



FARRAGUT MUNICIPAL PLANNING COMMISSION

AGENDA

March 17, 2022

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 – February 17, 2022**
- 3. Request for approval of an underground fiber conduit installation along Evans Road and a portion of Virtue Road from Evans Road north to the macro cellular tower site at 519 Virtue Road (Fiberlink, Applicant)**
- 4. Request for approval of underground and overhead fiber conduit installation along McFee Road (Fiberlink, Applicant)**
- 5. Discussion and public hearing on a site plan for a covered porch for the Village Green Homeowner Association Pool House, 218 West Heritage Drive, Zoned R-2 (FairFax Development, Applicant)**
- 6. Discussion and public hearing on approval of an outdoor site lighting plan for a portion of the Farragut Town Center at Biddle Farms project, 11240 Kingston Pike, Parcels 3.02, 3.03, and 3.10, Tax Map 143, 37.08 Acres, Zoned PCD (Budd Cullom, Applicant)**
- 7. Discussion and public hearing on a grading plan for an eventual expansion of the parking and storage area for Tommy's Knoxville (formerly Moses Water Sports), 11470 Outlet Drive, to include a portion of the property to the east referenced as Parcel 17601, Tax Map 130, 6.9 Acres of Affected Area, Zoned OD-RE/E (Urban Engineering, Applicant)**
- 8. Discussion and public hearing on a zoning map amendment (rezoning) request from Agricultural District (A) to Rural Single-Family Residential District (R-1), 44.33 Acres, Tax Map 152, Parcels 33.03 & 33.04, 721 Virtue Road & 12444 Evans Road, (Robert G. Campbell and Associates, 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 and public hearing on amendments to the Subdivision Regulations to include, as requirements on concept plans and preliminary plats, locations for centralized mail delivery units, as governed by the United States Postal Service

10. Approval of utilities

11. 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;
5. Speakers should strive to avoid redundancy; each speaker should have their own original viewpoint;
6. Comments shall address issues, not individuals or personalities;
7. Comments may support or oppose issues or measures, but the motives of those with differing views shall not be questioned or attacked;
8. Personal attacks and malicious comments shall not be tolerated;
9. An applicant, and/or their representative(s), for an item on the regular agenda shall be afforded the time necessary to present their request and respond to questions. The five (5) minute limitation shall not apply. However, the Chairman may ask an applicant to stay on point in order to facilitate the efficiency of the meeting.

Each speaker will be asked if they can agree to abide by the Comment Protocol. If so, please be prepared to speak when your name is called.



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

February 17, 2022

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Louise Povlin, Vice Mayor
Ron Williams, Mayor
Noah Myers
Shannon Preston
Michael Bellamy
Hank Standaert, Youth Representative

MEMBERS ABSENT

Jon Greene
Scott Russ, Secretary

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

1. Approval of agenda

Staff recommended that Agenda Items 5, 6, and 10 be removed from the agenda.

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

2. Approval of minutes – January 20, 2022

Staff recommended approval.

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

3. Request for approval of a variance from the distance between driveways requirement for collector streets, as provided for in the Driveways and Other Access Ways Ordinance, for a proposed single-family residential access at 408 Herron Road (Testerman Restoration, Applicant)

Staff reviewed this item and recommended approval of the proposed residential access and associated variance. Though closer to the curve, staff noted the proposed access would allow the homeowner and those driving along Herron Road to see each other better and thus improve the overall safety in comparison with the existing access.

Mr. Reeve spoke as the property owner. A motion was made by Commissioner Myers to follow staffs' recommendation. Motion was seconded by Vice Mayor Povlin and was approved unanimously.

4. Discussion and public hearing on a final plat for the Meadows on McFee Subdivision, Phase 1, 5.25 Acres, 19 Lots, Zoned R-1/OSR (Lynch Surveys, LLC, Applicant)

Staff reviewed this item and recommended approval subject to the following:

- 1) Obtaining all required signatures.

- 2) Finishing any remaining site items noted by staff.
- 3) Providing an irrevocable letter of credit for \$30,000 for the maintenance of streets, pedestrian facilities, drainage systems, and streetscaping for Phase 1.
- 4) Providing an irrevocable letter of credit for \$80,000 for the completion of pedestrian facilities, roadway surface course, drainage systems, property pin placement, and streetscaping for Phase 1.

Russ Rackley spoke on behalf of the applicant. A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and was approved unanimously.

5. **Request for approval of an underground fiber conduit installation along a portion of Virtue Road from Evans Road north to the macro cellular tower site along Virtue Road (Fiberlink, Applicant)**

This item was postponed.

6. **Request for approval of underground and overhead fiber conduit installations along a portion of McFee Road, Evans Road, Virtue Road south of Evans Road, and Boyd Station Road (Fiberlink, Applicant)**

This item was postponed.

7. **Discussion and public hearing on a site plan revision for the Renaissance Farragut development, proposed addition of two office buildings, 12756 & 12760 Kingston Pike, 22.15 Acres (total development site), affected area Zoned O-1, (Myers Bros. Holdings, Applicant)**

Staff reviewed this item and recommended approval subject to the following:

- 1) Please submit payment for drainage permit fee for \$425.
- 2) Please provide an irrevocable letter of credit for \$4,000 for erosion control.
- 3) Please revise plan sheets to show that the handicap spaces are to be striped and signed per current ADA requirements.
- 4) Please include the structural plans for all retaining walls on the final site plan submittal.
- 5) A color and materials board will be needed at the February 17 meeting. Please also include a note that the building's facades are all brick.
- 6) Please include the HVAC screen details or include a clarification that the units do not need structural screening because they are not visible from adjacent properties or rights of ways.
- 7) Please include the detail sheet that shows the exterior light fixtures being used for these buildings so the exterior lighting for these buildings is all in this plan set.

Commissioner Myers did not participate in the discussion and left the Board Room. Knick Myers spoke as the applicant and a motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Mayor Williams and was approved unanimously except for Commissioner Myers who was not present for the vote on this item.

8. **Discussion on a zoning map amendment (rezoning) request from Agricultural District (A) to Rural Single-Family Residential District (R-1), 44.33 Acres, Tax Map 152, Parcels 33.03 & 33.04, 721 Virtue Road & 12444 Evans Road, (Robert G. Campbell and Associates, Applicant)**

For discussion purposes only.

9. Discussion of the Grigsby Chapel Road corridor traffic study (Town of Farragut, Applicant)

For discussion purposes only.

10. Discussion on approval of preliminary design for the Evans Road Greenway Connection (Town of Farragut, Applicant)

This item was postponed.

11. Discussion and public hearing on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3., Section XII., General Commercial (C-1), Subsection F., 9. Height Regulations, to provide for a concept plan review when a building more than two stories in height is proposed (Town of Farragut, Applicant)

Staff reviewed this item and recommended approval of Resolution PC-22-03 which recommends approval of Ordinance 22-03.

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

12. Discussion and public hearing on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3., Section XIII., Neighborhood/Convenience Commercial (NCC), to remove apartment buildings as a residential use and require a concept plan in association with a rezoning request to NCC (Town of Farragut, Applicant)

Staff reviewed this item and recommended approval of Resolution PC-22-04 which recommends approval of Ordinance 22-04.

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

13. Discussion and public hearing on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3., Section XXVI., Planned Commercial Development (PCD), to clarify that uses permitted in the General Commercial or Office zoning districts “may” rather than “shall” be permitted as part of a development plan submitted for a rezoning request to PCD (Town of Farragut, Applicant)

Staff reviewed this item and recommended approval of Resolution PC-22-05 which recommends approval of Ordinance 22-05.

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

14. Discussion and public hearing on a Public Tree Care Ordinance that will be required to help meet one of the standards for an application for Tree City USA recognition (Town of Farragut, Applicant)

Staff reviewed this item and recommended approval of Resolution PC-22-02 which recommends approval of Ordinance 22-02.

Vice Mayor Povlin asked that Section C. 1. g. be amended to change the word “that” to “who.” With this clarification, a motion was made by Vice Mayor Povlin to follow staffs’ recommendation. Motion was seconded by Mayor Williams and was approved unanimously.

15. Discussion on including in the Subdivision Regulations a requirement for concept plans and preliminary plats to show locations for centralized mail delivery, as governed by the United States Postal Service

For discussion purposes only.

16. Approval of utilities

None.

17. Citizen forum

None.

The meeting adjourned at 9:12 p.m.

Scott Russ, Secretary

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Request for approval of an underground fiber conduit installation along Evans Road and a portion of Virtue Road from Evans Road north to the macro cellular tower site at 519 Virtue Road (Fiberlink, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request to install two-inch underground conduit using directional boring to a depth of 36 inches for telecommunication fiber from McFee Road along the north side of Evans Road to Virtue Road and then along the west side of Virtue Road to the macro cellular tower site at 519 Virtue Road.

DISCUSSION: One reason for utility extension reviews and approval from the Planning Commission is to help ensure coordination with existing and/or future development. This portion of Town will have additional roadway improvements in the future and the applicant has met with staff representatives to discuss their project in relation to future Town projects that may overlap. This will help minimize conflicts and lessen unnecessary expenditures.

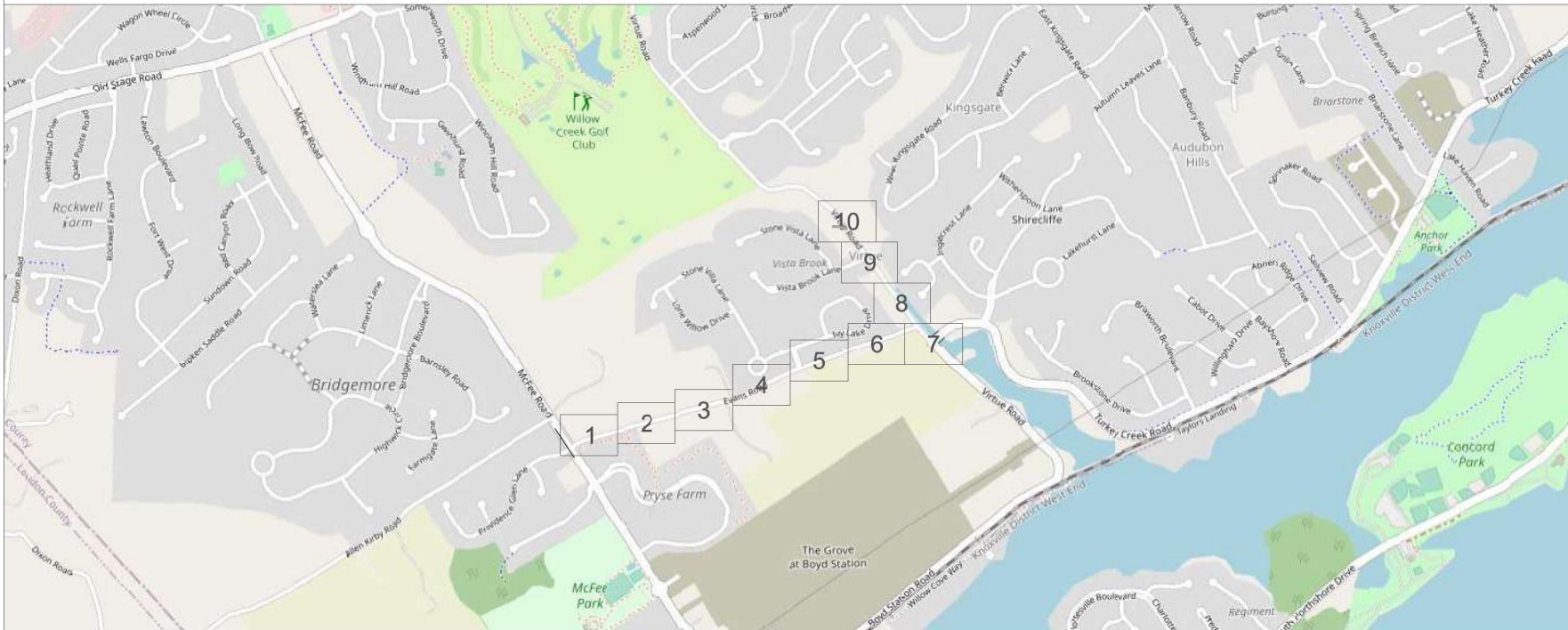
RECOMMENDATION: Included in the packet are the applicant's revised plans for this project. Staff will make a recommendation at the meeting. Notice to affected property owners and traffic control measures will be required as part of this project.



**MCImetro
ACCESS TRANSMISSION SERVICE**

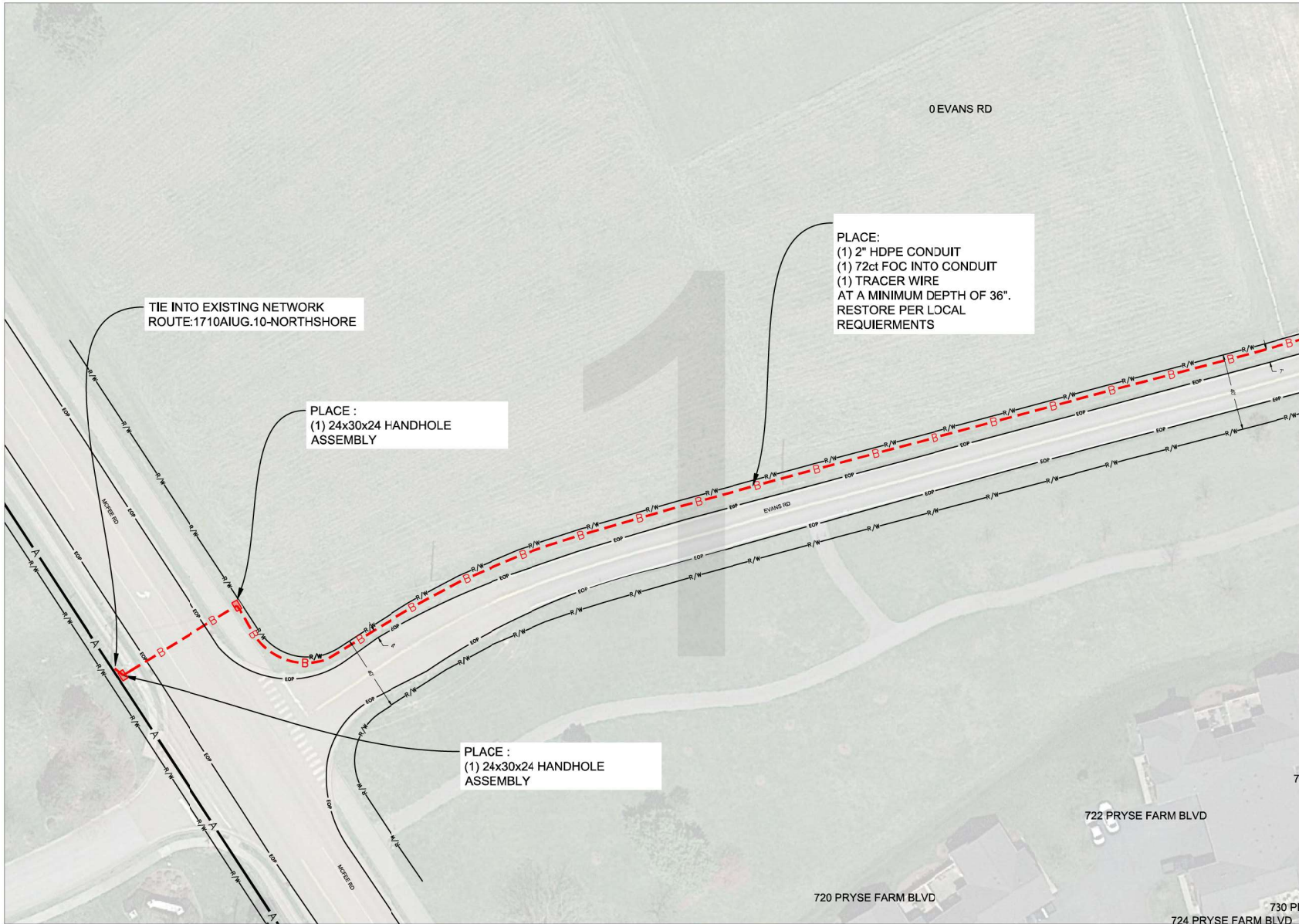
1710AUG.13
VIRTUE RD

SHEET INDEX:
C1 - COVER
C2 - OVERVIEW MAP
C3 - GENERAL NOTES
C4 - LEGEND
C5 - FRAC OUT PLAN
C6 - TYPICAL DETAILS
C7 -
C8 -
PS - PROJECT SHEET 1-10



**CORE
TOWN OF FARRAGUT PERMIT
(TOF-1)**

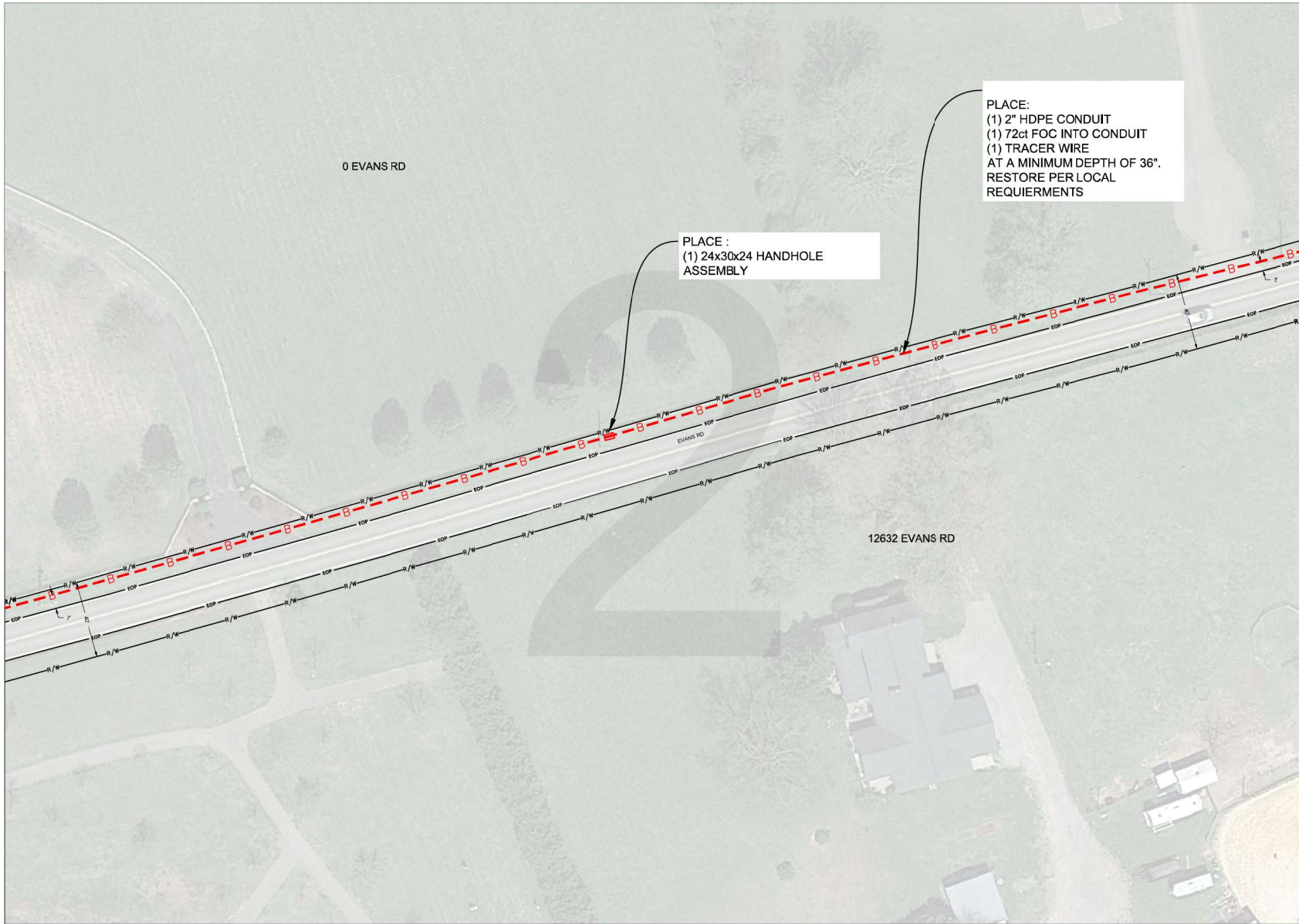
REVISIONS		DATE	BY
 MCImetro ACCESS TRANSMISSION SERVICE, LLC Mike Krohn mkrohn@mcimetro.com (615) 496-4943			
 Utility Services		CONTRACTOR CONTACT Lory Cox lcox@mas-tec.com 404 494-7302	
		ENGINEERING CONTACT Joan Boy joan@fiber-link.net 615 492-4402	
DATE: 1710AUG.13			
ADDRESS: Knoxville Knox County, Tn			
SCALE:	DATE: 12/28/21	DRAWN: F.	CHECKED: MT
SHEET NO:	C2		



MATCH TO PS-2

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			
 McMetro ACCESS TRANSMISSION SERVICE, LLC Mike Ambrosio starline@mcmetronet.com (615) 428-4943			
 Utility Services		CONTRACTOR CONTACT Larry Cox larry.cox@mastec.com 404 694-7303	
 Engineering Services		ENGINEERING CONTACT Josh Day josh.day@fiberlink.net 615-912-4402	
SITE: 1710AIUG.13			
ADDRESS: Knoxville Knoxville, TN			
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1" = 50'	03/02/22	F.	MT
DATE:	SHEET NO. PS-1		

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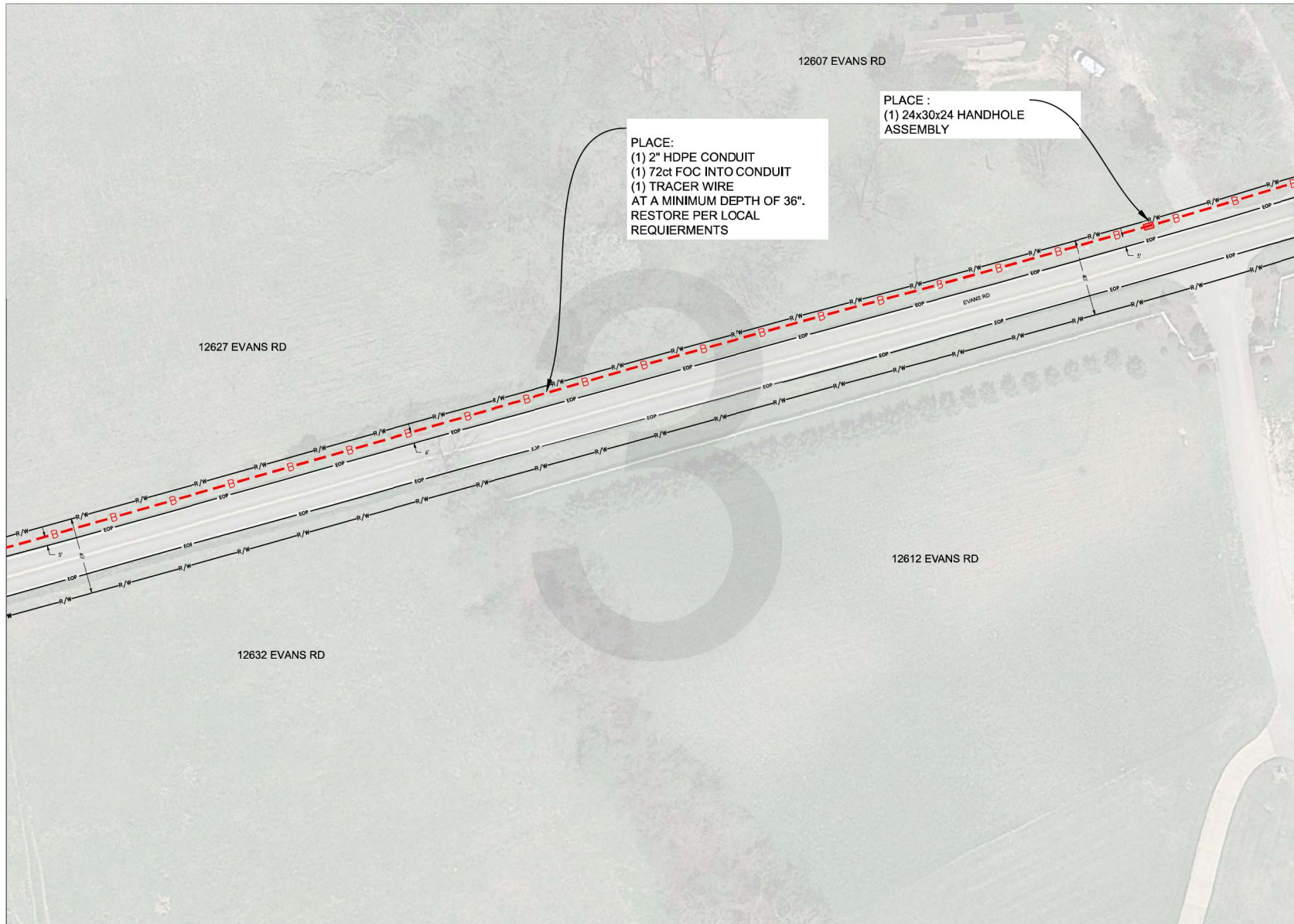


MATCH TO PS-3

0'
25'
50'
100'

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			
 MCI McMetro ACCESS TRANSMISSION SERVICE, LLC Mike Ambro starlink@mcmetroaccess.com (615) 428-4943			
 MasTec Utility Services		CONTRACTOR CONTACT Larry Cox larry.cox@mastec.com 404 694-7303	
 FiberLink		ENGINEERING CONTACT Josh Day josh@fiber-link.net 615-912-4402	
SITE: 1710AUG.13			
ADDRESS: Knoxville Knox County, Tn			
SCALE: 1" = 50'	DATE: 03/02/22	DRAWN: F.	CHECKED: MT
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MATCH TO PS-2

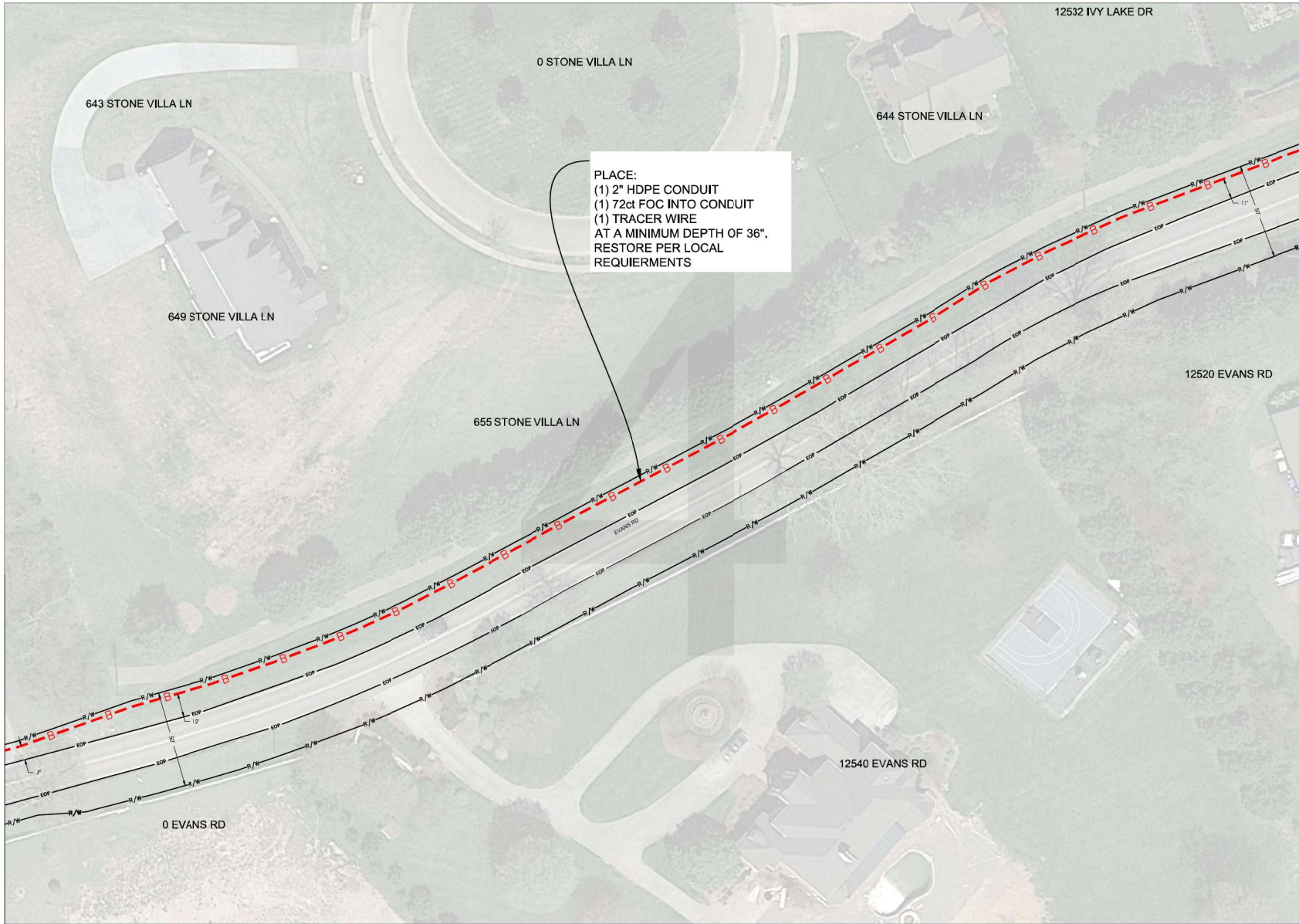


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REV:	DESCRIPTION:	BY:	DATE:
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		CONTRACTOR CONTACT Larry Cox larry.cox@mastec.com 404 694-7303	
		ENGINEERING CONTACT Josh Boy josh@fiberlink.net 615-912-4402	
SITE: 1710AUG.13			
ADDRESS: Knoxville Knox County, Tn			
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	PS-3		

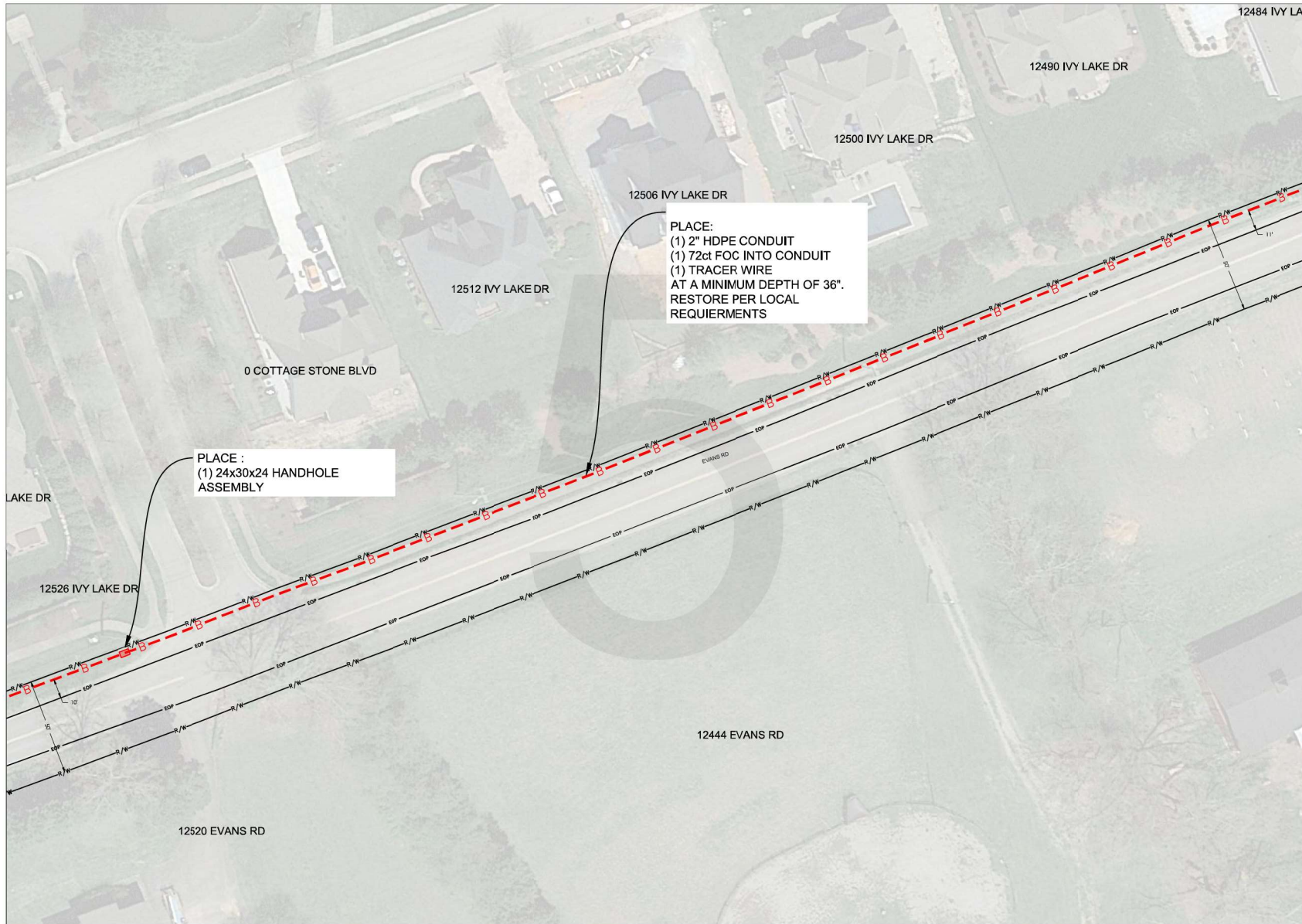
MATCH TO PS-3



MATCH TO PS-5

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			
 MCI ACCESS TRANSMISSION SERVICE, LLC Mike Angho starkeym@mcitrans.com (615) 428-4943			
 MasTec Utility Services		CONTRACTOR CONTACT Larry Cox larry.cox@mastec.com 404 694-7303	
 FiberLink		ENGINEERING CONTACT Josh Day josh@fiber-link.net 615-912-4402	
SITE: 1710AUG.13			
ADDRESS: Knoxville Knox County, Tn			
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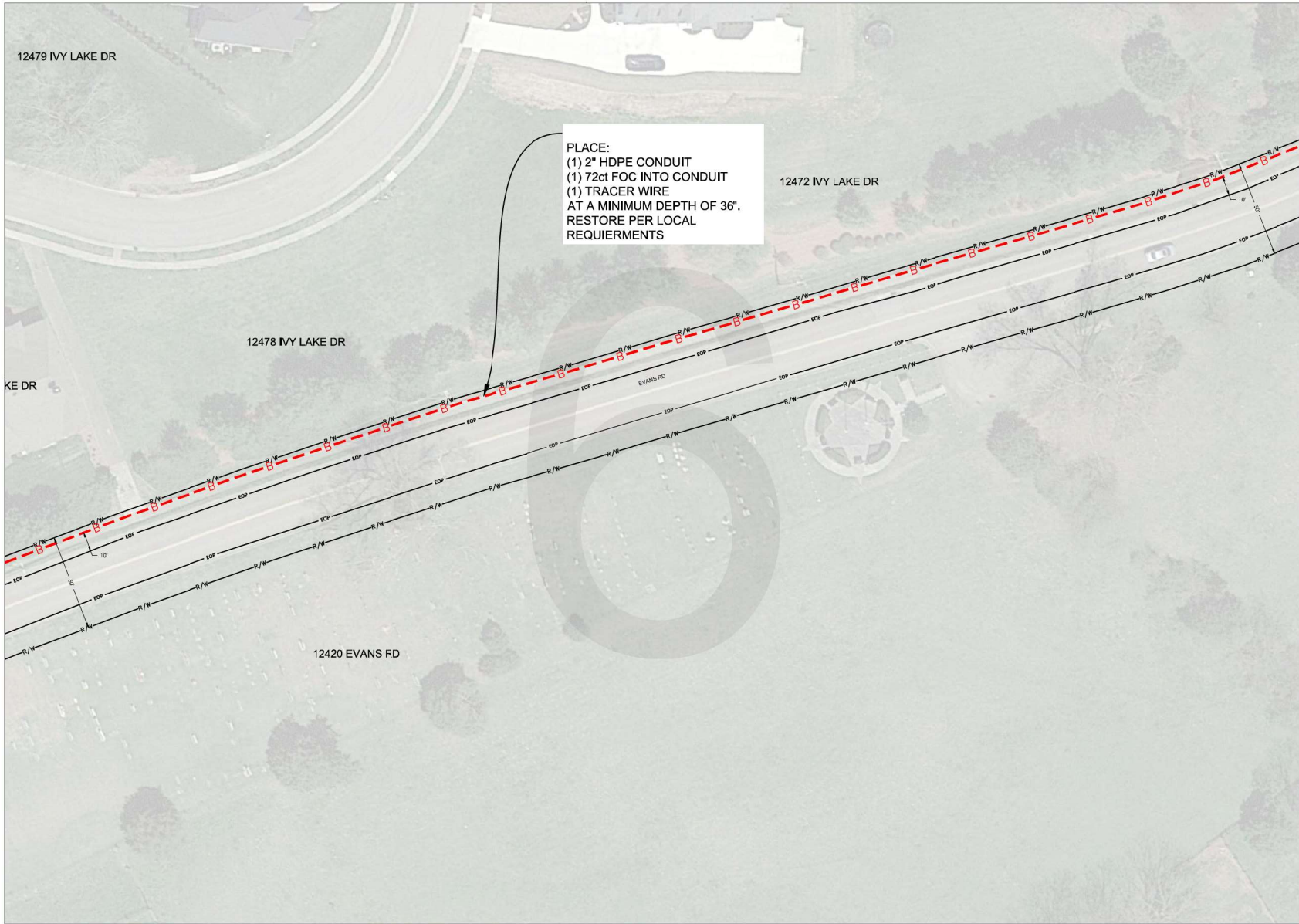
MATCH TO PS-4



MATCH TO PS-6

REV:	DESCRIPTION:	BY:	DATE:
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 MCI ACCESS TRANSMISSION SERVICE, LLC Mike Angulo mangulo@mcitransmission.com (615) 428-4943			
 MasTec Utility Services		CONTRACTOR CONTACT Larry Cox larry.cox@mastec.com 404 694-7303	
 FiberLink		ENGINEERING CONTACT Josh Boy josh@fiber-link.net 615-912-4402	
SITE: 1710AUG.13			
ADDRESS: Knoxville Knox County, Tn			
SCALE: 1" = 50'	DATE: 03/02/22	DRAWN: F.	CHECKED: MT
ENGR:	SHEET NO: PS-5	REVISION:	

MATCH TO PS-5



MATCH TO PS-7

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 McMetro ACCESS TRANSMISSION SERVICE, LLC Mike Ambro mambro@mcmetroaccess.com (615) 428-4943			
 Utility Services		CONTRACTOR CONTACT Larry Cox larry.cox@mastec.com 404 694-7303	
 Utility Services		ENGINEERING CONTACT Josh Day josh@fiberlink.net 615-912-4402	
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	PS-6		

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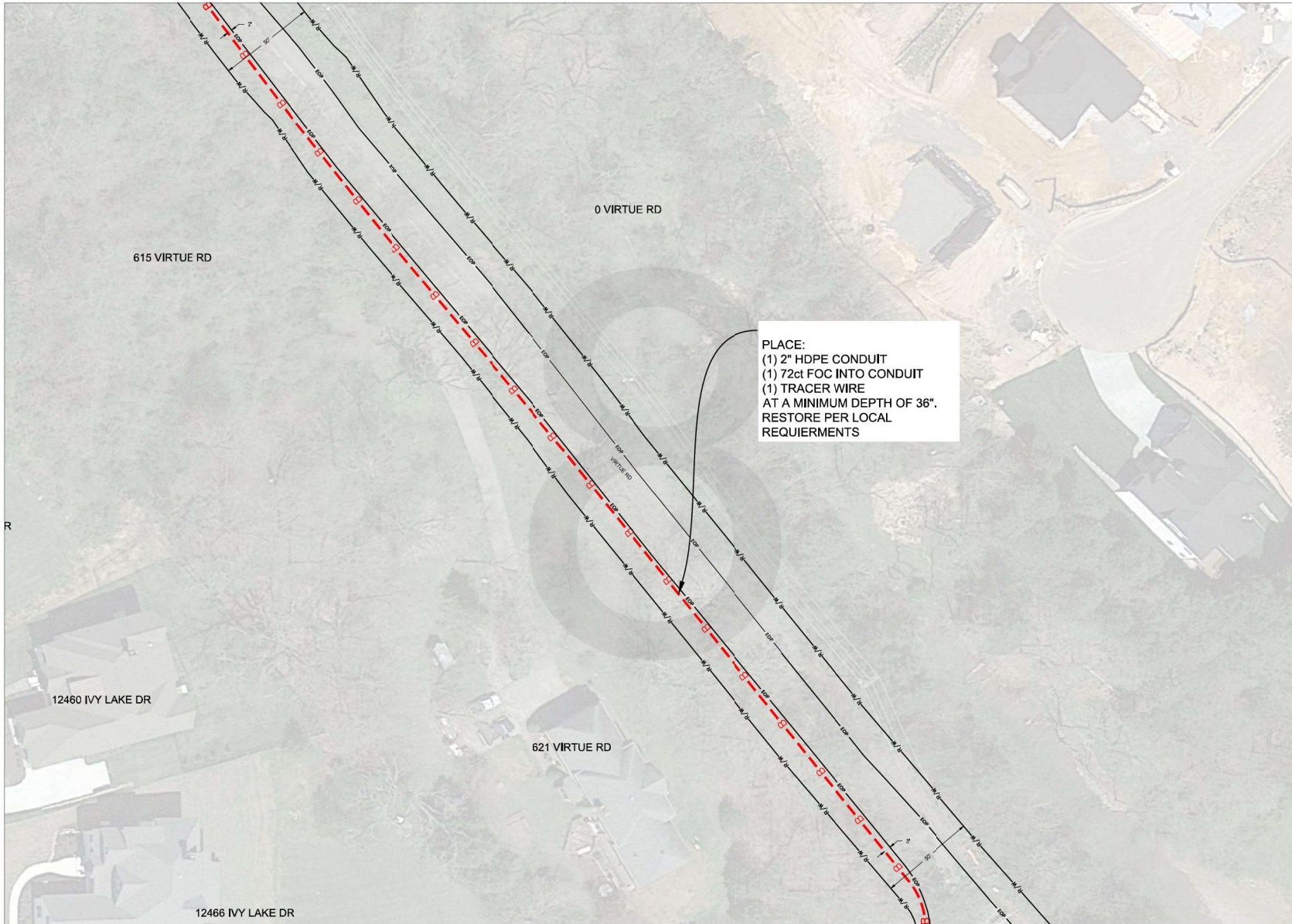
MATCH TO PS-8



100'
50'
25'
0'

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STATUS:			
 MCI ACCESS TRANSMISSION SERVICE, LLC Mike Ambro mambro@mcitransmission.com (615) 428-4943			
 MasTec Utility Services		CONTRACTOR CONTACT Larry Cox larry.cox@mastec.com 404 694-7303	
 FiberLink		ENGINEERING CONTACT Josh Day josh@fiber-link.net 615-912-4402	
SITE: 1710AUG.13			
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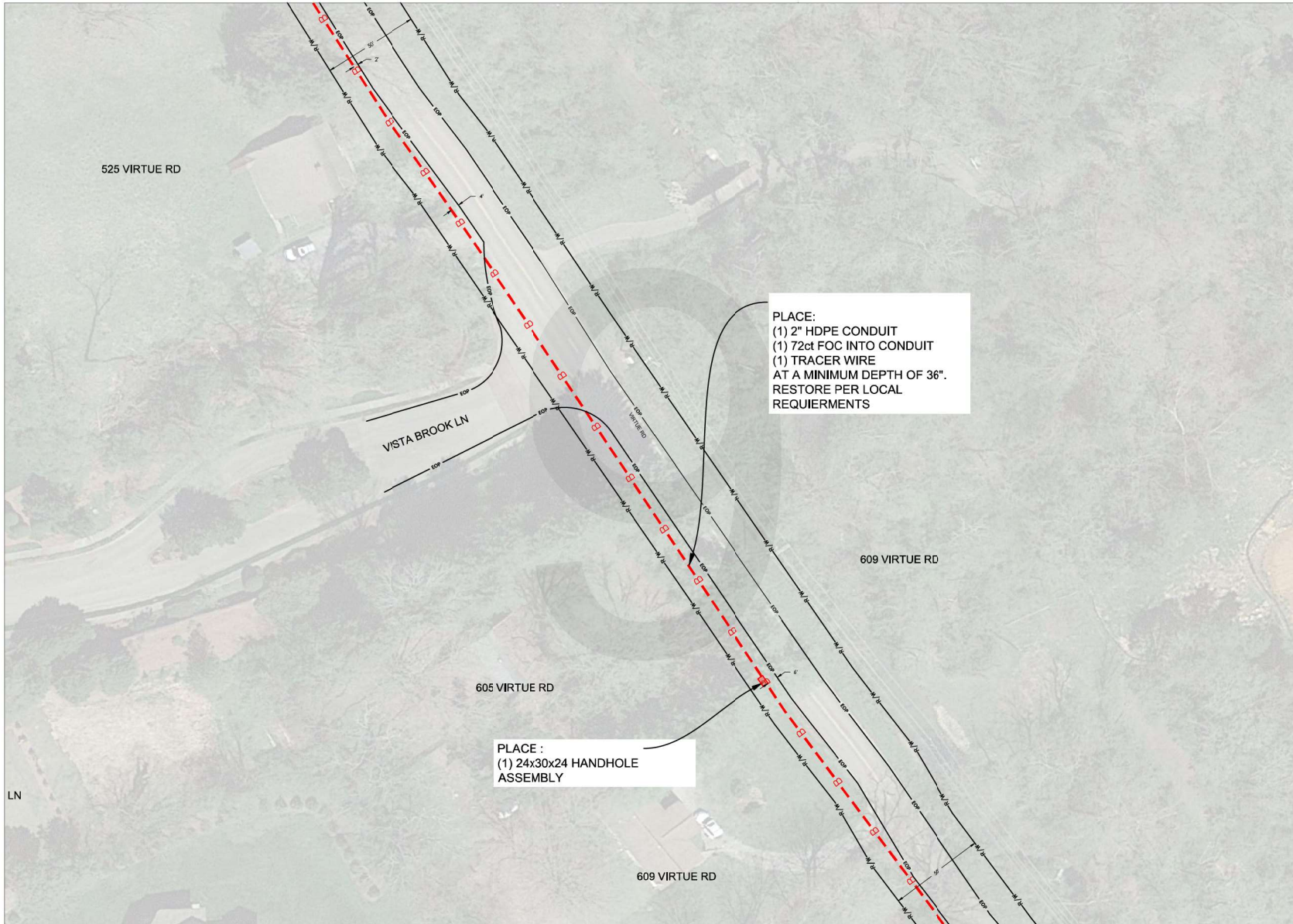
MATCH TO PS-9



MATCH TO PS-7

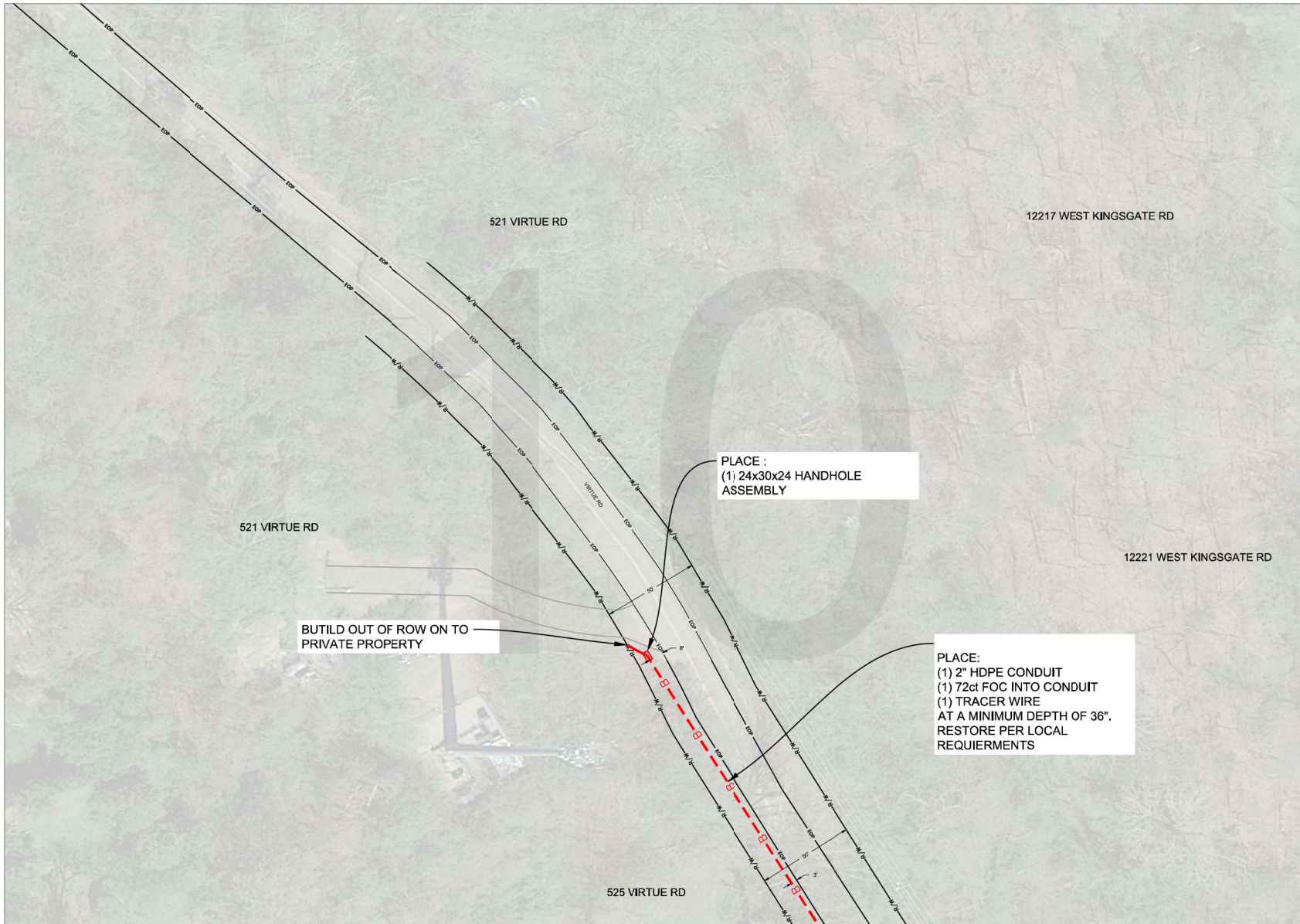
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 MCI MCImetro ACCESS TRANSMISSION SERVICE, LLC Mike Angho star@mcimetro.com (615) 428-4943					
 MasTec Utility Services		CONTRACTOR CONTACT Larry Cox larry.cox@mastec.com 404 694-7303			
 FiberLink		ENGINEERING CONTACT Josh Boy josh@fiberlink.net 615-912-4402			
SITE: 1710AUG.13					
ADDRESS: Knoxville Knoxville, Tn					
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DATE:	SHEET NO:	PS-8			

MATCH TO PS-10



MATCH TO PS-8

REV:	DESCRIPTION:	BY:	DATE:
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 MasTec Utility Services		CONTRACTOR CONTACT Larry Cox larry.cox@mastec.com 404 694-7303	
 FiberLink Utility Services		ENGINEERING CONTACT Josh Day josh@fiberlink.net 615-912-4402	
SITE: 1710AUG.13			
ADDRESS: Knoxville Knox County, Tn			
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	PS-9		



MATCH TO PS-9

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			
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 MasTec Utility Services		CONTRACTOR CONTACT Larry Cox larry.cox@mastec.com 404 694-7303	
 FiberLink		ENGINEERING CONTACT Josh Day josh@fiberlink.net 615-912-4402	
SITE: 1710AUG.13			
ADDRESS: Knoxville Knox County, Tn			
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	PS-10		

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Request for approval of underground and overhead fiber conduit installation along McFee Road (Fiberlink, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request to install telecommunication fiber in an existing underground conduit from Old Stage Road along the east side of McFee Road to 340 McFee Road. From there the fiber will be placed on existing overhead utility poles along the east side of McFee Road and then traverse to the utility poles on the west side of McFee Road south of Bridgemore Boulevard and remain on the west side of McFee until intersecting with Boyd Station Road where it will be bored for a short distance along Boyd Station Road and then under the railroad track to Harvey Road.

DISCUSSION: This project is multi-jurisdictional and extends well into the Choto area outside of the Town limits. Since a vast majority of the Town portion of this project involves using existing underground conduit and overhead utility poles, the impact should be minimal.

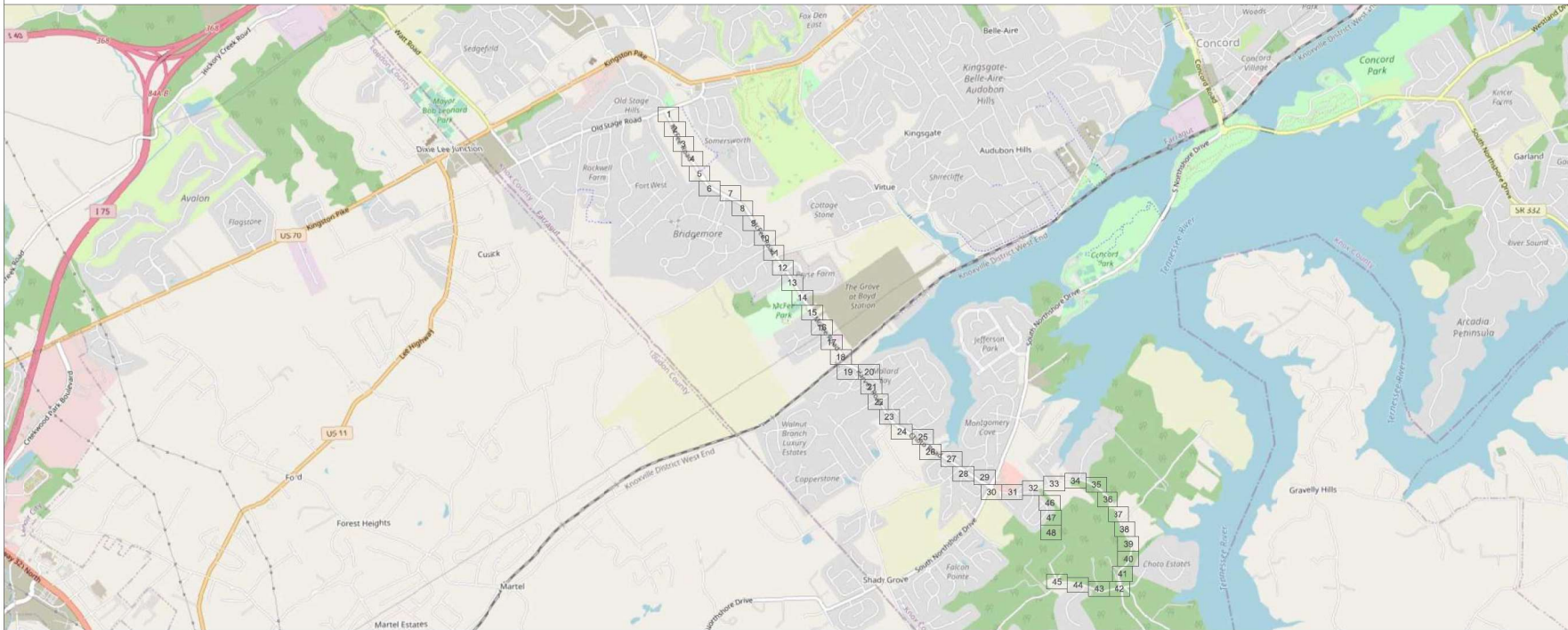
RECOMMENDATION: Included in the packet are the applicant's revised plans for this project. Staff will make a recommendation at the meeting. Appropriate notice based on the nature of the project and traffic control measures will be required as part of this project.



MCImetro
ACCESS TRANSMISSION SERVICE

1710AIUG.10
NOTHSORE

SHEET INDEX:
C1 - COVER
C2 - OVERVIEW MAP
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C5 - FRAC OUT PLAN
C6 - TYPICAL DETAILS
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C8 -
PS - PROJECT SHEET 1-18



CORE
TOWN OF FARRAGUT PERMIT
(TOF-1)

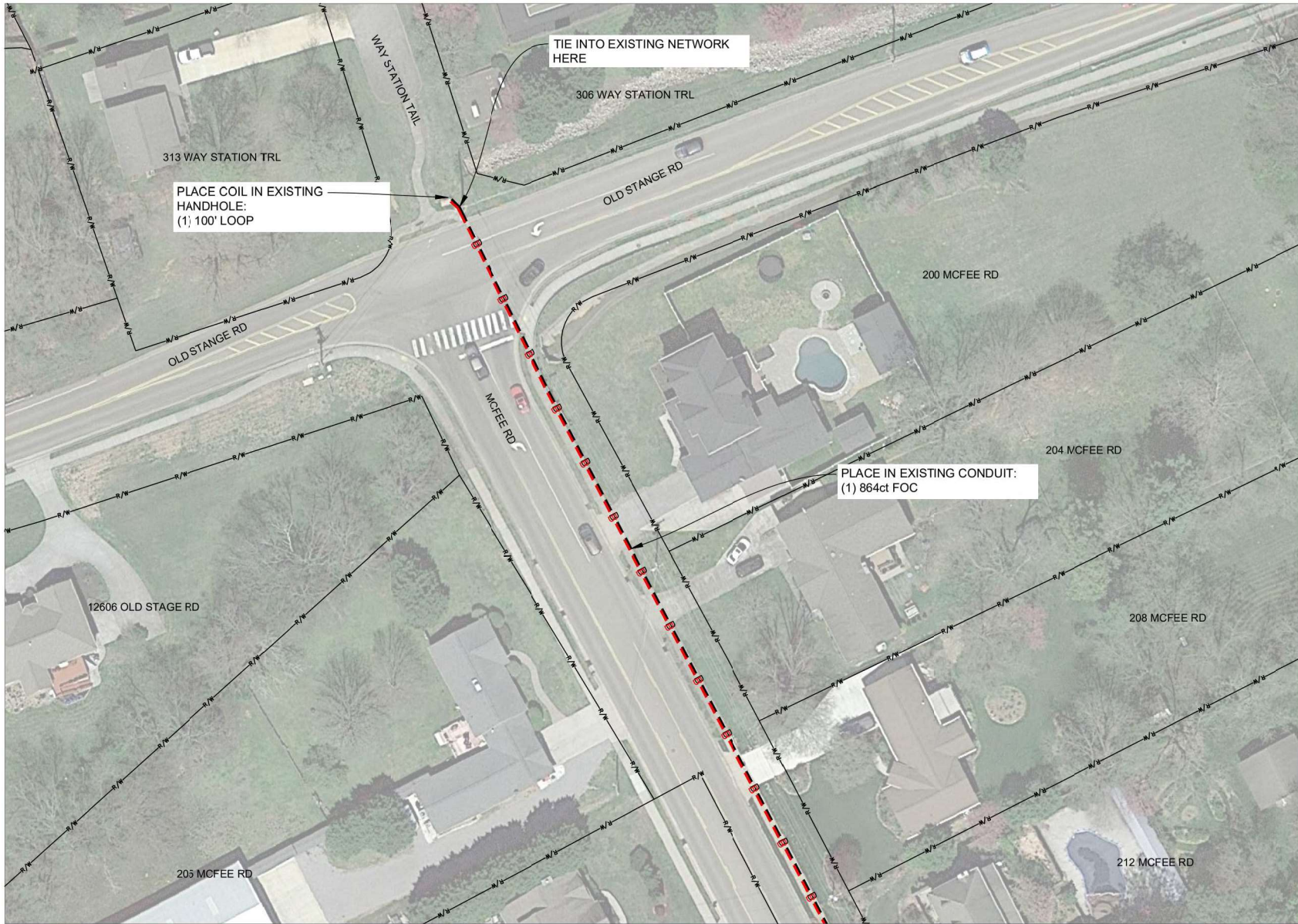
REV: 1/20/2010
DATE: 1/20/2010



MasTec
Utility Services
CONTRACTOR CONTACT
Larry Cox
larry.cox@mas-tec.com
404 694-7302

FiberLink
ENGINEERING CONTACT
Joan Day
joan@fiberlink.net
615 912-4402

REV: 1710AIUG.10
ADDRESS: Knoxville
Knox County, TN
SCALE: 01/03/22 DATE: F. MT
SHEET NO: C2



MATCH TO PS-2

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			
 MCI MCI metro ACCESS TRANSMISSION SERVICE, LLC Mike Ancho mkancho@mcimetro.com (615) 428-4963			
 MasTec Utility Services CONTRACTOR CONTACT Larry Cox larry.cox@mastec.com 404 694-7303			
 FiberLink ENGINEERING CONTACT Josh Day josh@fiber-link.net 615-912-4402			
SITE:	SITE SPAN NFID		
ADDRESS:	Knoxville Knox County, TN		
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REF#:	REF#	DRAWN:	F.
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		REVISION:	
		SHEET NO:	PS-1

MATCH TO PS-1



MATCH TO PS-3

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 Utility Services		CONTRACTOR CONTACT Larry Cox larry.cox@mastec.com 404 694-7303	
 FiberLink		ENGINEERING CONTACT Josh Day josh@fiberlink.net 615-912-4402	
SITE: SITE SPAN NFID			
ADDRESS: Knoxville Knox County, Tn			
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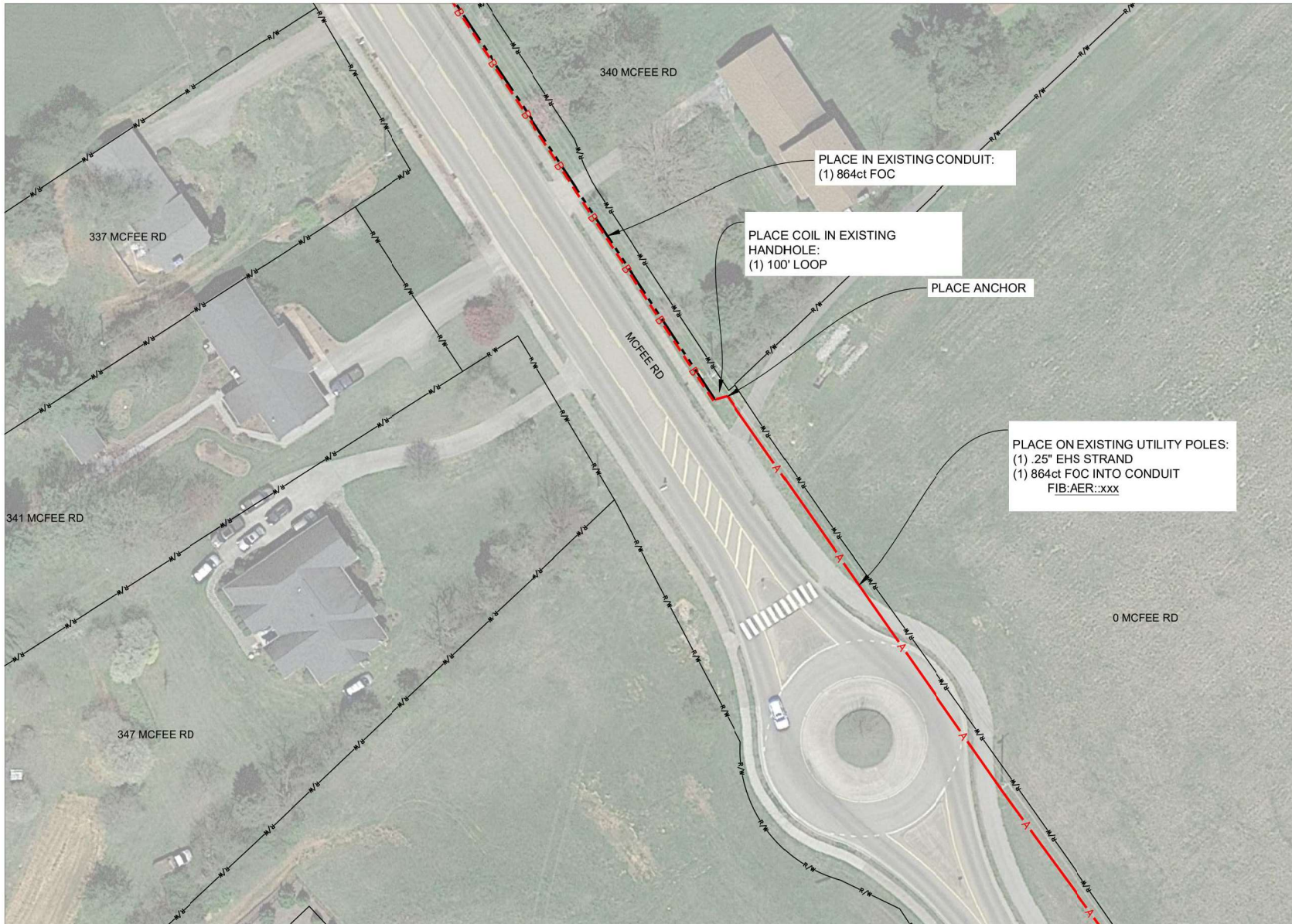
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MATCH TO PS-5

REV:	DESCRIPTION:	BY:	DATE:
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 Utility Services		CONTRACTOR CONTACT Larry Cox larry.cox@mastec.com 404 694-7303	
 Starkeym@mcmetronet.com		ENGINEERING CONTACT Josh Day josh@fiber-link.net 615-912-4402	
SITE: SITE SPAN NFID			
ADDRESS: Knoxville Knox County, Tn			
SCALE:	DATE:	DRAWN:	CHECKED:
1" = 50'	01/03/22	F.	MT
REF#	SHEET NO:	REVISION:	
	PS-4		

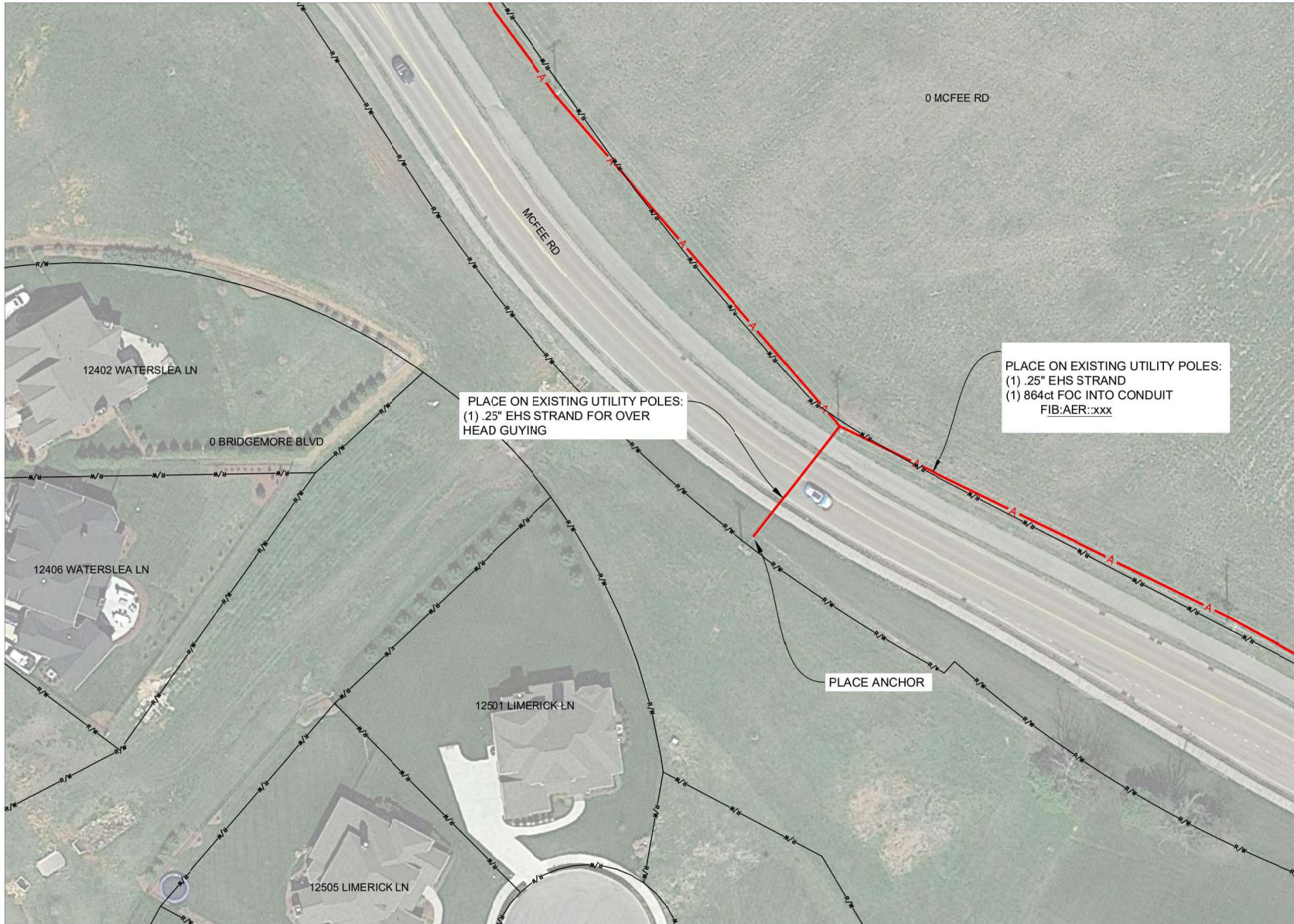
MATCH TO PS-4



MATCH TO PS-6

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			
 MCI McMetro ACCESS TRANSMISSION SERVICE, LLC Mike Angho stanley.m.mcmetro@verizon.com (615) 428-4943			
 CONTRACTOR CONTACT Larry Cox larry.cox@mastec.com 404 694-7303			
 ENGINEERING CONTACT Josh Day josh@fiberlink.net 615-912-4402			
SITE: SITE SPAN NFID			
ADDRESS: Knoxville Knox County, Tn			
SCALE: 1" = 50'	DATE: 01/03/22	DRAWN: F.	CHECKED: MT
REF#	SHEET NO: PS-5	REVISION:	

MATCH TO PS-5



MATCH TO PS-7

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			
 MCI ACCESS TRANSMISSION SERVICE, LLC Mike Anziba stanley.m@mciconservation.com (615) 428-4943			
 MasTec Utility Services		CONTRACTOR CONTACT Larry Cox larry.cox@masotec.com 404 694-7303	
 FiberLink		ENGINEERING CONTACT Josh Day josh@fiber-link.net 615-912-4402	
SITE: SITE SPAN NFID			
ADDRESS: Knoxville Knox County, Tn			
SCALE: 1" = 50'	DATE: 01/03/22	DRAWN: F.	CHECKED: MT
REF#	SHEET NO: PS-6		REVISION:

MATCH TO PS-6



MATCH TO PS-8



0'
25'
50'
100'

REV:		DESCRIPTION:		BY:	DATE:
STATUS:					
 MCI McMetro ACCESS TRANSMISSION SERVICE, LLC Mike Angho starkeym@mcmetronet.com (615) 428-4943					
 MasTec Utility Services		CONTRACTOR CONTACT Larry Cox larry.cox@mas-tec.com 404 694-7303			
 FiberLink		ENGINEERING CONTACT Josh Day josh@fiberlink.net 615-912-4402			
SITE: SITE SPAN NFID					
ADDRESS: Knoxville Knox County, Tn					
SCALE: 1" = 50'	DATE: 01/03/22	DRAWN: F.	CHECKED: MT		
REF#	SHEET NO: PS-7	REVISION:			

MATCH TO PS-7



MATCH TO PS-9



REV:	DESCRIPTION:	BY:	DATE:
STATUS:			
 MCI McMetro ACCESS TRANSMISSION SERVICE, LLC Mike Angho starkeym@mcmetro.com (615) 428-4963			
 MasTec Utility Services		CONTRACTOR CONTACT Larry Cox larry.cox@mastec.com 404 694-7303	
 FiberLink		ENGINEERING CONTACT Josh Day josh@fiberlink.net 615-912-4402	
SITE: SITE SPAN NFID			
ADDRESS: Knoxville Knox County, Tn			
SCALE: 1" = 50'	DATE: 01/03/22	DRAWN: F.	CHECKED: MT
REF#	SHEET NO: PS-8		REVISION:

MATCH TO PS-8



MATCH TO PS-10

REV:		DESCRIPTION:		BY:	DATE:
STATUS:					
 MCI MCI metro ACCESS TRANSMISSION SERVICE, LLC Mike Angho starkeym@mcimetro.com (615) 428-4943					
 MasTec Utility Services		CONTRACTOR CONTACT Larry Cox larry.cox@mastec.com 404 694-7303			
 FiberLink		ENGINEERING CONTACT Josh Day josh@fiber-link.net 615-912-4402			
SITE: SITE SPAN NFID					
ADDRESS: Knoxville Knox County, Tn					
SCALE:	DATE:	DRAWN:	CHECKED:		
1" = 50'	01/03/22	F.	MT		
REF#	SHEET NO:	REVISION:			
	PS-9				

MATCH TO PS-9



MATCH TO PS-11

REV:		DESCRIPTION:		BY:	DATE:
STATUS:					
 McMetro ACCESS TRANSMISSION SERVICE, LLC Mike Anglin mangel@mcmetro.com (615) 428-4943					
 Utility Services		CONTRACTOR CONTACT Larry Cox larry.cox@mastec.com 404 694-7303			
 Engineering Services		ENGINEERING CONTACT Josh Day josh@fiberlink.net 615-912-4402			
SITE: SITE SPAN NFID					
ADDRESS: Knoxville Knox County, Tn					
SCALE:	DATE:	DRAWN:	CHECKED:		
1" = 50'	01/03/22	F.	MT		
REF#	SHEET NO:	REVISION:			
	PS-10				

MATCH TO PS-10



MATCH TO PS-12

REV: DESCRIPTION:		BY:	DATE:
STATUS:			
 MCI ACCESS TRANSMISSION SERVICE, LLC Mike Ancho stanley.m.mc@access-trans.com (615) 428-4943			
 MasTec Utility Services		CONTRACTOR CONTACT Larry Cox larry.cox@mastec.com 404 694-7303	
 FiberLink Utility Services		ENGINEERING CONTACT Josh Day josh.day@fiberlink.net 615-912-4402	
SITE: SITE SPAN NFID			
ADDRESS: Knoxville Knox County, Tn			
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1" = 50'	01/03/22	F.	MT
REF#	SHEET NO.	REVISION:	
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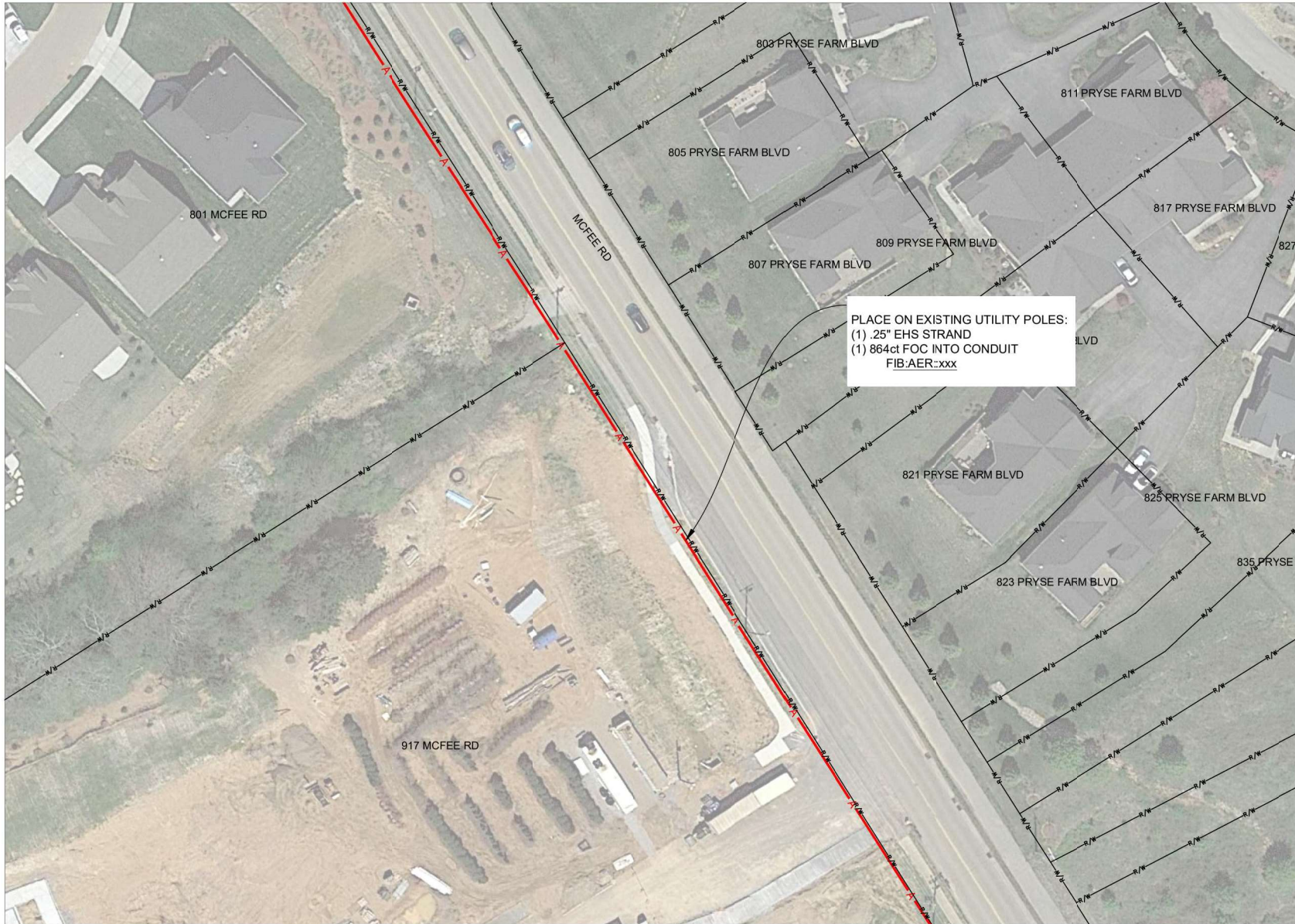
MATCH TO PS-11



MATCH TO PS-13

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			
 MCI McMetro ACCESS TRANSMISSION SERVICE, LLC Mike Angho mkantero@mcmetro.com (615) 428-4943			
 MasTec Utility Services		CONTRACTOR CONTACT Larry Cox larry.cox@mastec.com 404 694-7303	
 FiberLink		ENGINEERING CONTACT Josh Day josh@fiberlink.net 615-912-4402	
SITE: SITE SPAN NFID			
ADDRESS: Knoxville Knox County, Tn			
SCALE:	DATE:	DRAWN:	CHECKED:
1" = 50'	01/03/22	F.	MT
REF#	SHEET NO.	REVISION:	
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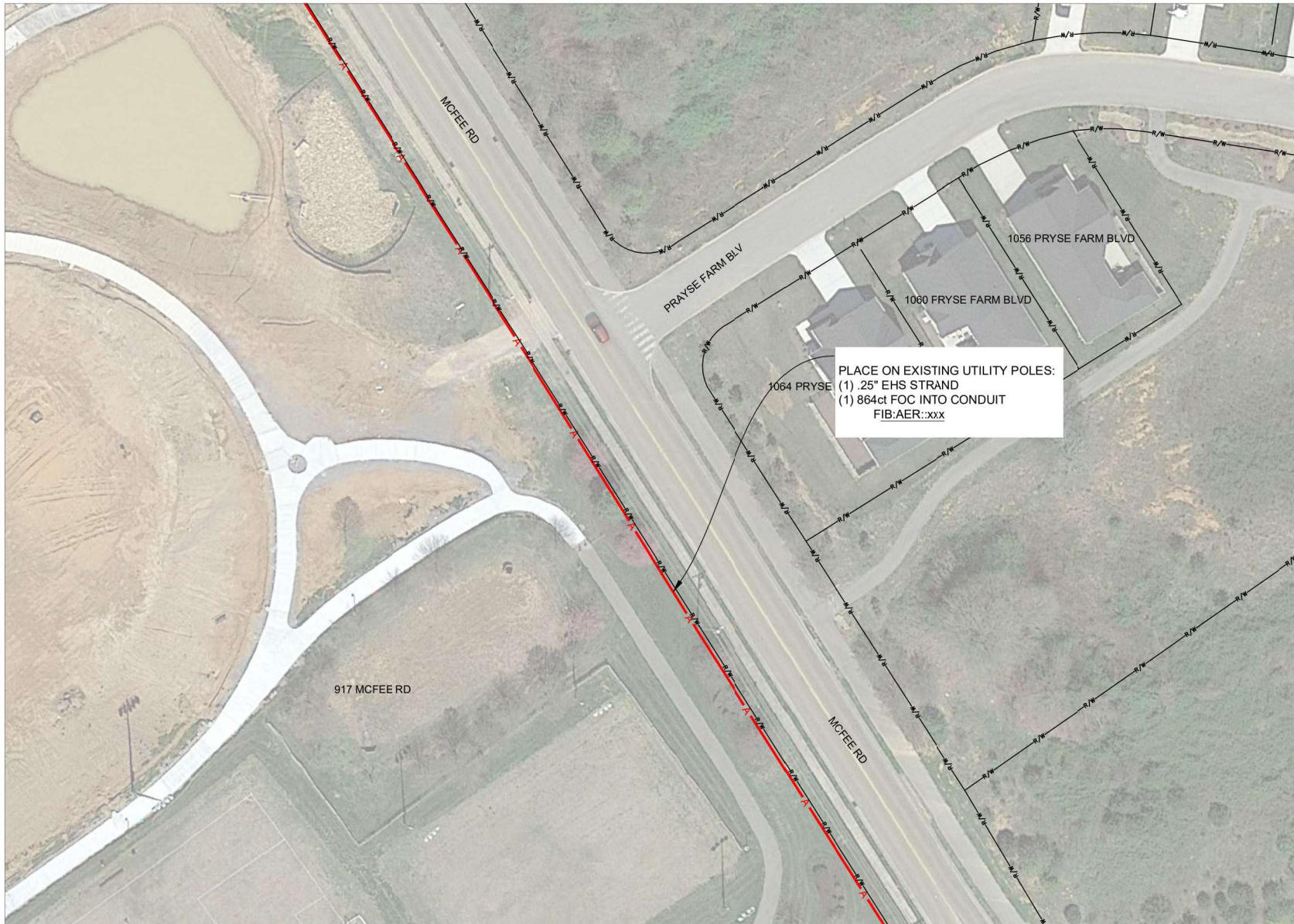
MATCH TO PS-12



MATCH TO PS-14

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			
 MCI MCI Metro ACCESS TRANSMISSION SERVICE, LLC Mike Anello mkanello@mcimetro.com (615) 428-4943			
 MasTec Utility Services		CONTRACTOR CONTACT Larry Cox larry.cox@mastec.com 404 694-7303	
 FiberLink		ENGINEERING CONTACT Josh Day josh@fiberlink.net 615-912-4402	
SITE: SITE SPAN NFID			
ADDRESS: Knoxville Knox County, Tn			
SCALE: 1" = 50'	DATE: 01/03/22	DRAWN: F.	CHECKED: MT
REF#	SHEET NO: PS-13	REVISION:	

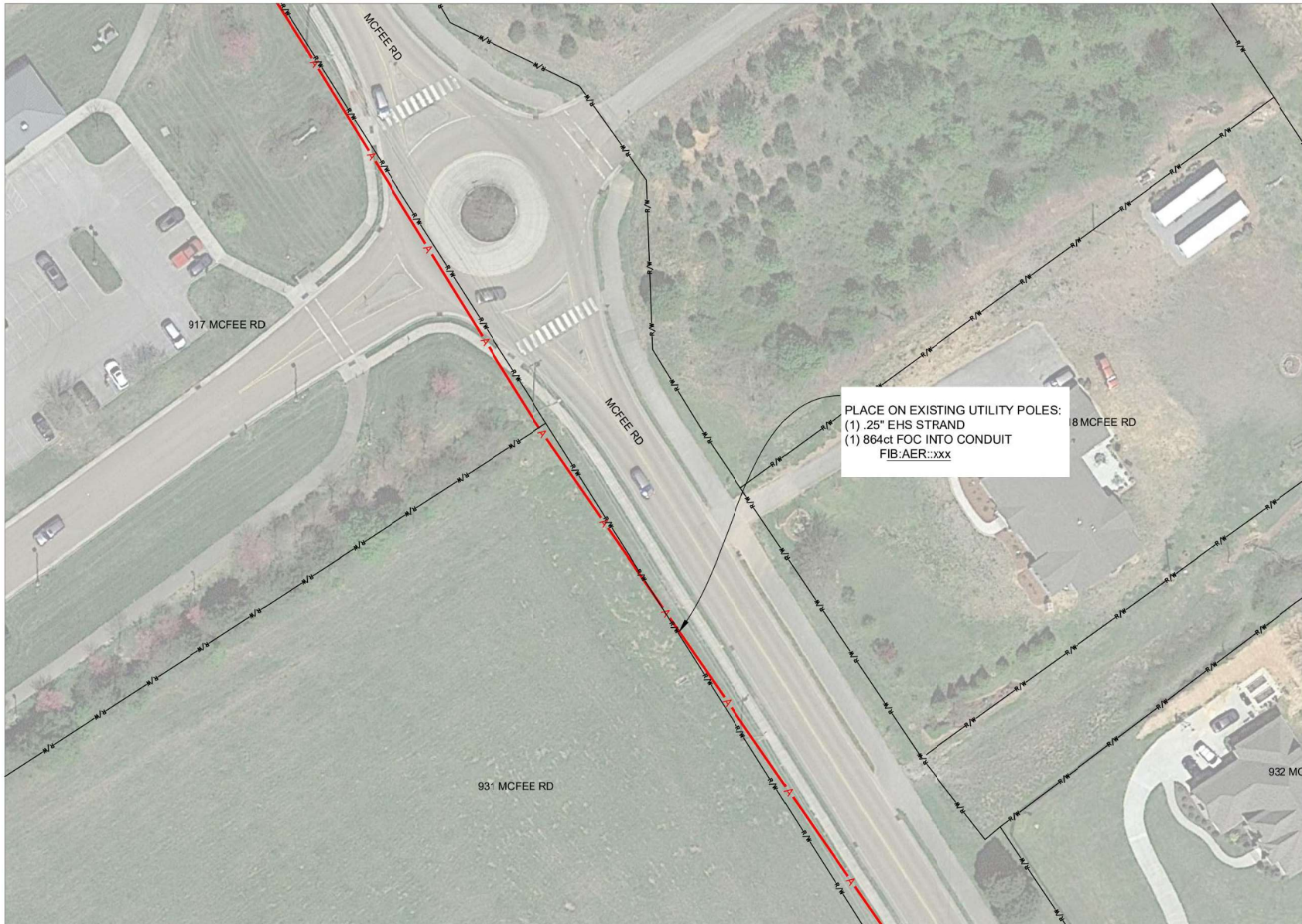
MATCH TO PS-13



MATCH TO PS-15

REV: DESCRIPTION:		BY:	DATE:
STATUS:			
 MCI McInetro ACCESS TRANSMISSION SERVICE, LLC Mike Anglin mangel@mcinetro.com (615) 428-4943			
 MasTec Utility Services		CONTRACTOR CONTACT Larry Cox larry.cox@mastec.com 404 694-7303	
 FiberLink		ENGINEERING CONTACT Josh Day josh@fiberlink.net 615-912-4402	
SITE: SITE SPAN NFID			
ADDRESS: Knoxville Knox County, Tn			
SCALE: 1" = 50'	DATE: 01/03/22	DRAWN: F.	CHECKED: MT
REF#	SHEET NO.	PS-14	

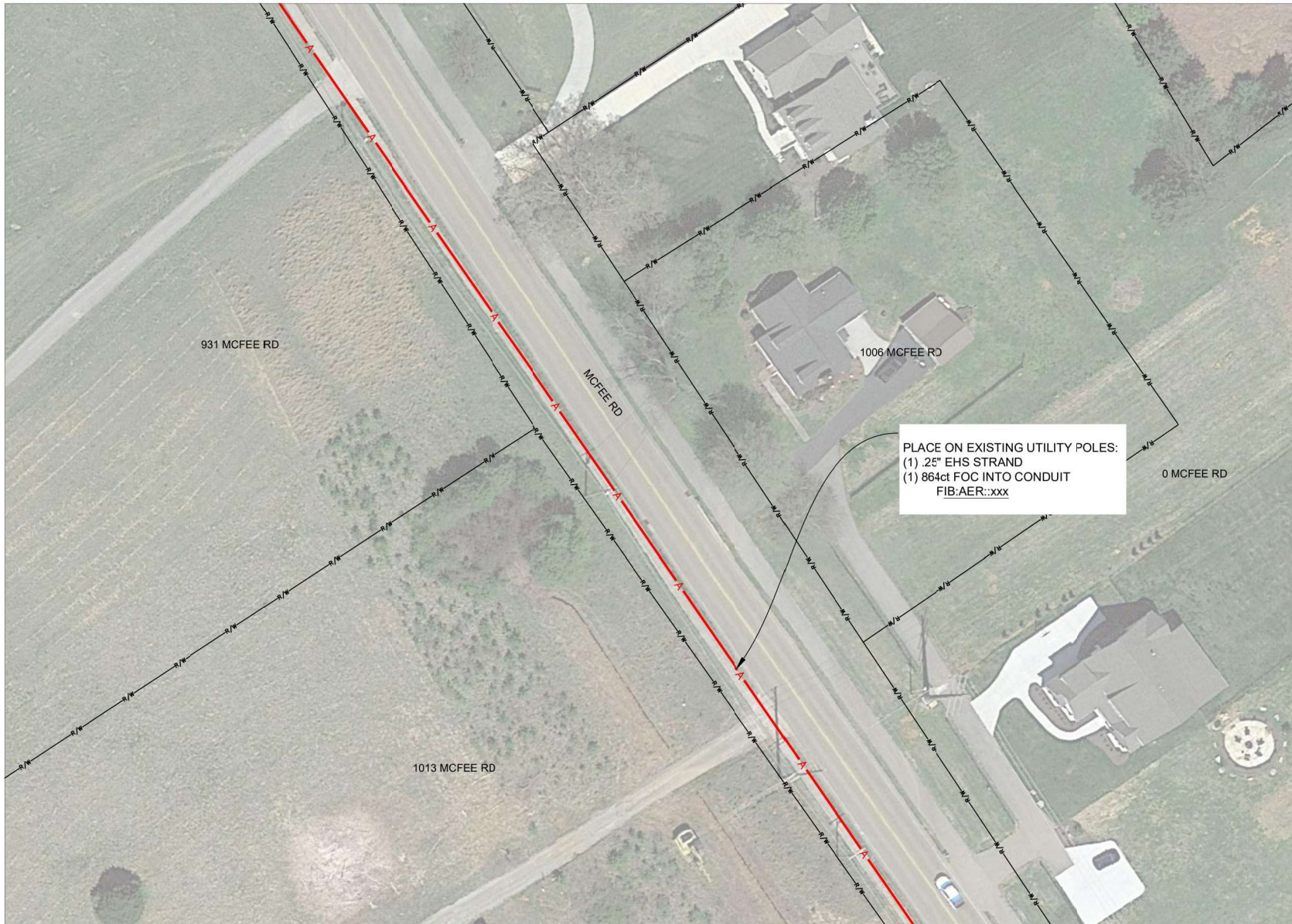
MATCH TO PS-14



MATCH TO PS-16

REV: DESCRIPTION:		BY:	DATE:
STATUS:			
 MCI MCI Metro ACCESS TRANSMISSION SERVICE, LLC Mike Ambro starline@mcimetro.com (615) 428-4943			
 MasTec Utility Services		CONTRACTOR CONTACT Larry Cox larry.cox@mastec.com 404 694-7303	
 FiberLink		ENGINEERING CONTACT Josh Day josh@fiberlink.net 615-912-4402	
SITE: SITE SPAN NFID			
ADDRESS: Knoxville Knox County, Tn			
SCALE: 1" = 50'	DATE: 01/03/22	DRAWN: F.	CHECKED: MT
REF#	SHEET NO: PS-15	REVISION:	

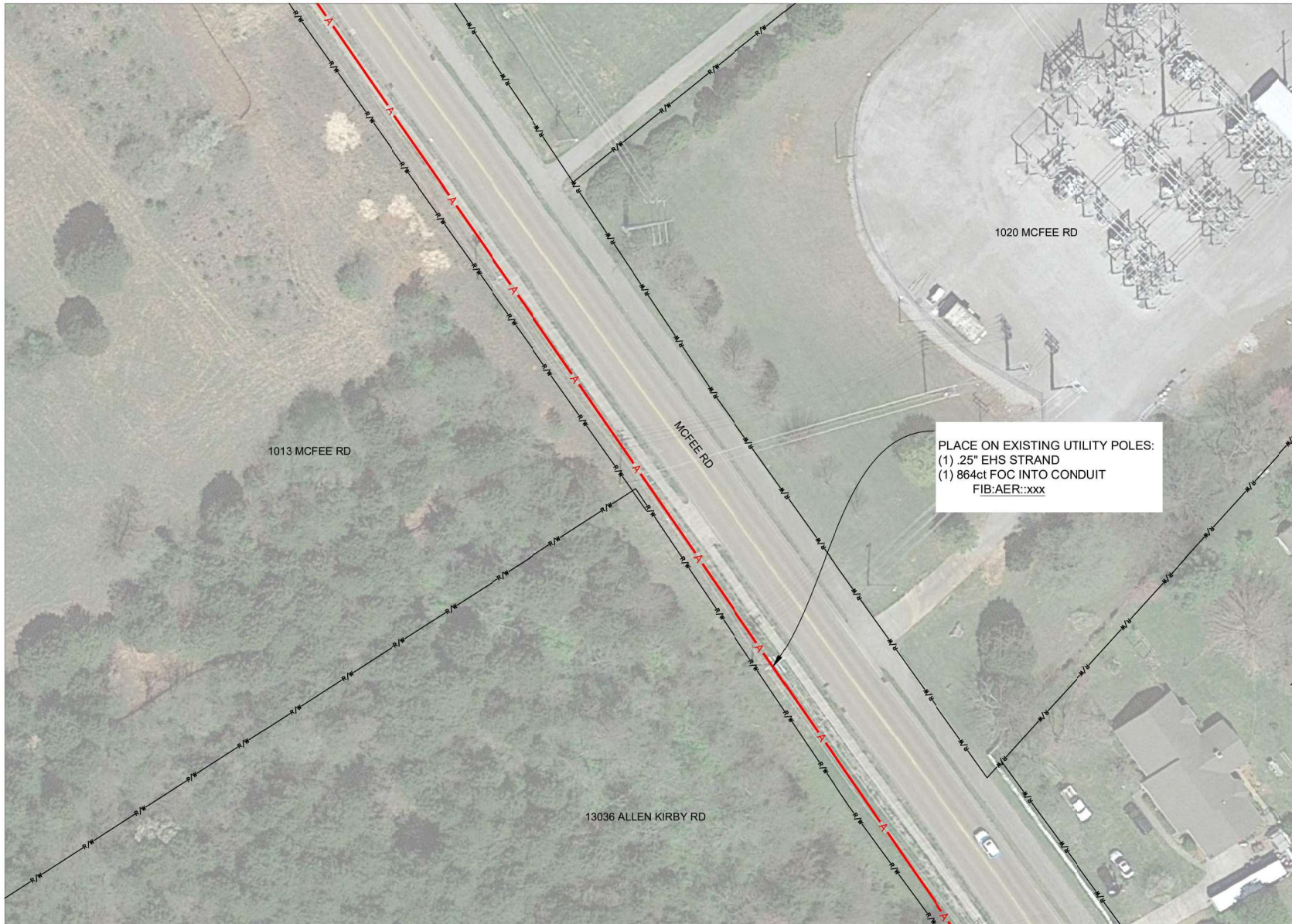
MATCH TO PS-15



MATCH TO PS-17

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			
 McMetro ACCESS TRANSMISSION SERVICE, LLC Mike Anzola stanley.m.mcmetronet.com (615) 428-4943			
 Utility Services		CONTRACTOR CONTACT Larry Cox larry.cox@mastec.com 404 694-7303	
 Utility Services		ENGINEERING CONTACT Josh Day josh.day@fiberlink.net 615-912-4402	
SITE: SITE SPAN NFID			
ADDRESS: Knoxville Knox County, Tn			
SCALE:	DATE:	DRAWN:	CHECKED:
1" = 50'	01/03/22	F.	MT
REF#	SHEET NO.	REVISION:	
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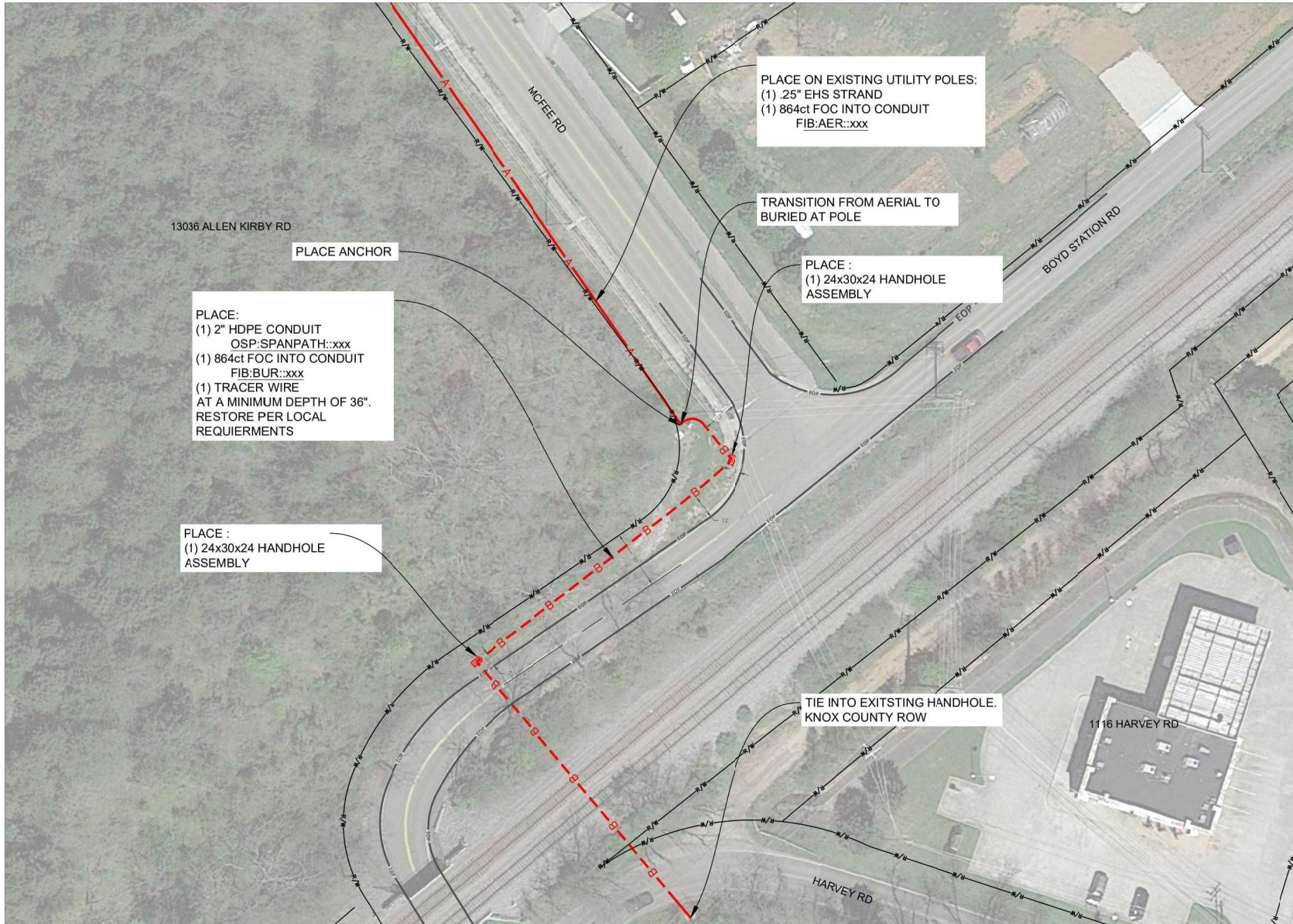
MATCH TO PS-16



MATCH TO PS-18

REV: DESCRIPTION:		BY:	DATE:
STATUS:			
 MCI MCI Metro ACCESS TRANSMISSION SERVICE, LLC Mike Angha mkangha@mcitransmission.com (615) 428-4943			
 MasTec Utility Services		CONTRACTOR CONTACT Larry Cox larry.cox@mastec.com 404 694-7303	
 FiberLink		ENGINEERING CONTACT Josh Day josh@fiber-link.net 615-912-4402	
SITE: SITE SPAN NFID			
ADDRESS: Knoxville Knox County, Tn			
SCALE:	DATE:	DRAWN:	CHECKED:
1" = 50'	01/03/22	F.	MT
REF#	SHEET NO:	REVISION:	
	PS-17		

MATCH TO PS-17



MATCH TO PS-19

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			
 MCI MCI metro ACCESS TRANSMISSION SERVICE, LLC Mike Anello star@mcitransmission.com (615) 428-4943			
 MasTec Utility Services		CONTRACTOR CONTACT Larry Cox larry.cox@mastec.com 404 694-7303	
 FiberLink		ENGINEERING CONTACT Josh Day josh@fiberlink.net 615-912-4402	
SITE: SITE SPAN NFID			
ADDRESS: Knoxville Knox County, Tn			
SCALE:	DATE:	DRAWN:	CHECKED:
1" = 50'	01/03/22	F.	MT
REF#	SHEET NO.	REVISION:	
	PS-18		

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for a covered porch for the Village Green Homeowner Association Pool House, 218 West Heritage Drive, Zoned R-2 (FairFax Development, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a site plan for a 288 square foot covered porch on the rear of the Village Green clubhouse building at 218 West Heritage Drive. This is being presented to the Planning Commission as required under the Site Plan Regulations in the Farragut Zoning Ordinance.

DISCUSSION: The existing clubhouse is 1,050 square feet. The covered porch is 16x18 and will provide for a protected outdoor gathering space and will be constructed to architecturally match the existing clubhouse.

RECOMMENDATION: Included in the packet are the site plan and initial building plans. The building plans are currently under review. Staff will be recommending approval of the site plan as the proposed covered porch meets all applicable site related requirements.

NOTES

- 1) RECORD NORTH REFERENCES THE SUBDIVISION PLAT OF RECORD WHICH IS OF RECORD AS MAP CABINET "G", SLIDE 298B IN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
- 2) SUBJECT PROPERTY LIES IN FLOOD ZONE "X", AS DESIGNATED BY F.E.M.A. MAP #47093C0243G, EFFECTIVE DATE AUGUST 05, 2013.
- 3) UTILITY AND DRAINAGE EASEMENTS OF 5' INSIDE OF ALL LOT LINES.
- 4) PROPERTY IS ZONED "R1" REQUIRING THE FOLLOWING SETBACKS:
FRONT— 35'
SIDE— TOTAL OF 40', BUT NOT LESS THAN 15' ON ANY ONE SIDE
REAR— 25'
HEIGHT REGULATIONS— NOT TO EXCEED 2-1/2 STORIES OR 35' HIGH,
NO ACCESSORY STRUCTURE SHALL EXCEED 15' IN HEIGHT, EXCEPT AS
PROVIDED FOR ELSEWHERE IN THE TOWN MUNICIPAL CODE.
- 5) THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND INCLUDING BUT NOT LIMITED TO SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT BE REASONABLE FOR ANY LIABILITY THAT MAY ARISE OUT THE MAKING OR FAILURE TO MAKE OF SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION. FOR UNDERGROUN DUTILITY LOCATION CALL 811 (TN ONE CALL).
- 6) PROPERTY IS SUBJECT TO APPLICABLE RESTRICTIONS, BUILDING SETBACK LINES, EXISTING EASEMENTS AND ALL CONDITIONS OF RECORD.

LEGEND

N 45°47'43" E 100.00' RECORD CALLS
BRICK PAVERS

PLOT PLAN

BUILDER FAIRFAX CONSTRUCTION
LOCATION 218 WEST HERITAGE, DRIVE, KNOXVILLE, TN 37934
SIXTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE
WITHIN THE CORPORATE LIMITS TOWN OF FARRAGUT, TENNESSEE
SUBDIVISION FOUR SEASONS CLUB of VILLAGE GREEN
LOT NA PARCEL ID 142KD001 SCALE 1"=80'
BM# 22-001 DATE 01/04/2022
RECORD DEED— BOOK 1377, PAGE 788
PLAT— MAP CABINET "G", SLIDE 298B

LOT COVERAGE (IMPROVEMENTS)

SWIMMING POOL.....10,128 sq. ft.
TENNIS COURT.....13,094 sq. ft.
BASKETBALL COURT.....5,689 sq. ft.
DRIVE & PARKING LOT..... 7,550 sq. ft.
SIDEWALKS.....943 sq. ft.
PROPOSED.....0 sq. ft.
TOTAL 37,404 sq. ft.

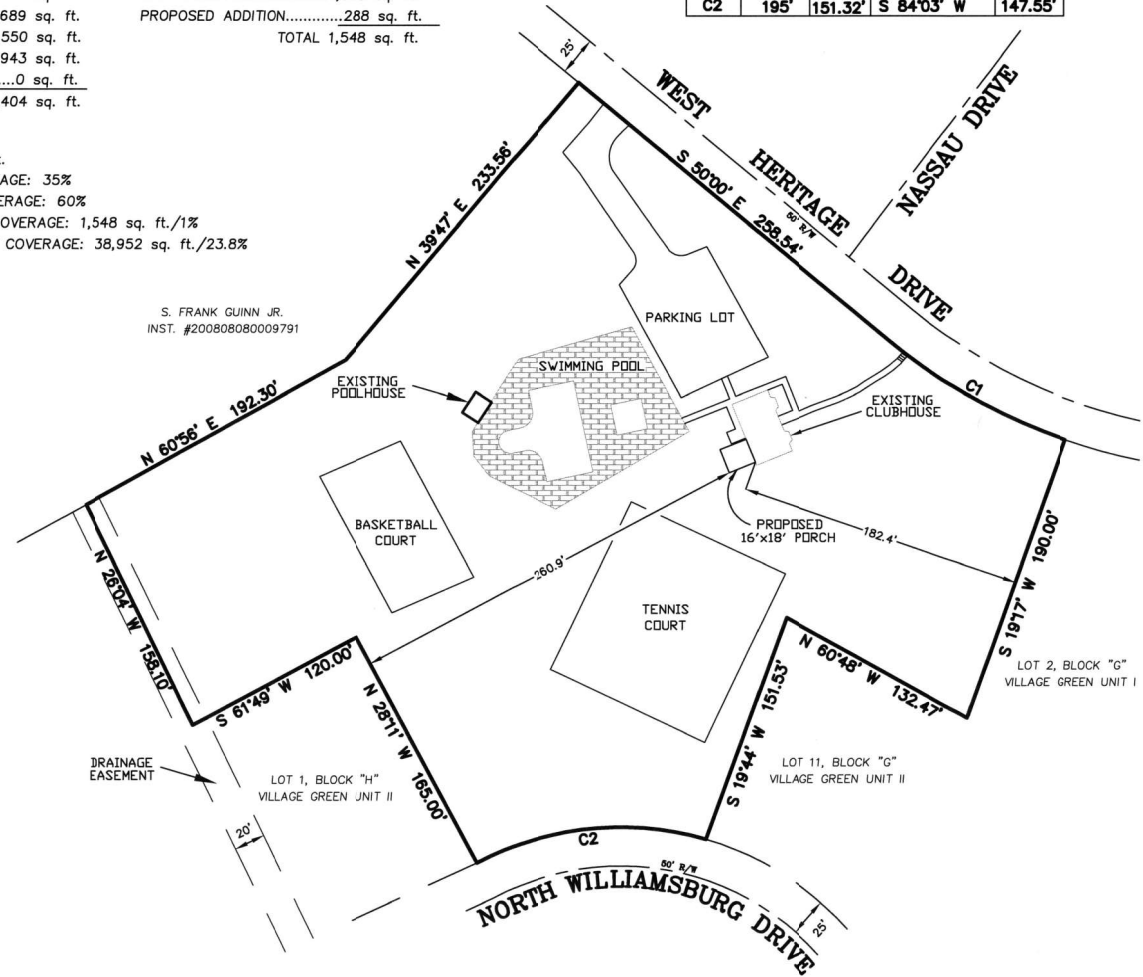
LOT COVERAGE

LOT AREA: 163,873 sq. ft.
MAXIMUM BUILDING COVERAGE: 35%
MAXIMUM TOTAL LOT COVERAGE: 60%
ACTUAL FINAL BUILDING COVERAGE: 1,548 sq. ft./1%
ACTUAL FINAL TOTAL LOT COVERAGE: 38,952 sq. ft./23.8%

LOT COVERAGE (BUILDINGS)

POOL HOUSE.....192 sq. ft.
MAIN BUILDING.....1,068 sq. ft.
PROPOSED ADDITION.....288 sq. ft.
TOTAL 1,548 sq. ft.

CURVE	RADIUS	ARC	CH BEARING	CHORD
C1	109.58'	131.84'	S 60°21' E	131.12'
C2	195'	151.32'	S 84°03' W	147.55'



BENCHMARK ASSOCIATES, INC.

Member:
Tennessee Association
of Professional Surveyors

LAND PLANNERS • LAND SURVEYORS

10308 Hardin Valley Road
Knoxville, Tennessee 37932

Phone (865) 592-4090
Facsimile (865) 692-4091

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

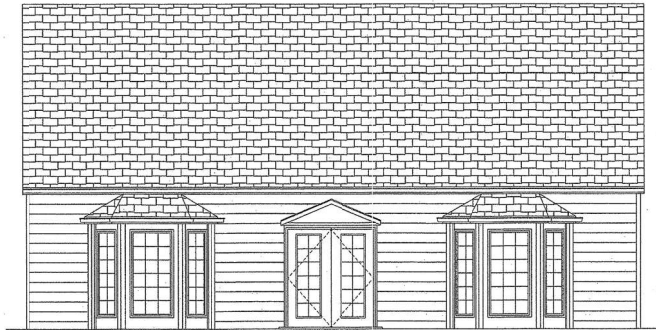
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NEW ADDITION FOR:

VILLAGE GREEN CLUBHOUSE

218 W HERITAGE DRIVE

FARRAGUT, TN 37934



FRONT ELEVATION

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, LOCAL CODES AND REGULATIONS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND ANY DISCREPANCIES AT SITE BEFORE BEGINNING CONSTRUCTION, AND DISCREPANCIES.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE, SEE LOCAL CODE. FOOTINGS MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL WOOD, CONCRETE AND STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES.

GENERAL NOTES

- G1 SCOPE OF WORK, NEW COVERED PORCH ADDITION 288 SF
- G2 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES, ORDINANCES, AMENDMENTS, AND COVENANTS.
 - * 2012 INTERNATIONAL ENERGY CONSERVATION CODE
 - * 2012 INTERNATIONAL BUILDING CODE
 - * 2008 EDITION OF THE NATIONAL ELECTRICAL CODE
 - * 2012 EDITION OF THE INTERNATIONAL MECHANICAL CODE
 - * 2012 EDITION OF THE INTERNATIONAL PLUMBING CODE
 - * 2012 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS
- G3 READ (OR CALCULATE) DIMENSIONS FROM PUBLISHED PRINTS OF CONSTRUCTION DRAWINGS; DO NOT SCALE FROM DRAWINGS IN EITHER THEIR PUBLISHED OR ELECTRONIC FORMS.
- G4 CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION, AND DISCREPANCIES MUST BE REPORTED TO RESIDENTIAL DRAFTING & DESIGN FOR JUSTIFICATION AND/OR CORRECTIONS. CONTRACTOR ASSUMES RESPONSIBILITY FOR CONDITIONS THAT ARE NOT REPORTED.
- G5 CONTRACTOR SHALL FIELD-VERIFY COMPATIBILITY OF THE BUILDING WITH ALL SITE CONDITIONS, I.E. GRADES, ELEVATIONS, UTILITY LOCATIONS, INVERTS AND OTHER EXISTING CONDITIONS, ETC.
- G6 MANUFACTURED TRUSSES, BEAMS, AND OTHER ENGINEERED BUILDING SYSTEMS MUST BE DESIGNED BY THE MANUFACTURER'S ENGINEER, WHO SHALL BE REGISTERED IN THE STATE OF TENNESSEE. STAMPED AND APPROVED DRAWINGS SHALL BE ON-SITE BEFORE ERECTION BEGINS.

FACILITY AND CODE COMPLIANCE INFORMATION

FACILITY DESCRIPTION	142K D 001 218 W HERITAGE DRIVE FARRAGUT, TENNESSEE KNOX COUNTY
PROPERTY ZONE	COMMERCIAL
OCCUPANCY CLASSIFICATIONS	COMMERCIAL
BUILDING SQUARE FOOTAGE	1080 SF EXISTING SPACE
PORCH ADDITION AREA	288 SF SPACE
FLOOR LEVELS	ONE
CONSTRUCTION CLASSIFICATION	TYPE V-B, UNSPRINKLERED, UNPROTECTED

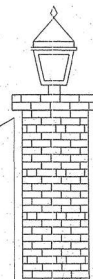
FRONT ELEVATION

FULL SERVICE DRAFTING AND DESIGN FIRM SPECIALIZING IN ARCHITECTURAL AND CUSTOM HOMES 865-850-8672

DO NOT SCALE DRAWINGS.



RESIDENTIAL
DRAFTING
DESIGN



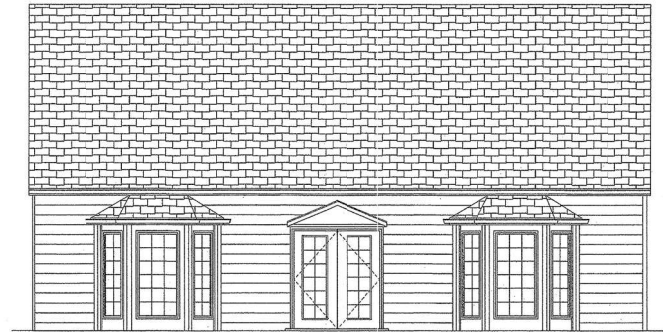
CARY M. BYRD

FRONT
ELEVATIONS

NEW ADDITION FOR:
VILLAGE GREEN CLUBHOUSE
218 W HERITAGE DRIVE
FARRAGUT, TN 37934

DATE
03-30-2021

A101



FRONT ELEVATION

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, LOCAL CODES AND REGULATIONS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND ANY DISCREPANCIES AT SITE BEFORE BEGINNING CONSTRUCTION, AND DISCREPANCIES, ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
3. ALL FOOTINGS TO BE BELOW FROST LINE, SEE LOCAL CODE. FOOTINGS MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING.
4. CONTRACTOR SHALL INSURE COMPATIBILITY OF BUILDING WITH ALL SITE REQUIREMENTS.
5. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
6. ALL WOOD, CONCRETE AND STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE AND LOCAL BUILDING CODES.

GARY M. BYRD

**EXISTING
ELEVATIONS**



BACK ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

NEW ADDITION FOR:
VILLAGE GREEN CLUBHOUSE
218 W HERITAGE DRIVE
FARRAGUT, TN 37934

DATE
03-30-2021

EXISTING ELEVATIONS

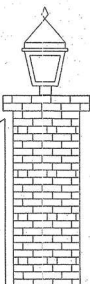
FULL SERVICE DRAFTING AND DESIGN FIRM SPECIALIZING IN ARCHITECTURAL AND CUSTOM HOMES 865-850-8672

DO NOT
SCALE
DRAWINGS

C



**RESIDENTIAL
DRAFTING
DESIGN**



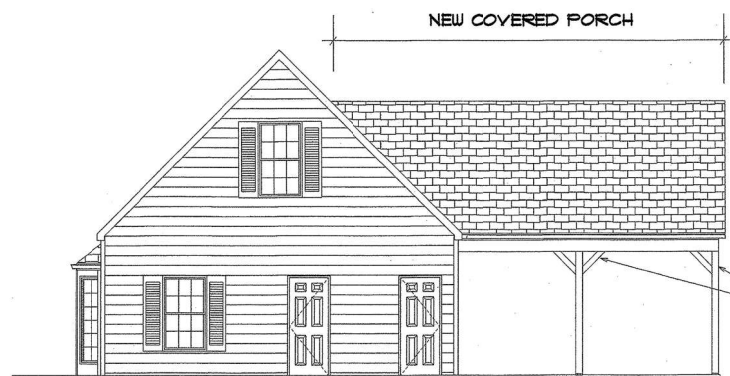
A102



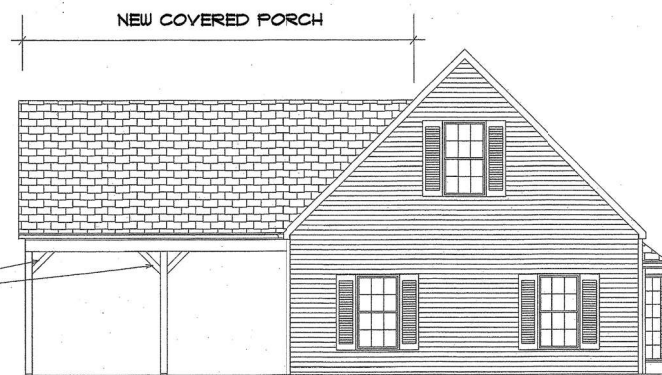
FRONT ELEVATION



BACK ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, LOCAL CODES AND REGULATIONS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND ANY DISCREPANCIES AT SITE BEFORE BEGINNING CONSTRUCTION, AND DISCREPANCIES SHALL BE CORRECTED BEFORE PROCEEDING.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE, SEE LOCAL CODE. FOOTINGS MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BRACKILL EXCEEDS 4" AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL WOOD, CONCRETE AND STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE AND LOCAL BUILDING CODES.

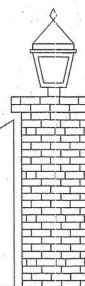
NEW ELEVATIONS

FULL SERVICE DRAFTING AND DESIGN FIRM SPECIALIZING IN ARCHITECTURAL AND CUSTOM HOMES 865-850-8672

DO NOT SCALE DRAWINGS



**RESIDENTIAL
DRAFTING
DESIGN**



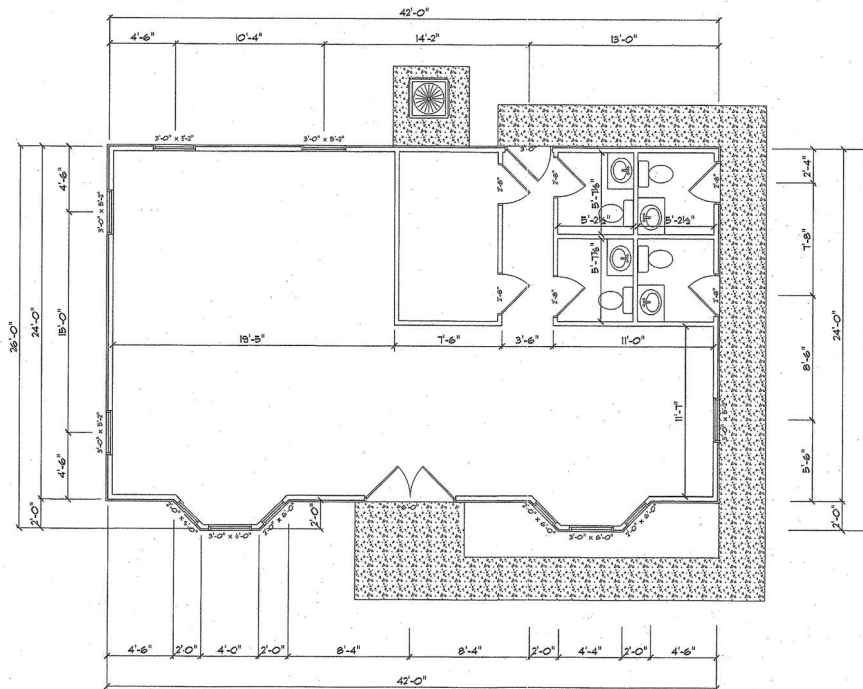
GARY M. HYATT

**NEW
ELEVATIONS**

**NEW ADDITION FOR:
VILLAGE GREEN CLUBHOUSE
218 W HERITAGE DRIVE
FARRAGUT, TN 37934**

DATE:
03-30-2021

A103



EXISTING FLOOR PLAN

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, LOCAL CODES AND REGULATIONS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND ANY DIVISIONS AT SITE BEFORE BEGINNING CONSTRUCTION, AND DISCREPANCIES.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE, SEE LOCAL CODE. FOOTINGS MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL WOOD, CONCRETE AND STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES.

GARY M. 19780

EXISTING
FLOOR PLAN

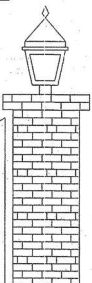
NEW ADDITION FOR:
VILLAGE GREEN CLUBHOUSE
218 W HERITAGE DRIVE
FARRAGUT, TN 37934

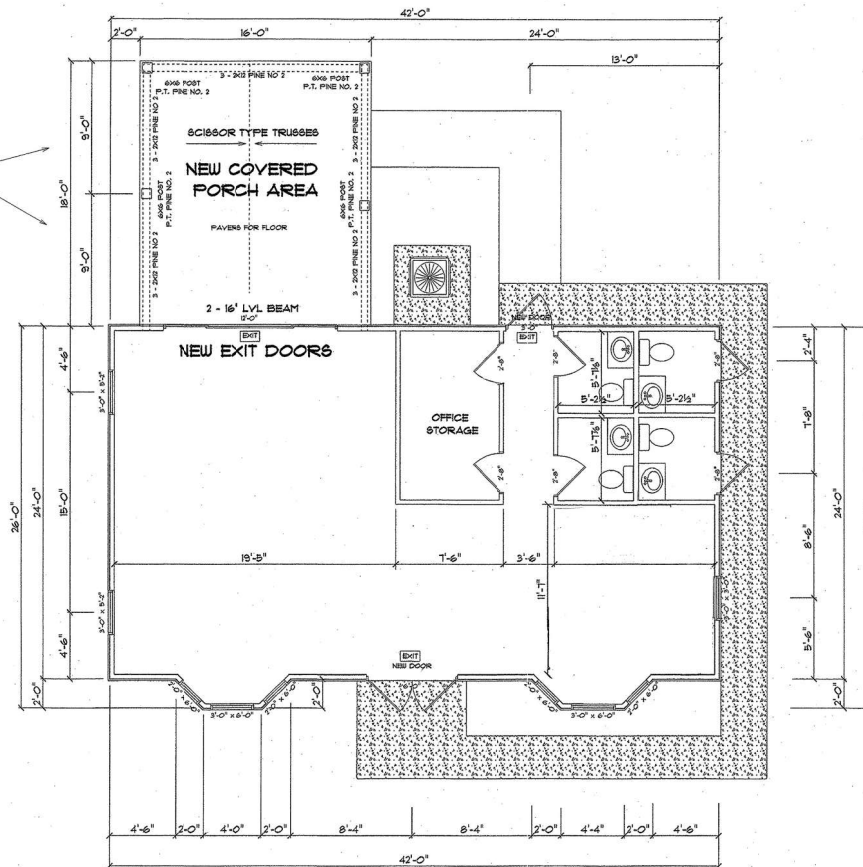
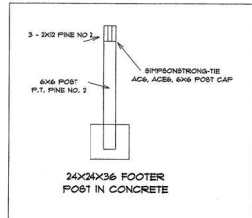
EXISTING AREA 1050 SF

DATES
03-30-2021



RESIDENTIAL
DRAFTING
DESIGN





GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, LOCAL CODES AND REGULATIONS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND ANY DIVISIONS AT SITE BEFORE BEGINNING CONSTRUCTION, AND DISCREPANCIES.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE, SEE LOCAL CODE. FOOTINGS MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL WOOD, CONCRETE AND STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES.

FRAMING NOTES

1. DESIGN LOADS:	
FLOOR:	40 LBS TOP CHORD LIVE LOAD 10 LBS TOP CHORD DEAD LOAD 5 LBS BOTTOM CHORD DEAD LOAD
CEILING:	0 LBS DEAD LOAD
ROOF:	20 LBS TOP CHORD LIVE LOAD 10 LBS TOP CHORD DEAD LOAD 10 LBS BOTTOM CHORD DEAD LOAD 15 MPH WIND LOAD

QUALITY CONSTRUCTION

TREATED BILL PLATE
6 X 6 POST PINE NO. 2 UP TO 10'
DOUBLE TOP PLATE INTERIOR AND EXTERIOR WALLS
OSB FOR ALL EXTERIOR WALLS
OSB ROOF SHEATHING WITH CLIPS
CONCRETE FLOOR PORCH AREA
2 X 6 FASCIA
ROOF TRUSSES 24" ON CENTER
SEE ELEVATION FITCH, AND OVERHANGS. USE HHS SIMPSON HURRICANE TIES

EXISTING AREA	1050 SF
NEW COVERED PORCH AREA	288 SF

NEW FLOOR PLAN

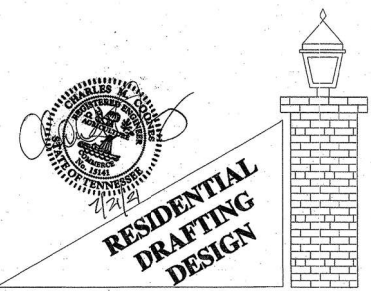
GARY M. BYRD

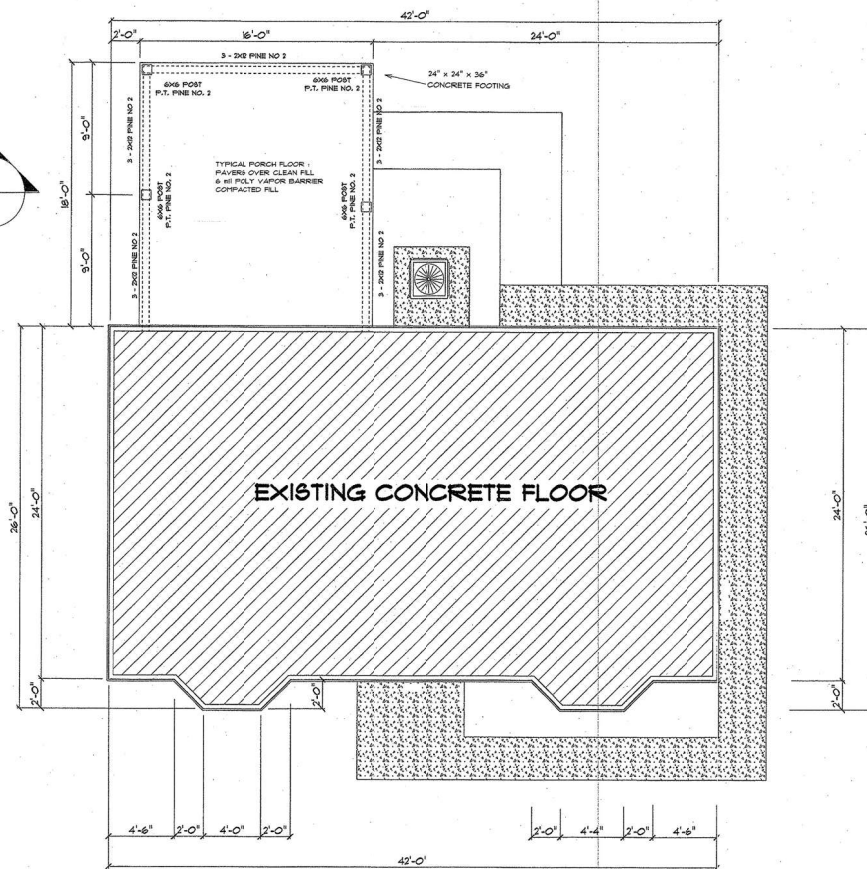
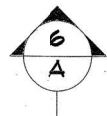
NEW FLOOR PLAN

NEW ADDITION FOR:
VILLAGE GREEN CLUBHOUSE
218 W HERITAGE DRIVE
FARRAGUT, TN 37934

DATES
03-30-2021

A105





FOUNDATION PLAN

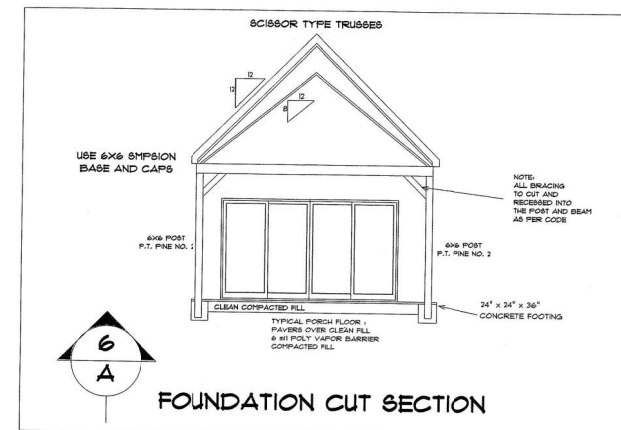
GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, LOCAL CODES AND REGULATIONS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND ANY DISCREPANCIES AT SITE BEFORE BEGINNING CONSTRUCTION, AND DISCREPANCIES, ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
3. ALL FOOTINGS TO BE BELOW FROST LINE, SEE LOCAL CODE. FOOTINGS MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING.
4. CONTRACTOR SHALL INSURE COMPATIBILITY OF BUILDING WITH ALL SITE REQUIREMENTS.
5. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
6. ALL WOOD, CONCRETE AND STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES.

FRAMING NOTES

1. DESIGN LOADS:

FLOOR:	40 LBS TOP CHORD LIVE LOAD 12 LBS TOP CHORD DEAD LOAD 8 LBS BOTTOM CHORD DEAD LOAD
CEILING:	10 LBS DEAD LOAD
ROOF:	20 LBS TOP CHORD LIVE LOAD 12 LBS TOP CHORD DEAD LOAD 12 LBS BOTTOM CHORD DEAD LOAD 15 MPH WIND LOAD



FOUNDATION CUT SECTION

GARY M. HYND

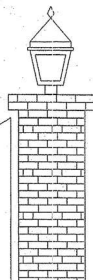
FOUNDATION
PLAN

NEW ADDITION FOR:
VILLAGE GREEN CLUBHOUSE
218 W HERITAGE DRIVE
FARRAGUT, TN 37934

DATE: 03-30-2021



RESIDENTIAL
DRAFTING
DESIGN



A106

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on approval of an outdoor site lighting plan for a portion of the Farragut Town Center at Biddle Farms project, 11240 Kingston Pike, Parcels 3.02, 3.03, and 3.10, Tax Map 143, 37.08 Acres, Zoned PCD (Budd Cullom, Applicant)

INTRODUCTION AND BACKGROUND: The Town Center at Biddle Farms project site plan set for Phase One was approved on May 20, 2021. At that time, it was noted that some additional site related components, including the outdoor site lighting, would be submitted later for Planning Commission consideration. Light fixture styles were still be evaluated by the applicant when the site plan for Phase One was approved.

DISCUSSION: The applicant is requesting approval for the outdoor site lighting that will be installed with the current phase of the project which includes the Aldi and associated streets and parking areas. One comment of note is that, although this lighting plan is for a portion of the overall project, the outdoor site lighting in general will be required to have consistency throughout the entire project. The applicant has selected a decorative fixture for the pole lights with pole heights ranging from 20 to 28 feet.

In the re-submittal of additional lighting plan sheets, the applicant has included wall mounted lights that will need to be reviewed by staff. A comment related to the initial lighting plan submittal was that fixture cut sheets for the wall lights were not included.

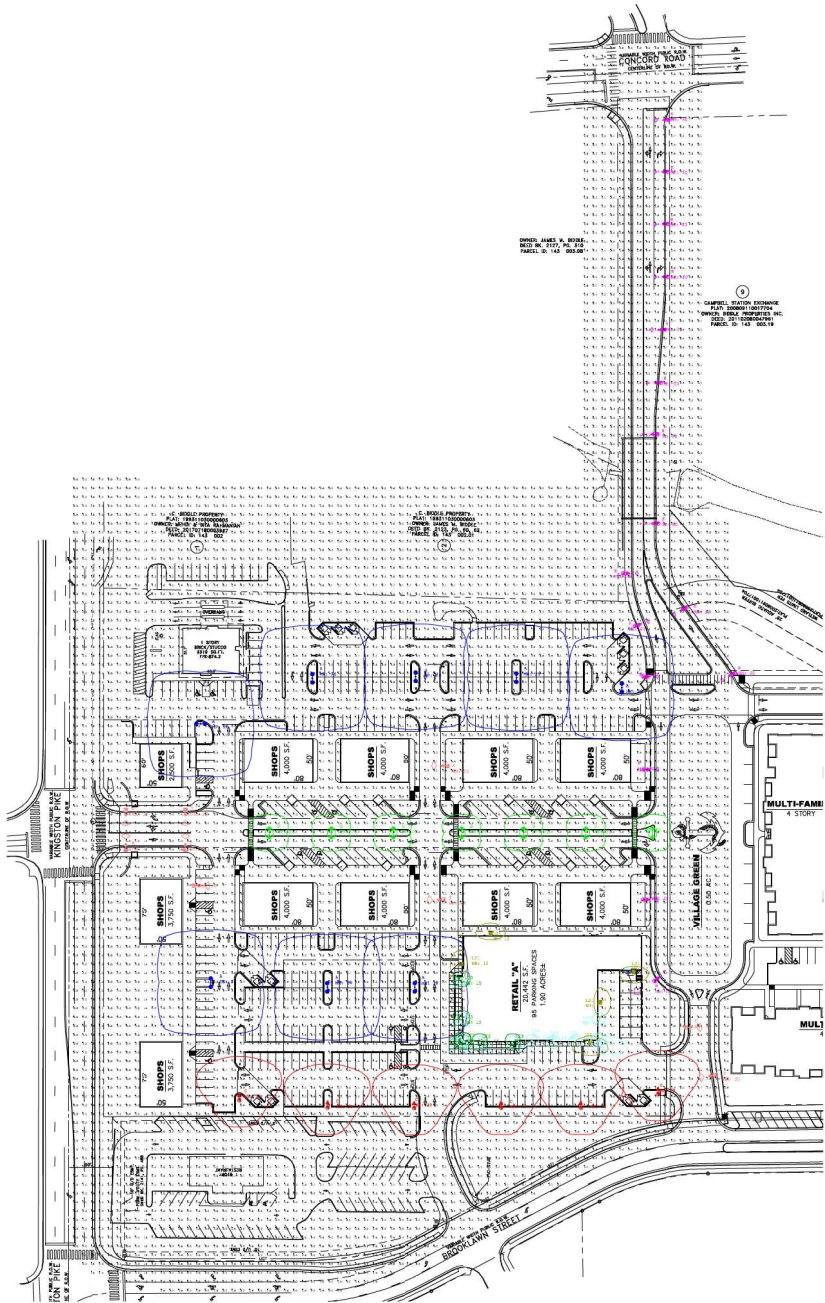
RECOMMENDATION: The pole and wall mounted lighting plan sheets are included in the packet. Staff will make a recommendation at the meeting.

REVISIONS

REV #	DATE	BY:
1	3/7/22	TO

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.



Luminaire Schedule						
WLS13526 FARRAGUT TOWNE CENTER @ BIDDLE FARMS FARRAGUT, TN PM: HOLLY PERKINS EMAIL: US FOR PRICING AT HOLLY@WLSLIGHTING.COM						
Symbol	Qty	Label	Lum. Lumens	IES	Description	Lum. Watts
	8	A	25996	0.950	NLS-LXL-PT-SW-LED-55-40-SW 28' MOUNTING HEIGHT	227.9
	6	C	25215	0.950	NLS-LXL-PT-PT-LED-55-40-SW 28' MOUNTING HEIGHT	228
	7	D	5084	0.950	NLS-LXL-PT-SW-LED-55-40-SW 20' MOUNTING HEIGHT	39.2
	9	E	5054	0.980	NLS-LXL-PT-PT-LED-55-40-SW 20' MOUNTING HEIGHT	39.2
	16	H	5054	0.950	NLS-LXL-PT-PT-LED-55-40-SW 20' POLE	39.2
	3	I	4270	0.950	CMS KERN-SW-300-4L-30K	33
	6	J	2496	0.950	CMS XL-3000-40-30K 15' MOUNTING HEIGHT	43.07
	12	K	2029	0.950	CMS CL-3034-LED-30K-CLB-BB	58.9

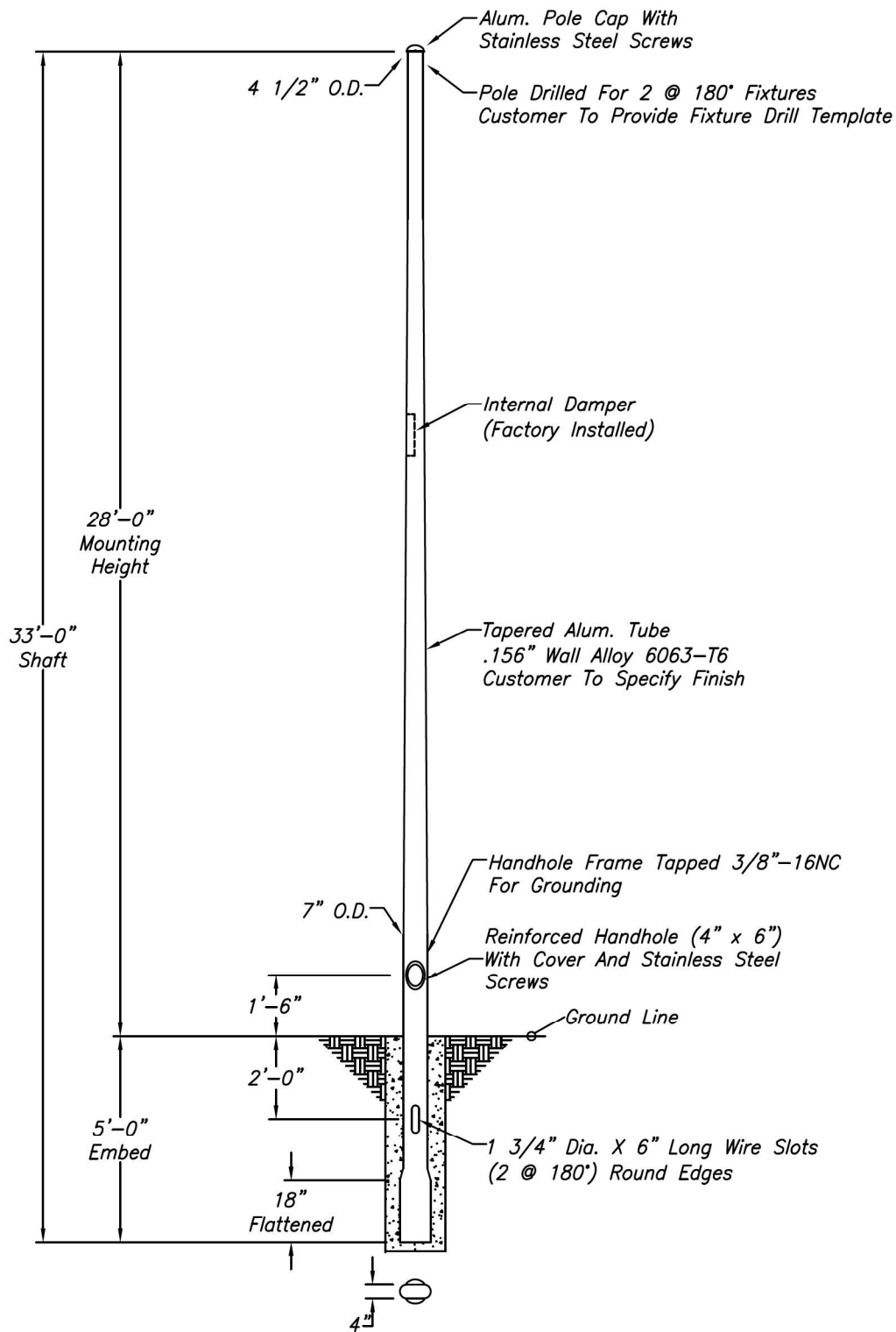
Calculation Summary									
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	P50pcSr	P50pcB	
MAIN ENTRANCE DRIVE	Ft	1.27	3.4	0.2	6.35	17.00	10	10	
NORTH ENTRANCE DRIVE	Ft	0.85	1.3	0.2	4.25	5.50	10	10	
RETAIL PARKING	Ft	2.15	6.3	0.4	9.38	15.75	10	10	
SHOPS PARKING	Ft	1.10	1.6	0.4	1.83	2.67	10	10	



FARRAGUT TOWNE CENTER @
BIDDLE FARMS
FARRAGUT, TN

WLS LIGHTING
a WLS company

1919 WINDSOR PLACE
FORT WORTH, TX 76110
WWW.WLSLIGHTING.COM



RTA28C7BE-D218

WARNING: DO NOT INSTALL LIGHTING POLES WITHOUT LUMINAIRES

NO.	REVISIONS	DATE

hapco

Abingdon, Va.

TITLE 28' EMBEDDED LIGHTING POLE

CUSTOMER

SCALE NTS

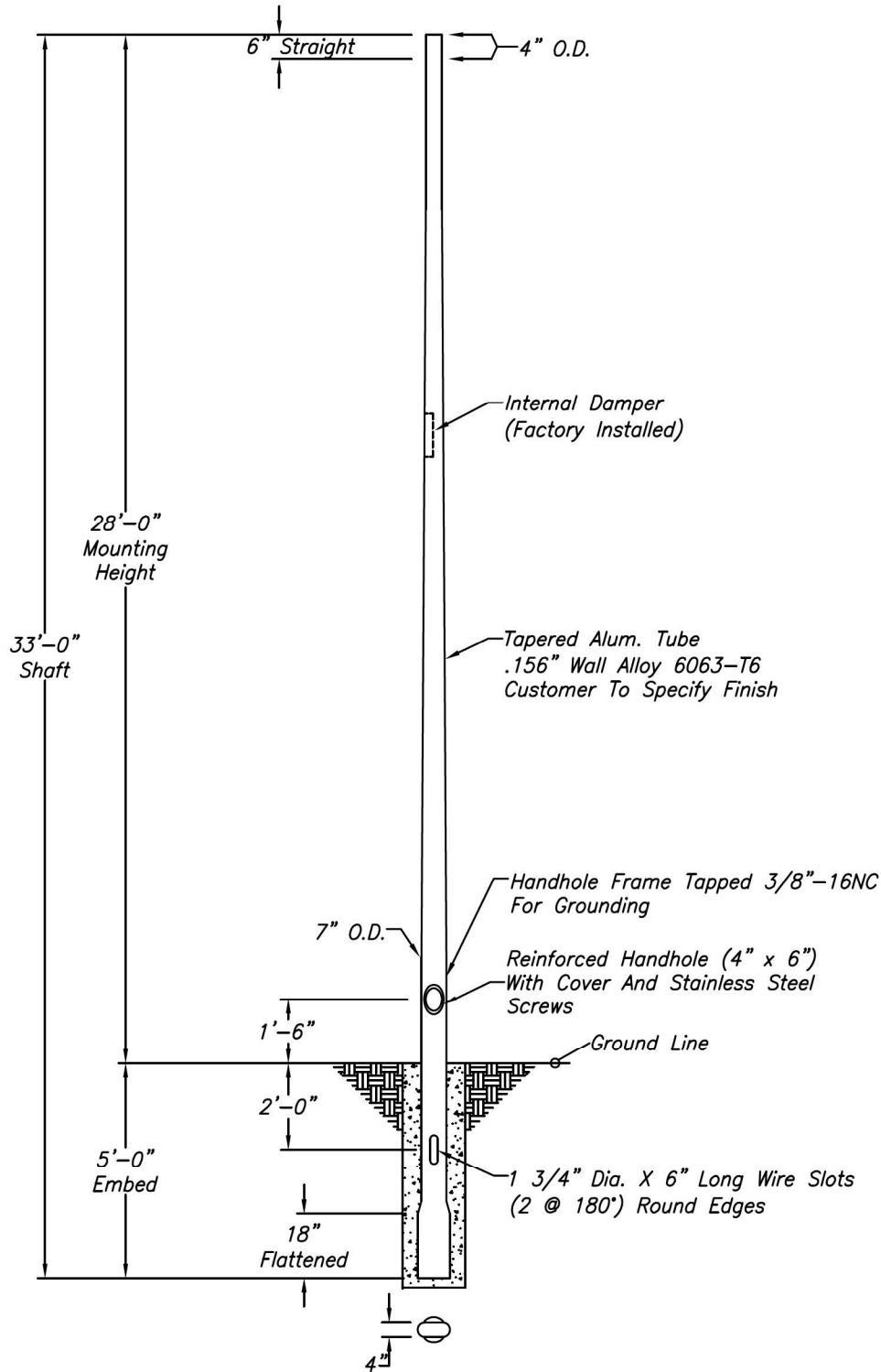
DATE 2/4/2022

BY CMK

DWG. NO.

CHK'D

RTA28C7BE-D218



RTA28C7BE-T406

WARNING: DO NOT INSTALL LIGHTING POLES WITHOUT LUMINAIRES

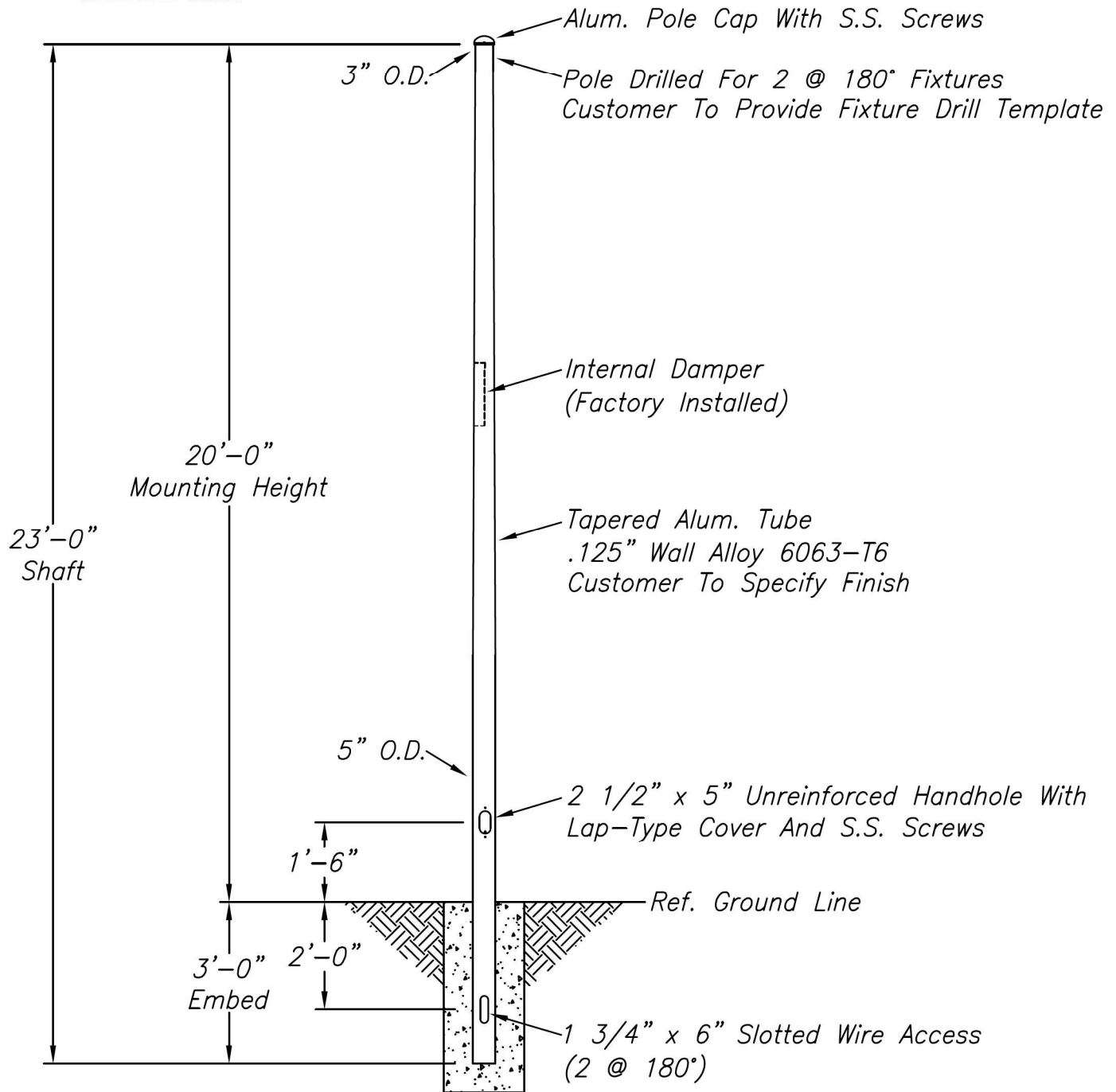
NO.	REVISIONS	DATE

hapco

Abingdon, Va.

TITLE 28' EMBEDDED LIGHTING POLE	
CUSTOMER	
SCALE NTS	DATE 2/4/2022
BY CMK	DWG. NO.
CHK'D	RTA28C7BE-T406

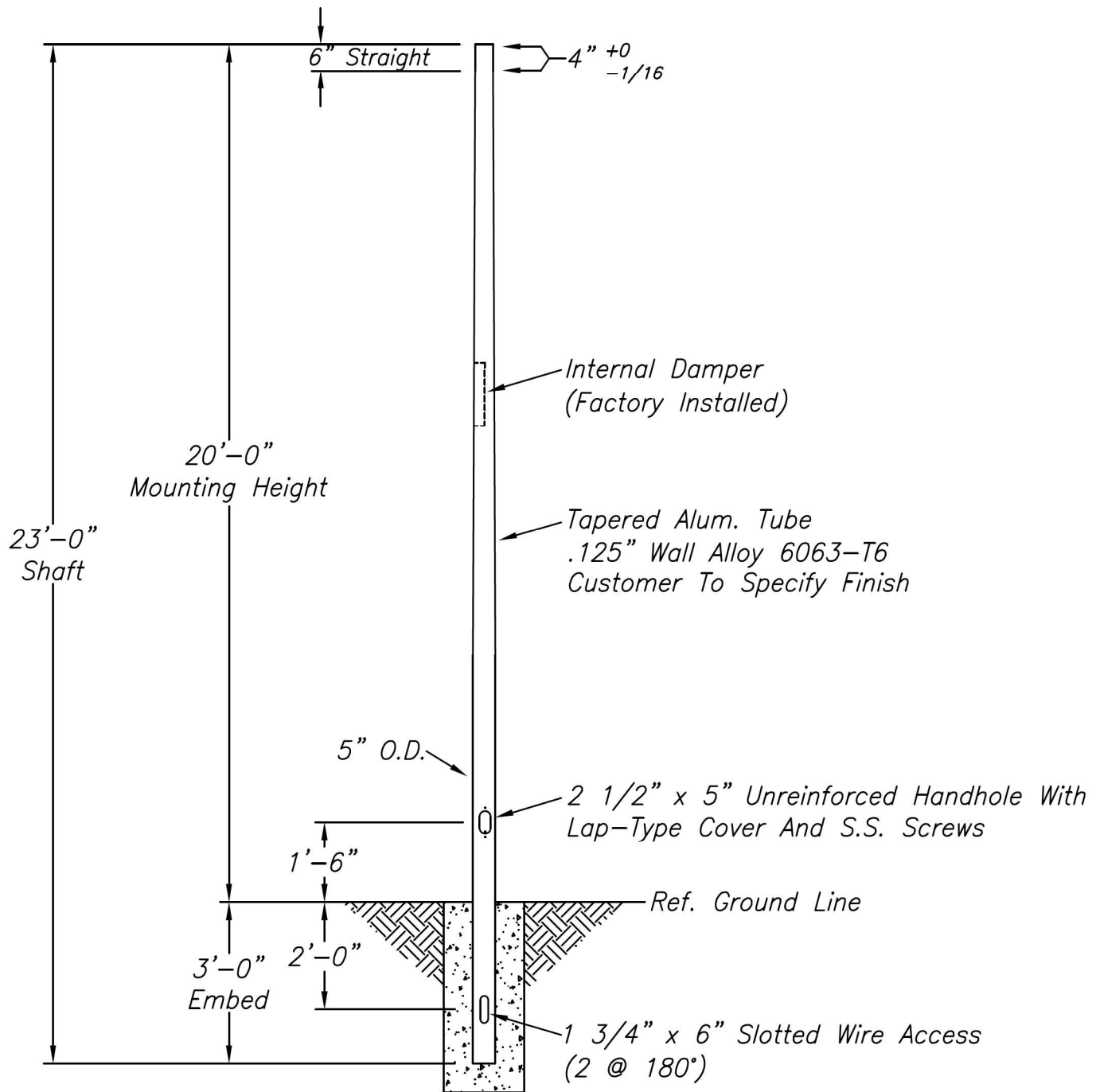
New poles in public rights of ways must follow Town's adopted Aesthetic Plan for vertical utility infrastructure in terms of material and ability to accommodate more than one user.



NO.	REVISIONS	DATE

hapco
Abingdon, Va.

TITLE 20' EMBED LIGHTING POLE	
CUSTOMER	
SCALE NTS	DATE 2/7/2022
BY CMK	DWG. NO.
CHK'D	RTA20B5AE-D218



NO.	REVISIONS	DATE

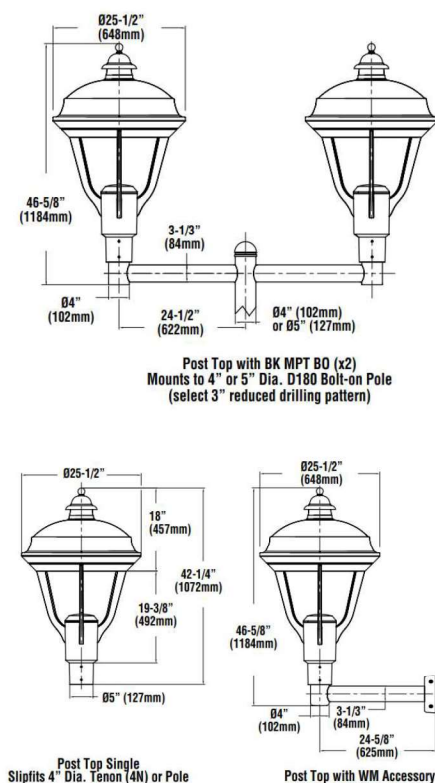
hapco
Abingdon, Va.

TITLE 20' EMBED LIGHTING POLE	
CUSTOMER	
SCALE NTS	DATE 2/7/2022
BY CMK	DWG. NO.
CHK'D	RTA20B5BE-T406

LXL SERIES DECORATIVE LED



DIMENSIONS



Made in the U.S.A. of the U.S. and imported parts.
Meets Buy American requirements for ARRA.

SPECIFICATIONS

CONSTRUCTION

- Rugged die-cast aluminum housing.
- Cast aluminum wiring access door located in lower hub/fitter.
- Rigid die-cast aluminum arms for consistency and strength.
- Precision die-cast aluminum heat sink and optical frame.
- Removable spun aluminum cap/driver enclosure is retained by captive stainless steel fasteners and safety cables. Housing and top cap interface is sealed with a one-piece extruded silicone gasket.
- All exposed fasteners are black oxide coated stainless steel. Internal fasteners are stainless steel or zinc electroplated steel.
- IP65 rated luminaire protects integral components from harsh environments.
- 1.5G rated for ANSI C136.31 high vibration applications.
- Fixtures are finished with WLS's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard WLS finishes available. Consult factory.

OPTICAL SYSTEM

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES types 2, 3, 5W and FT.
- Silicone optical material does not yellow or crack with age and provides a minimum light transmittance of 93%.
- Optical distributions are field rotatable (in 90° increments).
- Available in 5000K, 4000K and 3000K (+/- 275K) color temperature.
- Minimum CRI of 70. Consult factory for higher CRI requirements.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance.

ELECTRICAL

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50-60 Hz or optional High Voltage (347-480 Vac).
- L70 Calculated Life: >100k Hours (See Lumen Maintenance on Page 2)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F)
- Power factor: > .90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation.
- Terminal block provided accepts up to 10ga wire, however the luminaire is supplied with a 32' 3 conductor wire harness.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

INSTALLATION

- Mounts to 4" O.D. pole or tenon.
- Secures to pole with 6 stainless steel set screws.
- 32' wire leads are provided bundled in the slip fitter hub for ease of wiring.

WARRANTY

- 5-year warranty

LISTINGS

- Listed to UL 1598 and UL 8750.
- State of California Title 24.
- Designlights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified.
- Meets Buy American Act requirements.
- Suitable for wet locations.
- IP65 rated luminaire. IP66 rated optical chamber.



Project Name: _____

Date: _____

Location: _____

Notes: _____

LXL SERIES

DECORATIVE LED

ORDERING INFORMATION

Refer to example below.

SERIES	MOUNTING STYLE	DISTRIBUTION	LIGHT SOURCE	LUMEN PACKAGE	COLOR TEMPERATURE	INPUT VOLTAGE	LUMINAIRE FINISH	ACCESSORIES
LXL	PT - Post Top	2 - Type II 3 - Type III 5W - Type V Wide FT - Forward Throw (Type IV)	LED	5L - 5,000 Lumens 10L - 10,000 Lumens 18L - 18,000 Lumens 25L - 25,000 Lumens	30 - 3000K 40 - 4000K 50 - 5000K	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	BRZ - Bronze BLK - Black PLP - Platinum Plus WHT - White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver	IL - Integral Louver Shield (Black only) WM - Wall Mount BK MPT BO4 - Medium Bolt on Bracket (for PT 180) For 4" Dia. Round Poles ² BK MPT BO5 - Medium Bolt on Bracket (for PT 180) For 5" Dia. Round Poles ² SF - Single Fusing (specify voltage) ¹ DF - Double Fusing (specify voltage) ¹

ORDER:

WLS-LXL	PT		LED					
---------	----	--	-----	--	--	--	--	--

Example: WLS-LXL-PT-5W-LED-10L-40-UNV-BLK

FOOTNOTES:

1- Fusing must be located in hand hole of pole.
2- Order poles with 3" reduced drilling pattern. For PT mounting configurations other than D180, consult factory.
Order one bracket per fixture.

Post Top and Side Arm - Recommended Lumen Maintenance¹

Ambient Temp C	Initial ²	25K hr ²	50k hr ²	75k hr ³	100k hr ³
0 C	99%	97%	96%	95%	94%
10 C	99%	97%	96%	95%	93%
20 C	99%	97%	95%	94%	92%
25C	98%	97%	95%	93%	92%
30 C	98%	97%	95%	93%	92%
40 C	98%	97%	95%	93%	91%

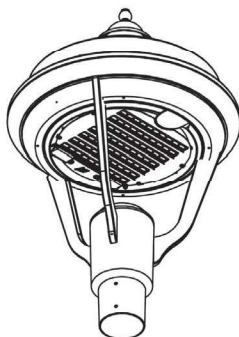
LUMINAIRE EPA CHART - LXL Series

	MOUNTING STYLE	
■ PT Single	PT	1.4
■ ■ ■ PT D180° with BK MPT BO (2)	PT	2.7

SHIPPING WEIGHTS - LXL Series

Catalog Number	Est. Weight (kg/lbs.)
LXL (PT)	29/64

Fixture Shown with Integral Louver (IL)



WLS LIGHTING
SYSTEMS

1919 Windsor Place
Fort Worth, TX 76110
800.633.8711

www.wslighting.com

Project Name: _____

Date: _____

Location: _____

Notes: _____

01 REV. 11/20

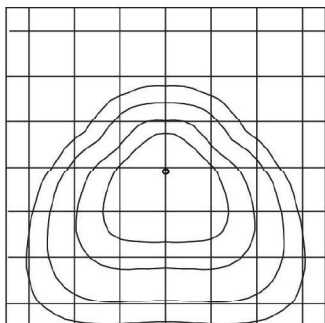
Specifications subject to change without notice.

LXL SERIES

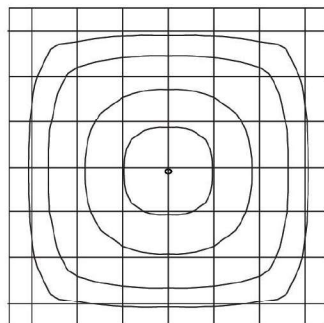
DECORATIVE LED

DELIVERED LUMENS											
Lumen Package	Distribution	3000K CCT			4000K CCT			5000K CCT			WATTAGE
		Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
5L	2	4568	117	B2-U1-G1	5047	129	B2-U1-G1	5297	136	B2-U1-G1	39
	3	4697	120	B1-U1-G2	5189	132	B1-U1-G2	5447	140	B1-U1-G2	
	FT	4575	117	B1-U1-G2	5054	129	B1-U1-G2	5305	136	B1-U1-G2	
	5W	4602	118	B3-U1-G1	5084	130	B3-U1-G1	5336	137	B3-U1-G1	
10L	2	9100	117	B2-U2-G2	10054	130	B2-U2-G2	10553	135	B2-U2-G2	78
	3	9360	120	B2-U2-G2	10341	134	B2-U2-G2	10854	139	B2-U2-G2	
	FT	9107	117	B2-U2-G2	10061	130	B2-U2-G2	10560	135	B2-U2-G2	
	5W	9152	120	B4-U2-G2	10020	130	B4-U2-G2	10517	135	B4-U2-G2	
18L	2	16650	112	B3-U2-G3	18113	122	B3-U2-G3	19012	128	B3-U2-G3	149
	3	17108	115	B3-U2-G3	18756	126	B3-U2-G3	19687	132	B3-U2-G3	
	FT	16725	112	B3-U2-G3	18336	123	B3-U2-G3	19246	129	B3-U2-G3	
	5W	16810	113	B4-U2-G2	18429	124	B4-U2-G2	19344	130	B4-U2-G2	
25L	2	22952	102	B4-U2-G3	25057	110	B4-U2-G3	26301	115	B4-U2-G3	228
	3	23544	103	B3-U2-G3	25921	114	B3-U2-G3	27208	119	B3-U2-G3	
	FT	22902	100	B3-U2-G4	25215	111	B3-U2-G4	26466	116	B3-U2-G4	
	5W	23612	104	B5-U2-G3	25996	114	B5-U2-G3	27286	120	B5-U2-G3	

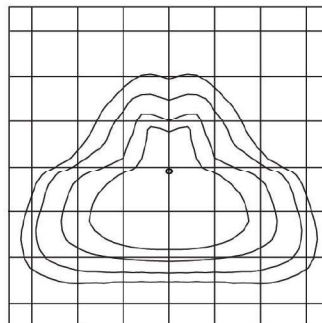
Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%



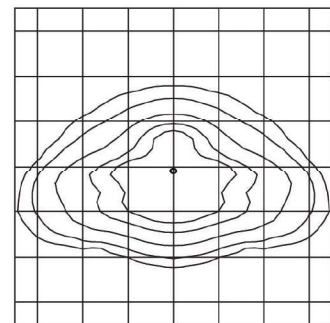
FT



5W



Type 3



Type 2

WLS LIGHTING
SYSTEMS

1919 Windsor Place
Fort Worth, TX 76110
800.633.8711

www.wslighting.com

Project Name: _____

Date: _____

Location: _____

Notes: _____

01 REV. 11/20

Specifications subject to change without notice.

XSP Series

XSPW™ LED Wall Mount Luminaire

Type: L21

Product Description

The XSPW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic® Precision Delivery Grid™ system in multiple distributions.

Applications: General area and security lighting

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 3000K (+/- 300K); 4000K (+/- 300K); 5700K (+/- 500K)

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

* See <http://lighting.cree.com/warranty> for warranty terms

Accessories

Field-Installed

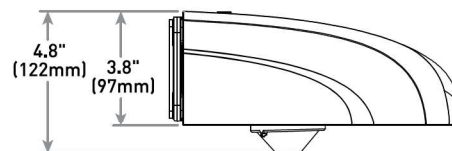
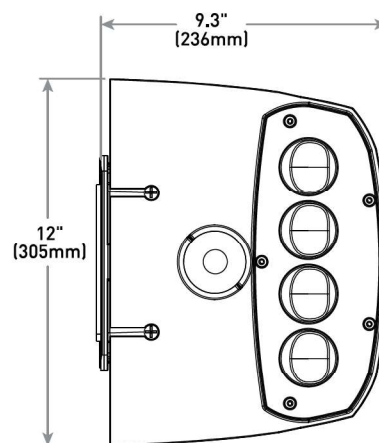
Beauty Plate

WM-PLT12** - 12" (305mm) Square

WM-PLT14** - 14" (356mm) Square

- Covers holes left by incumbent wall packs

** Must specify color



Multi-Level Sensor location
(ordered as an option)

Weight

9.5 lbs. (4.3kg)

Ordering Information

Example: XSPW-A-0-Z-F-C-U-Z

XSPW	A	0	3	30K	C	U	CS	P
Product	Version	Mounting	Optic	Modules	Input Power Designator	Voltage	Color Options	Options
XSPW	A	0 Wall	2 Type II Medium 3 Type III Medium	30K 3000K F 4000K M 5700K	C 42W G 25W	U Universal 120-277V 1 120V 2 208-277V 6* 347V	CS Silver T Black W White Z Bronze	K Multi-Level - Refer to ML spec sheet for details - Available with Input Power Designator C only - Available with U and 6 voltages only P Photocell - Not available with K option - Available with 1 or 2 voltages only

* Available in Canada only. 347V utilizes magnetic step-down transformer. For input power for 347V, refer to the Electrical Data table



Rev. Date: VersionA V9 10/05/2017



US: lighting.cree.com

T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada

T (800) 473-1234 F (800) 890-7507

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Designed and UL approved for easy through-wiring
- Designed for downlight applications only
- Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- **Weight:** 9.5lbs. (4.3kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347V, 50/60Hz
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Class 2 driver
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- C Input Power Designator is designed with 0-10V dimming capabilities standard. Controls by others
- **10V Source Current:** 0.15 mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529
- DLC qualified when ordered with 40K or 57K. Please refer to <https://www.designlights.org/search/> for most current information
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details

Electrical Data*

Input Power Designator	System Watts 120-277V	System Watts 347V	Total Current (A)				
			120V	208V	240V	277V	347V
C	42	46	0.36	0.21	0.19	0.16	0.14
G	25	27	0.22	0.13	0.11	0.10	0.08

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-347V +/- 10%

XSPW Series Ambient Adjusted Lumen Maintenance¹

Ambient	Input Power Designator	Initial LMF	25K hr Projected ² LMF	50K hr Projected ² LMF	75K hr Projected ² LMF	100K hr Calculated ³ LMF
5°C (41°F)	C	1.04	1.02	1.01	1.01	1.00
	G					
10°C (50°F)	C	1.03	1.01	1.00	1.00	0.99
	G					
15°C (59°F)	C	1.02	1.00	0.99	0.98	0.98
	G					
20°C (68°F)	C	1.01	0.99	0.98	0.97	0.97
	G					
25°C (77°F)	C	1.00	0.98	0.97	0.96	0.96
	G					

¹ Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors

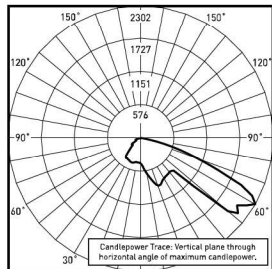
² In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ([DUT] i.e. the packaged LED chip)

³ In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ([DUT] i.e. the packaged LED chip)

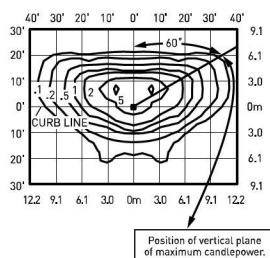
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/wall-mount/xsp-series-wall>

2



CESTL Test Report #: 2014-0017
XSPW-A*-2-F-G-U-S
Initial Delivered Lumens: 2,739

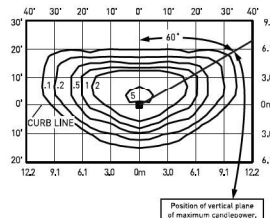


XSPW-A*-2-F-G-U-S
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 3,819
Initial FC at grade

Type II Medium Distribution				
Input Power Designator	3000K/4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
C	3,819	B1 U0 G1	4,109	B1 U0 G1
G	2,529	B1 U0 G1	2,722	B1 U0 G1

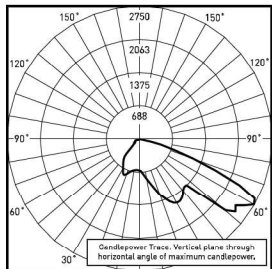
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

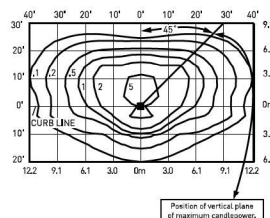


XSPW-A*-2-F-G-U-S
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 2,529
Initial FC at grade

3



CESTL Test Report #: 2014-0018
XSPW-A*-3-F-G-U-S
Initial Delivered Lumens: 4,187

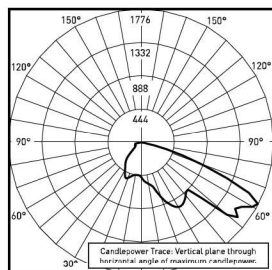


XSPW-A*-3-F-G-U-S
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 3,819
Initial FC at grade

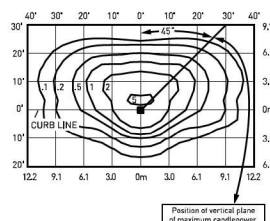
Type III Medium Distribution				
Input Power Designator	3000K/4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
C	3,819	B1 U0 G1	4,109	B1 U0 G1
G	2,529	B1 U0 G1	2,722	B1 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>



CESTL Test Report #: 2014-0019
XSPW-A*-3-F-G-U-S
Initial Delivered Lumens: 2,692



XSPW-A*-3-F-G-U-S
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 2,529
Initial FC at grade

AL Series

Exterior LED Uplight/Downlight Wall Sconce

Type: L23

Performance Summary

Initial Delivered Lumens: Up to 2,255 lumens

System Watts: 45 watts

CCT: 3000K (+/- 300K), 5700K (+/- 500K) standard

CRI: Minimum 70 CRI (5700K); 80 CRI (3000K)

Input Voltage: 120V

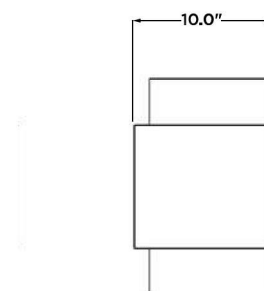
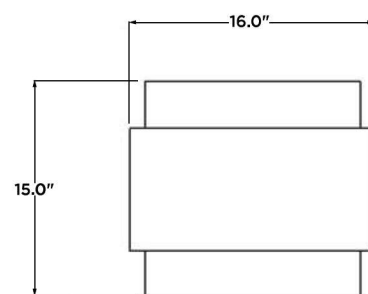
Finish: Bronze, Silver with Gray Band

Construction: Die cast aluminum housing

Dimensions: 16.0"W X 15.0"H X 10.0"D

Compliance: cULus listed, suitable for wet locations

Warranty: 10 year limited warranty. For warranty information, contact factory



Accessories

Field-Installed
Louver Kits RS9062-DO-BZ& - Bronze louver kit to convert sconce to downlight distribution only RS9062-DO-CS& - Silver louver kit to convert sconce to downlight distribution only

Ordering Information

Example: AL-42WLED-UD-120-BZ

Product	Distribution	Voltage	Finish	Option
AL-42WLED	UD Uplight/Downlight	120 120 Volt	BZ Bronze CG Silver with Gray Band	30K - Minimum 80 CRI - Color temperature per sconce

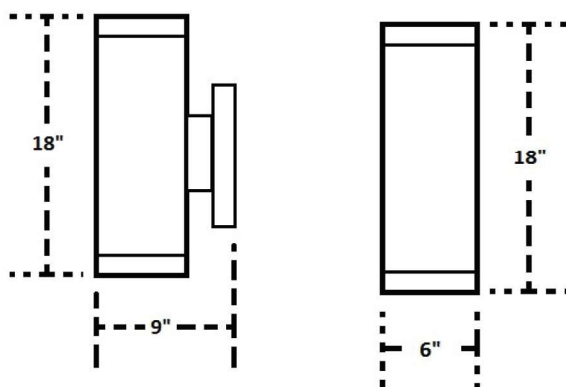


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CREE 
T (800) 236-6800 F (262) 504-5415

18" Cylinder LED Sconce

Decorative Outdoor – Wall Mount



Performance Summary

Distribution: Uplight/Downlight

Initial Delivered Lumens: 2,400

Input Power: 29 watts

CRI: 90+ CRI

CCT: 3000K

Voltage: 120V, 60Hz

Dimmable: Yes*

Finish: Satin

Frame Material: Metal

J-Box Type: 4X4 (standard)

Dimensions: 6.0"W X 18.0"H X 9.0"D

Compliance: ETL, Title 24, and wet location listed when used with top cover

Warranty: Contact factory for warranty information

*Recommended Dimmers: Lutron – CT-600P, CTCL-153P, MACL-153M, S-600P, S-603P, SCL-153P, TGCL-153P; Leviton – 6631, 6674, IPL06

Accessories

Field-Installed

Top Cover Lens (included with sconce)

- Adapts up/down sconce for wet location use
- Heat and shatter resistance clear glass lens

Ordering Information

Product

CL-20364LEDD-SAT-CLR-SB

12" Cylinder LED Sconce

Outdoor Wall Mount Series – Dimmable

TYPE L24-DO

Performance Summary

Distribution: Downlight only

Lumens: 1,355 lumens

Input Power: 29 watts

CRI: 90 CRI

CCT: 3000K

Voltage: 120V, 60Hz

Finish: Black/White

Construction: Die cast aluminum construction, metal shade

Operating Temperature: -30°C to 30°C

Dimensions: 6.0"W X 12.0"H X 8.88"D

Compliance: cCSAus Wet location listed

Warranty: Contact factory for warranty information



Ordering Information

Example: CL-P5641-30-30K

CL-P5641	30	30K	
Product	Finish	CCT	Voltage
CL-P5641	30 White 31 Black	30K 3000K	Blank 120 Volt

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a grading plan for an eventual expansion of the parking and storage area for Tommy's Knoxville (formerly Moses Water Sports), 11470 Outlet Drive, to include a portion of the property to the east referenced as Parcel 17601, Tax Map 130, 6.9 Acres of Affected Area, Zoned OD-RE/E (Urban Engineering, Applicant)

INTRODUCTION AND BACKGROUND: At the August 19, 2021, Planning Commission meeting a site plan was approved for the Moses Watersports project at 11470 Outlet Drive. This included a 16,000 square foot building, a parking lot, and a boat storage area screened with an eight-foot-tall fence. Since that time, Moses Watersports was bought by Tommy's Slalom Shop of Comstock Park, Michigan.

DISCUSSION: Tommy's would like to expand the area used for boat storage and will be purchasing some, if not all, of the property to the east. Since grade work has been initiated on the property that was involved in the original approval, Tommy's would like to extend the grading into the area where they plan to expand. Currently, Tommy's has an agreement with the abutting property owner to perform the work proposed.

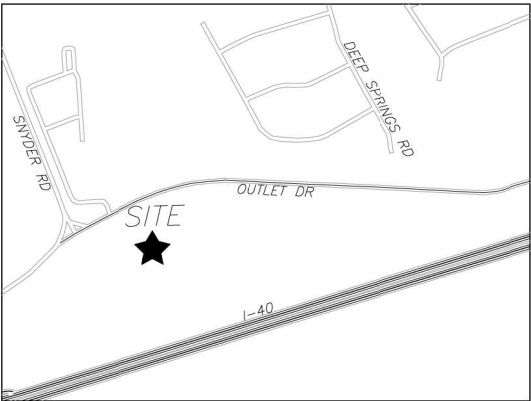
RECOMMENDATION: Included in the packet are the revised grading plan sheets. Initial staff comments included more specifics about what is planned in the area included in this grading plan, lessening the amount of tree cover removed, and the time frame of re-subdividing the property to combine the two lots. Staff will make a recommendation at the meeting in terms of whether initial comments have been addressed.

ROUGH GRADING PLANS

U.E.I. PROJECT NO. 2104008

TOMMY'S

SITE ADDRESS: 11470 OUTLET DRIVE, KNOXVILLE, TENNESSEE 37932
CLT MAP 130, PARCEL 176.02



LOCATION MAP

DEVELOPER:
TOMMY'S

4322 WEST RIVER DRIVE, NE
COMSTOCK PARK, MI 49321
(616) 288-7509
mcrk@simplifiedinvestments.com



SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924
chris@urban-eng.com

SPECIFICATIONS

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

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

SHEET INDEX

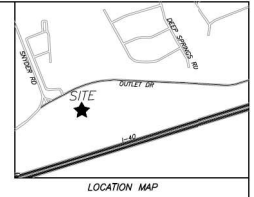
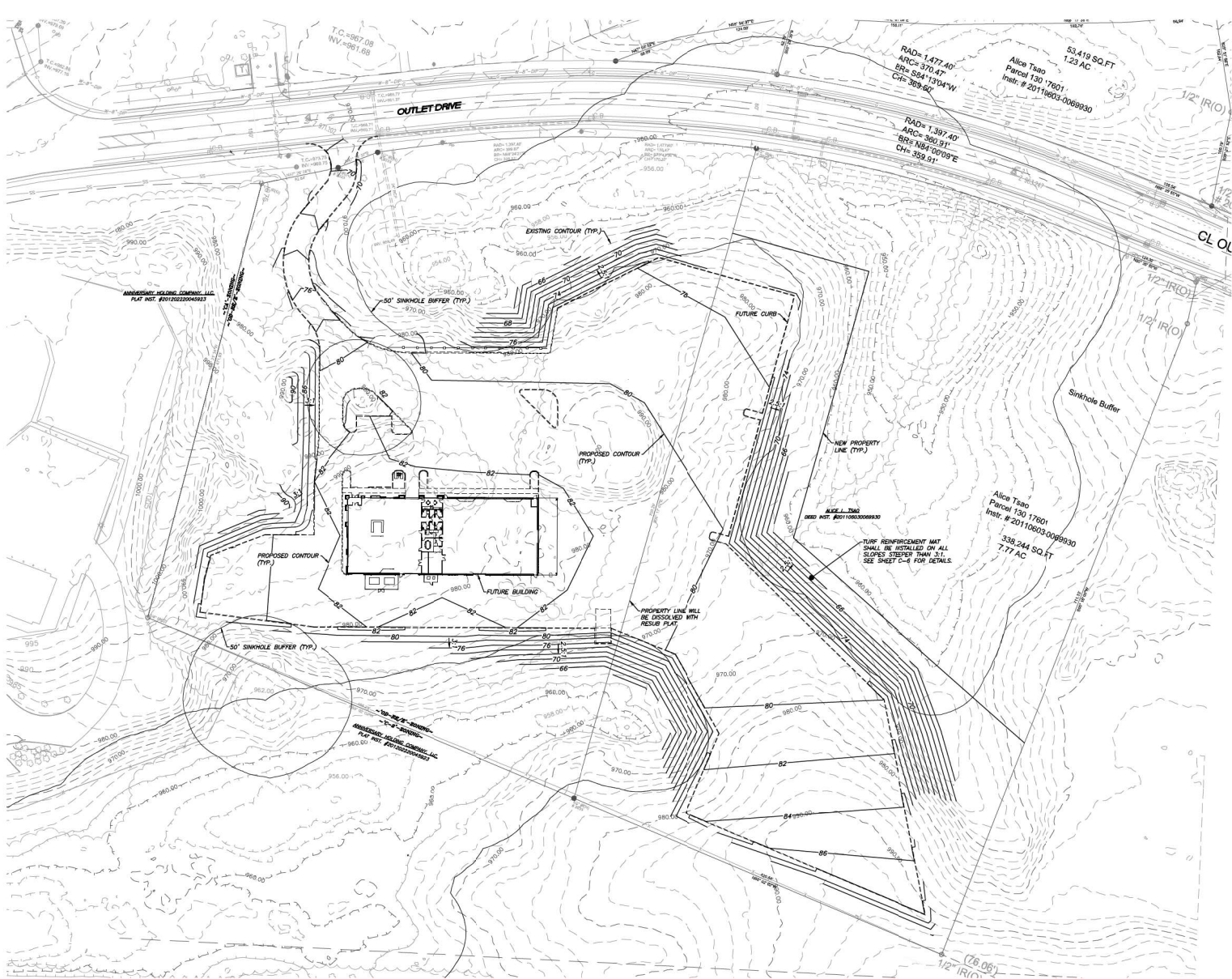
TITLE

TITLE SHEET
GRADING PLAN
EROSION AND SEDIMENT CONTROL PLANS
SITE CONSTRUCTION DETAILS
TREE PRESERVATION & REMOVAL PLAN

SHEET

C-0
C-1
C-2 THRU C-4
C-5 & C-6
L100

2	3/7/22	SUBMITTAL 2
ISSUE NO.	DATE	DESCRIPTION



- GRADING PLAN NOTES:**
1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, BOXES, ETC. AND COMPARE INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TEN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY BE NEEDED.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE TOWN OF FARRAGUT SPECIFICATIONS FOR SITE DEVELOPMENT.
 3. ALL WORK SHALL BE SEQUENCED AND COMPLETED IN ACCORDANCE WITH THE SHPPD AND RELATED PERMITS ISSUED BY TDEC.
 4. CLEAN AND GRUB PER SPEC. REMOVE TREES, BRUSH, DEBRIS, AND STUMPS FROM THE WORK AREA, REMOVE ALL BUILDINGS, DRIVES, CIRCLES, FENCES, AND MISCELLANEOUS EQUIPMENT.
 5. STRIP AND STOCKPILE TOPSOIL HEREON FOR REGRADING AND SEEDING. SURROUNDING TOPSOIL, FILL WITH SILT FENCE, STRAW BALES, TEMPORARY SEEDING OR ADDITIONAL TOPSOIL AS NEEDED TO PREVENT EROSION/SEDIMENTATION.
 6. AFTER STRIPPING AND REMOVAL, PROOF ROLL ENTIRE DISTURBED AREA WITH RANDOM TRUCK FULLY LOADED WITH SOIL. REMOVE ANY AREAS WHICH ARE SOFT OR YIELDING UNDER LOAD AND REPLACE WITH NEW MATERIAL MEETING PROJECT SPECIFICATIONS.
 7. IF UNSATURABLE SUBGRADE MATERIALS ARE ENCOUNTERED, THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT WITH APPROVED MATERIAL FROM SOURCE OF APPROVED SOURCE. REMOVE AREA, UNDESIRABLE MATERIALS ARE THOSE CLASSIFIED AS CL, CH, OH, OR PEAT IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM.
 8. COMPACTION REQUIREMENTS ARE SUMMARIZED AS FOLLOWS: (PLACE IN 8" LIFTS)
 - a. TOP 24 INCHES OF SUBGRADE UNDER PAVED AREAS 100 PERCENT STANDARD PROCTOR - LOWER THAN 24 INCHES BELOW PAVED AREA 95 PERCENT STANDARD PROCTOR.
 - b. AREAS WITHIN THE BUILDING ENVELOPE TO BE PREPARED IN ACCORDANCE WITH RECOMMENDATIONS IN REPORT OF GEOTECHNICAL INVESTIGATION AND/OR AS DIRECTED BY THE SOILS ENGINEER.
 9. ALL FINISHED GRADES SHOWN ARE AFTER PLACEMENT OF A MINIMUM 4 INCHES OF TOPSOIL. FINISHED GRADES SHOWN ARE AFTER PLACEMENT OF A MINIMUM 4 INCHES OF TOPSOIL. ALL FINISHED GRADES SHALL BE FULLY FUNCTIONAL TO PROVIDE POSITIVE DRAINAGE AND NO POOLING.
 10. THE TOTAL AREA DISTURBED AS PART OF THIS PROJECT 6.94 ACRES.
 11. PROPOSED SPOT ELEVATIONS AND PROPOSED CONTOURS ARE AFTER THE INSTALLATION OF TOPSOIL IN GRASSED AREAS, PAVING WITHIN DRIVES AND PLATINGS.
 12. IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN PERMISSION FROM THE NEIGHBOR TO WORK ON HIS OR HER PROPERTY.
 13. THE VERTICAL DATUM IS NGVD83.
 14. TURF REINFORCEMENT MAT SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1. TURF REINFORCEMENT MAT SHALL BE WESTERN EXCLUSION EXCEL. PPS-10M OR EQUIVALENT.
 15. THE SINKHOLES SHOWN HEREON ARE ENVIRONMENTALLY SENSITIVE AREAS. ANY CLEARING / VEGETATION REMOVAL IS PROHIBITED. THESE AREAS ARE TO BE COMPLETELY UNDISTURBED AS PART OF THIS DEVELOPMENT AND IN THE FUTURE.



SHEET C-1 (2 OF 8)

GRADING PLAN

TOMMY'S

SITE ADDRESS: 11476 OUTLET DRIVE, KNOXVILLE 37932

DIST. FW TOWN OF FARRAGUT CLY MAP 130 SCALE: 1"=50'

KNOX COUNTY TENNESSEE PARCEL 176.02 FEBRUARY 14, 2022

DEVELOPER: TOMMY'S
4022 WEST RIVER DRIVE, NE
COMSTOCK PARK, MI 49321
(516) 288-7508

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

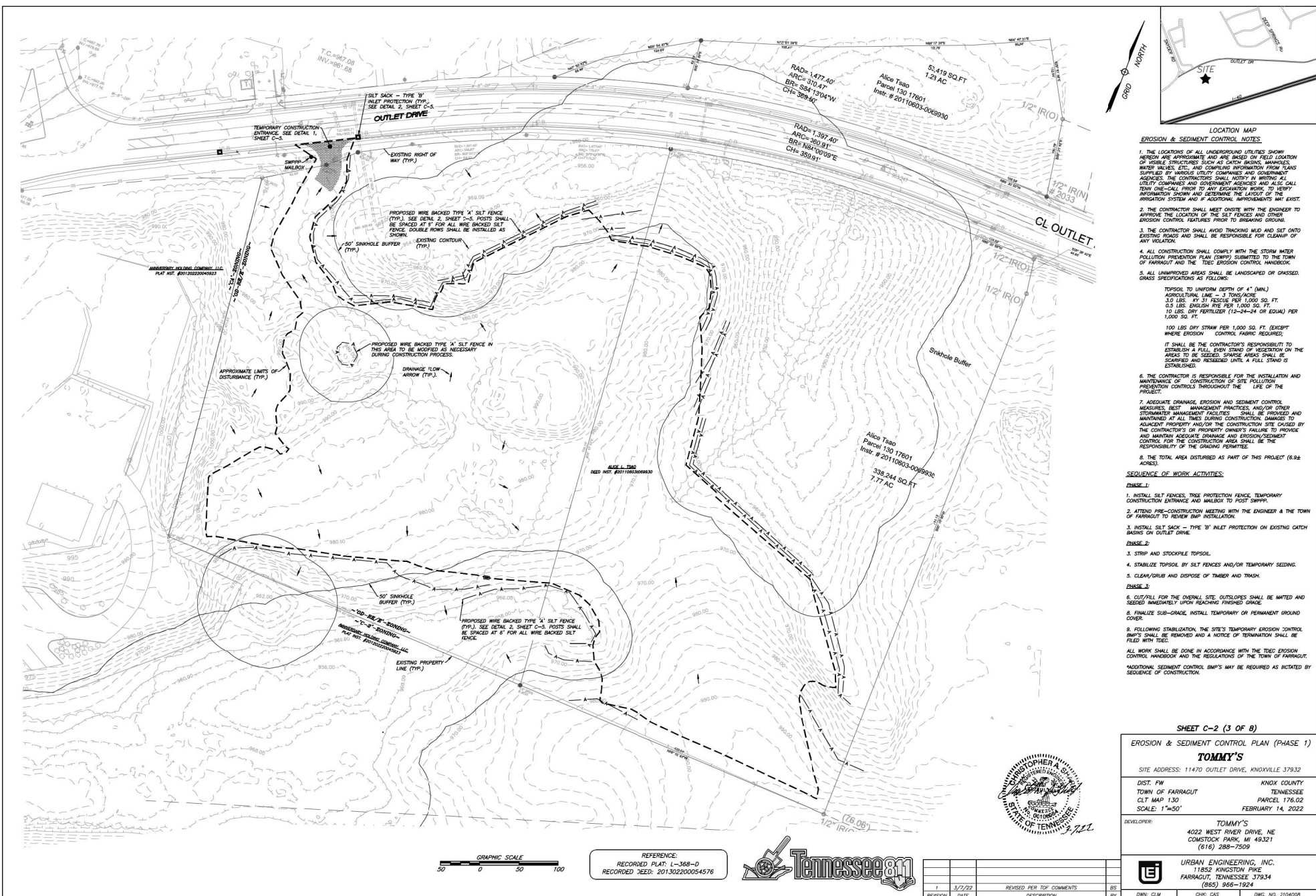


REFERENCE:
RECORDED PLAT: L-368-D
RECORDED DEED: 201302200054576

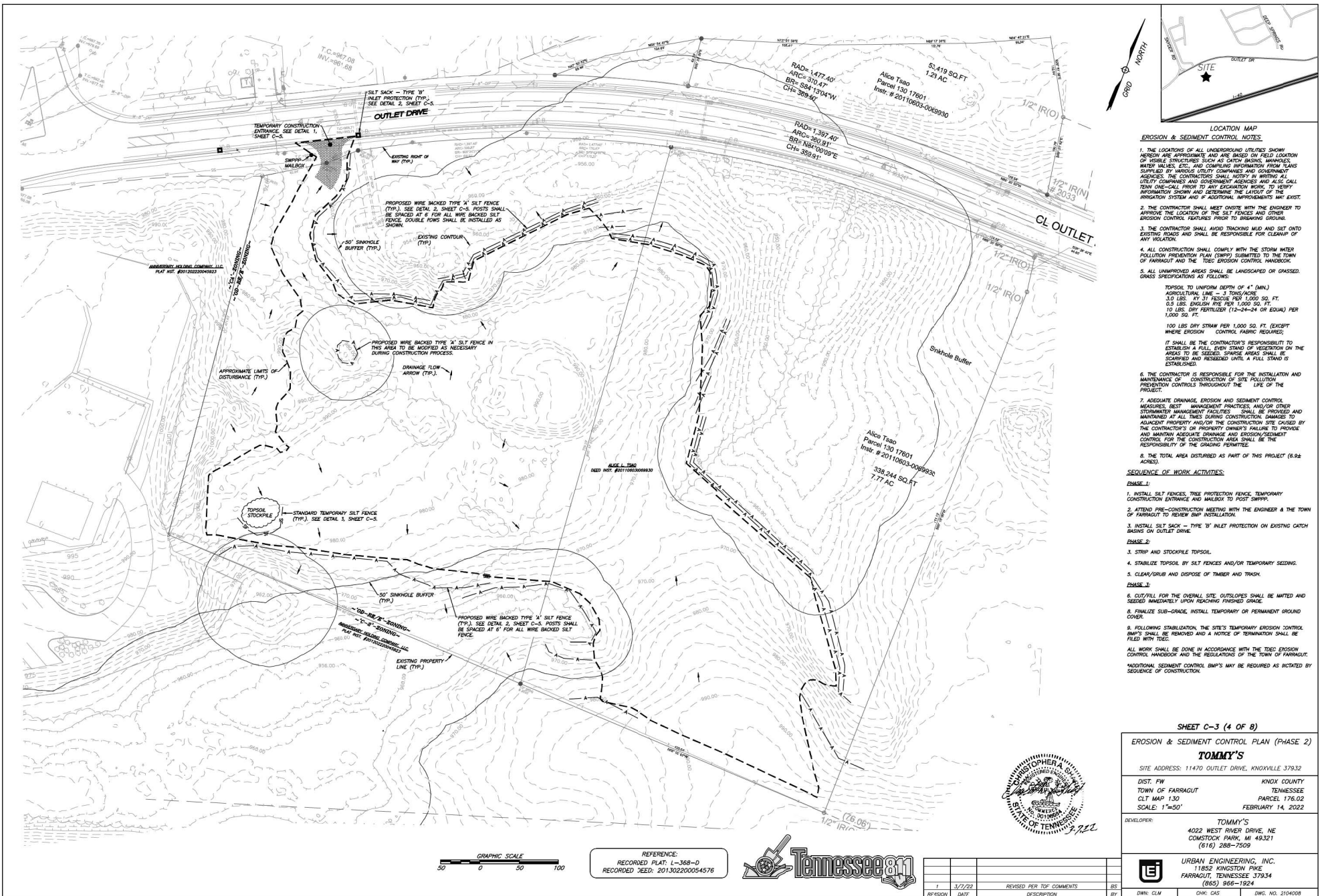


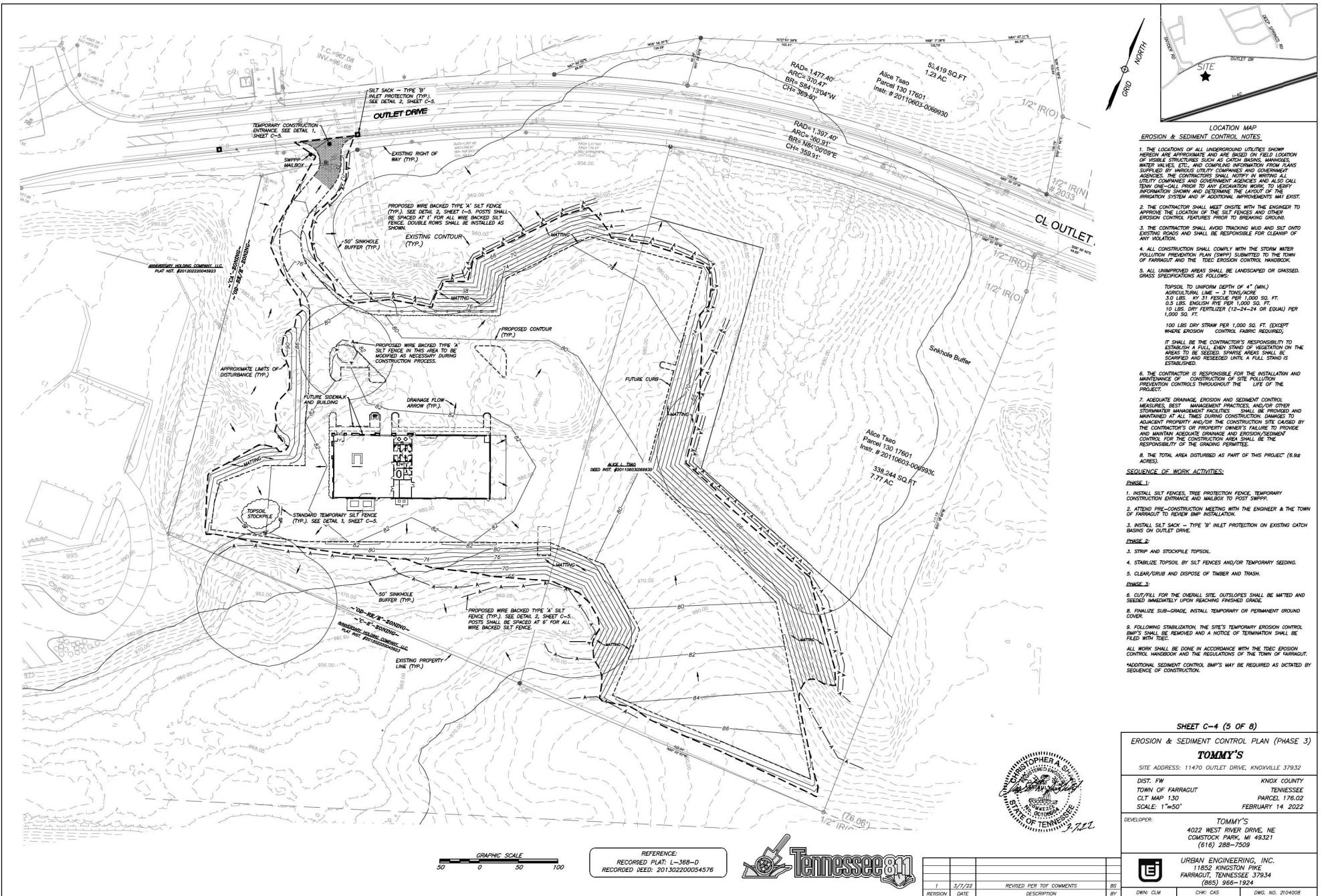
REVISION	DATE	DESCRIPTION	BY
1	3/7/22	REVISED PER TOP COMMENTS	BS

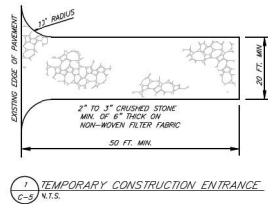
OWN: CLM CHK: CAS DWG. NO. 2104008



				 URBAN ENGINEERING, INC. 11852 KINGSTON PIKE FARRAGUT, TENNESSEE 37934 (865) 966-1924
1	3/7/22	REVISED PER TOP COMMENTS	BS	
REVISION	DATE	DESCRIPTION	BY	DWN: CLM CHK: CAS DWG. NO. 2104008

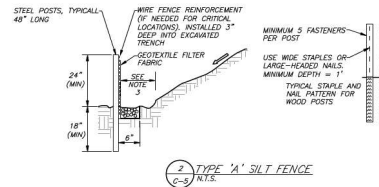






NOTES:

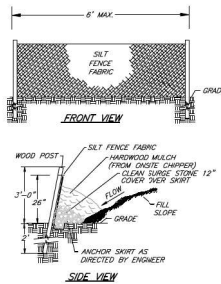
1. POST SPACING SHALL BE 6" MAXIMUM FOR TYPICAL APPLICATIONS AT THE BOTTOM OF SLOPES OR ALONG SITE PERIMETER.
2. POST SPACING SHALL BE 6" MAXIMUM AT THE BOTTOM OF STEEP SLOPES. POST SPACING SHALL BE 4" MAXIMUM WITHIN A DRAINAGE CHANNEL.
3. PLACE SILT FENCE AT LEAST 5 TO 7 FEET AWAY FROM STEEP OR LONG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



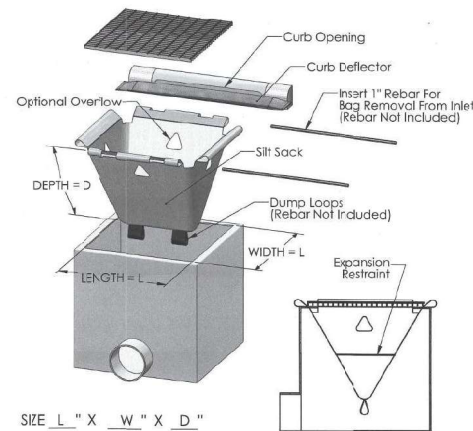
SILT FENCE NOTES:

—USE SILT FENCE ONLY WHEN DRAINAGE AREA DOES NOT EXCEED 1/4 ACRE PER 100 FEET OF FENCE AND NEVER IN AREAS OF CONCENTRATED FLOW GREATER THAN ONE CUBIC FEET PER SECOND

—SILT FENCE/STRAW BALE CHECK DAM PLACEMENT SUGGESTED AT MINOR SWALES



Silt Sack - Type B



4. SILT SACK - TYPE 'B' DETAIL
C-5 N.T.S.

ACF
ENVIRONMENTAL
2831 Candwell Road
Richmond, VA 23234
WWW.ACFENVIRONMENTAL.COM



SHEET C-5 (6 OF 8)

CONSTRUCTION DETAILS

TOMMY'S

SITE ADDRESS: 11470 OUTLET DRIVE, KNOXVILLE 37932
DIST. FW KNOX COUNTY
TOWN OF FARRAGUT TENNESSEE
CLT MAP 130 PARCEL 176.02
SCALE: N.T.S. FEBRUARY 14, 2022

DEVELOPER: TOMMY'S
4022 WEST RIVER DRIVE, NE
COMSTOCK PARK, MI 49321
(816) 288-7502

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



REVISION	DATE	DESCRIPTION	BY	DWN: CLM	CHK: CAS	DWG. NO. 2104008
1	3/7/22	REVISED PER TOP COMMENTS	BS			



281 TOTAL



DECIDUOUS	
QNTY	10'-15" DBH
1	10'HOPHORN
5	12'HOPHORN
5	13'HOPHORN
4	15'HOPHORN
4	12'OAK
4	15'OAK
1	12'ASH
1	15'ASH
3	12'WALNUT
1	15'WALNUT
1	10'HICKORY
1	14'HICKORY
2	12'LOCUST
1	11'MAPLE
1	13'MAPLE
1	15'MAPLE
1	13'BEECH

EVERGREEN	
QNTY	16-20" DBH
4	18" CEDAR
5	16" PINE
1	17" PINE
14	18" PINE
8	20" PINE

QNTY	16-20" DBH
1	18" HOPHORN
4	16" OAK
6	18" OAK
8	20" OAK
1	16" ASH
3	18" ASH
1	20" ASH
1	20" WALNUT

QNTY	>20" DBH
1	23" PINE
6	24" CEDAR
1	26" PINE

QNTY	>20" DBH
2	24"OAK
2	26"OAK
1	28"OAK
1	32"OAK
3	24"ASH
5	30"ASH
1	36"ASH
1	26"WALNUT
1	30"WALNUT

PER SEC. 113-66 -TREE CONSERVATION
AND LANDSCAPING REQUIREMENTS:

- (a) REPLACEMENT TREES SHALL NOT BE REQUIRED IN EXCESS OF 20 PERCENT OF THE TOTAL NUMBER OF NON-BUFFER STRIP TREES NEEDED TO FULFILL THE LANDSCAPING REQUIREMENTS. ALL REPLACEMENT TREES SHALL MEET THE MINIMUM SIZE REQUIREMENTS FOR CANOPY TREES, AS SPECIFIED IN THE LANDSCAPE REQUIREMENTS.

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a zoning map amendment (rezoning) request from Agricultural District (A) to Rural Single-Family Residential District (R-1), 44.33 Acres, Tax Map 152, Parcels 33.03 & 33.04, 721 Virtue Road & 12444 Evans Road, (Robert G. Campbell and Associates, Applicant)

INTRODUCTION AND BACKGROUND: This item was discussed for workshop purposes last month and involves a request to rezone two tracts totaling 44.33 acres near the south intersection of Evans Road and Virtue Road. One tract fronts along Evans Road for roughly 360 feet just west of the Virtue Cumberland Presbyterian Cemetery on the south side of Evans Road. This tract has a barn and horse-riding track and is roughly 22 acres. The second tract fronts Evans Road for about 250 feet and Virtue Road for approximately 1,130 feet. This tract is where the property owner's house is situated as well as a barn.

Both properties are currently zoned Agricultural (A) which requires a minimum lot size of five acres. The applicant may potentially subdivide the property into lots which may be smaller than five acres and is requesting that the zoning map be amended from Agricultural to Rural Residential (R-1). The R-1 District has a minimum lot size of 20,000 square feet, assumed public sanitary sewer is available to the lot.

DISCUSSION: The R-1 Zoning District is the same as the nearby Farm at Willow Creek and Vista Subdivisions. The future land use map identifies this general area as appropriate for Open Space Cluster Residential which would most closely relate to the R-1 Open Space Residential Overlay Districts (OSR and OSMR). During both the staff/developer meeting on February 1 and the Planning Commission workshop discussion on February 17, staff noted that the applicant may want to look at the OSR as another option for the property. Both OSR and standard R-1 would have the same density but the property in question has some drainage and topographic considerations that a future division of the property may capitalize on with an OSR district due to its greater flexibility in relation to lot configuration and building placement. The OSR would also be consistent with the future land use map which identifies the Open Space Cluster Residential land use as most appropriate for this general area.

Another zoning district that was mentioned to the applicant was the Rural Single Family Acre Residential District (R-1-S-A) since the applicant apparently plans to divide the property at some point in the future into larger estate lots that will be greater than one acre.

RECOMMENDATION: The applicant has reviewed the other options but is moving forward with their request for rezoning to R-1. Resolution PC-22-06 recommends approval of Ordinance 22-07. A question for the Planning Commission related to this zoning map amendment is whether the future land use map should be amended for these properties from Open Space Cluster Residential to Rural Residential (> 1 Acre Lots). Such an amendment would be consistent with any subsequent division of the property into estate size lots that would typically be at least more than one acre in size.

RESOLUTION PC-22-06

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF TAX MAP 152, PARCELS 33.03 & 33.04, 721 VIRTUE ROAD & 12444 EVANS ROAD, 44.33 ACRES, FROM THE AGRICULTURAL DISTRICT (A) TO THE RURAL SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1)

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 March 17, 2022;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval of Ordinance 22-07 to the Farragut Board of Mayor and Aldermen, an ordinance amending the Farragut Zoning Ordinance and Map, Ordinance 86-16, by rezoning the above noted property.

ADOPTED this 17th day of March 2022.

Rita Holladay, Chairman

Scott Russ, Secretary

ORDINANCE:	22-07
PREPARED BY:	Shipley
REQUESTED BY:	Town of Farragut
CERTIFIED BY FMPC:	March 17, 2022
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO SECTION 13-4-201, TENNESSEE CODE ANNOTATED.

BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended as follows:

SECTION 1.

The Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning Tax Map 152, Parcels 33.03 & 33.04, 721 Virtue Road & 12444 Evans Road, from the Agricultural District (A) to the Rural Single-Family Residential District (R-1). Said property being further delineated on the attached map (See Exhibit A).

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 _____, 2022,
with approval recommended by the Farragut Municipal Planning Commission (FMPC).

Rita Holladay, Chairman

Scott Russ, Secretary



**Rezone
Parcel 33.04, Tax Map 152 and
Parcel 33.03, Tax Map 152
12444 Evans Road and
721 Virtue Road**

From
A (Agricultural)
to
R-1 (Rural Single-Family Residential)

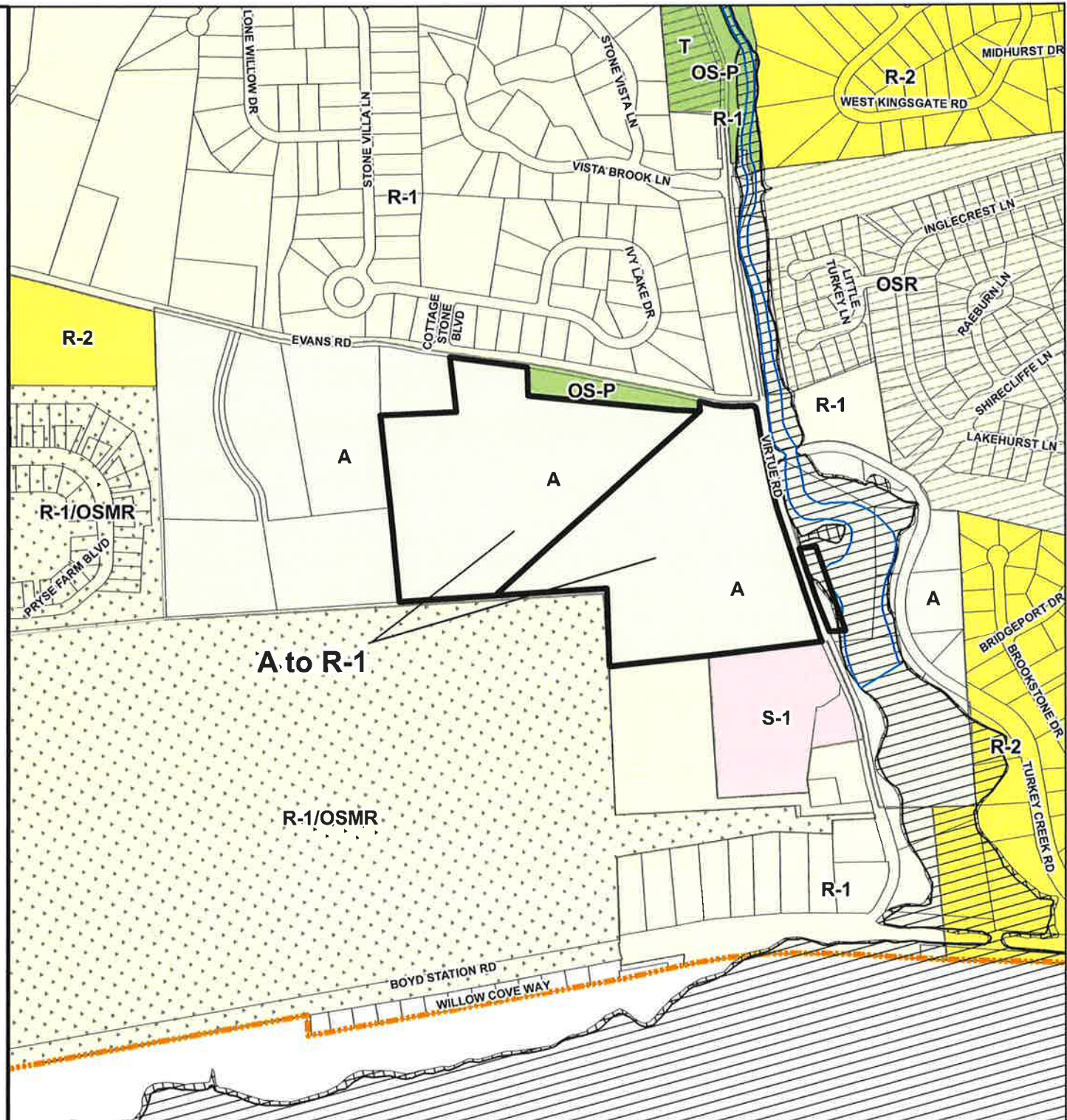
EXHIBIT A

Legend

- Subject Property
- Floodway
- 100 year Flood Zone
- 500 year Flood Zone
- Parcels
- Town Limit
- A, Agricultural
- OS-P, Open Space/Park
- S-1, Community Service
- R-1, Rural Single-Family Residential
- R-2, General Single-Family Residential
- R-1/OSR, Open Space Residential Overlay
- R-1/OSMR, Open Space Mixed Residential Overlay
- Telecommunication Tower Overlay Zone



1 in = 650 ft



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on amendments to the Subdivision Regulations to include, as requirements on concept plans and preliminary plats, locations for centralized mail delivery units, as governed by the United States Postal Service

INTRODUCTION AND BACKGROUND: This item was discussed for workshop purposes last month and involves a review of possible changes to the Subdivision Regulations to make it clear to both applicants and staff that all new subdivisions and new phases in existing subdivisions must plan for centralized mail delivery, as governed by the United States Postal Service (USPS).

DISCUSSION: As noted last month, USPS centralized mail delivery service has been in place for a few years and has been accounted for in new subdivisions. Where the expectations and coordination has been less clear and assured is with new phases in existing older subdivisions that have “grandfathered” mail delivery to individual residents.

During the workshop discussion of this item, staff proposed that language be added in the Subdivision Regulations for both concept plans and preliminary plats that would require the location of centralized mail delivery units to be shown, even where new phases were proposed in older subdivisions that predated the current USPS delivery requirements. Planning commissioners were in support of this language and recommended that staff pursue a formal text amendment.

RECOMMENDATION: Included in the packet is Resolution PC-22-07 which amends the concept plan and preliminary plat submittal requirements to include the language proposed by staff during the workshop discussion last month. Staff recommends approval of Resolution PC-22-07.

RESOLUTION PC-22-07

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO AMEND THE FARRAGUT MUNICIPAL CODE, APPENDIX B – SUBDIVISIONS, ARTICLE II. - PROCEDURE FOR SUBDIVISION APPROVAL, SUBSECTIONS B. – CONCEPT PLAN, AND C. – PRELIMINARY PLAT, TO PROVIDE FOR REQUIREMENTS FOR IDENTIFYING THE LOCATION FOR UNITED STATES POSTAL SERVICE CLUSTER BOX UNITS FOR NEW SUBDIVISIONS OR NEW PHASES/UNITS IN EXISTING SUBDIVISIONS

WHEREAS, the Farragut Municipal Planning Commission has adopted regulations governing the subdivision of land within the Town in the manner provided for in Section 13-4-303, Tennessee Code Annotated,

WHEREAS, the Farragut Municipal Planning Commission may amend the Subdivision Regulations in the manner provided for in Section 13-4-303, Tennessee Code Annotated, and after a public hearing has been held thereon;

WHEREAS, such public hearing was held on March 17, 2022; and

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission adopts the following amendments to the Farragut Municipal Code, Appendix B. – Subdivisions:

SECTION 1.

Article II. Procedure for Subdivision Approval, B. Concept Plan, 1., is amended by adding item “t.” as new information and re-lettering the existing item “t” to item “u” as follows:

- t. The proposed location for United States Postal Service (USPS) cluster box units compliant with USPS specifications. This applies to any new subdivision or new phases/units of existing subdivisions consistent with USPS requirements, as amended.
- u. From the above information, a preliminary engineering certification is to be submitted that the conceptual layout of proposed transportation elements, building lots, and open space can be designed to comply with the town's applicable ordinances, particularly those ordinances governing the design of subdivision streets and stormwater management facilities.

SECTION 2.

Article II. Procedure for Subdivision Approval, C. Preliminary Plat 6., is amended by adding item “s.” as new information as follows:

- s. The proposed location for United States Postal Service (USPS) cluster box units compliant with USPS specifications. This applies to any new subdivision or new phases/units of existing subdivisions consistent with USPS requirements, as amended.

This amendment shall be in full force and effect from and after the date of passage of this Resolution.

RESOLUTION passed March 17, 2022.

Rita Holladay, Chairman

Scott Russ, Secretary

B. Concept plan.

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

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

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

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

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

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

- a. A title block which specifically indicates that this plan contains "conceptual information" which is "not intended for construction purposes."
- b. An address and a tax map and parcel reference associated with the property.
- c. The acreage of the property.
- d. The name, address, and telephone number of the owner(s) of record and developer(s). Where a subdivision involves multiple parcels, the owner(s) of record for each parcel shall be indicated.
- e. The name, address, and telephone number of all professionals involved and, at a minimum, the professional seal of the principal individual responsible for preparing the plan.
- f. Preparation and revision dates, approximate north point, location map, verbal and graphic scales, and legend.
- g. A boundary survey, including existing rights-of-way and easements.
- h. The location of existing improvements.
- i. The present zoning classification on the land to be subdivided and on the adjoining land. If the property to be subdivided is bisected by different zones, the zoning lines shall be identified on the plan.
- j. A plan sheet that specifically identifies and outlines all significant physical features of the property based on readily available information and a field (on the ground) site inspection

of the subject property. Such features shall include, but not necessarily be limited to, site topography, mapped wetlands and floodplains, water courses and lands that are generally inundated (e.g. ponds, lakes, perennial streams, etc.), springs, intermittent streams, slopes that exceed 15 percent, soils subject to slumping, surface depressions or sinkholes, and historic, archaeological, or cultural sites listed on the National Register of Historic Places, and/or on state, county, or town inventories. Such information shall be prepared and/or verified by professionals with expertise in the different features of the property being inventoried. The names and contact information for all said professionals shall be listed on the plan sheet.

- k. The general location and approximate square footage and acreage of all tree covered areas.
- l. The approximate density, predominant species, general distribution of predominant species, and predominant level of maturity of trees within all tree covered areas. Maturity levels shall be classified as follows: "Young stands" would be used where the predominant tree cover is from trees that are less than six inches at DBH; "Intermediate stands" would be used where the predominant tree cover is from trees that are six to ten inches at DBH; and "Mature stands" would be used where the predominant tree cover is from trees that are greater than ten inches at DBH.
- m. Mean sea level contours based on readily available information, such as geographic information systems, aerial photographs, or previous surveys, drawn at vertical intervals of not more than two feet, except when specifically not required by the Planning Commission.
- n. The proposed location and approximate grade of streets, sidewalks, and shared-use paths (also referred to in the Subdivision Regulations as bike paths) and how these proposed transportation elements will be connected both internally and to adjacent properties. Existing transportation elements which abut or stub into the property proposed for subdivision shall be shown.

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

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

- o. The distance from the proposed subdivision entrance to existing access points on the same street and which are located within the immediate vicinity of the proposed subdivision entrance.
- p. The location of existing utilities and an indication of those utilities which are readily available and are expected to serve the site.

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- q. The location and an identification of any areas to be designated as open space and how these open spaces will be connected both internally and to adjacent properties. Existing open spaces which abut the property proposed for subdivision shall be shown.
 - r. The proposed lot line. If the property is being developed as attached single-family dwellings, indicate the maximum building footprint for each dwelling.
 - s. A plan sheet that addresses streetscaping. This plan sheet shall specifically address how the subdivision will provide visual enhancements along and/or within the street corridors throughout the development. The plan shall include at least one visual enhancement element that is prominent and that creates an identifiable character for the subdivision. This may include, but not necessarily be limited to, a street tree planting plan, bioswales, rain gardens, landscaped boulevards and landscaped islands, village greens, rear accessed dwelling units, etc.
 - t. The proposed location for United States Postal Service (USPS) cluster box units compliant with USPS specifications. This applies to any new subdivision or new phases/units of existing subdivisions consistent with USPS requirements, as amended.
 - tu. From the above information, a preliminary engineering certification is to be submitted that the conceptual layout of proposed transportation elements, building lots, and open space can be designed to comply with the town's applicable ordinances, particularly those ordinances governing the design of subdivision streets and stormwater management facilities.
- 2. Within 30 days after submission of the concept plan, the Planning Commission will review it and indicate its approval, disapproval, or approval subject to modifications as a basis for the preparation of a preliminary plat. If a plan is disapproved, reasons for such disapproval will be stated in writing. If approved subject to modifications, the nature of the required modifications will be indicated.
 - 3. If the Planning Commission fails to act on the concept plan within 30 days after being submitted to the Planning Commission, the concept plan will be deemed approved and a certificate to that effect shall be issued by the commission on demand. The applicant may waive this 30-day requirement and consent to the extension of such period.
 - 4. The approval of the concept plan by the Planning Commission will not constitute acceptance of the preliminary plat.
 - 5. One copy of the concept plan will be returned to the applicant with any notations at the time of approval or disapproval and the specific changes, if any, required.
 - 6. The approval of the concept plan shall lapse unless an initial preliminary plat based thereon has been submitted within one year from the date of such approval or unless an extension is applied for and granted by the Planning Commission. Extensions shall be based on current requirements and shall be valid for a maximum of one year each.

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

- 7. In an attached single-family dwelling development, once construction is complete and a final plat has been recorded in at least one phase of the development, if the developer or another property owner

makes application to amend any building footprints on the concept plan, all property owners shall be notified of such changes.

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

C. Preliminary plat.

The purpose of the preliminary plat is to provide for a detailed design of construction plans for proposed public improvements.

1. The application submittal process for a preliminary plat is as follows:

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

2. Where a concept plan has been approved, the preliminary plat shall conform substantially to the concept plan. Where a preliminary plat does not conform substantially with the approved concept plan, a revised concept plan shall be submitted to the Planning Commission in coordination with the preliminary plat. This revised concept plan shall only be binding for those portions of the subdivision which have not received approval for a preliminary plat.

Where a subdivider chooses to omit the filing of a concept plan, the subdivider shall submit a preliminary plat for the entire property.

3. The preliminary plat shall be drawn to a scale of not less than 1" = 100' on sheets 24 inches by 36 inches in size.
4. All federal and state permits required for construction of the development must be filed with the preliminary plat. This shall include a notice that the applicant has submitted a copy of the preliminary plat to the United States Post Office, Local Customer Relations Coordinator.
5. If any portion of the land being subdivided is subject to flood, as defined in article III, section F, the limit of the base flood elevation (the 500-year floodway and flood fringe boundary[ies]) shall be platted along with minimum floor elevations.
6. The preliminary plat shall meet the minimum standards of design as set forth in article III and the general requirements for the construction of public improvements as set forth in article IV and shall give the following information insofar as possible:
 - a. The proposed subdivision name and location; the name and address of the owner or owners; and the name, address, telephone number, and seal of the designer(s) of the plat who shall be a Tennessee-licensed engineer, a Tennessee-licensed landscape architect, and/or a Tennessee-registered land surveyor. The Planning Commission shall be responsible for approving subdivision names or designating names appropriate to subdivision development.
 - b. Preparation and revision dates, approximate north point, location map, verbal and graphic scales, and legend.

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- c. The location of existing and platted property lines, streets, access easements, buildings, railroads, sewers, bridges, culverts, drain pipes, water mains, any public utility easements, the names of adjoining property owners or subdivisions, and the present zoning classification on the land to be subdivided and on the adjoining land. If the property to be subdivided is bisected by different zones, the zoning lines shall be identified on the plat. The setback requirements shall be noted in a plat note.

In addition, where a concept plan has not been submitted and approved, a plan sheet that specifically identifies and outlines all significant physical features of the property based on readily available information and a field (on the ground) site inspection of the subject property shall be required. Such features shall include, but not necessarily be limited to, site topography, mapped wetlands and floodplains, water courses and lands that are generally inundated (e.g. ponds, lakes, perennial streams, etc.), springs, intermittent streams, slopes that exceed 15 percent, soils subject to slumping, surface depressions or sinkholes, and historic, archaeological, or cultural sites listed on the National Register of Historic Places, and/or on state, county, or town inventories. Such information shall be prepared and/or verified by professionals with expertise in the different features of the property being inventoried. The names and contact information for all said professionals shall be listed on the plan sheet.

- d. A construction plan which shall include:
- (1) A complete drainage plan showing all improvements, including, but not limited to, all proposed streets, sidewalks, bikepaths/walkways, easements, detention areas, storm sewers, swales, ditches, reserved areas, and lot drainage;
 - (2) Complete drainage calculations, pursuant to the Farragut Municipal Code chapter entitled "Stormwater Ordinance";
 - (3) A plan and profile of all streets showing typical cross sections of proposed roadways, sidewalks, swales, and ditches as well as both existing and proposed finished grades of paved rights-of-way and special ditches, and details of all structures which are part of the physical improvements in the subdivision; and
 - (4) All proposed drainage structures including manholes, catch basins, junction boxes, pipe storm drains, ditches, swales, and other drainage facilities including headwalls shall be shown on the plan and profile.
- e. Complete erosion control plan with details.
- f. A tree preservation/removal plan, as provided for in the Farragut Municipal Code.
- g. The distance and bearing of one of the corners of the boundary of the subdivision to the nearest intersection of existing streets or roads and to an original corner of the original survey of which it is a part, and a key map showing relation of subdivision to well-known streets, railroads, and water courses in all directions to a distance of at least one-half mile. Suggested scale of one inch equals 2,000 feet.
- h. Plans for proposed utility layouts (sanitary and storm sewers, water, electricity, gas, and conduit for future telecommunication network fiber) showing feasible connections to the existing or any proposed utility systems.
- i. Plans for street lighting, if applicable.
- j. The locations, widths, and other dimensions of proposed streets, alleys, easements, parks, other open spaces, reservations, lot lines, building lines, and utilities. This shall include the ten percent open space reservation.

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- k. If the property is being developed as attached single-family dwellings, include the locations and dimension of the maximum building footprints for each dwelling.
 - l. Contours drawn at vertical intervals of not more than two feet, except when specifically not required by the Planning Commission. In areas where grade changes are proposed in association with the development of the property, contour lines shall be shown based on actual field collected and verified elevations.
 - m. Dominant ground cover.
 - n. The acreage of the land to be subdivided and the acreage of each lot being created.
 - o. Actual closure computations for the boundary traverses. Such boundary traverses shall close to an accuracy of at least one foot in 10,000.
 - p. Plans for street name signs and other traffic signs.
 - q. The proposed location and approximate grade of streets, sidewalks, and shared-use paths (also referred to in the Subdivision Regulations as bike paths) and how these proposed transportation elements will be connected both internally and to adjacent properties. Existing transportation elements which abut or stub into the property proposed for subdivision shall be shown.

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

The subdivision shall provide for both vehicular and pedestrian/shared-use path connectivity to abutting properties. The subdivision shall have more than one public street vehicular access into and out of the development. The Planning Commission may consider waiving this requirement in cases where 1) All of the abutting properties have been developed as existing house lots of less than one acre in size and are so located to physically preclude (block) such connections; or 2) Where very significant topographic issues, not created by the design of the subdivision, would effectively prohibit connections; or 3) The subdivision will have thirty (30) or less dwelling units.
 - r. A plan sheet that addresses streetscaping. This plan sheet shall specifically address how the subdivision will provide visual enhancements along and/or within the street corridors throughout the development. The plan shall include at least one visual enhancement element that is prominent and that creates an identifiable character for the subdivision. This may include, but not necessarily be limited to, a street tree planting plan, bioswales, rain gardens, landscaped boulevards and landscaped islands, village greens, rear accessed dwelling units, etc.
 - s. The proposed location for United States Postal Service (USPS) cluster box units compliant with USPS specifications. This applies to any new subdivision or new phases/units of existing subdivisions consistent with USPS requirements, as amended.
- 7. Within 30 days after submission of the preliminary plat, the Planning Commission will review it and indicate its approval, disapproval, or approval subject to modifications as a basis for the preparation of the final plat. If a plat is disapproved, reasons for such disapproval will be stated in writing. If approved subject to modifications, the nature of the required modifications will be indicated.
 - 8. If the Planning Commission fails to act on the preliminary plat within 30 days after being submitted to the Planning Commission, the preliminary plat will be deemed approved and a certificate to that effect

shall be issued by the commission on demand. The applicant may waive this 30-day requirement and consent to the extension of such period.

9. The approval of the preliminary plat by the Planning Commission will not constitute acceptance of the final plat and will not be indicated on the preliminary plat.
10. One copy of the preliminary plat will be returned to the applicant with any notations at the time of approval or disapproval and the specific changes, if any, required.
11. The approval of the preliminary plat shall lapse if a grading permit is not obtained within six months of approval by the planning commission. The approval of the preliminary plat shall lapse unless a final plat based thereon is submitted within two years from the date of such approval or an extension is applied for and granted by the planning commission. Extensions shall be based on current requirements and shall be valid for a maximum of one year.
12. If the subdivision is going to be developed and filed as final plats in portions of the preliminary plat, the portions must be expressed as phases and be designated and titled in roman numerals.
13. In an attached single-family dwelling development, once construction is complete and a final plat has been recorded in at least one phase of the development, if the developer or another property owner makes application to amend any building footprints on the preliminary plat, all property owners shall be notified of such changes.
14. The engineering and/or surveying firm representing the applicant in a preliminary plat filing shall certify that the proposed plat conforms to all applicable standards required in the Farragut Subdivision Regulations relative to either preliminary and/or final approval.
15. When the applicant desires a departure or variance from the subdivision regulations, a specific request must be made in writing for such variance and an explanation provided to support the request.
16. Once preliminary plat approval has been granted and the site preparation completed on those roads or sections of roads proposed for final approval, the applicant's engineering representative shall certify in writing to the town that the "as-built" profiles conform to the approved preliminary design.

(Ord. of 10-1987; Ord. of 2-2006; Res. No. PC-07-02, §§ 1, 2, 3-15-2007; Res. No. PC-07-07, § 2, 4-5-2007; Res. No. PC-08-05, § 1, 2-21-2008; Res. No. PC-08-07, § 1, 3-20-2008; Res. No. PC-09-08, § 1, 5-21-2009; Res. No. PC-11-01, §§ 3, 4, 1-20-2011; Res. PC-18-03, § 2, 1-18-2018; Res. No. PC-19-11, § 2, 12-19-2019)