



FARRAGUT MUNICIPAL PLANNING COMMISSION

AGENDA

February 16, 2023

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 – January 19, 2023**
- 3. Discussion and public hearing on a driveway access revision and related variance from the distance between driveways requirement, as provided for in the Driveways and Other Access Ways Ordinance, associated with a site plan for the Concord Road Substation on a portion of Parcel 03701, Tax Map 153, 3.66 Acres, 1053 Concord Road, Zoned A (LCUB, Applicant)**
- 4. Discussion and public hearing on a concept plan for the Virtue View Farm Subdivision, Parcels 33.03 and 33.04, Tax Map 152 033.03 and 152 033.04, 44.09 Acres, 13 Lots, Zoned R-1 (Steve Williams, Applicant)**
- 5. Discussion and public hearing on a site plan to remove selected retaining walls, regrade the common area, relocate the trash compactor and accessible parking on the west side of Building 2, and add a fenced dog park area for Phase I of the Kingston Pike Village, 13120 Royal Palm Way Update (SITE Inc., Applicant)**
- 6. Discussion and public hearing on a zoning map amendment request for a portion of Parcel 069, Tax Map 142, north of the Ingles, from Office (O-1), General Single-Family Residential (R-2), and Rural Single-Family Residential (R-1) to Community Service (S-1), 10 acres (Joe Conver – Farragut IL – AL Investors, LLC)**
- 7. Discussion and public hearing on a future land use map amendment request for a portion of Parcel 069, Tax Map 142, north of the Ingles, from Office/Light Industrial and Medium Density Residential to Civic/Institutional (Joe Conver – Farragut IL – AL Investors, LLC)**
- 8. Discussion and public hearing on a resolution to approve amendments to the Future Land Use Map in the Comprehensive Land Use Plan Update, December 2012, to update future land use map designations so they correspond to the developed density of existing properties (Town of Farragut, Applicant)**
- 9. Approval of a fiber installation project involving directional bore installation in the Hanover Court Subdivision for Charter Communication (Global Communication, Applicant)**

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

It is the policy of the Town of Farragut not to discriminate on the basis of race, color, natural origin, gender, gender identity, sexual orientation, age, religion, disability or veteran status pursuant to Title VI of the Civil Rights Act of 1964, Public Law 93-112 and 101-336 in its hiring, employment practices and programs. To request accommodations due to disabilities, please call 865-966-7057 in advance of the meeting



10. Approval of a fiber installation project involving directional bore installation in the Split Rail Subdivision for Charter Communication (Global Communication, Applicant)

11. Approval of utilities

12. Citizen forum

Public Comment Protocol

The Planning Commission welcomes and invites Farragut residents to participate in public meetings. At the end of each business meeting, there will be time reserved for public comment under the Citizen Forum agenda item. If you are interested in speaking, please fill out a blue comment card and turn it in to the Planning Director or other designated staff member. This time is set aside specifically for comments on items that are not on the Planning Commission regular agenda for the meeting. Each speaker will be given five (5) minutes to speak on his/her topic.

During the regular agenda portion of the meeting there may be an allowance for public comment for each agenda item. The Chairman may recognize individuals for public comment based on the following guidelines.

1. The Chairman shall maintain and control the meeting to provide a professional and objective environment;
2. Any Farragut resident, property owner, or business owner interested in speaking should fill out a blue comment card stating which agenda item they would like to comment on and turn in to the Planning Director or other designated staff member;
3. Speakers shall come to the podium and identify themselves by name and street address;
4. Public comment shall be limited to five (5) minutes per individual. Time for public comment may be amended at the discretion of the Chairman. Time is not transferable to other speakers;
5. Speakers should strive to avoid redundancy; each speaker should have their own original viewpoint;
6. Comments shall address issues, not individuals or personalities;
7. Comments may support or oppose issues or measures, but the motives of those with differing views shall not be questioned or attacked;
8. Personal attacks and malicious comments shall not be tolerated;
9. An applicant, and/or their representative(s), for an item on the regular agenda shall be afforded the time necessary to present their request and respond to questions. The five (5) minute limitation shall not apply. However, the Chairman may ask an applicant to stay on point in order to facilitate the efficiency of the meeting.

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



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

January 19, 2023

MEMBERS PRESENT

Rita Holladay, Chairman
Scott Russ, Secretary
Louise Povlin, Vice Mayor
Ron Pinchok
Jon Greene
Shannon Preston
Noah Myers
Hayley Sims, Youth Representative

MEMBERS ABSENT

Ron Williams, Mayor
Ed St. Clair, Vice Chairman

Staff Representatives: Mark Shipley, Community Development Director
Bart Hose, Assistance Community Development Director

1. Approval of agenda

Staff noted that Agenda Items 8 and 9 were requested for postponement by the applicants. With this modification, staff recommended approval of the agenda.

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

2. Proclamation to honor Betty Dick and her service on the Planning Commission

Vice Mayor Povlin read a proclamation honoring Betty Dick and her service to the Town.

3. Approval of minutes – December 15, 2022

Staff recommended approval of the minutes as submitted.

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

4. Discussion and public hearing on the installation of underground fiber optic cable for Comcast from Kingston Pike along the east side of Concord Road and under Concord Road to the Town Center at Biddle Farms access along Concord Road to service 170 Brooklawn Street (Comcast, Applicant)

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

1. Please obtain a right of way permit from and coordinate work with the Town's engineering department.
2. A letter of credit will be required in an amount to be provided by the Town Engineer as part of the right of way permit.
3. All work must be performed using directional boring rather than open trenching and the plans must reflect this.

Michael Bailey spoke on behalf of the applicant and agreed with staffs' recommendation. A motion was then made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner Pinchok and was approved unanimously.

5. Discussion and public hearing on the installation of underground fiber optic cable for Zayo along the south side of Outlet Drive from the western Town limits across the frontage of 11220 Outlet Drive with termination to the east in Knox County (Apex Advanced Technology, Applicant)

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

1. Please obtain a right of way permit from and coordinate work with the Town's engineering department.
2. A letter of credit will be required in an amount to be provided by the Town Engineer as part of the right of way permit.
3. All work must be performed using directional boring rather than open trenching.

Leanne Cole spoke on behalf of the applicant and agreed with staffs' recommendation. Ms. Cole indicated that they have discussed and will coordinate the project with representatives from Cotton Eyed Joes and the former Outlet Mall building.

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

6. Discussion and public hearing on the installation of underground fiber optic cable for TDS Telecom along the south side of Outlet Drive from the western Town limits across the frontage of 11220 Outlet Drive with termination to the east in Knox County (TDS Telecom, Applicant)

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

1. Please obtain a right of way permit from and coordinate work with the Town's engineering department.
2. A letter of credit will be required in an amount to be provided by the Town Engineer as part of the right of way permit.
3. All work must be performed using directional boring rather than open trenching.

No one was present for the applicant. Given that the engineering staff has been working with the applicant concerning the approval conditions, a motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner Greene and was approved unanimously.

7. Discussion and public hearing on the installation of 8-inch HDPE sanitary sewer force main in the center of the southbound lane of Virtue Road from Virtue Cumberland Presbyterian Church to the intersection of Turkey Creek Road to service current and future developments in the southwest quadrant of the Town (Russell Rackley, Applicant)

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

1. For reference purposes please label all streets.
2. Please provide a copy of recorded 20-foot sewer easement referenced on the plans.
3. Please include a sheet which shows how the proposed section of sewer line is tied into the overall sanitary sewer system in this general area.
4. A letter of credit will be required in an amount determined by the Town Engineer.

5. Please obtain a right of way permit and coordinate work, including traffic control and temporary street closures, with the Town's engineering department.

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

8. **Discussion and public hearing on a concept plan for the Virtue View Farm Subdivision, Parcels 33.03 and 33.04, Tax Map 152 033.03 and 152 033.04, 44.09 Acres, 13 Lots, Zoned R-1 (Steve Williams, Applicant)**

Removed from agenda at the request of the applicant.

9. **Discussion and public hearing on a site plan to remove selected retaining walls, regrade the common area, relocate the trash compactor and accessible parking on the west side of Building 2, and add a fenced dog park area for Phase I of the Kingston Pike Village, 13120 Royal Palm Way Update (SITE Inc., Applicant)**

Removed from agenda at the request of the applicant.

10. **Discussion and public hearing on updates to the Farragut Sign Ordinance (Town of Farragut, Applicant)**

Staff reviewed this agenda item and recommended approval of Resolution PC-23-01 which recommends approval of Ordinance 23-01.

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

11. **Discussion and public hearing on an amendment to the Farragut Municipal Code, Chapter 22., Article 5. – Driveways and Other Access Ways, Section 22-149. – Permit approval. (a) to permit access for a single-family residential lot proposed onto a non-local street to be reviewed by engineering staff, unless a concern is identified regarding the requested access in which case such request shall be presented to the Planning Commission and Board of Mayor and Alderman for approval (Town of Farragut, Applicant)**

Staff reviewed this agenda item and recommended approval of Resolution PC-23-04 which recommends approval of Ordinance 23-02.

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

12. **Approval of utilities**

None

13. **Citizen forum**

Chairman Holladay noted that Sue Stuhl was retiring and commended her on her service to the Town.

The meeting adjourned at 7:42 p.m.

Scott Russ, Secretary

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a driveway access revision and related variance from the distance between driveways requirement, as provided for in the Driveways and Other Access Ways Ordinance, associated with a site plan for the Concord Road Substation on a portion of Parcel 03701, Tax Map 153, 3.66 Acres, 1053 Concord Road, Zoned A (LCUB, Applicant)

INTRODUCTION AND BACKGROUND: At the August 18, 2022 Planning Commission meeting, a site plan was approved for a substation for LCUB to be situated on a portion of the First Utility District (FUD) wastewater treatment facility site. As explained, LCUB will be leasing a portion of this property and originally was proposing and was approved for an access onto the shared access easement that extends along the north side of the FUD property. In addition to providing access for FUD, this easement also provides a secondary access to the Avenir Memory Care facility and access to a macro telecommunications tower to the west of Avenir.

DISCUSSION: The access easement is not owned by FUD and LCUB has encountered issues with the property owner over the access. Consequently, LCUB has been forced to explore an alternate access which would involve Concord Road. This has resulted in a need to revise their site and landscape plans. The proposed access is now off Concord Road roughly 35 feet from the south property line of the FUD tract. Concord Road is a major arterial and accesses are to be a minimum of 400 feet apart. The proposed access is over 400 feet from the access easement that LCUB was originally going to use but roughly 275 feet from the driveway to the south that services an existing single-family home. As a result, the requested access onto Concord Road will require a variance from the distance between driveways requirement in the Driveway and Other Access Ways Ordinance.

The proposed access has been reviewed by the Town Engineer and he is recommending approval of the variance given that there is a raised median through this portion of Concord Road which effectively makes this access a right in right out. This access will also have very limited use and service a substation which will not likely change use to something that would generate more traffic. The access will have to be coordinated with the Town to minimize disruption to the walking trail that the access would have to cross. The access will also have to be approved by TDOT. Resulting from the change in access LCUB will be submitting a revised landscape plan that will be taken to the Visual Resources Review Board likely this month.

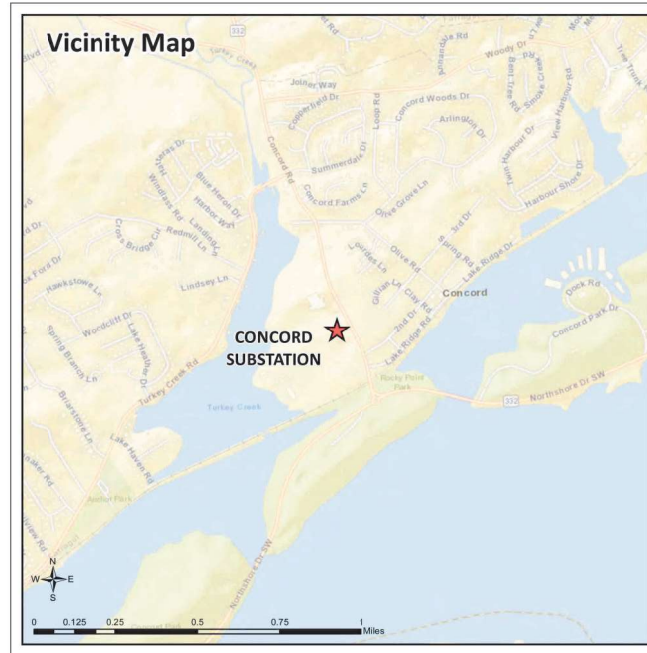
This need for a revised access has added cost to the project and, as part of this site plan, LCUB is requesting that the west side of the substation compound be permitted a black chain link fence. This would be the elevation that faces the wastewater treatment facility. The remaining three sides of the compound would include a brick wall like the LCUB substation off Westland Drive (9461 Westland Drive) across from Mourfield Road. Staff supports this revised fence/wall request.

RECOMMENDATION: Included in the packet is the revised site plan. Staff is recommending approval and will note any conditions as part of the staff recommendations that will be provided prior to the meeting.

LENOIR CITY UTILITIES BOARD

CONCORD ROAD SUBSTATION

SITE LOCATION: FARRAGUT, TENNESSEE



VICINITY MAP
NTS

SHEET INDEX:

TNLCUBCR800	COVER SHEET
TNLCUBCR801	EXISTING CONDITIONS PLAN
TNLCUBCR802	SITE PLAN
TNLCUBCR803	GRADING PLAN
TNLCUBCR804	EROSION PREVENTION & SEDIMENT CONTROL PLAN INITIAL PHASE
TNLCUBCR805	EROSION PREVENTION & SEDIMENT CONTROL PLAN FINAL PHASE
TNLCUBCR806	EROSION PREVENTION & SEDIMENT CONTROL PLAN DETAILS
TNLCUBCR807	EROSION PREVENTION & SEDIMENT CONTROL PLAN DETAILS
TNLCUBCR808	EROSION PREVENTION & SEDIMENT CONTROL PLAN DETAILS & SITE RUNOFF CALCULATIONS
TNLCUBCR809	CONSTRUCTION NOTES & DETAILS
TNLCUBCR810	LANDSCAPE PLAN
TNLCUBCR811	FENCE PLAN
TNLCUBCR812	FENCE DETAILS

☐ PRELIMINARY ☐ FOR BID ☐ FOR CONSTRUCTION ☐ FOR RECORD ☐ "AS BUILT" ☒ FOR REVIEW

OWNER

LENOIR CITY UTILITIES BOARD
200 DEPOT STREET
LENOIR CITY, TN 37771
(865) 988-0727

DESIGN ENGINEER

ZACHARY WAHL
PATTERSON & DEWAR ENGINEERS
850 CENTER WAY
NORCROSS, GA 30071
(770) 453-1410

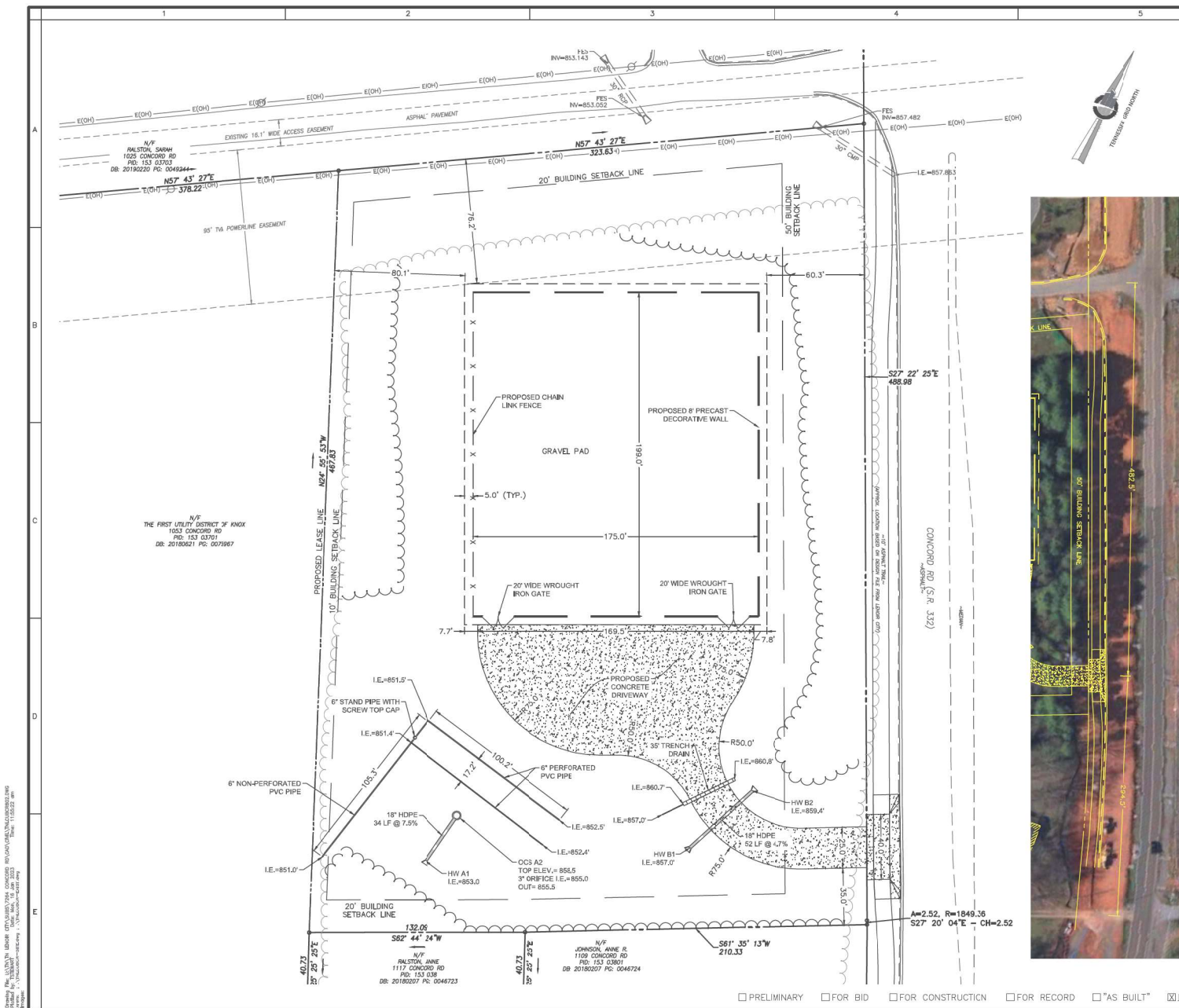
24-HOUR CONTACT:

JEREMY WALDEN
LENOIR CITY UTILITIES BOARD
WORK: (865) 988-0727
MOBILE: (865) 206-3880
JWALDEN@LCUB.COM



TENNESSEE LAW REQUIRES CONTRACTORS
TO CONTACT TENNESSEE 811 AT LEAST 3
BUSINESS DAYS PRIOR TO BEGINNING
EXCAVATION ACTIVITIES. CALL 811.
WWW.TENN811.COM

REVISION	DATE	DESIGNED BY	CHECKED BY
USED FOR PERMITTING	01/16/2023	DESIGNED BY: C. STOWALL	CHECKED BY: Z. WAHL
LENOIR CITY UTILITIES BOARD			
CONCORD ROAD SUBSTATION			
SITE LOCATION: FARRAGUT, TENNESSEE			
COVER SHEET			
PATTERSON & DEWAR ENGINEERS			
850 CENTER WAY NORCROSS, GA 30071			
Engineers - Surveyors - Construction Management			
DATE	01/16/2023		
SCALE	NTS		
DRAWING NO.	TNLCUBCR800	REV.	0



- NOTES
1. PER TENNESSEE LAW THE CONTRACTOR SHALL CONTACT THE TENNESSEE ONE-CALL SYSTEM (TENNESSEE 811) THREE DAYS PRIOR TO BEGINNING OF CONSTRUCTION ACTIVITIES.
 2. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND ENSURING THEY WILL NOT BE DAMAGED.
 3. SEE DRAWINGS TNLUCBCR811 & TNLUCBCR812 FOR FENCE PLAN AND DETAILS.
 4. CONTRACTOR SHALL COORDINATE WITH UTILITY OWNERS FOR RELOCATION OF EXISTING UTILITY POLES AND/OR TEMPORARY GUYING OR SUPPORT OF IMPACTED UTILITY POLES DURING CONSTRUCTION.
 5. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE (BASED ON TOPOGRAPHIC SURVEY FROM PATTERSON & DEWAR ENGINEERS). THE CONTRACTOR SHALL VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO BEGINNING WORK

LEGEND

---	PROPERTY LINE
- - - -	EASEMENT LINE
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED EDGE OF CONCRETE
---	EXISTING OVERHEAD ELECTRICAL LINE
---	EXISTING OVERHEAD TELEPHONE LINE
---	EXISTING EDGE OF GRAVEL
---	PROPOSED EDGE OF GRAVEL
---	EXISTING CULVERT
---	PROPOSED CULVERT
---	PROPOSED UNDERDRAIN
---	PROPOSED PRECAST WALL
---	PROPOSED CHAIN LINK FENCE
---	EXISTING CHAIN LINK FENCE
---	EXISTING WOODEN FENCE
---	EXISTING WATER LINE
---	PROPOSED HW
---	EXISTING FES
---	PROPOSED CLEANOUT
---	EXISTING UTILITY POLE
---	EXISTING GUY ANCHOR
---	BENCHMARK
---	IRON PIN FOUND
---	IRON PIN SET
---	WEDGEMALL
---	REBAR
---	TELEPHONE POLE
---	POWER POLE
---	END WALL
---	INVERT ELEVATION
---	REINFORCED CONCRETE PIPE
---	HIGH-DENSITY POLYETHYLENE
---	PROTECTING PIPE END
---	CORRUGATED METAL PIPE

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811
When you dig, call before you dig.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

REVISION
DATE
01/16/2023
ISSUED FOR PERMITTING

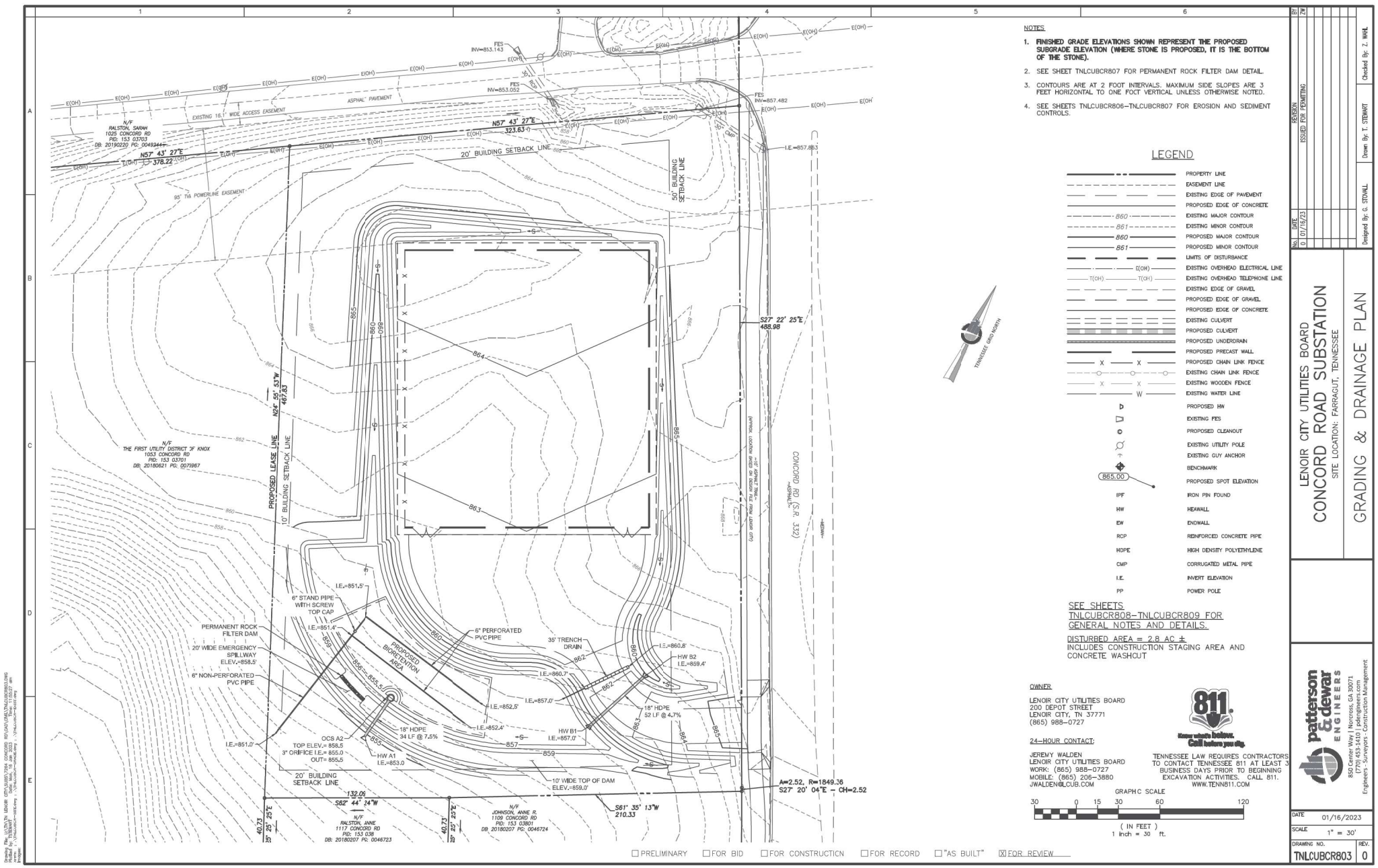
DESIGNED BY: C. STOWALL
DRAWN BY: T. STEWART
CHECKED BY: Z. WALK

LENOIR CITY UTILITIES BOARD
CONCORD ROAD SUBSTATION
SITE LOCATION: FARRAGUT, TENNESSEE

SITE PLAN

DATE 01/16/2023
SCALE 1" = 30'
DRAWING NO. TNLUCBCR802
REV. 0

Jeremy Walden
LENOIR CITY UTILITIES BOARD
200 DEPOT STREET
LENOIR CITY, TN 37771
(865) 988-0727
J.WALDEN@LUCB.COM



- NOTES
1. FINISHED GRADE ELEVATIONS SHOWN REPRESENT THE PROPOSED SUBGRADE ELEVATION (WHERE STONE IS PROPOSED, IT IS THE BOTTOM OF THE STONE).
 2. SEE SHEET TNLUCB807 FOR PERMANENT ROCK FILTER DAM DETAIL.
 3. CONTOURS ARE AT 2 FOOT INTERVALS. MAXIMUM SIDE SLOPES ARE 3 FEET HORIZONTAL TO ONE FOOT VERTICAL UNLESS OTHERWISE NOTED.
 4. SEE SHEETS TNLUCB806-TNLUCB807 FOR EROSION AND SEDIMENT CONTROLS.

LEGEND	
---	PROPERTY LINE
---	EASEMENT LINE
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED EDGE OF CONCRETE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	LIMITS OF DISTURBANCE
---	EXISTING OVERHEAD ELECTRICAL LINE
---	EXISTING OVERHEAD TELEPHONE LINE
---	EXISTING EDGE OF GRAVEL
---	PROPOSED EDGE OF GRAVEL
---	PROPOSED EDGE OF CONCRETE
---	EXISTING CULVERT
---	PROPOSED CULVERT
---	PROPOSED UNDERDRAIN
---	PROPOSED PRECAST WALL
---	PROPOSED CHAIN LINK FENCE
---	EXISTING CHAIN LINK FENCE
---	EXISTING WOODEN FENCE
---	EXISTING WATER LINE
---	PROPOSED HW
---	EXISTING FES
---	PROPOSED CLEANOUT
---	EXISTING UTILITY POLE
---	EXISTING GUY ANCHOR
---	BENCHMARK
---	PROPOSED SPOT ELEVATION
---	IRON PIN FOUND
---	HEARALL
---	ENHALL
---	RCP
---	HDPE
---	CMP
---	INVERT ELEVATION
---	POWER POLE

SEE SHEETS
TNLCB808-TNLUCB809 FOR
GENERAL NOTES AND DETAILS.

DISTURBED AREA = 2.8 AC ±
INCLUDES CONSTRUCTION STAGING AREA AND
CONCRETE WASHOUT

OWNER:
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811
Know what's below.
Call before you dig.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

☐ PRELIMINARY ☐ FOR BID ☐ FOR CONSTRUCTION ☐ FOR RECORD ☐ "AS BUILT" ☒ FOR REVIEW

REVISION	DATE	DESIGNED BY	CHECKED BY
1	01/16/2023	USED FOR PERMITTING	Checked By: Z. WALK

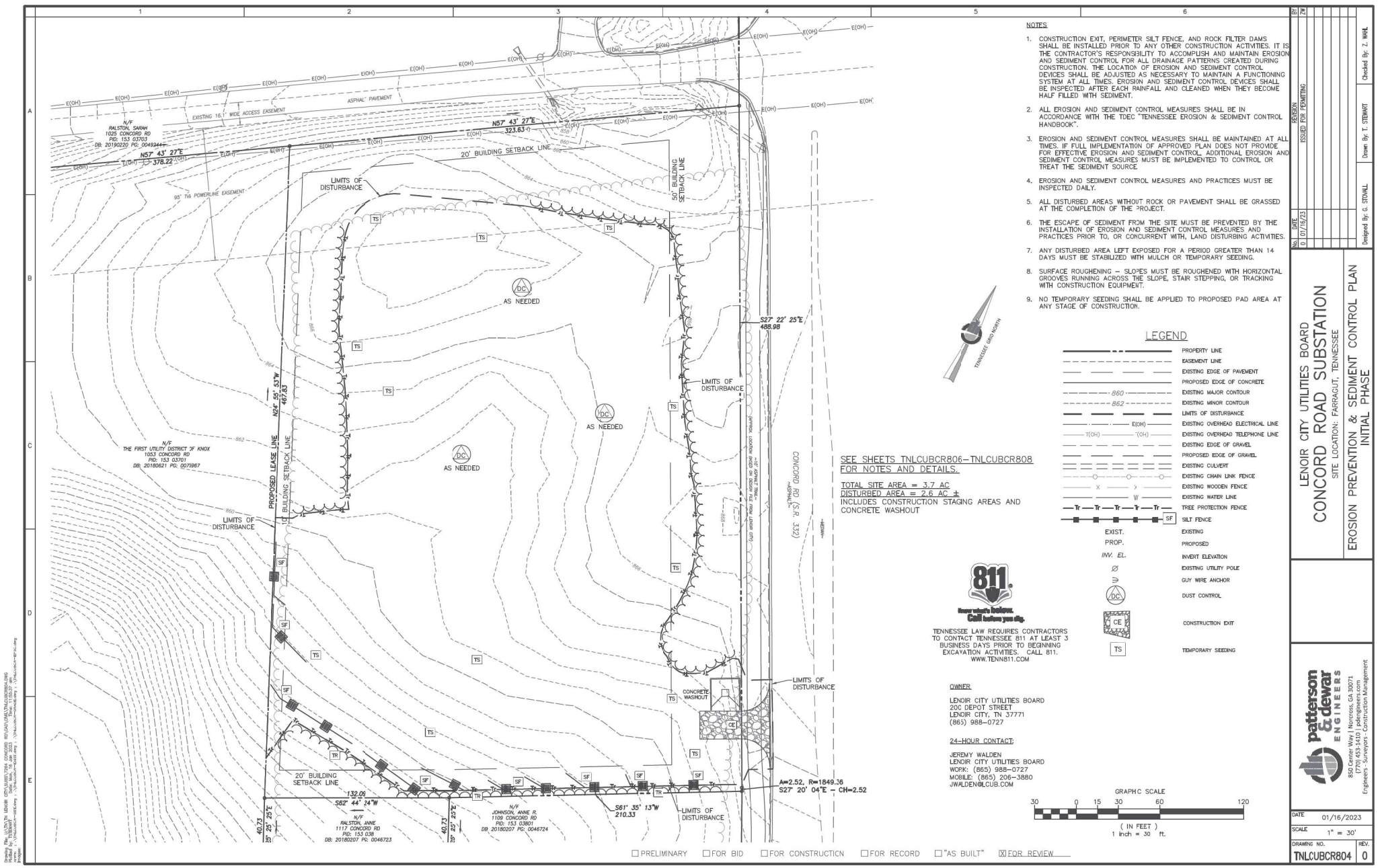
LENOIR CITY UTILITIES BOARD
CONCORD ROAD SUBSTATION
SITE LOCATION: FARRAGUT, TENNESSEE

GRADING & DRAINAGE PLAN

Down By: T. STEWART
Designed By: S. STOWAL

DATE: 01/16/2023
SCALE: 1" = 30'
DRAWING NO.: TNLUCB803
REV: 0

patterson & dewar
ENGINEERS
850 Center Way | Norcross, GA 30071
Engineers - Surveyors - Construction Management



- NOTES
1. CONSTRUCTION EXIT, PERIMETER SILT FENCE, AND ROCK FILTER DAMS SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH AND MAINTAIN EROSION AND SEDIMENT CONTROL FOR ALL DRAINAGE PATTERNS CREATED DURING CONSTRUCTION. THE LOCATION OF EROSION AND SEDIMENT CONTROL DEVICES SHALL BE ADJUSTED AS NECESSARY TO MAINTAIN A FUNCTIONING SYSTEM AT ALL TIMES. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSPECTED AFTER EACH RAINFALL AND CLEANED WHEN THEY BECOME HALF FILLED WITH SEDIMENT.
 2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE TDEC "TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK".
 3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MUST BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
 4. EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES MUST BE INSPECTED DAILY.
 5. ALL DISTURBED AREAS WITHOUT ROCK OR PAVEMENT SHALL BE GRASSED AT THE COMPLETION OF THE PROJECT.
 6. THE ESCAPE OF SEDIMENT FROM THE SITE MUST BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
 7. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS MUST BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
 8. SURFACE ROUGHENING - SLOPES MUST BE ROUGHENED WITH HORIZONTAL GROOVES RUNNING ACROSS THE SLOPE, STAIR STEPPING, OR TRACKING WITH CONSTRUCTION EQUIPMENT.
 9. NO TEMPORARY SEEDING SHALL BE APPLIED TO PROPOSED PAD AREA AT ANY STAGE OF CONSTRUCTION.

LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED EDGE OF CONCRETE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	LIMITS OF DISTURBANCE
---	EXISTING OVERHEAD ELECTRICAL LINE
---	EXISTING OVERHEAD TELEPHONE LINE
---	EXISTING EDGE OF GRAVEL
---	PROPOSED EDGE OF GRAVEL
---	EXISTING CULVERT
---	EXISTING CHAIN LINK FENCE
---	EXISTING WOODEN FENCE
---	EXISTING WATER LINE
---	TREE PROTECTION FENCE
---	SILT FENCE
---	EXIST. PROP.
---	INV. EL.
---	PROPOSED
---	INVERT ELEVATION
---	EXISTING UTILITY POLE
---	GUY WIRE ANCHOR
---	DUST CONTROL
---	CONSTRUCTION EXIT
---	TEMPORARY SEEDING

SEE SHEETS TNL/CUBCR806-TNL/CUBCR808 FOR NOTES AND DETAILS.

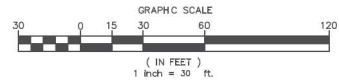
TOTAL SITE AREA = 3.7 AC
DISTURBED AREA = 2.6 AC ±
INCLUDES CONSTRUCTION STAGING AREAS AND CONCRETE WASHOUT



TENNESSEE LAW REQUIRES CONTRACTORS TO CONTACT TENNESSEE 811 AT LEAST 3 BUSINESS DAYS PRIOR TO BEGINNING EXCAVATION ACTIVITIES. CALL 811. WWW.TENN811.COM

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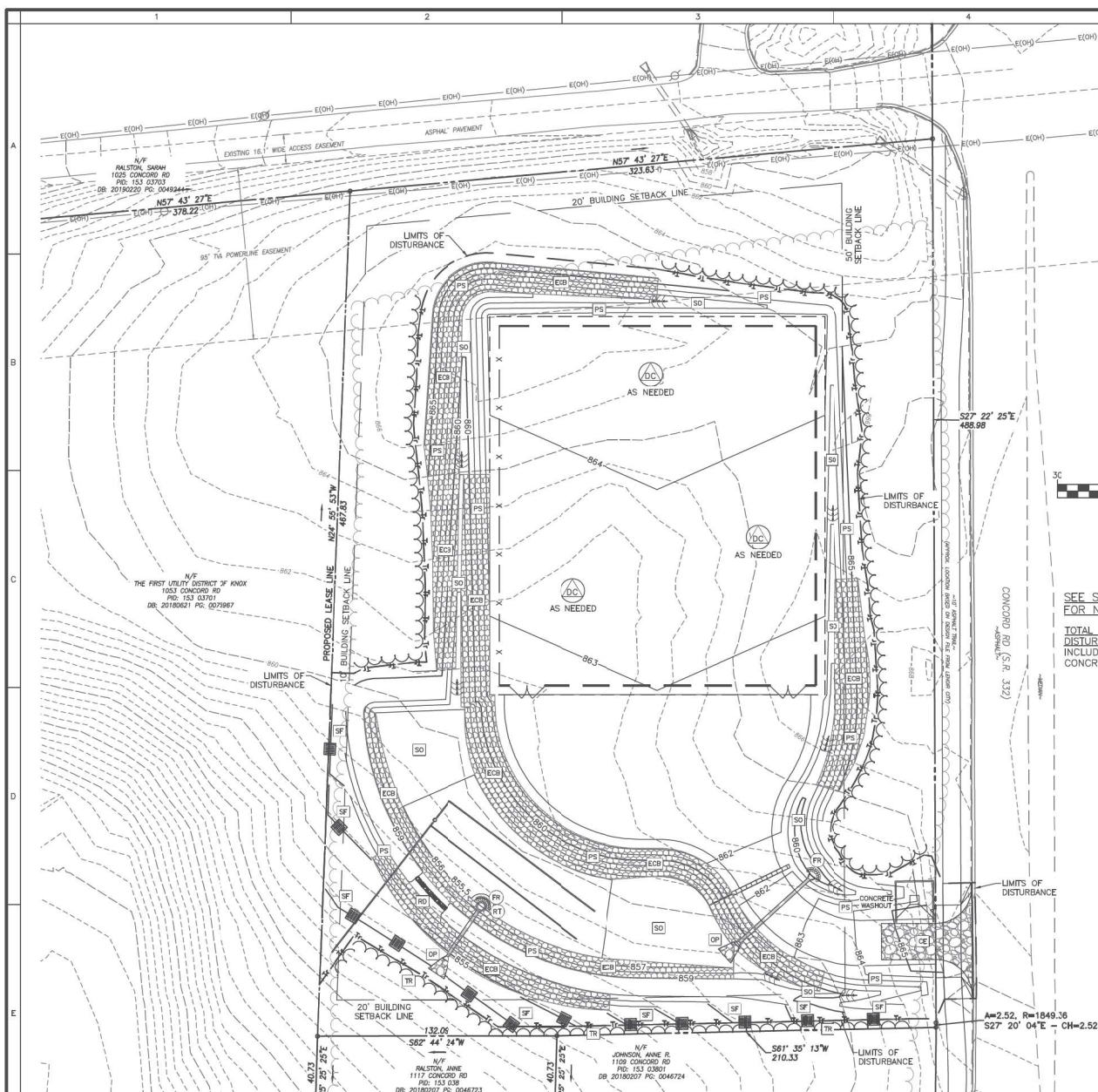
☐ PRELIMINARY ☐ FOR BID ☐ FOR CONSTRUCTION ☐ FOR RECORD ☐ "AS BUILT" ☒ FOR REVIEW

REVISION	DATE	DESIGNED BY	CHECKED BY
1	01/16/2023	DESIGNED BY: T. STEWART	CHECKED BY: Z. WALKER

LENOIR CITY UTILITIES BOARD
CONCORD ROAD SUBSTATION
SITE LOCATION: FARRAGUT, TENNESSEE
EROSION PREVENTION & SEDIMENT CONTROL PLAN
INITIAL PHASE

patterson & dewar
ENGINEERS
850 Center Way | Marietta, GA 30071
(770) 576-1100
Engineers • Surveyors • Construction Management

DATE: 01/16/2023
SCALE: 1" = 30'
DRAWING NO.: TNL/CUBCR804
SHEET: 0



NOTES

1. FINISHED GRADE REPRESENTS THE PROPOSED TOP OF SOIL / BOTTOM OF GRAVEL WITHIN THE SUBSTATION PAD.
2. CONSTRUCTION EXIST, PERIMETER SILT FENCE, AND ROCK FILTER DAMS SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITIES IT IS THE CONTRACTOR'S RESPONSIBILITY TO DESIGN AND MAINTAIN EROSION AND SEDIMENT CONTROL FOR ALL DRAINAGE PATTERNS CREATED DURING CONSTRUCTION. THE LOCATION OF EROSION AND SEDIMENT CONTROL DEVICES SHALL BE ADJUSTED AS NECESSARY TO MAINTAIN A FUNCTIONING SYSTEM THROUGHOUT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AFTER EACH RAINFALL AND CLEANED WHEN THEY BECOME HEAVY FILLED WITH SEDIMENT.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE TDEC "TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK".
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MUST BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
5. EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES MUST BE INSPECTED DAILY.
6. ALL DISTURBED AREAS WITHOUT ROCK OR PAVEMENT SHALL BE GRASSED AT THE COMPLETION OF THE PROJECT.
7. THE ESCAPE OF SEDIMENT FROM THE SITE MUST BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, ANY DISTURBED AREA CONSTRUCTION ACTIVITIES.
8. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS MUST BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
9. SURFACE ROUGHENING -- SLOPES MUST BE ROUGHENED WITH HORIZONTAL GROOVES RUNNING ACROSS THE SLOPE, STEP STAIRING, OR TRACING WITH CONSTRUCTION EQUIPMENT.
10. THE LIMITS OF DISTURBANCE IS THE EXTENTS OF CLEARING, GRUBBING & GRADING.

LEGEND

- | | |
|--|-----------------------------|
| _____ | PROPERTY LINE |
| _____ | EASEMENT LINE |
| _____ | EXISTING EDGE OF PAVEMENT |
| _____ | PROPOSED EDGE OF CONCRETE |
| 860 | EXISTING MAJOR CONTOUR |
| 862 | EXISTING MINOR CONTOUR |
| 860 | PROPOSED MAJOR CONTOUR |
| 862 | PROPOSED MINOR CONTOUR |
| _____ | LIMITS OF DISTURBANCE |
| T(OH) | EXISTING OVERHEAD ELECTRIC |
| T(OH) | EXISTING OVERHEAD TELEPHONE |
| _____ | EXISTING EDGE OF GRAVEL |
| _____ | PROPOSED EDGE OF GRAVEL |
| ===== | EXISTING CULVERT |
| ===== | PROPOSED CULVERT |
| ===== | PROPOSED UNDERDRAIN |
| ===== | PROPOSED PRECAST WALL |
| ----- X ----- X ----- | PROPOSED CHAIN LINK FENCE |
| ----- X ----- X ----- | EXISTING CHAIN LINK FENCE |
| ----- X ----- X ----- | EXISTING WOODEN FENCE |
| ----- W ----- | EXISTING WATER LINE |
| --- Tr --- Tr --- Tr --- Tr --- Tr --- | TREE PROTECTION FENCE |
| --- Tr --- Tr --- Tr --- Tr --- Tr --- | SILT FENCE |
| --- Tr --- Tr --- Tr --- Tr --- Tr --- | PROPOSED HW |
| □ | EXISTING FES |
| □ | EXISTING CLEANOUT |
| ○ | EXISTING UTILITY POLE |
| ○ | EXISTING |
| ○ | PROPOSED |
| ○ | INVERT ELEVATION |
| ○ | EXISTING UTILITY POLE |
| ○ | GY WIRE ANCHOR |
| ○ | DUST CONTROL |
| □ | PERMANENT SEEDING |
| ○ | FILTER RING |
| ○ | RETROFIT |
| ⌘ | WATTLE |
| ⌘ | CONSTRUCTION EXIT |
| ⌘ | PERMANENT ROCK DAM |
| ⌘ | EROSION CONTROL BLANKET |

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

SEE SHEETS TNLCUBCR806-TNLCUBCR808
FOR NOTES AND DETAILS.

TOTAL SITE AREA = 3.7 AC
DISTURBED AREA = 2.6 AC ±
INCLUDES CONSTRUCTION STAGING AREAS AND
CONCRETE WASHOUT



**TENNESSEE LAW REQUIRES CONTRACTORS
TO CONTACT TENNESSEE 811 AT LEAST 3
BUSINESS DAYS PRIOR TO BEGINNING
EXCAVATION ACTIVITIES. CALL 811.
WWW.TENN811.COM**

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(865) 988-0727

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LENOIR CITY UTILITIES BOARD
CONCORD ROAD SUBSTATION
SITE LOCATION: FARRAGUT, TENNESSEE
EROSION PREVENTION & SEDIMENT CONTROL PLAN
FINAL PHASE

**patterson
& dewar**
ENGINEERS

850 Center Way | Norcross, GA 30071
(770) 453-1410 | pdengineers.com
Engineers - Surveyors - Construction Management

DATE	01/16/2023
SCALE	1" = 30'
DRAWING NO.	TNLCUBCR805

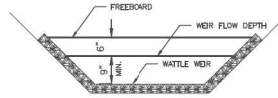
Checked By: 7. WAH

DROWN BY T. STEWART

Designed By: G. STEVENS

WIND EROSION AND DUST CONTROL MAY BE NECESSARY IF WIND IS TRANSPORTING SOIL WITHIN OR OFF-SITE. WIND EROSION CONTROL FUNCTIONS TO STABILIZE THE SOIL SURFACE REDUCING THE POTENTIAL FOR WIND EROSION. WIND EROSION CONTROL CONSISTS OF APPLYING WATER AND/OR OTHER DUST PALLIATIVES AS NECESSARY TO PREVENT OR ALLEVIATE EROSION BY THE FORCES OF WIND. COVERING OF SMALL STOCKPILES OR AREAS IS AN ALTERNATIVE TO APPLYING WATER OR OTHER DUST PALLIATIVES. ANY PALLIATIVES TO BE USED MUST BE APPROVED BY THE SWPPP PREPARED AND THE RESPECTIVE ISSUING AUTHORITY PRIOR TO USE. IF NEEDED, A SOIL TACKIFIER CAN BE APPLIED TO CONTROL WIND EROSION. EVERY DISTURBED AREA SHOULD BE INSPECTED FOR OBVIOUS SIGNS OF WIND EROSION AND BMP'S IMPLEMENTED, IF NEEDED. AREAS WITH WIND EROSION CONTROLS IN PLACE SHOULD BE INSPECTED FOR STRUCTURAL INTEGRITY AND COVERAGE, AND REPAIRED OR REPLACED AS APPROPRIATE.

DC DUST CONTROL

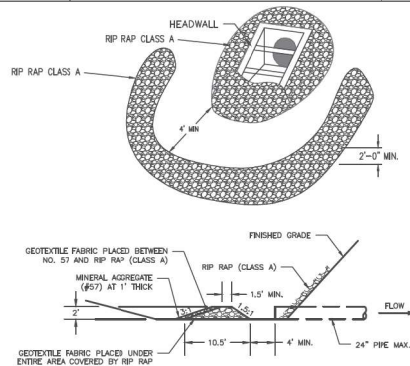


NOTES:

1. TUBES/WATTLES WILL BE 12" DIAMETER (MIN.).
2. INSTALL TUBES/WATTLES BY LAYING THEM FLAT ON THE GROUND. INSTALL STAKES AT SPACINGS PER THE MANUFACTURER'S RECOMMENDATION. STAKES SHOULD BE INSTALLED ON THE DOWNSTREAM SIDE OF THE TUBES/WATTLES. INSTALL TUBES SO NO GAPS EXIST BETWEEN THE SOIL AND THE BOTTOM OF THE TUBE.
3. INSPECT TUBES/WATTLES AFTER INSTALLATION FOR GAPS UNDER THE TUBES AND FOR GAPS BETWEEN THE JOINTS OF ADJACENT ENDS OF TUBES. ENSURE STAKES ARE ON THE DOWNSTREAM SIDE.
4. REMOVE ALL SEDIMENT DEPOSITS WHEN THE SEDIMENT REACHES 1/3 THE HEIGHT OF THE EXPOSED TUBE.
5. STONE CHECK DAMS MAY BE SUBSTITUTED. STONE CHECK DAMS SHALL BE INSTALLED IN ACCORDANCE WITH THE TENNESSEE EROSION AND SEDIMENT CONTROL MANUAL.

TUBE/WATTLE

NTS



NOTES:

1. SURROUND ALL SIDES OF STRUCTURE RECEIVING RUNOFF FROM DISTURBED AREAS. PLACE FILTER RING A MINIMUM OF 4 FEET FROM STRUCTURE RECEIVING RUNOFF. CONSTRUCT RING SO THAT IT DOES NOT CAUSE FLOODING OR DAMAGE TO ADJACENT AREAS.
2. CONSTRUCT FILTER RING WITH CLASS A (CLEAN FROM FINES) RIP RAP WITH STONE SIZES FROM 2 TO 15 INCHES. FOR ADDED SEDIMENT FILTERING CAPABILITIES, THE UPSTREAM SIDE OF THE RIP RAP CAN BE FACED WITH SMALLER COARSE AGGREGATE, SUCH AS #57 STONE (CLEAN OF FINES) WITH A MINIMUM STONE SIZE OF 3/4 INCH.
3. USE A GEOTEXTILE AS A SEPARATOR BETWEEN THE GRADED STONE AND SOIL BASE AND ADJUTMENTS. GEOTEXTILES SHOULD BE SET INTO THE SUBGRADE SOILS. THE GEOTEXTILE SHOULD BE PLACED IMMEDIATELY ADJACENT TO THE SUBGRADE WITHOUT ANY VOIDS AND EXTEND TO, BENEATH THE INLET TO PREVENT SOIL FROM ENTERING THE FILTER RING.
4. INSTALL CLASS 1 RIP RAP IN SEMI-CIRCLE OR RING AROUND THE INLET. THE STONE SHOULD BE BUILT UP, HIGHER ON EACH END WHERE IT TIES INTO THE ENHANCEMENT. THE MINIMUM CREST WIDTH OF THE RIP RAP SHOULD BE 1.5 FEET, WITH A MINIMUM BOTTOM WIDTH OF 11 FEET. THE MINIMUM HEIGHT SHOULD BE 3 FEET.
5. A 1 FOOT THICK LAYER OF NO. 57 STONE SHOULD BE PLACED ON THE OUTSIDE SLOPE OF THE RIP RAP. THE SEDIMENT STORAGE AREA SHOULD BE EXCAVATED AROUND THE OUTSIDE OF THE FILTER RING 12 INCHES BELOW NATURAL GRADE.
6. WHEN THE CONTRIBUTING DRAINAGE AREA IS STABILIZED, FILL DEPRESSION AND ESTABLISH FINAL GRADE ELEVATIONS. COMPACT THE AREA PROPERLY, AND STABILIZE WITH GROUND COVER.
7. THE FILTER RING MUST BE KEPT CLEAR OF TRASH AND DEBRIS. SEDIMENT SHOULD BE REMOVED WHEN THE LEVEL REACHES ONE HALF THE HEIGHT OF THE FILTER RING. REMOVE FILTER RING WHEN FINAL STABILIZATION IS REACHED.

FILTER RING

NTS

Fr

OWNER

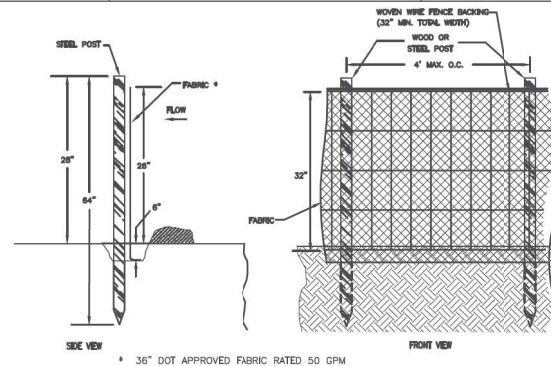
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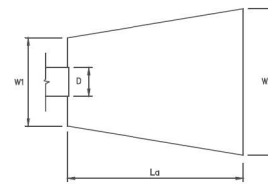
* 36" DOT APPROVED FABRIC RATED 50 GPM

NOTES:

- 1) DIG 6" DEEP TRENCH.
- 2) PLACE SILT FENCE WITH POST 36" DEEP IN GROUND.
- 3) BACKFILL AND TAMP LOOSE SOIL.

SILT FENCE

NTS

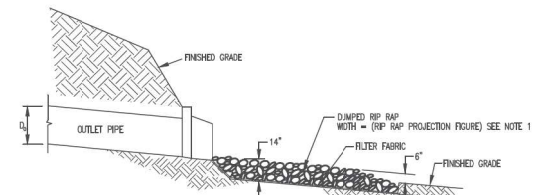


SF

CONSTRUCTION SPECIFICATIONS

ALL OPEN SWALES MUST BE GRASSSED, AND RIPRAP MUST BE PLACED AS REQUIRED TO CONTROL EROSION. THE PLACEMENT OF RIPRAP AT THE DOWNSTREAM HEADWALLS SHALL BE PLACED IMMEDIATELY UPON INSTALLATION OF PILES AND DRAINAGE DITCHES.

OUTLET PROTECTION CALCULATIONS				CONCORD ROAD SUBSTATION					
STRUCTURE	PIPE SIZE (IN.)	FLOW, Q ₂₅ (CFS)	VELOCITY V (FPS)	TAILWATER CONDITION	L ₁ (FT)	W ₁ (FT)	W ₂ (FT)	d ₅₀ (FT)	D _{max} (FT)
A1	18	9.8	5.8	MINIMUM	9	4.5	10.5	0.3	0.45
B1	18	9.8	5.8	MINIMUM	9	4.5	10.5	0.3	0.45



NOTE:

1. MINIMUM STONE SIZE 50 LBS, 6 INCH DIAMETER. MAXIMUM STONE SIZE IS 9 INCHES.

OUTLET PROTECTION

NTS

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ACTIVITY SCHEDULE

ACTIVITY	MAR-23	APR-23	MAY-23	JUN-23	JUL-23	AUG-23	SEP-23	OCT-23	NOV-23
INITIAL PERIMETER CONTROL PHASE									
INSTALLATION OF CONSTRUCTION EXIT AND PERIMETER CONTROLS									
MAINTENANCE OF EROSION & SEDIMENT CONTROLS									
CLEARING AND GRUBBING									
TEMPORARY VEGETATION									
INTERMEDIATE GRADING AND DRAINAGE PHASE									
SITE GRADING									
REMOVAL OF TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO FACILITATE SITE GRADING									
INSTALL OIL SPILL CONTAINMENT MEASURES									
POUR FOUNDATIONS									
INSTALL ELECTRICAL EQUIPMENT									
FINAL GRAVELING									
FINAL STABILIZATION PHASE									
PERMANENT STABILIZATION/GRASSING									
REMOVAL OF TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES, AS NECESSARY									

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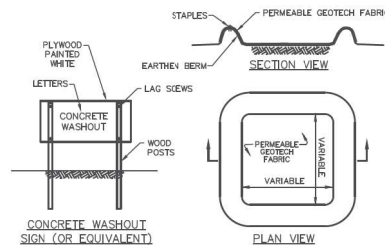
NO.	DATE	REVISION
01	01/16/23	ISSUED FOR PERMITTING

Designed By: C. STOWALL
Drawn By: T. STEWART
Checked By: Z. WALK

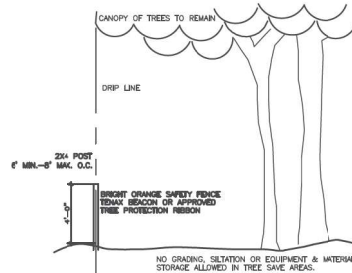
LENOIR CITY UTILITIES BOARD
CONCORD ROAD SUBSTATION
SITE LOCATION: FARRAGUT, TENNESSEE
EROSION PREVENTION & SEDIMENT CONTROL PLAN
DETAILS



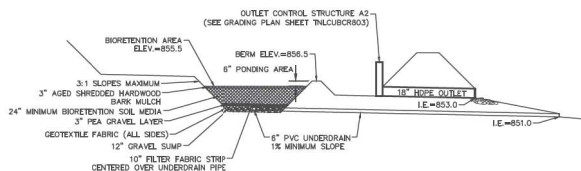
DATE: 01/16/2023
SCALE: NTS
DRAWING NO.: TNL/CUBCR806
REV: 0



CONCRETE WASHOUT
SIGN (OR EQUIVALENT)
"ABOVE GRADE" TYPE WITH EARTHEN BERMS
NTS



TREE PROTECTION FENCE TS
NTS



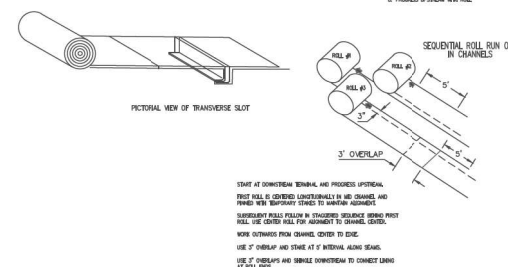
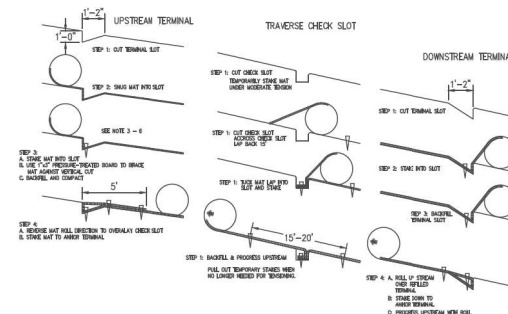
- NOTES:
1. FILTER MEDIA TO CONTAIN:
 - 85%-95% SAND
 - 5%-12% SOIL FINES
 - 3%-5% ORGANIC MATTER IN THE FORM OF LEAF COMPOST
 2. USE NON-WOVEN GEOTEXTILE FABRIC WITH A FLOW RATE OF 110 GAL/MIN/50 FT
 3. UNDERDRAINS TO BE 1800 SCHEDULE 40 PVC PIPE WITH 3/8-INCH PERFORATIONS AT 6 INCHES ON CENTER. UNDERDRAINS TO BE SET AT 1% SLOPE AND NO MORE THAN 20 FEET FROM THE NEXT PIPE
 4. GRAVEL LAYER TO BE 1" STONE, DOUBLE-WASHED AND CLEAN AND FREE OF ALL FINES (DOT #57 STONE)
 5. SOIL MEDIA SHOULD BE PLACED IN 12-INCH LIFTS AND LIGHTLY COMPACTED (MINIMAL COMPACTIVE EFFORT) BY TAMPING OR ROLLED WITH A HAND OPERATED LANDSCAPE ROLLER, UNTIL DESIRED TOP ELEVATION IS ACHIEVED.

BIORETENTION AREA DETAIL
NTS

SITE RUNOFF CALCULATIONS

STORM EVENT	STUDY POINT A PRE-DEVELOPMENT FLOW (CFS)	STUDY POINT A POST-DEVELOPMENT FLOW (CFS)	STUDY POINT B PRE-DEVELOPMENT FLOW (CFS)	STUDY POINT B POST-DEVELOPMENT FLOW (CFS)	STUDY POINT C PRE-DEVELOPMENT FLOW (CFS)	STUDY POINT C POST-DEVELOPMENT FLOW (CFS)
2-YR	2.1	2.1	2.3	2.2	3.0	3.3
5-YR	2.5	2.5	2.7	2.6	3.6	3.8
10-YR	2.8	2.8	3.1	3.0	4.2	3.2
25-YR	3.4	3.3	3.7	3.5	4.9	3.8
50-YR	3.8	3.7	4.1	4.0	5.5	4.2
100-YR	4.3	4.1	4.6	4.4	6.1	4.7

- * THE STORMWATER ANALYSIS POINT FOR STUDY POINT C IS LOCATED DOWNSTREAM OF THE DETENTION POND OUTLET WHERE THE MAJORITY OF SITE RUNOFF COLLECTS AT THE WASTEWATER MANAGEMENT PLANT OWNED BY THE FIRST JILITY DISTRICT OF KNOX.



EROSION CONTROL BLANKET ECB
NTS

OWNER

LENOIR CITY UTILITIES BOARD
200 DEPOT STREET
LENOIR CITY, TN 37771
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24-HOUR CONTACT:

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1	01/16/2023	T. STEWART	Z. WALK
2			
3			
4			
5			
6			

LENOIR CITY UTILITIES BOARD
CONCORD ROAD SUBSTATION
SITE LOCATION: FARRAGUT, TENNESSEE
EROSION PREVENTION & SEDIMENT CONTROL PLAN
DETAILS & RUNOFF CALCULATIONS

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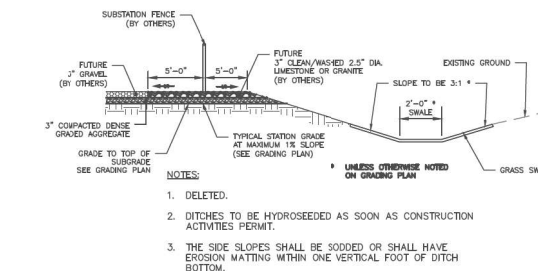
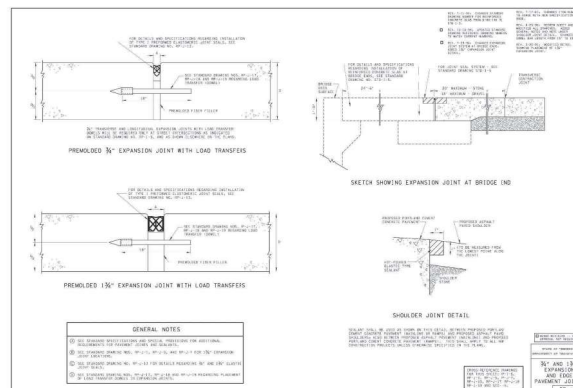
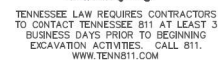
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1. CONTRACTOR SHALL FIELD VERIFY ALL GRADES, DIMENSIONS, AND UTILITY LOCATIONS PRIOR TO STARTING ANY WORK. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. GRADES SHOWN ON THE GRADING PLAN ARE FINISHED SUBGRADE ELEVATIONS (BOTTOM OF STONE FOR DRIVEWAY AND SUBSTATION PAD). THE DRIVEWAY MUST BE SURFACED IN ACCORDANCE WITH DRIVEWAY SECTIONS ON THIS SHEET AT THE TIME THE SITE IS GRADED. THE SUBSTATION MUST BE SURFACED BASED ON SUBSTATION/DITCH SECTION AND WILL BE COMPLETED ONCE FOUNDATIONS ARE IN PLACE. ALL SURFACING MUST BE IN ACCORDANCE WITH THE SPECIFICATIONS.
3. PRIOR TO ANY GRADING, THE SITE SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION MATTER SUCH AS TREES, BRUSH, GRASS, DECAYED ORGANIC MATERIAL, RUBBISH, AND ANY OTHER UNDERLYING MATERIALS ON THE SITE OR UNDER PROPOSED FILL. AFTER CLEARING AND GRUBBING THE SITE, ALL TOPSOIL SHALL BE STRIPPED FROM THE CONSTRUCTION AREA. THE STRIPPED TOPSOIL MUST BE REMOVED FROM THE SITE OR TO AN AREA APPROVED BY THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
4. AFTER STRIPPING TOPSOIL, THE SITE SHALL BE PROOF-ROLLED WITH A HEAVILY LOADED TANDEM AXLE TRUCK. IF ANY WEAK OR UNSUITABLE SOIL AREAS ARE LOCATED DURING THE PROOF-ROLLING OPERATION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IMMEDIATELY. THE OWNER SHALL BE NOTIFIED WHEN THE PROOF-ROLLING OPERATION IS TO BE A MINIMUM OF 95 PERCENT OF THE SOIL'S MAXIMUM DRY DENSITY ELSEWHERE, AS DETERMINED BY THE STANDARD PROCTOR COMPACTION TEST (ASTM D698). THE MOISTURE CONTENT OF THE FILL MATERIALS DURING THE FILL OPERATION SHALL BE BETWEEN MINUS ONE PERCENT TO PLUS TWO PERCENT OF THE FILL MATERIAL'S OPTIMUM MOISTURE CONTENT (ASTM D1557). THE OWNER MAY HAVE FIELD DENSITY AND MOISTURE TESTS PERFORMED DURING FILLING OPERATIONS TO ENSURE THAT ADEQUATE COMPACTION IS BEING OBTAINED.
5. ALL AREAS SHALL BE BROUGHT TO THE FINISHED SUBGRADE ELEVATIONS SHOWN ON THE GRADING PLAN WITH STRUCTURAL BACKFILL MATERIAL. FILL MATERIAL SHALL BE PLACED IN THIN LAYERS (NOT EXCEEDING 6 INCHES LOOSE) AND COMPACTED TO A MINIMUM OF 98 PERCENT OF THE SOIL'S MAXIMUM DRY DENSITY WITHIN THE SUBSTATION PAD AND COMPACTED TO A MINIMUM OF 95 PERCENT OF THE SOIL'S MAXIMUM DRY DENSITY ELSEWHERE, AS DETERMINED BY THE STANDARD PROCTOR COMPACTION TEST (ASTM D698). THE MOISTURE CONTENT OF THE FILL MATERIALS DURING THE FILL OPERATION SHALL BE BETWEEN MINUS ONE PERCENT TO PLUS TWO PERCENT OF THE FILL MATERIAL'S OPTIMUM MOISTURE CONTENT (ASTM D1557). THE OWNER MAY HAVE FIELD DENSITY AND MOISTURE TESTS PERFORMED DURING FILLING OPERATIONS TO ENSURE THAT ADEQUATE COMPACTION IS BEING OBTAINED.
6. SOME OF THE ON-SITE EXCAVATED EARTH MATERIAL MAY BE SUITABLE TO CONSTRUCT FILLS, EMBANKMENTS AND BACKFILLS FOR SUBSTATION PAD, DRIVEWAYS, AND ADJACENT SLOPES. CONSULT THE SITE GEOTECHNICAL ENGINEER IF APPROVED BY OWNER TO EVALUATE EXCAVATED EARTH MATERIAL THAT MAY BE USED. SURPLUS EARTH SHALL BE REMOVED TO A DESIGNATED "SPILLS AREA" THAT IS APPROVED BY THE OWNER. MATERIALS WHICH CANNOT BE PERMANENTLY STORED IN THE "SPILLS AREA" SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
7. FINAL GRADING INSIDE THE SUBSTATION PAD SHALL HAVE A CONSTANT SLOPE BETWEEN SPOT ELEVATIONS TO ALLOW FOR SURFACE WATER RUNOFF.
8. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE TDEC "TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK".
9. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING TOP SOIL AND REPLACING WITH TRUCKED-IN STRUCTURAL FILL. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACTUAL EARTHWORK OR GRADING. NO ADDITIONAL EARTHWORK WILL BE PAID BEYOND WHAT IS SHOWN ON THE APPROVED BID. CHANGES WILL ONLY BE APPROVED BY THE OWNER FOR UNFORESEEN SITE CONDITIONS OR BY OWNER'S REQUEST. CHANGES SHALL BE APPROVED BY THE OWNER IN WRITING BEFORE PROCEEDING. ANY ADDITIONAL WORK PERFORMED WITHOUT APPROVAL IS DONE SO AT CONTRACTOR'S OWN RISK.
10. NO FUEL OR OIL SHALL BE STORED ON SITE WITHOUT PROPER CONTAINMENT. ALL PETROLEUM USE, STORAGE, AND HANDLING AREAS SHALL BE INSPECTED AT THE END OF EACH WORKING DAY FOR SPILLS OR LEAKS.
11. ANY SPILLED OIL, GAS, ETC., RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE CONTAINED AND CLEANED IMMEDIATELY. CONTAMINATED SOILS SHALL BE DISPOSED OF IN AN APPROVED MANNER AT A LICENSED LANDFILL.
12. NO OILS OR GAS SHALL BE DUMPED ON-SITE.
13. IF DEWATERING OPERATIONS ARE REQUIRED, PUMPED GROUND WATER SHALL BE ROUTED THROUGH SILT CONTROL FACILITY TO FILTER WATER PRIOR TO DISCHARGE.
14. PROTECT SITE SHALL BE KEPT CLEAR OF ALL TRASH AND DEBRIS. COLLECTED TRASH AND DEBRIS SHALL BE HAULED OFF THE SITE.
15. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING SANITARY FACILITIES ON THE SITE. SANITARY WASTE MAY BE DISPOSED ONLY IN LOCATIONS HAVING A STATE PERMIT.
16. A MATERIALS LIST SHOULD BE COMPILED FOR ITEMS THAT WILL BE STORED OUTSIDE ON THE SITE DURING CONSTRUCTION.
17. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF ALL SOIL WASTE FROM THE SITE IN ACCORDANCE WITH STATE LAW. DUMPSITE OR OTHER COLLECTION FACILITIES MUST BE PROVIDED AS NEEDED. SOLID WASTE MAY NOT BE BURIED ON THE SITE, AND NO ON-SITE BURY PIT IS ALLOWED.
18. NOTIFY THE OWNER IMMEDIATELY IF ANY SINK HOLES ARE DISCOVERED ON-SITE.
19. NOTIFY THE OWNER IMMEDIATELY IF WEAK SOILS ARE ENCOUNTERED IN EXCAVATION.



JEREMY WALDEN
LENOIR CITY UTILITIES BOARD
WORK: (865) 988-0727
MOBILE: (865) 206-3880
JWALDEN@LCUB.COM



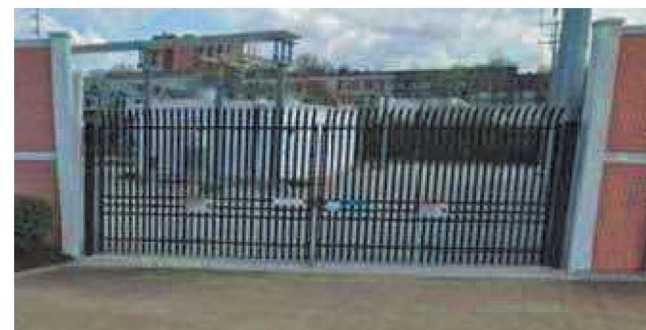
SUBSTATION PAD/DITCH SECTION

☐ PRELIMINARY ☐ FOR BID ☐ FOR CONSTRUCTION ☐ FOR RECORD ☐ "AS BUILT" ☒ FOR REVIEW

**patterson
& dewar**
ENGINEERS

850 Center Way | Norcross, GA 30071
(770) 453-1410 | pdengineers.com
Engineers - Surveyors - Construction Management

DATE	01/16/2023	
SCALE	NTS	
DRAWING NO.	TNLCUBCR809	REV. 0



TYPICAL PRE-CAST WALL AT SUBSTATION

TYPICAL GATE AT SUBSTATION



ADDITIONAL FINISH OPTIONS

☐ PRELIMINARY ☐ FOR BID ☐ FOR CONSTRUCTION ☐ FOR RECORD ☐ "AS BUILT" ☒ FOR REVIEW

OWNER.

LENOIR CITY UTILITIES BOARD
200 DEPOT STREET
LENOIR CITY, TN 37771
(865) 988-0727

24-HOUR CONTACT:

JEREMY WALDEN
LENOIR CITY UTILITIES BOARD
WORK: (865) 988-0727
MOBILE: (865) 206-3880
JWALDEN@LCUB.COM



Know what's below.
Call before you dig.

TENNESSEE LAW REQUIRES CONTRACTORS
TO CONTACT TENNESSEE 811 AT LEAST 3
BUSINESS DAYS PRIOR TO BEGINNING
EXCAVATION ACTIVITIES. CALL 811.
WWW.TENN811.COM

[illegible]

LENOIR CITY UTILITIES BOARD
CONCORD ROAD SUBSTATION
SITE LOCATION: FARRAGUT, TENNESSEE

WALL DETAILS

6000 Carleton Way | Norcross, GA 30071
(770) 453-1410 | pdengineers.com
Engineers - Surveyors - Construction Management

DATE	01/16/2023	
SCALE	NTS	
DRAWING NO.	TNLCUBCR812	REV. 0

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 Virtue View Farm Subdivision, Parcels 33.03 and 33.04, Tax Map 152 033.03 and 152 033.04, 44.09 Acres, 13 Lots, Zoned R-1 (Steve Williams, Applicant)

INTRODUCTION AND BACKGROUND: This agenda was reviewed most recently at the November 17, 2022 Planning Commission meeting. At that time, the applicant discussed the concept plan and re-visited the variance requests that were reviewed with the Planning Commission at their July meeting.

DISCUSSION: Based on the feedback received, the Planning Commission expressed support for the following variances that will need to be formally acted on as part of this agenda item (all other requirements of the Subdivision Regulations must be met and a note to this effect will need to be added to this plan):

1. No detention basin given the proximity of the property to the lake, scale of the proposed subdivision, and size of the proposed lots.
2. Street pavement width reduction from 26 feet to 20 feet with shoulders and grassed swales rather than curbing and storm sewers given the size of the lots, number of lots, topography, and enhanced water quality benefits. The request for the street to be private and gated was not supported so the concept plan is now showing a public street that will not be gated.
3. Allowance for the cul-de-sac to exceed 500 feet given the number of lots, topography, and desire to design the street along contours to the greatest extent possible.
4. Omission of 10% open space given the number of lots, size of lots, and rural (open space) character of the development.
5. Lots 3-6, 8-9, and 11-13 exceeding the lot width to depth ratio given topography, the size and number of lots, and the desire to avoid extending the street into the steeper portions of the property.
6. No road or pedestrian improvements along Virtue Road or Evans Road given the number of lots proposed and limited vehicular and pedestrian traffic generated by the development. The original request to have no pedestrian facilities for the development was not supported so the concept plan is now showing a 5-foot sidewalk along one side of the public street that will be constructed for this subdivision. This sidewalk will terminate at Evans Road.

RECOMMENDATION: The revised concept plan is included in the packet. Staff would note that this is only a concept plan and there could be some minor adjustments when the more detailed preliminary plat is submitted for the utilities and construction of public improvements. Some clarifications are also needed on the concept plan regarding existing property lines and roadway centerlines. These will be included as comments in the staffs' review of the revised concept plan. Staff will make a recommendation at the meeting.

DRG CONFORMANCE N DIVISION W

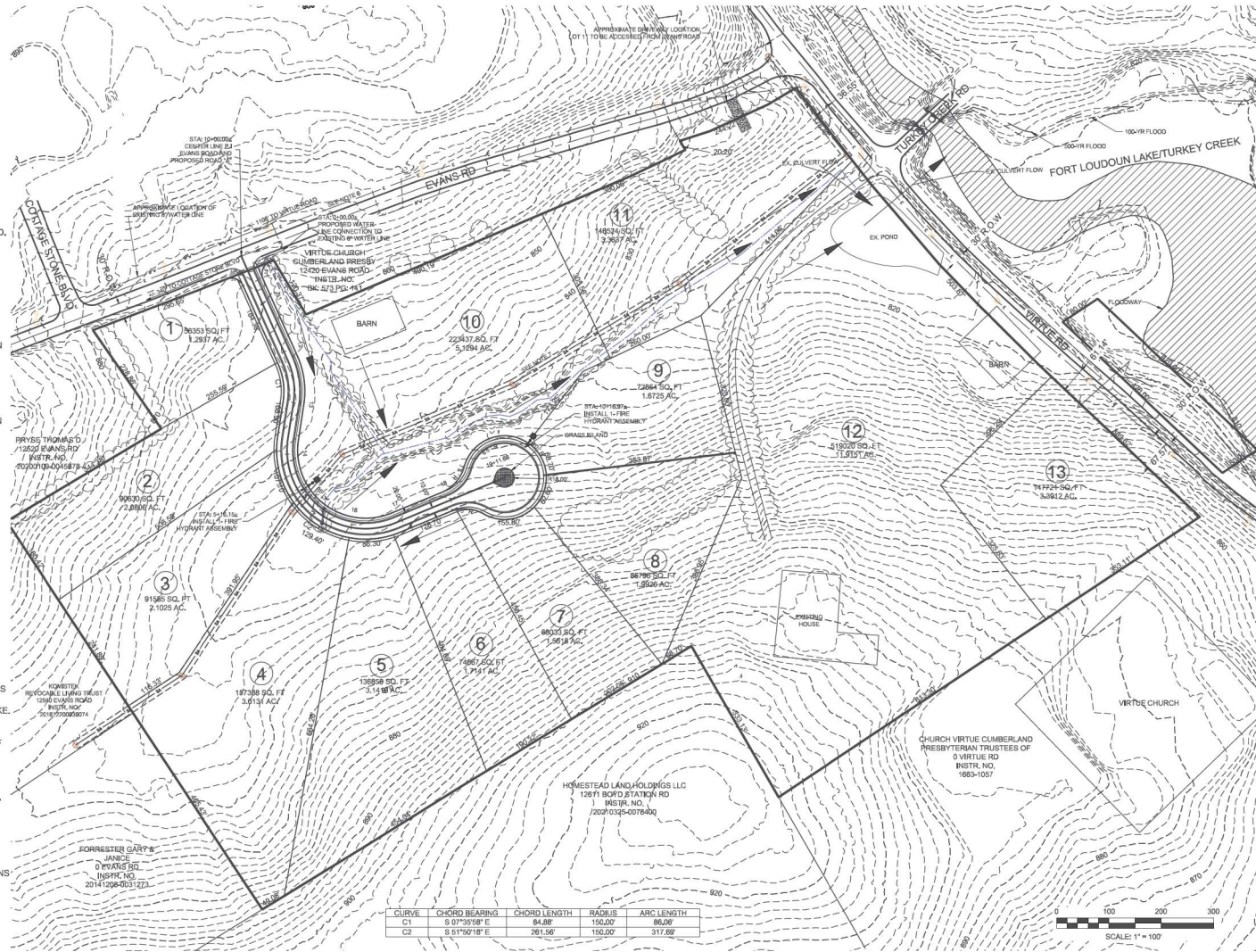
NOTES:

1. THIS PLAN CONTAINS CONCEPTUAL INFORMATION WHICH IS NOT INTENDED FOR CONSTRUCTION PURPOSES.
2. EXISTING CONTOURS BASED ON STATE LIDAR DATA.
3. ACCESS TO LOTS 1-9 FROM INTERNAL ROAD SYSTEM ONLY. ACCESS TO LOT 11 FROM EVANS ROAD NOT CLOSER THAN 100' FROM THE CENTERLINE OF EVANS AND VIRTUE ROAD. ACCESS TO LOTS 12 & 13 FROM VIRTUE ROAD.
4. LAKE FRONTAGE TO BE A PART OF LOT 13.
5. THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED ALONG PUBLIC ROADS FOR ACCESS.
6. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
7. APPROXIMATE LOCATION OF EXISTING OVERHEAD POWER/TELEPHONE LINES NOT FIELD LOCATED. EXISTING UTILITIES ON/AROUND SITE WILL BE FIELD LOCATED ON PRELIMINARY PLAT. ALL NEW UTILITIES WITHIN SUBDIVISION MUST BE UNDERGROUND.
8. APPROXIMATE LOCATION OF EXISTING SANITARY SEWER NOT FIELD LOCATED. EXISTING UTILITIES ON/AROUND SITE WILL BE FIELD LOCATED ON PRELIMINARY PLAT.
9. DENSITY, PREDOMINANT SPECIES, GENERAL DISTRIBUTION OF PREDOMINANT SPECIES, AND LEVEL OF MATURITY WILL BE PROVIDED ON PRELIMINARY PLAT.
10. LOCATION AND APPROXIMATE SQUARE FOOTAGE OF TREE COVERED AREAS HAVE BEEN PROVIDED IN LOWER LEFT CORNER OF PLAN.
11. WATER PROVIDERS: FUD
12. SEWER PROVIDERS: FUD

VARIANCES:

1. NO DETENTION POND REQUIRED.
2. PUBLIC 20' WIDE ROAD WITH NO CURBS, GRASS SWALES/DITCHES PROVIDE STORM WATER QUALITY. SITE DRAINS TO FORT LOUDOUN LAKE.
3. CUL DE SAC ROAD AT +/- 911.88' MEASURED FROM CENTERLINE OF EVANS ROAD TO C/L OF CUL DE SAC.
4. NO VEHICULAR CONNECTIONS TO TO OTHER ROADS OR WALKING TRAILS OR SIDEWALK CONNECTIONS TO ANY ADJOINING PROPERTY.
5. OMIT 10% OPEN SPACE.
6. LOTS 3-6, 8-9, & 11-13 EXCEED MAXIMUM LOT WIDTH TO DEPTH RATIO.
7. NO ROAD IMPROVEMENTS TO VIRTUE OR EVANS ROAD INCLUDING CONSTRUCTION OF ANY SIDEWALKS OR WALKING TRAILS.

TOTAL AREA: +/- 44.091 ACRES
TREE COVERAGE (ACRES): +/- 3.67
TOTAL LOTS: 13
CLT MAP: 152
PARCELS: 33.03 & 33.04
DEED REFERENCE: BK: 1974 PG: 982 & BK: 2022 PG: 601
ZONING: R-1
30' FRONT SETBACK
15' MINIMUM, 40' COMBINED SIDE SETBACK
25' REAR SETBACK
DEVELOPER MAY HAVE MORE RESTRICTIVE SETBACKS



LOCATION MAP
N.T.S.

LEGEND

- PROPOSED FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING UTILITY POLE WITH LIGHT
- EXISTING TREE LINE
- EXISTING GRADE
- WET WEATHER CONVEYANCE (WWC)
- EXISTING OVERHEAD ELECTRIC
- DRAINAGE DIRECTION
- PROPOSED WATER LINE
- PROPOSED HEADWALL
- PROPOSED STORMWATER INLET

DEVELOPER:
STEVE AND VIRGINIA WILLIAMS
721 VIRTUE ROAD
KNOXVILLE, TENNESSEE 37934
(865)-719-4491

ENGINEER:
ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938
(865)-947-5596

BOUNDARY SURVEY INFORMATION
PROVIDED BY:

STANLEY E. HINDS (APRIL 6, 1990)
REVISED (JANUARY 9, 1990)
RICHARD S. LYNCH (APRIL 24, 2001)



NO.	DATE	BY	CHKD.
			RG
			RG
REVISIONS			



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

CONCEPT PLAN OF:
VIRTUE VIEW FARM

12444 EVANS ROAD
721 VIRTUE ROAD

DESIGNED BY	CHECKED BY	SCALE	SHEET NO. 1 OF 5 SHEETS
AJJ	RGC	1"=100'	
DRAWN BY	DATE	FILE NO.	
AJJ	2/6/2023	21129	

DRG CONFORMANCE N DIVISION W

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TOTAL AREA: $\pm 44,091$ ACRES
TREE COVERAGE (ACRES): ± 3.67
TREE COVERAGE (SQ. FT): $\pm 159,865.20$
TOTAL LOTS: 13
CLT MAP: 152
PARCELS: 33.03 & 33.04
DEED REFERENCE: BK: 1974 PG: 982 & BK: 2022 PG: 601
ZONING: R-1
30' FRONT SETBACK
15' MINIMUM, 40' COMBINED SIDE SETBACK
25' REAR SETBACK
DEVELOPER MAY HAVE MORE RESTRICTIVE SETBACKS

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	S 0° 30' 18" E	94.89	150.00	86.06
C2	S 51° 50' 18" E	261.56	150.00	317.89

NO.	DATE	BY	CHKD.
			RG
			RG
REVISIONS			



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

CONCEPT PLAN OF:
VIRTUE VIEW FARM

12444 EVANS ROAD
721 VIRTUE ROAD

DESIGNED BY	CHECKED BY	SCALE	SHEET
AJJ	RG	1"=40'	NO. 2
DRAWN BY	DATE	FILE NO.	OF 5 SHEETS
AJJ	2/6/2023	21129	



LOCATION MAP
N.T.S.

LEGEND

- PROPOSED FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING UTILITY POLE WITH LIGHT
- EXISTING TREE LINE
- EXISTING GRADE
- WET WEATHER CONVEYANCE (WWC)
- EXISTING OVERHEAD ELECTRIC
- DRAINAGE DIRECTION
- PROPOSED WATER LINE
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7523 TAGGART LANE
KNOXVILLE, TN 37938
(865) 947-5996

BOUNDARY SURVEY INFORMATION
PROVIDED BY:

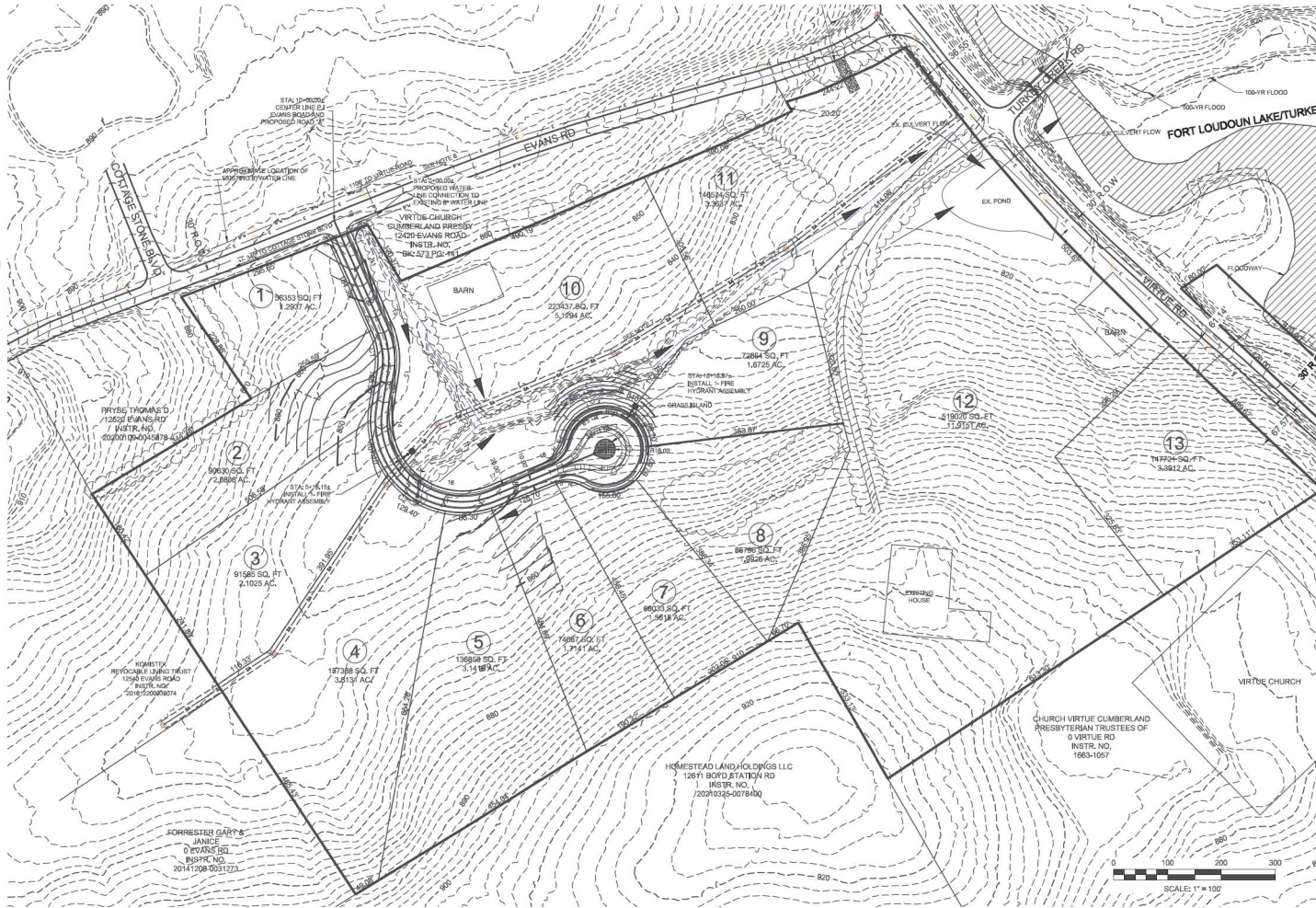
STANLEY E. HINDS (APRIL 6, 1990)
REVISED (JANUARY 9, 1990)

RICHARD S. LYNCH (APRIL 24, 2001)





NOTE:
SHADED AREAS REPRESENT LOCATIONS ON
PROPERTY THAT EXCEED 15% SLOPE.



LOCATION MAP
N.T.S.

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- PROPOSED FIRE HYDRANT
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- EXISTING UTILITY POLE WITH LIGHT
- EXISTING TREE LINE
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- EXISTING OVERHEAD ELECTRIC
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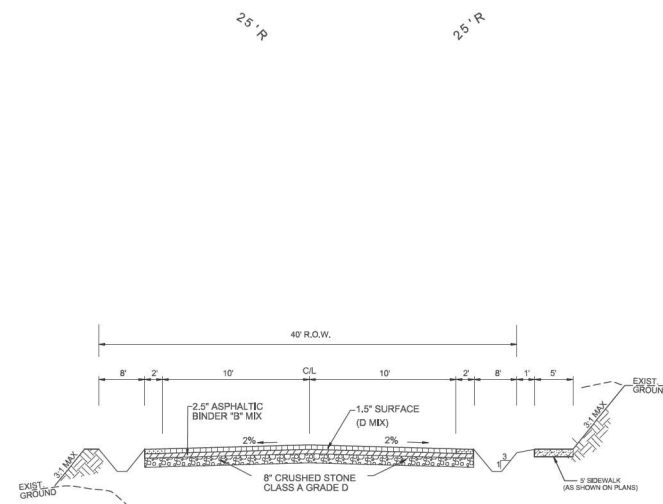
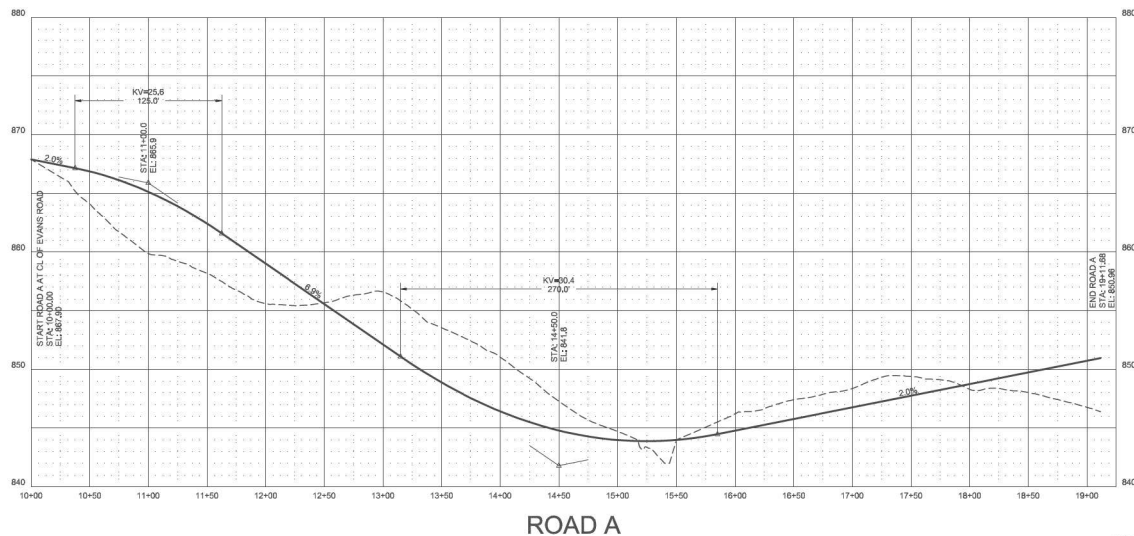
NO.	DATE	BY	CHKD.	REVISIONS	DESIGNED BY	CHECKED BY	SCALE	SHEET
1	01-24-22	ADD SEWER LINE	SW	RGC	AJJ	RGC	1"=100'	NO. 3
2	01-27-22	LOT LINES/FRONTAGES	SW	RGC	AJJ	DATE 2/6/2023	FILE NO. 21129	OF 5 SHEETS



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

CONCEPT PLAN OF:
VIRTUE VIEW FARM

12444 EVANS ROAD
721 VIRTUE ROAD

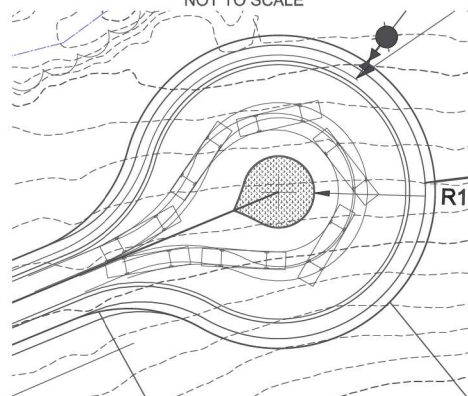


TYPICAL 2 LANE STREET
PUBLIC ROADS

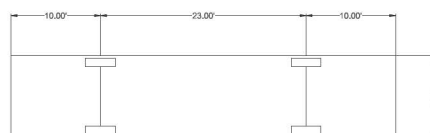
NOT TO SCALE

BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D998) PRIOR TO PLACEMENT OF FILL.
FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)

FIRE TRUCK TURNING MOVEMENT
DIAGRAM
NOT TO SCALE



DESIGN FIRE TRUCK DETAIL



NOT TO SCALE



NO.	DATE	DESCRIPTION	BY	CHKD.
		REVISIONS		

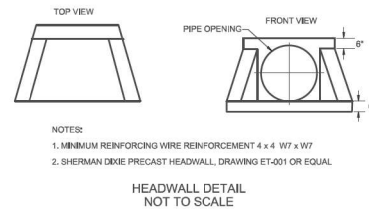
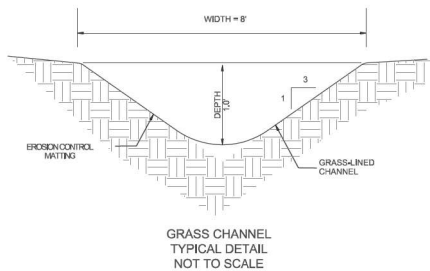


ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

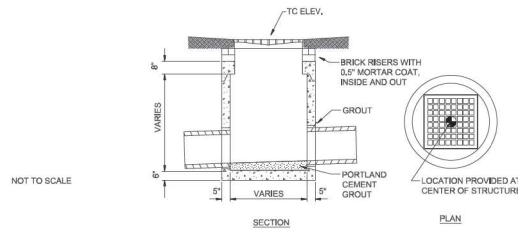
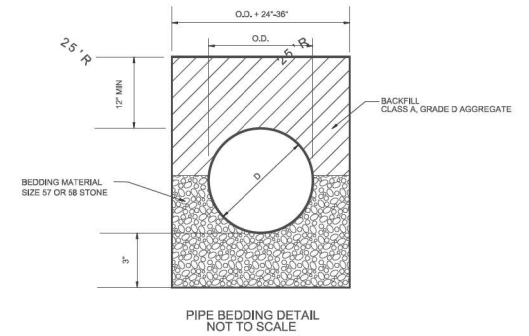
CONCEPT PLAN OF:
VIRTUE VIEW FARM

ROAD PROFILE

DESIGNED BY AJJ	CHECKED BY RGC	SCALE 1"=50' H 1"=5' V	SHEET NO. 4
DRAWN BY AJJ	DATE 2/6/2023	FILE NO. 21129	OF 5 SHEETS



- NOTES:
1. MINIMUM REINFORCING WIRE REINFORCEMENT 4 x 4 W7 x W7
 2. SHERMAN DIXIE PRECAST HEADWALL, DRAWING ET-001 OR EQUAL



- NOTES:
1. AREA DRAINS SHALL BE CIRCULAR OR SQUARE PRECAST CONCRETE STRUCTURE IN ACCORDANCE WITH ASTM C478 (LATEST REVISION). DIMENSIONS VARY DEPENDING ON PIPE SIZE AND ANGLE OF PIPES IN AND OUT OF STRUCTURE.
 2. LADDER BARS SHALL BE PROVIDED PER OSHA REGULATIONS.
 3. LOCATION AND TC ELEVATIONS GIVEN AT CENTER OF THE STRUCTURE.
 4. FRAME AND GRATE SHALL BE EJ USA, INC. MODEL NO. V-5630 OR EQUAL. THE GRATE SHALL BE STAMPED WITH "DUMP NO WASTE... DRAINS TO WATERWAYS WITH FISH IMAGE, OR EQUAL."
 5. ADJUST ALL SIDES OF THE FRAME AND GRATE TO MATCH PAVEMENT CROSS SLOPE AND LONGITUDINAL SLOPE.



						ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE	CONCEPT PLAN OF: VIRTUE VIEW FARM	DETAILS	DESIGNED BY	CHECKED BY	SCALE	SHEET NO. 5
NO.	DATE	DESCRIPTION	BY	CHKD.					AJJ	RGC	NO SCALE	
REVISIONS												DRAWN BY
									AJJ	2/6/2023	21129	

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan to remove selected retaining walls, regrade the common area, relocate the trash compactor and accessible parking on the west side of Building 2, and add a fenced dog park area for Phase I of the Kingston Pike Village, 13120 Royal Palm Way Update (SITE Inc., Applicant)

INTRODUCTION AND BACKGROUND: This item was postponed last month at the request of the applicant. Some additional surveying was needed in a couple of locations near the pool and clubhouse area. This has now been completed and the applicant is pursuing approval for supplemental changes to the site plan that was originally approved for Phase I of the Kingston Pike Villages at S. Watt Road.

DISCUSSION: The supplemental items are shown and explained on the revised site plan set included in the packet. Based on updated survey information, the amendments include the following:

1. Grading adjustments to account for errors in the original grading plan.
2. Narrowing a driveway section to 22 rather than 24 feet at the south side of the pool and clubhouse.
3. Adding a guardrail along the top of retaining walls near the pool and clubhouse.
4. Relocating the arbor at the pool area from the north to the west side of the pool.
5. Adding a retaining wall at the west side of the relocated arbor.
6. Adjusting the extent of the dog park and adding concrete pads for benches.
7. Modifying the location of the trash compactor.

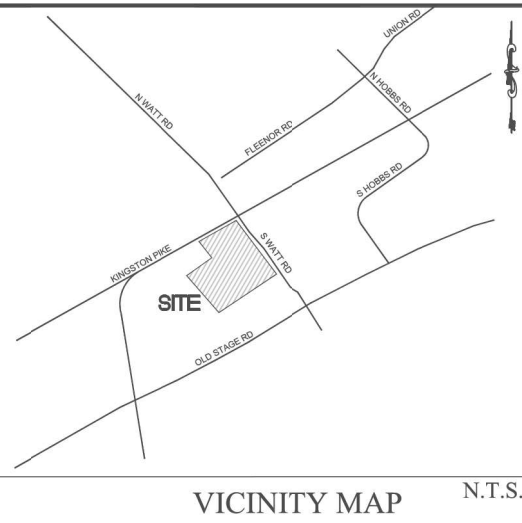
RECOMMENDATION: The revised site plan supplemental set is included in the packet. Staff is reviewing this and will make a recommendation at the meeting.



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

Developed by:

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



13120 Royal Palm Way
CLT Map 151, Parcel 97
Farragut, Tennessee 37934

SHEET INDEX

#	Sheet Title	Date	Revision #
SD-1	Cover Sheet	02/06/2023	V
SD-16	Site Grading and Drainage Plan - Pool and Clubhouse	02/06/2023	V 2 3
SD-28	Site Grading and Drainage Plan	02/06/2023	V
C4.1	Site Grading Plan (GBS Plan for Reference Only)	07/22/2020	
C4.2	Site Grading Plan (GBS Plan for Reference Only)	07/22/2020	
SD-21	Site Plan - Pool and Clubhouse	02/06/2023	V
SD-29	Overall Site Plan	02/06/2023	V
SD-30	Site Plan	02/06/2023	V
C3.0	Overall Site Plan (GBS Plan for Reference Only)	07/22/2020	
C3.1	Site Layout Plan (GBS Plan for Reference Only)	06/15/2020	
C3.2	Site Layout Plan (GBS Plan for Reference Only)	06/15/2020	
C10.0	Site Details (GBS Plan for Reference Only)	06/15/2020	
CH-01	Pool Layout and Notes (PDIA Plan for Reference Only)	10/28/2020	
CH-02	Pool Area Details (PDIA Plan for Reference Only)	06/25/2020	



Supplemental Drawing - Cover Sheet
Kingston Pike Village
13120 Royal Palm Way
Farragut, Tennessee 37934
CLT Map 151, Parcel No. 97

REVISION 1 02/06/2023 REVISED PER SITE CONDITIONS

ISSUE DATE: 12/19/2022
SITE PROJECT#: 2040
FILE: _____

SD-1



THE PURPOSE OF THIS SUPPLEMENTAL DRAWING IS TO ADD A RETAINING WALL AND RELOCATE THE ARBOR TO WEST OF THE POOL, AND TO REDUCE THE DRIVE AISLE TO 22' AND ADD GUARDRAIL AT SOUTH SIDE OF CLUBHOUSE AND POOL.

REFER TO PHASE I PLANS BY GBS FOR DRAINAGE DETAILS SEE SHEET SD-4 FOR GRADING AND DRAINAGE NOTES

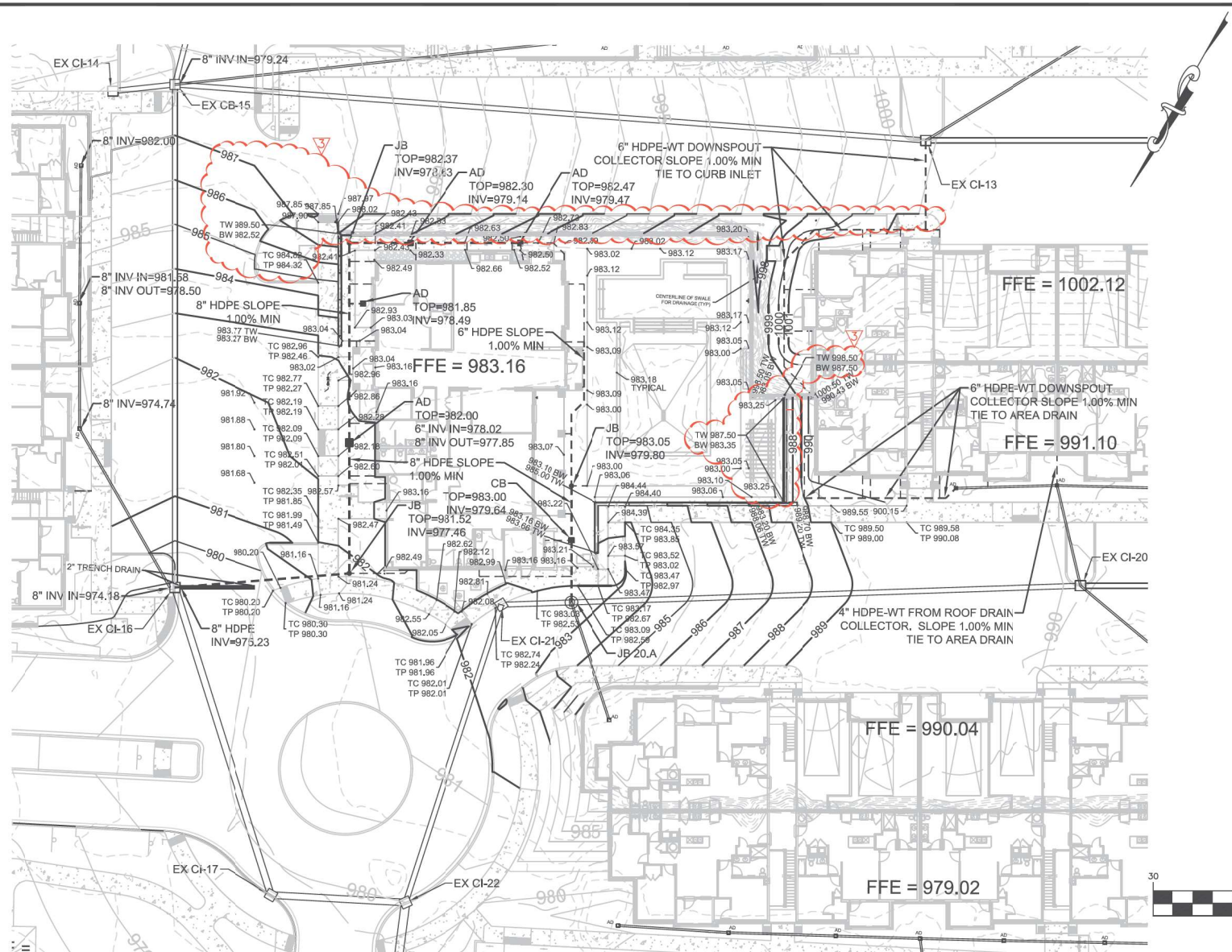
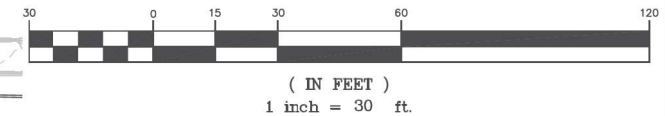
ACCESSIBLE PARKING SPACES AND STRIPED ACCESS AISLES SHALL NOT SLOPE MORE THAN 2.00 PERCENT IN ANY DIRECTION.

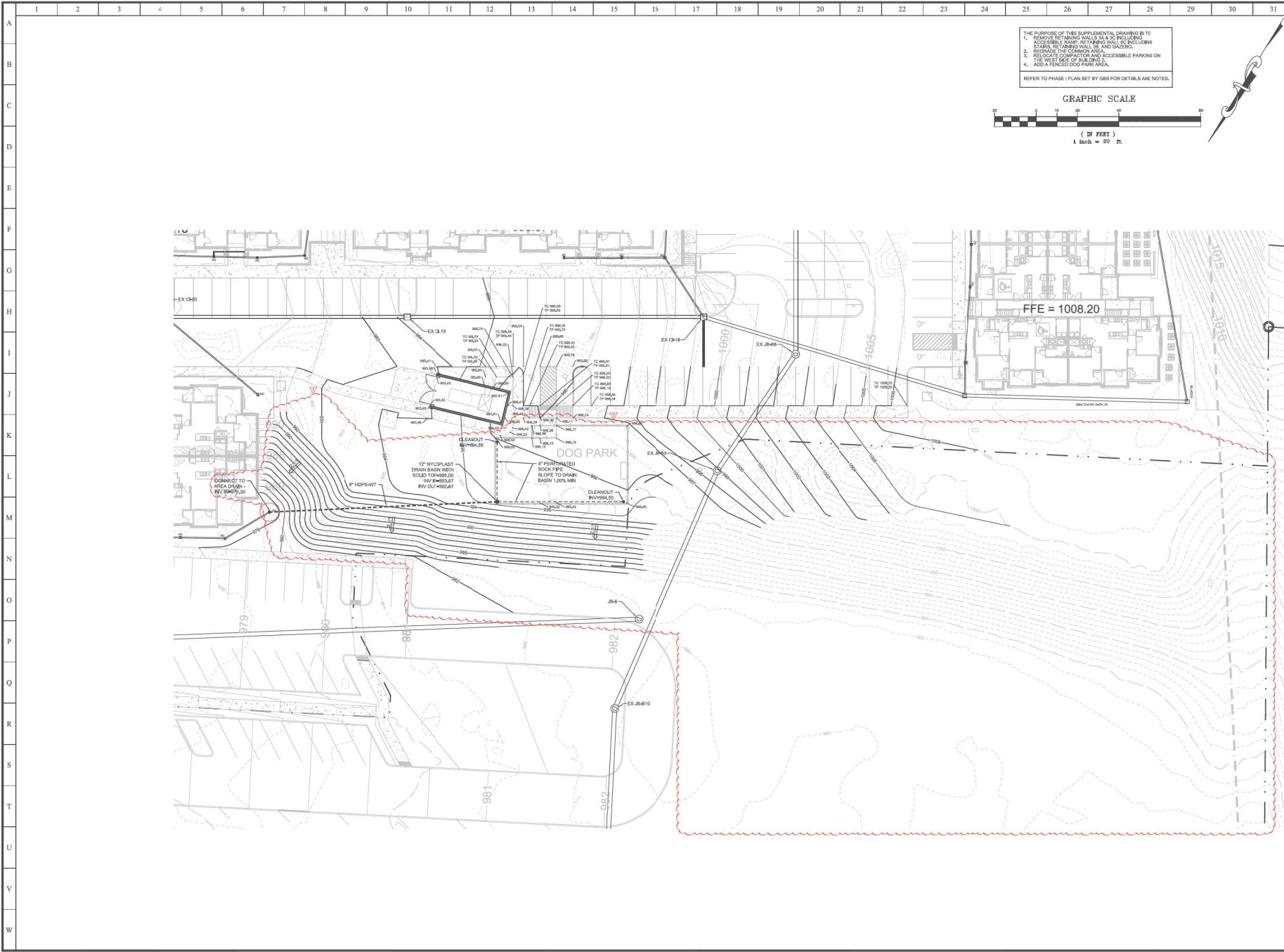
REFER TO PHASE II PLAN SET BY GBS ENGINEERING FOR STRIPPING AND COMPACTION SCHEDULE

LEGEND OF SYMBOLS

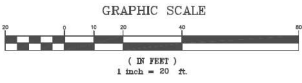
---	PROPERTY LINE
- - - 970 - - -	EXISTING CONTOURS
— 970 —	PROPOSED CONTOURS
TC 894.55' ✓	PROPOSED SPOT SHOT AT TOP OF CONCRETE PAVEMENT
TP 894.55' ✓	PROPOSED SPOT SHOT AT TOP OF ASPHALT PAVEMENT
894.55' ✓	PROPOSED SPOT SHOT AT BOTTOM OF CURB OR TOP OF PAVEMENT
TW 894.55' ✓	PROPOSED SPOT SHOT AT TOP OF WALL
BW 894.55' ✓	PROPOSED SPOT SHOT AT BOTTOM WALL
■ AD	PROPOSED AREA DRAIN
□ CI	PROPOSED CURB INLET
⊙ JB	PROPOSED JUNCTION BOX

GRAPHIC SCALE



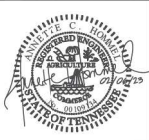


THE PURPOSE OF THIS SUPPLEMENTAL DRAWING IS TO:
1. REMOVE RETAINING WALLS AS SHOWN IN EXISTING
ACCESSIBLE RAMP, RETAINING WALL, AND GRADING
STAIRS, RETAINING WALLS, AND GRADING.
2. REGRADE THE COMMON AREA.
3. RELOCATE COMPACTOR AND ACCESSIBLE PARKING ON
THE WEST SIDE OF SUB AREA 2.
4. ADD A FENCED DOG PARK AREA.
REFER TO PHASE I PLAN SET BY GBS FOR DETAILS AND NOTES.





10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
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Supplemental Drawing - Site Grading and Drainage Plan

Kingston Pike Village

13120 Royal Palm Way
Farragut, Tennessee 37934
CLT Map 151, Parcel No. 97

REVISIONS	
NO.	DATE
1	02/06/2022
Comments: Revised per Site Conditions	

ORIGINAL ISSUE: 12/19/2022
SITE PROJECT#: 2040
FILE: Grading Pb. I

SD-28

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

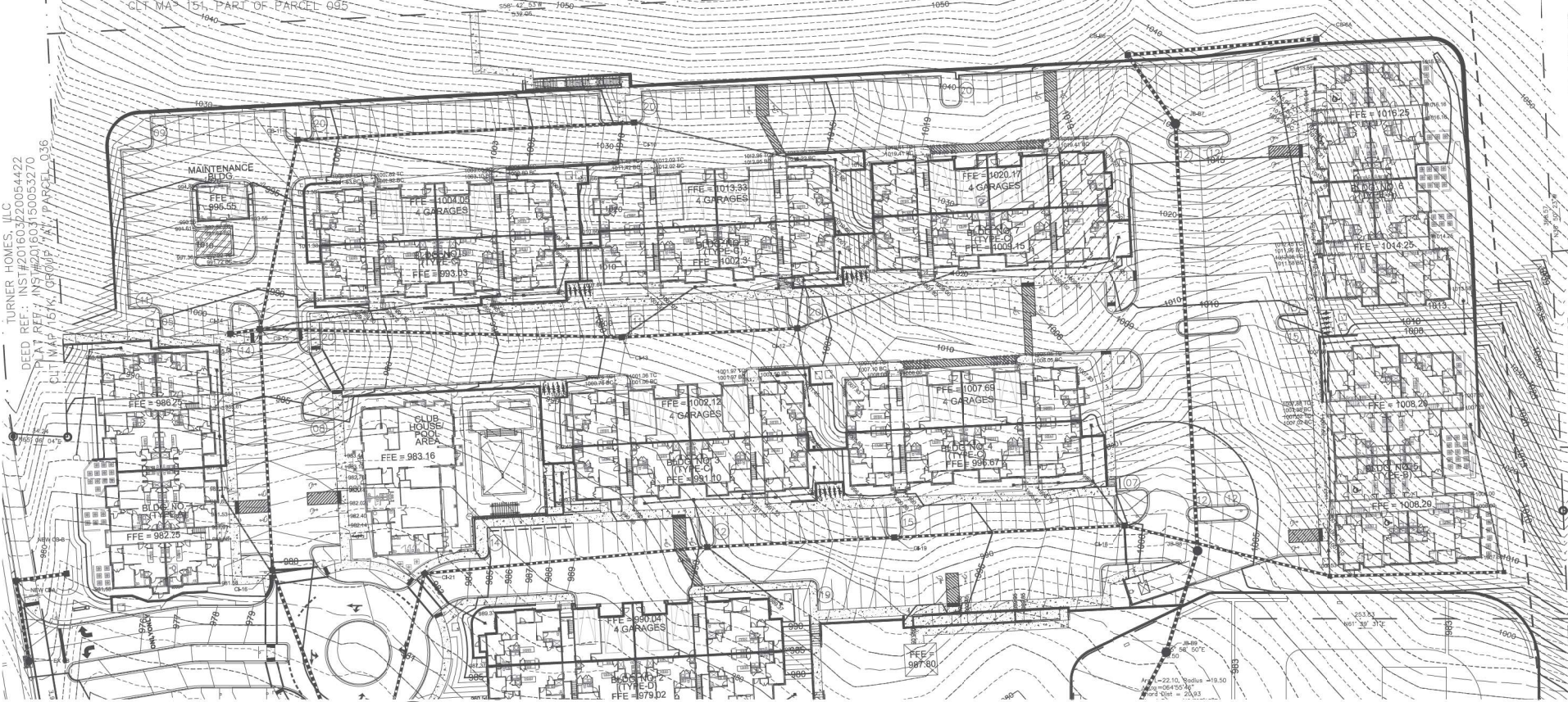
RONALD WOODY, et al
DEED REF.: INST#201211300038157
PLAT REF.: PLAT BOOK 8, PAGE 51
CLT MAP 151, PARCEL 098

DEED REF.: INST#201303000741170
PLAT REF.: PLAT BOOK 8, PAGE 51
CLT MAP 151, PARCEL 098

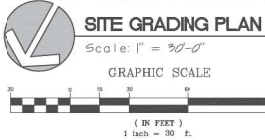
This plan sheet is only being provided to show
coordination with the remainder of the PCD project.
This does not constitute approval of this portion of the
project. This site plan approval is only for Phase I
(the multi-family phase).

TURNER HOMES, LLC
DEED REF.: INST#201603020054422
PLAT REF.: INST#20160303150053270
CLT MAP 161K, GROUP 1A, PARCEL 036

REMAINING LANDS OF
FRANKLIN WEAVER, et al
REMAINING LANDS OF
LEE ROY RADFORD, et al
DEED BOOK 1549, PG 595



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									



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	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.
 - 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.

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
BOC 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 building 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.

- 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 TABLES.
 - 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 CB 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 #5 REBARS, 2 INCHES FROM THE BOTTOM AND SPACED 8 INCHES ON CENTER IN BOTH DIRECTIONS.

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
-	-	-	-
-	-	-	-



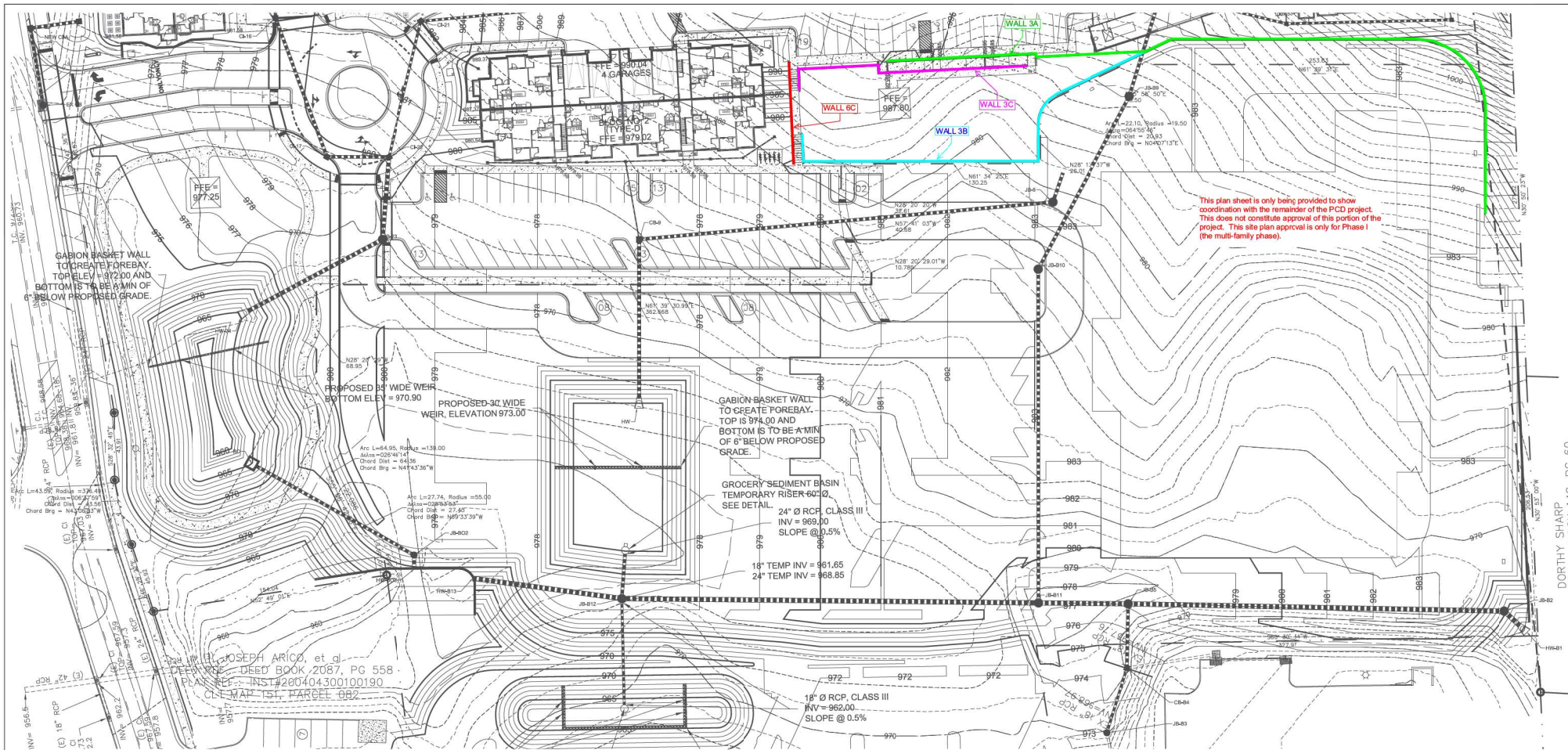
1313 Kalmia Road
Knoxville, TN 37909
Phn: 865.566.0185
Fax: 888.485.7005



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:
LOCATION:	115 S WATT RD FARRAGUT, TENNESSEE 37934 CLT Map 151, Parcel Nos. 07903, 079, 080, 081	CHECKED BY:	MAB	
Owner:	WATT ROAD INVESTMENTS, LLC	FILE NAME:	2140 - C4.0	
		JOB NUMBER	2140	
		ISSUE DATE:	05/18/2018	

C4.1



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	
MARK	REFERENCE ITEM
HW	HEADWALL
BO	BASELINE OUTLET STRUCTURE
CI	CURB INLET
CB	CATCH BASIN
RCP	REINFORCED CONCRETE PIPE, CLASS III
SRMP	SPIRAL RIBBED METAL PIPE, ALUMINIZED
BO	BOTTOM OF CURB
TC	TOP OF CURB
EW	EDGE OF WALL
TW	TOP OF WALL
EP	ELEVATION OF PAVEMENT

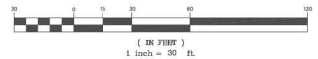
STRIPPING AND COMPACTION SCHEDULE
 Topsoil stripping depth 2"-3" average. Deeper if required locally.
 Required compaction percentages (% max dry density)
 Standard Proctor Method ASTM Test # D-698
 Building Areas 98 % Parking Areas 98 %
TESTING:
 Allow 1 compaction test per ea. 2500 S.F. (Max 60' x 50' area) per lift at building areas.
 Allow 1 compaction test per ea. 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 of natural grade at parking areas.
 Maximum loose lift thickness shall be 8", unless noted otherwise.



SITE GRADING PLAN

Scale: 1" = 20'-0"

GRAPHIC SCALE



OUTLET PROTECTION SCHEDULE

STRUCTURE	Q	PIPE DIA	450	Ds	La
HW-24	100.50	10"	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
-	--	-	-



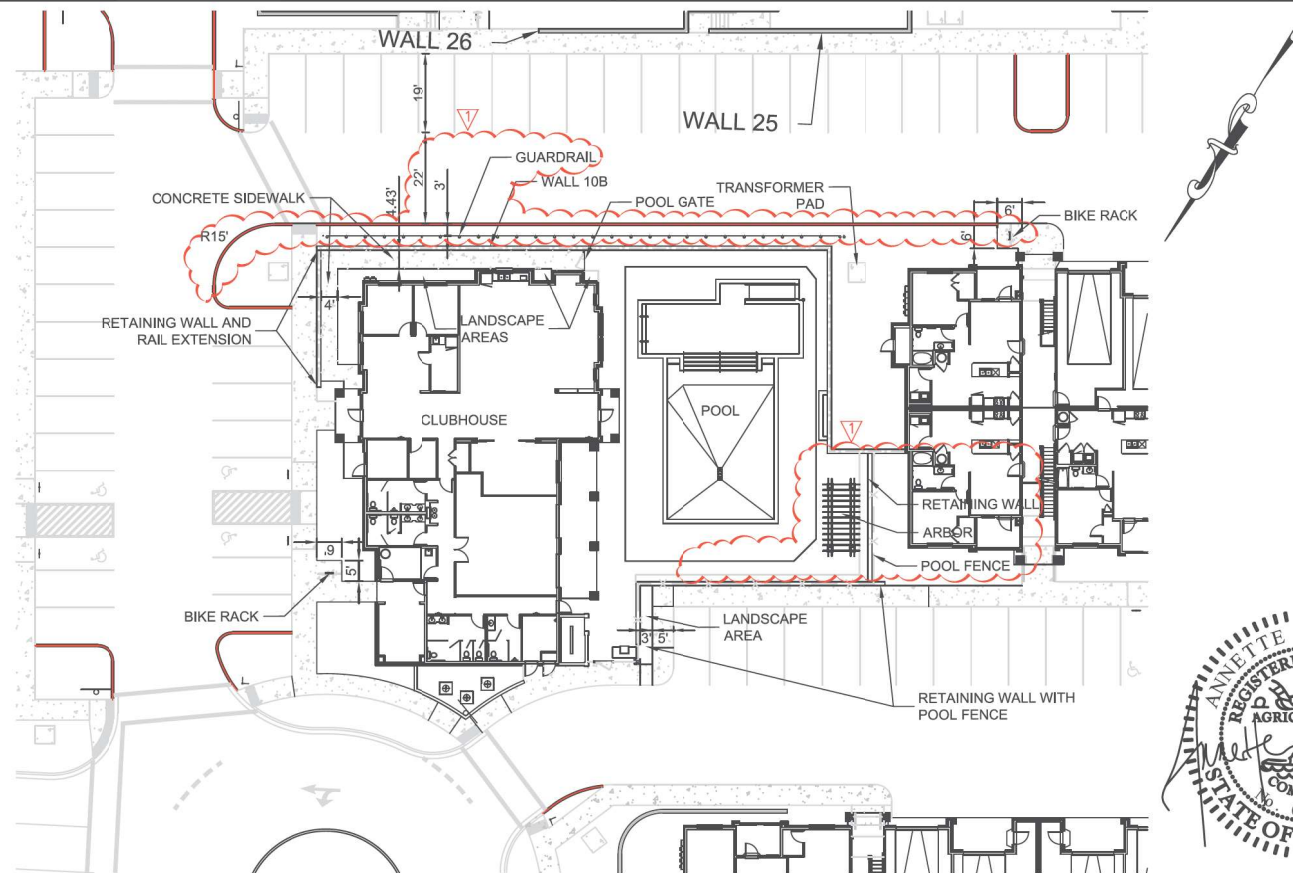
1313 Kalmia Road
 Knoxville, TN 37909
 Phn: 865.566.0185
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1	Revised per HUD Comments	MAB	09/14/2018
3	Revised per HUD Comments	MAB	03/20/2019
4	Revised per TOF Comments	MAB	01/03/2020

TITLE: SITE GRADING PLAN	DRAWN BY: MAB	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 - C4.0	
	JOB NUMBER 2140	
	ISSUE DATE: 05/18/2018	

C4.2



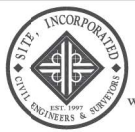
THE PURPOSE OF THIS SUPPLEMENTAL DRAWING IS TO ADD A RETAINING WALL AND RELOCATE THE ARBOR TO WEST OF THE POOL, AND TO REDUCE THE DRIVE AISLE TO 22' AND ADD GUARDRAIL AT SOUTH SIDE OF CLUBHOUSE AND POOL

REFER TO PHASE I PLAN SET BY GBS FOR DETAILS AND NOTES.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



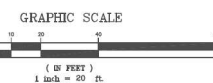
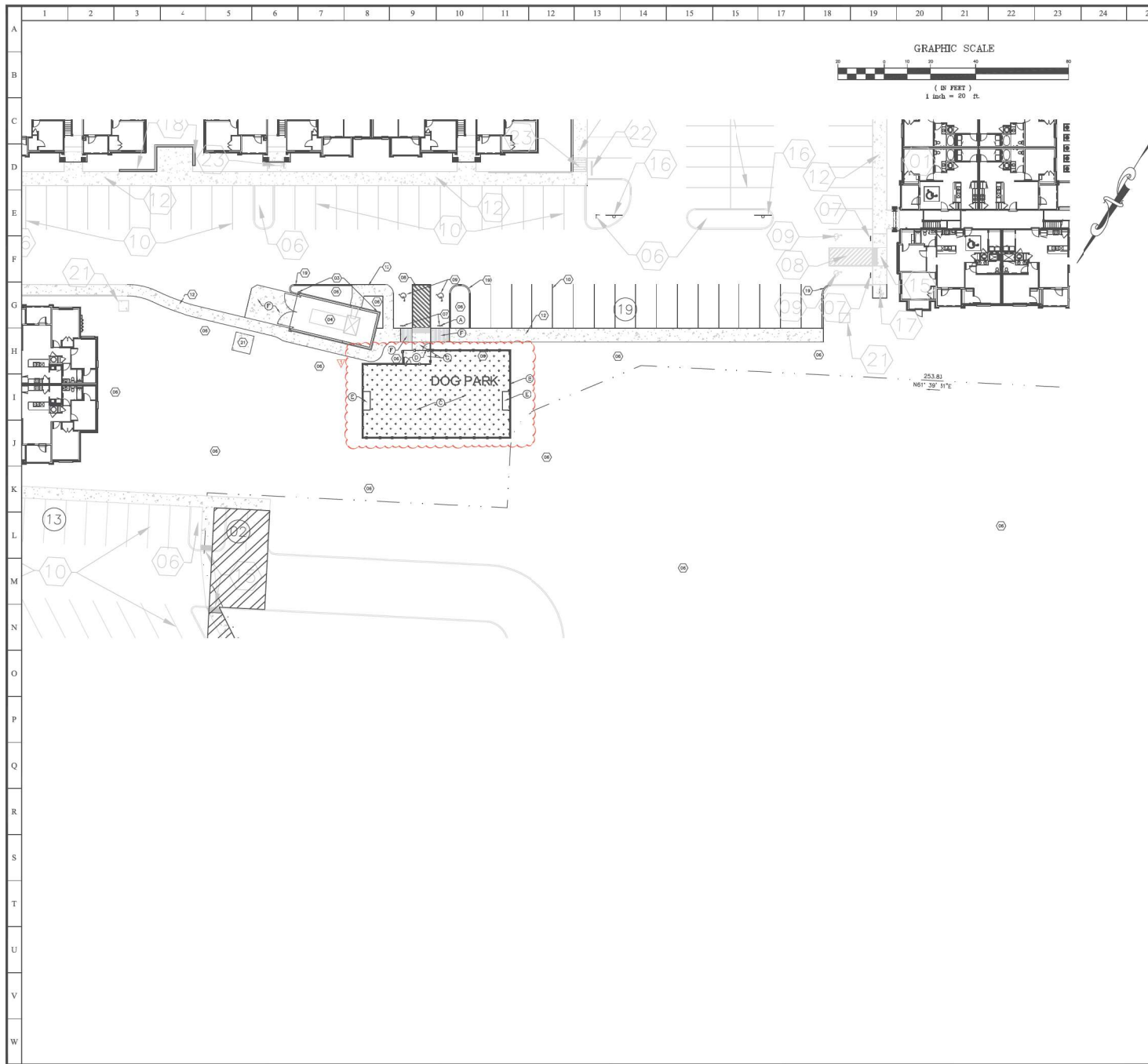
10215 Technology Drive
Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com

Supplemental Drawing - Site Plan
Kingston Pike Village
13120 Kingston Pike
Farragut, Tennessee
CLT Map151, Parcel No. 97

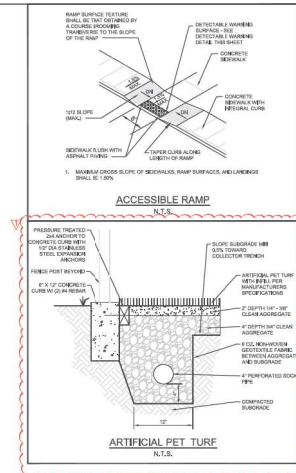
REVISION 1 02/06/2023 RELOCATE POOL ARBOR, ADD RET WALL,
ADD GUARDRAIL, REV. DRIVEWAY WIDTH

ISSUE DATE: 04/21/2022
SITE PROJECT#: 2040
FILE: Layout Ph I

SD-21



- THE PURPOSE OF THIS SUPPLEMENTAL DRAWING IS TO:
1. REMOVE RETAINING WALLS 30 & 32 INCLUDING ACCESSIBLE RAMP, RETAINING WALL 62 INCLUDING STAIRS, RETAINING WALL 18, AND GAZEBO.
 2. REPAIR THE COMMON AREA.
 3. RELOCATE COMPACTOR AND ACCESSIBLE PARKING ON THE WEST SIDE OF BUILDING 2.
 4. ADD A FENCED DOG PARK AREA.
- REFER TO PHASE I PLAN SET BY GBS FOR DETAILS AND NOTES.
- KEY NOTES:
- REFERENCE GBS PLAN SHEET C10 FOR HEXAGONAL/NUMBERED KEY NOTES
- ① VAN ACCESSIBLE PARKING SPOT - REFER TO GBS PLAN SHEET C10 FOR DETAIL.
 - ② 8" HIGH BLACK POWDER COATED FENCE - SEE DETAIL THIS SHEET.
 - ③ ARTIFICIAL PET TURF - SEE DETAIL THIS SHEET.
 - ④ 8" WIDE GATE WITH ADA ACCESSIBLE LATCH.
 - ⑤ CONCRETE PAD FOR BENCH - REFER TO GBS PLAN SHEET C10 FOR SIMILAR SIDEWALK DETAIL.
 - ⑥ ACCESSIBLE RAMP - SEE DETAIL THIS SHEET.
 - ⑦ CONCRETE SIDEWALK - REFER TO GBS PLAN SHEET C10 FOR DETAIL.
 - ⑧ COMPACTOR FACILITY - SEE ARCH DRAWING A112 & A113 FOR DETAILS. REINFORCED CONCRETE PAD, FURNISHED AND INSTALLED BY CONTRACTOR.
 - ⑨ COMPACTOR, FURNISHED AND INSTALLED BY TRASH COLLECTOR.
 - ⑩ LANDSCAPE AREA INSTALLED BY CONTRACTOR.
 - ⑪ "HANDICAP PARKING" SIGNS, MOUNTED ON A POLE, FURNISHED AND INSTALLED BY CONTRACTOR. REFERENCE GBS PLAN SHEET C10 FOR DETAIL.
 - ⑫ TRAFFIC STRIPING 4" WIDE PAINTED (WHITE) PARALLEL STRIPES AT 10' O.C., FURNISHED AND INSTALLED BY CONTRACTOR.
 - ⑬ PAVEMENT SYMBOL AND LETTERING PER D.O.T., SPECIFICATIONS (TYP), FURNISHED AND INSTALLED BY CONTRACTOR. REFERENCE GBS PLAN SHEET C10 FOR DETAIL.
 - ⑭ TRAFFIC STRIPING 4" WIDE PAINTED (WHITE) PER PARKING SPACE, FURNISHED AND INSTALLED BY CONTRACTOR.
 - ⑮ 4" REINFORCED CONCRETE TURN-DOWN SIDEWALK, SEE SECTIONS AND DETAILS FOR SPECIFICATIONS, INSTALLED BY CONTRACTOR. REFERENCE GBS PLAN SHEET C10 FOR DETAIL.
 - ⑯ CONCRETE EXTRUDED CURB, SEE SECTIONS AND DETAILS FOR SPECIFICATIONS, INSTALLED BY CONTRACTOR. REFERENCE GBS PLAN SHEET C10 FOR DETAIL.
 - ⑰ REINFORCED CONCRETE PAD FOR ELECTRICAL TRANSFORMER PER L.O.B. STANDARDS AND SPECIFICATIONS, INSTALLED BY CONTRACTOR.



Supplemental Drawing - Overall Site Plan

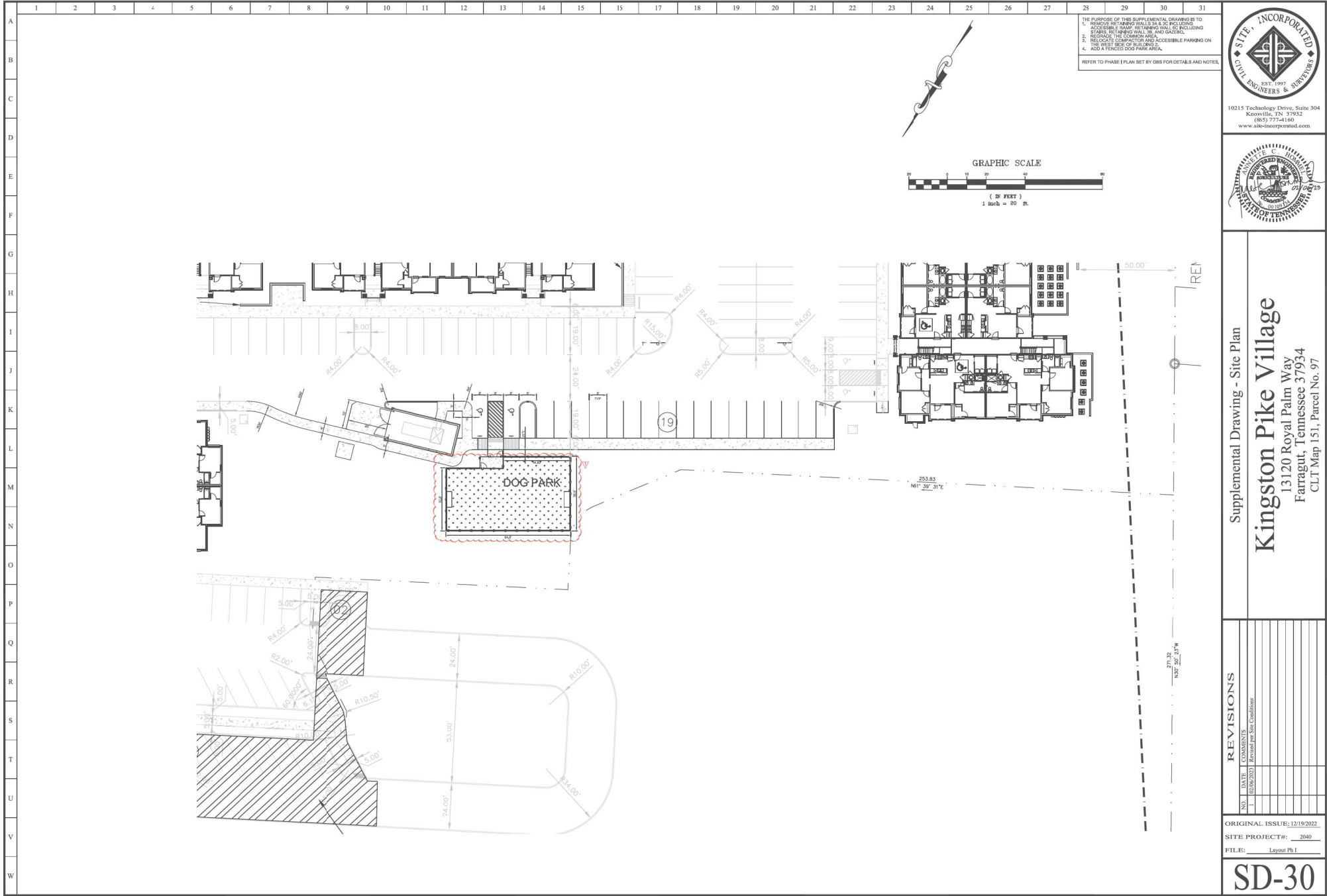
Kingston Pike Village
13120 Royal Palm Way
Farragut, Tennessee 37934
CLT Map 151, Parcel No. 97

REVISIONS

NO. DATE COMMENTS
1 12/06/2021 Revised per Site Confusion

ORIGINAL ISSUE: 12/19/2022
SITE PROJECT#: 2040
FILE: Grading Pb. I

SD-29

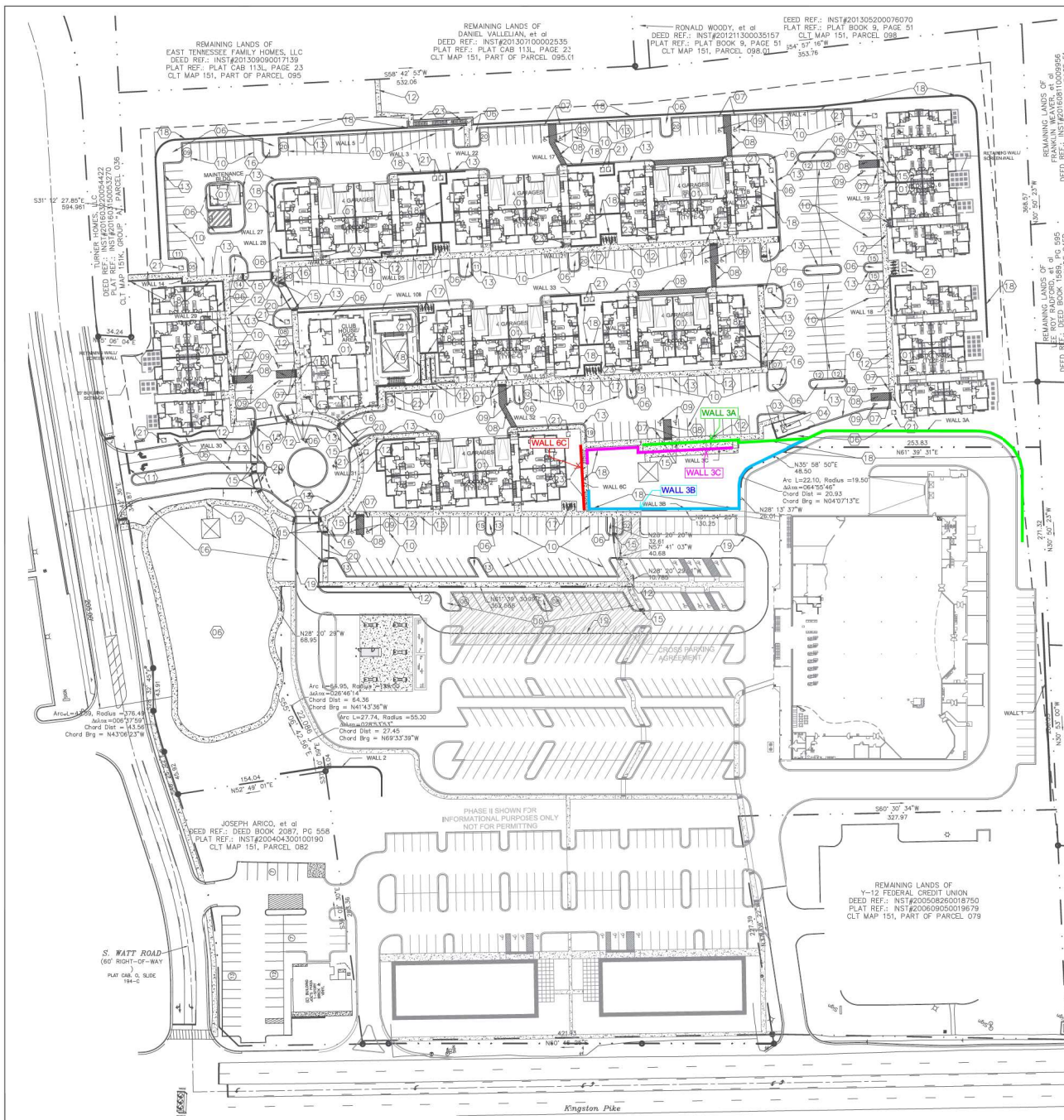


Supplemental Drawing - Site Plan
Kingston Pike Village
13120 Royal Palm Way
Farragut, Tennessee 37934
CLT Map 151, Parcel No. 97

REVISIONS	
NO.	COMMENTS
1	10/06/2023 Revised per Site Confusion

ORIGINAL ISSUE: 12/19/2022
SITE PROJECT#: 2040
FILE: Layout Pk 1

SD-30

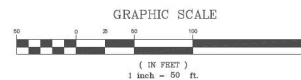


This plan sheet is only being provided to show coordination with the remainder of the PCD project. This does not constitute approval of this portion of the project. This site plan approval is only for Phase I (the multi-family phase).



OVERALL SITE PLAN

Scale: 1" = 50'-0"



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.

CONSTRUCTION NOTES

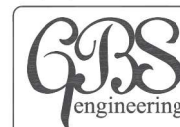
1. NEW APARTMENTS AND ACCESSORY BUILDING (SEE ARCHITECTURAL DRAWINGS), INSTALLED BY CONTRACTOR.
2. NOT USED.
3. COMPACTOR FACILITY, SEE ARCH DRAWING A112 & A113 FOR DETAILS. REINFORCED CONCRETE PAD, FURNISHED AND INSTALLED BY CONTRACTOR.
4. COMPACTOR, FURNISHED AND INSTALLED BY TRASH COLLECTOR.
5. 4" STEEL PIPE BOLLARD FURNISHED, INSTALLED AND PAINTED BY CONTRACTOR (SEE CIVIL DWGS FOR SPECS.).
6. LANDSCAPE AREA INSTALLED BY CONTRACTOR.
7. HANDICAP PARKING SIGNS, MOUNTED ON A POLE, FURNISHED AND INSTALLED BY CONTRACTOR.
8. TRAFFIC STRIPING 4" WIDE PAINTED (WHITE) PARALLEL STRIPES AT 16" O.C. FURNISHED AND INSTALLED BY CONTRACTOR.
9. PAVEMENT SYMBOL AND LETTERING PER D.O.T., SPECIFICATIONS (TYP.), FURNISHED AND INSTALLED BY CONTRACTOR.
10. TRAFFIC STRIPING 4" WIDE PAINTED (WHITE) PER PARKING SPACE, FURNISHED AND INSTALLED BY CONTRACTOR.
11. 24" WIDE PAINTED (WHITE) STOP BAR, FURNISHED AND INSTALLED BY CONTRACTOR.
12. 4" REINFORCED CONCRETE SIDEWALK, SEE SECTIONS AND DETAILS FOR SPECIFICATIONS, INSTALLED BY CONTRACTOR.
13. CONCRETE CURB AND GUTTER, SEE SECTIONS AND DETAILS FOR SPECIFICATIONS, INSTALLED BY CONTRACTOR.
14. TPO CONCRETE 6-30 CURB & GUTTER, SEE SECTIONS AND DETAILS FOR SPECIFICATIONS, INSTALLED BY CONTRACTOR.
15. HANDICAP RAMP, PER DETAILS, FURNISHED AND INSTALLED BY CONTRACTOR.
16. NEW STOP SIGN (30" x 30"), PER TOWN OF FARRAGUT STANDARDS, FURNISHED AND INSTALLED BY CONTRACTOR.
17. NEW BICYCLE RACKS (SEE DETAILS FOR MORE DETAIL. CONTRACTOR TO PROVIDE AND INSTALL).
18. NEW RAIL SYSTEM, SEE DETAILS 3 & 4 ON DRAWING C3.1, CONTRACTOR SHALL PROVIDE AND INSTALL.
19. CONCRETE EXTRUDED CURBS, SEE SECTIONS AND DETAILS FOR SPECIFICATIONS, INSTALLED BY CONTRACTOR.
20. 12" WIDE PAINTED (WHITE) CROSSWALK STRIPING, FURNISHED AND INSTALLED BY CONTRACTOR.
21. 7'-0" X 7'-0" X 6" REINFORCED CONCRETE PAD FOR ELECTRICAL TRANSFORMER, INSTALLED BY CONTRACTOR.
22. WHEEL STOP, FURNISHED AND INSTALLED BY CONTRACTOR, SEE DETAILS FOR SPECIFICATIONS.
23. CONCRETE STEPS WITH RAILING (TYP.) SEE DETAIL SHEET C10.1 FOR MORE DETAIL, INSTALLED BY CONTRACTOR.

SITE INFORMATION

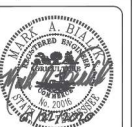
PARKING	REQUIRED	PROVIDED
AUTO PARKING	399	399
HANDICAP PARKING	9	16
SITE AND BUILDING ACCESSIBILITY PER ANSI A117.1		
ZONING		
EXISTING ZONING IS PCD		
FACILITY SIZE		
BUILDING SQUARE FOOTAGE	305,700 S.F.	
NUMBER OF STORES	3/4 SPLIT	
MAXIMUM BUILDING HEIGHT	9' - 6"	

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
5	Revised per TOF Comments	THF	04/03/2020
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
-	-	-	-



1313 Kalmia Road
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Phn: 865.566.0185
Fax: 888.485.7005



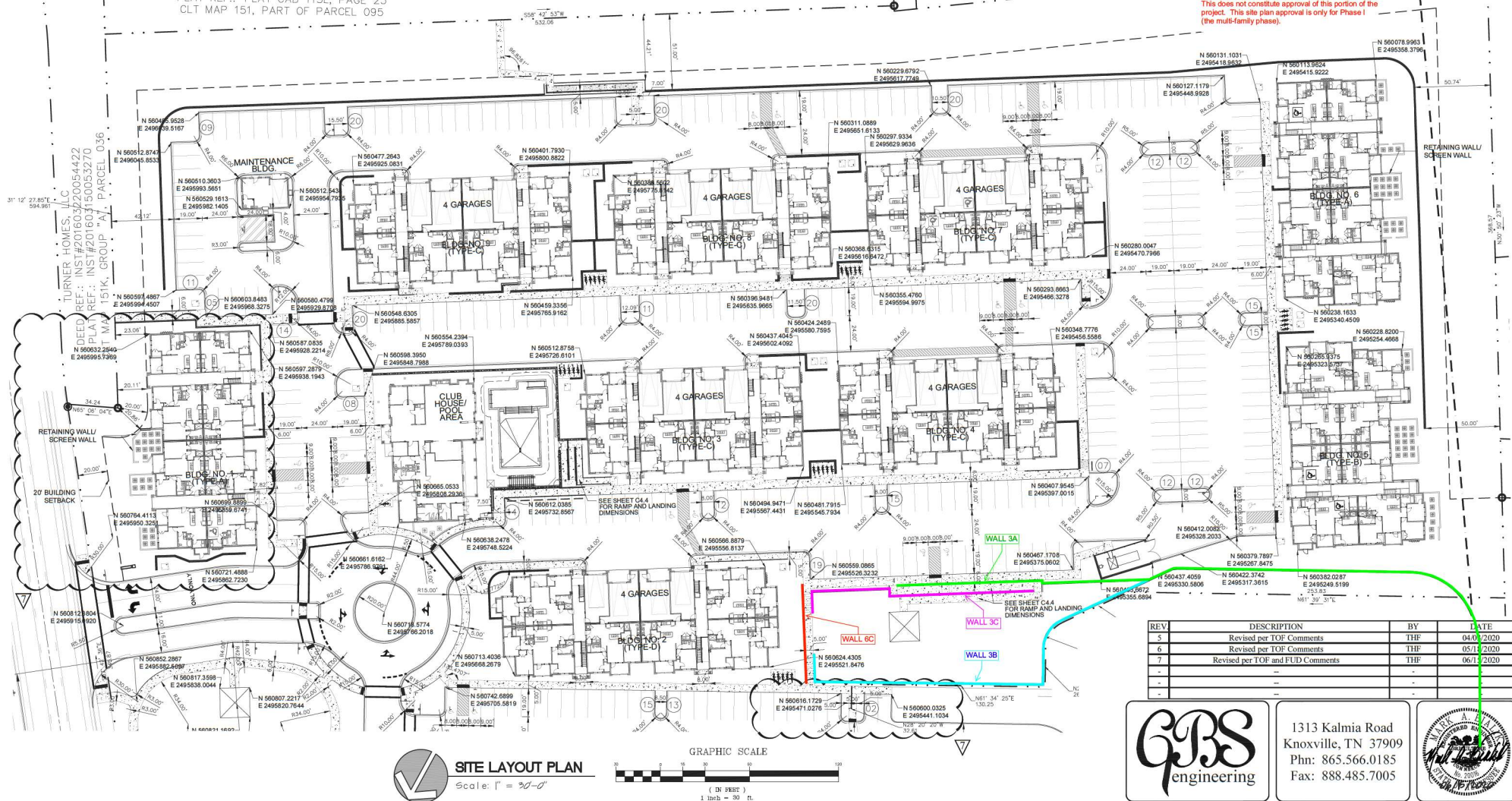
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3	Revised per HUD Comments	THF	03/20/2019
4	Revised per TOF Comments	MAB	01/03/2020

TITLE:	OVERALL SITE 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	

SHEET 39 OF 107

C3.0

This plan sheet is only being provided to show coordination with the remainder of the PCD project. This does not constitute approval of this portion of the project. This site plan approval is only for Phase I (the multi-family phase).



REV	DESCRIPTION	BY	DATE
5	Revised per TOF Comments	THF	04/01/2020
6	Revised per TOF Comments	THF	05/11/2020
7	Revised per TOF and FUD Comments	THF	06/11/2020
-	--	-	-
-	--	-	-
-	--	-	-

GBS
engineering

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



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

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	C3.1
Owner:	WATT ROAD INVESTMENTS, LLC	FILE NAME:	2140 - C3.0	
		JOB NUMBER:	2140	
		ISSUE DATE:	05/18/2018	

C3.1

NOTES:

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

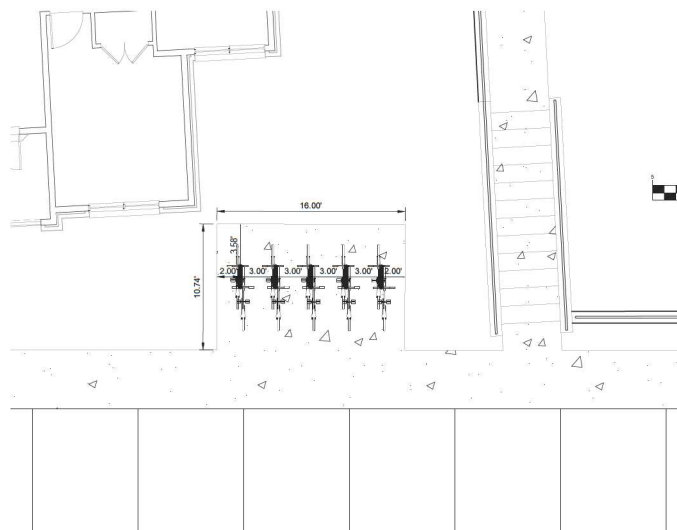
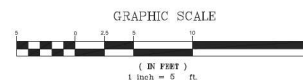
SEE COVER SHEET FOR LEGEND.

SHEET 40 OF 107

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

GRAPHIC SCALE
0 10 20 30 40 50 60 70 80 90 100
(IN FEET)
1 inch = 30 ft.

Scale: 1" = 5'-0"



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

GBS
engineering

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



REV.	DESCRIPTION	BY	DATE
A	Revised per Town of Farragut Comments	THF	06/08/2018
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4	Revised per TOF Comments	MAB	01/03/2020

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

DRAWN BY:	THF
CHECKED BY:	MAB
FILE NAME:	2140 - C3
JOB NUMBER	2140
ISSUE DATE:	05/18/201

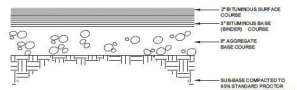
	SHEET NO:
	C3.2

SEE COVER SHEET FOR LEGEND

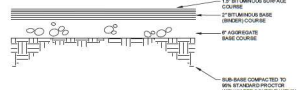


Tennessee 811
Know what's below.
Call before you dig.

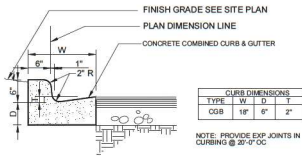
SHEET 41 OF 107



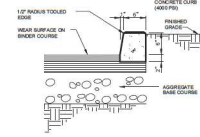
HEAVY DUTY ASPHALT SECTION
1" = 1'-0"



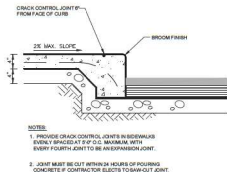
STANDARD DUTY ASPHALT SECTION
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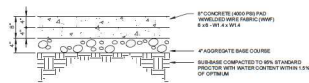
CONCRETE CURB AND GUTTER
1" = 1'-0"



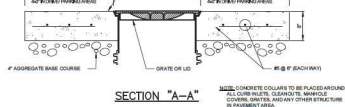
EXTRUDED CONCRETE CURB
1" = 1'-0"



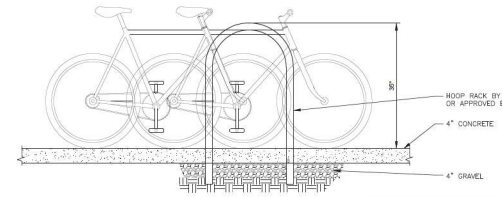
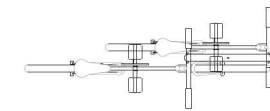
SIDEWALK TURN-DOWN DETAIL
1" = 1'-0"



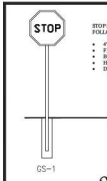
TRASH ENCLOSURE CONCRETE PAD SECTION
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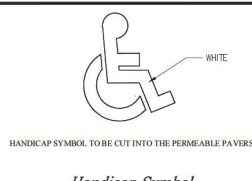
CONCRETE COLLAR DETAIL
1" = 1'-0"



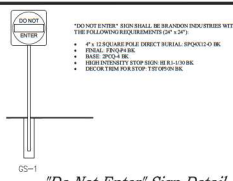
BIKE RACK DETAILS
3/4" = 1'-0"



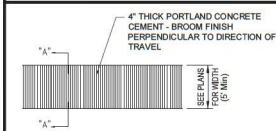
Stop Sign Detail
N.T.S.



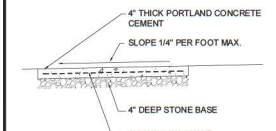
Handicap Symbol
N.T.S.



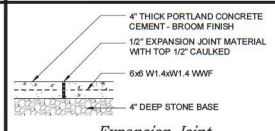
"Do Not Enter" Sign Detail
N.T.S.



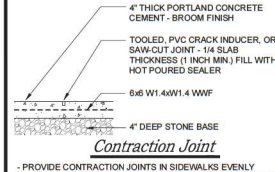
Sidewalk Plan
N.T.S.



Concrete Sidewalk Details
N.T.S.

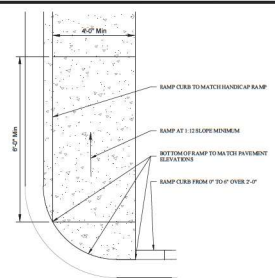


Expansion Joint
N.T.S.

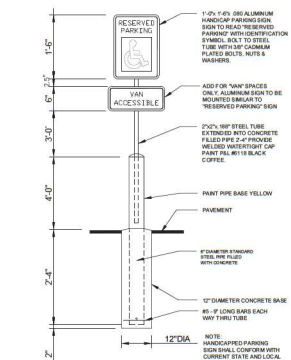


Contraction Joint
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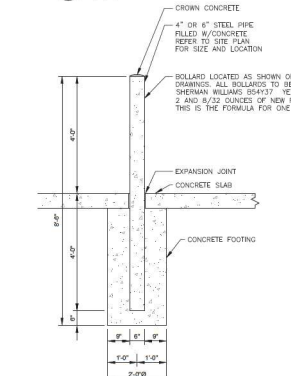
Concrete Sidewalk Joint Details
N.T.S.



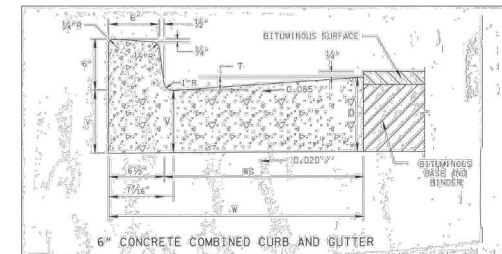
Handicap Ramp Detail
N.T.S.



ABOVE GRADE HANDICAP SIGN
1" = 1'-0"

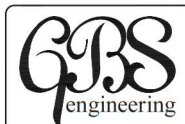


PIPE BOLLARD DETAIL
3/4" = 1'-0"

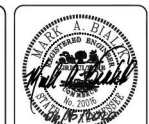


6" CONCRETE COMBINED CURB AND GUTTER TABLE					
TYPE	TOTAL WIDTH (W) IN INCHES	WIDTH OF GUTTER (WG) IN INCHES	VERTICAL DROP (VD) IN INCHES	VERTICAL DEPTH (VD) OF GUTTER AT FLOW LINE	VERTICAL DEPTH (VD) OF GUTTER AT FLOW LINE
6"30"	30"	23 1/2"	3"	8 1/2"	8 1/2"
6"36"	36"	29 1/2"	3"	8 1/2"	8 1/2"
6"42"	42"	35 1/2"	3"	8 1/2"	8 1/2"

TDOT 6-30 CURB + GUTTER
N.T.S.



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



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3	Revised per HUD Comments	THF	03/20/2019
5	Revised per TOF Comments	THF	04/03/2020

TITLE: SITE DETAILS		DRAWN BY: THF	SHEET NO:
LOCATION: KINGSTON PIKE		CHECKED BY: MAB	C10.0
FARRAGUT, TENNESSEE 37934		FILE NAME: 2140 - C10	
CLT Map 151, Parcel No. 078		JOB NUMBER: 2140	
Owner: WATT ROAD INVESTMENTS, LLC		ISSUE DATE: 05/18/2018	



NOTE:
THE 2018 ISG PLUMBING FIXTURE COUNTS CALCULATED TO "FIRST CASE" AND IS WHAT CRITERIA IS BEING USED FOR DESIGNED PLUMBING FIXTURES. THE 2018 ISPSG CALCULATIONS ARE SHOWN FOR REFERENCE.



NOTES: WATER FEATURES- FOUNTAINS, WATERFALLS, NOZZLES & BASINS

- A. DESIGN INTENT IS SHOWN ON DRAWINGS. WATER FEATURE CONTRACTOR TO PROVIDE CONTINUOUS LAMINAR FLOW OVER SPILLWAYS (MIN. 0.5' DEPTH AT WATERFALLS) AND ALL MATERIALS, INCLUDING ETC. EQUIPMENT ETC. EQUIPMENT ETC.
- B. LOCATE FEATURES (SPILLWAYS, NOZZLES, ETC.) AND ATTENDANT EQUIPMENT AS INDICATED ON PLANS. ANY CHANGES TO THE DESIGN SHALL BE PROPOSED TO AND APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
- C. SIZING OF ALL BASINS, PUMPS, VALVES, PIPING, INTAKE, ETC., BY WATER FEATURE CONTRACTOR. LISTING TO BE PROVIDED BY WATER FEATURE CONTRACTOR.
- D. FINISHES TO BE PROVIDED BY WATER FEATURE CONTRACTOR.

[illegible][illegible]

METAL RATE, NOTES (ALUMINUM)

1. MATERIAL: TENSILE & YIELD TO BE IN RANGE OF ALUMINUM ALLOY EXTRUDED TUBE.

2. ALL SURFACES ARE TO BE CLEAN AND FREE OF ALL SHARP EDGES.

3. ALL SURFACES TO BE PROTECTED TO PREVENT CORROSION.

4. SPECIAL REQUIREMENTS TO BE SPECIFIED BY THE BUYER.

5. SPECIAL INFORMATION TO BE SPECIFIED BY THE BUYER.

6. DETAILS OF THE PARTS TO BE SPECIFIED BY THE BUYER.

7. STYLE, DIMENSIONS, SPACING, ETC.

8. FINISH

A. TO BE FORMER COATED.

B. TO BE POLISHED.

C. TO BE ANNEALED.

D. TO BE POLISHED AND ANNEALED.

E. TO BE POLISHED AND ANNEALED.

F. TO BE POLISHED AND ANNEALED.

G. TO BE POLISHED AND ANNEALED.

H. TO BE POLISHED AND ANNEALED.

I. TO BE POLISHED AND ANNEALED.

J. TO BE POLISHED AND ANNEALED.

K. TO BE POLISHED AND ANNEALED.

L. TO BE POLISHED AND ANNEALED.

M. TO BE POLISHED AND ANNEALED.

N. TO BE POLISHED AND ANNEALED.

O. TO BE POLISHED AND ANNEALED.

P. TO BE POLISHED AND ANNEALED.

9. FINISH TOLERANCE

A. TO BE FORMER COATED.

B. TO BE POLISHED.

C. TO BE ANNEALED.

D. TO BE POLISHED AND ANNEALED.

E. TO BE POLISHED AND ANNEALED.

F. TO BE POLISHED AND ANNEALED.

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N. TO BE POLISHED AND ANNEALED.

O. TO BE POLISHED AND ANNEALED.

P. TO BE POLISHED AND ANNEALED.

10. SPECIAL INFORMATION

A. TO BE FORMER COATED.

B. TO BE POLISHED.

C. TO BE ANNEALED.

D. TO BE POLISHED AND ANNEALED.

E. TO BE POLISHED AND ANNEALED.

F. TO BE POLISHED AND ANNEALED.

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P. TO BE POLISHED AND ANNEALED.

11. SPECIAL INFORMATION

A. TO BE FORMER COATED.

B. TO BE POLISHED.

C. TO BE ANNEALED.

D. TO BE POLISHED AND ANNEALED.

E. TO BE POLISHED AND ANNEALED.

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L. TO BE POLISHED AND ANNEALED.

M. TO BE POLISHED AND ANNEALED.

N. TO BE POLISHED AND ANNEALED.

O. TO BE POLISHED AND ANNEALED.

P. TO BE POLISHED AND ANNEALED.

This plan sheet is only being provided to show coordination with the remainder of the PCD project. This does not constitute approval of this portion of the project. This site plan approval is only for Phase I (the multi-family phase).



7/1/2020-8/02 TOF COMMENTS

AS NOTED

27, 2018

job number
18007

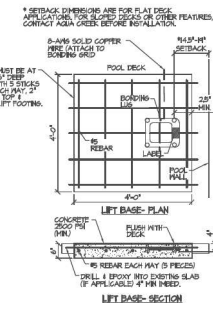
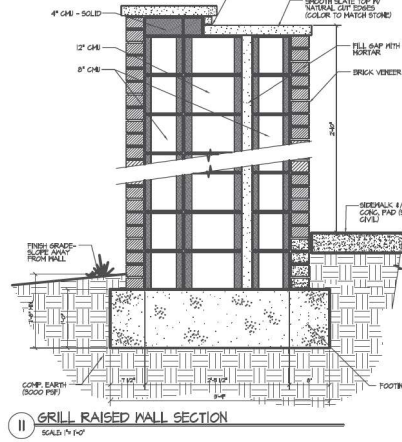
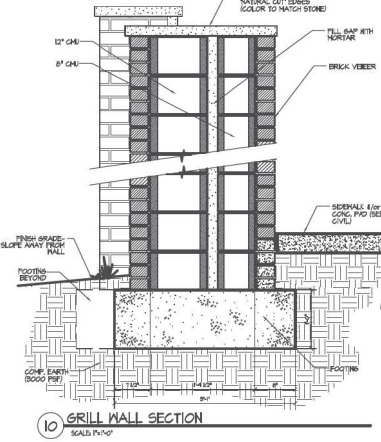
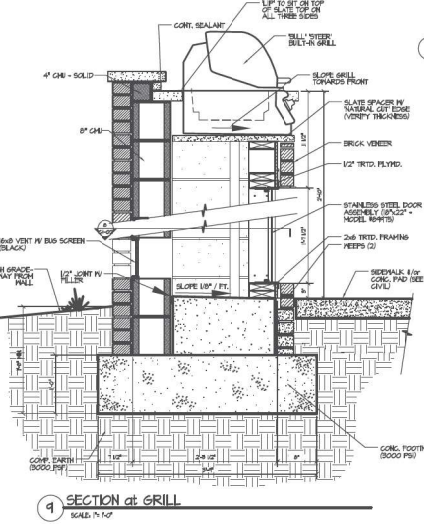
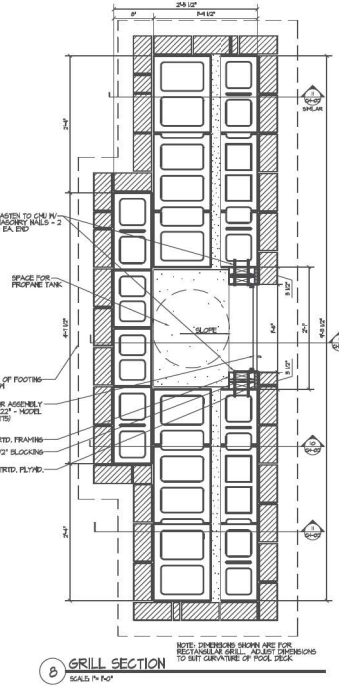
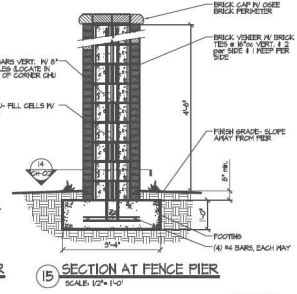
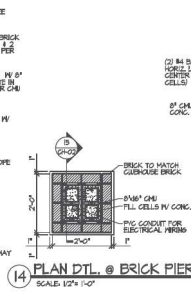
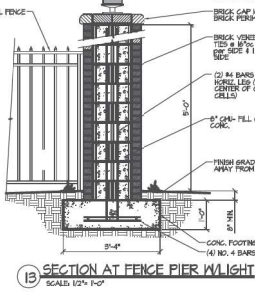
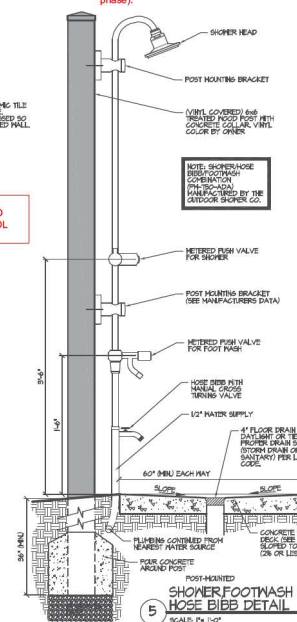
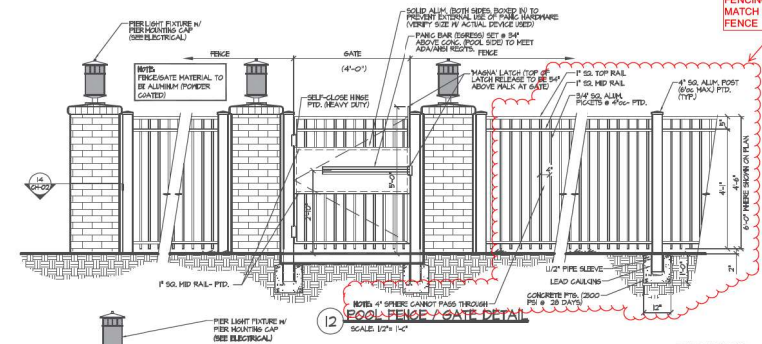
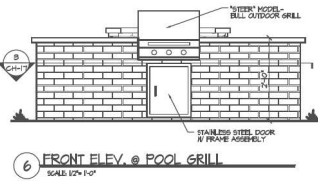
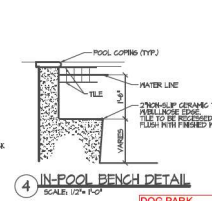
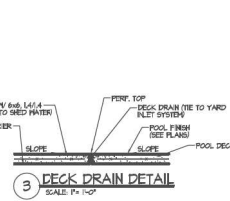
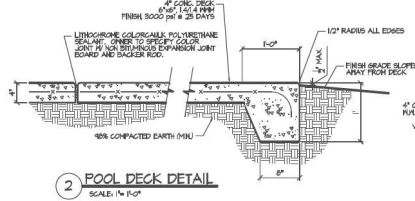
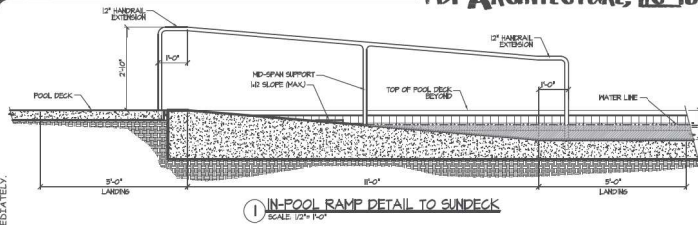
POOL LAYOUT & NOTES

Kingston Pike Village
Nat'l Road
Farraut, Tennessee



CH-01

This plan sheet is only being provided to show the detail for the dog park fence. This does not constitute approval of this portion of the project. This site plan approval is only for Phase I (the multi-family phase).



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a zoning map amendment request for a portion of Parcel 069, Tax Map 142, north of the Ingles, from Office (O-1), General Single-Family Residential (R-2), and Rural Single-Family Residential (R-1) to Community Service (S-1), 10 acres (Joe Conver – Farragut IL – AL Investors, LLC)

INTRODUCTION AND BACKGROUND: This item was reviewed for discussion purposes at the December 15, 2022 Planning Commission meeting and involves a request to amend the zoning map for a portion of Parcel 069, Tax Map 142 which is situated to the north of the old and new Ingles and to the east of the Villages of Farragut senior living community. Specifically, the request would rezone roughly 10 acres of Parcel 069 from O-1, R-2, and R-1 to S-1 to provide for the development of a second senior living community in the immediate area.

At the December workshop session, staff provided an overview of modifications that were made to the Town's Zoning Ordinance in early 2016 involving the S-1 Zoning District and the creation of a Senior Living Community Section in Chapter 4 of the Zoning Ordinance. Resulting from these amendments, the property where the Villages of Farragut is situated was rezoned from R-2 to S-1. This included roughly 23 acres. The concept plan for the Villages of Farragut provided for a senior living community with a mixture of a senior housing facility (the building that is complete), freestanding independent living dwelling units, and a memory care facility that would be licensed through the State of Tennessee.

As envisioned, the applicant at this time is proposing a freestanding three-story building that would be roughly 66,000 square feet with approximately 200 rooms divided into 100 independent living, 60 assisted living, and 40 memory care units. The S-1 District does not address density but rather the occupancy that would be permitted by the required license from the State of Tennessee. This is typical for these types of projects licensed through the State.

DISCUSSION: As reviewed in December, for comparison purposes, the existing Villages of Farragut senior housing building is three stories and approximately 44,000 square feet with 83 residential units. Freestanding independent living buildings (single- and two-family dwelling units) have been approved for the next phase and would transition in scale to single family attached and detached subdivisions to the north and east. The memory care facility will be constructed in the final phase and is to be to the west of the senior housing building.

Also noted at the December 15 meeting was that the area in question had recently been part of a larger study area where the community was engaged to assess its vision for future development. Based on predominant community input, amendments were approved at the October 20, 2022 Planning Commission meeting to the Future Land Use Map, except for the parcel between Baldwin Park and Waverly Court and a portion of Parcel 069, Tax Map 142, including where the requested rezoning is proposed. Those areas would remain as Medium Density Residential (6-8 dwelling units per acre) temporarily so that further

assessment could occur on what land uses would best transition within the properties, as described in the Comprehensive Land Use Plan Update (CLUP).

As outlined at the October 20 Planning Commission meeting, based on most of the input provided by the community at three public workshops over a period of several months, these two areas were proposed to be changed to Very Low Density Residential (2-4 dwelling units per acre). During the Planning Commission's review, concerns were expressed by some that this would not provide for transitions within the property that would be consistent with the CLUP.

RECOMMENDATION: The question of potential building scale and whether the area being proposed for rezoning reflects a zoning district that the community would find acceptable, given that this was not a development type envisioned for this area, are important considerations. Though a rezoning to S-1 and the requirements for a senior living community offer more assurance that the development will not evolve into a multi-family residential project that would only be permitted in R-6, the absence of a density limit in S-1 and the potential scale of the applicant's envisioned building should be carefully examined. If the request is supported, effective transitional elements will be needed for the plan submittal phase to alleviate the differences in scale between this and nearby attached and detached single family residential. As required, the applicant has prepared a traffic impact study, and this is included in the packet. The Town Engineer is reviewing this and will provide comments for the meeting.

Also included in the packet is Resolution PC-23-05 which would recommend approval of Ordinance 23-03 to rezone a portion of Parcel 069, Tax Map 142, north of the Ingles, from Office (O-1), General Single-Family Residential (R-2), and Rural Single-Family Residential (R-1) to Community Service (S-1).

RESOLUTION PC-23-05

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF A PORTION OF PARCEL 069, TAX MAP 142, FROM OFFICE (O-1), GENERAL SINGLE-FAMILY RESIDENTIAL (R-2), AND RURAL SINGLE-FAMILY RESIDENTIAL (R-1) TO COMMUNITY SERVICE (S-1)

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

WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on February 16, 2023;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval of Ordinance 23-03 to the Farragut Board of Mayor and Aldermen, an ordinance amending the Farragut Zoning Ordinance and Map, Ordinance 86-16, by rezoning the above noted property.

ADOPTED this 16th day of February 2023.

Rita Holladay, Chairman

Scott Russ, Secretary

ORDINANCE: 23-03
PREPARED BY: Shipley
REQUESTED BY: Joe Conver – Farragut IL-AL Investors, LLC
CERTIFIED BY FMPC: February 16, 2023
PUBLIC HEARING: _____
PUBLISHED IN: _____
DATE: _____
1ST READING: _____
2ND READING: _____
PUBLISHED IN: _____
DATE: _____

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

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

SECTION 1.

The Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning a portion of Parcel 069, Tax Map 142, north of the Ingles, from Office (O-1), General Single-Family Residential (R-2), and Rural Single-Family Residential (R-1) to Community Service (S-1) (See Exhibit A).

SECTION 2.

This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

Ron Williams, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this _____ day of _____, 2023, with approval recommended by the Farragut Municipal Planning Commission (FMPC).

Rita Holladay, Chairman

Scott Russ, Secretary



Exhibit A
Ordinance 23-03

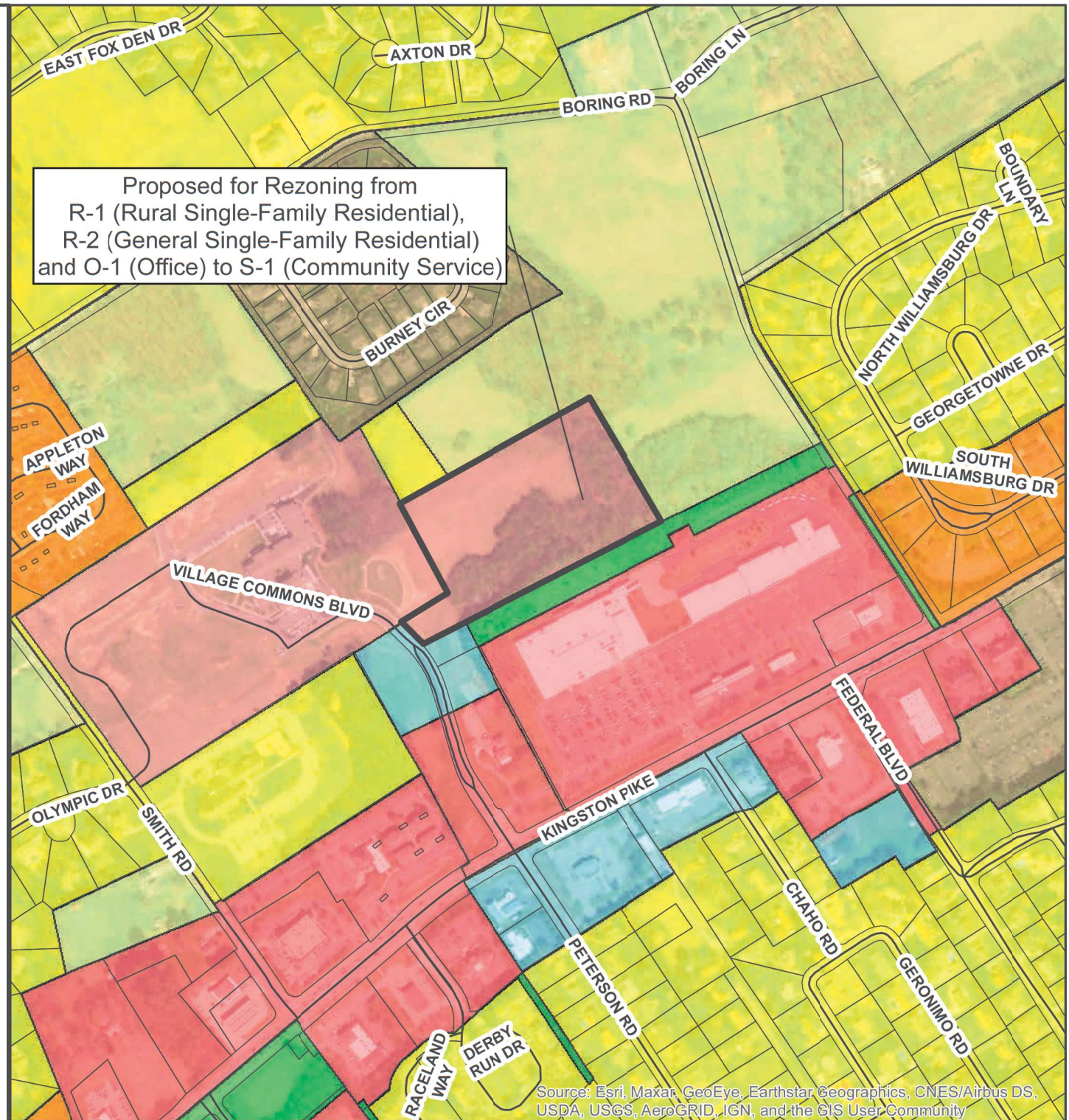
Harmony Farragut

Legend

- Streets
- Parcels
- Subject Area
- B-1, Buffer
- S-1, Community Service
- R-1, Rural Single-Family Residential
- R-2, General Single-Family Residential
- R-3, Small Lot Single-Family Residential
- R-4, Attached Single-Family Residential
- R-5, Two-Family Residential
- O-1, Office
- C-1, General Commercial



1 in = 500 ft



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CURVE TABLE						
CURVE	ANGLE	LENGTH	DELTA	RANDOM	CHORD	CHORD/CHORD
C1	364.34	16.03	100.0000000	21.25	36.77	166.0000000



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HARMONY AT FARRAGUT

100

SMITH/PACKETT

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Sample	$T = 80^\circ\text{C}$
1	0.000
2	0.000
3	0.000
4	0.000
5	0.000
6	0.000
7	0.000
8	0.000
9	0.000
10	0.000
11	0.000
12	0.000
13	0.000
14	0.000
15	0.000
16	0.000
17	0.000
18	0.000
19	0.000
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89	0.000
90	0.000
91	0.000
92	0.000
93	0.000
94	0.000
95	0.000
96	0.000
97	0.000
98	0.000
99	0.000
100	0.000

REZONING EXHIBIT

1 OF 1

Project No.
22-0323

TRAFFIC IMPACT STUDY

for

Harmony at Farragut
Farragut, Tennessee

January 31, 2023

Prepared for:

Smith Packett Med-Com, LLC.
4423 Pheasant Ridge Road, Suite 301
Roanoke, Virginia 24014

Prepared by:



RAGAN-SMITH-ASSOCIATES, INC.
315 Woodland Street, P.O. Box 60070
Nashville, Tennessee 37206-0070
(615) 244-8591



22-0323

HARMONY AT FARRAGUT
TRAFFIC IMPACT STUDY

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
I. <u>INTRODUCTION</u>	- 1 -
II. <u>PROPOSED DEVELOPMENT</u>	- 2 -
A. <u>Project Description</u>	- 2 -
B. <u>Site Access</u>	- 2 -
C. <u>Phasing and Timing</u>	- 2 -
III. <u>EXISTING CONDITIONS</u>	- 5 -
A. <u>Existing Transportation System</u>	- 5 -
B. <u>Traffic Volumes</u>	- 5 -
IV. <u>FORECASTED BACKGROUND TRAFFIC</u>	- 7 -
A. <u>Introduction</u>	- 7 -
B. <u>Annual Growth</u>	- 7 -
C. <u>Background Traffic Summary</u>	- 7 -
V. <u>PROPOSED SITE TRAFFIC</u>	- 9 -
A. <u>Site Trip Generation</u>	- 9 -
B. <u>Site Trip Distribution and Assignment</u>	- 9 -
VI. <u>TRANSPORTATION ANALYSIS</u>	- 13 -
A. <u>Intersection Capacity Analysis</u>	- 13 -
VII. <u>CONCLUSIONS AND RECOMMENDATIONS</u>	- 15 -

APPENDIX

LIST OF FIGURES

FIGURE	DESCRIPTION	PAGE
1	LOCATION MAP	3
2	HARMONY AT FARRAGUT LAYOUT	4
3	2022 EXISTING TRAFFIC VOLUMES	6
4	2025 BACKGROUND TRAFFIC VOLUMES	8
5	SITE TRIP DISTRIBUTION	10
6	SITE TRAFFIC VOLUMES	11
7	2025 TOTAL TRAFFIC VOLUMES	12

LIST OF TABLES

TABLE	DESCRIPTION	PAGE
1	HARMONY AT FARRAGUT PROPOSED TRIP GENERATION	9
2	LEVEL OF SERVICE DESCRIPTIONS FOR UNSIGNALIZED INTERSECTIONS.....	13
3	LEVEL OF SERVICE DESCRIPTIONS FOR SIGNALIZED INTERSECTIONS	13
4	INTERSECTION CAPACITY ANALYSIS RESULTS – A.M. PEAK HOUR	14
5	INTERSECTION CAPACITY ANALYSIS RESULTS – P.M. PEAK HOUR	14

EXECUTIVE SUMMARY

INTRODUCTION

The proposed Harmony at Farragut development is located in Farragut, Tennessee on Village Commons Boulevard north of Kingston Pike. Harmony at Farragut will contain a facility with approximately 100 Independent Living, 60 Assisted Living, and 30 Memory Care Units.

SITE TRAFFIC

An estimate of the future traffic generated by the proposed development was conducted using information from the *Trip Generation Manual, 11th Edition*, published by the Institute of Transportation Engineers (ITE). The trip generation for the Harmony at Farragut is shown in the table below.

HARMONY AT FARRAGUT TRIP GENERATION									
Land Use	Land Use Code	# of Units	Daily Trips	A.M. Peak Hour			P.M. Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Senior Adult housing	252	100 Beds	314	6	13	19	14	11	25
Assisted Living	254	60 Beds	156	7	4	11	5	9	14
Nursing Home	620	30 Beds	92	3	2	5	2	5	7
Total Trip Generation			562	16	19	35	21	25	46

CONCLUSIONS AND RECOMMENDATIONS

- Based on the traffic forecast and analysis, the intersection of Kingston Pike and Village Commons Boulevard/Peterson Road is expected to be characterized by traffic operations at overall level of service C both prior to and after development of the Harmony at Farragut.
- No intersection control or laneage improvements are recommended at the intersection of Kingston Pike and Village Commons Boulevard/Peterson Road to accommodate the Harmony at Farragut development.
- Based on the traffic forecast and analysis, traffic operations on Village Commons Boulevard at the existing Farragut Town Square private drive and at the proposed site access are expected to be characterized by traffic operations at level of service A after development of the Harmony at Farragut.
- No intersection control or laneage improvements are recommended at the intersections of Village Commons Boulevard at the existing Farragut Town Square private drive and at the proposed site access to accommodate the Harmony at Farragut development.

I. INTRODUCTION

The purpose of this study is to analyze the transportation-related impacts due to the proposed Harmony at Farragut development. The Harmony at Farragut is proposed to include a senior living and assisted care facility on Village Commons Boulevard near Kingston Pike in the City of Farragut, Tennessee.

To evaluate and quantify the impacts of this development, an inventory of the existing roadway was carried out, along with an assessment of its adequacy. Based on the project schedule, a design year was established, and system-wide growth rates were applied to existing traffic volumes. Site traffic was generated, distributed, and assigned to the roadway to quantify the site impact. Transportation analyses were performed to assess any site or non-site related impacts on the roadway. Finally, recommendations for roadway improvements and/or transportation system improvements were offered.

II. PROPOSED DEVELOPMENT

A. Project Description

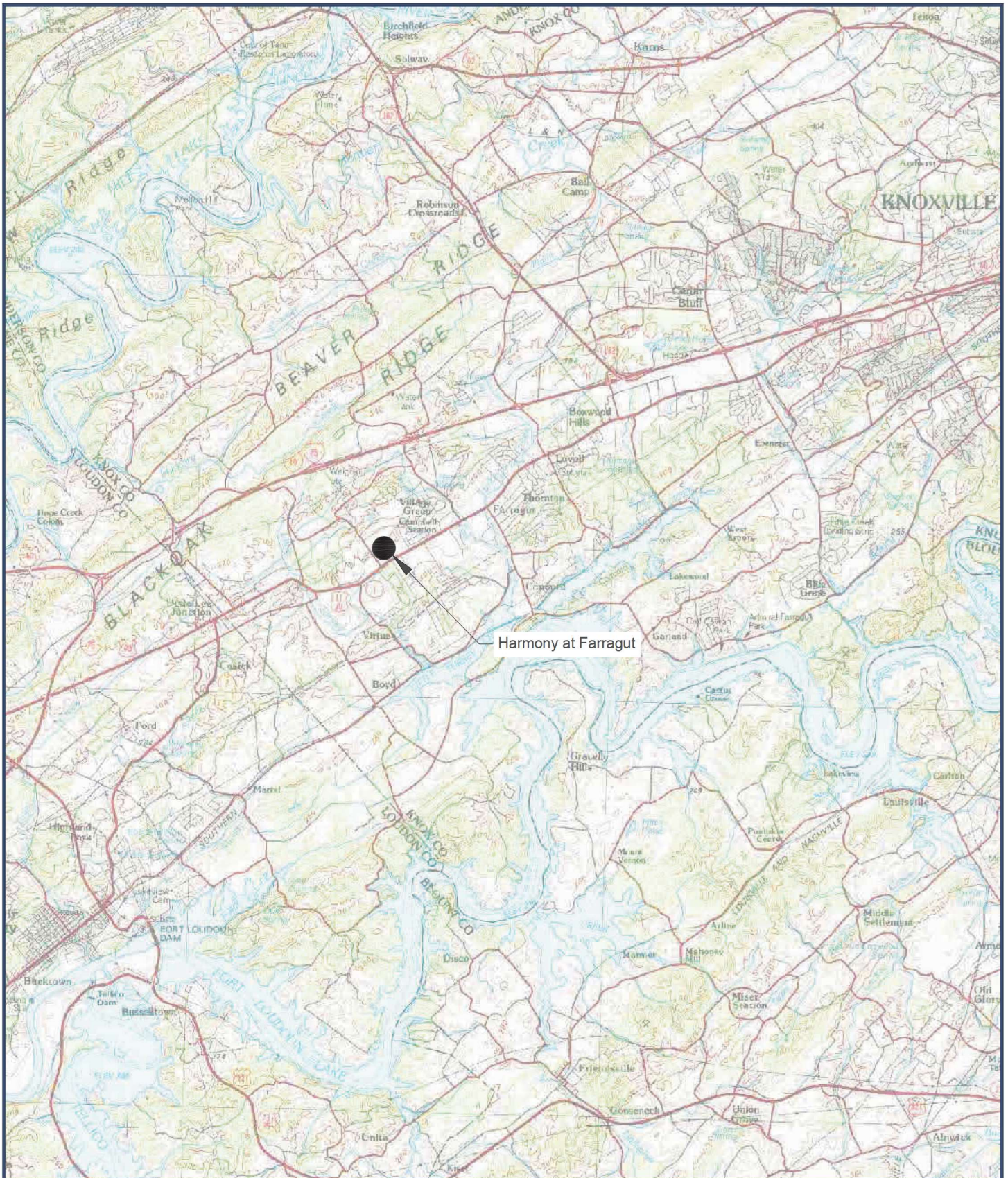
As shown in Figure 1, the site is located on Village Commons Boulevard approximately 800 feet north of Kingston Pike. The site is approximately 10 acres and is comprised of Parcel 142 069 in Knox County, Tennessee. Figure 1 shows this location of the project as well as major roadways in the project vicinity. The proposed development will consist of a facility with approximately 100 Independent Living, 60 Assisted Living, and 30 Memory Care Units.

B. Site Access

Primary access to the Harmony at Farragut site will be provided at one location on Village Common Boulevard approximately 800 feet north of Kingston Pike. Secondary access to the site could be provided in the future via a stub out to the eastern property boundary.

C. Phasing and Timing

Based upon the anticipated construction schedule for the Harmony at Farragut, the full build-out and opening of the project is planned to occur in the year 2025. The year 2025 is established as the horizon year for this study.



Harmony at Farragut



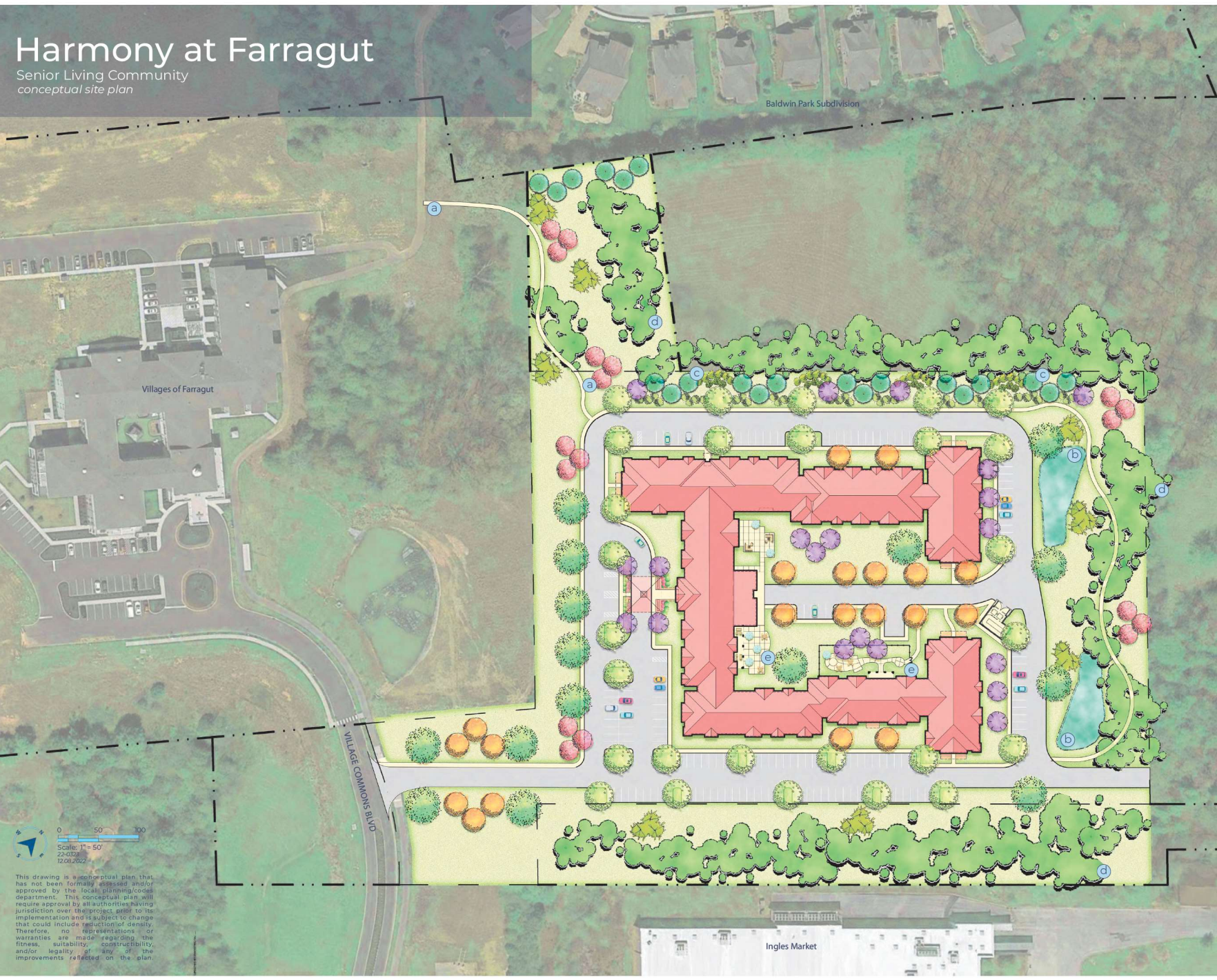
Harmony at Farragut
Location Map



Figure
1

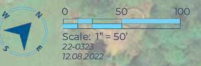
Harmony at Farragut

Senior Living Community
conceptual site plan



Legend:

- a Connection to Path
- b Stormwater
- c Proposed Buffer | Screen
- d Naturalized Buffer
- e Courtyard



This drawing is a conceptual plan that has not been formally assessed and/or approved by the local planning/codes department. This conceptual plan will require approval by all authorities having jurisdiction over the project, prior to its implementation and is subject to change that could include reduction of density. Therefore, no representations or warranties are made regarding the fitness, suitability, constructability, and/or legality of any of the improvements reflected on the plan.



RaganSmith



III. EXISTING CONDITIONS

A. Existing Transportation System

The existing transportation system in the area is made up of arterial collectors and local roadways which will provide local access to the site. The following roadways will comprise the study area for consideration of the Harmony at Farragut.

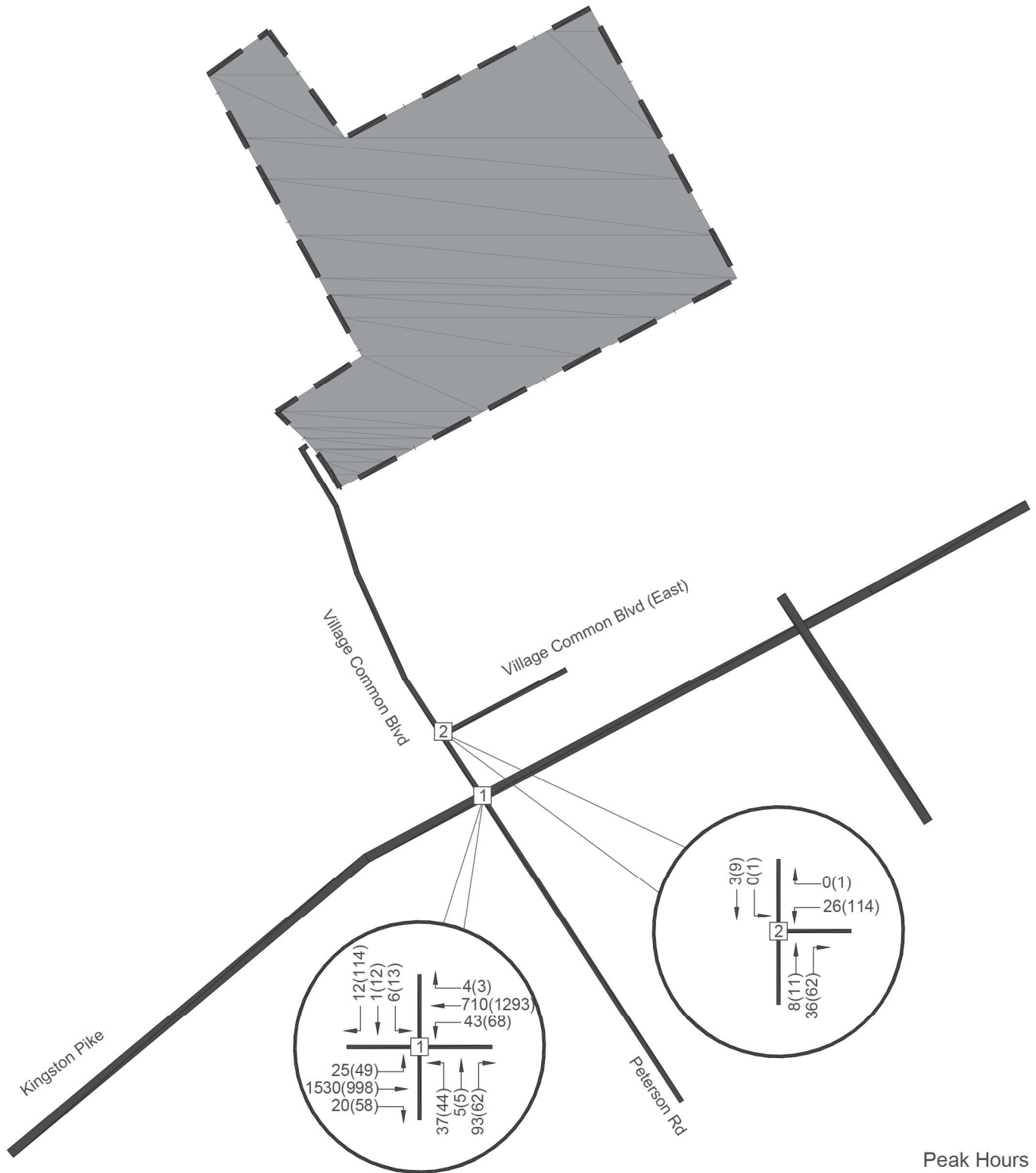
- **Kingston Pike (US Highway 11, State Route 1)** is classified as an urban principal arterial and consists of a four-lane undivided section with a two-way continuous left turn lane. Kingston Pike is oriented in an east-west direction through the City of Farragut running generally parallel and south of Interstate 40. A traffic signal is located at the intersection of Kingston Pike and Village Commons Boulevard. The posted speed limit on Kingston Pike is 45 mph.
- **Village Commons Boulevard** is a local street oriented in a north-south direction connecting to Kingston Pike and providing access commercial properties north of Kingston Pike. The speed limit on Village Commons Boulevard is not posted.

B. Traffic Volumes

The peak hour of the adjacent street traffic was used to determine the impact of Harmony at Farragut on the existing transportation system. Hourly traffic data collected in January 2023 was used to identify the peak periods for analysis. Counts were collected at the following locations:

- TN-1 Kingston Pike at Village Common Boulevard
- Village Commons Boulevard at Private Drive

The traffic counts were conducted during peak hours to identify the peak hour of traffic for analysis. Existing peak hour traffic volumes are shown in Figure 3.



Peak Hours
AM (PM)

IV. FORECASTED BACKGROUND TRAFFIC

A. Introduction

Before any impacts to the study area could be addressed, some estimate of background traffic volumes for the horizon year 2025 had to be established. Background traffic volumes were established by estimating the annual traffic growth in the local area.

B. Annual Growth

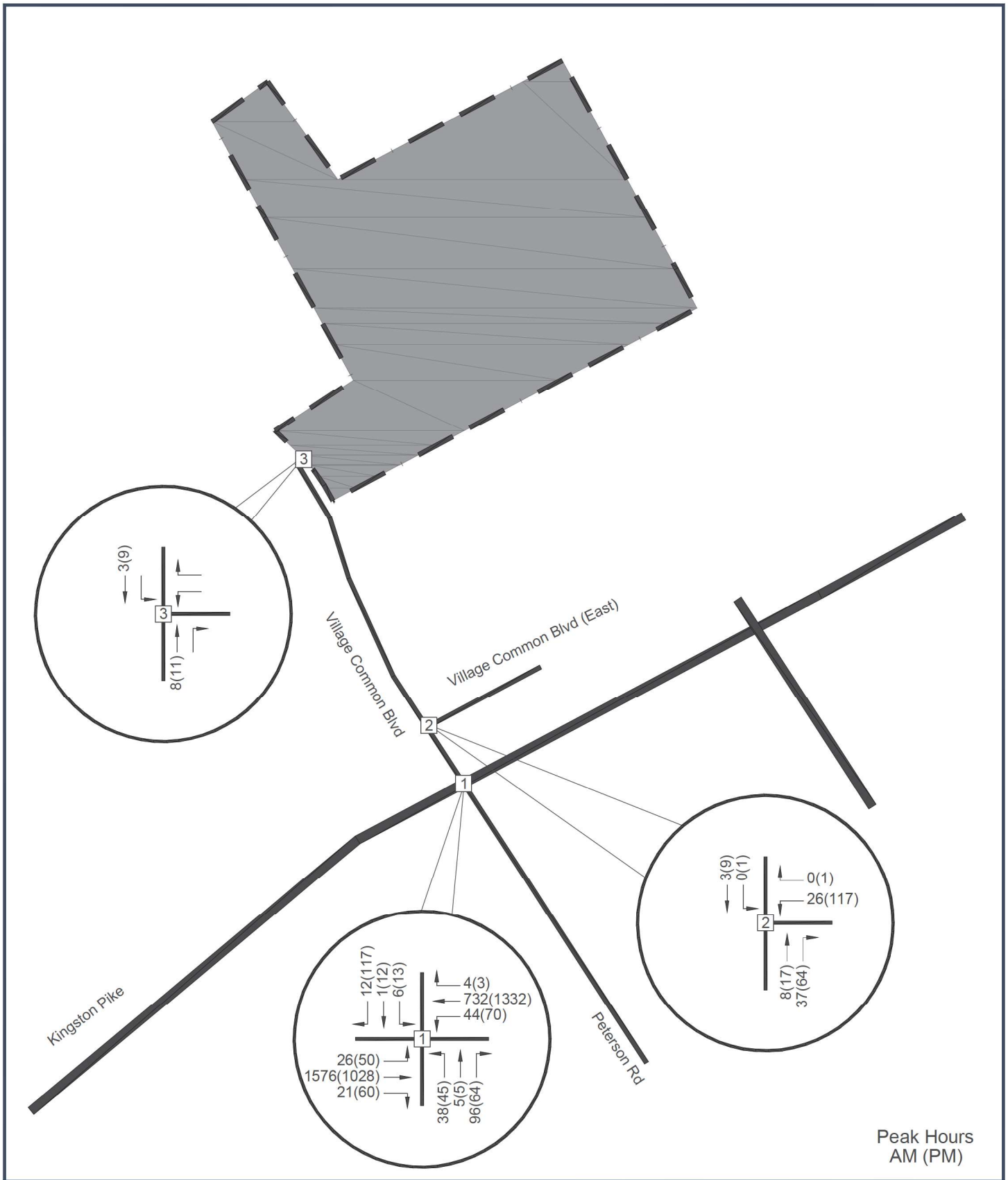
To establish background traffic volumes, TDOT historical traffic was obtained for Kingston Pike and Peterson Road in the general study area. Based upon linear regression analysis of the historical traffic data, a **1.0 percent annual growth rate** will be used as the base growth for the existing traffic volumes.

C. Background Traffic Summary

Background traffic for the future traffic forecasts was compiled based on the following:

- 2023 existing traffic count data
- 1% annual increase of traffic volumes for the period from 2023 to 2025

Background traffic volumes, representing existing traffic volumes plus background growth, for the year 2025 are shown in Figure 4.



V. PROPOSED SITE TRAFFIC

A. Site Trip Generation

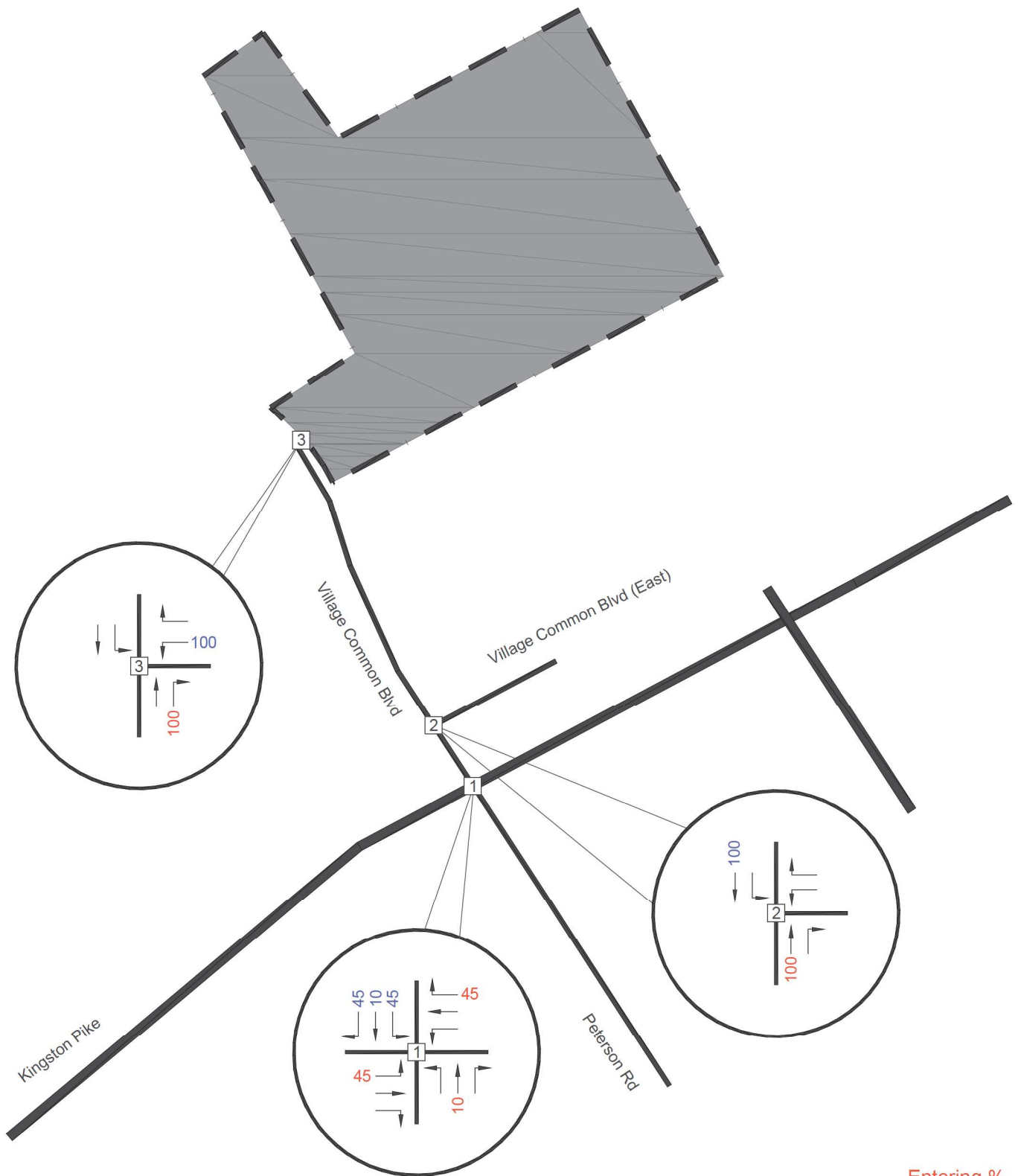
In order to quantify site-related impacts within the study area, some estimates of future site trip generation and traffic assignment had to be established. Trip generation rates for the development were established using information for the weekday a.m. and p.m. peak hour of the adjacent street as shown in the ITE *Trip Generation Manual, 11th Edition*. Trip generation for Harmony at Farragut is shown in Table 1.

TABLE 1									
HARMONY AT FARRAGUT TRIP GENERATION									
Land Use	Land Use Code	# of Units	Daily Trips	A.M. Peak Hour			P.M. Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Senior Adult housing	252	100 Beds	314	6	13	19	14	11	25
Assisted Living	254	60 Beds	156	7	4	11	5	9	14
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Total Trip Generation			562	16	19	35	21	25	46

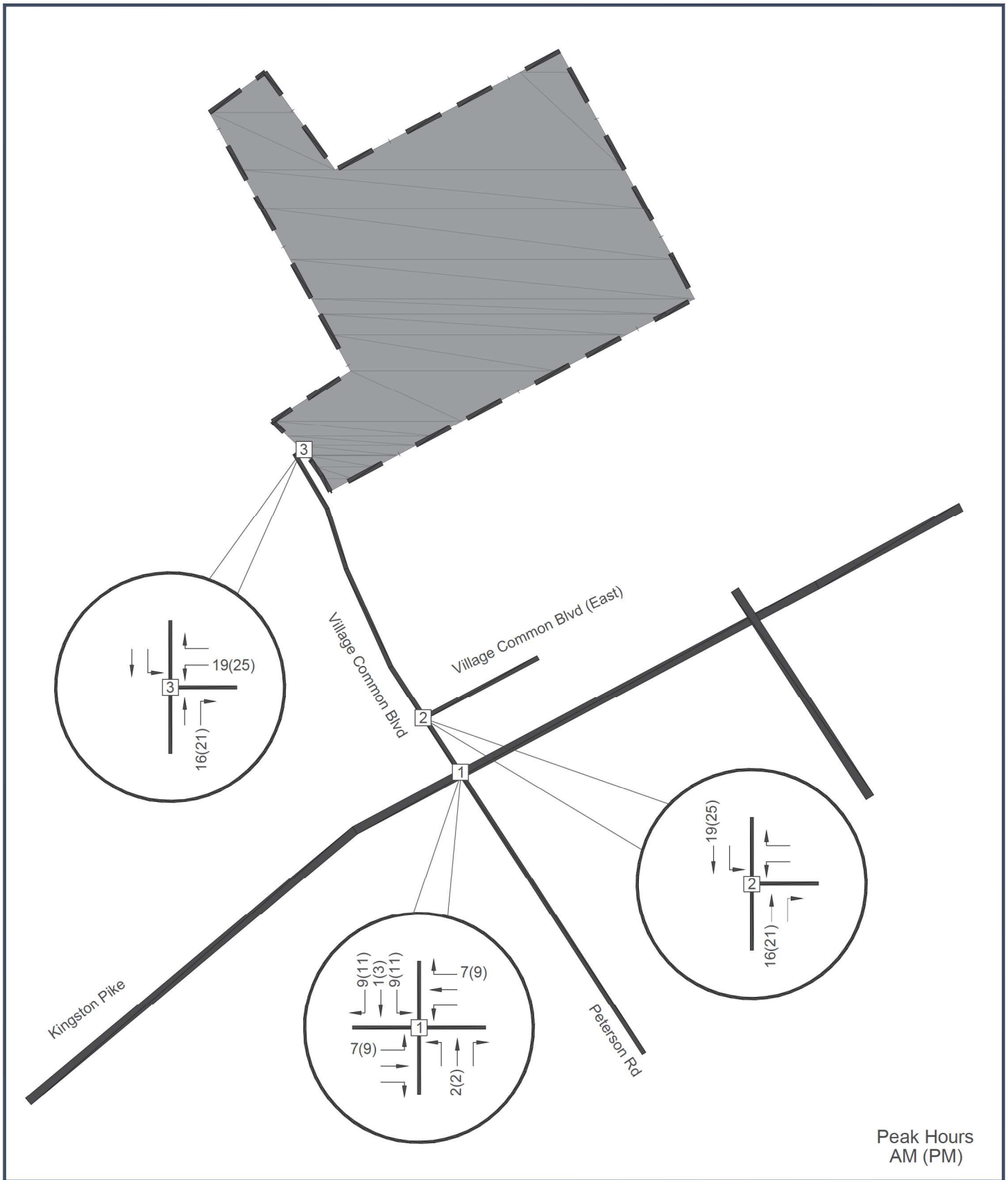
B. Site Trip Distribution and Assignment

Site trips were distributed based primarily upon the prevalent commuter traffic patterns in the area and the proximity and routes to major transportation facilities. Figure 5 shows the distribution of site trips for Harmony at Farragut on the adjacent roadway network.

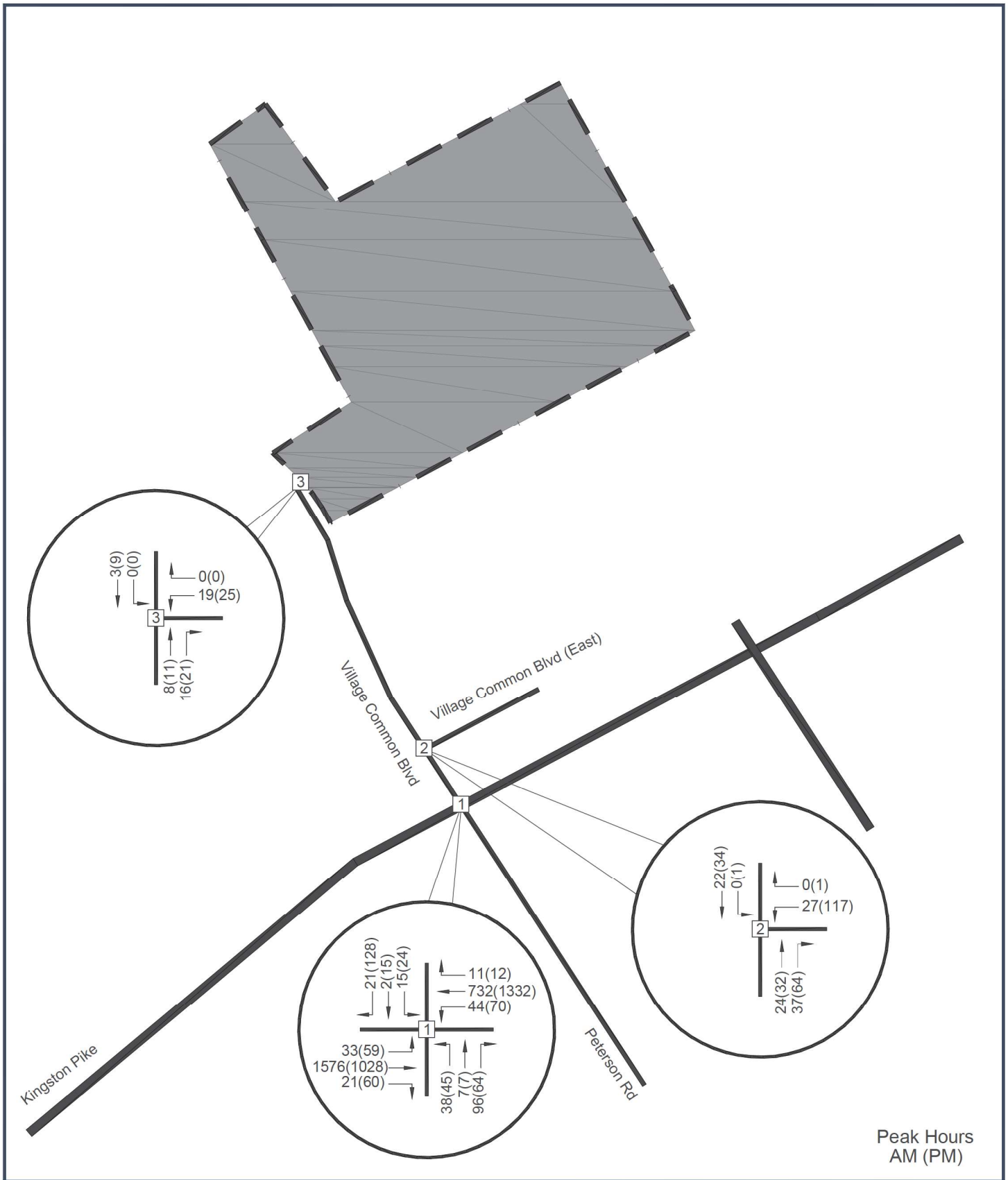
Site traffic volumes generated by Harmony at Farragut in the horizon year 2025 are shown in Figure 6. The accumulation of existing, background growth, and site-generated traffic for the horizon year 2025 is shown in Figure 7.



Entering %
Exiting %



Peak Hours
AM (PM)



VI. TRANSPORTATION ANALYSIS

A. Intersection Capacity Analysis

In order to gauge the site impact, intersection capacity analyses were conducted at the proposed Harmony at Farragut study area intersections. Capacity analyses were conducted according to the methodology and procedures outlined in the *Highway Capacity Manual 6th Edition*, published by Transportation Research Board. Intersections were analyzed in the a.m. and p.m. peak hours for existing, background and total traffic conditions.

Level of service (LOS) criteria for unsignalized intersections is shown in Table 2 below.

TABLE 2		
LEVEL OF SERVICE DESCRIPTIONS FOR UNSIGNALIZED INTERSECTIONS		
Level of Service	Description	Control Delay (sec. /veh.)
A	Usually no conflicting traffic	0 - 10
B	Occasionally some delay due to conflicting traffic	> 10 - 15
C	Delay is noticeable but not inconveniencing	> 15 - 25
D	Delay is noticeable and irritating, increased risk taking	> 25 - 35
E	Delay approaches tolerance level, risk taking likely	> 35 - 50
F	Delay exceeds tolerance level, high likelihood of risk taking	> 50
Source: <u>Highway Capacity Manual</u> , HCM 6 th Edition		

Level of service (LOS) criteria for signalized intersections is shown in Table 3 below.

TABLE 3		
LEVEL OF SERVICE DESCRIPTIONS FOR SIGNALIZED INTERSECTIONS		
Level of Service	Description	Control Delay (sec. /veh.)
A	Volume-to-capacity ratio is low, progression is extremely favorable, most vehicles travel through intersection without stopping.	0 - 10
B	Volume-to-capacity ratio is low, progression is good and/or short cycle lengths is present, more vehicles stop than for LOS A.	> 10 – 20
C	Progression is favorable and/or cycle length is moderate, number of vehicles stopping is significant although many still pass through intersection without stopping.	> 20 – 35
D	Volume-to-capacity ratio is high, progression is ineffective, cycle length is long, many vehicles stop.	> 35 – 55
E	Volume-to-capacity ratio is high, progression is unfavorable, cycle length is long, many vehicles stop.	> 55 – 80
F	Volume-to-capacity ratio is very high, progression is very poor, cycle length is long, most cycles fail to clear the queue.	> 80
Source: <u>Highway Capacity Manual</u> , HCM 6 th Edition		

Capacity analysis results for the a.m. peak hour are shown in Table 4.

TABLE 4				
INTERSECTION CAPACITY RESULTS – A.M. PEAK HOUR				
Intersection	Condition ⁽¹⁾	Level of Service (avg. delay/vehicle – sec.)		
		2022 Existing	2025 Background	2025 Total
Kingston Pike at Village Commons Boulevard/Peterson Road	Overall Intersection	B (18.7)	C (20.3)	C (21.7)
Village Commons Boulevard at Private Drive	NB Right	A (9.1)	A (9.1)	A (9.3)
	SB Left	A (0.0)	A (0.0)	A (0.0)
	TWSC WB	A (9.1)	A (9.1)	A (9.3)
Village Commons Boulevard at Site Access	TWSC WB	-	-	A (8.7)
⁽¹⁾ TWSC = Two-way Stop Control				

Capacity analysis results for the p.m. peak hour are shown in Table 5.

TABLE 5				
INTERSECTION CAPACITY RESULTS – P.M. PEAK HOUR				
Intersection	Condition ⁽¹⁾	Level of Service (avg. delay/vehicle – sec.)		
		2022 Existing	2025 Background	2025 Total
Kingston Pike at Village Commons Boulevard/Peterson Road	Overall Intersection	B (18.6)	C (21.0)	C (21.7)
Village Commons Boulevard at Private Drive	NB Right	A (0.0)	A (9.8)	A (0.0)
	SB Left	A (7.4)	A (7.4)	A (7.4)
	TWSC WB	A (9.1)	A (9.8)	A (9.9)
Village Commons Boulevard at Site access	TWSC WB	-	-	A (8.7)
⁽¹⁾ TWSC = Two-way Stop Control				

VII. CONCLUSIONS AND RECOMMENDATIONS

- Based on the traffic forecast and analysis, the intersection of Kingston Pike and Village Commons Boulevard/Peterson Road is expected to be characterized by traffic operations at overall level of service C both prior to and after development of the Harmony at Farragut.
- No intersection control or laneage improvements are recommended at the intersection of Kingston Pike and Village Commons Boulevard/Peterson Road to accommodate the Harmony at Farragut development.
- Based on the traffic forecast and analysis, traffic operations on Village Commons Boulevard at the existing Farragut Town Square private drive and at the proposed site access are expected to be characterized by traffic operations at level of service A after development of the Harmony at Farragut.
- No intersection control or laneage improvements are recommended at the intersections of Village Commons Boulevard at the existing Farragut Town Square private drive and at the proposed site access to accommodate the Harmony at Farragut development.

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a future land use map amendment request for a portion of Parcel 069, Tax Map 142, north of the Ingles, from Office/Light Industrial and Medium Density Residential to Civic/Institutional (Joe Conver – Farragut IL – AL Investors, LLC)

INTRODUCTION AND BACKGROUND: Related to the previous item, this involves a request for approval for an amendment to the Future Land Use Map for the area that is requested in agenda item #6 for rezoning to S-1. For the area included in the zoning map amendment request, the Future Land Use Map shows this as mostly Medium Density Residential with a small area shown as Office/Light Industrial. Though included in the 10 acres, the applicant is not proposing to change the area zoned B-1 that is now shown as the Open Space on the Future Land Use Map. Only the areas currently within the Medium Density Residential and Office/Light Industrial land uses would be amended.

RECOMMENDATION: The requested Civic/Institutional land use is most consistent with the S-1 Zoning District. Included in the packet is Resolution PC-23-03 which would amend the Future Land Use Map as requested by the applicant. Please see the previous item for discussion related questions.

RESOLUTION PC-23-03

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FUTURE LAND USE MAP IN THE COMPREHENSIVE LAND USE PLAN UPDATE, DECEMBER 2012, TO AMEND A PORTION OF PARCEL 069, TAX MAP 142, NORTH OF THE INGLES, FROM OFFICE/LIGHT INDUSTRIAL AND MEDIUM DENSITY RESIDENTIAL TO CIVIC/INSTITUTIONAL

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, The Farragut Municipal Planning Commission desires to amend the Plan by changing the future land use map for a portion of Parcel 069, Tax Map 142, north of the Ingles, from Office/Light Industrial and Medium Density Residential to Civic/Institutional;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby amends the Plan through approval of Resolution PC-23-03 as shown on Exhibit A.

ADOPTED this 16th day of February 2023.

Rita Holladay, Chairman

Scott Russ, Secretary



Exhibit A
Resolution PC-23-03

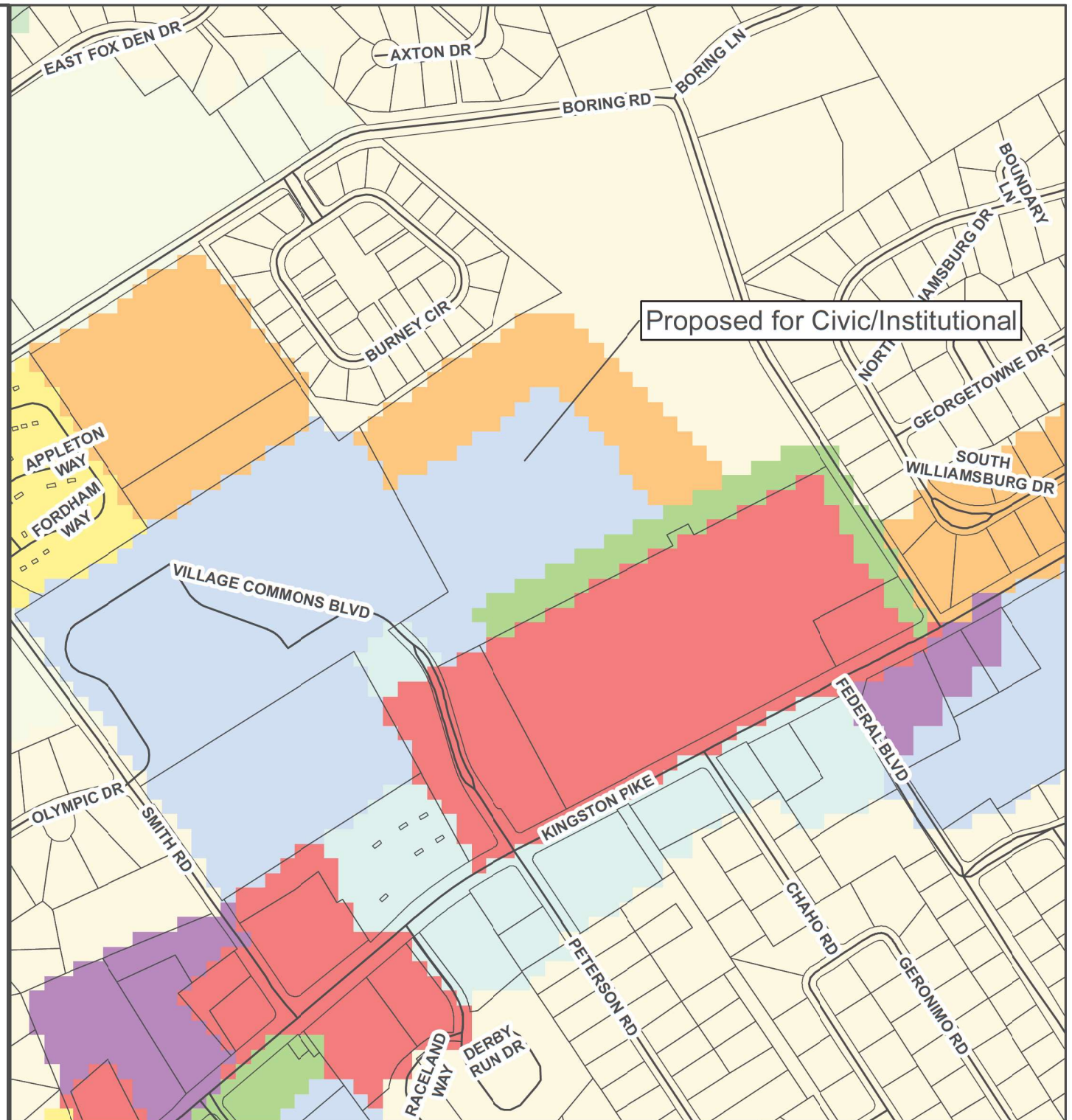
Harmony Farragut

Legend

- Streets
- Parcels
- Civic/Institutional
- Office/Light Industrial
- 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 Neighborhood (6-8 DUs / Acre)



1 in = 500 ft



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a resolution to approve amendments to the Future Land Use Map in the Comprehensive Land Use Plan Update, December 2012, to update future land use map designations so they correspond to the developed density of existing properties (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: When the Comprehensive Land Use Plan (CLUP) was updated in 2012, mapping was provided to correspond to the text of the plan and the community vision at that time. Areas with a residential component were divided into different land uses with associated density ranges, as shown on the Future Land Use Map (FLUM). The primary intent of the FLUM was to assist the community and decision makers when evaluating requests for rezoning, new development, or re-development.

Many areas were mapped with land use designations that may or may not have been consistent with the built density of the affected development. The purpose of Resolution PC-23-02 is to adjust the FLUM for those areas which are already developed so that they have land use designations with density ranges that correspond to the built density. Consequently, Resolution PC-23-02 is entirely clerical in nature and only intended to ensure that existing developments have a FLUM designation that is reflective of their densities. The amendments included in Resolution PC-23-02 have no impact on undeveloped land.

RECOMMENDATION: Staff recommends approval of Resolution PC-23-02.

RESOLUTION PC-23-02

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AMENDMENTS TO THE FUTURE LAND USE MAP IN THE COMPREHENSIVE LAND USE PLAN UPDATE DECEMBER 2012 TO UPDATE FUTURE LAND USE MAP DESIGNATIONS SO THEY CORRESPOND TO THE DEVELOPED DENSITY OF EXISTING PROPERTIES

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, The Farragut Municipal Planning Commission desires to amend the Plan to update future land use map designations so they correspond to the developed density of existing properties;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby amends the Plan through approval of Resolution PC-23-02.

More specifically and as shown on Exhibit A (see attached), these amendments are as follows:

- a) Orchid Grove (1), Sedgefield (2), Westerly (5) and single family detached homes on South Hobbs Road (13) and Concord Road (32) are zoned R-2 (General Single-Family Residential). These areas are consistent with the Very Low-Density Residential designation which has a density range of 2-4 units/acre.
- b) Ivey Farms (3), McKinley Station (4), Phase 6 of Rockwell Farms (15) and Sheffield (21) are zoned R-1/OSR (Rural Single-Family Residential with Open Space Residential Overlay) and Briarstone (24) is zoned R-1/OSMR (Rural Single-Family Residential with Open Space Mixed Residential Overlay). These properties are consistent with the Open Space Cluster Residential designation.
- c) Boyd Station Road (19) properties are zoned R-1 (Rural Single-Family Residential) and are consistent with the Very Low-Density Residential designation.
- d) Chapel Glen (8), Rockwell Farms – Phases 1-5 (14), Easton Park (23), Inverness (25), Bridgewater (28), and Glen Abbey (30) are zoned R-3 (Small Lot Single-Family Residential). Each of these neighborhoods vary in density but all are under 3 units/acre and are consistent in density and character with the Very Low-Density Residential designation.
- e) The Townhomes at Wentworth (6) and Park Place (31) are zoned R-4 (Attached Single-Family Residential) but these neighborhoods have a density under 3 units/acre and align with the density and characteristics of the Very Low-Density Residential designation.

- f) Ramsgate (9), Grigsby Park (10), Chapel Point (11), Hanover Court (12), Concord Landing (26), Turkey Creek Harbor - Harbor Way (27), and Turkey Creek Harbor – Anchorage Circle (29) are zoned R-4 with varying densities all between 3 and 6 units/acre which corresponds to the Low-Density Residential designation.
- g) The duplexes at Village Green (7) are zoned R-5 (Two Family Residential) and have a density of 2.9 units/acre. The duplexes are consistent in density and character with the Very Low-Density Residential designation.
- h) A portion of the Scott (B Ray Thompson) farm (17) is the site of the future Farragut elementary school which corresponds with the Civic/Institutional designation. Grigsby Chapel United Methodist Church (34) and the Westside Unitarian Church (35) are civic land uses which also correspond with the Civic/Institutional designation.
- i) Sassafras Meadows (16) and many of the properties on Evans Road (18) are estate sized lots more the 1 acre in size. Those properties are more aligned with the Rural Residential designation.
- j) Derby Run Apartments (33) are a multi-family development with a density of 7.75 units/acre and aligned with the Medium Density Residential designation.
- k) Willow Cove (20) and Taylor's Landing (22) are not within the Town's boundaries. Regardless, they are shown on our future land use map and their densities and character should be accurately reflected as Very Low Density Residential.

ADOPTED this 16th day of February 2023.

Rita Holladay, Chairman

Scott Russ, Secretary



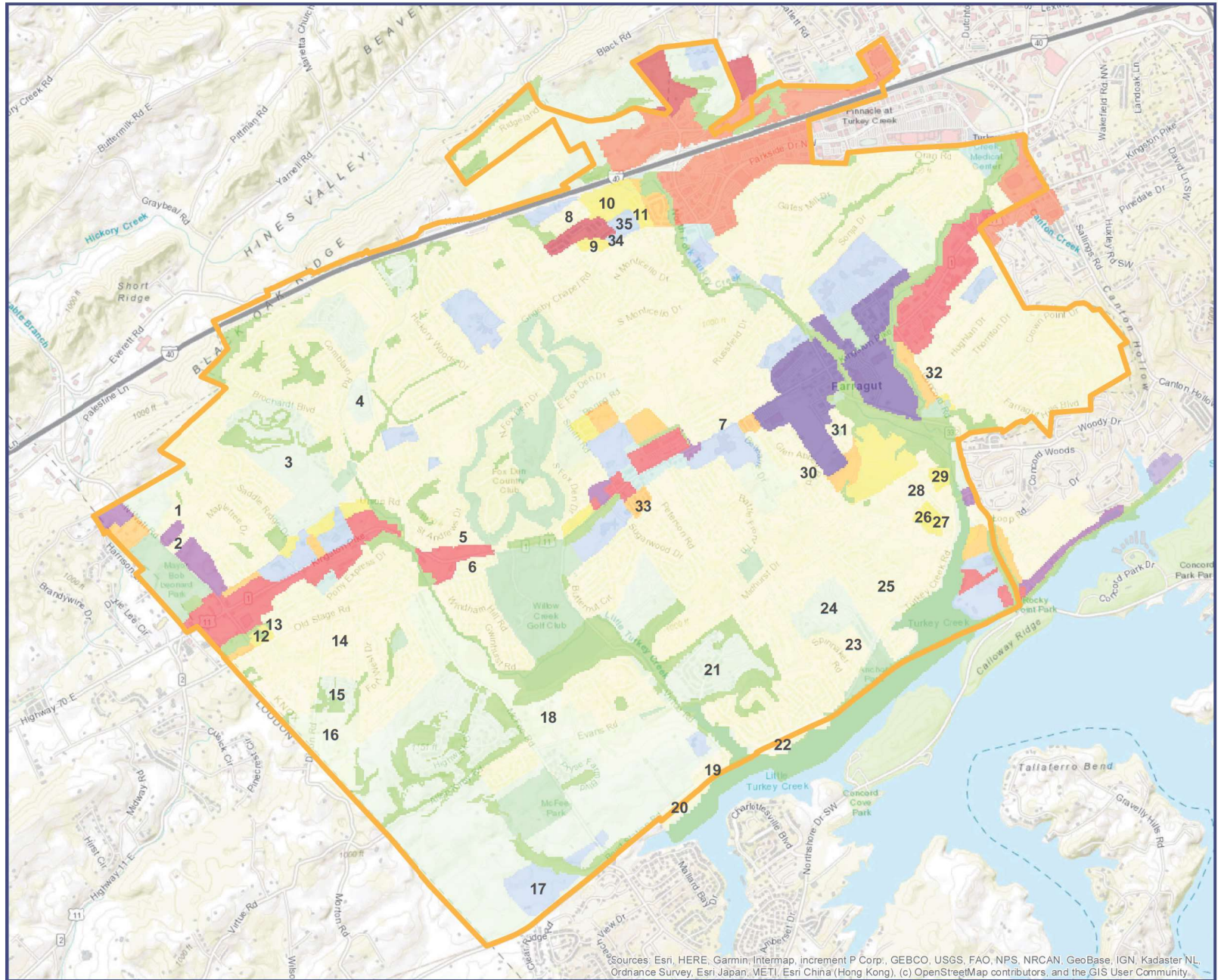
Future Land Use Map Corrections

Resolution PC-23-02 Exhibit A

- Town Limit
- Civic/Institutional
- Office/Light industrial
- LU Industrial
- Commercial
- Regional Commercial
- Open Space
- Parks and Rec
- Open Space Cluster Residential
- Rural Residential (> 1 Acre)
- Very Low Density Residential (2-4 DUs /
- Low Density Residential (3-6 DUs /
- Med Density Residential (6-8 DUs / Acre)
- High Density Residential (9-12 DU's/Acre)
- Mixed Use Neighborhood (Up to 8 DUs /
- Mixed Use Town Center (8-15 DUs /



1 inch = 2,800 feet Map Prepared: January 2023



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community.

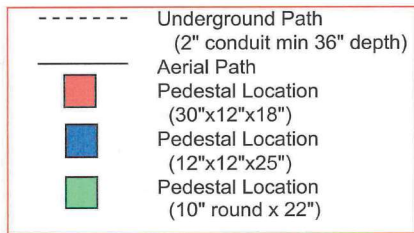
REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

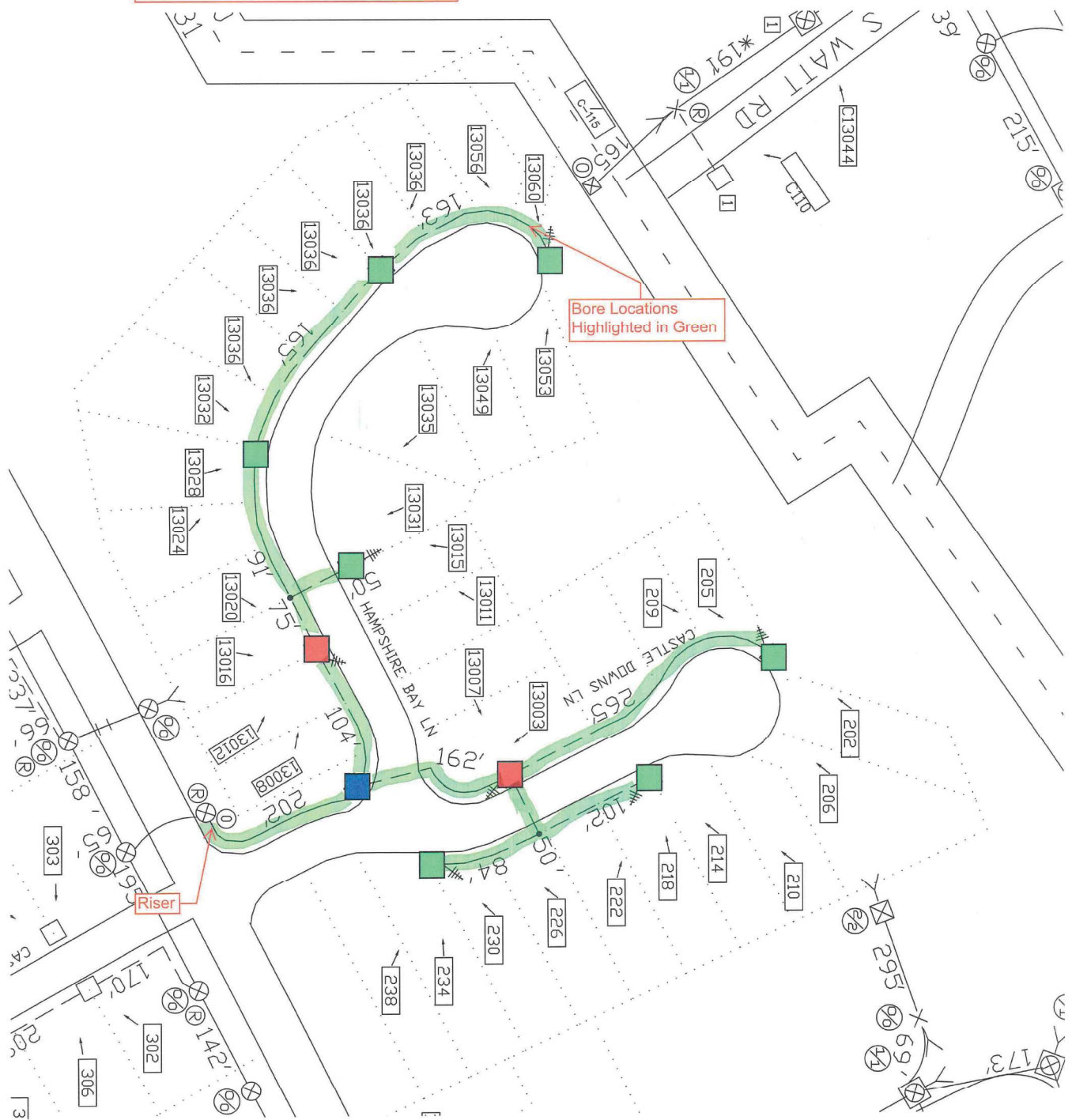
SUBJECT: Approval of a fiber installation project involving directional bore installation in the Hanover Court Subdivision for Charter Communication (Global Communication, Applicant)

INTRODUCTION AND BACKGROUND: This item involves the completion of a fiber installation project for Charter Communication in the Hanover Court Subdivision off Old Stage Road that had originally been initiated a few weeks ago without any permits. The installation was being performed with open trenches and, after being notified by affected residents, the Town issued a stop work order. The applicant was asked to backfill the open trenches and stabilize the affected areas. They were also informed that plans would need to be submitted and taken to the Planning Commission for approval. Staff then met with the applicant a couple of weeks ago at the Town Hall to review this and upcoming fiber projects and indicated that those are required to be performed using directional boring so that established areas are impacted to the least extent possible.

RECOMMENDATION: The information submitted as part of the right of way permit is included in the packet. In addition to obtaining the right of way permit and coordinating work with the Town's engineering department, a letter of credit will be required to ensure affected areas are restored to their pre-disturbance condition. As noted above, all remaining work is to be conducted with directional boring rather than open trench installation.



Seth DeLong - Charter Communications
(865) 740-1511
Dustin Lockhart - Global Communications
(865) 314-3876



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Approval of a fiber installation project involving directional bore installation in the Split Rail Subdivision for Charter Communication (Global Communication, Applicant)

INTRODUCTION AND BACKGROUND: This item involves the completion of a fiber installation project for Charter Communication in the Split Rail Subdivision off Everett Road. As shown on the plan included in the packet, the fiber will be installed along one side of all streets in the Split Rail Subdivision using directional boring.

RECOMMENDATION: In addition to obtaining the right of way permit and coordinating work with the Town's engineering department, a letter of credit will be required to ensure affected areas are restored to their pre-disturbance condition.

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ID# 1438385
MAP A-39A
LOCATION SPLIT RAIL FARM
12515 Daisy Field Ln
Knoxville, TN 37922

