



FARRAGUT MUNICIPAL PLANNING COMMISSION AGENDA

**August 19, 2021
Farragut Town Hall
Board Room**

**Workshop
Undeveloped Land and Housing Considerations
5:30 p.m.**

**Regular Meeting
7:00 p.m.**

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 – July 15, 2021**
- 3. Discussion and public hearing on a plan to replace a water line on a section of Thornton Drive in the Thornton Heights Subdivision (FUD Applicant)**
- 4. Discussion and public hearing on a plan to install underground communications conduit to provide fiber optic Comcast cable to the Farragut Primary, Intermediate, Middle, and High Schools (Fulghum, MacIndoe, & Associates, Applicant)**
- 5. Discussion and public hearing on a re-subdivision plat for the Mary Smith property, Parcel 079, Tax Map 142, 328 Boring Road, Zoned R-2, 4 Lots, 17.83 Acres (LeMay & Associates, Applicant)**
- 6. Discussion and public hearing 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 (SITE Incorporated, Applicant)**
- 7. Discussion and public hearing on a line-of-sight evaluation associated with the screening requirements for outdoor storage and sales related to a site plan for Moses Watersports, Parcel 176.02, Tax Map 130, 11470 Outlet Drive, Zoned OD-RE/E, 6.8 Acres (Urban Engineering, Inc., Applicant)**
- 8. Discussion on a concept for outdoor storage and display of farm implements and lawn care equipment on the property at 13127 Kingston Pike in association with the Ag-Pro**

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(formerly Farragut Lawn and Tractor) at 13131 Kingston Pike, Zoned C-1 (Stewart Ritchie, Applicant)

- 9. Discussion on a request to consider the concept of a single-family subdivision and commercial development on Parcels 8.01, 9, and 10.02, Tax Map 152, (north and west of the Dollar General Store at 12403 Kingston Pike), Zoned R-1, R-2, and C-1, 14.5 Acres (Kaity Patterson – BHN-P, Applicant)**
- 10. Discussion on text amendments to the CLUP to evaluate text associated with the Medium Density Residential land use designation and provide for text associated with the High-Density Residential land use designation (Town of Farragut, Applicant)**
- 11. Discussion on amendments to the Penalties section of Chapter 113 – Tree Protection, of the Farragut Municipal Code, to increase penalties for removal of protected trees without permission**

12. Approval of utilities

13. 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**

July 15, 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
Shannon Preston
Hank Standaert, Youth Representative

MEMBERS ABSENT

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

Staff noted that this is the first Planning Commission meeting for a new Commissioner, Shannon Preston, and a new Youth Representative, Hank Standaert.

1. Election of Officers

Staff noted that the existing officers are as follows:

Rita Holladay – Chairman
Ed St. Clair – Vice-Chairman
Scott Russ – Secretary

A motion was made by Commissioner Myers to retain Commissioner Holladay as Chairman. Motion was seconded by Vice-Mayor Povlin, and motion passed unanimously. A motion was made by Vice-Mayor Povlin to retain Commissioner St. Clair as Vice-Chairman. Motion was seconded by Mayor Williams and motion passed unanimously. A motion was made by Vice-Mayor Povlin to retain Commissioner Russ as Secretary. Motion was seconded by Commissioner Myers and motion passed unanimously.

2. Approval of agenda

Staff recommended that Agenda Item #9 be moved to follow Agenda Item #5 since they each involve the same property.

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

3. Approval of minutes – June 17, 2021

Staff recommended approval.

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

4. Discussion and public hearing on a re-subdivision plat for a portion of the William Coker property, Parcels 034 and 031.05, Tax Map 153, 713 Concord Road, 3.81 Acres, 3 Lots, Zoned R-2 (Benchmark Associates, Inc., Applicant)

Staff noted that this item will first need action to be taken on a variance request to not provide the 10% open space required in the Subdivision Regulations. Staff recommended approval of the variance due to the number of lots involved, the size of the lots (each lot is greater than one acre), and the fact that no new public improvements are proposed.

Benny Moorman spoke on behalf of the applicant. A motion was then made by Vice-Mayor Povlin to follow staffs' recommendation. Motion was seconded Commissioner Myers and motion passed unanimously.

Staff then recommended approval of the plat subject to the following:

1. The side setbacks note will need to clarify that the setbacks are 30 feet combined with a minimum of 10 feet on any one side.
2. Signing and sealing the final revised plat.
3. Obtaining the required signatures.

A motion was made by Commissioner St. Clair to follow staffs' recommendation. Motion was seconded by Mayor Williams and motion passed unanimously.

5. 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, 6 Lots, Zoned R-2 (Urban Engineering, Applicant)

Staff reviewed this item and noted that it included the following variance requests related to the Subdivision Regulations that will each need to be voted on separately:

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.
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.
5. A variance to the length of the cul-de-sac.
6. The omission of the requirement for a vehicular connection to abutting properties.

Staffs' recommendations on the variances were as follows:

1. Reduction in right of way width. 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). 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 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 recommended that a larger standard easement that would also provide for a pedestrian facility (should that be in the future) be provided on the final plat 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.

A motion was made by Commissioner Myers to grant a variance to permit a 30 foot right of way due to the number and size of lots involved in the subdivision and the fact that most utilities are already installed. The variance would also be subject to the final plat including a 15-foot-wide drainage, utility, and construction easement along the rights of ways. Motion was seconded by Vice-Mayor Povlin and motion passed unanimously.

2. Reduction in street width and omission of curb and gutter. In terms of the rural cross section with the reduced street width and the open ditch drainage, staff recommended 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.

A motion was made by Vice-Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner Myers and motion passed unanimously.

3. Omission of pedestrian facilities. In terms of the omission of a pedestrian facility along the Union Road frontage and within the subdivision, staff recommended approval with the understanding that this is conditioned on the lots not being further subdivided. As noted, there are currently no pedestrian facilities abutting or on any portion of this section of Union Road. However, for purposes of planning for the future, staff recommended that a pedestrian facility easement be included on the final plat 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 recently for a re-subdivision plat along Boring Road.

A motion was made by Vice-Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner Myers and motion passed unanimously.

4. Open space requirement. In terms of the waiver of the 10% open space requirement, staff recommended approval given the rural, generally large lot nature of the subdivision where ample private open space is provided along with proposed water quality easements for the two drainages that run through different portions of the property.

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

5. Cul-de-sac length. In terms of the variance from the 500-foot length limitation for cul-de-sacs, staff recommended approval. The proposed street would be roughly 935 feet but would only serve six 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.

A motion was made by Commissioner Myers to follow staffs' recommendation. Motion was seconded by Vice-Mayor Povlin and motion passed unanimously.

6. Vehicular connection to abutting properties. In terms of a variance from the requirement to connect both vehicular and pedestrian facilities to abutting properties, staff recommended approval. The rationale was 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 and the fact that they will be restricted to prohibit further subdivision.

A motion was made by Vice-Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and motion passed unanimously.

Staff then noted that, in terms of the plat, staff recommended approval subject to the following comments being satisfactorily addressed:

1. Please provide EPSC plan and SWPPP. You will need to show TDEC-required construction buffers on the stream as well.
2. Please submit irrevocable letter of credit for erosion control for \$6,000.
3. Please show a 20-foot walking trail easement along the Union Road frontage and a 15-foot drainage, utility, pedestrian facility easement along each side of the right of way and amend Note #5 on Sheet C-1 accordingly.
4. Please remove all reference to a 25-foot permanent ingress/egress easement as this is no longer relevant.
5. On Sheet 6, please ensure that the water line easement is ultimately reflected on the final plat if it is outside the standard easements along the right of way.
6. Please address how further subdivision within this development will be prevented given the variances being requested from the standard requirements.
7. The post-Planning Commission preliminary plat will need to reflect and note the action taken regarding the requested variances from the Subdivision Regulations.
8. Please revise the zoning and setback notes on the plat to reflect the existing zoning and the zoning proposed for Lots 1-3.
9. Please number the lots 1-6.

A motion was made by Commissioner St. Clair to follow staffs' recommendation. Motion was seconded by Vice-Mayor Povlin and motion passed unanimously.

6. Discussion and public hearing on a final plat for the Preserve at Turkey Creek, Parcels 02103 and 02101, Tax Map 153, 13 Lots, Zoned R-2, 10.23 Acres (Lynch Surveys, LLC., Applicant)

Staff reviewed this item and recommended postponement due to the lack of stabilization in the form of a uniform, evenly distributed stand of grass, at this time. Staff noted that approving a plat well before the completion of required field items places the Town's staff in an awkward position of not being able to sign the plat even though it has been approved conditionally by the Planning Commission. Staff noted that they are applying the standards and expectations associated with the level of field completion needed for final plat approval.

Russ Rackley spoke on behalf of the applicant and noted that the site has been recently hydroseeded and grass was beginning to appear consistent with the standard required by the Town. A long discussion ensued. Commissioners discussed requiring a letter of credit specifically for ensuring that stabilization is provided to the standard required by the Town. Staff also noted that the proposed subdivision entrance sign is requested to be within the right of way due to the lack of space created by topography and existing utility easements in the area where an entrance sign would be appropriate. Per the Sign Ordinance, signs proposed within public rights of ways as part of a streetscape plan must be reviewed by the Planning Commission for a recommendation to the Board of Mayor and Aldermen. Commissioners were okay with the sign location provided there would be no utility conflicts and the covenants and restrictions were clear that maintenance and liability would be the responsibility of the developer and homeowners association.

Staff noted that the remaining plat related comments that will need to be satisfactorily addressed prior to the Town signing off on the final plat were as follows:

1. The grading/drainage plan in the preliminary plat set shows an improved swale in the area north of Lot 4. An easement needs to be platted for this if it exceeds the width of the standard easements along property lines.
2. Please number the open space lot at the end of Painted Turtle Lane and list the square footages of the two open space lots under the open space calculations summary.
3. Please explain in a plat note what restrictions are associated with the sight distance easements.
4. Please ensure that the stormwater pipe and outfall on the east side of Painted Turtle Lane near Turkey Creek Road is shown, included any associated easement.
5. Note #8 does not match the language of the Subdivision Regulations, please correct.
6. Please get with Town staff on the language for plat note #9. Staff met with FUD and the language needs to be modified.
7. Please complete all items on staffs' field related punchlist.
8. Please provide an irrevocable letter of credit for \$15,000 for the maintenance of streets, pedestrian facilities, and drainage.
9. Please provide an irrevocable letter of credit for \$10,000 for the completion of landscaping associated with the approved streetscape plan.
10. Please provide an irrevocable letter of credit for sidewalk completion.

A motion was made by Vice-Mayor Povlin to approve the plat subject to the remaining staff comments and a letter of credit being provided for stabilization and a plat note added that would clarify that the Town would not be responsible for maintenance and liability associated with the subdivision entrance sign being situated within the public right of way. Motion was seconded by Commissioner St. Clair and motion passed unanimously.

7. Discussion and public hearing on a site plan for Moses Watersports, Parcel 176.02, Tax Map 130, 11470 Outlet Drive, Zoned OD-RE/E, 6.8 Acres (Urban Engineering, Inc., Applicant)

Staff reviewed this item and noted that it would first need action to be taken on a variance from the distance between driveways requirement for arterial streets, as provided for in the Driveways and Other Access Ways Ordinance. The required separation is 400 feet. The requested variance would permit the project's entrance to be 72 feet from the nearest access along Outlet Drive. Staff indicated that the Town Engineer has reviewed this request and the justification provided by the project engineer and recommends to the Board of Mayor and

Aldermen approval of the variance. The justification being topography, limited space for lining up accesses, a conflict with an existing utility pole, and the lack of a conflict for the center turn lane with the access proposed.

Chris Sharp spoke on behalf of the applicant. A short discussion on the variance ensued. A motion was made by Commissioner St. Clair to recommend approval of the variance for the reasons noted by staff. Motion was seconded by Commissioner Myers and motion passed unanimously.

Staff then noted that that the remaining staff comments on the site plan that will need to be satisfactorily addressed are as follows:

1. Please submit Drainage Fee of \$2,660.
2. Please submit NOC.
3. Please submit irrevocable Letter of Credit for Erosion Control for \$24,000.
4. The architectural sheets must be signed and sealed.
5. Has the developer considered ground signage and its location? It should be coordinated with the overall landscaping plan for the site.
6. A post-construction SWPPP will be required for this site. TOF staff to provide required form, which must be submitted prior to issuance of CO. A long-term stormwater maintenance agreement will be required, for catch basin inserts and enhanced swales, prior to issuance of the CO.
7. Screening will need to be evaluated in terms of whether it is needed in the back of the property to ensure that the outdoor storage will not be visible from the interstate right of way.
8. There will need to be some sort of easement established for the potential future connection and future traffic circulation.
9. Note #18 will need to be strengthened to include language that no clearing in the sinkhole lip elevation areas on any portion of the property is permitted. These areas are to be completely undisturbed as part of this development and in the future.
10. Screening of storage areas will need to be taller since boats will be on trailers. Four feet would not appear to be sufficient.
11. Please document the square footage of the foundation planting areas shown on Sheet C-1 and coordinate with the required landscape plan for VRRB approval.
12. Please provide a detail for the screening required in association with outdoor storage and sales, as stipulated in this zoning district.
13. Is Detail 11 on Sheet C-7 needed if using a street-type entrance? Consider Dwg. MM-CR-5 for curb ramps.
14. In terms of the Fire Flow Note on Sheet C-9, please refer to IFC B104. Three fire hydrants spaced a maximum of 450 feet apart and 250 feet from the road frontage are required.
15. Please provide a cut sheet detail for the proposed wall mounted lights.
16. Sheet L100 appears to show proposed landscaping in addition to tree removal/preservation. A separate landscape plan will be required and will have to be reviewed by the Visual Resources Review Board.
17. Saved trees can only be credited if they are within 25 feet of an approved area of disturbance. The design professional appears to be counting trees beyond that limit and has not documented any qualifying clusters that they may want to count.
18. Please ensure that this plan sheet includes the information required in Section 113-61 (a)(1) of the Tree Protection Ordinance. Some information appears to be missing.

Staff also mentioned that the Commission may want to discuss whether an iconic element has been provided and if the plans properly address the requirement for a defined cap along the top of the building.

A discussion ensued mostly regarding the screening required for the outdoor storage and sales. Some commissioners questioned whether the proposed four-foot-tall fence would be high enough to screen the boats and trailers. The applicant noted that there was a significant grade change that should aid in screening the storage area from Outlet Drive. The applicant stated that they could prepare a sight line diagram to show the storage area as viewed from different locations along the Outlet Drive frontage. This could then be presented to the Commission for their consideration at the August meeting.

With regards to the iconic element and the defined cap, the project architect, Stacy Cox, reviewed what was proposed. Commissioners were satisfied that this had been addressed.

A motion was made by Vice-Mayor Povlin to approve the site plan subject to the remaining staff comments with the exception of Comment #10 being modified to indicate that the height of the screening would be reviewed at the August Planning Commission meeting based on line of sight diagrams provided by the applicant. Motion was seconded by Commissioner St. Clair and motion passed unanimously.

8. Discussion on a request to consider the site related elements of expanding the dining room by approximately 500 square feet at the Big Kahuna Wings, 12828 Kingston Pike (Big Kahuna Wings, Applicant)

For discussion purposes only.

9. Discussion and public hearing on a zoning map amendment for Lots 1-3, as shown on the preliminary plat for a portion of the Keeney Property Subdivision, 12422 Union Road, 15.5 Acres, to change the zoning from R-2 (General Single-Family Residential) to R-1 (Rural Residential) (Urban Engineering, Inc., Applicant)

Staff reviewed this item and recommended approval of Resolution PC-21-09 which recommends approval of Ordinance 20-14.

A motion was made by Vice-Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner Myers and motion passed unanimously.

10. Discussion and public hearing on a future land use map amendment request for a portion of the property referenced as Parcel 069, Tax Map 142 (north of old Ingles building), 20 Acres, to change the future land use map from Medium Density Residential to High Density Residential (Horne Properties, Inc., Applicant)

Staff reviewed this item and noted that, based on current land use designations in the area around the property and developed and planned density, zoning, and infrastructure in the surrounding area, staff did not support Resolution PC-21-11, which would amend the future land use map for a 20-acre portion of the property referenced as Parcel 069, Tax Map 142 from Medium Density Residential to High Density Residential.

A discussion ensued. Michael Patterson and John Wright spoke on behalf of the applicant. Citizen comments were also provided.

A motion was made by Vice-Mayor Povlin to follow staffs' recommendation to deny Resolution PC-21-11. Motion was seconded by Commissioner St. Clair and motion passed 8-1, with Commissioner Myers voting in support of Resolution PC-21-11.

11. Discussion and public hearing on a zoning map amendment request for a portion of the property referenced as Parcel 069, Tax Map 142 (north of old Ingles building), 20 Acres, to change the zoning from R-1 (Rural Single-Family Residential) and R-2 (General Single-Family Residential) to R-6 (Multi-Family Residential) (Horne Properties, Inc., Applicant)

Staff reviewed this item and noted that, based on current land use designations in the area around the property and developed and planned density, zoning, and infrastructure in the surrounding area, staff did not support Resolution PC-21-10, which would amend the zoning map for a 20-acre portion of the property referenced as Parcel 069, Tax Map 142 from R-1 and R-2 to R-6.

A motion was made by Vice-Mayor Povlin to not support Resolution PC-21-10 due to inconsistency with the future land use map. Motion was seconded by Commissioner St. Clair and motion passed 8-1, with Commissioner Myers voting in support of Resolution PC-21-10.

12. Approval of utilities

None.

13. Citizen Forum

None.

The meeting adjourned at 10:09 p.m.

Scott Russ, Secretary

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a plan to replace a water line on a section of Thornton Drive in the Thornton Heights Subdivision (FUD Applicant)

INTRODUCTION AND BACKGROUND: This agenda item involves the replacement of an existing six-inch PVC water line along Thornton Drive. The new water line will be six-inch ductile iron material, and incidental work will include boring a two-inch HDPE water line across Concord Road to connect to an existing line. The work is being performed by First Utility District (FUD) as preventative maintenance for the water distribution system.

RECOMMENDATION: Included in the packet are the plan sheets for this project. Staff will coordinate with FUD as part of the right-of-way permit to ensure that, as needed, erosion control and traffic control measures are in place. Staff will report to the Planning Commission on any comments they may have regarding the plans.

First
UTILITY DISTRICT
OF KNOX COUNTY

FIRST UTILITY DISTRICT
122 DURWOOD ROAD
KNOXVILLE, TN 37922
CONTACT: Edwin Deyton
TELEPHONE NO.: 865.966.9741

A map showing the project area, which is a rectangular lot bounded by Thornton Dr to the north, Hugblan Dr to the east, and Thornton Dr to the south. The lot is situated between Kingston Pike to the west and Thornton Dr to the east. Concord Rd is shown to the southwest, running parallel to Kingston Pike. The map also shows other surrounding lots and roads, including a road labeled 'CONCORD RD' running diagonally from the bottom left towards the center. The project area is highlighted with a black outline and labeled 'PROJECT AREA' with an arrow pointing to it.

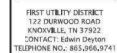
THORNTON WATERLINE REPLACEMENT

Project 6-6	Date 12/20	Scale	Sheet		Revision/Issue		Date
			No.		No.		
			1		1		
			2		2		
			3		3		
			4		4		
			5		5		
			6		6		

1. FURNISH AND INSTALL ALL WATER MAINS, SERVICES, VALVES, HYDRANTS, FITTINGS AND APPURTENANCES IN ACCORDANCE WITH OWNER'S STANDARD SPECIFICATIONS AND STANDARD DRAWINGS.
2. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS.
3. WATER SHALL BE A MINIMUM OF 10' HORIZONTALLY AND 18" VERTICALLY FROM SEWER, AND 3' HORIZONTALLY AND 12" VERTICALLY FROM ALL OTHER UTILITIES UNLESS OTHERWISE NOTED.

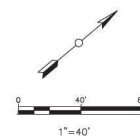
1. ALL FITTINGS AND VALVES TO BE MECHANICAL JOINT. REFER TO SPECIFICATION SECTION 330501.10 FOR REQUIREMENTS.
2. ACCEPTABLE HDPE JOINING METHOD SHALL BE BUTT-FUSING (PER FUD SPECIFICATION) OR MECHANICAL COUPLER. ELECTROFUSION SHALL NOT BE PERMITTED. MECHANICAL COUPLER SHALL BE ROMAC ALPHA COUPLING, OR OWNER APPROVED EQUIVALENT RATED FOR 350 PSI.
3. HDPE PIPE TO BE INSTALLED BY HORIZONTAL DIRECTIONAL DRILLING, UNLESS AUTHORIZED IN WRITING BY OWNER.

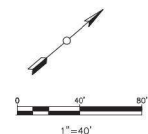
EX. WATER		-----W-----
EX. GAS		-----G-----
EX. SEWER		-----SS-----
EX. OVERHEAD POWER		-----OHE-----
ROW LINE		-----
PROP. WATER		-----W-----
HYDRANT		
VALVE		
METER		
MANHOLE		
CLEANOUT		

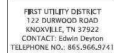


THORNTON WATERLINE REPLACEMENT

Scale	Date (15/12/21)	Project D-6	PROJ. MARK	DRAWN BY CDS	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
					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

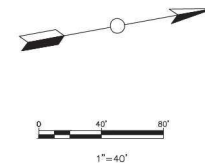
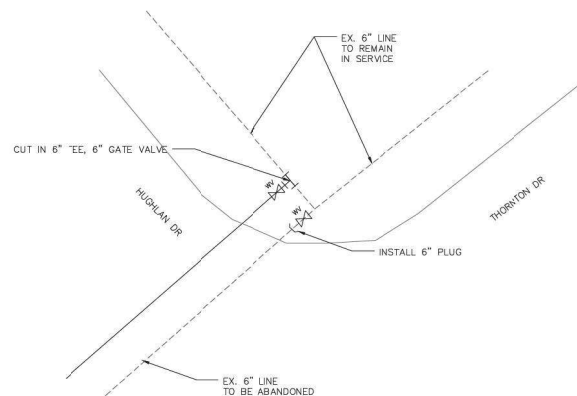
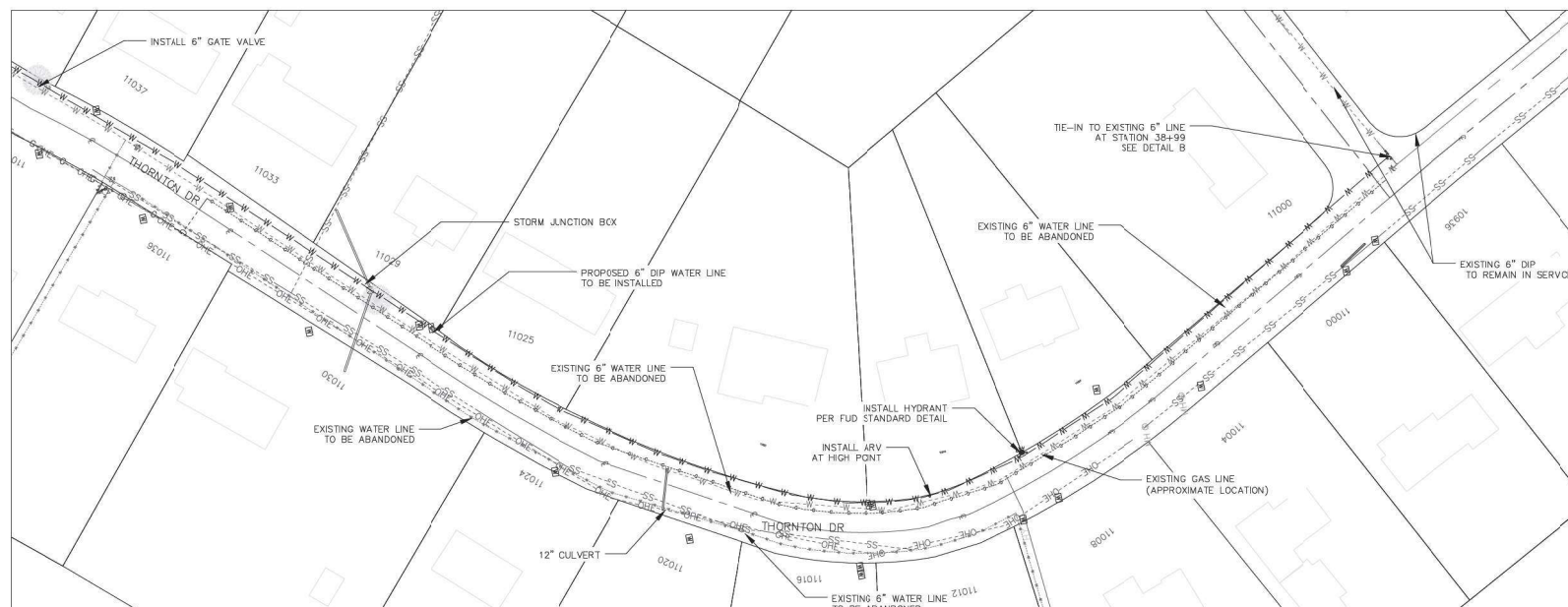






THORNTON DR. FROM CONCORD RD
STA. 30+55 TO 38+99

THORNTON WATERLINE REPLACEMENT

[illegible]

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a plan to install underground communications conduit to provide fiber optic Comcast cable to the Farragut Primary, Intermediate, Middle, and High Schools (Fulghum, MacIndoe, & Associates, Applicant)

INTRODUCTION AND BACKGROUND: This item involves the installation of two-inch HDPE communications conduit to service the cable needs of the Farragut Primary, Intermediate, Middle, and High Schools. To service the Primary School, conduit will be extended from the southeast intersection of Parkside Drive and N. Campbell Station Road into the school property through directional boring. The work will be within the right of way and existing platted utility easements.

To service the Intermediate, Middle, and High Schools, conduit will be extended along the south side of Kingston Pike from 11126 Kingston Pike to Concord Road. The conduit will then be bored under Kingston Pike to the east side of West End Avenue. From there, the conduit will follow the east side of West End Avenue into the school property. Other than school property and a small section along West End Avenue, the work will be conducted within the right of way and existing utility easements. The utility owner shall be required to obtain any additional easements prior to initiating work.

RECOMMENDATION: Included in your packet are the plan sheets for this project. Staff will coordinate with Comcast as part of the right-of-way permit to ensure that, as needed, erosion control and traffic control measures are in place. Staff will report to the Planning Commission on any comments they may have regarding the plans.

FULGHUM FM MACINDOE ASSOCIATES INC. 10310 HARDEN VALLEY ROAD SUITE 201 KNOXVILLE, TN 37932 203-CE: 865-695-8419 FAX: 865-950-9341 www.fulghummacindoe.com	
JOHN ADAM DUNCAN PE 07-28-2011	
COMMUNICATIONS INSTALLATION 509 N CAMPBELL STATION ROAD KNOXVILLE, TENNESSEE 37934	
COMCAST 5729 ASHLEVILLE HIGHWAY KNOXVILLE, TN 37924-2701 CONTACT: JAMES HUFFMAN TELEPHONE NO: 865.740.9141 EMAIL: JAMES.HUFFMAN@COMCAST.COM	
COVER SHEET	
DESIGNED BY (H&D)	DRAWN BY (SM)
PROJECT 6:0.064	SHEET C1
DATE 07/26/21	ISSUED FOR PERMITTING 07/26/21
SCALE R.T.S	REVISION/ISSUE No

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3. A COPY OF THE APPROVED PERMITTING PLANS AND PERMIT ISSUED BY THE TOWN OF FARGO MUST BE AVAILABLE ON THE JOBSITE THROUGHOUT CONSTRUCTION.
4. PRIOR TO CONSTRUCTION, THE OWNER SHALL OBTAIN AN EASEMENT FOR WORK PERFORMED BY THE CONTRACTOR OUTSIDE OF THE EXISTING RIGHT-OF-WAY.
5. UTILITIES SHALL BE INSTALLED IN GENERAL CONFORMANCE WITH THE APPROVED LOCATIONS. THE EXIST LOCATIONS MAY BE FIELD-AUGMENTED TO AVOID CONFLICTS WITH EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE UTILITIES INVOLVED. FIELD ADJUSTMENTS MADE BY THE CONTRACTOR ARE NOT TO BE USED FOR RECORD PURPOSES AND MUST BE APPROVED BY THE UTILITY AND RIGHT-OF-WAY OWNERS.
6. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE. THE EXIST LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE UTILITY OR RIGHT-OF-WAY OWNERS.
7. SUBSURFACE UTILITIES SUCH AS GAS LINES, WATER LINES, SEWER LINES, STORM DRAINAGE, TELEPHONE LINES, AND ELECTRIC LINES ARE NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING SUCH UTILITIES. THE LOCATION OF SUCH UTILITIES SHALL BE DETERMINED IN THE FIELD BY CONTACTING THE UTILITY COMPANIES INVOLVED.
8. PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD THE EXISTING UTILITIES FROM DAMAGE DURING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FURNISH ANY SPECIAL EQUIPMENT REQUIRED TO WORK OVER AND AROUND THE UTILITIES.
9. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES TO NOTIFY THEM OF WORK IN THE AREA AND REQUEST THEM TO PROPERTY LOCATE THEIR RESPECTIVE UTILITY. NOTIFICATION SHALL BE GIVEN AT LEAST 48 HOURS PRIOR TO COMMENCING OF OPERATIONS AROUND THE UTILITY.
10. UTILITIES CAN BE LOST BY CALLING TO THE TENNESSEE ONE CALL SYSTEM, AT 800-368-5898.
11. TRENDY RAINAGE AND SLOPE FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND OSO REGULATIONS.
12. CONDUIT SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) WITH A MINIMUM GRADE OF 1%.
13. WHEN EXCAVATION MUST OCCUR NEAR A UTILITY POLE, THE CONTRACTOR SHALL EMPLOY A LICENSED ELECTRICAL CONTRACTOR TO GUIN, ANCHOR, BRACE, AND STAKE THE POLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAME. UNTIL THE EXCAVATED AREA CAN BE PROPERLY BACKFILLED AND COMPACTED TO PREVENT MOVEMENT OF THE POLE, THE CONTRACTOR SHALL EFFECT A TEMPORARY SHORING SYSTEM TO BE STABILIZED IN A SIMILAR MANNER UNTIL THE ANCHOR CAN BE REINSTALLED AND APPROVED BY THE UTILITY OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOT LESS THAN SEVEN (7) CALENDAR DAYS PRIOR TO EXCAVATION WITHIN TWENTY (20) FEET OF ANY UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE UTILITY OWNER PERTAINING TO THE METHOD THAT IS TO BE USED TO STABILIZE THE UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PORTION OF THE METHOD.
14. CONTRACTOR TO COORDINATE DISRUPTION/REMOVAL OF ANY LANDSCAPING, SPRINKLER SYSTEMS, FERTILIZERS, ORNAMENTALS, ETC. WITH THE PROPERTY OWNER PRIOR TO CONSTRUCTION.

2"	HDPE	PROPOSED UNDERGROUND CONDUIT
		PROPOSED COMMUNICATIONS ENCLOSURE
		EXISTING COMMUNICATIONS ENCLOSURE
		PROPERTY/RIGHT-OF-WAY
----		EXISTING EASEMENT
—W—		EXISTING WATER LINE
—G—		EXISTING NATURAL GAS LINE
—H—		EXISTING AERIAL UTILITIES
—E—		EXISTING UNDERGROUND ELECTRIC LINE
—C—		EXISTING UNDERGROUND COMMUNICATIONS
—SD—		EXISTING STORM DRAIN
		EXISTING WATER VALVE
—W		EXISTING WATER METER
		EXISTING WATER LINE HYDRANT
		EXISTING NATURAL GAS VALVE
		EXISTING UTILITY POLE
		EXISTING SIGNAL POLE
—		EXISTING UTILITY POLE CLUT/ANCHOR
		EXISTING LIGHT POLE
		EXISTING ELECTRICAL TRANSFORMER
		EXISTING ELECTRICAL METER & CABINET
		EXISTING CATCH BASIN
		EXISTING SIGN
1234		ADDRESS NUMBER
(1/102)		DETAIL REF. (DETAIL NO./SHEET NO.)
HDPE		HIGH-DENSITY POLYETHYLENE
LF		LINEAR FEET
typ.		TYPICAL
UBD		UTILITY AND DRAINAGE

WATER & SEWER
FIRST UTILITY DISTRICT (PUD)
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KNOXVILLE, TENNESSEE 37922
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OFFICE PHONE: (865) 588-8377

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CONTACT: MR. JAY HINES
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4650 MIDDERLYN PARK
KNOXVILLE, TENNESSEE 37917
CONTACT: MR. CHAS. C. GORDON
OFFICE PHONE: (865) 595-2123

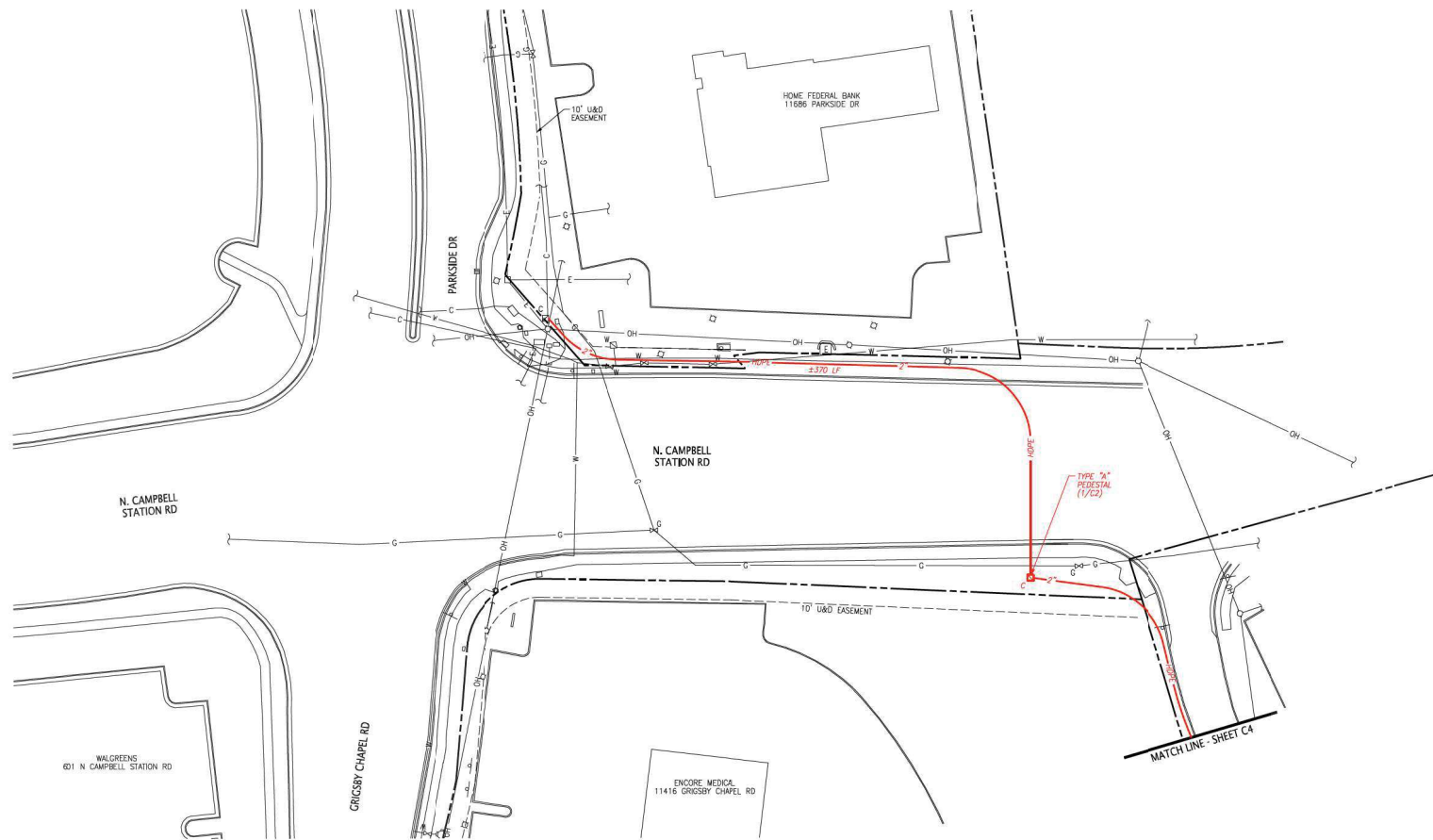
COMMUNICATIONS
181
307 DR. MARTIN LUTHER KING JR. PARKWAY
KNOXVILLE, TENNESSEE 37919
CONTACT: MR. SAM TRENT
OFFICE PHONE: (423) 577-8804

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CONTACT: MR. STANLEY KELCEI MUKA
OFFICE PHONE: (615) 256-6443



Project	610.064			Sheet	C2
Date	07/28/21			 ISSUED FOR PERMITTING	07/28/21
Score	N.T.S.				
PROJ. NO.	HAD	DESIGNED BY	HAD	DRAWN BY	S.W.



INSTRUMENT NORTH
 0 30 60
 SCALE: 1" = 30'

NOTES:

1. REFERENCE SHEET C2 FOR GENERAL NOTES AND LEGEND.

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 KNOXVILLE, TN 37924-2701
 CONTACT: JAMES HUFFMAN
 TELEPHONE NO: 865.740.9191
 EMAIL: JAMES_HUFFMAN@COMCAST.COM

CONDUIT PLAN

Project		Sheet	
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CONTACT: JAMES HUFFMAN
TELEPHONE NO.: 865.740.9191
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COVER SHEET

Project	6'0.061	Sheet	C1
Date	07/28/21		
Scale	N.T.S.		
PROJ. NO.		ISSUED FOR PERMITTING	07/28/21
DESIGNED BY	HAD		
DRAWN BY	NLF		

<u>SHEET NO.</u>	<u>REV. NO.</u>	<u>ISSUE DATE</u>	<u>TITLE</u>
C1	0	7/28/21	COVER SHEET
C2	0	7/28/21	GENERAL NOTES, LEGEND, AND DETAILS
C3	0	7/28/21	CONDUIT PLAN
C4	0	7/28/21	CONDUIT PLAN
C5	0	7/28/21	CONDUIT PLAN
C6	0	7/28/21	CONDUIT PLAN
C7	0	7/28/21	CONDUIT PLAN
C8	0	7/28/21	CONDUIT PLAN
C9	0	7/28/21	CONDUIT PLAN



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KNOXVILLE, TENNESSEE 37932
TELEPHONE: 865.690.6419
FAX: 865.690.6448

GENERAL NOTES:

1. PLANIMETRIC DATA AND BASEMAPPING SHOWN WAS TAKEN FROM SURVEY AS PROVIDED BY FIGURA LAND SURVEYING AND RECEIVED ON JUNE 30, 2021. INFORMATION HAS BEEN SUPPLEMENTED WITH GIS DATA RECEIVED FROM KGS, TOWN OF FARRAGUT, AND UTILITY OWNERS.
2. A COPY OF THE APPROVED PERMITTING PLANS AND PERMIT ISSUED BY THE TOWN OF FARRAGUT MUST BE AVAILABLE ON THE JOBSITE THROUGHOUT CONSTRUCTION.
3. PRIOR TO CONSTRUCTION, THE OWNER SHALL OBTAIN AN EASEMENT FOR WORK PERFORMED BY THE CONTRACTOR OUTSIDE OF THE EXISTING RIGHT-OF-WAY.
4. UTILITIES SHALL BE INSTALLED IN GENERAL CONFORMANCE WITH THE APPROVED LOCATIONS. THE EXACT LOCATIONS MAY BE FIELD-ADJUSTED AS REQUIRED TO AVOID UTILITY CONFLICTS IDENTIFIED BY POT-HOLING AND BY LOCATING THE UTILITIES INVOLVED. FIELD ADJUSTMENTS MADE BY THE CONTRACTOR SHALL NOT REDUCE REQUIRED UTILITY SEPARATION AND MUST BE APPROVED BY THE UTILITY AND RIGHT-OF-WAY OWNERS.
5. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE. THE EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY POT-HOLING AND BY CONTACTING THE UTILITY COMPANIES INVOLVED.
6. SUBSURFACE UTILITIES SUCH AS GAS LINES, WATER LINES, SEWER LINES, STORM DRAINS, TELEPHONE LINES, AND ELECTRIC LINES ARE NOT SHOWN ON THE PLANS BUT DO EXIST IN THE PROJECT AREA. THE EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY CONTACTING THE UTILITY COMPANIES INVOLVED.
7. PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD THE EXISTING UTILITIES FROM DAMAGE DURING THE CONSTRUCTION OF THIS PROJECT. FURNISH ANY SPECIAL EQUIPMENT REQUIRED TO WORK OVER AND AROUND THE UTILITIES.
8. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS TO NOTIFY THEM OF WORK IN THE AREA AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY. NOTIFICATION SHALL BE GIVEN AT LEAST THREE BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.
9. UTILITIES CAN BE LOCATED BY CALLING THE TENNESSEE ONE CALL SYSTEM, AT 1-800-351-1111.
10. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND GSRA REGULATIONS.
11. CONDUIT SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) WITH A MINIMUM COVER OF 36 INCHES.
12. WHEN EXCAVATION MUST OCCUR NEAR A UTILITY POLE, THE CONTRACTOR SHALL EMPLOY A LICENSED ELECTRICAL CONTRACTOR TO GUY, ANCHOR, BRACE, MECHANICALLY HOLD, ETC., THE POLE THROUGHOUT THE EXCAVATION PROCESS AND UNTIL THE EXCAVATED AREA CAN BE PROPERLY BACKFILLED AND COMPACTED TO PREVENT MOVEMENT OF THE POLE. IF THE EXCAVATION AFFECTS AN ANCHOR, THE POLE WILL NEED TO BE STABILIZED IN A SIMILAR MANNER UNTIL THE ANCHOR CAN BE REINSTALLED AND APPROVED BY THE UTILITY OWNER. CONTRACTOR SHALL NOTIFY UTILITY OWNER NOT LESS THAN SEVEN (7) CALENDAR DAYS PRIOR TO EXCAVATION WITHIN TWENTY (20) FEET OF ANY POLE OR ENERGIZED LINE AND SHALL PROVIDE INFORMATION TO THE UTILITY OWNER PERTAINING TO THE METHOD THAT IS TO BE USED TO STABILIZE THE POLE, AS WELL AS THE NAME OF THE CONTRACTOR RESPONSIBLE FOR THE PORTION OF THE WORK.
13. CONTRACTOR TO COORDINATE DISRUPTION/REMOVAL OF ANY LANDSCAPING, SPRINKLER SYSTEMS, FENCES, ORNAMENTALS, ETC., WITH THE PROPERTY OWNER AND REPLACE TO MATCH OR IMPROVE EXISTING CONDITIONS.

LEGEND:

2" HDPE	PROPOSED UNDERGROUND CONDUIT
C	PROPOSED COMMUNICATIONS ENCLOSURE
---	PROPERTY/RIGHT-OF-WAY
---	EXISTING EASEMENT
---	CREEK/DITCH
W	EXISTING WATER LINE
SS	EXISTING SANITARY SEWER LINE
G	EXISTING NATURAL GAS LINE
DH	EXISTING AERIAL UTILITIES
E	EXISTING UNDERGROUND ELECTRIC LINE
C	EXISTING UNDERGROUND COMMUNICATIONS
SD	EXISTING STORM DRAIN
W	EXISTING WATER VALVE
W	EXISTING WATER METER
W	EXISTING WATER LINE HYDRANT
W	EXISTING SANITARY SEWER MANHOLE
W	EXISTING NATURAL GAS VALVE
W	EXISTING UTILITY POLE
W	EXISTING SIGNAL POLE
W	EXISTING UTILITY POLE GUY/ANCHOR
W	EXISTING LIGHT POLE
W	EXISTING ELECTRICAL ENCLOSURE
W	EXISTING ELECTRICAL EQUIPMENT
W	EXISTING COMMUNICATIONS ENCLOSURE
W	EXISTING STORM SEWER MANHOLE
W	EXISTING CATCH BASIN
W	EXISTING SIGN
W	ADDRESS NUMBER
W	DETAIL REF. (DETAIL NO./SHEET NO.)
W	HDPE
W	LINEAR FEET
W	MINIMUM
W	TYPICAL
W	UTILITY AND DRAINAGE

UTILITY OWNERS:

WATER & SEWER
FIRST UTILITY DISTRICT (FUD)
122 BURNWOOD ROAD
KNOXVILLE, TENNESSEE 37922
CONTACT: MR. EDWIN BOSTON
OFFICE PHONE: (865) 384-8377

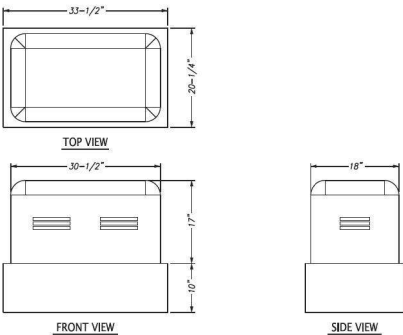
ELECTRIC
LENDOR CITY UTILITIES BOARD (LCUB)
200 DEPOT STREET
LENDOR CITY, TENNESSEE 37771
CONTACT: MR. JAY HINES
OFFICE PHONE: (865) 986-6591, EXT. 1730

GAS
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MORRISTOWN, TN 37813
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10201 UPPER RIDGE WAY
KNOXVILLE, TN 37932
CONTACT: MR. TYLER MARTIN
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COMMUNICATIONS
MC/VERIZON
603 WAREHOUSE PARK LANE
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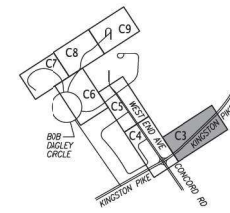
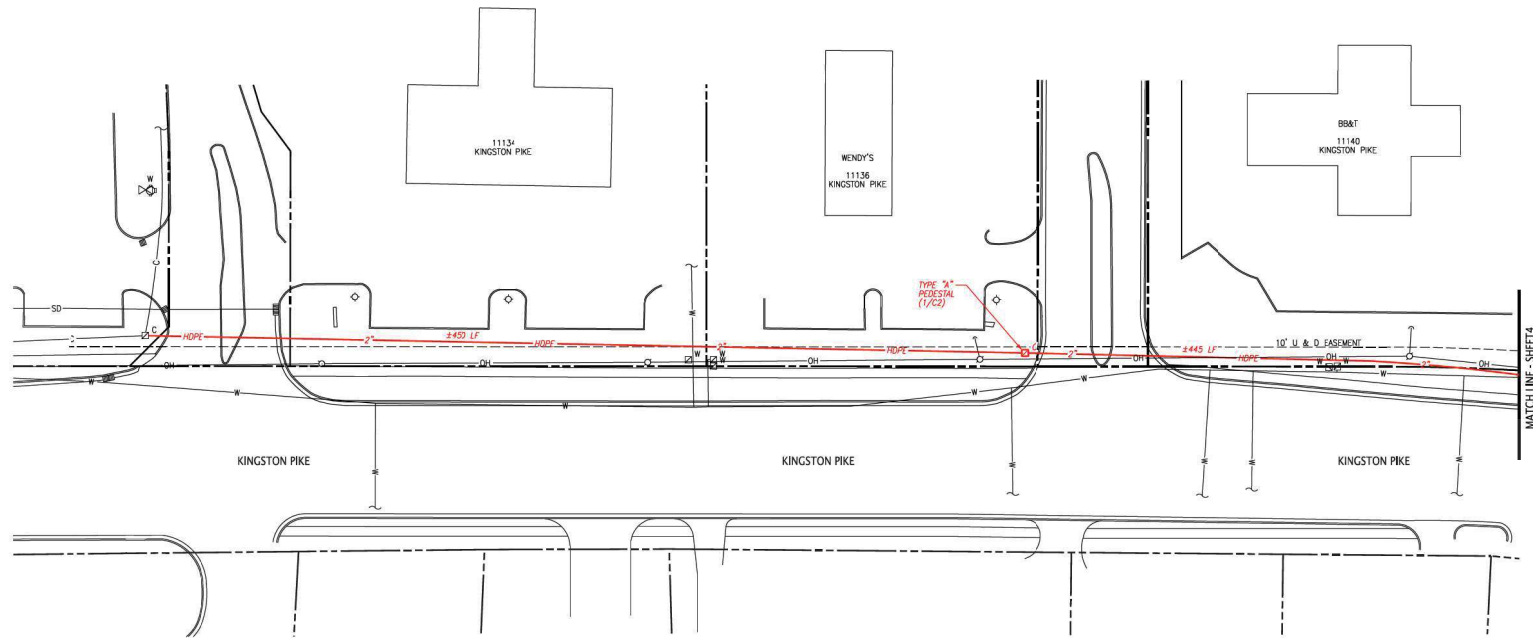
NOTES:

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

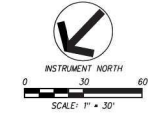


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Plot Date: 07/28/21

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NOTES:
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KEITH ADAM DUNCAN
Professional Engineer
No. 07-28-2021

COMMUNICATIONS
INSTALLATION
11134 KINGSTON PIKE
200 21ST AVENUE
KNOXVILLE, TENNESSEE 37934

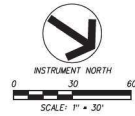
COMCAST
5729 ASHESBURY HIGHWAY
KNOXVILLE, TN 37924-2701
CONTACT: JAMES HUFFMAN
TELEPHONE NO.: 865.740.9191
EMAIL: JAMES.HUFFMAN@COMCAST.COM

CONDUIT PLAN

NO.	DATE	REVISION/ISSUE	BY	DATE
1	07/28/21	ISSUED FOR PERMITTING		
2				
3				
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5				
6				
7				
8				
9				

Project	Sheet
11134 KINGSTON PIKE	C3

Date	Scale
07/28/21	1"=30'



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

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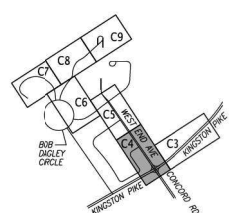
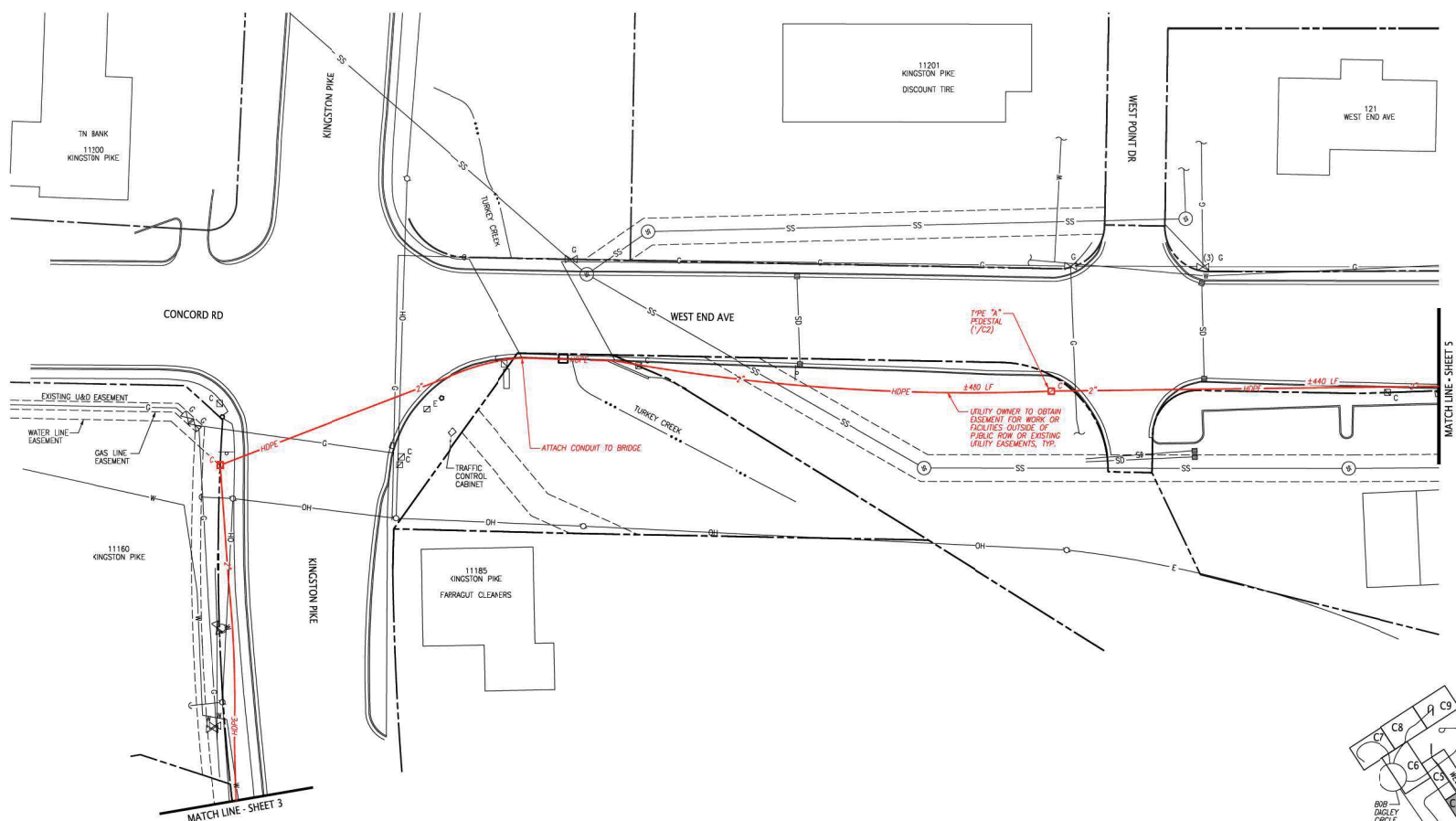


COMMUNICATIONS
INSTALLATION
1127 KINGSTON PIKE
200 WEST END AVE
KNOXVILLE, TENNESSEE 37934

COMCAST
5729 ASHSBURY HIGHWAY
KNOXVILLE, TN 37924-2201
CONTACT: JAMES HUFFMAN
TELEPHONE NO.: 865.740.9191
EMAIL: JAMES.HUFFMAN@COMCAST.COM

CONDUIT PLAN

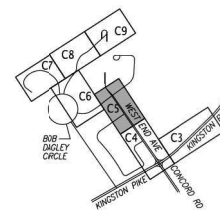
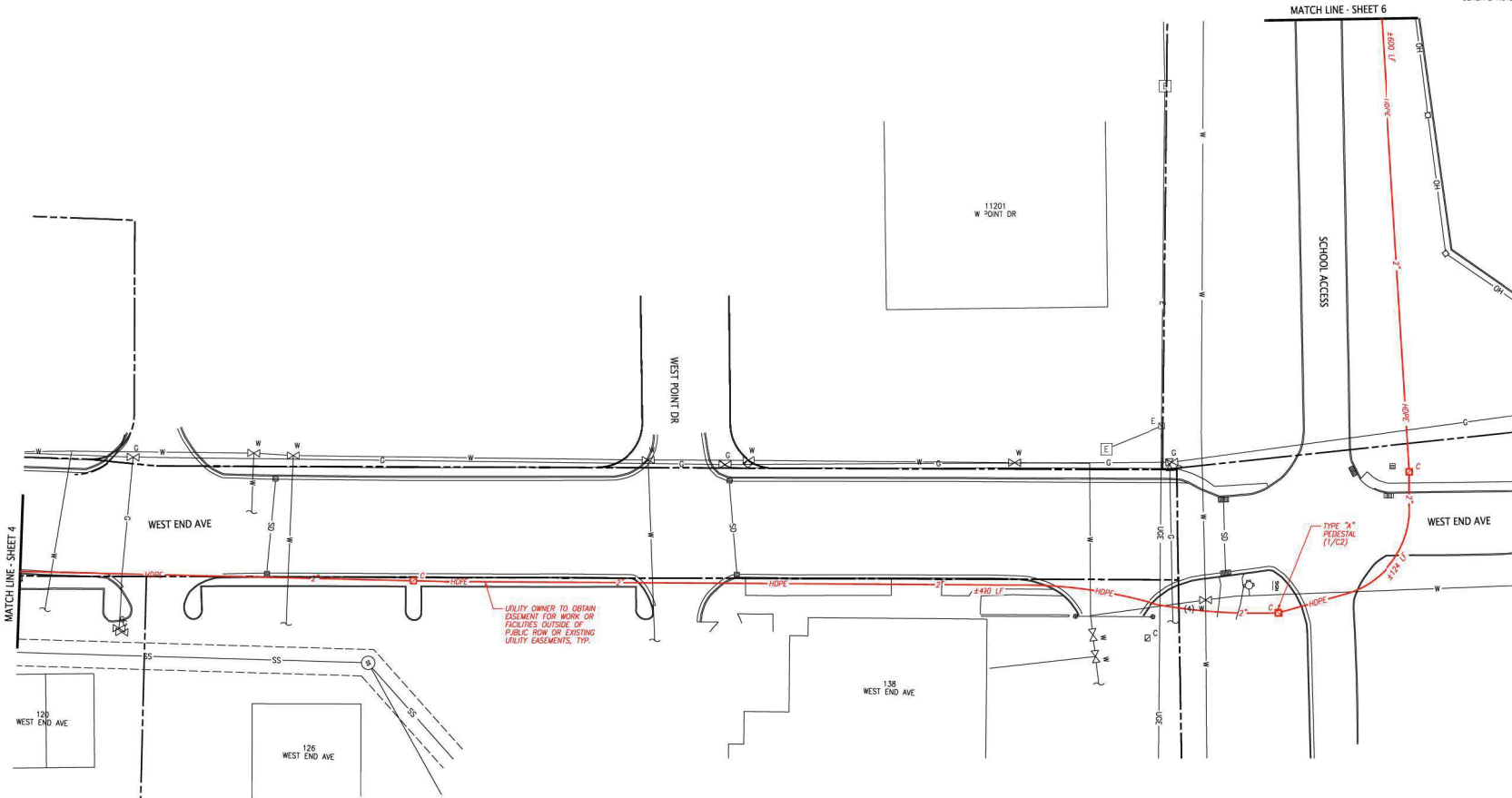
PROJECT NO.	ISSUED BY	DATE	REVISION/ISSUE
10-061	HAD	07/28/21	
PROJECT	SHEET	DATE	SCALE
10-061	C4	07/28/21	1"=30'



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(NOT TO SCALE)



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



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& ASSOCIATES, INC.**

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**COMMUNICATIONS
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 2ND FLOOR
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COMCAST

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 KNOXVILLE, TN 37924-2701
 CONTACT: JAMES HUFFMAN
 TELEPHONE NO.: 865.740.9191
 EMAIL: JAMES.HUFFMAN@COMCAST.COM

CONDUIT PLAN

NO.	REVISION/ISSUE	DATE
1	ISSUED FOR PERMITTING	07/28/21

Project: 1000

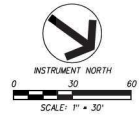
Date: 07/28/21

Scale: 1"=30'

C5

File Name: 15-001-000-001 (Sheet) 15000-000.dwg
Plot Date: 7/28/21

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1. REFERENCE SHEET C2 FOR GENERAL NOTES AND LEGEND.

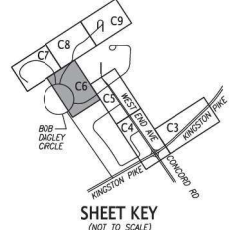
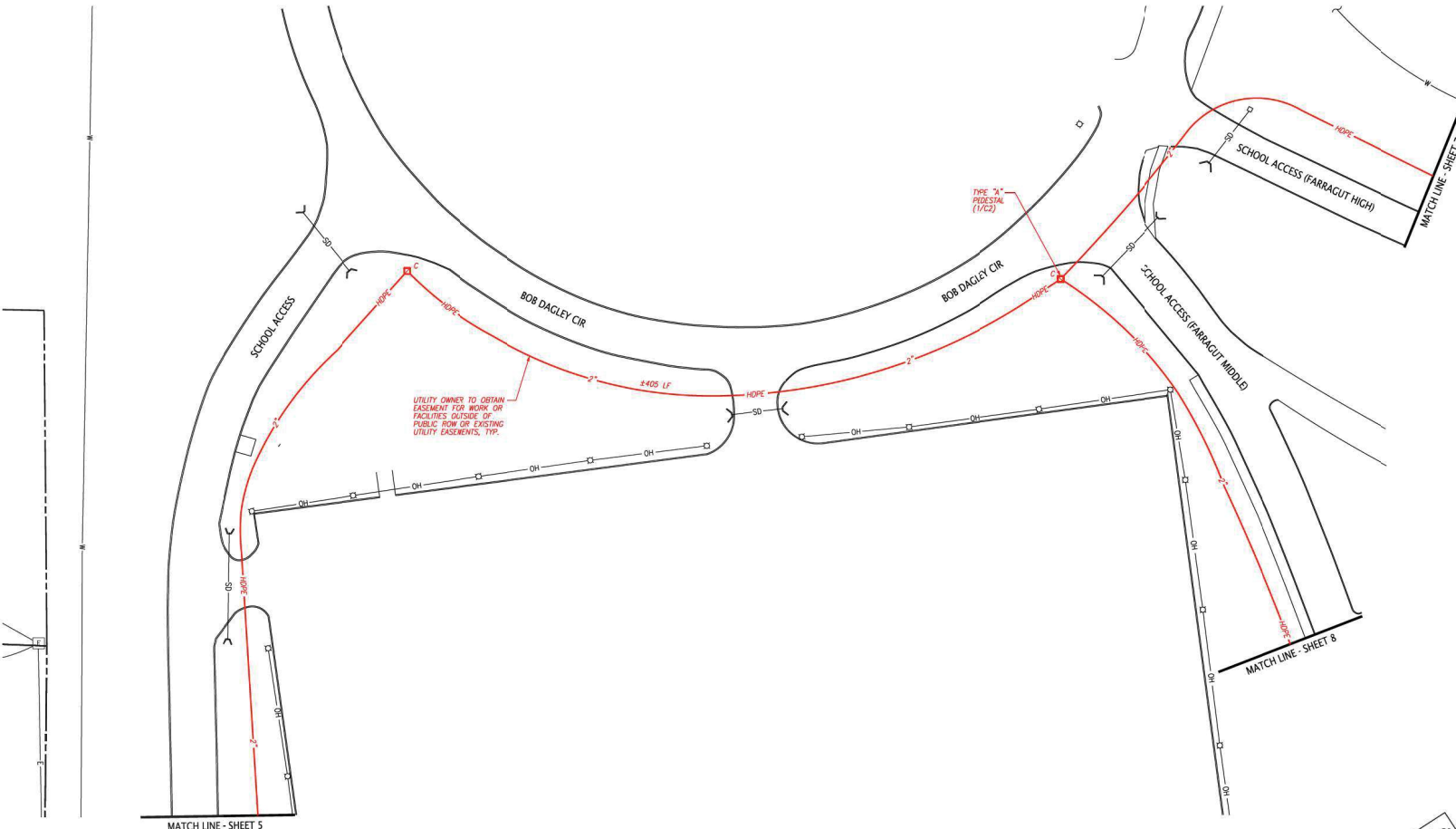
**FULGHUM
MACINDOE
ASSOCIATES, INC.**
10330 HARDEN VALLEY ROAD
SUITE 200
KNOXVILLE, TN 37932
OFFICE: 865.890.6419
FAX: 865.890.6449
www.fulghummacindoe.com

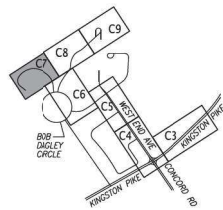
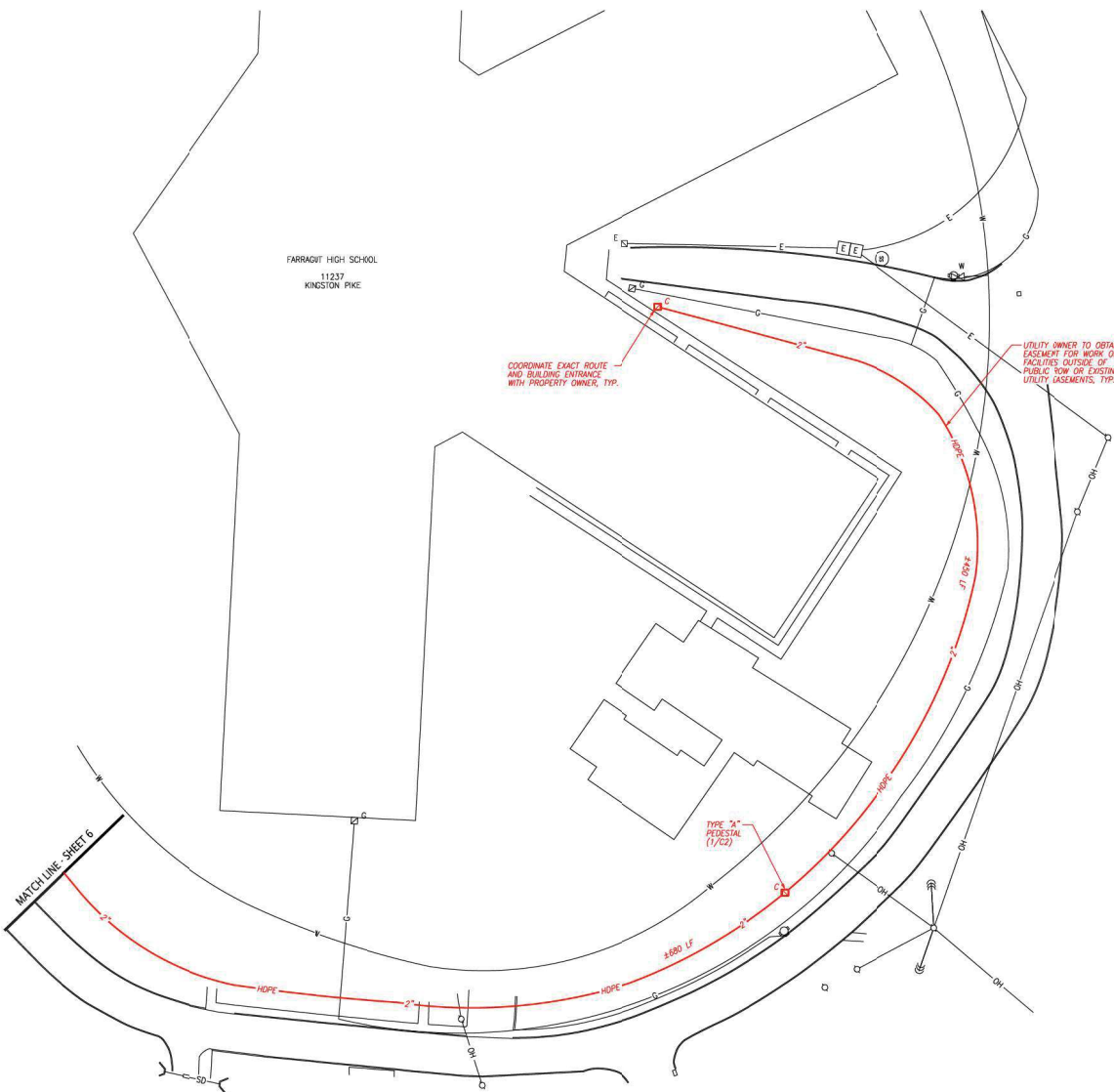


**COMMUNICATIONS
INSTALLATION**
1727 KINGSTON PIKE
2ND FLOOR
KNOXVILLE, TENNESSEE 37934

COMCAST
5729 ASHSBURY HIGHWAY
KNOXVILLE, TN 37924-2201
CONTACT: JAMES HUFFMAN
TELEPHONE NO.: 865.740.9191
EMAIL: JAMES.HUFFMAN@COMCAST.COM

CONDUIT PLAN			
PROJECT	SHEET	DATE	SCALE
15-001-000-001	C6	07/28/21	1"=30'



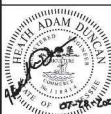


SHEET KEY
(NOT TO SCALE)



NOTES

1. REFERENCE SHEET C2 FOR
GENERAL NOTES AND LEGEND

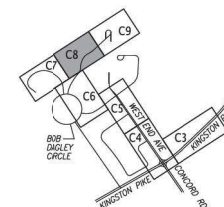


**COMMUNICATIONS
INSTALLATION**

COMCAST
5729 ASHEVILLE HIGHWAY
KNOXVILLE, TN 37924-2701
CONTACT: JAMES HUFFMAN
TELEPHONE NO.: 865.740.9191
EMAIL: JAMES_HUFFMANII@COMCAST.COM

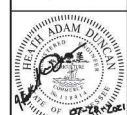
CONDUIT PLAN

Project	Sheet	
Date	C7	
Scale		
$1''=30'$		
PROJ. NO.	DESIGNED BY	DRAWN BY
	HAD	NLF
ISSUED FOR PERMITTING		
No.	Revision/Issue	Date
1		07/28/21



FULGHUM
FM
MACINDOE
1 ASSOCIATES, INC.

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



**COMMUNICATIONS
INSTALLATION**
11237 KINGSTON PIKE,
200 & 208 WEST END AVE.
KNOXVILLE, TENNESSEE 37934

COMCAST
5729 ASHEVILLE HIGHWAY
KNOXVILLE, TN 37924-2701
CONTACT: JAMES HUFFMAN
TELEPHONE NO.: 865.740.9191
EMAIL: JAMES_HUFFMAN@COMCAST.COM

CONDUIT PLAN

Project	6'0.061	Sheet	
Date	07/28/21	C8	
Score	1"=30"		
PROJ. NAME	HAD	DESIGNED BY	HAD
		DRAWN BY	NLF
Δ	No.	ISSUED FOR PERMITTING	
		Revision/Issue	
		Date	



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a re-subdivision plat for the Mary Smith property, Parcel 079, Tax Map 142, 328 Boring Road, Zoned R-2, 4 Lots, 17.83 Acres (LeMay & Associates, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a property along Boring Road that has had a couple of re-subdivision plats reviewed by the Planning Commission in the recent past. At the February 18, 2021, meeting the Planning Commission approved a re-subdivision plat that divided the original 17.82 acres into two smaller residential lots each roughly 1.40 acres. The remainder of the property included 15.02 acres and is the subject of this re-subdivision plat.

Currently, the property owner is requesting approval to divide the 15.02-acre tract into four lots, each greater than three and one-half acres. When the re-subdivision plat in February was approved, a variance was requested and approved to not construct a required pedestrian facility along the Boring Road frontage of the 15.02-acre tract since it would be large enough to likely be re-subdivided. Boring Road is classified as a major collector on the Major Road Plan and, as part of a subdivision plat process, a pedestrian facility is required along the frontage of collector streets.

The variance approved in February stipulated that the requirement for a pedestrian facility would be re-visited should the 15.02-acre tract be re-subdivided. The re-subdivision plat now divides this larger tract into four lots. Two lots front on Boring Road and two lots front on East Fox Den Drive. A pedestrian facility is not required along East Fox Den Drive since it is a local street and there are no pedestrian facilities along this street. The applicant has not requested a variance from the requirement to construct a pedestrian facility along the frontage of the two lots fronting Boring Road. As part of this plat, a pedestrian facility (likely a walking trail since that is already in place to the east as part of the Country Way Subdivision) will now be required prior to the issuance of a Certificate of Occupancy for dwelling units on either lot.

The applicant has requested a variance from the 10% open space requirement. Staff would support this variance since there are only four lots and each of the proposed lots would be greater than three and one-half acres. This requirement, however, would be re-evaluated if the lots were further divided in the future.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Date _____ Owner / (Authorized Signature) _____

CERTIFICATE OF ELECTRIC, GAS, AND TELEPHONE AVAILABILITY

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

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

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

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

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date _____ Secretary, Planning Commission _____

CERTIFICATE FOR STREET APPROVAL

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

Date _____ Town Engineer _____

CERTIFICATE OF APPROVAL OF STREET NAMES

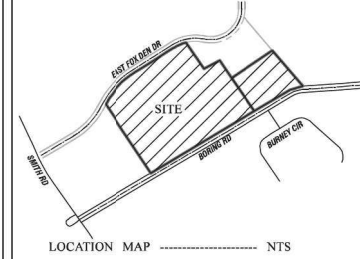
This is to certify that the subdivision shown herein has been reviewed for compliance with the Knox County Uniform Street Naming and Addressing System Ordinance, and the road names are hereby approved for recording.

Knox County Addressing Division _____ Date _____

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	318.39'	S 71°12'36" W	130.89'	131.89'
C2	311.48'	N 55°45'15" E	99.85'	100.28'
C3	647.80'	N 43°18'39" E	319.93'	323.30'

LINE	BEARING	DISTANCE
L1	S 34°15'38" E	16.23'
L2	N 55°44'44" E	32.08'
L3	S 59°17'41" W	89.03'
L4	N 33°33'03" W	51.85'
L5	N 59°21'00" E	24.91'
L6	N 34°23'00" W	43.72'

DEED INSTRUMENT # 201607020078052



LEGEND

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



SITE NOTES

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- A FIVE (5) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, A TEN (10) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR, (AND INTERIOR REAR) LOT LINES, EXCEPT UNDER BUILDINGS.
- DEED REFERENCE: INSTR. NO. 201607020078052
- PROPERTY SHOWN ON CLT 142, PARCEL 79
- TOTAL AREA: 17.51± ACRES
- TOTAL NUMBER OF LOTS: 4
- PROPERTY ZONED: R-2
- BUILDING SETBACKS: PERIPHERAL = 5' - (BUFFER STRIP INCLUDED)
FRONT YARD = 30'
SIDE = 30' on total on two sides of at least 30 feet, but not less than ten feet on any one side
REAR YARD = 25'
- BUFFER STRIPS: 25' (MIN) ON SIDE & REAR PROPERTY LINES.
TOTAL LOT COVERAGE: 40% MAX BUILDING COVERAGE 30%
HEIGHT REGULATIONS: NOT TO EXCEED 2-1/2 STORIES OR 35' HIGH.
THE PURPOSE OF THIS PLAT IS TO DIVIDE 1 LOT INTO 4 LOTS.
- APPLICATION TO FURTHER SUBDIVIDE PROPERTY SHOWN WILL REQUIRE PLANNING COMMISSION ACTION REGARDING INSTALLATION OF PEDESTRIAN ACCESS.
- NO CERTIFICATION IS MADE REGARDING ZONING CONFORMANCE.
- ALL STRUCTURES, UTILITIES AND/OR EASEMENTS THAT MAY EXIST ON OR CROSSING SURVEYED PROPERTY, NOT SHOWN THIS SURVEY.
- SURVEYED PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, RIGHT-OF-WAYS, & RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY PUBLIC RECORDS.

VARIANCE REQUEST:
— OPEN SPACE AND COMMON AREA REQUIREMENTS TO BE WAIVED.



CERTIFICATE OF SURVEY ACCURACY

I hereby certify that the plan shown and described herein is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown herein, to the specification of the Subdivision Regulations. This is a Category: I Land Survey and the ratio of precision is greater than or equal to 1:10,000. No title opinion was furnished to this surveyor and easements shown and not apparent in the field may or may not be discovered by a title search by a title attorney.

Registered Surveyor No. 769 _____ Date _____

OWNER / DEVELOPER

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

FINAL PLAT RESUBDIVISION OF

MARY E. SMITH PROPERTY

SCALE: 1" = 100' APPROVED BY: REL DRAWN BY: REL
DATE: 9-27-2019 LAST REVISION DATE: 8-9-2021

DISTRICT 6 * TOWN OF FARRAGUT
KNOX COUNTY * TENNESSEE

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

LeMAY AND ASSOCIATES CONSULTING ENGINEERS

10816 KINGSTON PIKE PH: (865) 671-0183
KNOXVILLE, TENNESSEE 37934 FAX: (865) 671-0213

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing 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 (SITE Incorporated, Applicant)

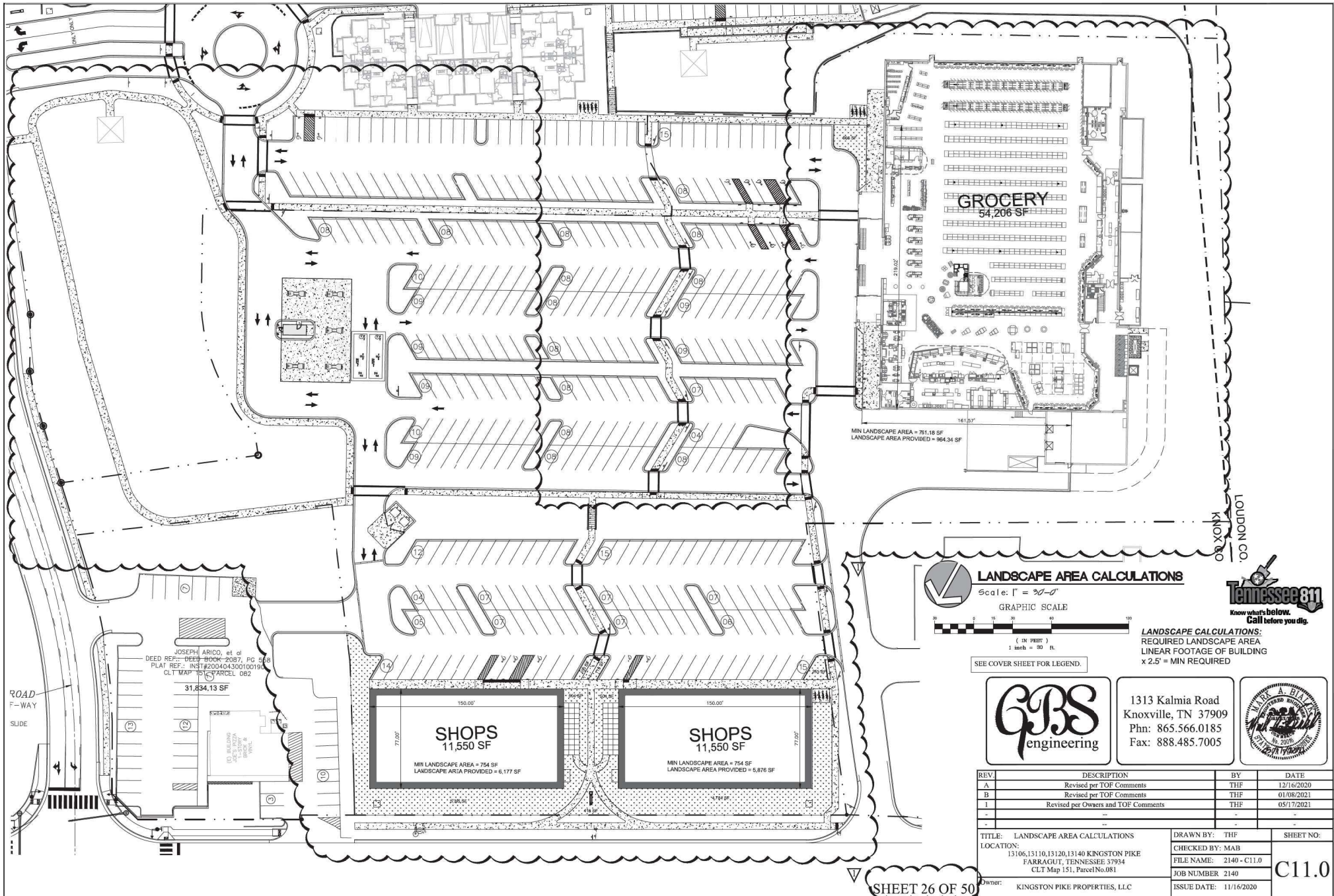
INTRODUCTION AND BACKGROUND: This item involves a follow up to a workshop discussion at the June Planning Commission meeting on some revisions proposed in relation to Phase 2 of the Kingston Pike Village project at the southwestern intersection of Kingston Pike and S. Watt Road. As discussed in June, 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 a 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 mostly completed. 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 was included in the letter provided in the packet from the project engineer at that time, Mark Bialik.

DISCUSSION: After reviewing the modifications at the June workshop session, Commissioners were supportive and in favor of moving forward with finalizing the amended site plan set. Unfortunately, since the June workshop discussion, the project engineer passed away and there were no other engineers in his company to take over. SITE Incorporated was hired by the developer to finish the site plan for this project.

Select sheets from the latest site plan set are included in the packet. One of the discussion items in June was the existing access off Kingston Pike for the Little Joe's Pizza. The parties involved have agreed to remove the existing access. From both the Town staff and likely TDOT's position, this is a good result. The existing access is very close to S. Watt Road and does not comply with Town or TDOT requirements. Another discussion item involved updating the landscape plan to reflect the changes resulting from these latest site plan modifications. A revised landscape plan will be taken to the VRRB this month.

RECOMMENDATION: Staff will make a recommendation concerning the site plan at the meeting.





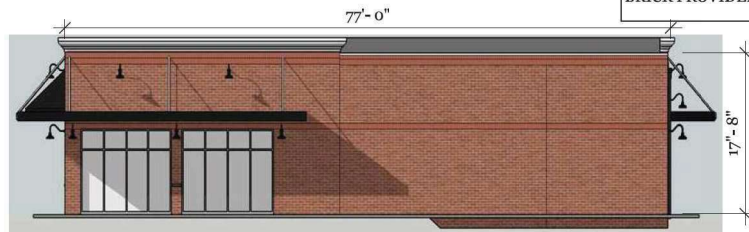
BLDG. 1 - FRONT SIDE ELEVATION

REAR ELEVATION CALCULATIONS	
GROSS SQ. FT.	= 2,689
NET SQ. FT.	= 1,466
75% OF NET SQ. FT.	= 1,099
BRICK PROVIDED	= 1,466



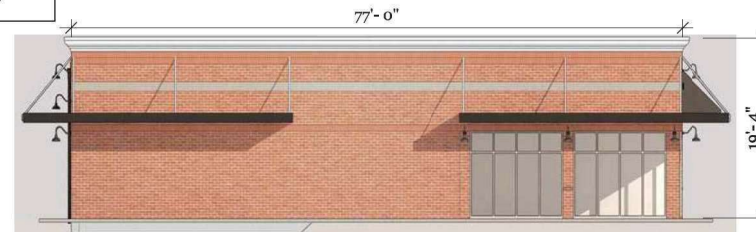
BLDG. 1 - REAR SIDE ELEVATION

REAR ELEVATION CALCULATIONS	
GROSS SQ. FT.	= 2,660
NET SQ. FT.	= 1,830
75% OF NET SQ. FT.	= 1,372
BRICK PROVIDED	= 1,830



BLDG. 1 - RIGHT SIDE ELEVATION

REAR ELEVATION CALCULATIONS	
GROSS SQ. FT.	= 1,406
NET SQ. FT.	= 1,188
75% OF NET SQ. FT.	= 891
BRICK PROVIDED	= 1,188



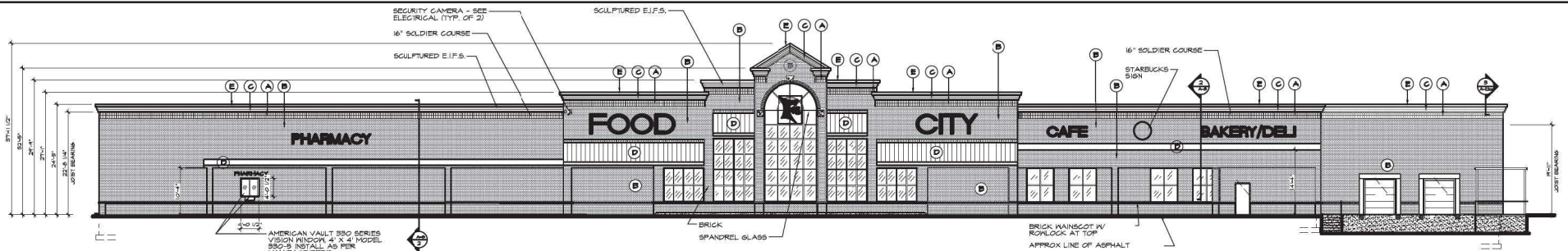
BLDG. 1 - LEFT SIDE ELEVATION

REAR ELEVATION CALCULATIONS	
GROSS SQ. FT.	= 1,406
NET SQ. FT.	= 1,188
75% OF NET SQ. FT.	= 891
BRICK PROVIDED	= 1,188

- METAL - #40
DARK BRONZE
(FRONT CANOPY
TRIM, EXTERIOR
DOORS, ALUM.
WINDOW FRAMS,
GUTTER & DOWN
SPOUTS, ALUM.
AWNING , METAL
RAILING)
- E.I.F.S
ENTABLATURE
"CHINA WHITE"
- BRICK SOLDIER
COURSE &
ROWLOCK -
GENERAL SHALE
"RED CENTENIAL"
- FIELD BRICK-
GENERAL SHALE
"RED RANGE
WIRE CUT"

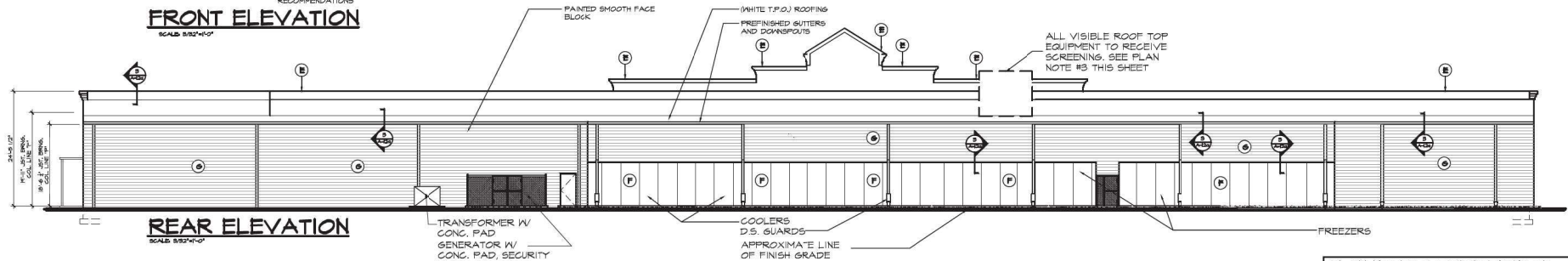
KINGSTON PIKE SHOPS





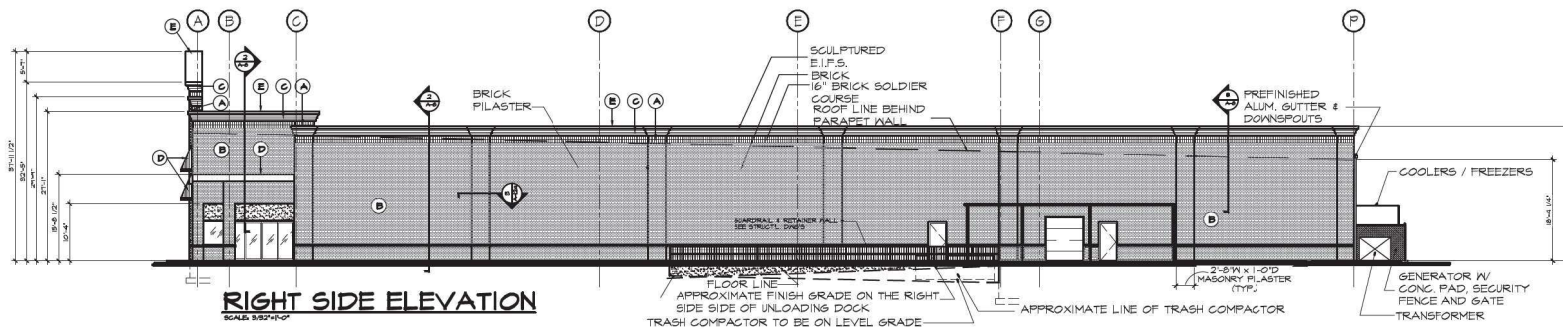
FRONT ELEVATION

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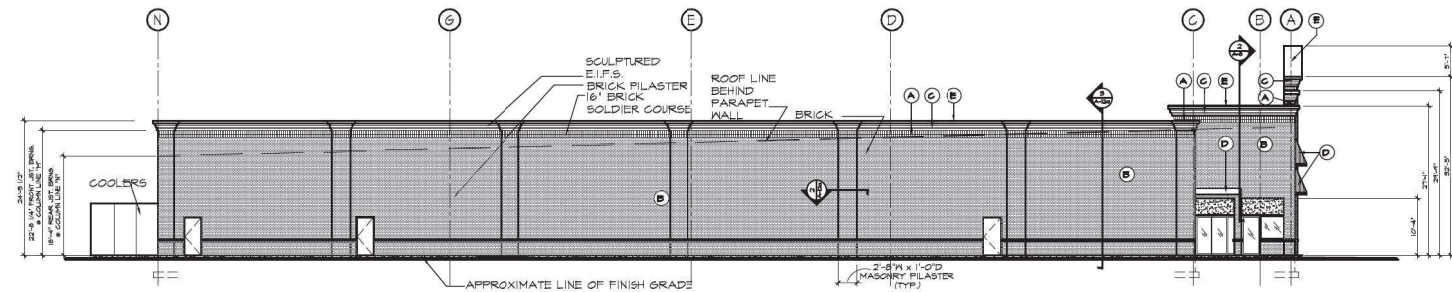
REAR ELEVATION

SCALE: 3/32"=1'-0"



RIGHT SIDE ELEVATION

SCALE: 3/32"=1'-0"



LEFT SIDE ELEVATION

SCALE: 3/32"=1'-0"

PLAN NOTES & BRICK/SIGNAGE TABULATION.

- TOTAL NET SF = 20,276 NSF
15% BRICK = 15,207 SF
BRICK PROVIDED = 15,318 SF
- ALL SIGNAGE TO MEET CODE REQUIREMENTS SET BY TOWN OF FARRAGUT
- ALL VISIBLE ROOF TOP EQUIPMENT WILL RECEIVE SCREENING BY ARCHITECTURAL LOUVERS, MODEL #VJSD, COLOR TO BE "REDWOOD"

EXTERIOR COLORS:

- (A) BRICK SOLDIER COURSE & ROWLOCK GENERAL SHALE "RED CENTENNIAL"
- (B) FIELD BRICK - GENERAL SHALE "RED RANGE FIRE CUT"
- (C) EIFS ENTABLATURE - CHINA WHITE
- (D) METAL - #40 DARK BRONZE (FRONT CANOPY TRIM, EXTERIOR DOORS, ALUMINUM WINDOW FRAMES, GUTTER & DOWNSPOUTS, ALUMINUM AWNINGS, METAL RAILINGS)
- (E) METAL COPING - #40 DARK BRONZE
- (F) EXTERIOR METAL COOLER PANELS - ATAS INTERNATIONAL, INC. "REDWOOD"
- (G) T.B.D. PAINTED SMOOTH FACE BLOCK



NEW FOOD CITY STORE
FARRAGUT, TENNESSEE
FOR
K.V.A.T. FOOD STORES, INC.
ABINGDON, VIRGINIA

FOOD CITY
K.V.A.T. FOOD STORES, INC. #1 FOOD CITY CIRCLE
P.O. BOX 188, ABINGDON, VIRGINIA 24212
TEL: 800-441-4411 FAX: 423-544-5441

These documents prepared by the Architect are to be used for the Architect's services. These documents shall be returned to the Architect upon completion of the project. The Contractor shall not be responsible for the accuracy of the information contained in these documents. The Contractor shall be responsible for the accuracy of the information contained in these documents. The Contractor shall be responsible for the accuracy of the information contained in these documents.

Drawn By: JHM
Checked By: JRS
Date Drawn: 11/1/20
Project #: 20111

REV	DATE	DESCRIPTION

A-3

Sheet Number



■ #ebcc8f (CYMK 0 13 39 8)

■ #991a00 (CYMK 0 83 100 40)

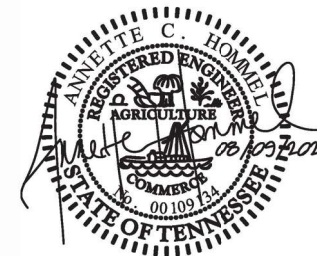


Appalachia Design Services

Proposed Gas 'N' Go Farragut, Tennessee

PRELIMINARY

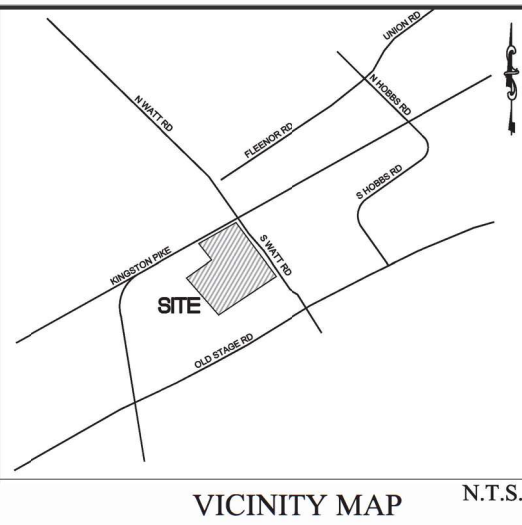
February 12, 2021



Supplemental Site Development Plans for Kingston Pike Village Phase II - Grocery and Shops

Developed by:

Kingston Properties, LLC
1051 Johnnie Dobbs Blvd, Suite HI
Mt Pleasant, South Carolina 29464
(843) 817-2220
Attn: Mr. Tyler Lindsey



13106, 13110, 13120, 13140 Kingston Pike
CLT Map 151, Parcel 081
Farragut, Tennessee 37934

SHEET INDEX

#	Sheet Title	Date	Revision #
SD-1	Cover Sheet	08/09/2021	
SD-2	Site Demolition Plan	08/09/2021	
SD-3	Site Grading and Drainage Plan	08/09/2021	
SD-4	Site Grading and Drainage Notes	08/09/2021	
SD-5	Site Layout Plan	08/09/2021	
SD-6	Site Layout Notes	08/09/2021	
SD-7	Site Details	08/09/2021	
SD-8	Site Details	08/09/2021	
SD-9	Site Details	08/09/2021	
SD-10	Site Details	08/09/2021	



Supplemental Drawing - Cover Sheet

Kingston Pike Village
13106, 13110, 13120, 13140 Kingston Pike
Farragut, Tennessee 37934
CLT Map 151, Parcel No. 081

ISSUE DATE: 08/09/2021
SITE PROJECT#: 2040
FILE: _____

SD-1

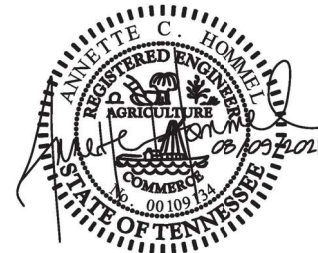
SITE DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLLMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
5. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
7. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CONSTRUCTION MANAGER.
8. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
9. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
10. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
11. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

LEGEND:



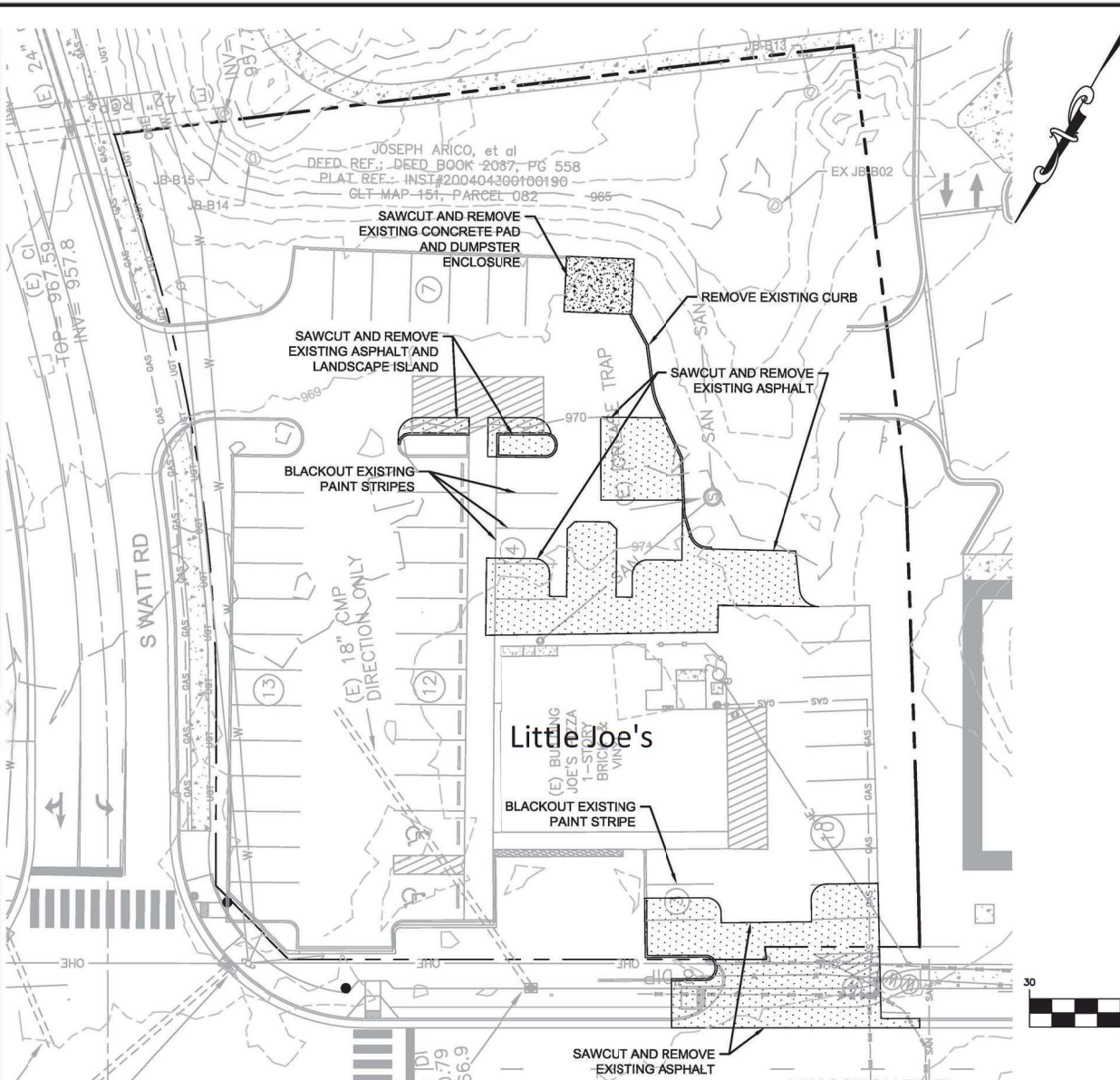
AREA OF DEMOLITION



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



Supplemental Drawing - Site Demolition Plan

Kingston Pike Villages
13106, 13110, 13120, 13140 Kingston Pike
Farragut, Tennessee 37934
CLT Map 151, Parcel Nos. 081

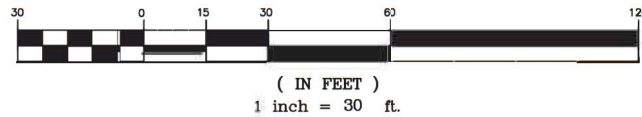
SITE, INCORPORATED
10215 Technology Drive
Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com

ISSUE DATE: 08/09/2021
SITE PROJECT#: 2040
FILE:

SD-2

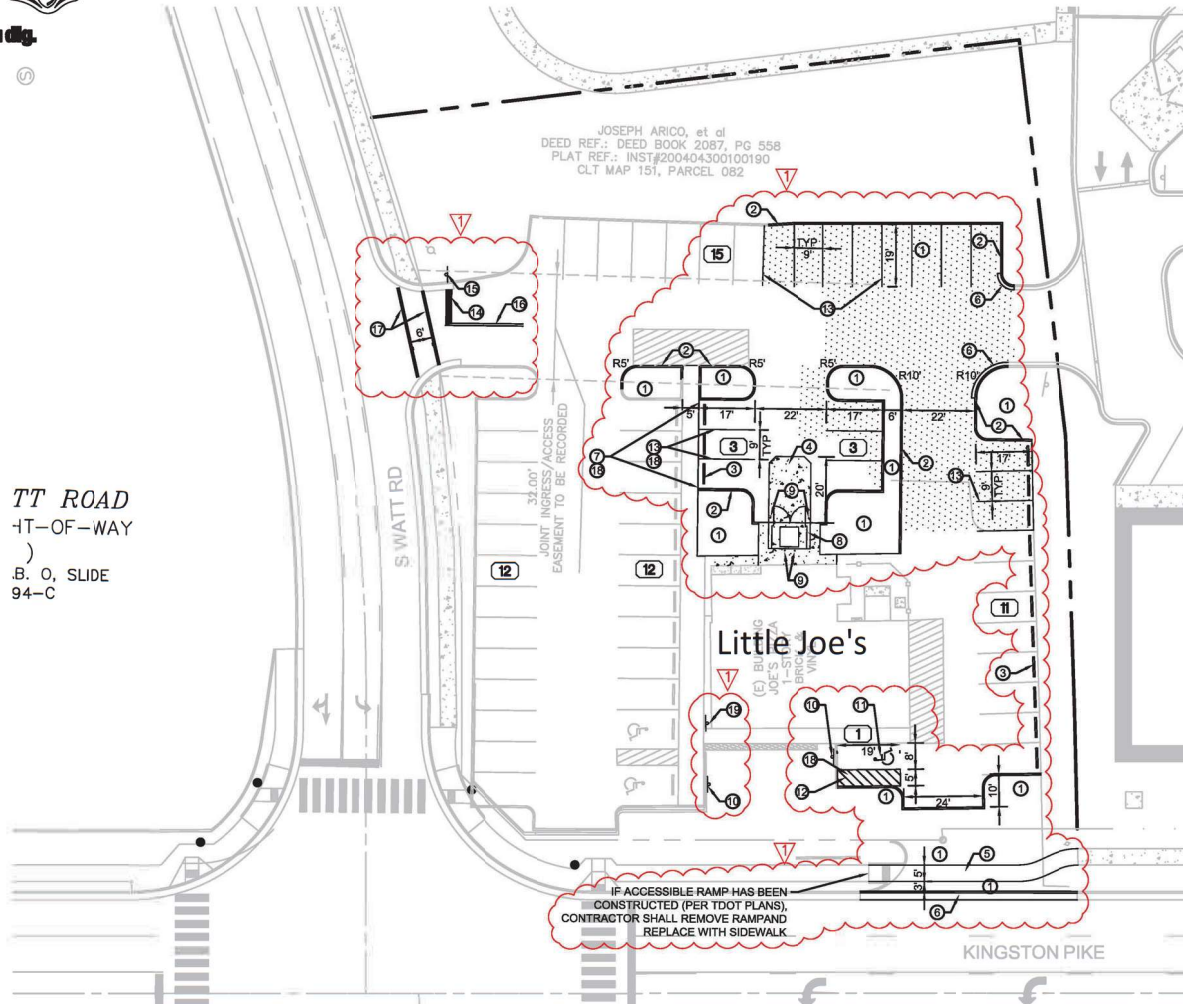
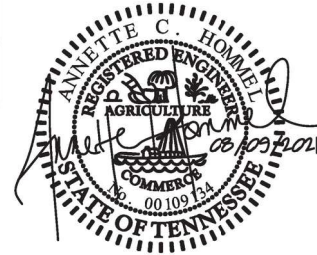


GRAPHIC SCALE



THE PURPOSE OF THIS SUPPLEMENTAL DRAWING IS TO SHOW
PARKING LOT MODIFICATIONS TO THE JOSEPH ARICO
PROPERTY

SEE SHEET SD-9 & SD-10 FOR DRAINAGE DETAILS
SEE SHEET SD-6 FOR GRADING AND DRAINAGE NOTES



LEGEND:

- ① LANDSCAPE AREA/ISLAND
- ② EXTRUDED CONCRETE CURB (SEE DETAIL SHEET)
- ③ CONCRETE WHEEL STOP (SEE DETAIL SHEET)
- ④ HEAVY DUTY CONCRETE PAD AT ASPHALT (SEE DETAIL SHEET)
- ⑤ CONCRETE SIDEWALK PER TDOT STANDARD DETAIL MM-SW-1 (SEE DETAIL SHEET)
- ⑥ 6-30 VERTICAL CONCRETE CURB AND GUTTER PER TDOT STANDARD DETAIL RP-VC-10 (SEE DETAIL SHEET)
- ⑦ 4" WIDE PAINT STRIPE
- ⑧ DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
- ⑨ PIPE BOLLARD (SEE DETAIL SHEET)
- ⑩ ACCESSIBLE PARKING SIGN (SEE DETAIL SHEET)
- ⑪ HANDICAP SPACE WITH PAINTED ACCESSIBLE SYMBOL (SEE DETAIL SHEET)
- ⑫ 4" WIDE DIAGONAL PAINT STRIPES AT 2'-0" O.C.
- ⑬ 4" WIDE WHITE PAINTED PARKING STRIPES
- ⑭ THERMOPLASTIC STOP BAR (SEE DETAIL SHEET)
- ⑮ STOP SIGN (SEE DETAIL SHEET)
- ⑯ DOUBLE SOLID YELLOW LINE
- ⑰ THERMOPLASTIC TRANSVERSE CROSSWALK WITH 12" WIDE STRIPES WITH 6" CLEARANCE BETWEEN STRIPES
- ⑱ BLACK-OUT EXISTING STRIP(S)
- ⑲ ACCESSIBLE PARKING SIGN WITH VAN ACCESSIBLE PLAQUE (SEE DETAIL SHEET)

PAVING MATERIALS LEGEND - REFER TO SUPPLEMENTAL DRAWING C3.2R2 FOR
PAVING SECTIONS

LIGHT DUTY ASPHALT	
HEAVY DUTY CONCRETE	

10215 Technology Drive
Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com

Supplemental Drawing - Site Layout Plan

Kingston Pike Village
13106, 13110, 13120, 13140 Kingston Pike
Farragut, Tennessee 37934
CLT Map 151, Parcel No. 081

ISSUE DATE: 08/09/2021
SITE PROJECT#: 2040
FILE: _____

SD-5

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

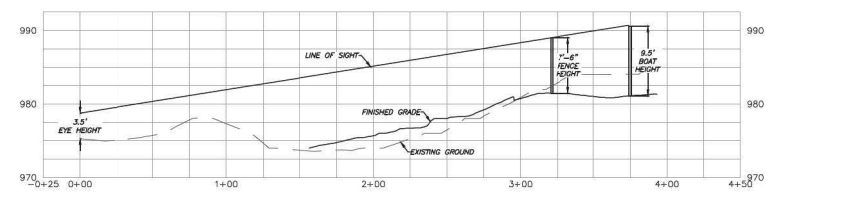
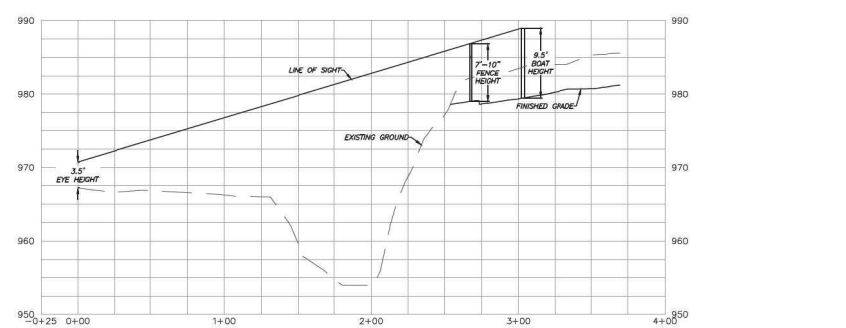
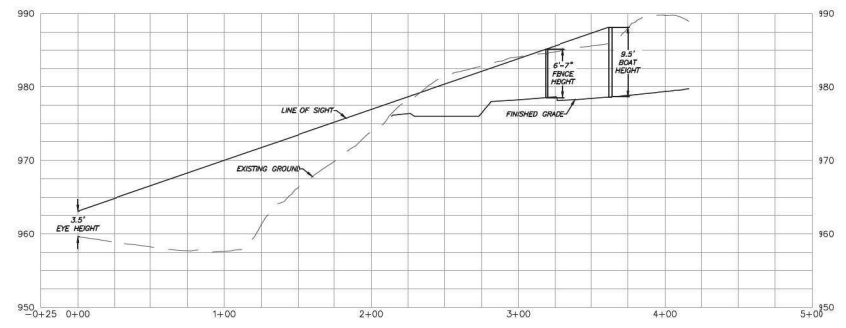
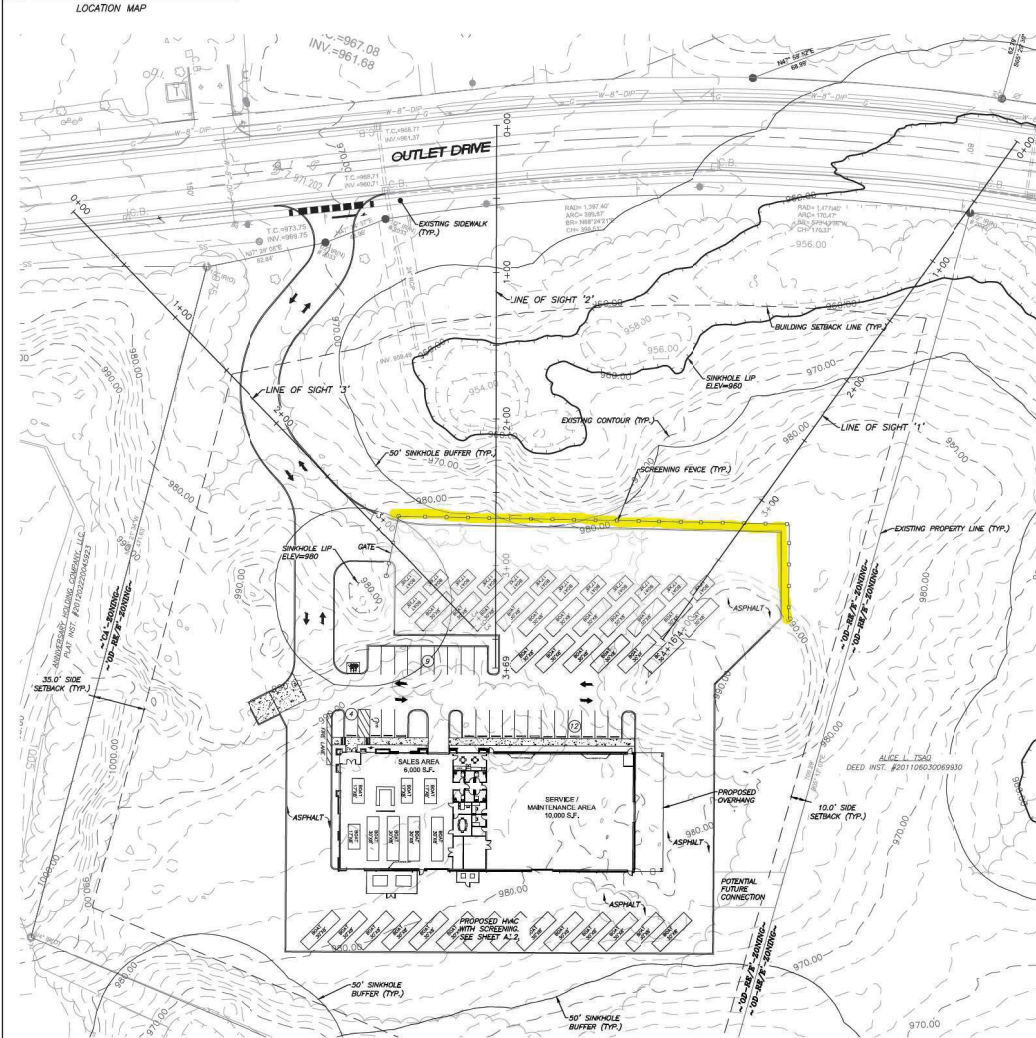
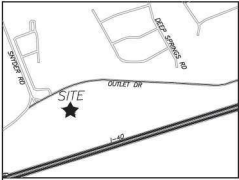
SUBJECT: Discussion and public hearing on a line-of-sight evaluation associated with the screening requirements for outdoor storage and sales related to a site plan for Moses Watersports, Parcel 176.02, Tax Map 130, 11470 Outlet Drive, Zoned OD-RE/E, 6.8 Acres (Urban Engineering, Inc., Applicant)

INTRODUCTION AND BACKGROUND: At the Planning Commission meeting last month one of the items discussed in relation to the site plan for the Moses Watersports project along Outlet Drive was the screening required to conceal the outdoor storage and sales from the right of way. As presented at that time, the site plan included a four-foot fence along mostly the northern limits of the storage area.

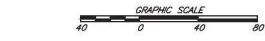
A comment from both staff and some commissioners was whether the fence would be high enough to meet the screening requirement, given that boats would be sitting on trailers. The project engineer stated that they would prepare a line-of-sight diagram to assess the height needed based on elevation change from Outlet Drive to the proposed outdoor storage area. This line-of-sight diagram would then be presented to the Planning Commission for their consideration.

DISCUSSION: At the staff/developer meeting on August 3, staff reviewed the line-of-sight diagram prepared by the project engineer. The diagram included three lines of sight from different locations along Outlet Drive to the outdoor storage area. The lines of sight assumed a standard three-and one-half-foot eye height along Outlet Drive and an overall boat height of nine and one-half feet. The result showed that, depending on the location, screening would need to be provided between a height of six feet seven inches to seven feet ten inches. Consequently, the project engineer stated that he would work with the architect on proposing an eight-foot fence with posts containing brick veneer to match the brick to be used on the building.

RECOMMENDATION: Included in the packet is the proposed location for the screening fence (in yellow) and a detail of the proposed eight-foot-tall screen fence. As proposed, the fence will be constructed of wood colored to match the dark bronze storefront. Wood posts will be provided every eight feet. Main support posts will be provided every 50 feet and will be 16 inches in width and covered in a brick veneer to match brick used on the building.



REFERENCE:
 RECORDED PLAT: L-368-D
 RECORDED DEED: 201302200054576



REVISION	DATE	DESCRIPTION	BY	DWG. NO.

LINE OF SIGHT
MOSES WATERSPORTS
 SITE ADDRESS: 11470 OUTLET DRIVE, KNOXVILLE 37932

DIST. FW TOWN OF FARRAGUT CLY MAP 130 SCALE: 1"=40'

KNOX COUNTY TENNESSEE PARCEL 176.02 AUGUST 2, 2021

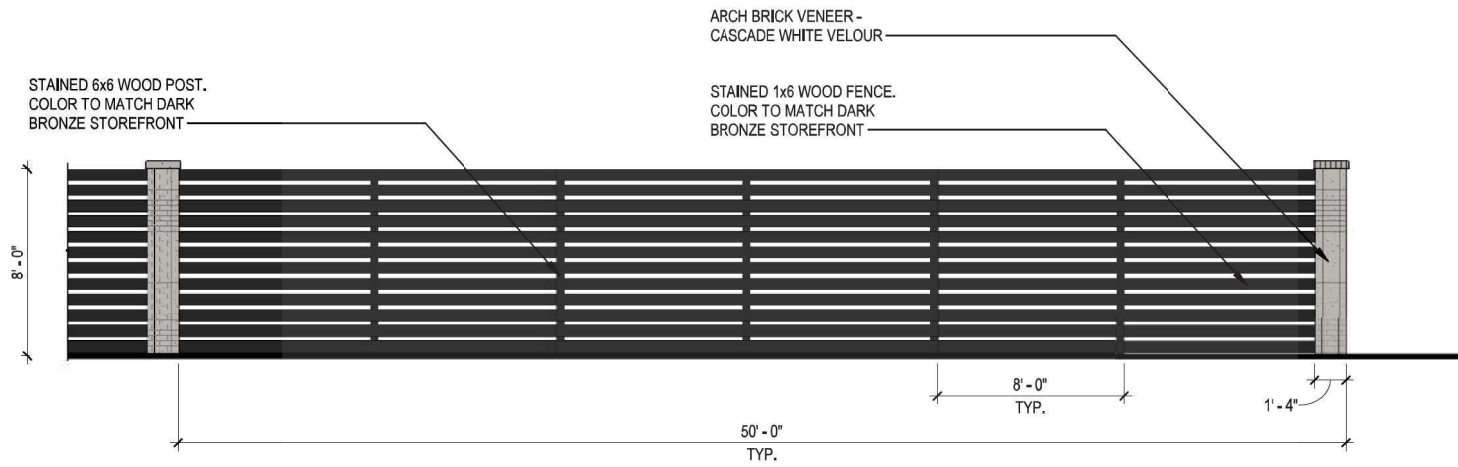
DEVELOPER: MOSES WATERSPORTS
 10630 LEXINGTON DRIVE
 KNOXVILLE, TN 37933
 (865) 966-1924

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

DWG. NO. 2104008

Date: 8/11/2021 3:48:38 PM
Drawn By: auser
Checked By: auser
File: C:\Users\user\Documents\21051 Moses Watersports 2021\SD3.dwg

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1

Fence Elevation
3/16" = 1'-0"

**STUDIO
FOUR
DESIGN**
ARCHITECTURE & INTERIORS

414 Clinch Ave, Knoxville, TN 37902
p 865 523-5001 f 865 523-5003
studiofourdesign.com

Moses Watersports
11470 Outlet Drive
Knoxville, Tennessee 37932



Project Phase:

Construction Documents

Issue Date:

08 /11/2021

Revisions		
No.	Description	Date

Job Number:

21051.00

Supplemental Details

SD3.1

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a concept for outdoor storage and display of farm implements and lawn care equipment on the property at 13127 Kingston Pike in association with the Ag-Pro (formerly Farragut Lawn and Tractor) at 13131 Kingston Pike, Zoned C-1 (Stewart Ritchie, Applicant)

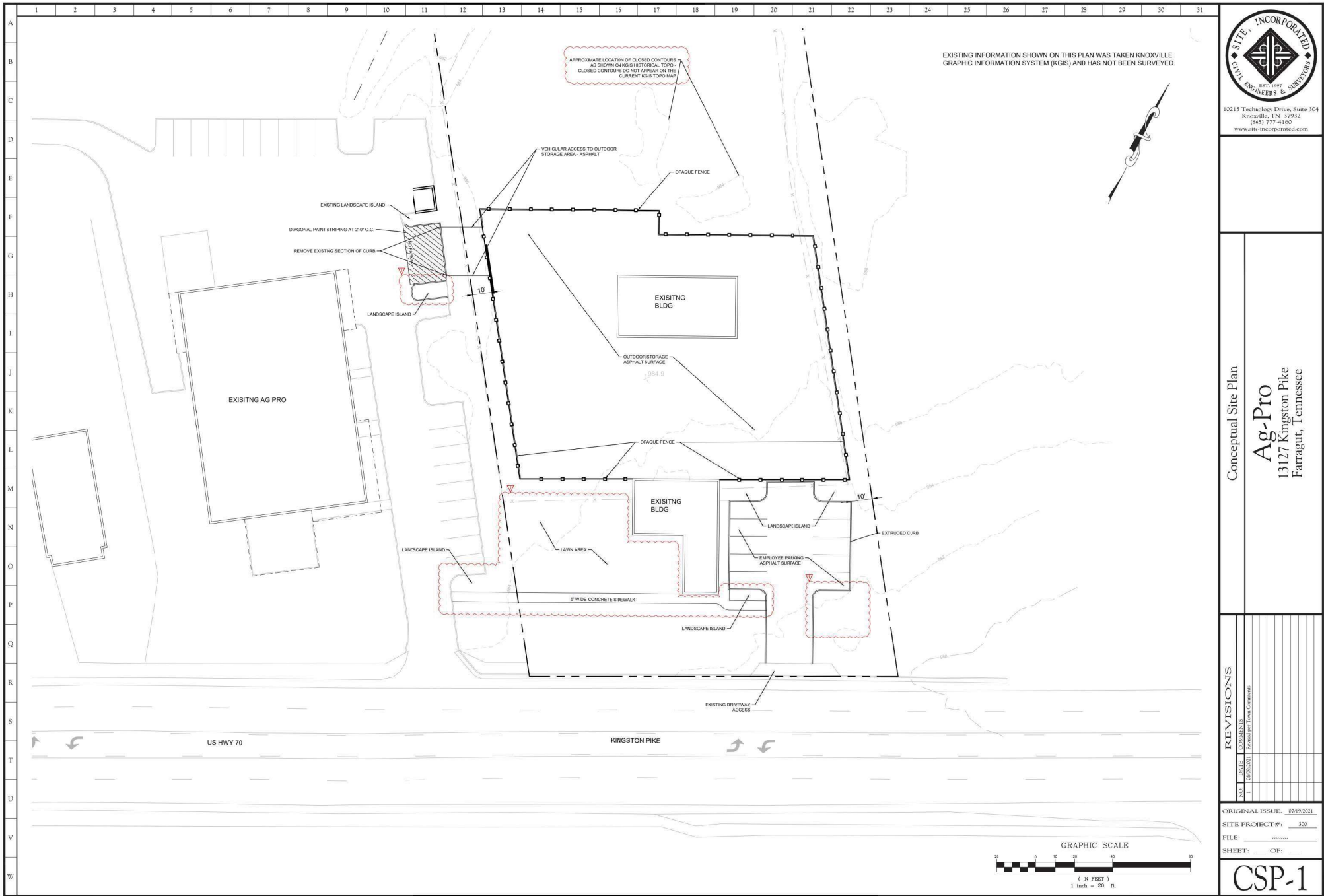
INTRODUCTION AND BACKGROUND: This agenda item is intended to obtain preliminary feedback from the Planning Commission on the outdoor storage and display of farm implements and lawn care equipment associated with the Ag-Pro business (formerly Farragut Lawn and Tractor).

Recently, Ag-Pro bought out the Farragut Lawn and Tractor business in the Dixie Lee Junction area of the Town. Ag-Pro would like to grow the business and provide more merchandise on-site for consumers. As part of this desire, Ag-Pro has tried to purchase the property to the east and use it for storage and potentially display. To free up parking spaces for customers, they also would like to use the property for employee parking. The property owner has not been willing to sell, and Ag-Pro is in the process of working out a lease arrangement instead.

DISCUSSION: As shown on the concept plan included in the packet, Ag-Pro would use the adjacent property for a storage area that would be screened with fencing and construct a small parking lot for employees. The two existing buildings on the property would remain unused and would not be part of the business. The original concept site plan that was discussed at the staff/developer meeting on August 3 also included an area where they would like to display merchandise.

Recently, some amendments were made to the storage and display provisions associated with the farm implement and lawn care equipment use provided for in the General Commercial (C-1) portion of the Zoning Ordinance. Though the amendments expanded the area that could be used for display, the language ultimately restricted this area to being at least 20 feet from the front property line and no more than 50 feet from the front plane of the building, excluding any protrusions beyond the primary front plane. In this context, the “building” would be the building associated with the business. Consequently, without additional amendments to this section of the Zoning Ordinance, display of merchandise on the adjacent property would not be permitted.

The area proposed for storage would appear to be permitted if provided on an improved surface compliant with the Town’s provisions for parking and loading and designed for such storage. Staff would need to review the lease agreement in relation to additional use of the property, including the existing buildings. This would be a review consideration for any subsequent site plan involving the use of the adjacent property for the Ag-Pro business. Staff and the Town Attorney have met with the applicant concerning this review necessity. Depending on feedback provided by the Planning Commission, a more detailed site plan submittal will be provided for a subsequent meeting.



SITE, INCORPORATED

EST. 1997

CIVIL ENGINEERS & SURVEYORS

10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com

Conceptual Site Plan

Ag-Pro

13127 Kingston Pike

Farragut, Tennessee

REVISIONS	
NO.	DATE / COMMENTS
1	08/05/2021 Revised Per Town Commission

ORIGINAL ISSUE: 07/18/2021

SITE PROJECT#: 300

FILE: _____

SHEET: ____ OF: ____

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

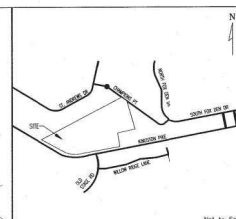
SUBJECT: Discussion on a request to consider the concept of a single-family subdivision and commercial development on Parcels 8.01, 9, and 10.02, Tax Map 152, (north and west of the Dollar General Store at 12403 Kingston Pike), Zoned R-1, R-2, and C-1, 14.5 Acres (Kaity Patterson – BHN-P, Applicant)

INTRODUCTION AND BACKGROUND: This agenda item is intended to obtain preliminary feedback from the Planning Commission on the development of property to the north and west of the Dollar General Store near the intersection of Kingston Pike and Old Stage Road. The development includes three parcels that total to 14.5 acres. The two tracts with frontage on Kingston Pike are zoned General Commercial (C-1) for the first 200 feet back from the Kingston Pike right-of-way. Beyond that point, a triangular shaped area in the northwest of Parcel 8.01 is zoned Rural Residential (R-1) and the remainder of the property included in the development is zoned General Single-Family Residential (R-2). The areas zoned residential abut the Fox Den Subdivision.

DISCUSSION: As shown on their concept layout, the applicant is proposing to develop a small, 12 lot single-family subdivision on the residential portion of the development. As proposed, each lot would exceed 20,000 square feet and would front on a cul-de-sac extended from Champions Point. The northwesternmost section, most of which is zoned R-1, would include an open space lot of slightly more than 30,000 square feet. Two smaller open space lots are proposed abutting Champions Point. These will likely serve to accent the entrance to the subdivision as part of a streetscape plan.

In the area to the south that is zoned C-1 there is no proposed vehicular connection to the residential portion of the development. There are, however, both sidewalk and walking trail connections between the commercial and residential developments. Of note, the walking trail section that was stubbed to the property to the north when the Dollar General was constructed will be extended through the residential development to Champions Point. In addition, the walking trail constructed along Kingston Pike in association with the Dollar General will be extended along the Kingston Pike frontage of this development. Vehicular access will now also be provided from the Dollar General to the signalized intersection at Kingston Pike and Old Stage Road. A right in right out access is proposed at the west end of the westernmost commercial building associated with this project. This will require a request for a variance from the distance between driveways since existing accesses on the south side of Kingston Pike are within 400 feet of the access proposed for this portion of the development. This may need to be discussed as part of this agenda item.

Based on feedback provided from the Planning Commission a more detailed site plan submittal will be provided for a subsequent meeting.



1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT

- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FIELD.
 2. A 10' DRAINAGE UTILITY AND CONSTRUCTION EXISTENTS ARE LOCATED ALONG LOT LINES AND ROADS, 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 15' UTILITY EXISTMENT EXISTS 75' EACH SIDE OF CENTERLINE OF ROAD, 15' EACH SIDE OF INTERSECTIONS.
 4. THIS PROPERTY COVERS APPROXIMATELY 14.5 ACRES AND IS SURROUNDED BY FAMILIAR RECREATED AND COMMERCIAL DEVELOPMENTS.
 5. THIS PROPERTY IS ZONED C-1 AND IS REQUIRED TO MAINTAIN 10' SETBACKS FROM ALL ADJACENT PROPERTIES.
 6. THIS PROPERTY IS BEING BOUND ON KNOWLEDGE/ANALYSIS OF RECORDS.
 7. UTILITIES:
 - WATER FEEDS UTILITY DISTRICT
 - ELECTRIC, LANDRY CITY UTILITY BOARD
 - TELEPHONE, UTILITY BOARD
 - TELEPHONE, BELLSOUTH
 8. BOUNDARY SURVEY BY BSNAP.
 9. A VARIATION OF 10' FROM 100' TO 100' FEET TO 100' FEET.
 10. LENGTH OF C-1 OR C-2 FROM 500 FEET TO 300 FEET.
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- DATE: 3/25/2004
DRAWN: 3/25/2004
SCALE: AS SHOWN

PARKING REQUIREMENTS FOR SHOPPING CENTER
WITH LESS THAN 50,000 GROSS SQUARE FEET:
5 SPACES FOR EACH 1,000 SF OF GROSS FLOOR AREA

TOTAL GROSS FLOOR AREA: 44,600SF
PARKING SPACES REQUIRED: 223 SPACES
PARKING SPACES PROVIDED: 223 SPACES

ACCESSIBLE PARKING REQUIREMENTS:

TOTAL NUMBER OF PARKING SPACES IN PARKING FACILITY: 201-300

MINIMUM TOTAL NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED: 7

MINIMUM NUMBER OF VAN ACCESSIBLE PARKING SPACES: 2 (OF THE 7)

ACCESSIBLE SPACES PROVIDED: 7

PUBLIC COMMON AREA REGULATIONS

10% OF THE GROSS AREA OF SUBDIVISION

TOTAL RESIDENTIAL AREA: 8.74 AC

TOTAL COMMON AREA PROVIDED: 43,738 SF



CONCEPT PLAN FOR
SCHAAD COMPANIES, LLC
KINGSTON PIKE AT OLD STAGE RD
TAX MAP 152 PARCELS 8.01, 9, & 10.02
DISTRICT 6, KNOX COUNTY, TENNESSEE

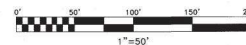
25196-C

SHEET 1 OF 2 SHEET(S)

[illegible]

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 2' INTERVAL

DATE
3/17/20



TYPICAL LOT LAYOUT
FOR SINGLE FAMILY DETACHED

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on text amendments to the CLUP to evaluate text associated with the Medium Density Residential land use designation and provide for text associated with the High-Density Residential land use designation (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: This agenda item involves a workshop discussion on some possible text amendments to the Town's CLUP. Specifically, this workshop item will focus on the Medium Density and High-Density Residential land uses. As background, the last in person meeting prior to the Governor's Executive Order concerning public meetings during the COVID Pandemic included on the agenda a vote on text amendments to the CLUP dealing with all the residential land uses. Action on this item was postponed due to the desire to shorten the meeting.

DISCUSSION: Staff is now re-visiting the existing language associated with the Medium Density Residential land use and potential language that may be included to describe the High-Density Residential land use. When the Medium Density Residential land use was mapped and described in the original update to the CLUP in 2012, it provided for a wide range of housing types and a density of 6-12 dwelling units per acre. It became apparent that this created too much variation and was problematic when evaluating rezoning requests.

Consequently, in October of 2018, the Planning Commission approved a change to the Future Land Use Map to break down this land use into two different types. The Medium Density Residential land use would now include a density of up to 8 dwelling units per acre and a new High-Density Residential land use would provide for a density of up to 12 dwelling units per acre and would be targeted toward more large-scale multi-family residential projects. The Lanesborough and the Overlook Apartment developments were subsequently mapped with this new land use category.

An issue in relation to this change in the Future Land Use Map was that the corresponding text that would describe the Intent, Location, Density, and Character of both the new High-Density Residential land use and the modified Medium Density Residential land use would be needed.

Included in the packet are some slides from the August 3 staff/developer meeting that will also be reviewed at this meeting for discussion purposes only.

Land Use Description – Discussion Items

- Update text to match map changes, major amendments include...
- Create a Land Use Description section for High Density Residential
- Modify the Land Use Description section for Medium Density Residential
- Re-visit the Land Use Descriptions for Low Density Residential and Very Low Density Residential
- Update Table 3.1



Land Use Description Discussion Items

- High Density Residential
 - Created by map as a higher density component of the original Medium Density Residential land use
 - 9-12 dwelling units per acre
 - Currently includes the Lanesborough and Overlook apartment developments
 - Since it is an established land use on the map, need to develop a text and character description for this land use
 - Is this a land use that should be specified in any areas outside of Lanesborough and the Overlook?
 - If so, what are some components? Density, height, footprint, and what should be their characteristics?
 - If not, the plan should specify that this land use acknowledges those existing high density residential developments and that the descriptions would apply only to the existing projects



High Density Residential

Characteristics

- Density of 9-12 Units/Acre
- Footprint up to 15,000 square feet
- Up to 4 stories
- Abutting or having direct access to major arterial streets
- Adjacent to non-residential developments





General Project Size and Height Comparisons – Small Lot through High Density Residential

Development	Zoning	Sample Footprint Sq Ft	Sample Height
Baldwin Park	R-3	3,250 – 3,700	One and two story
Wyndham Hall	R-3	2,500 – 3,000	One and two story
Glen Abbey	R-3	2,700 – 3,500	One and two story
Cottages at Pryse Farms	OSMR	12,000 (building) 3,000 (unit)	One story
Townhomes at Wentworth	R-4	15,000 (building) 3,750 (unit)	One and one-half story
Waverly Court	R-4	7,500 (building) 2,500 (unit)	One story
Park Place	R-4	3,000 – 3,500	Two story
Chapel Grove	R-4	3,000 – 3,500	One and two story
Derby Run	R-2 (NC)	5,500 with 8 units	Two story
Lanesborough	R-6	10,000 with 16 units	Two story
Kingston Pike Village (Watt Road)	PCD	12,000 with 28 units	Three plus basement
Overlook at Campbell Station	R-6/OSMFR	12,500 with 30 units	Three plus basement

Existing Medium Density Residential

Land Use Descriptions

5 Medium density residential

Intent

- Increase diversity of housing choices in Farragut
- Allow/encourage significant residential uses within walking distance of pedestrian-oriented commercial uses such as hubs or mixed use neighborhoods.

Location

- Vacant/underdeveloped parcels near major roadways.
- Areas with a similar existing density (built or zoned).
- Adjacent to non-residential uses.
- Proximate to mixed use.
- Near large parks.

Density

- 6 -8 dwelling units per acre.

Character

- A mix of attached and detached housing types. May include single-family houses as well as small multi-family dwellings such as duplex, triplex, townhomes, and small condo/apartment buildings.

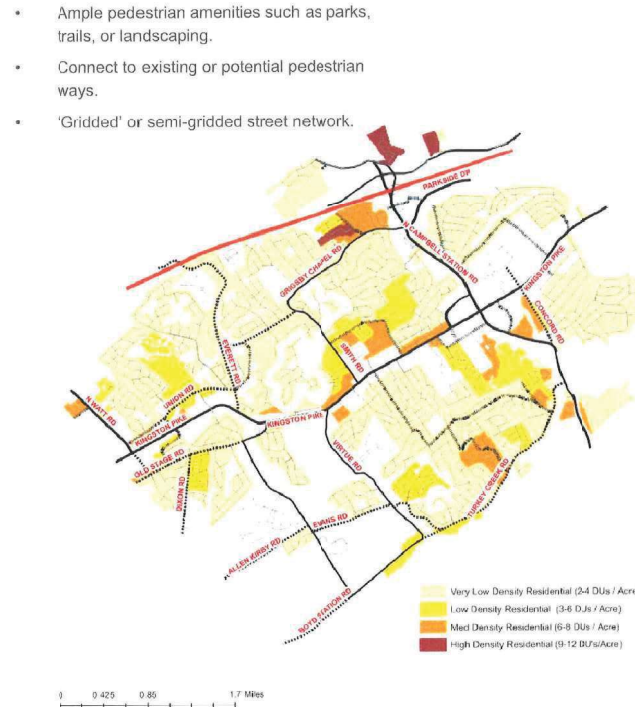


Figure 31: Residential land uses (High density, Medium density, Low density, and Very low density residential).

Residential land uses

residential land uses are intended to increase housing option while preserving the town's existing stable neighborhoods. (See [Chapter 2: Eight Key Strategies](#); Strategy 3: *Allowing/Encouraging Greater Housing Choice.*)

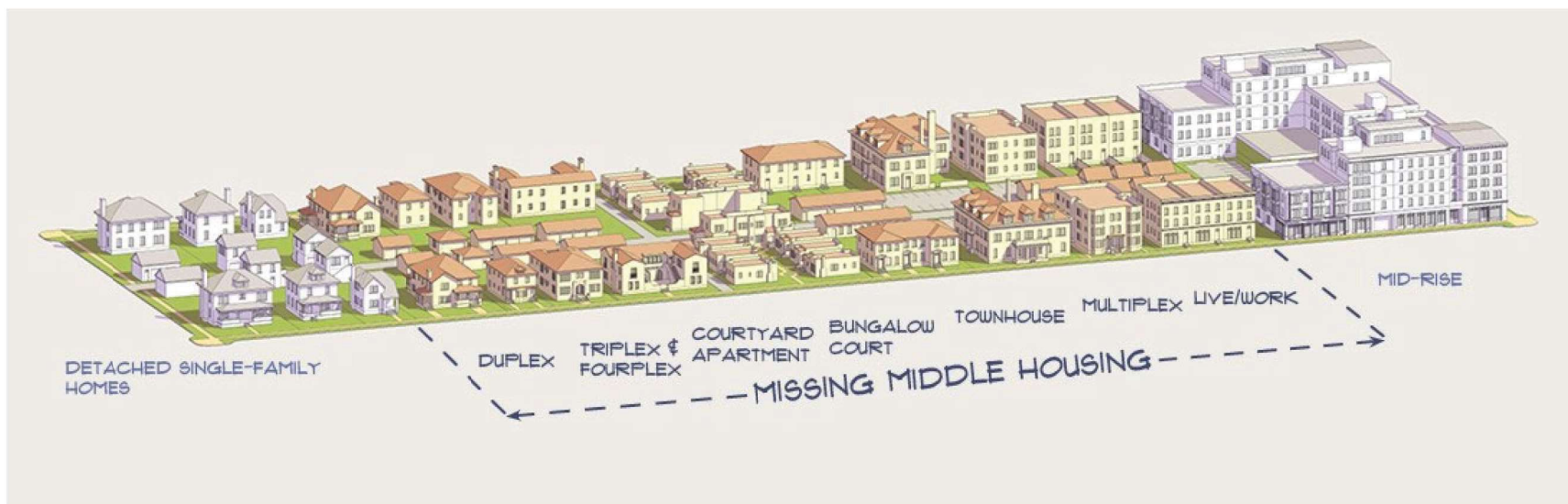


Figure 32: Medium density residential character.

Land Use Description Discussion Items

- Medium Density Residential
 - Originally 6-12 dwelling units/acre
 - Now up to 8 dwelling units/acre
 - Future land use map includes a number of areas with this designation – some have been or are being developed or have been changed to other land uses
 - Current “Character” description includes a wide range of residential types from single-family detached to apartment buildings
 - Potential proposed “Character” description could include single-family attached, duplexes, and a mixture of attached and detached single family – perhaps some “Missing Middle” housing options





Medium Density Residential

Characteristics

- Density of up to 8 Units/Acre
- Attached single-family; cottage cluster; small lot single-family
- Up to 2½ stories
- Abutting collector or arterial streets
- Transitional use between lower density residential and non-residential (Mixed-Use Neighborhood)
- Transitional use within or on periphery of the Mixed-Use Town Center
- Infill



THE TYPES



Duplex: Side-by-Side



Duplex: Stacked



Bungalow Court



Carriage House



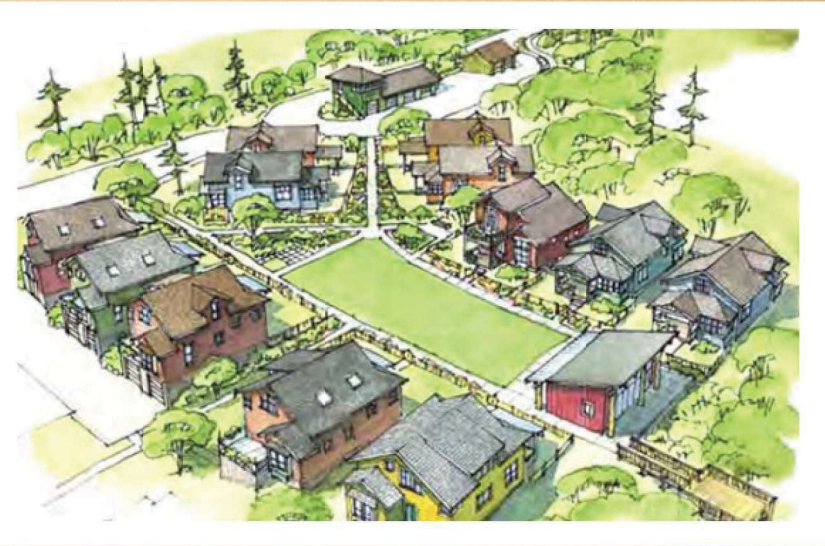
Fourplex



Multiplex: Small









REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on amendments to the Penalties section of Chapter 113 – Tree Protection, of the Farragut Municipal Code, to increase penalties for removal of protected trees without permission

INTRODUCTION AND BACKGROUND: This item is for discussion purposes only and relates to a possible amendment to the penalties section of the Tree Protection Ordinance where protected trees are removed without Town approval.

DISCUSSION: Recently, three different locations in Town experienced removal of protected trees without approval from the Town. Though staff addressed these actions in terms of requiring replacement trees per the current ratio in the Tree Protection Ordinance, a concern has become that the penalty may not be sufficient to strongly dissuade someone from removing protected trees. Currently, protected trees are described as follows in Section 113-60:

Sec. 113-60. - Trees protected.

The following protected tree groups, as identified from the inventory requirements of this article provided for in [section 113-61](#), shall not be removed or otherwise destroyed without first obtaining approval of a tree preservation/removal plan from the town planning commission (FMPC) or, where applicable, the town administrator or his designee:

- 1) Any hardwood tree which has a DBH of ten inches or greater, any evergreen tree which has a DBH of 15 inches or greater, and/or any dogwood (*Cornus florida*) or redbud (*Cercis canadensis*) which has a caliper of more than four inches, except as provided for elsewhere in this article;
- 2) Any specimen tree;
- 3) Any dogwood (*Cornus florida*) or redbud (*Cercis canadensis*) which has a caliper of more than four inches;
- 4) Any public tree;
- 5) Any grouping of trees which are significant by virtue of their size, species, location, appearance, or other distinguishing feature, characteristic, or function; and/or
- 6) Any trees located within environmentally sensitive areas.

The existing penalty section of the Tree Protection Ordinance is as follows:

Sec. 113-2. Penalties.

- (a) At a minimum, where any protected tree is removed without first obtaining the required permission, such tree shall be replaced with a tree approved by the town staff. The required minimum number of replacement trees shall be equal to, in caliper inches, the caliper inches of the tree or trees removed.
- (b) In addition, any person, firm, partnership or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in

an amount not to exceed \$500.00. Each day a violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.

- (c) The foregoing provisions relative to replacement trees and fines shall not in any way prevent the town from also issuing stop work orders, withholding inspections, cashing bonds or letters of credit, or seeking injunctive relief against a violator of this chapter.

Some draft amended language for discussion purposes only is as follows:

Sec. 113-2. Penalties.

- (a) At a minimum, where any protected tree is removed without first obtaining **formal approval, in writing or on approved plans, from the Town of Farragut** ~~the required permission~~, such tree shall be replaced with a ~~tree~~ **trees and locations** approved by the Town staff. The required minimum number of replacement trees shall be equal to, in caliper inches, **four times** the caliper inches of the tree or trees removed. **As an example, if a 15-inch tree is removed without approval, at least 60 caliper inches of qualifying replacement trees shall be provided based on a replacement plan approved by Town staff.**

If, because of the time of year involved, the required replacement trees cannot be installed or would likely incur significant losses, a completion letter of credit shall be required to ensure that all replacement trees are satisfactorily installed at the appropriate time. Where replacement trees are not planted on public properties, a 2-year maintenance letter of credit shall be required for such trees to ensure that any replacement trees that die or are damaged are replaced, as guided by Town staff. The dollar amount for the letters of credit shall be determined by Town staff based on general material and installation costs should the Town have to provide or replace the required trees.

- (b) **Any person, firm, partnership, or corporation who shall violate a provision of this chapter, or fail to comply therewith, or with any of the requirements thereof, may also be prosecuted within the limits provided by local laws. Each day that a violation continues shall be deemed a separate offense.** ~~In addition, any person, firm, partnership or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in accordance with the an amount not to exceed \$500.00. Each day a violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.~~
- (c) The foregoing provisions relative to replacement trees and **prosecution** ~~fines~~ shall not in any way prevent the Town from also issuing stop work orders, withholding inspections, cashing bonds or letters of credit, or seeking injunctive relief against a violator of this chapter.

This language notably stiffens the penalty for unapproved removal of protection trees. The language also updates fines that can be levied through the Town's Municipal Court.