



FARRAGUT MUNICIPAL PLANNING COMMISSION

AGENDA

May 19, 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 – April 21, 2022**
- 3. Discussion and public hearing on a recommendation to the Board of Mayor and Aldermen concerning a traffic calming application on Midhurst Drive and Red Mill Lane in the Kingsgate Subdivision**
- 4. Discussion and public hearing on approval of an outdoor site lighting plan for the multi-family portion of the Farragut Town Center at Biddle Farms project, Parcel 3.22, Tax Map 143, 42.84 Acres, 284 Units, Zoned PCD (Budd Cullom, Applicant)**
- 5. Discussion and public hearing on approval of retail building elevations associated with the Farragut Town Center at Biddle Farms project, Parcel 3.02, Tax Map 143, 42.84 Acres, Zoned PCD (Budd Cullom, Applicant)**
- 6. Discussion on a concept plan for building elevations associated with the Farragut Town Center at Biddle Farms Townhouses, Parcel 3.22, Tax Map 143, 42.84 Acres, 49 Units, Zoned PCD (Budd Cullom, Applicant)**
- 7. Approval of utilities**
- 8. 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

**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



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**

April 21, 2022

MEMBERS PRESENT

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

MEMBERS ABSENT

Louise Povlin, Vice Mayor
Hank Standaert, Youth Representative

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

1. Approval of agenda

Staff recommended approval of the agenda.

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

2. Approval of minutes – March 17, 2022

Staff recommended approval of the minutes.

A motion was made by Mayor Williams to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and was approved unanimously with Commissioner Myers abstaining due to being absent at the March meeting.

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)

Staff reviewed this item. Some discussion ensued with the applicant, namely regarding the building materials. The applicant indicated that they are proposing a gabled entrance area likely with brick painted white to help balance the red brick on the remainder of the existing building. In addition to building material clarification, remaining staff comments were as follows:

1. Site plan approval is conditioned on approval from the Board of Zoning Appeals for a special exception to expand a nonconforming building.
2. Please verify that the nearest parking space will be at least 20 feet from the right of way of Union Road.
3. Please provide tree protection fencing and include a detail for the fencing for the two trees near proposed disturbance associated with the construction of the parallel parking spaces.
4. Please ensure that the proposed dimensions and square footages of the addition are the same for the site plan and the building plans. There is an existing discrepancy.

5. Please include handicap and compact parking signage and details for each.
6. There appears to be some improvements shown on the cemetery property. Please clarify that this is not what is proposed.
7. Please document that handicap parking meets all applicable requirements.
8. Please provide water main size and approximate proposed location along Union Road.
9. Total floor area appears to be 9,080 square feet. The calculated fire flow is for a Type IIIB building of up to 5,900 square feet. Please provide an updated calculation per Table B105.1 of the IFC.

A motion was made by Commissioner Myers to follow staff recommendations and add, as Comment #10, to delineate on the building elevations that the front gable portion of the addition will be brick painted white. Commissioner St. Clair asked that a clarification comment be included as Comment #11 to state that the handicap ramp access be verified to ensure compliance with ADA. With these two additional comments, motion was seconded by Commissioner Greene and motion passed unanimously.

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)**

For discussion purposes only.

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)**

Staff reviewed this item and recommended approval of Resolution PC-22-08 which recommends approval of Ordinance 22-08. Staff also noted that the Future Land Use Map for the areas that are currently shown as Medium Density Residential in this general area may need to be re-visited soon to determine if a different future land use designation would be more appropriate. The requested R-1 Zoning District is compatible with existing nearby residential development but not the Future Land Use Map.

A brief discussion ensued. Commissioner Myers noted that enough space would need to be provided on the commercial lot to provide for the required 35-foot buffer since the abutting area would now be zoned residential. Tim Dunaway spoke as the applicant and indicated that this would not be an issue since the residential lot is currently much greater than the minimum lots size in the requested R-1 Zoning District.

A motion was made by Commissioner Greene to approve Resolution PC-22-08. Motion was seconded by Commissioner Myers and was approved unanimously. Commissioners were in agreement that the Future Land Use Map for this general area should be re-visited soon in light of this rezoning request.

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)**

Prior to discussion of this agenda item, the applicant requested that it be removed from the agenda and withdrawn.

A motion was made by Commissioner St. Clair to withdraw this item from the agenda and further consideration per the applicant's request. Motion was seconded by Commissioner Russ and was approved unanimously.

7. Discussion and public hearing on the FY2023 CIP

Town Administrator, David Smoak, review the FY2023 CIP and asked the Commission to recommend approval to the Board of Mayor and Aldermen.

A motion was made by Commissioner St. Clair to recommend approval of the FY2023 CIP as submitted. Motion was seconded by Mayor Williams and was approved unanimously.

8. Approval of utilities

None.

9. Citizen forum

None.

The meeting adjourned at 8:25 p.m.

Scott Russ, Secretary

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Brannon Tupper, Assistant Town Engineer

SUBJECT: Discussion and public hearing on a recommendation to the Board of Mayor and Aldermen concerning a traffic calming application on Midhurst Drive and Red Mill Lane in the Kingsgate Subdivision

INTRODUCTION AND BACKGROUND:

Application Submission and Review:

On February 3, 2021, residents of the Kingsgate Subdivision submitted to the Town of Farragut's engineering staff a Traffic Calming Application (TCA) related to speeding and safety concerns near the Midhurst Drive and Red Mill Lane intersection. Staff determined the Speed Zone was eligible based on road classification and field conditions.

TCA Data Collection/Staff Analysis:

In accordance with the Town's Traffic Calming Policy, staff conducted a speed study at several locations within and adjacent to the Speed Zone. Results from the speed studies concluded all areas are eligible for consideration of traffic calming measures. Results are as follows:

<u>Location</u>	<u>85th Percentile Speeds</u>
11813 Midhurst Drive:	42mph eastbound, 40mph westbound
11608 Midhurst Drive:	37mph eastbound, 40mph westbound
11508 Midhurst Drive:	43mph eastbound, 35mph westbound
609 Red Mill Lane:	42mph eastbound, 38mph westbound
629 Red Mill Lane:	42mph eastbound, 42mph westbound

Public Notification:

The Traffic Team held a public meeting on March 16, 2022 to explain the application process and answer questions prior to sending out ballots to the affected residents. There was a mix of supportive and unsupportive residents represented. The decision was to keep the scope localized to the Speed Zone, though some requested it be expanded. One action was taken to conduct a follow-up speed study after completion of the Concord Road and Virtue Road construction projects. The follow-up speed study was conducted in May and no discernable difference was recorded with the proposed locations remaining eligible.

Vote Tabulation/Determination:

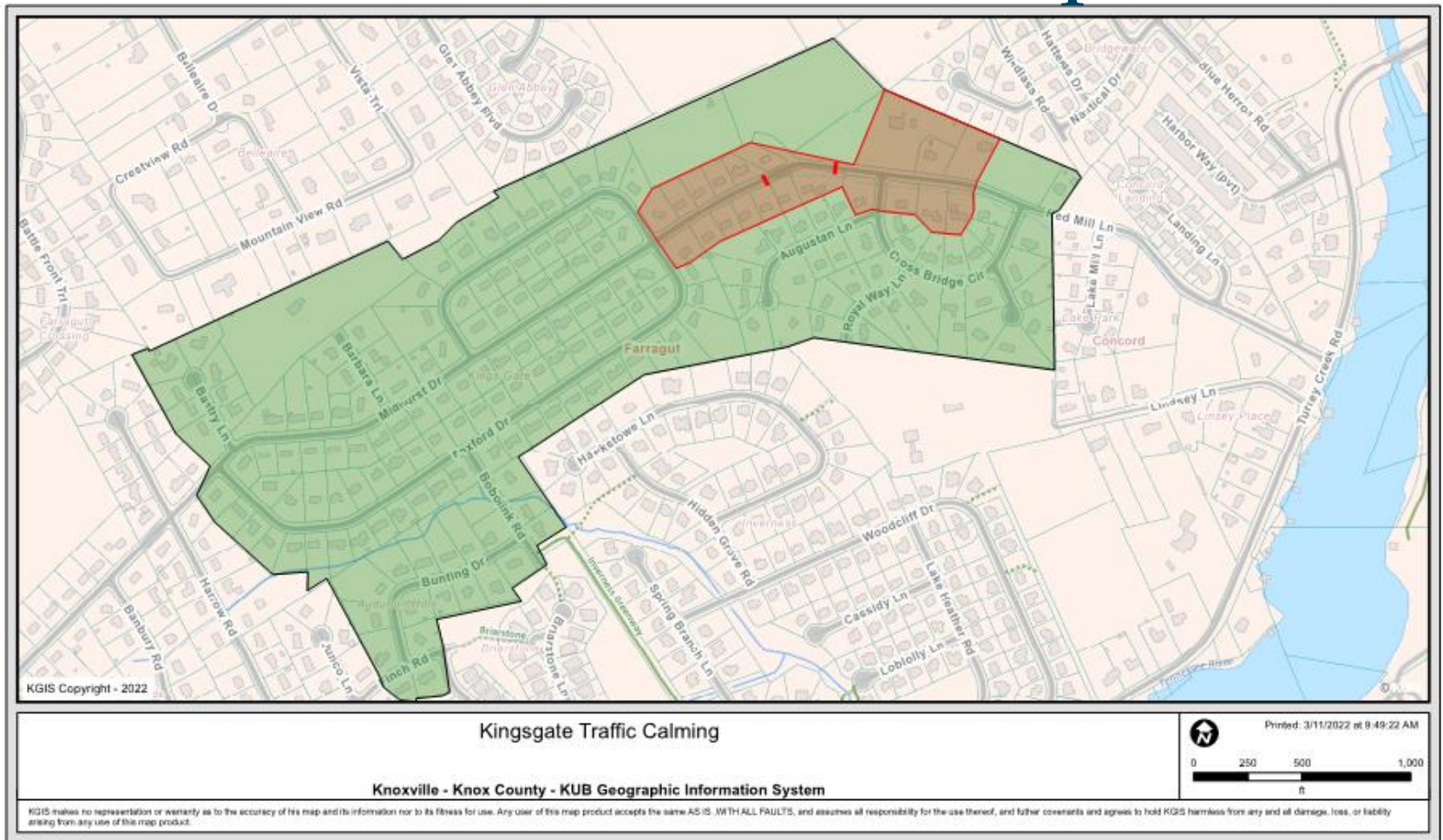
The Traffic Calming Policy requires at least 65% of the returned ballots from the Speed Zone and 50% from the Affected Area be in favor of traffic calming devices. A total of One-Hundred and Five (105) ballots were returned with 83% affirming 'yes' from the Speed Zone and 70% from the Affected Area.

RECOMMENDATION:

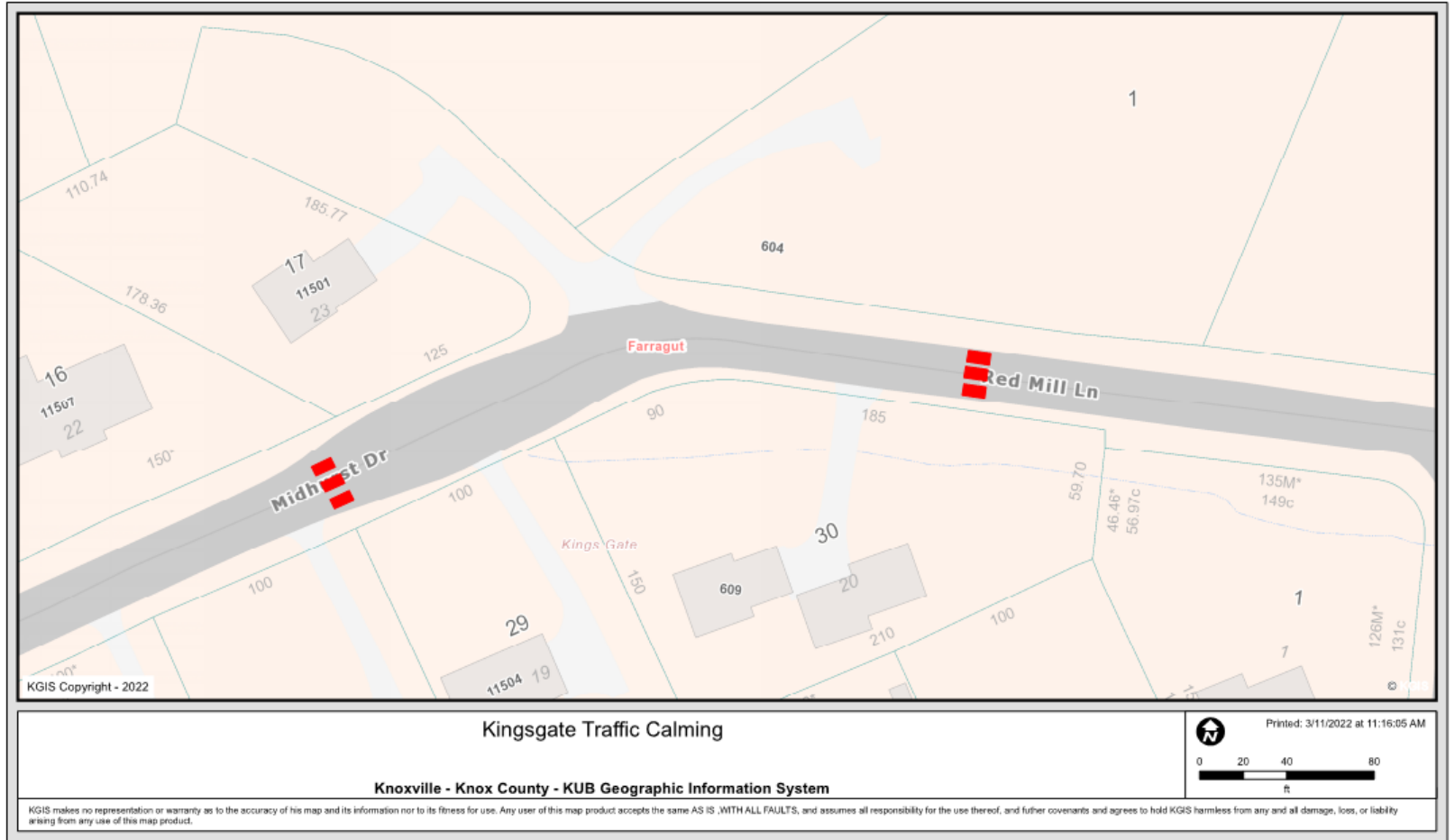
The Traffic Team recommends installation of asphalt speed cushions at two (2) locations at the approximate addresses of 11508 Midhurst Drive and 609 Red Mill Lane. Please see attached Affected Area and Traffic Calming Location Maps, as well as typical photos and details of the proposed speed cushions.

Plan:	Two (2) locations for speed cushions
Schedule:	Work to be performed by the Town's On-Call Roadway Maintenance Contractor as their schedule permits
Cost:	Estimated \$15,000

Affected Area Map



Traffic Calming Location Map



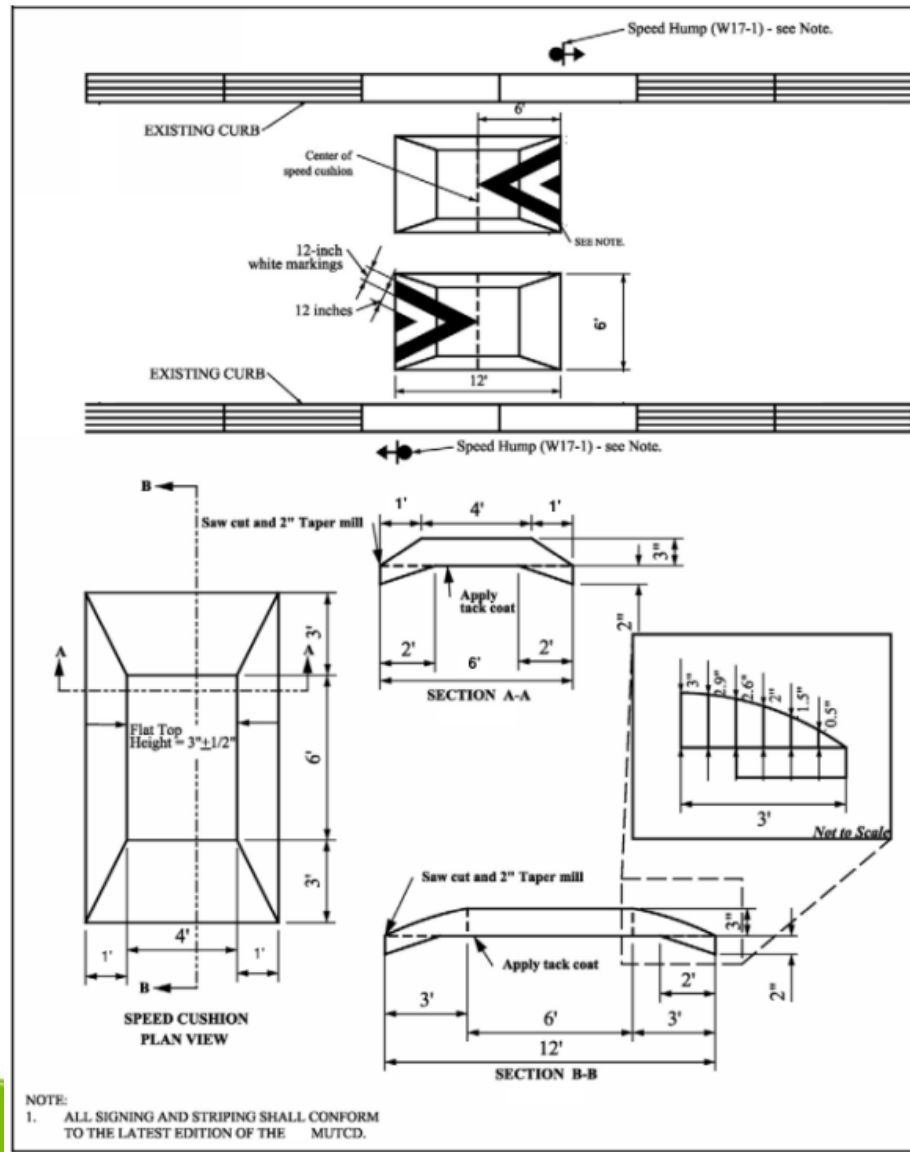
Speed Cushion Examples



- Please note this is a stock photo



Speed Cushion Typical Detail



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 the multi-family portion of the Farragut Town Center at Biddle Farms project, Parcel 3.22, Tax Map 143, 42.84 Acres, 284 Units, Zoned PCD (Budd Cullom, Applicant)

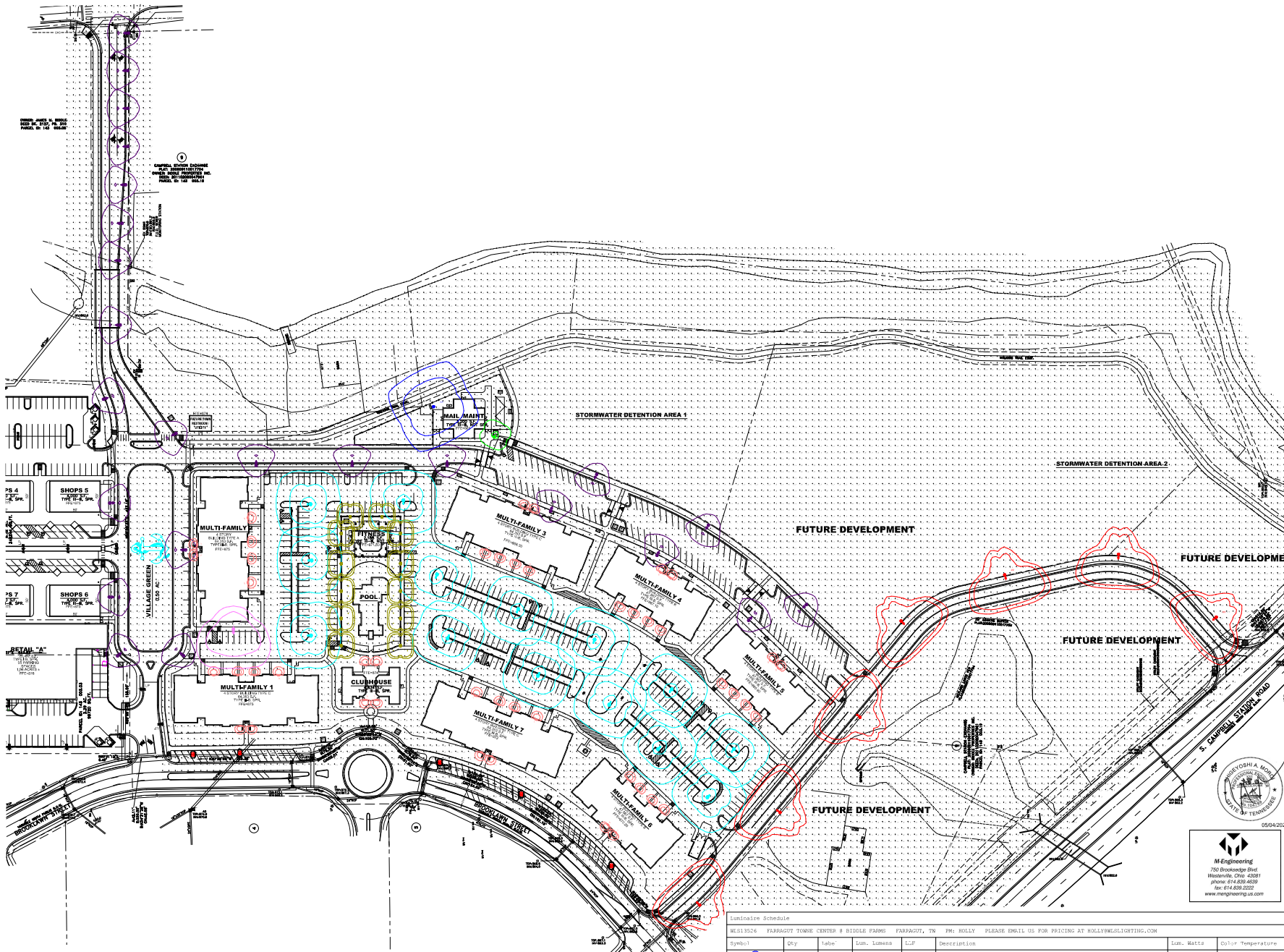
INTRODUCTION AND BACKGROUND: The Town Center at Biddle Farms project site plan set for Phase One was approved on May 20, 2021. At that time, it was noted that some additional site related components, including the outdoor site lighting, would be submitted later for Planning Commission consideration.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

At the March 17, 2022, Planning Commission meeting, the applicant requested approval for the outdoor site lighting for the Aldi grocery store and surrounding area. Staff noted that the lighting for the remainder of the project would be submitted at a subsequent Planning Commission meeting.

DISCUSSION: At this time, the applicant is requesting approval of the outdoor site lighting for the multi-family portion of the project. As proposed, the pole lights will match those approved for the Aldi portion of this development. This includes a decorative fixture at the top of 20- and 28-foot poles. The pole heights vary depending on their location and desired effect. A key objective of the overall outdoor site lighting for this project is to provide consistency in terms of the fixtures. One of the comments from the March 17 meeting involving the Aldi wall mounted lights was to explore using more decorative fixtures that would be compatible with the decorative fixture proposed on the pole lights. The same comment would also apply to the wall lighting for the multi-family buildings.

RECOMMENDATION: Included in the packet is the revised lighting plan and a summary from Bluebeam of initial staff comments. Staff will make a recommendation at the meeting based on whether initial staff comments have been satisfactorily addressed.

REVISIONS			
REV #	DATE	BY:	
1	4/18/22	J.P.	
2	5/2/22	J.P.	



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.

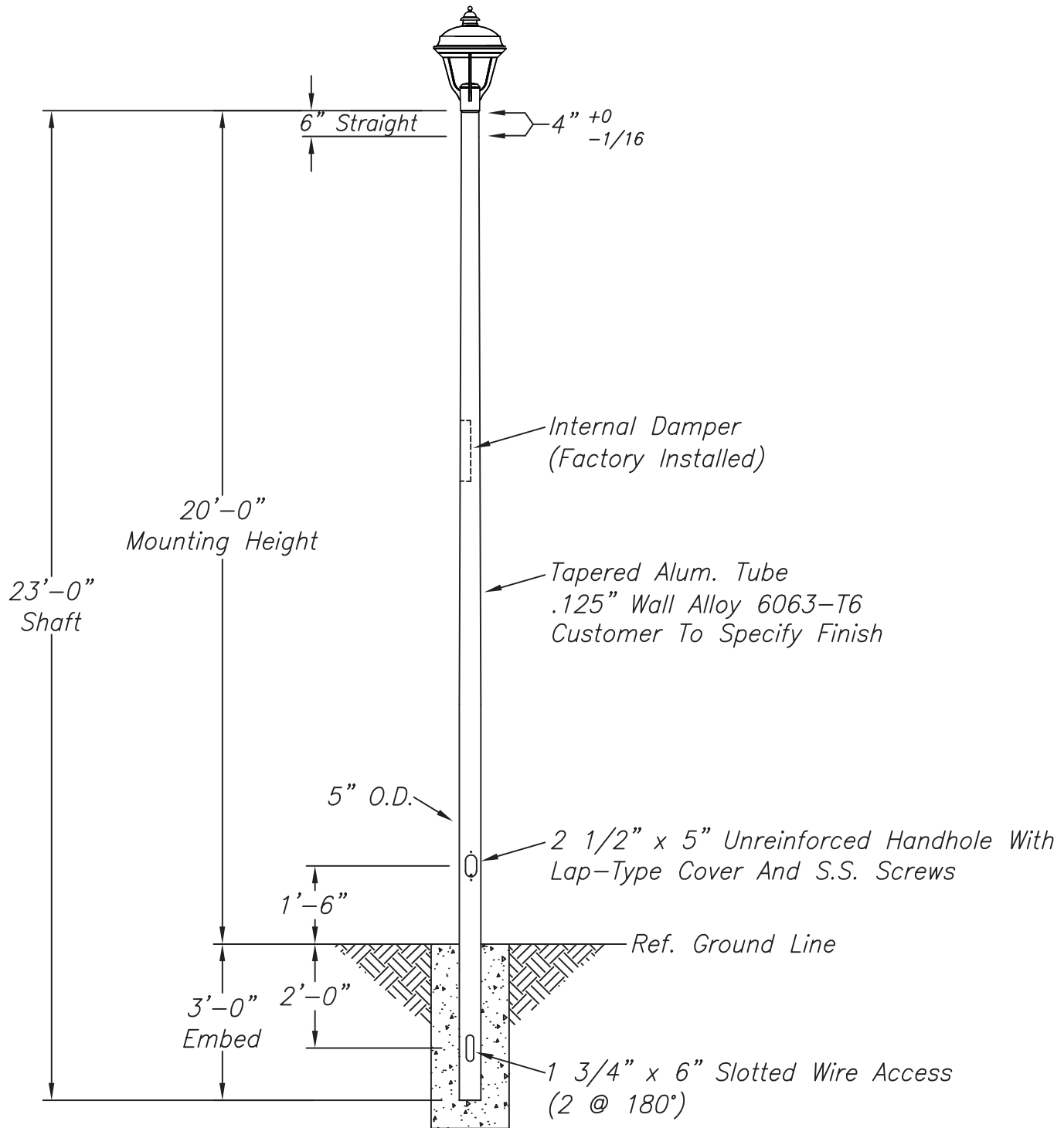
Calculation Summary									
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Ft/candle	Ft/candle	
MULTI-ENTRANCE DRIVE	Fc	0.36	1.1	0.0	N.A.	N.A.	10	10	
NORTH ENTRANCE DRIVE	Fc	0.75	1.1	0.2	3.75	5.50			
RESIDENTIAL ENTRANCE	Fc	1.89	4.0	0.0	N.A.	N.A.			
RESIDENTIAL PARKING	Fc	0.88	5.6	0.0	N.A.	N.A.			

Luminaire Schedule									
Symbol	Qty	Label	Lot	Lumens	LUF	Description	Lum. Watts	Color Temperature	
1	AA	25996	0.950			MSL=XL=PT=WM=LEC=HSL=HSLW 28" MOUNTING HEIGHT	227.9	4000K	
7	BB	25921	0.950			MSL=XL=PT=WM=LEC=HSL=HSLW 28" MOUNTING HEIGHT	227.7	4000K	
1	D	5884	0.950			MSL=XL=PT=WM=LEC=HSL=HSLW 28" MOUNTING HEIGHT	39.2	4000K	
14	F	18428	0.950			MSL=XL=PT=WM=LEC=HSL=HSLW 28" MOUNTING HEIGHT	148.9	4000K	
1	G	18336	0.950			MSL=XL=PT=WM=LEC=HSL=HSLW 28" MOUNTING HEIGHT	149	4000K	
24	H	3554	0.950			MSL=XL=PT=WM=LEC=HSL=HSLW 28" MOUNTING HEIGHT	39.2	4000K	
46	N	1114	0.950			BROWNIER LIGHTING T52=H21=30K 7" MOUNTING HEIGHT	10.63	3000K	
12	O	4131	0.950			MSL=XL=300=40=30K=7"=7" MOUNTING HEIGHT	44.1	4000K	

FARRAGUT TOWNE CENTER @
BIDDLE FARMS - PHASE II
FARRAGUT, TN

WLS LIGHTING
a WLS company

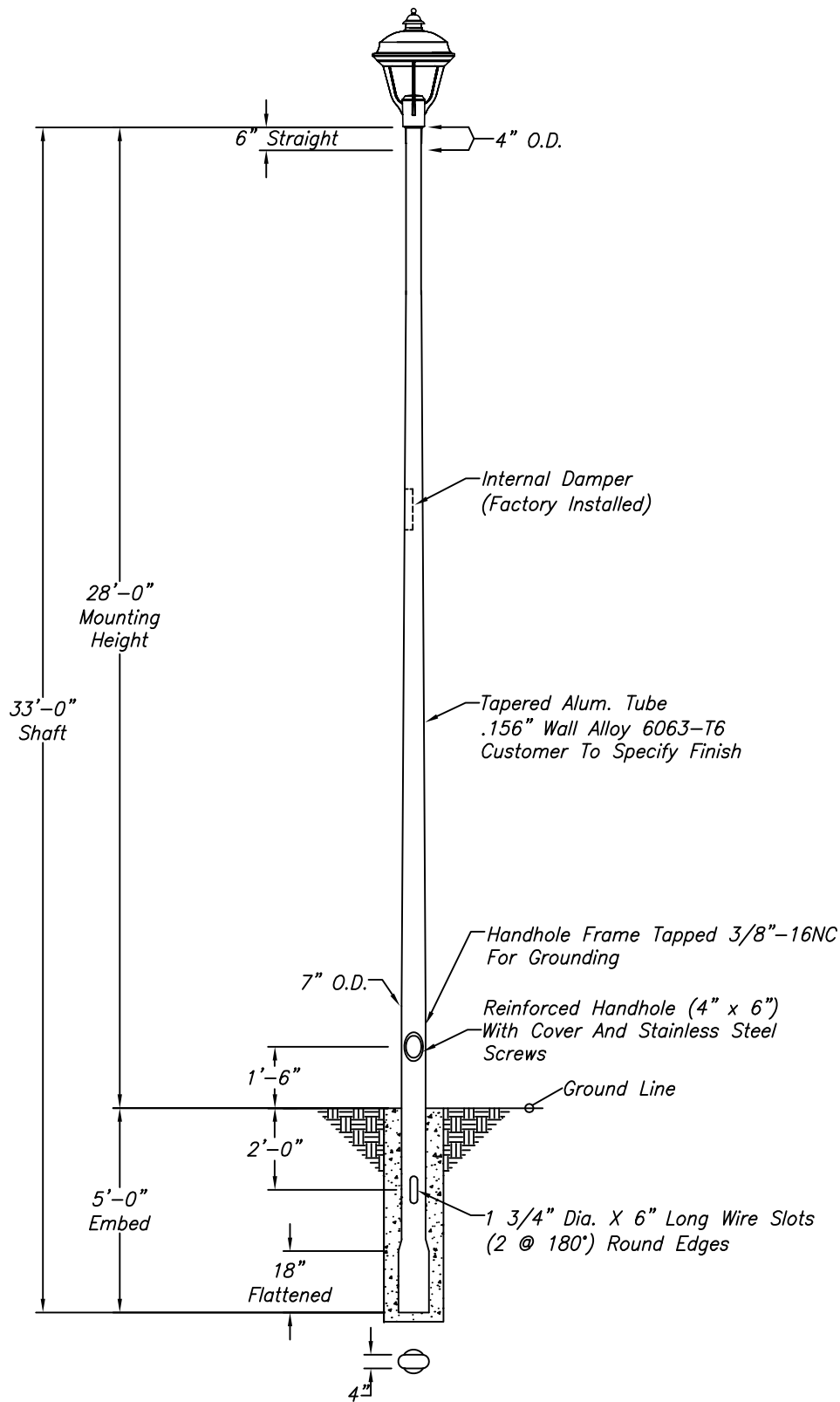
1919 WINDSOR PLACE
FORT WORTH, TX 76110
WWW.WLSLIGHTING.COM



NO.	REVISIONS	DATE

hapco
Abingdon, Va.

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



RTA28C7BE-T406

WARNING: DO NOT INSTALL LIGHTING POLES WITHOUT LUMINAIRES

NO.	REVISIONS	DATE

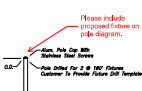
hapco

Abingdon, Va.

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

Town Center at Biddle Farms Multi-Family Site Lighting Plan Set Initial Staff Comments.pdf Markup Summary

Callout (1)



Subject: Callout
Page Label: 2
Author: mshipley
Date: 4/25/2022 3:07:30 PM
Status:
Color: ■
Layer:
Space:

Please include proposed fixture on pole diagram.

Cloud+ (1)



Subject: Cloud+
Page Label: 1
Author: mshipley
Date: 4/25/2022 3:05:41 PM
Status:
Color: ■
Layer:
Space:

Please use color symbols to more easily find the different fixtures on the plan.

Text Box (7)

Please sign and seal the plan sheets

Subject: Text Box
Page Label: 1
Author: mshipley
Date: 4/25/2022 3:01:00 PM
Status:
Color: ■
Layer:
Space:

Please sign and seal the plan sheets

Please include details for the building mounted lights, including mounting height on buildings.

Subject: Text Box
Page Label: 1
Author: mshipley
Date: 4/25/2022 3:01:37 PM
Status:
Color: ■
Layer:
Space:

Please include details for the building mounted lights, including mounting height on buildings.

Please specifically list the Kelvin temperature for all proposed fixtures.

Subject: Text Box
Page Label: 1
Author: mshipley
Date: 4/25/2022 3:02:17 PM
Status:
Color: ■
Layer:
Space:

Please specifically list the Kelvin temperature for all proposed fixtures.

Please include a diagram showing the proposed fixture on the pole.

Subject: Text Box
Page Label: 1
Author: mshipley
Date: 4/25/2022 3:03:03 PM
Status:
Color: 
Layer:
Space:

Please include a diagram showing the proposed fixture on the pole.

Please label to correspond to lighting summary sheet.

Subject: Text Box
Page Label: 2
Author: mshipley
Date: 4/25/2022 3:06:58 PM
Status:
Color: 
Layer:
Space:

Please label to correspond to lighting summary sheet.

See comments on previous page.

Subject: Text Box
Page Label: 3
Author: mshipley
Date: 4/25/2022 3:49:46 PM
Status:
Color: 
Layer:
Space:

See comments on previous page.

Please specifically address the plan related submittal requirements in the Town's Outdoor Site Lighting provisions.

Subject: Text Box
Page Label: 1
Author: mshipley
Date: 4/27/2022 3:07:13 PM
Status:
Color: 
Layer:
Space:

Please specifically address the plan related submittal requirements in the Town's Outdoor Site Lighting provisions.

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on approval of retail building elevations associated with the Farragut Town Center at Biddle Farms project, Parcel 3.02, Tax Map 143, 42.84 Acres, Zoned PCD (Budd Cullom, Applicant)

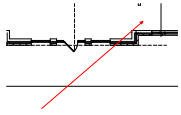
INTRODUCTION AND BACKGROUND: The Town Center at Biddle Farms project site plan set for Phase One was approved on May 20, 2021. At that time, it was noted that the applicant was still working on the desired footprints for the retail buildings that would be arranged along Kingston Pike and the street leading into the development and to the Village Green area.

DISCUSSION: The applicant has finalized the footprints and the general building elevations and is requesting site plan approval for this portion of the PCD project. Some of the buildings that were originally shown on the concept plan have been combined to create larger buildings with a character that is more consistent with buildings in traditional downtowns. All buildings exceed 75% face brick on each elevation. The specific light fixtures for the buildings are still being assessed and will be presented to the Planning Commission when those have been selected. The revised building elevations show decorative gooseneck style fixtures but do not include cut sheet details. As stated with previous reviews of outdoor site lighting, consistency throughout the PCD project will be critical to creating a sense of distinction and arrival.

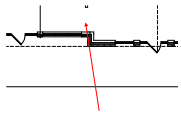
RECOMMENDATION: Included in the packet is a summary from Bluebeam of initial staff comments and revised retail building elevations designed to address these comments and other comments noted at the staff/developer meeting on May 3. Also included with the retail building elevations are building elevations for a proposed public restroom facility. Staff will make a recommendation at the meeting based on whether these comments have been satisfactorily addressed.

Town Center at Biddle Farms Retail Buildings Revised to Combine Some Buildings.pdf Markup Summary

Arrow (4)



Subject: Arrow
Page Label: 10
Author: esievers
Date: 4/21/2022 11:26:28 AM
Status:
Color: ■
Layer:
Space:



Subject: Arrow
Page Label: 10
Author: esievers
Date: 4/21/2022 11:26:34 AM
Status:
Color: ■
Layer:
Space:

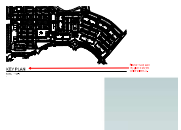


Subject: Arrow
Page Label: 9
Author: mshipley
Date: 4/27/2022 8:27:12 AM
Status:
Color: ■
Layer:
Space:



Subject: Arrow
Page Label: 17
Author: mshipley
Date: 4/27/2022 8:39:23 AM
Status:
Color: ■
Layer:
Space:

Callout (9)



Subject: Callout
Page Label: 1
Author: mshipley
Date: 4/25/2022 3:53:16 PM
Status:
Color: ■
Layer:
Space:

Please make sure key plan matches building layouts.



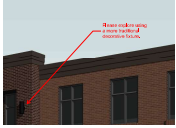
Subject: Callout
Page Label: 3
Author: mshipley
Date: 4/25/2022 3:56:06 PM
Status:
Color: ■
Layer:
Space:

Please explore options for breaking up this blank space



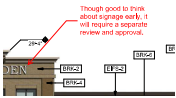
Subject: Callout
Page Label: 4
Author: mshipley
Date: 4/25/2022 4:00:03 PM
Status:
Color: ■
Layer:
Space:

Please evaluate whether a more traditional decorative wall light fixture would be more appropriate.



Subject: Callout
Page Label: 5
Author: mshipley
Date: 4/25/2022 4:01:59 PM
Status:
Color: ■
Layer:
Space:

Please explore using a more traditional decorative fixture.



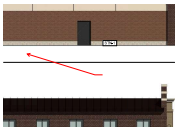
Subject: Callout
Page Label: 17
Author: mshipley
Date: 4/25/2022 4:24:42 PM
Status:
Color: ■
Layer:
Space:

Though good to think about signage early, it will require a separate review and approval.

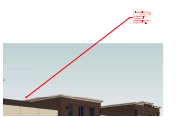


Subject: Callout
Page Label: 17
Author: mshipley
Date: 4/25/2022 4:25:36 PM
Status:
Color: ■
Layer:
Space:

See above comment regarding signage.



Subject: Callout
Page Label: 17
Author: Dan Johnson
Date: 4/27/2022 3:15:13 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 9
Author: mshipley
Date: 4/27/2022 8:27:02 AM
Status:
Color: ■
Layer:
Space:

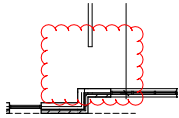
Please explore ways to increase the height of these building sections and potentially lessen the beige materials.



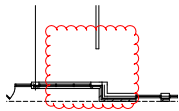
Subject: Callout
Page Label: 17
Author: mshipley
Date: 4/27/2022 8:39:12 AM
Status:
Color: ■
Layer:
Space:

Please consider a raised parapet. This may also be needed for HVAC screening.

Cloud (2)

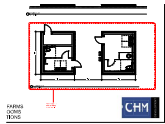


Subject: Cloud
Page Label: 10
Author: esievers
Date: 4/21/2022 11:25:29 AM
Status:
Color: ■
Layer:
Space:



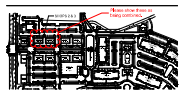
Subject: Cloud
Page Label: 10
Author: esievers
Date: 4/21/2022 11:25:39 AM
Status:
Color: ■
Layer:
Space:

Cloud+ (7)



Subject: Cloud+
Page Label: 25
Author: esievers
Date: 4/21/2022 11:28:34 AM
Status:
Color: ■
Layer:
Space:

Show how these meet handicap requirements.



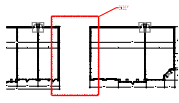
Subject: Cloud+
Page Label: 4
Author: mshipley
Date: 4/25/2022 3:57:47 PM
Status:
Color: ■
Layer:
Space:

Please show these as being combined.



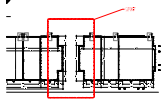
Subject: Cloud+
Page Label: 4
Author: mshipley
Date: 4/25/2022 4:13:47 PM
Status:
Color: ■
Layer:
Space:

Staff was under the impression that these two buildings were being combined similar to those to the south.



Subject: Cloud+
Page Label: 6
Author: mshipley
Date: 4/25/2022 4:14:41 PM
Status:
Color: 
Layer:
Space:

Were these two buildings to be combined?



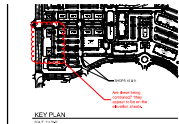
Subject: Cloud+
Page Label: 19
Author: mshipley
Date: 4/25/2022 4:26:47 PM
Status:
Color: 
Layer:
Space:

Were these buildings to be combined like those to the south?



Subject: Cloud+
Page Label: 20
Author: mshipley
Date: 4/25/2022 4:27:26 PM
Status:
Color: 
Layer:
Space:

Are these buildings being combined?



Subject: Cloud+
Page Label: 22
Author: mshipley
Date: 4/25/2022 4:32:53 PM
Status:
Color: 
Layer:
Space:

Are these being combined? They appear to be on the elevation sheets.

Highlight (7)



Subject: Highlight
Page Label: 1
Author: esievers
Date: 4/21/2022 11:20:45 AM
Status:
Color: 
Layer:
Space:



Subject: Highlight
Page Label: 4
Author: esievers
Date: 4/21/2022 11:22:43 AM
Status:
Color: 
Layer:
Space:

Subject: Highlight
Page Label: 6
Author: esievers
Date: 4/21/2022 11:23:26 AM
Status:
Color: 
Layer:
Space:

Subject: Highlight
Page Label: 9
Author: esievers
Date: 4/21/2022 11:24:29 AM
Status:
Color: 
Layer:
Space:

Subject: Highlight
Page Label: 10
Author: esievers
Date: 4/21/2022 11:25:22 AM
Status:
Color: 
Layer:
Space:

Subject: Highlight
Page Label: 10
Author: esievers
Date: 4/21/2022 11:26:20 AM
Status:
Color: 
Layer:
Space:

Subject: Highlight
Page Label: 25
Author: esievers
Date: 4/21/2022 11:28:40 AM
Status:
Color: 
Layer:
Space:

Text Box (15)

Subject: Text Box
Page Label: 1
Author: esievers
Date: 4/21/2022 11:20:41 AM
Status:
Color: 
Layer:
Space:

What type of construction are these?

What type of construction are these?

Subject: Text Box
Page Label: 4
Author: esievers
Date: 4/21/2022 11:22:37 AM
Status:
Color: 
Layer:
Space:

Identify the type of construction .
Provide height and area requirements.

Subject: Text Box
Page Label: 6
Author: esievers
Date: 4/21/2022 11:23:22 AM
Status:
Color: 
Layer:
Space:

1 hour tenant separations are required.

Subject: Text Box
Page Label: 9
Author: esievers
Date: 4/21/2022 11:24:24 AM
Status:
Color: 
Layer:
Space:

Is there to be living space above?

Subject: Text Box
Page Label: 10
Author: esievers
Date: 4/21/2022 11:25:16 AM
Status:
Color: 
Layer:
Space:

1 hour tenant separations are required.

Subject: Text Box
Page Label: 10
Author: esievers
Date: 4/21/2022 11:26:16 AM
Status:
Color: 
Layer:
Space:

Why are these open.

Subject: Text Box
Page Label: 3
Author: mshipley
Date: 4/25/2022 3:57:04 PM
Status:
Color: 
Layer:
Space:

Will only the front elevation have exterior lighting?

Please ensure that the wall lights do not exceed the permitted mounting height on the building.

Subject: Text Box
Page Label: 5
Author: mshipley
Date: 4/25/2022 4:02:49 PM
Status:
Color: 
Layer:
Space:

Please ensure that the wall lights do not exceed the permitted mounting height on the building.

Please ensure and visually demonstrate that all HVAC units will be screened by the buildings they are serving (e.g. behind a raised parapet).

Subject: Text Box
Page Label: 1
Author: mshipley
Date: 4/25/2022 4:21:52 PM
Status:
Color: 
Layer:
Space:

Please ensure and visually demonstrate that all HVAC units will be screened by the buildings they are serving (e.g. behind a raised parapet).

Please include masonry percentages for each building elevation.

Subject: Text Box
Page Label: 24
Author: mshipley
Date: 4/25/2022 4:31:14 PM
Status:
Color: 
Layer:
Space:

Please include masonry percentages for each building elevation.

Please include up to date site layout sheets (building's footprint, relationship to the street, sidewalk, furnishing area, and outdoor seating locations) and site lighting information for the building mounted and other exterior lighting per the requirements in the Town's updated Outdoor Site Lighting provisions.

Subject: Text Box
Page Label: 1
Author: mshipley
Date: 4/25/2022 4:35:26 PM
Status:
Color: 
Layer:
Space:

Please include up to date site layout sheets (building's footprint, relationship to the street, sidewalk, furnishing area, and outdoor seating locations) and site lighting information for the building mounted and other exterior lighting per the requirements in the Town's updated Outdoor Site Lighting provisions.

If possible, please try to ensure that utility structures are located to the side or rear of the buildings and not in more visible and active public spaces.

Subject: Text Box
Page Label: 1
Author: mshipley
Date: 4/25/2022 4:40:44 PM
Status:
Color: 
Layer:
Space:

If possible, please try to ensure that utility structures are located to the side or rear of the buildings and not in more visible and active public spaces.

Will access to roofs be provided via interior stairs or exterior mounted ladders ?

Subject: Text Box
Page Label: 1
Author: Dan Johnson
Date: 4/27/2022 10:45:13 AM
Status:
Color: 
Layer:
Space:

Will access to roofs be provided via interior stairs or exterior mounted ladders ?

Where will HVAC equipment be located ? Roof ?

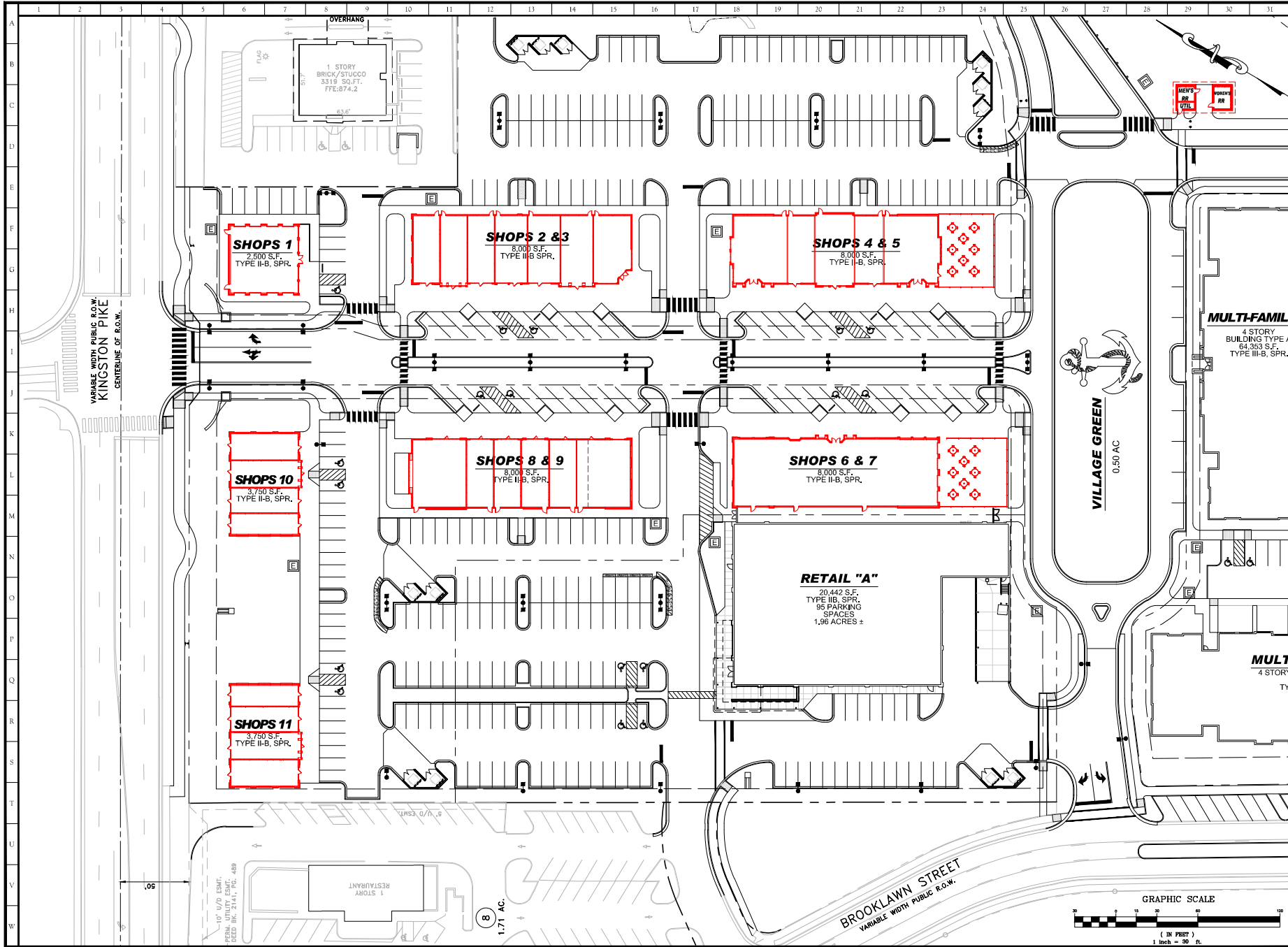
Subject: Text Box
Page Label: 1
Author: Dan Johnson
Date: 4/27/2022 10:45:43 AM
Status:
Color: 
Layer:
Space:

Where will HVAC equipment be located ? Roof ?

For the building elevations, please describe them in terms of North, South, East, West so the buildings can be assessed in terms of how they will appear from different views.

Subject: Text Box
Page Label: 1
Author: mshipley
Date: 4/27/2022 8:25:18 AM
Status:
Color: 
Layer:
Space:

For the building elevations, please describe them in terms of North, South, East, West so the buildings can be assessed in terms of how they will appear from different views.



SITE, INCORPORATED
CIVIL ENGINEERS & ARCHITECTS
10215 Technology Drive, Suite 304
Knoxville, TN 37932
(615) 777-4160
www.site-incorporated.com



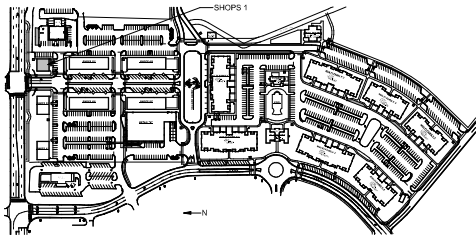
Site Plan - Retail Shops

Farragut Town Center at Biddle Farms
Kingston Pk, Brooklawn St, Campbell Station Rd & Concord Rd
Civil District No. 6 of Knox County, Tennessee
Town of Farragut

REVISIONS	
NO.	DATE / COMMENTS

ORIGINAL ISSUE: 05/09/2021
SITE PROJECT #: 1994
FILE: _____
SHEET: _____ OF: _____

SP-RS-1



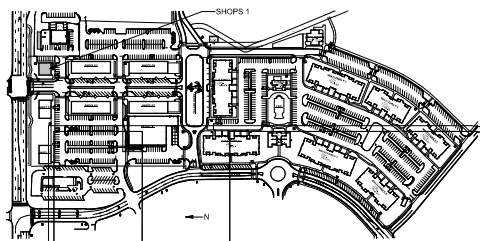
KEY PLAN

SCALE: 1" = 20'-0"

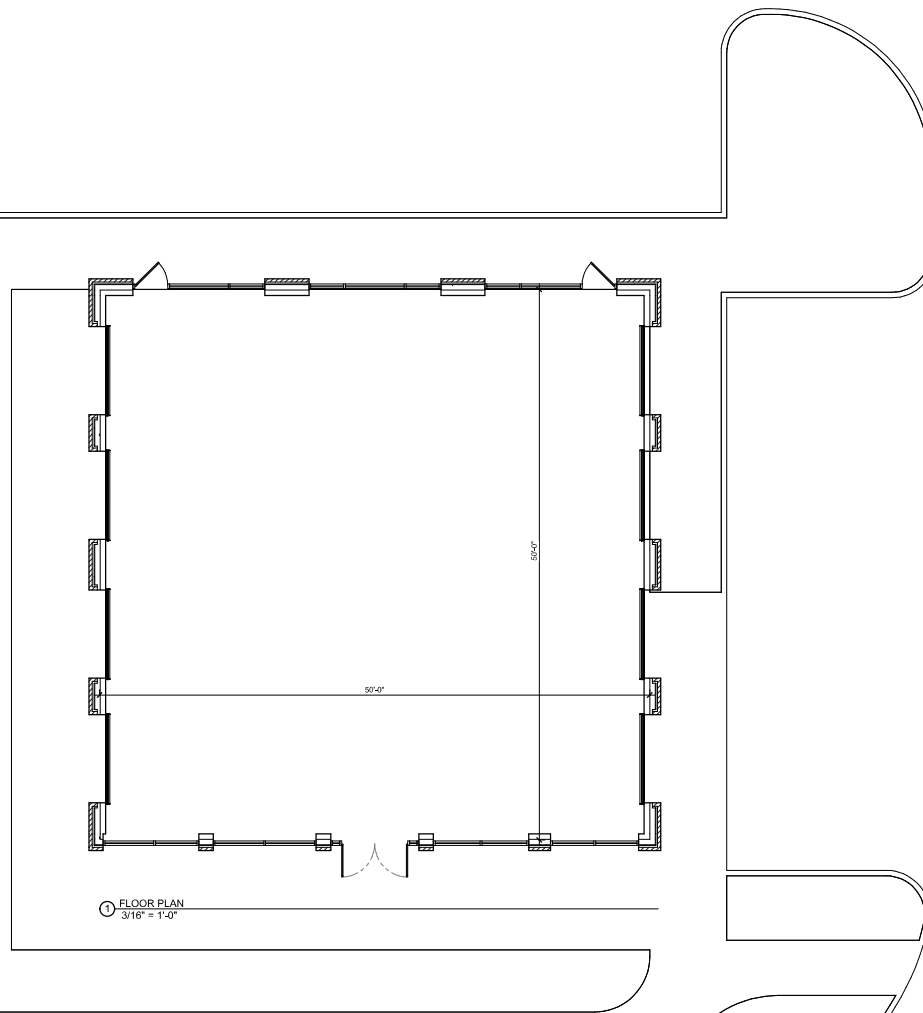


BIDDLE FARMS
RETAIL SHOPS - SHOPS 1
FARRAGUT, TENNESSEE
05.09.2022





KEY PLAN
SCALE 1"=120'



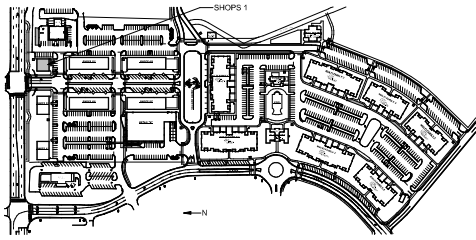
1 FLOOR PLAN
3/16" = 1'-0"

BIDDLE FARMS
RETAIL SHOPS - SHOPS 1
FARRAGUT, TENNESSEE
05.09.2022

MJM

ARCHITECTS





KEY PLAN

SCALE: 1" = 20'-0"

EXTERIOR FINISH SCHEDULE			
MARK	MATERIAL	MFG	COLOR
BRK-3	BRICK VENEER	WATSONTOWN BRICK	DUTCH CHOCOLATE
BRK-3a	BRICK SOLDIER COURSE	WATSONTOWN BRICK	DUTCH CHOCOLATE
STN-2	PREFAB STONE SILL	ROCKCAST	STONE CREEK



① FRONT ELEVATION (WEST)

1/8" = 1'-0"
MASONRY - 99%
EIFS - 1%



② SOUTH ELEVATION

1/8" = 1'-0"
MASONRY - 83%
EIFS - 17%



④ REAR ELEVATION (EAST)

1/8" = 1'-0"
MASONRY - 75%
EIFS - 25%



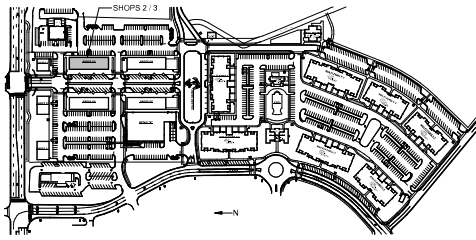
③ NORTH ELEVATION

1/8" = 1'-0"
MASONRY - 99%
EIFS - 1%



BIDDLE FARMS
RETAIL SHOPS - SHOPS 1
FARRAGUT, TENNESSEE
05.09.2022





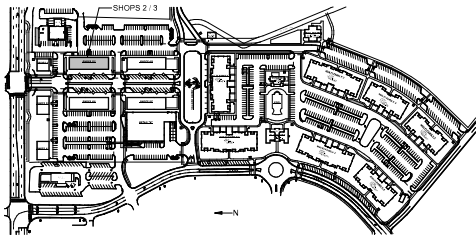
KEY PLAN

SCALE: 1" = 20'-0"



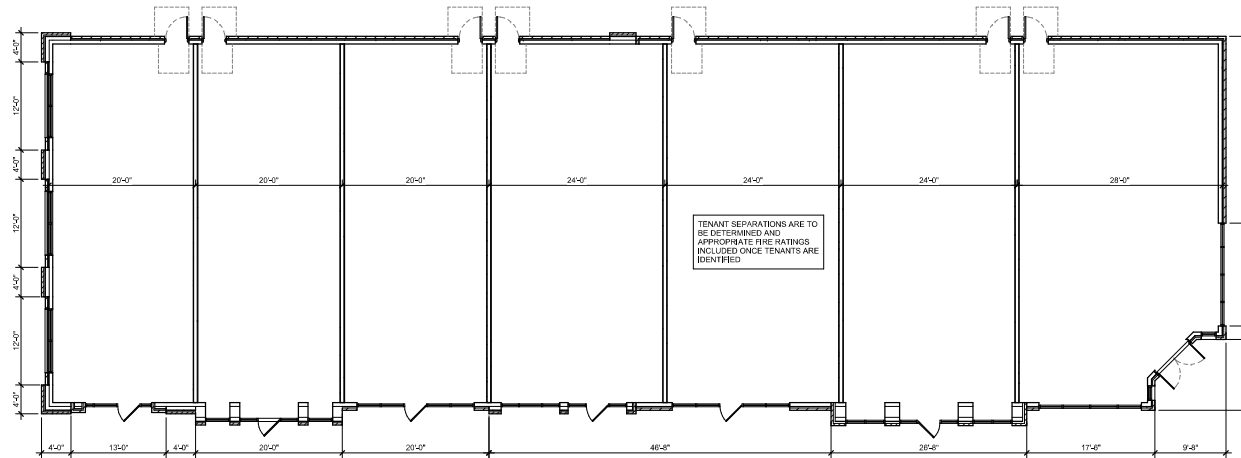
BIDDLE FARMS
RETAIL SHOPS - SHOPS 2/3
FARRAGUT, TENNESSEE
05.09.2022

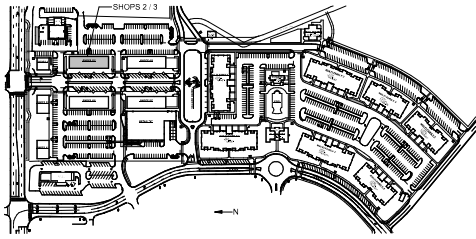




KEY PLAN

SCALE: 1" = 20'-0"

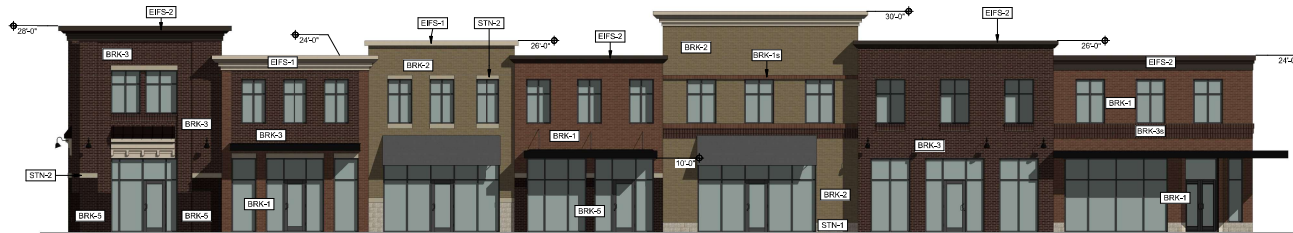




KEY PLAN

SCALE: 1" = 20'-0"

EXTERIOR FINISH SCHEDULE				
MARK	MATERIAL	MFG	COLOR	COMMENTS
WVR-1				
BRK-1	BRICK VENEER	WATSONTOWN BRICK	RED RANGE WIRECUT	
BRK-2	BRICK VENEER	WATSONTOWN BRICK	MEDIUM PALMING WIRECUT	
BRK-3	BRICK VENEER	WATSONTOWN BRICK	DUTCH CHOCOLATE	
BRK-6	BRICK VENEER	WATSONTOWN BRICK	DIAMOND	
EPS-1	CRANKABLE EPS	DRYVIT OR EQUAL	SW T030 - "ANILW GRAY"	
EPS-2	CRANKABLE EPS	DRYVIT OR EQUAL	SW R076 - "TURKISH COFFEE"	
STN-1	BRICK VENEER	ARRISCRAFT	RENAISSANCE - LIMESTONE	
STN-2	PREFAB STONE SILL	ROCKCAST	STONE CREEK	



1 FRONT ELEVATION (WEST)

1/8" = 1'-0"

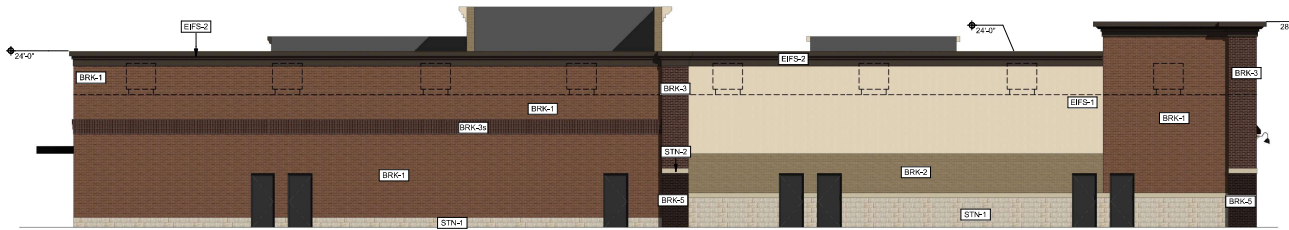
MASONRY - >99%
EPS - <1%



2 SOUTH ELEVATION

1/8" = 1'-0"

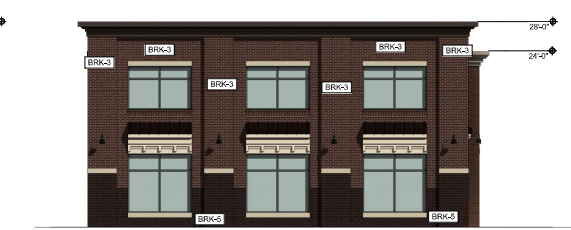
MASONRY - 83%
EPS - 17%



3 REAR ELEVATION (EAST)

1/8" = 1'-0"

MASONRY - 75%
EPS - 25%



4 NORTH ELEVATION

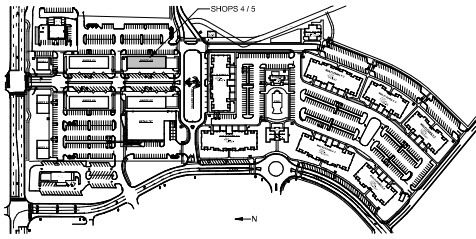
1/8" = 1'-0"

MASONRY - >99%
EPS - <1%



BIDDLE FARMS
RETAIL SHOPS - SHOPS 2/3
FARRAGUT, TENNESSEE
05.09.2022





KEY PLAN

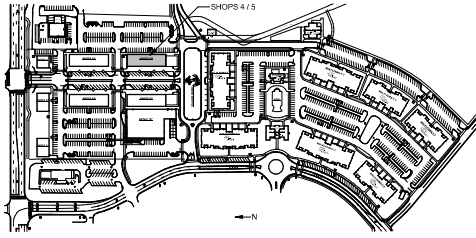
SCALE: 1" = 20'-0"



BIDDLE FARMS
RETAIL SHOPS - SHOPS 4/5
FARRAGUT, TENNESSEE
05.09.2022







KEY PLAN

SCALE: 1" = 20'-0"

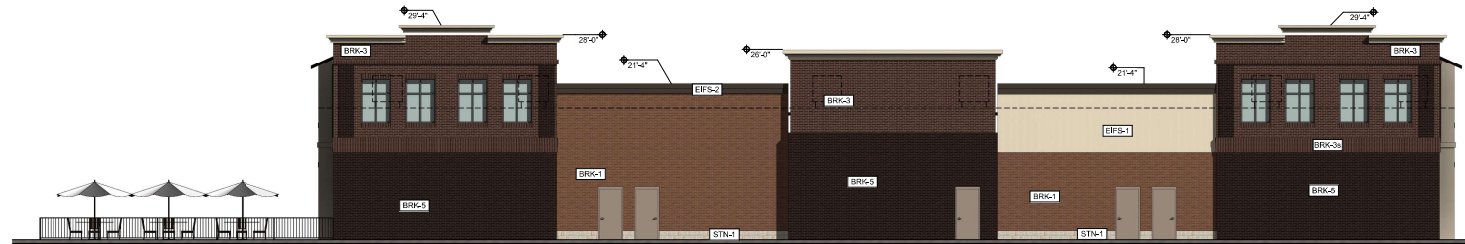
EXTERIOR FINISH SCHEDULE				
MARK	MATERIAL	MFG	COLOR	COMMENTS
AWN-1	CANVAS AWNING	BY TENANT	BY TENANT	
AWN-2	CANVAS AWNING	VARIABLES	COORDINATE WITH TENANT SIGN DOCUMENTS	
BRK-1	BRICK VENEER	WATSONTOWN BRICK	RED RANGE WIRECUT	
BRK-2	BRICK VENEER	WATSONTOWN BRICK	MEDIUM FLOWING WIRECUT	
BRK-3	BRICK VENEER	WATSONTOWN BRICK	DUTCH CHOCOLATE	
BRK-3b	BRICK SOLDIER COURSE	WATSONTOWN BRICK	DUTCH CHOCOLATE	
BRK-5	BRICK VENEER	WATSONTOWN BRICK	CAMMO	
EFB-1	DRAINABLE EPS	DRYVIT OR EQUAL	SW 7000 "AMSW GRAY"	
EFB-2	DRAINABLE EPS	DRYVIT OR EQUAL	SW 6018 "TURKISH COFFEE"	
STN-1	BRICK VENEER	ARRISCAST	RENAISSANCE - LIMESTONE	
STN-2	PREFAB STONE SILL	ROCKCAST	STONE CREEK	



① FRONT ELEVATION (WEST)

1/8" = 1'-0"

MASONRY - 77%
EFB - 23%



② REAR ELEVATION (EAST)

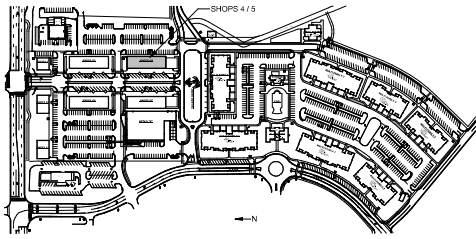
1/8" = 1'-0"

MASONRY - 80%
EFB - 20%



BIDDLE FARMS
RETAIL SHOPS - SHOPS 4/5
FARRAGUT, TENNESSEE
05.09.2022





KEY PLAN

SCALE: 1" = 20'-0"

EXTERIOR FINISH SCHEDULE				
MARK	MATERIAL	MPG	COLOR	COMMENTS
AWN-1	CANVAS AWNING COLOR BY TENANT	BY TENANT	BY TENANT	
AWN-2	CANVAS AWNING	VARIES	COORDINATE WITH TENANT	SEE DOCUMENTS
BRK-1	BRICK VENEER	WATSONTOWN BRICK	RED RANGE WIRECUT	
BRK-2	BRICK VENEER	WATSONTOWN BRICK	MEDIUM PALOMINO WIRECUT	
BRK-3	BRICK VENEER	WATSONTOWN BRICK	DUTCH CHOCOLATE	
BRK-3a	BRICK SOLDIER COURSE	WATSONTOWN BRICK	DUTCH CHOCOLATE	
BRK-4	BRICK VENEER	WATSONTOWN BRICK	DIMAMOND	
EPS-1	DRAINABLE EPS	DRYVIT OR EQUAL	SW 7035 - "ANNU GRAY"	
EPS-2	DRAINABLE EPS	DRYVIT OR EQUAL	SW 6076 - "TURKISH COFFEE"	
STN-1	BRICK VENEER	ARRISCRAFT	RENAISSANCE - LIMESTONE	
STN-2	PREFAB STONE SILL	ROCKCAST	STONE CREEK	



1 NORTH ELEVATION

1/8" = 1'-0"

MASONRY - 75%
EPS - 25%



1 SOUTH ELEVATION

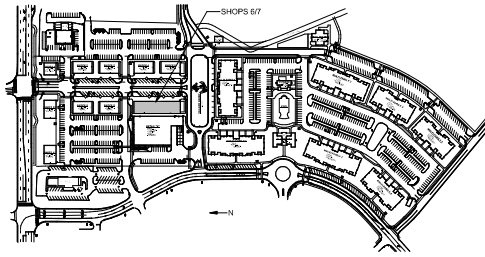
1/8" = 1'-0"

MASONRY - 75%
EPS - 25%



BIDDLE FARMS
RETAIL SHOPS - SHOPS 4/5
FARRAGUT, TENNESSEE
05.09.2022





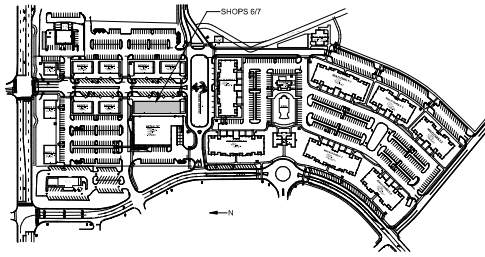
KEY PLAN

SCALE: 1" = 20'-0"



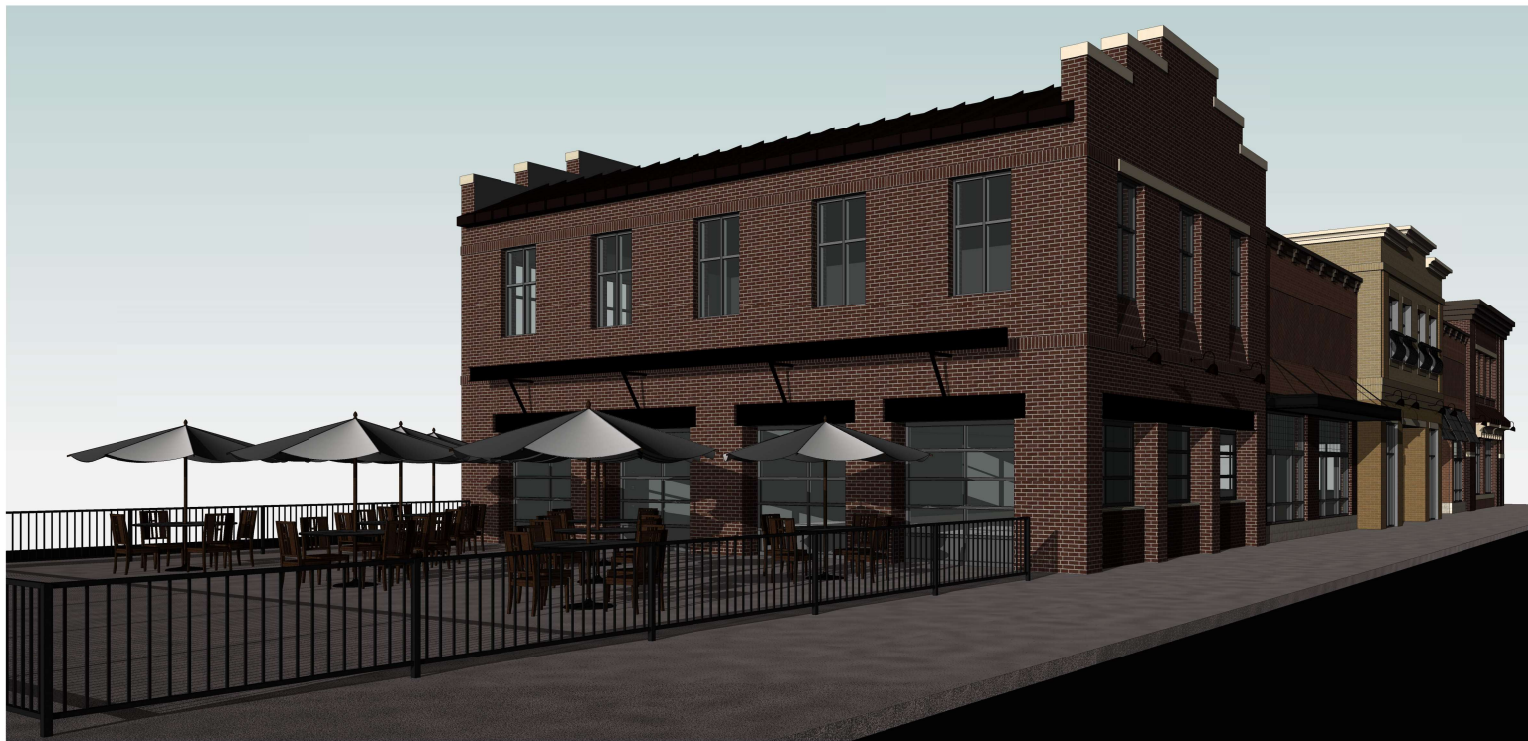
BIDDLE FARMS
RETAIL SHOPS - SHOPS 6 / 7
FARRAGUT, TENNESSEE
05.09.2022





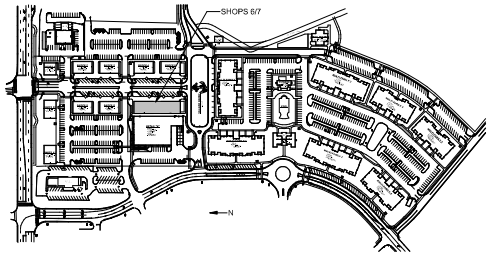
KEY PLAN

SCALE: 1" = 20'-0"



BIDDLE FARMS
RETAIL SHOPS - SHOPS 6&7
FARRAGUT, TENNESSEE
05.09.2022





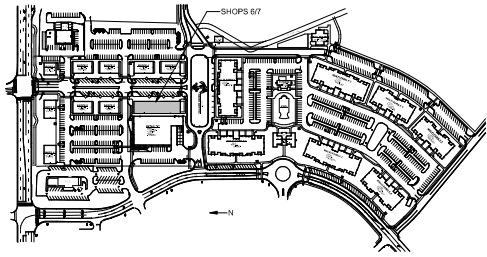
KEY PLAN

SCALE: 1" = 20'-0"



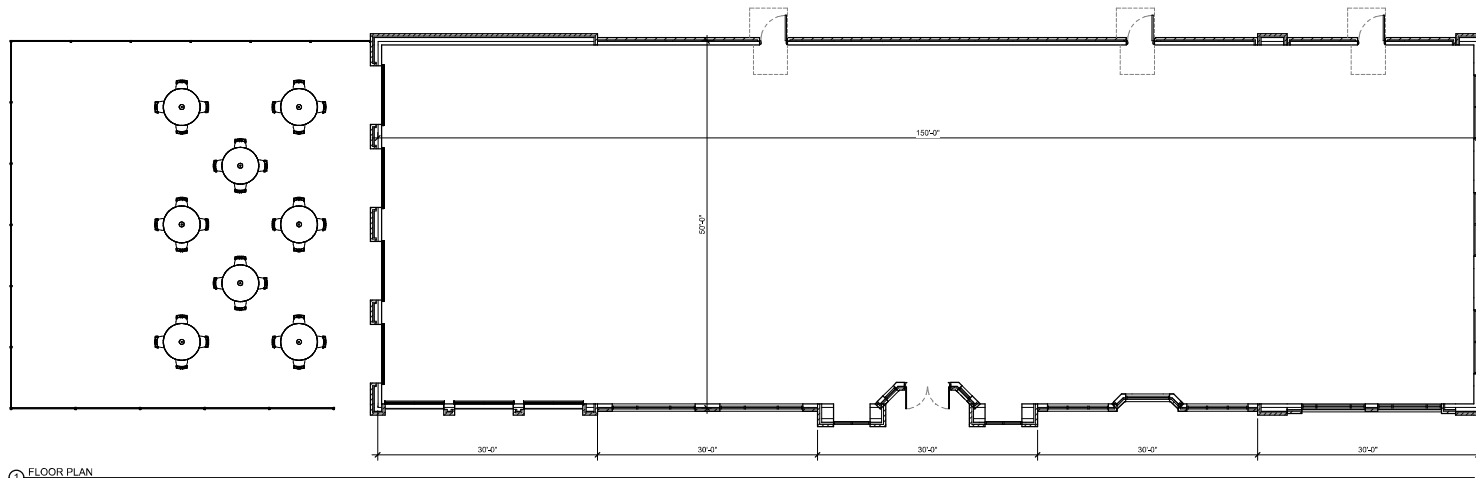
BIDDLE FARMS
RETAIL SHOPS - SHOPS 6&7
FARRAGUT, TENNESSEE
05.09.2022



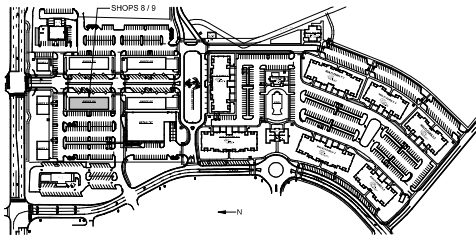


KEY PLAN

SCALE: 1" = 20'-0"



FLOOR PLAN
1/8" = 1'-0"



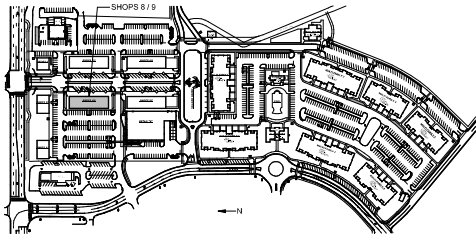
KEY PLAN

SCALE: 1" = 20'-0"



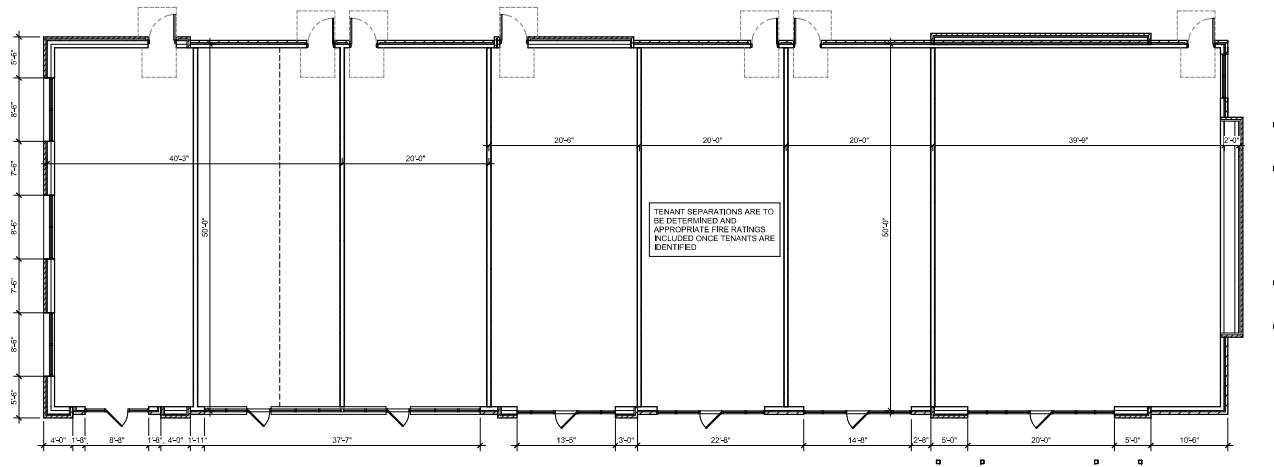
BIDDLE FARMS
RETAIL SHOPS - SHOPS 8/9
FARRAGUT, TENNESSEE
05.09.2022



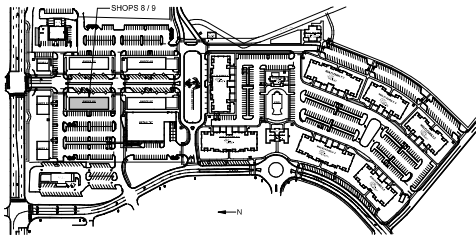


KEY PLAN

SCALE: 1" = 20'-0"



FLOOR PLAN
1/8" = 1'-0"



KEY PLAN

SCALE: 1" = 20'-0"



1 FRONT ELEVATION (EAST)

1/8" = 1'-0"
MASONRY - 99%
EPS - 1%



3 REAR ELEVATION (WEST)

1/8" = 1'-0"
MASONRY - 75%
EPS - 25%

EXTERIOR FINISH SCHEDULE				
MARK	MATERIAL	MFG	COLOR	COMMENTS
AVN-1				
BRK-1	BRICK VENEER	WATSONTOWN BRICK	RED RANGE WIRECUT	
BRK-2	BRICK VENEER	WATSONTOWN BRICK	MEDIUM PALOMINO WIRECUT	
BRK-3	BRICK VENEER	WATSONTOWN BRICK	DUTCH CHOCOLATE	
BRK-4	BRICK VENEER	WATSONTOWN BRICK	DIAMOND	
BRK-5	HERKING BONE BRICK VENEER	WATSONTOWN BRICK	PULL RANGE WIRECUT	
EPS-1	DRAINABLE EPS	DRYVIT OR EQUAL	SW 6076 - "NEW GRAY"	
EPS-2	DRAINABLE EPS	DRYVIT OR EQUAL	SW 6076 - "TURNISH COFFEE"	
EPS-3	DRAINABLE EPS	DRYVIT OR EQUAL	SW 6076 - "TURNISH COFFEE"	
STN-1	BRICK VENEER	APRICOTT	RENAISSANCE - LIMESTONE	
STN-2	PREFAB STONE SILL	ROCKCAST	STONE CREEK	



2 NORTH ELEVATION

1/8" = 1'-0"
MASONRY - 99%
EPS - 1%



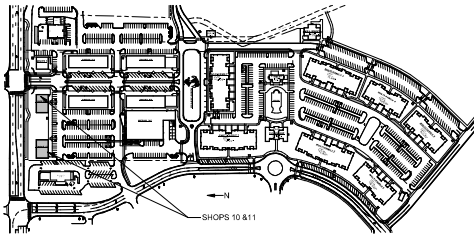
4 SOUTH ELEVATION

1/8" = 1'-0"
MASONRY - 83%
EPS - 17%



BIDDLE FARMS
RETAIL SHOPS - SHOPS 8/9
FARRAGUT, TENNESSEE
05.09.2022





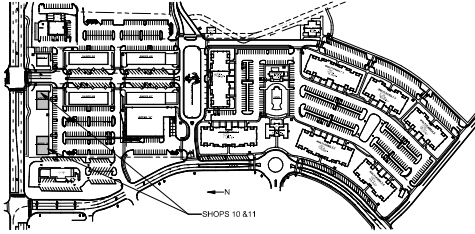
KEY PLAN

SCALE: 1" = 200'



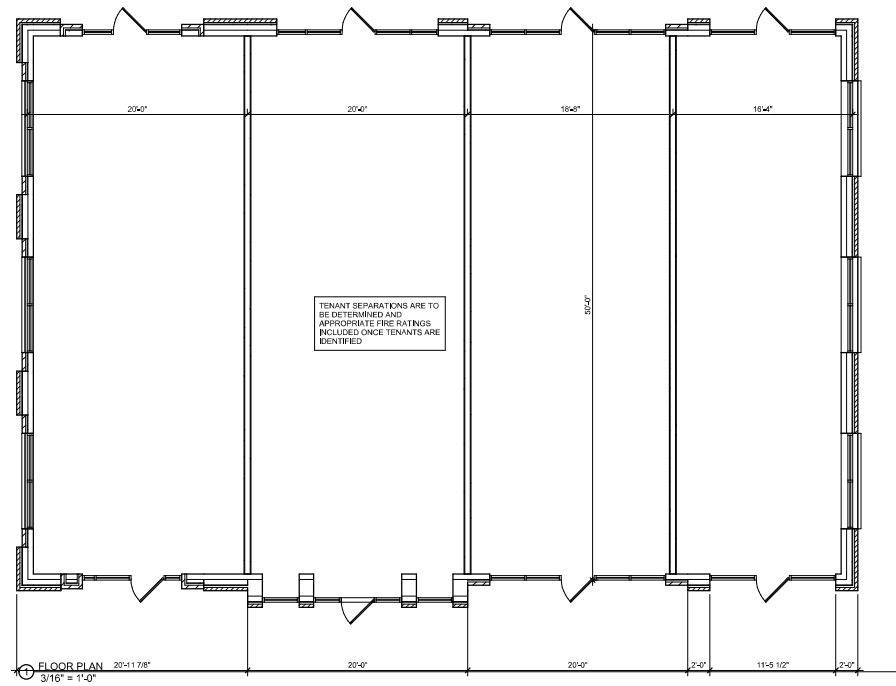
BIDDLE FARMS
RETAIL SHOPS - SHOPS 11 (SHOPS 10 MIRRORED)
FARRAGUT, TENNESSEE
05.09.2022





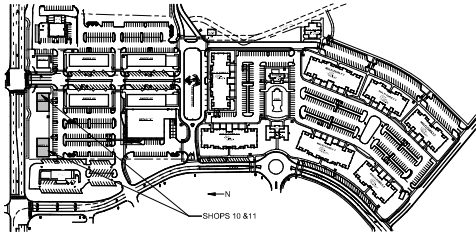
KEY PLAN

SCALE 1" = 20'-0"



BIDDLE FARMS
RETAIL SHOPS - SHOPS 11 (SHOPS 10 MIRRORED)
FARRAGUT, TENNESSEE
05.09.2022





KEY PLAN

SCALE: 1" = 20'-0"



1 FRONT ELEVATION (SOUTH)

3/16" = 1'-0"

MASONRY - >99%
EPS - <1%

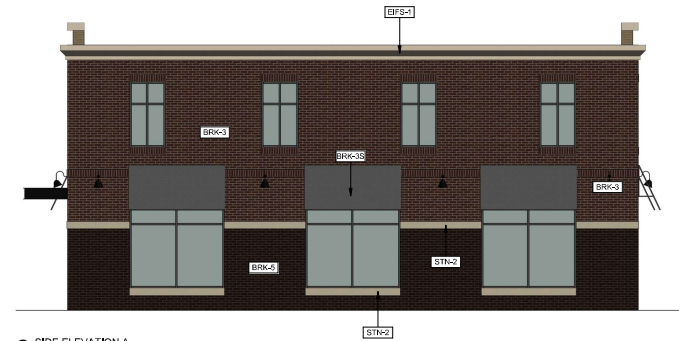


3 REAR ELEVATION (NORTH)

3/16" = 1'-0"

MASONRY - >99%
EPS - <1%

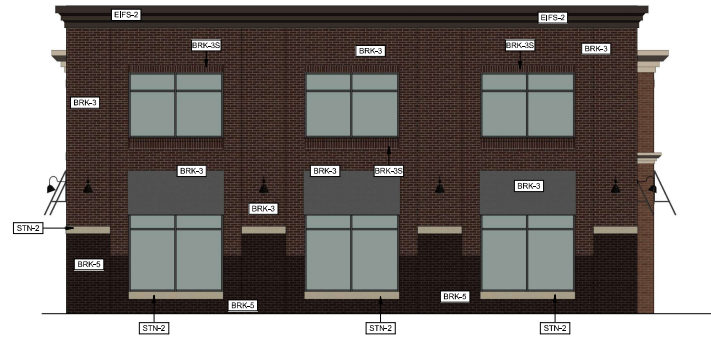
EXTERIOR FINISH SCHEDULE				
MARK	MATERIAL	MFG	COLOR	COMMENTS
AWN-1	CANVAS AWNING COLOR BY TENANT	BY TENANT	BY TENANT	
BRK-1	BRICK VENEER	WATSONTOWN BRICK	RED RANGE WIRECUT	
BRK-2	BRICK VENEER	WATSONTOWN BRICK	MEDIUM PALOMINO WIRECUT	
BRK-3	BRICK VENEER	WATSONTOWN BRICK	DUTCH CHOCOLATE	
BRK-6	BRICK VENEER	WATSONTOWN BRICK	DIAMOND	
DS	8" X 8" PREFINISHED METAL DOWNSPOUT	VARIABLE	MATTE BLACK	
EPS-1	DRAINABLE EPS	DRIVIT OR EQUAL	SW 7030 - "ANEW GRAY"	
EPS-2	DRAINABLE EPS	DRIVIT OR EQUAL	SW 6016 - "TURBID COFFEE"	
STN-1	BRICK VENEER	ARRISCRAFT	RENAISSANCE - LIMESTONE	
STN-2	PREFAB STONE SILL	ROCKCAST	STONE CREEK	



2 SIDE ELEVATION A

3/16" = 1'-0"

MASONRY - >99%
EPS - <1%



2 SIDE ELEVATION B

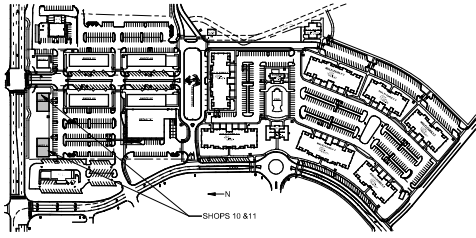
3/16" = 1'-0"

MASONRY - >99%
EPS - <1%



BIDDLE FARMS
RETAIL SHOPS - SHOPS 11 (SHOPS 10 MIRRORED)
FARRAGUT, TENNESSEE
05.09.2022





KEY PLAN

SCALE: 1" = 20'-0"



SHOPS 11

○ FRONT ELEVATION (SOUTH) 11/10
1/8" = 1'-0"

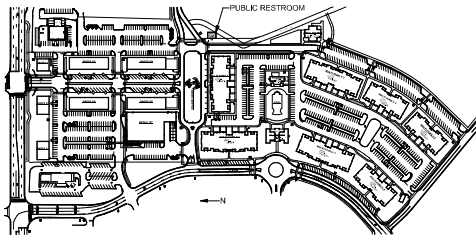


SHOPS 10



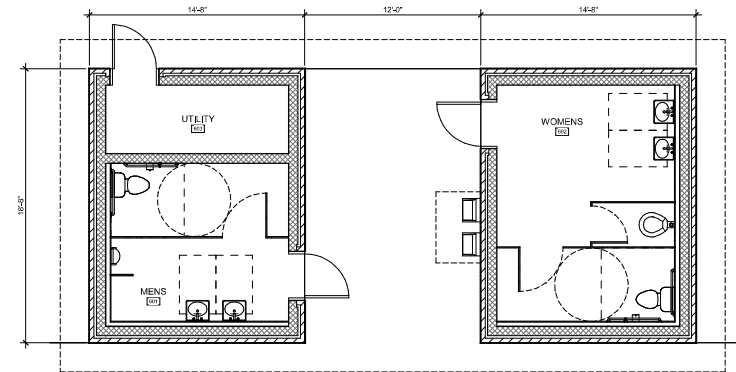
BIDDLE FARMS
RETAIL SHOPS - SHOPS 11 AND 10
FARRAGUT, TENNESSEE
05.09.2022



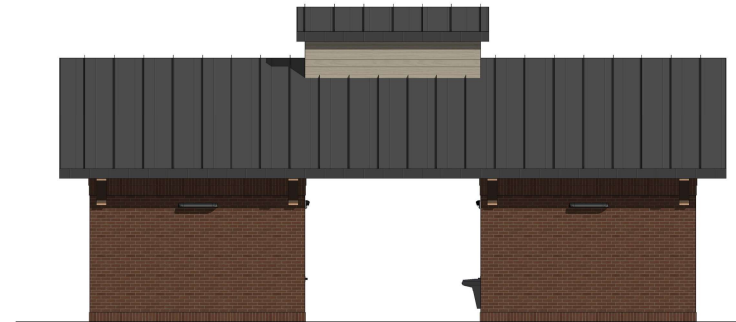


KEY PLAN

SCALE: 1" = 20'-0"



2 FLOOR PLAN
1/4" = 1'-0"



1 Elevation 1 - a
1/4" = 1'-0"

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

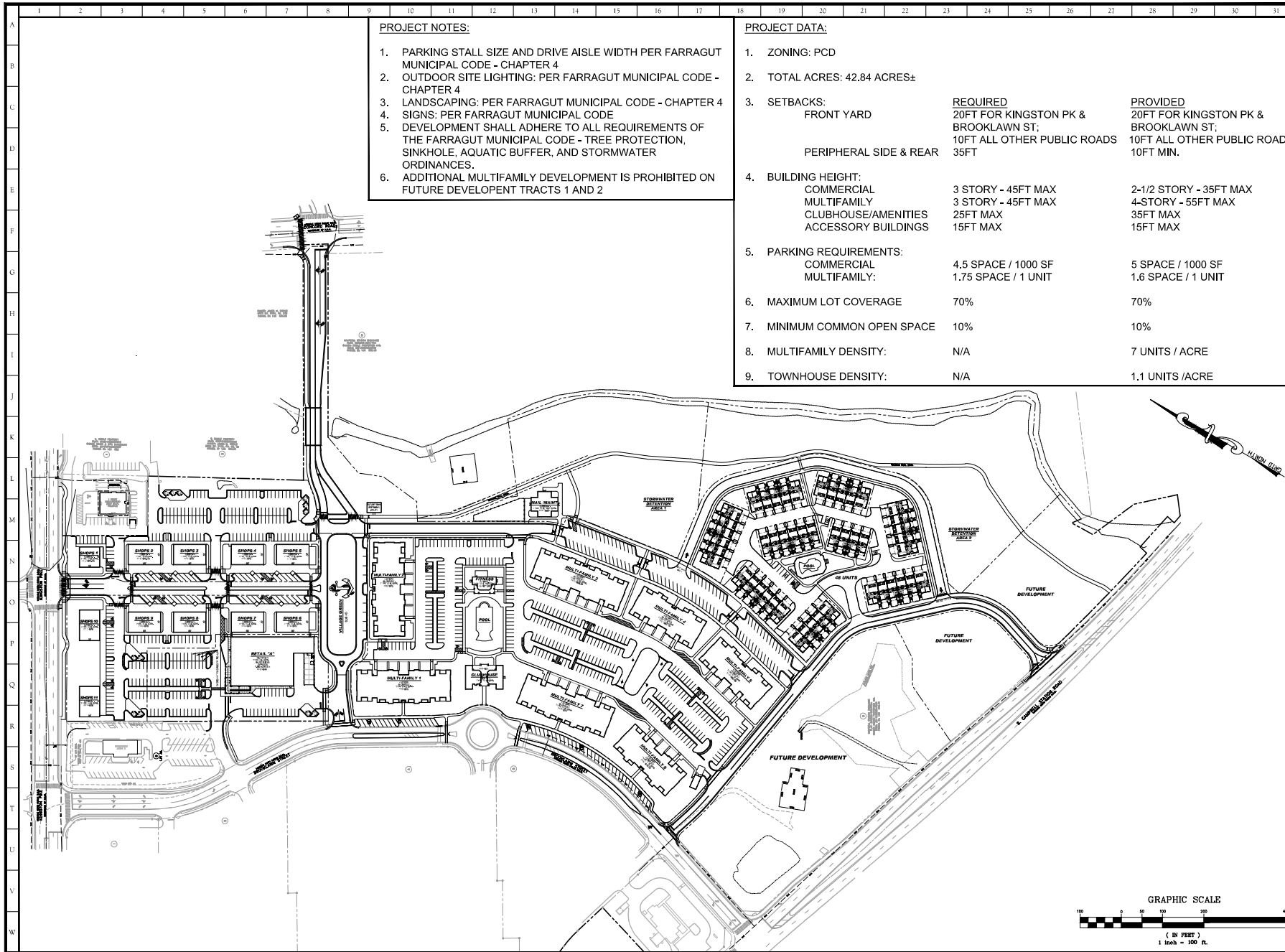
PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a concept plan for building elevations associated with the Farragut Town Center at Biddle Farms Townhouses, Parcel 3.22, Tax Map 143, 42.84 Acres, 49 Units, Zoned PCD (Budd Cullom, Applicant)

INTRODUCTION AND BACKGROUND: This agenda item is for workshop discussion only. When the initial concept plan associated with the rezoning for the Town Center at Biddle Farms was approved, an area to the southeast of the multi-family portion of the project was shown as “future development.” The applicant would like to construct two- and three-story townhomes in this area and is requesting feedback on whether this use and its physical characteristics could be supported in relation to new construction associated with this PCD project.

Since the affected area did not include any type of development on the original concept plan, the applicant’s request would constitute a major change to the concept plan and will ultimately require approval from both the Planning Commission and the Board of Mayor and Aldermen. This item was discussed at the staff developer meeting on May 3.

Along with revised building elevations for the proposed townhomes, included in the packet is a summary from Bluebeam of initial staff comments. This item is for discussion purposes only.



PROJECT NOTES:

1. PARKING STALL SIZE AND DRIVE AISLE WIDTH PER FARRAGUT MUNICIPAL CODE - CHAPTER 4
2. OUTDOOR SITE LIGHTING: PER FARRAGUT MUNICIPAL CODE - CHAPTER 4
3. LANDSCAPING: PER FARRAGUT MUNICIPAL CODE - CHAPTER 4
4. SIGNS: PER FARRAGUT MUNICIPAL CODE
5. DEVELOPMENT SHALL ADHERE TO ALL REQUIREMENTS OF THE FARRAGUT MUNICIPAL CODE - TREE PROTECTION, SINKHOLE, AQUATIC BUFFER, AND STORMWATER ORDINANCES.
6. ADDITIONAL MULTIFAMILY DEVELOPMENT IS PROHIBITED ON FUTURE DEVELOPMENT TRACTS 1 AND 2

PROJECT DATA:

1. ZONING: PCD		
2. TOTAL ACRES: 42.84 ACRES±		
3. SETBACKS:	REQUIRED	PROVIDED
FRONT YARD	20FT FOR KINGSTON PK & BROOKLAWN ST;	20FT FOR KINGSTON PK & BROOKLAWN ST;
PERIPHERAL SIDE & REAR	10FT ALL OTHER PUBLIC ROADS	10FT ALL OTHER PUBLIC ROADS
	35FT	10FT MIN.
4. BUILDING HEIGHT:		
COMMERCIAL	3 STORY - 45FT MAX	2-1/2 STORY - 35FT MAX
MULTIFAMILY	3 STORY - 45FT MAX	4-STORY - 55FT MAX
CLUBHOUSE/AMENITIES	25FT MAX	35FT MAX
ACCESSORY BUILDINGS	15FT MAX	15FT MAX
5. PARKING REQUIREMENTS:		
COMMERCIAL	4.5 SPACE / 1000 SF	5 SPACE / 1000 SF
MULTIFAMILY:	1.75 SPACE / 1 UNIT	1.6 SPACE / 1 UNIT
6. MAXIMUM LOT COVERAGE	70%	70%
7. MINIMUM COMMON OPEN SPACE	10%	10%
8. MULTIFAMILY DENSITY:	N/A	7 UNITS / ACRE
9. TOWNHOUSE DENSITY:	N/A	1.1 UNITS / ACRE

CONCEPT PLAN

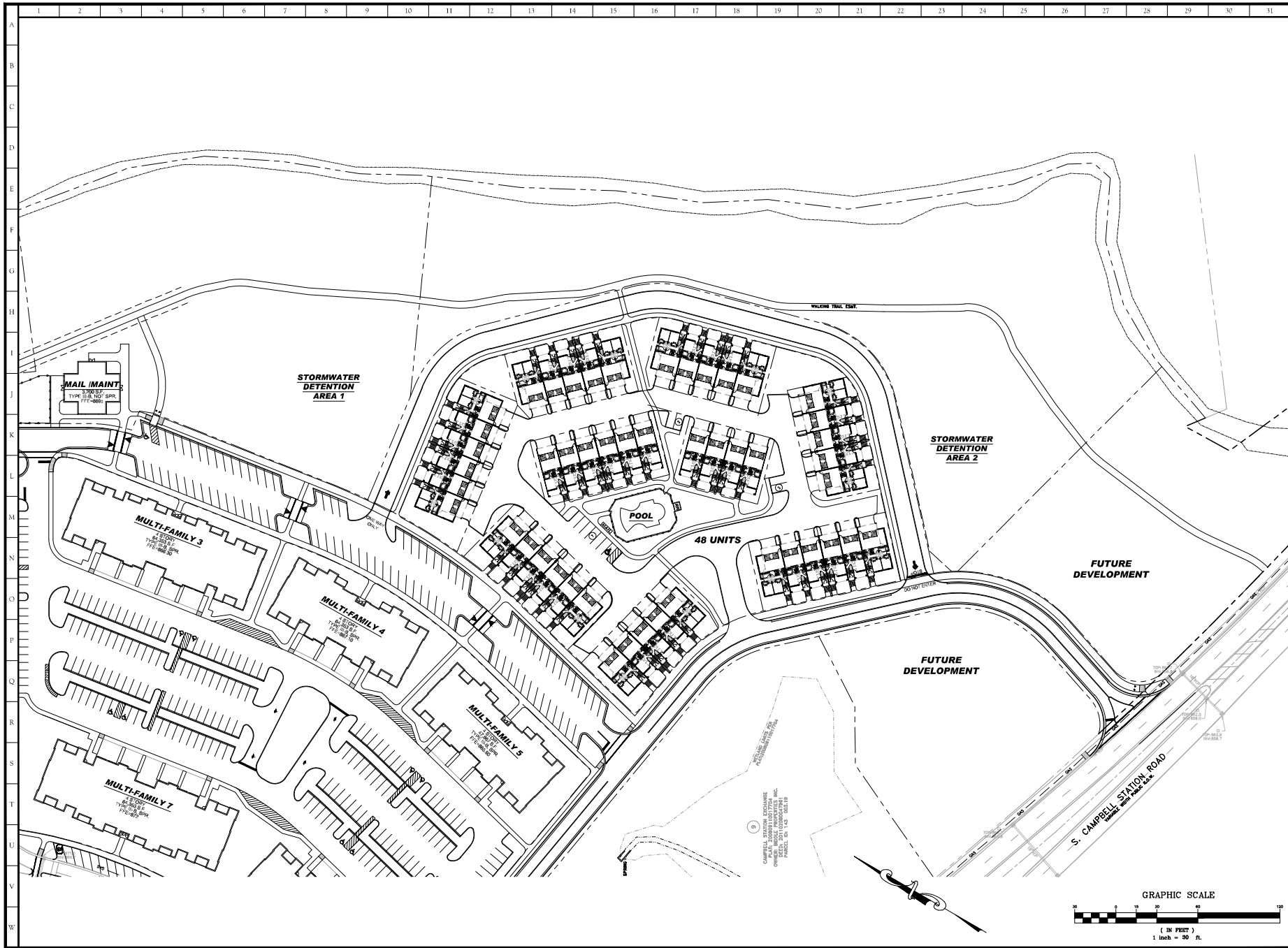
PCD Concept Plan

Farragut Town Center at Biddle Farms
Kingston Pk, Brooklawn St, Campbell Station Rd & Concord Rd
Civil District No. 6 of Knox County, Tennessee
Town of Farragut

NO.	DATE	DESCRIPTION
1	11/15/2024	Original Issue
2	04/10/2025	Revised to all Townhomes

ORIGINAL ISSUE:
SITE PROJECT #: 1994
FILE: 1994 PCD Concept Plan
SHEET: 1 OF 1

CP-1



SITE, INCORPORATED
CIVIL ENGINEERS & SURVEYORS
EST. 1997
10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com

CONCEPTUAL

Farragut Town Center at Biddle Farms
Kingston Pk, Brocklawn St, Campbell Station Rd & Concord Rd
Civil District No. 6 of Knox County, Tennessee
Town of Farragut

Site Plan - Townhouses

REVISIONS	
NO.	DATE / COMMENTS

ORIGINAL ISSUE: 04/18/2022
SITE PROJECT #: 1994
FILE: 1994.PCD Concept Plan
SHEET: 1 OF 1

SP-1



FARRAGUT TOWNHOMES - 3D VIEW



FARRAGUT TOWNHOMES - FRONT ELEVATION

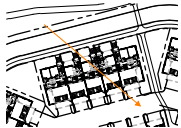
Farragut Townhouses Concept Plan Initial Staff Comments.pdf Markup Summary

Arrow (3)

ELEMENT



Subject: Arrow
Page Label: 1
Author: mshipley
Date: 4/26/2022 10:19:06 AM
Status:
Color: ■
Layer:
Space:

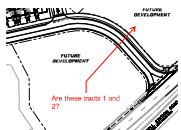


Subject: Arrow
Page Label: 1
Author: Dan Johnson
Date: 4/27/2022 9:25:36 AM
Status:
Color: ■
Layer:
Space:



Subject: Arrow
Page Label: 1
Author: Dan Johnson
Date: 4/27/2022 9:25:44 AM
Status:
Color: ■
Layer:
Space:

Callout (3)



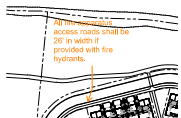
Subject: Callout
Page Label: 1
Author: mshipley
Date: 4/26/2022 10:18:59 AM
Status:
Color: ■
Layer:
Space:

Are these tracts 1 and 2?



Subject: Callout
Page Label: 2
Author: mshipley
Date: 4/27/2022 3:57:16 PM
Status:
Color: ■
Layer:
Space:

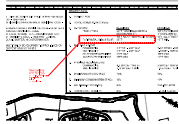
Given that this pool is adjacent to the rear of several units, is this the best use of this space or should it be something more passive?



Subject: Callout
Page Label: 1
Author: Dan Johnson
Date: 4/27/2022 9:25:22 AM
Status:
Color: ■
Layer:
Space:

All fire apparatus access roads shall be 26' in width if provided with fire hydrants.

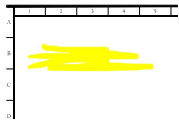
Cloud+ (1)



Subject: Cloud+
Page Label: 1
Author: mshipley
Date: 4/27/2022 4:05:16 PM
Status:
Color: 
Layer:
Space:

The peripheral is the outer property line of the PCD development as a whole. This table is mis-leading and implies noncompliance.

Highlight (1)



Subject: Highlight
Page Label: 1
Author: esievers
Date: 4/21/2022 11:43:49 AM
Status:
Color: 
Layer:
Space:

Text Box (8)

Show construction type.
Provide height and area calculations.
Show the tenant wall ratings.
Elevators must meet all code requirements.

Subject: Text Box
Page Label: 1
Author: esievers
Date: 4/21/2022 11:43:42 AM
Status:
Color: 
Layer:
Space:

Show construction type.
Provide height and area calculations.
Show the tenant wall ratings.
Elevators must meet all code requirements.

Please outline how these buildings will be architecturally compatible with buildings in the remainder of this PCD.

Subject: Text Box
Page Label: 1
Author: mshipley
Date: 4/26/2022 10:17:34 AM
Status:
Color: 
Layer:
Space:

Please outline how these buildings will be architecturally compatible with buildings in the remainder of this PCD.

Please ensure that these buildings will meet the Town's freeboard requirement (4 feet above the BFE). The CLOMR will establish BFE's and will have to be complete.

Subject: Text Box
Page Label: 1
Author: mshipley
Date: 4/26/2022 10:21:04 AM
Status:
Color: 
Layer:
Space:

Please ensure that these buildings will meet the Town's freeboard requirement (4 feet above the BFE). The CLOMR will establish BFE's and will have to be complete.



For the area that only includes the proposed townhomes what is the density per acre?

Subject: Text Box
Page Label: 2
Author: mshipley
Date: 4/26/2022 5:05:25 PM
Status:
Color: 
Layer:
Space:

For the area that only includes the proposed townhomes what is the density per acre?

The streets will have to be public so that each unit fronts a public street for at least 25 feet.

Subject: Text Box
Page Label: 1
Author: mshipley
Date: 4/26/2022 8:39:32 AM
Status:
Color: 
Layer:
Space:

The streets will have to be public so that each unit fronts a public street for at least 25 feet.

Where including the overall development please ensure that it reflects all revisions that have occurred.

Subject: Text Box
Page Label: 1
Author: mshipley
Date: 4/27/2022 4:07:43 PM
Status:
Color: 
Layer:
Space:

Where including the overall development please ensure that it reflects all revisions that have occurred.

Please show all building elevations and their orientation N, S, E, W.

Subject: Text Box
Page Label: 1
Author: mshipley
Date: 4/27/2022 4:17:36 PM
Status:
Color: 
Layer:
Space:

Please show all building elevations and their orientation N, S, E, W.

The narrative (community objectives achieved with this project addition), legal documents, and phasing associated with the rezoning document will need to be updated to reflect this proposed addition. In general, please include and update the required information associated with the original application for rezoning to PCD. This would include updates to the concept master plan per the items required in the PCD District.

Subject: Text Box
Page Label: 1
Author: mshipley
Date: 4/27/2022 4:24:06 PM
Status:
Color: 
Layer:
Space:

The narrative (community objectives achieved with this project addition), legal documents, and phasing associated with the rezoning document will need to be updated to reflect this proposed addition. In general, please include and update the required information associated with the original application for rezoning to PCD. This would include updates to the concept master plan per the items required in the PCD District.