



FARRAGUT MUNICIPAL PLANNING COMMISSION

AGENDA

October 21, 2021

Farragut Town Hall - Board Room

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 – September 16, 2021**
- 3. Discussion and public hearing on a utility plan to replace primary electric with new primary electric that will be placed within a conduit for portions of the Sugarwood Subdivision (MDI Contracting, Applicant)**
- 4. Discussion and public hearing on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3., Section I. – Agricultural district (A), to provide for a second dwelling unit on a lot of record and delete Subsection C. Uses permitted as special exceptions (Keri Archer, Applicant)**
- 5. Discussion and public hearing on a site plan for Fast Pace Health Urgent Care, 13013 Kingston Pike, 1.85 Acres, Zoned C-1 (Will Robinson & Associates, Applicant)**
- 6. Discussion and public hearing on a preliminary plat for Bridgemore Phase 3B and 4, Parcel 025.03, Tax Map 152, 70.28 Acres, 108 Lots, Zoned R-1/OSR (Fulghum, MacIndoe & Associates, Applicant)**
- 7. Discussion on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 4., Section XIII. – Outdoor site lighting, to allow for ballfield lighting that is custom designed not to affect neighboring properties (Jeff Jordan, Applicant)**
- 8. Discussion on additional updates to the Farragut Municipal Code, Appendix A – Zoning, Chapter 4., Section XIII. – Outdoor site lighting and the Farragut Municipal Code, Appendix E. Guide to residential subdivision street lighting (Town of Farragut, Applicant)**

**11408 MUNICIPAL CENTER DRIVE | FARRAGUT, TN 37934 | 865.966.7057 |
WWW.TOWNOFFARRAGUT.ORG**

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



9. **Discussion on a request to amend the Farragut Municipal Code, Appendix B – Subdivisions, Article III., Section A. (18), to clarify existing language and exempt estate sized lots in subdivisions of ten or less dwelling units from the requirement for vehicular and pedestrian/shared use path connectivity (Steve Williams, Applicant)**
10. **Discussion on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3, Section XXIV., B., 7., e., to provide for a canopy sign protruding more than one foot from the building wall on one building elevation (ARCO Murray Construction, Applicant)**
11. **Discussion on field related requirements that must be satisfactorily completed prior to a final plat being considered for approval by the Planning Commission**
12. **Approval of utilities**
13. **Citizen forum**

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;

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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**

September 16, 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
Tom Hale, Town Attorney

1. Approval of agenda

Staff recommended approval of the agenda as submitted.

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

2. Approval of minutes – August 19, 2021

Staff recommended approval of the minutes as submitted.

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

3. Discussion and public hearing on a final plat for Brookmere Phase 3, Parcel 054, Tax Map 152, 34.67 Acres, 52 Lots, Zoned R-1/OSR (Ryan Lynch, Applicant)

Staff reviewed this item and discussed the status of remaining field related items and the Town Engineer's recommendation regarding the completion of field items prior to him signing the final plat.

Staff noted that the remaining comments on the plat itself are as follows:

- 1) Please only show the area being platted at this time. The applicant should note staffs' comments (that will be sent to the applicant) on the revised plat concerning the area that would be Phase 4 so that they are addressed when this phase is submitted.

- 2) Please submit completion letter of credit for installation of roadway surface for \$65,000.
- 3) If sidewalk is to be completed as homes are constructed, please submit a completion letter of credit for \$76,000.
- 4) Please submit a drainage fee of \$2,080.
- 5) Please complete all items on staff's punch list.
- 6) A letter of credit will be required for all pins that are not currently set. Note #1 on the plat should include a statement that a letter of credit been posted to guarantee the work.
- 7) Please sign and seal final version of plat.
- 8) Please identify what the dashed line is that bisects a portion of Lot 94.
- 9) Please show and identify the 50-foot peripheral building setback line.

A long discussion ensued. Commissioners discussed adding a comment to reflect the Town Engineer's recommendation that all safety related field items would have to be completed prior to signing the final plat and additional non-safety related items on staffs' punchlist would either have to be satisfactorily completed or a three-month completion letter of credit in the amount of \$100,000 be provided to ensure timely and satisfactory completion of all remaining field items.

With this additional comment added to the staffs' original nine comments, a motion was made by Commissioner St. Clair to approve the plat. Motion was seconded by Vice-Mayor Povlin and motion passed 8-1 with Commissioner Greene voting against approval of the plat.

4. Discussion and public hearing on a site plan to add a second floor to the First Baptist Concord Church Educational Building, 11704 Kingston Pike, Zoned R-3 (Jeff Jordan, Applicant)

Staff reviewed this item and recommended approval of the revised site plan.

After hearing from the applicant, a motion was made by Commissioner Myers to follow staffs' recommendation. Motion was seconded by Vice-Mayor Povlin and motion passed unanimously.

5. Discussion on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 4., Section XIII. – Outdoor site lighting, to allow for baseball and softball field lighting that is custom designed not to affect neighboring properties (Jeff Jordan, Applicant)

For discussion purposes only.

6. Discussion on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3., Section I. – Agricultural district (A)., to provide for one accessory dwelling unit provided certain criteria can be satisfied (Keri Archer, Applicant)

For discussion purposes only.

7. Discussion and public hearing on text amendments to the CLUP associated with the Medium and High-Density Residential land use designations (Town of Farragut, Applicant)

Staff reviewed this item and recommended approval of Resolution PC-21-12.

Some discussion ensued. Vice-Mayor Povlin provided some amended language for one of the policy statements related to the "Location" section of the text associated with the Medium Density Residential land use. Commissioners also asked that the lower photograph shown on the proposed Medium Density Residential land use page be replaced.

With these two modifications noted, a motion was made by Commissioner Myers to approve Resolution PC-21-12. Motion was seconded by Mayor Williams and motion passed unanimously.

8. Discussion and public hearing 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

Staff reviewed this item and recommended approval of Resolution PC-21-13 which recommends approval of Ordinance 21-16. Staff noted that a stipulation that would need to be addressed prior to Ordinance 21-16 going to the Board of Mayor and Aldermen would be a review of the language by the Town Attorney.

With this stipulation noted, a motion was made by Vice-Mayor Povlin to approve Resolution PC-21-13. Motion was seconded by Commissioner St. Clair and motion passed unanimously.

9. Approval of utilities

None.

10. Citizen Forum

Christine Horwega spoke regarding school traffic issues.

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 utility plan to replace primary electric with new primary electric that will be placed within a conduit for portions of the Sugarwood Subdivision (MDI Contracting, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a maintenance related project to address underground electrical conductor failures in portions of the Sugarwood Subdivision. As explained in the attached letter from Michael Hall at LCUB, the plan proposed at this time would involve the installation of a new conduit/conductor system within the public rights of ways and utility easements along portions of Sugarwood Drive, Butternut Lane, Nutwood Circle, Bigtree Drive, and Fruitwood Lane.

DISCUSSION: The work will involve directional boring to minimize disruption to affected residents. LCUB will also be sending notices to affected residents. LCUB has contracted with MDI Contracting to complete the project. MDI Contracting will be working with the Town's engineering staff through the right of way permit process and will coordinate needed erosion and traffic control.

RECOMMENDATION: Staff will be recommending approval subject to ensuring that any affected areas are restored to their pre-disturbance condition and that erosion and traffic control are properly coordinated with the Town's engineering staff through the right of way permit. A letter of credit to ensure proper completion may also be required if recommended by the Planning Commission. The dollar amount would be established by the Town Engineer.



Lenoir City Utilities
7698 Creekwood Park Blvd.
Lenoir City, TN 37772 844-687-5282

September 20, 2021

Dear Valued Customer,

In the past year, LCUB has been experiencing underground electrical conductor failures located in the Sugarwood Subdivision. To solve this problem, LCUB within the next month will begin to install a new conduit/conductor system located within the road right-of-way and the existing utility easement.

Notices will be sent to property owners that will be affected, which includes Sugarwood Drive, Butternut Lane, Nutwood Circle, Bigtree Drive and Fruitwood Lane.

To minimize property damage, we will be using a process known as directional boring. This process will allow LCUB to install a new conduit system without open trenching the front of your property which would require backfilling, grading, and reseeding. The only excavation will be small areas near our existing pad mount transformers and vault locations.

Before starting construction, LCUB will be videoing the areas that will be affected to assure that these areas are returned to their original condition.

If you have any questions, please feel free to contact me at:

988-0722 Office
mhall@lcub.com

Thank you,

Michael Hall, CPE
Superintendent of Operations
Lenoir City Utilities

**Farragut
ROW Permit**
BP-2021-700-RWP

Submitted by Steven Smith
steven.mdi@yahoo.com
(865) 309-1392

Address of Proposed Work: **Sugarwood Subdivision**

City: **Farragut** State: **TN** Zip: **37934**

Contact Information

Applicant's Contact Information

Title: First Name: **Steven** Last Name: **Smith** Suffix:

Business Name: **MDI Contracting**

Mailing Address: **5401 Pleasant Ridge Road**

City: **Knoxville** State: **TN** Zip: **37912**

Email Address: **steven.mdi@yahoo.com**

Cell Phone: Work Phone: Home Phone: **(865) 309-1392**

Contractor's Contact Information

Title: First Name: **Steven** Last Name: **Smith** Suffix:

Business Name: **MDI Contracting LLC**

Mailing Address: **5401 Pleasant Ridge Road**

City: **Knoxville** State: **TN** Zip: **37912**

Email Address: **Steven.mdi@yahoo.com**

Cell Phone: Work Phone: Home Phone: **(865) 309-1392**

Property Owner's Contact Information

Title: First Name: _ Last Name: Suffix:
Business Name:
Mailing Address:
City: State: **TN** Zip:
Email Address:
Cell Phone: Work Phone: Home Phone:

Application Questionnaire (* denotes required question)

Right of Way

Project Description *

Please describe the project for which you are applying. Example:
"Install gas line to pool heater", "Relocate gas line 4ft", etc.

Replace all primary power in Sugarwood
Subdivision on streets Sugarwood Drive,
Butternut Lane, Fruitwood Lane, Bigtree Drive.

Purpose *

Please describe the purpose of the project for which you are
applying.

Replace old Primary electric with new primary
electric and put in conduit.

Excavation Width *

2ft

Excavation Depth *

4ft

Within Pavement: *

No

Type of Construction *

Directional Drill and open cut.

Proposed Start Date *

10/1/2021

Projected Completion Date *

12/31/2021

Signature of Acknowledgement: please type full name * Steven Smith

Permit holder must comply with the Farragut Municipal Code (Title 16-Chapter 1) which provides for proper restorations within the public right-of-way. All backfill methods and materials must comply with this ordinance.

Signature of Acknowledgement: please type full name * Steven Smith

Permit Holder must comply with the Soil Erosion and Sedimentation Control Ordinance (Title 14-Chapter 2). Permit holder will be required to keep sediment, debris, med, etc. from the street by properly cleaning the street during construction and after construction is complete in order to avoid a hazardous traffic situation.

Signature of Acknowledgment: please type full name * Steven Smith

All work within the pavement or near the traveled way will require the use of traffic control measures in accordance with the Manual of Uniform Traffic Control Devices. The use of these guidelines is strictly a minimum requirement and additional measures may be required by the Town prior to or during construction. These measures may include additional signing, flagmen, police officers, restricted construction hours, etc.

Documents Uploaded

The following documents are attached to the Application.

Certificate of Insurance

town of farragut coi.pdf

Sketch

sugarwood project.png



LEGEND	
---#---	NUMBER OF CONDUITS
-----	URD PRIMARY
-----	URD SECONDARY
=====	RECONDUCTOR
-----	EXISTING



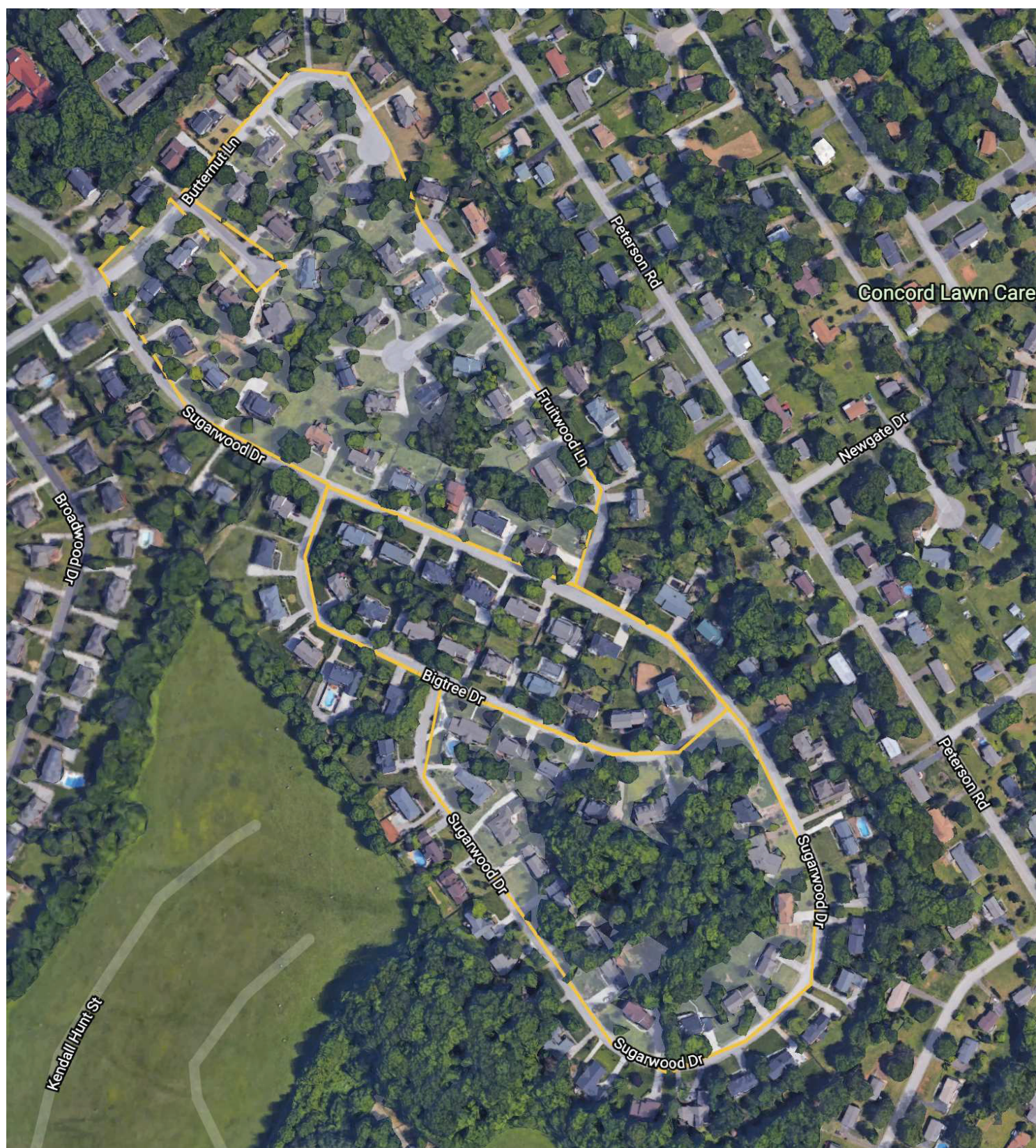
7698 Creekwood Park Blvd
P.O. Box 449
Lenoir City, TN 37772
Office (844) 687-5282
www.LCUB.com

REV. NO.	DATE	REV. BY.	DESCRIPTION
0	9/21/2021	MH	ORIGINAL ISSUE

SUGARWOOD RECONDUCTOR

SUGARWOOD DRIVE

RECONDUCTOR TO REPLACE DIRECT BURY



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3., Section I. – Agricultural district (A)., to provide for a second dwelling unit on a lot of record and delete Subsection C. Uses permitted as special exceptions (Keri Archer, Applicant)

INTRODUCTION AND BACKGROUND: This agenda item was initially discussed last month and involves a request to allow a second dwelling unit on a lot of record in the Agricultural (A) Zoning District, provided certain criteria could be satisfied. The (A) Zoning District is mostly limited to areas in the southwest portion of the Town. As the Town has grown, properties that were zoned (A) have been rezoned to permit more intensive residential development. Some provisions in the (A) District have not been revisited in some time since the district is slowly becoming less relevant.

One such provision currently provides for up to three detached single-family dwellings as a use permitted as a special exception through the Board of Zoning Appeals (BZA). Chapter 4, Section II., E., of the Zoning Ordinance provides the BZA with review standards when considering special exceptions. One of the standards is that the use meets all requirements set out in the particular zoning classification in which the use is to be located. The (A) District requires a land area of five acres for a single-family dwelling. Staff would infer that the existing language would essentially require a property owner to have at least five acres per dwelling unit which would mean that to have two dwelling units on the same lot there would need to be at least ten acres. The applicant has a five-acre lot of record at 13000 Allen Kirby Road that is part of a five-acre minimum lot size subdivision known as Somerset Farms.

DISCUSSION: As mentioned last month, in reviewing the existing language with the applicant, it was apparent that updates were needed to different portions of the (A) District, especially Subsection C. *Uses permitted as special exceptions.* This section has provisions that are no longer relevant or possible as the Town has evolved from an agrarian to a largely residential community.

From staffs' perspective, a more focused approach as part of a need to update the (A) District and address the applicant's desire to have a second dwelling unit on their five-acre lot off Allen Kirby Road would be to establish specific criteria to allow a second dwelling unit in the (A) District by right and remove Subsection C., from the (A) District.

Some of the criteria that would apply to the option for a second dwelling unit would address the fire code and infrastructure requirements that would now apply. This criterion includes the following:

- a. The lot is an existing lot of record that is at least five acres.
- b. The lot of record does not have more than one existing dwelling unit.
- c. The lot of record must front directly on an existing public street for at least 100 feet.

- d. The existing and additional dwelling unit shall meet the setback requirements for principal dwelling units in the (A) District.
- e. The second dwelling unit shall be situated so that it is at least 50 feet from the existing dwelling unit (this would ensure side setback compliance should the dwelling units be separated at some point in the future).
- f. The second dwelling unit will not create an additional access to a public street. The access will have to be shared with the existing dwelling unit.
- g. The second dwelling unit shall be able to satisfy all applicable utility, code, and fire suppression requirements.

In addition to the second dwelling unit provision and the removal of Subsection C., Ordinance 21-17 also includes the removal of existing off premises outdoor advertising as a permitted use since those are addressed specifically in the Sign Ordinance. Also removed as a permitted use is a mobile home. The current reference to mobile home does not clarify the *Tennessee Code Annotated* (TCA) provisions in Section 13-24-201. TCA makes a distinction between factory-manufactured mobile homes constructed as a single self-contained unit (commonly referred to as “single-wide” mobile homes), and those partially or completely constructed in a manufacturing facility and that otherwise have the same general appearance as required for site built dwelling units. Where a manufactured home satisfies the latter condition, it is treated as a detached single-family dwelling and does not need to be listed separately as a permitted use. Staff would note that, due to the vagueness of the current language, a mobile home that may fall under the “single-wide” mobile home definition would be permitted even though this is not considered a “residential dwelling” as defined in TCA, Section 13-24-201 (b), and does not have to be provided for as a permitted use. This proposed clarification in the (A) District would not affect existing single wide mobile homes. This would only become relevant if they were replaced.

RECOMMENDATION: Staff recommends approval of Resolution PC-21-14 which recommends approval of Ordinance 21-17.

RESOLUTION PC-21-14

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING THE FARRAGUT MUNICIPAL CODE, APPENDIX A., ZONING, CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION I., AGRICULTURAL DISTRICT (A)

WHEREAS, the Tennessee Code Annotated, Section 13-4-201et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on October 21, 2021;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 21-17.

ADOPTED this 21st day of October 2021.

Rita Holladay, Chairman

Scott Russ, Secretary

ORDINANCE:	21-17
PREPARED BY:	Shipley
REQUESTED BY:	Town of Farragut
CERTIFIED BY FMPC:	October 21, 2021
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING THE FARRAGUT MUNICIPAL CODE, APPENDIX A., ZONING, CHAPTER 3., SECTION I. – AGRICULTURAL DISTRICT (A)

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 3., Section I., Agricultural district (A) of the Farragut Zoning Ordinance, Ordinance 86-16.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance is hereby amended by replacing Chapter 3., Section I., Agricultural district (A) in its entirety as follows:

SECTION 1.

Sec. I. Agricultural district (A).

- A. *General description.* This district provides space for agricultural uses which comprise an important part of the economy and land use of the Town of Farragut. The intent is to permit lands best suited for agriculture to be used for agriculture purposes and also to prevent the encroachment of urban and other incompatible land uses on farm lands and thereby protect the physical and economic well-being of agricultural operations.
- B. *Permitted uses and structures.*
 - 1. Agricultural uses.
 - 2. Detached single-family dwellings
 - 3. A second single-family detached dwelling may be permitted on an existing lot of record provided all the following criteria are met:
 - a. The lot is an existing lot of record that is at least five acres.
 - b. The lot of record does not have more than one existing dwelling unit.

- c. The lot of record must front directly on an existing public street for at least 100 feet.
 - d. The existing and additional dwelling unit shall meet the setback requirements for principal dwelling units in the (A) District.
 - e. The second dwelling unit shall be situated so that it is at least 50 feet from the existing dwelling unit.
 - f. The second dwelling unit will not create an additional access to a public street. The access will have to be shared with the existing dwelling unit.
 - g. The second dwelling unit shall be able to satisfy all applicable utility, code, and fire suppression requirements.
4. Schools, public and private, and churches and other places of worship provided the following development criteria are met:
- a. Access shall be directly to a street having a designated classification of local collector or greater, or a local street which is not interior to a subdivision. The street on which the school or church accesses must meet the minimum design standards established in the Farragut Subdivision Regulations.
 - b. There shall be a minimum lot size of five acres.
 - c. There shall be a buffer strip which meets the following minimum development criteria:
 - 1) The buffer strip shall be a minimum of 25 feet in width on all side and rear property lines;
 - 2) Existing, mature vegetation shall be preserved and incorporated into the buffer strip;
 - 3) No grading shall occur in the buffer strip; and
 - 4) Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strips.
 - d. The following setback requirements are met:
 - 1) *Front yard.* All buildings and structures, excluding signs, shall be set back from the nearest point of any right-of-way no less than 50 feet. For the purposes of this ordinance, the interstate highway right-of-way shall be considered a side or rear lot line.
 - 2) *Side and rear yards.*
 - a) All buildings shall be set back a minimum of 50 feet. Setbacks shall be measured from the nearest point of any property line; and
 - b) All accessory structures, excluding signs and fences, shall be set back a minimum of 30 feet. Setbacks shall be measured from the nearest point of any property line.

- e. The maximum coverage for the total building area shall not exceed 35 percent and the total lot coverage shall not exceed 60 percent.
- f. A site plan and landscape plan shall be submitted as regulated in Chapter 4.
- 5. Accessory uses and structures.
- 6. Customary Home Occupations as regulated in Chapter 4.
- 7. Cemeteries and historical monuments.
- 8. Signs as regulated in the [Farragut] Municipal Code.
- 9. Utility uses.

C. *Area regulations.*

- 1. *Front yard.* All structures, excluding fences and certain utility structures, shall be set back from the nearest point of any right-of-way a minimum of 50 feet, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code. Electrical substations, utility offices, or any other utility building shall meet the front yard setback requirements.
- 2. *Side yard.*
 - a. All principal buildings used as a residence shall be set back a minimum of 25 feet;
 - b. All agricultural structures, excluding fences, shall be set back a minimum of 35 feet; and
 - c. All non-agricultural accessory structures, excluding fences, shall be set back a minimum of 20 feet.
- 3. *Rear yard.*
 - a. All principal buildings used as a residence shall be set back a minimum of 35 feet;
 - b. All agricultural structures, excluding fences, shall be set back a minimum of 35 feet; and
 - c. All non-agricultural accessory structures, excluding fences, shall be set back a minimum of ten feet.
- 4. *Lot width.* Each lot shall front on a public road for a minimum of 100 feet.
- 5. *Maximum lot coverage.*
 - a. Total building area: 15 percent, except as provided for elsewhere in this section; and
 - b. Total lot coverage: 25 percent, except as provided for elsewhere in this section.
- 6. *Size regulations.* No non-agricultural accessory building shall exceed 30 percent of the footprint of the principal building used as a residence or 600 square feet in size, whichever is greater.

7. *Land area.* Minimum lot size of five acres.

D. *Height regulations.*

1. No principal building shall exceed 2½ stories, or 35 feet in height, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code; and
2. No accessory structure shall exceed 15 feet in height, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code.

E. *Parking.* As regulated in Chapter 4.

SECTION 2.

This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

Ron Williams, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2021, with approval recommended.

Rita Holladay, Chairman

Scott Russ, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

Sec. I. Agricultural district (A).

- A. *General description.* This district provides space for agricultural uses which comprise an important part of the economy and land use of the Town of Farragut. The intent is to permit lands best suited for agriculture to be used for agriculture purposes and also to prevent the encroachment of urban and other incompatible land uses on farm lands and thereby protect the physical and economic well-being of agricultural operations.
- B. *Permitted uses and structures.*
1. Agricultural uses.
 2. Detached single-family dwellings.
 - ~~3. Mobile homes.~~
 3. A second single-family detached dwelling may be permitted on an existing lot of record provided all the following criteria are met:
 - a. The lot is an existing lot of record that is at least five acres.
 - b. The lot of record does not have more than one existing dwelling unit.
 - c. The lot of record must front directly on an existing public street for at least 100 feet.
 - d. The existing and additional dwelling unit shall meet the setback requirements for principal dwelling units in the (A) District.
 - e. The second dwelling unit shall be situated so that it is at least 50 feet from the existing dwelling unit.
 - f. The second dwelling unit will not create an additional access to a public street. The access will have to be shared with the existing dwelling unit.
 - g. The second dwelling unit shall be able to satisfy all applicable utility, code, and fire suppression requirements.
 4. Schools, public and private, and churches and other places of worship provided the following development criteria are met:
 - a. Access shall be directly to a street having a designated classification of local collector or greater, or a local street which is not interior to a subdivision. The street on which the school or church accesses must meet the minimum design standards established in the Farragut Subdivision Regulations.
 - b. There shall be a minimum lot size of five acres.
 - c. There shall be a buffer strip which meets the following minimum development criteria:
 - 1) The buffer strip shall be a minimum of 25 feet in width on all side and rear property lines;
 - 2) Existing, mature vegetation shall be preserved and incorporated into the buffer strip;

-
- 3) No grading shall occur in the buffer strip; and
 - 4) Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strips.
- d. The following setback requirements are met:
- 1) *Front yard.* All buildings and structures, excluding signs, shall be set back from the nearest point of any right-of-way no less than 50 feet. For the purposes of this ordinance, the interstate highway right-of-way shall be considered a side or rear lot line.
 - 2) *Side and rear yards.*
 - a) All buildings shall be set back a minimum of 50 feet. Setbacks shall be measured from the nearest point of any property line; and
 - b) All accessory structures, excluding signs and fences, shall be set back a minimum of 30 feet. Setbacks shall be measured from the nearest point of any property line.
- e. The maximum coverage for the total building area shall not exceed 35 percent and the total lot coverage shall not exceed 60 percent.
- f. A site plan and landscape plan shall be submitted as regulated in Chapter 4.
5. Accessory uses and structures.
 6. Customary Home Occupations as regulated in Chapter 4.
 7. Cemeteries and historical monuments.
 8. Signs as regulated in the [Farragut] Municipal Code.
 9. Utility uses.
 10. ~~Existing off-premises outdoor advertising as regulated in Chapter 4.~~
- ~~C. *Uses permitted as special exceptions.* The following uses may be permitted on review by the Board of Zoning Appeals in accordance with provisions in Tennessee Code Annotated § 13-7-207 [T.C.A. § 13-7-207]. With the exceptions of numbers 5 and 7, all specially permitted uses shall be adjacent and contiguous to the right of way of "Collector" or "Arterial" streets. Buffer strips may be required as a condition for granting a special exception. Please refer to "General Review Standards," Chapter 4, Administration and Enforcement, Special Exceptions, General Review Standards, for review criteria.~~
- ~~1. Athletic fields, tennis courts, country club and golf courses, parks, playgrounds, community swimming pools, and recreational areas operated by membership organizations for the benefit of their members.~~
 - ~~2. Commercial livestock feed and sales yard.~~
 - ~~3. Dog kennels, livery stable or riding academy, fish and minnow raising, and the raising of fur bearing animals.~~

-
4. ~~One temporary roadside stand, provided that it does not exceed an area of 200 square feet, and that it is located no closer than 35 feet to any street surface except major arterials where they shall be no closer than 50 feet, but in no case on a right-of-way.~~
 5. ~~Quarry and subsurface extraction of natural mineral resources.~~
 6. ~~Marina and boat docks.~~
 7. ~~Up to three detached single-family dwellings may be permitted provided that the owner has, with a written request for approval, submitted a scale plan of not less than 1" = 50' showing the lot lines and right-of-way lines showing existing buildings and the proposed dwelling(s). Each dwelling must have independently adequate yard and set back space between it and any other primary structure or lot and right-of-way lines as required in Part D of this section.~~
 8. ~~Windmills.~~

~~D.~~ **C.** *Area regulations.*

1. *Front yard.* All structures, excluding fences and certain utility structures, shall be set back from the nearest point of any right-of-way a minimum of 50 feet, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code. Electrical substations, utility offices, or any other utility building shall meet the front yard setback requirements.
2. *Side yard.*
 - a. All principal buildings used as a residence shall be set back a minimum of 25 feet;
 - b. All agricultural structures, excluding fences, shall be set back a minimum of 35 feet; and
 - c. All non-agricultural accessory structures, excluding fences, shall be set back a minimum of 20 feet.
3. *Rear yard.*
 - a. All principal buildings used as a residence shall be set back a minimum of 35 feet;
 - b. All agricultural structures, excluding fences, shall be set back a minimum of 35 feet; and
 - c. All non-agricultural accessory structures, excluding fences, shall be set back a minimum of ten feet.
4. *Lot width.* Each lot shall front on a public road for a minimum of 100 feet.
5. *Maximum lot coverage.*
 - a. Total building area: 15 percent, except as provided for elsewhere in this section; and
 - b. Total lot coverage: 25 percent, except as provided for elsewhere in this section.

-
6. *Size regulations.* No non-agricultural accessory building shall exceed 30 percent of the footprint of the principal building used as a residence or 600 square feet in size, whichever is greater.
 7. *Land area.* Minimum lot size of five acres.

~~E.~~ **D.** *Height regulations.*

1. No principal building shall exceed 2½ stories, or 35 feet in height, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code; and
2. No accessory structure shall exceed 15 feet in height, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code.

~~F.~~ **E.** *Parking.* As regulated in Chapter 4.

(Ord. No. 86-16, 4-1986; Ord. of 2-2006)

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for Fast Pace Health Urgent Care, 13013 Kingston Pike, 1.85 Acres, Zoned C-1 (Will Robinson & Associates, Applicant)

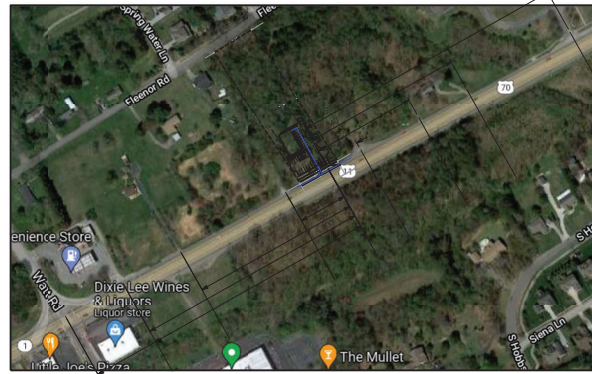
INTRODUCTION AND BACKGROUND: This item involves a site plan for a small urgent care medical facility on the north side of Kingston Pike at 13013 Kingston Pike. The property is roughly two acres and is narrow and deep with secondary frontage on Fleenor Road. Other than a sanitary sewer line extended from Fleenor Road to the proposed facility, the project presented at this time will only involve the southern half of the property even though the entire tract is currently zoned General Commercial (C-1). Later, the property owner will likely request that the northern portion of the property be subdivided from the parent tract and rezoned to a residential zoning district since Fleenor Road is very substandard and not appropriate for more than a single-family home.

DISCUSSION: The proposed urgent care facility will be 3,726 square feet and one story. Parking will be to the south and east of the building. A cross access drive and eventual easement will be constructed and platted as part this project. The proposed access will require a variance approval because the access is within 400 feet of existing accesses on either side of the lot. The closest existing access is 130 feet to the east of the proposed access. Since this is the first property to develop in this general section of Kingston Pike, the access proposed for this development may become the Kingston Pike access for one or both abutting properties. The cross-access easement that will be platted with this project prior to the issuance of a Certificate of Occupancy (CO) will provide for this opportunity and would help minimize the number of curb cuts along Kingston Pike.

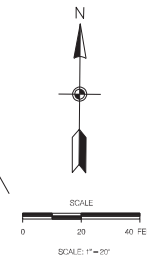
The project includes a detention basin to the north of the building and an area of permeable pavers to satisfy the requirement for parking that exceeds the minimum required amount of parking. A walking trail will be constructed along the frontage of this property prior to the issuance of a CO. A copy of the conclusions and recommendations from the traffic impact study are included in the packet.

RECOMMENDATION: Included in the packet is a revised site plan and comment response letter associated with the initial staff comments. Staff will make a recommendation at the meeting based on whether the staffs' comments have been addressed.

79,442 sq.ft.
1.82 acres



ROAD ACCESS POINTS - SCALE: 1"=200'



LEGEND:		
EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		RISE HYDRANT
		SURFACE FLOW
		SILT FENCING
		CURB
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		HP: RAP

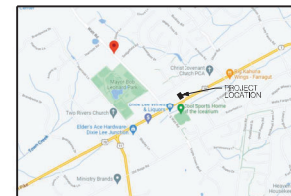
SITE LAYOUT NOTES

1. USE MEDICAL CLINIC ZONING (C-4), PARCEL 161.000
2. TOTAL BUILDING AREA PROPOSED 3,726 SF (1 STORY)
3. TOTAL SITE: 1.82 AC, TOTAL DIST AREA: 0.87 AC, TOTAL NEW IMPERV: 0.43 AC.
4. DEED REFERENCE: 200000-002789
5. THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA.
6. SITE BENCHMARK: CONTACT SURVEYOR FOR SITE BENCHMARK.
7. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY JUMPHREY SURVEYING, DATED 2009. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY THE OWNER.
8. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
9. PARKING SUMMARY:
TOTAL REQUIRED: 14 SPACES
TOTAL PROVIDED: 26 SPACES
EXCESS SPACE FOR 255 SF
10. SETBACKS:
FRONT: 67'
SIDE: 67' TOTAL, MIN 20'
REAR: 20'
11. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK. ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS.
12. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY THE ASCE OF AMERICA AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE US DEPARTMENT OF LABOR. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK.
13. VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS, AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY INTERFERENCES OR DISCREPANCIES.
14. TRAFFIC CONTROL IN CONSTRUCTION AREAS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
15. CORRECT ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES, OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.
16. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND/OR CONCRETE AND NEW PAVEMENT AND/OR CONCRETE. FIELD ADJUSTMENT OF FINAL GRADOS MAY BE REQUIRED. INSTALL ALL STORM STRUCTURES PRIOR TO INSTALLATION OF PAVEMENT AND/OR CONCRETE.
17. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR TO THE FACE OF BUILDING UNLESS NOTED OTHERWISE.
18. MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION. INCLUDE ALL UTILITY LOCATIONS AND ALL NEW BENCHMARK RAISES/ELEVATIONS FOR ALL SANITARY AND STORM SEWER STRUCTURES SHALL BE INCLUDED. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES DISCOVERED DURING CONSTRUCTION.

OWNER:
GMS INVESTMENT COMPANY
325 EMM DRIVE
KNOXVILLE, TN 37919
PHONE: 204-4770
FAX: 204-4771
CONTACT: TIM DUNAWAY

ENGINEER:
WILL ROBINSON & ASSOCIATES
ONE N. DIXIEWOOD LN.
CARROLLTON, TN 37034
PHONE: 386-4200
CONTACT: VILLI ROBINSON

CONTRACTOR:
TO BE DETERMINED



PROJECT LOCATION MAP - NOT TO SCALE

**WILL ROBINSON
& ASSOCIATES**

1248 N. Shreveport Ln
Coryville, TN 37714
(865) 386-4200
wrobinson@willrobinson.net

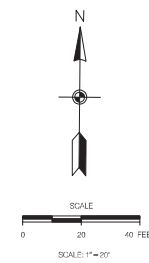
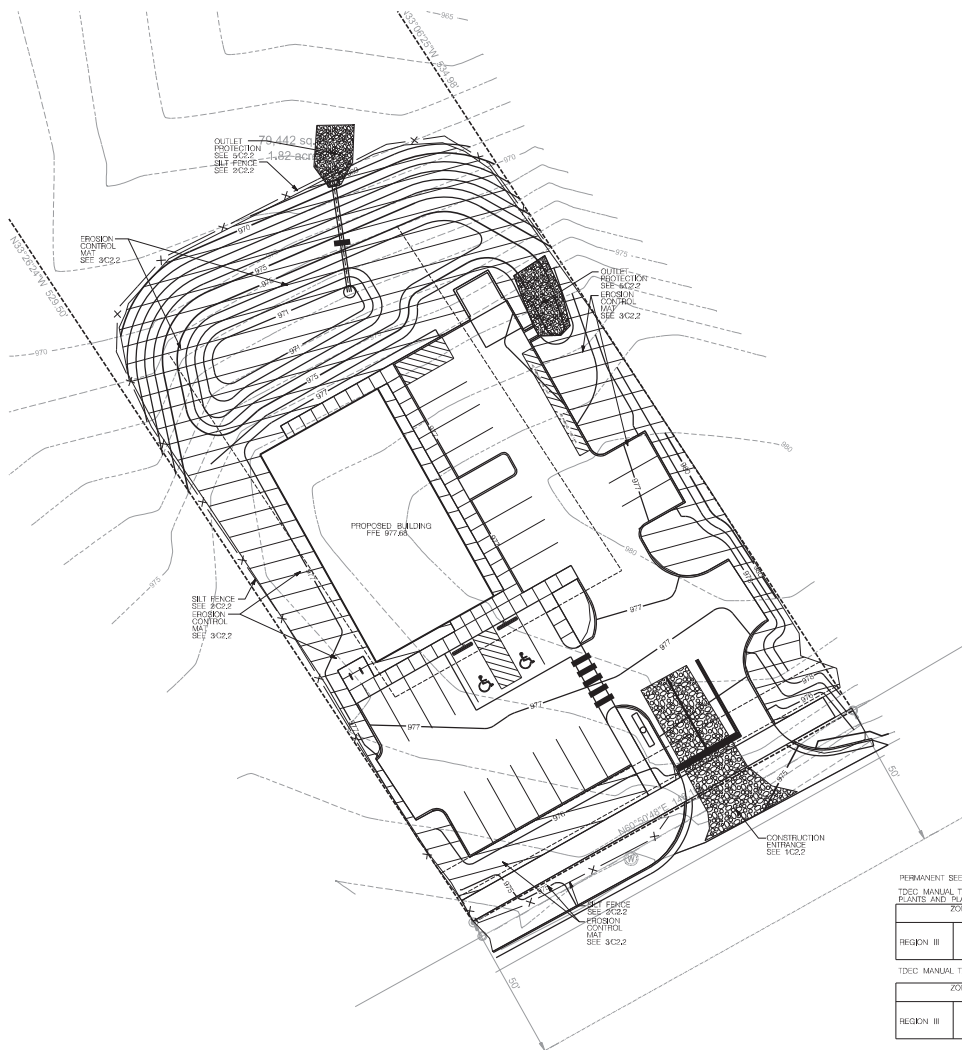


A Site Plan for:
Fast Pace Farragut
Kingston Pike
Farragut, Tennessee

REVISIONS:
10.07.2021 TOWN COMMENTS

DRAWN: WNR
CHECKED: WNR
DATE: 09-18-2021
FILE NAME:
PROJECT NO:

C1.2
SITE LAYOUT PLAN
DRAWING



LEGEND:		
EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
		SURFACE FLOW
		SILT FENCING
		CURB
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		RIP RAP

- SITE GRADING NOTES**
1. SITE BENCHMARK: CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCHMARK. BARS NOTING.
 2. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY BY DANIEL HUMPHREYS DATED 8/20/21. THE GRADING CONTRACTOR SHALL VERIFY CONDITIONS AND INFORM THE ENGINEER OF ANY DISCREPANCIES. THE ARCHITECT AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
 3. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
 4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE, RIP RAP AND EROSION CONTROL MAT AS SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUFFICIENTLY STABILIZED.
 5. THE CONTRACTOR SHALL EMPLOY SOILS CONSULTANTS FOR THE TESTING OF SOIL COMPACTION IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. SOIL SHALL BE COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD. SOIL MOISTURE CONTENT SHALL BE MAINTAINED WITHIN $\pm 3\%$ OF OPTIMUM.
 6. THIS PROJECT MAY INVOLVE IMPORT OR WASTE OF FILL MATERIAL. THE CONTRACTOR SHALL REVIEW THIS PLAN, THE SITE SURVEY AND INSPECT THE SITE FREQUENTLY. THE CONTRACTOR SHALL THEN FORMULATE HIS OWN OPINION AS TO THE APPROPRIABILITY OF THIS PLAN TO THE GOAL OF AN ECONOMICALLY OPTIMAL SITE. CONTACT THE ENGINEER IF CHANGES TO THIS GRADING PLAN ARE REQUIRED TO MEET THIS GOAL.
 7. ALL SLOPES GREATER THAN 3:1 SHALL BE SPREAD WITH NORTH AMERICAN GREEN S-71 EROSION CONTROL FABRIC. INSTALL FABRIC PER MANUFACTURERS RECOMMENDATIONS.
 8. NO SLOPES SHALL BE GREATER THAN 2 HORIZONTAL : 1 VERTICAL.
 9. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OR EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
 10. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
 11. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL FOLLOW THE APPROVED PLAN DETAILS. IF DETAILS ARE NOT SHOWN, REFER TO THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
 12. SLOPES SHALL HAVE EROSION CONTROL MAT INSTALLED IMMEDIATELY AFTER SLOPE GRADING IS COMPLETED AND TOPSOIL HAS BEEN INSTALLED TO ENCOURAGE "LOCK IN" OF EROSION MAT.
 13. DETENTION POND WILL BE THE FIRST ORDER OF CONSTRUCTION IN ORDER TO ACT AS A SEDIMENT BASIN. IF THE POND CANNOT BE CONSTRUCTED FIRST, A SEDIMENT BASIN WILL HAVE TO BE CONSTRUCTED FIRST AT A DIFFERENT LOCATION UNTIL THE DETENTION POND CAN BE CONSTRUCTED.
 14. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTORS OR PROPERTY OWNERS FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
 15. CONTRACTOR SHALL STORE CHEMICALS AND SOLUBLE MATERIALS IN AN ENCLOSED WATERPROOF LOCATION OR PROVIDED WITH SECONDARY CONTAINMENT CAPABLE OF STORING THE CONTENTS OF THE TOTAL AMOUNT OF CHEMICALS STORED. SPILL CLEANUP MATERIALS MUST BE LOCATED WITHIN THE IMMEDIATE PROXIMITY OF THE MATERIALS AS WELL.
 16. PLACEMENT OF PORTA-POTTIES ON THE PROJECT WILL NOT BE LOCATED CLOSE TO STREAMS, WETLANDS, OR STORM DRAINS.
 17. NO VEHICLE MAINTENANCE OF CONSTRUCTION VEHICLES WILL OCCUR ON-SITE.
 18. CONSTRUCTION MATERIALS WILL BE STAGED IN THE PARKING AREA BETWEEN THE BUILDING AND WINGSTON FOR TRASH ON THE PROJECT. PROVIDE A TRASH RECEPTACLE WITH A LID. MAINTAIN THE MATERIAL STAGING AREA IN AN NEAT AND ORDERLY MANNER.
 19. CONTRACTOR SHALL INSTALL A THICK LAYER OF QUALITY TOPSOIL ON ALL DISTURBED AREAS AND ESTABLISH A THICK STAND OF GRASS ADJUSTABLE TO THE TOWN OF FARRAGUT SITE INSPECTOR.

WILL ROBINSON & ASSOCIATES
1248 N. Shreveport Ln
Corryville, TN 37714
(865) 386-4200
wraassociates@bellsouth.net



A Site Plan for:
Fast Pace Farragut
Kingston Pike
Farragut, Tennessee

REVISIONS:
10.07.2021 TOWN COMMENTS

DRAWN: WNR
CHECKED: WNR
DATE: 09-18-2021
FILE NAME:
PROJECT NO:

C1.3
EROSION CONTROL PLAN
DRAWING

Project Capacity Analyses

Intersection capacity analyses were conducted for the 2022 Combined Traffic volumes for the study intersection. These analyses utilized the methods promulgated in the Highway Capacity Manual for two way stop unsignalized intersections, which is the existing traffic control. The results for the critical stop- controlled site driveway approach are summarized below, which include the approach Level-of-Service (LOS) and the associated vehicular average delay. LOS is a measure of the quality of traffic flow, and for this intersection, LOS A, B, C or D would all be considered acceptable for peak hour operations.

Summary of Results:

AM Peak - 2022 Combined Traffic - Southbound LOS C (18.7 sec.)

PM Peak - 2022 Combined Traffic - Southbound LOS D (30.5 sec.)

As can be seen from the above, the combined traffic Levels-of-Service are considered acceptable. The summary report print-outs from the Highway Capacity Software (HCS) are contained in the attached Supplemental Information and may be referenced for more detailed data.

Sight Distance Assessment

The site driveway for this project will have its access directly onto the Kingston Pike, which is relatively straight and level in this area. Field observations found the sight distance looking to the left and right from the site driveway location exceeded 500 feet in each direction.

Conclusions and Recommendations

It is concluded from this evaluation that the impact of the proposed Fast Pace Urgent Care Clinic on traffic operations in the study area of Kingston Pike will be minimal. In addition, some delays will be incurred by vehicles exiting the project site due to heavy traffic on Kingston Pike, but these delays will be acceptable. As far as recommendations, care should be taken in regards to the installation of site signage and landscaping in the vicinity of the site driveway in order to preserve sight distance for vehicles both entering and exiting the site.

Please do not hesitate to contact us with any questions you may have or if you require additional information.

Sincerely,

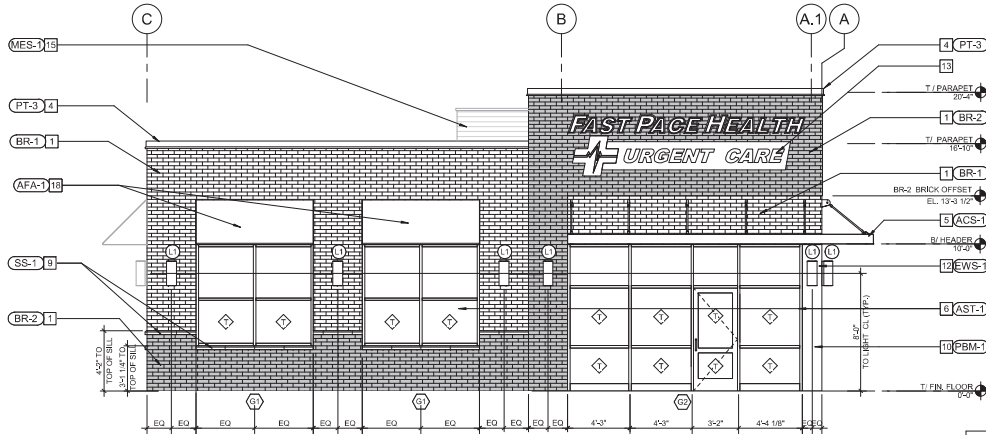


Alan L. Childers, P.E.
Senior Transportation Engineer

Attachment

cc: Project File





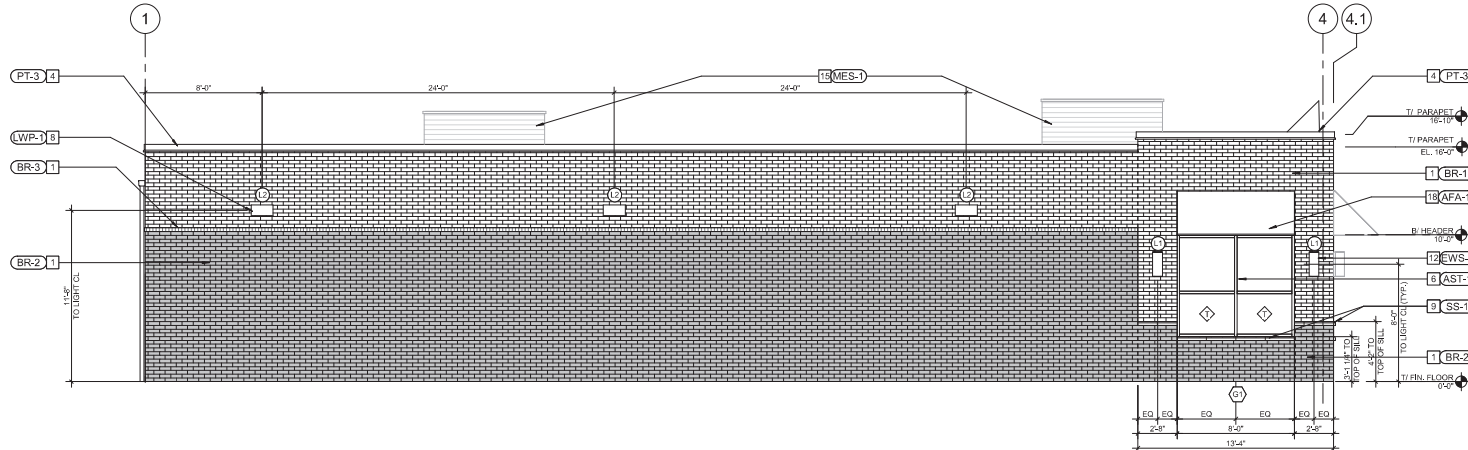
KEYNOTE LEGEND - ELEVATIONS	
1	BRICK VENEER-SEE BUILDING ELEVATIONS & EXTERIOR FINISH SCHEDULE*
2	24 GA PREFINISHED GALVANIZED METAL COPING - SEE EXTERIOR FINISH SCHEDULE*
3	PREFABRICATED ALUMINUM CANOPY - ANCHOR TO WALL PER VENDOR SHOP DRAWINGS*
4	ALUMINUM STOREFRONT SYSTEM-HANOVER TIRAU V4 451 - SEE SPEC'S FOR DETAILS*
5	LED WALL PACK FIXTURE - SEE SPEC'S & ELEC. DWGS*
6	STONE SILL W/ 1" PROJECTIONS-SEE EXTERIOR FINISH SCHEDULE*
7	PREFINISHED BREAK METAL CLADDING - COLOR TO MATCH STOREFRONT*
8	PREFINISHED GUTTER AND DOWNSPOUTS - TIE TO STORM SEWER SYSTEM*
9	EXTERIOR WALL SCORCE - UP/DOWN WALL MOUNT LIGHT FIXTURE INSTALL PER MANUF. SPEC'S*
10	WALL SIGN PER PLUG, STANDARDS AND SPECIFICATIONS - SEE SIGN VENDOR DWGS FOR DETAILS*
11	RTU SCREEN/ON RTU MOUNTED SYSTEM BY CITYSCAPES OR EQUAL*
12	KEY LOCKBOX*
13	PAINTED STEEL VERTICAL LADDER W/ LOCKABLE GATE-SEE WALL SECTIONS*
14	ALUMINUM FRAME/BLACK FABRIC AWNING SYSTEM*
15	REAR SERVICE HM DOOR & FRAME - PAINT TO MATCH MASONRY WALL*

KEYNOTE LEGEND-EXTERIOR FINISHES	
ACS-1	COLOR: BLACK, MATERIAL: ALUMINUM
AFA-1	COLOR: BLACK, MATERIAL: FABRIC
AST-1	COLOR: BLACK, SERIES: TIRAU V4 451, 1" CLR LOMIE, INSULATED GLASS, MANUFACTURER: KAWNEER OR EQUAL
BR-1	BRICK VENEER - COLOR: SANDY SHORE-TUMBLED GEORGIA BRICK T026, 2-3/4"x5-1/2"x8-0", MANUFACTURER: ARRCRAFT
BR-2	BRICK VENEER - COLOR: MIDNIGHT MIST-LIGHTWEIGHT QUEENSBURG BR26, 2-3/4"x4-1/2"x8-0", MANUFACTURER: GENERAL SHALE
BR-3	BRICK VENEER - COLOR: WINTERHAVEN-LIGHTWEIGHT QUEENSBURG BR26, 2-3/4"x4-1/2"x8-0", MANUFACTURER: GENERAL SHALE (HEADER OR ROWLOCK COURSE)
EW-1	COLOR: BLACK, MANUF: SEE LIGHTING SCHEDULE AT ELEC. DWGS.
LWP-1	COLOR: BLACK, MANUF: SEE LIGHTING SCHEDULE AT ELEC. DWGS.
MES-1	MECH. EQUIPMENT ALUMINUM SCREEN - COLOR: SLATE GREY
PBM-1	PREFINISHED BREAK METAL CLADDING - COLOR: MATCH ALUMINUM STOREFRONT
PT-1	COLOR: MATCH MASONRY BASE FINISH, MATTIE, MANUFACTURER: SHERWIN WILLIAMS
PT-2	EXTERIOR GRADE PAINT SYSTEM - COLOR: BLACK
PT-3	COLOR: MATTIE BLACK, FINISH: PREFINISHED
SS-1	COLOR: WHITE, MANUFACTURER: TBS

STOREFRONT SCHEDULE						
MARK	LENGTH	HEIGHT	MANUF	MODEL	DESCRIPTION	QTY
G1	8'-0"	6'-10 3/4"	KAWNEER	TIRAU V4 451T	2"x4-1/2" THERMALLY BROKEN ALUMINUM FRAME W/ INSULATED CENTER GLAZING, COLOR: BLACK ANODIZED #20	3
G2	16'-2 1/8"	6'-11 5/8"	KAWNEER	TIRAU V4 451T	2"x4-1/2" THERMALLY BROKEN ALUMINUM FRAME W/ INSULATED CENTER GLAZING, COLOR: BLACK ANODIZED #20	1

◊ - TEMPERED GLASS

2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



Exterior Materials
Brick - 87%
Other - 13%

1 SIDE ELEVATION 1
SCALE: 1/4" = 1'-0"

MUNICIPAL APPROVAL STAMP

FAST PACE HEALTH URGENT CARE

MEDICAL CLINIC DEVELOPMENT
13013 KINGSTON PIKE
FARRAGUT, TN 37934

CLIENT: ERIC LEE STYER
ARCHITECTS
P.C.
FARRAGUT, TN 37934

PROJECT: MEDICAL CLINIC DEVELOPMENT
13013 KINGSTON PIKE
FARRAGUT, TN 37934

ARCHITECT: DXU ARCHITECTS
P.C.
FARRAGUT, TN 37934

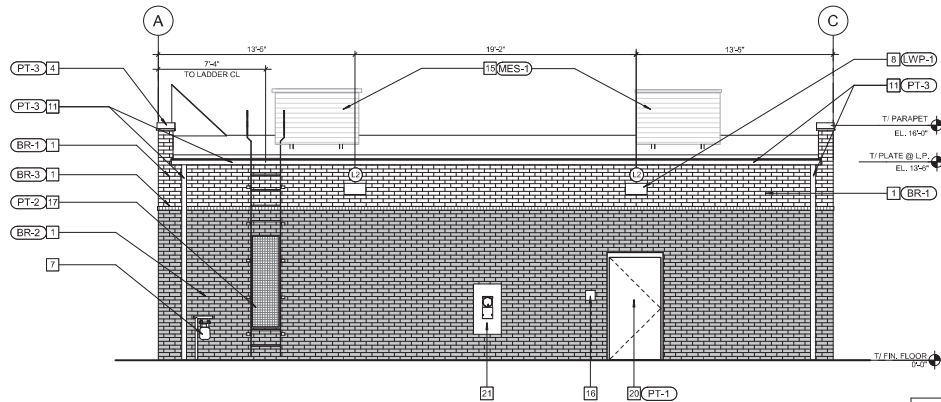
CONSULTANT: BID/PERMIT

PROJECT NUMBER: 21-036
DRAWN BY: APPROVED BY:
NO. DATE ISSUE
1. 08/24/2021 BID/PERMIT

EXTERIOR ELEVATIONS

A4-10

THESE DRAWINGS ARE PRELIMINARY AND SHALL BE IN THE POSSESSION OF THE ARCHITECT. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



KEYNOTE LEGEND - ELEVATIONS	
1	BRICK VENEER-SEE BUILDING ELEVATIONS & EXTERIOR FINISH SCHEDULE*
4	24 GA PREFINISHED GALVANIZED METAL COPING - SEE EXTERIOR FINISH SCHEDULE*
5	PREFABRICATED ALUMINUM CANOPY - ANCHOR TO WALL PER VENDOR SHOP DRAWINGS*
6	ALUMINUM STOREFRONT SYSTEM-KAWNEER TRIFAB VG 451 - SEE SPECS FOR DETAILS*
7	GAS SERVICE - SEE MEP & CIVIL SHEETS*
8	LED WALL PACK FIXTURE - SEE SPECS & ELEC. DWGS*
9	STONE SILL W/ T/ PROJECTION-SEE EXTERIOR FINISH SCHEDULE*
10	PREFINISHED BREAK METAL CLADDING - COLOR TO MATCH STOREFRONT*
11	PREFINISHED GUTTER AND DOWNSPOUTS - TIE TO STORM SEWER SYSTEM*
12	EXTERIOR WALL SOUNDE - UP/DOWN WALL MOUNT LIGHT FIXTURE, INSTAL PER MANUF. SPECS.*
13	WALL SEEN PER FPOCC STANDARDS AND SPECIFICATIONS - SEE SEEN VENDOR DWGS FOR DETAILS*
15	RTU SCREEN/ON RTU MOUNTED SYSTEM BY CITYSCAPES OR EQUIV.*
16	KEY LOCKBOX*
17	PAINTED STEEL VERTICAL LADDER W/ LOCKABLE GATE-SEE WALL SECTIONS*
18	ALUMINUM FRAME/BLACK FABRIC AWNING SYSTEM*
20	REAR SERVICE HM DOOR & FRAME - PAINT TO MATCH MASONRY WALL*
21	ELECTRICAL SERVICE-SEE ELEC. & CIVIL SHEETS*

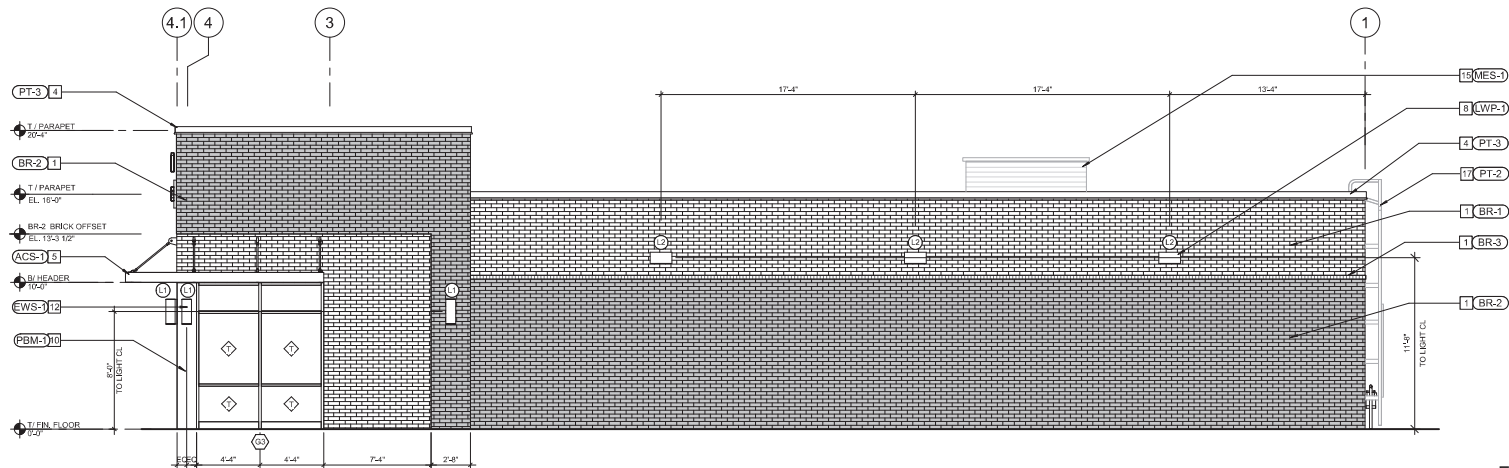
KEYNOTE LEGEND-EXTERIOR FINISHES	
ACS-1	COLOR: BLACK, MATERIAL: ALUMINUM
APA-1	COLOR: BLACK, MATERIAL: FABRIC
AST-1	COLOR: BLACK, SERIES: TRIFAB VG 451, 1" CLR LOWIE, INSULATED GLASS, MANUFACTURER: KAWNEER OR EQUAL
BR-1	BRICK VENEER - COLOR: SANDY BROOK-TABLED GEORGIA BRICK, TUBE: 2-3/4"x4"x8 1/2"x2-5/8", MANUFACTURER: AMERICAN
BR-2	BRICK VENEER - COLOR: MIDNIGHT MIST-LIGHTWEIGHT QUEENSIZE CRG: 2-3/4"x4"x8 1/2"x2-5/8", MANUFACTURER: GENERAL SHALE
BR-3	BRICK VENEER - COLOR: WINTERHAVEN LIGHTWEIGHT KINGSIZE CRG: 2-3/4"x4"x2-3/4"x4"x8 1/2", MANUFACTURER: GENERAL SHALE (HEADER OR ROWLOCK COURSE)
EWS-1	COLOR: BLACK, MANUF: SEE LIGHTING SCHEDULE AT ELEC. DWGS.
LWP-1	COLOR: BLACK, MANUF: SEE LIGHTING SCHEDULE - ELEC. DWGS.
MES-1	MESH EQUIPMENT ALUMINUM SCREEN - COLOR: SLATE GREY
PBM-1	PREFINISHED BREAK METAL CLADDING - COLOR: MATCH ALUMINUM STOREFRONT
PT-1	COLOR: MATCH MASONRY BASE, FINISH: MATTE, MANUFACTURER: SHERWIN WILLIAMS
PT-2	EXTERIOR GRADE PAINT SYSTEM - COLOR: BLACK
PT-3	COLOR: MATTIE BLACK, FINISH: PREFINISHED
SS-1	COLOR: WHITE, MANUFACTURER: TBO

STOREFRONT SCHEDULE						
MARK	LENGTH	HEIGHT	MANUF	MODEL	DESCRIPTION	QTY
GT	8'-0"	6'-10 3/4"	KAWNEER	TRIFAB VG 451T	2"x4-1/2" THERMALLY BROKEN ALUMINUM FRAME W/ INSULATED CENTER GLAZING, COLOR: BLACK ANODIZED #28	3
GG	16'-2 1/8"	9'-11 5/8"	KAWNEER	TRIFAB VG 451T	2"x4-1/2" THERMALLY BROKEN ALUMINUM FRAME W/ INSULATED CENTER GLAZING, COLOR: BLACK ANODIZED #28	1

◇ - TEMPERED GLASS

1 REAR ELEVATION

SCALE: 1/8" = 1'-0"



Exterior Materials
Brick - 87%
Other - 13%

2 SIDE ELEVATION

SCALE: 1/8" = 1'-0"

MUNICIPAL APPROVAL STAMP

FAST PACE HEALTH
URGENT CARE

MEDICAL CLINIC DEVELOPMENT
13013 KINGSTON PIKE
FARRAGUT, TN 37934

CLIENT

PRODUCT



SEAL

DXU
ARCHITECTS
PETERSON • BARNETT • COOK

ARCHITECT

CONSULTANT

BID/PERMIT

PROJECT NUMBER: 21-036

ISSUED BY:

NO. DATE

ISSUE

DATE

DATE

DATE

EXTERIOR ELEVATIONS

A4-11

THESE DRAWINGS AND CONDITIONS ARE VALID AS IN THE PRESENCE OF THE PROJECT AND SHALL BE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

Fast Pace Urgent Care Farragut
Site Plan, Elevations, and Site Lighting Comment Responses 10.11.21
Comment Responses in blue text.

Site Plan Comments

- 1 Exterior lighting and building elevation sheets must be included in the site plan set on re-submittal.
[Included in drawing package.](#)
- 2 On re-submittal, please include a cover page with the sheets listed and numbered 1 of ..., 2 of ...
[See index sheet C1.1.](#)
- 3 Ground sign plans will need to be submitted separately to the VRRB for review and approval. Landscape plan will need to be submitted separately to the VRRB for review and approval.
[Ground sign plans and landscape plans submitted for VRRB review. See LA-1.](#)
- 4 Provide building construction type. Provide height and area calculations. Provide building square footage.
[See architectural sheet](#)
- 5 Please ensure that the landscaped portion of the terminal island is at least 5 feet in width throughout its entire depth.
[Island modified to 5', see C1.2.](#)
- 6 This is mis-leading as the parcel is much larger than .85 acres.
[Note for acreage corrected on C1.2.](#)
- 7 Please provide a certified address for this project.
[Certified Address form is uploaded – see E911 Address Certificate.pdf](#)
- 8 Please submit irrevocable letter of credit for erosion control for \$7,000
[Owner will secure bond.](#)
- 9 A plat will be required prior to the issuance of a CO to establish the cross access, walking trail, and other easements and adjust the required right of way.
[Comment noted.](#)
- 10 Please submit drainage fee of \$560
[Paid by Owner.](#)
- 11 Please submit copy of TDOT permit for entrance and working on right of way.
[Pending TDOT approval; application submitted.](#)
- 12 This property doesn't appear to be in a SFHA.
[Note corrected regarding sfha see C1.2.](#)

- 13 Per the Parking and Loading section of the zoning ordinance, one additional interior island of at least 7 feet of width from inside of curb to inside of curb. Please add island to site plan.
[Island added to C1.2.](#)
- 14 Provide construction type and size of building.
[Building construction type noted on C1.6.](#)
- 15 Please label required right of way line and existing right of way line.
[Right of way line and existing property line noted on C1.2.](#)
- 16 Provide required fire hydrant location along with current fire hydrant flow data. This should include date, GPM, static and residual pressures and name of agency conducting test.
[New fire hydrant noted on C1.6.](#)
- 17 This should be 6-30 curb & gutter along Kingston Pike (not just curb), most likely ending at edge of 8' walking trail.
[6-30 curb and gutter added to C1.2 and detailed on C2.3.](#)
- 18 Provide required fire flow calculations as per the 2018 International Fire Code Appendix B.
[Flow calculations for fire protection noted on C1.6.](#)
- 19 Existing edge of pavement, or edge of travel lane? Currently, the edge of pavement is the edge of a fairly ragged shoulder, and may not be adequate for traffic.
[Edge of pavement called out on C1.2. Curb and gutter will result in clean cut of pavement.](#)
- 20 Please provide note that construction entrance and silt fencing must be installed prior to issuance of grading permit. An on-site pre-construction meeting should be requested by the owner/contractor prior to issuance of the grading permit for town staff to ensure proper installation of EPSC and tree protection measures.
[Requested note added to C1.4.](#)
- 21 Please coordinate off site grading with abutting property owners.
[Grading pulled back onto property, see C1.4.](#)
- 22 Use minimum 18" RCP (not HDPE).
[18" RCP being used, see C1.4.](#)
- 23 Note for the future: Prior to final plat approval, a maintenance and repair plan and maintenance agreement must be submitted. A maintenance and repair plan will be required for the detention basin and permeable pavers.
[Comment noted.](#)
- 24 On re-submittal, please include a tree preservation/removal plan as provided for in the Farragut Tree Protection Ordinance. The plan must be prepared in accordance with all requirements of the Tree Protection Ordinance, including who can prepare such plans.
[Tree preservation plan is in process.](#)
- 25 Need detail for 6-30 curb & gutter.

[Detail for curb and gutter added to C2.3.](#)

26 Is anti-seep collar needed?

[Anti seep collar added to C1.4 and detailed on C2.2.](#)

27 Please provide additional details for riser and dewatering device while pond is acting as a sediment basin. The water quality filter will not be installed until after conversion to a detention basin, correct?

[Dewatering riser added to C1.4 and detailed on C2.2.](#)

28 Please submit drainage calculations.

[Calculations submitted - Stormwater Calculations.pdf](#)

Elevations Comments

1 Please show north elevation (rear of building).

[See A4-11 Rear Elevation.](#)

2 Signage will be reviewed separately. Only one wall sign is permitted.

[Comment noted, sign package revised and submitted for VRRB review. See Building Sign Drawings.pdf.](#)

3 This property/building does not appear to be eligible for two wall signs. Signs will be permitted in accordance with the Sign Ordinance.

[Comment noted, sign package revised and submitted for VRRB review. See Building Sign Drawings.pdf.](#)

4 Please avoid blank wall elevations.

[Comment noted, sign package revised and submitted for VRRB review. See Building Sign Drawings.pdf.](#)

Lighting Comments

1 Please provide a detail of proposed mechanical unit screening. Please include elevations on main site plan set for re-submittal.

[See A4-10, Note MES-1 for detail. See Roof Screening.pdf for specifications.](#)

2 Please include exterior lighting sheets with main site plan set on re-submittal.

[Site Plan with lighting and photometric is in process, will submit shortly.](#)

3 Please show on site plan the location of all proposed exterior lights and verify that the footcandles along the property lines will be no more than 3.0.

[Site Plan with lighting and photometric is in process, will submit shortly.](#)

4 Lighting must shine straight down.

[All down lights will be adjusted to shine straight down, fixtures shown will allow that. See details on Site Lighting.pdf](#)

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a preliminary plat for Bridgemore Phase 3B and 4, Parcel 025.03, Tax Map 152, 70.28 Acres, 108 Lots, Zoned R-1/OSR (Fulghum, MacIndoe & Associates, Applicant)

INTRODUCTION AND BACKGROUND: This agenda item includes a preliminary plat for the next two phases of the Bridgemore Subdivision. This is the same portion of the Bridgemore Subdivision where a requested amendment to the approved concept plan was presented to the Planning Commission at the June meeting. As noted at the June workshop discussion, the original concept plan included more loop streets and a semi-gridded street layout in this portion of Bridgemore. The proposed changes to the concept plan retained one larger loop but created an additional cul-de-sac and removed the gridded street layout with the alley accesses. The Planning Commission favored the changes to the concept plan due to the inherent topography of the area.

A variance from the length of the cul-de-sac labeled as Road G is being requested as part of the approval of the preliminary plat. The variance would provide for an additional 120 feet of road length. Without a variance the maximum permitted length of a cul-de-sac is 500 feet. The applicant has stated topography as the rationale for the variance.

DISCUSSION: The preliminary plat presented at this time includes 108 lots and involves land situated in the northwest portion of Bridgemore. These phases will provide for a walking trail connection from the Montgomery Trail into and through a sizable portion of the Bridgemore Subdivision.

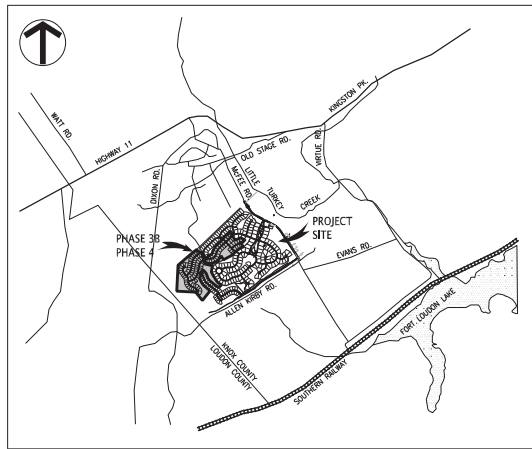
As discussed during the staff/developer meeting on October 5, given the proximity of these phases to the existing entrance at McFee Road, the requirement in the Fire Code and Subdivision Regulations for a secondary access, and the relatively small number (likely between 40-45 lots) of lots remaining in the last phase, measures need to be taken at this time regarding a public street connection to Allen Kirby Road and improvements to Allen Kirby Road.

When the original concept plan for Bridgemore was approved in 2004, it included an eventual access to Allen Kirby Road and improvements to Allen Kirby Road along the Bridgemore frontage. The Town's fire marshal has relied on the approved concept plan to ensure that the secondary access will be provided and access a street that meets Town standards.

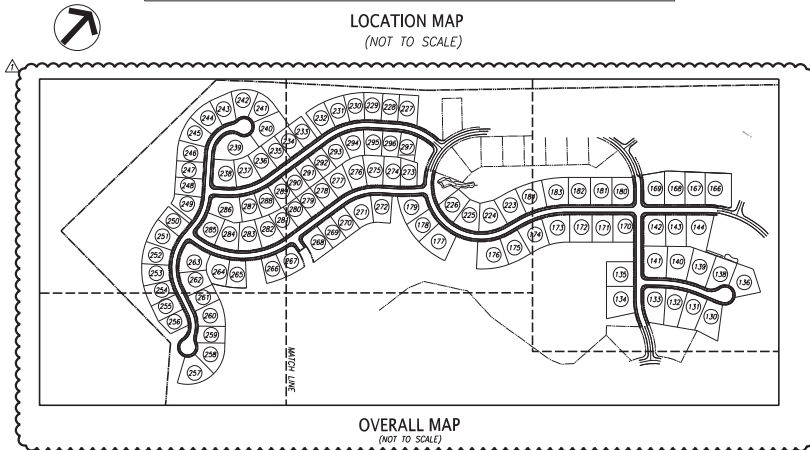
To help address the concerns that were raised during the staff/developer meeting, staff is recommending at this time that the right of way for the connector street to Allen Kirby Road be platted and a letter of credit provided to pro-rate the construction of the connector street and improvements to Allen Kirby Road based on the number of lots that remain unplatted in Bridgemore. The dollar amount for this letter of credit would be established by the Town Engineer.

RECOMMENDATION: Included in the packet is the revised preliminary plat and comment response letter associated with the initial staff comments. Staff will make a recommendation at the meeting based on whether the staffs' comments have been addressed. Staff would note that a quick review of some of the revised preliminary plat sheets indicates that pending geotechnical reports will be needed prior to the Planning Commission acting on this preliminary plat. The revised plat includes better contour line labeling (which was one of the staffs' initial comments). Some lines are currently noted as closed contours. If these areas are determined to be sinkholes, this will significantly impact the proposed layout. Staff will report on this at the meeting and in the staff recommendations that will be send out before the meeting.

BRIDGEMORE SUBDIVISION PHASE 3B AND 4 BARNESLEY ROAD KNOX COUNTY, TENNESSEE



LOCATION MAP
(NOT TO SCALE)



OVERALL MAP
(NOT TO SCALE)

DRAWING INDEX

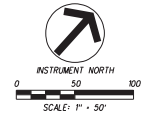
SHEET NO.	REV. NO.	ISSUE DATE	TITLE
C1	1	10/11/21	COVER SHEET AND INDEX
C2	1	10/11/21	LAYOUT AND PAVING PLAN
C3	1	10/11/21	LAYOUT AND PAVING PLAN
C4	1	10/11/21	LAYOUT AND PAVING PLAN
C5	1	10/11/21	LAYOUT AND PAVING PLAN
C6	0	08/20/21	GRADING PLAN
C7	0	08/20/21	GRADING PLAN
C8	1	10/11/21	GRADING PLAN
C9	0	08/20/21	GRADING PLAN
C10	0	08/20/21	EPSC PLAN - STAGE 1
C11	0	08/20/21	EPSC PLAN - STAGE 1
C12	1	10/11/21	EPSC PLAN - STAGE 1
C13	0	08/20/21	EPSC PLAN - STAGE 1
C14	1	10/11/21	EPSC PLAN - STAGE 2
C15	0	08/20/21	EPSC PLAN - STAGE 2
C16	1	10/11/21	EPSC PLAN - STAGE 2
C17	0	08/20/21	EPSC PLAN - STAGE 2
C18	0	10/11/21	EPSC PLAN - STAGE 2
C19	0	08/20/21	EPSC PLAN - STAGE 3
C20	1	10/11/21	EPSC PLAN - STAGE 3
C21	0	08/20/21	EPSC PLAN - STAGE 3
C22	0	08/20/21	STORM DRAINAGE PLAN
C23	0	08/20/21	STORM DRAINAGE PLAN
C24	0	08/20/21	STORM DRAINAGE PLAN
C25	0	08/20/21	STORM DRAINAGE PLAN
C26	1	10/11/21	WATER PLAN
C27	1	10/11/21	WATER PLAN
C28	1	10/11/21	WATER PLAN
C29	1	10/11/21	WATER PLAN
C30	0	08/20/21	WATER LINE PARTIAL PROFILES
C31	0	08/20/21	WATER LINE PARTIAL PROFILES
C32	1	10/11/21	SANITARY SEWER PLAN
C33	1	10/11/21	SANITARY SEWER PLAN
C34	1	10/11/21	SANITARY SEWER PLAN
C35	1	10/11/21	SANITARY SEWER PLAN
C36	1	10/11/21	SANITARY SEWER PROFILES
C37	1	10/11/21	SANITARY SEWER PROFILES
C38	1	10/11/21	SANITARY SEWER PROFILES
C39	0	08/20/21	ROAD PROFILES
C40	0	08/20/21	ROAD PROFILES
C41	0	08/20/21	ROAD PROFILES
C42	1	10/11/21	DETAILS
C43	1	10/11/21	DETAILS
C44	0	08/20/21	DETAILS
C45	0	08/20/21	DETAILS
C46	0	10/11/21	CONDUIT PLAN
C47	0	10/11/21	CONDUIT PLAN
C48	0	10/11/21	CONDUIT PLAN
C49	0	10/11/21	CONDUIT PLAN

DRAWING INDEX

SHEET NO.	REV. NO.	ISSUE DATE	TITLE
L1	0	10/11/21	TREE PRESERVATION AND REMOVAL PLAN
L2	0	10/11/21	TREE PRESERVATION AND REMOVAL PLAN
L3	0	10/11/21	TREE PRESERVATION AND REMOVAL PLAN
L4	0	10/11/21	TREE PRESERVATION AND REMOVAL PLAN
LP1	0	10/11/21	LIGHTING PLAN
LP2	0	10/11/21	LIGHTING PLAN
LP3	0	10/11/21	LIGHTING PLAN
LP4	0	10/11/21	LIGHTING PLAN AND DETAILS



HORIZONTAL CURVE DATA TABLE					
CURVE NO.	P.I. COORDINATES		DELTA ANGLE	RADIUS	TANGENT
	NORTHING	EASTING			
C1	557,866.8501	2,501,810.8312	20°18'42" RT	300.00	53.74
C2	558,347.3512	2,501,362.5291	13°36'04" LT	300.00	35.78
C3	558,119.1083	2,501,881.7812	21°17'53" RT	545.00	102.48
C4	558,188.6452	2,502,071.8112	7°04'19" LT	400.00	24.72
C5	558,496.5276	2,501,734.5132	8°25'49" RT	425.00	31.32
C6	557,903.9134	2,501,099.3349	29°51'54" LT	480.00	128.01



- GENERAL NOTES:**
- THE TOPOGRAPHIC INFORMATION IS BASED ON KGS DATA. BOUNDARY INFORMATION IS PROVIDED BY BENCHMARK & ASSOCIATES, INC. DATED JULY 2004 AND BENCHMARK PHASE 4, UNIT 1 PLAT DATED MAY 12, 2014.
 - UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE PROPERTY LINE, FACE OF CURB, OR EDGE OF PAVEMENT.
 - THE MINERAL AGGREGATE, BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE TOWN OF FARRAGUT STANDARD SPECIFICATIONS.
 - CONCRETE CURB AND PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE CURB AND PAVEMENT SHALL MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF THE TOWN OF FARRAGUT STANDARD SPECIFICATIONS.
 - TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION'S MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - PROPERTY CONCERNED REFLECTS PARCEL 152 (0203) AS SHOWN IN KNOX COUNTY CLT MAP 152 ZONING FOR THE PROPERTY IS OSG, OPEN SPACE RESIDENTIAL OVERLAY. TOTAL AREA = 70.28 AC. LOTS = 108. OPEN SPACE = 75.59 AC. (64.43) TOTAL DISTURBED AREA = 56.78 AC. PLACEMAKERS NO 2 PARTNERSHIP, LLC. 11800 KINGSTON PIKE KNOXVILLE, TN 37934.
 - BUILDING SETBACKS ARE 20'-FT. IN FRONT, 30'-FT. AT GARAGE OPENING, 10'-FT. ON SIDE, AND 25'-FT. IN REAR.
 - ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
 - A FAVORABLE GEOTECHNICAL REPORT SHALL BE REQUIRED FOR LOTS LOCATED WITHIN A CLOSED CONTOUR, OR WITHIN 50 FEET OF A CLOSED CONTOUR.
- APPROVED VARIANCES:**
- VARIANCES LISTED BELOW WERE APPROVED BY THE TOWN OF FARRAGUT FOR DESIGN SPEED AND EDGE OF PAVEMENT TO EDGE OF PAVEMENT. REF SHEET C-05-1 DATED 4/21/2006 FOR MCREE FARM SUBDIVISION PHASE 1 PRELIMINARY PLAT.
 - APPROVED VARIANCE FOR ROAD "A" (FORMERLY ROAD "X") FROM 35 MPH TO 30 MPH DESIGN SPEED AND 26'-FT TO 24'-FT EDGE OF PAVEMENT TO EDGE OF PAVEMENT.
 - APPROVED VARIANCE FOR ROAD "B" (FORMERLY ROAD "Y") FROM 35 MPH TO 30 MPH DESIGN SPEED AND 26'-FT TO 24'-FT EDGE OF PAVEMENT TO EDGE OF PAVEMENT.
 - APPROVED VARIANCE FOR ROAD "C" (FORMERLY ROAD "X") FROM 35 MPH TO 30 MPH DESIGN SPEED AND 26'-FT TO 24'-FT EDGE OF PAVEMENT TO EDGE OF PAVEMENT.
 - APPROVED VARIANCE FOR ROAD "D" (FORMERLY ROAD "Y") FROM 35 MPH TO 30 MPH DESIGN SPEED AND 26'-FT TO 24'-FT EDGE OF PAVEMENT TO EDGE OF PAVEMENT.
 - APPROVED VARIANCE FOR ROAD "E" (REF ROADS "Y, W, Y, AND X") FROM 35 MPH TO 25 MPH DESIGN SPEED AND 26'-FT TO 22'-FT EDGE OF PAVEMENT TO EDGE OF PAVEMENT.
 - APPROVED VARIANCE FOR ROAD "F" (REF ROADS "Y, W, Y, AND X") FROM 35 MPH TO 25 MPH DESIGN SPEED AND 26'-FT TO 22'-FT EDGE OF PAVEMENT TO EDGE OF PAVEMENT.
 - APPROVED VARIANCE FOR ROAD "G" (FORMERLY ROAD "Z") FROM 35 MPH TO 30 MPH DESIGN SPEED AND 26'-FT TO 24'-FT EDGE OF PAVEMENT TO EDGE OF PAVEMENT.
- PHASES 3B & 4 - ACREAGE/LOT SUMMARY**
- THE TOTAL AREA IS 70.28 ACRES, WHICH INCLUDES:
- PHASE 3B AREA IS 23.50 AC, WHICH INCLUDES 5.43 AC (23.11%) OF OPEN SPACE WITHIN THIS PHASE.
 - PHASE 4 AREA IS 46.78 AC, WHICH INCLUDES 20.17 AC (43.12%) OF OPEN SPACE WITHIN THIS PHASE.
- OPEN SPACE LOT NUMBERS:
- PHASE 3B RESIDENTIAL LOT NUMBERS 130-136, 138-144, 166-184, 223-226
 - PHASE 3B OPEN SPACE LOT NUMBERS 437, 448
 - PHASE 4 RESIDENTIAL LOT NUMBERS 227-297
 - PHASE 4 OPEN SPACE LOT NUMBERS 437, 438

LEGEND:

	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED LOT NUMBER
	EXISTING TREE LINE
	PROPERTY/ROW LINE
	EXISTING PROPERTY LINE
	ROAD CENTER LINE
	PROPERTY SETBACK
	DETAIL REF. (DETAIL NO./SHT. NO.)
	TYP.

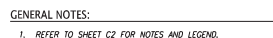
10330 HAZEN VALLEY ROAD
 SUITE 201
 KNOXVILLE, TN 37932
 OFFICE: 865.690.8419
 FAX: 865.690.6448
 www.fulghummacindoe.com

PRELIMINARY PLAT
 PHASE 3B & 4
 BRIDGEMORE SUBDIVISION
 BARNESLEY ROAD
 KNOXVILLE, TENNESSEE 37922

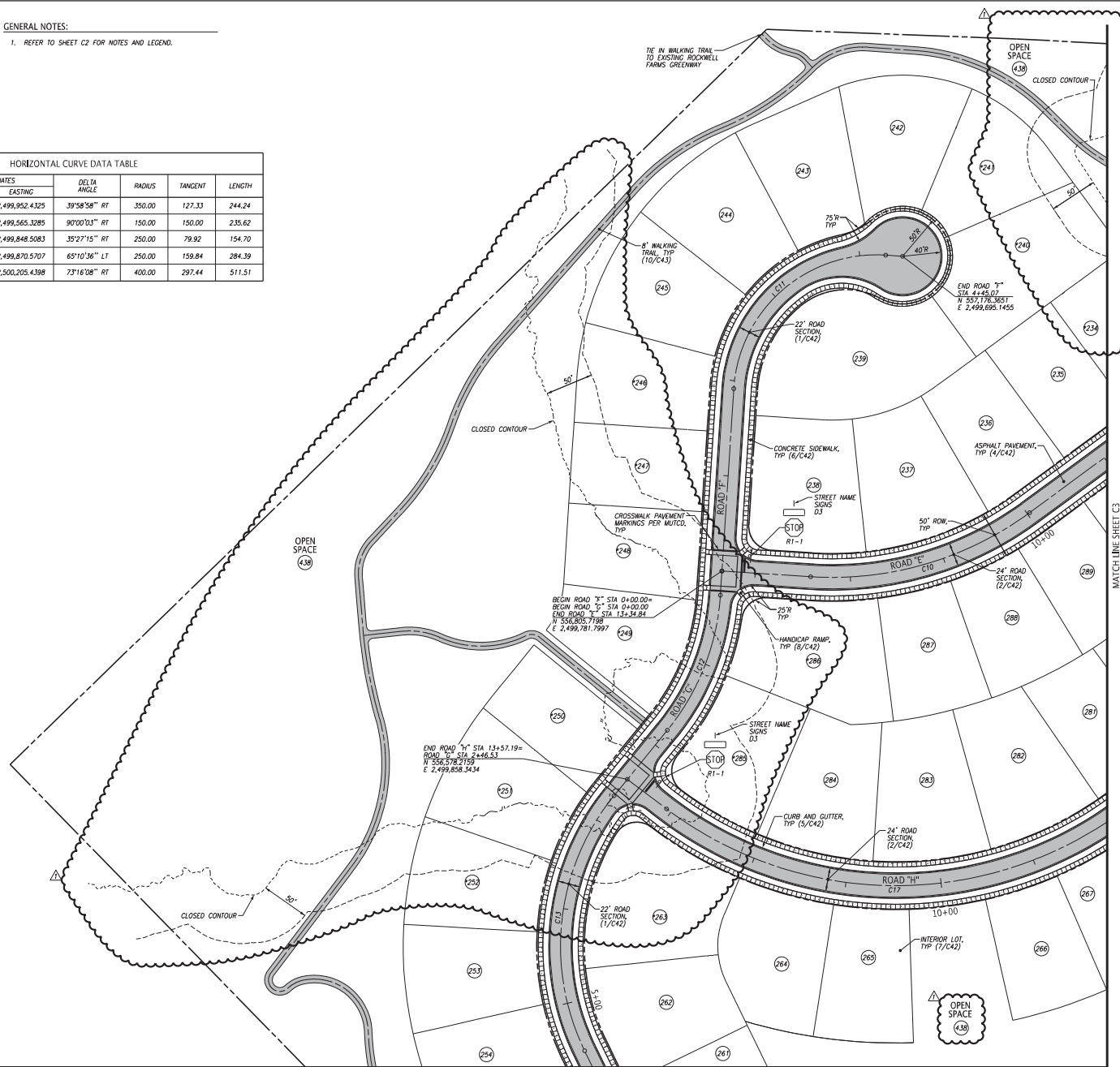
PLACEMAKERS NO. 2 PARTNERSHIP
 11800 KINGSTON PIKE
 KNOXVILLE, TN 37934
 CONTACT: MS. SUE LASH
 TELEPHONE NO.: 865.477.2931

LAYOUT AND
 PAVING PLAN

DESIGNED BY	CHK'D	IN CHARGE	DATE
ISSUED BY	REVISED	DATE	DATE
PROJECT	250.009	SHEET	C2
DATE	08/20/21	SCALE	1"=50'



HORIZONTAL CURVE DATA TABLE						
CURVE NO.	P.I. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C10	556,945.45224	2,499,592.4325	39°58'38" RT	350.00	127.33	242.24
C11	557,070.0566	2,499,565.3285	90°00"13" RT	150.00	150.00	235.62
C12	556,724.2437	2,499,648.5083	35°27'15" RT	250.00	79.92	154.70
C13	556,396.6697	2,499,870.5398	65°10'36" LT	250.00	59.84	284.39
C17	556,616.8173	2,500,205.4708	73°16'08" RT	400.00	297.44	511.51



The Name: J:\250\250.009\DMCS\250009-004.dgn

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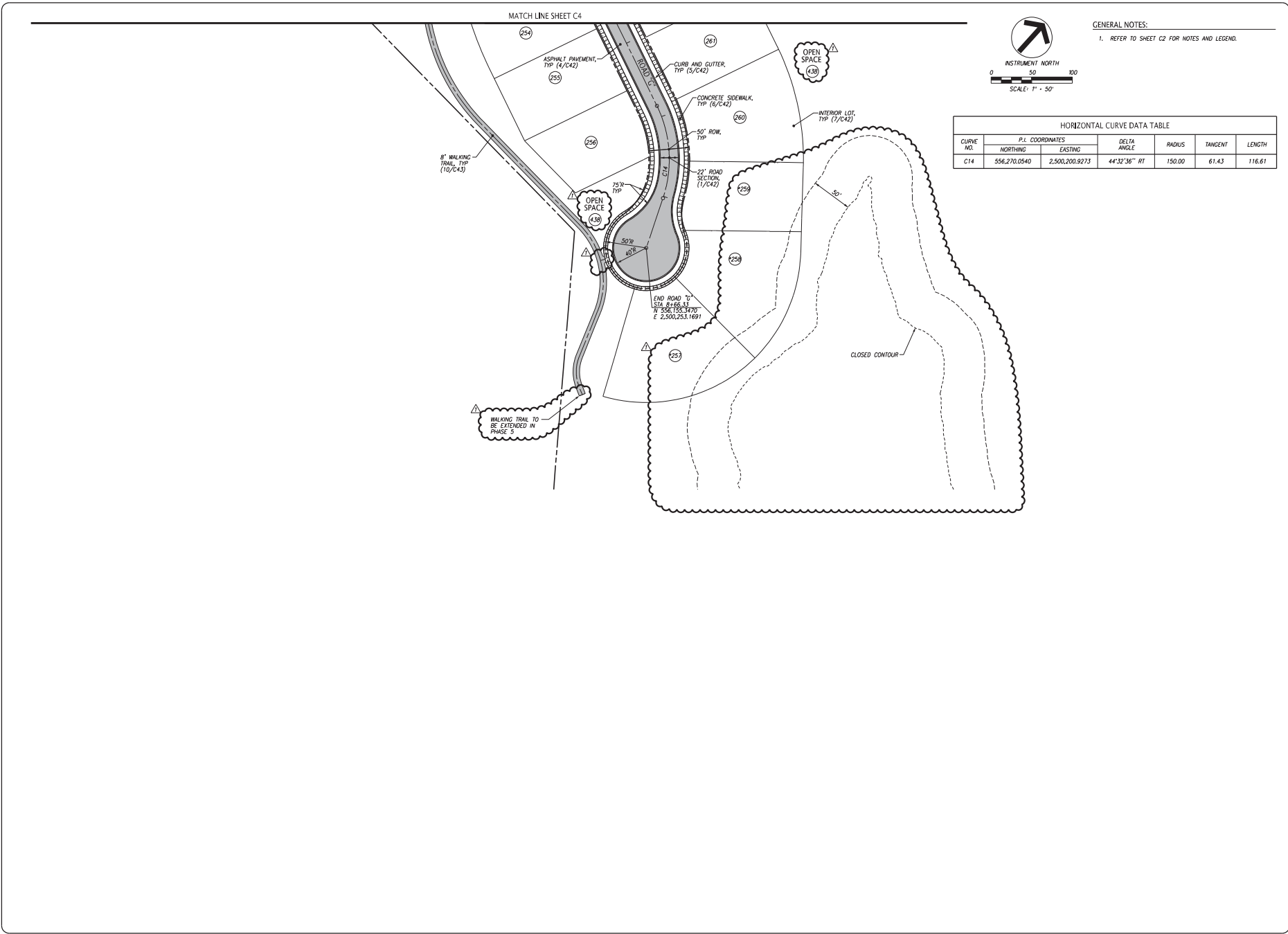


PRELIMINARY PLAT
PHASE 3B & 4
BRIDGEMORE SUBDIVISION
BARNESLEY ROAD
KNOXVILLE, TENNESSEE 37922

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

LAYOUT AND PAVING PLAN

Scale	1"=50'
Date	08/20/21
Project	250.009
PROD. MOD.	
INC.	
DESIGNED BY	JCM
DRAWN BY	HMJ



FULGHUM
MACINDOE
& ASSOCIATES, INC.

10330 HARDEN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAX: 865.690.6449
www.fulghummacindoe.com

**PRELIMINARY PLAT
PHASE 3B & 4
BRIDGEMORE SUBDIVISION**
BARNESLEY ROAD
KNOXVILLE, TENNESSEE 37922

PLACEMAKERS NO. 2 PARTNERSHIP
11800 KINGSTON PIKE
KNOXVILLE, TN 37934
CONTACT: MS. SUE LASH
TELEPHONE NO.: 865.777.2151

**LAYOUT AND
PAVING PLAN**

DESIGNED BY	CHKD BY	DATE
NO. 1	NO. 1	10/11/21
REVISION PER PARAGRAPHS	COMMENTS	DATE
ISSUED FOR CONSTRUCTION		08/20/21
No.	Revision/Issue	Date

Project
250.009

Date
08/20/21

Scale
1"=50'

Sheet
C5



October 11, 2021

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

Re: Comment Responses Bridgemore Preliminary Plat Phase 3B and 4

Dear Mr. Shipley:

The following are our responses to your comments received on September 29, 2021 for the Bridgemore Subdivision Phase 3B and 4.

Comment 1: The approved concept plan shows a walking trail going through this open space lot to the next phase;

Response 1: Topographic constraints encountered during the detailed design of Phase 3B were too great to include the walking trail connection between lots 170 and 135.

Comment 2: Should the storm sewer be centered on the side property line;

Response 2: Property line between lots 249 and 248 has been revised such that it is centered on the storm sewer. Storm sewer alignment is such that the 30-ft drainage easement is provided and shall be shown on the final plat. Refer to sheet C24.

Comment 3: Please tie the sidewalk to the trail here;

Response 3: Complete. Please see revised sheet C5.

Comment 4: Should the storm sewer be centered on the side property line;

Response 4: The change in grade between lots 132 and 131 are such that the structure is placed at the toe of slope. Storm sewer alignment is such that the 20-ft drainage easement is provided and shall be shown on the final plat. Refer to sheet C22.

Comment 5: Please ensure that the plans are clear that the Town is not responsible for the maintenance of this storm sewer since it will likely be partially within the 20-ft walking trail easement;

Response 5: Noted. Easements and responsibility of storm sewer maintenance between lots 233 and 232 shall be shown on final plat. Refer to sheet C23.

Comment 6: All sidewalks are required to be a minimum of 5-ft in width;

Response 6: The sidewalk width for the 26-ft road section, detail 3 on sheet C42, is 5-ft. The 4.5-ft dimension is to the ROW.

Comment 7: Trail aprons must be topsoil and grass;

Response 7: Complete. Please see revised detail 10 on sheet C43.

Comment 8: Please explore a connection from the trail to Road G;

Response 8: Complete. Please see added walking trail connection between lots 250 and 249 on sheet C4.

Comment 9: Please establish the open space limits for the phase and number them as lots;

Response 9: Open space lot numbers have been added to the plans. Open space limits shall be established on final plat.

Comment 10: All lots, including open space, must be numbered;

Response 10: Complete. Open space lot numbers have been added to the plans.

Comment 11: Tree protection fencing will be needed to protect trees on open space lots near areas of disturbance.

Response 11: Complete. Please see the Tree Preservation and Removal Plan sheets L1-L4. Also, please refer to detail 39 on sheet C45.

Comment 12: Walking trail to be field located with town staff to help work around desired trees on open space lots;

Response 12: Please see note 2 on the "Typical Walking Trail" detail, detail 10 sheet C43. Also, please see note 7 on the Tree Preservation and Removal Plan, sheet L1.

Comment 13: Trail will be extended with next phase;

Response 13: Due to the topographic constraints encountered during the detailed design of Phase 3B and the schematic design of the future Phase 5, the section of walking trail between lots 272 and 179 has been removed from the construction plans.

Comment 14: Please include with the tree preservation/removal plan the legend for the trees listed;

Responses 14: Complete. Please see the Tree Preservation and Removal Plan sheets L1-L4.

Comment 15: If this is a sinkhole, please label as such and include the sinkhole lip elevation and 50-ft building setback from the lip elevation. Any other sinkholes in this phase must be shown on the plans.

Response 15: The top closed contour elevation and the 50-ft buffer are shown for the closed depressions located in Phases 3B and 4. Please see revised sheets C2-C5. Proposed lots located inside the existing closed depressions and corresponding buffers are noted on the plans with an asterisk beside the lot number. Geotechnical exploration of these lots is being conducted by GEOServices, LLC.

Comment 16: Storm drains running across portions of lots and/or outside of normal lot line easements can impact building and other improvement envelopes on what are already small lots. Lot lines or pipe locations should be adjusted wherever possible. In addition, additional proposed easements (based on pipe depth) should be shown on the plan/plat to accommodate lines that cannot be relocated so the P.C. can better gauge the impact on the proposed lots. This note applies to all such lines;

Response 16: Noted. Per phone conversation with Darryl Smith, drainage easements shall be shown on final plat.

Comment 17: Reminder: this pipe is up to 11 feet deep, requiring minimum 30-ft wide drainage easement;

Response 17: Noted. Storm sewer alignment is such that the 30-ft drainage easement is provided and shall be shown on the final plat.

Comment 18: If constructed now, this should connect to stub between lots 179 and 272.

Response 18: Due to the topographic constraints encountered during the detailed design of Phase 3B and the schematic design of the future Phase 5, the stub of walking trail between lots 272 and 179 has been removed from the construction plans. Further topographic constraints encountered during the detailed design of Phase 3B were too great to include the walking trail connection between lots 170 and 135.

Comment 19: Town of Farragut's;

Response 19: Please see revised note 3 on sheet C18.

Comment 20: Please include a tree preservation/removal plan as provided for in the Tree Protection Ordinance;

Response 20: Complete. Please see the Tree Preservation and Removal Plan sheets L1-L4.

Comment 21: Please include gas, electric, telecom sheet on re-submittal;

Response 21: Complete. Please see revised utility plan sheets C26-C29, C32-C35, and Conduit Plan sheets C46-C49.

Comment 22: Please include a summary of the number of lots, open space, acreage involved, setbacks, building and lot coverage, etc., for these phases;

Response 22: Please see notes 6 and 7 on sheet C2 for total number of lots, open space, acreage involved, and building setbacks. A table has been added to sheet C2 to show acreage and lot numbers associated with each phase. Is building and lot coverage a preliminary plat item or final plat item?

Comment 23: Are there any residential street lights proposed in these phases? If so, please show locations and include a detail;

Response 23: Yes, residential street lights are proposed in these phases. Please see the Lighting Plan sheets LP1-LP4 and the lighting details on sheet LP4.

Comment 24: Please include a detail for all street and regulatory signage. Please coordinate with the Town's Public Works Director;

Response 24: Coordination has taken place with the Town of Farragut Public Works Director, Burt Mckelvey. The Town does not have a standard detail for street and regulatory signage. Discussions with the owner will take place to decide if Town of Farragut signage will be purchased.

Comment 25: Given the juxtaposition of these lots in relation to the existing entrance to McFee, the requirement in the Fire Code for a secondary access, and the relatively small number of lots remaining in the last phase. A letter of credit may need to be required in an amount provided by the Town Engineer to cover the improvements that will be required to Allen Kirby Road consistent with the Subdivision Regulations;

Response 25: Noted.

Comment 26: The road right-of-way and any necessary easements for pedestrian trail connections to Allen Kirby should be platted now to assure future connections;

Response 26: Noted. Easements shall be shown on final plat.

Comment 27: Please indicate which streets have been granted variance for reduced design speed;

Response 27: Per phone conversation with Darryl Smith, design speed and edge of pavement to edge of pavement variances approved during master planning for Bridgemore Subdivision are shown on sheet C2.

Comment 28: Total disturbed area is 56.7 acres, which would normally require erosion control LOC for \$408,000. However, plans indicate no more than 25 acres are to be disturbed at any time, and must be stabilized before beginning work on other portions of the project. With this in mind, the LOC can be reduced to \$210,000. Please note this allowance can be made only with strict enforcement of the Town's stabilization standards.;

Response 28: Having discussed this with the owner, note 7 on sheet C14 and note 10 on sheet C18 have been revised to indicate no more than 50 acres are to be disturbed at any time, per TDEC requirements.

Please contact me if you have any questions.

Thank you,

A handwritten signature in blue ink, appearing to read "Hayden Jordan".

Hayden Jordan, E.I.

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 4., Section XIII. – Outdoor site lighting, to allow for ballfield lighting that is custom designed not to affect neighboring properties (Jeff Jordan, Applicant)

INTRODUCTION AND BACKGROUND: This agenda item was discussed for workshop purposes last month. It involves an amendment to the Town's Outdoor Site Lighting provisions in the Zoning Ordinance to provide performance standards for ballfield lighting, including an increase in pole heights to better direct lighting to the playing surface. A couple of specific performance standards proposed by the applicant's lighting specialist were to ensure that the lights achieve 7500 candela (maximum) 150 feet from the field edge and that the footcandles at the property lines will not exceed .5. As noted during the discussion, candela is a relatively new lighting assessment standard that can better measure glare.

DISCUSSION: During discussions concerning the text amendment, it has been noted that if the language is modified it would apply to any qualifying ballfields provided the proposed performance measures could be satisfied. As part of last month's Planning Commission workshop discussion and discussions at the October 5 staff/developer meeting, several considerations have been raised in relation to this text amendment. Those considerations include pole heights, pole locations, the placement of field edges, noise, and what would constitute a qualifying ballfield.

It became apparent to staff that an additional workshop session would be needed to evaluate these considerations. Some questions to consider include:

1. Is an update to the lighting provisions to accommodate ballfields desired and, if so, are the standards proposed sufficient?
2. What would constitute a qualifying ballfield?
3. Should the light pole heights be restricted, perhaps based on placement in relation to property lines, type of ballfield, etc?
4. Should specific setbacks be provided for light poles, perhaps based on their height with greater setbacks required for taller poles?
5. Should line of sight diagrams be required to visually demonstrate the effect and potential impact of light poles in relation to abutting properties and rights of ways?
6. Should additional buffering be required where ballfield lights are proposed near existing residential developments? If so, what type of buffering would be appropriate?

EXISTING LANGUAGE

Sec. XIII. Outdoor site lighting.

It is the intent of this section to establish outdoor lighting requirements that reduce the negative effects of lighting, but at the same time address the need for adequate lighting for safety and visibility concerns. The following requirements shall apply to all developments and/or facilities, excluding single-family and two-family dwellings and street lighting. In no case, however, shall any light shine or glare so as to create a traffic safety hazard on any adjacent properties, rights-of-way, access easements, or driveways.

A. *Performance standards and criteria.*

1. No lights shall shine or glare directly onto adjacent properties, rights-of-way, access easements, or driveways. For the purposes of this ordinance, glare shall be defined as any brightness within the field of vision of such a character as to cause annoyance, discomfort, interference with vision, or loss in visual performance and visibility.
2. The maximum number of footcandles at a property line that is adjacent to non-commercial or non-office zoned land shall be 0.5 footcandles. The maximum number of footcandles at a street right-of-way or a property line that is adjacent to commercial or office zoned land shall be three footcandles.
3. Light poles, including any supporting base, shall not exceed 28 feet in height. The height shall be measured from the ground to the top of the pole.

If an existing development is expanding, existing light poles are taller than 28 feet, and new light poles are to be added as part of the expansion to the project, the planning commission may approve a light pole taller than 28 feet so as to match the existing light poles if it can be shown that the taller light pole will not create any negative effects on any adjacent properties, rights-of-way, access easements, or driveways. In no case shall new light poles exceed the height of the existing light poles or 40 feet in height, whichever is less.

4. All pole lights shall be directed toward the ground. No portion of the bulb or the globe/glass/plastic surrounding the bulb shall protrude from the light box/housing. The shoebox style fixture shall be used unless it can be shown that a different style would be equivalent or better than these requirements. If the pole lights are located adjacent to property zoned residential or agriculture and such land is below the pole base elevation, exterior glare shields shall be added to the pole lights.
5. Unless specified elsewhere in this ordinance, all wall lights shall be directed toward the ground. No portion of the bulb or the globe/glass/plastic surrounding the bulb shall protrude from the light box/housing. The wedge style fixture shall be used unless it can be shown that a different style would be equivalent to or better than these requirements. The maximum mounting height on the wall for all wall lights shall be 15 feet.

Decorative wall-mounted lights may be used in lieu of a wedge style or comparable fixture provided they are located at public entrance ways into the building, the globe/glass/plastic are frosted/milky/white acrylic, the bulbs are frosted or yellow, the bulbs do not protrude from the globe/glass/plastic, and the maximum total wattage shall be 50 watts (standard bulb)/12 watts (compact florescent).

6. All ground-mounted lights, whether used to illuminate a building or a sign, shall be designed to minimize light that does not illuminate the target area. Blinders, or some other type of

protectors, may be required to be placed on the lights so as to direct the beam away from adjacent properties, rights-of-way, access easements, or driveways.

7. Lights located under gasoline service station canopies, canopies for bank automatic teller machines, and other such similar canopies shall be recessed into the structure ceiling and shall use light shields so as to prevent glare. No portion of the bulb or the glass/plastic surrounding the bulb shall protrude from the structure ceiling unless it can be shown that a different style would be equivalent to or better than these requirements.
8. All electrical lines servicing all lights shall be underground.

B. *Plan submittal and post installation requirements.*

1. All site plans as required in Chapter 4 of the zoning ordinance shall include a lighting plan. The lighting plan shall include a scaled layout plan of the site showing the locations of lights, the height and type of proposed fixtures, and an isofootcandle diagram extending to and including all adjacent driveway, rights-of-way, easements, etc. Such plan shall be prepared and certified by a licensed electrical engineer.

Upon completion of the installation of the lights, a certification by a licensed electrical engineer shall be submitted to the Town of Farragut which shall verify that the lights have been installed per the approved lighting plan.

2. Existing facilities that are adding new lights or changing existing lights shall submit a lighting plan to the town staff for review and approval. All new lighting shall meet the criteria established in this ordinance.

The lighting plan shall include a scaled layout plan of the site showing the locations of lights, the height and type of proposed fixtures, and an isofootcandle diagram extending to and including all adjacent driveway, rights-of-way, easements, etc. Such plans shall be prepared and certified by a licensed electrical engineer.

Upon completion of the installation of the lights, a certification by a licensed electrical engineer shall be submitted to the Town of Farragut which shall verify that the lights have been installed per the approved lighting plan.

(Ord. No. 86-16, 4-1986; Ord. of 2-2006; Ord. No. 06-24, §§ 1, 2, 9-14-2006; Ord. No. 08-03, §§ 1, 2, 3-27-2008; Ord. No. 09-11, § 1, 6-25-2009; Ord. No. 12-20, §§ 1, 2, 1-24-2013; Ord. No. 13-15, § 1, 5-23-2013)

PROPOSED BALLFIELD LIGHTING STANDARDS UNDER #3

Sec XIII – Outdoor site lighting

A. Performance Standards and Criteria

2. The maximum number of footcandles at a property line that is adjacent to non-commercial or non-office zoned land shall be 0.5 footcandles. The maximum number of footcandles at a street right-of-way or a property line that is adjacent to commercial or office zoned land shall be three footcandles. Exception- for sports applications refer to A. 3.

3. Light poles, including any supporting base, shall not exceed 28 feet in height. The height shall be measured from the ground to the top of the pole. Exception-for aimable sports lighting applications mounting heights will be determined by achieving necessary aiming angles (25 degrees down from horizon, minimum) not to exceed 80 feet in height from ground to the top of pole., additionally these applications must achieve 7500 candela(maximum) 150 feet from field edge along with 0.5 footcandles at adjacent property line .

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on additional updates to the Farragut Municipal Code, Appendix A – Zoning, Chapter 4., Section XIII. – Outdoor site lighting and the Farragut Municipal Code, Appendix E. Guide to residential subdivision street lighting (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: The Town's exterior lighting provisions are contained mostly in Chapter 4 of the Farragut Zoning Ordinance and Appendix E. of the Farragut Municipal Code, which deals with residential subdivision street lighting. When the request to amend the Outdoor Site Lighting requirements to provide for ballfield lighting was submitted, staff viewed this as an opportunity to re-visit and possibly update some of the Town's existing exterior lighting provisions.

Lighting technology is like telecommunications and has changed tremendously in the past several years. There are also some types of lighting, in addition to ballfield lights, that the Town's current provisions do not address.

DISCUSSION: During the staff/developer meeting on October 5, staff indicated that they met with a local lighting expert that helped with the development of the initial outdoor site lighting provisions. The discussion involved a review of the proposed ballfield lighting performance standards, a review of string lights, and how to address the brightness of some LED lighting.

The consultant did not have an issue with the proposed ballfield lighting standards. In terms of the string lights, staff noted that this has been used at a couple of restaurants to create a certain ambiance that may be desirable, particularly in the Town Center area. The issue is that there are no standards in the Town's existing provisions for such lights. Some suggestions regarding standards for string lights were as follows:

1. Prohibit blinking lights and possibly limit the color of the bulbs.
2. Suggest a single strand.
3. Permit no more than 3000 K (Kelvin) – Kelvin represents the color temperature of lighting with higher K numbers creating a brighter white light. The proposed maximum of 3000 K would provide for a softer and less bright light which would complement the objective of creating an ambiance with the desired lighting. This would also lessen glare.
4. For patio areas, the footcandles directly under the areas being illuminated by the string lights could not exceed 5 and not exceed 3 if abutting property zoned residential.
5. The individual bulbs could not exceed 300 delivered lumens (delivered lumens are the actual useful light that directly illuminates the target area).

In terms of addressing the brightness of some LED lighting, the consultant advised that the Town should establish a Kelvin standard for all exterior lighting in addition to footcandles. As mentioned above, a lower K number would result in a less bright light. The consultant recommended that all non-residential exterior lighting not exceed 4000 K and that perhaps a lower number would be desired in the Town Center

or in a Mixed-Use Neighborhood to create a softer light that would set these areas apart from traditional commercial areas. Also, to better address glare, the consultant recommended to ensure that the ordinance language require light fixtures to be horizontal in orientation and that any non-horizontal material that allows light through must be frosted to conceal the light source and prevent glare.

In terms of Appendix E., Guide to residential subdivision street lighting, the consultant had a couple of minor suggestions. Staff will follow up with the consultant once additional input is received as part of this workshop discussion.

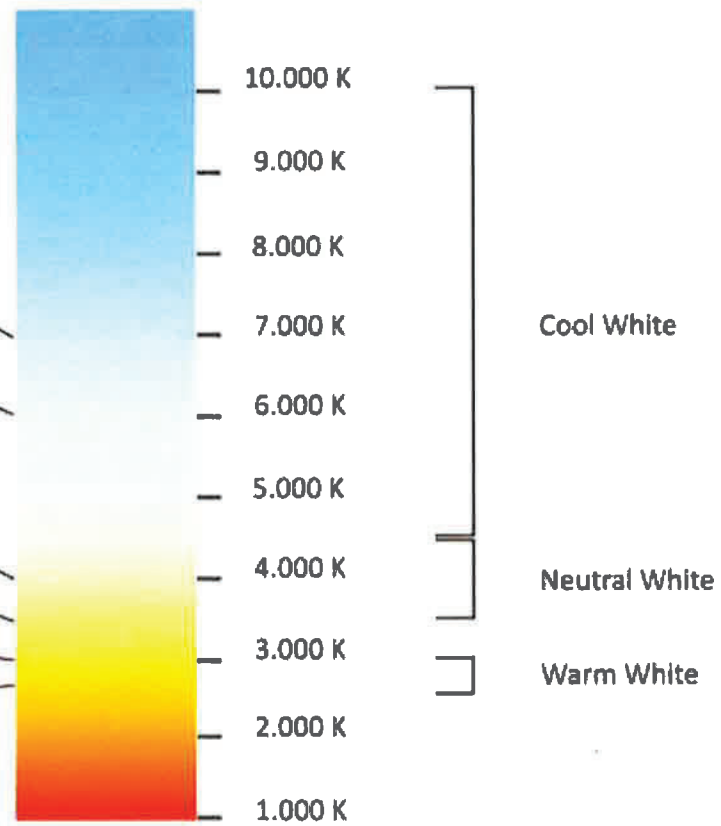




LED Example



Kelvin Color Temperature Scale



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a request to amend the Farragut Municipal Code, Appendix B – Subdivisions, Article III., Section A. (18), to clarify existing language and exempt estate sized lots in subdivisions of ten or less dwelling units from the requirement for vehicular and pedestrian/shared use path connectivity (Steve Williams, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request to amend Article III., Section A. (18) of the Farragut Subdivision Regulations. The current language is as follows:

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

The proposed amendment is as follows:

Connectivity. The subdivision shall provide for both vehicular and pedestrian/shared-use path connectivity to abutting properties. The subdivision shall have more than one public street vehicular access into and out of the development. The Planning Commission may consider waiving ~~this requirement~~ **these requirements** in cases where 1) All of the abutting properties have been developed as existing house lots of less than one acre in size and are so located to physically preclude (block) such connections; or 2) Where very significant topographic issues, not created by the design of the subdivision, would effectively prohibit connections; or 3) The subdivision will have thirty (30) or less dwelling units. **In the event that a subdivision will have ten (10) or less dwelling units on an average density of one (1) dwelling unit per 4.0 acres, there shall be no requirement that the subdivision provide for vehicular or pedestrian/shared-use path connectivity to abutting properties and no requirement that the subdivision have more than one public street vehicular access into and out of the development. A one street cul-da-sac shall be permitted.**

DISCUSSION: This proposed amendment was discussed at the staff/developer meeting on August 31, 2021. The applicant requested postponement from the September Planning Commission meeting due to a scheduling conflict. During the August 31 staff/developer meeting, staff noted that the amendments would do two things:

1. Clarify that there are two separate requirements that the Planning Commission may waive – those include providing vehicular and pedestrian/shared-use path connectivity to abutting properties and requiring subdivisions to have more than one public street vehicular access into and out of a development.

2. Prevent the Planning Commission from requiring vehicular or pedestrian/shared-use path connectivity to abutting properties or that a subdivision have more than one public street vehicular access into and out of a development where such development will have 10 or fewer dwelling units with an average density of not more than one dwelling unit per four acres.

Staff noted that the clarification in the first part of the amendment was helpful and would be supported. The second part of the amendment, which would prohibit vehicular and pedestrian connectivity under certain conditions, would not be supported by staff for the following reasons:

1. This part of the amendment is unnecessary. The Planning Commission already has very clear parameters where it may waive a connectivity requirement (this has been demonstrated recently with several developments – Keeney property, Brass Lantern, Preserve at Turkey Creek, Sassafras Meadows, Old Stage Farms).
2. The proposed language hampers the Planning Commission’s ability to consider each project on its own merits and what may be appropriate in the surrounding context to implement the Town’s CLUP.
3. Even where developments were not required a vehicular connection, there were requirements and/or provisions made for pedestrian connectivity – the proposed amendment would nullify this and is far too overreaching.

Staff reviewed the basis for connectivity and the evolution of the Town’s provisions in the Subdivision Regulations that address connectivity. Staff noted that connectivity is an essential consideration for the Planning Commission that is best administered on a case-by-case basis with consideration given to the specific development and the surrounding context. Connectivity is important to planning because it can provide for the following:

1. Lessen congestion.
2. Shorten travel distances and provide more travel options.
3. Improve efficiency of school buses and emergency services.
4. Provide for alternatives should an access be blocked temporarily.
5. Lessen overloading one street or street section.
6. Spread traffic over a wider system of streets to help make collector streets more inviting for pedestrians and bicyclists.
7. Create a greater sense of community with more interconnected streets (like Fox Den and Village Green).

The genesis of the current provisions in the Subdivision Regulations is the Comprehensive Land Use Plan Update (CLUP) which includes, as Strategy 4, the objective of increasing connectivity within the Town for the reasons noted above. The CLUP, driven by community input, recognized that the Town has been impacted by the lack of vehicular connectivity in the past. This has led to increased congestion and overloading traffic onto certain streets, such as Grigsby Chapel Road. The amendments adopted in the Subdivision Regulations to address connectivity are critical to the implementation of the CLUP. The Planning Commission’s role should be to review each development on its own merit and assess what may or may not be appropriate as it relates to the built environment.

Amendments Proposed by Applicant

ARTICLE III. - GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN

A. - Streets.

1.

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18. Connectivity. The subdivision shall provide for both vehicular and pedestrian/shared-use path connectivity to abutting properties. The subdivision shall have more than one public street vehicular access into and out of the development. The Planning Commission may consider waiving ~~this requirement~~ these requirements in cases where 1) All of the abutting properties have been developed as existing house lots of less than one acre in size and are so located to physically preclude (block) such connections; or 2) Where very significant topographic issues, not created by the design of the subdivision, would effectively prohibit connections; or 3) The subdivision will have thirty (30) or less dwelling units. In the event that a subdivision will have ten (10) or less dwelling units on an average density of one (1) dwelling unit per 4.0 acres, there shall be no requirement that the subdivision provide for vehicular or pedestrian/shared-use path connectivity to abutting properties and no requirement that the subdivision have more than one public street vehicular access into and out of the development. A one street cul-da-sac shall be permitted.

Transitions

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

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

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

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



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

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

Primary implementation tools

1. Mixed use development

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

2. Flexible density & transitions

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

Actions

1. Update zoning to:

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

Strategy 4. Increase Connectivity

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

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

Primary implementation tools

1. Connect new development

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

2. Fix missing links

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

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



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



The plan defines goals and strategies for pedestrian and bicycle circulation, including strategies to address missing links. Continue to prioritize the PBP as part of and as a yearly Strategic Plan Update and continue to implement it through the town's Capital Improvements Plan.

n Actions

1. Confirm and prioritize missing connections in already developed areas and identify funds to create those connections.
2. Update Farragut's Pedestrian and Bicycle Plan to be consistent with this plan. Farragut's PBP identifies a number of street sections, but does not include an urban section. An urban street section differs from a suburban and rural sections, often they include on- street parking, wide sidewalks with an amenity zone, As speeds are typically lower, bikes often merge with traffic on these sections. Update the PBP with an urban street section. (see [Chapter 5: Extended Implementation Tools](#) for more components of an urban street section).
3. Require a grid or modified grid street pattern in all non-residential development.

Strategy 5. Capitalize on Our Heritage

Celebrate Farragut's heritage through the preservation and interpretation of historic buildings and sites that convey the rich history of the community.

Does Farragut have properties of historic significance?

Even though the town is relatively young as an incorporated government, the heritage of the area extends back in time. Known history begins with Native American habitation, continues through early European settlement, and includes key events in the Civil War. More recent history is associated with regional developments such as the TVA, Oak Ridge and the suburbanization of Knoxville.

Identified Historic Locations

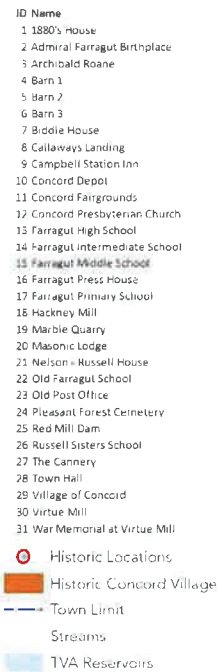


Figure 12: Map of historically significant property.

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Bart Hose, Assistant Community Development Director

SUBJECT: Discussion on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3, Section XXIV., B., 7., e., to provide for a canopy sign protruding more than one foot from the building wall on one building elevation (ARCO Murray Construction, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request by the applicant on behalf of Topgolf to amend the Town’s sign related regulations to allow for canopy mounted signs (see related attachments). The Topgolf building proposed for the Outlet Drive site includes a structural canopy covering the main entrance with a channel letter sign mounted to the front edge of the canopy. This configuration was shown on the original artist/architectural renderings of the building submitted for site plan approval; however, it was not clearly understood that it was a canopy mounted sign at that time, and such issues are not typically considered in detail during the site plan review process. The applicants are seeking an amendment to provide for the proposed canopy mounted sign.

DISCUSSION: The Town’s current Sign Ordinance provides for wall signs and defines such sign as “*a sign attached parallel to and projecting not more than 12 inches from the wall of a building and does not project in part or in whole above the top edge of a building wall*”. The proposed Topgolf sign does not meet this definition and the ordinance does not provide for canopy signs. The Outlet Drive Regional Entertainment and Employment (OD-RE/E) Zoning District does include several provisions that modify signage allowances for large regional recreation and entertainment facilities, however, canopy signs are not specifically addressed.

In reviewing this application, the staff would suggest that the Town consider adding provisions to the OD-RE/E Zoning District to address the issue. This would allow the Town to limit the use of canopy signs to larger regional entertainment facilities, and it would be in line with the existing signage related modifications in the zone. In contrast, a general amendment to the Sign Ordinance would likely have broader application and impacts throughout the Town. The staff would also suggest the consideration of additional parameters to better target the use of canopy signs and avoid undesirable applications. This could include the following:

- Limiting such signs to structural canopies that are integral to the architecture of the building.
- Requiring the use of channel letter signs and prohibiting cabinet style signs.
- Allowing for a canopy sign only as a substitution for an otherwise permissible wall sign and not as an additional sign.

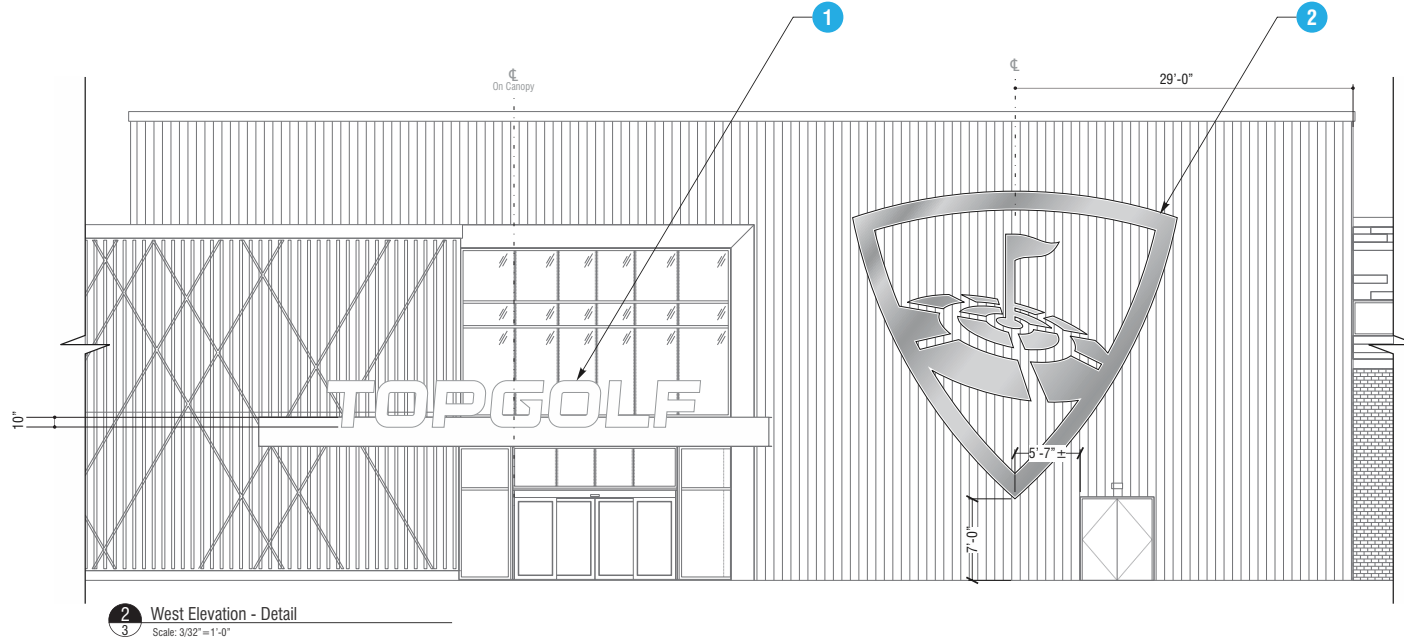
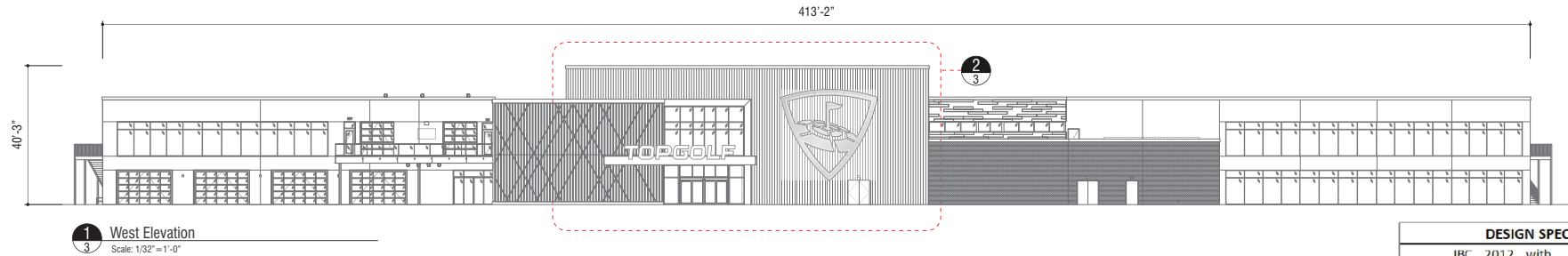
A second signage related issue for the Topgolf development has since been identified for discussion. This issue involves the additional provisions for wall signs that were written into the OD-RE/E zone for larger recreation and entertainment facilities, and how the allowable area for such signs is measured relative to the width of the building elevation on which they are mounted. The current ordinance states that:

- e. For a building in excess of 40,000 square feet and with at least one building elevation of more than 400 feet in length, wall signage shall be provided for as follows:
 - i. Up to two signs (with sign areas calculated separately) may be permitted on the building elevation that is in excess of 400 feet. The cumulative permitted sign area for the two signs combined shall be established with a 2:1 sign area to building width ratio; and
 - ii. One wall sign is permitted on two other building elevations with the sign area on each of these elevations being established with a 1:1 ratio of sign area to building width on which the sign is to be mounted.

In addition, the Town's Sign Ordinance, which is also applicable unless specifically modified by the zone, generally bases wall sign area on "... the width of the building wall (same horizontal plane) on which the sign is to be mounted with one square foot of sign area being permitted for each one linear foot of building width, as measured from exterior wall edge to exterior wall edge."

The design of the Topgolf building includes a curved hitting bay area extending away from and beyond the rest of the building (see attached site plan view). The end-walls of the curved section of the building are located a distance from the rest of the building and are oriented in a different direction (horizontal plane) than those on the remainder of the building (general north and south orientation). Topgolf would like to mount their additional allowable wall signs on the end-walls of the curved portion of the building while at the same time counting the linear length of the additional building walls (general north and south orientation) in the allowable sign area calculation (see related attachments). The effect would be that, in comparison to the existing provisions, the sign may appear larger in proportion to the wall section on which it is mounted. Staff has included in the packet wall signage that complies with the existing provisions and wall signage that reflects the applicant's desires.

west elevation



DESIGN SPECIFICATIONS

IBC	2012 with TN amendments
ASCE	7-10 Minimum Design Loads for Buildings & Other Structures
ACI	318-14 Building Code Requirements for Structural Concrete
ANSI/AISC	360-10 Specification for Structural Steel Buildings

DESIGN LOADS

Wind	Vult = 115 mph
Exposure	C
Risk Cat.	II
Grnd. Snow	Pg = 10 psf

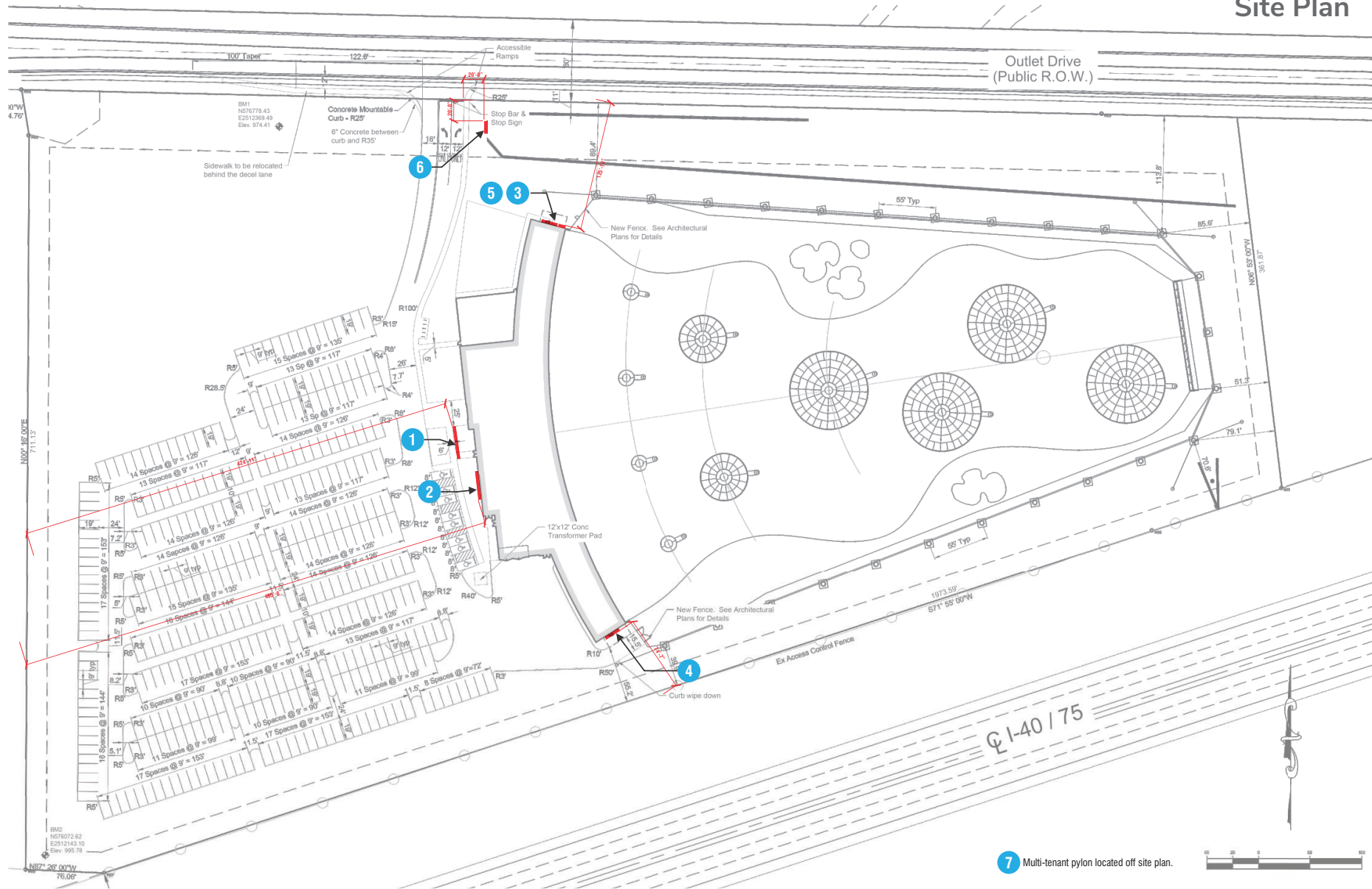




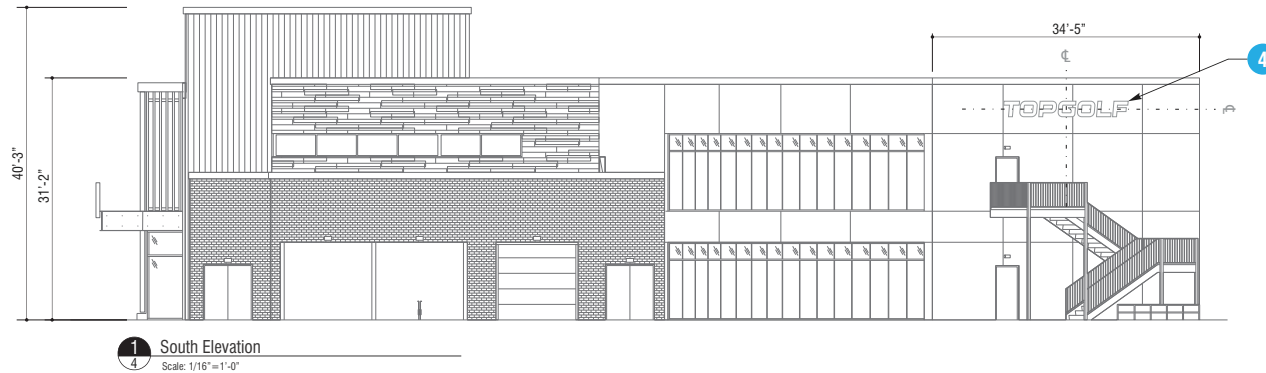
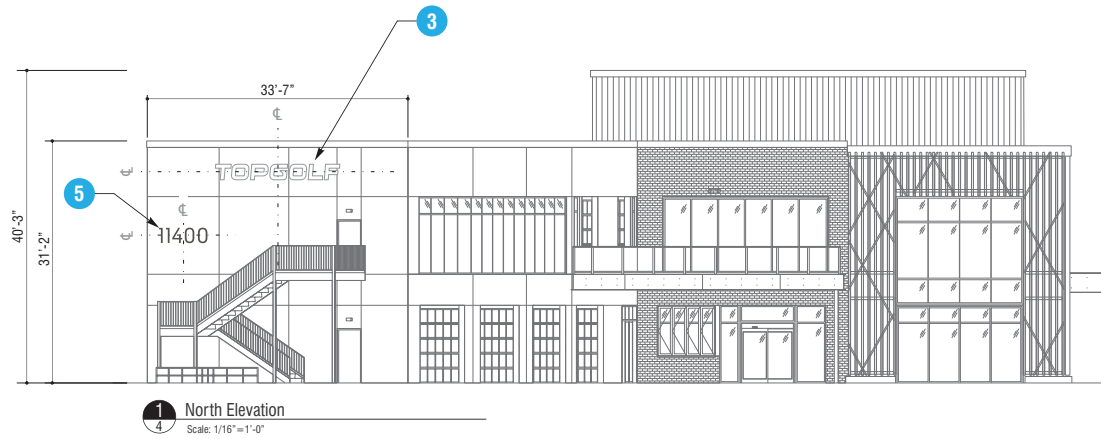
TOPGOLF



Site Plan



west elevation



DESIGN SPECIFICATIONS

IBC	2012	with	TN	amendments
Including Modifications By State of TN				
ASCE	7-10	Minimum Design Loads for Buildings & Other Structures		
ACI	318-14	Building Code Requirements for Structural Concrete		
ANSI/AISC	360-10	Specification for Structural Steel Buildings		

DESIGN LOADS

Wind	Vult =	115 mph
Exposure	C	
Risk Cat.	II	
Grnd. Snow	Pg =	10 psf



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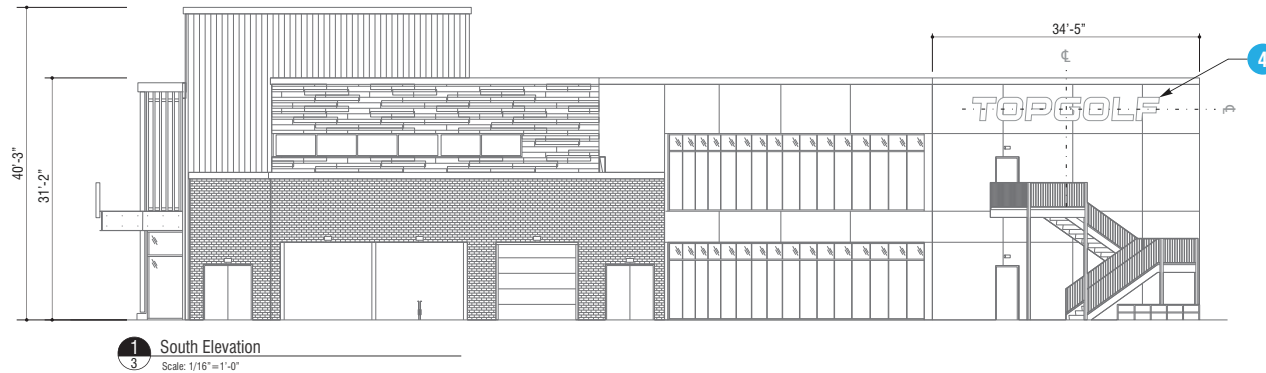
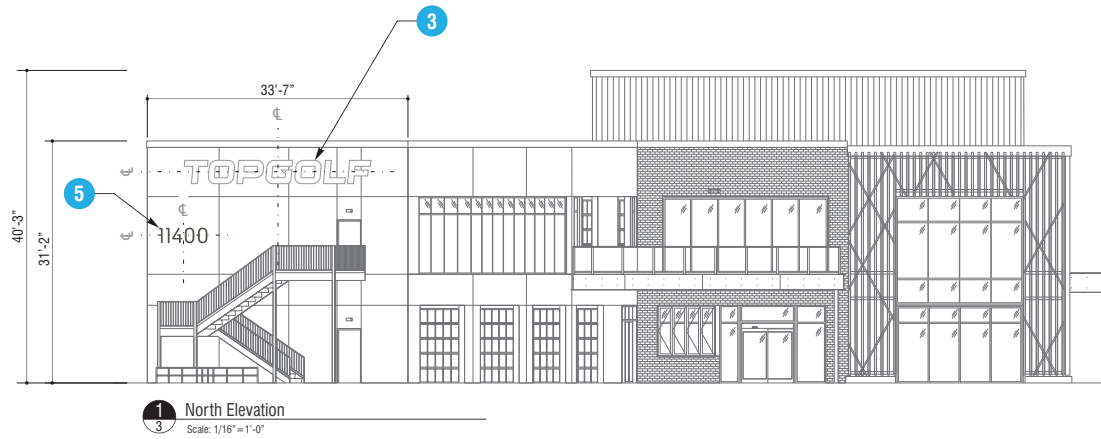
Client: Top Golf
Designer: MB PM: JB

Job#: 11399
Address: 11400 Outlet Drive, Farragut, TN 37932

DATE **5.19.21** REVISION **7**

SHEET **4**

west elevation

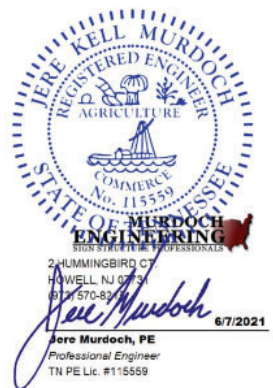


DESIGN SPECIFICATIONS

IBC	2012	with	TN	amendments
Including Modifications By State of TN				
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DESIGN LOADS

Wind	Vult =	115 mph
Exposure	C	
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Client: Top Golf
Designer: MB PM: GW

Job#: 11399
Address: 11400 Outlet Drive, Farragut, TN 37932

DATE **5.19.21** REVISION **5**

SHEET **3**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on field related requirements that must be satisfactorily completed prior to a final plat being considered for approval by the Planning Commission

INTRODUCTION AND BACKGROUND: At the Planning Commission meeting last month, one of the agenda items was consideration of approval of a final plat for the Brookmere Phase 3 Subdivision. Staff provided commissioners with a checklist that staff developed to help ensure that all field items and field related documentation was accounted for in association with a final plat approval. Staff explained that, like other recent developments with final plats, several items on the checklist were incomplete at the time the item was being presented to the Planning Commission. Commissioners discussed this issue and indicated that the level of completion needed for final plat consideration should be evaluated to ensure consistent application of the Town's expectations. The Planning Commission ultimately voted to approve the final plat for Brookmere Phase 3 with the stipulation that a three-month letter of credit for \$100,000 be provided to ensure completion of remaining checklist items if such items were not complete prior to requesting Town signatures.

DISCUSSION: Since the Planning Commission meeting, staff met to discuss this issue and reviewed the checklist referenced above. Staff divided the items in the checklist into those that had to be complete prior to presentation to the Planning Commission and those that could be handled with a letter of credit or other measures, such as withholding building permits. In the checklist included in the packet, staff has highlighted **in red** those items that would have to be complete for the final plat to be taken to the Planning Commission. Staff discussed when the completion of the items in red would be needed to know whether a plat should be presented to the Planning Commission. Staff is suggesting that the appropriate completion deadline would be the same as the deadline for re-submitting revised plans for Planning Commission consideration. This deadline is normally the Monday after the staff/developer meeting and would be eight business days before the Planning Commission meeting.

Should the identified field items be incomplete by the plan resubmittal deadline, staff would recommend that the item be removed from the Planning Commission agenda under the Approval of Agenda item. If the Planning Commission agrees with what is being proposed at this time, staff will ensure that applicants are aware of these clarified expectations early in the construction process. The goal is to provide applicants, staff, and Planning Commissioners with clear and consistent expectations for final plat approvals.

In terms of whether this process would hold up applicants by having to wait to the next Planning Commission meeting due to incomplete field items, staff has included with this agenda item a list of recent developments that have received final plat approval and the time frame between Planning Commission approval and the Town signing off on the final plat so that it could be recorded.

CHECKLIST FOR FIELD RELATED ITEMS TO BE COMPLETED IN ASSOCIATION WITH A FINAL PLAT APPROVAL

TOWN OF FARRAGUT, TENNESSEE

The following checklist is intended to provide general guidance to contractors, developers, and others interested in obtaining the signature of the Town Engineer and the Secretary of the Planning Commission in association with recording a final plat that will provide for the opportunity to apply for building permits. **Please note that, in addition to the items below, the Town Engineer and the Secretary of the Planning Commission will only sign the plat once all other certificates on the plat have been signed by the appropriate representatives.**

Since each site will likely vary in terms of specific requirements, this checklist should only be used as a *general reference*. The best approach, in all cases, is to communicate frequently with Town staff and satisfactorily complete the items shown on the **stamped approved** preliminary plat. Inspections with Town staff should be conducted throughout the construction process and communication ongoing so that when the plat is requested for signatures, there will be no field related items that hold up the Town's ability to sign the plat.

For purposes of this checklist, the components of field compliance are divided into different categories based on their characteristics. Please consult with the staff listed at the end of the checklist for any specific questions or inspections, well in advance of requesting the plat signatures. Some items, such as stabilization and ordering and installing regulatory signs, can take several weeks so early coordination with Town staff is strongly encouraged.

The checklist items shown below in red must be completed to the Town's satisfaction consistent with the preliminary plat by the date when the final plat document is to be re-submitted to address initial staff comments. Staff will conduct an inspection in association with this deadline. Should any items in red be incomplete, the final plat will be requested for removal from the next Planning Commission agenda.

Other items on the checklist must be completed to the Town's satisfaction in a timely manner but may be covered by letters of credit or other measures, if authorized by the Planning Commission.

VEGETATION AND STABILIZATION:

- _____ 1. All areas outside of building pads and where grading and utility installation are complete shall be dressed to a smooth surface and demonstrate a uniform stand of perennial grass or other permanent vegetation cover so that these areas are completely stabilized. This includes all areas where drainage easements are being platted and around all inlets and outlets. Early coordination with Town staff is strongly recommended if attempted stabilization is likely to occur when permanent grass cover establishment could be challenging (e.g., very hot, cold, or dry seasons).
- _____ 2. The seed mix used to achieve stabilization has been verified by the Town staff.

- _____ 3. Silt fencing and other temporary erosion control applications, where no longer necessary, have been removed and the affected area smoothed down and stabilized. **Where still needed, silt fence and other erosion control measures are properly maintained and functioning in accordance with the approved preliminary plat.**

LANDSCAPING:

- _____ 4. All trees and shrubs that were shown on the approved landscape plan, including any plan for replacement trees, where applicable, in association with the affected area included within the final plat boundary have been installed in accordance with the plan(s). If installation is not advised due to the time of the year, a completion letter of credit in an amount provided by Town staff has been provided. This letter of credit must be reviewed by Town staff prior to finalization to ensure proper language is included.
- _____ 5. All trees and shrubs have been inspected by Town staff for compliance with the approved plan(s) and a 2-year landscape maintenance letter of credit has been provided in an amount determined by Town staff. This letter of credit must be reviewed by Town staff prior to finalization to ensure proper language is included.
- _____ 6. Tree fencing, where no longer necessary, has been removed.
- _____ 7. Where applicable, an arborist report and work schedule for select trees to promote their survival has been provided to Town staff.

STORMWATER AND DRAINAGE:

- _____ 8. An as-built of the stormwater system, including pipe locations and depth, pipe sizes, pipe material, catch basins, finished slopes associated with areas providing stormwater passage and containment, and other components relevant to the stormwater system for the project in the area being requested for plat approval has been provided to the Town's engineering department in an electronic format.
- _____ 9. As part of the stormwater system verification, coordination has been made with the Town's engineering staff on any sediment basins and how they will be transitioned, re-stabilized, and the volume re-verified once building construction is largely complete.
- _____ 10. A visual inspection of catch basins and storm sewers has been completed to ensure that silt has not accumulated within or around these structures.
- _____ 11. A 2-year stormwater system completion and maintenance letter of credit in an amount to be provided by the Town Engineer has been provided. This letter of credit must be reviewed by Town staff prior to finalization to ensure proper language is included.
- _____ 12. A stormwater maintenance agreement and maintenance plans for each stormwater control measure have been submitted to the Town Engineer for review and approval. This plan must be approved and recorded prior to the release of the 2-

year stormwater completion and maintenance letter of credit.

- _____ 13. All public infrastructure (streets, sidewalks, walking trails, stormwater system on public property) have been inspected and all areas properly drain to the designed receiving areas so that no ponding or slick areas exist due to poor drainage.
- _____ 14. Where applicable, low impact development measures have been completed in accordance with the approved plans.
- _____ 15. The Notice of Termination (NOT) acknowledgment letter from TDEC is required prior to the release of the 2-year stormwater completion and maintenance letter of credit.

PUBLIC INFRASTRUCTURE:

- _____ 16. All public infrastructure {streets (surface course may be bonded), curb and gutter, sidewalks (not fronting house lots), walking trails, bridges, walls, railings, public stormwater system structures, etc.,} have been constructed in accordance with the approved preliminary plat, including adherence to all applicable ADA provisions. As part of this verification, compaction reports of subgrade and proof rolling of all public streets are required.
- _____ 17. All curbs and pedestrian facilities have been backfilled so that no lip occurs where water may collect or a fall hazard created. Soil shall be provided so that it is slightly higher than the top of the curb (this resulting height should also account for settling that may occur).
- _____ 18. Bollards (removable), crosswalks, traffic calming measures, greenway signage, railing, and other site components associated with pedestrians and bicyclists have been installed in compliance with the approved preliminary plat.
- _____ 19. All walking trails and any sidewalks fronting non-dwelling unit lots associated with land included in the final plat shall be completed in accordance with the approved preliminary plat. Drainage affecting pedestrian facilities must be completed so that no slick areas or hazards exist.
- _____ 20. A two-year letter of credit has been provided for the maintenance of streets, pedestrian facilities, and where not provided otherwise, the stormwater system. This letter of credit must be reviewed by Town staff prior to finalization to ensure proper language is included.

UTILITIES, LIGHTING, AND FIRE SUPPRESSION:

- _____ 21. All utilities have been installed in compliance with the approved preliminary plat and any applicable easements have been reflected on the final plat. Utility as-builts provided to utility companies shall also be provided to the Town engineer in an electronic format.
- _____ 22. The final plat shall reflect the “as-constructed” location of utilities. Any utilities

not within the public right of way or the standard easements (i.e., those 5 feet along side and rear property lines and 10 feet along front and rear peripheral property lines) shall be shown with mapped easements that are centered on the actual utility location and that contain metes and bound descriptions.

- _____ 23. Where residential street lighting has been provided, such lighting has been verified by Town staff to be compliant with the Town's requirements associated with residential street lighting, provided for in the Subdivision Regulations.
- _____ 24. All fire hydrants have been properly installed in accordance with the approved preliminary plat and control valves are set a minimum of 18 inches to the hose outlet and 36 inches to the top of the control valves.

SIGNAGE, STRIPING, AND PAVEMENT MARKINGS:

- _____ 25. All regulatory signage, striping, and pavement markings have been coordinated with Town staff and installed/completed in compliance with Town requirements. Please refer to the approved preliminary plat for guidance.
- _____ 26. As part of the preliminary plat, the applicant shall show the regulatory signage proposed to verify that it will comply with the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD), latest edition. All street name signs shall be of blue background with six-inch upper-case characters and four and one-half inch lower case characters. All street name signs shall be mounted on two-inch square tube poles unless a proposed alternative is approved as part of the preliminary plat.
- _____ 27. If the applicant proposes an alternative pole (e.g., a custom or decorative pole) for regulatory signage, the applicant shall address this as part of the preliminary plat and shall specifically indicate how and where these poles will be installed and how these poles will be maintained. This will help address any confusion that may occur later when the signs are ready for installation.
- _____ 28. If the subdivision entrance sign is installed, an as-built has been provided to verify compliance with Town requirements.
- _____ 29. Emergency vehicle access markings have been satisfactorily provided.

OTHER SITE COMPONENTS:

- _____ 30. An as-built has been provided for all retaining walls greater than four (4) feet in overall height.
- _____ 31. Kiosk for postal delivery is complete and has been approved by the USPS and such approval has been forwarded to the Town staff.
- _____ 32. Construction trailers, non-regulatory construction signage, and other construction-related equipment have been removed from the area requested for final plat

approval.

- _____ 33. All excess debris, brush, trash, etc., has been removed from the premises (the area covering the final plat).
- _____ 34. Property pins have been installed and marked prior to building permits being issued for lots included on the final plat.

APPROPRIATE STAFF CONTACT INFORMATION:

Vegetation and Stabilization: Please contact Darryl Smith (Town Engineer) at dsmith@townoffarragut.org, Shae MacDonald at smacdonald@townoffarragut.org, Lori Saal at lsaal@townoffarragut.org, Brannon Tupper at btupper@townoffarragut.org, or Mark Shipley at mshipley@townoffarragut.org

Landscaping: Please contact Mark Shipley at mshipley@townoffarragut.org, Bart Hose at bhose@townoffarragut.org, or Holley Marlowe at hmarlowe@townoffarragut.org.

Stormwater and Drainage: Please contact Darryl Smith (Town Engineer) at dsmith@townoffarragut.org, Shae MacDonald at smacdonald@townoffarragut.org, Lori Saal at lsaal@townoffarragut.org, Brannon Tupper at btupper@townoffarragut.org, or Greg Norman at gnorman@townoffarragut.org.

Public Infrastructure: Please contact Darryl Smith (Town Engineer) at dsmith@townoffarragut.org, Brannon Tupper at btupper@townoffarragut.org, Greg Norman at gnorman@townoffarragut.org, Shae MacDonald at smacdonald@townoffarragut.org, Mark Shipley at mshipley@townoffarragut.org, or Bud McKelvey at bmckelvey@townoffarragut.org.

Utilities, Lighting, and Fire Suppression: Please utilities, contact Darryl Smith (Town Engineer) at dsmith@townoffarragut.org, Brannon Tupper at btupper@townoffarragut.org, Greg Norman at gnorman@townoffarragut.org, Shae MacDonald at smacdonald@townoffarragut.org, or Mark Shipley at mshipley@townoffarragut.org. For lighting, please contact Mark Shipley at mshipley@townoffarragut.org. For fire suppression, please contact Dan Johnson at djohnson@townoffarragut.org.

Signage, Striping, and Pavement Markings: Please contact Bud McKelvey at bmckelvey@townoffarragut.org, Darryl Smith (Town Engineer) at dsmith@townoffarragut.org, Brannon Tupper at btupper@townoffarragut.org, Greg Norman at gnorman@townoffarragut.org, Shae MacDonald at smacdonald@townoffarragut.org, or Mark Shipley at mshipley@townoffarragut.org.

Other Site Components: Please contact Bud McKelvey at bmckelvey@townoffarragut.org, Darryl Smith (Town Engineer) at dsmith@townoffarragut.org, Brannon Tupper at btupper@townoffarragut.org, Greg Norman at gnorman@townoffarragut.org, Shae MacDonald at smacdonald@townoffarragut.org, or Mark Shipley at mshipley@townoffarragut.org.

I have been issued this checklist and will use this to ensure that all listed items are addressed prior to requesting Town signatures on a final plat.

Signature and Date:

Company:

Preparation date October 13, 2021

Time From Planning Commission Approval to Town's Signature on Final Plat

Subdivision	PC Approval	Signed by Town	# of Days
Chantilly Acres	12/21/2017	1/28/2018	38
Easton Park, Unit 1	8/16/2018	11/1/2018	77
Bridgemore, Phase 3	8/30/2018	8/31/2018	1
Brass Lantern	2/21/2019	3/4/2019	11
Easton Park, Unit 2	6/20/2019	1/9/2020	203
Brookmere, Phase 1	9/19/2019	10/10/2019	21
Enclave At Sheffield	10/17/2019	11/20/2019	34
Campbell Crossing	1/16/2020	2/19/2020	34
Brookmere, Phase 2	1/16/2020	2/19/2020	34
Village at Ivey Farms	4/16/2020	7/9/2020	84
Ivey Farms, Unit 1, Phase 1	1/21/2021	2/3/2021	13
Preserve at Turkey Creek	7/15/2021	8/3/2021	19
Brookmere Phase 3	9/16/2021	10/1/2021	15