



FARRAGUT MUNICIPAL PLANNING COMMISSION

AGENDA

April 21, 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 – March 17, 2022**
- 3. Discussion and public hearing on a site plan for a proposed addition and parking lot associated with the Russian Baptist Church Light of the World, located at 12430 Union Road, 1.06 Acres, Zoned R-1 (Russian Baptist Church Light of the World, Applicant)**
- 4. Discussion on a site plan for proposed façade updates and a vertical showroom addition to the Tommy's Slalom Shop (original site plan was approved as Moses Water Sports), 11470 Outlet Drive, 6.83 Acres, Zoned OD-RE/E (Urban Engineering, Applicant)**
- 5. Discussion and public hearing on a zoning map amendment (rezoning) request from General Commercial District (C-1) to Rural Single-Family Residential District (R-1), for a portion (.82 Acres) of the existing Parcel 069, Tax Map 151, 13013 Kingston Pike, 1.82 Acres, (JMB FP Investment Company, Applicant)**
- 6. Review a request for a recommendation of approval to the Board of Mayor and Aldermen for a variance of 291 feet from the distance from intersections and distance between driveways requirements for arterial streets, as provided for in the Driveways and Other Access Ways Ordinance, for an access onto Concord Road for a proposed office building at Parcel BA010, Tax Map 153, .51 Acres (Broadway Investment Company, LLC, Applicant)**
- 7. Discussion and public hearing on the FY2023 CIP**
- 8. Approval of utilities**
- 9. Citizen forum**

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

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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**

March 17, 2022

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Louise Povlin, Vice Mayor
Ron Williams, Mayor
Scott Russ, Secretary
Michael Bellamy
Jon Greene
Hank Standaert, Youth Representative

MEMBERS ABSENT

Noah Myers
Shannon Preston

Staff Representative: Mark Shipley, Community Development Director

1. Approval of agenda

Staff recommended approval of the agenda.

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

2. Approval of minutes – February 17, 2022

Staff recommended approval of the minutes.

A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Mayor Williams and was approved unanimously with Commissioners Greene and Russ abstaining due to being absent at the February meeting.

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)

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

1. Document existing conditions and restore any disturbed area to as found condition.
2. Provide notice to affected residents via doorhangers or similar.
3. Provide a \$25,000 letter of credit for repair of road bore crossings and any damage to pedestrian facilities and right-of-way.
4. Please note that Evans Road and Virtue Road are subject to roadway widening and other improvements not yet designed in the immediate future. Please understand this installation may be in conflict and subject to move at a future date.
5. Traffic and erosion control being coordinated with the Town's engineering department as part of the right of way permit.
6. Prior to closing out the right of way permit an as-built survey is provided to the Town's engineering department. This will help with future roadway improvements and utility locations.

Larry Cox spoke on behalf of the applicant. A short discussion ensued, and a motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and was approved unanimously.

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

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

1. Document existing conditions and restore any disturbed area to as found condition.
2. Provide notice to affected residents via doorhangers or similar.
3. Provide a \$10,000 letter of credit for repair of any damage to pedestrian facilities and right-of-way.
4. Please note that McFee Road/Boyd Station Road are subject to future improvements not yet designed. Please understand this installation may be in conflict and subject to move at a future date.
5. Traffic and erosion control being coordinated with the Town's engineering department as part of the right of way permit.
6. Prior to closing out the right of way permit an as-built survey (for the non-aerial portion of the project) is provided to the Town's engineering department.

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

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)

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

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

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)

Staff reviewed this item and recommended approval subject to the following conditions and asked the Planning Commission for specific feedback on condition #'s 2 and 6:

1. For the final lighting plan submittal, please include a cover sheet with all plan sheets listed and numbered. The pole light and wall light information will need to be together in the same set.
2. Please ensure that the streetlights within public rights of ways comply with the Type 3 - New freestanding pole, requirements in the Farragut Municipal Code, Appendix E - Aesthetic Plan for Vertical Utility Infrastructure in Public Rights of Ways. Specifically, appropriate pole material for the location/context and the structural ability to accommodate at least two types of vertical utilities (e.g., a streetlight and a small cell antenna).
3. Please indicate the mounting height for each wall mounted fixture.
4. Please more clearly list in the Luminaire Schedule the Kelvin temperature for the proposed fixtures. The plans appear to show that the fixtures will not exceed 3000- and 4000-degrees Kelvin but this needs to be spelled out.

5. This is being reviewed with the understanding that the plan involves a limited portion of the overall PCD project and that the remainder of the project will have to come before the Planning Commission for approval. The lighting will be reviewed for consistency throughout the entire development.
6. A general comment on the wall mounted fixtures is that they don't appear to be compatible with the decorative fixtures proposed on the pole lights. Staff would request that more decorative wall light fixtures be explored since these will also be used in the remainder of the development.

Budd Cullom spoke as the applicant. Planning commissioners were okay with the poles and pole light fixture shown on the plans given the context and the desire to create streetlights along the Main Street that would be shorter and more pedestrian oriented. Should small cell antenna be needed in the future, other options should be pursued including placement on buildings. Commissioners agreed with the staffs' comment on the wall mounted fixtures needing to be more decorative and compatible with the pole mounted fixture shown on the plans. Mr. Cullom said he would approach Aldi about this desire since the lighting in the entire development would need to have a consistency and distinct look and feel.

As noted in condition #5, the lighting reviewed at this time was limited to a portion of the overall project. The only wall mounted fixtures shown on the plans presented to the Planning Commission were for the Aldi. Fixtures for other buildings will have to come to the Planning Commission when those are selected.

After this review and discussion, a motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Mayor Williams and was approved unanimously.

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)

Staff reviewed this item and noted that the remaining comments were as follows:

1. This is a review of only a limited rough grading plan. Future site related improvements will require a site plan submittal and approval, including screening of storage areas.
2. TDEC will need to approve the modified Notice of Intent (NOI).
3. The erosion control letter of credit will have to be increased from \$24,000 to \$58,000.
4. Please revise the grading to save additional trees, particularly along the periphery of disturbance and in the area to the south where no site related improvements are envisioned at this time.
5. Please show the location for tree protection fencing and include an arborist or landscape architect review of trees that can be saved with certain measures being recommended and implemented.
6. Though this will be noted in the review of the re-subdivision plat, the proposed lot line configuration is problematic. The remaining lot does not appear to be usable given the zoning of the property, the large sinkholes on the remainder of the property, and the Town's sinkhole regulations.
7. Approval for grading on the adjacent property will require the appropriate legal documents and/or combining the two lots into one through an approved re-subdivision plat.

8. The apparent grading for the islands in the area north of the proposed building appears to differ from the parking and storage lot configuration originally approved. A new site plan would be required to significantly change the layout.

Chris Sharp spoke on behalf of the applicant. A long discussion ensued regarding the amount of tree cover being removed, particularly to the south toward the interstate and given that there were no apparent plans for improvements in this general area. Commissioners agreed with staff comment #4 and asked what measures could be taken to address this.

After looking at the grading plan and discussing it with Mr. Sharp, a motion was made by Vice Mayor Povlin to approve the rough grading plan subject to the staff comments with comment #4 being amended to state, "Please revise the grading to save additional trees by grading, as needed, to achieve a 976 elevation just south of the 970 saddle and tie to existing ground level." Motion was seconded by Mayor Williams and was approved unanimously.

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)**

Staff reviewed this item and recommended approval of Resolution PC-22-06 which recommends approval of the requested rezoning as reflected in Ordinance 22-07. For consistency with the future land use map, staff recommended that the current designation for this property, Open Space Cluster Residential, be changed to Rural Residential (> 1 Acre Lots). Since other properties may also need to be involved, this should be part of a more comprehensive update to the future land use map in this general area.

Steve Williams spoke as the applicant. A motion was made by Commissioner St. Clair to follow staffs' recommendation regarding the rezoning request. Motion was seconded by Mayor Williams and was approved unanimously. The rezoning will now go to the Board of Mayor and Alderman for their consideration.

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**

Staff reviewed this item and recommended approval of Resolution PC-22-07.

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

10. Approval of utilities

None.

11. Citizen forum

None.

The meeting adjourned at 8:23 p.m.

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 proposed addition and parking lot associated with the Russian Baptist Church Light of the World, located at 12430 Union Road, 1.06 Acres, Zoned R-1 (Russian Baptist Church Light of the World, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request for a site plan approval for an addition of roughly 1,900 square feet per floor for a basement and main floor at the Russian Baptist Church Light of the World at 12430 Union Road. The existing church is roughly 6,000 square feet and was constructed before 1900. The church abuts a cemetery to the south owned by Union Cumberland Presbyterian Church. The church sits off Union Road well over 200 feet and there is a large open area between the church and Union Road with a circular drive that provides two access points onto Union Road.

Given its age, the building does not currently meet setback or building and fire code requirements. The staffs' understanding is that the building has been used as a church throughout its existence. The site, however, does not currently have formalized parking. Given the constraints of the existing building and its location, the applicant is attempting to make better use of the property with the proposed addition to the building and formation of parking spaces. The addition would notably provide for ADA compliant restrooms which the building does not currently have. The basement portion of the addition will include two open spaces and an additional storage space.

Since the building is nonconforming in terms of setbacks, the proposed expansion to this building will be going to the Board of Zoning Appeals on April 27. Consequently, any action taken by the Planning Commission will have to be conditioned on the approval of a special exception for the expansion to a nonconforming building. Another site related consideration is the amount of parking needed. This was asked of the applicant early in meetings with the Town staff. The applicant is proposing 21 parking spaces and has noted to staff that the spaces being provided with this site plan will accommodate their membership and exceed the number of spaces that would typically be associated with their worship services and events.

When the parking and loading section of the Zoning Ordinance was updated a few years ago, it provided the Planning Commission with the ability to allow flexibility in parking space allocations where the number of parking spaces required were either excessive or not clearly applicable to a particular building or use. Based on the demonstrated parking demands that are typical for this church for a majority of the year, the applicant and staff are comfortable with the number of spaces proposed.

RECOMMENDATION: Included in the packet is a revised site plan set for the requested addition and parking space allocations. Staff will make a recommendation at the meeting based on whether initial comments have been satisfactorily addressed.

SITE PLAN
FARRAGUT, TENNESSEE
KNOX COUNTY, TENNESSEE
RUSSIAN BAPTIST CHURCH

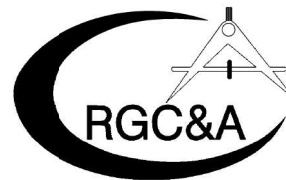
SHEET INDEX:

TITLE SHEET.....	1
SITE PLAN.....	2
EROSION CONTROL AND GRADING.....	3



ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES
7523 TAGGART LN
KNOXVILLE, TN 37938
(865) 947-5996

OWNER: RUSSIAN BAPTIST LIGHT OF
THE WORLD CHURCH
12430 UNION RD
KNOXVILLE, TN 37934
(865) 283-7121



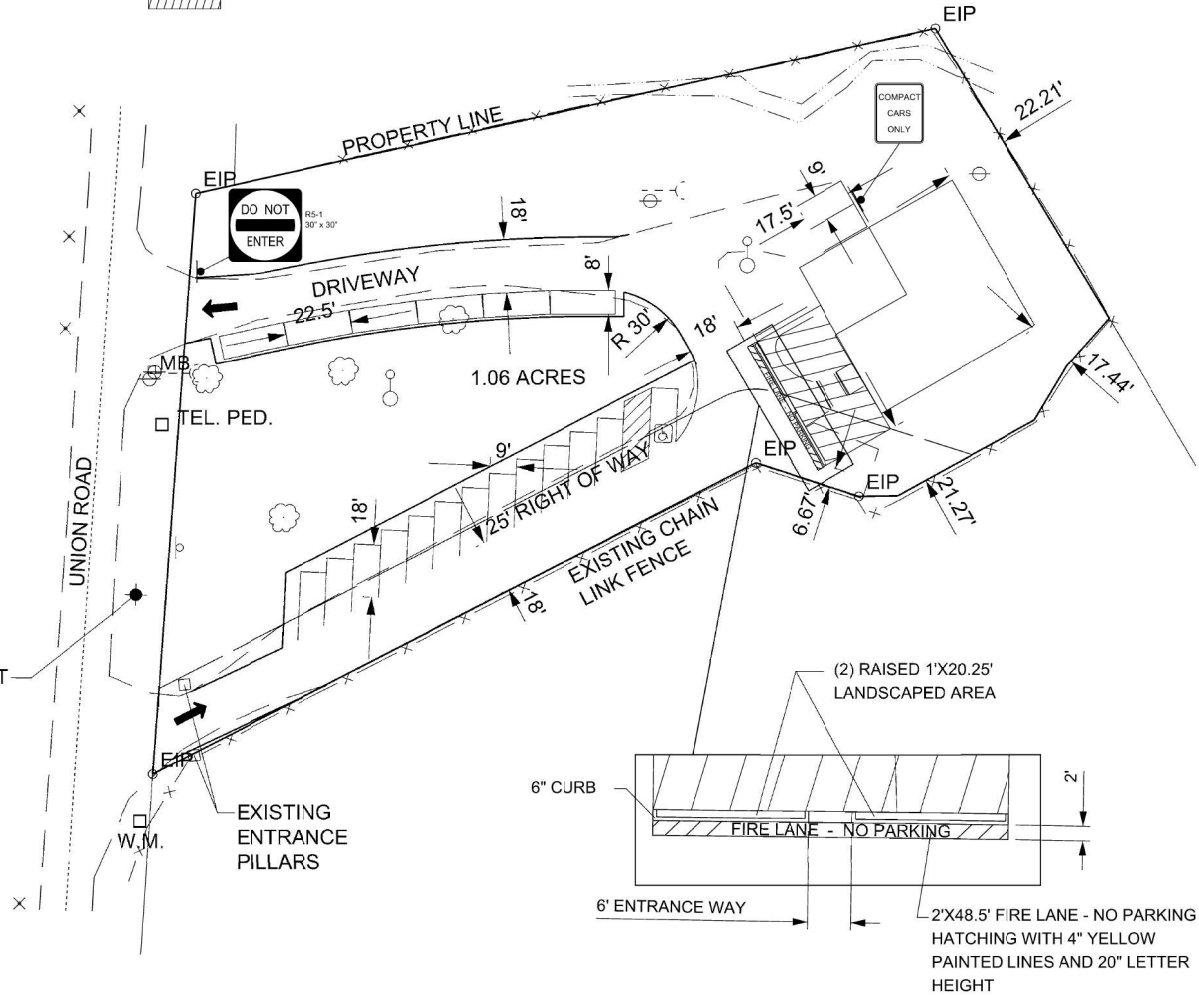
ROBERT G. CAMPBELL & ASSOCIATES , L.P.
CONSULTING ENGINEERS
KNOXVILLE , TENNESSEE



LEGEND

- EIP EXISTING IRON PIN
- IPS IRON PIN SET
- GV GAS VALVE
- WM WATER METER
- MH MANHOLE
- LIGHT POLE
- ⋈ SIGN
- WV WATER VALVE
- ⋈ FIRE HYDRANT
- CATCH BASIN
- ⋈ P/T POWER/TELEPHONE
- ⋈ GUY WIRE
- ⋈ BENCH MARK

25'X48.5' BUILDING ADDITION



LOCATION MAP

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES
7523 TAGGART LN
KNOXVILLE, TN 37938
(865) 947-5996

OWNER: RUSSIAN BAPTIST LIGHT OF THE WORLD CHURCH
12430 UNION RD
KNOXVILLE, TN 37934
(865) 283-7121

CHURCH ATTENDEES = 50 PEOPLE
21 PROPOSED PARKING SPACES

BUILDING AREA:
BASEMENT = 4173 SQ FT
MAIN FLOOR = 3996 SQ FT
UPPER FLOOR = 911 SQ FT

BUILDING IS CONSTRUCTION TYPE III-B

MAP: 142
PARCEL: 03501

ZONING: R-1

TOTAL AREA: 1.06 AC

DEED: 20200319-0061966



10/10/2022 10:10:10 AM

NO.	DATE	DESCRIPTION	BY	CHKD.

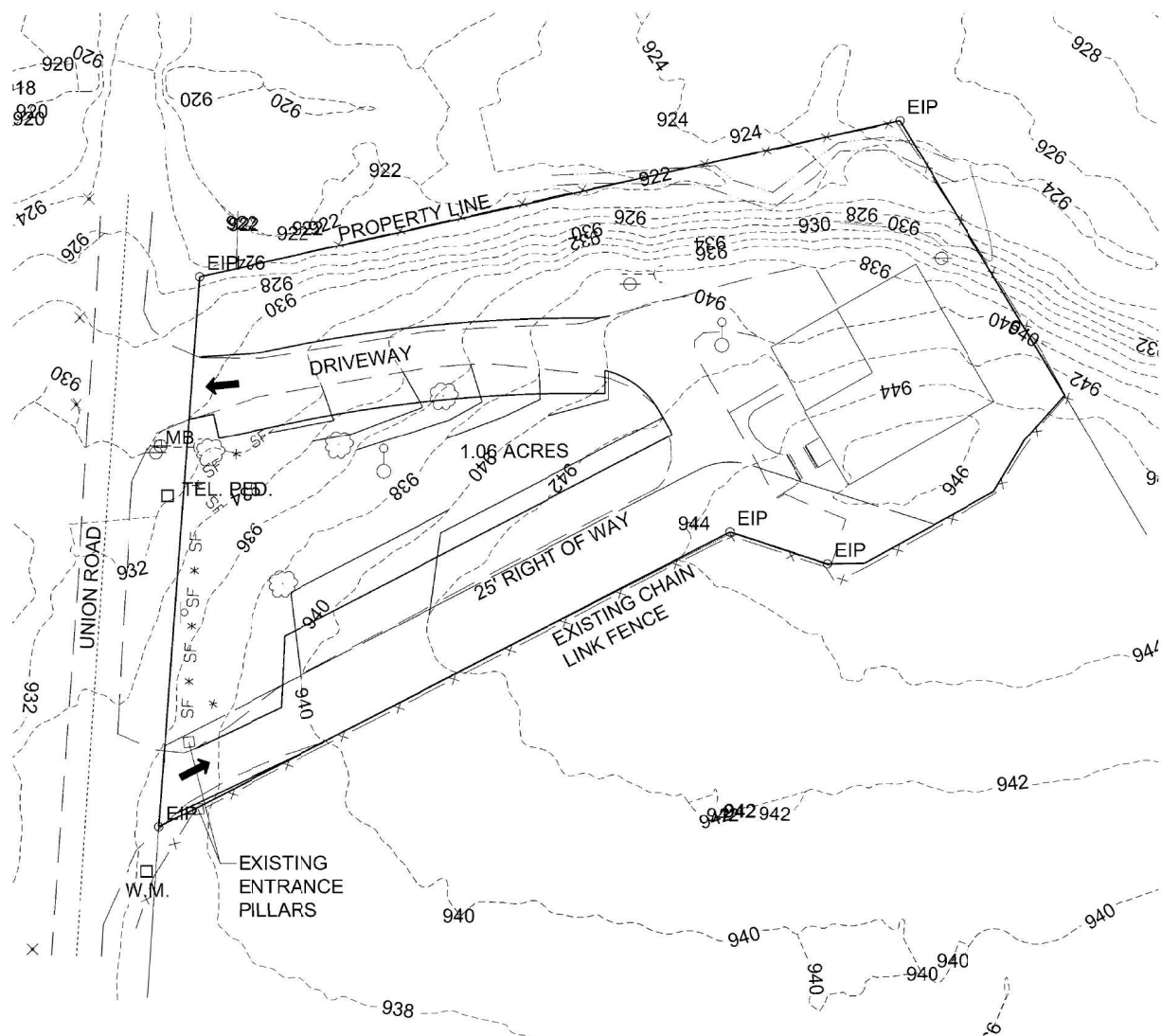


ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

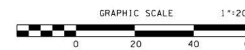
RUSSIAN BAPTIST CHURCH
FARRAGUT, TN

SITE PLAN

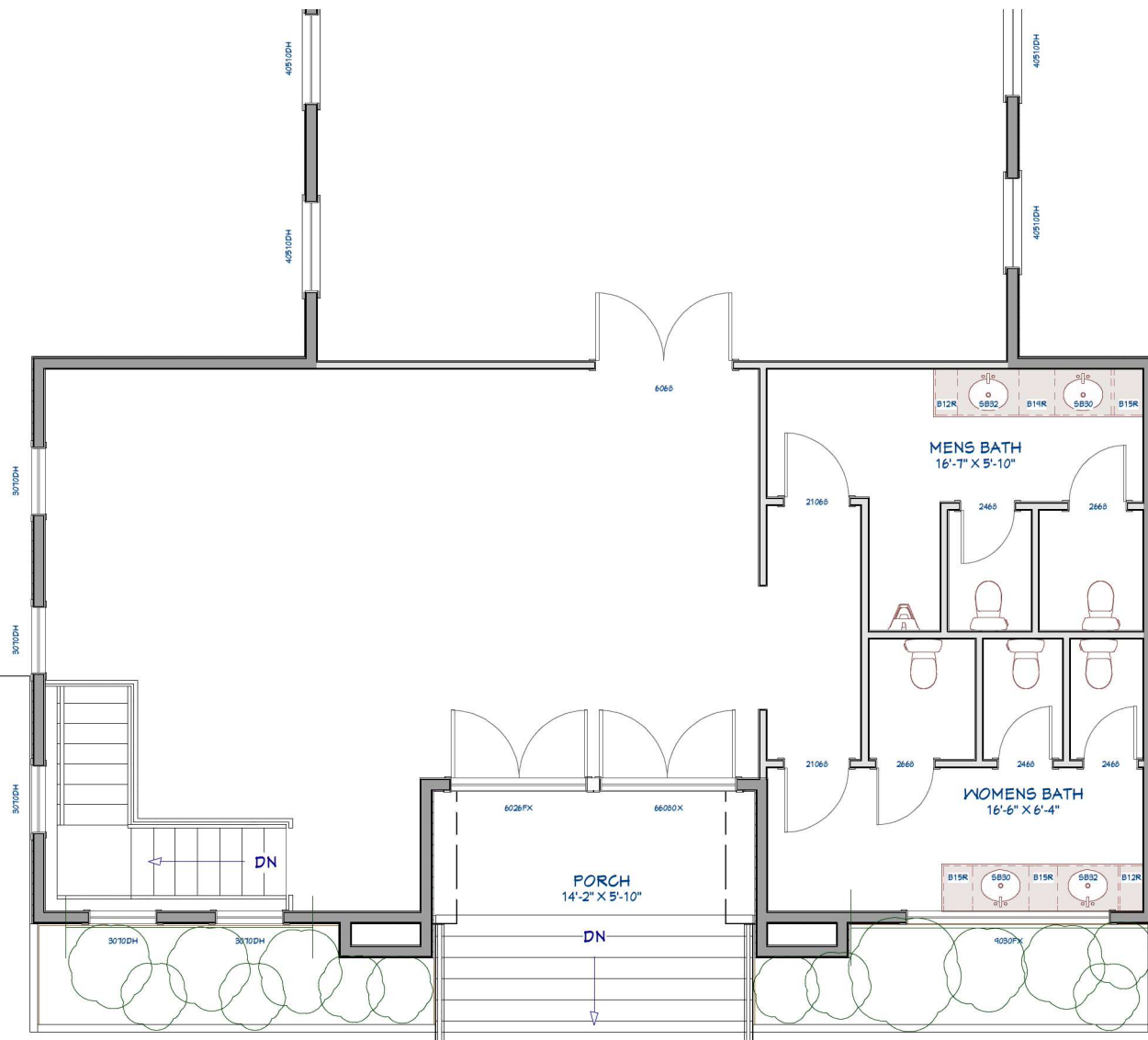
DESIGNED BY	CHECKED BY	SCALE	SHEET
RGC	RGC	1"=20'	NO. 2
DRAWN BY	DATE	FILE NO.	OF
NCH	APRIL 2022	22538	3



EROSION PREVENTION AND SEDIMENT CONTROL LEGEND		
SYMBOL	ITEM	STD. DWG.
• SF • SF • SF •	SILT FENCE	ECSTR-3B



DESIGNED BY RGC	CHECKED BY RGC	SCALE 1"=20'	SHEET NO. (3) OF 3 SHEETS
DRAWN BY NCH	DATE APRIL 2022	FILE NO. 22038	



Raised garden bed



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a site plan for proposed façade updates and a vertical showroom addition to the Tommy's Slalom Shop (original site plan was approved as Moses Water Sports), 11470 Outlet Drive, 6.83 Acres, Zoned OD-RE/E (Urban Engineering, Applicant)

INTRODUCTION AND BACKGROUND: This item is for discussion purposes only and involves a request to obtain feedback on a proposed vertical showroom addition and façade updates to the building originally approved with the Moses Watersports boat dealership at 11470 Outlet Drive. As noted as part of a rough grading plan reviewed last month at the Planning Commission meeting, Moses Water Sports was purchased by Tommy's Slalom Shop. The new owner wishes to construct a vertical showroom addition on the south side of the building that was originally approved. The applicant is also proposing some façade updates that would consist of a new corner element at the southwest corner that will be connected to the tower element (vertical showroom). The vertical showroom will be a combination of glass and brick. These upgrades and additions will conceal the view of the roof and provide a finished elevation to Interstate 40.

DISCUSSION: Prior to moving forward with a final site plan submittal, the applicant wanted to assess if these updates and the proposed vertical showroom were acceptable. The proposed façade updates and addition increase the percentage of brick and decrease the amount of EIFS on the two affected elevations. The overall percentage of masonry increases from 64% to 72%. The plans and a letter from the architect which summarizes the proposed changes are included in the packet.

RECOMMENDATION: This item is for discussion purposes only.

03.23.2022



Town of Farragut

11408 Municipal Center Drive Farragut, TN 37934

Phone: (865) 966-7057

Fax: (865) 671-7652

FOR: Proposed Façade Update and Vertical Showroom Addition

Tommy's Slalom Shop

11470 Outlet Drive

Farragut, TN 37932

S4D Number: 21059

Mr. Mark Shipley:

The intent of the addition and the façade upgrades are to increase the selling space of the main building and enhance the southwest corner. It is understood that the view along interstate 40 is important to the Town of Farragut. The Southwest corner of the building will be visible from the interstate 40. The proposed façade update will consist of a new corner element at the southwest corner. This elevation will be clad with brick and a hint of color from the iconic feature on the front North façade. The South façade will share the corner element with a parapet in the color of the iconic feature to connect to the tower element (vertical showroom). The tower element will be combination of glass and brick from the body of the building. These upgrades and addition will conceal the view of the roof and provide a finished elevation to interstate 40.

The approved building meets the zoning requirements with 64% masonry and 36% non-masonry. The proposed façade and addition increase the percentage of brick and decrease the amount of EIFS on the two elevations. The West elevation of brick increases by 3.8% and reduction of EIFS by .8%. The South Elevation brick increases 94% and the EIFS is no change. The overall percentages change to 72% for masonry and 27% for non-masonry. The additions increase the building footprint by roughly 6.5% or 1,200 gross square feet.

Feel free to contact me if you have any further questions.

Sincerely,

Richard Calise

Design Operations Manager

Studio Four Design, Inc.

TOMMY'S SLALOM SHOP

11470 OUTLET DRIVE, KNOXVILLE TN, 37932

PROPOSED FACADE UPDATES AND VERTICAL SHOWROOM ADDITION

03.21.2022



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p 865 523-5001 f 865 523-5003
studiofourdesign.com

Tommys Slalom Shop

11470 Outlet Drive
Knoxville, Tennessee 37932

Project Phase:

Issue Date:

Revisions

No.	Description	Date

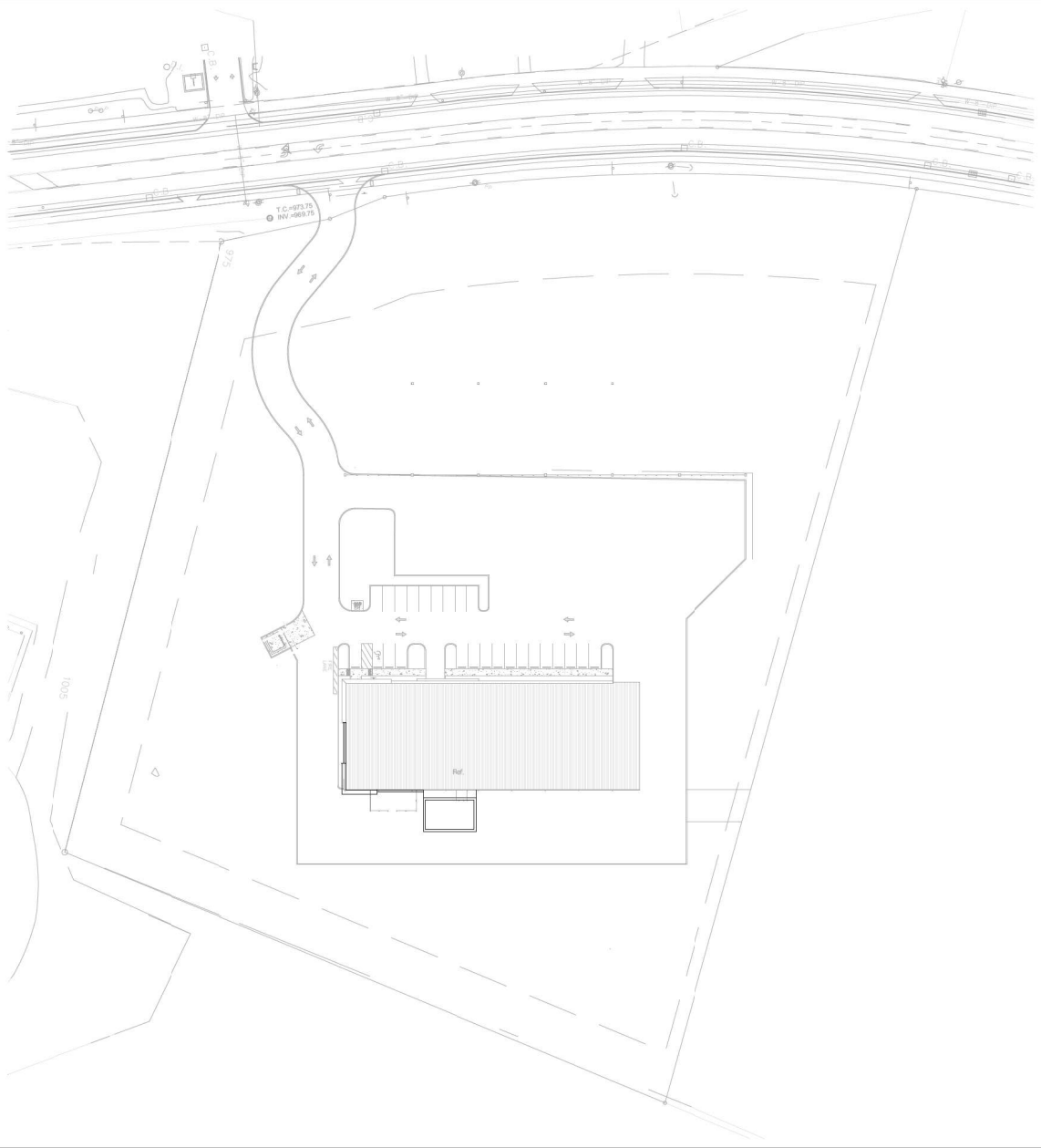
Job Number:

Cover Sheet

T0.0

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p 865 523-5001 f 865 523-5003
studiosfourdesign.com

Tommys Slalom Shop

11470 Outlet Drive
Knoxville, Tennessee 37932

Project Phase:

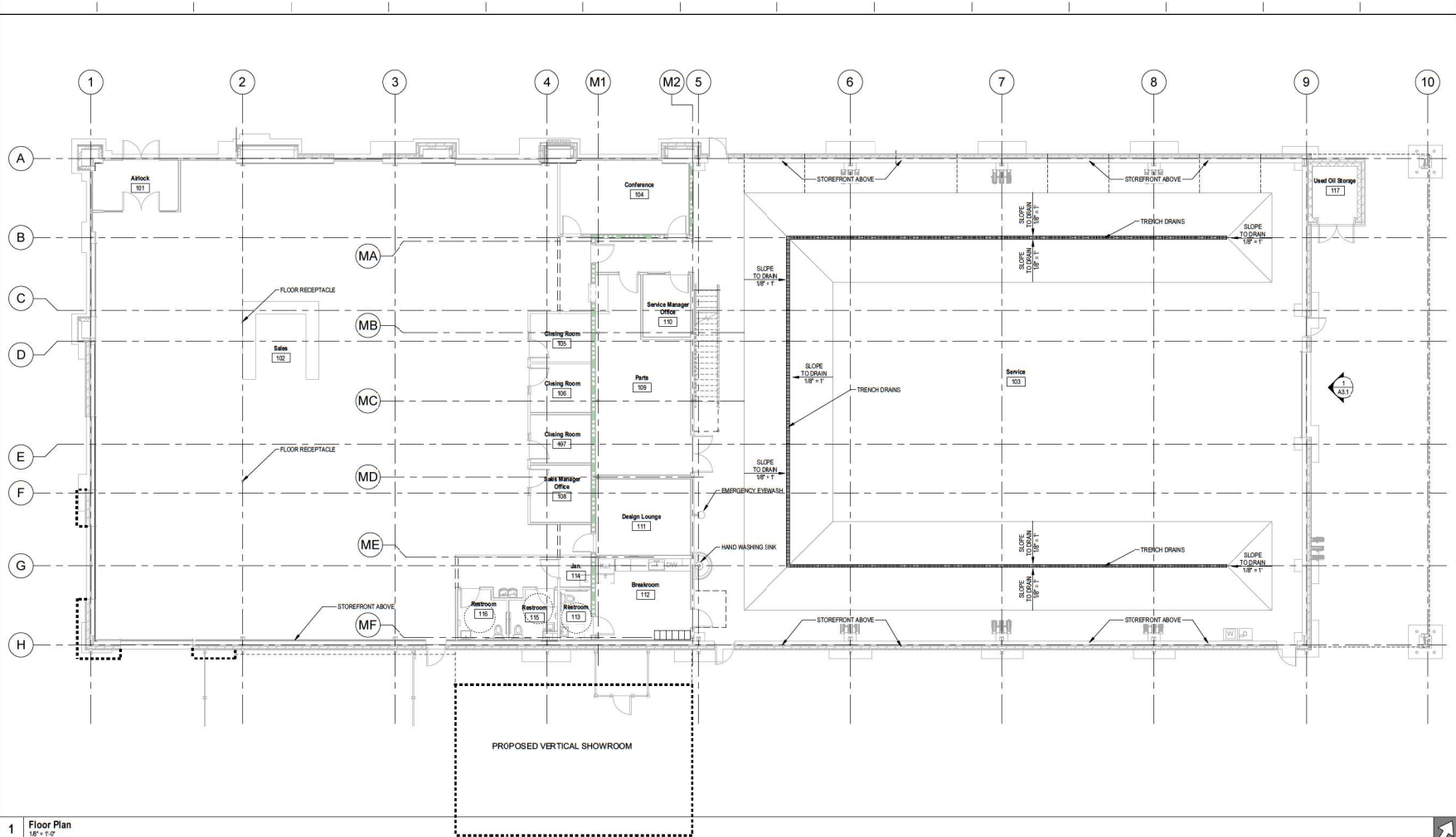
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Revisions

No.	Description	Date

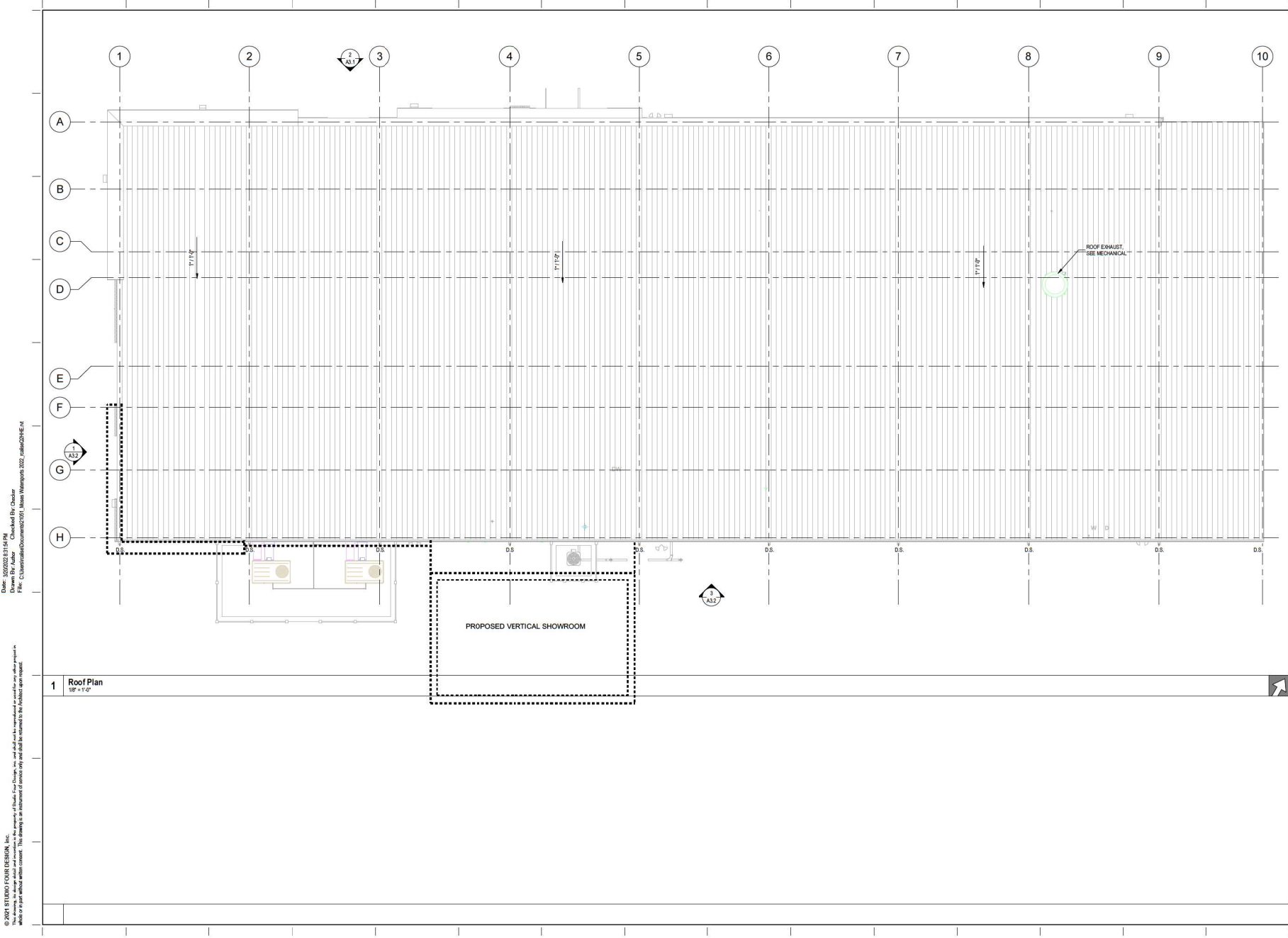
Job Number: 21051.00
Architectural Site Plan

A1.0

[illegible]

1	Floor Plan 1/8" = 1'-0"
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2	Wall Types N.T.S.
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Date: 5/20/2022 3:31:54 PM
By: [Signature]
File: C:\Users\jfour\OneDrive\Documents\21051 Tommys Slalom Shop 2022 - r01.dwg (21051.dwg)

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Tommys Slalom Shop

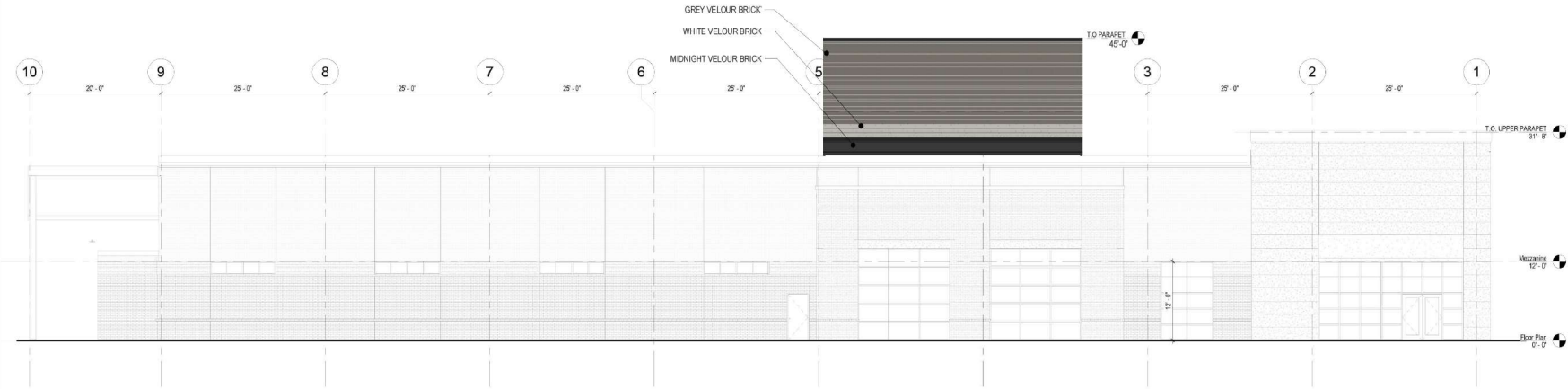
11470 Outlet Drive
Knoxville, Tennessee 37932

Project Phase:

Issue Date:		
Revisions		
No.	Description	Date

Job Number: 21051.00
Roof Plan

A1.3



3 Building Elevation - North
1/8" = 1'-0"



GENERAL SHALE SMOKE GRAY VELOUR

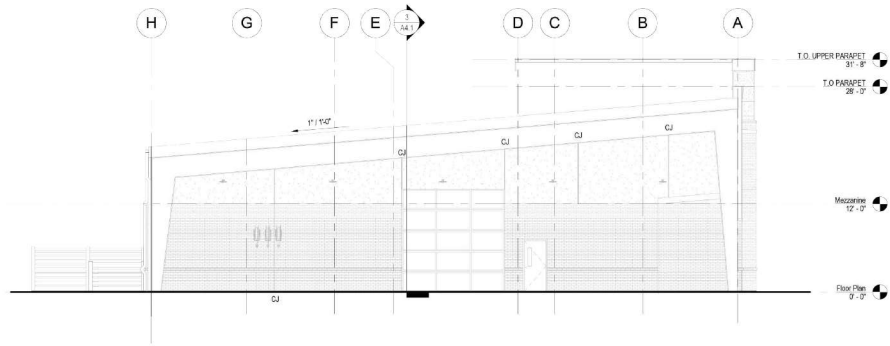


GENERAL SHALE CASCADE WHITE VELOUR



GENERAL SHALE MIDNIGHT MIST

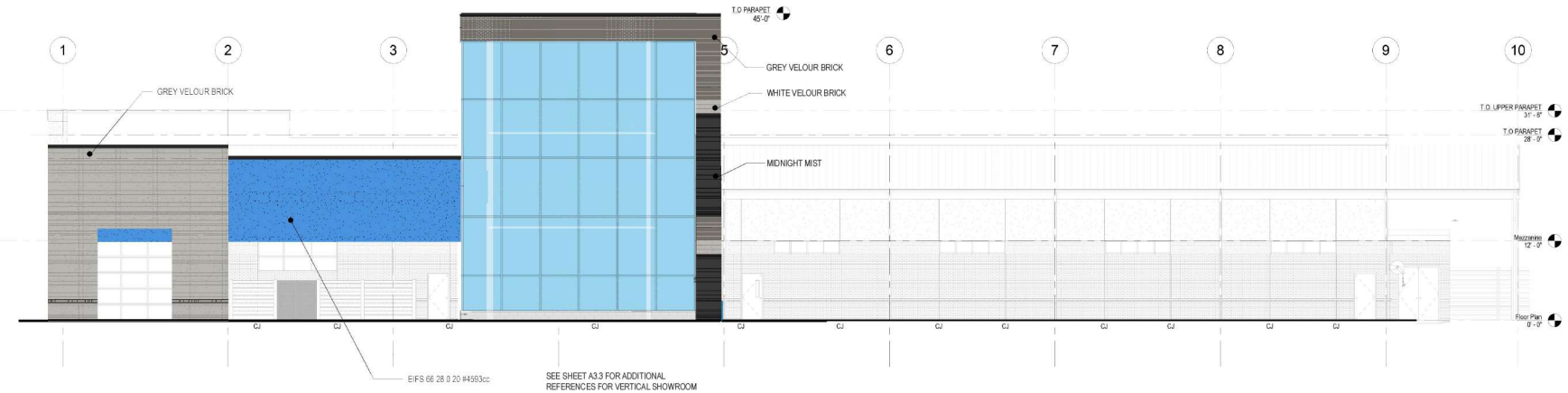
2 Brick Finishes



1 Building Elevation - East
1/8" = 1'-0"

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Date: 12/20/2024 11:25 AM
Project: Tommys Slalom Shop
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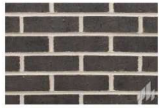
3 Building Elevation - South
1/8" = 1'-0"



GENERAL SHALE SMOKE GRAY VELOUR

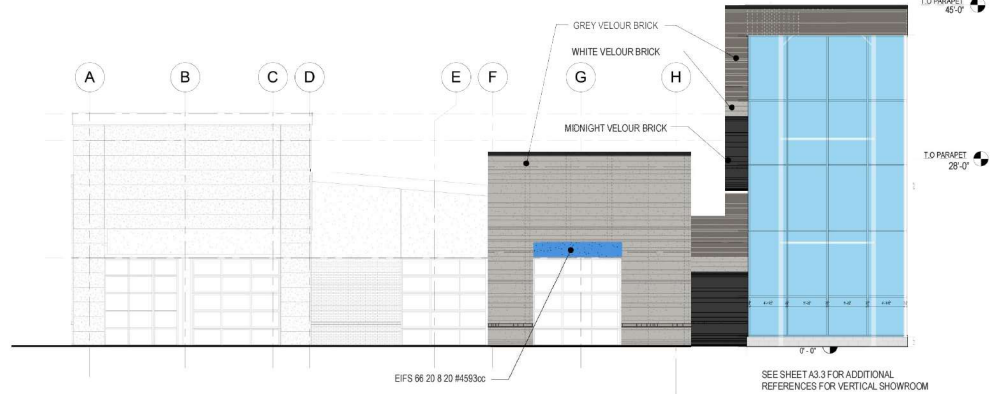


GENERAL SHALE CASCADE WHITE VELOUR

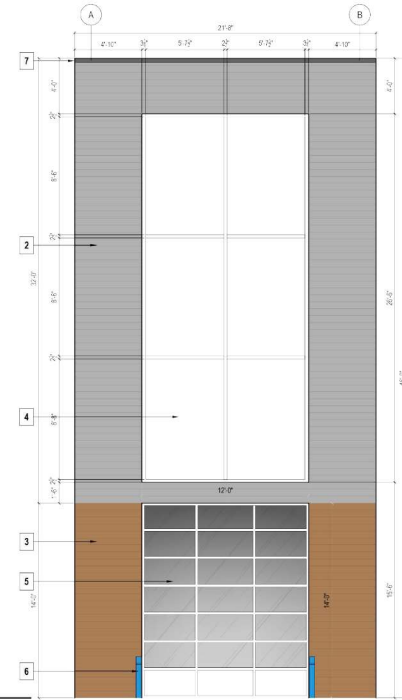
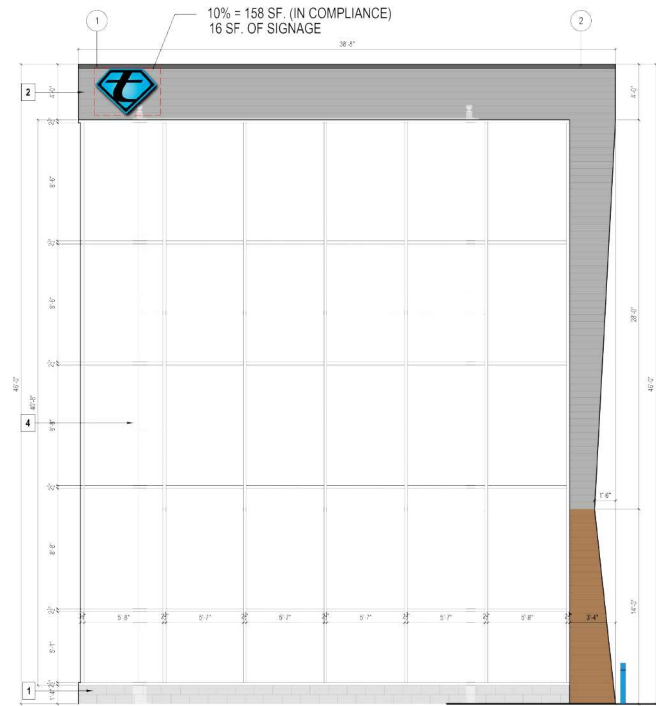
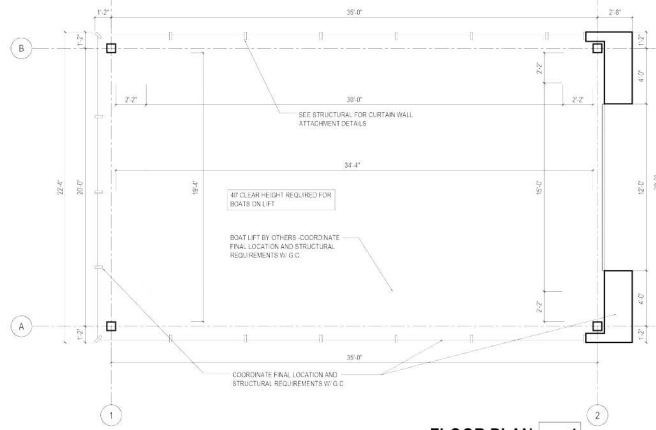
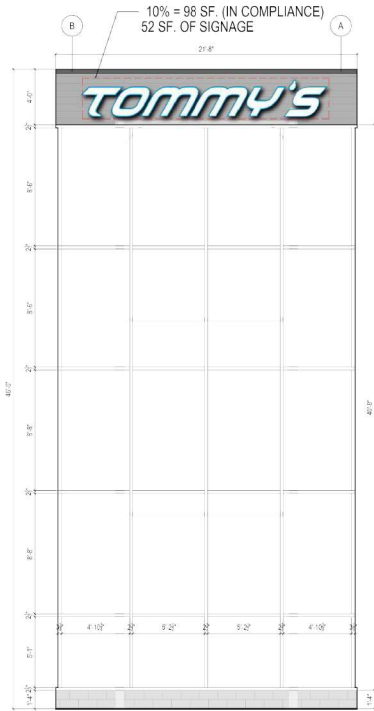


GENERAL SHALE MIDNIGHT MIST

2 Brick Finishes



1 Building Elevation - West
1/8" = 1'-0"



NOTE: ALL FINISH MATERIALS ARE BASIS OF DESIGN

EXTERIOR FINISHES	
1 MASONRY UNIT 1	MICHIGAN CERTIFIED CONCRETE PRODUCTS INC. COLOR: ULTRA WHITE LB. 8" STANDARD BLOCK
2 METAL PANEL	VERITA 3" STEEL SIDING 402 SILVER LINING
3 METAL PANEL 2	VERITA 3" STEEL SIDING 402 GLEND ORIAN
4 CURTAINWALL SYSTEM	TUSULITE CURTAINWALL SYSTEM PROFILE 2 7/8" ANODIZED FINISH EXTRA DARK BRONZE, 1" INSULATED LOW E GLAZING, OR SIMILAR
5 OVERHEAD DOOR	12' X 14' INSULATED GLASS OVERHEAD DOOR WITH ALUMINUM BOTTOM PANEL. COLOR TO MATCH 3" DREHPUNT SYSTEM
6 BOLLARD	CONCRETE FILL BOLLARD, PAINT HAWAIIAN BLUE
7 CORNER	METAL CORNER ON COUNT. GLEND COLOR: 402C BRASS - CHARNOVAL GRAY

SIGNAGE	
1	REFER TO EXTERIOR ELEVATIONS FOR PERMITTED AND PROPOSED BRONZE SIGN
2	ALL EXTERIOR SIGNAGE BY TENANT AND REQUIRES A SEPARATE PERMIT
3	PROVIDE ELECTRICAL JUNCTION BOX FOR EXTERIOR SIGNAGE

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 General Commercial District (C-1) to Rural Single-Family Residential District (R-1), for a portion (.82 Acres) of the existing Parcel 069, Tax Map 151, 13013 Kingston Pike, 1.82 Acres, (JMB FP Investment Company, Applicant)

INTRODUCTION AND BACKGROUND: Fast Pace Urgent Care is nearing completion of their walk-in clinic. The property on which this development is situated is 1.82 acres and fronts on both Kingston Pike and Fleenor Road. Fast Pace does not need the entire tract and is subdividing off the north portion of the lot (roughly .82 acres) to sell it for the possible construction of a single-family residence.

DISCUSSION: The Fast Pace property is one of several tracts in this portion of Town zoned General Commercial (C-1) from Kingston Pike to Fleenor Road. In its current condition, Fleenor Road is not designed to accommodate traffic that could be generated from a commercial or office development. The applicant is requesting to down zone the north portion of their existing tract from C-1 to Rural Single-Family Residential (R-1). Existing development that currently accesses this portion of Fleenor Road is low density residential. The requested rezoning would be compatible with the surrounding built environment.

In terms of the Future Land Use Map, the portion proposed for rezoning is mostly shown as Medium Density Residential. This is the land use designation for the north portion (Fleenor Road frontage) of the lots that front on Kingston Pike and that are currently zoned C-1 to the west of Christ Covenant Presbyterian Church. The Medium Density Residential land use, when originally mapped to this area in the 2012 Update, reflected the north portion of these commercial properties as a transitional space where a medium density residential land use could help buffer the commercial areas from the lower density residential areas to the north.

Considering this rezoning request, staff would recommend that the areas currently shown as Medium Density Residential be re-visited in the near future to determine if a different future land use designation would be more appropriate. The requested R-1 Zoning District, which is compatible with the surrounding built environment, would most closely relate to the Very Low-Density Residential land use designation.

RECOMMENDATION: Included in the packet is Resolution PC-22-08 which recommends approval of Ordinance 22-08, an ordinance to rezone a portion (.82 acres) of Parcel 069, Tax Map 151, 13013 Kingston Pike, from General Commercial District (C-1) to Rural Single-Family Residential District (R-1). Also included are maps showing the proposed division of the property and the zoning and future land use designations in the general area.

RESOLUTION PC-22-08

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 A PORTION (.82 ACRES) OF TAX MAP 151, PARCEL 069, 13013 KINGSTON PIKE, 1.82 ACRES, FROM THE GENERAL COMMERCIAL (C-1) DISTRICT 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 April 21, 2022;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval of Ordinance 22-08 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 21st day of April 2022.

Rita Holladay, Chairman

Scott Russ, Secretary

ORDINANCE:	22-08
PREPARED BY:	Shipley
REQUESTED BY:	Town of Farragut
CERTIFIED BY FMPC:	April 21, 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 a portion (.82 acres) of the existing Parcel 069, Tax Map 151, 13013 Kingston Pike from the General Commercial District (C-1) 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).

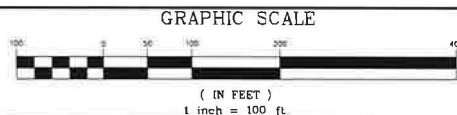
Rita Holladay, Chairman

Scott Russ, Secretary



Portion of tract
— proposed for rezoning
from C-1 to R-1

☐ 5/8 IRON ROD CAPPED
☒ 5/8 IRON ROD 5FT



Final Plat of
Fast Pace - Farragut
13013 Kingston Pike
6th Civil District, Knox County, Farragut, Tennessee

Owner
JMB FP INVESTMENT
COMPANY LLC
325 ERIN DR
KNOXVILLE, TN 37919

<i>Revisions</i>			<i>Sheet Information</i>	
#	Date	Comments	Prepared By _____	Copied By _____
			Rev Checked By _____	Sub _____
			Cell Map _____	
			Drawn by _____	File _____
			Checked by _____	Name _____
			Scale _____	_____



Exhibit A
Ordinance 22-08
Zoning Map Amendment
A portion of Parcel 069
Tax Map 151
A Portion of the Property
13013 Kingston Pike

From
General Commercial

to

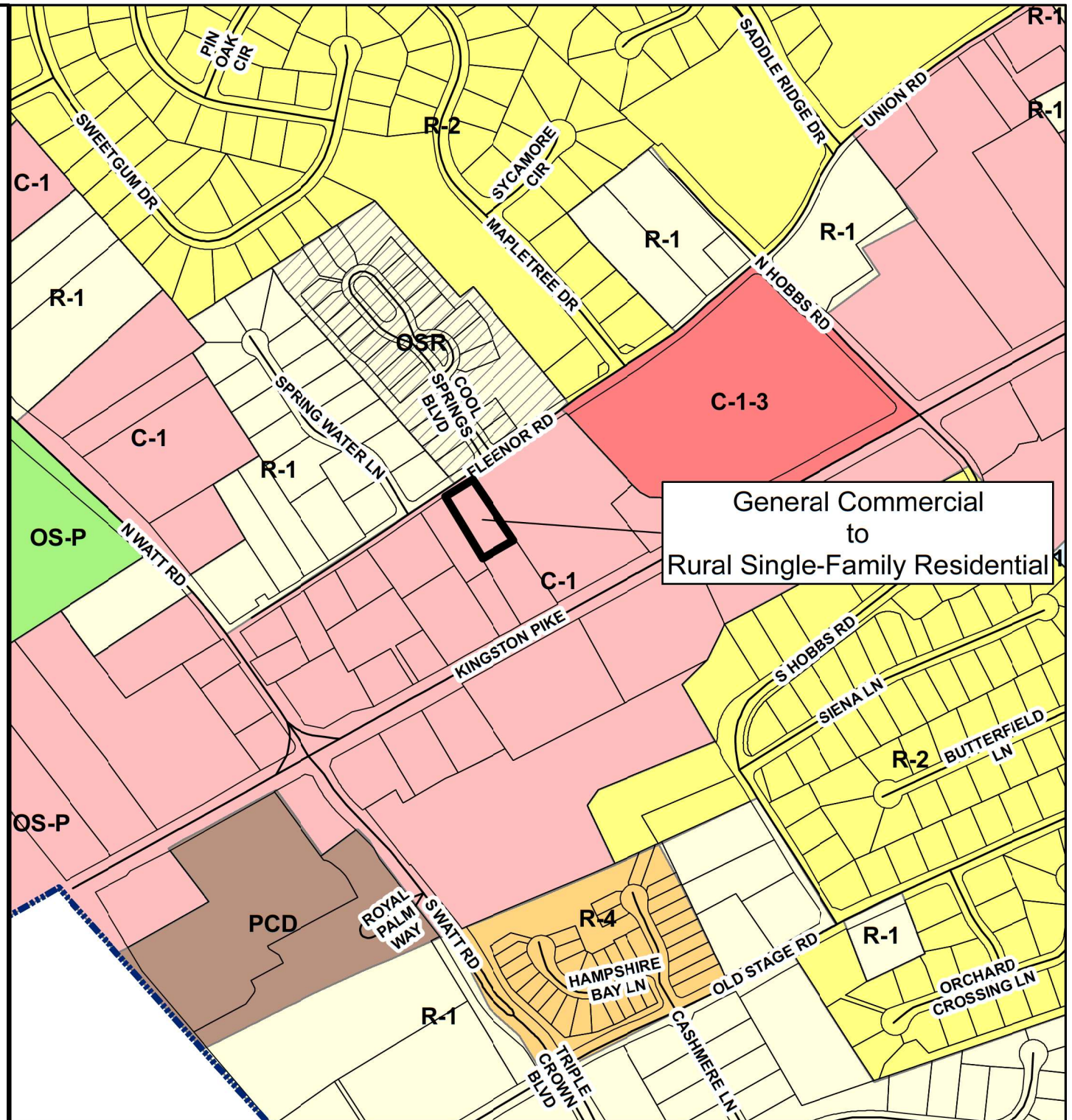
Rural Single-Family Residential

Legend

-  Subject Property
-  Streets
-  Parcels
-  OS-P, Open Space/Park
-  R-1, Rural Single-Family Residential
-  R-2, General Single-Family Residential
-  R-4, Attached Single-Family Residential
-  R-1/OSR, Open Space Residential Overlay
-  O-1, Office
-  C-1, General Commercial
-  C-1-3, General Commercial, Three Stories
-  PCD, Planned Commercial Development



1 in = 500 ft





Future Land Use Map

A portion of Parcel 069

Tax Map 151

A Portion of the Property

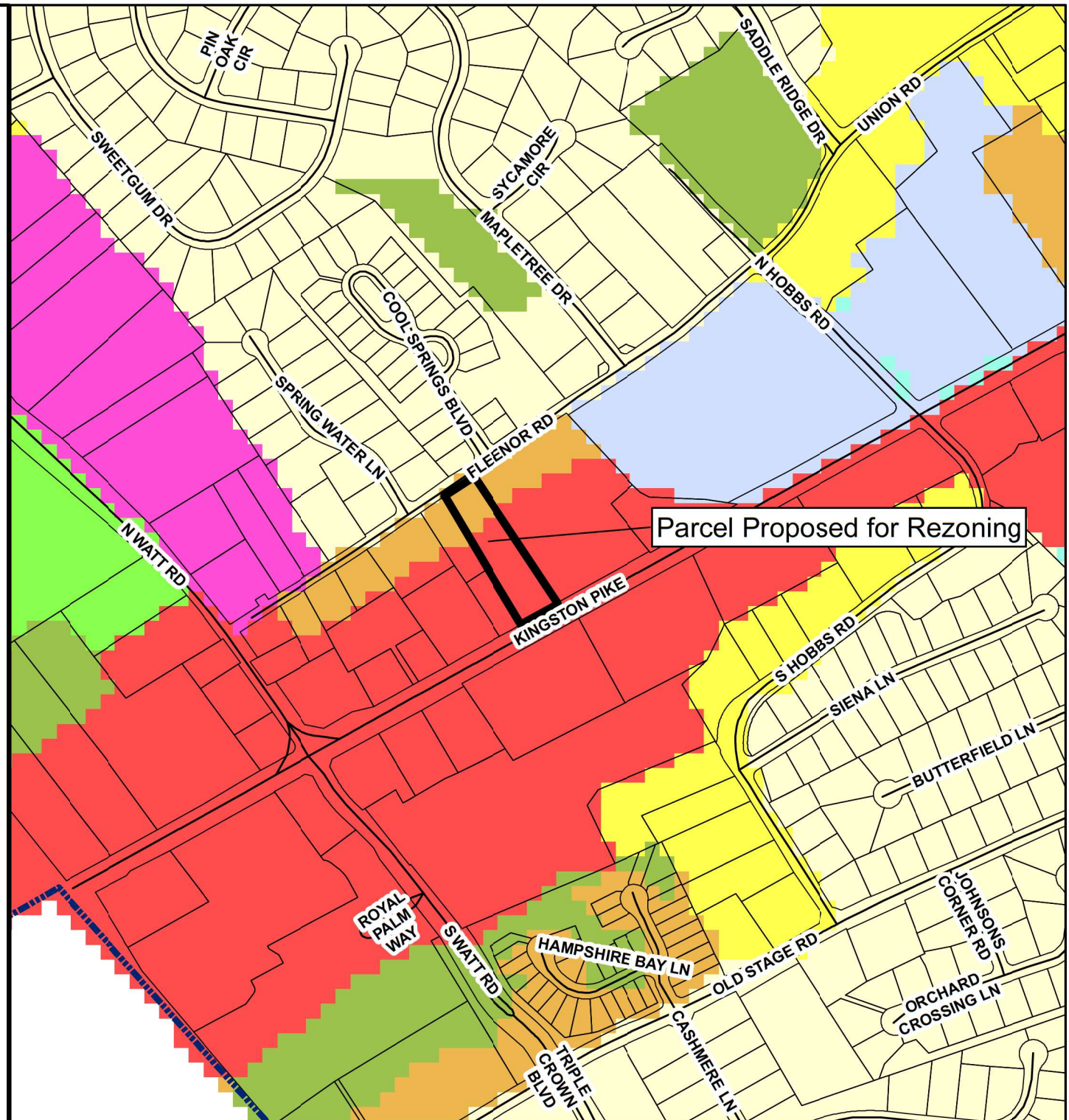
13013 Kingston Pike

Legend

-  Subject Property
-  Streets
-  Parcels
-  Civic/Institutional
-  Office/Light industrial
-  Commercial
-  Open Space
-  Parks and Rec
-  Very Low Density Residential (2-4 DUs / Acre)
-  Low Density Residential (3-6 DUs / Acre)
-  Med Density Residential (6-8 DUs / Acre)
-  Mixed Use Neighborhood (6-8 DUs / Acre)



1 in = 500 ft



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director and Darryl Smith, Town Engineer

SUBJECT: Review a request for a recommendation of approval to the Board of Mayor and Aldermen for a variance of 291 feet from the distance from intersections and distance between driveways requirements for arterial streets, as provided for in the Driveways and Other Access Ways Ordinance, for an access onto Concord Road for a proposed office building at Parcel BA010, Tax Map 153, .51 Acres (Broadway Investment Company, LLC, Applicant)

INTRODUCTION AND BACKGROUND: Concord Road mostly from Turkey Creek Road to Northshore Drive was recently re-constructed by TDOT. On the Town's Major Road Plan, Concord Road is classified as a Major Arterial and the entire right of way is within the Town's jurisdiction. Consequently, if a new or modified access is proposed onto Concord Road, it must be presented to the Planning Commission for a recommendation to the Board of Mayor and Aldermen consistent with the Town's Driveways and Other Access Ways Ordinance in the Farragut Municipal Code. This ordinance provides for several requirements, including the distance between access points and the distance between access points and intersections. The required minimum distances are based on the road's classification on the Town's Major Road Plan. For Concord Road, the minimum distance is 400 feet.

DISCUSSION: The property which is the subject of the access request is not within the Town limits and only the access is subject to Town requirements. The applicant is planning to construct an office building on this property. A site layout plan is included in the packet. The property is currently accessed from Loop Road, which is a collector street in the County. This road provides access to a large residential area from Loop and Woody Road to the east and north to the Village of Old Concord to the east and south. The applicant is requesting an access onto Concord Road that would be approximately 109 feet from the north pavement edge of Loop Road. Consequently, they are requesting a variance of 291 feet from the distance from intersections and distance between driveways (access points) requirements for arterial streets, as provided for in the Driveways and Other Access Ways Ordinance.

RECOMMENDATION: Staff has reviewed this request with the Town Engineer, Darryl Smith. The Town Engineer and Community Development Director are recommending denial of the variance for the following reasons:

1. The proposed access point is approximately 270 feet south of the drive serving two residences on the west side of Concord Road. This produces a potential conflict within the center turn lane, as opposing vehicles have less than the required 400 feet of distance between the two drives to maneuver in the event opposing left turns happen at the same time.
2. The proximity to Loop Road (109 feet) could create conflict between right turns from Loop Road at the same time as left turns occur from the requested access point off Concord Road.

3. The proximity to Loop Road could create conflicts from right turns from Loop Road at the same time someone is turning right from the requested access point off Concord Road. As someone exits Loop Road and accelerates upon entering Concord Road, there is a notable opportunity for rear end collisions as patrons to the north exit the property at the requested access point off Concord Road. There is not enough distance between these two access points.
4. The property already has access to a collector street that directly accesses Concord Road. Approving a variance in this case, especially given the amount of variance being requested and the inherent safety concerns over the requested access, would establish a bad precedent. Concord Road is a newly reconstructed major arterial street and administering reasonable access control along this corridor is essential to its function and safety.

Some photographs of the existing conditions are included in the packet.

Farragut
Board of Zoning Appeals
2022-218-SP

Submitted by Wendy Robinson
wendy@wracivil.com
(865) 386-4201

Address of Proposed Work: **722 Concord Rd**

City: **Knoxville** State: **TN** Zip: **37934**

Contact Information

Owner's Contact Information

Title: First Name: **Tim** Last Name: **Dunaway** Suffix:

Business Name: **Broadway Investment Company, LLC**

Mailing Address: **325 Erin Drive**

City: **Knoxville** State: **TN** Zip: **37919**

Email Address: **tim@schaadbrown.com**

Cell Phone: Work Phone: **(865) 200-4770** Home Phone:

Applicant's Contact Information

Title: First Name: **Tim** Last Name: **Dunaway** Suffix:

Business Name: **Broadway Investment Company, LLC**

Mailing Address: **325 Erin Dr**

City: **Knoxville** State: **TN** Zip: **37919**

Email Address: **tim@schaadbrown.com**

Cell Phone: Work Phone: **(865) 200-4770** Home Phone:

Application Questionnaire (* denotes required question)

Board of Zoning Appeals

Project Name *

Loop Road Office Building

Location Information: Parcel(s) Number *

Parcel 153 BA010

Location Information: Tax Map Number *

153 BA010

Location Information: Size of Tract *

0.51 acre

Location Information: Zoning District *

Location Information: Subdivision *

n/a

Nature of Appeal *

Please select the correct answer.

Variance

Appeal/Justification *

Please enter the reason/justification for the appeal.

A Concord Road entrance to the proposed office building will allow ease of access to the property from the larger road, and reduce the traffic impact to residences on Loop Road.

Variance Acknowledgements *

Please check all to acknowledge. *Variances shall be granted only where special circumstances or conditions exist, such as exceptional narrowness, topography, or sitting that without a variance would render the property unusable.

That the granting of the permit will not be contrary to the public interest., That the literal enforcement of the ordinance would deprive the applicant any reasonable use of the land., That by granting the permit contrary to the provisions of the ordinance, the spirit of the ordinance will be observed., That by granting the permit, substantial justice will be done.

Application Acknowledgement *

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS ACCURATE AND COMPLETE AND I AM THE APPLICANT OR THE LEGAL REPRESENTATIVE OF THE APPLICANT FOR THIS PROJECT.
enter your full name to acknowledge.

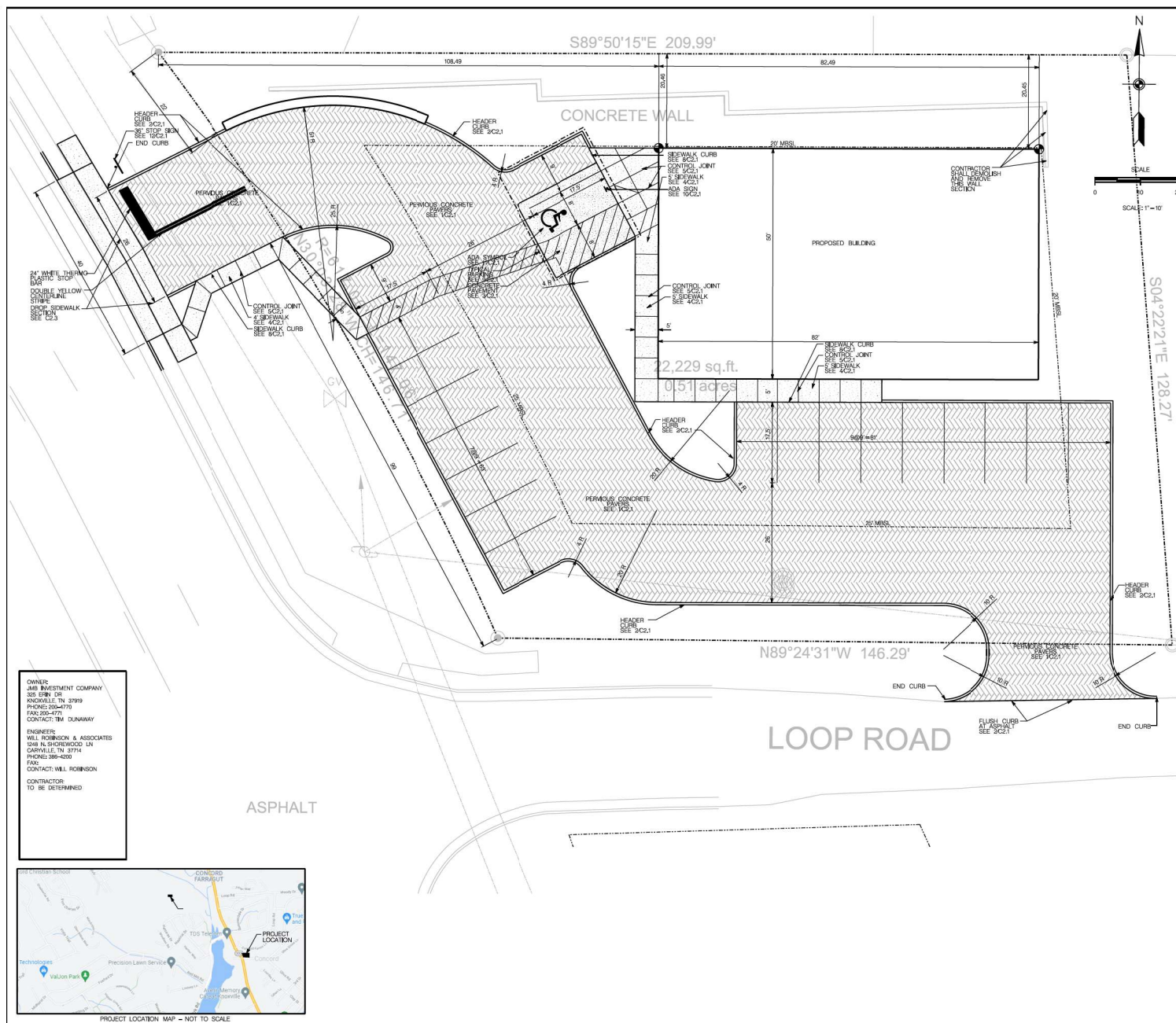
Tim Dunaway

Documents Uploaded

The following documents are attached to the Application.

Board of Zoning Appeals Required Files

c11.pdf



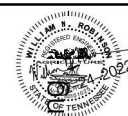
EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
		SURFACE FLOW
		SILT FENCING
		CURB
		CATCH BASIN
		CONCRETE PAVEMENT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

SITE LAYOUT NOTES

1. USE: PROFESSIONAL OFFICE, ZONING: OA, PARCEL 15304010
2. TOTAL BUILDING AREA: PROPOSED 4,100 SF (1 STORY)
3. TOTAL SITE 0.51 AC, TOTAL DIST AREA 0.5 AC, TOTAL NEW IMPERV 0.09 AC.
4. DEED REFERENCE: 2001040-208401
5. THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA SEE MAP 03570.
6. SITE BENCHMARK CONTACT SURVEYOR FOR SITE BENCHMARK DATUM NAVD 83.
7. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY DANIEL HUMPHREYS DATED 12/2021. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY THE OTHERS.
8. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THE INFORMATION.
9. PARKING SUMMARY:
TOTAL REQUIRED: 19 SPACES
TOTAL PROVIDED: 19 SPACES
BASIS: 1 SPACE PER 200 NET SF
10. SETBACKS:
FRONT: NA
SIDE: NA
REAR: NA
11. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK. ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS.
12. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY THE ASCE OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE US DEPARTMENT OF LABOR. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK.
13. VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS, AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY INTERFERENCES OR DISCREPANCIES.
14. TRAFFIC CONTROL IN CONSTRUCTION AREAS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
15. CORRECT ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES, OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.
16. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND/OR CONCRETE AND NEW PAVEMENT AND/OR CONCRETE. FIELD ADJUSTMENT OF FINAL GRADES MAY BE REQUIRED. INSTALL ALL STORM SYSTEMS PRIOR TO INSTALLATION OF PAVEMENT AND/OR CONCRETE.
17. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR TO THE FACE OF BUILDING UNLESS NOTED OTHERWISE.
18. MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION. INCLUDE ALL UTILITY LOCATIONS AND ALL NEW SIDEWALK RAMP ELEVATIONS FOR ALL SANITARY AND STORM SEWER STRUCTURES SHALL BE INCLUDED. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES DISCOVERED DURING CONSTRUCTION.

**WILL ROBINSON
& ASSOCIATES**

1248 N. Shrevewood Ln
Caryville, TN 37714
(865) 386-4200
wrobinson@bellsouth.net



A Site Plan for:
Loop Road Office Building
Loop Road
Knox County, Tennessee

REVISIONS:
02/15/2022 PAVEMENT SECTION
02/24/2022 TDOT COMMENTS
03/01/2022 COUNTY COMMENTS

DRAWN: WNR
CHECKED: WNR
DATE: 01-30-2022
FILE NAME:
PROJECT NO:

C1.1
SITE LAYOUT PLAN
DRAWING

Access point from
Loop Rd looking west



Access point from
Loop Rd looking east



Loop Rd/Concord Rd
Intersection looking north



Loop Rd/Concord Rd
Intersection
looking north



Loop Rd/Concord Rd
Intersection looking north



Loop Rd/Concord Rd
Intersection looking west



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: David Smoak, Town Administrator

SUBJECT: Review of the FY2023-FY2028 Capital Investment Program (CIP)

INTRODUCTION: The purpose of this agenda item is for the Planning Commission to review the proposed Capital Investment Program and potential projects for FY2022-FY2027

DISCUSSION: The annual budget planning process is underway and as part of that process the Planning Commission annually reviews the list of potential capital investment projects that are being considered by the Board of Mayor and Aldermen. A capital project is any improvement that is made with a value of over \$25,000 and could involve multiple years of funding to complete.

The Town of Farragut breaks down the CIP into three main categories: General Government, Parks and Engineering. The projects being reviewed by the Planning Commission have been reviewed at two different workshops with the Board of Mayor and Aldermen. The attached Capital Investment Plan lists each project and prioritizes them based on the funding year they are planned.

The Planning Commissions role in the review of the CIP is to make recommendations on the priority of each project to the Board of Mayor and Aldermen, who will ultimately make the final determination for funding during the adoption of the FY22 budget.

RECOMMENDATION: To recommend approval of the FY2023-FY2028 Capital Investment Program to the Town of Farragut Board of Mayor and Aldermen

Capital Investment Program-310							
Beginning Balance	12,642,122	11,403,722	7,628,722	5,357,722	6,527,722	7,277,722	
Greenways & General Government Projects	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	Total
Campbell Station Inn Improvements	250,000	0	0	0	0	0	250,000
Land Acquisition	300,000	300,000	300,000	300,000	300,000	300,000	1,800,000
Town Hall Renovations	100,000	0	0	0	0	0	100,000
KP Pedestrian Underpass at N. Fork Turkey Creek	0	350,000	0	0	0	0	350,000
Sonja Drive Sidewalk (Phases 1-3)	0	500,000	0	0	0	0	500,000
Little Turkey Creek Greenway-Brookmere-Sheffield	600,000	0	0	0	0	0	600,000
Red Mill Trailhead		170,000	0	0	0	0	170,000
Little Turkey Creek Greenway-Enclave @ Sheffield	165,000	0	0	0	0	0	165,000
Mid-Block Crossing McFee & Grigsby Chapel	160,000					0	160,000
Anchor Park Pedestrian Crossing		230,000				0	230,000
School Zone Signal Improvements			175,000			0	175,000
Turkey Creek Greenway Study	100,000	0	0	0	0	0	100,000
Everett Road Greenway Connection	0	0	0	0	70,000	0	70,000
General Government Projects Total	1,675,000	1,550,000	475,000	300,000	370,000	300,000	4,670,000
Parks	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	Total
Town Center Improvements	500,000	0	0	0	0	0	500,000
MBLP Field Reconstruction	1,302,000	0	0	0	0	0	1,302,000
Town Hall Playground Restroom Building	200,000	0	0	0	0	0	200,000
MBLP Field 2 Turf Replacement	650,000	0	0	0	0	0	650,000
Amphitheatre-Town Center	0	250,000	0	0	0	0	250,000
MBLP Walktrail and ADA Repair & Repaving	0	40,000	0	0	0	0	40,000
McFee Park Phase 5: Dog Park & Storage	0	410,000	0	0	0	0	410,000
McFee Park Splash Pad Replacement & Elements	0	0	0	0	0	80,000	80,000
Anchor Park Fence	0	0	0		175,000	0	175,000
Anchor Park Playground	0	0	0	0	300,000	0	300,000
McFee Park: Courts, Tennis Pavilion & Restrooms	135,000	0	0	0	400,000	0	535,000
MBLP Field 1 Turf Replacement & ADA Access	0	0	0	0	700,000	0	700,000
Sand Volleyball Complex Reconstruction			50,000			0	50,000
Farragut Gallery Museum renovations	0	0	70,000	0	0	0	70,000
Wetland/Natural Park-Town Hall	0	0		1,000,000	0	0	1,000,000
MBLP Trail Lighting Update	0	0	0	0	125,000	0	125,000
MBLP Field 3 Turf Replacement	0	0	0	0	0	725,000	725,000
McFee Tennis & Basketball Court Resurfacing	0	0	0	0	0	40,000	40,000
Parks Total	2,787,000	700,000	120,000	1,000,000	1,700,000	845,000	7,152,000

Engineering Projects	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	Total
Stormwater Improvements	0	0	200,000	200,000	200,000	200,000	800,000
Boyd Station Road Improvements	300,000	0	0	0	0	0	300,000
Grigsby Chapel Road Corridor Traffic Mitigation	280,000	280,000	0	0	0	0	560,000
Kingston Pike Pedestrian Crosswalk Improvements	250,000	0	0	0	0	0	250,000
KP/Campbell Station Intersections Lane reassignments	40,000	160,000	0	0	0	0	200,000
Evans Road Improvements	550,000	2,000,000	0	0	0	0	2,550,000
Union Road Improvements	870,000	5,850,000	0	0	0	0	6,720,000
Virtue Road-Phase II (Brookmere to Boyd Station)	762,000	925,000	7,480,000	0	0	0	9,167,000
Signal System Upgrade (CMAQ)	6,710,000	0	0	0	0	0	6,710,000
Watt Road Roundabout	100,000	50,000		850,000			1,000,000
Jamestowne Blvd Improvements	350,000	700,000	3,000,000	0	0	0	4,050,000
Engineering Total	10,212,000	9,965,000	10,680,000	1,050,000	200,000	200,000	32,307,000

CIP Expenditure Total	14,674,000	12,215,000	11,275,000	2,350,000	2,270,000	1,345,000	45,207,000
Funding Sources	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	Total
L-STBG Funding (Virtue Road)	609,600	740,000	5,984,000				7,333,600
Park Grant	500,000						775,151
I-STBG Funding (Union Road)	696,000	4,680,000					5,376,000
CMAQ Funding	6,610,000						6,610,000
State Grant-Wetlands				500,000			500,000
Interest Earnings	20,000	20,000	20,000	20,000	20,000	20,000	120,000
Transfer from General Fund	5,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	20,000,000
Cost Share							0
Stormwater Reserves	0	0	0	0	0		0
Land Acquisition Reserves	0	0	0	0	0		0
CIP Reserves	1,238,400	3,775,000	2,271,000		0	0	7,284,400
Funding Total	14,674,000	12,215,000	11,275,000	3,520,000	3,020,000	3,020,000	47,999,151
Total CIP Funding Sources	14,674,000	12,215,000	11,275,000	3,520,000	3,020,000	3,020,000	47,724,000
Total CIP Expenditures	14,674,000	12,215,000	11,275,000	2,350,000	2,270,000	1,345,000	44,129,000
Revenue over (under) expenditures	0	0	0	1,170,000	750,000	1,675,000	
Ending Balance	11,403,722	7,628,722	5,357,722	6,527,722	7,277,722	8,952,722	
Assigned Fund Balance							
Land Acquisition	1,958,072	2,258,072	2,558,072	2,858,072	3,158,072	3,458,072	
Stormwater Projects	562,034	562,034	562,034	562,034	562,034	562,034	
Outstanding Projects	2,133,572	2,133,572	2,133,572	2,133,572	2,133,572	2,133,572	
Total Assigned Balance	4,653,678	4,953,678	5,253,678	5,553,678	5,853,678	6,153,678	
Available Fund Balance	6,750,044	2,675,044	104,044	974,044	1,424,044	2,799,044	