



FARRAGUT MUNICIPAL PLANNING COMMISSION

AGENDA

April 20, 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 – March 16, 2023**
- 3. Approval of FY 2024-2029 Capital Investment Plan (CIP)**
- 4. Discussion and public hearing on a site plan for building elevations associated with a gym platform addition at First Baptist Church, 11704 Kingston Pike, Zoned R-3 and R-1-S-A (Forrest Daniell & Associates, PC, Applicant)**
- 5. Discussion and public hearing on a site plan for a third retail building for the Little Turkey Creek Commons, Phase III, 12500 Kingston Pike, 11.84 Acres, Zoned C-1 (Smee Busby Architects, Applicant)**
- 6. Discussion and public hearing on a site plan modification for Tommy's Boat Storage and Retail, 11470 Outlet Drive, 10.86 Acres, Zoned OD-RE/E (Urban Engineering, Applicant)**
- 7. Discussion and public hearing on a request to amend the Farragut Zoning Map for 630 Everett Road, 2.3 Acres, from R-2, General Single-Family Residential, to R-1, Rural Single-Family Residential (Michael Reina, Applicant)**
- 8. Discussion and public hearing on amendment options to the Future Land Use Map in the Comprehensive Land Use Plan Update, December 2012, related to a portion of Parcel 069, Tax Map 142, currently designated as Medium Density Residential, and Parcels 070 and 072, Tax Map 142, currently designated as Medium Density Residential**
- 9. Approval of utilities**
- 10. Citizen forum**

**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



Public Comment Protocol

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

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

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

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



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

March 16, 2023

MEMBERS PRESENT

Rita Holladay, Chairman
Scott Russ, Secretary
Ed St. Clair, Vice Chairman
Ron Williams, Mayor
Louise Povlin, Vice Mayor
Ron Pinchok
Jon Greene
Noah Myers

MEMBERS ABSENT

Shannon Preston

Staff Representatives: Mark Shipley, Community Development Director

1. Approval of agenda

Staff recommended approval of the agenda as submitted.

A motion was made by Vice Mayor Povlin to follow the staff's recommendation. The motion was seconded by Commissioner St. Clair and was approved unanimously.

2. Approval of minutes – February 16, 2023

Staff recommended approval of the minutes as submitted.

A motion was made by Vice Mayor Povlin to follow the staff's recommendation. The motion was seconded by Mayor Williams and was approved unanimously.

3. Discussion and public hearing on a request for a variance from the Subdivision Regulations from the requirement to construct a pedestrian facility along the frontage of a collector street associated with a final plat of resubdivision of Lot 2R of the final plat of resubdivision of Lots 1 and 2 of the Ben A. and Patricia Boring Estate Property and the Alga B. Sapps Boring Property, Parcel 074.01, Tax Map 142, 152 Boring Road, 2 Lots, 4.73 Acres, Zoned R-1 (Benchmark Associates, Applicant)

Staff reviewed this item and noted that action will be needed separately on the variance and the plat. Staff recommended approval of the variance from constructing a pedestrian facility at this time across the Boring Road frontages of Lots 2R-1 and 2R-2 for the resubdivision being proposed at this time subject to the following conditions:

1. A covenant is prepared that will run with the land to require the owners of Lots 2R-1 and 2R-2 to pay for the installation of pedestrian facilities across their frontages when a pedestrian facility is constructed to the immediate north or south side of Boring Road abutting either property. The wording of the covenant shall be approved by the Town Attorney and a recorded copy returned to the Town for future reference.
2. The plat being recorded with a reference to the recorded covenant being added.

A motion was made by Commissioner Myers to follow the staff's recommendation. The motion was seconded by Vice Mayor Povlin and was approved unanimously.

Staff recommended approval of the plat subject to obtaining all required signatures.

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

4. Discussion and public hearing on a request for approval of a final plat of resubdivision for Lots 23, 24, 204, and 205 in Phase 2 of the Brookmere Subdivision, 4 Lots, 2.53 Acres, Zoned R-1/OSR (Lynch Surveys, LLC., Applicant)

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

1. Correcting the Release of Easements Certification to reflect Town of Farragut rather than "County."
2. Please include the old acreages in parentheses.
3. Please revise plat note #9 to reflect the Town's standard utility note.
4. If needed, please update the covenants and restrictions to acknowledge this resubdivision.
5. Obtaining all required signatures.

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

5. Discussion and public hearing on a request for approval of a final plat of resubdivision to modify the drainage easement on Lots 97-113 in Phase 3 of the Brookmere Subdivision, 17 Lots, Zoned R-1/OSR (Lynch Surveys, LLC., Applicant)

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

1. Correcting the Release of Easements Certification to reflect Town of Farragut rather than "County." The Town Engineer will have to sign off on the release of easements since it involves a drainage easement modification.
2. Please ensure that the centerline of the ditch is "as constructed" since most of these lots are now occupied.
3. Please add a plat note which states that the ditch within the drainage easement being reduced by this plat shall be maintained by each individual homeowner and ensure that the water flows within the easement as designed.
4. If needed, please update the covenants and restrictions to acknowledge this resubdivision.
5. Obtaining all required signatures.

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

6. Discussion and public hearing on a site plan for the Gordon Farragut Medical Office building east of Kiddie Cottage and west of the Chesney Dentist Office, Parcel 1.14, Tax Map 143H, Group A, 1.69 Acres, Zoned C-1 (Randolph Architecture, Applicant)

Staff reviewed this item and noted that most of the remaining staff comments were very minor in nature. Consequently, staff recommended approval of the site plan subject to the following items being addressed:

1. Please include the square footage and height of the building and please remove non applicable codes (e.g., swimming pool and property maintenance code) listed on the cover page.
2. Please include parking spaces required and what that ratio is based on.
3. Please add a note that the ground sign is a separate review and approval. The site plan does not constitute approval of the sign.
4. Please correct the access width on the eastern access to not exceed 24 feet, excluding radius.
5. Please verify that First Utility District is okay with the dumpster and enclosure being situated over their sanitary sewer easement.
6. The diagonal striped van accessible parking area must be at least eight feet in width.
7. Please submit for review a maintenance and repair plan for the permeable pavers. A template will be provided by staff.
8. Does this property drain to the large detention basin to the west (behind shopping center)? Please confirm in the calculations that the basin is sized to accommodate this development and show how water quality considerations are to be addressed.
9. Please address how relocating the fire hydrant helps other buildings in the area.
10. Where are gas, electric and telecommunications to be installed?
11. Please provide the narrative portion of SWPPP for review.
12. Please submit a copy of NOC.
13. Please submit an irrevocable letter of credit for erosion control for \$10,000.
14. Please submit a drainage fee of \$530.
15. No grading is permitted within the 35-foot buffer strip since this buffer is tree covered. Please revise all applicable sheets.
16. Though a separate review and approval, the landscape plan must be updated to reflect changes made to the site plan.
17. A tree survey, in accordance with the Tree Protection Ordinance, is required. Most of the tree cover (outside of the buffer strip) is a young stand of Bradford Pears which are not an issue to remove. This just needs to be documented in the plans.
18. Please include in the final lighting plan set what are the differences between light fixtures S1, S2, and S3.
19. Please incorporate the corrected lighting plan sheet into the final site plan set.

Mark Randolph spoke on behalf of the applicant and agreed with the staffs' recommendation. A motion was made by Commissioner St. Clair to follow the staffs' recommendation. The motion was seconded by Vice Mayor Povlin and was approved unanimously.

7. Discussion and public hearing on a land disturbance and grading plan for the West Mill Subdivision, Parcels 8.01, 9, and 10.02, Tax Map 152, north of the intersection of Kingston Pike and Old Stage Road, 14.5 Acres, Zoned C-1, R-1, and R-2 (BHN-P, Applicant)

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

1. Please include tree preservation/removal plan in final grading plan set. It was included in the initial set but omitted in revision one.
2. Please provide a tree replacement letter of credit for \$40,000.

3. Please include a note on the tree preservation/removal plan that, given the number of replacement trees, some of these may have to be provided off site on public properties.
4. Please clarify that where grading is shown within the 35-foot buffer strip the building footprints referenced in the comment response letter are referring to abandoned buildings that are currently on the property and that will be demolished as part of this project.
5. Please submit an irrevocable letter of credit for erosion control for \$122,000.
6. Has TDOT approved temporary access and traffic control plan, grading within ROW?

Rodney Phillips spoke on behalf of the applicant and agreed with the staffs' recommendation. A motion was made by Commissioner Myers to follow the staffs' recommendation. Motion was seconded by Commissioner St. Clair and was approved unanimously.

8. Discussion on proposed façade modification concepts to the soil nail wall associated with Phase I of the Kingston Pike Village, 13120 Royal Palm Way, southwest intersection of S. Watt Road and Kingston Pike, Zoned PCD (SITE Inc., Applicant)

Staff noted that this was for discussion purposes only with the intent of obtaining feedback from the Planning Commission on veneer options for the soil nail wall and to determine if they were okay removing the steps from the parking lot to the top of the soil nail wall from the approved development plan.

Dave Gardner spoke on behalf of the applicant. After a discussion, commissioners preferred the veneer option with brick for the first ten feet and then a composite material over the remainder of the wall face. Commissioners reiterated that whatever approach was pursued, safety would be the most important objective. Commissioners also indicated that they were good with removing the steps from the development plan since, based on Mr. Gardner's statement, those were no longer desired by the property owner to the south.

The applicant will now proceed with a design for the preferred veneer option and present this to the Commission at a future meeting for formal approval.

9. Approval of utilities

None.

10. Citizen forum

None.

The meeting adjourned at 8:36 p.m.

Scott Russ, Secretary

MEETING DATE: April 20, 2023

AGENDA ITEM #3

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

SUBJECT: Approval of FY 2024-2029 Capital Investment Plan (CIP)

Town Administrator, David Smoak, will present the projects included in this packet for review and recommendation to the BMA.

Capital Investment Program-310							
Beginning Balance	13,610,459	12,072,959	11,145,459	10,552,959	6,509,459	8,184,459	
Greenways & General Government Projects	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	Total
Land Acquisition	0	0	0	300,000	300,000	300,000	900,000
Sonja Drive Sidewalk (Phases 1-3)	500,000	1,250,000	0	0	0	0	1,750,000
Little Turkey Creek Greenway-Brookmere-Sheffield	0	0	0	0	0	0	0
Red Mill Trailhead	170,000	0	0	0	0	0	170,000
Mid-Block Crossing McFee & Grigsby Chapel		0	0	0	0	0	0
Anchor Park Pedestrian Crossing	230,000	0	0	0	0	0	230,000
School Zone Signal Improvements	175,000	0	0	0	0	0	175,000
Turkey Creek/Brixworth Greenway	0	200,000	500,000	1,800,000	0	0	2,500,000
PW Storage Shed Roof Replacement	60,000	0	0	0	0	0	60,000
Everett Road Greenway Connection	0	0	0	70,000	0	0	70,000
General Government Projects Total	1,135,000	1,450,000	500,000	2,170,000	300,000	300,000	5,855,000
Parks	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	Total
MBLP Field Reconstruction	0	0	0	0	0	1,302,000	1,302,000
Town Hall Playground Restroom Building	50,000	0	0	0	0	0	50,000
MBLP Field 2 Turf Replacement	820,000	0	0	0	0	0	820,000
MBLP Walktrail and ADA Repair & Repaving	180,000		0	0	0	0	180,000
McFee Park Phase 5: Dog Park & Storage	450,000	0	0	0	0	0	450,000
MBLP Field 1 Turf Replacement & ADA Access	1,000,000	0	0	0	0	0	1,000,000
McFee Park Entrance Gates	70,000	0	0	0	0	0	70,000
McFee Park Splash Pad Replacement & Elements	0	0	0	0	80,000	0	80,000
Anchor Park Fence	0	0		175,000	0	0	175,000
Anchor Park Playground	0	0	0	300,000	0	0	300,000
McFee Park: Courts, Tennis Pavilion & Restrooms	0	0	0	535,000	0	0	535,000
Sand Volleyball Complex Reconstruction		50,000			0	0	50,000
MBLP Trail Lighting Update	0	0	0	125,000	0	0	125,000
MBLP Field 3 Turf Replacement	0	0	0	0	725,000	0	725,000
McFee Tennis & Basketball Court Resurfacing	0	0	0	0	40,000	0	40,000
Parks Total	2,570,000	50,000	0	1,135,000	845,000	1,302,000	5,902,000
Engineering Projects	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	Total
Stormwater Improvements	0	200,000	200,000	200,000	200,000	200,000	1,000,000
Evans Road Improvements	0	0	0			600,000	600,000
Union Road Improvements	5,850,000	0	0	0	0	0	5,850,000
Virtue Road-Phase II (Brookmere to Boyd Station)	0	925,000	0	7,480,000	0	0	8,405,000
Watt Road Roundabout	50,000	0	850,000	0	0	0	900,000
Campbell Station Road/I-40 Interchange	2,062,500	2,062,500	2,062,500	2,062,500	0	0	8,250,000
Engineering Total	7,962,500	3,187,500	3,112,500	9,742,500	200,000	800,000	25,005,000

CIP Expenditure Total	11,667,500	4,687,500	3,612,500	13,047,500	1,345,000	2,402,000	36,762,000
Funding Sources	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	Total
L-STBG Funding (Virtue Road)	0	740,000	0	5,984,000	0	0	6,724,000
L-STBG Funding (Union Road)	4,680,000	0	0		0	0	4,680,000
LPRF Grant	1,250,000	0	0	0	0	0	1,250,000
Interest Earnings	200,000	20,000	20,000	20,000	20,000	20,000	300,000
Transfer from General Fund	4,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	19,000,000
CIP Reserves	1,537,500	927,500	592,500	4,043,500	0	0	7,101,000
Funding Total	11,667,500	4,687,500	3,612,500	13,047,500	3,020,000	3,020,000	39,055,000
Total CIP Funding Sources	11,667,500	4,687,500	3,612,500	13,047,500	3,020,000	3,020,000	39,055,000
Total CIP Expenditures	11,667,500	4,687,500	3,612,500	13,047,500	1,345,000	2,402,000	36,762,000
Revenue over (under) expenditures	0	0	0	0	1,675,000	618,000	
Ending Balance	12,072,959	11,145,459	10,552,959	6,509,459	8,184,459	8,802,459	
Assigned Fund Balance							
Land Acquisition	1,958,072	1,958,072	1,958,072	1,958,072	2,258,072	2,558,072	
Stormwater Projects	562,034	562,034	562,034	562,034	562,034	562,034	
Outstanding Projects	2,133,572	2,133,572	2,133,572	2,133,572	2,133,572	2,133,572	
Total Assigned Balance	4,653,678	4,653,678	4,653,678	4,653,678	4,953,678	5,253,678	
Available Fund Balance	7,419,281	6,491,781	5,899,281	1,855,781	3,230,781	3,548,781	
Light Blue: Increase in Budget cost	Sonja Drive Sidewalk-Increase of \$1,250,000						
Yellow: New Projects	PW Storage Shed Roof, McFee Park Entrance Gates, Turkey Creek/Brixworth Greenway						
Green: LPRF Grant Projects 50/50 matching	MBLP Field 1 & 2, MBLP ADA Access, McFee Dog Park						
Purple: Fiscal Year Adjustment	Virtue Road ROW moved to FY25 and Construction moved to FY27						

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

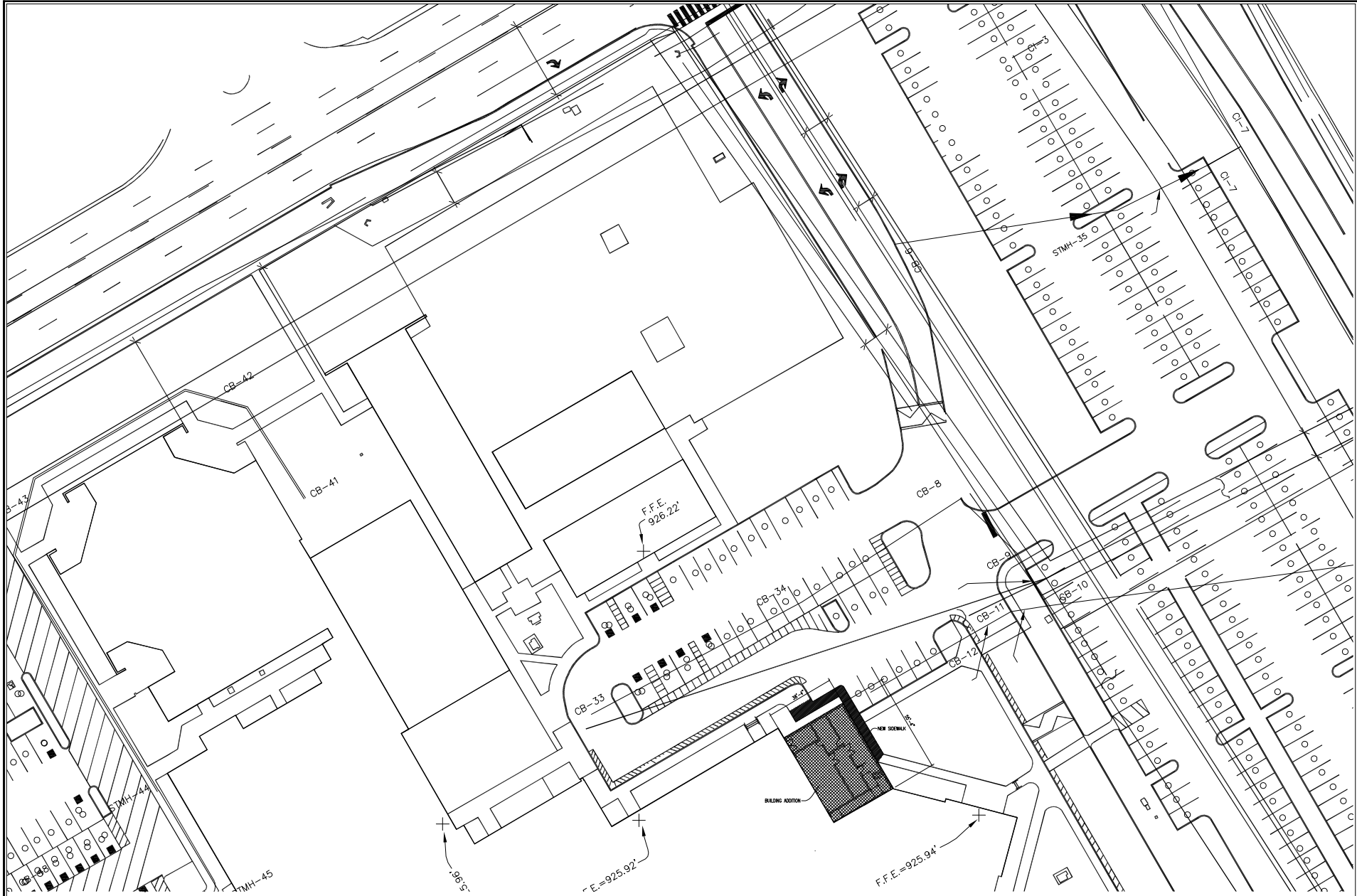
SUBJECT: Discussion and public hearing on a site plan for building elevations associated with a gym platform addition at First Baptist Church, 11704 Kingston Pike, Zoned R-3 and R-1-S-A (Forrest Daniell & Associates, PC, Applicant)

INTRODUCTION AND BACKGROUND: This agenda item involves a site plan related to the expansion of a portion of the educational building east of the gymnasium at the First Baptist Church. The proposed addition would have a brick exterior to match the brick on the existing building. The expansion would only have a minor impact on the site. Four parking spaces would be taken out and the sidewalk and landscaped island re-established to account for the building addition.

The addition is roughly 38 feet by 55 feet and includes a platform area immediately east of the existing gymnasium, some storage and utility space, and accessible ramps and stairs. The addition would be roughly four feet lower than the height of the existing gymnasium. New HVAC units will be screened by a raised parapet. The project will have no new external lighting.

RECOMMENDATION: From a site perspective, the proposed addition is minimal. This is mostly an interior project. Staff will provide a recommendation at the meeting and note any remaining comments.

.



1 SITE PLAN
SP101
1"=50'-0"

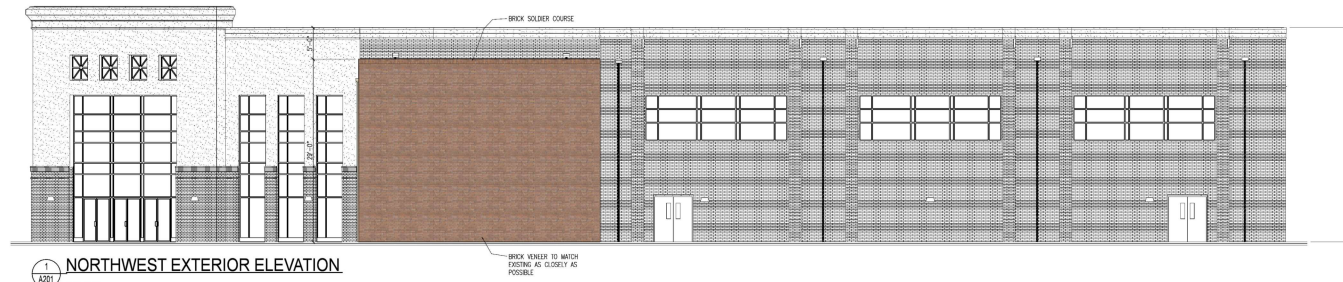
Gymnasium Platform Expansion
First Baptist Concord
Knoxville, Tennessee

FORREST DANIEL
& Associates, P.C.
Architectural & Planning
8007 American Way
Daphne, AL 36526
251.825.6400 ext.
251.825.6404 fax
www.FDandA.com

REVISIONS
1
2
3
4
5
6
7
8
9
10



JOB #
DATE: MARCH 05, 2023
SP101
SITE PLAN



1 NORTHWEST EXTERIOR ELEVATION
1/8"=1'-0"

- NOTES:
1. MECHANICAL UNIT WILL BE SCREENED BY BUILDING PARAPET.
2. NO EXTERIOR LIGHTING IS TO BE USED FOR THIS PROJECT.



2 NORTHEAST EXTERIOR ELEVATION
1/8"=1'-0"

REVISIONS
1
2
3
4
5
6
7
8



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for a third retail building for the Little Turkey Creek Commons, Phase III, 12500 Kingston Pike, 11.84 Acres, Zoned C-1 (Smee Busby Architects, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request for approval of a site plan for the third and final building that is part of the Little Turkey Creek Commons development at 12500 Kingston Pike.

DISCUSSION: This development was originally approved several years ago and includes three buildings. The first building, which contains Marco's Pizza, Anytime Fitness, and other tenants, received site plan approval in June of 2005. The second building will soon be occupied by the Lee Company and has received a temporary Certificate of Occupancy. The building that is part of this site plan will be 10,453 square feet (slightly larger than building two but much smaller than building one) and constructed in an area that was pre-graded and padded for the building. Most of the site related work was completed with the original site construction.

The review at this time will mainly involve the building's architecture, the screening of its proposed rooftop HVAC units, and any additional site related work associated with this building. Since the development has taken so many years to complete, newer buildings have been required to increase their masonry percentage in comparison to the higher EIFS percentage that was part of the first building that was constructed prior to the Architectural Design Guidelines that were adopted in 2015.

RECOMMENDATION: Included in the packet is the site plan set for the third building in the Little Turkey Creek Commons development. Staff will make a recommendation at the meeting based on compliance with current provisions.

12500 Kingston Pike

NOT TO SCALE



ADDITION OF A NEW 10,453 SF RETAIL BUILDING AT THE EXISTING LITTLE CREEK COMMONS DEVELOPMENT

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FIRE CODE
2018 NFPA 101 LIFE SAFETY CODE
ICC A117.1-2017 ANSI AMERICAN NATIONAL STANDARD
2017 NFPA70 NATIONAL ELECTRIC CODE

BUILDING SF: 10,453
HEIGHT: 23'-0"
CONSTRUCTION TYPE: TYPE IIB

CLT MAP: 152
PARCEL ID: 152 02444
ACREAGE: 11.84 ACRES (ENTIRE SITE)

ZONING: FAR: C-1
SETBACKS: FRONT: 80'
SIDE: 60' TOTAL 2 SIDES, MIN 20' ONE SIDE
REAR: 30'

A diagram of a circle view symbol. The symbol consists of a circle with the number '1' in the upper left quadrant and the alphanumeric code 'A101' in the lower left quadrant. Five lines with arrows point from text labels to specific parts of the symbol: 'DRAWING NUMBER' points to the '1', 'DRAWING TITLE' points to the 'VIEW NAME' text, 'DRAWING SCALE' points to the '1:2' text, 'SHEET NUMBER' points to the 'A101', and an unlabeled line points to the circle's boundary.

DETAIL NUMBER

SHEET NUMBER

CALLOUT

COMMERCIAL REALTY
8200 KINGSTON PIKE, SUITE A
KNOXVILLE, TN 37919
PHONE: 865.693-3300
CONTACT: ROBERT SHAGAN

VAUGHN & MELTON
1909 AILOR AVE
KNOXVILLE, TN 37921
PHONE: 865.546.5800
CONTACT: NOAH CLABO

ELIZABETH GASSEL ASLA
3730 DELLWOOD DRIVE
KNOXVILLE, TN 37919
PHONE: 865.546.2813

SMEE + BUSBY ARCHITECTS, PC
2554 SUTHERLAND AVE
KNOXVILLE, TN 37919
PHONE: 865.521.7550
CONTACT:

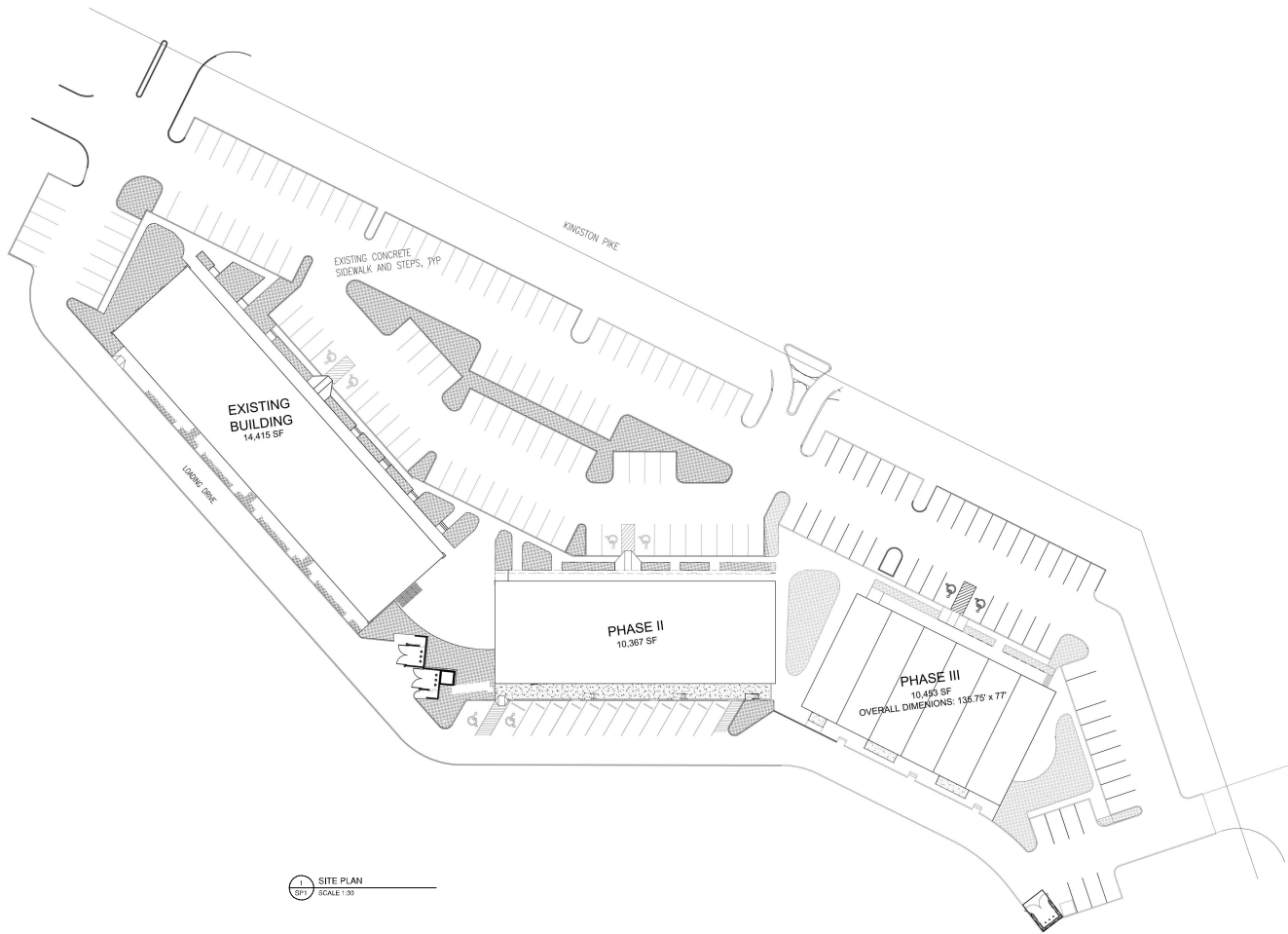
PROFICIENT ENGINEERING, INC.
4110 SUTHERLAND AVE
KNOXVILLE, TN 37919
PHONE: 865.409.5755
CONTACT: THOMAS WASMUND

SESCO LIGHTING
2607 KINGSTON PIKE, SUITE 150
KNOXVILLE, TN 37919
PHONE: 865.633.9288
CONTACT: MARK ROSS

1. COORDINATE WITH APPLICABLE DIMENSIONS AND DETAILS ON OTHER SHEETS.
2. COORDINATE WITH REQUIREMENTS OF OWNER SUPPLIED EQUIPMENT AS REQUIRED.
3. DIMENSIONS ARE TO FACE OF STUD OR OUTSIDE EDGE STRUCTURE.
4. THE CONTRACTOR SHALL LAYOUT ALL PARTITIONS AND VERIFY ACCEPTABILITY OF LAYOUT WITH ARCHITECT PRIOR TO START OF THIS WORK.
5. DO NOT SCALE DRAWINGS, IF DIMENSIONS ARE IN QUESTION. THE CONTRACTOR SHALL OBTAIN WRITTEN CLARIFICATION FROM ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.

SP1	ARCHITECTURAL SITE PLAN
8 W2	UTILITY PLAN - EXISTING UTILITY BUILDING 3 SERVICE
L1	LANDSCAPE PLAN
A101	FLOOR PLAN
A401	EXTERIOR ELEVATIONS
A510	BUILDING 3 LIGHTING PLAN AND SCHEDULE
A511	LIGHTING CUT SHEETS

[illegible]



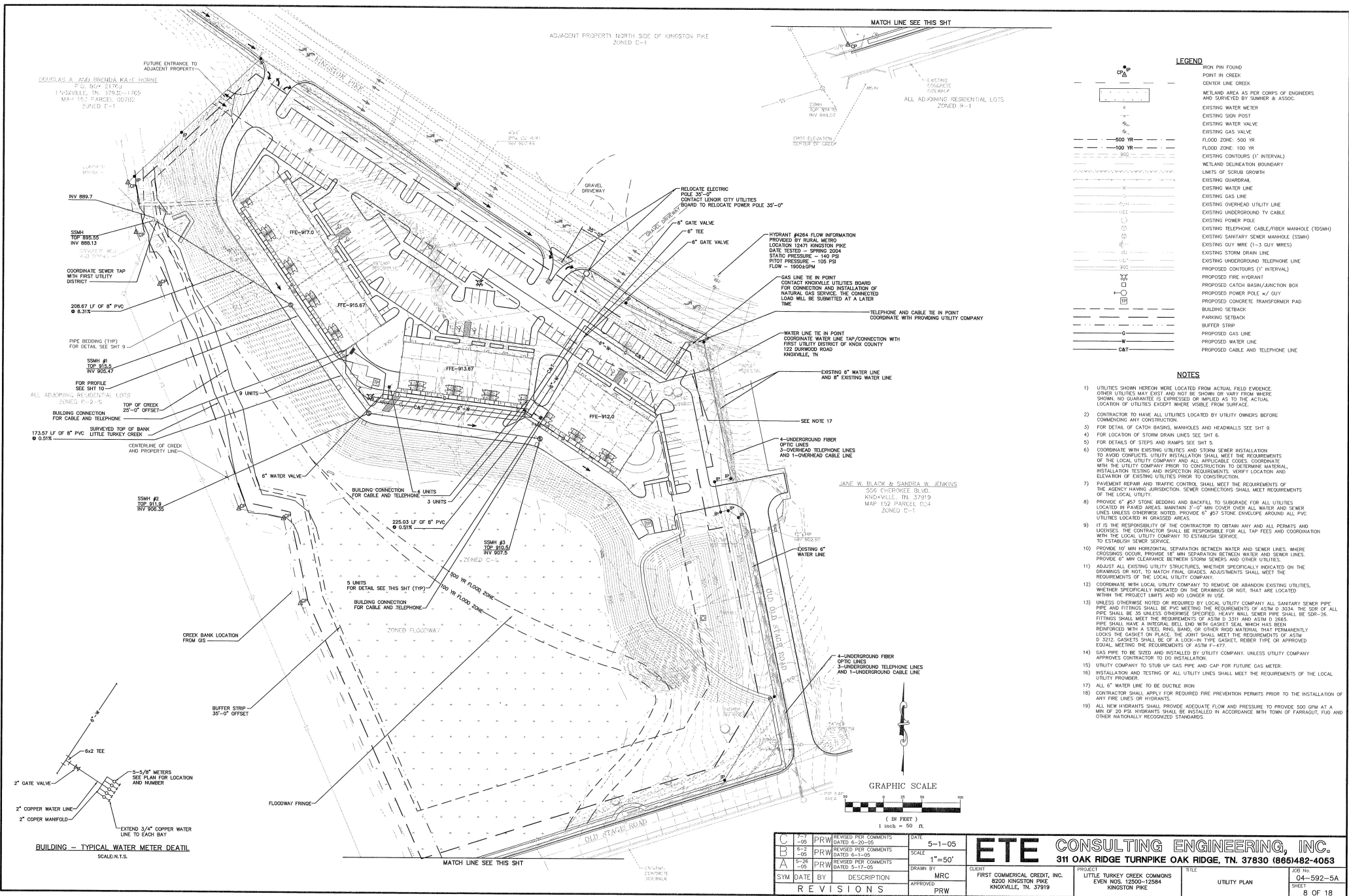
Retail Shops - Phase III
Little Turkey Creek Commons
12500 Kingston Pike

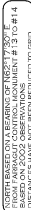
Project Number:	22016
Date:	12-19-22
Drawn By:	RAM
Principal:	GFB

4-6-23

ARCHITECTURAL SITE
PLAN

SP1





COPYRIGHT © 2009 All Rights Reserved	
DRAWN: J.G.	
CHECKED: N.C.	
JOB NO: 22V051008C02	
SCALE: 1" = 50'	
DATE: 22 MARCH 2023	
FILE NAME:	
DRAWING TITLE:	
UTILITY BUILDING 3 SERVICE	
SHEET 1 OF 1	DRAWING NO: W-2

LITTLE TURKEY CREEK COMMONS

KEY	QUANTITY	Botanical Name	Common Name	Approximate Planting Time
CANOPY / SHADE TREES				
NR	4	ACER RUBRUM	RED MAPLE	• 10'-12' Ht. 2" DBH
NR	4	ACER RUBRUM	SUMMER RED MAPLE	• 10'-12' Ht. 2" DBH
NR	3	QUERCUS ROBUR	EUROPEAN OAK	• 8'-10' Ht. 2" DBH
NR	4	QUERCUS ROBUR	EUROPEAN OAK	• 8'-10' Ht. 2" DBH
NR	2	QUERCUS ROBUR	EUROPEAN OAK	• 8'-10' Ht. 2" DBH
NR	6	QUERCUS ROBUR	EUROPEAN OAK	• 8'-10' Ht. 2" DBH
NR	0	QUERCUS ROBUR	EUROPEAN OAK	• 8'-10' Ht. 2" DBH
NR	1	QUERCUS ROBUR	EUROPEAN OAK	• 8'-10' Ht. 2" DBH
NR	4	QUERCUS ROBUR	EUROPEAN OAK	• 8'-10' Ht. 2" DBH
NR	6	QUERCUS ROBUR	EUROPEAN OAK	• 8'-10' Ht. 2" DBH
NR	11	QUERCUS ROBUR	EUROPEAN OAK	• 8'-10' Ht. 2" DBH
NR	3	QUERCUS ROBUR	EUROPEAN OAK	• 8'-10' Ht. 2" DBH
ADDITIONAL - CANOPY / SHADE TREES				
NR	5	QUERCUS ROBUR	EUROPEAN OAK	• 8'-10' Ht. 2" DBH
NR	5	QUERCUS ROBUR	EUROPEAN OAK	• 8'-10' Ht. 2" DBH
NR	3	QUERCUS ROBUR	EUROPEAN OAK	• 8'-10' Ht. 2" DBH
NR	2	QUERCUS ROBUR	EUROPEAN OAK	• 8'-10' Ht. 2" DBH
NR	5	QUERCUS ROBUR	EUROPEAN OAK	• 8'-10' Ht. 2" DBH
NR	5	QUERCUS ROBUR	EUROPEAN OAK	• 8'-10' Ht. 2" DBH
EVERGREEN TREES				
NR	10	QUERCUS ROBUR	EUROPEAN OAK	• 8'-10' Ht. 2" DBH
NR	3	QUERCUS ROBUR	EUROPEAN OAK	• 8'-10' Ht. 2" DBH
UNDERPLANT TREES				
NR	7	QUERCUS ROBUR	EUROPEAN OAK	• 8'-10' Ht. 2" DBH

NOTE:
SOME TREES MAY NEED FIELD
ADJUSTMENTS DUE TO UTILITIES

LITTLE TURKEY CREEK COMMONS

BY SHIRAN FAMILY PRACTICE / COMMERCIAL REALTY
REMOVED CANOPY SHADE TREE PLAN
DESIGNED BY: LISA SULLIVAN
SCALE: 1" = 30'
DATE: FEBRUARY 20, 2009

"Landscaping Plans Approved,

Date: 6/29/05 W280

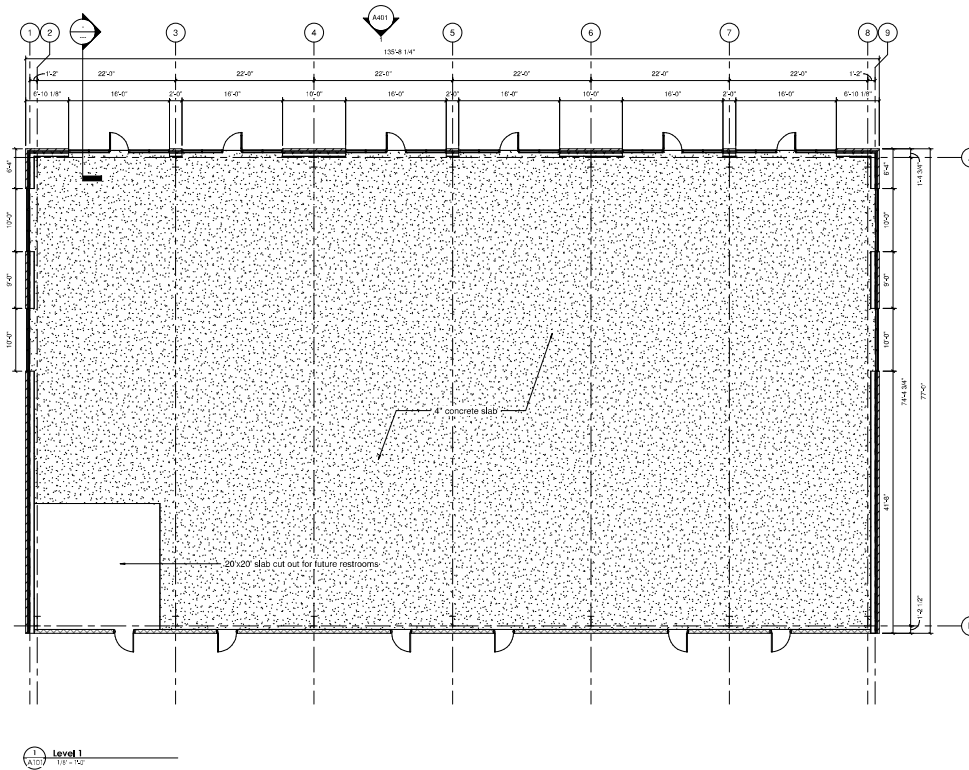
2/20/09 m

[illegible]

A101

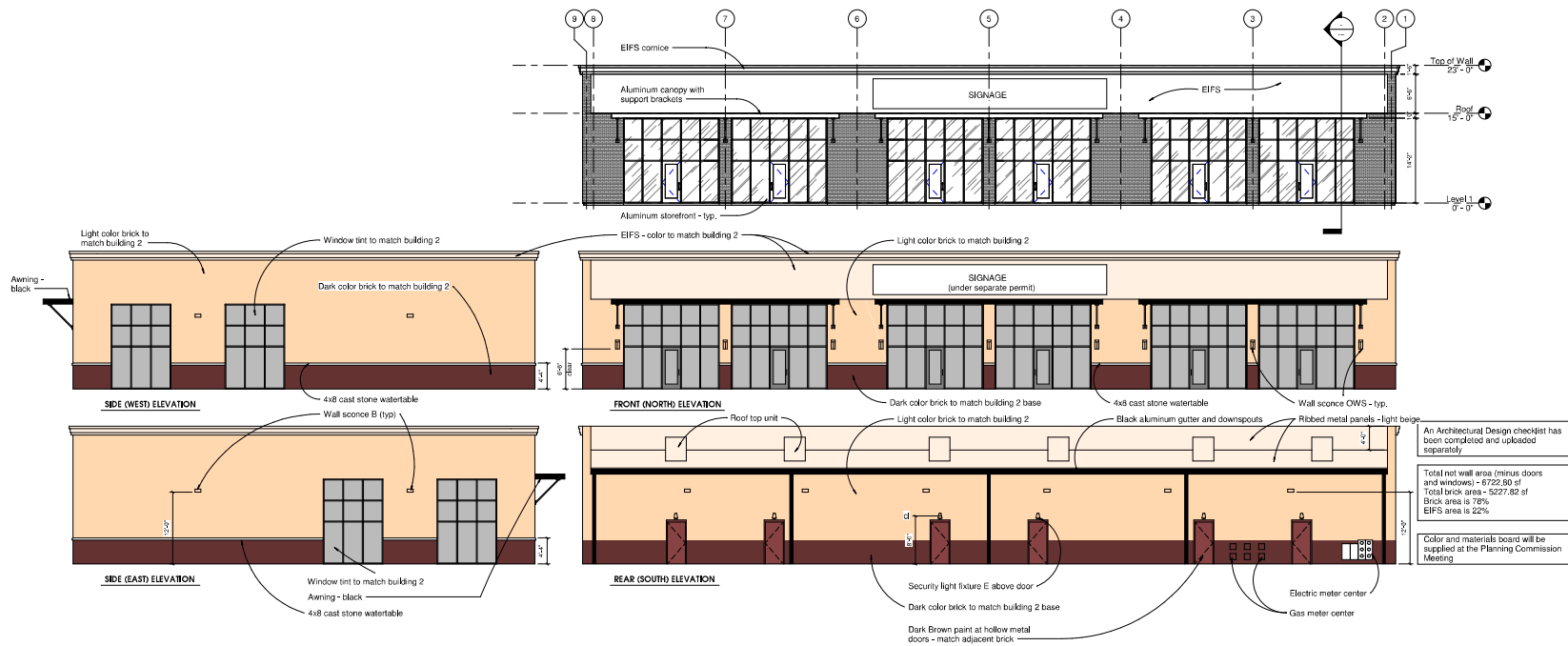
WALL LEGEND

	UNRATED GYP. BOARD WALL		EXIT SIGNS
	FIRE EXTINGUISHER CABINET		FIRE EXTINGUISHER





Retail Shops - Phase III
Little Turkey Creek Commons
12500 Kingston Pike



Project Number:	22016
Date:	12-19-22
Drawn By:	RAM
Principal:	GHS
4-6-23	

Exterior Elevations

A401

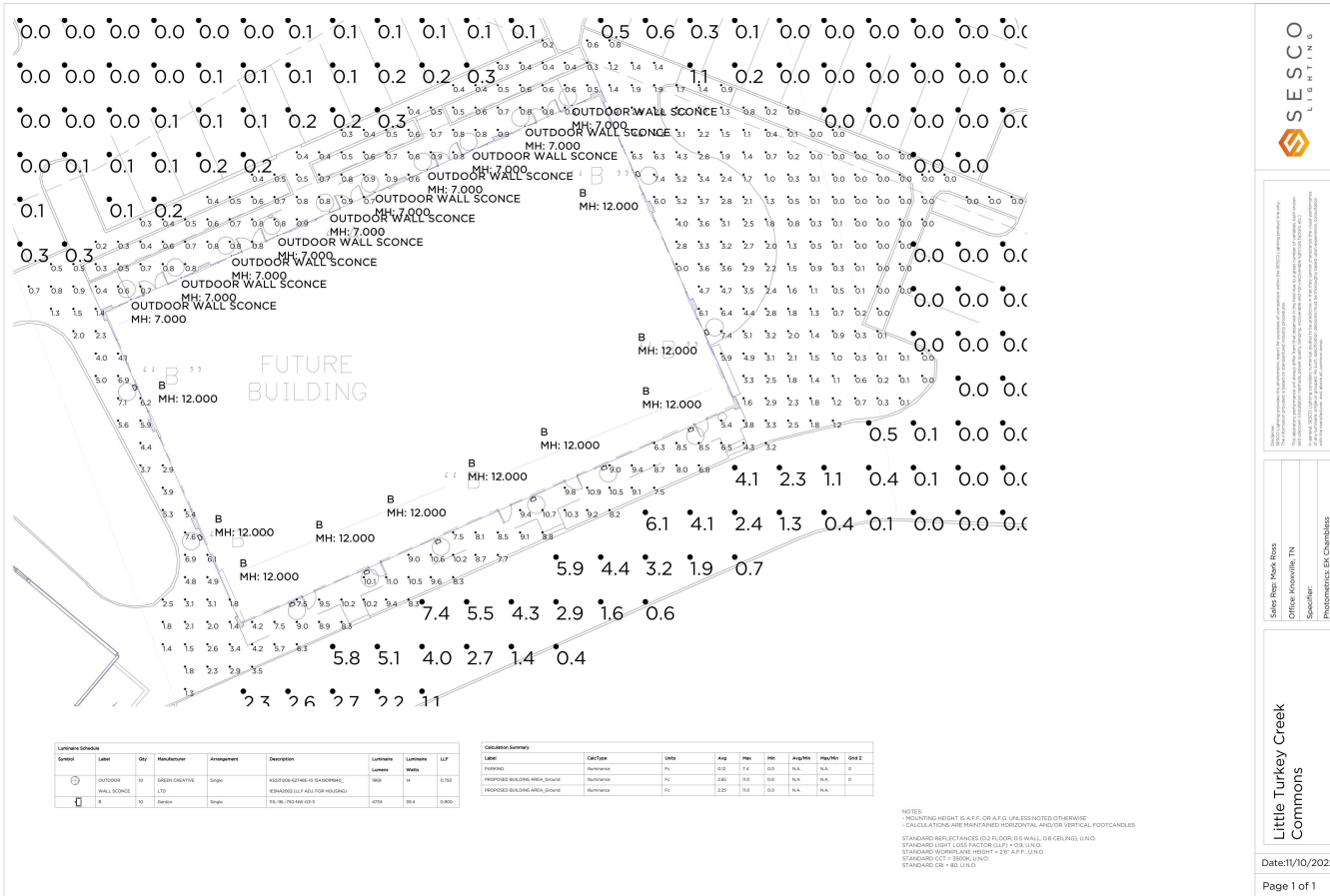


Retail Shops - Phase III
Little Turkey Creek Commons
12500 Kingston Pike

Project Number: Z2016
Date: 12-19-22
Drawn By: RAM
Principal: GRS

LIGHTING PLAN AND
SCHEDULE

A510



	D	E	F	G	H	I
1	LIGHTING FIXTURE SCHEDULE					
2	DESCRIPTION	PERFORMANCE				MOUNTING
3		WATTS	TEMP IN K	MIN CRI	DELIVERED LUMENS	
4	WALL SCONCE TO MATCH EXISTING	13	4000	70	1200	E 26 BASE
5	LAMP FOR SCONCE					
6	WALL SCONCE TO MATCH EXISTING	39	4000	70	4700	WALL
7	EMERGENCY FIXTURE TO MATCH EXISTING					
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						



LITTLE TURKEY CREEK

TEAM	Score
Southwest	75
East	75





PROJECT: LOTUS TOWER OFFICE

MANAGER: TONY TAYLOR 0070776

MODEL: GREEN-POWER 10/10/2008 2007

November 10, 2008

TYPE: CHAL



GREENLEAF ENERGY

Value Select A Lamp Family

GREEN-POWER 10/10/2008			
ITEM	DESCRIPTION	UNIT	PRICE
1	100W 120V 1000HRS	EA	1.00
2	150W 120V 1000HRS	EA	1.50
3	200W 120V 1000HRS	EA	2.00
4	250W 120V 1000HRS	EA	2.50
5	300W 120V 1000HRS	EA	3.00
6	350W 120V 1000HRS	EA	3.50
7	400W 120V 1000HRS	EA	4.00
8	450W 120V 1000HRS	EA	4.50
9	500W 120V 1000HRS	EA	5.00
10	550W 120V 1000HRS	EA	5.50
11	600W 120V 1000HRS	EA	6.00
12	650W 120V 1000HRS	EA	6.50
13	700W 120V 1000HRS	EA	7.00
14	750W 120V 1000HRS	EA	7.50
15	800W 120V 1000HRS	EA	8.00
16	850W 120V 1000HRS	EA	8.50
17	900W 120V 1000HRS	EA	9.00
18	950W 120V 1000HRS	EA	9.50
19	1000W 120V 1000HRS	EA	10.00
20	1050W 120V 1000HRS	EA	10.50
21	1100W 120V 1000HRS	EA	11.00
22	1150W 120V 1000HRS	EA	11.50
23	1200W 120V 1000HRS	EA	12.00
24	1250W 120V 1000HRS	EA	12.50
25	1300W 120V 1000HRS	EA	13.00
26	1350W 120V 1000HRS	EA	13.50
27	1400W 120V 1000HRS	EA	14.00
28	1450W 120V 1000HRS	EA	14.50
29	1500W 120V 1000HRS	EA	15.00
30	1550W 120V 1000HRS	EA	15.50
31	1600W 120V 1000HRS	EA	16.00
32	1650W 120V 1000HRS	EA	16.50
33	1700W 120V 1000HRS	EA	17.00
34	1750W 120V 1000HRS	EA	17.50
35	1800W 120V 1000HRS	EA	18.00
36	1850W 120V 1000HRS	EA	18.50
37	1900W 120V 1000HRS	EA	19.00
38	1950W 120V 1000HRS	EA	19.50
39	2000W 120V 1000HRS	EA	20.00
40	2050W 120V 1000HRS	EA	20.50
41	2100W 120V 1000HRS	EA	21.00
42	2150W 120V 1000HRS	EA	21.50
43	2200W 120V 1000HRS	EA	22.00
44	2250W 120V 1000HRS	EA	22.50
45	2300W 120V 1000HRS	EA	23.00
46	2350W 120V 1000HRS	EA	23.50
47	2400W 120V 1000HRS	EA	24.00
48	2450W 120V 1000HRS	EA	24.50
49	2500W 120V 1000HRS	EA	25.00
50	2550W 120V 1000HRS	EA	25.50
51	2600W 120V 1000HRS	EA	26.00
52	2650W 120V 1000HRS	EA	26.50
53	2700W 120V 1000HRS	EA	27.00
54	2750W 120V 1000HRS	EA	27.50
55	2800W 120V 1000HRS	EA	28.00
56	2850W 120V 1000HRS	EA	28.50
57	2900W 120V 1000HRS	EA	29.00
58	2950W 120V 1000HRS	EA	29.50
59	3000W 120V 1000HRS	EA	30.00
60	3050W 120V 1000HRS	EA	30.50
61	3100W 120V 1000HRS	EA	31.00
62	3150W 120V 1000HRS	EA	31.50
63	3200W 120V 1000HRS	EA	32.00
64	3250W 120V 1000HRS	EA	32.50
65	3300W 120V 1000HRS	EA	33.00
66	3350W 120V 1000HRS	EA	33.50
67	3400W 120V 1000HRS	EA	34.00
68	3450W 120V 1000HRS	EA	34.50
69	3500W		



**PRODUCT TYLE TULSA DRY CHARGE
BATTERIES-CHLORIDE
MODEL PL1452**

November 10, 2023

**TYLE
E**



**CHLORIDE
to Energy**

Power
Energy





REVISIONS

REVISION	DATE	DESCRIPTION
1	01/01/2023	Initial Release
2	02/01/2023	Updated Specifications
3	03/01/2023	Added New Features
4	04/01/2023	Improved Performance
5	05/01/2023	Enhanced Safety Features
6	06/01/2023	Optimized Efficiency
7	07/01/2023	Added New Models
8	08/01/2023	Updated Documentation
9	09/01/2023	Improved Reliability
10	10/01/2023	Added New Applications
11	11/01/2023	Enhanced User Interface
12	12/01/2023	Optimized Power Consumption
13	01/01/2024	Added New Features
14	02/01/2024	Improved Performance
15	03/01/2024	Enhanced Safety Features
16	04/01/2024	Optimized Efficiency
17	05/01/2024	Added New Models
18	06/01/2024	Updated Documentation
19	07/01/2024	Improved Reliability
20	08/01/2024	Added New Applications
21	09/01/2024	Enhanced User Interface
22	10/01/2024	Optimized Power Consumption
23	11/01/2024	Added New Features
24	12/01/2024	Improved Performance
25	01/01/2025	Enhanced Safety Features
26	02/01/2025	Optimized Efficiency
27	03/01/2025	Added New Models
28	04/01/2025	Updated Documentation
29	05/01/2025	Improved Reliability
30	06/01/2025	Added New Applications
31	07/01/2025	Enhanced User Interface
32	08/01/2025	Optimized Power Consumption
33	09/01/2025	Added New Features
34	10/01/2025	Improved Performance
35	11/01/2025	Enhanced Safety Features
36	12/01/2025	Optimized Efficiency
37	01/01/2026	Added New Models
38	02/01/2026	Updated Documentation
39	03/01/2026	Improved Reliability
40	04/01/2026	Added New Applications
41	05/01/2026	Enhanced User Interface
42	06/01/2026	Optimized Power Consumption
43	07/01/2026	Added New Features
44	08/01/2026	Improved Performance
45	09/01/2026	Enhanced Safety Features
46	10/01/2026	Optimized Efficiency
47	11/01/2026	Added New Models
48	12/01/2026	Updated Documentation
49	01/01/2027	Improved Reliability
50	02/01/2027	Added New Applications
51	03/01/2027	Enhanced User Interface
52	04/01/2027	Optimized Power Consumption
53	05/01/2027	Added New Features
54	06/01/2027	Improved Performance
55	07/01/2027	Enhanced Safety Features
56	08/01/2027	Optimized Efficiency
57	09/01/2027	Added New Models
58	10/01/2027	Updated Documentation
59	11/01/2027	Improved Reliability
60	12/01/2027	Added New Applications
61	01/01/2028	Enhanced User Interface
62	02/01/2028	Optimized Power Consumption
63	03/01/2028	Added New Features
64	04/01/2028	Improved Performance
65	05/01/2028	Enhanced Safety Features
66	06/01/2028	Optimized Efficiency
67	07/01/2028	Added New Models
68	08/01/2028	Updated Documentation
69	09/01/2028	Improved Reliability
70	10/01/2028	Added New Applications
71	11/01/2028	Enhanced User Interface
72	12/01/2028	Optimized Power Consumption
73	01/01/2029	Added New Features
74	02/01/2029	Improved Performance
75	03/01/2029	Enhanced Safety Features
76	04/01/2029	Optimized Efficiency
77	05/01/2029	Added New Models
78	06/01/2029	Updated Documentation
79	07/01/2029	Improved Reliability
80	08/01/2029	Added New Applications
81	09/01/2029	Enhanced User Interface
82	10/01/2029	Optimized Power Consumption
83	11/01/2029	Added New Features
84	12/01/2029	Improved Performance
85	01/01/2030	Enhanced Safety Features
86	02/01/2030	Optimized Efficiency
87	03/01/2030	Added New Models
88	04/01/2030	Updated Documentation
89	05/01/2030	Improved Reliability
90	06/01/2030	Added New Applications
91	07/01/2030	Enhanced User Interface

[illegible]

PROJECT: LITTA & TURVEY CREED
MANUFACTURER: CADROCK
MODELS, INC.

PL Patron LED die-cast aluminum wall light/unit

DESCRIPTION:
 This drawing is for the PL Patron LED die-cast aluminum wall light/unit. The unit is a rectangular, die-cast aluminum fixture with a mounting bracket. The unit is designed to be mounted on a wall and is intended for use in residential or commercial settings. The unit is labeled "PL Patron" and "LED".

DETAILS:
 The unit is made of die-cast aluminum and is finished with a powder coat. The mounting bracket is also made of die-cast aluminum and is finished with a powder coat. The unit is designed to be mounted on a wall and is intended for use in residential or commercial settings. The unit is labeled "PL Patron" and "LED".

NOTES:
 1. The unit is designed to be mounted on a wall and is intended for use in residential or commercial settings.
 2. The unit is labeled "PL Patron" and "LED".

REVISIONS:
 Revision 1: 10/10/15 - Initial design.
 Revision 2: 11/10/15 - Final design.

DATE: 10/10/15

DRAWN BY: J. Turvey

CHECKED BY: L. Creed

APPROVED BY: J. Turvey

DATE: 10/10/15

PROJECT: LITTA & TURVEY CREED

MANUFACTURER: CADROCK MODELS, INC.

TYPE: E

DATE: December 10, 2015

[illegible][illegible]

PROJECT: TUNES-2000
MANUFACTURER: @SIGNIFY
MODEL: TUNES

November 12, 2015

TYPE
E

PL Patron LED die-cast aluminum wall light/unit

Accessories

photometrics

Photometric data is based on a beam spread of 120°. The beam spread can be adjusted to suit the application. The beam spread is measured at the distance of 1m. The beam spread is measured at the distance of 1m. The beam spread is measured at the distance of 1m.

Photometric data is based on a beam spread of 120°. The beam spread can be adjusted to suit the application. The beam spread is measured at the distance of 1m. The beam spread is measured at the distance of 1m. The beam spread is measured at the distance of 1m.

Dimensions and weight of the fixture

Model	Width (mm)	Height (mm)	Depth (mm)	Weight (kg)
PL PATRON	100	100	100	0.15

Options

Option	Width (mm)	Height (mm)	Depth (mm)	Weight (kg)
PL PATRON	100	100	100	0.15

Technical drawing (for mounting bracket)

Option	Width (mm)	Height (mm)	Depth (mm)	Weight (kg)
PL PATRON	100	100	100	0.15

© 2015 Signify Lighting B.V. All rights reserved. Signify Lighting B.V. is a registered trademark of Signify Lighting B.V. in the Netherlands and other countries. The design and appearance of the product are subject to change without notice. The product is sold as is. The manufacturer is not responsible for any damage or injury caused by the use of the product. The product is not intended for use in hazardous environments. The product is not intended for use in areas where it may be exposed to moisture or water. The product is not intended for use in areas where it may be exposed to dust or dirt. The product is not intended for use in areas where it may be exposed to vibration or shock. The product is not intended for use in areas where it may be exposed to extreme temperatures. The product is not intended for use in areas where it may be exposed to corrosive substances. The product is not intended for use in areas where it may be exposed to electromagnetic interference. The product is not intended for use in areas where it may be exposed to radio frequency interference. The product is not intended for use in areas where it may be exposed to static electricity. The product is not intended for use in areas where it may be exposed to lightning. The product is not intended for use in areas where it may be exposed to fire. The product is not intended for use in areas where it may be exposed to explosion. The product is not intended for use in areas where it may be exposed to any other hazard. The product is not intended for use in areas where it may be exposed to any other hazard.

Product is sold as is. The manufacturer is not responsible for any damage or injury caused by the use of the product. The product is not intended for use in hazardous environments. The product is not intended for use in areas where it may be exposed to moisture or water. The product is not intended for use in areas where it may be exposed to dust or dirt. The product is not intended for use in areas where it may be exposed to vibration or shock. The product is not intended for use in areas where it may be exposed to extreme temperatures. The product is not intended for use in areas where it may be exposed to corrosive substances. The product is not intended for use in areas where it may be exposed to electromagnetic interference. The product is not intended for use in areas where it may be exposed to radio frequency interference. The product is not intended for use in areas where it may be exposed to static electricity. The product is not intended for use in areas where it may be exposed to lightning. The product is not intended for use in areas where it may be exposed to fire. The product is not intended for use in areas where it may be exposed to explosion. The product is not intended for use in areas where it may be exposed to any other hazard. The product is not intended for use in areas where it may be exposed to any other hazard.

[illegible][illegible][illegible]

Retail Shops - Phase III
Little Turkey Creek Commons
12500 Kingston Pike

Project Number:	22016
Date:	12-19-22
Drawn By:	RAM
Principal	GRS

LIGHTING CUT SHEETS

A511

MEETING DATE: April 20, 2023

AGENDA ITEM #6

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan modification for Tommy's Boat Storage and Retail, 11470 Outlet Drive, 10.86 Acres, Zoned OD-RE/E (Urban Engineering, Applicant)

This item will be recommended for postponement under agenda item 1.

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request to amend the Farragut Zoning Map for 630 Everett Road, 2.3 Acres, from R-2, General Single-Family Residential, to R-1, Rural Single-Family Residential (Michael Reina, Applicant)

INTRODUCTION AND BACKGROUND: This agenda item involves a rezoning request for a parcel that pre-dates the Town. The parcel is surrounded by Berkeley Park, the Battery at Berkeley Park, and Hickory Woods and is accessed from a long driveway that extends to Everett Road. When the Battery at Berkeley Park was platted, a portion of this driveway was paved and platted as a joint access and walking trail easement. The rezoning request would not affect this and is being submitted so that the property owner may have chickens on their property.

DISCUSSION: The property's current zoning of General Single Family Residential (R-2) does not permit agricultural uses (unless the property is more than five acres and then only agricultural crops are permitted – no farm animals). The R-2 District is intended for subdivision developments with lots generally smaller than one-half acre. The requested Rural Single-Family Residential (R-1) District is more suited to the size of the applicant's property and does permit farm animals and other agricultural uses on lots larger than one acre. The applicant's property is 2.3 acres.

The property in question is not part of a subdivision and, due to its access, cannot be further subdivided. The Future Land Use Map (FLUM) shows this property and much of the surrounding properties as Very Low Density Residential. Such a designation is consistent with the R-1 Zoning District.

RECOMMENDATION: Due to the size of the parcel and consistency with the FLUM, staff supports Resolution PC-23-06 which recommends approval of Ordinance 23-05.

RESOLUTION PC-23-06

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 PARCEL 02802, TAX MAP 142, 630 EVERETT ROAD, FROM GENERAL SINGLE-FAMILY RESIDENTIAL (R-2) TO RURAL SINGLE-FAMILY RESIDENTIAL (R-1)

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

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

WHEREAS, a public hearing was held on this request on April 20, 2023;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval of Ordinance 23-05 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 20th day of April 2023.

Rita Holladay, Chairman

Scott Russ, Secretary

ORDINANCE: 23-05
PREPARED BY: Shipley
REQUESTED BY: Michael Reina
CERTIFIED BY FMPC: April 20, 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 Parcel 02802, Tax Map 142, 630 Everett Road, from General Single-Family Residential (R-2) to Rural Single-Family Residential (R-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 23-05

Rezone of 630 Everett Road
Parcel 02802, Tax Map 142

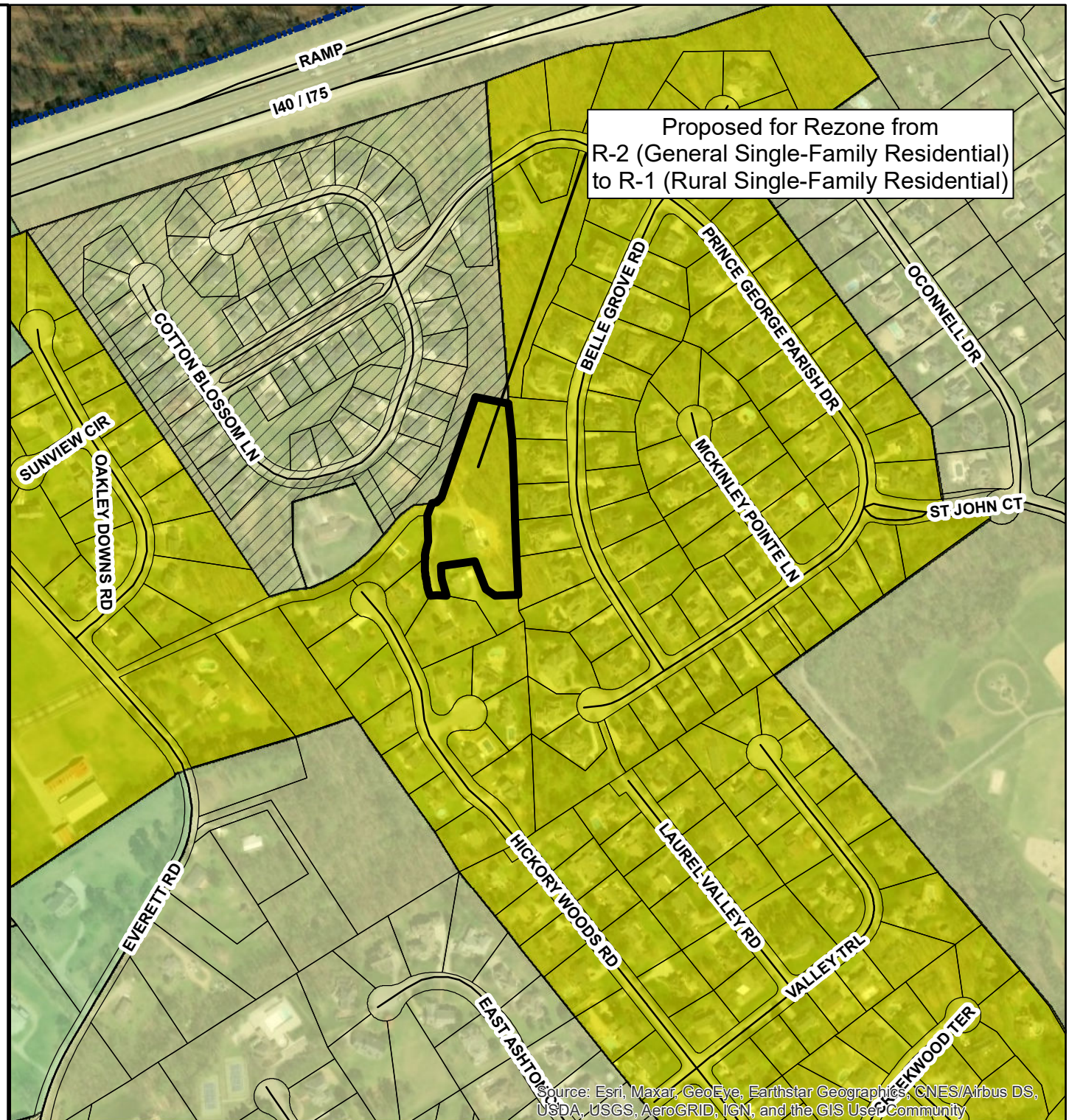
R-2 (General Single-Family Residential)
to R-1 (Rural Single-Family Residential)

Legend

- Streets
- Parcels
- Subject Area
- A, Agricultural
- R-1, Rural Single-Family Residential
- R-2, General Single-Family Residential
- R-1/OSR, Open Space Residential Overlay



1 in = 400 ft



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on amendment options to the Future Land Use Map in the Comprehensive Land Use Plan Update, December 2012, related to a portion of Parcel 069, Tax Map 142, currently designated as Medium Density Residential, and Parcels 070 and 072, Tax Map 142, currently designated as Medium Density Residential

INTRODUCTION AND BACKGROUND: This item is a public hearing but for discussion purposes only (no action to be taken) and involves a review of the two areas currently shown as Medium Density Residential (6-8 dwelling units per acre) that were not modified when the Future Land Use Map was amended through Resolution PC-22-10 at the October 20, 2022 Planning Commission meeting.

DISCUSSION: The amendments approved at the October meeting were in response to the predominant input received during an extensive citizen engagement process involving the Boring Road/Smith Road/Kingston Pike Study Area. The two areas that were not amended included the area between Baldwin Park and Waverly Court and a portion of Parcel 069, Tax Map 142 between the Ingles grocery store, a section of the old Ingles grocery store, and Baldwin Park.

At the October meeting those areas were proposed to be changed to Very Low Density Residential (2-4 dwelling units per acre) to blend in with the general density of abutting residential developments. Baldwin Park, a small lot single family residential development, has a developed density of 2.37 units per acre and Waverly Court, an attached single family residential development, has a developed density of 4.3 units per acre. This proposed designation was also most consistent with the predominant input received during the above noted citizen engagement process and would have provided for a land use designation with more than twice the density than permitted under its current zoning, which is mostly Rural Single Family Residential (R-1).

During discussion of this item, concerns were raised regarding the inability to properly transition within these properties from higher intensity uses or zoning districts to lower intensity uses or zoning districts. The Planning Commission decided that these areas would be temporarily unchanged and revisited soon. This was placed on hold when a rezoning request was submitted that involved a portion of one of the unchanged future land use map areas. That rezoning request ultimately failed at the Board of Mayor and Alderman meeting and now staff, consistent with the direction provided by the Planning Commission at the October meeting, is bringing this back to the Planning Commission and community for their input.

As part of this workshop discussion, staff would note that the area between Baldwin Park and Waverly Court, which is roughly 12.65 acres, may be a candidate for an Open Space Cluster Residential land use that would potentially allow for a rezoning to Open Space Mixed Residential (OSMR) where the area could include a mix of attached and detached residential that may transition well with the existing developments that abut this area.

The other unchanged portion of this study area is south and west of an area now shown as Very Low Density Residential and north of an Open Space land use which abuts a Commercial land use. This area is roughly 20 acres and could be a candidate for a mix of Very Low Density Residential (2-4 dwelling units per acre) in its northern portion and Low Density Residential (3-6 dwelling units per acre) in its southern portion. This would provide for a broader transition within this area that could accommodate some single-family detached consistent with Baldwin Park in the northern portion and potentially missing middle-type developments, such as townhomes or cottages, in the area to the west and south. These are just some general observations from staff and could necessitate modifications to the text of the Zoning Ordinance, depending on the feedback received.



Future Land Use Map For Workshop Discussion

April 20, 2023

Legend

- Streets
- Parcels
- Civic/Insitutional
- Office/Light industrial
- Commercial
- Open Space
- Parks and Rec
- Rural Residential (> 1 Acre)
- Very Low Density Residential (2-4 DUs /
- Low Density Residential (3-6 DUs /
- Med Density Residential (6-8 DUs / Acre)
- Mixed Use Neighborhood (6-8 DUs /



1 in = 500 ft

