



FARRAGUT MUNICIPAL PLANNING COMMISSION

AGENDA

September 15, 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 – August 18, 2022
3. Discussion and approval of McFee Park Phase 4 improvements, including permeable paver parking lots and trailhead (Town of Farragut, Applicant)
4. Discussion and public hearing on an ordinance to amend the Farragut Municipal Code, Appendix A., Zoning, Chapter 2., Definitions. to define Public Outdoor Recreational Field and Court Lighting, and Chapter 4., General Provisions and Exceptions, Section XIII., Outdoor Site Lighting, Subsection A., to clarify street lighting provisions and where outdoor field and court lighting may be provided (Farragut Neighborhood Preservation Partnership, Applicant)
5. Discussion and public hearing on approval of a final plat for Grigsby Park, Phase 1, Parcel 96, Tax Map 142, 4.64 Acres, 17 Lots, Zoned R-4 (Belle Investment Company, Inc., Applicant) **(NOTE: Will be recommended for postponement due to incomplete field items)**
6. Discussion and public hearing on modifications to the site plan for Phase 1 of the Kingston Pike Villages, 13106 – 13140 Kingston Pike, Zoned PCD (SITE, Inc., Applicant)
7. Discussion and public hearing on a concept plan for the Watt Road Townhomes, Parcel 6, Tax Map 151, 421 N. Watt Road, 9.2 Acres, 30 Lots, Zoned NCC (Robert Campbell, Applicant)
8. Discussion on a concept plan for a preliminary exterior design review for a Panera Bread Restaurant, Parcel 129, Tax Map 142, west of Campbell Station Inn, Zoned C-1 (R2R Studio, LLC, Applicant) **(NOTE: Will be recommended for postponement at the request of the applicant)**
9. Approval of utilities
10. Citizen forum

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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



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**

August 18, 2022

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Scott Russ, Secretary
Ron Williams, Mayor
Louise Povlin, Vice Mayor
Jon Greene
Shannon Preston
Hayley Sims, Youth Representative

MEMBERS ABSENT

Noah Myers
Michael Bellamy

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

1. Approval of agenda

Staff recommended approval of the agenda as listed.

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

2. Approval of minutes – July 21, 2022

Staff recommended approval of the minutes as submitted.

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

3. Discussion and public hearing on approval of preliminary plans for the Little Turkey Creek Greenway Extension from the Brookmere Subdivision to the Sheffield Subdivision (Town of Farragut, Applicant)

Town Engineer, Darryl Smith, and project engineer, Jason Elliott, reviewed the project and recommended approval.

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

4. Discussion and public hearing on approval of a final plat for the former Huntley Property off Union Road, Parcels 036, 03602, 03603, 03404, Tax Map 142, 25.74 Acres, 6 Lots, Zoned R-1 and R-2 (Ryan Lynch, Applicant)

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

1. Obtaining all signatures.
2. Completing any remaining field items identified by Town staff.
3. Correcting setback references to defer to the requirements provided for in the R-1 and R-2 Zoning Districts.
4. Please remove reference to "inner buffer" for each stream as it is not necessary and may be confusing.
5. Please provide a 2-year letter of credit for street and drainage maintenance for \$10,000.
6. Please add a plat note to state that there can be no further subdivision of this property since several variances were granted with this understanding. Such a condition must also be reflected in the recorded covenants and restrictions.

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

5. Discussion and public hearing on approval of a preliminary plat for the Westerly Subdivision, Parcels 8.01, 9, and 10.02, Tax Map 152, 8.74 Acres, 12 Lots, Zoned R-1 and R-2 (BHN-P, Applicant)

Staff introduced this item and noted that since it was postponed last month, should the Commission proceed with acting on the preliminary plat, the Commission would first need to act on three requested variances from the Subdivision Regulations. The variances are as follows:

1. Reduction in street width from 26 to 24 feet due to the small size of the subdivision and to enhance tree preservation. *Staff supports this variance for the reasons noted.*
2. The length of the cul-de-sac from 500 to 902 feet. *Staff supports this variance due to the small size of the subdivision and narrowness of the residential zoned areas.*
3. The requirement for more than one access into and out of the property due to the size of the subdivision and the potential second access being through a commercial zoned area that with a connecting street would create more tree removal due to topography and needed grades for commercial development. *Staff supports this variance for the reasons noted.*

Staff briefly discussed the variances and explained that the primary issue that needed to be discussed first and that was related to the variances was the proposed access onto Champions Point. Staff noted that the applicant had performed additional analyses and is proposing to move the proposed access further south roughly 25 feet from the property corner and raise the grade of the new street by six inches. This would provide for improved sight distance and, along with the previous recommendations from the Traffic Impact Study, would help alleviate the concerns regarding the access onto Champions Point. Staff noted that the Town Engineer agreed with the applicant regarding the measures proposed given the number of lots involved and the low traffic counts on Champions Point.

A long discussion followed; the applicant spoke about their proposed access. Then, several citizens spoke against the proposed access citing safety concerns and the substandard condition of Champions Point in terms of accommodating additional traffic. Questions from citizens and commissioners were raised about further evaluation of a potential access to Kingston Pike rather than off Champions Point. Commissioners were not satisfied that enough evaluation had been conducted to assess this alternative.

A motion was made by Vice Mayor Povlin to postpone action on the preliminary plat until additional and more detailed information was provided concerning the feasibility of an access to Kingston Pike. Motion was seconded by Commissioner Greene and motion passed unanimously.

6. Discussion and public hearing on a site plan for the Concord Road Substation, a portion of Parcel 03701, Tax Map 153, 3.66 Acres, 1053 Concord Road, Zoned A (LCUB, Applicant)

Staff reviewed this item and noted that a couple of initial discussion topics were whether some of the existing pine trees along Concord Road could be saved to help buffer the substation and the type of materials to be used for the screen wall that is to surround the substation. Staff recommended approval subject to the following items being completed:

1. Is it possible to better align the eastern driveway access with the access into Avenir? This would also move the access further away from the intersection with Concord Road.
2. Please submit an Operation and Maintenance Plan for the proposed bioretention area. A template is provided at townoffarragut.org/stormwater (Click "For Developers and Builders", then scroll to bottom).
3. Please adjust silt fencing placement to be on contour using j-hooks if necessary. Current placement of some silt fencing is likely to lead to undesirable erosion along the fence line.
4. Please provide typical width dimension for the landscape strip abutting Concord Road for clarity. Please also note that a compliant landscape plan will need to be submitted before issuance of a grading permit.
5. The Planning Commission can review different options for the screen wall. Staff would recommend a face brick wall (minimum of 8 feet in height) like the Westland Drive location at 9461 Westland Drive, at least on the elevations visible to the public.
6. A grading permit would be applied for separately once the site plan and landscape plans have been approved.

A representative from LCUB spoke regarding initial staff comments and the remaining items that need to be completed. It was noted that the type of screen wall used at the 9461 Westland Drive location would also be proposed at the Concord Road substation and would be applied on all elevations. Commissioners agreed with this approach and were okay with re-landscaping the site so that a more diverse planting could be applied in lieu of only a stand of pine trees. Commissioners also asked the applicant about the access comment noted as Item 1 in the staff recommendations. The applicant explained that the offset was due to avoiding an existing storm sewer. It was also noted that there would be very limited traffic entering and exiting the substation area.

A motion was made by Vice Mayor Povlin to follow staffs' recommendation but remove Item #1 concerning the access alignment for the reasons noted by the applicant. Motion was seconded by Mayor Williams and motion passed unanimously.

7. Discussion and public hearing on a site plan for the Grove at Boyd Station Amenities Package, Parcel 050, Tax Map 162, 3.94 Acres, Zoned R-1/OSMR (Homestead Land Holdings, LLC., Applicant)

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

1. Please provide fire hydrant locations used to satisfy needed fire flow as stated in the 2018 International Fire Code.
2. Please provide needed fire flow as stated in the 2018 International Fire Code Appendix B & C.
3. On Sheet 2, please finish the sentence on #8 for the Clearing and Grubbing section.
4. A landscape plan must be approved prior to the issuance of a grading permit.
5. Prior to the issuance of any Certificate of Occupancy or Certificate of Completion, the public street providing access to the amenities site must be finished and platted.
6. A minimum 5-foot-wide landscaped island is required to terminate the two parking spaces at the southernmost portion of the parking lot.
7. On the site layout plan sheets, please provide the required and provided amount of parking. Parking in excess of 10% over the required amount of parking must be constructed with permeable pavers or a comparable product.
8. Please include a location for required bicycle parking. A detail for the bicycle parking area is also needed.
9. Please ensure the mailbox kiosk and location are approved by the USPS.
10. Please coordinate with the Town Engineer on any letters of credit that may be needed for this project.

After a short discussion a motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and motion passed unanimously.

8. Discussion on a request to amend the Town's Outdoor Site Lighting provisions to provide for outdoor ballfield and court lighting only where it currently exists at Bob Leonard Park, McFee Park, and the Knox County School property (Farragut Neighborhood Preservation Partnership, Applicant)

For discussion only.

9. Discussion on Future Land Use Map amendment considerations associated with the Kingston Pike/Smith Road/Boring Road Study Area

For discussion only.

10. Approval of utilities

None.

11. Citizen forum

The meeting adjourned at 10:25 p.m.

Scott Russ, Secretary

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Darryl Smith, Town Engineer

SUBJECT: Discussion and approval of McFee Park Phase 4 Improvements, Including Permeable Paver Parking Lots and Trailhead (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: The purpose of this item is discussion and approval of preliminary plans for additional parking facilities and trailhead pavilion at McFee Park (Phase 4).

DISCUSSION: This project includes construction of approximately 127 new parking spaces and trailhead at McFee Park. The parking lots will be constructed like our other parking facilities at McFee, with permeable pavers to allow increased infiltration of stormwater runoff. A trailhead/small pavilion will be constructed west of the large pavilion (near splash pad) for future extension of a trail to the southwest. The project is funded using American Rescue Plan Act (ARPA) funds, with construction cost estimate of \$1.9 million.

RECOMMENDATION: Staff recommends approval of the preliminary plans as presented.

MC FEE PARK PHASE 4

Farragut, TN
Town of Farragut

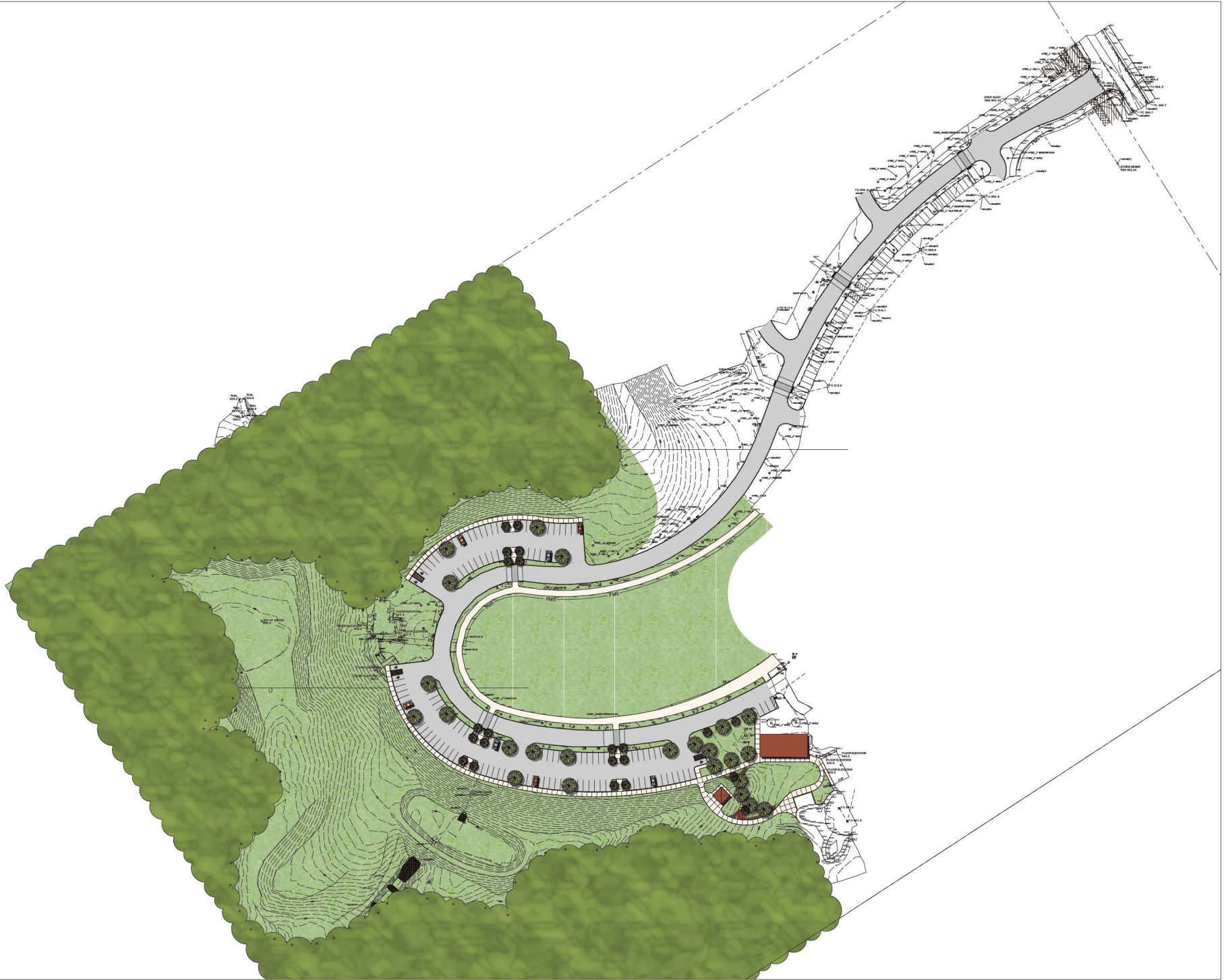
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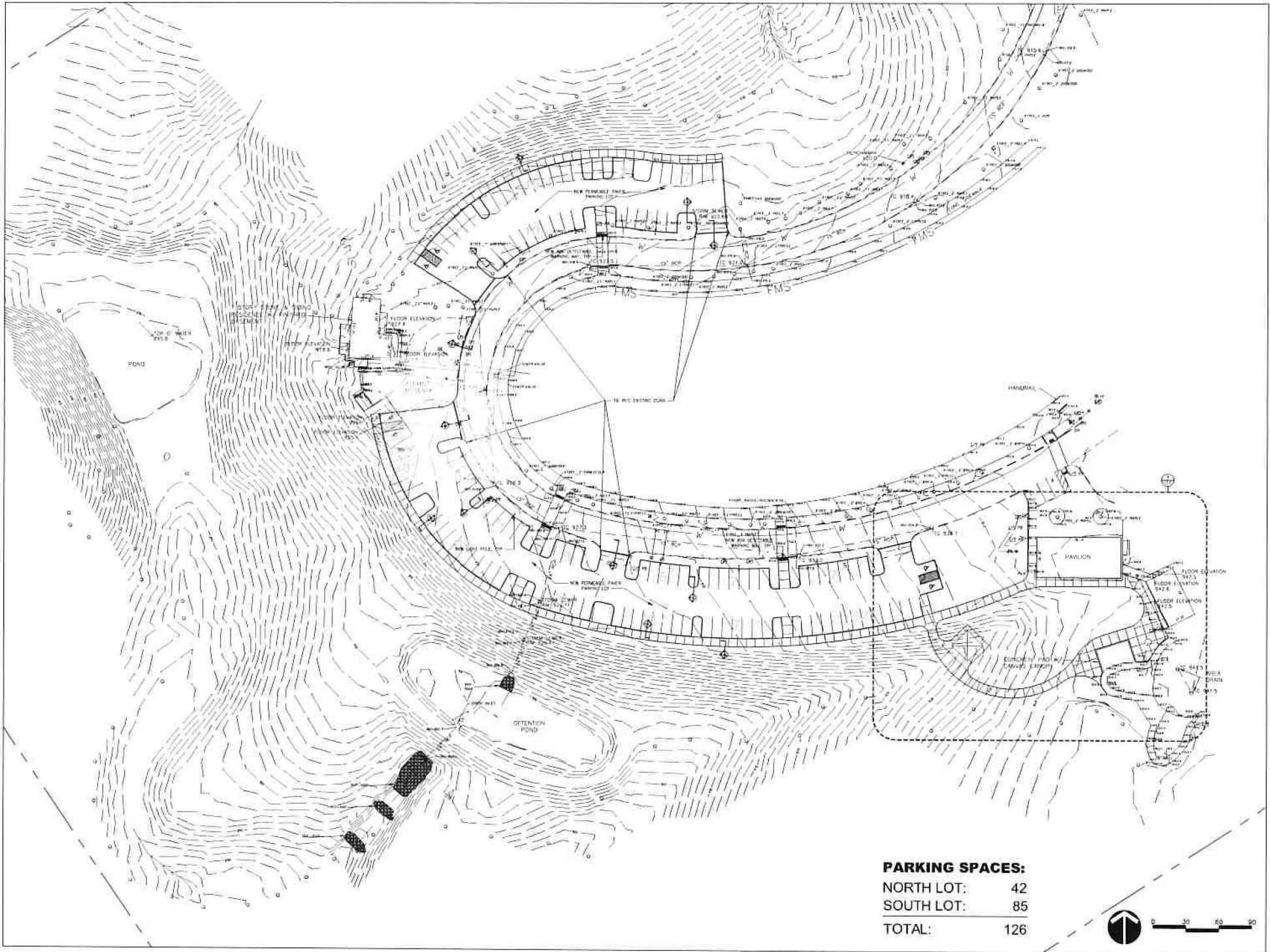
REVISIONS

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PROJECT NUMBER: 19-014
REVISION DATE: 07-21-2022

RENDERED
OVERALL PLAN

L0.0





PARKING SPACES:

NORTH LOT:	42
SOUTH LOT:	85
TOTAL:	126



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on an ordinance, Ordinance 22-12, to amend the Farragut Municipal Code, Appendix A., Zoning, Chapter 2., Definitions. to define Public Outdoor Recreational Field and Court Lighting, and Chapter 4., General Provisions and Exceptions, Section XIII., Outdoor Site Lighting, Subsection A., to clarify street lighting provisions and where outdoor field and court lighting may be provided (Farragut Neighborhood Preservation Partnership, Applicant)

INTRODUCTION AND BACKGROUND: This item was discussed at the last two Planning Commission meetings. The applicant reviewed their objectives to protect existing neighborhoods from incompatible development, including new ballfield lighting in areas where it had not previously existed. Staffs' understanding is that the applicant would like to prohibit any lighting for ballfields outside of where it currently exists at Mayor Bob Leonard Park, McFee Park, and the Knox County School properties (which are exempt from the Town's regulations in this regard). This would also include lights intended for ballfield areas that would be able to satisfy the provisions in the Outdoor Site Lighting section of the Zoning Ordinance for pole mounted lights. Pole mounted lights are typically applied to parking lots and would generally be permitted up to 28 feet in height and require the fixture head to be horizontal in orientation and the Kelvin temperature to not exceed 4000 degrees Kelvin. This would likely render such lighting ineffective for ballfields and potentially some courts given the need to illuminate the entire playing surface(s) for safety purposes. Additional input was given to staff regarding whether ballfield lighting needed to be differentiated from court lighting. From staffs' perspective, this did not seem to be necessary and may create confusion since the effect and intent of the ordinance modification would apply to either.

DISCUSSION AND RECOMMENDATION: Staff discussed this request with the Town Attorney and sent ordinance 22-12 for his review. The Town Attorney advised that in his opinion the lighting standards should apply to all types of uses, developments or facilities, except those that were expressly excluded by the language of the ordinance. He felt that if the desire of the legislative body was to prohibit lights on ballfields and courts, then that should be simply added to the list along with dwellings, streetlights and the three specific locations identified. He did not feel that prohibiting lighting, which would otherwise be able to comply with the pole mounted light requirements in this ordinance, for uses which would obviously need lighting if after hours play were contemplated, was a good idea and might be a problem.

Like all ordinance amendment requests, staff is tasked with creating language that is acceptable from a legal perspective, adds clarity, and minimizes confusion. If there are changes desired by the applicant or the Commission those can be address in more detail at the meeting.

Appendix A. Zoning. Chapter 2. Definitions.

Public outdoor recreational field and court lighting – Field and court lighting at Mayor Bob Leonard Park, McFee Park, and Knox County Schools used to illuminate public playing surfaces that would not be sufficiently illuminated for safety purposes using pole mounted lights, as regulated in this ordinance.

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Appendix A. Zoning. Chapter 4., Section XIII. - Outdoor site lighting.

A. Intent

It is the intent of this section to establish outdoor lighting requirements that reduce the negative effects of lighting and protect residents that may otherwise be adversely ; but affected but at the same time address the need for adequate lighting for safety and visibility concerns. The following requirements shall apply to all developments and/or facilities, excluding single-family and two-family dwellings, and street lighting (unless governed by the Subdivision Regulations), and lighting associated with public outdoor recreational field and court lighting as defined in this ordinance.- These are the only locations where field and court lighting are permitted that would not otherwise comply with the pole mounted light provisions of this section. In no case, however, shall any light shine or glare to create a traffic safety hazard on any adjacent properties, rights-of-way, access easements, or driveways.

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RESOLUTION PC-22-09

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 2., DEFINITIONS, TO DEFINE PUBLIC OUTDOOR RECREATIONAL FIELD AND COURT LIGHTING, AND CHAPTER 4., GENERAL PROVISIONS AND EXCEPTIONS, SECTION XIII. – OUTDOOR SITE LIGHTING, SUBSECTION A., TO CLARIFY STREET LIGHTING PROVISIONS AND WHERE OUTDOOR FIELD AND COURT LIGHTING MAY BE PROVIDED

WHEREAS, the Tennessee Code Annotated, Section 13-4-201 et 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 September 15, 2022;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 22-12.

ADOPTED this 15th day of September 2022.

Rita Holladay, Chairman

Scott Russ, Secretary

ORDINANCE:	22-12
PREPARED BY:	Shipley
REQUESTED BY:	Farragut Neighborhood Preservation Partnership
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING THE FARRAGUT MUNICIPAL CODE, APPENDIX A., ZONING, CHAPTER 2., DEFINITIONS, TO DEFINE PUBLIC OUTDOOR RECREATIONAL FIELD AND COURT LIGHTING, AND CHAPTER 4., GENERAL PROVISIONS AND EXCEPTIONS, SECTION XIII. – OUTDOOR SITE LIGHTING, SUBSECTION A., TO CLARIFY STREET LIGHTING PROVISIONS AND WHERE OUTDOOR FIELD AND COURT LIGHTING MAY BE PROVIDED

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend the Farragut Municipal Code, Appendix A., Zoning, Chapter 2., Definitions. To define Public Outdoor Recreational Field and Court Lighting, and Chapter 4., General Provisions and Exceptions, Section XIII., Outdoor Site Lighting, Subsection A., to clarify street lighting provisions and where outdoor field and court lighting may be provided.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Municipal Code, Appendix A., Zoning be amended as follows:

SECTION 1.

The Farragut Municipal Code, Appendix A, Zoning, Chapter 2, Definitions, is amended by adding the following definition:

Public outdoor recreational field and court lighting – Field and court lighting at Mayor Bob Leonard Park, McFee Park, and Knox County Schools used to illuminate public playing surfaces that would not be sufficiently illuminated for safety purposes using pole mounted lights, as regulated in this ordinance.

SECTION 2.

The Farragut Municipal Code, Appendix A, Zoning, Chapter 4., General Provisions and Exceptions, Section XIII., Outdoor Site Lighting, Subsection A, is amended as follows:

A. Intent

It is the intent of this section to establish outdoor lighting requirements that reduce the negative effects of lighting and protect residents that may otherwise be adversely affected but at the same time address the need for adequate lighting for safety and visibility concerns. The following requirements shall apply to all developments and/or facilities, excluding single-family and two-family dwellings, street lighting (unless governed by the Subdivision Regulations), and lighting associated with public outdoor recreational field and court lighting, as defined in this ordinance. These are the only locations where field and court lighting are permitted that would not otherwise comply with the pole mounted light provisions of this section. In no case, however, shall any light shine or glare to create a traffic safety hazard on any adjacent properties, rights-of-way, access easements, or driveways.

SECTION 3.

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.

Rita Holladay, Chairman

Scott Russ, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

MEETING DATE: September 15, 2022

AGENDA ITEM #5

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on approval of a final plat for Grigsby Park, Phase 1, Parcel 96, Tax Map 142, 4.64 Acres, 17 Lots, Zoned R-4 (Belle Investment Company, Inc., Applicant)

This item is postponed due to incomplete field items.

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on modifications to the site plan for Phase 1 of the Kingston Pike Villages, 13106 – 13140 Kingston Pike, Zoned PCD (SITE, Inc., Applicant)

INTRODUCTION AND BACKGROUND: The developers of Phase 1 of the Kingston Pike Villages Planned Commercial Development (PCD) project at S. Watt Road and Kingston Pike recently asked the Town Engineer, Darryl Smith, if they could replace the areas highlighted on the attached site plan from the approved curb and gutter to extruded curb.

Since this was considered a lower aesthetic product, the Town Engineer was not comfortable making the decision and asked that this be taken to the Planning Commission. Along with this requested modification, the developer would like to reduce the number of bicycle parking spaces to the number required under the current provisions. When this project originally was approved, bicycle parking requirements were different and are now based on a ratio connected to the number of vehicular parking spaces. A third modification is to remove some sections of retaining walls by grading the affected areas to a finished slope that would not exceed 2.5:1.

Some additional items, such as a dog park and the relocation of the trash compactor, that were shown on the original set of supplemental sheets and that were included in initial staff comments have been removed from this submittal until the developer can evaluate in more detail.

DISCUSSION AND RECOMMENDATION: Regarding these amendments, curb and gutter is generally a more aesthetically pleasing application than extruded curb that ties into the asphalt driving surface without a concrete gutter. Curb and gutter also accommodates drainage somewhat more effectively than extruded curb. Extruded curb, however, is permitted and exists in many locations throughout Town. The curbing internal to this project will be privately maintained so the lack of curb and gutter is less of a concern from staffs' perspective.

In terms of the bicycle parking provisions, staff supports the proposed change. Currently there are 62 bicycle parking spaces provided. The reduction to 20 spaces that are distributed throughout the development and that would comply with current requirements would create consistency moving forward. It is also likely that bicycles owned by residents will be stored within their apartment unit.

In terms of the removal of sections of retaining walls 17, 18, and 23, staff is open to this, but additional detail may be needed with the affected areas shown in an enlarged view. Staffs' understanding is that some of the elevations were incorrect on the original grading plan and now these areas that were shown with wall sections can be addressed through grading.

Included in the packet is the latest supplemental set. Note that Sheets SD-24, SD-25, and SD26 include the proposed modifications. The remaining sheets are from the originally approved site plan set and are

included for comparison purposes. Also included is a summary from the applicant's engineer outlining the changes proposed on each of the three modification sheets associated with this item. Staff will update the Commission as to whether there are remaining comments associated with the latest supplemental set.



SUPPLEMENTAL DRAWINGS 24-26

RE: 2040 Kingston Pike Village

DATE: September 2, 2022

Changed Items:

Plans have been revised to remove sections of retaining walls 17, 18, and 23, relocate and reduce the number of bicycle parking to current requirements, revise the curb and gutter to extruded curbs within the parking areas. We are leaving the retaining walls, compactor and grading of the open space area above the commercial area as currently approved.

• **SD-24 – Site Grading and Drainage Plan**

- Removed sections of retaining walls 17, 18, & 23.
- Revised grading per removal of wall sections noted above.
- Attached GBS Engineering sheets C4.1 & C4.2 for reference.

• **SD-25 – Overall Site Plan**

- Relocated bike racks and reduced total quantity.
- Revised curb and gutters within parking areas to extruded curb.
- Revised sidewalk near roundabout per approved Phase II configuration of detention basin.
- Added bike rack detail.
- Added extruded curb detail.
- Added table showing total number of bike parking required.
- Added GBS Engineering sheet C3.0 for reference.

• **SD-26 – Site Plan**

- Relocated bike racks and reduced total quantity.
- Revised curb and gutters within parking areas to extruded curb.
- Revised sidewalk near roundabout per approved Phase II configuration of detention basin.
- Added GBS Engineering sheets C3.1, & C3.2 for reference.

TURNER HOMES, LLC
 DEED REF: INST#2016Q3220054422
 PLAT REF: INST#2016Q3150053270
 CLT MAP 15K, GROUP "A", PARCEL 036

MAINTENANCE BLDG

4 GARAGES

4 GARAGES

4 GARAGES

4 GARAGES

4 GARAGES

4 GARAGES

curb and gutter
here too.

04 DIRECTIONAL SIGNS, SEE
 ARCHITECTURAL PLANS FOR
 DETAIL. INSTALL ONLY AFTER
 VRRB APPROVAL.

SIGNAGE PLAN

Scale: 1" = 30'-0"

GRAPHIC SCALE

(IN FEET)
 1 inch = 30 ft.

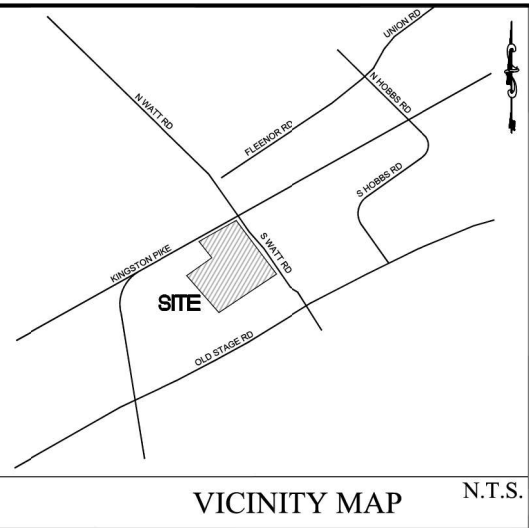


1313 Kalmia Road
 Knoxville, TN 37909
 Phn: 865.566.0185
 Fax: 888.485.7005



REV	DESCRIPTION	BY	DATE
6	Revised per Town of Farragut Comments	MAB	05/13/2020





Supplemental Site Development Plans for Kingston Pike Village Phase I - Apartments



Developed by:

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

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

SHEET INDEX

#	Sheet Title	Date	Revision #
SD-1	Cover Sheet	06/10/2022	1 2 3
SD-16	Site Grading & Drainage Plan - Pool and Clubhouse	05/06/2022	1 2
SD-17	Site Grading & Drainage Plan - Storm Pipe and Structure Tables	05/06/2022	2
SD-18	Sanitary Sewer Profiles	05/06/2022	1 2
SD-19	Sanitary Sewer Profiles	06/10/2022	1 2 3
SD-20	Sanitary Sewer Main B - Profile	06/10/2022	1 2 3
SD-21	Site Plan	04/21/2022	
SD-22	Sanitary Sewer Invert Revisions	06/10/2022	2 3
SD-24	Site Grading and Drainage Plan	09/02/2022	
SD-25	Overall Site Plan	09/02/2022	
SD-26	Site Plan	09/02/2022	





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

Supplemental Drawing - Cover Sheet

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

ISSUE DATE: 04/21/2022
SITE PROJECT#: 2040
FILE: _____

SD-1

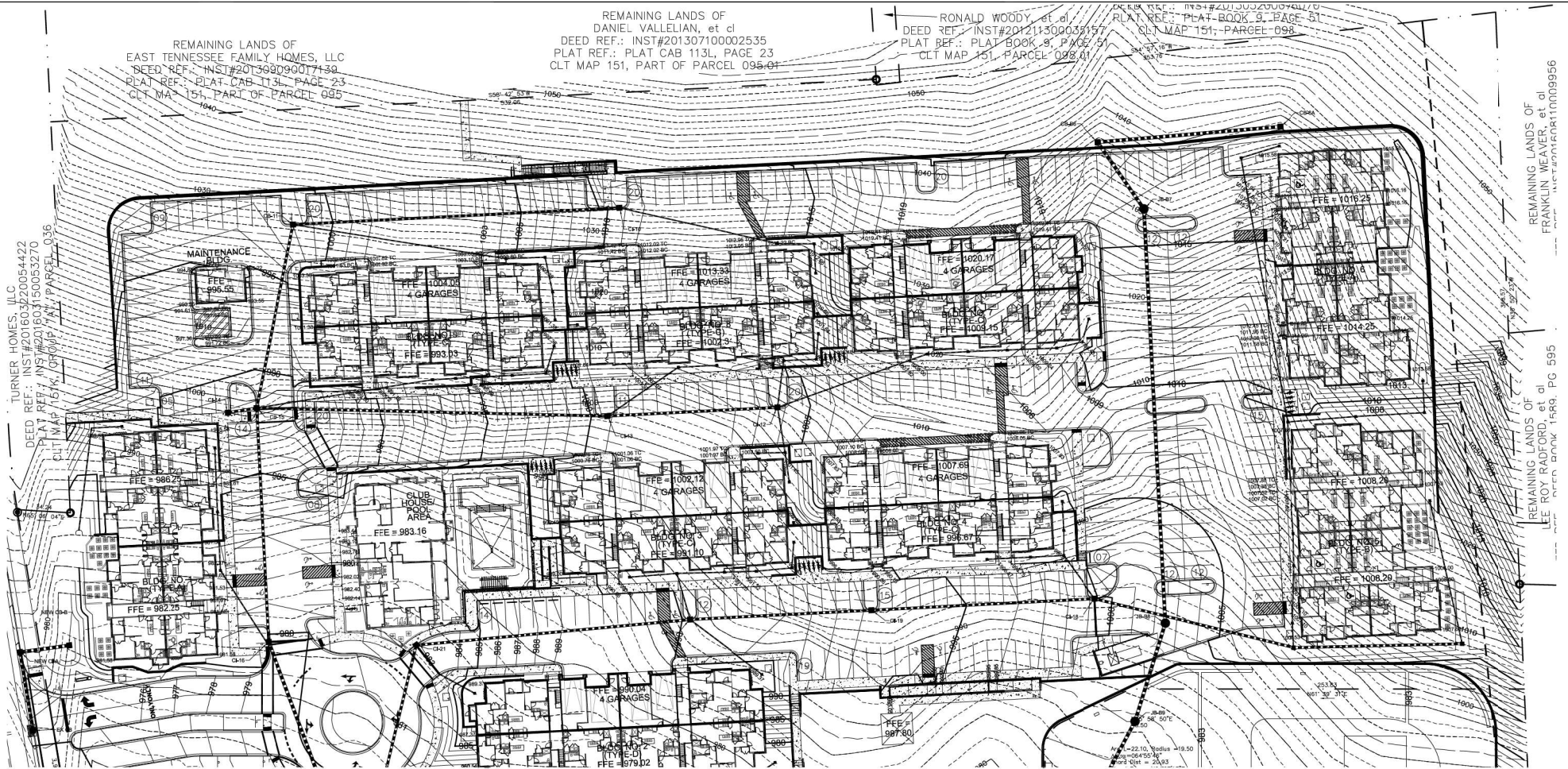
REMAINING LANDS OF
EAST TENNESSEE FAMILY HOMES, LLC
DEED REF.: INST#201369090017438
PLAT REF.: PLAT CAB 113L, PAGE 23
CLT MAP 151, PART OF PARCEL 095

REMAINING LANDS OF
DANIEL VALLELIAN, et al
DEED REF.: INST#201307100002535
PLAT REF.: PLAT CAB 113L, PAGE 23
CLT MAP 151, PART OF PARCEL 095-01

RONALD WOODY, et al
DEED REF.: INST#201211300038157
PLAT REF.: PLAT BOOK 8, PAGE 51
CLT MAP 151, PARCEL 098-01

DEED REF.: INST#201303200074170
PLAT REF.: PLAT BOOK 8, PAGE 51
CLT MAP 151, PARCEL 098

TURNER HOMES, LLC
DEED REF.: INST#20160320054422
PLAT REF.: INST#201603150053270
CLT MAP 151, PARCEL 036



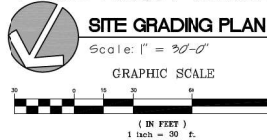
CATCH BASIN GRATE SCHEDULE									
TYPE	MANUF.	MODEL	OPEN AREA	WEIGHT	GRATE NOMINAL	APPLICATION	CFS	NOTE	
1	NEENAH	R-1048	0.00	320	24" DIA	SOLID LID	0.00	JUNCTION BOX	
2	NEENAH	R-1878	2.5	465	30"x30"	SINGLE GRATE	8.50	1	
3	NEENAH	R-1878	3.0	700	36"x36"	DOUBLE GRATE	10.10	1	
A-100 @ P.V.M.T. CB									

1. INLET CFS ASSUMES WATER PONDING 6" DEEP AND IS INTERPOLATED FROM MFG LITERATURE.

SITE GRADING, DRAINAGE & EROSION CONTROL DETAIL	
MARK	REFERENCE ITEM
HW	HEADWALL
BO	BASEMENT OUTLET STRUCTURE
CI	CURB INLET
CB	CATCH BASIN
RCP	REINFORCED CONCRETE PIPE, CLASS III
SRMP	SPIRAL RIBBED METAL PIPE, ALUMINIZED
TC	TOP OF CURB
TC	TOP OF WALL
EP	ELEVATION OF PAVEMENT

STRIPPING AND COMPACTION SCHEDULE
Topsoil stripping depth 2"-3" average. Deeper if required locally.
Required compaction percentages (% max dry density)
Standard Proctor Method - ASTM Test # D-698
Building Area 98 % Parking Area 98 %

TESTING:
Allow 1 compaction test per ea. 2500 S.F. (Max 60' x 50' area) per lift at building area.
Allow 1 compaction test per ea. 10,000 S.F. of out or natural grade at building area.
Allow 1 compaction test per ea. 5500 S.F. (Max 75' x 75' area) per lift at parking area.
Allow 1 compaction test per ea. 40,000 S.F. of out or natural grade at parking area.
Maximum loose lift thickness shall be 8", unless noted otherwise.



OUTLET PROTECTION SCHEDULE

STRUCTURE	Q	100-YR	PIPE DIA	d50	Ds	La
HW-24	66.50	30"	9.5"	21"	25'	
HW-303	33.40	24"	8.5"	15"	20'	
HW-37	84.97	36"	13"	30"	32'	

NOTE:

- ALL SLOPES SHALL BE 3:1 OR FLATTER!
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF SOIL AND/OR NATIVE VEGETATION WITHIN THE AQUATIC BUFFER EXCEPT AS PERMITTED BY THE TOWN OF FARRAGUT.
- RETAINING WALLS SHALL BE AS DESIGNED. SEE DRAWINGS FOR DETAILS.
- RETAINING WALLS SHALL BE REQUIRED TO INSPECTED BY THE DESIGNER OF THE RETAINING WALLS. TOWN OF FARRAGUT REQUIRES A CERTIFICATE OF COMPLETION OF CONSTRUCTION FOR THE RETAINING WALLS MEETING THE APPROVED DESIGN.
- ALL HANDICAP SPACES SHALL NOT ANY SLOPES IN ANY DIRECTION LOCATED WITHIN THE HANDICAP SPACE OR STRIPED ZONE GREATER THAN 2%.

SEE COVER SHEET FOR LEGEND.



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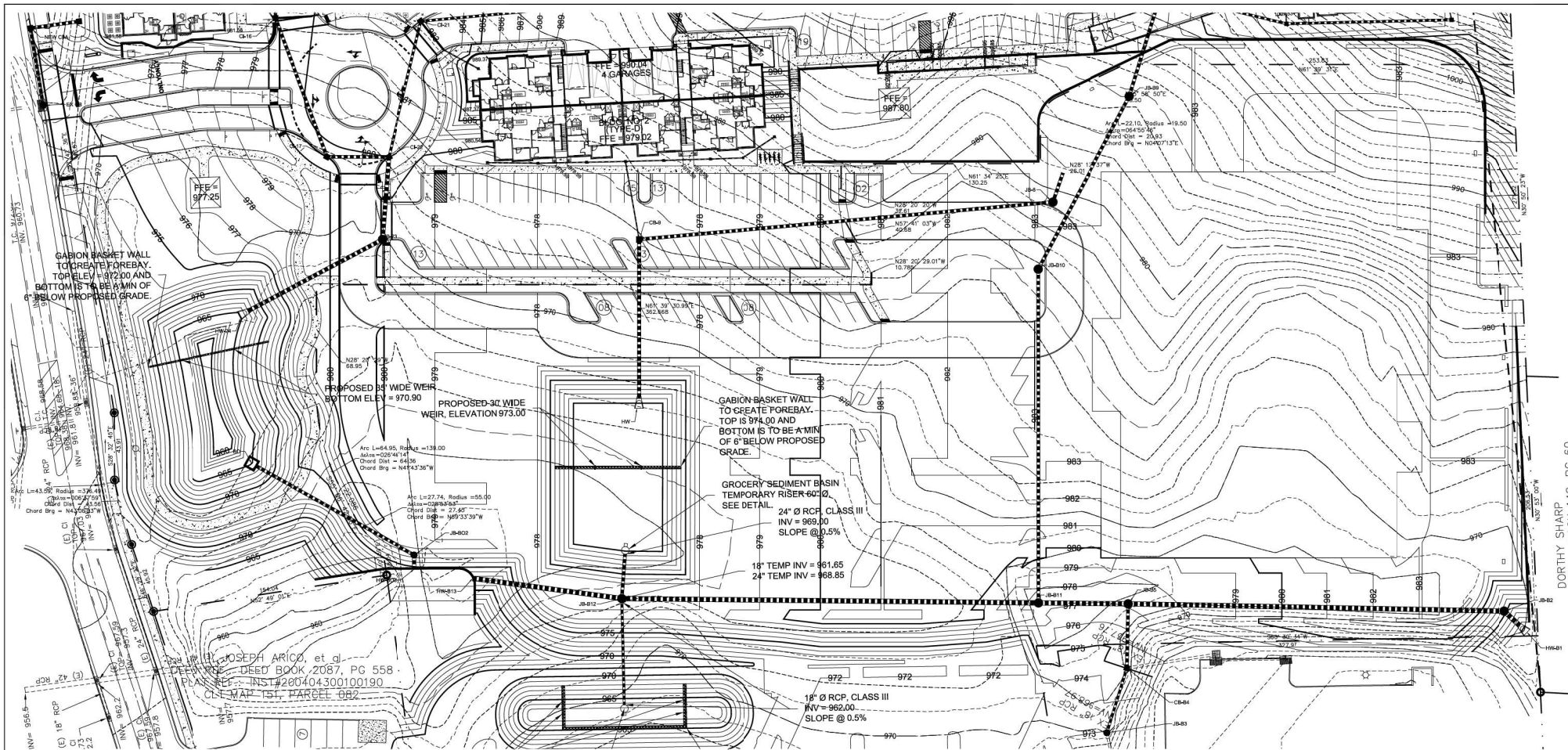
SHEET 44 OF 107



REV	DESCRIPTION	BY	DATE
5	Revised per TOF Comments	MAB	04/03/2020
7	Revised per TOF and FUD Comments	MAB	06/15/2020
8	Revised per TOF Comments	MAB	07/22/2020
-	-	-	-
-	-	-	-

REV	DESCRIPTION	BY	DATE
A	Revised per Town of Farragut Comments	MAB	06/08/2018
B	Revised per Town of Farragut Comments	MAB	07/09/2018
1	Revised per HUD Comments	MAB	09/14/2018
3	Revised per HUD Comments	MAB	03/20/2019
4	Revised per TOF Comments	MAB	01/03/2020

TITLE:	SITE GRADING PLAN	DRAWN BY:	MAB	SHEET NO:	C4.1
LOCATION:	115 S WATT RD FARRAGUT, TENNESSEE 37934 CLT Map 151, Parcel Nos. 07903, 079, 080, 081	CHECKED BY:	MAB	FILE NAME:	2140 - C4.0
Owner:	WATT ROAD INVESTMENTS, LLC	JOB NUMBER	2140	ISSUE DATE:	05/18/2018



CATCH BASIN GRATE SCHEDULE

TYPE	MANUF.	MODEL	OPEN AREA	WEIGHT	GRATE NOMINAL	APPLICATION	CFS	NOTE
1	NEENAH	R-1048	0.00	320	24" DIA.	SOLID LID	0.00	JUNCTION BOX
2	NEENAH	R-1878	2.5	465	30"x30"	SINGLE GRATE	8.50	1
3	NEENAH	R-1878	3.0	700	36"x36"	DOUBLE GRATE	10.10	1

1. INLET CFS ASSUMES WATER PONDING 6" DEEP AND IS INTERPOLATED FROM MFG LITERATURE.

SITE GRADING, DRAINAGE & EROSION CONTROL DETAIL

REFERENCE LEGEND

MARK REFERENCED ITEM

HW HEADWALL

BO BASIN OUTLET STRUCTURE

CI CURB INLET

CB CATCH BASIN

RCP REINFORCED CONCRETE PIPE, CLASS III

SRMP SPIRAL RIBBED METAL PIPE, ALUMINIZED

BC BOTTOM OF CURB

TC TOP OF CURB

BW BOTTOM OF WALL

TW TOP OF WALL

EP ELEVATION OF PAVEMENT

STRIPPING AND COMPACTION SCHEDULE

Topsoil stripping depth 2"-3" average. Deeper if required locally.

Required compaction percentages (% max dry density)

Standard Proctor Method ASTM Test # D-698

Building Areas 98 % Parking Areas 98 %

TESTING:

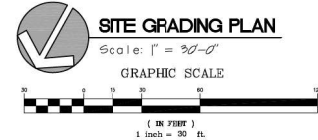
Allow 1 compaction test per ea. 2500 S.F. (Max 60' x 50' area) per lift at building areas.

Allow 1 compaction test per ea. 10,000 S.F. of out or natural grade at building areas.

Allow 1 compaction test per ea. 5500 S.F. (Max 75' x 75' area) per lift at parking areas.

Allow 1 compaction test per ea. 40,000 S.F. of out or natural grade at parking areas.

Maximum loose lift thickness shall be 8", unless noted otherwise.



SITE GRADING PLAN

Scale: 1" = 30'-0"

GRAPHIC SCALE

OUTLET PROTECTION SCHEDULE

STRUCTURE	O	PIPE DIA.	450	Ds	La
HW-24	49.50	30"	9.5'	21'	25'
HW-303	33.40	24"	8.5'	19'	20'
HW-87	94.97	36"	13'	30'	32'

NOTE:

- ALL SLOPES SHALL BE 3:1 OR FLATTER!
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF SOIL AND/OR NATIVE VEGETATION WITHIN THE AQUATIC BUFFER EXCEPT AS PERMITTED BY THE TOWN OF FARRAGUT.
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- RETAINING WALLS SHALL BE REQUIRED TO INSPECTED BY THE DESIGNER OF THE RETAINING WALLS. TOWN OF FARRAGUT REQUIRES A CERTIFICATE OF COMPLETION OF CONSTRUCTION FOR THE RETAINING WALLS MEETING THE APPROVED DESIGN.
- ALL HANDICAP SPACES SHALL NOT ANY SLOPES IN ANY DIRECTION LOCATED WITHIN THE HANDICAP SPACE OR STRIPED ZONE GREATER THAN 2%.

NOTES:

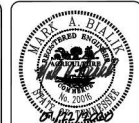
- SEE DRAWINGS C4.1 THRU C4.3 FOR BLOWUPS OF VARIOUS AREAS OF NEW GRADING FOR MORE DETAIL.
- SEE DRAWING C4.3 FOR STORM STRUCTURE AND STORM PIPE "ABLES."
- AT C4-16, C4-18 AND C4-21 CONTRACTOR SHALL INSTALL A 12" WIDE TRENCH DRAIN, WHICH SHALL DRAIN INTO INLET. TRENCH DRAIN SHALL BE FILCOTEN PRO 300 TRENCH DRAIN.
- EX CE LOCATED IN THE ENTRANCE OFF OF S WATT ROAD SHALL BE CONVERTED TO A BLIND JUNCTION BOX AND THE CAP SHALL BE A MINIMUM OF 8 INCHES OF CONCRETE WITH #6 REBARS, 2 INCHES FROM THE BOTTOM AND SPACED 8 INCHES ON CENTER IN BOTH DIRECTIONS.

SHEET 45 OF 107

REV	DESCRIPTION	BY	DATE
5	Revised per TOF Comments	MAB	04/03/2020
6	Revised per TOF Comments	MAB	05/18/2020
7	Revised per TOF and FUD Comments	MAB	06/15/2020
8	Revised per TOF Comments	MAB	07/22/2020
-	-	-	-



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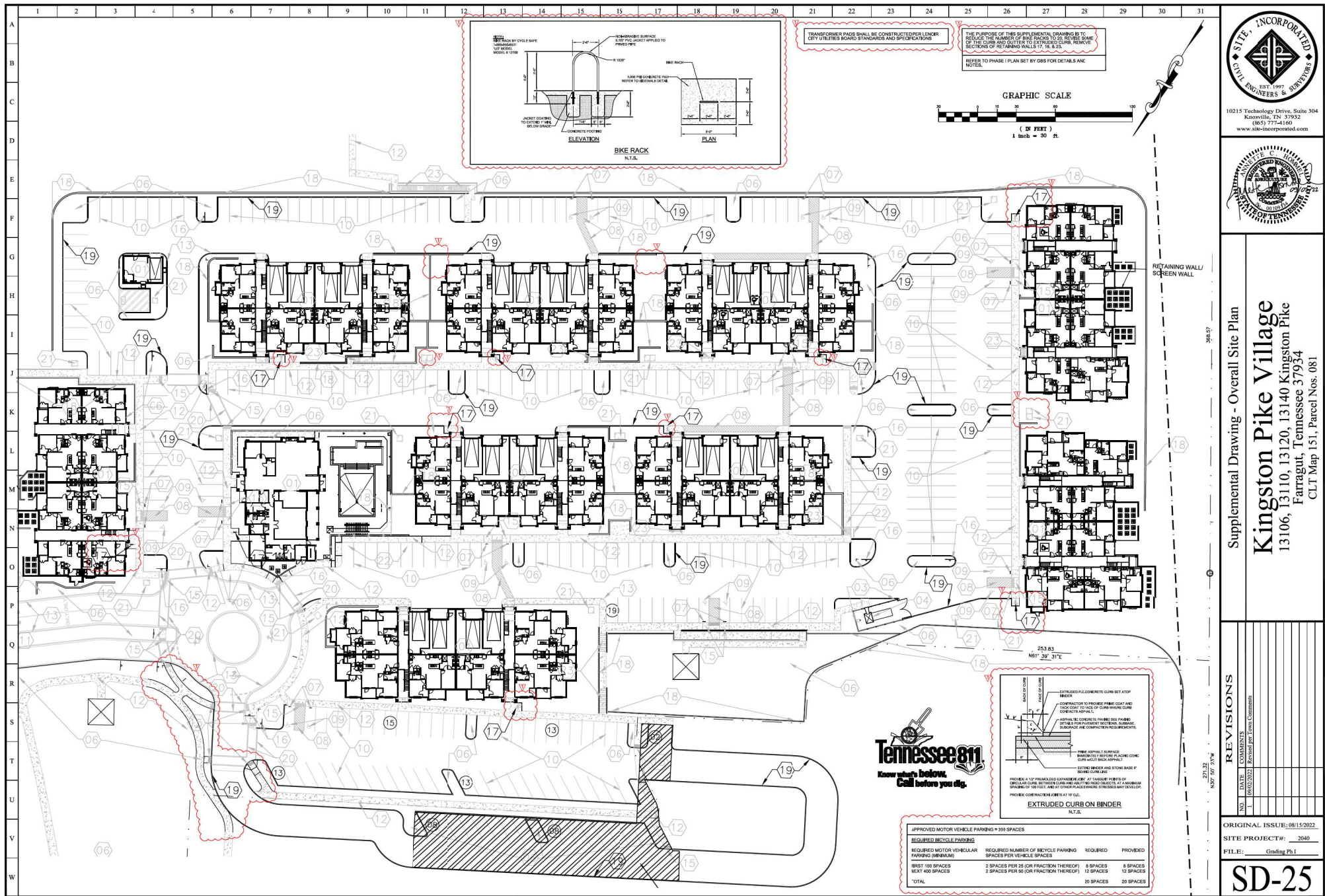


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1	Revised per HUD Comments	MAB	09/14/2018
3	Revised per HUD Comments	MAB	03/20/2019
4	Revised per TOF Comments	MAB	01/03/2020

TITLE: SITE GRADING PLAN
LOCATION: 115 S WATT RD
FARRAGUT, TENNESSEE 37934
CLT Map 151, Parcel Nos. 07803, 079, 080, 081
Owner: WATT ROAD INVESTMENTS, LLC

DRAWN BY: MAB
CHECKED BY: MAB
FILE NAME: 2140 - C4.0
JOB NUMBER: 2140
ISSUE DATE: 05/18/2018

SHEET NO: C4.2

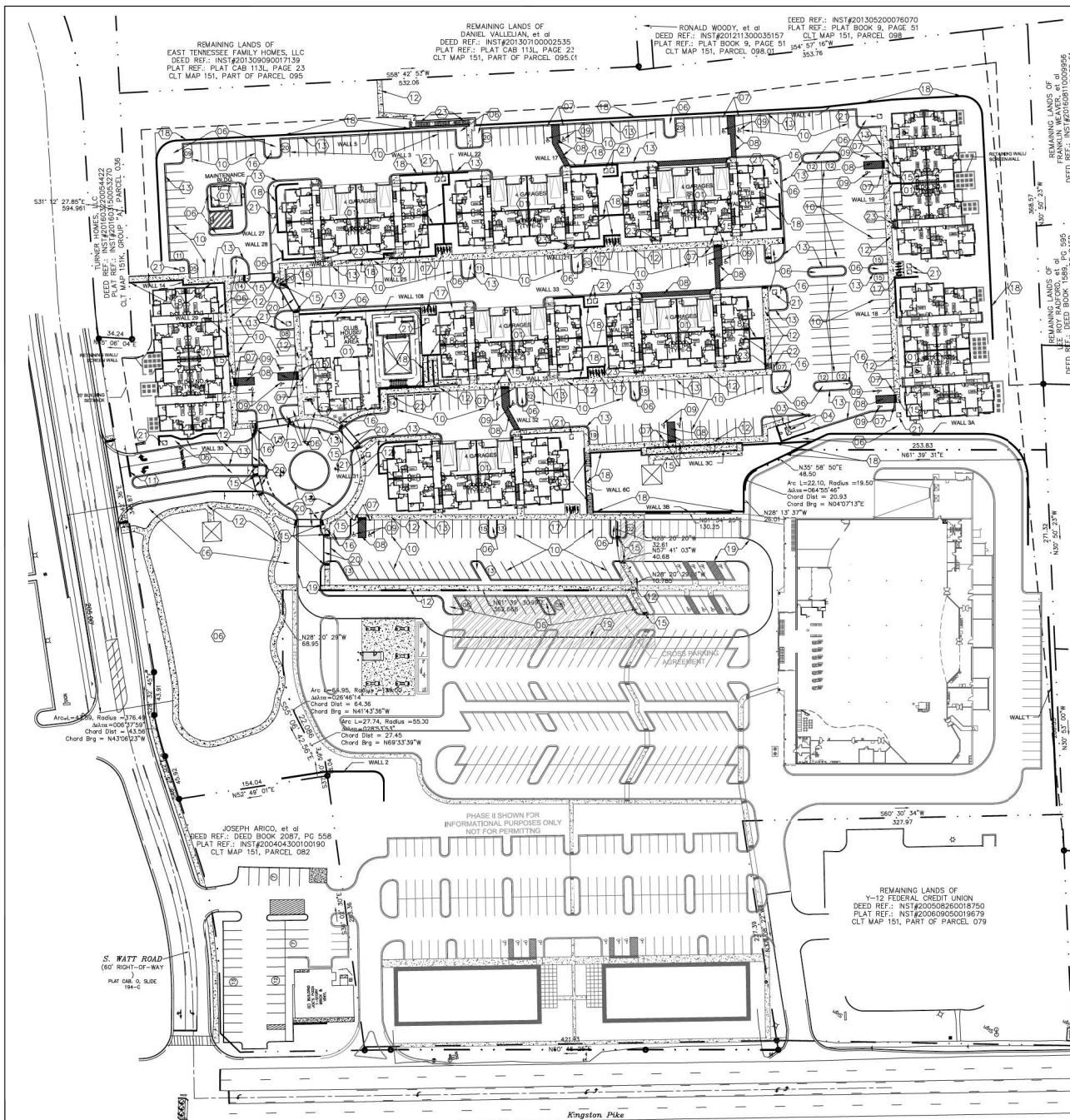


SITE, INCORPORATED
CIVIL ENGINEERS & SURVEYORS
EST. 1997
10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com



Supplemental Drawing - Overall Site Plan
Kingston Pike Village
13106, 13110, 13120, 13140 Kingston Pike
Farragut, Tennessee 37934
CLT Map 151, Parcel Nos. 081

APPROVED MOTOR VEHICLE PARKING = 339 SPACES			
REQUIRED BICYCLE PARKING			
REQUIRED MOTOR VEHICLE PARKING (MINIMUM)	REQUIRED NUMBER OF BICYCLE PARKING SPACES PER VEHICLE SPACES	REQUIRED	PROVIDED
BEST 100 SPACES	2 SPACES PER 35 (OR FRACTION THEREOF)	8 SPACES	8 SPACES
NEXT 400 SPACES	2 SPACES PER 50 (OR FRACTION THEREOF)	15 SPACES	15 SPACES
TOTAL		23 SPACES	23 SPACES



CONSTRUCTION NOTES

- NEW APARTMENTS AND ACCESSORY BUILDING (SEE ARCHITECTURAL DRAWINGS), INSTALLED BY CONTRACTOR.
- NOT USED.
- COMPACTOR FACILITY, SEE ARCH DRAWING A112 & A113 FOR DETAILS. REINFORCED CONCRETE PAD, FURNISHED AND INSTALLED BY CONTRACTOR.
- COMPACTOR, FURNISHED AND INSTALLED BY TRASH COLLECTOR.
- 4" STEEL PIPE BOLLARD FURNISHED, INSTALLED AND PAINTED BY CONTRACTOR (SEE CIVIL DWGS FOR SPECS.).
- LANDSCAPE AREA INSTALLED BY CONTRACTOR.
- HANDICAP PARKING SIGNS, MOUNTED ON A POLE, FURNISHED AND INSTALLED BY CONTRACTOR.
- TRAFFIC STRIPING 4" WIDE PAINTED (WHITE) PARALLEL STRIPES AT 16' O.C. FURNISHED AND INSTALLED BY CONTRACTOR.
- PAVEMENT SYMBOL AND LETTERING PER D.O.T., SPECIFICATIONS (TYP), FURNISHED AND INSTALLED BY CONTRACTOR.
- TRAFFIC STRIPING 4" WIDE PAINTED (WHITE) PER PARKING SPACE, FURNISHED AND INSTALLED BY CONTRACTOR.
- 24" WIDE PAINTED (WHITE) STOP BAR, FURNISHED AND INSTALLED BY CONTRACTOR.
- 4" REINFORCED CONCRETE SIDEWALK, SEE SECTIONS AND DETAILS FOR SPECIFICATIONS, INSTALLED BY CONTRACTOR.
- CONCRETE CURB AND GUTTER, SEE SECTIONS AND DETAILS FOR SPECIFICATIONS, INSTALLED BY CONTRACTOR.
- TOT CONCRETE 6-30 CURB & GUTTER, SEE SECTIONS AND DETAILS FOR SPECIFICATIONS, INSTALLED BY CONTRACTOR.
- HANDICAP RAMP, PER DETAILS, FURNISHED AND INSTALLED BY CONTRACTOR.
- NEW STOP SIGN (30" x 30"), PER TOWN OF FARRAGUT STANDARDS, FURNISHED AND INSTALLED BY CONTRACTOR.
- NEW BICYCLE RACKS (SEE DETAILS FOR MORE DETAIL. CONTRACTOR TO PROVIDE AND INSTALL).
- NEW RAIL SYSTEM, SEE DETAILS 3 & 4 ON DRAWING C5.1, CONTRACTOR SHALL PROVIDE AND INSTALL.
- CONCRETE EXTRUDED CURBS, SEE SECTIONS AND DETAILS FOR SPECIFICATIONS, INSTALLED BY CONTRACTOR.
- 12" WIDE PAINTED (WHITE) CROSSWALK STRIPING, FURNISHED AND INSTALLED BY CONTRACTOR.
- 7'-0" X 7'-0" X 6" REINFORCED CONCRETE PAD FOR ELECTRICAL TRANSFORMER, INSTALLED BY CONTRACTOR.
- WHEEL STOP, FURNISHED AND INSTALLED BY CONTRACTOR, SEE DETAILS FOR SPECIFICATIONS.
- CONCRETE STEPS WITH RAILING (TYP.) SEE DETAIL SHEET C10.1 FOR MORE DETAIL, INSTALLED BY CONTRACTOR.

OVERALL SITE PLAN

Scale: 1" = 50'-0"

GRAPHIC SCALE

1 inch = 50 ft.

LOT COVERAGE CALCULATIONS:

NON LANDSCAPE AREA/TOTAL LOT AREA = 288,455 SF/480,304 SF = 0.600 OR 60.0%

NOTES:

- SEE DRAWINGS C3.1 & C3.2 FOR BLOWUPS OF DIMENSIONS.

SEE COVER SHEET FOR LEGEND.

SITE INFORMATION

EXISTING	REQUIRED	PROVIDED
PARKING	399	399
AUTO PARKING	399	399
HANDICAP PARKING	8	16
SITE AND BUILDING ACCESSIBILITY PER ANSI A117.1		
ZONING		
EXISTING ZONING IS PCD		
FACILITY SIZE		
BUILDING SQUARE FOOTAGE	305,700 S.F.	
NUMBER OF STORES	3/4 SPLIT	
MAXIMUM BUILDING HEIGHT	5' - 6"	

PARKING CALCULATIONS:

TOWN OF FARRAGUT REQUIRES 1.75 SPACES PER UNIT
228 UNITS x 1.75 SPACES PER UNIT = 399 SPACES REQUIRED
399 SPACES PROVIDED
HANDICAP SPACES REQUIRED FOR 399 SPACES = 8 REQUIRED
HANDICAP SPACES PROVIDED = 16 SPACES
TOWN OF FARRAGUT REQUIRES 1 BIKE SPACE PER 5000 GROSS SF
305,700 SF/5000 SF = 61 BIKE SPACES REQUIRED
62 BIKE SPACES PROVIDED

REV	DESCRIPTION	BY	DATE
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6	Revised per TOF Comments	THF	05/18/2020
7	Revised per TOF and FUD Comments	THF	06/15/2020
8	Revised per TOF Comments	MAB	07/22/2020
-	-	-	-
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TITLE: OVERALL SITE PLAN

LOCATION: 115 S WATT RD
FARRAGUT, TENNESSEE 37934
CLT Map 151, Parcel Nos. 07803, 079, 080, 081

Owner: WATT ROAD INVESTMENTS, LLC

DRAWN BY: THF

CHECKED BY: MAB

FILE NAME: 2140 - C3.0

JOB NUMBER: 2140

ISSUE DATE: 05/18/2018

SHEET NO:

C3.0

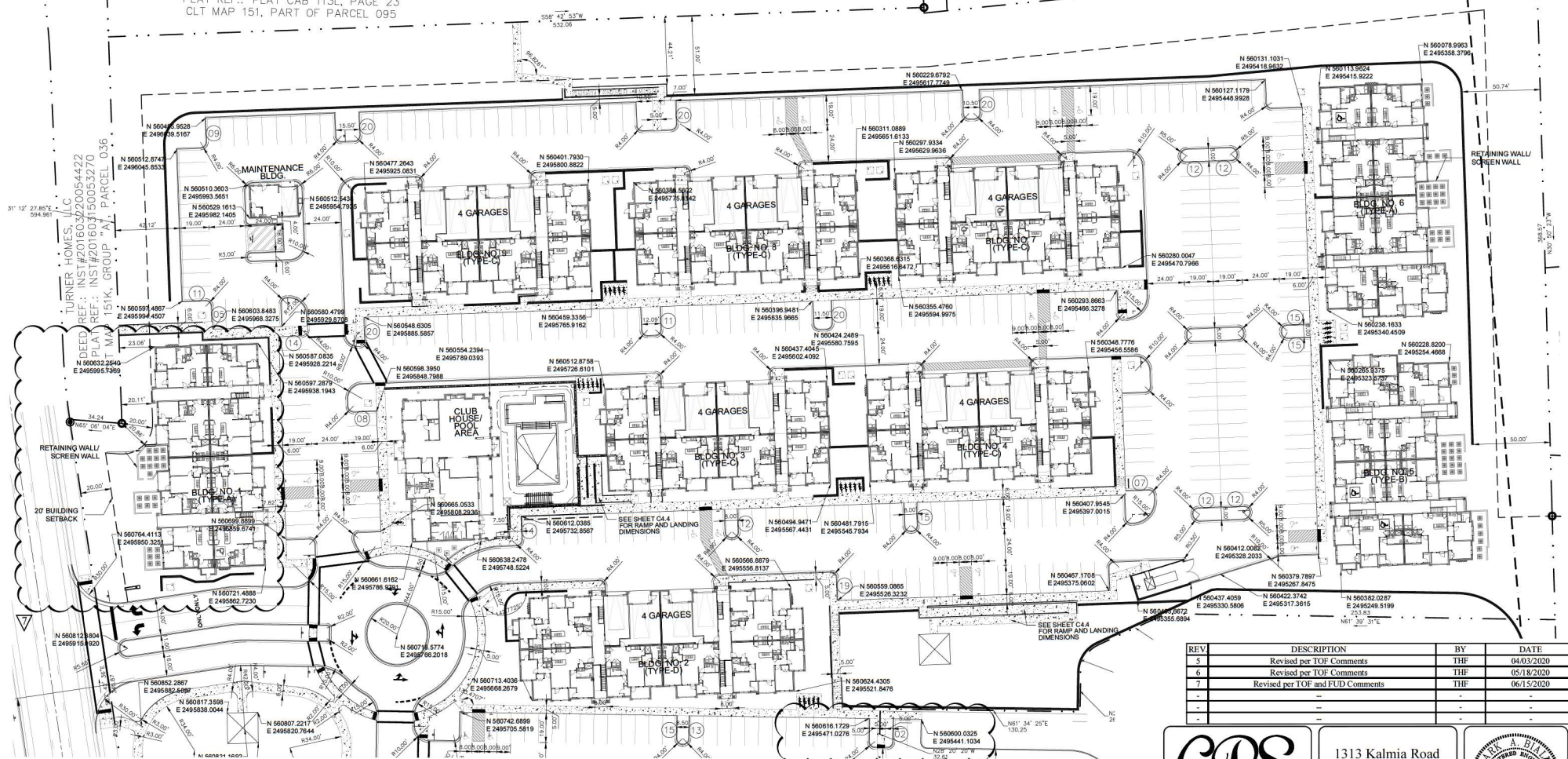
SHEET 39 OF 107

REMAINING LANDS OF
EAST TENNESSEE FAMILY HOMES, LLC
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PLAT REF.: PLAT CAB 113L, PAGE 23
CLT MAP 151, PART OF PARCEL 095

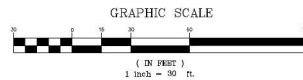
DANIEL VALLELIAN, et al
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CLT MAP 151, PART OF PARCEL 095.01

RONALD WOODY, et al
DEED REF.: INST#201211300035157
PLAT REF.: PLAT BOOK 9, PAGE 51
CLT MAP 151, PARCEL 098.01

PLAT REF.: PLAT BOOK 9, PAGE 51
CLT MAP 151, PARCEL 098



SITE LAYOUT PLAN
Scale: 1" = 30'-0"



NOTES:
• SEE DRAWINGS C3.1 AND C3.2 FOR BLOWUPS OF DIMENSIONS.

SEE COVER SHEET FOR LEGEND.



SHEET 40 OF 107

REV	DESCRIPTION	BY	DATE
5	Revised per TOF Comments	THF	04/03/2020
6	Revised per TOF Comments	THF	05/18/2020
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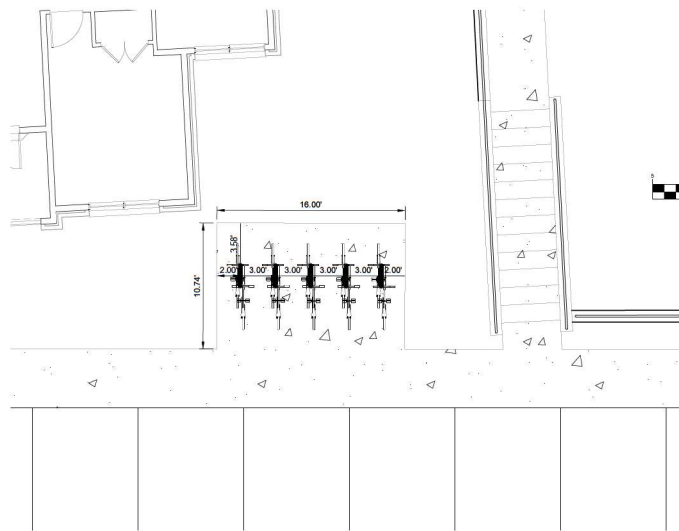
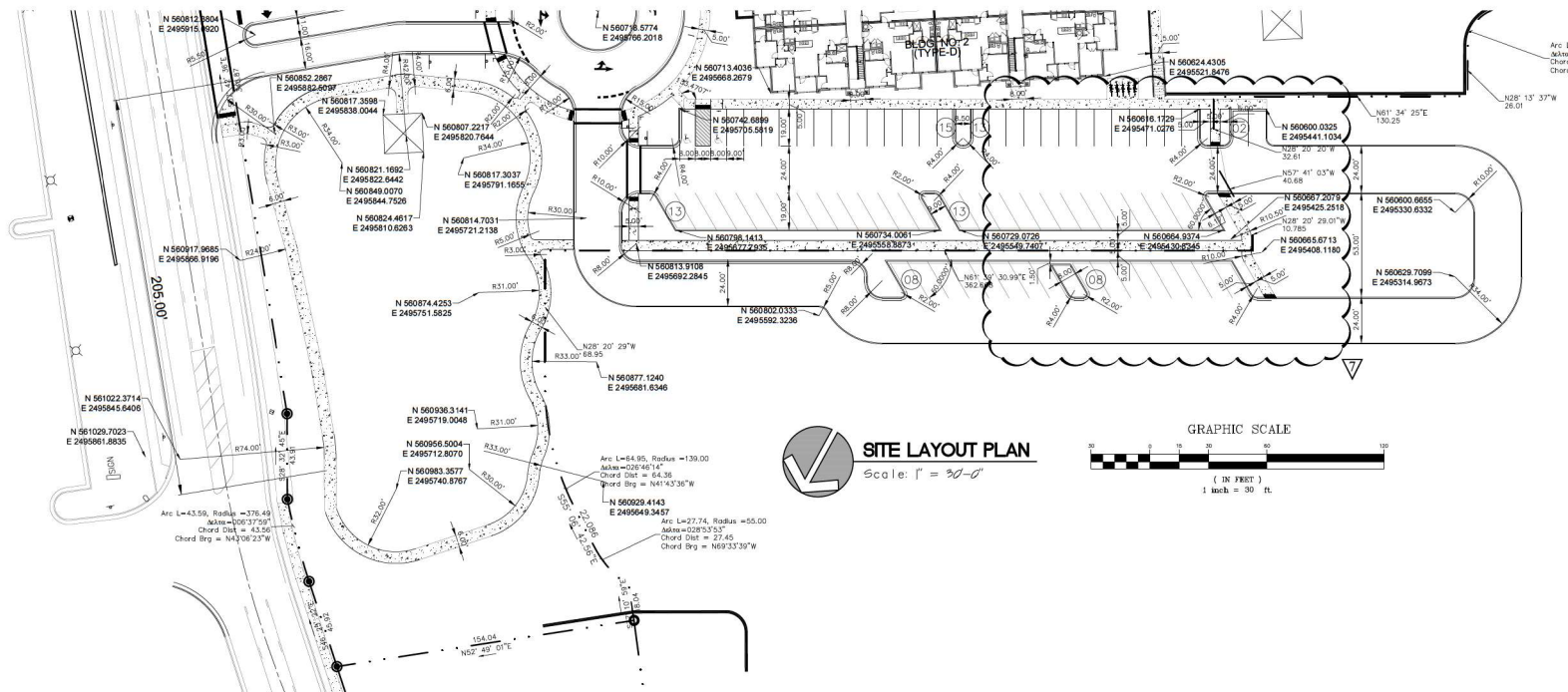
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TITLE:	SITE LAYOUT PLAN	DRAWN BY:	THF	SHEET NO:
LOCATION:	115 S WATT RD FARRAGUT, TENNESSEE 37934 CLT Map 151, Parcel Nos. 07803, 079, 080, 081	CHECKED BY:	MAB	
Owner:	WATT ROAD INVESTMENTS, LLC	FILE NAME:	2140 - C3.0	
		JOB NUMBER:	2140	
		ISSUE DATE:	05/18/2018	

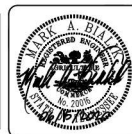
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LOCATION: 115 S WATT RD FARRAGUT, TENNESSEE 37934 CLT Map 151, Parcel Nos. 07803, 079, 080, 081	CHECKED BY: MAB	FILE NAME: 2140 - C3.0
Owner: WATT ROAD INVESTMENTS, LLC	JOB NUMBER: 2140	ISSUE DATE: 05/18/2018



SEE COVER SHEET FOR LEGEND.

SHEET 41 OF 107

C3.2

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

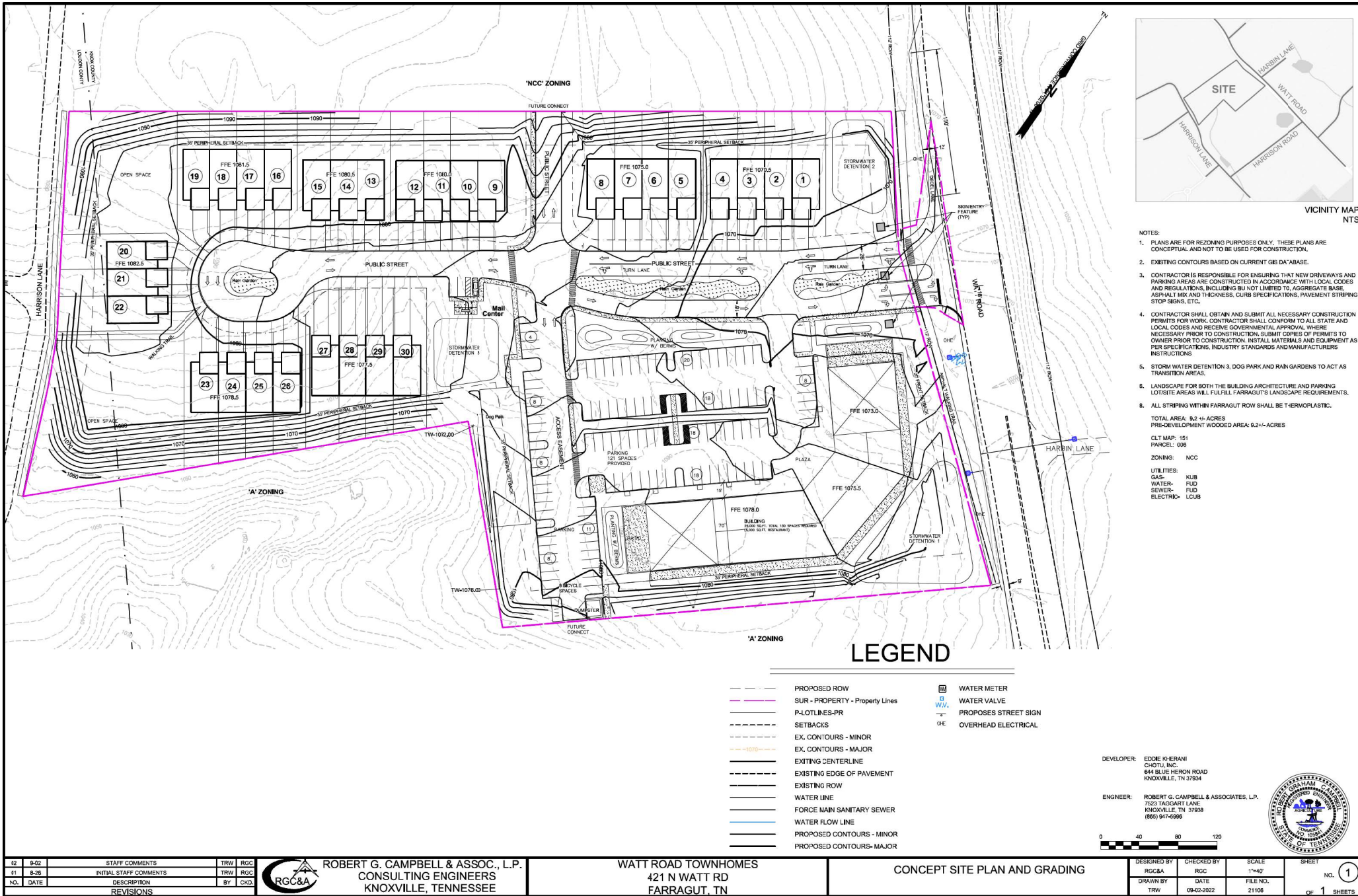
PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a concept plan for the Watt Road Townhomes, Parcel 6, Tax Map 151, 421 N. Watt Road, 9.2 Acres, 30 Lots, Zoned NCC (Robert Campbell, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request to provide the applicant with feedback on a concept plan for the development of a mixed-use neighborhood project for the property at 421 N. Watt Road. This 9.2-acre tract was rezoned in February 2022 from General Commercial (C-1) district to Neighborhood/Convenience Commercial (NCC) district. The rezoning and the development of a mixed-use neighborhood project was consistent with updates made to the Future Land Use Map based on community input regarding the vision of the Watt Road corridor.

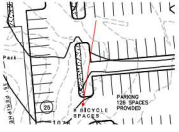
DISCUSSION: As shown, the concept plan includes 30 townhomes with 25,000 square feet of commercial/office space. Also included are a dog park, sidewalk and walking trail sections, rain gardens within the public street median and cul-de-sac, and a public street stubbed out to the property to the north and access easement to be stubbed to the property to the south.

RECOMMENDATION: Included in the packet is a revised concept plan and staff comments on the initial concept plan. The concept plan addresses the different design objectives of the NCC district. The applicant is requesting feedback before moving on to the more detailed preliminary plat and site plan.

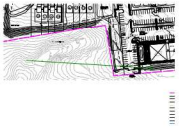


Watt Road Townhomes Concept Plan Initial Staff Comments.pdf Markup Summary

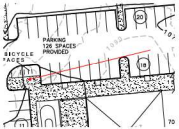
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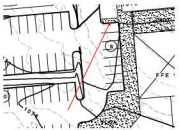
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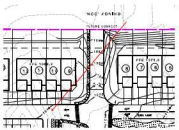
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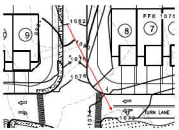
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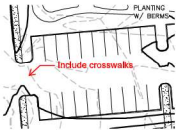
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Space:

Callout (13)



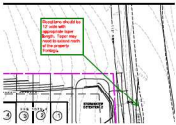
Subject: Callout
Page Label: 1
Author: mshipley
Date: 7/21/2022 6:02:12 PM
Status:
Color: ■
Layer:
Space:

Please ensure that the county boundaries are correct and verify that no buildings will be in Loudon County.



Subject: Callout
Page Label: 1
Author: mshipley
Date: 7/21/2022 6:08:16 PM
Status:
Color: ■
Layer:
Space:

Include crosswalks



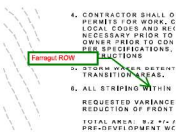
Subject: Callout
Page Label: 1
Author: Dsmith
Date: 7/27/2022 3:04:12 PM
Status:
Color: ■
Layer:
Space:

Decel lane should be 12' wide with appropriate taper length. Taper may need to extend north of the property frontage.



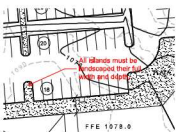
Subject: Callout
Page Label: 1
Author: Dsmith
Date: 7/27/2022 3:14:32 PM
Status:
Color: ■
Layer:
Space:

Maximum slope is 3:1, or 2.5:1 with special stabilization efforts.



Subject: Callout
Page Label: 1
Author: Dsmith
Date: 7/27/2022 3:16:19 PM
Status:
Color: ■
Layer:
Space:

Farragut ROW



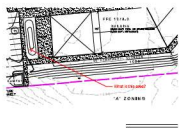
Subject: Callout
Page Label: 1
Author: mshipley
Date: 7/27/2022 9:18:50 AM
Status:
Color: ■
Layer:
Space:

All islands must be landscaped their full width and depth.



Subject: Callout
Page Label: 1
Author: mshipley
Date: 7/27/2022 9:23:39 AM
Status:
Color: ■
Layer:
Space:

Any structures related to the detention basin must be at least 20 feet from the right of way.



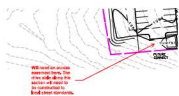
Subject: Callout
Page Label: 1
Author: mshipley
Date: 7/27/2022 9:26:13 AM
Status:
Color: ■
Layer:
Space:

What is this area?



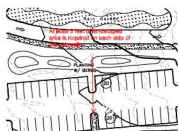
Subject: Callout
Page Label: 1
Author: mshipley
Date: 7/27/2022 9:27:42 AM
Status:
Color: ■
Layer:
Space:

These will be public streets.



Subject: Callout
Page Label: 1
Author: mshipley
Date: 7/27/2022 9:29:43 AM
Status:
Color: ■
Layer:
Space:

Will need an access easement here. The drive aisle along this section will need to be constructed to local street standards.



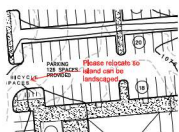
Subject: Callout
Page Label: 1
Author: mshipley
Date: 7/27/2022 9:34:04 AM
Status:
Color: ■
Layer:
Space:

At least 5 feet of landscaped area is required on each side of the sidewalk.



Subject: Callout
Page Label: 1
Author: mshipley
Date: 7/27/2022 9:35:54 AM
Status:
Color: ■
Layer:
Space:

The walking trail must have a minimum 8 foot grass strip to edge of roadway.



Subject: Callout
Page Label: 1
Author: mshipley
Date: 7/27/2022 9:37:31 AM
Status:
Color: ■
Layer:
Space:

Please relocate so island can be landscaped.

Cloud+ (2)



Subject: Cloud+
Page Label: 1
Author: mshipley
Date: 7/27/2022 3:21:24 PM
Status:
Color: ■
Layer:
Space:

Please explain this request. There would be no grounds for such a variance. The design needs to be modified to meet setbacks.



Subject: Cloud+
Page Label: 1
Author: mshipley
Date: 7/27/2022 9:30:22 AM
Status:
Color: ■
Layer:
Space:

This row of parking will need two landscaped islands.

Text Box (5)



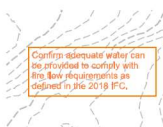
Subject: Text Box
Page Label: 1
Author: mshipley
Date: 7/21/2022 6:07:58 PM
Status:
Color: ■
Layer:
Space:

Please ensure that the required square footage of landscaping is provided between the retail/office buildings and parking lot. This square footage cannot include landscaped islands.



Subject: Text Box
Page Label: 1
Author: Dan Johnson
Date: 7/26/2022 3:49:16 PM
Status:
Color: ■
Layer:
Space:

Ensure 26' wide roads are provided with adequate loading for fire apparatus.
If building heights exceed 30', additional access may be required. Confirm proper turn radius are provided for fire apparatus.



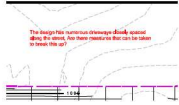
Subject: Text Box
Page Label: 1
Author: Dan Johnson
Date: 7/26/2022 3:50:31 PM
Status:
Color: ■
Layer:
Space:

Confirm adequate water can be provided to comply with fire flow requirements as defined in the 2018 IFC.



Subject: Text Box
Page Label: 1
Author: Dsmith
Date: 7/27/2022 3:07:08 PM
Status:
Color: 
Layer:
Space:

Due to difficulties in coordinating northbound lane drop with Knox County and TOF's resurfacing project, resurfacing of this portion of Watt Road has been postponed until FY23 contract. Depending upon timing of this project, we may wish to coordinate with this development to extend center turn lane northward to this entrance.



Subject: Text Box
Page Label: 1
Author: mshipley
Date: 7/27/2022 9:33:08 AM
Status:
Color: 
Layer:
Space:

The design has numerous driveways closely spaced along the street. Are there measures that can be taken to break this up?

MEETING DATE: September 15, 2022

AGENDA ITEM #8

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a concept plan for a preliminary exterior design review for a Panera Bread Restaurant, Parcel 129, Tax Map 142, west of Campbell Station Inn, Zoned C-1 (R2R Studio, LLC, Applicant)

This item has been postponed at the request of the applicant.