old Stage Farms Subdivision, 12630 Old Stage Road, 5.65 Acres, 9 Lots, Zoned R-2 (Ryan Lynch, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a small subdivision off Old Stage Road on property that is situated between different units of the Fort West Subdivision. The development includes seven house lots and two open space lots. Also included is a walking trail that is stubbed to Fort West Homeowners Association property that, if extended in the future, could provide pedestrian access to Old Stage Road. A sidewalk that ties into the walking trail has been constructed along the east side of the street. The sidewalk will likely have to be re-constructed during house construction and a letter of credit has been posted to ensure the completion. The applicant will also have to complete the standard final plat field item checklist prior to the plat being signed off on.

RECOMMENDATION: Included in the packet is the revised final plat and the staffs' comments on the original plat. Staff will make a recommendation at the meeting based on whether the staffs' comments have been addressed.

Old Stage Farms Final Plat.pdf Markup Summary

Callout (11)



Subject: Callout
Page Label: 1
Author: mshipley
Date: 5/20/2021 4:06:31 PM
Status:
Color: ■
Layer:
Space:

This is not relevant to the R-2 District.



Subject: Callout
Page Label: 1
Author: mshipley
Date: 5/20/2021 4:07:51 PM
Status:
Color: ■
Layer:
Space:

Wrong property



Subject: Callout
Page Label: 1
Author: mshipley
Date: 5/20/2021 4:08:16 PM
Status:
Color: ■
Layer:
Space:

Not required.



Subject: Callout
Page Label: 1
Author: mshipley
Date: 5/20/2021 4:08:50 PM
Status:
Color: ■
Layer:
Space:

Wrong property.



Subject: Callout
Page Label: 1
Author: mshipley
Date: 5/20/2021 4:09:13 PM
Status:
Color: ■
Layer:
Space:

Wrong property.



Subject: Callout
Page Label: 1
Author: mshipley
Date: 5/20/2021 4:09:46 PM
Status:
Color: ■
Layer:
Space:

Farragut



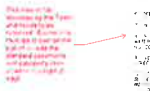
Subject: Callout
Page Label: 1
Author: mshipley
Date: 5/20/2021 4:12:16 PM
Status:
Color: ■
Layer:
Space:

There are no private right of ways.



Subject: Callout
Page Label: 1
Author: mshipley
Date: 5/20/2021 4:15:38 PM
Status:
Color: ■
Layer:
Space:

The appropriate easement must be shown on the plat.



Subject: Callout
Page Label: 1
Author: mshipley
Date: 5/20/2021 4:17:24 PM
Status:
Color: ■
Layer:
Space:

This note is not accepted by the Town and needs to be removed. Easements must be shown on the plat (if outside the standard easements along property lines or within the right of way).



Subject: Callout
Page Label: 1
Author: bhose
Date: 5/20/2021 4:37:51 PM
Status:
Color: ■
Layer:
Space:

These buffers need to be clarified. The 60 and 30 foot buffers are TDEC requirements during subdivision construction. The Town requires a 25 foot permanent aquatic buffer and water quality/drainage easement to be platted on the final plat.



Subject: Callout
Page Label: 1
Author: bhose
Date: 5/21/2021 2:13:36 PM
Status:
Color: ■
Layer:
Space:

1) Is the centerline of pavement the centerline of the ROW along this section of Old Stage Rd., has it been verified?
2) The Minimum ROW width is 60 feet total, 30 feet from center of ROW.

Text Box (7)

Please complete the items noted on the final plat field item checklist that has been provided to the contractor.

Subject: Text Box
Page Label: 1
Author: mshipley
Date: 5/20/2021 4:20:46 PM
Status:
Color: ■
Layer:
Space:

Please complete the items noted on the final plat field item checklist that has been provided to the contractor.

Please provide an as-built of the storm sewer system.

Subject: Text Box
Page Label: 1
Author: mshipley
Date: 5/20/2021 4:21:25 PM
Status:
Color: ■
Layer:
Space:

Please provide an as-built of the storm sewer system.

Please complete all items on punchlist to be provided by Engineering Department, including stabilization.

Subject: Text Box
Page Label: 1
Author: Lori Saal
Date: 5/21/2021 12:16:26 PM
Status:
Color: ■
Layer:
Space:

The Town now requires a maintenance agreement and maintenance and repair plan for all permanent stormwater control measures to be submitted prior to final plat approval. For this subdivision, the documentation is required for the detention basin. Guidance and sample documents will be sent via email to Ray Keeney.

Please complete all items on punchlist to be provided by Engineering Department, including stabilization.

Subject: Text Box
Page Label: 1
Author: Dsmith
Date: 5/24/2021 4:01:05 PM
Status:
Color: ■
Layer:
Space:

Please complete all items on punchlist to be provided by Engineering Department, including stabilization.

Please submit 2-year maintenance letter of credit for roadway, drainage and pedestrian facilities for \$16,500.

Subject: Text Box
Page Label: 1
Author: Dsmith
Date: 5/24/2021 4:14:03 PM
Status:
Color: ■
Layer:
Space:

Please submit 2-year maintenance letter of credit for roadway, drainage and pedestrian facilities for \$16,500.

Please submit Drainage Fee of \$280.

Subject: Text Box
Page Label: 1
Author: Dsmith
Date: 5/24/2021 4:14:08 PM
Status:
Color: ■
Layer:
Space:

Please submit Drainage Fee of \$280.

Please provide copy of restrictive covenants for Town Attorney review.

Subject: Text Box
Page Label: 1
Author: mshipley
Date: 5/31/2021 6:57:16 AM
Status:
Color: ■
Layer:
Space:

Please provide copy of restrictive covenants for Town Attorney review

TOTAL AREA = 245,982
5.65 ACRES

INCLUDES COMMON AREA AND R.O.M.
TOTAL LOTS = 9

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

CERTIFICATE OF COMMON AREAS DEDICATION

As owner, in recording this plat I have designated certain areas of land shown herein as common areas intended for use by the homeowners within the subdivision for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

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

Date / Owner

Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument # _____

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) below which service source is adequate to accommodate the reasonable needs of such lot as to such service with such subdivision.

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

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

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

CERTIFICATE 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

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
OLD STAGE FARM - 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
OLD STAGE FARM - have been installed in accordance with current local and state government requirements.

Date Name, Title, and Agency of Authorized Approving Agent

CERTIFICATE OF APPROVAL FOR RECORDING

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

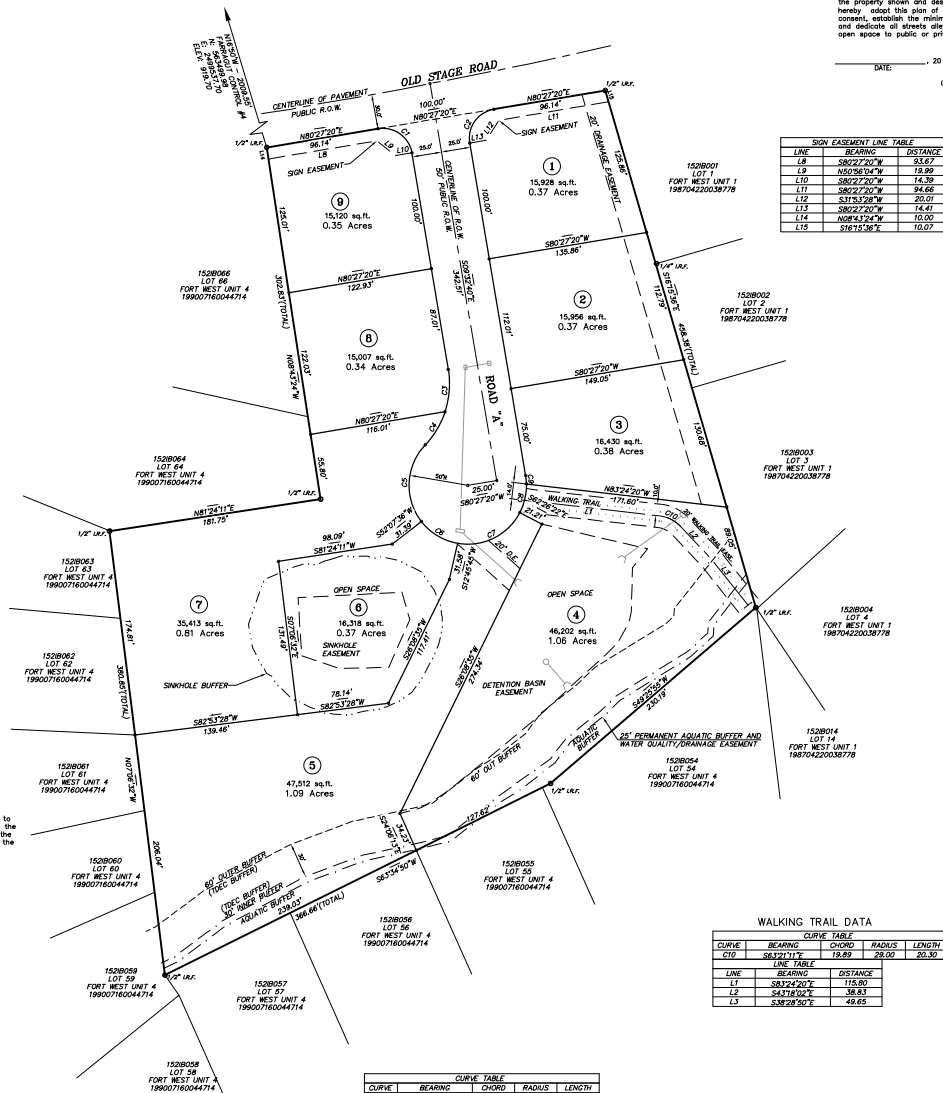
Date / Secretary, Planning Commission

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 (and) public streets maintained at public expense.

DATE TOWN ENGINEER License No.: _____

FOUND MONUMENTATION LEGEND:
1/2" L.A.F. = 1/2" x REBAR FOUND
1/4" L.R.F. = 1/4" x REBAR FOUND



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE: _____ 20 _____
OWNER

SIGN EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S80°22'20\"	93.67
L2	S80°22'20\"	18.99
L3	S80°22'20\"	14.39
L4	S80°22'20\"	94.66
L5	S81°53'28\"	29.01
L6	S80°22'20\"	14.41
L7	N08°53'24\"	10.00
L8	S18°15'36\"	10.07

WALKING TRAIL DATA				
CURVE TABLE				
CURVE	BEARING	CHORD	RADIUS	LENGTH
1	S81°21'11"E	19.89	28.00	20.30
LINE TABLE				
LINE	BEARING	DISTANCE		
1	S81°24'20"E	115.80		
2	S43°18'02"E	38.83		
3	S88°28'50"E	49.65		

CURVE TABLE			
CURVE	BEARING	CHORD	RADIUS
C1	S84°32'40\"	35.36	25.00
C2	S84°32'40\"	35.36	25.00
C3	S84°32'40\"	35.36	25.00
C4	S84°32'40\"	35.36	25.00
C5	S84°32'40\"	35.36	25.00
C6	S84°32'40\"	35.36	25.00
C7	S84°32'40\"	35.36	25.00
C8	S84°32'40\"	35.36	25.00
C9	S84°32'40\"	35.36	25.00
C10	S84°32'40\"	35.36	25.00

PROPERTY OWNER:
RAY KEENEY AND ASSOCIATES LLC
324 HEATHERMOORE DRIVE
KNOXVILLE, TENNESSEE 37934

LOCATION MAP NO SCALE

NOTES:

1. 1/2" REBAR WITH CAP SET AT ALL CORNERS UNLESS NOTED OTHERWISE BY THIS PLAT. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR WITH CAP SET WITH PLASTIC CAP STAMPED "1 INCH 2447"
2. PROPERTY ZONED: R-2
SETBACKS:
FRONT: 30 FT
SIDE: MIN. 10 FT TOTAL 30 FT
REAR: 25 FT
3. 10' UTILITY AND DRAINAGE EASEMENTS ALONG ALL LOT LINES ADJOINING STREETS. 5' UTILITY AND DRAINAGE EASEMENTS ALONG ALL INTERIOR LOT LINES AND ANY OTHER EXTERIOR LOT LINE.
4. PARCELS: MAP: 151 PARCEL: 105.02
5. RECORD PLATS: CHARLES E. DANIEL and WILLIAM O. WALKER, III & LISA S. WALKER PROPERTIES
INST: 20080512085262
6. DEED INFORMATION: 201709070015704
7. TN GRID NAD83 (NRS2007)
8. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED PER INSTRUMENT NO. 20080810001396 IN KNOX COUNTY REGISTER OF DEEDS OFFICE.
9. VEHICULAR ACCESS FOR ALL LOTS LIMITED TO THE INTERNAL STREET SYSTEM.
10. 20' STORM WATER EASEMENT 10' FROM CENTERLINE OF PIPES AS (BUILT) AS SHOWN ON THIS PLAT.

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 Multiple Planning Commission and that the monuments have been placed as shown herein, to the specification of the Subdivision Regulations. This is a Category 1 Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.

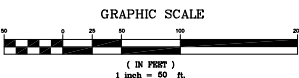
06/07/21

Date

Signature

Registered Surveyor

No. 2447



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



REVISIONS	
DRAWN BY: M. STRANGE	1
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1"=50'	4
DATE: 05/13/2021	5
	6

SURVEY FOR:
Ray Keeney and Associates LLC
324 Heathermoore Drive
Knoxville, Tennessee 37934
Phone: (865) 389-1924

FINAL PLAT OF:
Old Stage Farms
Town of Farragut, Tennessee
Knox County, Tennessee

PROJECT NO.
4027

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a proposed modification to a portion of the concept plan associated with the northwest portion of the Bridgemore Subdivision off McFee Road, Zoned R-1/OSR (Fulghum, MacIndoe & Associates, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a workshop discussion on a request to amend the adopted concept plan for the Bridgemore Subdivision. The original concept plan for Bridgemore was approved in 2004. The plan included a variety of house lots and street arrangements that would create different products and different experiences in different portions of the development. One particularly unique portion of the plan was in the northwest where a grouping of smaller lots with some alley access and gridded streets were shown.

As the development has proceeded and expanded to this portion of the property, the owner is now asking that this original concept plan layout be revisited. The engineer for the applicant has provided a summary of what they are requesting and why.

DISCUSSION: As noted in the applicant's summary, due to the inherent topography of this portion of the development, they are requesting to remove the alley lots but retain the generally smaller lots to sustain the original idea of providing a mix of different types of housing in the development. This requested change would result in the loss of 11 house lots and would not change the overall amount of open space. The overall open space would still be at 35.1%.

Since this is a significant change, staff thought it best to discuss this as a workshop item before more detailed plans were prepared in the form of a preliminary plat. One change to the plan that is referenced in the applicant's letter is the creation of a cul-de-sac that would exceed 500 feet in length. This will require a request for a variance since the Subdivision Regulations now restrict the length of a cul-de-sac unless necessitated by topography or to enhance the protection of desirable natural features inherent to the property. The Subdivision Regulations encourage the use of loop or connected street designs instead of cul-de-sacs.

The original concept plan included more loop streets and a semi-gridded street layout that is referenced above. The proposed changes to the concept plan would retain one larger loop but create an additional cul-de-sac and remove the gridded street layout with the alley accesses. This aspect of the design change will need to be evaluated by the Planning Commission.

Included in the packet are copies of the original and proposed concept plan and the applicant's summary of their requested modification.



June 3, 2021

Mr. Mark Shipley
Town of Farragut
11408 Municipal Center Drive
Farragut, TN 37934

Re: BridgeMore Phase 3B and 4 Concept Plan

Mr. Shipley:

There is a change on the recent concept plan that I wanted to point out to the planning commissioners. Resulting from this change were a few roadway modifications, one will need a variance. I have described these below and have posted a figure to supplement the concept plan that shows the existing contours for these phases. Once you have studied the contours, you will see the reason for the change and the variance request.

First, regarding the concept plan change, the original plan showed lots with alleys in Phase 4. Once we studied this in more detail, we realized that the topographic constraints would make this a very inefficient and awkward design given the topography of the property. The current concept plan was revised to eliminate alley lots; however, we kept the original intent of offering smaller homes in Phase 4 than those in Phases 1 through 3. There are eleven (11) fewer lots as a result of this change.

Second, once the roads were revised, we saw the need for a variance to the Farragut Subdivision Regulations that restrict the length of a cul-de-sac or dead-end road to no more than 500 feet unless necessitated by topography. The cul-de-sac street leading up to Lot 260 is approximately 610 feet in length as shown on the submitted concept plan. A looped street in this area would need to cross a ravine that is approximately 50-feet deep. Because of this, we would like to request a variance based on topography for an additional 110 feet of road length. If it is helpful for a visual comparison, Waterslea Lane and Limerick Lane in Phase 2 are both over 700 feet in length and the proposed cul-de-sac road leading up to Lot 244 is 400 feet in length.

I hope that this is helpful. Please contact me if you have any questions.

Thank you,

A handwritten signature in black ink, appearing to read "William C. Fulghum, Jr.", written in a cursive style.

William C. Fulghum, Jr., P.E.

Enclosure: Supplement Plan to the Concept Plan
c: Ms. Susie Lash

Current Approved Concept Plan with Affected Area Clouded



GENERAL NOTES

1. THE TOPOGRAPHIC DATA WAS REFERENCED FROM AUSTIN INFORMATION. THE BENCHMARK DATA WAS TAKEN FROM BENCHMARK & BENCHMARK DATA.
2. THE TOTAL NUMBER OF LOTS PROPOSED ARE 374, WHICH INCLUDE 350 SALEABLE LOTS AND 24 LOTS THAT ARE OPEN SPACE.
3. THE TOTAL AREA IS 202.97 ACRES, WHICH INCLUDES 99.30 ACRES (25.1%) OF OPEN SPACE.
4. THE TOTAL AREA IS 202.97 ACRES, WHICH INCLUDES 99.30 ACRES (25.1%) OF OPEN SPACE.
5. THE TOTAL AREA IS 202.97 ACRES, WHICH INCLUDES 99.30 ACRES (25.1%) OF OPEN SPACE.
6. THE TOTAL AREA IS 202.97 ACRES, WHICH INCLUDES 99.30 ACRES (25.1%) OF OPEN SPACE.
7. THE TOTAL AREA IS 202.97 ACRES, WHICH INCLUDES 99.30 ACRES (25.1%) OF OPEN SPACE.
8. THE TOTAL AREA IS 202.97 ACRES, WHICH INCLUDES 99.30 ACRES (25.1%) OF OPEN SPACE.
9. THE TOTAL AREA IS 202.97 ACRES, WHICH INCLUDES 99.30 ACRES (25.1%) OF OPEN SPACE.
10. THE TOTAL AREA IS 202.97 ACRES, WHICH INCLUDES 99.30 ACRES (25.1%) OF OPEN SPACE.

PARCEL INFORMATION

MAP 152, PARCEL 25	MAP 152, PARCEL 26
OWNER: MCFEE, INC.	OWNER: TOM & MARY MCFEE
OWNER ADDRESS: 513 MCFEE RD, KNOXVILLE, TN 37922	OWNER ADDRESS: 200 BLEAVER LN, WINDUSTON, TN 37163
OWNER TELEPHONE: (865) 966-5948	OWNER TELEPHONE: (865) 376-5407
LOT ACRES: 364.3 AC	LOT ACRES: 15.3 AC
PROPERTY ADDRESS: 509, 515, & 625 MCFEE RD, R2 (FARRAGUT)	PROPERTY ADDRESS: 600 MCFEE RD, R2 (FARRAGUT)
MAP 152, PARCEL 25B1	MAP 152, PARCEL 25B2
OWNER: FRED & ELLEN MCFEE (LIFE ESTATE)	OWNER: HELEN KARLON
OWNER ADDRESS: 513 MCFEE RD, KNOXVILLE, TN 37922	OWNER ADDRESS: 13107 ALLEN KIRBY RD, KNOXVILLE, TN 37992
OWNER TELEPHONE: (865) 966-5948	OWNER TELEPHONE: (865) 386-3871
LOT ACRES: 1.1 AC	LOT ACRES: 11.7 AC
PROPERTY ADDRESS: 513 MCFEE RD, R2 (FARRAGUT)	PROPERTY ADDRESS: 13107 ALLEN KIRBY RD, R2 (FARRAGUT)

ACREAGE TOTALS:

TOTAL ACREAGE	202.97 ACRE
TOTAL OPEN SPACE ACREAGE	99.30



1000 HARRISON VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37912
OFFICE: 865.580.6519
FAX: 865.581.6519
www.fulghummacindoe.com



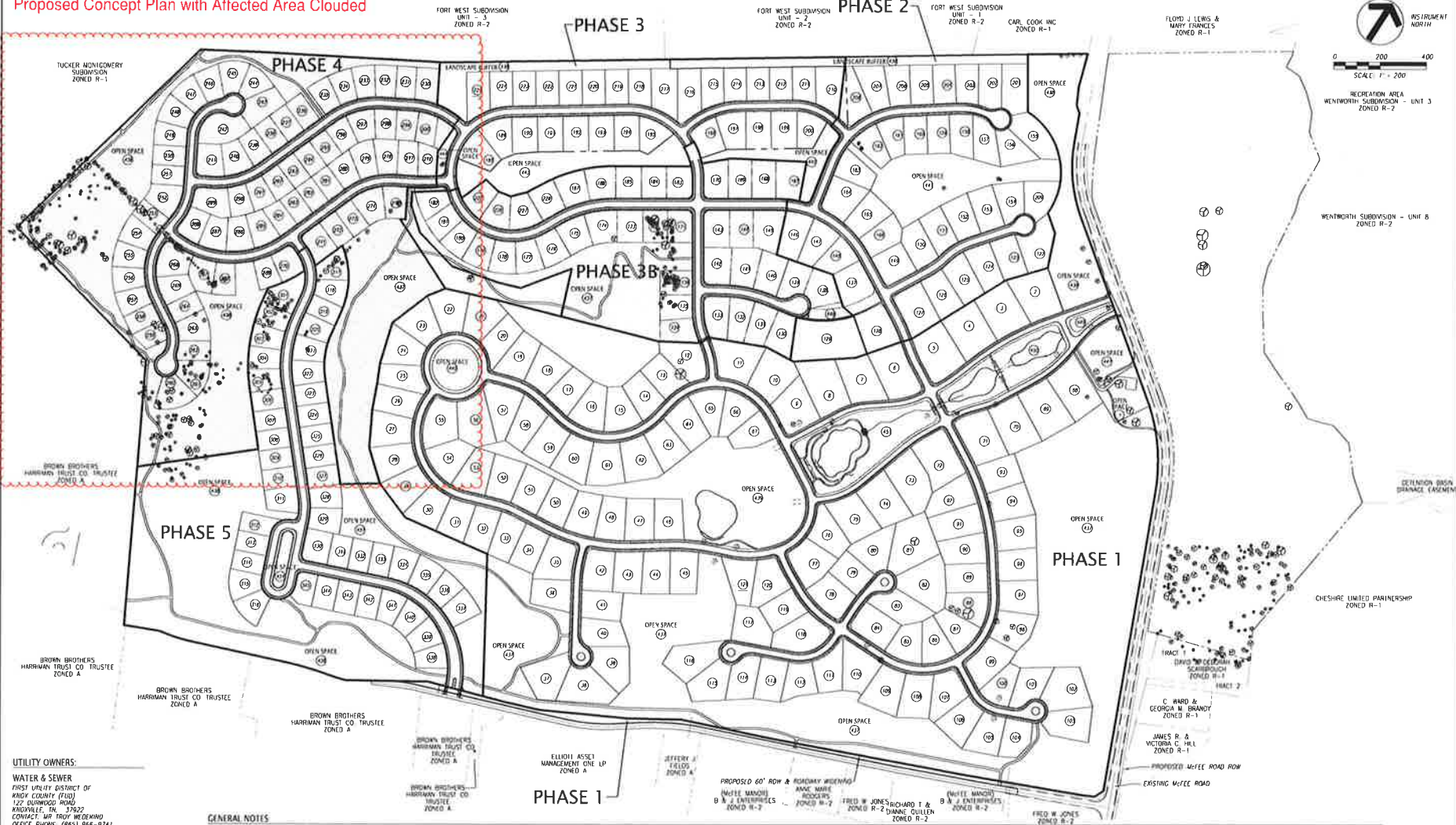
CONCEPT PLAN - PHASE 3
BRIDGEMORE SUBDIVISION
WATERVILLE LANE
KNOXVILLE, TENNESSEE 37922

PLACEMAKERS NO. 2 PARTNERSHIP
1100 INGLETON PIKE
KNOXVILLE, TN 37934
CONTACT: MS. SUSIE LASH
TELEPHONE NO. 865.777.9191

OVERALL SITE PLAN &
OWNER INFORMATION

Project	250.001	Sheet	C-GN-2
Date	10/14/04		
Scale	1"=200'		

Proposed Concept Plan with Affected Area Clouded



UTILITY OWNERS:
WATER & SEWER
 FIRST UTILITY DISTRICT OF
 KNOX COUNTY (FUD)
 127 BURWOOD ROAD
 KNOXVILLE, TN 37922
 CONTACT: MR. TROY WEDDING
 OFFICE PHONE: (865) 966-9741
ELECTRIC
 LEONOR CITY UTILITY BOARD (LCUB)
 P.O. BOX 449
 LEONOR CITY, TN 37921
 CONTACT: MR. MICHAEL COLETTIER
 OFFICE PHONE: (865) 966-0707
GAS
 KNOXVILLE UTILITIES BOARD (KUB)
 P.O. BOX 59017
 KNOXVILLE, TN 37959-0017
 CONTACT: MR. DANIEL KEMEL
 OFFICE PHONE: (865) 558-2290
TELEPHONE
 TDS TELECOM (TDS)
 9737 CORDILL ROAD
 KNOXVILLE, TN 37922
 CONTACT: MR. RALPH SCATES
 OFFICE PHONE: (865) 966-4700
CABLE T.V.
 CHARTER COMMUNICATIONS (CHARTER)
 1774 HENRY C. LANE STREET
 KNOXVILLE, TN 37901
 CONTACT: LEO DATES
 OFFICE PHONE: (865) 984-1400 EXT. 101

GENERAL NOTES

1. THE ADVISORY DATA WAS REFERENCED FROM KUB'S INFORMATION. THE BOUNDARY DATA WAS TAKEN FROM BENCHMARK & RESIDENTIAL, INC. DATED JULY 2004.
2. THE TOTAL NUMBER OF LOTS PROPOSED ARE 361, WHICH INCLUDE 344 SALEABLE LOTS AND 17 LOTS THAT ARE OPEN SPACE.
 PHASE 1 LOT NUMBERS ARE 1-121
 PHASE 2 LOT NUMBERS ARE 122-128, 137, 146-166, 201-209
 PHASE 3 LOT NUMBERS ARE 168-200, 210-225
 PHASE 3B LOT NUMBERS ARE 130-136, 138-145, 167-187, 226-300
 PHASE 4 LOT NUMBERS ARE 301-345
 PHASE 5 LOT NUMBERS ARE 301-345
3. THE TOTAL AREA IS 282.97 ACRES, WHICH INCLUDES:
 99.30 ACRES (35.1%) OF OPEN SPACE
 PHASE 1 AREA IS 132.36 AC, WHICH INCLUDES:
 48.27 AC (36.4%) OF OPEN SPACE WITHIN THIS PHASE
 PHASE 2 AREA IS 74.82 AC, WHICH INCLUDES:
 3.86 AC (5.15%) OF OPEN SPACE WITHIN THIS PHASE
 PHASE 3 AREA IS 20.81 AC, WHICH INCLUDES:
 7.28 AC (35.00%) OF OPEN SPACE WITHIN THIS PHASE
 PHASE 3B AREA IS 25.50 AC, WHICH INCLUDES:
 4.84 AC (19.00%) OF OPEN SPACE WITHIN THIS PHASE
 PHASE 4 AREA IS 48.78 AC, WHICH INCLUDES:
 19.88 AC (40.7%) OF OPEN SPACE WITHIN THIS PHASE
 PHASE 5 AREA IS 34.38 AC, WHICH INCLUDES:
 16.85 AC (49.0%) OF OPEN SPACE WITHIN THIS PHASE
4. OPEN SPACE LOT NUMBERS:
 WEST SIDE LOT NUMBERS 2-356 (19 TOTAL LOTS 1, 437-454)
 PHASE 1 RESIDENTIAL LOT NUMBERS 2-121
 PHASE 1 OPEN SPACE LOT NUMBERS 1, 437-440, 447, 449-451
 PHASE 2 RES. LOT 122-128, 137, 146-166, 201-209
 PHASE 2 OPEN SPACE LOT NUMBERS 438, 441
 PHASE 3 RESIDENTIAL LOT NUMBERS 168-200, 210-225
 PHASE 3 OPEN SPACE LOT NUMBERS 437, 438, 442, 443, 444
 PHASE 3B RESIDENTIAL LOT NUMBERS 130-136, 138-145, 167-187, 226-229
 PHASE 3B OPEN SPACE LOT NUMBERS 431, 448
 PHASE 4 RESIDENTIAL LOT NUMBERS 226-300
 PHASE 4 OPEN SPACE LOT NUMBERS 437, 438
 PHASE 5 RESIDENTIAL LOT NUMBERS 301-345
 PHASE 5 OPEN SPACE LOT NUMBERS 437, 438, 454
5. THE PROPOSED 6' WIDE 2-WAY SUBDIVISION ROADS IS 50' AND 1-WAY RD. THE PROPOSED ALLEN RD. R.O.W. IS 50'
6. THE PROPERTY IS ZONED R-1, OSP.
7. UTILITIES ARE READILY AVAILABLE TO SERVE THE SITE
8. ALL ROADS GRANTED A VARIANCE FROM THE REQUIRED 26' WIDTH SHOULD BE DESIGNATED AS "TRAIL APPROPRIATE ACCESS ROADS". REFER TO ROAD DESIGN TABLE ON SHEET C-105-1 FOR A LIST OF THESE ROADS.

PARCEL INFORMATION

MAP 15A, PARCEL 25	MAP 15A, PARCEL 26	MAP 15A, PARCEL 27
OWNER: MCFEE, INC.	OWNER: MCFEE, INC.	OWNER: MCFEE, INC.
OWNER ADDRESS: 513 MCFEE RD. KNOXVILLE, TN 37922	OWNER ADDRESS: 513 MCFEE RD. KNOXVILLE, TN 37922	OWNER ADDRESS: 513 MCFEE RD. KNOXVILLE, TN 37922
OWNER TELEPHONE: (865) 966-5940	OWNER TELEPHONE: (865) 966-5940	OWNER TELEPHONE: (865) 966-5940
LOT ACRES: 304.3 AC	LOT ACRES: 304.3 AC	LOT ACRES: 304.3 AC
PROPERTY ADDRESS: 509, 515 & 625 MCFEE RD. R2 (TERRACE)	PROPERTY ADDRESS: 509, 515 & 625 MCFEE RD. R2 (TERRACE)	PROPERTY ADDRESS: 509, 515 & 625 MCFEE RD. R2 (TERRACE)
MAP 15A, PARCEL 25-01	MAP 15A, PARCEL 26-01	MAP 15A, PARCEL 27-01
OWNER: FRED & ELLEN MCFEE (LIFE ESTATE)	OWNER: FRED & ELLEN MCFEE (LIFE ESTATE)	OWNER: FRED & ELLEN MCFEE (LIFE ESTATE)
OWNER ADDRESS: 513 MCFEE RD. KNOXVILLE, TN 37922	OWNER ADDRESS: 513 MCFEE RD. KNOXVILLE, TN 37922	OWNER ADDRESS: 513 MCFEE RD. KNOXVILLE, TN 37922
OWNER TELEPHONE: (865) 966-5940	OWNER TELEPHONE: (865) 966-5940	OWNER TELEPHONE: (865) 966-5940
LOT ACRES: 1.1 AC	LOT ACRES: 1.1 AC	LOT ACRES: 1.1 AC
PROPERTY ADDRESS: 513 MCFEE RD. R2 (TERRACE)	PROPERTY ADDRESS: 513 MCFEE RD. R2 (TERRACE)	PROPERTY ADDRESS: 513 MCFEE RD. R2 (TERRACE)

10. IN THE EVENT THAT TWO LOTS ARE COMBINED INTO ONE LOT, WHEREBY THE COMBINED ALLOWABLE LOT COVERAGE OF THE TWO LOTS EXCEEDS 12,500 SQUARE FEET AND THE COMBINED BUILDING COVERAGE OF THE TWO LOTS EXCEEDS 12,500 SQUARE FEET, THE RESULTING ALLOWABLE LOT COVERAGE OF THE COMBINED LOTS WILL BE 12,500 SQUARE FEET. SHOULD THE COMBINED ALLOWABLE LOT COVERAGE BE LESS THAN 12,500 SQUARE FEET, THE COMBINED BUILDING COVERAGE WILL BE LESS THAN 12,500 SQUARE FEET. THE ALLOWABLE LOT COVERAGE FOR THE COMBINED LOTS WILL BE THE SUM OF THE TWO ALLOWABLE LOT COVERAGE AREAS AND THE ALLOWABLE BUILDING COVERAGE WILL BE THE SUM OF THE TWO BUILDING COVERAGE AREAS FOR THE TWO LOTS PRIOR TO COMBINING OF SAID LOTS. THIS PROCEED WILL BE MADE AVAILABLE TO ALL LOTS PREVIOUSLY COMBINED WITHIN THE DEVELOPMENT PRIOR TO THE APPROVAL OF THIS PLAN.

ACREAGE TOTALS

TOTAL ACREAGE	282.97 ACRE
TOTAL OPEN SPACE ACREAGE	99.30

1618 HARRISON STREET, SUITE 701
 KNOXVILLE, TN 37922
 OFFICE: 865.930.6419
 FAX: 865.680.6418
 www.fulghummacindoe.com

DAVID W. COCHRAN
 ENGINEER
 NO. 57324

CONCEPT PLAN - PHASE 3B & PHASE 4
 BRIDGEMORE SUBDIVISION
 KNOXVILLE, TENNESSEE 37922

PLACEMAKERS NO. 2 PARTNERSHIP
 11800 KINGSTON PIKE
 KNOXVILLE, TN 37934
 CONTACT: MS. SUSIE LASH
 TELEPHONE NO. 865.777.9191

OVERALL SITE PLAN & OWNER INFORMATION

NO.	REVISION	DATE	BY	CHKD.	APP'D.
1	REVISED FOR PHASE 3B AND PHASE 4	05/03/21			
2	REVISED FOR PHASE 3B AND PHASE 4	12/17/21			
3	REVISED FOR PHASE 3B AND PHASE 4	11/29/21			
4	REVISED FOR PHASE 3B AND PHASE 4	08/24/21			
5	REVISED FOR PHASE 3B AND PHASE 4	10/21/20			

Project: 250.001
 Date: 10/14/24
 Scale: 1"=200'

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on amendments to the approved site plan for the Kingston Pike Village – Phase 2 (Grocery Store and Retail Shops), 115 S. Watt Road, Zoned PCD, 8 Acres (GBS Engineering, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a workshop discussion on some revisions proposed in relation to Phase 2 of the Kingston Pike Village project at the southwestern intersection of Kingston Pike and S. Watt Road. As you may recall, the site plan for Phase 2 of the Kingston Pike Village project was approved by the Planning Commission on January 21, 2021. This phase includes the Food City grocery store, fuel center, and two retail buildings along Kingston Pike.

Since that time, a proposed land swap between the developers of Kingston Pike Village and the owners of Little Joes Pizza has been initiated. This land swap would create several modifications to the site plan that was approved by the Planning Commission on January 21. A summary of those modifications is included in the letter provided in the packet from the project engineer, Mark Bialik.

Exhibits 1, 2, and 3 that are also included in the packet visually demonstrate where the changes have occurred. The modifications were reviewed during the staff/developer meeting on June 1. Some of the notable changes include:

1. Enlarging the detention basin along S. Watt Road.
2. Creating a cross connection between the retail shops and the grocery store.
3. Eliminating the parking behind the grocery store and the fire truck access around the grocery store.
4. Re-routing the sanitary sewer.
5. Eliminating the underground detention and using permeable pavers in the parking lot behind the retail shops.
6. Revising the site lighting to lessen the number of light poles.
7. Increasing the size of the retail buildings by roughly 600 square feet per building.
8. Lessening the width of the courtyard between the retail shops by roughly 20 feet. The proposed width would be 40 feet.

Staff would note that the proposed modifications would also affect landscaping. There is a proposed reduction in landscaping as it relates to the area around the retail buildings and the parking lot behind the retail buildings. Staff would recommend that landscaping comparable to the previously approved plan be provided with this update. Staff would also recommend that the open space area associated with what is proposed as an expanded detention basin, be heavily landscaped to buffer it from both Watt Road and the fuel center area. The amended landscape plan will have to be re-reviewed by the VRRB.

Another modification that was discussed at the staff/developer meeting was the access off Kingston Pike for the Little Joes Pizza. The discussion involved either modifying this to a right in right out or eliminating

it altogether. The applicant can update the Commission on this item at the meeting. This item is for workshop discussion purposes only since this is a PCD project and there would be changes that would warrant further input before proceeding with more detailed site plan updates.

May 21, 2021

Mr. Mark Shipley,
Community Development Director,
Town of Farragut,
11408 Municipal Center Drive,
Farragut, Tennessee 37934

Re: Site Plan for Phase II of the Kingston Pike Village,
Planned Commercial Development.

Dear Mark,

The Plans that have been submitted this week reflect the changes that have come the proposed Land Swap between Kingston Pike Village and the Arico's (Little Joe's Pizza). This will allow us to enlarge the proposed wet detention basin to accept storm water from the Grocery Store. The new wet detention has designed to over detain for the Shops. The parking field for the Shops will now be entirely done in permeable pavers. With the Land Swap, we now have no control over the entrance onto Kingston Pike associated with the existing parking of Little Joe's Pizza.

Also, we have created a cross connection between the Shops parking and the Grocery parking (near the proposed Gas-N-Go). Also, we have eliminated all the parking behind the proposed Grocery. This results in the elimination of the fire truck access around the building. We have discussed this with Dan Johnson at the meeting we attended with Staff prior to this submittal.

Another result of this submittal is the re-routing of the sanitary sewer along Kingston Pike and from the Apartments to connect to the existing sanitary sewer located onsite. We are coordinating this work with First Utility District (Edwin Deyton).

With the new detention facility, we have eliminated all the underground detention shown on the previously submitted plans. Also, new detention facility will require additional piping associated with the by-pass storm lines.

With the new layout we have revised the Site Lighting Plans to reflect the new layout and meet the Town of Farragut requirements. Also, the Landscape Plans have been revised to reflect the new layout and are included for Planning Commission review. We will be resubmitting to Visual Resources Review Board for their approval.

Another result of the Land Swap, the courtyard between to the Shops has narrowed to 40'. The total square footage of the proposed Shops is slightly larger, and we have eliminated the bump out on each of the Buildings.

We do have a cross access agreement in the process of being approved and recorded between Kingston Pike Village and the Arico's. We do know that this must be reviewed and approved by the Town of Farragut Attorney. We will be submitting this the Town shortly.

I am sure there are other items which I am forgetting at this moment in time, but these are the major items for starters.

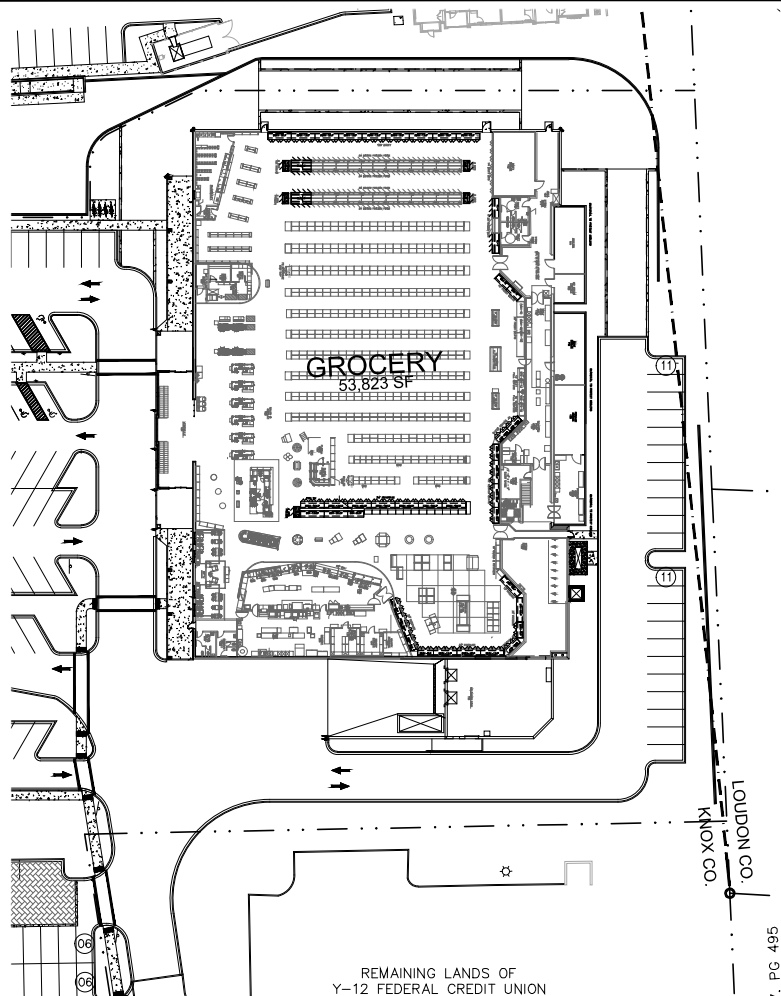
MARK A. BIALIK, PE
865.566.0185 (M)
888.485.7005 (F)

GBS ENGINEERING
1313 KALMIA ROAD
KNOXVILLE, TENNESSEE 37909

We look forward to working with Town Staff and Planning Commission to obtain approval of these plans.

Sincerely,

Mark A. Bialik, PE

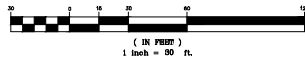


REMAINING LANDS OF
Y-12 FEDERAL CREDIT UNION

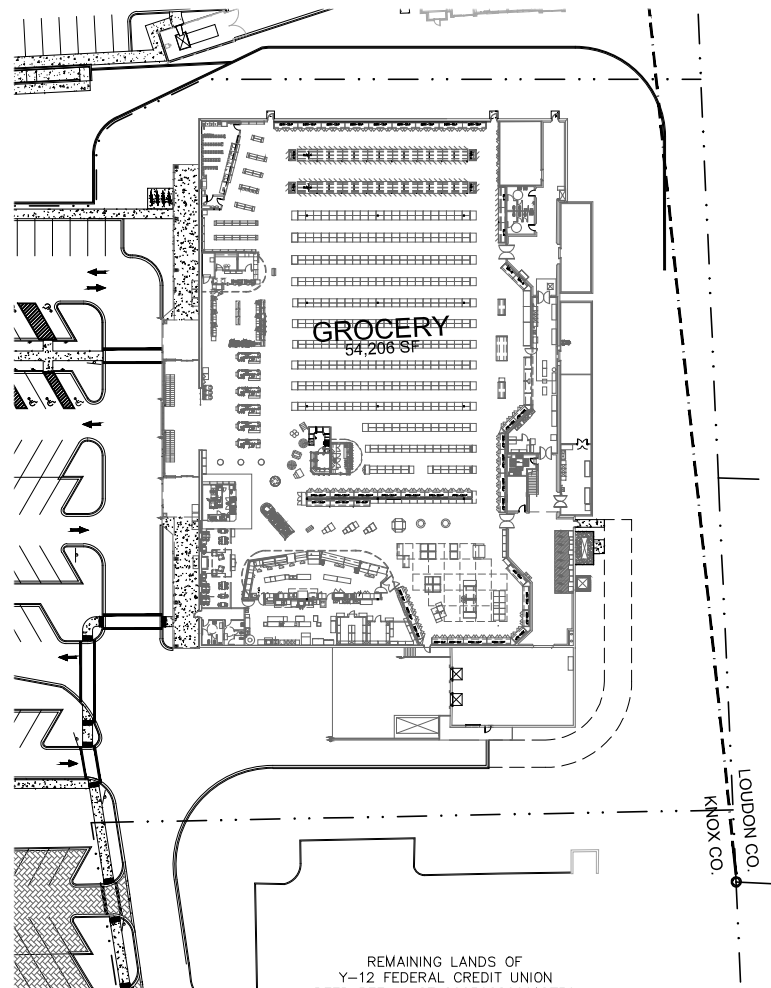
GROCERY STORE EXHIBIT

Scale: 1" = 20'-0"

GRAPHIC SCALE



APPROVED JANUARY 2021

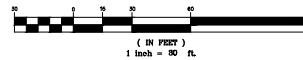


REMAINING LANDS OF
Y-12 FEDERAL CREDIT UNION

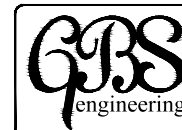
GROCERY STORE EXHIBIT

Scale: 1" = 20'-0"

GRAPHIC SCALE



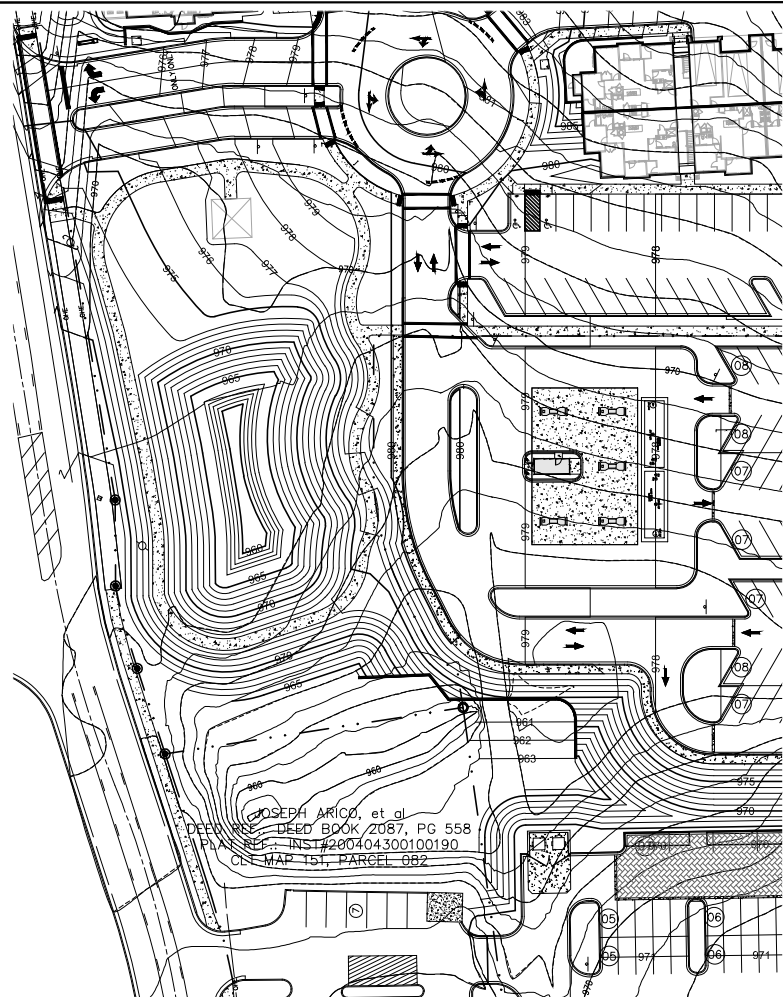
PROPOSED LAYOUT



1313 Kalmia Road
Knoxville, TN 37909
Phn: 865.566.0185
Fax: 888.485.7005



REV.	DESCRIPTION	BY	DATE
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
TITLE: Grocery Store Exhibit Sheet		DRAWN BY: THF	SHEET NO:
LOCATION: 13106, 13110, 13120, 13140 KINGSTON PIKE FARRAGUT, TENNESSEE 37934 CLT Map 151, Parcel No. 081		CHECKED BY: MAB	EX1
Owner: KINGSTON PIKE PROPERTIES, LLC		FILE NAME: 2140 C0.0	
		JOB NUMBER 2140	
		ISSUE DATE: 11/16/2020	

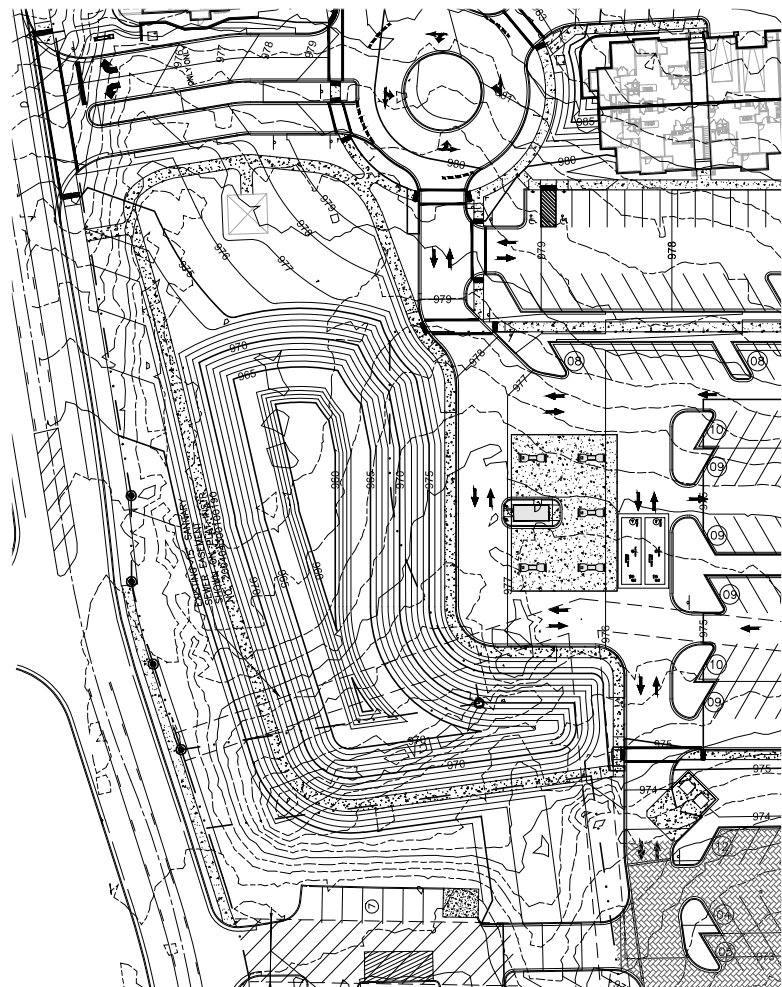


Scale: 1" = 30'-0"

GRAPHIC SCALE



APPROVED JANUARY 2021



Scale: 1" = 30'-0"

GRAPHIC SCALE



PROPOSED LAYOUT



1313 Kalmia Road
Knoxville, TN 37909
Phn: 865.566.0185
Fax: 888.485.7005



REV	DESCRIPTION	BY	DATE
-	-	-	-
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-	-	-	-
TITLE:	Gas n Go Pond Exhibit Sheet	DRAWN BY: THF	SHEET NO:
LOCATION:	13106,13110,13120,13140 KINGSTON PIKE FARRAGUT, TENNESSEE 37934 CLT Map 151, Parcel NoJ81	CHECKED BY: MAB	EX2
		FILE NAME: 2140 C.O.	
		JOB NUMBER: 2140	
Owner:	KINGSTON PIKE PROPERTIES, LLC	ISSUE DATE: 11/16/2020	

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a resolution to update the Major Road Plan (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: As noted during the workshop in May, the Major Road Plan is a legal document that is required as an element of the general plan provided for in the Tennessee Code Annotated. Periodically, communities should re-visit their adopted Major Road Plan to include new or modified streets and ensure that existing streets are classified properly based on how they function or will (should) function in the future.

DISCUSSION: At this time, staff is proposing to update the Major Road Plan through Resolution PC-21-08. Though not included at this time, an objective that will eventually be an element of the Major Road Plan is a desired cross section for different street and/or street sections. When someone goes to the Major Road Plan map on the Town's web site, and they click on a street it will bring up the typical desired cross section for that segment of street. This will help clarify the expectations of the Town and visually demonstrate what the street may look like in the future. This would be of value to citizens, prospective citizens, developers, and real estate agents. Staff plans to work with a focus group to evaluate different cross section components and make a recommendation to the Planning Commission in the near future.

At this time, the following updates to the Major Road Plan that were reviewed at last month's workshop session are proposed:

1. *Add Ivey Farms Road to the Major Road Plan and classify it as a Major Collector.* This is a new street that connects Kingston Pike to Union Road. At some point, a traffic signal will be warranted at the intersection of Kingston Pike and Ivey Farms Road. Ivey Farms Road will collect traffic from both Kingston Pike and Union Road as well as traffic created internally.
2. *Reclassify the connecting roads from Turkey Creek Road to Midhurst Drive from Local Streets to Local Collectors.* With the connection to Audubon Hills from Briarstone via Dunlin Lane, one can now access Kingsgate using a portion of Briarstone Lane, Dunlin Lane, Finch Road, and Harrow Road. Consequently, these Local Streets would now function as collectors since they will move people from local streets to other collector streets. Midhurst Drive is classified as a local collector street. This re-classification would have no impact on the existing affected streets and would simply classify the streets to a more appropriate designation.
3. *Add a missing section of Kingston Pike from the Town limit to Lovell Road as a Major Arterial.* This modification would correct an existing error on the Major Road Plan where this section of Kingston Pike is not currently classified. The proposed classification would be consistent with the remainder of Kingston Pike.
4. *Reclassify Jamestowne Boulevard from a Local Collector to a Major Collector.* This would reflect how the road will potentially function in the future should it be signalized at each end.

5. *Reclassify Boring Road from a Local Collector to a Major Collector.* This would be the same classification as other similar roads, e.g., Evans, Allen Kirby, and Dixon, that are not internal to developed subdivisions.
6. *Reclassify Grigsby Chapel Road and Smith Road from Kingston Pike to Fretz Road from Major Collector to Minor Arterial.* This route currently functions more as a minor arterial than a major collector since it collects traffic from collector streets (Boring Road and Smith Road west) and transports traffic from one major arterial (Kingston Pike) to another major arterial (N. Campbell Station Road). This classification would also be consistent with TDOT's classification of this street.
7. *Removing the west side of Campbell Lakes Drive as a future road.* Given the placement of dwelling units in Farragut Commons and Chapel Point and the presence of sizable jurisdictional wetlands and floodplain, this connection is very unlikely and should be removed.
8. *Removing the connector that is shown east of the N. Campbell Station Road interchange.* This connector is no longer necessary given the improvement of Snyder Road and Outlet Drive.

RECOMMENDATION: Staff recommends approval of Resolution PC-21-08, a resolution to update the Major Road Plan for the Town of Farragut.

RESOLUTION PC-21-08

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO AMEND THE TOWN OF FARRAGUT MAJOR ROAD PLAN TO CHANGE THE FOLLOWING WHICH IS DEMONSTRATED ON EXHIBIT A:

- 1) *Add Ivey Farms Road to the Major Road Plan and classify it as a Major Collector.*
- 2) *Reclassify the connecting roads from Turkey Creek Road to Midhurst Drive from Local Streets to Local Collectors.*
- 3) *Add a missing section of Kingston Pike from the Town limit to Lovell Road as a Major Arterial.*
- 4) *Reclassify Jamestowne Boulevard from a Local Collector to a Major Collector.*
- 5) *Reclassify Boring Road from a Local Collector to a Major Collector.*
- 6) *Reclassify Grigsby Chapel Road and Smith Road from Kingston Pike to Fretz Road from a Major Collector to a Minor Arterial.*
- 7) *Remove the west side of Campbell Lakes Drive as a future road.*
- 8) *Remove the connector that is shown east of the N. Campbell Station Road interchange.*

WHEREAS, the Town of Farragut has adopted the Farragut Major Road Plan as an element of the Farragut Comprehensive Land Use Plan for present and future development within the Town of Farragut, and

WHEREAS, the Farragut Municipal Planning Commission of the Town of Farragut studied the present and future transportation needs within the Town, and

WHEREAS, a public hearing was held on this request on June 17, 2021;

NOW, THEREFORE, BE IT RESOLVED by the Farragut Municipal Planning Commission of the Town of Farragut that the changes referenced in Exhibit A be reflected on the Major Road Plan.

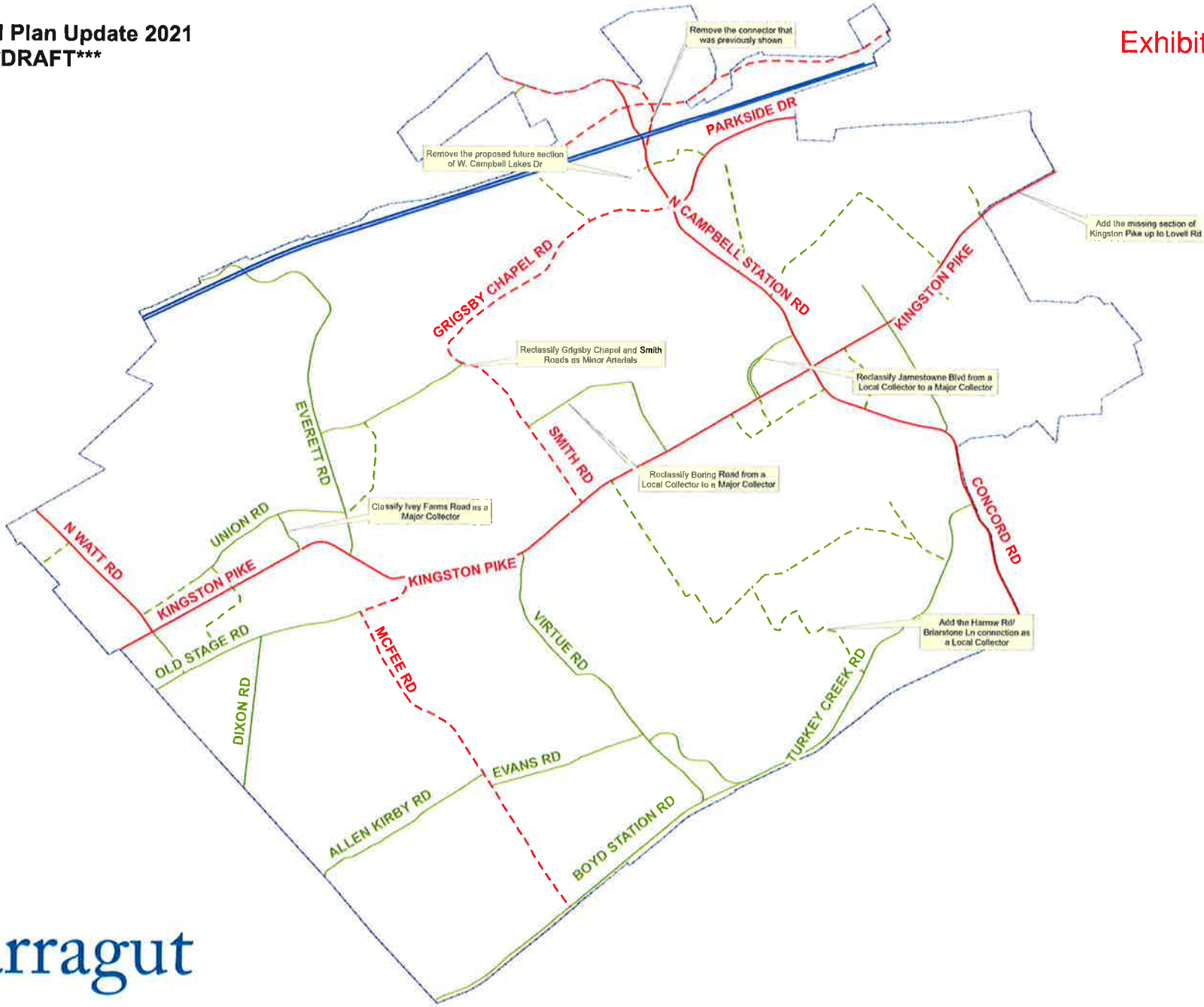
ADOPTED this 17th day of June 2021.

Rita Holladay, Chairman

Scott Russ, Secretary

Major Road Plan Update 2021
DRAFT

Exhibit A



Legend

- INTERSTATE
- MAJOR ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- LOCAL COLLECTOR
- LOCAL STREET
- PARCEL OWNERS
- TOWN BOUNDARY



1 in = 1,200 ft