



FARRAGUT MUNICIPAL PLANNING COMMISSION

AGENDA

October 20, 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 – September 15, 2022
3. Review a request for a recommendation of approval to the Board of Mayor and Aldermen for a variance of 122 feet from the distance between driveways and 65 feet from the distance between driveways and intersections requirements for collector streets, as provided for in the Driveways and Other Access Ways Ordinance, for a proposed single-family residence at 221 S. Hobbs Road (Red Door Homes, Applicant)
4. 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)
5. Discussion and public hearing on Resolution PC-22-10, a resolution to approve amendments to the Future Land Use Map in the Comprehensive Land Use Plan Update December 2012 for portions of the Kingston Pike/Smith Road/Boring Road Study Area
6. Discussion on a request to amend the Future Land Use Map in the Comprehensive Land Use Plan Update 2012 for 11500 Kingston Pike, 68.31 Acres, from Mixed Use Town Center, Medium Density Residential, Low Density Residential, and Open Space to Commercial, Parks and Recreation, Low Density Residential, and Very Low Density Residential (John Brehm, Hy-Vee, Applicant)
7. Discussion on a request to amend the Farragut Zoning Map for 11500 Kingston Pike, 68.31 Acres, from C-1, O-1, B-1, and R-1 to C-1, O-S, R-4, and R-3 (John Brehm, Hy-Vee, Applicant)
8. Approval of utilities
9. 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

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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



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**

September 15, 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
Noah Myers
Hayley Sims, Youth Representative

MEMBERS ABSENT

Staff Representative: Mark Shipley, Community Development Director
David Smoak, Town Administrator
Darryl Smith, Town Engineer
Sue Stuhl, Parks and Recreation Director

1. Approval of agenda

Staff recommended that Agenda Items 5 and 8 be removed from the agenda.

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

2. Approval of minutes – August 18, 2022

Staff recommended approval of the minutes as submitted.

A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and motion passed unanimously. Commissioner Myers abstained due to being absent at the August 18 meeting.

3. Discussion and approval of McFee Park Phase 4 improvements, including permeable paver parking lots and trailhead (Town of Farragut, Applicant)

Town Engineer, Darryl Smith, reviewed this item and recommended approval of the preliminary plans as presented. The project landscape architect, David Craig, answered questions from commissioners.

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

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)

Staff reviewed this item and recommended approval of Resolution PC-22-09 which recommends approval of Ordinance 22-12, subject to the following change to Section 2 of Ordinance 22-12:

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~~ **The latter** 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.

A lengthy discussion followed. Comments were provided by the applicant, the town attorney, and commissioners. Staff was asked to re-visit the text amendment and work with the applicant and town attorney on revised language. A motion was made by Vice Mayor Povlin to postpone action on Ordinance 22-12. Motion was seconded by Mayor Williams and motion passed unanimously.

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) (~~Removed from the agenda~~)

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)

Staff reviewed this item and recommended approval subject to the following comments being satisfactorily addressed:

- 1) The cover sheet provided does not correspond to the sheets included with this submittal and needs to be updated. Please ensure that on the updated cover sheet the owner information is still current.
- 2) Please clearly identify all curb sections where extruded curb is, if approved, being installed in lieu of curb and gutter (please highlight these areas on a plan sheet in the final submittal). Staff would recommend that curb and gutter be retained along the main traffic circulation routes and extruded curb be isolated to internal parking lot areas. This is generally what is shown on the plan sheet but there appear to be a couple of small sections where curb and gutter should remain that the applicant has shown as being extruded curb.

- 3) More detailed enlarged areas where retaining wall sections are being removed are needed. Each section should be labeled wall 17, wall 18, and wall 23 and show what was approved and what is proposed.

David Gardner spoke on behalf of the applicant and answered some questions from commissioners. A motion was then made by Commissioner Myers to follow staffs' recommendation. Motion was seconded by Vice Mayor Povlin and motion passed unanimously.

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)

Staff reviewed this item and recommended approval of the general layout elements shown on this concept plan subject to the following comments being satisfactorily addressed or understood:

- 1) This concept plan is only for the establishment of general uses and locations. Specific requirements will have to be met on the more detailed site plan and preliminary plat submittals. Some information shown on the concept plan is not in compliance with Town requirements (e.g., required landscaping between the building and parking lot, island landscaping, entry signage setbacks, building offsets, etc.,).
- 2) Please correct plan note #1.
- 3) Please provide traffic lane and right of way dimensions throughout the development.
- 4) A raised crosswalk should be considered for the crossing to the east of the mail center. The mail center must be approved by the USPS.
- 5) The dumpster location should be re-visited so that it is more conveniently located for users and will be further from the property line to alleviate any potential nuisance to the abutting property.
- 6) What are the boxes shown periodically along the commercial/office building?
- 7) Final building footprints will need to be offset so that there is not more than two consecutive units with the same front building plane.
- 8) Please provide the fire apparatus access path and the required 26-foot widths if served by fire hydrants.

Robert Campbell spoke on behalf of the applicant. A short discussion followed, and a motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and passed unanimously.

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) (Removed from the agenda)

9. Approval of utilities

None.

10. Citizen forum

None.

The meeting adjourned at 8:27 p.m.

Scott Russ, Secretary

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

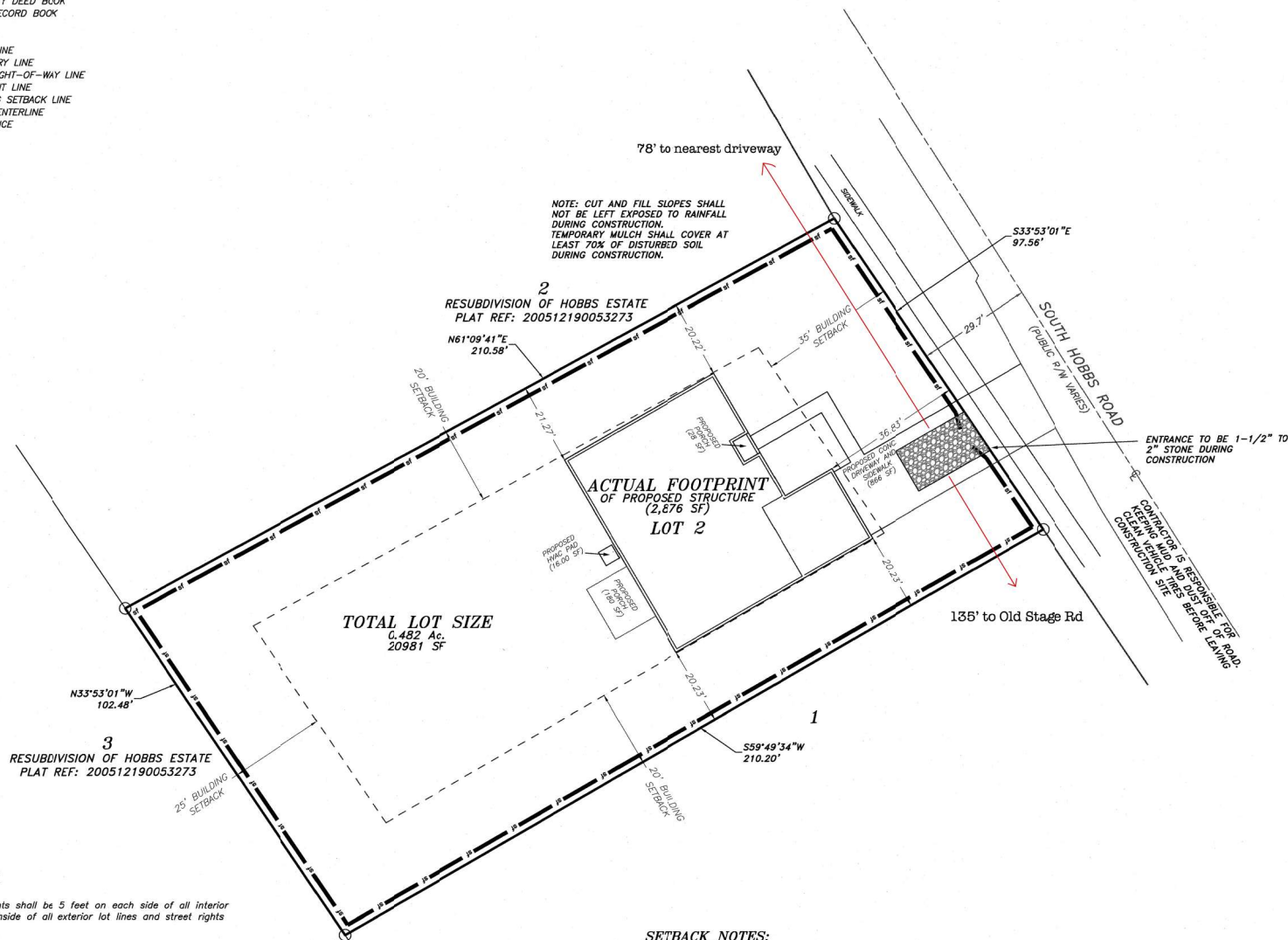
SUBJECT: Review a request for a recommendation of approval to the Board of Mayor and Aldermen for a variance of 122 feet from the distance between driveways and 65 feet from the distance between driveways and intersections requirements for collector streets, as provided for in the Driveways and Other Access Ways Ordinance, for a proposed single-family residence at 221 S. Hobbs Road (Red Door Homes, Applicant)

INTRODUCTION AND BACKGROUND: The lot associated with this agenda item is along S. Hobbs Road and was created through a re-subdivision plat in 2021. It was noted during staff review that when a house was to be constructed on the property the access would have to be approved through the Planning Commission and Board of Mayor and Aldermen.

DISCUSSION: As proposed and shown on the site plan included in the packet, the access would be roughly 78 feet from the nearest access along S. Hobbs Road and 135 feet from the S. Hobbs Road/Old Stage Road intersection. On the Town's Major Road Plan, S. Hobbs Road is classified as a local collector. For this road classification, the minimum distance between driveways and between driveways and intersections is 200 feet per the Driveways and Other Access Ways Ordinance. The applicant's requested access would require a variance from each of these requirements.

RECOMMENDATION: As part of the review of this access request, the Town's engineering staff performed a sight distance analysis and determined that the sight distance was acceptable. The requested access would also have very limited use and only serve one property owner. Consequently, staff would be in support of the requested variances and the Planning Commission recommending to the Board of Mayor and Aldermen approval of the applicant's request. If approved, the access would need to be coordinated with the Town's engineering staff along with the construction of a sidewalk required across the lot's frontage.

Ac.	ACRES
SF	SQUARE FEET
WDB	WARRANTY DEED BOOK
MRB	MISC. RECORD BOOK
PG	PAGE
TYP	TYPICAL
<u>CL</u>	CENTERLINE
---	BOUNDARY LINE
---	ROAD RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	ROAD CENTERLINE
---	SILT FENCE



1. Drainage and utility easements shall be 5 feet on each side of all interior lot lines and 10 feet on the inside of all exterior lot lines and street rights of way.

2. Front Building setback shall be 35 feet from all street rights-of-way and joint permanent easements, unless otherwise noted in restrictions. All other Setbacks shall be in accordance with the Zoning Ordinances.
3. Basis of Bearings is the Plat of Record, Record 202108160013430, at the Knox County Register's Office.
4. Boundary lines shown were taken from the aforementioned Plat of Record.
5. No Instruments of Record reflecting easements, rights of way, and/or ownership were furnished to the Surveyor, except as shown hereon. The Surveyor has made no attempt to access the public records for any easements. Subject to any easements, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied.

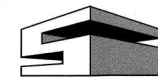
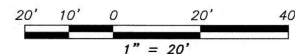
LOT AREA = 20,981 SF
MAX BUILDING COVERAGE (PER ZONING) = 30%
MAX TOTAL COVERAGE (PER ZONING) = 40%
ACTUAL BUILDING COVERAGE = 3,084 SF - 14.6%
(2,876 SF + 28 SF + 180 SF = 3,084 SF)
ACTUAL TOTAL COVERAGE = 3,966 SF - 18.9%
(3,084 SF + 866 SF + 16 SF = 3,966 SF)

FRONT YARD = 35' (ALL STRUCTURES)
SIDE YARD = 15' MIN. - 40' TOTAL BOTH SIDES (ALL STRUCTURES)
REAR YARD = 25' (ALL STRUCTURES)

OWNER:
MARLON L. WALLS & TIFFANY H. WALLS
7328 COAT BRIDGE LANE
KNOXVILLE, TN 37924

LOT 2 ±20,981 SF
221 SOUTH HOBBS ROAD

DISTRICT 6, KNOX COUNTY
PARCEL/TAX ID: 151 94.06
DEED REF: 202207220005200
PLAT REF: 202108160013430
ZONE: R-1



SINCE 1979

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37802-4878

PHONE: 865-984-3905
FAX: 865-981-2815
www.sterling.us.com

PLOT PLAN **LOT 4**
THE GARY SHELBY
PROPERTY
221 SOUTH HOBBS ROAD, FARRAGUT, TN. 37934



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SHEET

PF

DESIGNED:

DRAWN: SDC

CHECKED: **CMR**

DATE: 8/25/22

SCALE: **1" = 20'**

DRAWING:

7613-PP

PROJECT NO: _____

SEI#7613

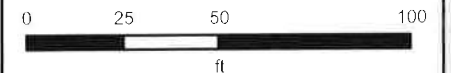


221 S. Hobbs

Knoxville - Knox County - KUB Geographic Information System



Printed: 10/12/2022 at 11:13:00 AM



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REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: 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)

INTRODUCTION AND BACKGROUND: This agenda item was most recently discussed at the August 18, 2022, Planning Commission meeting. Action was postponed until the applicant could provide specific information on alternate access options. The property fronts on both Champions Point in the Fox Den Subdivision and Kingston Pike and concerns have been expressed to the Commission over the proposed access onto Champions Point.

DISCUSSION: This item was discussed at the staff/developer meeting on October 4, and at that time, staff had not received any information on alternate access options. Staff noted that for this to be taken to the Planning Commission their specific request from the August meeting would need to be addressed. The applicant has provided the requested analysis and a copy is included in the packet. Though not included in the packet since it involved personal financial matters, staff was given copies of emails and phone records between the owner's representative of the Westerly Subdivision property and the owner of the property to the south of the Westerly Subdivision that fronts along Champions Point. These copies demonstrated that, on at least four different instances, the owner tried to reach an agreement on a price to purchase some or all of the adjacent property in an effort to be able to move the access further south on Champions Point. The two parties have been unable to reach an agreement.

RECOMMENDATION: Staff has not yet reviewed the alternative access document but will provide comments ahead of the meeting. As stated during the August Planning Commission meeting, the Town Engineer was in agreement with the applicant's engineers and the proposed measures to address safety related concerns associated with the Champions Point access. Should the Planning Commission accept the applicant's proposed access onto Champions Point based on a comparison with the other access options, the Commission will need to act on the applicant's requested variances from the Subdivision Regulations and then the preliminary plat. The requested variances include the following:

1. Reduction in street width from 26 to 24 feet due to the small size of the subdivision and to enhance tree preservation.
2. The length of the cul-de-sac from 500 to 902 feet.
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.

Along with the access analysis document, staff has included in the packet the latest preliminary plat intended to address prior staff comments. Staff will review whether the previous comments have been satisfactorily addressed.

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS

4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
Phone: (865) 588-6472
Fax: (865) 588-6473

October 5, 2022

Town of Farragut Planning Commission & Staff
11408 Municipal Center Dr.
Farragut, TN 37934

Re: Westerly Subdivision – 12501 Kingston Pike, Farragut, Tennessee
BHN&P Project #25196
Plans Review #2022-231-PP

All,

After the last planning commission meeting we were tasked with analyzing alternative points of entry for the Westerly Subdivision. These included access from the light at the intersection of Kingston Pike and Old Stage Road, an entrance in the southwest corner across the street from the right-in/right-out of the commercial complex, and consideration of a switchback style road to help alleviate steep grades. We have analyzed each of these options and report our findings below.

Access from an Entrance in the Southwest Corner

Aligning an entrance at the southwest corner of the site across from the existing right-in/right-out entrance of the commercial area (across Kingston Pike) presents several issues. The speed limit as posted for the curve is 40mph which warrants 400 ft of sight distance. Based on the curvature of the road and grade, the estimated sight distance of travelers trying to turn left is 298 feet. This would require a variance approval to the sight distance. If the variance to the sight distance is not granted, the entrance would have to be a right-in/right-out only. Right-in/Right-out entrances are typically used for commercial uses and not residential developments. This would need to be a significant consideration as to how it would affect emergency service access.

Switchback Design Consideration

Guidelines for the switchback style of road design is not included in the regulations for the Town of Farragut. As such, we used the design criteria for a switchback from the City of Gatlinburg's subdivision regulations (see figure 5). The use of a switchback will create a 10-12 foot fill area along the outer radius of the road, and a 6 foot fill area in the inner corner of the road. A guardrail would need to be installed around the outer edge as a safety measure. Having a fill slope in the inner radius of the road greatly decreases sight distance as you come around the curve. We have included pictures of switchbacks from Ski View Drive in Gatlinburg to show what this type of road design looks like when integrated. In our engineering opinion this design is least desirable for a residential road due to the safety risks of a sharp turn and limited sight distance. This design also creates the need to grade the entire site due to the fill slopes.

Access from the light at Kingston Pike and Old Stage Road

Access from the light at Kingston Pike requires the subdivision to be accessed through the commercial development. At the last meeting, the Cove at Turkey Creek was mentioned in comparison to this route. The Cove at Turkey Creek has several differences that make this an unequal comparison. Residents do not have to go through parking lots of the commercial buildings themselves to get access to the light at Turkey Cove Lane. The neighboring commercial businesses also have multiple points of entry besides Turkey Cove Lane. The proposed route for the Westerly would have to go straight through the primary parking of the commercial development. Turkey Cove Lane is approximately 360 feet long before the entrance to the neighborhood begins. The proposed road to the Westerly is 150 feet long with about 118' of storage for the different turning lanes at the light. This design would cause traffic congestion for both residents and shoppers alike. In addition to traffic congestion, access to the proposed neighborhood through the commercial district greatly reduces the value of these lots. A private 12 lot subdivision can no longer be used to justify the infrastructure, and lot sizes are reduced to recoup this, bringing the total lot count to 17 lots from 12. With these smaller lots, the available footprint for the house is reduced, causing mass grading and clearing of the site to grade in the pads. This causes a massive reorientation of the topography of the existing property and we believe is no longer a cohesive fit to the neighboring developments.

Access from Champions Point

When we initially submitted this preliminary plat, the road to the subdivision was closer to the crest of Champion's Point. The stopping sight distance was 167.1 feet at this location. After review from the planning commission, we revised the location of the entrance as far as possible to the southeast corner of the frontage. We then revised the road grade to bring it up higher which allowed for additional sight distance. At this location, we were able to obtain a sight distance of 205 feet. Based on the Traffic Impact Letter submitted by traffic engineer Robert Jacks, "Based on an assumed speed limit of 25-mph on Champions Point and the respective existing road grades at the entrance location, the SSD is calculated to be 155 feet looking north (towards St. Andrews Drive) and 145 feet looking south (towards North Fox Den Drive). Closer to the observed 85th percentile speed of 30-mph on Champions Point, the SSD would be 200 feet to the north and 185 feet to the south." Based on these requirements, our sight distance of 205 feet exceeds the recommended sight distance. This plan allows for a small subdivision of 12, ½ acre lots, minimizes the clearing and grading of the development, and does not contribute a significant amount of traffic to Champion's Point.



The site plan shows a 11.5-acre property divided into 13 lots, numbered 1 through 13. The lots are situated along a road labeled 'PUBLIC ROAD' and 'KINGSTON PIKE'. The plan includes topographic contours, setbacks, and various annotations such as 'FUTURE COMMERCIAL DEVELOPMENT - 4.88 AC' and '000 COMPANY GENERAL PARTNERSHIP'. A north arrow is located in the upper right corner. A 'LOCATION MAP' in the top right corner shows the property's location relative to 'N. 100th St' and 'E. 100th St'. A 'TYPICAL LOT LAYOUT FOR SINGLE FAMILY DETACHED' is shown in the top left corner, with dimensions for setbacks and lot area.

ACCESS FROM AN ENTRANCE IN THE SOUTHWEST CORNER

NOTES:

1. ASSUMED HOUSE SIZE = 45'x60' ON 2,400 SF FOOTPRINT.
2. LIMITS OF DISTURBANCE FOR EACH HOUSE ASSUMED 15' OFF EITHER SIDE AND A 30' REAR YARD.
3. THIS PROPERTY CONTAINS APPROXIMATELY 11.5 ACRES.
4. BUILDING SETBACK LINES WILL BE AS FOLLOWS FOR R-2 ZONING:
FRONT: 30'
SIDE: 30' TOTAL, NOT LESS THAN 10' ANY ONE SIDE
REAR: 30'
TOTAL BUILDING AREA: 30%
TOTAL LOT COVERAGE: 40%
5. UNWARRANTED THAT WOULD BE NEEDED:
ALLOWANCE OF DISTURBANCE ON PUBLIC ROAD
TANGENT DISTANCE BETWEEN REVERSE CURVES FROM 75' TO 30' SET 4+25

TOTAL ESTIMATED DISTURBANCE OF SITE: 8.41 AC

OWNER/DEVELOPER
SCHAAD PROPERTIES, LLC
C/O RODNEY PHILLIPS
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37918



1. ASSUMED HOUSE SIZE = 40'X60' OR 2,400SF FOOTPRINT.
2. LIMITS OF DISTURBANCE FOR EACH HOUSE ASSUMED 15' OFF EITHER SIDE AND A 30' REAR YARD.
3. THIS PROPERTY CONTAINS APPROXIMATELY 1.5 ACRES
4. BUILDING SETBACK LINES WILL BE AS FOLLOWS FOR R-2 ZONING:
FRONT...30'
SIDE...30' TOTAL, NOT LESS THAN 10' ANY ONE SIDE
REAR...25'
TOTAL BUILDING AREA: 30%
TOTAL LOT COVERAGE: 40%
6. VARIANCES THAT WOULD BE NEEDED:
ALLOWANCE OF SWITCHBACK ON PUBLIC ROAD
TANGENTIAL CURVE FROM 150' TO 30' STA +4+25
HORIZONTAL DISTANCE BETWEEN REVERSE CURVES FROM 75' TO 30' STA +2+25

TOTAL ESTIMATED DISTURBANCE
OF SITE: 8.41 AC



OWNER/DEVELOPER
SCHAAD PROPERTIES, LLC
C/O RODNEY PHILLIPS
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (865) 637-2674

25196-SP

SHEET 3 OF 16 SHEET(S)

 **BATSON, HIMES, NORVELL & POE**
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED	DRU
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DRAWN KPP

CHECKED DBW

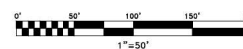
NO	DATE	REVISION	APPRO	NO	DATE	REVISION	APPRO
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SCALE

HORIZONTAL: 1" = 50'
VERTICAL: 2' INTERVAL

DATE _____

6/2/22



SWITCHBACK LAYOUT
WESTERLY SUBDIVISION
TAX MAP 152 PARCELS 8.01, 9, & 10
DISTRICT 5, KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT

[illegible]

7. Restriction of access

Where a subdivision abuts or contains an existing or proposed major street, the planning commission may require marginal access streets, reverse frontage with screen planting contained, in a non-access reservation along the rear property line, or such other treatment as may be necessary for adequate protection of residential properties to afford separation of through and local traffic.

8. Intersections

Street intersections shall be as nearly at right angles as is possible, and no intersection shall be at an angle of less than sixty (60) degrees. A maximum grade of three (3) percent shall not be exceeded within twenty five (25) feet of any intersection. Said grade shall be measured along the centerline of the subdivision street.

To permit the construction of a curb or swale having a desirable radius, property line radii at all street intersections shall not be less than twenty (20) feet. Where the angle of the street intersection is less than ninety (90) degrees, the planning commission may require a greater radius.

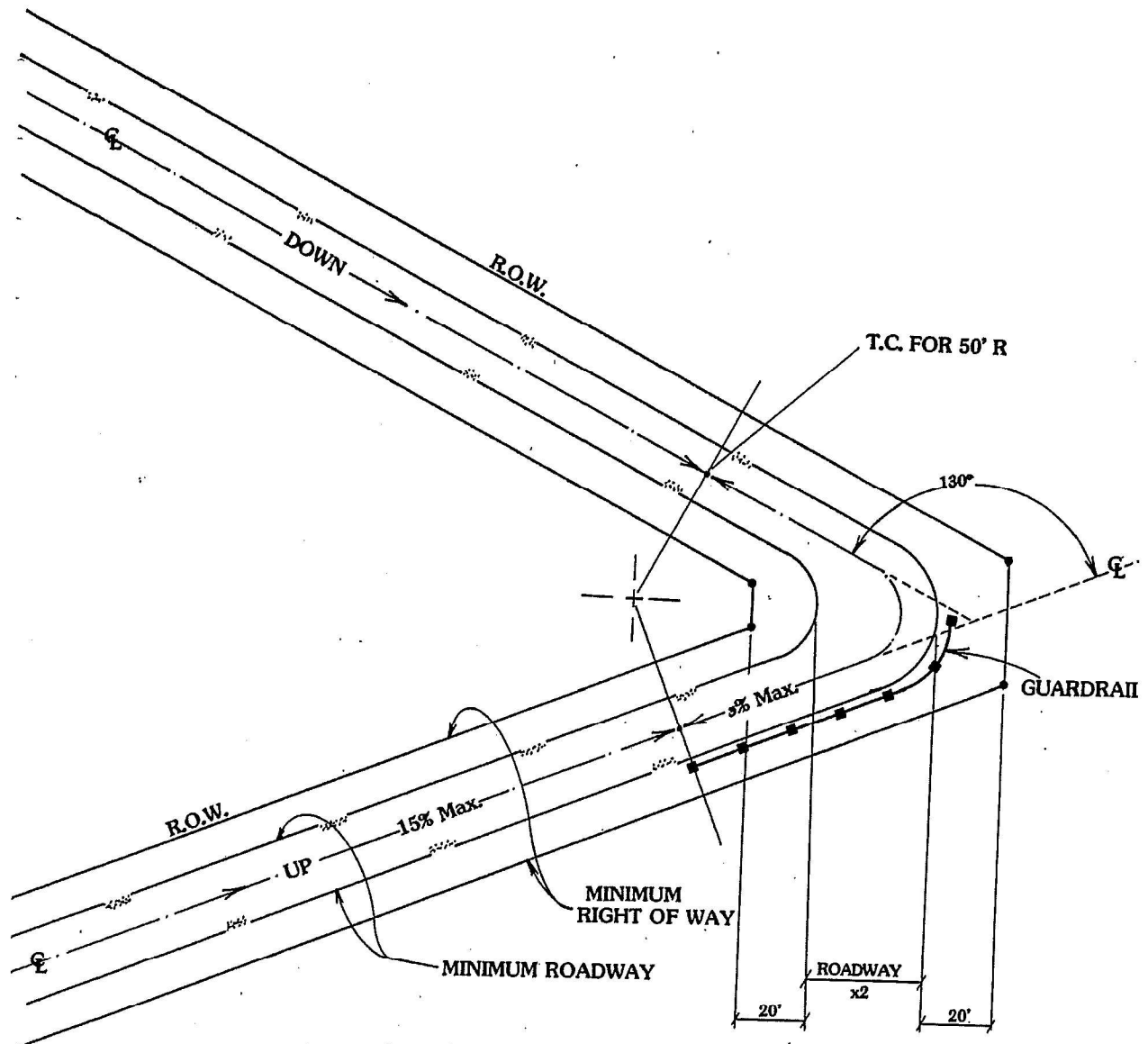
9. Street jogs

Street jogs with center line offsets of less than one hundred twenty-five (125) feet shall not be allowed.

10. Street grades and horizontal curves

- a. The maximum grade on any street shall be fifteen (15) percent. The maximum fifteen (15) percent shall be on the centerline of the roadway on tangents and on the inside roadway edge on curves.
- b. Appropriate curves shall be introduced wherever the centerline deflection exceeds ten (10) degrees.
- c. On curves of less than sixty (60) feet radius or where deflection angles of one hundred thirty (130) degrees or more are used, a "switchback" exists. "Switchbacks" shall conform to Figure 5 on page 19. Within the switchback area, the road shall not exceed a grade of three (3) percent.
- d. On switchbacks and/or curves where the tangent grade approaching exceeds ten (10) percent guardrails shall be installed which conforms to Section 705 of the State of Tennessee Standard Specifications for Road and Bridge Construction (see Figure 5).

Figure 5



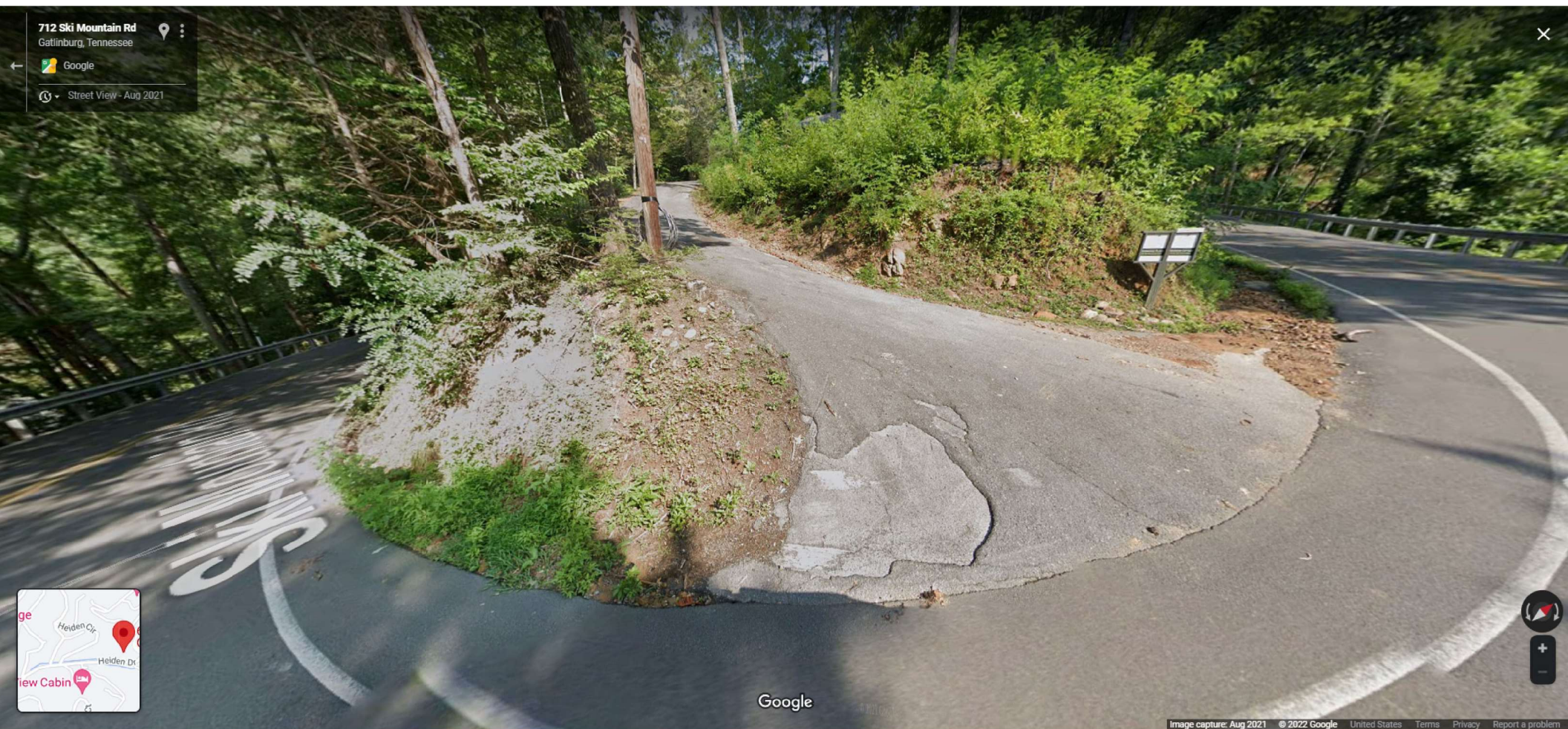
SWITCHBACK



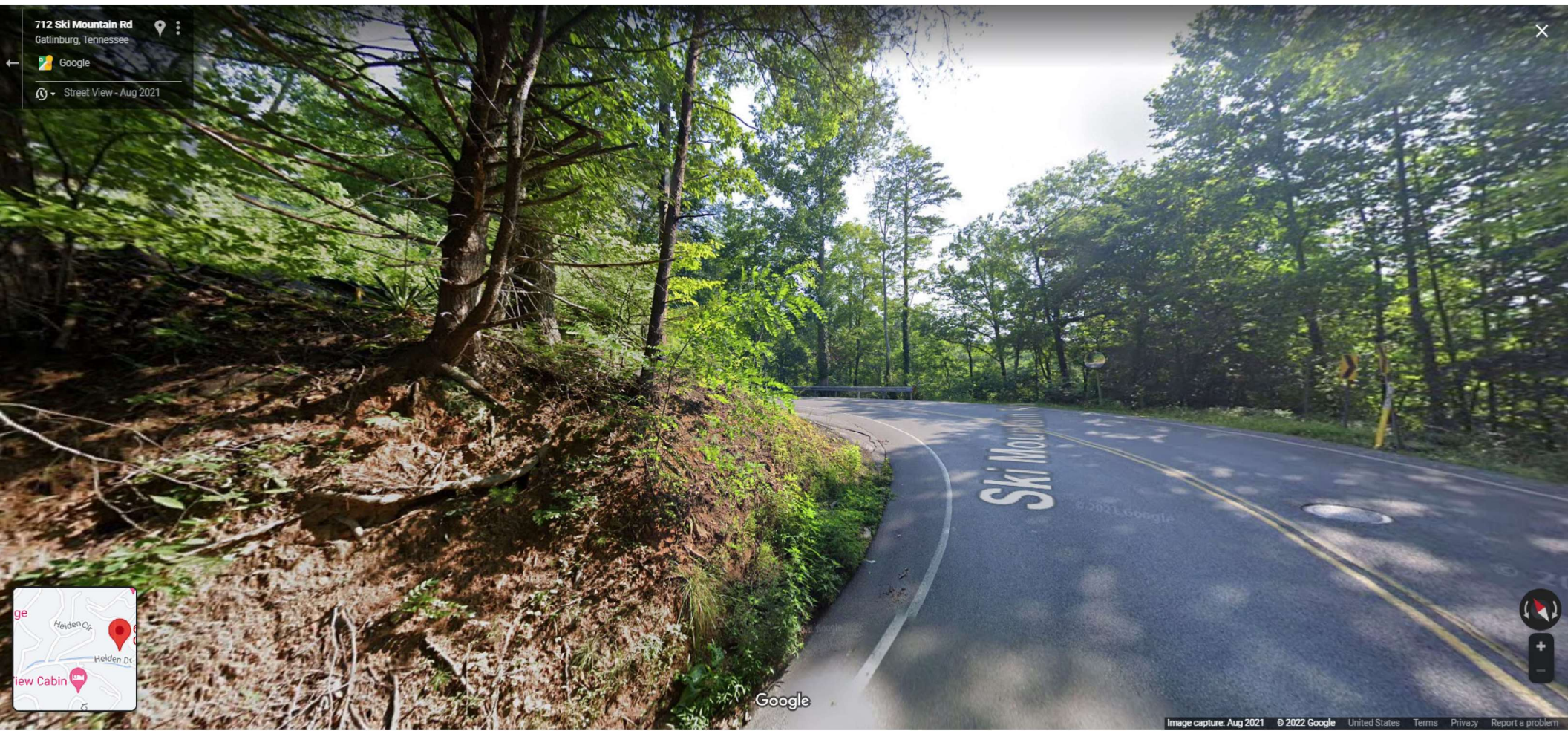
VIEW OF SWITCHBACK FROM OUTER RADIUS



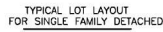
VIEW OF SWITCHBACK FROM DOWNHILL APPROACH - LIMITED SIGHT DISTANCE



VIEW OF SWITCHBACK FROM OUTER RADIUS



VIEW OF SWITCHBACK FROM UPHILL APPROACH - LIMITED SIGHT DISTANCE



Not to Scale

LOCATION MAP

NOTES:

1. ASSUMED HOUSE SIZE - 40'X60' OR 2,400SF FOOTPRINT.
2. LIMITS OF DISTURBANCE FOR EACH HOUSE ASSUMED 15' OFF EITHER SIDE OF THE HOUSE AND A 30' WIDE DRIVE.
3. THIS PROPERTY CONTAINS APPROXIMATELY 14.3 ACRES SUBDIVIDES INTO 17 SINGLE FAMILY DETACHED LOTS AND COMMERCIAL DEVELOPMENT.
5. BUILDING SETBACK LINES WILL BE AS DETACHED LOTS FOR R-2 ZONING:
FRONT: 30'
SIDE: 30' TOTAL, NOT LESS THAN 10' ANY ONE SIDE.
REAR: 25'
TOTAL BUILDING AREA: 308
TOTAL LOT COVERAGE: 40%

TOTAL ESTIMATED DISTURBANCE
OF SITE: 8.65 AC



OWNER/DEVELOPER
SCHAAD PROPERTIES, LLC
C/O RODNEY PHILLIPS
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (865) 637-2674

25196-SP

SHEET 1 OF 1 SHEET(S)



BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 email@bhn-p.com

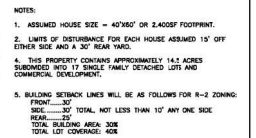
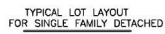
[illegible]

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 2' INTERVAL

DATE
8/24/22



**LIMITS OF DISTURBANCE FOR
WESTERLY SUBDIVISION
ACCESS AT OLD STAGE ROAD
TOWN OF FARRAGUT**



TOTAL ESTIMATED DISTURBANCE
OF SITE: 8.65 AC

LOSS OF 13 PARKING SPACES AND
5,520SF GFA



OWNER/DEVELOPER
SCHAAD PROPERTIES, LLC
C/O RODNEY PHILLIPS
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (865) 637-2674

25196-SP

SHEET 1 OF 1 SHEET(S)

BATSON, HIMES, NORVELL & POE
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4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

[illegible]

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 2' INTERVAL

DATE
8/24/22



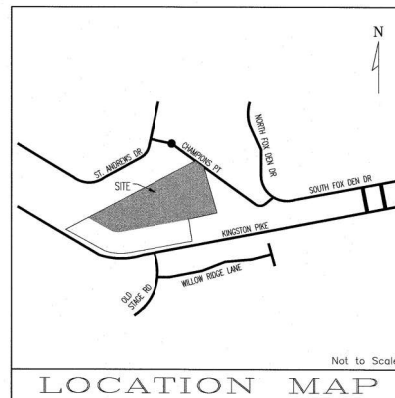
LIMITS OF DISTURBANCE FOR
WESTERLY SUBDIVISION
ACCESS AT OLD STAGE ROAD
TOWN OF FARRAGUT

PRELIMINARY PLAT
FOR
WESTERLY SUBDIVISION

TAX MAP 152 PARCELS 8.01, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	ROAD PROFILES
5	GRADING & DRAINAGE
6-8	EROSION & SEDIMENT CONTROL PLAN
9-10	DETAIL SHEET
11,12	WATER PLANS
13,14	SEWER PLANS
15	LCUB ELECTRIC PLAN
16	KUB GAS PLAN
T-1	TREE PROTECTION PLAN



OWNER/DEVELOPER

SCHAAD PROPERTIES, LLC
C/O RODNEY PHILLIPS
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (865) 637-2674
RPHILLIPS@SCHAADCOMPANIES.COM

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
A.L.A. PATENTED SURV.
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 598-6472
FAX: (865) 598-6473
C/O DAVID HARRIS
HARRIS@BHNP-P.COM

JUNE 2, 2022
REVISED: SEPTEMBER 14, 2022



SHEET 1 OF 16 SHEETS

25196-TS

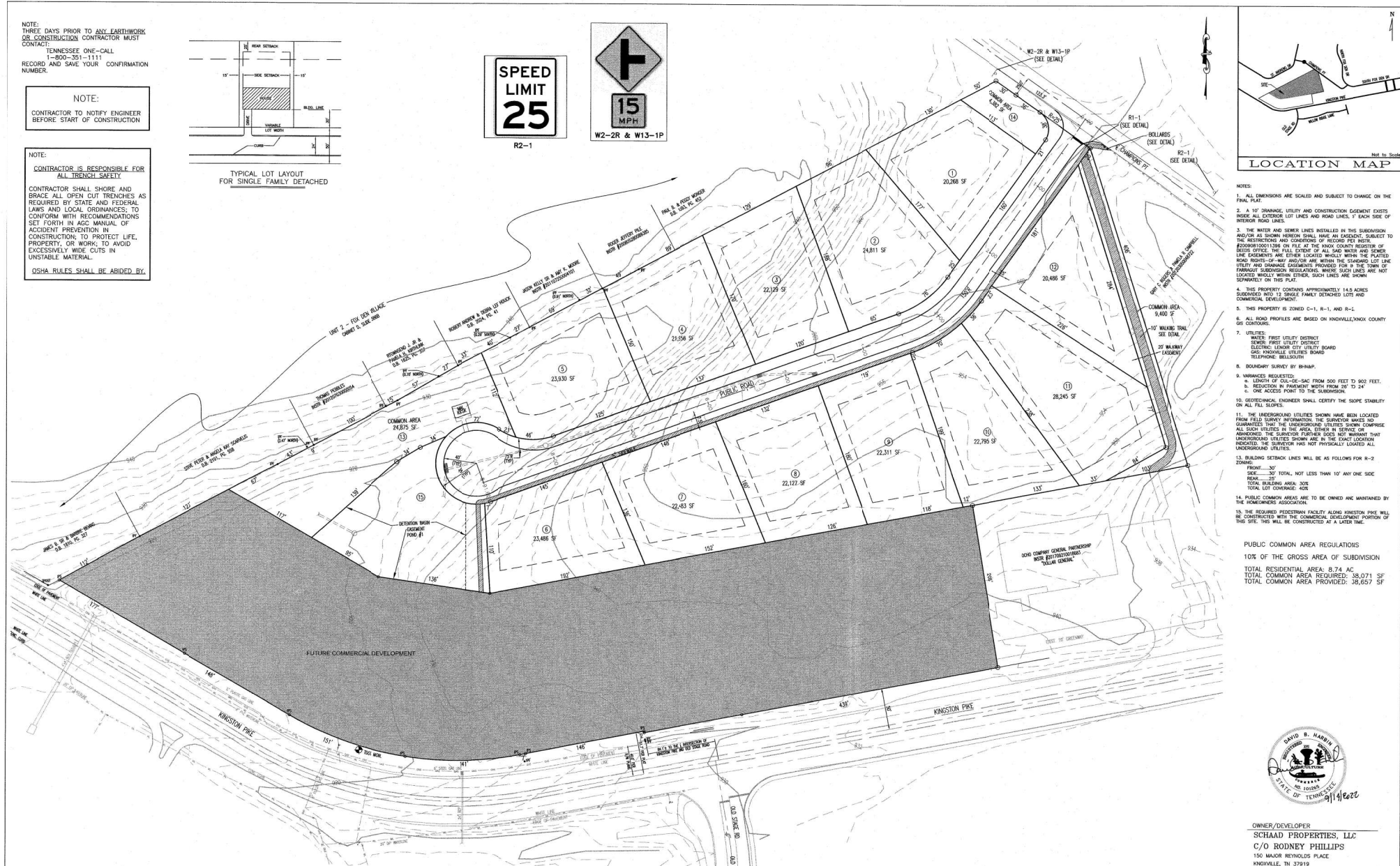
Q:\25196\25196-PP-ROAD_REALIGN_RECOVER.DWG

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

A schematic diagram of a typical lot layout for a single-family detached house. The lot is rectangular, with a front yard at the bottom and a rear yard at the top. The front yard is labeled 'FRONT YARD' and contains a 'CURB' line. The rear yard is labeled 'REAR YARD' and contains a 'REAR SETBACK' line. The side yards are labeled 'SIDE YARD' and contain 'SIDE SETBACK' lines. A 'WATER EASEMENT' is shown on the left side of the lot. A 'PROPERTY LINE' is indicated on the right side. The house is shown as a shaded rectangle within the lot. Dimensions of 15' are marked for the setbacks. A 'TYPICAL LOT LAYOUT FOR SINGLE FAMILY DETACHED' is noted at the bottom.



R2-1

[illegible]

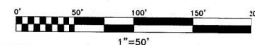
PUBLIC COMMON AREA REGULATIONS
10% OF THE GROSS AREA OF SUBDIVISION
TOTAL RESIDENTIAL AREA: 8.74 AC
TOTAL COMMON AREA REQUIRED: 38,071 SF
TOTAL COMMON AREA PROVIDED: 38,657 SF

OWNER/DEVELOPER
SCHAAD PROPERTIES, LLC
C/O RODNEY PHILLIPS
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (865) 637-2674

 **BATSON, HIMES, NORVELL & POE**
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

[illegible]

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 2' INTERVAL
DATE
6/2/22



SITE PLAN FOR
WESTERLY SUBDIVISION
TAX MAP 152 PARCELS 8.01, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT

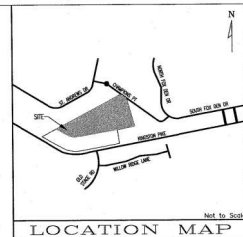
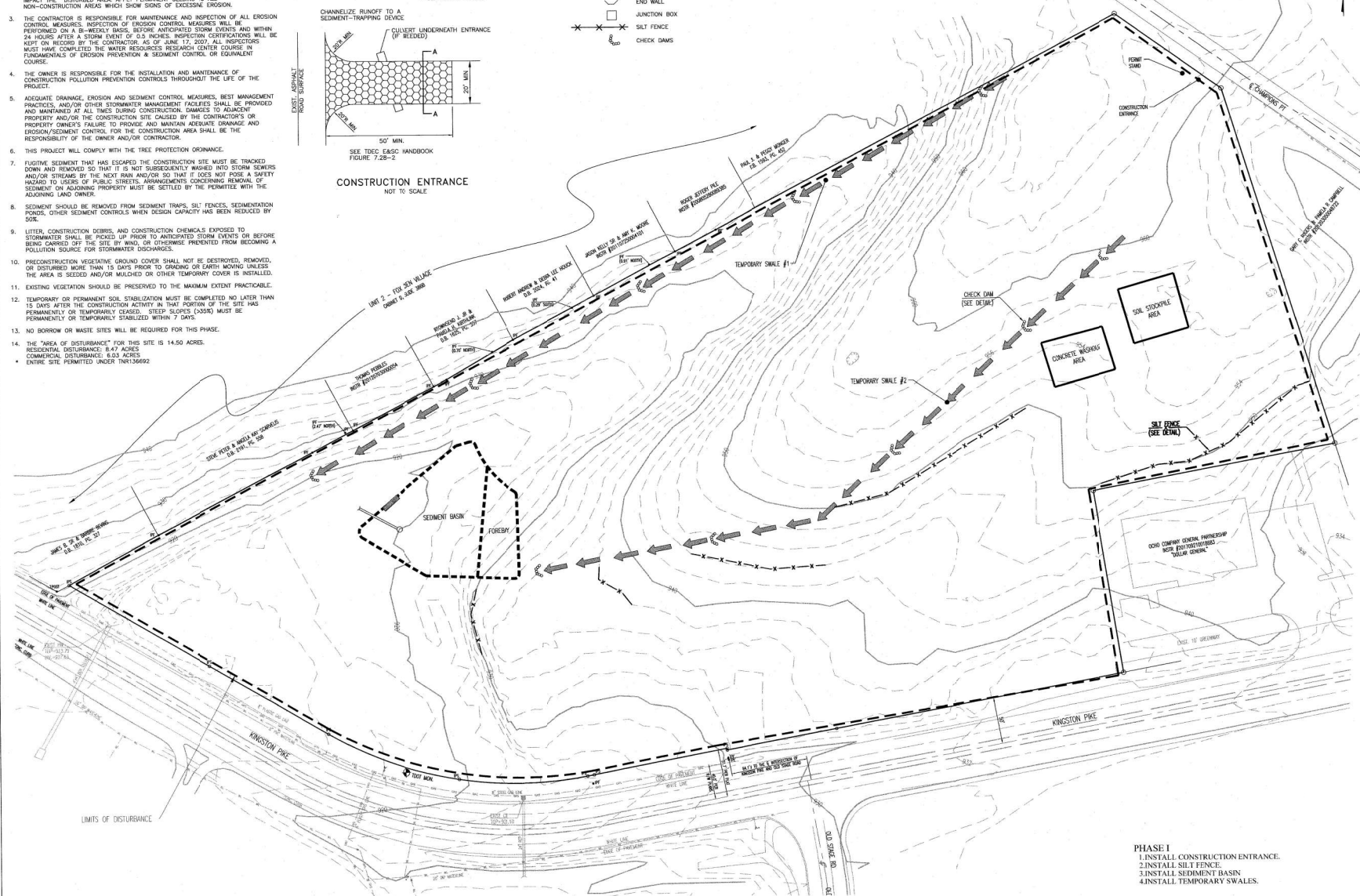
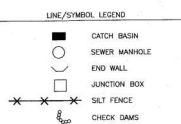
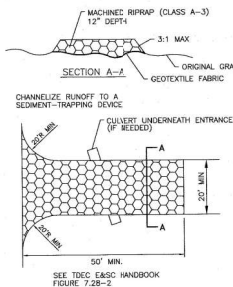
25196-SP

SHEET 3

OF 16 SHEET(S)

Q:\25196\25196-PP-ROAD
REALGN_RECOVER.DWG

TAX MAP 152 PARCELS E.01, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT

[illegible]

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION
NUMBER.

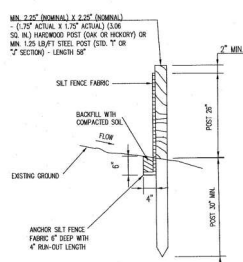
NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

NOTE:

CONTRACTOR IS RESPONSIBLE FOR
ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.

OSHA RULES SHALL BE ABIDED BY



SILT FENCE
NOT TO SCALE
SEE TDEC E&SC HANDBOOK
FIGURE 7.34-2



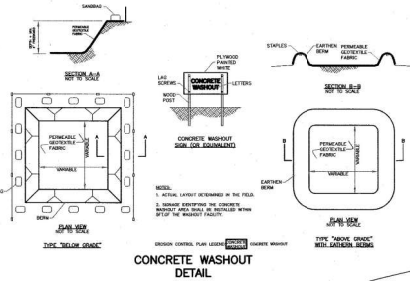
OWNER/DEVELOPER
SCHAAD PROPERTIES LLC
C/O RODNEY PHILLIPS
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (865) 637-2674

ALL ESCP'S ARE DESIGNED TO CONTROL STORMWATER RUNOFF FOR THE 5-YEAR 24-HOUR STORM EVENT.

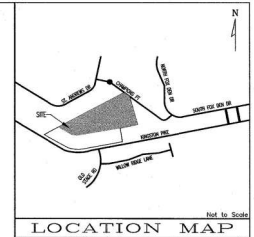
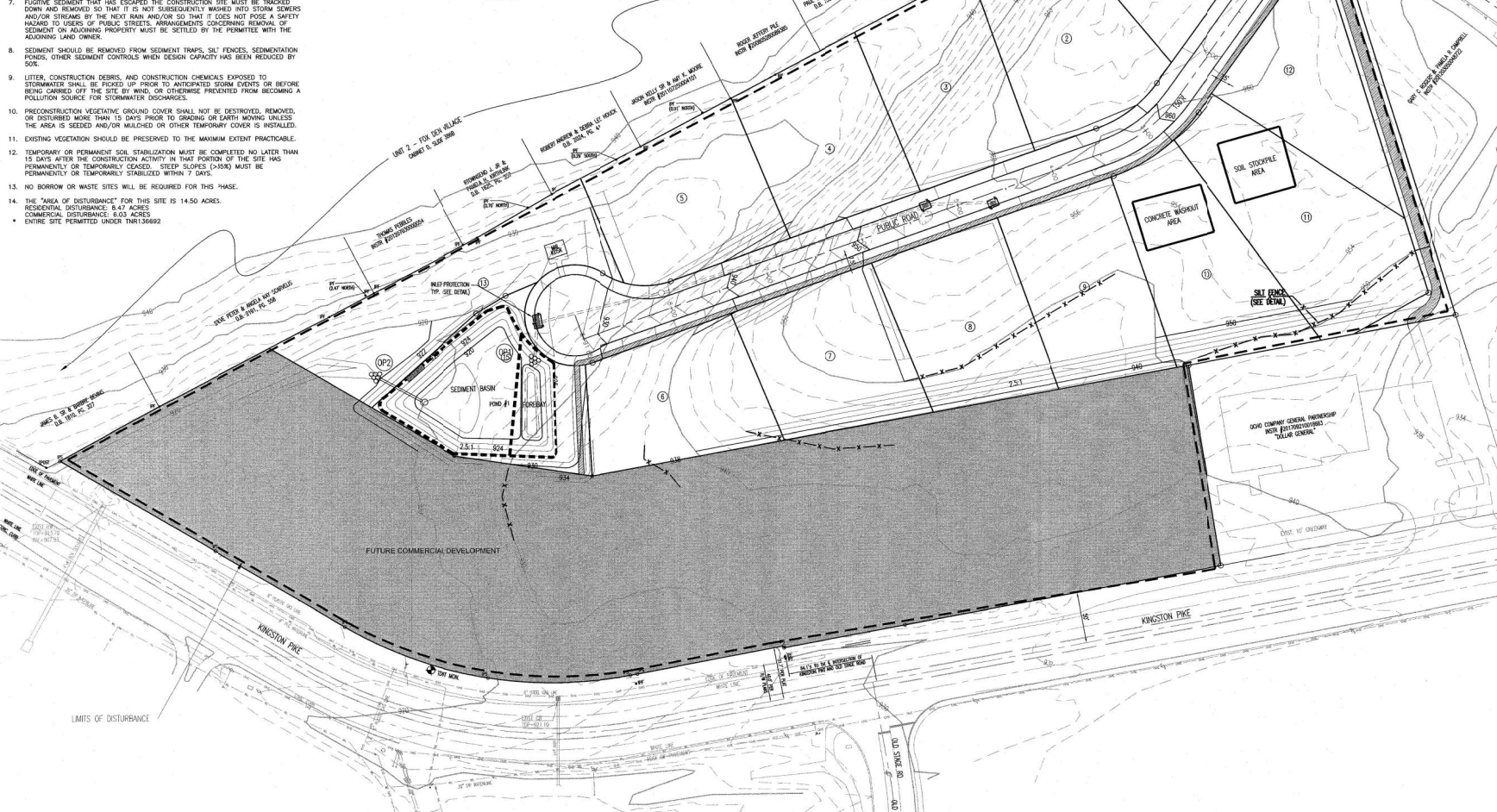
[illegible]

STORMWATER POLLUTION PREVENTION NOTES:

1. Silt fences will be placed at the base of all fill slopes during lot grading.
2. Apply temporary seeding within 14 days to disturbed areas of a site where construction activities have temporarily or permanently ceased. Apply temporary seeding to soil stockpiles. Apply permanent seeding whenever grading operations are completed and all construction operations will not impact the disturbed area. Apply permanent seeding to all non-construction areas which show signs of excessive erosion.
3. The contractor is responsible for maintenance and inspection of all erosion control measures. Inspection of erosion control measures will be performed on a bi-weekly basis, before anticipated storm events and within 24 hours after a storm event of 0.5 inches. Inspection certifications will be kept on record by the contractor. As of June 17, 2023, all inspectors must have completed the water resources research center course in fundamentals of erosion prevention & sediment control or equivalent course.
4. The owner is responsible for the installation and maintenance of construction pollution prevention controls throughout the life of the project.
5. Adequate drainage, erosion and sediment control measures, best management practices, and/or other stormwater management facilities shall be provided and maintained at all times during construction. Damages to adjacent property and/or the construction site caused by the contractor's or property owner's failure to provide and maintain adequate drainage and erosion/sediment control for the construction area shall be the responsibility of the owner and/or contractor.
6. This project will comply with the tree protection ordinance.
7. Fugitive sediment that has escaped the construction site must be tracked down and removed so that it is not subsequently washed into storm sewers and/or streams by the next rain and/or so that it does not pose a safety hazard to users of public streets. Arrangements concerning removal of sediment on adjoining property must be settled by the permittee with the adjoining land owner.
8. Sediment should be removed from sediment traps, silt fences, sedimentation ponds. Other sediment controls when design capacity has been reduced by 50%.
9. Litter, construction debris, and construction chemicals exposed to stormwater shall be picked up prior to anticipated storm events or before being carried off the site by wind, or otherwise prevented from becoming a pollution source for stormwater discharges.
10. Preconstruction vegetative ground cover shall not be destroyed, removed, or disturbed more than 15 days prior to grading or earth moving unless the area is seeded and/or mulched or other temporary cover is installed.
11. Existing vegetation should be preserved to the maximum extent practicable.
12. Temporary or permanent soil stabilization must be completed no later than 15 days after the construction activity in that portion of the site has permanently or temporarily ceased. (steep slopes >3:1) must be permanently or temporarily stabilized within 7 days.
13. No borrow or waste sites will be required for this phase.
14. The "area of disturbance" for this site is 14.50 acres.
RESIDENTIAL DISTURBANCE: 9.47 ACRES
COMMERCIAL DISTURBANCE: 6.03 ACRES
• ENTIRE SITE PERMITTED UNDER TN#156622



CONCRETE WASHOUT DETAIL



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION
NUMBER.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

NOTE:
CONTRACTOR IS RESPONSIBLE FOR
ALL TRENCH SHEETS
CONTRACTOR SHALL SHORE AND
BRACE ALL OPEN CUT TRENCHES AS
REQUIRED BY STATE AND FEDERAL
LAWS AND LOCAL ORDINANCES; TO
CONFORM WITH RECOMMENDATIONS
SET FORTH IN AGC MANUAL OF
ACCIDENT PREVENTION IN
CONSTRUCTION TO PROTECT LIFE,
PROPERTY, OR WORK TO AVOID
EXCESSIVELY WIDE CUTS IN
UNSTABLE MATERIAL.
OSHA RULES SHALL BE AIDED BY:

- LINE/SYMBOL LEGEND
- CATCH BASIN
 - SEWER MANHOLE
 - END WALL
 - JUNCTION BOX
 - × SILT FENCE
 - CHECK DAMS

- PHASE II
1. CUT IN ROADS AND INSTALL ADDITIONAL SILT FENCE.
 2. INSTALL STORM WATER INFRASTRUCTURE
 3. INSTALL INLET PROTECTION.



OWNER/DEVELOPER
SCHAAD PROPERTIES, LLC
C/O RODNEY PHILLIPS
150 MAJOR RENOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (865) 637-2674

ALL ESCP'S ARE DESIGNED TO CONTROL STORMWATER RUNOFF FOR THE 5-YEAR 24-HOUR STORM EVENT.

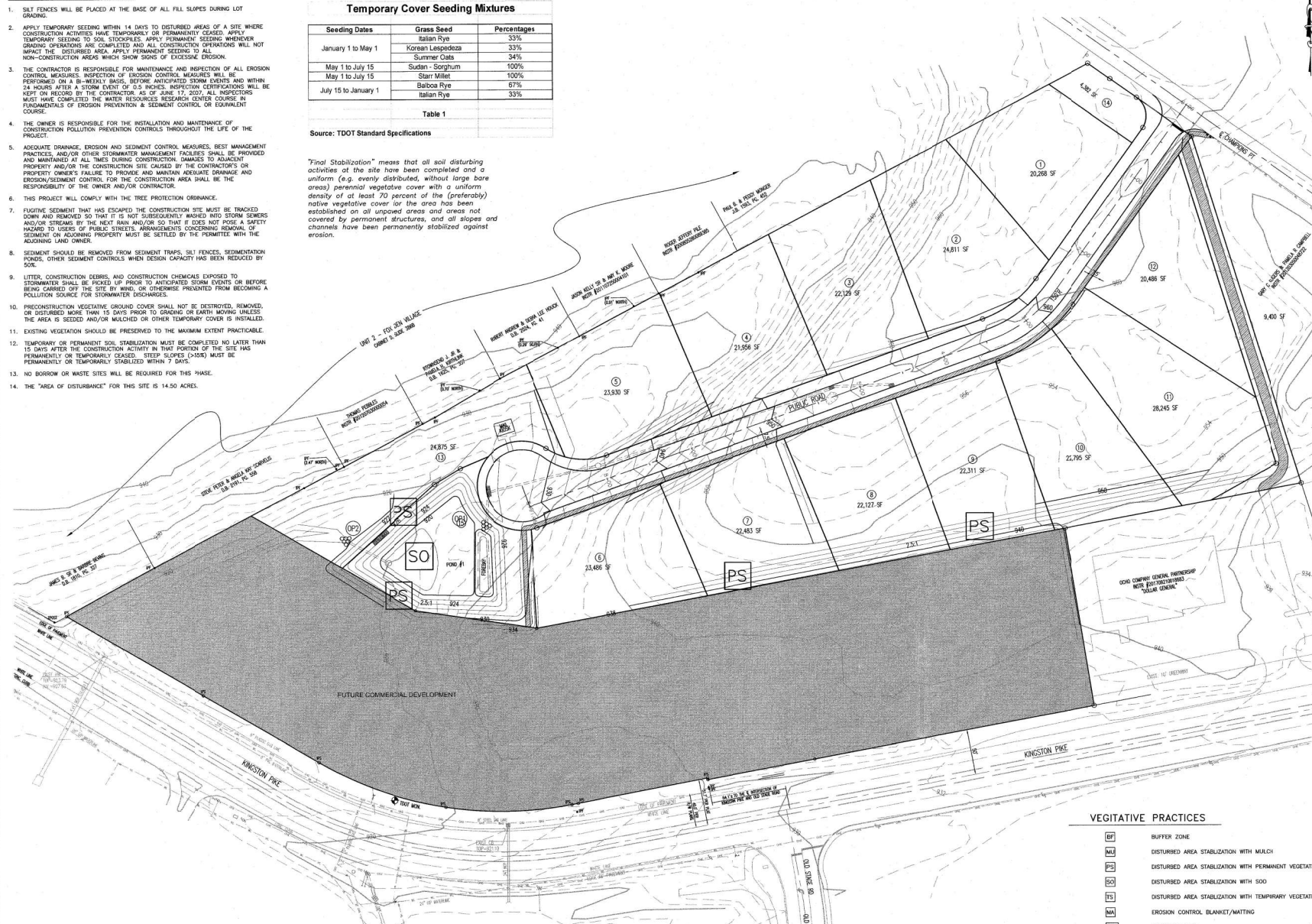
BATSON, HIMES, NORVELL & POE REGISTERED ENGINEERS & LAND SURVEYORS 4334 PAPERBARK DRIVE KNOXVILLE, TENNESSEE 37909 PHONE: (865) 588-6472 FAX: (865) 588-6473 email@bhn-p.com	DESIGNED DBH DRAWN KPP CHECKED DBH	DATE 2/9/14/22 1/27/15/22	REVISIONS REVISED PER TOP COMMENTS REVISED ENTRANCE REVISION	SCALE HORIZONTAL: 1"= 50' VERTICAL: 2" INTERVAL DATE 6/2/22	0' 50' 100' 150' 200' 1"=50'	EROSION & SEDIMENT CONTROL PLAN PHASE 2 FOR WESTERLY SUBDIVISION TAX MAP 152 PARCELS 8.01, 9, & 10.02 DISTRICT 5, KNOX COUNTY, TENNESSEE TOWN OF FARRAGUT	25196-E&SC2 SHEET 7 OF 16 SHEET(S) 0:\25196\25196-PP-ROAD REQ-05L-RECOVER.DWG
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[illegible]

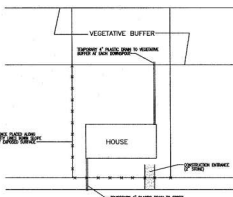
Seeding Dates	Grass Seed	Percentages
January 1 to May 1	Italian Rye	33%
	Korean Lespedeza	33%
	Summer Oats	34%
May 1 to July 15	Sudan • Sorghum	100%
May 1 to July 15	Starr Millet	100%
July 15 to January 1	Balboa Rye	67%
	Italian Rye	33%

Source: TDOT Standard Specifications

"Final Stabilization" means that all soil disturbing activities at the site have been completed and a uniform (e.g. evenly distributed, without large bare areas) perennial vegetative cover with a uniform density of at least 70 percent of the (preferably) native vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, and all slopes and channels have been permanently stabilized against erosion.



BF	BUFFER ZONE
MA	DISTURBED AREA STABILIZATION WITH MULCH
PS	DISTURBED AREA STABILIZATION WITH PERMANENT VEGETATION
SO	DISTURBED AREA STABILIZATION WITH SOO
TS	DISTURBED AREA STABILIZATION WITH TEMPORARY VEGETATION
MA	EROSION CONTROL BLANKET/MATting
PAM	POI YACRO AMIDE

TYPICAL STORMWATER POLLUTION PREVENTION PLAN
FOR INDIVIDUAL LOTS

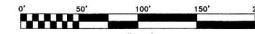
OWNER/DEVELOPER
SCHAAD PROPERTIES, LLC
C/O RODNEY PHILLIPS
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (865) 637-2674

ALL FSCP'S ARE DESIGNED TO CONTROL STORMWATER RUNOFF FOR THE 5-YEAR 24-HOUR STORM EVENT

[illegible]

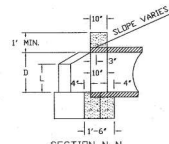
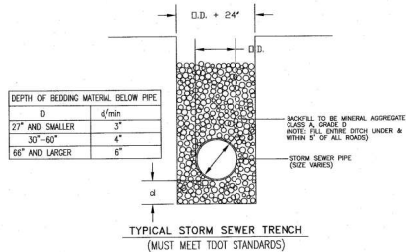
SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 2" INTERVAL

DATE
6/2/22



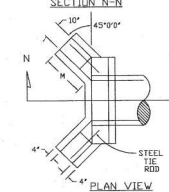
EROSION & SEDIMENT CONTROL PLAN PHASE 3
FOR
WESTERLY SUBDIVISION
TAX MAP 152 PARCELS 8.01, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT

25196-E&SC3



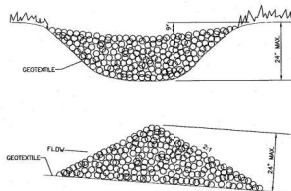
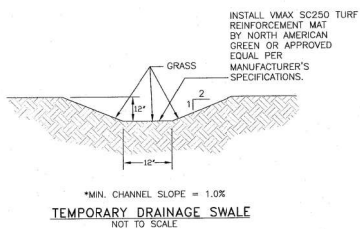
NOTE:

1. CHAMFER ALL EXPOSED EDGES 3/4' MIN. BEARING CAPACITY 2000 P.S.I.
2. WHERE TIE RODS ARE REQUIRED, THE COST OF SAME SHALL BE INCLUDED IN THE UNIT BID PRICE BID.
3. CONCRETE DESIGN STRENGTH 3000 P.S.I.

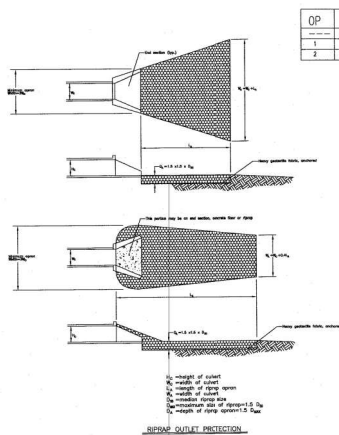


DIMENSIONS							QUANTITIES IN ONE ENDWALL			
OPENING	WALL				FOOTING		CONCRETE 1, 3,500 P.S.I.		STEEL	
B AREA SQ.FT.	H	G	L	M	F	TOTAL, CU. YARDS		TIE RODS		
						CONC.PIE	CH.PIE			
15'	12	2'-3"	3'-7"	1'-6"	1'-3"	1'-3"	0.58	0.61	NONE	
18'	1.8	2'-6"	3'-10"	1'-7"	1'-7"	1'-3"	0.76	0.79	NONE	
30'	4.9	3'-6"	4'-10"	1'-9"	2'-5"	1'-6"	1.34	1.42	2-3/4" x 62'-0"	

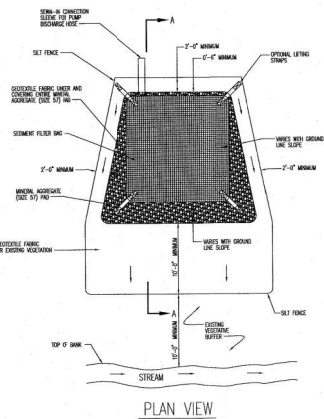
CONCRETE HEADWALL DETAIL
WITH 45° WINGS FOR PIPE CULVERTS



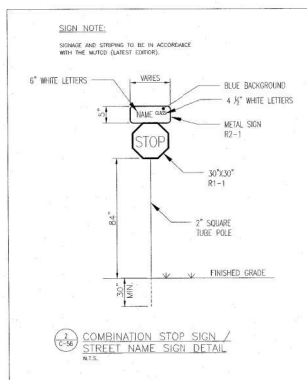
ROCK CHECK DAMS
NO SCALE



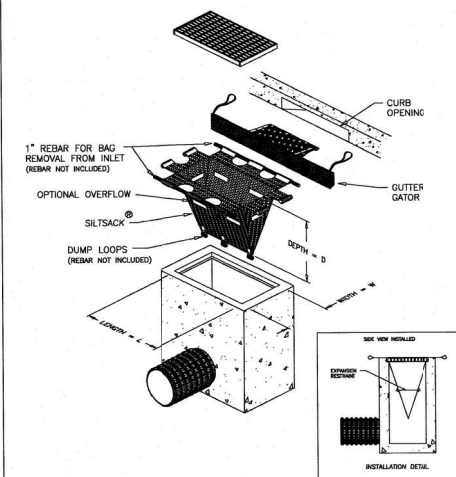
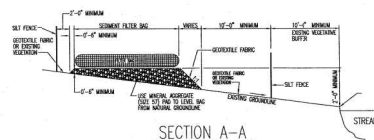
OP	Q	LA	D50
---	QFS	FT	IN
1	10	12	5
2	10	9	35



FILTER BAG DETAIL



SECTION A-A

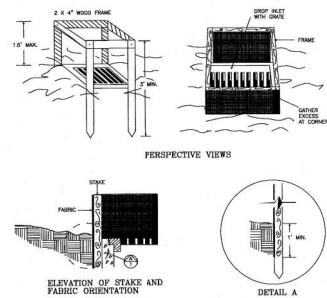


DETAIL OF INLET SEDIMENT CONTROL DEVICE
WITH GUTTER GATOR



ACF Environmental, Inc.
2831 Cardwell Rd.
Richmond, Virginia 23234
(800) 448-3636

INLET PROTECTION AFTER PAVING



BEFORE PAVING
TEMPORARY INLET PROTECTION
NOT TO SCALE



OWNER/DEVELOPER
SCHAAD PROPERTIES, LLC
C/O RODNEY PHILLIPS
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (865) 637-2674

DESIGNED	DBH
DRAWN	KPP
CHECKED	DBH

[illegible]

DATE
6/2/22

DETAIL SHEET FOR
WESTERLY SUBDIVISION
TAX MAP 152 PARCELS 8.01, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT

25196-DT

SHEET 9
OF
16 SHEET(S)
Q:\25196\25196-PP-ROAD
REALIGN_RECOVER.DWG



OWNER/DEVELOPER
SCHAAD PROPERTIES, LLC
C/O RODNEY PHILLIPS
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (865) 637-2674

25196-WWL

SHEET 14 OF 16 SHEET(S)
Q:\25196\25196-PP-ROAD
REALIGN-RECOVER.DWG



BATSON, HIMES, NORVELL & POE
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 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
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 email@bhn-p.com

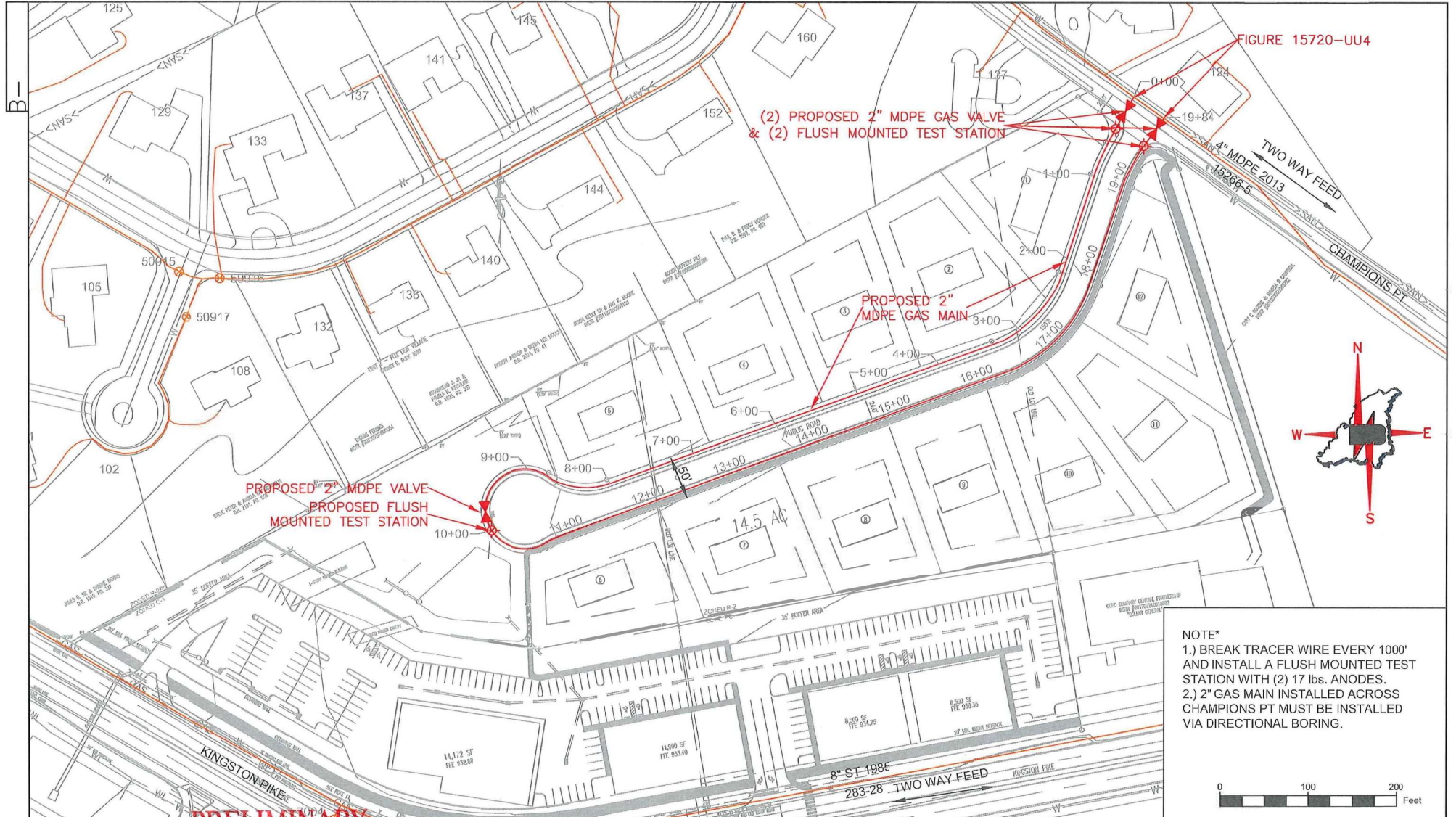
[illegible]

DATE
6/2/22

FIRST UTILITY DISTRICT

SEWER PROFILE FOR
WESTERLY SUBDIVISION
TAX MAP 152 PARCELS 8.01, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT

25196-WWL



NOTE*

- 1.) BREAK TRACER WIRE EVERY 1000' AND INSTALL A FLUSH MOUNTED TEST STATION WITH (2) 17 lbs. ANODES.
- 2.) 2" GAS MAIN INSTALLED ACROSS CHAMPIONS PT MUST BE INSTALLED VIA DIRECTIONAL BORING.

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION

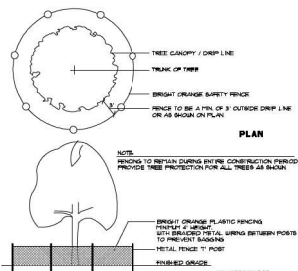
REV	DESCRIPTION	DRAWN BY:	CHK.:	APPV.:	EST#:	(INST. JOB#:	(REM.)	MAXIMO#:	W.F.P.I#:	DATE:
5										
4										
3										
2										
1										
0	FIRST ISSUE OF DRAWING	AMB	TK	TL		J0019118				2/21/22

Knoxville Utilities Board
 ENGINEERING
 12501 KINGSTON PIKE S/D
 2,000 L.F. OF 2" MDPE
 PLAN VIEW
 GRID/CLT:

KUB
 SHEET 16 OF 16
 B-

Diagram illustrating the symbols used in a tree plot:

- TREE LOCATION AND IDENTIFICATION NUMBER
- LIMITS OF DISTURBANCE BOUNDARY
- TREE PROTECTION FENCING
- TREE COVER AREA AND DESCRIPTION

[illegible]

TREE PROTECTION FENCING

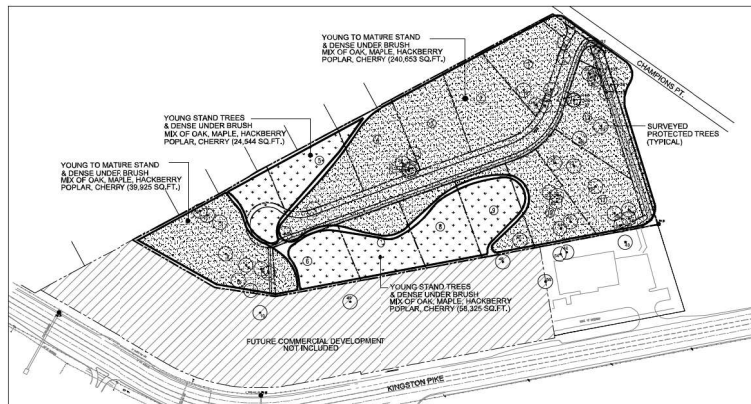
TREE NUMBER	SPECIES	DBH	TO BE REMOVED	HAZARDOUS	SURVIVAL PROBABILITY (%)
1.	OKA	30"	YES	NO	844
2.	HARDWOOD	30"	YES	NO	847
3.	OKA	36"	YES	NO	848
4.	HARDWOOD	26"	YES	NO	713
5.	OKA	26"	YES	NO	801
6.	HARDWOOD	26"	YES	NO	830
7.	OKA	30"	YES	NO	829
8.	HARDWOOD	24"	YES	NO	828
9.	HARDWOOD	30"	YES	NO	832
10.	HARDWOOD	30"	YES	NO	830
11.	HARDWOOD	28"	YES	NO	702
12.	OKA	24"	YES	NO	803
13.	HACKBERRY	30"	YES	NO	802
14.	OKA	24"	YES	NO	804
15.	HARDWOOD	30"	NO	YES	853
16.	OKA	26"	YES	NO	886
17.	OKA	40"	YES	NO	681
18.	OKA	34"	YES	NO	682
19.	OKA	24"	NO	YES	861
20.	MAPLE	27"	YES	NO	862
21.	MAPLE	26"	YES	NO	863
22.	OKA	42"	YES	NO	864
23.	MAPLE	24"	YES	NO	865
24.	MAPLE	24"	NO	YES	866
25.	OKA	22"	NO	YES	867
26.	HARDWOOD	24"	YES	NO	683
27.	HARDWOOD	24"	YES	NO	660
28.	OKA	28"	YES	NO	675
29.	OKA	34"	YES	NO	676
30.	OKA	28"	YES	NO	677
31.	OKA	37"	YES	NO	675
32.	OKA	34"	YES	NO	674
33.	OKA	24"	YES	NO	683
34.	OKA	24"	NO	YES	682
35.	OKA	24"	YES	NO	681
36.	OKA	30"	NO	YES	680
37.	OKA	24"	YES	NO	684
38.	HARDWOOD	36"	YES	NO	727
39.	POPLAR	36"	YES	NO	872
40.	POPLAR	36"	NO	YES	869
41.	POPLAR	36"	NO	YES	870
42.	OKA	37"	NO	YES	871
43.	POPLAR	10"	NO	YES	873
44.	HARDWOOD	36"	YES	NO	868
45.	POPLAR	36"	YES	NO	884
46.	OKA	36"	YES	NO	869
47.	OKA	36"	YES	NO	882
48.	HARDWOOD	36"	YES	NO	844
49.	HARDWOOD	48"	NO	YES	910
50.	OKA	NO	NO	YES	843
51.	OKA	42"	NO	YES	843
52.	DOGWOOD	7"	YES	NO	883
53.	DOGWOOD	8"	YES	NO	886
54.	DOGWOOD	6"	NO	YES	881
55.	DOGWOOD	6"	NO	YES	881

NOTE: TREES 10, 43, 44, 48, 49, 54 ARE OFF PROTECT PROPERTY - NO CREDIT GIVEN.

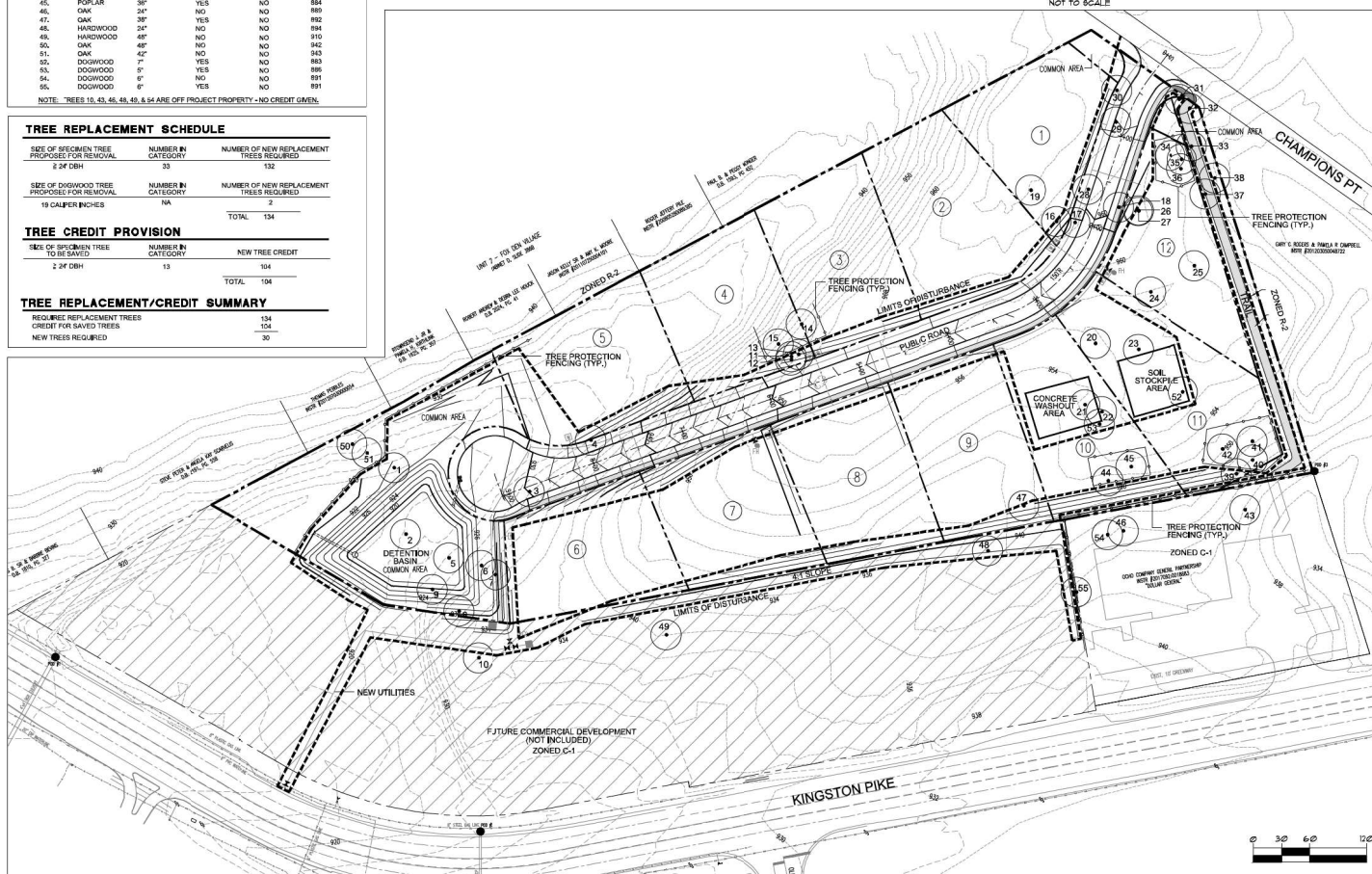
SIZE OF SPECIMEN TREE PROPOSED FOR REMOVAL	NUMBER IN CATEGORY	NUMBER OF NEW REPLACEMENT TREES REQUIRED
≥ 24" DBH	33	132
SIZE OF DOGWOOD TREE PROPOSED FOR REMOVAL	NUMBER IN CATEGORY	NUMBER OF NEW REPLACEMENT TREES REQUIRED
19 CALIPER INCHES	NA	2
		TOTAL
		134

SIZE OF SPECIMEN TREE TO BE SAVED	NUMBER IN CATEGORY	NEW TREE
≥ 24 DBH	13	104
		TOTAL 104

REQUIRED REPLACEMENT TREES	13
CREDIT FOR SAVED TREES	10
NEW TREES REQUIRED	3



Tree Massing / Coverage Diagram



OWNER / DEVELOPER:
SCHLAAR PROPERTIES, LLC
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (865) 637-2674

ZONE: R-2
TAX MAP 152 PARCELS 8.01, 9, &
TOTAL AREA: 8.74 ACRES

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on Resolution PC-22-10, a resolution to approve amendments to the Future Land Use Map in the Comprehensive Land Use Plan Update December 2012 for portions of the Kingston Pike/Smith Road/Boring Road Study Area

INTRODUCTION AND BACKGROUND: This item was discussed as a workshop item at the August 18, 2022, Planning Commission meeting and staff provided an overview of the public engagement process that went into the proposed Future Land Use Map (FLUM) amendments reflected in Resolution PC-22-10. Staff noted that like other priority areas that have been addressed in recent years, the community was engaged to determine whether the vision mapped in the Comprehensive Land Use Plan (CLUP) that was updated in 2012 is current or in need of possible modifications resulting from changing conditions and preferences. The three workshops specific to this current study area were well attended and the feedback from these workshops was reviewed with the CLUP Steering Committee on May 23.

DISCUSSION: Staff explained that, unlike other study areas updated in recent years, the Kingston Pike/Smith Road/Boring Road study area was more diverse in terms of the mixture of land uses and was divided into four different sections to acknowledge this diversity. Since this study area is in the central portion of Town with some nearby residential and the old Ingles building was in poor condition, the FLUM included in the 2012 CLUP update, anticipated that the old Ingles building could be demolished and with the surrounding residential areas may be a good location for a mixed-use neighborhood. Consequently, some sizable areas along Kingston Pike were shown as the Mixed-Use Neighborhood land use. To help support this mixed-use neighborhood, some abutting areas were shown as the Medium Density Residential land use. This would help provide for a sufficient density of residential within a convenient walking distance to support the mixed-use neighborhood and help address a key strategy identified in the CLUP update to provide for increased housing choice.

Since that time, the old Ingles was renovated and not demolished. Also occurring in other parts of the Town were approvals for higher density residential projects, including the recently completed Overlook at Campbell Station multi-family residential development, the Planned Commercial Development (PCD) off S. Watt Road with a multi-family residential component, and the Town Center at Biddle Farms PCD project with a multi-family residential component. There have also been some attached single-family units approved in other portions of Town to help provide additional housing choice. Some of the tracts that front on Boring Road have also been purchased recently for estate lots, which is in keeping with much of the area along Boring Road.

Staff explained that these conditions indicate that the FLUM, as it has been reviewed in other portions of Town, may have some land use classifications that need to be updated or corrected to account for changing circumstances, the surrounding built environment, or how the land is being used. Based on the predominant community feedback received at the three workshop sessions, staff reviewed a draft map

with some discussion considerations concerning the FLUM for the study area in question. The discussion items included the following:

1. Show the area occupied by NHC as Civic/Institutional rather than Mixed Use Neighborhood and Medium Density Residential. This would reflect how the land is being used – **see Area A on map**
2. Show the area Zoned R-4 west of Enterprise Rent-a-Car as Low Density Residential (3-6 Units/Acre) rather than Medium Density Residential (6-8 Units/Acre) consistent with the density permitted in R-4 which is a maximum of 6 Units/Acre. – **see Area B on map**
3. Update Enterprise Rent-a-Car and Weigel's to reflect their Commercial land use and show the area between those two and the area to their north as Mixed-Use Neighborhood as a transitional land use to lower density residential further north. – **see Area C on map**
4. Show Ingles and old Ingles as a Commercial land use designation rather than Mixed Use Neighborhood. This would reflect how the land is being used – **see Area D on map**
5. Show existing Buffer Zoned land along a portion of Boring Road and north of Ingles as Open Space rather than Medium Density Residential. This would make the FLUM consistent with the zoning – **see Area E on map**
6. Show a portion of the area north of the Buffer Zoned land north of Ingles as Very Low Density Residential (2-4 Units/Acre) rather than Medium Density Residential. This would be a higher density than how the property is currently zoned (R-1) but would be a land use density more compatible with the nearby Baldwin Park and Waverly Court Subdivisions – **see Area F on map**
7. Show the area between Baldwin Park and Waverly Court, along with the Baldwin Park neighborhood/development, as Very Low Density Residential rather than Medium Density Residential. - This would be a higher density than how the property is currently zoned (R-1 and R-2) but would be a land use density more compatible with Baldwin Park and Waverly Court – **see Area G on map**
8. Show the area north of Boring Road as Rural Residential (> 1 acre lots) rather than Low Density Residential. This would reflect either how the land is being used and/or recent property re-divisions – **see Area H on map**
9. Show the area east of Baldwin Park to the intersection with Boring Lane and along Boring Road as Rural Residential rather than Medium Density Residential. This would reflect the increasingly rural character of this portion of the study area and that was acknowledged in much of the citizen comments received – **see Area I on map**
10. Show the area along Boring Lane and to the east as Rural Residential rather than Low Density Residential. This would reflect the increasingly rural character of this portion of the study area and that was acknowledged in much of the citizen comments received – **see Area J on map**

Citizens spoke regarding the discussion items and the Planning Commission asked staff to prepare a resolution for consideration.

RECOMMENDATION: Included in the packet is Resolution PC-22-10 which recommends approval of the Future Land Use Map amendments shown on Exhibit A and described in the resolution. Staff recommends approval of Resolution PC-22-10.

RESOLUTION PC-22-10

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AMENDMENTS TO THE FUTURE LAND USE MAP IN THE COMPREHENSIVE LAND USE PLAN UPDATE DECEMBER 2012 FOR PORTIONS OF THE KINGSTON PIKE/SMITH ROAD/BORING ROAD STUDY AREA

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

WHEREAS, the Farragut Municipal Planning Commission, after holding a public hearing as required by T.C.A. § 13-4-202(a), adopted the Comprehensive Land Use Plan Update (the “Plan”) on December 12, 2012; and

WHEREAS, over the intervening years since 2012, the Farragut Municipal Planning Commission has studied and solicited public input with respect to the development and uses of lands within selected corridors located in the Town, for the purpose of updating and amending the Plan as it relates to such corridors; and

WHEREAS, most recently the Farragut Municipal Planning Commission has engaged in a study and examination of, and the gathering of input from the public concerning the development and land uses related to the corridor referred to as the Kingston Pike/Smith Road/Boring Road study area for the purpose of considering the adoption of amendments to the Plan; and

WHEREAS, The Farragut Municipal Planning Commission desires to amend the Plan by the passage of a resolution that sets forth said administrative body’s best judgment as to most appropriate type of development and use of land within said corridor for inclusion in the Plan going forward.

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby resolves to amend as part of the approval of Resolution PC-22-10, the approval of Exhibit A (attached), which reflects future land use designation changes to portions of the Kingston Pike/Smith Road/Boring Road study area from those currently shown in the Plan on the adopted future land use map.

More specifically and as shown on Exhibit A, these changes are as follows:

1. Show the area occupied by NHC as Civic/Institutional rather than Mixed Use Neighborhood and Medium Density Residential. This would reflect how the land is being used – see Area A on map
2. Show the area Zoned R-4 west of Enterprise Rent-a-Car as Low Density Residential (3-6 Units/Acre) rather than Medium Density Residential (6-8 Units/Acre) consistent with the density permitted in R-4 which is a maximum of 6 Units/Acre. – see Area B on map

3. Update Enterprise Rent-a-Car and Weigel's to reflect their Commercial land use and show the area between those two and the area to their north as Mixed-Use Neighborhood as a transitional land use to lower density residential further north. – see Area C on map
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10. Show the area along Boring Lane and to the east as Rural Residential rather than Low Density Residential. This would reflect the increasingly rural character of this portion of the study area and that was acknowledged in much of the citizen comments received – see Area J on map

ADOPTED this 20th day of October 2022.

Rita Holladay, Chairman

Scott Russ, Secretary



**Future Land Use
Map Considerations
Kingston Pike/
Smith Road/Boring Road
Study Area**

EXHIBIT A

- Civic/Institutional
- Office/Light industrial
- Commercial
- Open Space
- Parks and Rec
- Open Space Cluster Residential
- Rural Residential (> 1 Acre lots)
- Very Low Density Residential (2-4 DUs / Acre)
- Low Density Residential (3-6 DUs / Acre)
- Med Density Residential (6-8 DUs / Acre)
- Mixed Use Neighborhood (Up to 8 DUs / Acre)
- Mixed Use Town Center (6-15 DUs / Acre)
- Parcel Boundary



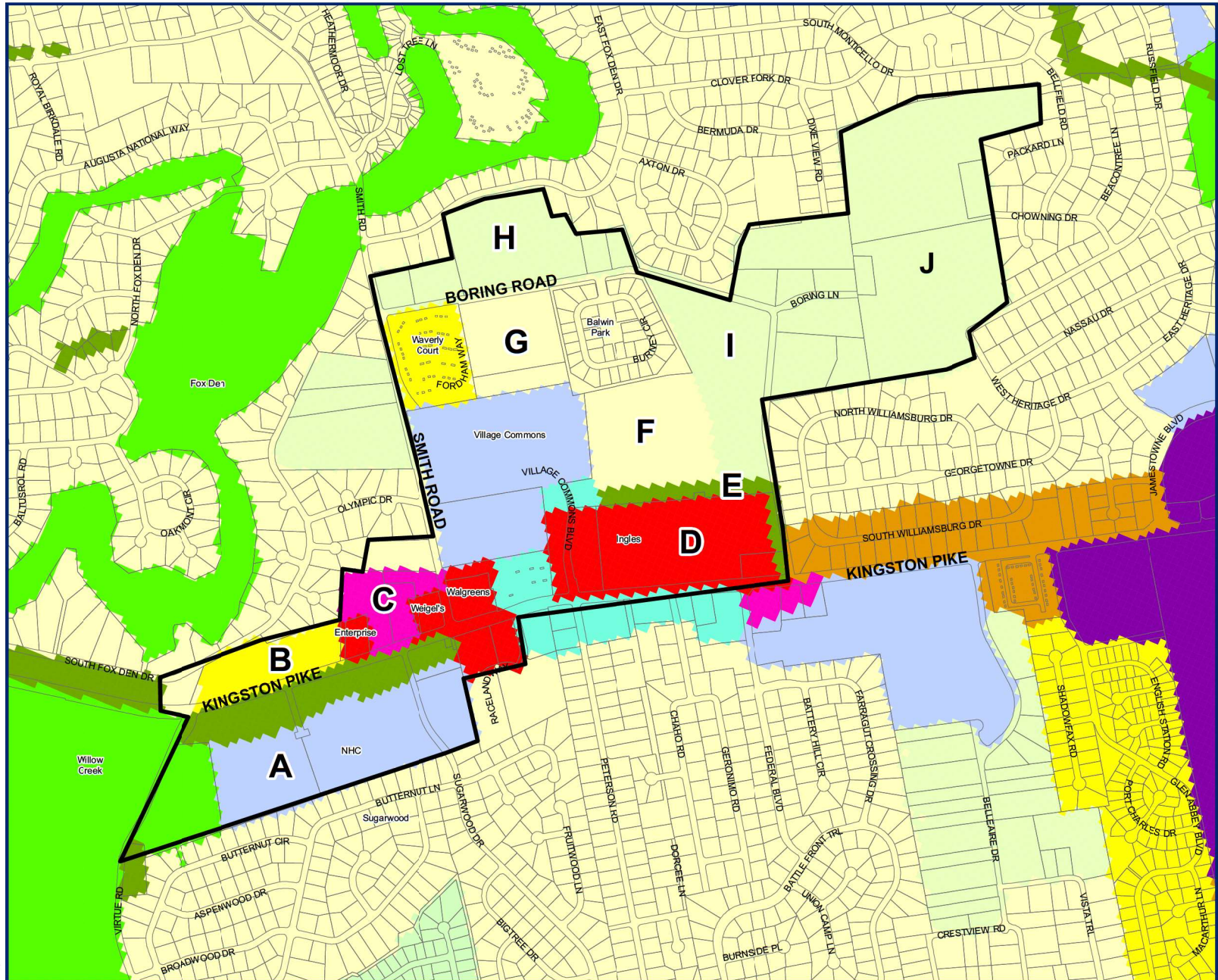
Resolution PC-22-10

CONTACTS:

GIS:
Carrie Smith
carrie.smith@aecom.com

1 inch = 730 feet

Map Prepared: August 2022



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a request to amend the Future Land Use Map in the Comprehensive Land Use Plan Update 2012 for 11500 Kingston Pike, 68.31 Acres, from Mixed Use Town Center, Medium Density Residential, Low Density Residential, and Open Space to Commercial, Parks and Recreation, Low Density Residential, and Very Low Density Residential (John Brehm, Hy-Vee, Applicant))

INTRODUCTION AND BACKGROUND: This agenda item involves a discussion only of a request to amend the Future Land Use Map (FLUM) in the Comprehensive Land Use Plan Update 2012 (CLUP) for the 68.31-acre tract west of the Farragut Town Hall and Park Place Subdivision and east of the Kohl's Shopping Center and Glen Abbey Subdivision. Currently, about two-thirds of the property is mapped as Mixed-Use Town Center (MUTC) with the remaining third being split mostly between Medium Density Residential (6-8 dwelling units per acre) and Low Density Residential (3-6 dwelling units per acre) with a small section of Open Space.

As shown on the exhibit included in the packet, the applicant is requesting to amend the FLUM with the northernmost roughly 21 acres being Commercial, roughly 7 acres being Parks and Recreation, 15 acres being Low Density Residential, and about 25 acres being Very Low Density Residential (2-4 dwelling units per acre). The applicant's FLUM amendments would help to support the rezoning request discussed in the next agenda item that would remove the property from the development requirements in the Zoning Ordinance associated with areas situated within the MUTC land use. These requirements are designed to incrementally provide for a plan of development indicative of a traditional town center. More specifically, the effect of these requirements, as broadly discussed in the text of the CLUP, which is included in the packet, is to create smaller, more pedestrian scale buildings with a high degree of ground floor transparency that prioritizes walkability and connected gathering spaces.

DISCUSSION: A reason for the Town being founded was to have more control over how the area within the Town develops. Since its incorporation in 1980, the Town has actively engaged its citizens in planning its future. There were the Farragut 2000 and Farragut 2004 Plans and then a more comprehensive policy statement plan, the Farragut Land Use and Transportation Policy Plan 2001-2011 (FLUTPP), that was approved by the Farragut Municipal Planning Commission (FMPC) on February 1, 2001 and adopted by the Farragut Board of Mayor and Aldermen on February 22, 2001. The policies contained within the FLUTPP were developed with community input and used to help guide the regulatory tools, such as zoning, subdivision regulations, the capital investment plan, etc., that would implement the community's vision.

One policy listed in the FLUTPP was the following:

“The Town should promote the Kingston Pike corridor, between Glen Abbey Boulevard and Concord Road, including the Village Green commercial complex, as the “Town Center” area to serve as a community focal point.”

This policy statement reflected a community desire to create a downtown area for the Town that would differentiate itself and create an identity for a young community founded without the benefit of a traditional downtown. Guided by the FLUTPP, in 2007 the Town created the Town Center District (TCD) and the Town Center District Design Requirements. In November of 2007, the FMPC recommended approval of a rezoning for a 27.51-acre portion of the property at 11500 Kingston Pike to the TCD Zoning District. As required in this district, the applicant provided a concept plan for a mixed-use development that would, in part, help initiate the community goal of creating a town center. Due to a downturn in the national economy this project did not occur.

When the FLUTPP was due for an update in 2011, the Town hired a consultant to engage the community once again regarding its vision. One of the strategies identified in this update, based on community input, was to “Bring about a Downtown.” A new component of the Comprehensive Land Use Plan Update 2012 was the inclusion of a Future Land Use Map to help visually convey the community’s vision. Consistent with the policy statement noted earlier from the FLUTPP, much of the land along Kingston Pike from Glen Abbey Boulevard to Concord Road was mapped as MUTC. Text was also included in the CLUP that described the Intent, Uses, and Character of this land area.

Guided by the CLUP, in early 2015, the Town adopted amendments to the Zoning Ordinance to help implement a plan of development for new development and re-development involving properties within the MUTC land use. The Board of Mayor and Aldermen also adopted the text and map associated with the MUTC to help provide an additional level of emphasis on the importance of this community objective. The effect of these actions has been significant. Properties with abandoned structures and inactivity, including the former Silver Spoon, Phillips 66, and Kroger have been re-developed or are in the process of being developed with the look and feel of something different that creates a sense of arrival and energy that, along with the re-development of the Campbell Station Inn and Mayor Ralph McGill Plaza, is being recognized as the “downtown area” of Farragut.

From staffs’ perspective, this “downtown area” is a series of properties which collectively create a large enough space to establish the sense of a special and unique place that differentiates itself from its surroundings. One with building placement, materials, presentation from the street, and scale which complement active connected spaces and create a distinct identity. The property at 11500 Kingston Pike is the largest undeveloped tract in the MUTC land use. Should the FLUM be amended as desired by the applicant and the property rezoned, the proposed commercial portion of the applicant’s plan would include a big box building roughly 156,000 square feet with a fuel center and two smaller retail buildings. The MUTC areas that are zoned Commercial limit individual building size to 25,000 square feet and auto oriented uses, such as fuel centers, are not permitted. The effect of approving the applicant’s request would be significant and should involve substantial community input. The requested amendments would provide for a car centric traditional big box commercial project which would be the opposite of what is currently envisioned for the property and surrounding area. An additional big box could affect re-development in adjacent portions of the MUTC and potentially lead to abandoned spaces or buildings. The very large scale of the building and its associated activities, such as frequent deliveries and trash pickup, could create adverse impacts to the Park Place and Glen Abbey Subdivisions which abut the property. Continuation of the plan of development that has been incrementally occurring in other portions of the MUTC would be more reflective of the Town’s history and its desire to create an identifiable downtown area. The community will need to weigh in on this matter.



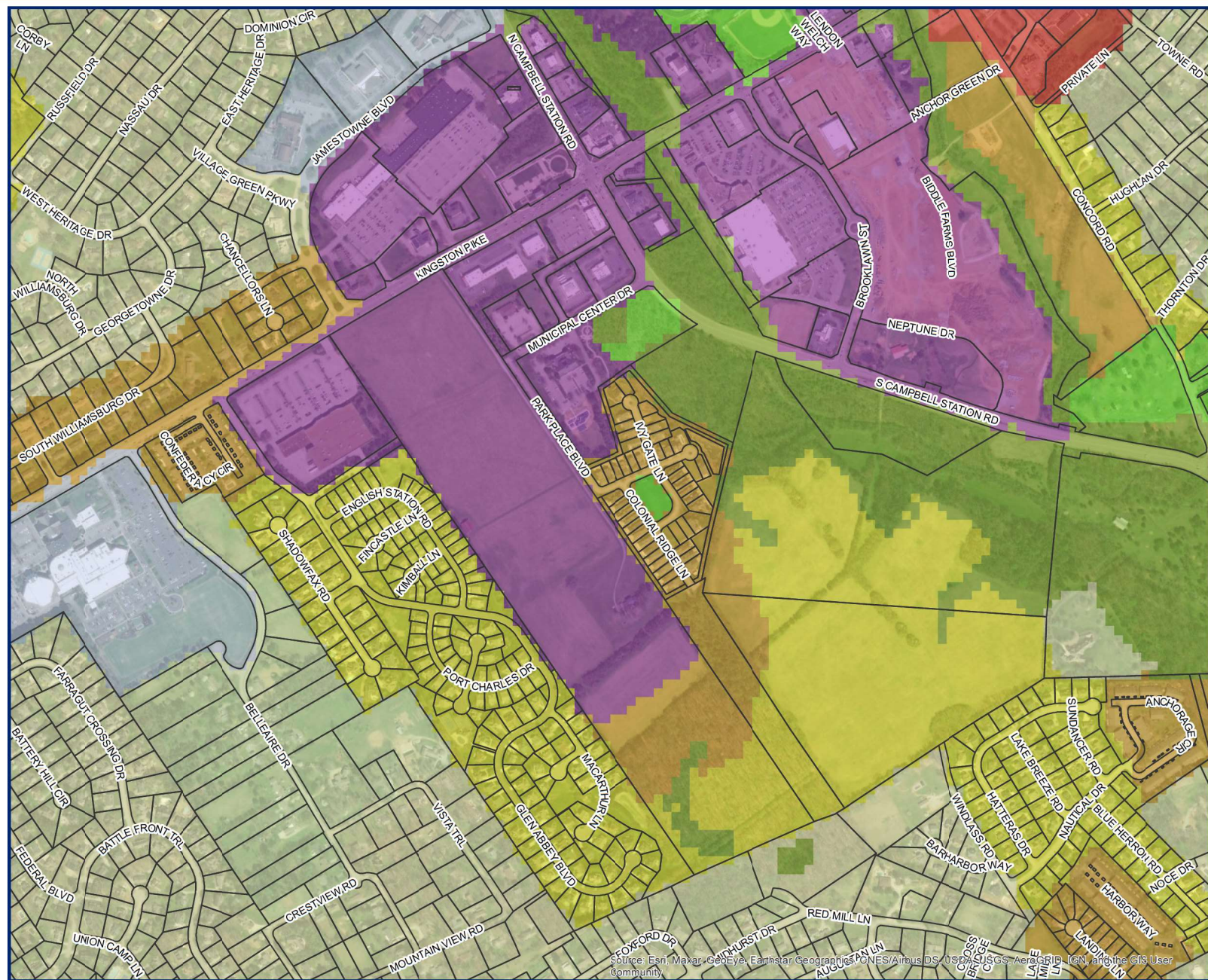
Existing Future Land Use 11500 Kingston Pike

- Ford Parcel
- Town Limit
- Future Land Use**
 - Civic/Institutional
 - Commercial
 - Open Space
 - Parks and Rec
 - Rural Residential (> 1 Acre lots)
 - Very Low Density Residential (2-4 DUs / Acre)
 - Low Density Residential (3-6 DUs / Acre)
 - Med Density Residential (6-8 DUs / Acre)
 - Mixed Use Town Center (8-15 DUs / Acre)

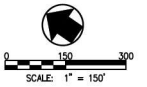


1 inch = 550 feet

Map Prepared: October 2022

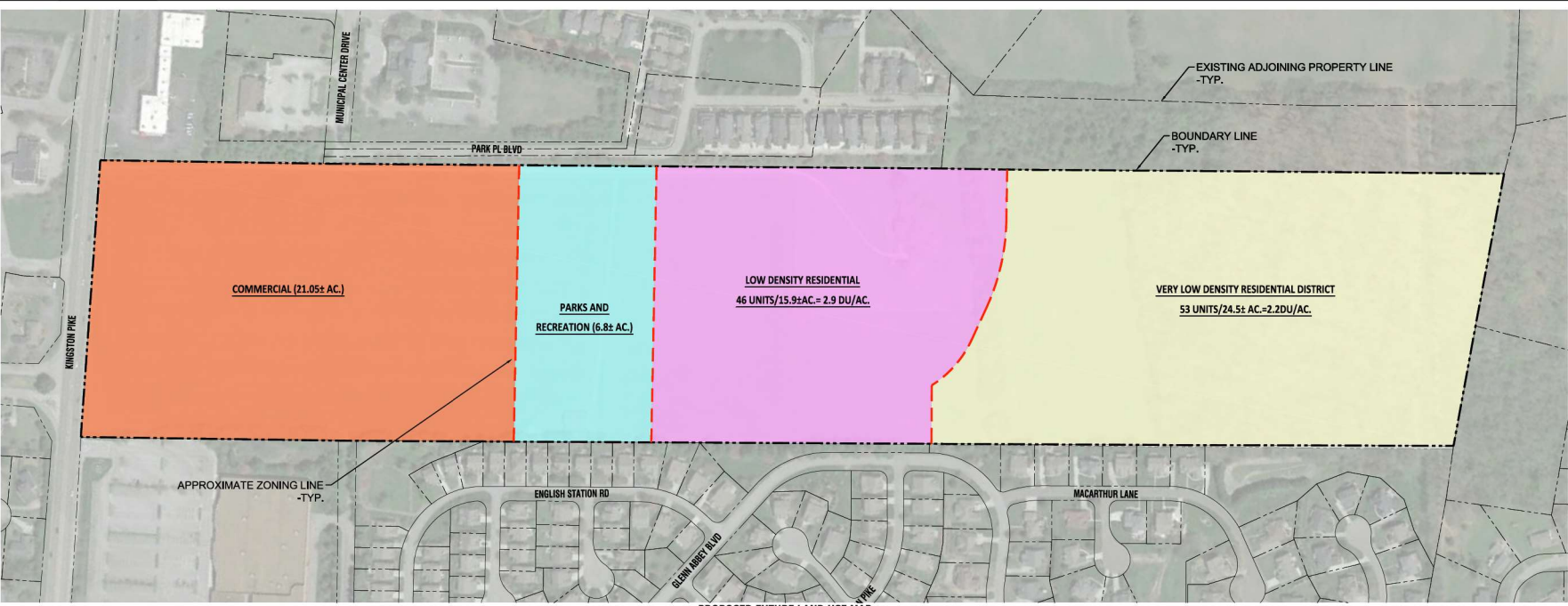


EAST TOWN FUTURE LAND USE MAP



PROPOSED FUTURE LAND USE

REVISIONS	DATE
CANNON & CANNON INC. CONSULTING ENGINEERS - FIELD SURVEYORS TEL 865.670.8555 8550 Kingston Pike WWW.CANNON-CANNON.COM Knoxville, TN 37919	
CLIENT: HY-VEE, INC. 5820 WESTOWN PARKWAY WES DES MOINES, IOWA 50266	
PROJECT: FARRAGUT DEVELOPMENT 11500 KINGSTON PIKE KNOXVILLE, TN	
FUTURE LAND USE EXHIBIT	
CCJ PROJECT NO. 01674-0000	
DRAWING DATE SEPTEMBER 27, 2022	
PM	AWG
PM	AWG
DRAWN	LED
DRAWN	LED
2	



PROPOSED FUTURE LAND USE MAP

Mixed use town center

Intent

- Provide for the creation of a unique town center for Farragut with a variety of shops, restaurants, businesses, offices, and residences, in a pedestrian-oriented setting.
- Create a sense of community identity with a mixture of well-connected public gathering spaces and entertainment venues framed by an iconic architecture and streetscape.
- Provide for a built environment that prioritizes walkability and pedestrian activity but still acknowledges, though to a lesser degree, the role of the automobile in a suburban community.

Uses

- Though ultimately driven by form, provide for a mix of uses that complement each other, including employment, commercial, retail, services, offices, civic, and residential.
- Retail-oriented uses with smaller, more pedestrian scale, footprints with a high degree of ground floor transparency.
- A mix of residential types appropriate to the context and surrounding plan of development.
- Residential uses with densities that are consistent with the transition and flex density concepts described in the Comprehensive Land Use Plan Update. Residential density in the Town Center land use area should transition internally so that the density along a common boundary is compatible with the density of the existing abutting residential community.
- High density residential should only be permitted as part of a town center development plan.
- A town center development plan which includes high density residential is intended to be located only in the area bound by S Campbell Station Road, Concord Road, and Kingston Pike.



Figure 26: Mixed use land uses (Mixed use town center and Mixed use neighborhood).



Figure 27: Mixed use town center character.

Character

- Well-connected internally and externally for bicycles and pedestrians.
- Lively outdoor spaces and storefronts with a high degree of transparency.
- Places to gather for a variety of different types of events.
- Buildings that engage the street and that are inviting to pedestrians with wide sidewalks, outdoor dining, street trees, benches, planters, and other streetscaping enhancements.
- On-street parking and a gridded or semi-gridded street layout system.
- Appropriately scaled buildings that reflect an emphasis on form and arrangement that promotes uses consistent with the surrounding context.

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

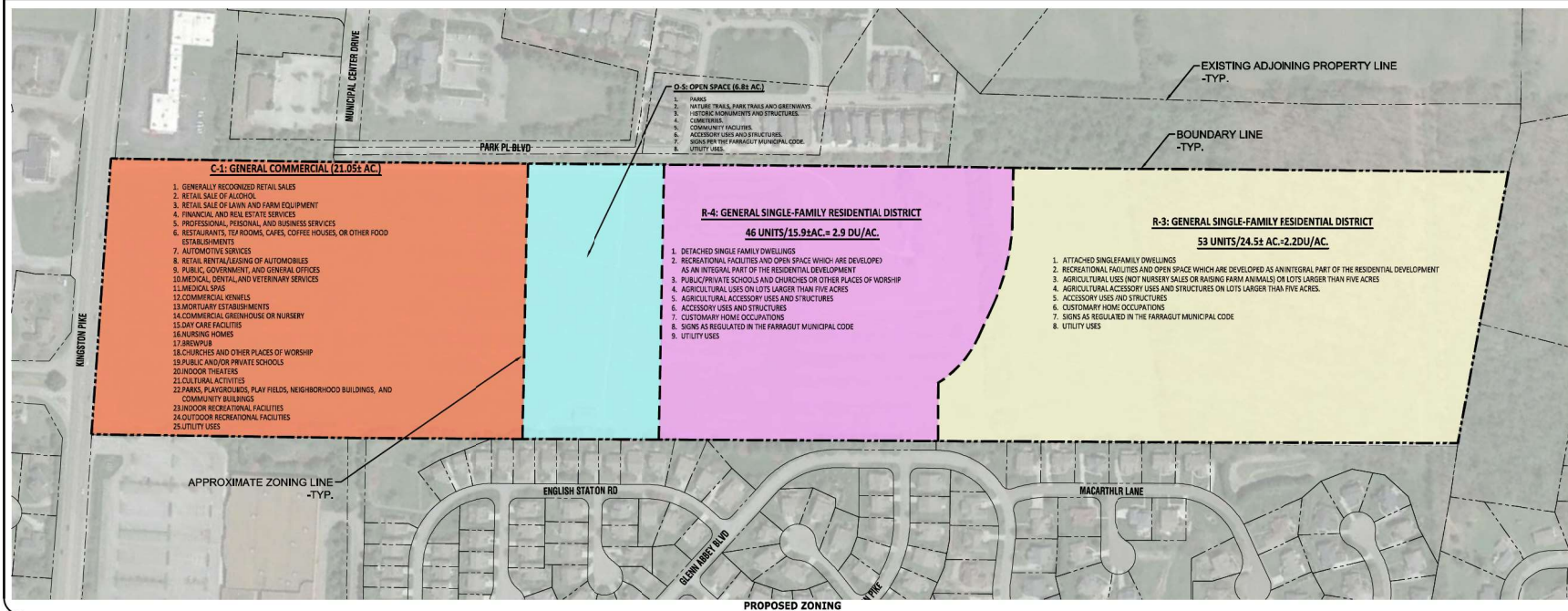
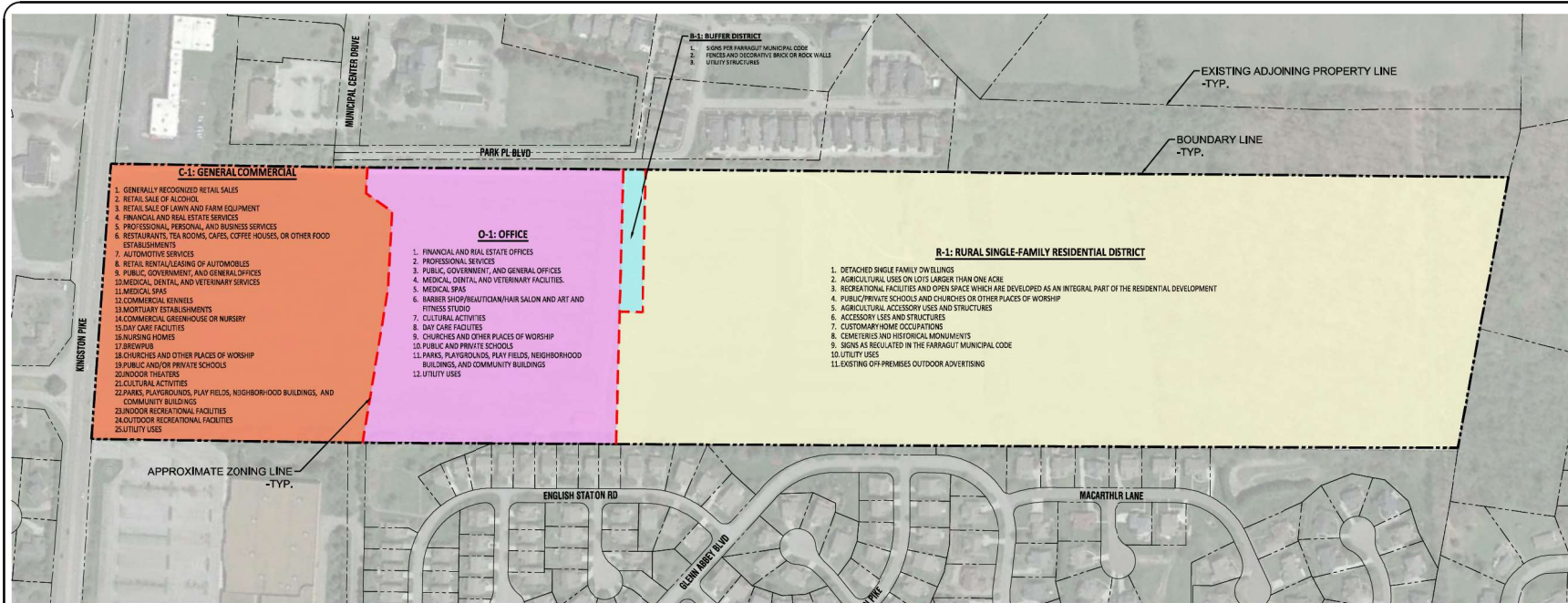
SUBJECT: Discussion on a request to amend the Farragut Zoning Map for 11500 Kingston Pike, 68.31 Acres, from C-1, O-1, B-1, and R-1 to C-1, O-S, R-4, and R-3 (John Brehm, Hy-Vee, Applicant)

INTRODUCTION AND BACKGROUND: This item is also for discussion purposes only and associated with Agenda Item #6. As described in the previous item, the FLUM is a map which conveys the community's vision for the type of land uses they may wish to see in different parts of the Town. It does not have requirements associated with it. It is only a vision tool that is used to provide guidance for the development of requirements that the Town can establish or projects the Town can initiate to help provide for the implementation of the vision. The FLUM is also referenced when zoning map (rezoning) amendments are requested to help determine whether the requested zoning district(s) is(are) compatible with the FLUM.

DISCUSSION: In the case of this agenda item, the applicant is requesting to amend the zoning map associated with the property at 11500 Kingston Pike. The property is currently zoned General Commercial (C-1) from Kingston Pike to roughly Municipal Center Drive, Office (O-1) from Municipal Center Drive to the rear of the northernmost house lots in Park Place, Buffer (B-1) in a small section south of the O-1 zone, and Rural Single-Family Residential (R-1) for the remainder of the property. As mentioned in the previous item, the applicant would like to construct a big box store on the northern portion of the property and is requesting to expand the area currently zoned C-1 to accommodate this desire. Unlike the FLUM, how a property is zoned determines how it can be used and what is permitted. An important consideration when reviewing rezoning requests is that once an area is rezoned, whatever is permitted in that zone could result. This is a reason why staff recommends focusing on the requested district in the proposed location rather than a specific concept. Concepts and property owners can change so a more appropriate question is whether the area(s) requested for the different zoning district(s) is(are) appropriate and compatible with the community's vision and the surrounding context.

As shown on the applicant's rezoning exhibit included in the packet, the area south of the proposed C-1 district includes an area roughly seven acres that is requested for Open Space/Park (OS-P), from there an area roughly 16 acres is requested for Attached Single-Family Residential (R-4), and the remainder of the property is requested for Small Lot Single-Family Residential (R-3). For reference, the Park Place Subdivision is zoned R-4 and the Glen Abbey Subdivision is zoned R-3.

The applicant will review their request in more detail at the meeting. In addition to the rezoning map exhibit, the applicant has included a concept and images of how they envision to use the property. Again, this concept is purely intended to convey this applicant's intentions. As mentioned earlier, property owners and concept plans can change. The community will need to first address their vision for this property and general area to determine if it is still in line with the guidance provided in the CLUP.



REVISIONS	DATE										
CANNON & CANNON INC. CONSULTING ENGINEERS - FIELD SURVEYORS TEL: 865.670.8555 8550 Kingston Pike WWW.CANNON-CANNON.COM Knoxville, TN 37919											
CLIENT:	HY-VEE, INC. 3820 WESTOWN PARKWAY WEST DES MOINES, IOWA 50266										
PROJECT:	FARRAGUT DEVELOPMENT 11500 KINGSTON PIKE KNOXVILLE, TN										
REZONING EXHIBIT											
<table border="1"> <tr> <td>C&C PROJECT NO.</td> <td>D1674-0000</td> </tr> <tr> <td>DRAWING DATE</td> <td>SEPTEMBER 12, 2022</td> </tr> <tr> <td>PH</td> <td>AWC</td> </tr> <tr> <td>DRAWN</td> <td>LED</td> </tr> <tr> <td>CHECKED</td> <td>-</td> </tr> </table>		C&C PROJECT NO.	D1674-0000	DRAWING DATE	SEPTEMBER 12, 2022	PH	AWC	DRAWN	LED	CHECKED	-
C&C PROJECT NO.	D1674-0000										
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PH	AWC										
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Illustrative Concept Plan



View Looking East Towards Proposed Grocery Entrance



Entrance Boulevard Looking At Proposed Grocery



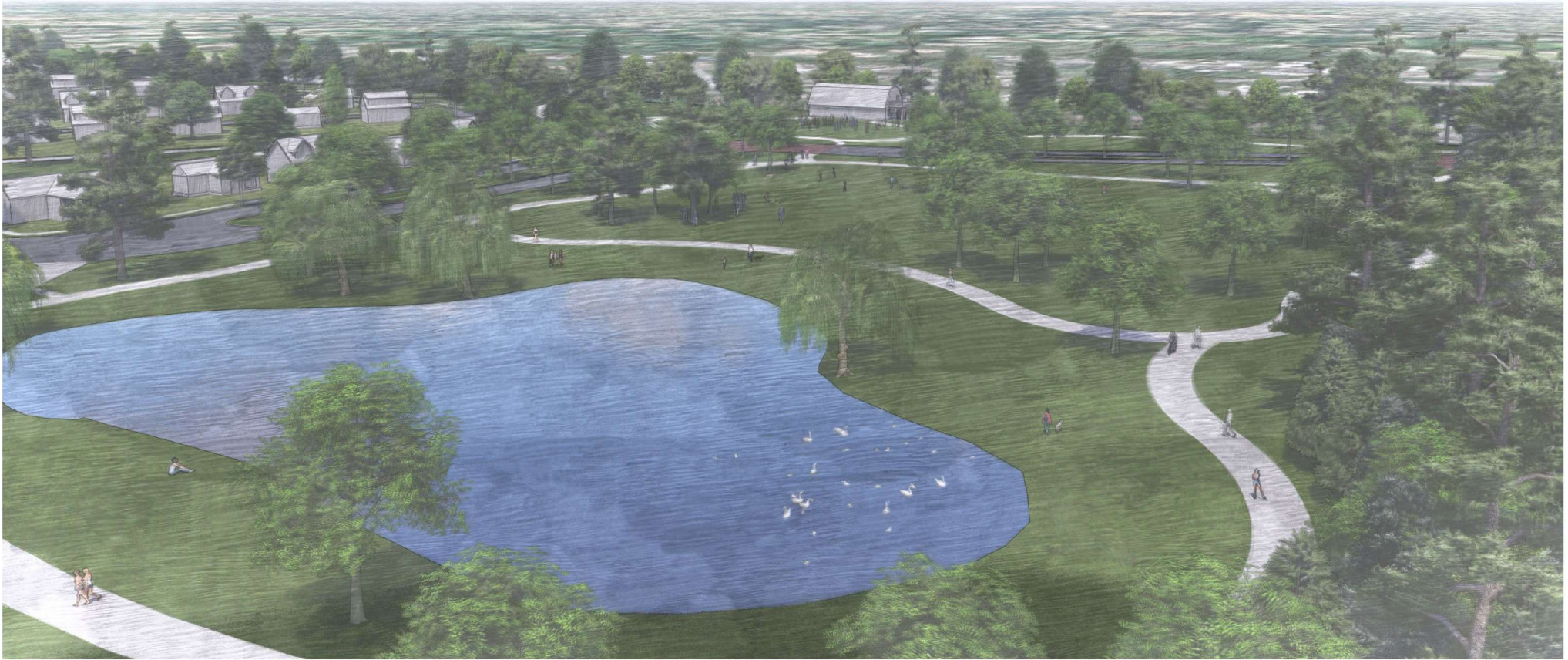
View Looking Toward Kingston Pike



View Looking Toward Kingston Pike



View Looking Over Park Space & Retention Pond



View Across Park Space & Renovated, Historic *Ford* Barn

