



FARRAGUT MUNICIPAL PLANNING COMMISSION

AGENDA

June 15, 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 – May 18, 2023**
- 3. Appointment of Youth Representative for the upcoming fiscal year**
- 4. Discussion and public hearing on a proposed façade design 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 (Daniel Smith, Esq., Applicant)**
- 5. 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)**
- 6. Discussion and public hearing on a land disturbance and grading plan for the property located at 11344 Sonja Drive, 11.45 Acres, Zoned R-1/OSMR (Hatfield and Allen Associates, Applicant)**
- 7. Discussion and public hearing on a site plan for a façade modification and lighting update associated with the Farragut Center at 11414 Kingston Pike, Zoned C-1 (DaVinci Design and Contracting, Applicant)**
- 8. Discussion and public hearing on a variance from the requirement to construct a pedestrian facility along Dixon Road in association with a resubdivision of Lot 2R and Lot 1, Parcels 104.06 and 104.07, Tax Map 151 of the Tucker Montgomery Subdivision, 516 Dixon Road, Zoned R-1, 7.99 Acres (Batson, Himes, Norvell & Poe, Applicant)**
- 9. Discussion and public hearing on a request to amend the Farragut Future Land Use Map for 11500 Kingston Pike, from Mixed Use Town Center, Medium Density Residential, Low Density Residential, and Open Space to Commercial and Low Density Residential, 64.34 Acres (Hy-Vee, Inc., 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. Discussion and public hearing on a request to amend the Farragut Zoning Map for 11500 Kingston Pike, from C-1, O-1, B-1, R-1, and R-2 to PCD and R-4, 64.34 Acres (Hy-Vee, Inc., Applicant)**
- 11. Discussion on a site plan for a grocery store and shops for a portion of Parcel 32 and Parcels 33, 72-74, and 76, Tax Map 151, northwest intersection of N. Watt Road and Kingston Pike, Zoned C-1, 10.3 Acres (Schaad Companies, Applicant)**
- 12. Discussion on adding the requirement for a concept plan in association with a rezoning to the S-1, Community Service Zoning District**
- 13. Approval of utilities**
- 14. 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;

**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



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**

May 18, 2023

MEMBERS PRESENT

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

MEMBERS ABSENT

Ron Pinchok

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

1. Approval of agenda

Staff recommended approval of the agenda subject to Agenda Items 3 and 4 being removed due to the lack of revised plans.

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 – April 20, 2023

Staff recommended approval of the minutes as submitted.

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

3. Discussion and public hearing on a variance from the requirement to construct a pedestrian facility along Dixon Road in association with a resubdivision of Lot 2R and Lot 1, Parcels 104.06 and 104.07, Tax Map 151 of the Tucker Montgomery Subdivision, 516 Dixon Road, Zoned R-1, 7.99 Acres (Batson, Himes, Norvell & Poe, Applicant)

Removed from agenda.

4. Discussion and public hearing on a site plan for a façade modification and lighting update associated with the Farragut Center at 11414 Kingston Pike, Zoned C-1 (DaVinci Design and Contracting, Applicant)

Removed from agenda.

5. Discussion and public hearing on a site plan for the Knoxville Tennessee Temple, 13001 Kingston Pike, Zoned C-1, 5.26 Acres (Moody Nolan, Applicant)

Staff reviewed this item and noted that separate action would be needed on the variance for the access and on the revised site plan. In terms of the variance from the distance between driveways requirement, as provided for in the Driveways and Other Access Ways Ordinance, staff noted that the Town Engineer has reviewed this and is in agreement that, while a right in/right out access is always a better safety option (at any location), the full access proposed for this development and associated variance of 93 feet is reasonable. When the property on the opposite side of Kingston Pike is developed, the Planning Commission and Board of Mayor and Aldermen can consider access options that would mitigate conflicts in the center turn lane of Kingston Pike. Staff noted that the requested access will also have to be approved by the Board of Mayor and Alderman and TDOT. The Planning Commission is only making a recommendation.

After a short discussion and one citizen comment regarding the access variance, a motion was made by Commissioner St. Clair to recommend approval of the requested variance. The property is less than 400 feet in width and the applicant is connecting to the cross access from the Fast Pace Urgent Care facility. The parcel to the east of the applicant's property is also only 1.3 acres with limited developable area and thus will not likely create significant traffic counts. The motion was seconded by Mayor Williams and was approved unanimously.

In terms of the site plan, staff noted that the remaining comments were mostly minor and administrative in nature. Staff recommended approval subject to the applicant satisfactorily addressing the following comments:

1. Please provide construction type, building height, and area calculations in a plan note.
2. Please ensure that the seals are signed and dated per State of Tennessee requirements.
3. Please submit a copy of the NOC.
4. Please submit a copy of the TDOT permit for entrance and working on state ROW.
5. The area of disturbance appears to be approximately 5.0 acres. Please submit an erosion control letter of credit for \$46,000.
6. The drainage fee amount is based upon area of impervious surface, at \$0.03 per square foot. What is this area?
7. Per the Town's Zoning Ordinance, development shall provide for context appropriate (i.e., appropriate in relation to the proposed development and its physical surroundings) pedestrian and vehicular connectivity. This shall include providing connections within the property and to abutting properties, pedestrian connections into the development from the public street(s), and the construction of pedestrian facilities along the public street(s) frontages. Vehicular access to the property to the east will have to be assessed by the Planning Commission in relation to the context and the specifics of the site, topography, etc. The Town Engineer has reviewed this and would note that having a cross access to the property to the east would likely hinder development of that property due to the grade change between the two properties. The property to the east has most of its developable land in its western portion where a cross access would consume a sizable amount of this developable space.
8. Has this mailbox location been discussed with the post office? Also, where will the mail truck or any other delivery vehicles turn around if the gate is closed?
9. The site/property will need to be re-platted prior to the completion of the project to reflect trail and access easements and any ROW dedications. Actual trail locations will need to be established in the field as noted, and the replat will need to reflect those locations.
10. KnoxBox 3200, Standard Capacity Model:3261 should be used for keybox.

11. The trail along Fleenor will need to be extended to the property line or an agreed to location in the ROW to facilitate future connection to the east. This would require extending some culverts and will need to be coordinated with the Town and Christ Covenant Presbyterian Church. Measures should be taken to save the large oak trees in this general area.
12. The front setback is 80 feet but needs to be shown as 130 feet from the centerline of Kingston Pike. The building would appear to meet the setbacks, but it needs to be clearly shown.
13. The opened gate is in the drive lane at the eastern access. How does this function and not interfere with vehicles?
14. All ground signage will need to be reviewed and approved by the Visual Resources Review Board. Please make separate application(s).
15. Please ensure that all external lighting conceals the light source so that no glare occurs.
16. FUD will need to sign off on the final utility plan sheets.
17. There appears to be a remote FDC. Where is the sprinkler riser and water line going to be?
18. The landscape plan will need to be reviewed and approved by the Visual Resources Review Board. Please make a separate application.

Commissioner Myers noted that there were some very large oak trees near the area where the walking trail would be extended to the Christ Covenant Church property and that efforts should be made to save these trees. Staff and commissioners agreed and language referencing this was added to comment #11. A motion was made by Vice Mayor Povlin to follow staff's recommendation with the amended language recommended by Commissioner Myers. The motion was seconded by Commissioner Myers and was approved unanimously.

- 6. Discussion and public hearing on amendments 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, to change this to Very Low Density Residential and Low Density Residential, and Parcels 070 and 072, Tax Map 142, currently designated as Medium Density Residential, to change this to Open Space Cluster Residential**

Staff reviewed this item and recommended approval of Resolution PC-23-07.

Some citizens spoke regarding the amendments to the Future Land Use Map. A discussion ensued and a motion was made by Vice Mayor Povlin to approve Resolution PC-23-07. The motion was seconded by Mayor Williams. Staff conducted a roll call vote with Commissioners Preston, Russ, Mayor Williams, Chairman Holladay, and Vice Mayor Povlin voting in support of the motion. Commissioners Myers, St. Clair, and Greene voted in opposition to the motion.

- 7. Discussion on a request to amend the Farragut Future Land Use Map for 11500 Kingston Pike, from Mixed Use Town Center and Medium Density Residential to Commercial and Low Density Residential, 64.34 Acres (Hy-Vee, Inc., Applicant)**

For discussion purposes only.

- 8. Discussion on a request to amend the Farragut Zoning Map for 11500 Kingston Pike, from C-1, O-1, B-1, R-1 to PCD and R-4, 64.34 Acres (Hy-Vee, Inc., Applicant)**

For discussion purposes only.

FMPC Minutes

May 18, 2023

Page 4

9. Discussion on request for approval of a proposed 160-foot-tall macro cellular tower to be situated in the northeast corner of the West End Center at 156 West End Avenue, Zoned C-1 (Vogue Towers Partners VII., LLC., Applicant)

For discussion purposes only.

10. Approval of utilities

None.

11. Citizen forum

None.

The meeting was adjourned at 8:43 p.m.

Scott Russ, Secretary

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Appointment of Youth Representative for the upcoming fiscal year

INTRODUCTION AND BACKGROUND: This item involves a request to approve Leo Davis as the youth representative for the Planning Commission for the upcoming fiscal year. Leo is a senior at Farragut High School with an interest in law and politics. His application and letter of recommendation are included in the packet.

During the past fiscal year, Hayley Sims has served as the Youth Representative. Hayley has been an outstanding representative and has been able to attend almost every monthly Planning Commission meeting. Staff is appreciative of Hayley and wishes her well.

Print

Youth Representative Committee Application - Submission #5722

Date Submitted: 4/28/2023

Town of Farragut Youth Representative Committee Application

First Name

Leo

Last Name

Davis

Address1

[REDACTED]

Address2

[REDACTED]

City

Farragut

State

TN

Zip

37934

Phone Number

[REDACTED]

Email

[REDACTED]

Briefly describe your life goals/aspirations:

Throughout my time in high school I have always been interested in the law, politics, and organization. Politics and law have always interested me because, on a surface level, they are primarily simple issues, but at the same time there are many deeper complexities within the law and government. I want to be involved in government at a more local level first, since I think that the local level, as the closest to the people, is the best place to begin to get an idea of what politics and governance should look like. I am also extremely interested in history and how growing townships are governed.

As of right now, I plan to go to law school to become better versed in the basis and founding of the law. I want to be a defense lawyer for most of my career, but after that I might 'retire' into politics or become a legal professor. I would still like to stay as involved in politics as possible throughout my life though, since as the saying goes, "you can ignore politics, but politics won't ignore you." (Pericles) I am not exactly sure which college/ university I want to go to yet, but I would like to go somewhere with a strong law school.

Which committees are you interested in serving?

Please select your first choice and second choice from the list below.

Youth Representatives serve a one-year term on the Arts and Beautification Committee, Farragut Museum Committee, Farragut Tourism / Visitor Advisory Committee, Parks and Athletics Council, Planning Commission, Stormwater Advisory Committee and the Visual Resources Review Board; Youth Representatives serve a two-year term on the Farragut Education Relations Committee.

First Committee Choice:

Planning Commission (3rd Thursday of each month at 7pm)



Second Committee Choice:

Farragut Museum Committee (4th Tuesday of each month at 1pm)



School Information

School

Grade level for the 2023-2024 School Year

Farragut High School

Senior



Please list any school clubs, organizations or groups you are a member of:

I am a member of:

- Junior State of America (JSA; A national civil engagement club)
Serve as co-president of chapter at FHS and Director of Debate on regional level
- Student Government Association (SGA)
Next year will be my fourth year as SGA Representative.
- Mock Trial
Heavy involvement and leadership for 2 years
- Spanish Honor Society
Helping the community at Farragut High School
- National Honor Society
Community Service

School Official or Sponsor Name

Phone Number

Angela Breeding

865-966-9775

Please upload a letter of recommendation

rec.pdf

Farragut High School

Principal
John C Bartlett, EdD

Established 1904
11237 Kingston Pike, Knoxville, TN 37934
Phone 865.966.9775
Fax 865.671.7120

Grade Level Administrators

Patrick Bethel
Cara Vaughn
Valerie Wilson
Steve Killian

April 1, 2023

To Whom It May Concern:

I am overwhelmingly pleased to write this letter of recommendation for Leo. Leo is truly one of the most exceptional students I have had the pleasure of teaching during my 26 years as an educator. He is bright, articulate, and unlike many of his peers, is a well-informed young man who thinks for himself.

Leo was a student in both my AP Seminar and AP European History courses. My AP Seminar course is part of the AP Capstone program, a rigorous two-course diploma program which requires college-level research, both individual and team. In this program, students investigate real-world issues and finalize the research with professional presentations. His experience will make him an asset to the Farragut Town committee.

I could write a book praising Leo. He is so articulate, curious, and disciplined that I am convinced beyond a shadow of a doubt that he is the perfect candidate for student representative. Please know that I will be eager and available to answer any questions you have about Leo. I can be reached by email at [REDACTED].

Sincerely,
Angela S. Breeding
History Teacher, Social Studies Department Chair

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a proposed façade design 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 (Daniel Smith, Esq., Applicant)

INTRODUCTION AND BACKGROUND: At the March 16, 2023 Planning Commission meeting an item on the agenda was to obtain feedback from the Planning Commission on different options to conceal the soil nail wall that has been constructed in association with the Kingston Pike Village, Phase I Planned Commercial Development (PCD) project at S. Watt Road and Kingston Pike.

Staff provided background information on the soil nail wall and the applicant's proposed options for the veneer required to conceal the wall. When the soil nail was approved with the original development, one of the requirements was to screen the face of the wall with a mostly brick veneer segmented with stone veneer (not cultured stone) pilasters. The veneer design was based on there being no more than a five-inch gap between the face of the soil nail wall and the center of the veneer to ensure a proper tieback. Due to issues with soil collapse, the wall that was constructed has gaps that are up to 18 inches from the soil nail wall and where the inside of the veneer would be situated. Thus, the original veneer design cannot be completed.

DISCUSSION: At the March 16 meeting, the amended veneer option that was selected to account for the variations in the soil nail wall was a partial brick and partial composite (trex board) material with stone pilasters. The brick portion would generally extend from the base to roughly ten feet. The remainder would be in the composite material.

Based on the feedback that was provided, the applicant proceeded with arranging for the preparation of a design that would structurally tie the façade to the soil nail wall and address drainage above and around the soil nail wall and the area between the soil nail wall and the façade. In their resubmittal package, the applicant has provided a drainage design and calculations. This design and the updated veneer design are included in the packet along with a comment response to initial staff comments on the design.

Some discussion items include:

1. The Town has a third-party structural engineer reviewing the latest veneer design and drainage plan. Any recommendations will be provided at the meeting on June 15.
2. Is the Planning Commission okay with the brick height varying along the wall. The revised plans have some sections where the brick portion is well under ten feet.

3. What measures are in place to ensure that any portion of the veneer does not pop off due to moisture and expansion and contraction?
4. What is the plan for maintenance of the wall and the veneer?

Drainage Calculations

FOR

**Flume Drainage from at East and West
Sides of Soil Nail Wall
Kingston Pike Village
13120 Royal Palm Way**

June 5, 2023



PREPARED BY:

Annette C. Hommel, PE

SITE, Incorporated

10125 Technology Drive, Suite 304

Knoxville, TN 37932

Phone: (865) 777-4160

Fax: (865) 777-4189



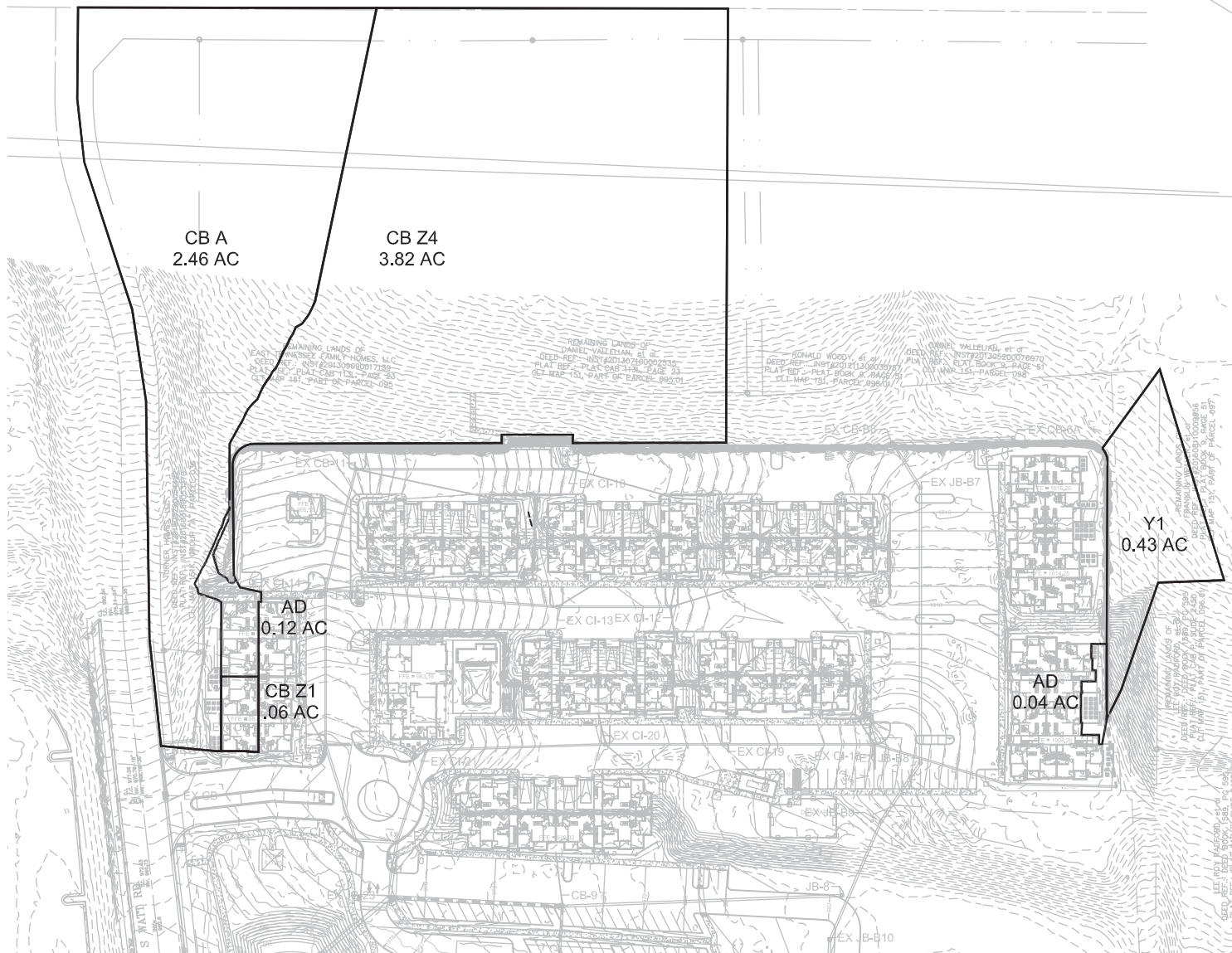
Storm Pipe Collection System:

The rational method of calculating runoff was used for sizing the drainage inlets and storm pipes. The stormwater collection system is designed to accommodate the run-off generated by a 25-year 24-hour storm. Pipes were also verified to accommodate the 100-year 24 hour storm. See attached IDF chart for rational intensities used. See the "Pipe Calculations" section of this report.

24 Hour Rainfall Amounts

1yr	2.5-inches
2yr	3.0-inches
5yr	3.7 -inches
10yr	4.3-inches
25yr	5.0-inches
100yr	6.3-inches

Drainage Maps



Soil Nail Wall Flume Drainage

Kingston Pike Villages

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

ISSUE DATE: 06/05/2023
SITE PROJECT#: 2040
FILE: _____

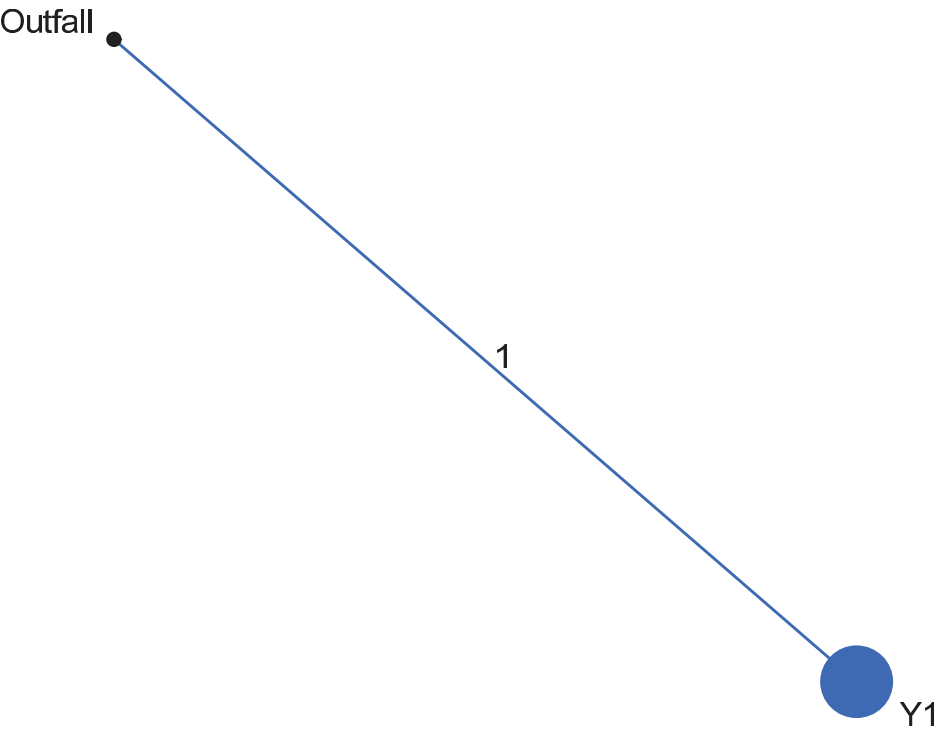
DA-PIPES



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

Pipe Calculations

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



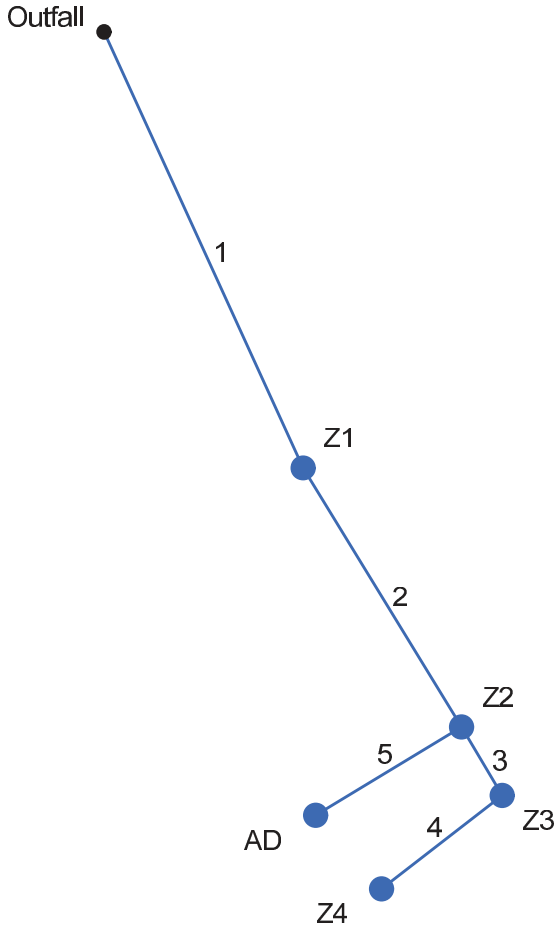
Storm Sewer Tabulation

Station		Len	Dmg Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Dn	Up	Dn	Up	Dn	Up	
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
1	End	67.741	0.47	0.47	0.35	0.16	0.16	5.0	5.0	7.6	1.25	10.67	3.58	18	1.03	1002.05	1002.75	1002.40	1003.17	0.00	1006.50	EX-Y1
Project File: 2040 Y Pipes (06-05-2023).stm																Number of lines: 1			Run Date: 6/5/2023			
NOTES:Intensity = 105.95 / (Inlet time + 15.20) ^ 0.88; Return period =Yrs. 25 ; c = cir e = ellip b = box																						

Storm Sewer Tabulation

Station		Len	Dmg Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Gmd / Rim Elev		Line ID
Line	To Line		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Dn	Up	Dn	Up	Dn	Up	
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
1	End	67.741	0.47	0.47	0.35	0.16	0.16	5.0	5.0	9.1	1.50	10.67	3.77	18	1.03	1002.05	1002.75	1002.43	1003.21	0.00	1006.50	EX-Y1
Project File: 2040 Y Pipes (06-05-2023).stm																Number of lines: 1				Run Date: 6/5/2023		
NOTES:Intensity = 139.72 / (Inlet time + 16.80) ^ 0.88; Return period =Yrs. 100 ; c = cir e = ellip b = box																						

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



Project File: 2040 Z Pipes (06-05-2023).stm	Number of lines: 5	Date: 6/5/2023
---	--------------------	----------------

Storm Sewer Tabulation

Station		Len	Dmg Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID	
Line	To Line		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Dn	Up	Dn	Up	Dn	Up		
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)		
1	End	85.528	0.06	4.00	0.95	0.06	0.90	6.0	15.7	5.2	4.71	29.61	8.46	18	7.95	972.10	978.90	972.50	979.73	976.04	983.00	A-Z1	
2	1	54.195	0.00	3.94	0.00	0.00	0.84	0.0	15.3	5.3	4.46	20.67	4.13	18	3.87	979.00	981.10	979.97	981.91	983.00	990.50	Z1-Z2	
3	2	14.181	0.00	3.82	0.00	0.00	0.76	0.0	15.2	5.3	4.06	10.43	3.93	18	0.99	981.20	981.34	982.15	982.11	990.50	995.00	Z2-Z3	
4	3	27.216	3.82	3.82	0.20	0.76	0.76	15.0	15.0	5.3	4.08	10.46	5.00	18	0.99	987.48	987.75	988.13	988.52	995.00	991.75	Z3-Z4	
5	2	30.398	0.12	0.12	0.65	0.08	0.08	6.0	6.0	7.3	0.57	0.56	3.23	6	0.99	982.20	982.50	982.62	982.92	990.50	985.00	Z2-AD	
Project File: 2040 Z Pipes (06-05-2023).stm																Number of lines: 5				Run Date: 6/5/2023			
NOTES:Intensity = 105.95 / (Inlet time + 15.20) ^ 0.88; Return period =Yrs. 25 ; c = cir e = ellip b = box																							

Storm Sewer Tabulation

Station		Len	Dmg Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Dn	Up	Dn	Up	Dn	Up	
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
1	End	85.528	0.06	4.00	0.95	0.06	0.90	6.0	15.5	6.4	5.80	29.61	9.02	18	7.95	972.10	978.90	972.55	979.83	976.04	983.00	A-Z1
2	1	54.195	0.00	3.94	0.00	0.00	0.84	0.0	15.2	6.5	5.47	20.67	4.49	18	3.87	979.00	981.10	980.08	982.00	983.00	990.50	Z1-Z2
3	2	14.181	0.00	3.82	0.00	0.00	0.76	0.0	15.2	6.5	4.98	10.43	4.25	18	0.99	981.20	981.34	982.26	982.20	990.50	995.00	Z2-Z3
4	3	27.216	3.82	3.82	0.20	0.76	0.76	15.0	15.0	6.5	5.00	10.46	5.31	18	0.99	987.48	987.75	988.21	988.61	995.00	991.75	Z3-Z4
5	2	30.398	0.12	0.12	0.65	0.08	0.08	6.0	6.0	8.8	0.69	0.56	3.49	6	0.99	982.20	982.50	982.70	983.15	990.50	985.00	Z2-AD
Project File: 2040 Z Pipes (06-05-2023).stm																Number of lines: 5				Run Date: 6/5/2023		
NOTES:Intensity = 139.72 / (Inlet time + 16.80) ^ 0.88; Return period =Yrs. 100 ; c = cir e = ellip b = box																						

Kingston Pike Village Veneer Design

Farragut, Tennessee
Veneer Design
May 2, 2023
Construction Notes

GENERAL NOTES:

1. THE FRAMING SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE DRAWINGS OR AS DIRECTED BY THE ENGINEER (GEOSERVICES, LLC) DURING THE COURSE OF CONSTRUCTION.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS, GRADES, AND DIMENSIONS PRIOR TO CONSTRUCTION. IF THE CONTRACTOR DISCOVERS ANY ERRORS, OMISSIONS, OR DISCREPANCIES, HE SHALL CONTACT THE ENGINEER (GEOSERVICES, LLC) IMMEDIATELY. THE ENGINEER WILL THEN ISSUE INSTRUCTIONS AS TO HOW TO PROCEED.
3. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF ALL UTILITIES FOR THE CONSTRUCTION AREAS. THE ENGINEER IS NOT RESPONSIBLE FOR FIELD VERIFYING THESE LOCATIONS AND DAMAGE TO IDENTIFIED AND UNIDENTIFIED UTILITIES AND FOUNDATIONS.
4. IF THE SITE CONDITIONS AND DESIGN PARAMETERS ARE DIFFERENT THAN THE THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OR HIS REPRESENTATIVE WHO WILL DETERMINE IF ADJUSTMENTS TO THE DESIGN ARE REQUIRED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING PERMISSION AND ALL PERMITS FOR THE CONSTRUCTION AREAS.
6. MEASURES SHALL BE IMPLEMENTED TO MEET LOCAL, STATE AND FEDERAL REQUIREMENTS FOR FALL PROTECTION, TRAFFIC BARRIERS, AND ALL OTHER SAFETY CONDITIONS AT THE PROJECT SITE BOTH DURING AND AFTER CONSTRUCTION. SAFETY MEASURES AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. UNDER NO CIRCUMSTANCES SHALL THE ENGINEER BE RESPONSIBLE FOR PERFORMANCE OR IMPLEMENTATION OF THE SAFETY MEASURES OR ANY OTHER SAFETY CONDITIONS AT THE SITE BOTH DURING AND AFTER CONSTRUCTION.
7. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SITE SAFETY AND UNDER NO CIRCUMSTANCES SHALL THE ENGINEER BE ASSUMED TO BE RESPONSIBLE FOR CONSTRUCTION SITE SAFETY.
8. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS, FOR DIMENSIONS TO BE CONFIRMED AT THE JOB SITE, FOR FABRICATION PROCESSES, FOR SAFE CONDITIONS AT THE JOB SITE AND FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
9. THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE LINES, ELEVATIONS, AND REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS OR AS DIRECTED BY THE ENGINEER DURING THE COURSE OF THE CONSTRUCTION. ALTERNATIVES TO, OR CHANGES IN, THE PLANS AND SPECIFICATIONS MUST BE APPROVED BY THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.
10. WORK SHALL CONSIST OF FURNISHING AND CONSTRUCTING A VENEER FRAMING SYSTEM IN ACCORDANCE WITH THESE PLANS AND DETAILS.
11. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A COPY OF THE MANUFACTURER'S SPECIFICATION FOR ALL MATERIALS UPON REQUEST.
12. THESE DRAWINGS ARE FURNISHED FOR APPLICATION TO THIS SPECIFIC PROJECT ONLY. ANY PARTY ACCEPTING THESE DOCUMENTS DOES SO IN CONFIDENCE AND AGREES THAT IT SHALL NOT BE DUPLICATED IN WHOLE OR IN PART, NOR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF GEOSERVICES, LLC.

MATERIALS

1. FRAME
 - ALUMINUM 6061 ALLOY OR APPROVED EQUAL
 - SEE SHEET G-0.2 FOR TYPICAL SIZES AND FRAME DIMENSIONS
2. FASTENERS
 - #10 X 6" LONG (MIN.) STAINLESS STEEL THREADED BOLTS, FOR TUBE FRAME CONNECTIONS (OR APPROVED EQUAL), SEE G-0.2 FOR LENGTHS.
3. ANCHORS
 - #4 THREADED BARS IN PLASTER REINFORCEMENT AND EPOXY ANCHORED 4" MIN. INTO SOIL NAIL WALL FACE. SEE G-0.2.
 - #10 HELIX HAS THREADED RODS, HELIX HIT-4E 500 V3 ADHESIVE ANCHORED INTO SOIL NAIL WALL FACING (OR APPROVED EQUIVALENT), SEE G-0.2.
4. MASONRY UNITS
 - 8" UNITS (FULLY GROUTED)
 - $f_m = 2000$ PSI
 - $f_s = 3000$ PSI
5. CONCRETE
 - $f_c = 3000$ PSI (MIN.)
 - GRADE 60, DEFORMED REINFORCING BARS.
6. WELDS: ALL WELDS USE FILLER 3358, 7" MIN. IN LENGTH (OR APPROVED EQUAL) FOR FILLET WELDING ALUMINUM 6061 TUBES.

MASONRY VENEER

1. WEIGHT: THE WEIGHT OF EXTERIOR MASONRY VENEER SHALL NOT EXCEED 40 PSF.
2. ANCHOR SELECTION:

BACKUP	ALLOWABLE ANCHORS
WOOD	SHEET METAL ANCHORS, WIRE ANCHORS, OR ADJUSTABLE TWO-PIECE ANCHORS
STEEL (HEAVY AND LIGHT GAGE)	ADJUSTABLE TWO-PIECE ANCHORS
MASONRY	WIRE ANCHORS, ADJUSTABLE TWO-PIECE ANCHORS, JOINT REINFORCEMENT
CONCRETE	ADJUSTABLE TWO-PIECE ANCHORS

CORRUGATED ANCHORS MAY NOT BE USED
3. WIRE ANCHORS: ANCHORS SHALL BE AT LEAST WIRE SIZE W1.7 AND HAVE ENDS BENT TO FORM AN EXTENSION FROM THE BEND AT LEAST 2" LONG. ANCHORS SHALL BE WITHOUT DRIPS. ANCHORS SHALL EMBED IN THE MORTAR JOINT A MINIMUM OF 1 1/2" WITH AT LEAST 9/8" MORTAR COVER TO THE OUTSIDE FACE.
4. JOINT REINFORCEMENT: LADDER-TYPE JOINT REINFORCEMENT IS PERMITTED. CROSS WIRES USED TO ANCHOR MASONRY VENEER SHALL BE AT LEAST WIRE SIZE W1.7 AND SHALL BE SPACED AT A MAXIMUM OF 16" ON CENTER. CROSS WIRES SHALL BE WELDED TO LONGITUDINAL WIRES, WHICH SHALL BE AT LEAST WIRE SIZE W1.7. EMBED LONGITUDINAL WIRES OF JOINT REINFORCEMENT IN THE MORTAR JOINT WITH AT LEAST 9/8" MORTAR COVER ON EACH SIDE. CONTROL JOINTS SHALL BE SPACED AT A MAXIMUM OF 20'-0" MAXIMUM.
5. ADJUSTABLE TWO-PIECE ANCHORS: SHEET-METAL AND WIRE COMPONENTS OF ADJUSTABLE ANCHORS SHALL CONFORM TO THE REQUIREMENTS LISTED ABOVE. MAXIMUM CLEARANCE BETWEEN CONNECTING PARTS OF THE TIE SHALL BE 1/16".
6. ANCHOR SPACING:
 - a. FOR ADJUSTABLE TWO-PIECE ANCHORS, ANCHORS OF WIRE SIZE W1.7, AND 22 GAGE CORRUGATED SHEET-METAL ANCHORS, PROVIDE AT LEAST ONE ANCHOR FOR EACH 2.00 SQUARE FEET OF VENEER AREA.
 - b. FOR ANCHORS OTHER THAN ADJUSTABLE TWO-PIECE ANCHORS, PROVIDE AT LEAST ONE ANCHOR FOR EACH 2.63 SQUARE FEET OF VENEER AREA.
 - c. ALL ANCHORS SHALL BE SPACED AT A MAXIMUM OF 32" HORIZONTALLY AND 39" VERTICALLY.
7. CORNINGS: PROVIDE ADDITIONAL ANCHORS AROUND OPENINGS LARGER THAN 16" IN EITHER DIMENSIONS, SPACE ANCHORS AROUND PERIMETER OF OPENING AT A MAXIMUM OF 36" ON CENTER, PLACE ANCHORS WITHIN 12" OF OPENINGS.
8. WOOD BACKING: ATTACH EACH ANCHOR TO BACKING WITH A CORROSION-RESISTANT 8D COMMON NAIL, OR A FASTENER OF EQUIVALENT OR GREATER PULLOUT STRENGTH.
9. COLD-FORMED STEEL BACKING: ATTACH EACH ANCHOR TO BACKING WITH CORROSION-RESISTANT SCREWS HAVING A MINIMUM NOMINAL SHANK DIAMETER OF 0.190 IN.
10. WEEP HOLES: SHALL BE PROVIDED AT THE BASE OF ALL NEW BRICK VENEER AT A MAXIMUM SPACING OF 2'-0" ON CENTER, TYPICAL UNLESS NOTED OTHERWISE.



Construction Notes

KPV Veneer Design
Farragut, Tennessee



DESIGN BY: NNS
CHECKED BY: JFW

DESIGNED BY: NNS
DRAWN BY: JFW

NOTED BY: AS SHOWN

DATE: May 2, 2023

Revisions	No.	Date	Description	Reviewed For Comments	By
	1	5/1/2023			NNS
	2				
	3				
	4				
	5				
	6				
	7				
	8				
	9				
	10				
	11				
	12				

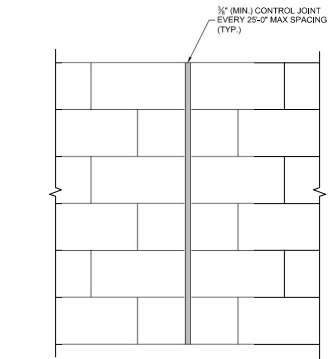
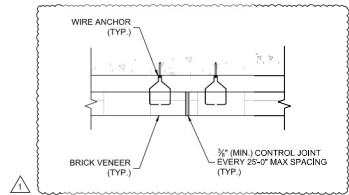
SCALE:

G-0.1

PROJECT NO:

43-23316





1
G-0.3 TYPICAL CONTROL JOINT SURFACE DETAIL
SCALE: NTS



Details

KPV Veneer Design
Farragut, Tennessee



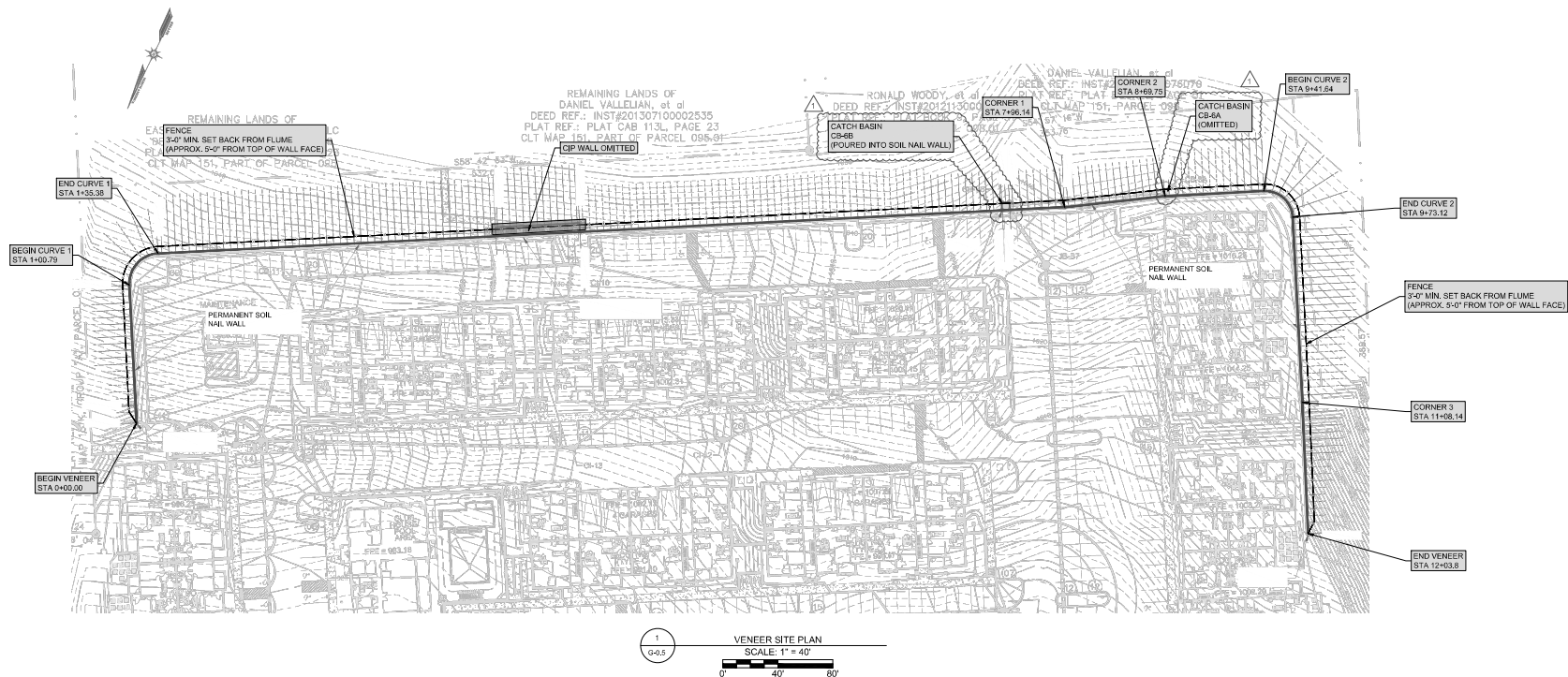
DESIGNED BY	DESIGNED BY
NSS	JRW
CHECKED BY	CHECKED BY
NSS	JRW
DATE	DATE
AS SHOWN	
DATE	DATE
May 2, 2023	

Revisions		
No.	Date	Description
1	05/11/2023	Revised per comments
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

G-0.3

43-23316

REFERENCE
1. VENEER SITE PLAN PROVIDED BY SHEET ER-2, PROJECT NUMBER
OP003926, FROM KELLER REVISION 4 DATED 08/19/2021.



Site Plan

KPV Veneer Design
Farragut, Tennessee



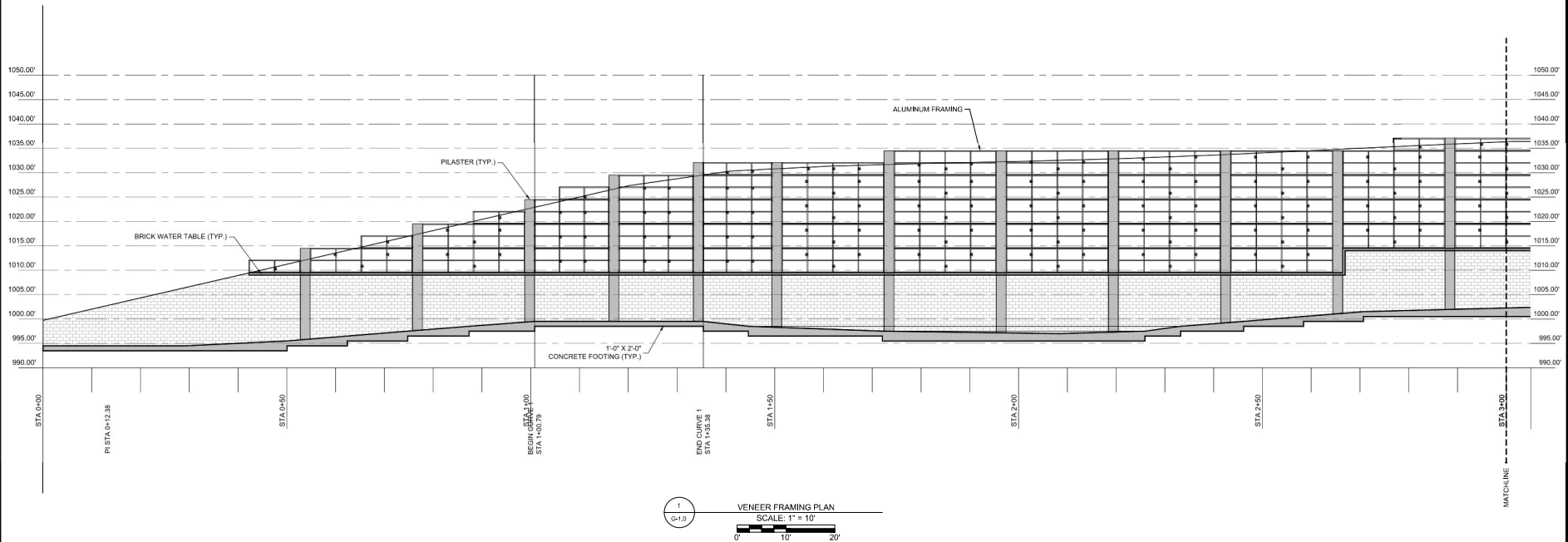
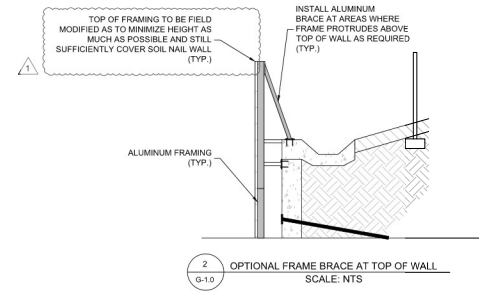
DESIGNED BY	REVIEWED BY
NSS	JRW
CHECKED BY	APPROVED BY
NSS	JRW
DATE	AS SHOWN
DATE	May 2, 2023

Revisions		
No.	Date	Description
1	5/3/2023	Revised for comments
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

G-0.5

43-23316

REFERENCE
1. VENEER PROFILE PROVIDED BY SHEETS ERL3 THROUGH ERL2, PROJECT NUMBER DP0036926, FROM KELLER REVISION 4 DATED 08/18/2021.



Wall Profile

KPV Veneer Design
Farragut, Tennessee



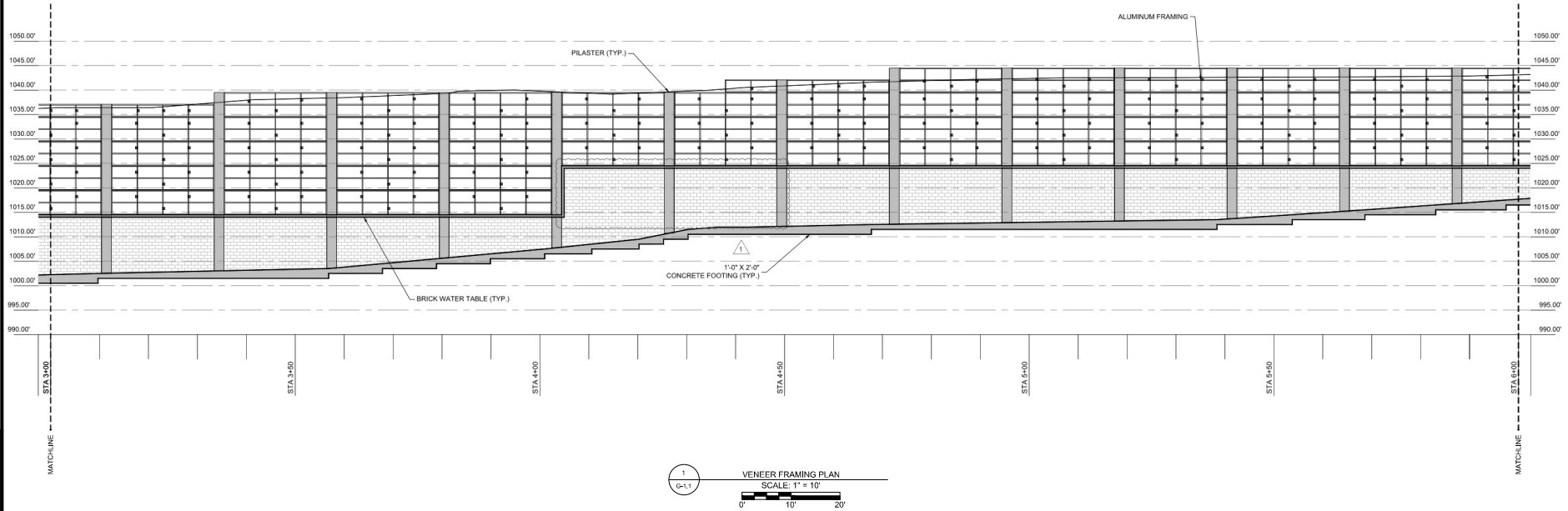
DESIGN BY	NSS	DESIGNED BY	JRW
CHECKED BY	NSS	APPROVED BY	JRW
DATE	AS SHOWN		
DATE	May 2, 2023		

Revisions			
No.	Date	Description	By
1	5/3/2023	Revised for comments	NSS
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

G-1.0

43-23316

REFERENCE:
1. VENEER PROFILE PROVIDED BY SHEETS ERL3 THROUGH ERL2, PROJECT NUMBER 0P0036926, FROM KELLER REVISION 4 DATED 08/18/2021.



Wall Profile

KPV Veneer Design
Farragut, Tennessee



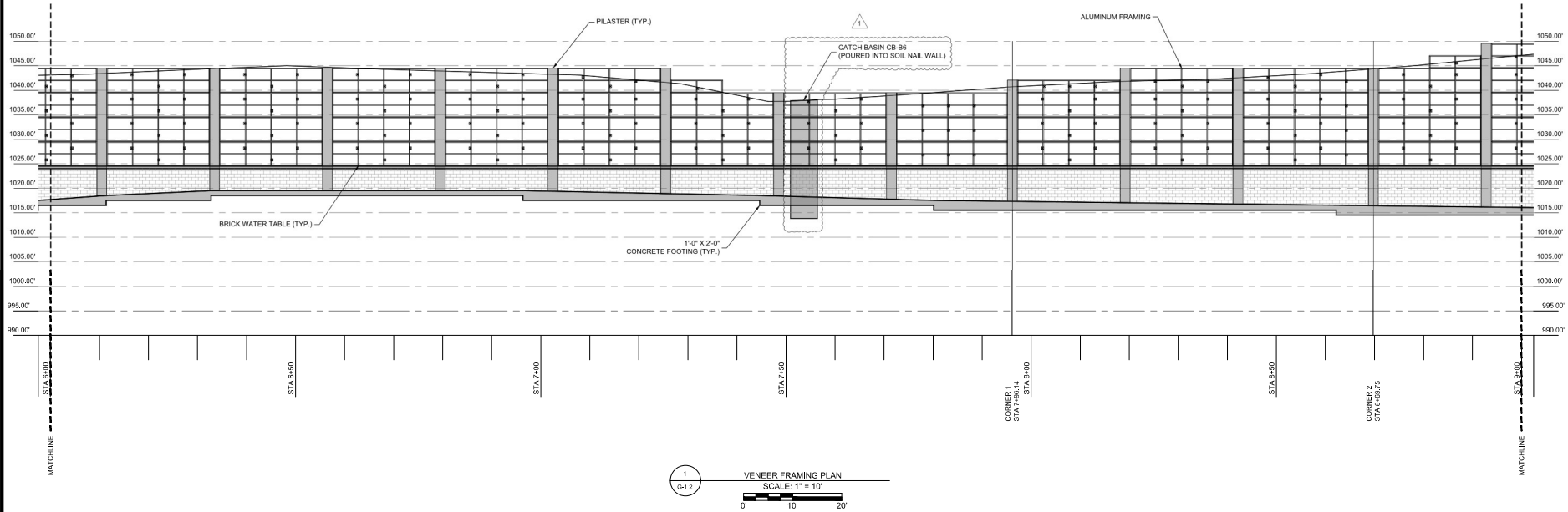
DESIGNED BY	REVIEWED BY
NSS	JRW
DESIGNED BY	REVIEWED BY
NSS	JRW
DATE	AS SHOWN
DATE	May 2, 2023

Revisions		
No.	Date	Description
1	5/3/2023	Revised per comments
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

G-1.1

43-23316

REFERENCE
1. VENEER PROFILE PROVIDED BY SHEETS ERL3 THROUGH ERL2, PROJECT NUMBER DP0036926, FROM KELLER REVISION 4 DATED 08/18/2021.



Wall Profile

KPV Veneer Design
Farragut, Tennessee



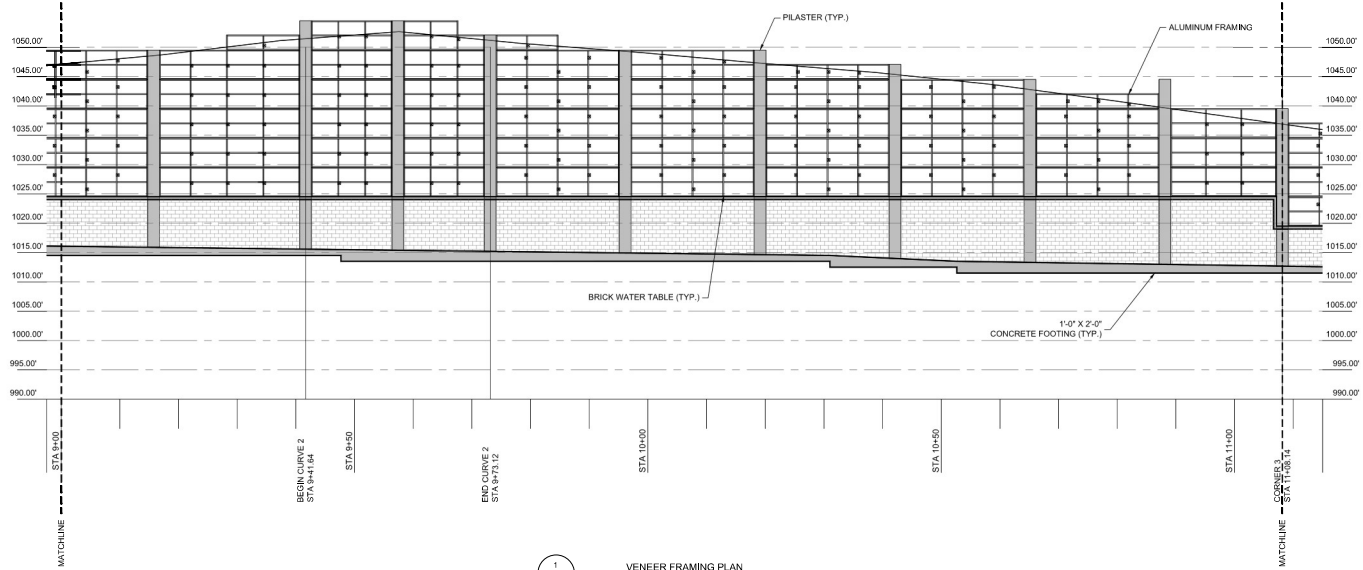
DESIGNED BY	SSS	REVIEWED BY	JRW
DRAWN BY	SSS	CHECKED BY	JRW
DATE	AS SHOWN		
DATE	May 2, 2023		

Revisions			
No.	Date	Description	By
1	5/1/2023	Revised for comments	SSS
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

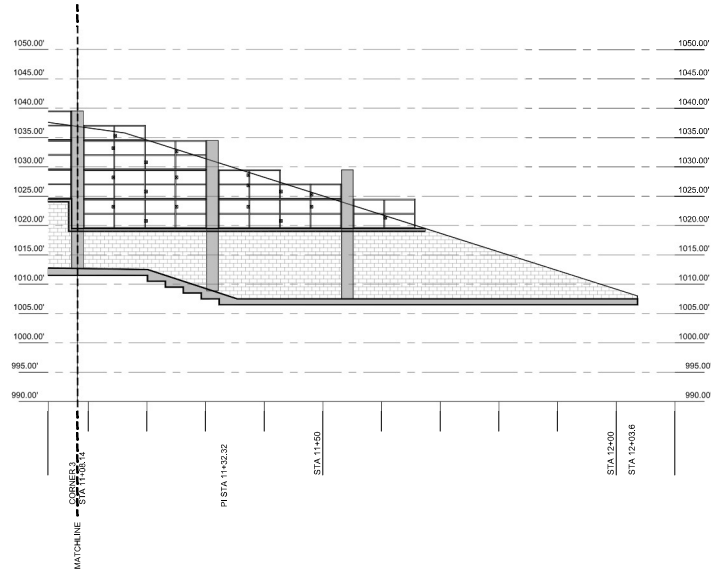
G-1.2

43-23316

REFERENCE
 TO VENEER PROFILE PROVIDED BY SHEETS ERL3 THROUGH ERL2, PROJECT NUMBER OP039926, FROM KELLER REVISION 4 DATED 08/19/2021.



1
 G-1.3
 VENEER FRAMING PLAN
 SCALE: 1" = 10'
 0' 10' 20'



2
 G-1.3
 VENEER FRAMING PLAN
 SCALE: 1" = 10'
 0' 10' 20'



Wall Profile
 KPV Vencer Design
 Farragut, Tennessee

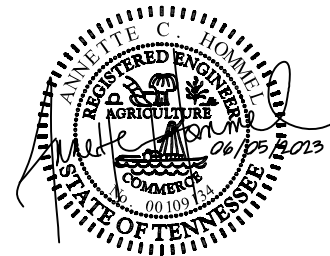


DESIGNED BY	SSS	DESIGNED BY	JRW
CHECKED BY	SSS	CHECKED BY	JRW
DATE	AS SHOWN		
DATE	May 2, 2023		

Revisions			
No.	Date	Description	By
1	5/1/2023	Revised per comments	SSS
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

G-1.3

43-23316



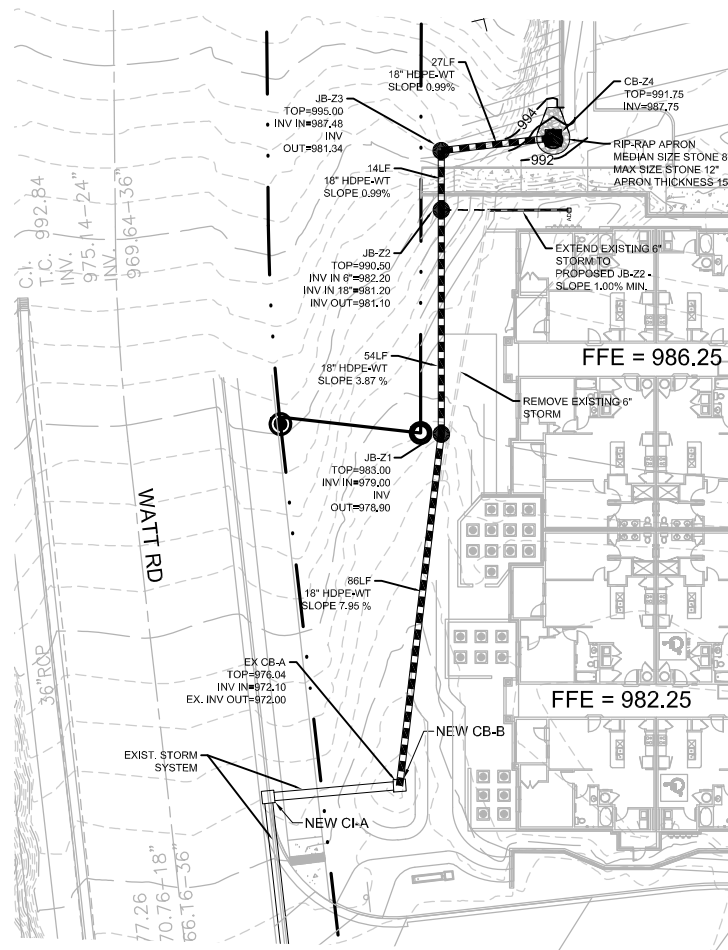
THE PURPOSE OF THIS SUPPLEMENTAL DRAWING IS TO ADD STORMWATER INLETS AND PIPING AT THE END OF THE CONCRETE FLUME ON THE EAST SIDE OF THE SOIL NAIL RETAINING WALL.

LEGEND OF SYMBOLS

---	PROPERTY LINE
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
■	CB PROPOSED CATCH BASIN
●	JB PROPOSED JUNCTION BOX

STORM DRAIN GRATE SCHEDULE:

TYPE	MODEL	USE
JB	EAST JORDAN IRON WORKS 1775	JUNCTION BOX
CB	EAST JORDAN IRON WORKS 1040 WITH TYPE 02 BEEHIVE GRATE	GRATE INLET



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



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

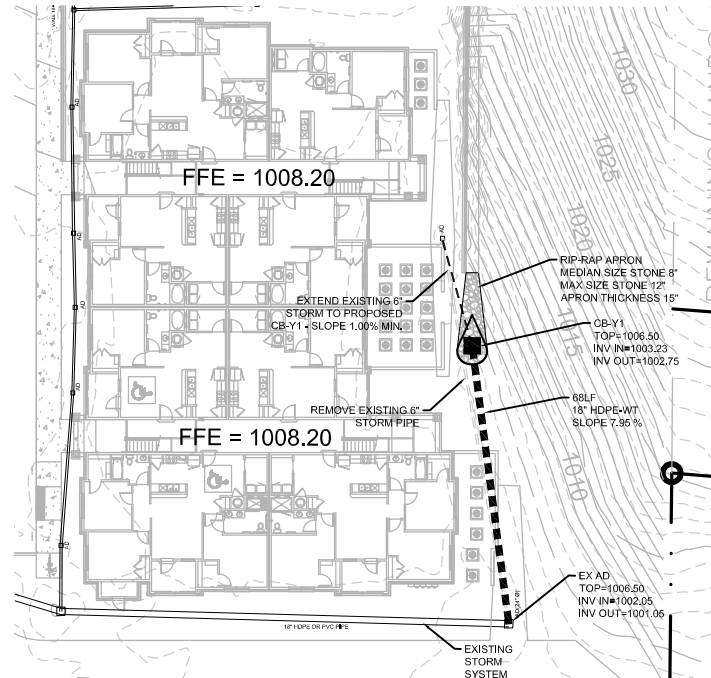
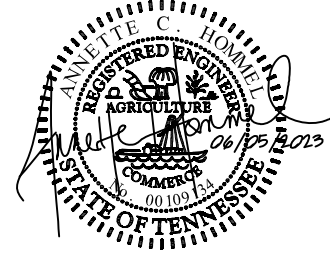
Supplemental Drawing - Site Grading & Drainage Plan - Soil Nail Wall

Kingston Pike Villages

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

ISSUE DATE: 06/05/2023
SITE PROJECT#: 2040
FILE: _____

SD-32

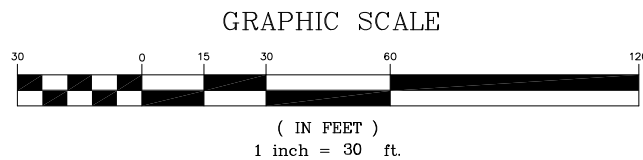


THE PURPOSE OF THIS SUPPLEMENTAL DRAWING IS TO ADD STORMWATER INLETS AND PIPING AT THE END OF THE CONCRETE FLUME ON THE WEST SIDE OF THE SOIL NAIL RETAINING WALL.

LEGEND OF SYMBOLS

---	PROPERTY LINE
---970---	EXISTING CONTOURS
---970---	PROPOSED CONTOURS
■	CB PROPOSED CATCH BASIN
●	JB PROPOSED JUNCTION BOX

STORM DRAIN GRATE SCHEDULE:			
TYPE	MODEL	USE	
CB	EAST JORDAN IRON WORKS 1040 WITH TYPE 02 BEEHIVE GRATE	GRATE INLET	



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

Supplemental Drawing - Site Grading & Drainage Plan - Soil Nail Wall

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

ISSUE DATE: 06/05/2023
SITE PROJECT#: 2040
FILE: _____

SD-33





Response to Soil Nail Wall Comments from TOF

June 5, 2023

Page 1

- Once approved, TOF will require verification from structural engineer that veneer is constructed per plan – **Noted.**
- What design measures are provided to ensure veneer does not pop off due to moisture and expansion and contraction created by moisture – **Need response from Geos**

Page 2

- Where does concrete flume drain to and is everything in place to handle drainage – **Storm drain inlets and piping have been added to pick up the draining from each end of the soil nail wall. Refer to SD-32 (pg 9) and SD33 (pg 10) of the plan set.**
- This is a vertical surface, which is not representative of existing conditions. Is the shotcrete surface to be removed? If not, will the anchors tie to shotcrete or soil nail panel? – **This is just a section detail. Where brick is located, the shotcrete will be faced out as needed with additional reinforcing and shotcrete to within the 5" tolerance of the ties. The aluminum frames will be braced back to the shotcrete wall with standoffs. The mounting plate with tube will be attached directly to the wall and this will attach to the frame per detail 4/G-0.2. The length of each tube will vary depending on the distance from the wall. The receiver tube will have a slotted connection to allow for movement of the soil nail wall.**
- Is the panel flush with face of brick? Does not appear to be in rendering. – **We can either set it flush with the brick or step the fence panel back approximately 2" from the face of brick. Whichever TOF would prefer.**

Page 4

- Are the catch basins constructed in these locations? – **Catch basin 6B is poured into the soil nail wall. Tie-ins will be made with piping once we have approval and can proceed with installation of the flume.**
- Where does concrete flume drain? This flume is collecting runoff from approximately 4 acres. – **Storm drain inlets and piping have been added to pick up the draining from each end of the soil nail wall. Refer to SD-32 (pg 9) and SD33 (pg 10) of the plan set.**
- Where does concrete flume drain? This flume is approximately 250 ft long. – **Storm drain inlets and piping have been added to pick up the draining from each end of the soil nail wall. Refer to SD-32 (pg 9) and SD33 (pg 10) of the plan set.**

Page 5

- How much will the framing extend above the wall and where? This should be limited to minimize the apparent height of a wall that is already taller than initially proposed. The view of the wooded hillside above should be preserved as much as possible. The backside of the framing should also not be visible (or screened) from adjoining properties/areas, particularly along the east and west flanks of the wall. – **The top of the framing will have to be field modified to minimize the height as much as possible and still cover the soil nail portion. The design was based off standard panel sizes and custom sizes will be made as required.**
- Approximately 640' of concrete flume is draining to this end of the wall. How is this runoff being collected? – **Storm drain inlets and piping have been added to pick up the draining from each end of the soil nail wall. Refer to SD-32 (pg 9) and SD33 (pg 10) of the plan set.**

Page 6

- What is grade of concrete flume in this area? Has depth been checked? – We don't have the exact grade at the location in question. The original topo used by GBS was very inaccurate and we will have to field adjust flume grades to ensure drainage.
- Extend brick at this location – Noted, no problem.

Page 7

- Please show catch basins A6 and B6 – Noted. A6 was eliminated by GBS due to incorrect topo.

Page 8

- Approximately 250' of concrete flume is draining to this end of the wall. How is this runoff being collected? - Storm drain inlets and piping have been added to pick up the draining from each end of the soil nail wall. Refer to SD-32 (pg 9) and SD33 (pg 10) of the plan set.

Page 9

- The applicant should provide samples of the materials to be used including brick, framing, planking. – We have brick samples (same as buildings) and will have a sample of the trex board.

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)

INTRODUCTION AND BACKGROUND: This item involves an expansion of the parking lot for Tommy's Boat Storage and Retail west of Topgolf. The additional parking area will accommodate boat storage and will include some sections of permeable pavers to account for parking that is more than required parking. The boat storage area will be screened from view from the public rights of ways by extending the eight-foot-tall fence that was approved with the original site plan. The OD-RE-E Zoning District requires outdoor storage and sales to be screened from public rights of ways with opaque materials that are architecturally compatible with the primary materials used on the building. The screen fence includes 16-inch-wide brick end posts with 6x6 wood posts spaced eight feet apart in between with 1x6 wood fence horizontal slats.

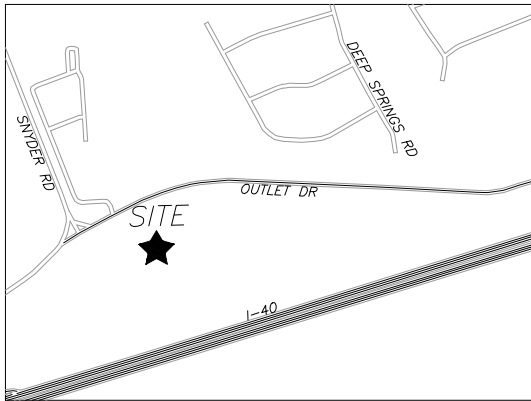
RECOMMENDATION: Included in the packet is the revised site plan. There have been no changes to the building's appearance. The building is almost 65% brick. The OD-RE-E Zoning District requires at least 60% for a building of this size. Staff will make a recommendation at the meeting.

SITE DEVELOPMENT PLANS

U.E.I. PROJECT NO. 2104008

TOMMY'S

SITE ADDRESS: 11470 OUTLET DRIVE, KNOXVILLE, TENNESSEE 37932
CLT MAP 130, PARCEL 176.02



LOCATION MAP

DEVELOPER: TOMMY'S

4022 WEST RIVER DRIVE, NE
COMSTOCK PARK, MI 49321
(616) 288-7509
mark@simplifiedinvestments.com



SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
10330 HARDIN VALLEY RD., SUITE #201
KNOXVILLE, TN 37932
(865) 966-1924
chris@urban-eng.com

SPECIFICATIONS

EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

ELECTRICAL - AS DIRECTED BY LCUB
GAS - AS DIRECTED BY KUB
WATER - AS DIRECTED BY FIRST UTILITY DISTRICT
CABLE TV - AS DIRECTED BY CHARTER
TELEPHONE - AS DIRECTED BY TDS
TOWN OF FARRAGUT - ALL APPLICABLE TOWN REGULATIONS AND ORDINANCES

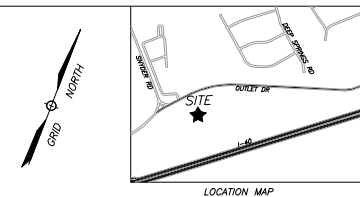
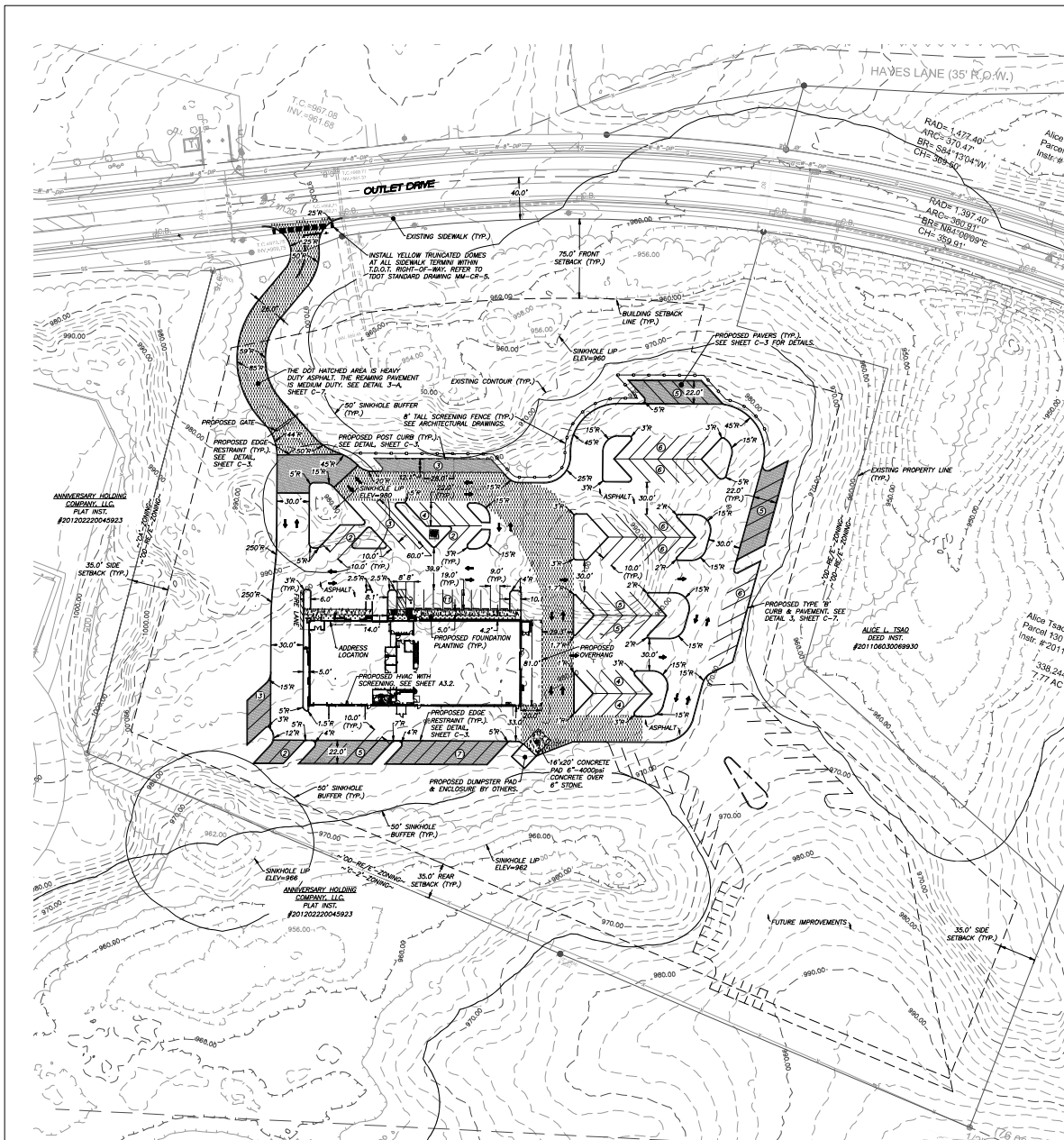
BUILDING SUMMARY:

BUILDING AREA (S.F.): 16,000
NUMBER OF STORIES: 1
CONSTRUCTION TYPE: II-B
OCCUPANCY TYPE: BUSINESS
ONE-HOUR PROTECTED: NO
BUILDING SPRINKLED: NO

SHEET INDEX

TITLE	SHEET
TITLE SHEET	C-0
SITE PLAN	C-1
GRADING PLAN	C-2
PAVER AND DRAINAGE PLAN	C-3
EROSION AND SEDIMENT CONTROL PLANS	C-4 THRU C-6
SITE CONSTRUCTION DETAILS	C-7 THRU C-9
SITE SANITARY SEWER AND WATER PLAN	C-10
LINE OF SIGHT DIAGRAM	C-11
FLOOR PLAN	A1.1
ROOF PLAN	A1.3
ARCHITECTURAL ELEVATIONS	A3.1 & A3.2
SUPPLEMENTAL DETAILS	SD3.1
LEGEND & SCHEDULE	E0.1
SITE ELECTRICAL PLAN	E1.1
SITE LIGHTING PLAN	E1.2
SITE PHOTOMETRIC PLAN	E1.3
TREE PRESERVATION & REMOVAL PLAN	LA-1

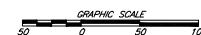
6	5/15/23	SUBMITTAL 5
5	3/20/23	SUBMITTAL 5
4	7/18/22	SUBMITTAL 4
3	6/11/21	SUBMITTAL 3
2	7/5/21	SUBMITTAL 2
ISSUE NO.	DATE	DESCRIPTION



SITE PLAN NOTES:

1. PROPERTY CORNERS MARKED AS NOTED.
2. THIS PROPERTY IS ZONED OD-RE/E, OUTLET DRIVE, REGIONAL ENTERTAINMENT AND EMPLOYMENT DISTRICT. REQUIRED BUILDING SETBACKS AS FOLLOWS:
FRONT: WHERE A PARKING LOT IS SITUATED IN THE FRONT YARD BETWEEN A BUILDING AND AN ABUTTING STREET, ALL BUILDINGS SHALL BE SET BACK FROM THE NEAREST POINT OF ANY RIGHT-OF-WAY A MINIMUM OF 75 FEET.
SIDE: BUILDINGS (NON-ACCESSORY) WITHIN THE OD-RE/E DISTRICT SHALL BE A MINIMUM OF 20 FEET APART. WHERE THE ABUTTING PROPERTY IS NOT WITHIN THE OD-RE/E DISTRICT THE SIDE SETBACK SHALL BE A MINIMUM OF 35 FEET.
REAR: BUILDINGS (NON-ACCESSORY) SHALL BE SET BACK A MINIMUM OF 35 FEET.
3. VEHICLE PARKING:
PROPOSED BUILDING GROSS FLOOR AREA = 16,000 S.F.
SHOWROOM GROSS FLOOR AREA = 6,000 S.F.
MAINTENANCE GROSS FLOOR AREA = 10,000 S.F.
PROPOSED PARKING SUMMARY:
1 PER 250 S.F. BUILDING GROSS FLOOR AREA
TOTAL REQUIRED = 64 SPACES (INCLUDING 1 H.C.)
PROPOSED PARKING = 100 SPACES (INCLUDING 1 H.C.)
BICYCLE PARKING: 2 BICYCLE SPACES PER 25 VEHICLE SPACES FOR THE FIRST 100 VEHICLE SPACES, PLUS 2 BICYCLE SPACES PER 50 VEHICLE SPACES FOR THE NEXT 400 VEHICLE SPACES.
REQUIRED BICYCLE SPACES = 3
PROVIDED BICYCLE SPACES = 3
4. TOTAL SITE AREA = 472,855 S.F. (10.86 ACRES)
BUILDING & ACCESSORIES = 16,000 S.F.
PARKING & PLAYWORK AREA = 100,180 S.F.
PERMEABLE PAVEMENT = 11,040 S.F.
TOTAL IMPERVIOUS AREA = 116,180 S.F. (25%)
*SEE DETAIL 1, SHEET C-8 FOR LOT COVERAGE DIAGRAM.
5. REQUIRED FOUNDATION PLANTING = 2.5 x 220' = 550 S.F.
PROPOSED FOUNDATION PLANTING = 685 S.F.
6. THERE ARE NO PROPOSED ANTENNAS AS PART OF THIS DEVELOPMENT.
7. TREES THAT ARE DAMAGED OR REMOVED ARE TO BE REPLACED PER THE TOWN OF FARRAGUT TREE PROTECTION/REPLACEMENT ORDINANCE.
8. FIRE LANES SHALL BE 3' WIDE WITH 1'-8" LETTERING AS SHOWN ON THE PLAN.
9. SIGNAGE AND STRIPING TO CONFORM TO THE MUTCD, LATEST EDITION.
10. TRAFFIC CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR.
11. PROVIDE 1/2" PRE-MOLDED EXPANSION JOINTS WHERE SIDEWALK ABUTS BUILDING. PROVIDE SAWED CONSTRUCTION JOINTS AT 5' INTERVALS.
12. SETBACKS SHOWN ON THIS PLAN ARE PER THE CURRENT TOWN OF FARRAGUT ZONING ORDINANCE.
13. ALL WALKING FACILITIES (WALKING TRAILS/SIDEWALKS) MUST BE COORDINATED WITH TOWN STAFF PRIOR TO CONSTRUCTION.
14. ALL PROPOSED HVAC IS ROOF-MOUNTED. ALL HVAC UNITS SHALL BE SCREENED BY THE BUILDING THEY ARE SERVING SO THAT THEY ARE NOT VISIBLE FROM ADJACENT PROPERTIES OR RIGHTS OF WAYS.
15. ALL TRAFFIC MARKINGS WITHIN T.D.O.T. RIGHT OF WAY SHALL BE THERMOPLASTIC PER T.D.O.T. SPECIFICATIONS.
16. TOPO PROVIDED BY LAND DEVELOPMENT SOLUTIONS DATED 06-01-21.
17. SEE DETAIL 5, SHEET C-8 FOR ACCESS DIAGRAM.
18. THE SINKHOLES SHOWN HEREON ARE ENVIRONMENTALLY SENSITIVE AREAS. ANY CLEARING / VEGETATION REMOVAL IS PROHIBITED. THESE AREAS ARE TO BE COMPLETELY UNDISTURBED AS PART OF THIS DEVELOPMENT AND IN THE FUTURE.

SYMBOL	DESCRIPTION	DETAIL
	TRAFFIC ARROW	SEE DETAIL 6, SHEET C-7
	STOP SIGN / HANDICAP SIGN	STOP SIGN, SEE DETAIL 7, SHEET C-7 HANDICAP SIGN, SEE DETAIL 5, SHEET C-7
	12" PAINTED STOP BAR (SEE NOTE 10)	
	PAINTED HANDICAP SYMBOL	SEE DETAIL 4, SHEET C-7
	3-STALL BIKE RACK	SEE DETAIL 9, SHEET C-7
	NO. OF PARKING STALLS (PROP.)	
	TURNDOWN SIDEWALK / PAD	SEE DETAIL 6, SHEET C-7
	CURB STOP	SEE DETAIL 2, SHEET C-7
	FOUNDATION PLANTING	
	HANDICAP RAMP	SEE DETAIL 1, SHEET C-7
	4" CROSSWALK (SEE NOTE 10)	
	YELLOW TRUNCATED DOME	T.O.P.T. STD. DIMS. W/M-DR-8

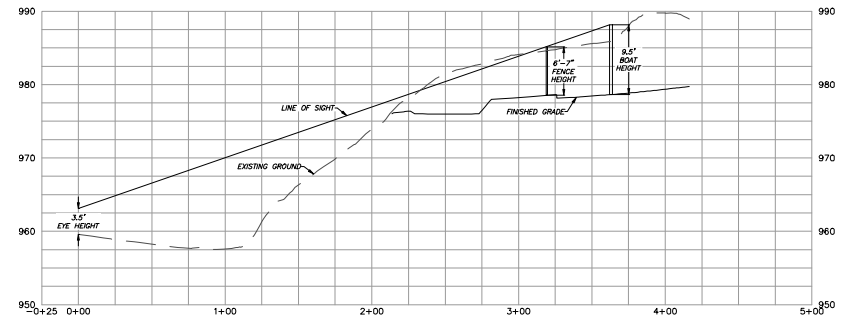
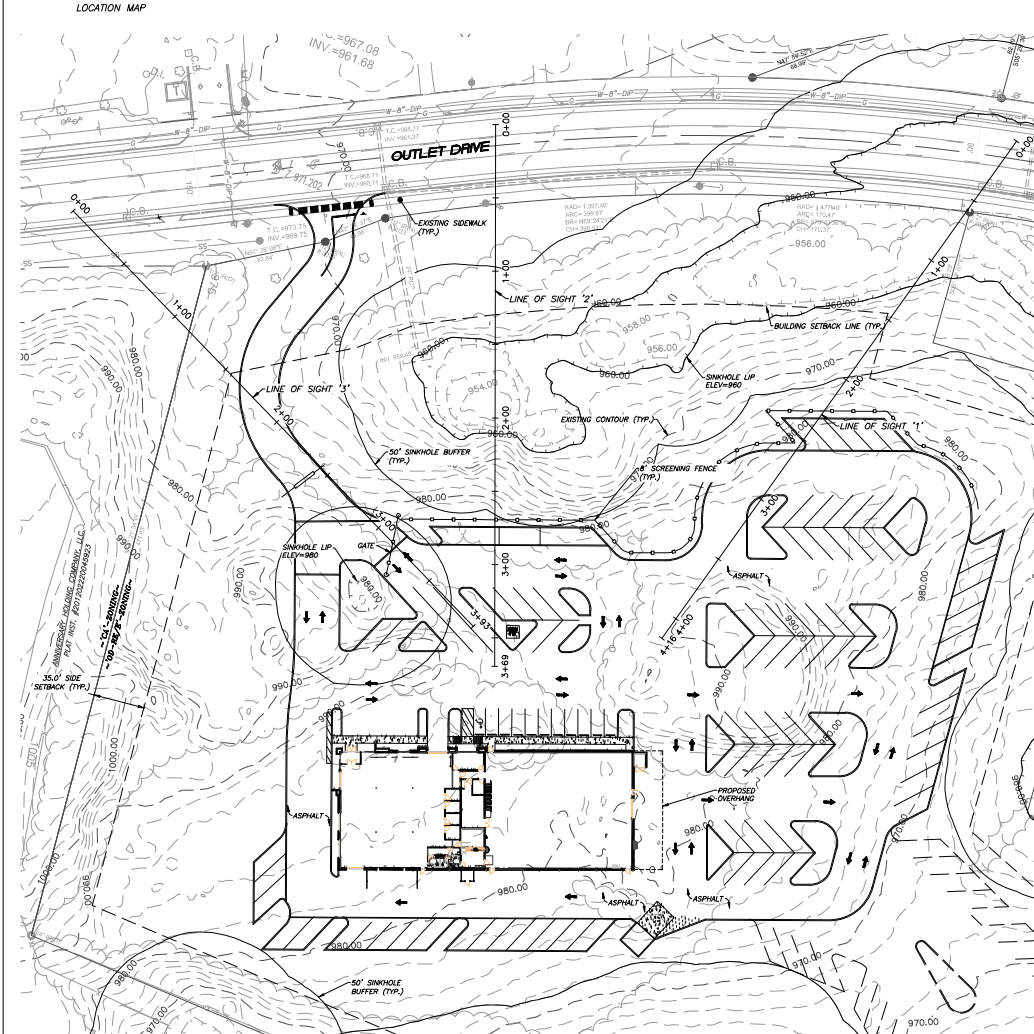
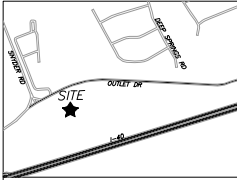


REFERENCE:
RECORDED PLAT: L-368-D
RECORDED DEED: 202202030060317

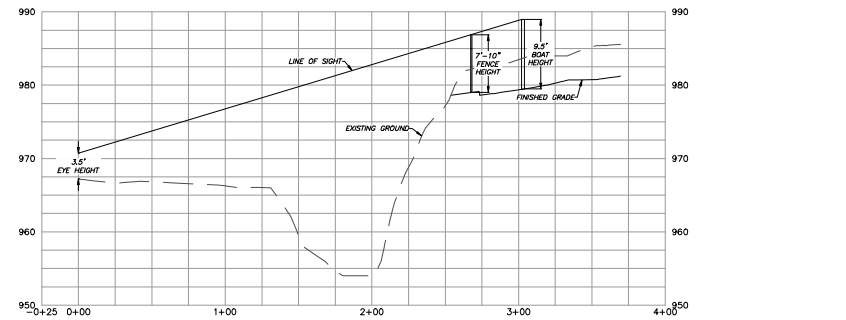


REVISION	DATE	DESCRIPTION	BY
6	5/15/23	GENERAL REVISIONS	BS
5	3/20/23	GENERAL REVISIONS	CLM
4	7/18/22	GENERAL REVISIONS	CLM
3	7/25/21	PER TOWN COMMENTS	CAS
2	7/15/21	REVISED PARKING SUMMARY	CAS
1	7/28/21	PER TOWN COMMENTS	MB

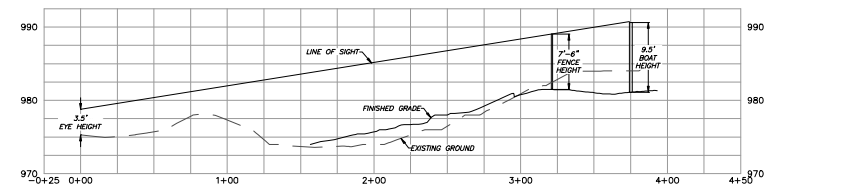
DWN: CLM	CNR: CAS	DWG. NO. 2104008
----------	----------	------------------



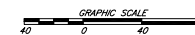
PROFILE VIEW: LINE OF SIGHT '1'
1"=40' (HORIZONTAL)
1"=5' (VERTICAL)



PROFILE VIEW: LINE OF SIGHT '2'
1"=40' (HORIZONTAL)
1"=5' (VERTICAL)



PROFILE VIEW: LINE OF SIGHT '3'
1"=40' (HORIZONTAL)
1"=5' (VERTICAL)



REFERENCE:
RECORDED PLAT: L-368-D
RECORDED DEED: 20130220054576

REVISION	DATE	DESCRIPTION	BY
2	5/15/23	GENERAL REVISIONS	BS
1	3/20/22	ADDED SHEET	CLM

SHEET C-11 (12 OF 22)

LINE OF SIGHT

MOSES WATERSPORTS

SITE ADDRESS: 11470 OUTLET DRIVE, KNOXVILLE 37932

DIST. FW TOWN OF FARRAGUT KNOX COUNTY TENNESSEE

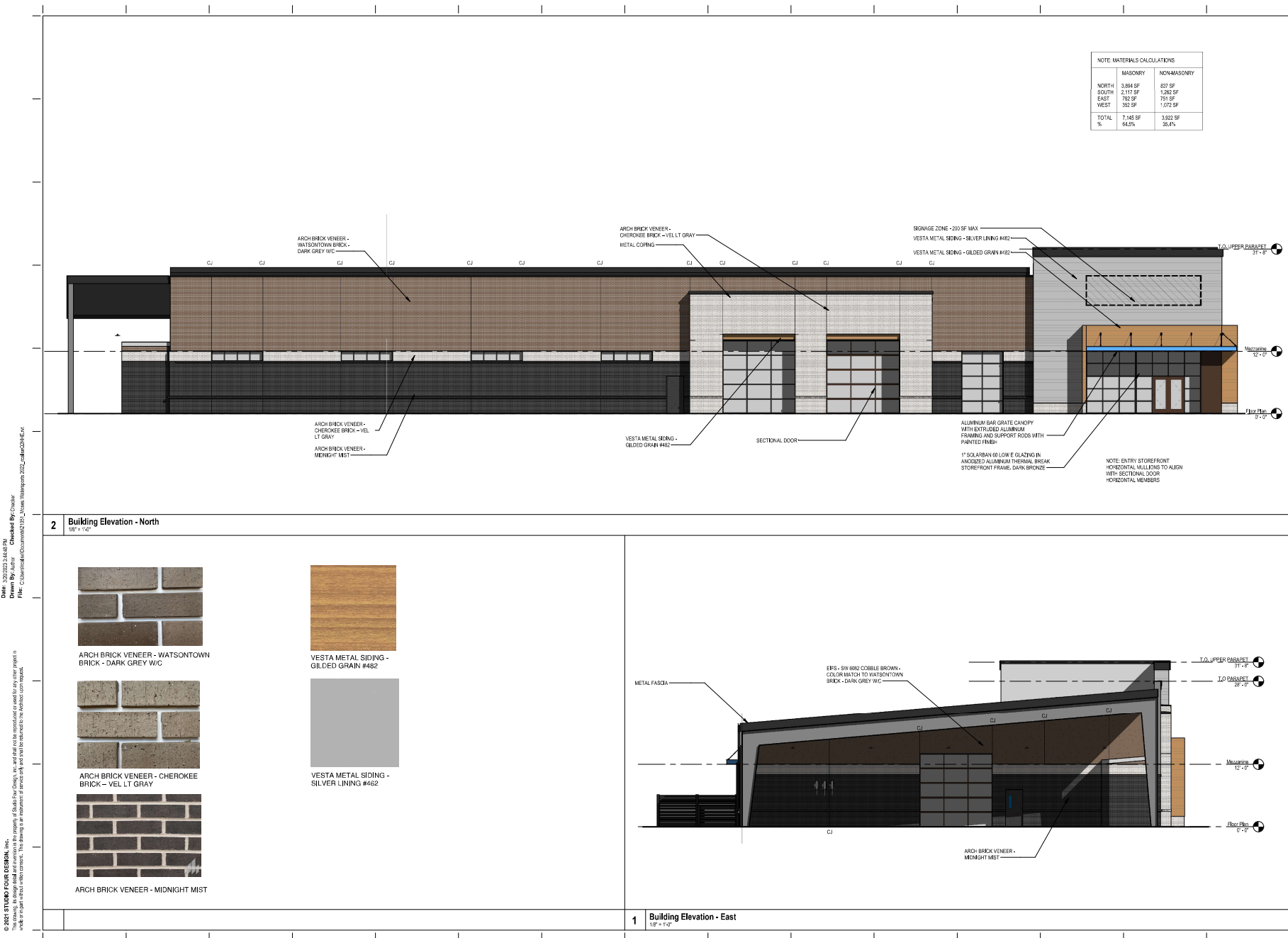
CLT MAP 130 PARCEL 176.02

SCALE: 1"=40' AUGUST 2, 2021

DEVELOPER: MOSES WATERSPORTS
10630 LEXINGTON DRIVE
KNOXVILLE, TN 37933
(865) 671-2890

URBAN ENGINEERING, INC.
11852 KINGSTON PKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

DWN: CLM CDR: CAS DWG. NO. 2104008



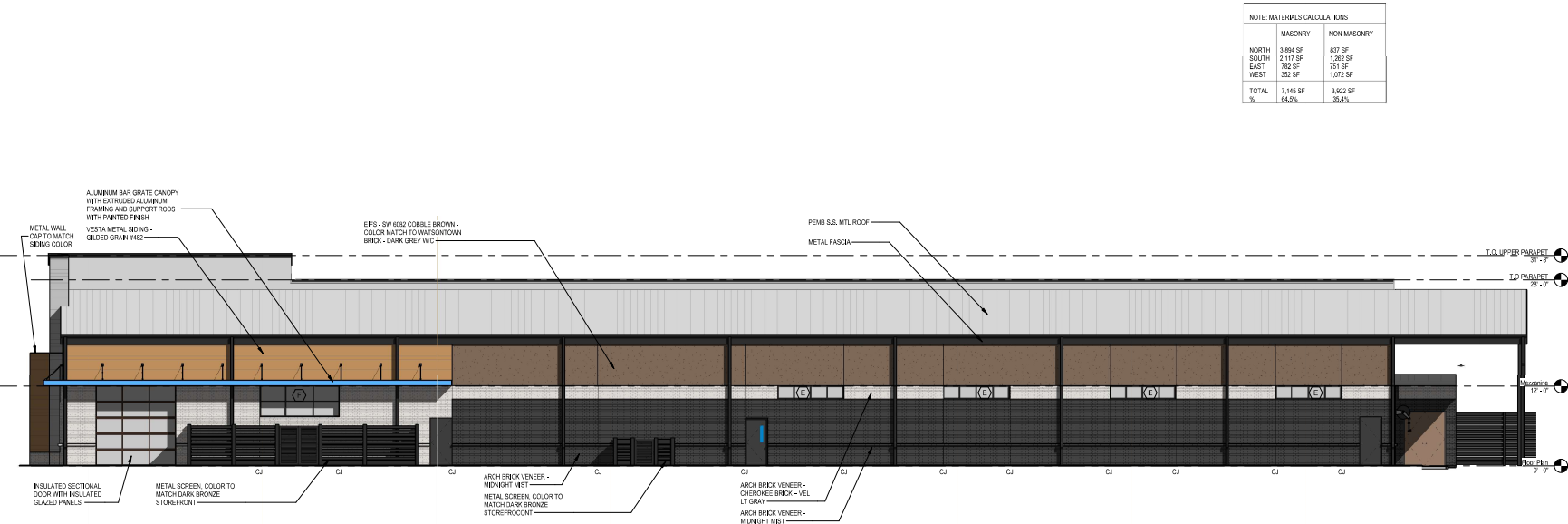
Project Phase: Permit Set

Issue Date: 12.14.21

Revisions	
No.	Description

Job Number: 21051.00
Elevations

DATE: 5/20/2023 3:44:52 PM
DRAWN BY: J. HARRIS
FILE: C:\Users\jdh\OneDrive\2023\11\Tommys Slalom Shop\112421\112421.dwg
© 2021 STUDIO FOUR DESIGN, Inc.
This drawing is the property of Studio Four Design, Inc. and is to be used for the project and location specified only. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Studio Four Design, Inc.



NOTE: MATERIALS CALCULATIONS			
	MASONRY	NON-MASONRY	
NORTH	3,894 SF	837 SF	
SOUTH	2,117 SF	1,262 SF	
EAST	792 SF	751 SF	
WEST	382 SF	1,072 SF	
TOTAL	7,145 SF	3,922 SF	
%	64.5%	35.4%	

3 Building Elevation - South
1/2" = 1'-0"



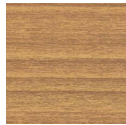
ARCH BRICK VENEER - WATSONTOWN BRICK - DARK GREY W/C



ARCH BRICK VENEER - CHEROKEE BRICK - VEL LT GRAY



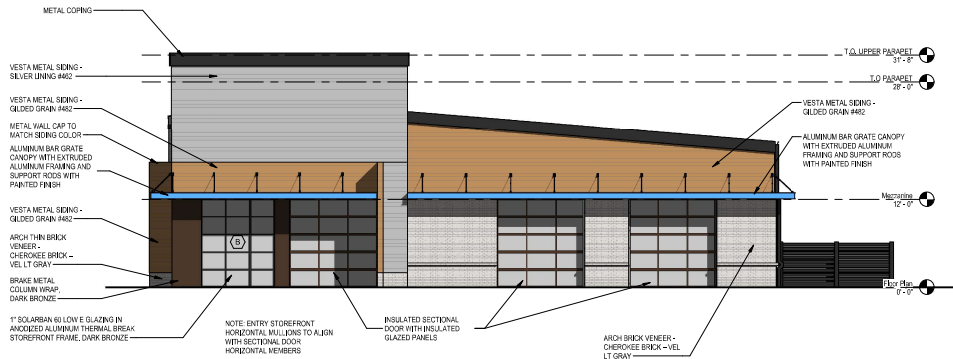
ARCH BRICK VENEER - MIDNIGHT MIST



VESTA METAL SIDING - GILDED GRAIN #482



VESTA METAL SIDING - SILVER LINING #462



1 Building Elevation - West
1/2" = 1'-0"

STUDIO
FOUR
DESIGN
ARCHITECTURE & INTERIORS

414 Clinch Ave. Knoxville, TN 37902
p 865 523-5001 f 865 523-5003
studiofourdesign.com

Tommys Slalom Shop

11470 Outlet Drive
Knoxville, Tennessee 37932



Project Phase: Permit Set

Issue Date: 12/14/21

Revisions	
No.	Description

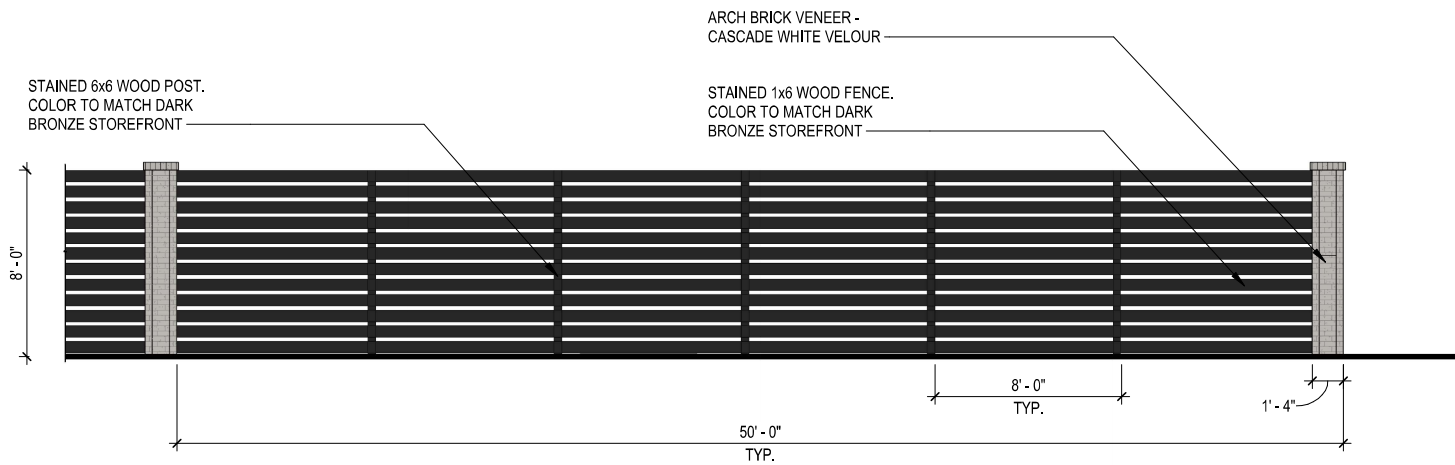
Job Number: 21051.00

Elevations

A3.2

1

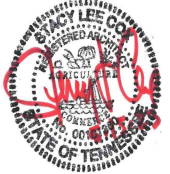
Fence Elevation
3/16" = 1'-0"



**STUDIO
FOUR
DESIGN**
ARCHITECTURE & INTERIORS

414 Birch Ave. Knoxville, TN 37902
p 865 523-5001 f 865 523-5003
studiofourdesign.com

Moses Watersports
11470 Outlet Drive
Knoxville, Tennessee 37932



Project Phase:

Construction Documents

Issue Date:

08 /11/2021

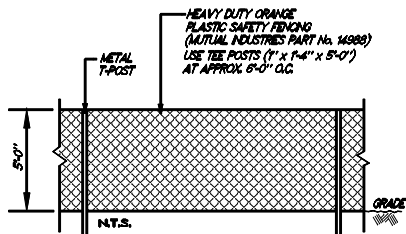
Revisions		
No.	Description	Date

Job Number:

21051.00

Supplemental Details

SD3.1



A TREE PROTECTION FENCE
FOR PROTECTION OF TREES AND OTHER SPECIFIED SITE FEATURES

TREES REMOVED			
DECID/EVERG	# REMOVED	SIZE (DBH)	REPLACEMENT
DECIDUOUS	20 (x2)	10-15" DBH	40 TREES
DECIDUOUS	12 (x3)	16-20" DBH	36 TREES
DECIDUOUS	9 (x4)	>20"	36 TREES
EVERGREEN	18 (x45)	16-20" DBH	27 TREES
EVERGREEN	6 (x2)	>20"	12 TREES
151 TOTAL			

TREES SAVED			
DECID/EVERG	# SAVED	SIZE (DBH)	CREDITS
DECIDUOUS	78 (x4)	10-15" DBH	28 TREES
DECIDUOUS	46 (x6)	16-20" DBH	24 TREES
DECIDUOUS	5 (x8)	>20"	40 TREES
EVERGREEN	14 (x3)	16-20" DBH	27 TREES
EVERGREEN	2 (x4)	>20"	0 TREES
119 TOTAL			

TOTAL REPLACEMENT TREES TO BE DETERMINED, BASED ON THE LANDSCAPE PLAN REQUIREMENTS. SEE (B) BELOW

TREES SAVED WITHIN 50' OF DISTURBANCE LINE
TREES TO BE REMOVED

DECIDUOUS	
QNTY	10-15" DBH
1	10HOPHORN
5	12HOPHORN
5	15HOPHORN
4	18HOPHORN
4	12OAK
4	15OAK
1	12ASH
1	15ASH
3	12WALNUT
1	15WALNUT
1	10HICKORY
1	15HICKORY
2	12LOCUST

TREE INVENTORY

EVERGREEN	
QNTY	16-20" DBH
4	18CEDAR
5	16PINE
1	17PINE
14	18PINE
8	20PINE

EVERGREEN	
QNTY	16-20" DBH
1	18HOPHORN
4	16OAK
6	18OAK
8	20OAK
1	16ASH
3	18ASH
1	20ASH
1	20WALNUT

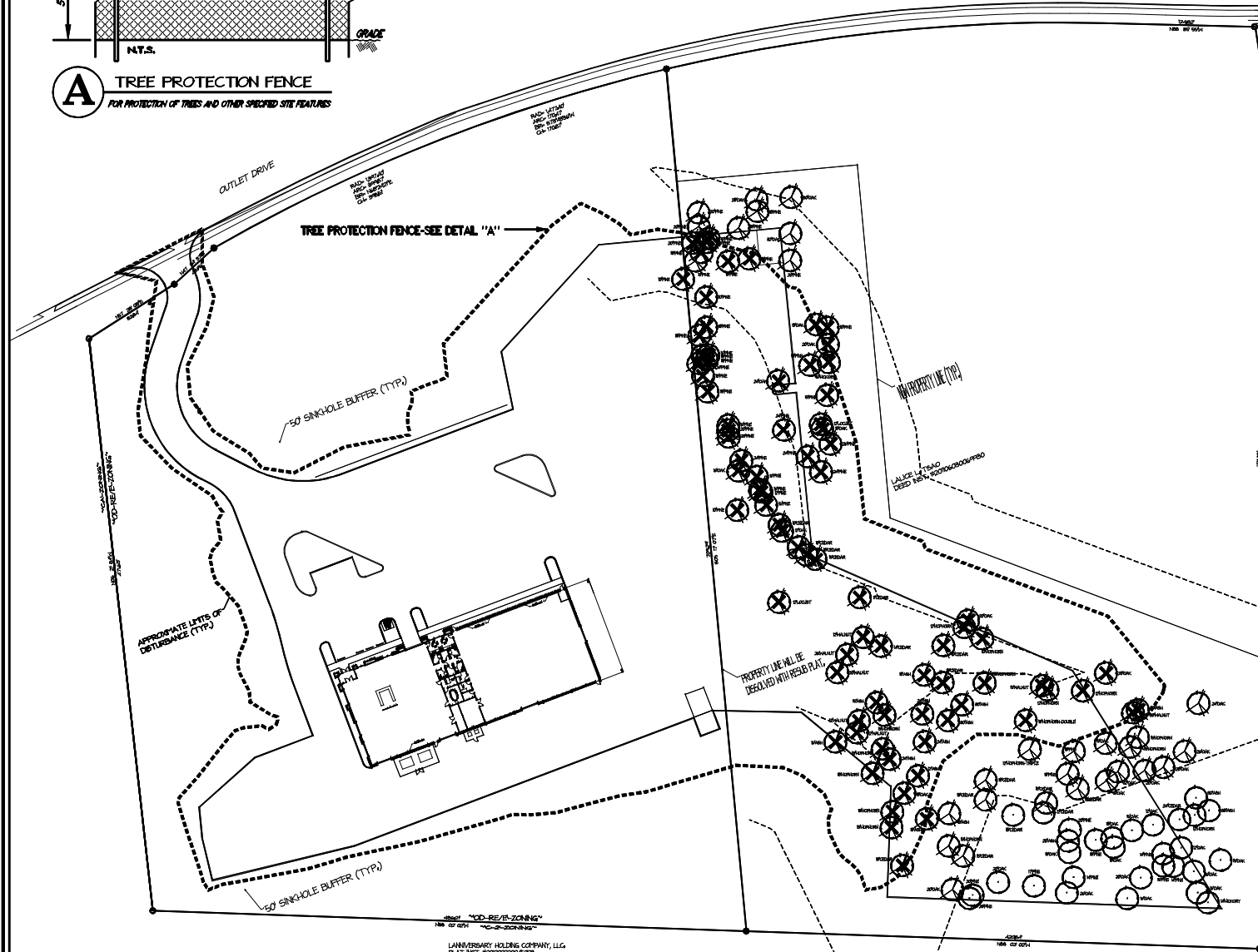
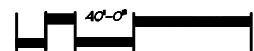
EVERGREEN	
QNTY	>20" DBH
1	23PINE
5	24PINE
1	26PINE
1	24CEDAR

EVERGREEN	
QNTY	>20" DBH
2	24OAK
2	28OAK
1	28OAK
1	30OAK
1	32OAK
3	24ASH
4	30ASH
1	36ASH
1	26WALNUT
1	30WALNUT

B

PER SEC. 113-66-TREE CONSERVATION AND LANDSCAPING REQUIREMENTS:

- (a) REPLACEMENT TREES SHALL NOT BE REQUIRED IN EXCESS OF 20 PERCENT OF THE TOTAL NUMBER OF NON-BUFFER STRIP TREES NEEDED TO FULFILL THE LANDSCAPING REQUIREMENTS. ALL REPLACEMENT TREES SHALL MEET THE MINIMUM SIZE REQUIREMENTS FOR CANOPY TREES, AS SPECIFIED IN THE LANDSCAPE REQUIREMENTS.



LAND DESIGN GROUP

WWW.LANDDESIGNGROUP.COM
ARIZONA@LANDDESIGNGROUP.COM
180 KNOXVILLE HILLS BLVD
KNOXVILLE, TN 37922
605.599.3089

MASTER PLANNING
PROJECT MANAGEMENT

TOMMY'S

PROJ001
11470 OUTLET DR.
KNOXVILLE, TENNESSEE
37932

06-07-2022
06-08-2022
06-09-2022
06-10-2022
REVISION DATE

COPYRIGHT
THIS DRAWING IS THE PROPERTY OF LAND DESIGN GROUP AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM LAND DESIGN GROUP.

SCALE: 1"=40'-0"
DATE: FEBRUARY 18, 2022
DRAWN BY: W. ALLEN DUKE

TREE REPLACEMENT
LA-1

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

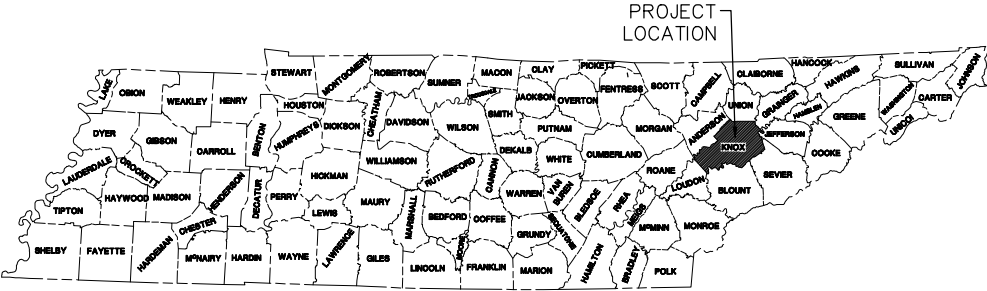
SUBJECT: Discussion and public hearing on a land disturbance and grading plan for the property located at 11344 Sonja Drive, 11.45 Acres, Zoned R-1/OSMR (Hatfield and Allen Associates, Applicant)

INTRODUCTION AND BACKGROUND: This agenda item involves a request for approval of a grading plan for a single-family residence but that includes more than one acre of disturbance and thus must also be covered through a Notice of Coverage (NOC) from TDEC. Due to the scale of the project, the plan is being presented to the Planning Commission for approval.

DISCUSSION: The primary objectives of this grading plan are to create more gentle, visually appealing, and maintainable areas by constructing sections of relatively short Redi-Rock retaining walls, smoothing down and better stabilizing areas that were initially rough graded, and removing Kudzu and other invasive species to revegetate the property in a more natural condition. The areas platted as open space that are tree covered will not be disturbed as part of this project and the owner has no plans to further develop the property.

RECOMMENDATION: The revised grading plan set is included in the packet along with a comment response letter addressing initial staff comments. Staff will make a recommendation at the meeting.

PETER RYE PROPERTY
SITE GRADING PLANS
11344 SONJA DRIVE
FARRAGUT, KNOX COUNTY, TENNESSEE



LOCATION MAP

List of Project Contacts

CITY ENGINEER	TELEPHONE	PUBLIC WORKS (WATER)	PUBLIC WORKS (SEWER)	ELECTRIC COMPANY	GAS COMPANY	PLANNING AND ZONING	CITY BUILDING OFFICE
DARRYL SMITH TOWN ENGINEER TOWN OF FARRAGUT 11408 MUNICIPAL CENTER DRIVE FARRAGUT, TN 37834 OFFICE: (865) 966-7057	BELL SOUTH COMMUNICATIONS 1-800-276-2226	NOT APPLICABLE	NOT APPLICABLE	APPALACHIAN ELECTRIC CO-OP P.O. BOX 710 JEFFERSON CITY TENNESSEE (865) 475-2032	NOT APPLICABLE	MARK SHIPLEY COMMUNITY DEVELOPMENT MANAGER TOWN OF FARRAGUT 11408 MUNICIPAL CENTER DRIVE FARRAGUT, TN 37834 OFFICE: (865) 675-2384	NOT APPLICABLE

Index to Drawings

SHEET NO.	LATEST SHEET TITLE	ISSUE DATE	LATEST REVISION DATE
C-0	COVER SHEET	09/22/2022	06/28/2023
C-1-0	OVERALL SITE GRADING AND WALL PLAN VIEW NORTHWEST	09/22/2022	09/22/2022
C-1-1	OVERALL SITE GRADING AND WALL PLAN VIEW SOUTHEAST	09/22/2022	09/22/2022
C-2-0	SITE GRADING AND EROSION CONTROL DETAILS	09/22/2022	09/22/2022
C-2-1	WALL DETAILS	09/22/2022	09/22/2022
C-3-0	SWPPP PLAN VIEW NORTHWEST	09/22/2022	09/22/2022
C-3-1	SWPPP PLAN VIEW SOUTHEAST	09/22/2022	09/22/2022
C-3-2	SWPPP DETAILS AND SPECIFICATIONS	09/22/2022	09/22/2022
C-3-3	SWPPP RAINFALL & INCIDENT REPORTING	09/22/2022	09/22/2022

OWNER INFORMATION:

PETER RYE
11344 SONJA DRIVE
KNOXVILLE, TN 37934

TOWN OF FARRAGUT, TENNESSEE

MAYOR
RON WILLIAMS

VICE MAYOR
LOUISE POVLIN

ALDERMAN
SCOTT MEYER

ALDERMAN
DREW BURNETTE

ALDERMAN
DAVID WHITE

TOWN ADMINISTRATOR
DAVID SMOAK



PETER RYE PROPERTY
11344 SONJA DRIVE
SITE GRADING PLAN
KNOX COUNTY, TENNESSEE

X-REFERENCED DRAWINGS
12 23-107 Bord-d
6 23-107 Base
3
4
5

REVISION HISTORY
10/25/2022 REVISED PER CLIENT COMMENTS
10/30/2022 REVISED PER CLIENT COMMENTS
09/25/2023 REVISED PER TOWN OF FARRAGUT COMMENTS

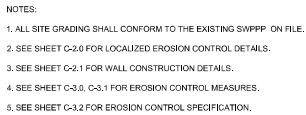
PROJ NO. • 23-107
DWG FILE • C-0
ISSUE DATE • 09/22/2022

RYE
PROPERTY
GRADING

COVER SHEET

SHEET NUMBER
C-0

11.37 AC.



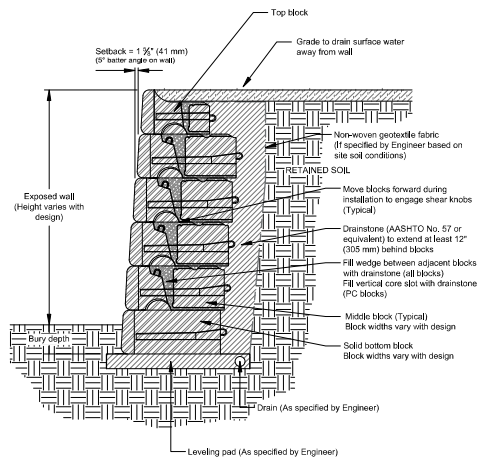
PETER RYE PROPERTY
11344 SONJA DRIVE
SITE GRADING PLAN
KNOX COUNTY, TENNESSEE

REVISION HISTORY	
01/25/2022	REVISED PER CLIENT COMMENTS
01/30/2022	REVISED PER CLIENT COMMENTS
01/25/2023	REVISED PER TOWN OF FARRAGUT COMMENTS

RYE
PROPERTY
GRADING

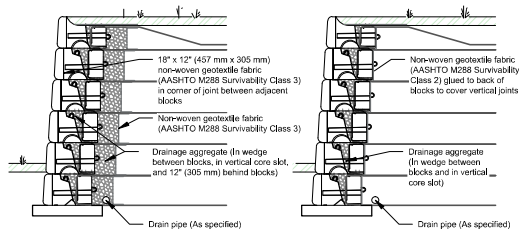
SITE
PLAN VIEW
SOUTHEAST

SHEET NUMBER
C-1.1



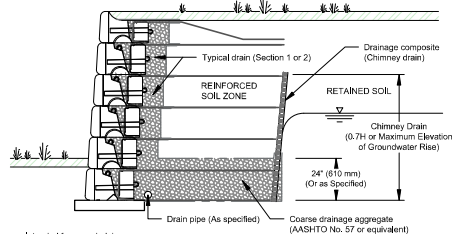
TYPICAL GRAVITY WALL SECTION

NOT TO SCALE
REDROCK WALL BLOCK
OR APPROVED EQUAL



Typical Section - Option 1

Typical Section - Option 2



Blanket and Chimney Drain Section

This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site.

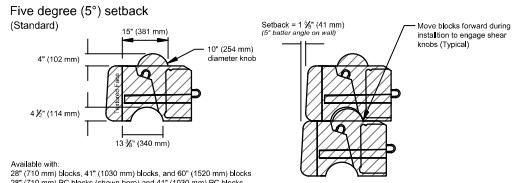
INTERGRAL DRAINAGE DETAILS

NOT TO SCALE

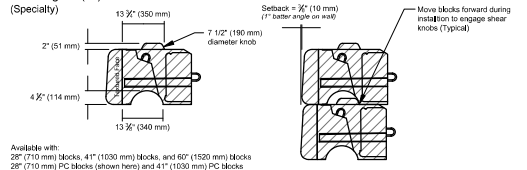


MASONRY WALL STYLES

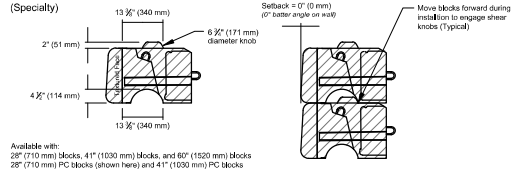
NOT TO SCALE



One degree (1°) setback (Specialty)

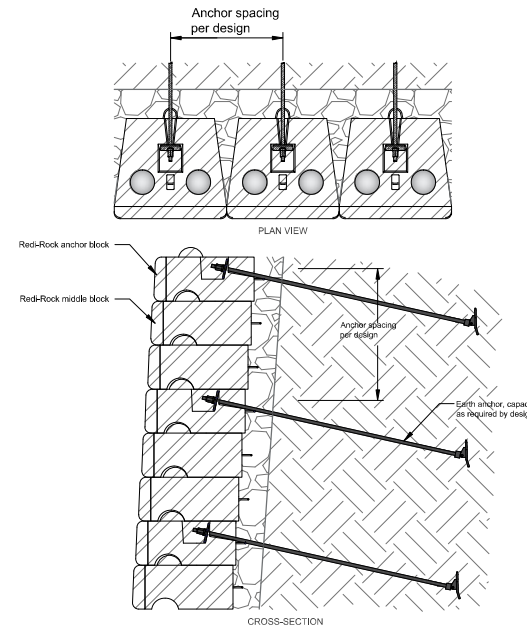


Zero (0°) setback (Specialty)



BLOCK SETBACK DETAILS

NOT TO SCALE



BLOCK TIEBACK DETAILS

NOT TO SCALE

This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site.



PETER RYE PROPERTY
11344 SONJA DRIVE
SITE GRADING PLAN
KNOX COUNTY, TENNESSEE

X-REFERENCED DRAWINGS	
13	23-107 Bord-d
2	23-107 Base
3	
4	
5	

REVISION HISTORY	
10/25/2022	REVISED PER CLIENT COMMENTS
10/30/2022	REVISED PER CLIENT COMMENTS
02/25/2023	REVISED PER TOWN OF FARRAGUT COMMENTS

PROJ. NO.	23-107
DWG. FILE	22-107 C-2.1
ISSUE DATE	09/22/2022

RYE PROPERTY
GRADING

WALL
DETAILS

SHEET NUMBER

C-2.1



HATFIELD & ALLEN, ASSOCIATES
ENGINEERING AND PLANNING

May 26, 2023

Mr. Mark Shipley, AICP, CPM
Farragut Community Development Director
11408 Municipal Center Drive
Farragut, TN 37934

RE: Scott Rye Property

Dear Mr. Shipley,

We received your comments regarding proposed grading on the Peter Rye Property located at 11344 Sonja Drive in Farragut. We offer the following responses (in bold text) to your comments:

Callout 1. Straw bales may not be used for this purpose. Please specify an alternative material for check dams. **The Straw bale flow protection shown on sheets C-3.0 and C-3.1 of the previously submitted plan have been removed in favor of rock check dams. A detail for the rock check dam has been added to sheet C-2.0.**

Callout 2. Straw bales may not be used for this purpose. Please specify an alternative method for inlet protection.

The Straw bale flow protection shown on sheets C-3.0 and C-3.1 of the previously submitted plan have been removed in favor of rock check dams. A detail for the rock check dam has been added to sheet C-2.0.

Callout 3. Items 1-3 are missing for this section.

Sheet C-3.2 has been revised to include lines 1 through 3.

Callout 4. Words cut off right side

Sheet C-3.2 has been revised to include the words previously cut off.

Callout 5. Site drains to stream with unavailable parameters. Twice weekly inspections are required.

Sheet C-3.2 has been revised to include the notation Twice weekly inspections are required for the stream with unavailable parameters.

Callout 6. Cannot use silt fence in areas of concentrated flow. Choose alternative measure.

The silt fence flow protection shown on sheets C-3.0 and C-3.1 of the previously submitted plan have been removed in favor of rock check dams. A detail for the rock check dam has been added to sheet C-2.0.

Callout 7. Specify that sediment controls must be cleaned out at or before 50% capacity

Sheet C-3.2 has been revised to include the notation sediment controls must be cleaned out at or before 50% capacity.

Callout 8. Please note that a CGP is required for this project. The CGP requires on site record keeping and daily rainfall records.

Sheet C-3.3 has been added to the plan set for recording daily rainfall records.

Callout 9. Silt fencing and straw bales are not approved materials for inlet protection. Please specify an alternative.

The silt fence and straw bale inlet protection shown on sheets C-3.0 and C-3.1 of the previously submitted plan have been removed in favor of geofabric inlet protection. A detail of the geofabric inlet protection has been added to sheet C-2.0.

Callout 10. Please provide NOC

A Notice of Coverage is included with this submittal.

Callout 11. Please provide more specific location/vicinity map.

A more specific location/vicinity map has been added to sheet C-0.

Callout 12. Please provide EPSC sheets for both initial and final grading phases.

An Engineers Estimate is included with this submittal.

Callout 13. Concrete washout?

Sheet C-3.0 has been revised to include a concrete wash-out. A detail of the concrete wash-out has been added to sheet C-2.0.

Callout 14. There is no construction access shown. How will track out be controlled?

Sheet C-3.0 has been revised to include construction equipment tire cleaner along the driveway. A detail of the construction equipment tire cleaner has been added to sheet C-2.0.

If you should have any questions, or need additional information please do not hesitate to call me at (865) 388-5301.

Sincerely,



Matt Hatfield, P.E.
Hatfield & Allen, Associates

cc: Scott Rye

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 façade modification and lighting update associated with the Farragut Center at 11414 Kingston Pike, Zoned C-1 (DaVinci Design and Contracting, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request for approval of a site plan associated with proposed updates to the Farragut Center building. The proposed updates include painting the brick to a medium gray/charcoal Terratone color, replacing the cedar shake awning with a metal material awning, adding a decorative veneer to the columns along the front of the building, and replacing the eight-foot fluorescent tube lights along the front of the building under the awning with six-inch LED fixtures recessed into the awning.

DISCUSSION: The Farragut Center building is within the Mixed-Use Town Center (MUTC) land use and is at an age where maintenance and updates are needed. The wall mounted signage on the building is also outdated and nonconforming in terms of the style and illumination. New signs within the MUTC are required to be backlit or externally illuminated. The existing cabinet style signs need to be transitioned out as new tenants move into the center. To aid in this effort and further update the center, staff would recommend that this façade improvement project incorporate a flat front with the ability to provide external lighting like the West End Center owners incorporated when they renovated their façade a few years ago.

The staff is supportive of the proposed external lighting upgrades but will need more detail on the proposed light fixture, including a cut sheet for the fixture. The applicant's request to paint the existing brick building is also a consideration for the Planning Commission as the proposed color is notably different than the color of the existing brick. The applicant has stated in their comment response to initial staff comments that they are painting the brick given its poor condition and to create a different look. The proposed Terratone color is found on portions of the newer Farragut Center building to the east which includes the Domino's Pizza.

Included in the packet are proposed renderings of the façade and front storefront improvements as well as the external lighting modifications.

Farragut Center lighting.pdf Markup Summary

Text Box (3)

Subject: Text Box
Page Label: 1
Author: mshipley
Date: 4/19/2023 10:05:08 AM
Status:
Color: 
Layer:
Space:

Please include a cut sheet detail for the proposed light fixture and include the Kelvin temperature. Please show how the lights will be recessed into the canopy so that no light is emitted from the sides and all lighting is directed downward.

Subject: Text Box
Page Label: 1
Author: mshipley
Date: 4/19/2023 10:15:43 AM
Status:
Color: 
Layer:
Space:

The formatting is wrong on the building elevation sheets so comments related to the building elevation sheets are as follows:

1. The proposed color of the building and awning will need to be coordinated with the tenants so that signage is legible. The proposed light gray color would necessitate signage that is black to establish proper contrast.
2. Since this building is within the MUTC, should the brick be painted or retained in its natural color? A dark brown awning that would closely match the color of the brick would be more appropriate.
3. Please show the entire building and include a cross section showing the proposed canopy. The canopy should be extended so that signage may be installed perpendicular to the ground. This would improve signage visibility and create more options for mounting and providing signage that is compliant with the MUTC.

Subject: Text Box
Page Label: 1
Author: mshipley
Date: 4/24/2023 2:16:42 PM
Status:
Color: 
Layer:
Space:

Please ensure that you have at least 4 feet of clearance between the proposed columns and the building so that there is wheelchair accessibility.



PROPOSED AWNING METAL / BRICK COLORS

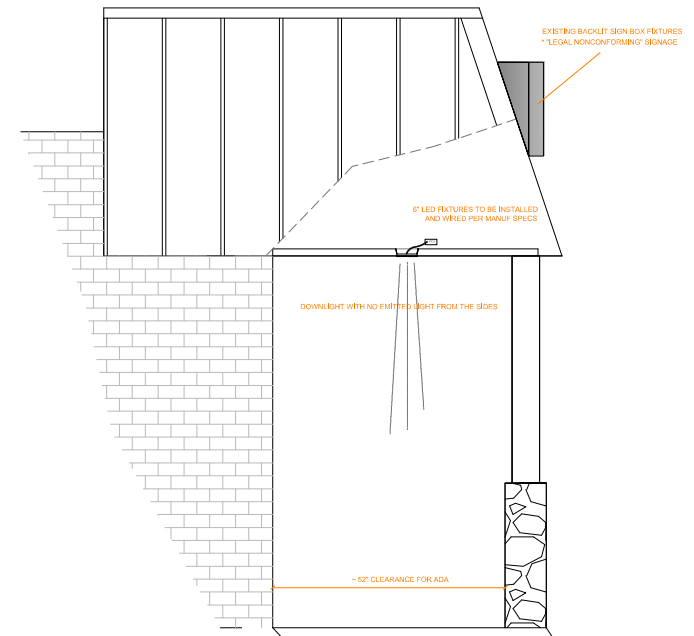
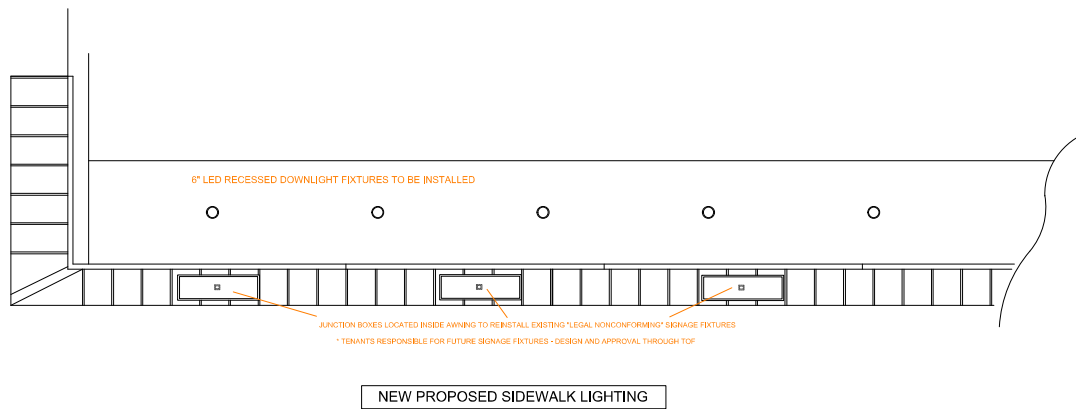
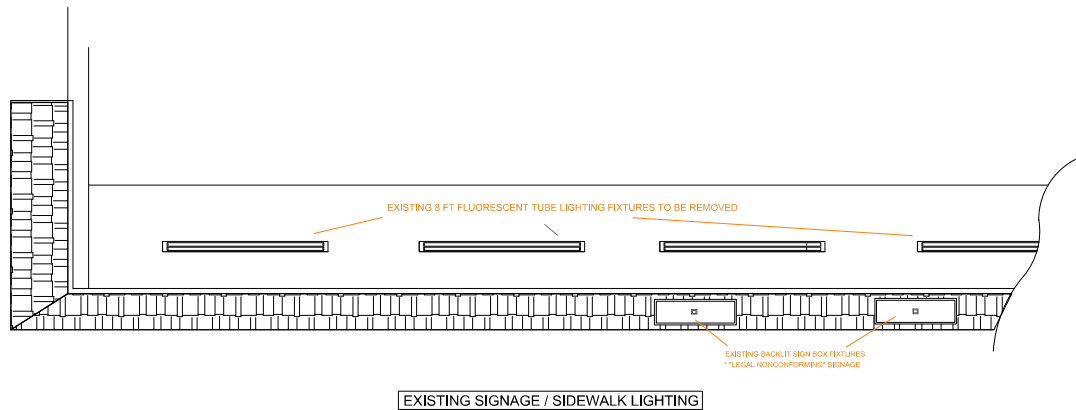
awning color = "Terratone" (TT)



Option A brick paint = "Useful Gray" SW7050

Option B brick paint = "Collonade Gray" SW7641

11414 KINGSTON PIKE
Front Elevation



Sidewalk Lighting Plan - 11414 Kingston Pike

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a variance from the requirement to construct a pedestrian facility along Dixon Road in association with a re-subdivision of Lot 2R and Lot 1, Parcels 104.06 and 104.07, Tax Map 151 of the Tucker Montgomery Subdivision, 516 Dixon Road, Zoned R-1, 7.99 Acres (Batson, Himes, Norvell & Poe, Applicant)

INTRODUCTION AND BACKGROUND: This agenda item involves a request for a variance from the requirements in the Subdivision Regulations to construct a pedestrian facility along a collector street (Dixon Road) in association with a subdivision of property. The subdivision involves two lots that front along Dixon Road. The owner of Lot 2R-1 that is shown on the subdivision plat included in the packet is purchasing roughly one acre from the property owner to the north.

DISCUSSION: Though the subdivision is minor in nature and would be more accurately considered a “re-subdivision”, where a variance request is made involving the Subdivision Regulations, such request and associated plat must be approved by the Planning Commission.

RECOMMENDATION: Collectively, the two tracts involved in this re-subdivision front along Dixon Road for roughly 875 feet. Requiring a pedestrian facility to be constructed along this frontage would not be proportionate to the impact of the re-subdivision being proposed at this time. Consequently, staff would recommend supporting the variance request. However, like other recent re-subdivisions along Union Road and Boring Road, staff would recommend that a 20-foot-wide pedestrian facility easement be platted at this time along the Dixon Road frontage in the event that a pedestrian facility were constructed in the future along this section of Dixon Road. The variance approvals for the properties along Boring Road also included a covenant that bound property owners to pay for the construction of a pedestrian facility across their frontages should a facility be installed that would abut their properties. This also needs to be considered as part of the variance request.

Currently, there is a walking trail that parallels a portion of Dixon Road that was constructed as part of the Rockwell Farm Subdivision. This trail ties into Summer Oaks and Steeplechase at two crossings of Dixon Road. Should either of the lots involved in this re-subdivision be further divided in the future, the pedestrian facility requirement will need to be re-evaluated given the presence of walking trails to the north as referenced above.

25269-RESUB-FP

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 Future Land Use Map for 11500 Kingston Pike, from Mixed Use Town Center, Medium Density Residential, Low Density Residential, and Open Space to Commercial and Low Density Residential, 64.34 Acres (Hy-Vee, Inc., Applicant)

INTRODUCTION AND BACKGROUND: This agenda item was reviewed last month for workshop discussion purposes only and involves a request for an amendment to the Future Land Use Map (FLUM) for the property located at 11500 Kingston Pike. Currently, roughly two-thirds of this property is classified as Mixed-Use Town Center (MUTC). The remainder is Medium Density Residential, Open Space, and Low Density Residential. The applicant's request would remove the MUTC land use classification from the property. A similar request was withdrawn by the applicant at the November 17, 2022 Planning Commission meeting.

DISCUSSION: During discussion with the Planning Commission in May, staff indicated that they could not support any changes to the FLUM in the area currently shown as MUTC because the Town will be initiating, through a consultant, a public engagement process next month specific to the MUTC. At the Board of Mayor and Alderman meeting on May 25, a professional services agreement with TSW Consultants was approved and they are meeting with staff this month to initiate the vision plan development process with the deadline target being March 31, 2024. Consequently, any changes to the FLUM in this portion of the Town would be premature at this time. Staff noted that the applicant is certainly encouraged to participate in this process, but the process should be fully completed before additional changes are made to the FLUM specific to the MUTC. The Planning Commission agreed with the staff's position.

Since the workshop discussion, the applicant has not withdrawn their request and it is now on the agenda for a formal recommendation to the Board of Mayor and Aldermen. With regards to the applicant's FLUM amendment request, they have requested all of the commercial portion and some townhomes of their envisioned project to be a Planned Commercial Development District land use. There is not currently a land use category for Planned Commercial Development so the commercial portion of their land use amendment would need to be the Commercial land use to provide for the commercial project they envision. The residential would fit within the Low-Density Residential land use at least in terms of potential density.

As noted above, the main issue with the request at this time is that it is premature given the upcoming visioning process involving this portion of the Town. Staff recommends denial of Resolution PC-23-08 which recommends approval of Ordinance 23-09.

RESOLUTION PC-23-08

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO RECOMMEND APPROVAL OF AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE COMPREHENSIVE LAND USE PLAN UPDATE DECEMBER 2012 FOR THE PROPERTY LOCATED AT 11500 KINGSTON PIKE FROM MIXED USE TOWN CENTER, MEDIUM DENSITY RESIDENTIAL, LOW DENSITY RESIDENTIAL, AND OPEN SPACE TO COMMERCIAL AND LOW DENSITY RESIDENTIAL

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 the Comprehensive Land Use Plan Update on December 12, 2012; and

WHEREAS, the Farragut Municipal Planning Commission may periodically amend various aspects of the Comprehensive Land Use Plan Update;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends, through Resolution PC-23-08, Ordinance 23-09 to amend the Future Land Use Map of the Comprehensive Land Use Plan for the property referenced as 11500 Kingston Pike from Mixed Use Town Center, Medium Density Residential, Low Density Residential, and Open Space to Commercial and Low Density Residential, as shown on Exhibit A.

ADOPTED this 15th day of June 2023.

Rita Holladay, Chairman

Scott Russ, Secretary

ORDINANCE:	23-09
PREPARED BY:	Shipley
REQUESTED BY:	John Brehm, Hy-Vee
CERTIFIED BY FMPC:	June 15, 2023
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE LAND USE PLAN UPDATE FOR THE PROPERTY LOCATED AT 11500 KINGSTON PIKE FROM MIXED USE TOWN CENTER, MEDIUM DENSITY RESIDENTIAL, LOW DENSITY RESIDENTIAL, AND OPEN SPACE TO COMMERCIAL AND LOW DENSITY RESIDENTIAL

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, through the Farragut Municipal Planning Commission, created and adopted the Farragut Comprehensive Land Use Plan Update and Future Land Use Map; and,

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

WHEREAS, the Farragut Municipal Planning Commission adopted the Farragut Comprehensive Land Use Plan Update and Future Land Use Map by Resolution PC-12-18 on December 20, 2012; and

WHEREAS, the Tennessee Code Annotated, Section 13-4-202 et seq, provides that the Municipal Planning Commission and the chief legislative body may adopt parts of the Comprehensive Land Use Plan Update that correspond generally with one (1) or more of the functional subdivisions of the subject matter of the plan; and

WHEREAS, the Board of Mayor and Alderman of the Town of Farragut has adopted the Mixed-Use Town Center portion of the Future Land Use Map of the Farragut Comprehensive Land Use Plan Update; and

WHEREAS, the Board of Mayor and Alderman of the Town of Farragut may periodically amend the map of the Mixed-Use Town Center Land Use of the Farragut Comprehensive Land Use Plan Update;

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town

of Farragut that the Future Land Use Map in the Comprehensive Land Use Plan Update is amended as follows:

SECTION 1.

Changing the property referenced as 11500 Kingston Pike from Mixed Use Town Center, Medium Density Residential, Low Density Residential, and Open Space to Commercial and Low Density Residential (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.

Rita Holladay, Chairman

Scott Russ, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION



Exhibit A Ordinance 23-09

FLUM Amendment
of 11500 Kingston Pike
Parcel 148, Tax Map 142

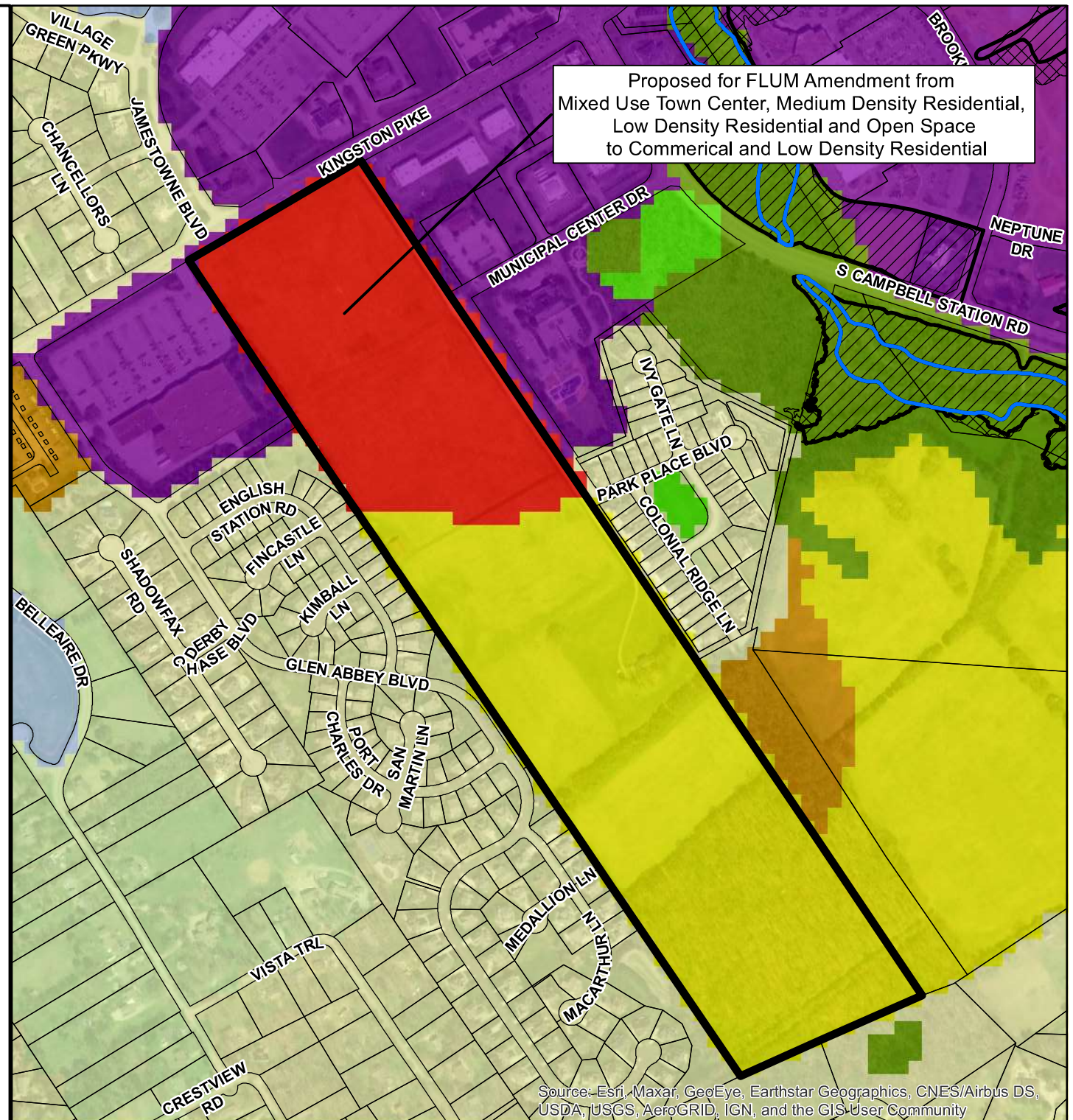
Proposed for FLUM Amendment from
Mixed Use Town Center, Medium Density
Residential, Low Density Residential and
Open Space
to Commerical and Low Density Residential

Legend

- Floodway
- 100 year Flood Zone
- 500 year Flood Zone
- Parcels
- Subject Area
- Civic/Institutional
- 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 Town Center (8-15 DUs /



1 in = 550 ft



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

MEETING DATE: June 15, 2023

AGENDA ITEM #10

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 11500 Kingston Pike, from C-1, O-1, B-1, R-1, and R-2 to PCD and R-4, 64.34 Acres (Hy-Vee, Inc., Applicant)

INTRODUCTION AND BACKGROUND: Please refer to comments noted in the previous item. Staff recommends denial of Resolution PC-23-09 which recommends approval of Ordinance 23-10.

RESOLUTION PC-23-09

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 THE PROPERTY AT 11500 KINGSTON PIKE, 68.31 ACRES, FROM C-1, O-1, B-1, R-1, AND R-2 TO PCD AND R-4

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 June 15, 2023;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval of Ordinance 23-10 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 15th day of June 2023.

Rita Holladay, Chairman

Scott Russ, Secretary

ORDINANCE: 23-10
PREPARED BY: Shipley
REQUESTED BY: John Brehm, Hy-Vee
CERTIFIED BY FMPC: June 15, 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 11500 Kingston Pike, 68.31 Acres, from C-1, O-1, B-1, R-1, and R-2 to PCD and R-4 (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 23-10

Rezone of 11500 Kingston Pike
Parcel 148, Tax Map 142

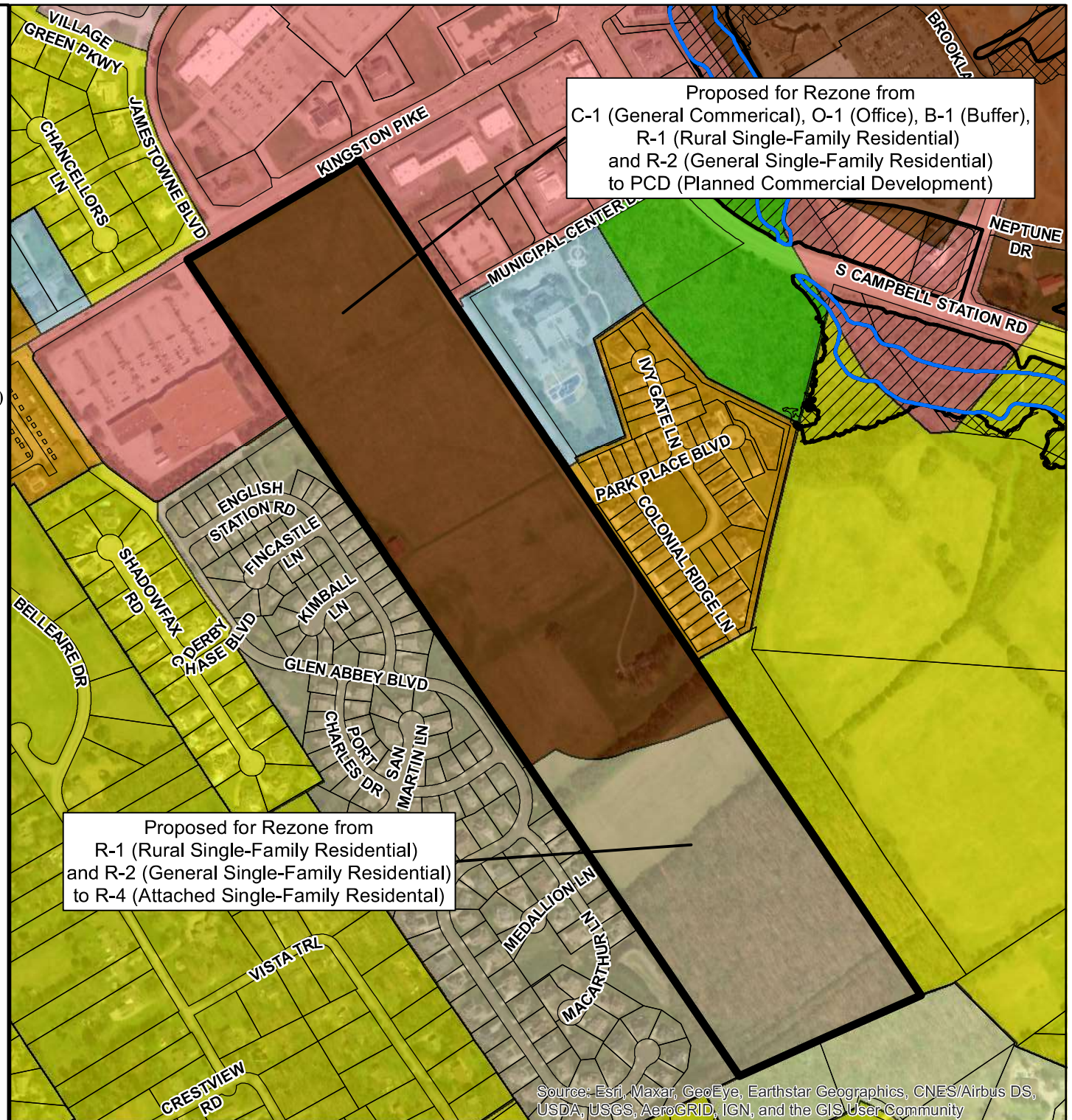
Proposed for Rezone from
C-1 (General Commercial), O-1 (Office),
B-1 (Buffer), R-1 (Rural Single-Family Residential)
and R-2 (General Single-Family Residential)
to PCD (Planned Commercial Development) and
R-4 (Attached Single-Family Residential)

Legend

- Floodway
- 100 year Flood Zone
- 500 year Flood Zone
- Parcels
- Subject Area
- OS-P, Open Space/Park
- S-1, Community Service
- R-1, Rural Single-Family Residential
- R-1-S-A, Rural Single-Family Acre 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
- PCD, Planned Commercial Development



1 in = 550 ft



Proposed for Rezone from
C-1 (General Commercial), O-1 (Office), B-1 (Buffer),
R-1 (Rural Single-Family Residential)
and R-2 (General Single-Family Residential)
to PCD (Planned Commercial Development)

Proposed for Rezone from
R-1 (Rural Single-Family Residential)
and R-2 (General Single-Family Residential)
to R-4 (Attached Single-Family Residential)

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

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a site plan for a grocery store and shops for a portion of Parcel 32 and Parcels 33, 72-74, and 76, Tax Map 151, northwest intersection of N. Watt Road and Kingston Pike, Zoned C-1, 10.3 Acres (Schaad Companies, Applicant)

INTRODUCTION AND BACKGROUND: Due to the size and complexity of the project, this item is for discussion purposes only. The project involves a site plan for a grocery store and retail building along with the creation of infrastructure to support two outparcels at the northwest intersection of N. Watt Road and Kingston Pike. The development also includes access to the Rural Metro Fire Station along N. Watt Road on property that is owned by the applicant.

DISCUSSION: Prior to proceeding with additional modifications to the site plan and completion of a traffic impact study and drainage calculations, the applicant would like feedback on the following:

1. The general layout.
2. Proposed accesses to Kingston Pike.
3. Access modifications to the N. Watt Road access at the Rural Metro Fire Station.
4. Accesses, both pedestrian and vehicular, to adjoining properties.

As shown on the site plan included in the packet, the site includes a roughly 48,000 square foot grocery store and a 10,000 square foot retail building attached to the grocery store. Parking is proposed in the area between the building and Kingston Pike. Two outparcels are also shown and will have vehicular and pedestrian access to the remainder of the development.

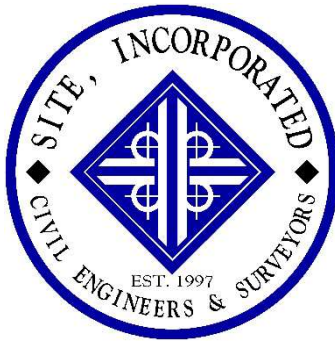
The applicant is proposing two access points along Kingston Pike. The eastern access would be a right in/right out and is roughly 270 feet from the Watt Road intersection. The western access is a full access that lines up with the access to the Y-12 Federal Credit Union and the Kingston Pike Village PCD project on the south side of Kingston Pike. The western access is roughly 200 feet from the right in/right out access proposed to the east. The western access is roughly 170 feet from the access now being used by the Ag-Pro business.

Since Kingston Pike is classified as a major arterial, new accesses are required to be at least 400 feet apart. Consequently, as proposed, the applicant will have to request a variance from the distance between driveways and distance from intersection requirements in the Driveways and Other Access Ways Ordinance. The applicant is also not proposing a vehicular connection to the Ag-Pro business, and this will have to be evaluated by the Planning Commission based on the need for such a connection in relation to the surrounding plan of development.

Along N. Watt Road, the applicant is using the existing access for the Rural Metro Fire Station but adding lanes for the additional traffic since the access will now be tied into this proposed development,

including the outparcels. An area is also provided for emergency vehicles from Rural Metro to be able to get onto N. Watt Road without conflicting with other users of the access. With these lane and emergency access modifications, the pedestrian crossing is considerably longer and is over 75 feet. Additional measures need to be explored to enhance pedestrian safety at this crossing. Related to pedestrian facilities, the applicant is not currently including any connections to the walking trail that abuts the north portion of this development and that is within Mayor Bob Leonard Park. There also appear to be some additional pedestrian connections needed from the sidewalk along Kingston Pike into each of the outparcels. Raised crosswalks may be needed to strategically slow traffic within the development.

As discussed at the staff/developer meeting on May 30, a walking trail connection to the walking trail in Mayor Bob Leonard Park is critical and the applicant will need to figure out a way to accomplish this. Staff also noted that the mature trees that are along the periphery of much of the property will need to be protected. Tree cover must also be undisturbed within the 35-foot buffer that abuts an existing residential tract that is zoned R-1 and the fronts along N. Watt Road.



June 5, 2023

RE: Grocery and Shops Watt RD and Kingston Pike

The following items were revised on the plans per conversations and TOF comments.

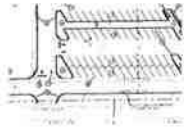
- Rear detention revised to setback from northern property line for tree protection along the boundary.
- Sidewalk along Kingston Pike revised to show tying to existing sidewalk on western boundary.
- Revised drive entrance from Watt Road to eliminate stripe area west of Fire Station and minimize the paved area.
- Revised entrance drive striping to include "Box Out" for Fire station drive
- Added storm drain along entrance drive from Watt Road
- Revised storm Pipe materials

Additional revisions in progress regarding comments, and pending workshop discussions, TIA, additional survey information.

Grant C. Berry, P.E.
SITE, Incorporated

N Watt Road Kingston Pike site plan staff comments on initial site plan set.pdf Markup Summary

Arrow (1)



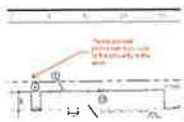
Subject: Arrow
Page Label: 13
Author: mshipley
Date: 5/22/2023 4:03:09 PM
Status:
Color: ■
Layer:
Space:

Callout (27)



Subject: Callout
Page Label: 13
Author: bhose
Date: 5/22/2023 8:30:55 AM
Status:
Color: ■
Layer:
Space:

Access to these two out-parcels will need to be internal and restricted to the shopping center's access ways and parking lots. No additional access points along Watt Road or Kingston Pike. This will need to be noted on all plans, plats, and deeds.



Subject: Callout
Page Label: 13
Author: mshipley
Date: 5/19/2023 3:41:01 PM
Status:
Color: ■
Layer:
Space:

Please provide pedestrian stub outs to the property to the west.



Subject: Callout
Page Label: 13
Author: mshipley
Date: 5/19/2023 3:42:39 PM
Status:
Color: ■
Layer:
Space:

All new utilities must be underground.



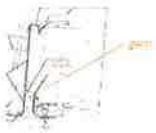
Subject: Callout
Page Label: 13
Author: mshipley
Date: 5/19/2023 3:44:08 PM
Status:
Color: ■
Layer:
Space:

Please tighten radius.



Subject: Callout
Page Label: 2
Author: bhose
Date: 5/19/2023 4:01:16 PM
Status:
Color: ■
Layer:
Space:

There appears to be a ditch along these property lines (site visit) that, given the 1 foot contour internal, does not seem to be fully represented on this map. Please verify.



Subject: Callout
Page Label: 4
Author: bhose
Date: 5/22/2023 8:29:39 AM
Status:
Color: ■
Layer:
Space:

Please coordinate all work with Rural Metro Station.



Subject: Callout
Page Label: 13
Author: bhose
Date: 5/22/2023 9:06:03 AM
Status:
Color: ■
Layer:
Space:

Please provide parking island (interior and terminal) dimensions.



Subject: Callout
Page Label: 13
Author: Dsmith
Date: 5/22/2023 3:51:53 PM
Status:
Color: ■
Layer:
Space:

Applicant should consider distances from PLANNED entrances on opposite side of Kingston Pike as well.



Subject: Callout
Page Label: 14
Author: Dsmith
Date: 5/22/2023 3:56:17 PM
Status:
Color: ■
Layer:
Space:

Are motorists to "stop," or "yield to pedestrians" at these crosswalks?



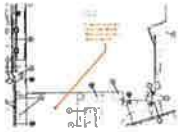
Subject: Callout
Page Label: 13
Author: mshipley
Date: 5/22/2023 4:04:34 PM
Status:
Color: ■
Layer:
Space:

landscaped island



Subject: Callout
Page Label: 13
Author: Dsmith
Date: 5/22/2023 4:06:37 PM
Status:
Color: ■
Layer:
Space:

Consider need for SB decel lane.



Subject: Callout
Page Label: 13
Author: mshipley
Date: 5/22/2023 4:15:08 PM
Status:
Color: ■
Layer:
Space:

If you envision any restaurant please plan more outdoor seating space.



Subject: Callout
Page Label: 13
Author: mshipley
Date: 5/22/2023 4:17:10 PM
Status:
Color: ■
Layer:
Space:

60 foot combined



Subject: Callout
Page Label: 13
Author: mshipley
Date: 5/22/2023 4:17:04 PM
Status:
Color: ■
Layer:
Space:

35 feet where buffer



Subject: Callout
Page Label: 14
Author: mshipley
Date: 5/22/2023 4:23:34 PM
Status:
Color: ■
Layer:
Space:

Please include towing information



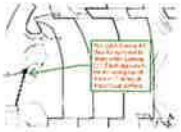
Subject: Callout
Page Label: 16
Author: mshipley
Date: 5/22/2023 4:26:33 PM
Status:
Color: ■
Layer:
Space:

This leaves no flexibility for any modifications in the future



Subject: Callout
Page Label: 12
Author: Dsmith
Date: 5/22/2023 5:28:25 PM
Status:
Color: ■
Layer:
Space:

Are all roof drains off the back of the building?



Subject: Callout
Page Label: 12
Author: Dsmith
Date: 5/22/2023 5:40:59 PM
Status:
Color: ■
Layer:
Space:

Are catch basins A1 thru A3 sufficient to drain entire parking lot? Each appears to be accepting runoff from >1.1 acres of impervious surface.



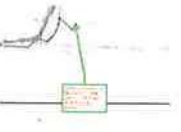
Subject: Callout
Page Label: 12
Author: Dsmith
Date: 5/22/2023 5:42:38 PM
Status:
Color: ■
Layer:
Space:

Most of these pipes should be Class III concrete. Consider: If complete failure of a particular pipe would cause runoff to cross property lines or ROW lines, the pipe should be concrete.



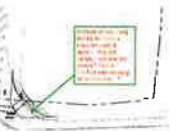
Subject: Callout
Page Label: 12
Author: Dsmith
Date: 5/22/2023 5:47:09 PM
Status:
Color: ■
Layer:
Space:

Is this pipe not 36" RCP?



Subject: Callout
Page Label: 12
Author: Dsmith
Date: 5/22/2023 5:53:40 PM
Status:
Color: ■
Layer:
Space:

Is this catch basin to be capped? How much runoff enters Watt Road as bypass?



Subject: Callout
Page Label: 17
Author: Dsmith
Date: 5/22/2023 6:00:36 PM
Status:
Color: ■
Layer:
Space:

Instead of requiring trucks to cross a lowered curb & gutter, why not simply increase the radius? Is it a conflict with existing detention basin?



Subject: Callout
Page Label: 5
Author: Lori Saal
Date: 5/23/2023 12:11:12 PM
Status:
Color: ■
Layer:
Space:

Sediment basin must not be converted to permanent detention until all soil disturbing has finished, including any soil disturbance associated with construction of buildings on site.



Subject: Callout
Page Label: 5
Author: Lori Saal
Date: 5/23/2023 12:14:07 PM
Status:
Color: ■
Layer:
Space:

Acres to be disturbed is greater than that of project site?



Subject: Callout
Page Label: 6
Author: Lori Saal
Date: 5/23/2023 4:59:39 PM
Status:
Color: ■
Layer:
Space:

Sediment basin should have 3' minimum depth for wet storage



Subject: Callout
Page Label: 13
Author: Charles Wilson
Date: 5/24/2023 8:38:20 AM
Status:
Color: ■
Layer:
Space:

Do Not Block Fire Apparatus Access



Subject: Callout
Page Label: 14
Author: Charles Wilson
Date: 5/24/2023 8:39:11 AM
Status:
Color: ■
Layer:
Space:

Do Not Block Fire Apparatus Access

Cloud+ (15)



Subject: Cloud+
Page Label: 6
Author: mshipley
Date: 5/19/2023 3:30:37 PM
Status:
Color: ■
Layer:
Space:

The tree covered areas along the property line and drainageway are not be to disturbed. These are primarily the largest trees on the site and provide substantial stormwater benefits.



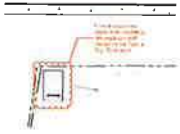
Subject: Cloud+
Page Label: 13
Author: mshipley
Date: 5/19/2023 3:41:46 PM
Status:
Color: ■
Layer:
Space:

Please reduce radius or provide a mountable turn option.



Subject: Cloud+
Page Label: 14
Author: bhose
Date: 5/22/2023 8:41:21 AM
Status:
Color: ■
Layer:
Space:

Ground sign's require a separate permit application and review by the Visual Resources Review Board.



Subject: Cloud+
Page Label: 14
Author: bhose
Date: 5/22/2023 8:46:59 AM
Status:
Color: ■
Layer:
Space:

Interior accessory signs (non-regulatory) are regulated and limited by the Town's Sign Ordinance.



Subject: Cloud+
Page Label: 2
Author: mshipley
Date: 5/22/2023 3:48:49 PM
Status:
Color: ■
Layer:
Space:

the property is zoned C-1



Subject: Cloud+
Page Label: 2
Author: mshipley
Date: 5/22/2023 3:49:57 PM
Status:
Color: ■
Layer:
Space:

Please sign and seal survey



Subject: Cloud+
Page Label: 3
Author: mshipley
Date: 5/22/2023 3:51:04 PM
Status:
Color: ■
Layer:
Space:

Please verify depressions.



Subject: Cloud+
Page Label: 3
Author: mshipley
Date: 5/22/2023 3:53:48 PM
Status:
Color: ■
Layer:
Space:

Trees along property lines should be undisturbed to their drip lines.



Subject: Cloud+
Page Label: 3
Author: mshipley
Date: 5/22/2023 3:57:59 PM
Status:
Color: ■
Layer:
Space:

This is a required buffer strip and existing trees here cannot be disturbed.



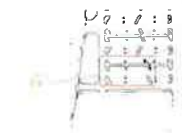
Subject: Cloud+
Page Label: 13
Author: mshipley
Date: 5/22/2023 4:03:02 PM
Status:
Color: ■
Layer:
Space:

15 spaces are shown not 11



Subject: Cloud+
Page Label: 13
Author: mshipley
Date: 5/22/2023 4:06:19 PM
Status:
Color: ■
Layer:
Space:

Separate review and approval but helpful to know for proper coordination and landscaping.



Subject: Cloud+
Page Label: 16
Author: mshipley
Date: 5/22/2023 4:28:14 PM
Status:
Color: ■
Layer:
Space:

Consistent with the Architectural Design requirements additional interior parking lot islands are needed where 15 spaces are currently shown.



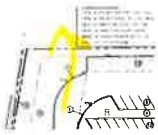
Subject: Cloud+
Page Label: 92
Author: mshipley
Date: 5/23/2023 8:44:10 AM
Status:
Color: ■
Layer:
Space:

4000 k is max permitted

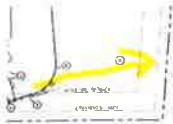


Subject: Cloud+
Page Label: 35
Author: mshipley
Date: 5/24/2023 9:18:48 AM
Status:
Color: ■
Layer:
Space:

Please include how many of each are proposed and include all exterior light fixtures in one table with mounting height and Kelvin temperature listed



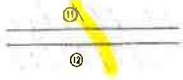
Subject: Highlight
Page Label: 13
Author: mshipley
Date: 5/19/2023 3:38:38 PM
Status:
Color: ■
Layer:
Space:



Subject: Highlight
Page Label: 13
Author: mshipley
Date: 5/19/2023 3:45:39 PM
Status:
Color: ■
Layer:
Space:

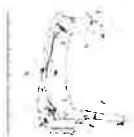


Subject: Highlight
Page Label: 16
Author: mshipley
Date: 5/22/2023 4:28:18 PM
Status:
Color: ■
Layer:
Space:



Subject: Highlight
Page Label: 16
Author: mshipley
Date: 5/22/2023 4:28:25 PM
Status:
Color: ■
Layer:
Space:

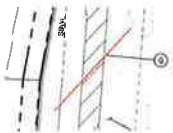
Length Measurement (1)



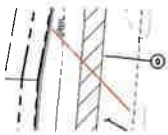
Subject: Length Measurement
Page Label: 8
Author: Dsmith
Date: 5/22/2023 3:28:36 PM
Status:
Color: ■
Layer:
Space:

278.46 ft

Line (4)



Subject: Line
Page Label: 13
Author: Charles Wilson
Date: 5/24/2023 8:34:33 AM
Status:
Color: ■
Layer:
Space:



Subject: Line
Page Label: 13
Author: Charles Wilson
Date: 5/24/2023 8:34:42 AM
Status:
Color: ■
Layer:
Space:

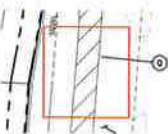


Subject: Line
Page Label: 14
Author: Charles Wilson
Date: 5/24/2023 8:38:48 AM
Status:
Color: ■
Layer:
Space:

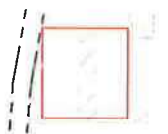


Subject: Line
Page Label: 14
Author: Charles Wilson
Date: 5/24/2023 8:38:48 AM
Status:
Color: ■
Layer:
Space:

Rectangle (2)



Subject: Rectangle
Page Label: 13
Author: Charles Wilson
Date: 5/24/2023 8:34:18 AM
Status:
Color: ■
Layer:
Space:



Subject: Rectangle
Page Label: 14
Author: Charles Wilson
Date: 5/24/2023 8:38:48 AM
Status:
Color: ■
Layer:
Space:

Text Box (27)

Subject: Text Box
Page Label: 36
Author: Grant
Date: 5/15/2023 6:58:50 PM
Status:
Color: ■
Layer:
Space:

This survey and topographic information needs to be stamped/sealed and signed by the surveyor doing the work.

Subject: Text Box
Page Label: 2
Author: bhose
Date: 5/17/2023 8:51:49 AM
Status:
Color: ■
Layer:
Space:

This survey and topographic information needs to be stamped/sealed and signed by the surveyor doing the work.

Please provide a trail connection to the park.

Subject: Text Box
Page Label: 13
Author: mshipley
Date: 5/19/2023 3:38:22 PM
Status:
Color: ■
Layer:
Space:

Please provide a trail connection to the park.

Please provide cross vehicle access to the property to the west.

Subject: Text Box
Page Label: 13
Author: mshipley
Date: 5/19/2023 3:39:45 PM
Status:
Color: ■
Layer:
Space:

Please provide cross vehicle access to the property to the west.

There are some very small depressions showing on the current KGIS topographic coverage. There are also depressions showing on the KGIS historic topographic coverage. Please check and evaluate these areas.

Subject: Text Box
Page Label: 2
Author: bhose
Date: 5/19/2023 3:51:55 PM
Status:
Color: ■
Layer:
Space:

There are some very small depressions showing on the current KGIS topographic coverage. There are also depressions showing on the KGIS historic topographic coverage. Please check and evaluate these areas.

All vegetation on the property, except for the landscape plan, will be removed and replaced with native vegetation.

Subject: Text Box
Page Label: 16
Author: bhose
Date: 5/22/2023 8:57:31 AM
Status:
Color: ■
Layer:
Space:

While a full landscape plan is not required for the site plan, a separate landscape plan and application will be required. Please consider all landscape standards and their impact on the site.

Subject: Text Box
Page Label: 31
Author: bhose
Date: 5/22/2023 9:02:48 AM
Status:
Color: 
Layer:
Space:

All wall signs will require separate permit applications and will need to comply with Town standards. Please review the Town's Sign Ordinance.

Subject: Text Box
Page Label: 1
Author: mshipley
Date: 5/22/2023 3:47:19 PM
Status:
Color: 
Layer:
Space:

For reference purposes please number the sheets in this set 1 of..., 2 of ...

Subject: Text Box
Page Label: 16
Author: Dsmith
Date: 5/22/2023 4:00:49 PM
Status:
Color: 
Layer:
Space:

Please provide Drainage Fee of \$8,000.

Subject: Text Box
Page Label: 12
Author: mshipley
Date: 5/22/2023 4:01:30 PM
Status:
Color: 
Layer:
Space:

Please see previous sheets regarding the protection of tree cover near property lines and within buffers and revise grading accordingly.

Subject: Text Box
Page Label: 13
Author: mshipley
Date: 5/22/2023 4:07:47 PM
Status:
Color: 
Layer:
Space:

Please provide for pedestrian connections from the grocery parking lot to each outparcel.

Subject: Text Box
Page Label: 5
Author: Dsmith
Date: 5/22/2023 4:10:36 PM
Status:
Color: 
Layer:
Space:

Please submit Erosion Control Letter of Credit for \$105,000

Please address how you are providing for the low impact development requirement and the requirement for outdoor open spaces (patios, outdoor seating, plazas, etc)

Subject: Text Box
Page Label: 13
Author: mshipley
Date: 5/22/2023 4:14:50 PM
Status:
Color: ■
Layer:
Space:

Please address how you are providing for the low impact development requirement and the requirement for outdoor open spaces (patios, outdoor seating, plazas, etc)

Please submit Traffic Impact Study, and include consideration of future build-out of out-parcels. Please contact Town Engineer for TIS for Kingston Pike Villages on south side of Kingston Pike.

Subject: Text Box
Page Label: 1
Author: Dsmith
Date: 5/22/2023 4:31:23 PM
Status:
Color: ■
Layer:
Space:

Please submit Traffic Impact Study, and include consideration of future build-out of out-parcels. Please contact Town Engineer for TIS for Kingston Pike Villages on south side of Kingston Pike.

Please submit Drainage Calculations.

Subject: Text Box
Page Label: 1
Author: Dsmith
Date: 5/22/2023 4:31:45 PM
Status:
Color: ■
Layer:
Space:

Please submit Drainage Calculations.

Please provide NOC.

Subject: Text Box
Page Label: 1
Author: Dsmith
Date: 5/22/2023 6:04:47 PM
Status:
Color: ■
Layer:
Space:

Please provide NOC.

Please provide copy of TDOT permit for working on ROW and entrances onto state route.

Subject: Text Box
Page Label: 1
Author: Dsmith
Date: 5/22/2023 6:05:37 PM
Status:
Color: ■
Layer:
Space:

Please provide copy of TDOT permit for working on ROW and entrances onto state route.

Please sign and seal plans.

Subject: Text Box
Page Label: 35
Author: mshipley
Date: 5/23/2023 8:30:16 AM
Status:
Color: ■
Layer:
Space:

Please sign and seal plans.

Maximum footcandles at commercial property lines is 3.0. Please revise accordingly.

Subject: Text Box
Page Label: 35
Author: mshipley
Date: 5/23/2023 8:31:26 AM
Status:
Color: 
Layer:
Space:

Maximum footcandles at commercial property lines is 3.0. Please revise accordingly.

Maximum footcandles abutting residential property is .5. Please adjust accordingly.

Subject: Text Box
Page Label: 35
Author: mshipley
Date: 5/23/2023 8:32:43 AM
Status:
Color: 
Layer:
Space:

Maximum footcandles abutting residential property is .5. Please adjust accordingly.

Please address all lighting related requirements in the Outdoor Site Lighting section of the Zoning Ordinance. For example, wall light mounting height, kelvin temperature, fixture orientation, etc.

Subject: Text Box
Page Label: 35
Author: mshipley
Date: 5/23/2023 8:35:46 AM
Status:
Color: 
Layer:
Space:

Please address all lighting related requirements in the Outdoor Site Lighting section of the Zoning Ordinance. For example, wall light mounting height, kelvin temperature, fixture orientation, etc.

An operations and maintenance plan and a long-term stormwater maintenance agreement will be required for all permanent stormwater control measures. Staff will provide a template.

Subject: Text Box
Page Label: 12
Author: Lori Saal
Date: 5/23/2023 5:01:04 PM
Status:
Color: 
Layer:
Space:

An operations and maintenance plan and a long-term stormwater maintenance agreement will be required for all permanent stormwater control measures. Staff will provide a template.

Please only include the lighting information specific to the lights proposed for this project. A summary table with all required information is needed. Please remove excess lighting sheets from plan set.

Subject: Text Box
Page Label: 35
Author: mshipley
Date: 5/24/2023 9:16:18 AM
Status:
Color: 
Layer:
Space:

Please only include the lighting information specific to the lights proposed for this project. A summary table with all required information is needed. Please remove excess lighting sheets from plan set.

CAIA.DG
Please tie proposed fixture detail to table and label.

Subject: Text Box
Page Label: 37
Author: mshipley
Date: 5/24/2023 9:20:08 AM
Status:
Color: 
Layer:
Space:

Please tie proposed fixture detail to table and label.

Site Development Plans for Proposed Grocery and Shops

Schaad Companies, LLC
Rodney Phillips
5820 Walden Drive
Knoxville, Tennessee 37919
(865) 637-2674

Kingston Pike @ North Watt Road

Farragut, Tennessee 37920

SHEET INDEX			
#	Sheet Title	Date	Revision #
CD.0	Cover Sheet	05/15/2021	
SE.0	Survey	02/02/2021	
TP1.0	Trees Preservation and Protection Plan	06/05/2021	
C2.0	Site Description Plan	06/15/2021	
C2.1	Storm Water Pollution Prevention Plan - Notes	05/15/2021	
C2.2	Storm Water Pollution Prevention Plan - Stage I	05/15/2021	
C2.3	Storm Water Pollution Prevention Plan - Stage II	05/15/2021	
C2.4	Storm Water Pollution Prevention Plan - Stage III	05/15/2021	
C2.5	Storm Water Pollution Prevention Plan - Details	05/15/2021	
C2.6	Storm Water Pollution Prevention Plan - Details	05/15/2021	
C2.7	Site Staging Area - Gravel	05/15/2021	
C3.0	Site Grading Plan	06/05/2021	
C4.0	Site Layout Plan	06/05/2021	
C4.1	Site Shown Plan	06/15/2021	
C4.2	Site Access/Driveway Plan	05/15/2021	
C4.3	Site Area Plan	06/05/2021	
C4.4	Truck Access and Routing Plan	05/15/2021	
C5.0	Site Utility Plan	05/15/2021	
C5.1	Summary Sheet Profiles	05/15/2021	
C6.0	Site Details	05/15/2021	
C6.1	Site Details	05/15/2021	
C6.2	Site Details	05/15/2021	
C6.3	Site Details	05/15/2021	
C6.4	Site Details	05/15/2021	
C6.5	Site Details	05/15/2021	
C6.6	Site Details	05/15/2021	
C9.0	Site Work Specifications	05/15/2021	
C9.1	Site Work Specifications	05/15/2021	
C9.2	Site Work Specifications	05/15/2021	
C9.3	Site Work Specifications	05/15/2021	
E1.0	Site Lighting Photometric Plan	04/04/2021	
E1.1	Facade Lighting Photometric Plan	04/04/2021	

CONTACTS

TDOT	CITY	WATER & SEWER	ELECTRIC	GAS	TELEPHONE
TDOT REGION 1 TRAFFIC OFFICE TRANSP. MGMT. CENTER, 2ND FLOOR 7208 REGION LANE KNOXVILLE, TENNESSEE 37914 (865) 554-2456	DARRYL SMITH TOWN OF FARRAGUT 11408 MUNICIPAL CENTER DRIVE FARRAGUT, TENNESSEE 37934 (865) 986-7037	FIRST UTILITY DISTRICT 122 DUNWOOD ROAD KNOXVILLE, TENNESSEE 37922 (865) 966-0141	NEW SERVICE DEPARTMENT LENOIR CITY UTILITIES BOARD 7880 CREEKWOOD PARK BOULEVARD LENOIR CITY, TENNESSEE 37771 (865) 986-0591	NEW SERVICE DEPARTMENT KNOXVILLE UTILITIES BOARD 4505 MIDDLEBROOK PIKE KNOXVILLE, TENNESSEE 37919 (865) 558-2555	TOM NITZ TDS TELECOM 701 CONCORD ROAD KNOXVILLE, TN 37933 (865) 671-4546



10215 Technology Drive, Suite 304
Knoxville, TN 37931
(865) 777-4160
www.site-incorporated.com



Cover Sheet
Proposed Grocery & Shops
Watt Road at Kingston Pike
Farragut, Tennessee 37920
Schaad Companies, LLC

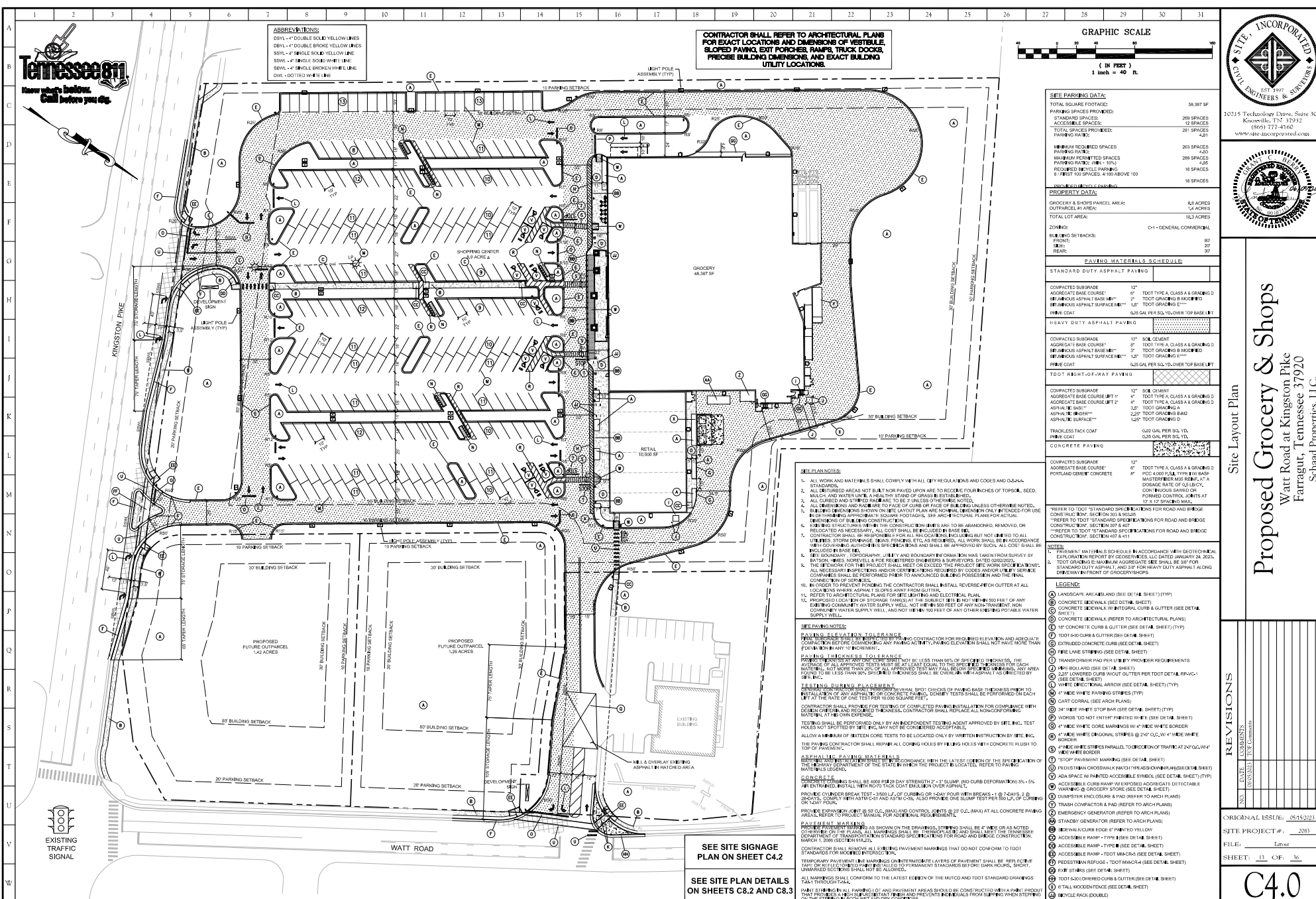
REVISIONS

NO.	DATE	COMMENTS
1	05/15/2021	FOR COMMENTS

ORIGINAL ISSUE: 05/15/2021
SITE PROJECT #: 2081
FILE: Cover
SHEET: 1 OF 36

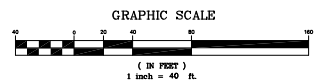
C0.0

6 & 7	25027-EX
	SHEET 2 OF 36 SHEET(S)



ABBREVIATIONS:
DSYL - 4" DOUBLE SOLID YELLOW LINES
DSYL - 4" DOUBLE BROKE YELLOW LINES
SSYL - 4" SINGLE SOLID YELLOW LINE
SSYL - 4" SINGLE BROKE YELLOW LINE
BSWL - 4" SINGLE SOLID WHITE LINE
BSWL - 4" SINGLE BROKE WHITE LINE
DWL - DOTTED WHITE LINE

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.



SET PAVING DATA:

TOTAL SQUARE FOOTAGE:	58,387 SF
PARKING SPACES PROVIDED:	263 SPACES
STANDARD SPACES:	12 SPACES
ACCESSIBLE SPACES:	251 SPACES
TOTAL SPACES PROVIDED:	263 SPACES
PARKING RATIO:	4.21

MINIMUM REQUIRED SPACES:

MINIMUM REQUIRED SPACES:	263 SPACES
PARKING RATIO:	4.20
MINIMUM REQUIRED SPACES:	259 SPACES
PARKING RATIO: (MIN + 10%)	4.25
PROPOSED MINIMUM REQUIRED SPACES:	15 SPACES
8' FIRST 100 SPACES, 4'100 ABOVE 100	15 SPACES

PROPERTY DATA:

GROCERY & SHOPS PARCEL AREA:	6.5 ACRES
OUTPARCEL #1 AREA:	14.4 ACRES
TOTAL LOT AREA:	10.9 ACRES
ZONING:	C-1 - GENERAL COMMERCIAL
BUILDING SETBACKS:	
FRONT:	80'
REAR:	20'
SIDE:	20'

PAVING MATERIALS SCHEDULE

STANDARD DUTY ASPHALT PAVING	
COMPACTED SUBGRADE	12"
AGGREGATE BASE COURSE	6"
FINISHED ASPHALT SURFACE	2"
PRIME COAT	0.25 GAL PER SQ. YD. OVER TOP BASE LIFT
HEAVY DUTY ASPHALT PAVING	
COMPACTED SUBGRADE	12"
AGGREGATE BASE COURSE	6"
FINISHED ASPHALT SURFACE	2"
PRIME COAT	0.25 GAL PER SQ. YD. OVER TOP BASE LIFT
TO DOT - 18'0" OF 2-WAY PAVING	
COMPACTED SUBGRADE	12"
AGGREGATE BASE COURSE	6"
FINISHED ASPHALT SURFACE	2"
PRIME COAT	0.25 GAL PER SQ. YD. OVER TOP BASE LIFT
CONCRETE PAVING	
COMPACTED SUBGRADE	12"
AGGREGATE BASE COURSE	6"
PORTLAND CEMENT CONCRETE	8"

- SEE PLAN NOTES:**
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY REGULATIONS AND CODES AND LOCAL STANDARDS.
 2. ALL DISTURBED AREAS NOT BUILT OR PAVED UPON ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
 3. ALL CURBED AND STRIPPED PAVEMENTS TO BE 7" UNLESS OTHERWISE NOTED.
 4. BUILDING DIMENSIONS SHOWN ON SITE LAYOUT PLAN ARE NOMINAL DIMENSIONS INTENDED FOR USE BY THE CONTRACTOR. APPROXIMATE SQUARE FOOTAGES, SIF AND STRUCTURAL PLANS FOR FACTOR.
 5. DIMENSIONS OF STRUCTURES WITHIN THE CONSTRUCTION AREA TO BE ABANDONED, REMOVED OR RELOCATED SHALL BE SHOWN ON THE CONSTRUCTION AREA TO BE ABANDONED, REMOVED OR RELOCATED.
 6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATIONS INCLUDING BUT NOT LIMITED TO ALL PERMITS, STORM DRAINAGE, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITY'S SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BIDDING.
 7. SITE BOUNDARY, TOPOGRAPHY, UTILITIES AND BOUNDARY INFORMATION WAS TAKEN FROM SURVEY BY TERRY L. HARRIS, INC. A PROFESSIONAL SURVEYOR, DATED 02/03/2023.
 8. THE INFORMATION FOR THIS PROJECT SHALL MEET OR EXCEED THE PROJECT SITE WORK SPECIFICATIONS. THE NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR LOCAL SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANY CONSTRUCTION AND THE FINAL CONNECTION OF SERVICES.
 9. IN ORDER TO PREVENT FLOODING THE CONTRACTOR SHALL INSTALL REVERSE 4" OR 6" GUTTER AT ALL LOCATIONS WHERE ASPHALT SLOPES AWAY FROM GUTTERS.
 10. REFER TO ARCHITECTURAL PLANS FOR LIGHTING AND ELECTRICAL PLANS.
 11. PROPOSED LOCUS OF STORMWATER PAVEMENT SHALL BE SET BACK 100 FEET OF ANY EXISTING COMMUNITY WATER SUPPLY WELL, NOT WITHIN 100 FEET OF ANY NON-TOWNSHIP NON-COMMUNITY WATER SUPPLY WELL, AND NOT WITHIN 100 FEET OF ANY OTHER EXISTING POTABLE WATER SUPPLY WELL.

- SEE PLAN NOTES:**
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY REGULATIONS AND CODES AND LOCAL STANDARDS.
 2. ALL DISTURBED AREAS NOT BUILT OR PAVED UPON ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
 3. ALL CURBED AND STRIPPED PAVEMENTS TO BE 7" UNLESS OTHERWISE NOTED.
 4. BUILDING DIMENSIONS SHOWN ON SITE LAYOUT PLAN ARE NOMINAL DIMENSIONS INTENDED FOR USE BY THE CONTRACTOR. APPROXIMATE SQUARE FOOTAGES, SIF AND STRUCTURAL PLANS FOR FACTOR.
 5. DIMENSIONS OF STRUCTURES WITHIN THE CONSTRUCTION AREA TO BE ABANDONED, REMOVED OR RELOCATED SHALL BE SHOWN ON THE CONSTRUCTION AREA TO BE ABANDONED, REMOVED OR RELOCATED.
 6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATIONS INCLUDING BUT NOT LIMITED TO ALL PERMITS, STORM DRAINAGE, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITY'S SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BIDDING.
 7. SITE BOUNDARY, TOPOGRAPHY, UTILITIES AND BOUNDARY INFORMATION WAS TAKEN FROM SURVEY BY TERRY L. HARRIS, INC. A PROFESSIONAL SURVEYOR, DATED 02/03/2023.
 8. THE INFORMATION FOR THIS PROJECT SHALL MEET OR EXCEED THE PROJECT SITE WORK SPECIFICATIONS. THE NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR LOCAL SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANY CONSTRUCTION AND THE FINAL CONNECTION OF SERVICES.
 9. IN ORDER TO PREVENT FLOODING THE CONTRACTOR SHALL INSTALL REVERSE 4" OR 6" GUTTER AT ALL LOCATIONS WHERE ASPHALT SLOPES AWAY FROM GUTTERS.
 10. REFER TO ARCHITECTURAL PLANS FOR LIGHTING AND ELECTRICAL PLANS.
 11. PROPOSED LOCUS OF STORMWATER PAVEMENT SHALL BE SET BACK 100 FEET OF ANY EXISTING COMMUNITY WATER SUPPLY WELL, NOT WITHIN 100 FEET OF ANY NON-TOWNSHIP NON-COMMUNITY WATER SUPPLY WELL, AND NOT WITHIN 100 FEET OF ANY OTHER EXISTING POTABLE WATER SUPPLY WELL.

- SEE PLAN NOTES:**
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY REGULATIONS AND CODES AND LOCAL STANDARDS.
 2. ALL DISTURBED AREAS NOT BUILT OR PAVED UPON ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
 3. ALL CURBED AND STRIPPED PAVEMENTS TO BE 7" UNLESS OTHERWISE NOTED.
 4. BUILDING DIMENSIONS SHOWN ON SITE LAYOUT PLAN ARE NOMINAL DIMENSIONS INTENDED FOR USE BY THE CONTRACTOR. APPROXIMATE SQUARE FOOTAGES, SIF AND STRUCTURAL PLANS FOR FACTOR.
 5. DIMENSIONS OF STRUCTURES WITHIN THE CONSTRUCTION AREA TO BE ABANDONED, REMOVED OR RELOCATED SHALL BE SHOWN ON THE CONSTRUCTION AREA TO BE ABANDONED, REMOVED OR RELOCATED.
 6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATIONS INCLUDING BUT NOT LIMITED TO ALL PERMITS, STORM DRAINAGE, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITY'S SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BIDDING.
 7. SITE BOUNDARY, TOPOGRAPHY, UTILITIES AND BOUNDARY INFORMATION WAS TAKEN FROM SURVEY BY TERRY L. HARRIS, INC. A PROFESSIONAL SURVEYOR, DATED 02/03/2023.
 8. THE INFORMATION FOR THIS PROJECT SHALL MEET OR EXCEED THE PROJECT SITE WORK SPECIFICATIONS. THE NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR LOCAL SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANY CONSTRUCTION AND THE FINAL CONNECTION OF SERVICES.
 9. IN ORDER TO PREVENT FLOODING THE CONTRACTOR SHALL INSTALL REVERSE 4" OR 6" GUTTER AT ALL LOCATIONS WHERE ASPHALT SLOPES AWAY FROM GUTTERS.
 10. REFER TO ARCHITECTURAL PLANS FOR LIGHTING AND ELECTRICAL PLANS.
 11. PROPOSED LOCUS OF STORMWATER PAVEMENT SHALL BE SET BACK 100 FEET OF ANY EXISTING COMMUNITY WATER SUPPLY WELL, NOT WITHIN 100 FEET OF ANY NON-TOWNSHIP NON-COMMUNITY WATER SUPPLY WELL, AND NOT WITHIN 100 FEET OF ANY OTHER EXISTING POTABLE WATER SUPPLY WELL.



30215 Technology Drive, Suite 304
Knoxville, TN 37932
(615) 777-4160
www.site-incorporated.com



Proposed Grocery & Shops
Watt Road at Kingston Pike
Farragut, Tennessee 37920
Schaad Properties, LLC.

Site Layout Plan

REVISIONS

NO.	DATE	COMMENTS
1	05/15/2023	TYPE COMMENTS

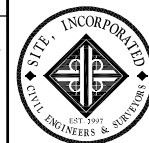
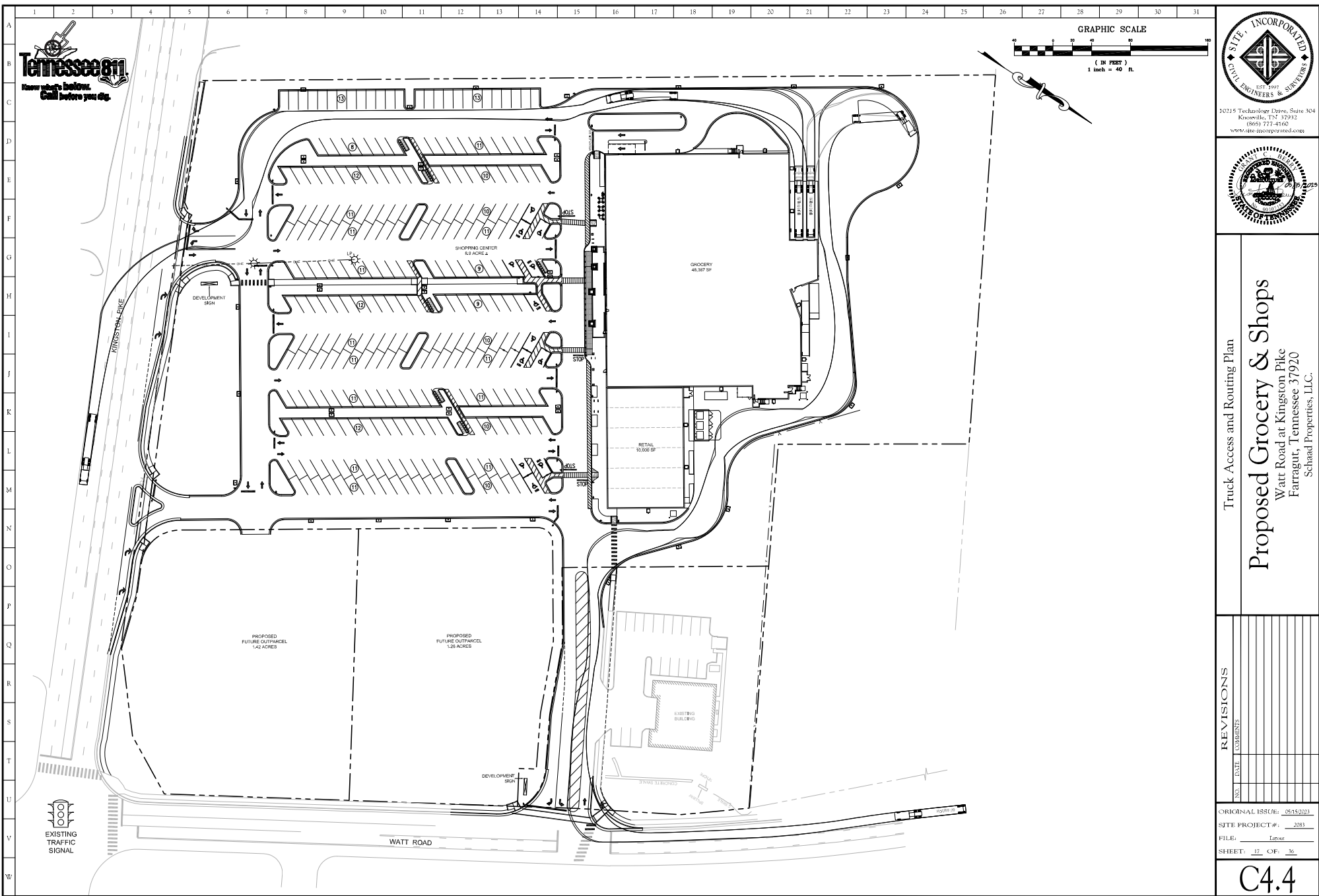
ORIGINAL ISSUE: 05/15/2023

SITE PROJECT #: 2083

FILE: *Final*

SHEET: 11 OF 36

C4.0



Truck Access and Routing Plan

Proposed Grocery & Shops
Watt Road at Kingston Pike
Farragut, Tennessee 37920
Schaad Properties, LLC.

[illegible]

ORIGINAL ISSUE: 05/15/2023
 SJTE PROJECT #: 2083
 FILE: Layout
 SHEET: 17 OF: 36

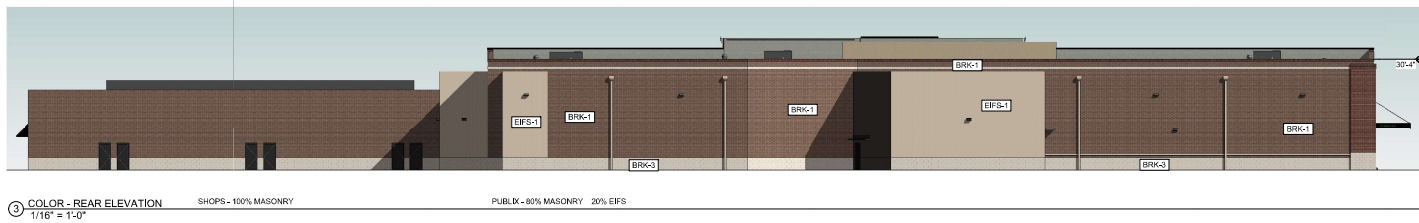
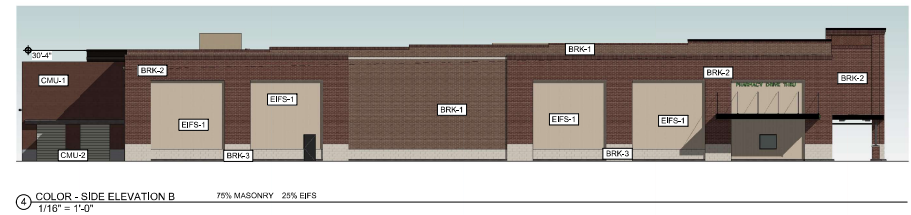
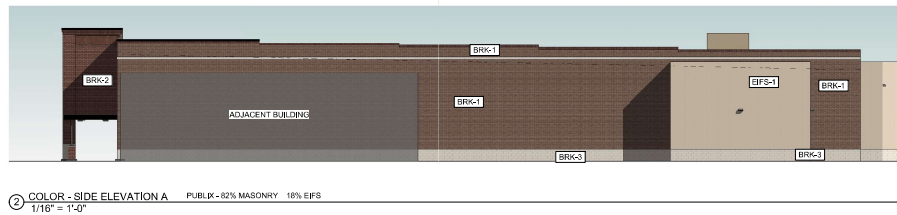
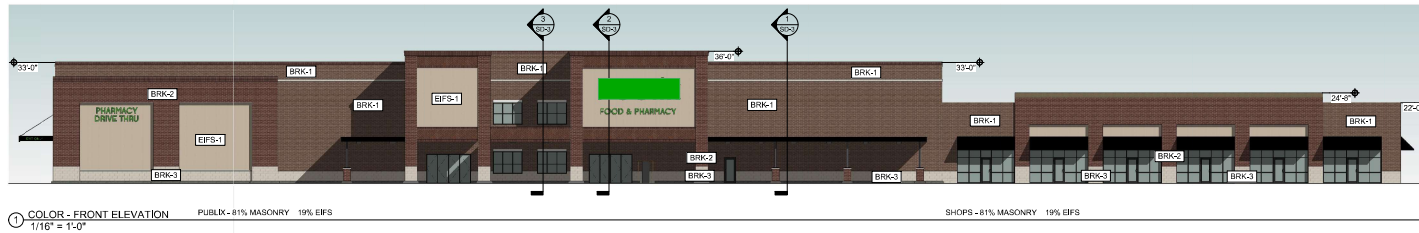
C4.4



MJM ARCHITECTS 2948 Sidco Dr Nashville, TN 37204
Phone: 615-244-8170 www.mjmarsh.com

FARRAGUT, TN - GROCER
2023.04.10





EXTERIOR FINISH SCHEDULE				
MARK	MATERIAL	MFG	COLOR	COMMENTS
AWR-1	PREFINISHED METAL CANOPY	AWNEX	MATTE BLACK	COLORADO CANOPY NO TIE BACKS
AWR-2	CANVAS AWNING	TBD	BLACK	
BRK-1	BRICK VENEER			
BRK-2	BRICK VENEER	PALMETTO BRICK	DARK RED	RUNNING BOND
BRK-3	BRICK VENEER	APRES-CRAFT	LIMESTONE	GEORGIA RENAISSANCE - 12x24
BRK-4	BRICK VENEER	PALMETTO BRICK	LIGHT ROSE	HERRING BONE
CMU-1	CMU	VARIES	PAINTED TO MATCH BRK-1	@ LOADING DOCK ONLY
CMU-2	CMU	VARIES	PAINTED TO MATCH BRK-3	@ LOADING DOCK ONLY
CS-1	CAST STONE	TBD	WHITE	
EIFS-1	DRAINABLE EIFS SYSTEM	DRYVIT OR EQUAL	MATCH DRYVIT - 113 - "AMARILLO WHITE"	TEXTURE: SANDPREEBLE FINE DPR



MJM ARCHITECTS 2948 Sidco Dr Nashville, TN 37204
Phone: 615-244-8170 www.mjmach.com

FARRAGUT, TN - GROCER
2023.04.10



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on adding the requirement for a concept plan in association with a rezoning to the S-1, Community Service Zoning District

INTRODUCTION AND BACKGROUND: This item is for discussion purposes only and involves whether a concept plan should be required in association with a rezoning request to the S-1, Community Service Zoning District.

DISCUSSION: The idea for a concept plan came about given that the S-1 Zoning District provides for a variety of institutional uses with a varying degree of scale and potential impact. The S-1 is also intended as a transitional district to lower density residential. Thus, by having a concept plan required before a property is rezoned, the community will understand how the affected area is to be developed. This would help add a layer of protection and predictability before a change is made that would provide for the uses permitted in the S-1 District.

Concept plans are currently required for rezoning requests to the Town Center District (TCD), Planned Commercial Development District (PCD), and most recently the Open Space Mixed Residential Overlay District (OSMR).