



FARRAGUT MUNICIPAL PLANNING COMMISSION

AGENDA

July 20, 2023

Farragut Town Hall - Board Room

7:00 p.m.

For questions, please e-mail Mark Shipley at mshipley@townoffarragut.org or Bart Hose at bhose@townoffarragut.org.

- 1. Election of Officers**
- 2. Approval of agenda**
- 3. Approval of minutes – June 15, 2023**
- 4. Discussion and public hearing on exterior renovations associated with the conversion of the Comfort Inn to a La Quinta Inn at 805 N. Campbell Station Road, Zoned C-2 (Oysk3 Architects, Applicant)**
- 5. Discussion and public hearing on the LCUB fiber grid modernization project to install fiber optic cable throughout the Town (FiberRise, Applicant)**
- 6. Discussion and public hearing on a 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)**
- 7. Discussion and public hearing on a final plat of Parcels 032, 033, 072, 073, 074, and 076, Tax Map 151, 13111 Kingston Pike, Zoned C-1, 12.78 Acres (BHNP, Applicant)**
- 8. Discussion and public hearing 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)**
- 9. Discussion on a request to amend the Farragut Zoning Map for Parcel 069, Tax Map 142, from R-1 and R-2 to R-3 and S-1, 41 Acres (Horne Properties, Inc., Applicant)**
- 10. Discussion and public hearing on adding the requirement for a concept plan in association with a rezoning to the S-1, Community Service Zoning District**

**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



11. Approval of utilities

12. Citizen forum

Public Comment Protocol

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

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

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

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



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

June 15, 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
Ron Pinchok
Hayley Sims, Youth Representative

MEMBERS ABSENT

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 9 and 10 being removed because the applicant has withdrawn their requests.

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

2. Approval of minutes – May 18, 2023

Staff recommended approval of the minutes as submitted.

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

3. Appointment of Youth Representative for the upcoming fiscal year

Staff thanked Hayley Sims for being the youth representative for the past fiscal year. Staff noted that Leo Davis is the nominee for youth representative for the upcoming fiscal year. Staff recommended approval.

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

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)

Staff reviewed this item. The remaining staff comments were the following:

1. On Sheet SD-32, the storm sewer's close proximity to buildings should require pipes JB-Z1 to CB-Z4 to be RCP, not HDPE.
2. On Sheet SD-32, CB-Z4 collects approximately 4.7 cfs. Can this be an "open throat" catch basin with beehive?
3. Please provide a detail for the fencing to be used above the soil nail wall.
4. Finalized comments from the Town's third-party structural engineer hired to review this have not been completed and any recommendations will need to be coordinated with the applicant and incorporated into the design.

Staff asked the commission about their thoughts on the height of the brick portion of the wall. Staff also mentioned that an inspection and maintenance plan needed to be developed and recorded to run with the land. This plan would require periodic inspections of the soil nail wall and façade for maintenance purposes. Staff also noted that a report has not yet been provided by the third-party structural engineer that the Town has asked to look at the drainage and façade design presented at this time. Staff noted that, unless the report identified serious concerns that necessitated a re-design, the staff could work with the applicant to incorporate recommended changes or address identified clarifications.

Planning commissioners were okay with the brick portion of the façade varying in height and with the staff working with the applicant regarding the third-party structural engineer's report. Some additional comments were made by different commissioners concerning drainage, and the need for wheel stop protection devices along the parking spaces that abut the façade that will be constructed to conceal the soil nail wall. A motion was made by Vice Mayor Povlin to approve the proposed façade design for the soil nail wall subject to the remaining staff comments and comment number four including the words "and approved by the Town staff" at the end of the sentence. Also, to be added to the minutes were the following:

5. *The applicant developing and then obtaining Town approval of a maintenance and inspection plan that would be recorded and run with the land regarding the soil nail wall and façade.*
6. *The applicant working with their engineering team to create a plan for ensuring the façade will be protected from being bumped into by vehicles parked in the parking spaces that abut the façade.*

The motion was seconded by Mayor Williams and was approved unanimously.

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)

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

1. A new Landscape Plan will be needed for this development. The previous plan was approved for the project when it was still Moses Watersports and a much smaller development (MGO project 2021-175-LA). Please submit a new plan under a new project for Tommy's. The application will need to be reviewed and approved by the Visual Resources Review Board.
2. Please provide a concept for potentially having a vehicular connection to the Tsao property.
3. Please include the updated external lighting sheets in the final site plan set.

A short discussion ensued. Commissioners did not see the benefit of providing a vehicular connection to the Tsao property and, as a result, a motion was made by Commissioner Myers to follow the staff's recommendation but removing comment number two. The motion was seconded by Vice Mayor Povlin and was approved unanimously.

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)

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

1. Where the limits of disturbance abut tree covered portions of the open space, please include tree protection fencing along with a detail for the fencing.
2. Please more clearly identify the proposed limits of disturbance.
3. Please provide a copy of the NOC.
4. Please provide drainage permit fee payment.
5. Please provide an erosion control letter of credit in an amount determined by the Town Engineer.
6. Please provide the required information for the grading permit and coordinate a pre-construction meeting with the Town's engineering department.

A short discussion ensued. Matt Hatfield spoke on behalf of the applicant. A motion was made by Vice Mayor Povlin to follow the staff's recommendation. The motion was seconded by Commissioner Russ and was approved unanimously.

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)

Staff reviewed this item and the applicant's proposed modifications. Staff noted that the proposed color change to the brick will need to be evaluated by the Planning Commission. Staff also recommended that the façade renovation provide for the ability for tenants to more easily and inexpensively meet the sign materials and lighting requirements specific to the MUTC area. The plan, as submitted, could force future tenants to purchase more expensive signs. Staff also indicated that additional detail is needed on the proposed LED light fixtures. This would include a cut sheet with Kelvin temperature and lumens noted.

Brad Burns spoke on behalf of the applicant and provided a color and materials board for commissioners to review. Commissioners were appreciative of the proposed upgrades and encouraged the applicant to look into ways to provide for a façade that could accommodate the type of signage that is required in the MUTC area. Mr. Burns indicated that he would get with some sign companies to determine how best to address this.

A motion was made by Vice Mayor Povlin to approve the modifications proposed by the applicant. The motion was seconded by Commissioner Russ and was approved unanimously.

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)

Staff reviewed this item and noted that action will be needed separately on the variance and the plat. Staff recommended approval of the variance from constructing a pedestrian facility at

this time across the Dixon Road frontages of Lots 1 and 2R given the length of the frontage and the minor nature of the subdivision being requested at this time. The recommendation was subject to the following condition:

1. A 20-foot-wide pedestrian facility easement being platted at this time along the Dixon Road frontage in the event that a pedestrian facility was constructed in the future along this section of Dixon Road.

A short discussion ensued. Kaity Patterson spoke on behalf of the applicant. Staff clarified the recommended easement for Ms. Patterson and a representative for the property owner. A motion was made by Commissioner Myers to follow the staff's recommendation. The motion was seconded by Mayor Williams and was approved unanimously.

Staff recommended approval of the plat subject to the following:

1. Including in a numbered note the action taken on the variance request.
2. Including the platted pedestrian facility easement.
3. Obtaining required signatures.

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.

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)

Withdrawn by the applicant.

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)

Withdrawn by the 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)

For discussion purposes only.

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

For discussion purposes only.

13. Approval of utilities

None.

14. Citizen forum

None.

The meeting was adjourned at 9:07 p.m.

Scott Russ, Secretary

MEETING DATE: July 20, 2023

AGENDA ITEM #1

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Election of Officers

With the retirement of Rita Holladay, a new Chairman will need to be elected along with a Vice Chairman and Secretary. Separate action will be needed on each officer position.

MEETING DATE: July 20, 2023

AGENDA ITEM #4

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on exterior renovations associated with the conversion of the Comfort Inn to a La Quinta Inn at 805 N. Campbell Station Road, Zoned C-2 (Oysk3 Architects, Applicant)

Staff included this on the regular agenda, but revisions needed for the site plan were not submitted. Consequently, this item will be requested for removal from the agenda.

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on the LCUB fiber grid modernization project to install fiber optic cable throughout the Town (FiberRise, Applicant)

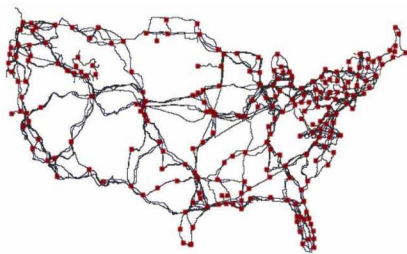
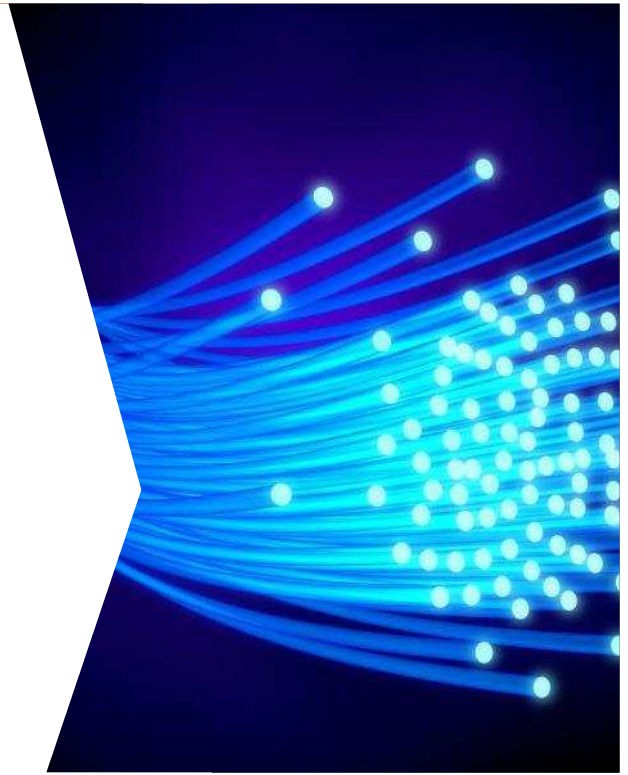
INTRODUCTION AND BACKGROUND: This agenda item involves approval of a plan for LCUB to install fiber optic cable throughout the Town. The fiber network will serve a number of purposes, including rapid identification and restoration of power outages, improved reliability and efficiency, reliable telecommunications to aid in economic development, real estate, education, and health care, and assistance with the implementation of demand response programs and next generation automated metering infrastructure.

Fiber will be installed on aerial distribution line systems and underground where aerial systems do not exist. LCUB will be extending the fiber outward from their substations in geographic areas called Design Areas (DA's). Underground installations will use directional boring and affected property owners will be notified prior to the work being conducted. The project is estimated to take about a year to complete.

RECOMMENDATION: The applicant will provide an overview of the project and its objectives, and what can be expected in terms of the permitting approach, appearance of utility related structures, and the timing on when the services resulting from the fiber installation may be available. Slides from the applicant's Power Point presentation are included in the packet. Staff is recommending approval of the LCUB fiber grid modernization project.



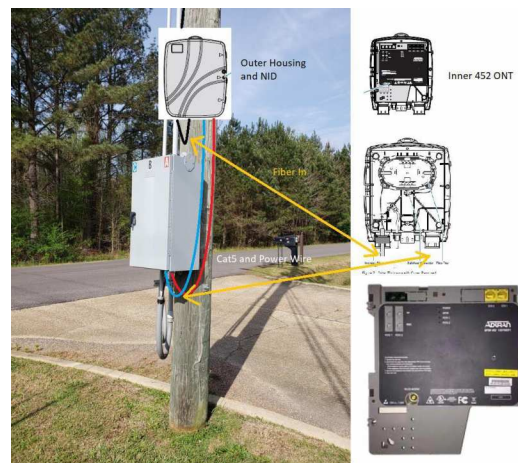
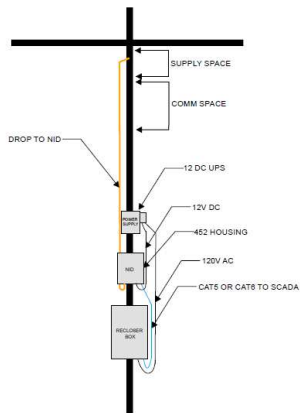
Broadband Project Overview



The Fiber Network

- A fiber network is like a highway system.
- The FTTH network will utilize the existing substation fiber ring. Crews will build additional backbone to expand the ring during the project.
- Construction crews will build out the other mainline fiber and distribution fiber to reach every end point.

83.6% of the Fiber Network used for the Electric purposes.
16.4% of the Fiber Network used for the Broadband purposes



The future of LCUB's electric grid depends upon fiber



Expand Fault Location Isolation and Restoration (FLISR) program to 250 devices



Connect all LCUB infrastructure



Improve the reliability LCUB's SCADA network



Improve communications for Distributed Energy Resources (DER)



Operate a more efficient electric system, saving energy and money

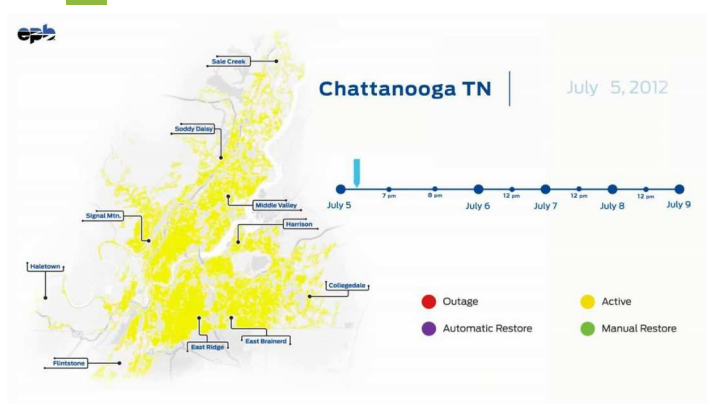


Position LCUB to implement Demand Response (DR) programs



Provide options for next generation Automated Metering Infrastructure (AMI).

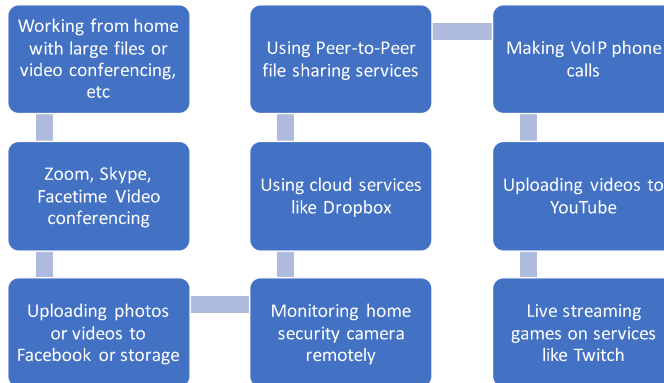
IMPROVED GRID RELIABILITY AT EPB CHATTANOOGA



- Reduced Storm Outage Minutes 70%
- Saved EPB \$5M in switch costs/Truck rolls/Hours
- DOE study estimated the community avoided \$19M in losses
- 1100 Switches/Interruption devices deployed



Symmetric Service



Gig, Gigabits per Second



Data type	Download Time
10 Songs	0.3 seconds
20 Photos	0.5 seconds
10 TV Episodes	30 seconds
2-hr HD movie	56 seconds

Economic
Development

*1.1%
increase in GDP*

Real Estate

*3.1%
increase
in home values*

Education

*Flexible
Learning
Environment*

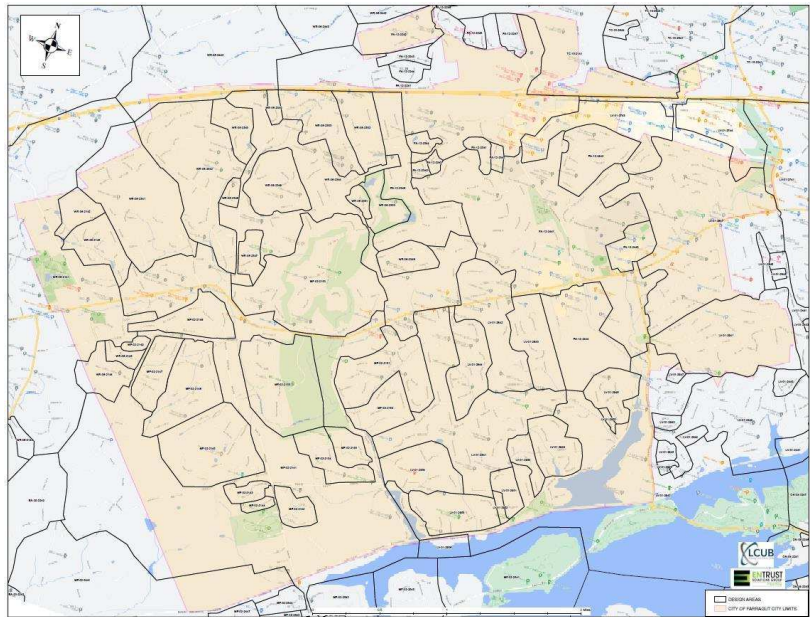
Rural Healthcare

Telemedicine

Permitting breakdown for LCUB project

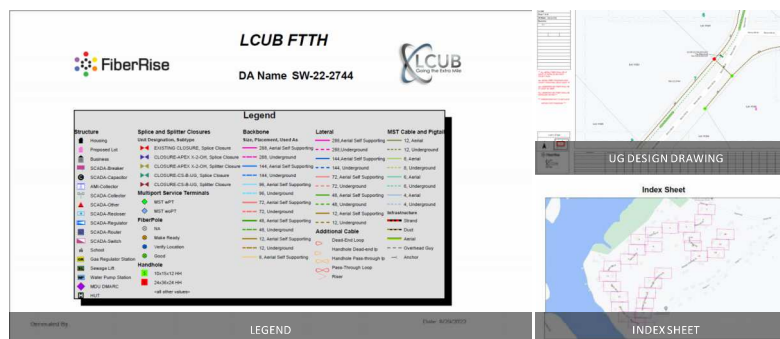
- All fiber inside City of Farragut R/W will be permitted (Aerial and Underground)
 - DA's (Design Areas) that consist of both Aerial and Underground construction will be permitted separately
 - In DA's that have both aerial and underground design we will break those up into two permits.
 - Approx 65 Permits will have to be done for this project inside Farragut City Limits
 - Each permit will be by DA as the construction crews build/invoice by DA.
 - All aerial design will be designed on existing LCUB infrastructure
 - All underground design will be designed following existing LCUB underground power as much as possible
 - All crossings under roadways shall be at 90-degree angles
 - Construction timeline estimated Fall 2024-Fall 2025
 - Estimated Service Readiness is approximately 4 months after construction has been completed

Permitting breakdown for lcub project



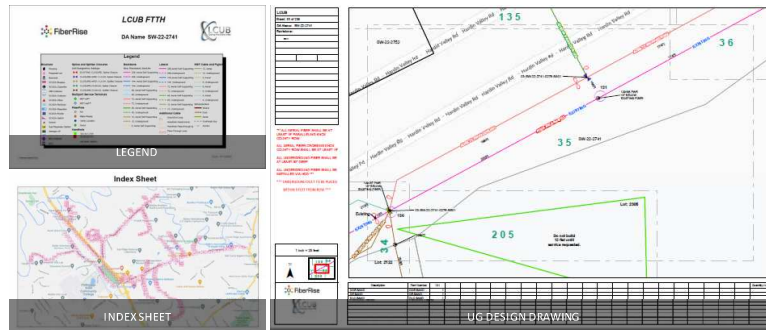
7/12/2023 11

Underground permit package



7/12/2023

12



7/12/2023

13

aerial permit package

Permit Submission

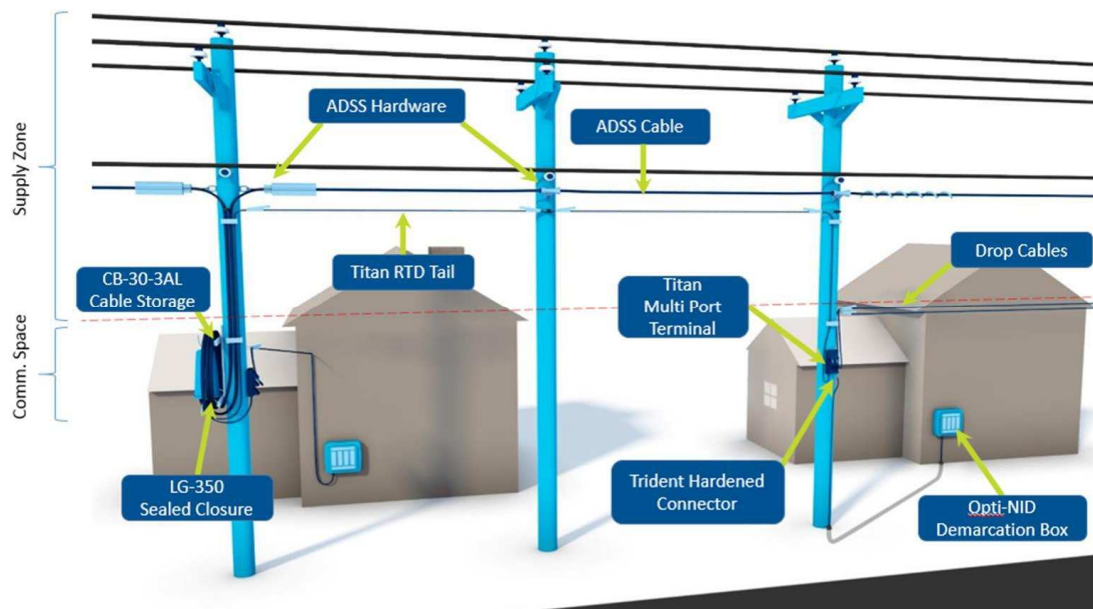


Row Labels	Sum of Number of Permits
2024	36
Qtr2	2
Qtr3	10
Qtr4	24
2025	30
Qtr1	17
Qtr2	13
Grand Total	66

Traffic Control



Aerial Network Layout



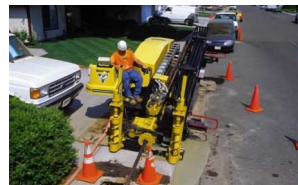
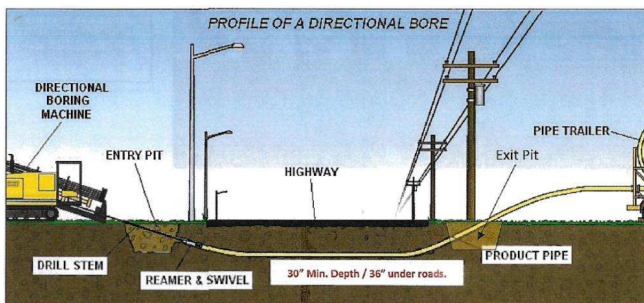
Slack Loop



UG



Horizontal Directional Drilling



Underground Handhole Placement



Site Restoration



Site restorations are logged into a Project Management Information System

The contractor is notified, and a contractor admin contacts the customer

Notifications between 8am and 12pm customer will hear from contractor same day

Notifications between 12pm and 4pm customer will hear from contractor next day

Contractors will contact customer with status of the repair/restoration within 48 hours of being notified

Resolutions are logged in Project Management Information System

LCUB will place a follow up call to ensure customer is satisfied

Service

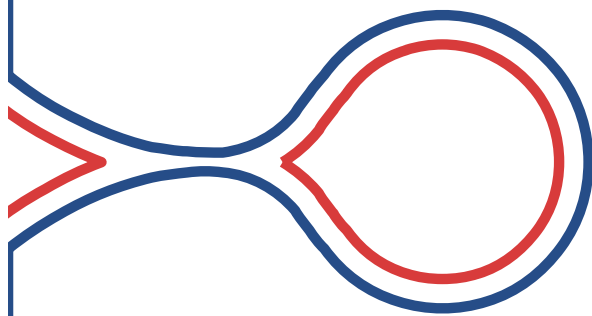
Local Support

24x7x365
Outage
Support

Proactive
Monitoring

Fast and
Friendly
Installation

SLA Support



**PLAN AHEAD
TO MAKE THE SWITCH!**

LCUB BROADBAND IS COMING!



**1 gig to 2.5 gig speed internet options.
No contracts, no data limits.
Free Installation.**



FAST



RELIABLE



AFFORDABLE



LOCAL

LCUB.com/broadbandsearch



SCAN THIS

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a 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)

INTRODUCTION AND BACKGROUND: This agenda item was discussed for workshop purposes at the May 18, 2023 Planning Commission meeting. During the workshop discussion staff noted that given the unique siting issues that can be associated with macro cellular towers, when the Town updated the Antennas and Towers section of the Zoning Ordinance, they provided the Planning Commission with the authority to consider the cellular service needs and context and, if so inclined, accept modifications or waivers to requirements provided for in the Antennas and Towers section of the Zoning Ordinance.

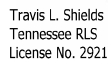
DISCUSSION: Based on the specifics of this project, the location and need for improved cellular phone service, and the surrounding context, the Planning Commission expressed support for the applicant's request. Notifications have been sent to all property owners within 1,000 feet of the proposed tower.

RECOMMENDATION: Included in the packet is the revised site plan set. Staff will review and provide recommendations at the meeting. The Planning Commission will need to specifically address the rationale for any waivers accepted from the requirements provided for in the Antennas and Towers section of the Zoning Ordinance.

VICINITY MAP LOCATION MAP		VOGUE TOWERS SITE NAME: FARRAGUT HIGH TN-111 188 WEST END AVE FARRAGUT, TN 37934		SHEET INDEX <table><tr><th>SHEET</th><th>DESCRIPTION</th></tr><tr><td>T-1</td><td>COVER SHEET</td></tr><tr><td>GN-1</td><td>GENERAL NOTES</td></tr><tr><td>C-1</td><td>OVERALL SITE LAYOUT</td></tr><tr><td>C-2</td><td>COMPOUND LAYOUT</td></tr><tr><td>C-3</td><td>TOWER ELEVATION</td></tr><tr><td>C-4</td><td>SITE DETAILS</td></tr><tr><td>C-5</td><td>LANDSCAPE BUFFER ELEVATION</td></tr><tr><td>C-6</td><td>GRADING AND EROSION CONTROL PLAN</td></tr><tr><td>C-7</td><td>TYPICAL TOWER FOUNDATION DESIGN</td></tr></table> ZONING APPROVAL	SHEET	DESCRIPTION	T-1	COVER SHEET	GN-1	GENERAL NOTES	C-1	OVERALL SITE LAYOUT	C-2	COMPOUND LAYOUT	C-3	TOWER ELEVATION	C-4	SITE DETAILS	C-5	LANDSCAPE BUFFER ELEVATION	C-6	GRADING AND EROSION CONTROL PLAN	C-7	TYPICAL TOWER FOUNDATION DESIGN	VOGUE TOWERS 430 CHESTNUT STREET SUITE 101-B CHATTANOOGA, TN 37402 FRENCH & PARRELLO ASSOCIATES 100 N Point Center E, Suite 125, Alpharetta, GA 30022 470.316.6119 <table><tr><th>DATE</th><th>RECORD OF ISSUE</th><th>BY</th><th>CHK</th></tr><tr><td>3/16/23</td><td>ZONING</td><td>TA</td><td>EB</td></tr><tr><td>5/8/23</td><td>ZONING</td><td>TA</td><td>EB</td></tr><tr><td>6/26/23</td><td>ZONING</td><td>TA</td><td>EB</td></tr><tr><td>7/7/23</td><td>ZONING</td><td>TA</td><td>EB</td></tr></table> NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND STAMPED SITE NAME: FARRAGUT HIGH SITE NUMBER: TN-111 SITE ADDRESS: 188 WEST END AVE FARRAGUT, TN 37934 DRAWN BY: TA CHECKED BY: EB PROJECT MANAGER: MAS SHEET NUMBER: T-1	DATE	RECORD OF ISSUE	BY	CHK	3/16/23	ZONING	TA	EB	5/8/23	ZONING	TA	EB	6/26/23	ZONING	TA	EB	7/7/23	ZONING	TA	EB
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6/26/23	ZONING	TA	EB																																										
7/7/23	ZONING	TA	EB																																										
CODE BLOCK ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES. - INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION - BUILDING CODE, 2018 EDITION - INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION - INTERNATIONAL PLUMBING CODE, 2018 EDITION - INTERNATIONAL MECHANICAL CODE, 2018 EDITION - INTERNATIONAL FUEL GAS CODE, 2018 EDITION - INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION - INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION - INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION - INTERNATIONAL FIRE CODE, 2018 EDITION - NFPA 101 LIFE SAFETY CODE, 2018 EDITION - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES ICC A117.1-2011, ANSI AMERICAN - NATIONAL STANDARD NATIONAL ELECTRIC CODE, 2017 EDITION ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2018 IBC BUILDING CODE. CALL TENNESSEE ONE CALL (800) 351-1111 CALL 3 WORKING DAYS BEFORE YOU DIG! 811	PROJECT SUMMARY SITE NAME: FARRAGUT HIGH SITE NUMBER: TN-111 SITE ADDRESS: 188 WEST END AVE FARRAGUT, TN 37934 SITE COORDINATES: LATITUDE (N): 35.887877(35° 53' 16.36") LONGITUDE (W): -84.154538 (84° 09' 16.34") GROUND ELEV: 890' FEET AMSL COUNTY: KNOX COUNTY JURISDICTION: CITY OF FARRAGUT ZONING: C-1 PROP. OWNER NAME: VANNLAND LTD. PROP. OWNER ADDRESS: 124 B. WEST END AVENUE KNOXVILLE, TN 37934 TOWER TYPE: MONOPOLE TOWER HEIGHT: 160' ACREAGE: 7.61± APPLICANT: VOGUE TOWER PARTNERS VII, LLC 430 CHESTNUT STREET SUITE 101-B CHATTANOOGA, TN 37402	CONSULTANTS ENGINEERING CONSULTANT: FRENCH & PARRELLO ASSOCIATES 100 N. POINT CENTER E, SUITE 125 ALPHARETTA, GA 30022 CONTACT: MICHAEL SANDIFER PHONE: 205 532-4870 EMAIL: MICHAEL.SANDIFER@FPAENGINEERS.COM FPA JOB NO: 15228.070 CLIENT CONTACT: VOGUE TOWERS 430 CHESTNUT STREET, SUITE 101-B CHATTANOOGA, TN 37402 CONSTRUCTION MANAGER: TBD POWER: LENOIR CITY UTILITY BOARD 844-687-5282 TELCO: AT&T ---	PROJECT SCOPE THE PROPOSED SCOPE OF WORK WILL CONSIST OF DEVELOPING AND CONSTRUCTING A NEW UNOCCUPIED TELECOMMUNICATIONS FACILITY. THE PROPOSED TOWER SITE WILL LATER INCLUDE NEW TELECOMMUNICATIONS EQUIPMENT ON A PROPOSED CONCRETE PAD PER LESSEE (OR TELECOMMUNICATION CARRIER.) THE PROPOSED CONSTRUCTION WILL INCLUDE THE INSTALLATION OF ANTENNA(S), CABLE(S) AND ANCILLARY EQUIPMENT ON THE TOWER AND THE ANCILLARY EQUIPMENT ON THE GROUND.																																										

1. This Survey is prepared exclusively to show site conditions and/or for use in support of instruments related to Leases and Easements as may be shown hereon. Any property boundary information shown hereon is a composite of information gathered from current or previous Surveys, Plat & Deed Description and/or Assessor's Tax Maps as may be referenced hereon. This Survey is not a Boundary Survey of any Tax Parcels or Deed Tracts, and does not create, combine, or divide any existing properties.
2. Survey shown hereon was performed under the supervision of a state-registered Land Surveyor and conforms to all applicable State Board Requirements.
3. Instruments Used: One or more of: Topcon Total Station, Topcon Hiperlite Plus GPS, Carlson Surveyor Data Collector, DJI UAV.
4. Where shown, improvements (utilities, buildings, trees, fences, etc.) are based on field Survey and/or aerial mapping.
5. Any Underground Utilities shown according to surface markings made by others, found at time of survey. Additional marked utilities outside the area covered by this survey map may be shown in provided CAD Files. Utility Markings may not be comprehensive: this survey does not relieve design and construction personnel of the responsibility to determine the locations of underground utilities prior to land disturbance activities.
6. This Survey is presented in the format required by Clients. Clients are advised that Official Jurisdictions may require the Survey to be presented in another format with additional notes and certifications. In the event other formats, notes or certifications are requested by applicable jurisdictions, it is the responsibility of the Client to request same be prepared by Surveyor. Survey as published is not intended to be suitable for recording as a Subdivision Plat.
7. This survey may have been reduced or enlarged in size due to subsequent reproduction. This should be taken into consideration when obtaining scaled data.
8. Geographic Coordinates, if published, meet FAA Accuracy Code 1A, and are accurate to within ± 20 feet horizontally and to within ± 3 feet vertically.
9. Any Flood Zone information presented hereon is according to current FEMA Flood Map information as may be referenced hereon. No Flood Elevation Survey of Certification performed.
10. This survey is not valid without the original signature seal of a State-Licensed Land Surveyor, and is not complete without the total of sheets as specified in Survey Title Blocks.
11. Unless indicated otherwise by reference to Record Instruments, any Leases & Easements shown hereon are PROPOSED (not yet of Record) and may be subject to change pending review and approval by Carrier, applicable jurisdictions and/or other involved parties.
12. Any Survey Markers placed as required by Standards of Practice and/or Client request represent the Leases and/or Easements as requested or designed by Clients at the time of this survey issue and may not reflect changes to site design which have not been communicated to Surveyor in the form of a Survey revision request. Surveyor shall not be liable for any circumstance arising as a result of revisions to Site Design (which may invalidate existing survey markers) occurring after the date of this Survey issue.

I hereby certify (or state) that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Tennessee to the best of my knowledge, information, and belief. This is a Category II Survey.



Latitude: NORTH: 35.887877° 35° 53' 16.36"
 Longitude: WEST: 84.154538° 84° 09' 16.34"
 Ground Elev: 887.5 FEET AMSL (NAVD88)
 Benchmark: DL2078 TN17

WEST END CENTER LLC
TAX PARCEL: 143 00130

TENNESSEE STATE PLANE COORDINATE SYSTEM
Based on GPS Survey relative to NGS CORS Network, NAD83 (2011)
ELEVATION DATUM: NAVD88, GEOID 12B
DATE OF SURVEY: 05-26-2023

Method: RTK (CORS); Confidence Level: 95%
Positional Accuracy: HZ $\pm 0.10'$
EPOCH 2010.0000

FEMA FLOOD MAP PANEL: 47093C0244G, Effective Date: 08-05-2013
 Surveyed Area appears to lie within: ZONE X (Areas of Minimal Flood Hazard)
 Other portions of Parent Tax Parcel may lie in other Flood Hazard areas, not
 addressed herein.

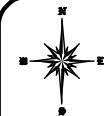
Not available

The Lessee's Access & Utility Easement extends to the Public R/W.

The Lessee's Premises lies entirely within the Parent Tax Parcel.

Except as noted hereon, no visible potential encroachments were observed at the time of the survey.

A map of the area around Farragut and Concord, Tennessee. A red pin marks the location of the 'SITE' near Farragut. Major roads shown include US-117, US-162, US-40, and US-149. The map also shows Farragut, Concord, and Cedar Bluffs.

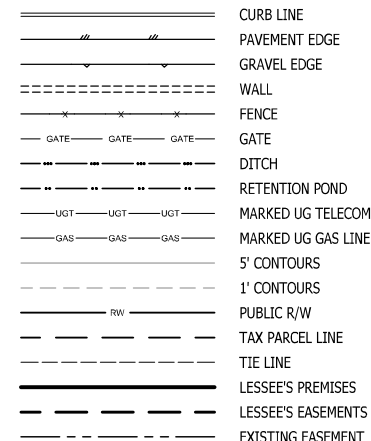


**THE
LAND CONSULTANTS**
5449 Highway #41
Jasper, TN 37347
(423) 304-6722



VOGUE TOWERS
PARTNERS VII, LLC

R/W	RIGHT-OF-WAY		TELECOM PULLBOX
C/L	CENTER LINE		ELECTRICAL PULLBOX
AU	ACCESS & UTILITY		TRANSFORMER
ESMT	EASEMENT		WATER VALVE
P.O.C.	POINT OF COMMENCEMENT		GAS VALVE
P.O.B.	POINT OF BEGINNING		SEWER MANHOLE
Sq Ft	SQUARE FEET		CLEANOUT
			SITE BENCHMARK
			TREE WITH DIAM IN INCHES



#	DETAILS	DATE	DRAWN	APP
0	Original Survey Issue	06-01-2023	NB	TLS

Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)

SITE SURVEY
FARRAGUT
Site Number: TN-111
West End Avenue, Farragut, TN
District No. Six (6)
Knox County, Tennessee

COVER SHEET

DWG#: 23024
ISSUE #: 0
ISSUE DATE: 06-01-2023
SEE SHEET #1

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OF
4

PROPERTY INFORMATION

PARENT TAX PARCEL

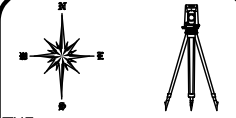
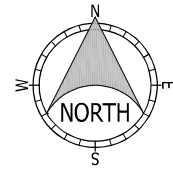
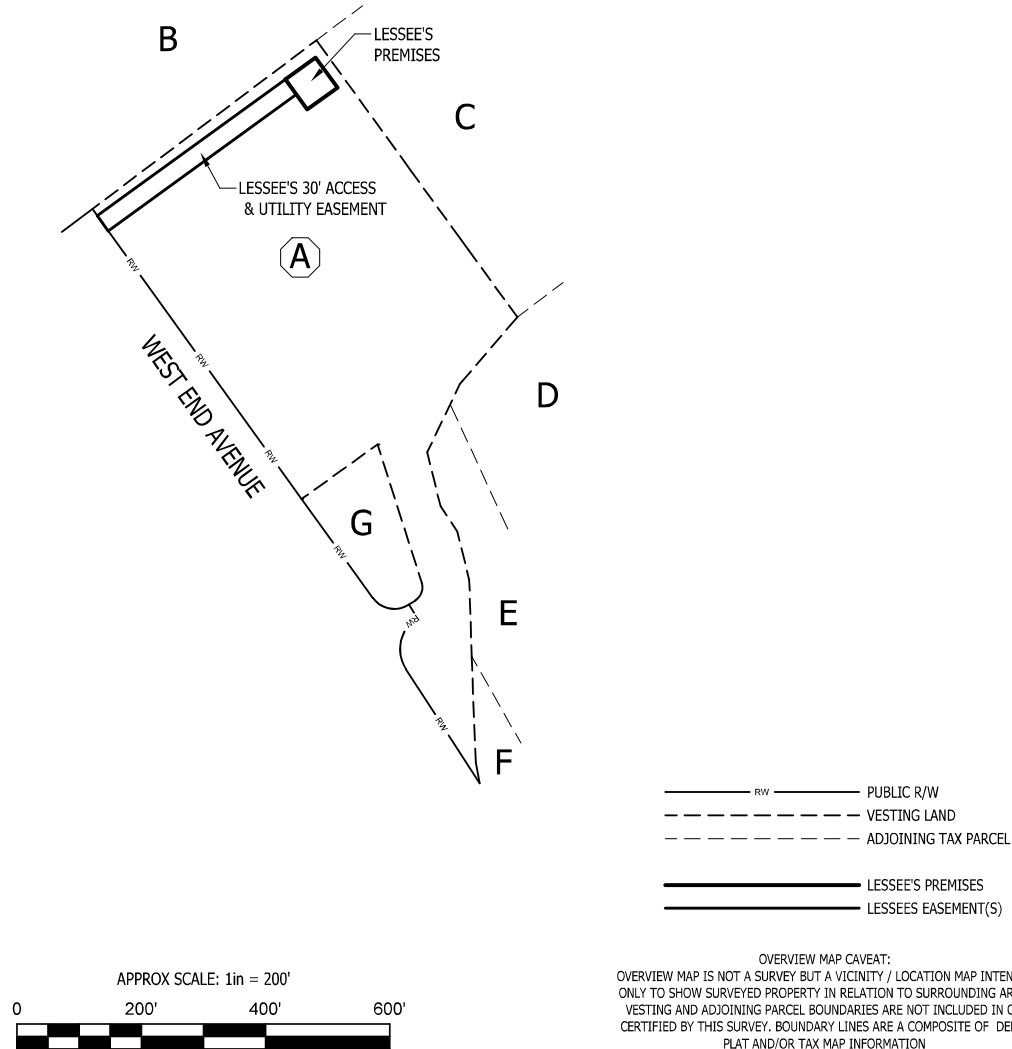
- A. WEST END CENTER LLC
TAX PARCEL: 143 00130
INSTR# 19990722-0006199

ADJOINING TAX PARCELS

- B. KNOX COUNTY BOARD OF EDUCATION
TAX PARCEL: 142 13400
DEED BOOK 1754, PAGE 256
- C. RAY KNICK MYERS ...
TAX PARCEL: 143 00126
INSTR# 20211129-0043087
- D. REGENCY ASSOCIATES, GP
TAX PARCEL: 143 00115
INSTR 20150511-0061040
- E. DONALD W. SHARP ...
TAX PARCEL: 143 00113
INSTR# 20010103-0044107
- F. VANNLAND LTD ...
TAX PARCEL: 143 00114
DEED BOOK 2124, PAGE 1136
- G. WEST END CENTER, LLC ...
TAX PARCEL: 143 00117
INSTR# 19990722-0006199

REFERENCE SURVEYS

Surveys of this Tax Parcel by Lynch Surveys, LLC, Last Revised 05-09-2023



THE
LAND CONSULTANTS
5449 Highway #41
Jasper, TN 37347
(423) 304-6722
LLC

PREPARED FOR



VOGUE TOWERS
PARTNERS VII, LLC

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)

SITE SURVEY FARRAGUT

Site Number: TN-111
West End Avenue, Farragut, TN 37934
District No. Six (6)
Knox County, Tennessee

OVERVIEW MAP

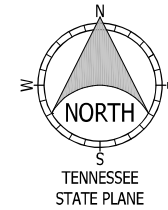
DWG#: 23024
ISSUE #: 0
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LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N 54°04'27" E	60.00'
L2	S 35°55'33" E	60.00'
L3	S 54°04'27" W	60.00'
L4	N 35°55'33" W	60.00'
L5	S 35°55'33" E	30.00'
L6	S 54°04'27" W	374.09'
L7	N 35°47'33" W	30.00'
L8	N 54°04'27" E	374.02'

**LESSEE'S
PREMISES**
3,600 Sq. Ft.
0.08± Ac

**LESSEE'S 30'
ACCESS & UTILITY
EASEMENT**
11,222 Sq. Ft. - 0.26± Ac



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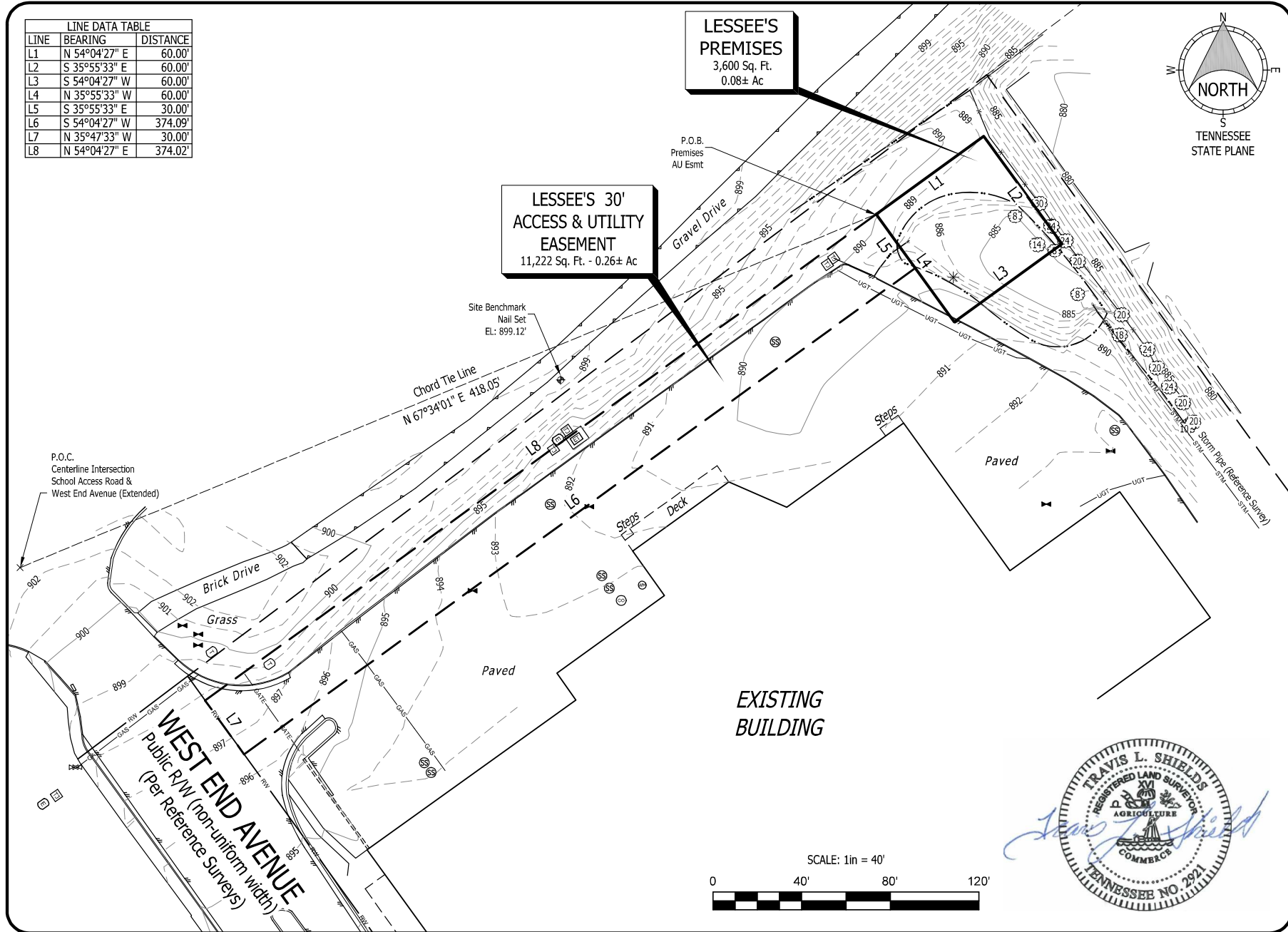
PREPARED FOR
**VOGUE
TOWERS
PARTNERS VII, LLC**

**SITE SURVEY
FARRAGUT**
Site Number: TN-111
West End Avenue, Farragut, TN 37934
District No. Six (6)
Knox County, Tennessee

SITE SURVEY

DWG#: 23024
ISSUE #: 0
ISSUE DATE: 06-01-2023
SEE SHEET #1

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OF
4



LESSEE'S PREMISES

All that tract or parcel of land lying and being in District No. Six (6) of Knox County, Tennessee, and being a portion of the property of West End Center, LLC., of record in Instrument No. 19990722-0006199, Register's Office, Knox County, Tennessee, and being more particularly described as follows:

COMMENCE at the Intersection of the Centerline of School Access Road and the extended Centerline of West End Avenue;
Thence along a Chord Tie Line having a Bearing of N 67°34'01" E, a distance of 418.05 feet to the POINT OF BEGINNING;

Thence N 54°04'27" E, a distance of 60.00 feet;
Thence S 35°55'33" E, a distance of 60.00 feet;
Thence S 54°04'27" W, a distance of 60.00 feet;
Thence N 35°55'33" W, a distance of 60.00 feet to the POINT OF BEGINNING.

Said Premises contains 0.08 Acres (3,600 Square Feet), more or less.

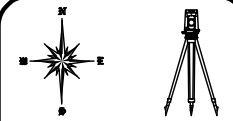
LESSEE'S 30' ACCESS & UTILITY EASEMENT

All that tract or parcel of land lying and being in District No. Six (6) of Knox County, Tennessee, and being a portion of the property of West End Center, LLC., of record in Instrument No. 19990722-0006199, Register's Office, Knox County, Tennessee, and being more particularly described as follows:

COMMENCE at the Intersection of the Centerline of School Access Road and the extended Centerline of West End Avenue;
Thence along a Chord Tie Line having a Bearing of N 67°34'01" E, a distance of 418.05 feet to the POINT OF BEGINNING;

Thence S 35°55'33" E, a distance of 30.00 feet;
Thence S 54°04'27" W, a distance of 374.09 feet to a point on the Northeastern Right-of-Way Line of West End Avenue;
Thence N 35°47'33" W, along said Right-of-Way Line, a distance of 30.00 feet;
Thence N 54°04'27" E, leaving said Right-of-Way Line, a distance of 374.02 feet to the POINT OF BEGINNING.

Said Easement contains 0.26 Acres (11,222 Square Feet), more or less.



THE
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5449 Highway #41
Jasper, TN 37347
(423) 304-6722
LLC

PREPARED FOR



VOGUE TOWERS
PARTNERS VII, LLC

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)

SITE SURVEY FARRAGUT

Site Number: TN-111
West End Avenue, Farragut, TN 37934
District No. Six (6)
Knox County, Tennessee

DESCRIPTIONS

DWG#: 23024
ISSUE #: 0
ISSUE DATE: 06-01-2023
SEE SHEET #1

SHEET
4
OF
4

GENERAL NOTES

1. THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS BEFORE STARTING WORK. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ACCEPTED CONSTRUCTION PRACTICES.
2. IT IS THE INTENTION OF THESE DRAWINGS TO SHOW THE COMPLETED INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, TIES, FORM WORK, ETC. IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL ORDINANCES, TO SAFELY EXECUTE ALL WORK AND SHALL BE RESPONSIBLE FOR SAME. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.
3. THE CONTRACTOR SHALL USE ADEQUATE NUMBER OF SKILLED WORKMAN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND METHOD NEEDED FOR PROPER PERFORMANCE OF THIS SCOPE OF WORK.
4. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO INDEMNIFY AND HOLD DESIGN ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.
5. GROUNDING SYSTEM MODIFICATION SHALL COMPLY WITH CARRIER'S GROUNDING STANDARDS, LATEST EDITION, AND COMPLY WITH TOWER OWNER'S GROUNDING REQUIREMENTS, LATEST VERSION. WHEN NATIONAL AND LOCAL GROUNDING CODES ARE MORE STRINGENT THEY SHALL GOVERN. GROUNDING SHALL BE INSTALLED AND READY FOR CONNECTIONS PRIOR TO NEW EQUIPMENT BEING INSTALLED ON SITE.
6. ALL WORK SHALL COMPLY WITH OSHA AND STATE SAFETY REQUIREMENTS, PROCEDURES FOR THE PROTECTION OF EXCAVATIONS, EXISTING CONSTRUCTION AND UTILITIES SHALL BE LOCATED AS REQUIRED PRIOR TO EXCAVATION.
7. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES OR ORDINANCES, THE MOST STRINGENT CODE WILL APPLY IN THE CASE OF DISCREPANCIES OR DIFFERENCES IN THE CODE REQUIREMENTS.
8. ANY DAMAGE TO THE ADJACENT PROPERTIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE LANDOWNER, ENGINEER, CONSTRUCTION MANAGER, OR OWNER.
9. THE CONTRACTOR SHALL CONTACT UTILITIES AND LOCATOR SERVICE A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION. (CALL BEFORE YOU DIG 811).
10. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES WITHIN CONSTRUCTION LIMITS PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES. SILT AND EROSION CONTROL SHALL BE MAINTAINED ON THE DOWNSTREAM SIDE OF THE SITE AT ALL TIMES.
12. CONTRACTOR SHALL MAINTAIN 20' HORIZONTAL CLEARANCE FROM CENTERLINE OF EXISTING POWER LINES OR AS REQUESTED BY THE POWER COMPANY.
13. ALL SUITABLE BORROW MATERIAL FOR BACK FILL OF THE SITE SHALL BE INCLUDED IN THE BID. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF SITE AT LOCATIONS APPROVED BY GOVERNING AGENCIES.
14. SEEDING AND MULCHING OF THE SITE WILL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE SITE GRADING.
15. PERMITS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, ETC.
16. CONTRACTOR TO PROVIDE RED LINE AS BUILT CONSTRUCTION DRAWINGS TO TOWER OWNER AT COMPLETION OF JOB.
17. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE GROUND STRUCTURES AND/OR EXISTING UTILITIES BELIEVED TO BE IN THE WORKING AREA. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL UTILITIES. WITHIN THE CONSTRUCTION AREA, ANY DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED AT THE COST OF THE CONTRACTOR.
18. ALL ELECTRICAL WORK SHALL BE DONE IN STRICT ACCORDANCE AND IN COMPLIANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, ALL STATE AND LOCAL LAWS AND ORDINANCES, THE REGULATIONS OF THE STATE AND LOCAL AUTHORITIES HAVING JURISDICTION, AND ALL REQUIREMENTS OF THE CARRIER'S SPECIFICATIONS AND PRACTICES.
19. ALL ELECTRICAL EQUIPMENT, MATERIALS, AND DEVICES SHALL BE NEW, STANDARD FIRST GRADE THROUGHOUT AND CONFORM TO THE LATEST APPLICABLE STANDARDS ESTABLISHED BY IEEE, ANSI, ASTM, ETC. ELECTRICAL EQUIPMENT SHALL MEET STANDARDS OF UNDERWRITER'S LABORATORIES, INC., AND SHALL BE SO LABELED.
20. ALL WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER AND SHALL PRESENT A NEAT AND MECHANICAL APPEARANCE UPON COMPLETION.
21. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, HARDWARE, LABOR AND SERVICES REQUIRED FOR THE INSTALLATION OF COMPLETE AND PROPERLY WORKING INSTALLATIONS AS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN.
22. CONTRACTOR SHALL VERIFY EXACT TYPE OF EQUIPMENT TO BE INSTALLED AND THE DIMENSIONS WHICH MAY EFFECT THE EXACT PLACEMENT OF ELECTRICAL WORK.
23. ALL RIGID GALVANIZED STEEL (RGS) CONDUIT COUPLINGS AND CONNECTORS SHALL BE STANDARD THREADED TYPE, FLEXIBLE METAL CONDUIT SHALL BE SEALTIGHT, CONSISTING OF FLEXIBLE GALVANIZED STEEL TUBING WITH A LIQUDTIGHT JACKET OF PVC.
24. WHERE RIGID CONDUITS ENTER BOXES THEY SHALL BE SECURED IN PLACE BY APPROVED LOCKNUTS AND BUSHINGS AND SHALL BE PROVIDED WITH A BURNDY GROUNDING CLAMP OR EQUAL. ALL CONDUIT CONNECTIONS TO SHEET METAL BY USE OF CABINETS OR ENCLOSURES SUBJECT TO THE ELEMENTS SHALL TERMINATE WITH RAIN TIGHT HUBS.
25. ALL PVC CONDUIT SHALL BE MINIMUM SCHEDULE 40.
26. ALL CONDUCTOR INSULATION SHALL BE MINIMUM 600 VOLT RATED, ALL CABLE SHALL BE NYLON JACKETED, TYPE THHN/THWN UNLESS NOTED OTHERWISE.

CITY OF FARRAGUT GENERAL NOTES

1. THESE CONSTRUCTION/SITE PLANS ARE PROVIDED TO THE CITY OF FARRAGUT PUBLIC WORKS DEPARTMENT FOR ROADWAY/PARKING LOT/DRIVE AISLES, GRADING AND DRAINAGE PLAN REVIEW AND APPROVAL. UTILITIES SHOWN WITHIN ARE PROVIDED FOR INFORMATION ONLY. CONTACT THE APPROPRIATE UTILITY AGENCY FOR UTILITY PLAN APPROVAL.
2. EROSION CONTROL PLANS AND DETAILS ARE PROVIDED FOR INFORMATION ONLY. PRIOR TO ANY GRADING ACTIVITIES A LAND DISTURBANCE PERMIT MUST BE OBTAINED. CONTACT 615-790-5596 FOR THE CITY OF FARRAGUT PUBLIC WORKS DEPARTMENT TO OBTAIN A PERMIT APPLICATION.
3. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF FARRAGUT SUBDIVISION REGULATIONS.
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO ADVISE FUTURE BUILDERS AND/OR LOT OWNER'S THAT ALL DRIVEWAYS, SIDEWALKS, AND ACCESSIBLE RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL REGULATIONS, TDO SPECIFICATIONS, AND CITY OF FARRAGUT SUBDIVISION REGULATIONS AND ZONING ORDINANCES.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF FARRAGUT, DEPARTMENT OF PUBLIC WORKS, A MINIMUM OF 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS. INSPECTIONS ARE REQUIRED BEFORE STORM WATER PIPES ARE BACKFILLED OR ANY CONCRETE IS POURED, INCLUDING INSPECTION OF SIDEWALK FORMS. CONTACT THE CITY OF FARRAGUT, DEPARTMENT OF PUBLIC WORKS AT 615-790-5596 TO ARRANGE INSPECTION TIMES.
6. PRIOR TO THE ISSUANCE OF A FINAL USE AND OCCUPANCY PERMIT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL MAINTENANCE, RESHAPING AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS.
7. DEVELOPER IS RESPONSIBLE FOR PROVIDING STREET LIGHTING:
- a. STREET LIGHTS ARE TO BE INSTALLED PER NATIONAL ELECTRICAL CODE, NATIONAL ELECTRICAL SAFETY CODE, AND LOCAL ELECTRIC UTILITY DISTRICT SPECIFICATIONS.
- b. STREET LIGHT FIXTURES AND POLE TYPES SHALL BE APPROVED BY THE CITY OF FARRAGUT PUBLIC WORKS DEPARTMENT.

SIDEWALK NOTES:

- a. SIDEWALKS AND CURB RAMPS SHALL BE ADA COMPLIANT.
- b. FOR ALL RETAINING WALLS WITH A HEIGHT OF 3 FOOT ABOVE GRADE OR MORE, SUBMIT A DESIGN STAMPED BY A LICENSED TENNESSEE ENGINEER TO THE CITY OF FARRAGUT PUBLIC WORKS DEPARTMENT, IF NOT ALREADY INCLUDED IN THIS PLAN SET.
- c. DRIVEWAY NOTES:
- d. DRIVEWAYS SHALL BE PLACED TO AVOID CONFLICT WITH DRAINAGE STRUCTURES UNLESS APPROVED BY THE CITY ENGINEER.
- e. DRIVEWAYS SHOULD HAVE A MAXIMUM SLOPE OF 8% FOR THE FIRST 15' FROM THE BACK OF SIDEWALK AND SHALL NEVER EXCEED 10% IN THE FIRST 15' FROM THE STREET.

PROPOSED LEGEND

----	PROPERTY LINE
— OHW —	OVERHEAD UTILITIES
— RW —	RIGHT-OF-WAY
----	PROPOSED DRIVE
----	ROAD CENTERLINE
—▲—▲—	PAVEMENT EDGE
— X —	EXISTING FENCE
----	PROPOSED CONTOURS
— — — —	EXISTING CONTOURS
— LOD —	LIMITS OF DISTURBANCE
— SF —	SILT FENCE
— X —	PROPOSED FENCE
— GR —	GUARD RAIL
TW=555.0 BW=552.0	TOP / BOTTOM WALL ELEVATIONS
x 555.0	FINISHED GRADE ELEVATIONS

SURVEY LEGEND

●	IRON ROD FOUND (AS NOTED)	—//—//—	EDGE OF PAVEMENT
○	UTILITY POLE	—▽—▽—	GRAVEL EDGE
○	LIGHT POLE	— - - -	TRAIL CENTERLINE
□	TELECOM JUNCTION	—▲—▲—▲—	CHAINLINK FENCE
●	SITE BENCHMARK	—GATE—GATE—GATE—	GATE
✱	PROPOSED TOWER CENTER	—~~~~~—	TREE LINE
⊙	MANHOLE	— - - - - - - -	DITCH
⊙	TREE (SEE TABLE, SHEET)	== == == == == ==	STORMWATER PIPE
		— - - - - - - -	5' CONTOURS
R/W	RIGHT-OF-WAY	— - - - - - - -	1' CONTOURS
C/L	CENTER LINE	— RW —	PUBLIC R/W
AU	ACCESS & UTILITY	— - - - - - - -	TAX PARCEL BOUNDARY
ESMT	EASEMENT	— - - - - - - -	TIE LINE
P.O.C.	POINT OF COMMENCEMENT	— - - - - - - -	EXISTING EASEMENT
P.O.B.	POINT OF BEGINNING	— - - - - - - -	LESSEE'S PREMISES
Sq Ft	SQAURE FEET	— - - - - - - -	LESSEE'S EASEMENTS



430 CHESTNUT STREET
SUITE 101-B
CHATTANOOGA, TN 37402



100 N Point Center E, Suite 125, Alpharetta, GA 30022
47031160119

DATE	RECORD OF ISSUE	BY	CHK
3/16/23	ZONING	TA	EB
5/8/23	ZONING	TA	EB
6/26/23	ZONING	TA	EB
7/7/23	ZONING	TA	EB



NOT VALID FOR CONSTRUCTION
UNLESS SIGNED AND STAMPED

SITE NAME:

FARRAGUT HIGH

SITE NUMBER:

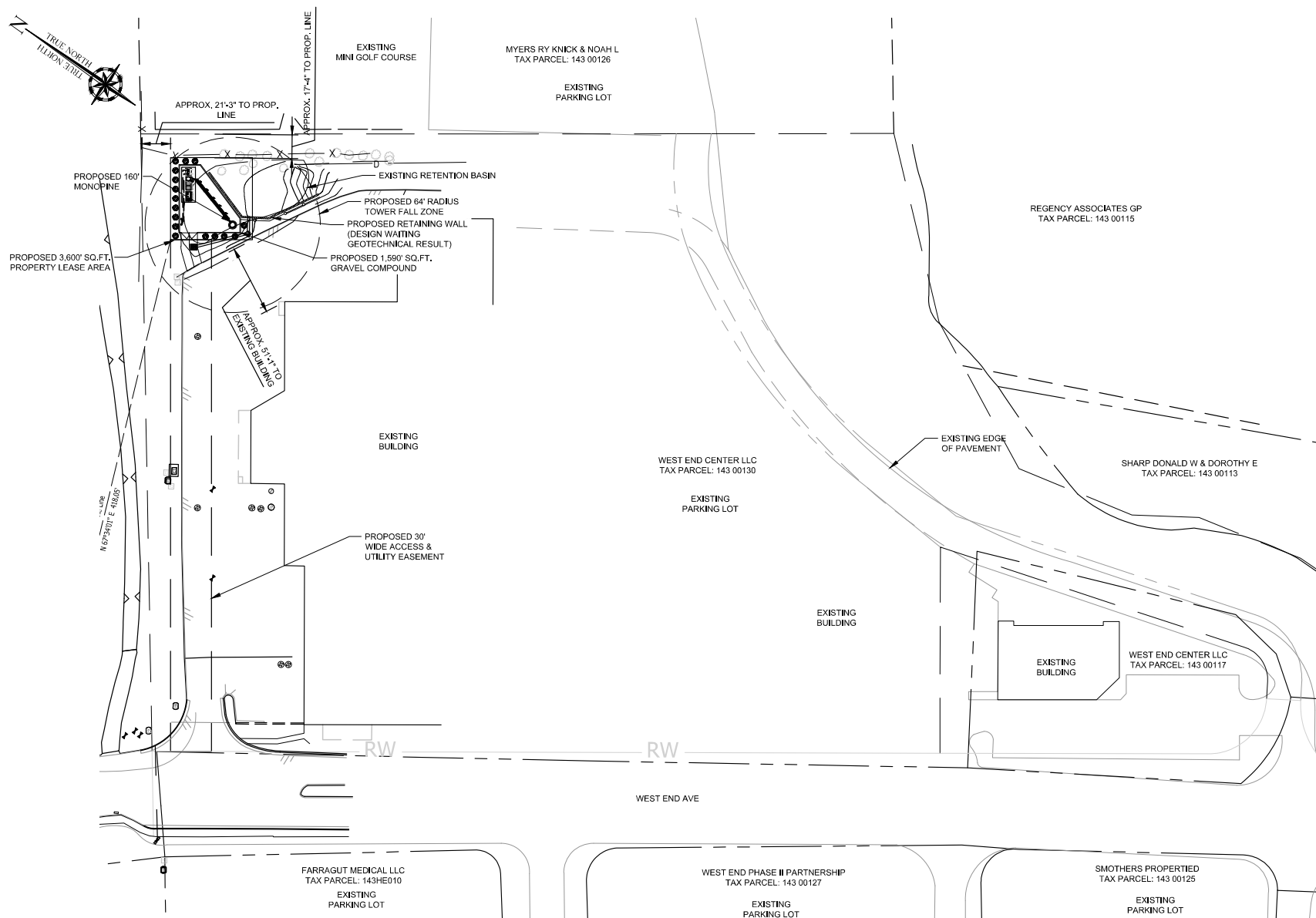
TN-111

SITE ADDRESS:

188 WEST END AVE
FARRAGUT, TN 37934

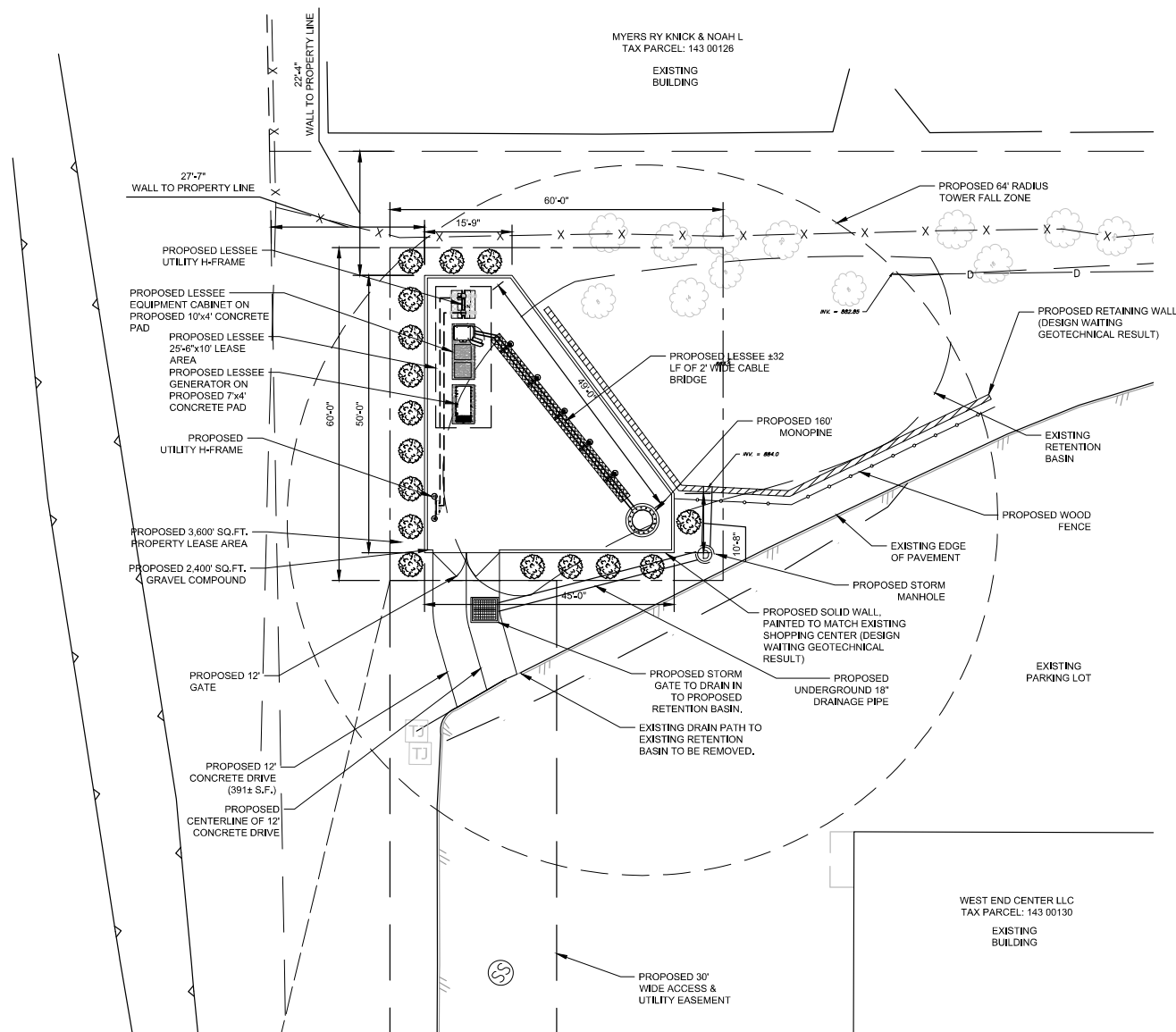
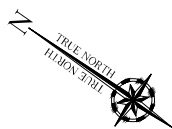
GENERAL
NOTES

DRAWN BY:	TA
CHECKED BY:	EB
PROJECT MANAGER:	MAS
SHEET NUMBER:	GN-1



1 OVERALL SITE LAYOUT
C-1
SCALE: 1" = 70' (22X34)
SCALE: 1" = 140' (11X17)

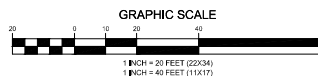




NOTE:
EXISTING RETENTION BANK ARE
TO BE STABILIZED USING
STONES

UTILITY NOTE:
PROPOSED UTILITIES SHOWN
ARE SUBJECT TO REVIEW AND
APPROVAL BY THE UTILITY
COMPANY HAVING JURISDICTION

1
C-2
COMPOUND LAYOUT
SCALE: 1" = 20' (22X34)
SCALE: 1" = 40' (11X17)



430 CHESTNUT STREET
SUITE 101-B
CHATTANOOGA, TN 37402



100 N Point Center E, Suite 125, Alpharetta, GA 30022
470.316.6119

DATE	RECORD OF ISSUE	BY	CHK
3/16/23	ZONING	TA	EB
5/8/23	ZONING	TA	EB
6/26/23	ZONING	TA	EB
7/7/23	ZONING	TA	EB



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UNLESS SIGNED AND STAMPED

SITE NAME:

FARRAGUT HIGH

SITE NUMBER:

TN-111

SITE ADDRESS:

188 WEST END AVE
FARRAGUT, TN 37934

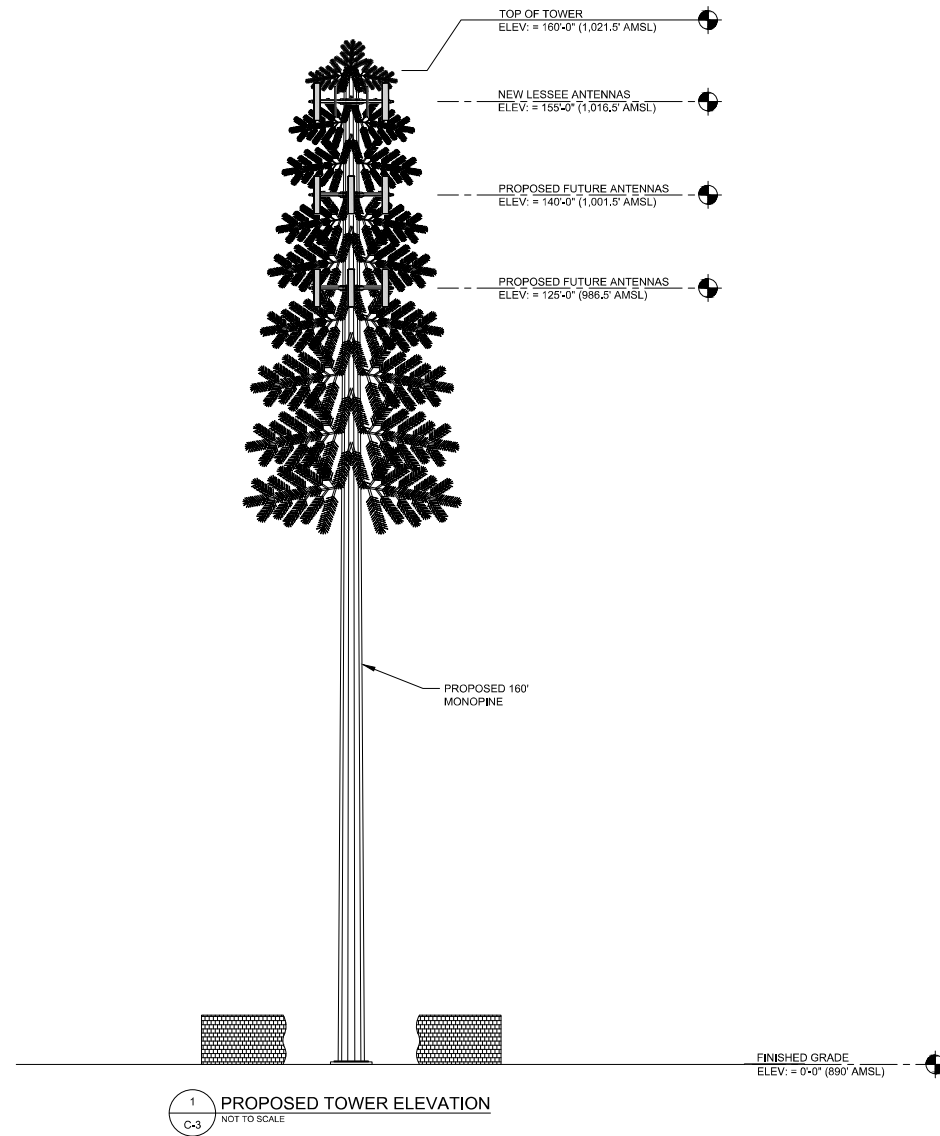
COMPOUND LAYOUT

DRAWN BY: TA

CHECKED BY: EB

PROJECT MANAGER: MAS

SHEET NUMBER: C-2



430 CHESTNUT STREET
SUITE 101-B
CHATTANOOGA, TN 37402



100 N Point Center E, Suite 125, Alpharetta, GA 30022
470.316.6119

DATE	RECORD OF ISSUE	BY	CHK
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5/8/23	ZONING	TA	EB
6/26/23	ZONING	TA	EB
7/7/23	ZONING	TA	EB



NOT VALID FOR CONSTRUCTION
UNLESS SIGNED AND STAMPED

SITE NAME:

FARRAGUT HIGH

SITE NUMBER:

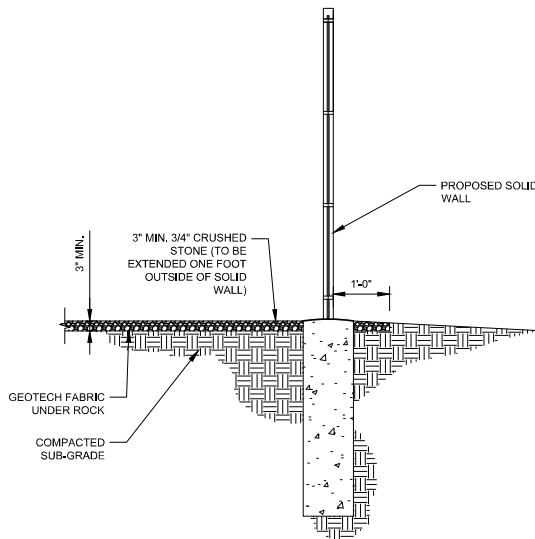
TN-111

SITE ADDRESS:

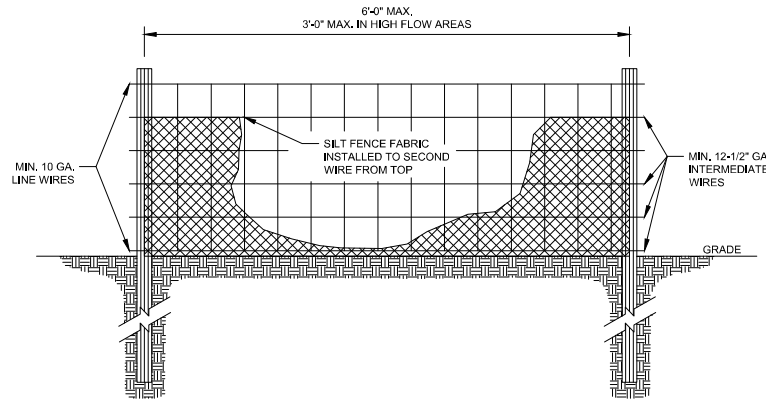
188 WEST END AVE
FARRAGUT, TN 37934

**PROPOSED TOWER
ELEVATION**

DRAWN BY:	TA
CHECKED BY:	EB
PROJECT MANAGER:	MAS
SHEET NUMBER:	C-3

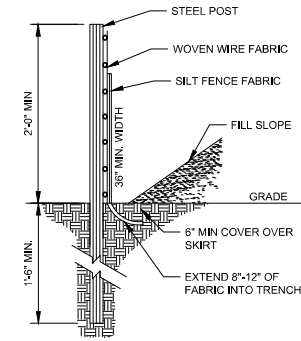


1 COMPOUND SURFACING DETAIL
C-5 NOT TO SCALE

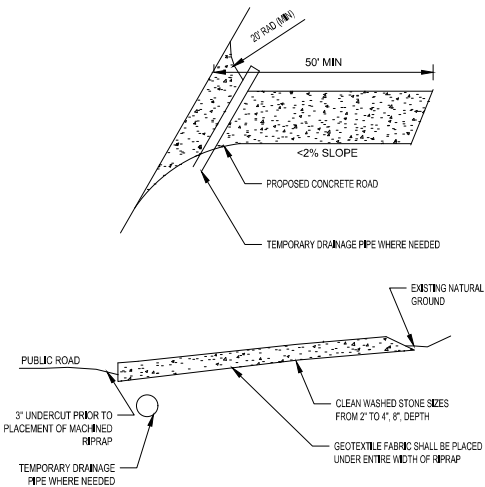


FRONT VIEW

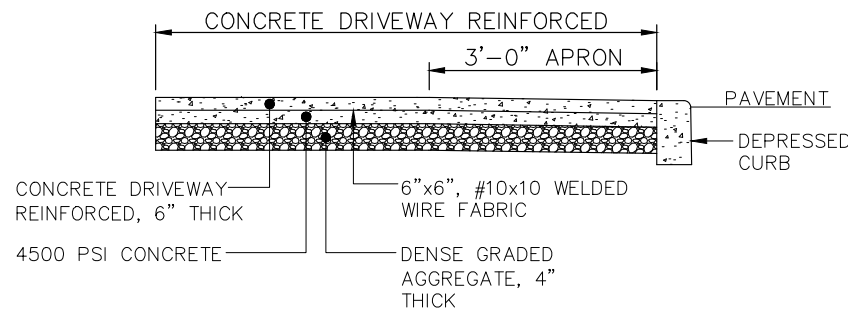
2 SILT FENCE DETAIL
C-5 NOT TO SCALE



SIDE VIEW



3 CONSTRUCTION EXIT
C-5 NOT TO SCALE



4 CONCRETE DRIVEWAY
C-5 NOT TO SCALE

1. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSTALLED PRIOR TO ANY GRADING AND ARE TO BE MAINTAINED IN PLACE THROUGHOUT THE COURSE OF CONSTRUCTION. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROVIDED ON ALL GRADED AND OR DISTURBED AREAS UNTIL SUCH AREAS HAVE BEEN STABILIZED WITH VEGETATIVE COVER.
2. CONTRACTOR SHALL OBTAIN APPLICABLE EROSION AND SEDIMENT CONTROL PERMITS(S) AND COMPLY WITH ALL LOCAL AND STATE LAWS. SEDIMENT SHALL NOT BE ALLOWED TO WASH INTO STORM DRAINS OR ONTO ADJACENT PROPERTIES. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR CLEANUP OF ANY AND ALL DAMAGES RESULTING FROM SILTATION FROM THE CONSTRUCTION SITE.
3. SEDIMENT AND EROSION CONTROL MEASURES SHOWN ON THE DRAWINGS ARE CONSIDERED MINIMUM. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING CONTROL AS NECESSARY TO PREVENT EROSION RUNOFF. ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
4. IF FINES OR PENALTIES ARE LEVIED AGAINST THE PROPERTY OR PROPERTY OWNER BECAUSE OF LACK OF EROSION AND/OR SEDIMENTATION CONTROL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF SUCH FINES OR PENALTIES.

5 EROSION CONTROL NOTES
C-5 NOT TO SCALE



430 CHESTNUT STREET
SUITE 101-B
CHATTANOOGA, TN 37402



100 N Point Center E, Suite 125, Alpharetta, GA 30022
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3/16/23	ZONING	TA	EB
5/8/23	ZONING	TA	EB
6/26/23	ZONING	TA	EB
7/7/23	ZONING	TA	EB



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SITE NAME:

FARRAGUT HIGH

SITE NUMBER:

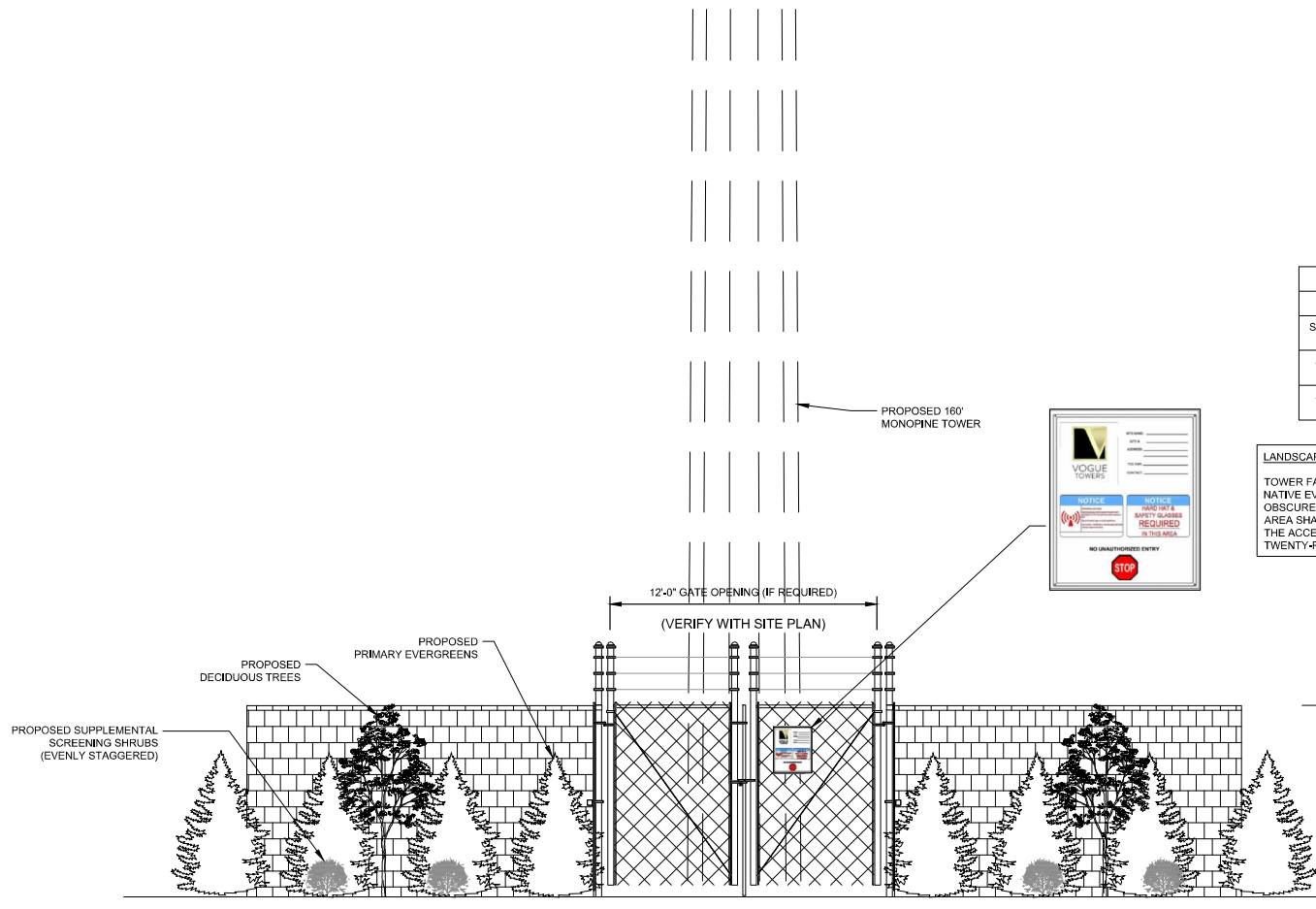
TN-111

SITE ADDRESS:

188 WEST END AVE
FARRAGUT, TN 37934

SITE DETAILS

DRAWN BY:	TA
CHECKED BY:	EB
PROJECT MANAGER:	MAS
SHEET NUMBER:	C-4



LANDSCAPING AND SCREENING NOTE
TYPE B (2):

SCREEN WIDTH OF TEN (10) FEET TO FIFTEEN (15) FEET.

- SCREENING TREES SPACED AT MAXIMUM OF TEN (10) FEET AS MEASURED TRUNK TO TRUNK.
- SHADE TREES SPACED AT A MAXIMUM OF TWENTY (20) FEET APART.
- SCREENING SHRUBS SPACED AT A MAXIMUM OF 5' FEET APART.

(TREES AND SHRUBS ALREADY IN PLACE SHOULD BE IMPLEMENTED INTO THE LANDSCAPING PATTERN.)

LANDSCAPING AND SCREENING NOTE		
	TYPE	SPACING
SHADE TREES	AUTUMN FLAME MAPLE	20'-0"
SCREENING TREES	DEODAR CEDAR	10'-0"
SCREENING SHRUBS	BUFORD HOLLY	5'-0"

LANDSCAPING NOTE:

TOWER FACILITIES SHALL BE LANDSCAPED BY MEANS OF NATIVE EVERGREEN PLANT SPECIES TO SUFFICIENTLY OBSCURE SAID FACILITIES FROM VIEW. THE LANDSCAPED AREA SHALL BE NO LESS THAN SIX (6) FEET IN HEIGHT WITH THE ACCESS OPENING TO THE FACILITY NOT TO EXCEED TWENTY-FIVE (25) FEET IN WIDTH.



DATE	RECORD OF ISSUE	BY	CHK
3/16/23	ZONING	TA	EB
5/8/23	ZONING	TA	EB
6/26/23	ZONING	TA	EB
7/7/23	ZONING	TA	EB



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SITE NAME:

FARRAGUT HIGH

SITE NUMBER:

TN-111

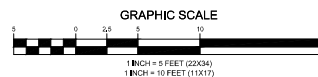
SITE ADDRESS:

188 WEST END AVE
FARRAGUT, TN 37934

**LANDSCAPE BUFFER
ELEVATION**

DRAWN BY:	TA
CHECKED BY:	EB
PROJECT MANAGER:	MAS
SHEET NUMBER:	C-5

1 LANDSCAPE ELEVATION
SCALE: 1" = 5' (22X34)
SCALE: 1" = 10' (11X17)





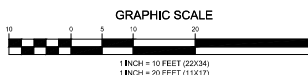
ALL DISTURBED AREAS ARE TO BE STABILIZED AND SEEDED IN ACCORDANCE WITH SOIL CONSERVATION DISTRICT STANDARDS

- PROPOSED CONTOURS
- EXISTING CONTOURS
- LOD LIMITS OF DISTURBANCE
- SF SILT FENCE
- OHV OVERHEAD WIRE
- RW RIGHT-OF-WAY
- PROPERTY LINE
- ROAD CENTERLINE
- PROPOSED DRIVEWAY
- PROPOSED FENCE

TW=555.0 TOP / BOTTOM WALL ELEVATIONS
BW=552.0
X 555.0 FINISHED GRADE ELEVATIONS

1 ENLAGRED GRADING AND EROSION CONTROL PLAN

SCALE: 1" = 10' (22X34)
SCALE: 1" = 20' (11X17)



EXISTING BASIN VOLUME CALCULATIONS						
CONTOUR ELEVATION	CONTOUR AREA (SQ. FT)	DEPTH (FT)	INCREMENTAL VOLUME AVG. END (CU. FT)	CUMULATIVE VOLUME AVG. END (CU. FT)	INCREMENTAL VOLUME CONIC (CU. FT)	CUMULATIVE VOLUME CONIC (CU. FT)
882.9	0.0	N/A	N/A	0	N/A	0
883.0	1.0	0	0	0	0	0
884.0	60.0	1	31	31	23	23
885.0	1,227.0	1	644	674	519	542
886.0	2,204.0	1	1716	2390	1692	2234
887.0	2,885.0	1	2545	4934	2537	4771

PROPOSED BASIN VOLUME CALCULATIONS						
CONTOUR ELEVATION	CONTOUR AREA (SQ. FT)	DEPTH (FT)	INCREMENTAL VOLUME AVG. END (CU. FT)	CUMULATIVE VOLUME AVG. END (CU. FT)	INCREMENTAL VOLUME CONIC (CU. FT)	CUMULATIVE VOLUME CONIC (CU. FT)
882.9	0.0	N/A	N/A	0	N/A	0
883.0	1.0	0	0	0	0	0
884.0	1,025.0	1	513	513	353	353
885.0	1,822.0	1	1424	1937	1405	1757
886.0	2,151.0	1	1987	3923	1984	3741
887.0	2,451.0	1	2301	6224	2299	6041



430 CHESTNUT STREET
SUITE 101-4
CHATTANOOGA, TN 37402



100 N Point Center E, Suite 125, Alpharetta, GA 30022
47031160119

DATE	RECORD OF ISSUE	BY	CHK
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5/8/23	ZONING	TA	EB
6/26/23	ZONING	TA	EB
7/7/23	ZONING	TA	EB



NOT VALID FOR CONSTRUCTION
UNLESS SIGNED AND STAMPED

SITE NAME:

FARRAGUT HIGH

SITE NUMBER:

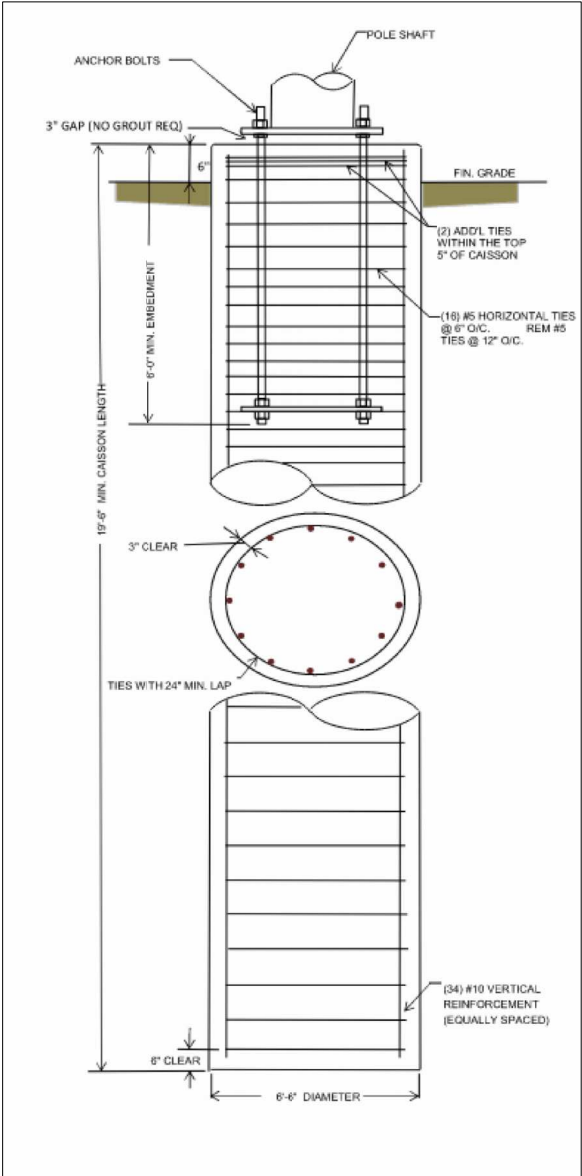
TN-111

SITE ADDRESS:

188 WEST END AVE
FARRAGUT, TN 37934

ENLAGRED GRADING AND EROSION CONTROL PLAN

DRAWN BY: TA
CHECKED BY: EB
PROJECT MANAGER: MAS
SHEET NUMBER: C-6



1
C-7
TYPICAL TOWER FOUNDATION DESIGN
NOT TO SCALE

NOTE:
TYPICAL TOWER FOUNDATION DESIGN IS AN EXAMPLE OF A
TOWER FOUNDATION USED FOR ILLUSTRATION PURPOSES.
FULL DESIGN FOR CONSTRUCTION WILL BE PROVIDED BY
VALMONT.



430 CHESTNUT STREET
SUITE 101-B
CHATTANOOGA, TN 37402



100 N Point Center E, Suite 125, Alpharetta, GA 30022
470.316.6119

DATE	RECORD OF ISSUE	BY	CHK
3/16/23	ZONING	TA	EB
5/8/23	ZONING	TA	EB
6/26/23	ZONING	TA	EB
7/7/23	ZONING	TA	EB

FOR REFERENCE
ONLY

NOT VALID FOR CONSTRUCTION
UNLESS SIGNED AND STAMPED

SITE NAME:

FARRAGUT HIGH

SITE NUMBER:

TN-111

SITE ADDRESS:

188 WEST END AVE
FARRAGUT, TN 37934

TYPICAL FOUNDATION
DESIGN

DRAWN BY:	TA
CHECKED BY:	EB
PROJECT MANAGER:	MAS
SHEET NUMBER:	C-7



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a final plat of Parcels 032, 033, 072, 073, 074, and 076, Tax Map 151, 13111 Kingston Pike, Zoned C-1, 12.78 Acres (BHNP, Applicant)

INTRODUCTION AND BACKGROUND: This item is related to the creation of lots that will be part of the grocery store and outparcel development at the northwest intersection of N. Watt Road and Kingston Pike that was reviewed with the Planning Commission for workshop discussion purposes at the June 15 meeting.

DISCUSSION: The owner is still working on addressing comments related to the site plan but would like to move forward with approval of the initial plat associated with this development. The revised plat that is included in the packet modifies the Rural Metro property and re-configures five other lots to create three new lots. The three new lots include the modified Rural Metro property, the lot where the grocery store and shop will be located, and one outparcel lot at the northwest intersection of Kingston Pike and N. Watt Road. A permanent access easement along the existing Rural Metro access to N. Watt Road is also shown on the plat. Additional easements will be platted when further development occurs involving the lots included on this plat.

RECOMMENDATION: Included in the packet is the revised resubdivision plat. Staff will review and provide a recommendation at the meeting.

CERTIFICATE OF OWNERSHIP AND DESIGNATION

I, (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS SHOWN ON THE PLAT, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, EXEMPTING THE MINIMUM BUILDING RESTRICTIONS, LINES AND DISTRICT A, STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: **SCHAAD COMPANIES, LLC**

OWNER: **SCHAAD COMPANIES, LLC**

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that it has been certified to us that the water system(s) outlined or indicated on the final subdivision plat entitled **RESUBDIVISION OF LOT 4, 5 AND PORTIONS OF LOT 6 AND 7, JONES FARM** have been installed in accordance with current local and state government requirements.

DATE: **SCHAAD COMPANIES, LLC**

NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT:

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that it has been certified to us that the sewer system(s) outlined or indicated on the final subdivision plat entitled **RESUBDIVISION OF LOT 4, 5 AND PORTIONS OF LOT 6 AND 7, JONES FARM** have been installed in accordance with current local and state government requirements.

DATE: **SCHAAD COMPANIES, LLC**

NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT:

CERTIFICATE OF ELECTRIC, GAS, AND TELEPHONE AVAILABILITY

This is to certify that every lot within this subdivision has available to it a source for the service identified by signature(s) below which service source is adequate to accommodate the reasonable needs of each lot as to such service within such subdivision.

DATE: **SCHAAD COMPANIES, LLC**

NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT:

DATE: **SCHAAD COMPANIES, LLC**

NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT:

CERTIFICATE FOR STREET APPROVAL

I certify that streets, sidewalks, and other required improvements have been installed in an accurate manner and according to local specifications, or that a security bond in the amount of \$_____ has been given to the Planning Commission to secure completion of all required improvements in case of default. Streets are public streets maintained at public expense.

DATE: **SCHAAD COMPANIES, LLC**

NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT:

CERTIFICATE OF APPROVAL OF STREET NAMES

This is to certify that the subdivision shown herein has been reviewed for compliance with the Knox County Uniform Street Naming and Addressing System Ordinance, and that it has been approved for recording.

DATE: **SCHAAD COMPANIES, LLC**

NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT:

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Farragut, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register of Deeds.

DATE: **SCHAAD COMPANIES, LLC**

NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT:

CERTIFICATION OF BONDING FOR REQUIRED IMPROVEMENTS

I certify that a security bond in the amount of \$_____ has been posted with the Planning Commission to secure the completion of streets, sidewalks, utilities, and other required improvements.

DATE: **SCHAAD COMPANIES, LLC**

NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT:

OWNER:

PARCEL 151 078
SCHAAD COMPANIES, LLC
INSTR#202303220061166
INSTR#202303140060640

PARCEL 151 079
SCHAAD COMPANIES, LLC
INSTR#202303140060640
INSTR#202303140060640

PARCEL 151 080
SCHAAD COMPANIES, LLC
INSTR#202303140060640
INSTR#202303140060640

PARCEL 151 081
SCHAAD COMPANIES, LLC
INSTR#202303140060640
INSTR#202303140060640

PARCEL 151 082
SCHAAD COMPANIES, LLC
INSTR#202303140060640
INSTR#202303140060640

PARCEL 151 083
SCHAAD COMPANIES, LLC
INSTR#202303140060640
INSTR#202303140060640

PARCEL 151 084
SCHAAD COMPANIES, LLC
INSTR#202303140060640
INSTR#202303140060640

PARCEL 151 085
SCHAAD COMPANIES, LLC
INSTR#202303140060640
INSTR#202303140060640

PARCEL 151 086
SCHAAD COMPANIES, LLC
INSTR#202303140060640
INSTR#202303140060640

PARCEL 151 087
SCHAAD COMPANIES, LLC
INSTR#202303140060640
INSTR#202303140060640

PARCEL 151 088
SCHAAD COMPANIES, LLC
INSTR#202303140060640
INSTR#202303140060640

REFERENCE PLAT: PLAT CABBIN A, SLIDE 2948
INSTR# 192711100000000

DATE: **SCHAAD COMPANIES, LLC**

NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT:

DATE: **SCHAAD COMPANIES, LLC**

NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT:

DATE: **SCHAAD COMPANIES, LLC**

NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT:

DATE: **SCHAAD COMPANIES, LLC**

NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT:

DATE: **SCHAAD COMPANIES, LLC**

TOWN OF FARRAGUT
SURVEY CONTROL
MONUMENT 151
N=562.132.825
E=2,491.038.547

BLUFORD EARL WILKINSON,
LUCAS ANN WILKINSON AND
JERMA WILKINSON
INSTR#202303140060640
PART OF LOTS 6 & 7
THE JONES FARM
INSTR#192711100000000

RELEASE OF EASEMENT(S) CERTIFICATION

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit: (1) in the utility, drainage, and construction easements along the original lot lines or (2) in prior easements identified herein which are hereby extinguished by this plat, on the condition that new utility, drainage, and construction easements are provided along the new property lines or as hereinafter are otherwise indicated or shown herein. The above provisions notwithstanding prior easements or prior utility easements are not released unless specifically noted herein. Existing easements or easements shown herein will not be conveyed affected by the development of herein proposed.

Signature (sewer)

DATE

Signature (water)

DATE

Signature (electricity)

DATE

Signature (gas)

DATE

Signature (telephone)

DATE

Signature (cable)

DATE

Signature (Ties of Farragut)

DATE



NOTES:

1. IRON PING FOUND (NOT SHOWN ON PLAT). ALL OTHERS SET BY SHARP. JENSEN PING FOUND ON PLAT.
2. THERE SHALL BE A (45) FEET UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENT FROM THE CENTER OF LOT 1 TO THE CENTER OF LOT 2, ON THE CONDITION THAT NEW UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENTS ARE PROVIDED ALONG THE NEW PROPERTY LINES OR AS HEREINAFTER ARE OTHERWISE INDICATED OR SHOWN HEREIN. THE ABOVE PROVISIONS NOTWITHSTANDING PRIOR EASEMENTS OR PRIOR UTILITY EASEMENTS ARE NOT RELEASED UNLESS SPECIFICALLY NOTED HEREIN. EXISTING EASEMENTS OR EASEMENTS SHOWN HEREIN WILL NOT BE CONVEYED AFFECTED BY THE DEVELOPMENT OF HEREIN PROPOSED.
3. VOTEN IS BASED ON TOWN OF FARRAGUT MEASUREMENTS 0.180 TO 0.1 HAVING A BEARING OF 4-47-27.11 N.
4. THIS PROPERTY IS ZONED FARR-2-1, GENERAL COMMERCIAL, DISTRICT 1. MINIMUM BUILDING LINES ARE AS FOLLOWS:
FRONT - 20' MINIMUM BUILDING LINE IS SITUATED BETWEEN BUILDING AND STREET.
10' MINIMUM BUILDING LINE IS SITUATED BETWEEN BUILDING AND STREET.
10' MINIMUM BUILDING LINE IS SITUATED BETWEEN BUILDING AND STREET.
SIDE - 10' MIN. TOTAL OF AT LEAST 40' BOTH SIDES (COMBINED).
5. THIS PROPERTY COMBINE 12.78 ACRES AND IS SUBDIVIDED INTO 3 LOTS.
6. THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS.
7. THE PERMANENT ACCESS EASEMENT SHOWN IS TO BENEFIT LOT 1 FOR RECORDS AND TAXES.
8. THE PERMANENT ACCESS EASEMENT AGREEMENT IS RECORDED AS INSTR# _____.
9. THIS PROPERTY WAS PREVIOUSLY RECORDED AS "JONES FARM", PLAT CABBIN A, SLIDE 2948.
10. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE PLANNING COMMISSION HAS REVIEWED THE INFORMATION AND HAS DETERMINED THAT THE INFORMATION IS ACCURATE AND THAT THE UTILITIES ARE LOCATED AS SHOWN ON THE PLAT. THE PLANNING COMMISSION HAS REVIEWED THE INFORMATION AND HAS DETERMINED THAT THE INFORMATION IS ACCURATE AND THAT THE UTILITIES ARE LOCATED AS SHOWN ON THE PLAT. THE PLANNING COMMISSION HAS REVIEWED THE INFORMATION AND HAS DETERMINED THAT THE INFORMATION IS ACCURATE AND THAT THE UTILITIES ARE LOCATED AS SHOWN ON THE PLAT.
11. WHEN BUILDINGS ARE PROPOSED ON THIS PLAT, THE SETBACKS SHALL BE BASED ON THE REQUIRED SETBACK FOR THE BUILDING IN THE ZONING DISTRICT. THE SETBACKS SHALL BE BASED ON THE REQUIRED SETBACK FOR THE BUILDING IN THE ZONING DISTRICT. THE SETBACKS SHALL BE BASED ON THE REQUIRED SETBACK FOR THE BUILDING IN THE ZONING DISTRICT.



CERTIFICATE OF THE ACCURACY OF SURVEY

SURVEY ACCORDING TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE RULES OF PRACTICE OF THE BOARD OF SURVEYORS AND LAND SURVEYORS OF THE STATE OF TENNESSEE. THE SURVEY WAS PREPARED BY THE SURVEYOR AND THE CURRENT EDITION OF THE RULES OF PRACTICE OF THE BOARD OF SURVEYORS AND LAND SURVEYORS OF THE STATE OF TENNESSEE.

TENNESSEE JUDGE NO. 16471 DATE: 6/15/23

FINAL PLAT OF
JONES FARM
RESUBDIVISION OF LOTS 4 AND 5
AND PORTIONS OF LOTS 6 AND 7

TAX MAP 151, PARCELS 032, 033, 072, 073, 074 AND 075
DISTRICT 6, KNOX COUNTY, TN.
TOWN OF FARRAGUT, TN
SCALE: 1" = 50' JUNE 15, 2023

0 50 100 150

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4330 TOWNSEND DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE (865) 588-6472
FAX (865) 588-6473
HIMES@BHP-LLP.COM

25027-PP

MEETING DATE: July 20, 2023

AGENDA ITEM #8

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for a 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)

Staff included this on the regular agenda, but revisions needed for the site plan were not submitted. Consequently, this item will be requested for removal from the agenda.

MEETING DATE: July 20, 2023

AGENDA ITEM #9

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a request to amend the Farragut Zoning Map for Parcel 069, Tax Map 142, from R-1 and R-2 to R-3 and S-1, 41 Acres (Horne Properties, Inc., Applicant)

The applicant has requested postponement until the August meeting.

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on adding the requirement for a concept plan in association with a rezoning to the Community Service Zoning District (S-1)

INTRODUCTION AND BACKGROUND: This item was discussed last month for workshop purposes and involves an amendment to the Community Service Zoning District (S-1) to provide for a concept plan as part of a rezoning to S-1.

DISCUSSION: As explained at the June workshop 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.

Staff also noted that 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). Planning commissioners expressed support for an amendment to provide for a concept plan as part of a rezoning request to S-1.

RECOMMENDATION: The staff has prepared Ordinance 23-11 which would amend the S-1 Zoning District to require a concept plan with a rezoning request. Resolution PC-23-10 would recommend approval of Ordinance 23-11. The language used in Ordinance 23-11 is very similar to the language used for the concept plan requirement associated with a rezoning to OSMR. Staff recommends approval of Ordinance 23-11.

RESOLUTION PC-23-10

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING THE FARRAGUT MUNICIPAL CODE, APPENDIX A., ZONING, CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XX., COMMUNITY SERVICE DISTRICT (S-1), TO PROVIDE FOR A CONCEPT LAYOUT PLAN AS PART OF A REZONING REQUEST TO S-1

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 23-11.

ADOPTED this 20th day of July 2023.

, Chairman

, Secretary

ORDINANCE:	23-11
PREPARED BY:	Shipley
REQUESTED BY:	Town of Farragut
CERTIFIED BY FMPC:	July 20, 2023
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING THE FARRAGUT MUNICIPAL CODE, APPENDIX A., ZONING, CHAPTER 3., SECTION XX., COMMUNITY SERVICE DISTRICT (S-1), TO PROVIDE FOR A CONCEPT LAYOUT PLAN AS PART OF A REZONING REQUEST TO S-1

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 3., Section XX., Community Service District (S-1) of the Farragut Zoning Ordinance, Ordinance 86-16.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance is hereby amended by adding Subsection C., "Application of the district" and re-numbering afterwards as follows:

SECTION 1.

C. Application of the district.

1. Given the potential scale of buildings permitted within the S-1 District and its ability to serve as a transitional district to abutting lower density residential, any application for rezoning to S-1 shall include a Concept Layout Plan that clearly addresses the plan of development for the proposed rezoning area. This plan would generally show the location of all proposed permitted uses and structures, transportation networks, public and private open-space or transition areas, and environmentally sensitive areas. The plan shall be prepared by a Tennessee licensed engineer or landscape architect, and/or a physical planner with comparable education, background, and experience. At a minimum, the concept plan shall be prepared at a scale of not less than 1" = 100', laid-out for printing on sheets of 24 inches by 36 inches, and shall include the following information:
 - a. A title block which specifically indicates that this plan is for rezoning application purposes and contains "conceptual information" which is "not intended for construction purposes."

- b. Location map, property address(s), tax map and parcel number(s), graphic scale, approximate north arrow, map legend, and preparation and revision date information.
- c. The names, addresses, and contact information for the property owners, representatives, and professionals involved in the plan. The professional seal of the individual principally responsible for preparing the plan shall also be affixed.
- d. Property boundaries, acreage of the property in question, existing zoning, the approximate location of existing utilities expected to service the property and an indication of their availability and capacity to do so, and the locations and widths of any rights-of-way providing access to the property.
- e. Sufficient information on the existing development within 150 feet from the boundaries of the subject property to indicate their relationships with the proposed development related to land uses, lot lines, open space corridors, vehicular and pedestrian circulation systems, environmentally sensitive areas, and other unique natural features of the landscape.
- f. A site inventory of the natural features on the property from readily available information including the topography (KGIS), the general locations and acreage of tree covered areas, and the approximate location and extent of all other environmentally sensitive areas on the site including but not limited to springs, streams, and water courses, identified floodplains and flood hazard areas, wetlands, slopes more than fifteen (15) percent, surface depressions, sinkholes and caves, and known endangered species habitat. The inventory will help to determine those areas that should be preserved and those that may be most appropriate for development. This inventory should be discussed with the Town staff prior to finalizing the Concept Layout Plan. The inventory should demonstrate that the Town's adopted land use related documents, such as the Tree Protection Ordinance, the Sinkhole Ordinance, the Stormwater Ordinance, and other adopted documents that may be applicable to the proposed development have been referenced.

The site inventory should be used to establish potential building locations that would minimize site grading and preserve to the greatest extent possible the natural topography, especially where tree covered areas exist. The road and trail systems would then be connected through the development and to abutting properties. The maximum slope created for a proposed development shall not be greater than 2.5:1 (run/rise).

- g. The general location and use(s) within all proposed buildings.
- h. The footprint area and overall height of proposed buildings.
- i. The general location and type of transitional area to be used consistent with the S-1 requirements.
- j. The proposed location and approximate grade of streets, sidewalks, and shared-use paths (also referred to in the Subdivision Regulations as bike paths) and how

these proposed transportation elements will be connected to both the existing transportation systems and adjacent properties. The location and distances between any existing intersecting roadways and driveways and those being proposed shall also be shown.

- k. A signed statement by the owner/applicant that they are aware of the Town's development requirements and standards and that they will be required to meet all applicable standards during development.
2. It is understood that a Concept Layout Plan is based on readily available information and that some modifications are possible as more detailed evaluation is completed for the site plan submittal process. Since a rezoning to the S-1 district requires a Concept Layout Plan namely to establish the location, scale (height and footprint area), and uses within proposed buildings and other improvements, should changes be necessary to the Concept Layout Plan as more detailed analyses are conducted, it is necessary to establish what would constitute a major vs. a minor change. Major changes, as identified during the site plan review process, shall require a re-review and approval from the Board of Mayor and Aldermen and would include any of the following:
 - a. Uses are different from the Concept Layout Plan.
 - b. Building footprints are more than 10% larger than those shown on the Concept Layout Plan.
 - c. Building heights are more than five feet higher than those shown on the Concept Layout Plan.
 - d. Buildings are more than ten feet closer to the boundary of a property that is zoned residential.

Minor changes are those that would generally be associated with the site plan review process and that would not functionally alter the general composition, scale, or arrangement of buildings and other improvements shown on the Concept Layout Plan. These changes may be approved by the Planning Commission as part of the site plan review process and would not be required to have additional review and approval from the Board of Mayor and Aldermen.

3. Consistent with the foregoing distinction between major changes and minor changes to the Concept Layout Plan, an initial rezoning to S-1 by the Farragut Board of Mayor and Aldermen is conditioned upon there being no major changes to the Concept Layout Plan before the approval by the Planning Commission of the site plan for the proposed development. In the event major changes, as defined herein, to the Concept Layout Plan or the site plan are proposed after the conditional rezoning of the property by the Farragut Board of Mayor and Aldermen, then the proposed major changes must be submitted for approval by the Farragut Board of Mayor and Aldermen.

When a major change to a Concept Layout Plan or a site plan, based thereon, has not been approved by the Farragut Board of Mayor and Aldermen, then the condition precedent to the rezoning to S-1 has not occurred. Thus, the rezoning to S-1 has not been accomplished.

D. *Minimum development requirements.*

1. The property must directly access a street that is classified on the Major Road Plan as a collector or arterial.
2. A site plan and landscape plan for the development shall be submitted as regulated in Chapter 4.
3. The approved plan shall be in compliance with the Farragut Comprehensive Land Use Plan, the Pedestrian and Bicycle Plan, the Architectural Design Standards, and all other adopted plans and ordinances of the Town of Farragut, as amended.

E. *Area regulations.*

1. *Setback requirements.*

- a. *Front yard.* All structures, including parking lots, shall be set back a minimum of 20 feet from the nearest point of any right-of-way. This excludes signage (which would be subject to the provisions in the sign ordinance), detention basin structures (if associated with a low impact development measure), and/or non-roofed structures that provide for pedestrian engagement with the public street (such as outdoor patios, pedestrian facilities, sitting areas, public art). With the exception of linear pedestrian facilities that connect to similar facilities in the right of way, no structures shall encroach into the public right of way and/or platted utility easements.

Service areas and their associated structures (e.g., dumpsters, loading areas, utility buildings) shall be located to the side or rear of a building so as to minimize visual impacts from the street and foster a more pedestrian friendly streetscape.

- b. *Side and rear yards.* Unless provided for otherwise in this ordinance, where an adjacent property is zoned residential and/or agriculture, all principal buildings that are positioned along a side or rear property line shall be set back a minimum of 50 feet from the nearest side or rear property line(s).

Where an adjacent property is zoned non-residential and/or non-agriculture, all structures shall be set back a minimum of 25 feet from the nearest side or rear property line(s).

- c. *Accessory structures.* Unless specified otherwise in this ordinance, where an adjacent property is zoned residential and/or agriculture, all accessory structures, excluding fences, pedestrian facilities, signage, and structures associated with low impact development stormwater measures, shall be set back a minimum of 50 feet from the nearest side or rear property line. Mechanical units five tons or greater, dumpsters, and other service areas shall be set back a minimum of 100 feet from all side or rear property lines where the abutting property is zoned residential and/or agriculture.

2. *Transition areas.*

- a. Unless specified otherwise in this ordinance, where an abutting property is zoned residential and/or agriculture, a transition area of at least 50 feet in width shall be provided. The intent of a transition area is to provide for a visually appealing interface to an abutting residential area that will serve to establish protection for but also context appropriate integration with the surrounding plan of development. Transition areas shall accommodate the connectivity requirements of this district. This will result in some modest breaks in the transition element. As provided for in this district, transition areas shall include, at a minimum, any one of the following or a combination thereof:
1. A landscaped low impact development stormwater management area, such as a rain garden(s), bioswale(s), or naturalized areas with existing and/or new tree plantings that, in total, consume the full depth of the transition area. At a minimum, such an area shall include a plant unit count that equals the count required for a 35-foot buffer strip, as provided for in Chapter 4 of this ordinance. Under this option, the arrangement of plant material may include more flexibility than a traditional buffer strip planting, provided this arrangement best promotes the intended stormwater function of the low impact development measure(s);
 2. A heavily landscaped pocket park area designed for passive use and that is approved as part of a site and landscape plan as an equivalent to other natural transition measures provided for in this subsection. Such area could serve as a shared amenity between a use in this district and an abutting residential neighborhood;
 3. A traditional planted buffer strip area that complies with the 35-foot buffer strip plantings provided for in Chapter 4 of this ordinance;
 4. An existing tree covered area that consumes largely the full depth of the transition area and where the existing tree count within such area clearly exceeds the plant unit count and minimum tree sizes for a 35-foot buffer strip per 100 linear feet;
 5. Where freestanding attached and detached independent and catered living residential buildings are proposed around the periphery of a senior living community that abuts property zoned residential and/or agriculture, such buildings may be proposed as the transitional element. In order to qualify as such, buildings shall be generally consistent with the predominant size, scale, height, and arrangement of residential structures that abut that portion of the senior living community. Where the abutting property is undeveloped and zoned residential and/or agriculture and transitional buildings are proposed along this interface in the senior living community, the size, scale, height, and arrangement of residential structures shall be reviewed as part of the concept plan that is required for the senior living community.

As part of the analysis of appropriateness of the transitional buildings along the undeveloped properties, the planning commission shall consider the surrounding context and the overall concept plan proposed by the

applicant. Buildings proposed for transitional elements shall comply with the setbacks, platted building envelopes, and landscape planting required in association with a senior living community. These specific provisions are addressed in Chapter 4 of this ordinance.

Where a development combines different transition elements these shall be considered as part of the Concept Layout Plan and then reflected on the site and landscape plans. Such an approach must clearly fulfill the intent of the transition area provision. Existing tree covered areas within transitions shall be protected. Exceptions would apply for the removal of invasive exotic plant material and context appropriate pedestrian and/or vehicular connections and utilities adjacent to such improvements that bisect the transition area in a generally perpendicular manner.

Transition areas shall not be required for developments that abut properties that are not zoned residential and/or agriculture.

- F. *Streetscape and outdoor open space.* As part of a site plan review, a context appropriate active and interconnected streetscape with visually appealing and functional public spaces is encouraged. Some specific design objectives would be as follows:
 - 1. Locate and orient outdoor open space (e.g., plazas, courtyards, patios, outdoor seating and benches, small park spaces or landscaped features) to provide a focal point to be actively used.
 - 2. Provide landscape enhancements (e.g., bioswales, rain gardens, planters, flower gardens) to add visual interest, screen parking areas, and complement outdoor open spaces.
- G. *Connectivity.* Development shall provide for context appropriate 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.
- H. *Low Impact Development.* Development shall incorporate a minimum of one of the following Low Impact Development (LID) practices into the design:
 - 1. Twenty-five percent of the parking lot being constructed with permeable pavers;
 - 2. Stormwater runoff draining to rain gardens;
 - 3. A building(s) being constructed with a vegetated roof, commonly referred to as a green roof;
 - 4. Stormwater draining to bioswales/bioretention facilities; or
 - 5. Rainwater being harvested for irrigation or gray water uses.
- I. *Maximum lot coverage.* Total lot coverage: 60 percent, except as provided for elsewhere in this ordinance.

- J. *Land area.* Minimum lot size of three acres, except as provided for elsewhere in this ordinance.
- K. *Height.* No principal building shall exceed 2½ stories or 35 feet in height, except as provided for elsewhere in this ordinance. No accessory structure shall exceed 15 feet in height, except as provided for elsewhere in this ordinance.
- L. Parking, as regulated in Chapter 4.
- M. Lighting, as regulated in Chapter 4.

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.

, Chairman

, Secretary

Sec. XX. Community service district (S-1).

- A. *General description.* Consistent with adopted plans and policies of the Town, this district is intended primarily to provide for the development of community and public types uses. This district is also intended as a transitional district to lower density residential by providing for low impact quasi-institutional/residential uses that have minimal traffic demands. Key to this district is continuity in general building and site development form.
- B. *Permitted principal and accessory uses and structures.* Property and buildings in the Community Service District (S-1) shall be used only for the following purposes:
1. Assisted-care living facilities.
 2. Cemeteries and historical monuments.
 3. Churches and other places of worship.
 4. Community facilities.
 5. Cultural activities.
 6. Independent living and care facility.
 7. Nursing homes.
 8. Parks.
 9. Schools, public and private.
 10. Senior living community.
 11. Utility uses.
- C. *Application of the district.*
1. Given the potential scale of buildings permitted within the S-1 District and its ability to serve as a transitional district to abutting lower density residential, any application for rezoning to S-1 shall include a Concept Layout Plan that clearly addresses the plan of development for the proposed rezoning area. This plan would generally show the location of all proposed permitted uses and structures, transportation networks, public and private open-space or transition areas, and environmentally sensitive areas. The plan shall be prepared by a Tennessee licensed engineer or landscape architect, and/or a physical planner with comparable education, background, and experience. At a minimum, the concept plan shall be prepared at a scale of not less than 1" = 100', laid-out for printing on sheets of 24 inches by 36 inches, and shall include the following information:
 - a. A title block which specifically indicates that this plan is for rezoning application purposes and contains "conceptual information" which is "not intended for construction purposes."
 - b. Location map, property address(s), tax map and parcel number(s), graphic scale, approximate north arrow, map legend, and preparation and revision date information.
 - c. The names, addresses, and contact information for the property owners, representatives, and professionals involved in the plan. The professional seal of the individual principally responsible for preparing the plan shall also be affixed.
 - d. Property boundaries, acreage of the property in question, existing zoning, the approximate location of existing utilities expected to service the property and an indication of their availability and capacity to do so, and the locations and widths of any rights-of-way providing access to the property.

-
- e. Sufficient information on the existing development within 150 feet from the boundaries of the subject property to indicate their relationships with the proposed development related to land uses, lot lines, open space corridors, vehicular and pedestrian circulation systems, environmentally sensitive areas, and other unique natural features of the landscape.
 - f. A site inventory of the natural features on the property from readily available information including the topography (KGIS), the general locations and acreage of tree covered areas, and the approximate location and extent of all other environmentally sensitive areas on the site including but not limited to springs, streams, and water courses, identified floodplains and flood hazard areas, wetlands, slopes more than fifteen (15) percent, surface depressions, sinkholes and caves, and known endangered species habitat. The inventory will help to determine those areas that should be preserved and those that may be most appropriate for development. This inventory should be discussed with the Town staff prior to finalizing the Concept Master Plan. The inventory should demonstrate that the Town's adopted land use related documents, such as the Tree Protection Ordinance, the Sinkhole Ordinance, the Stormwater Ordinance, and other adopted documents that may be applicable to the proposed development have been referenced.

The site inventory should be used to establish potential building locations that would minimize site grading and preserve to the greatest extent possible the natural topography, especially where tree covered areas exist. The road and trail systems would then be connected through the development and to abutting properties. The maximum slope created for a proposed development shall not be greater than 2.5:1 (run/rise).
 - g. The general location and use(s) within all proposed buildings.
 - h. The footprint area and overall height of proposed buildings.
 - i. The general location and type of transitional area to be used consistent with the S-1 requirements.
 - j. The proposed location and approximate grade of streets, sidewalks, and shared-use paths (also referred to in the Subdivision Regulations as bike paths) and how these proposed transportation elements will be connected to both the existing transportation systems and adjacent properties. The location and distances between any existing intersecting roadways and driveways and those being proposed shall also be shown.
 - k. A signed statement by the owner/applicant that they are aware of the Town's development requirements and standards and that they will be required to meet all applicable standards during development.
2. It is understood that a Concept Layout Plan is based on readily available information and that some modifications are possible as more detailed evaluation is completed for the site plan submittal process. Since a rezoning to the S-1 district requires a Concept Layout Plan namely to establish the location, scale (height and footprint area), and uses within proposed buildings and other improvements, should changes be necessary to the Concept Layout Plan as more detailed analyses are conducted, it is necessary to establish what would constitute a major vs. a minor change. Major changes, as identified during the site plan review process, shall require a re-review and approval from the Board of Mayor and Aldermen and would include any of the following:
- a. Uses are different from the Concept Layout Plan.
 - b. Building footprints are more than 10% larger than those shown on the Concept Layout Plan.
 - c. Building heights are more than five feet higher than those shown on the Concept Layout Plan.
 - d. Buildings are more than ten feet closer to the boundary of a property that is zoned residential.

Minor changes are those that would generally be associated with the site plan review process and that would not functionally alter the general composition, scale, or arrangement of buildings and other improvements shown on the Concept Layout Plan. These changes may be approved by the Planning Commission as part of the site plan review process and would not be required to have additional review and approval from the Board of Mayor and Aldermen.

3. Consistent with the foregoing distinction between major changes and minor changes to the Concept Layout Plan, an initial rezoning to S-1 by the Farragut Board of Mayor and Aldermen is conditioned upon there being no major changes to the Concept Layout Plan before the approval by the Planning Commission of the site plan for the proposed development. In the event major changes, as defined herein, to the Concept Layout Plan or the site plan are proposed after the conditional rezoning of the property by the Farragut Board of Mayor and Aldermen, then the proposed major changes must be submitted for approval by the Farragut Board of Mayor and Aldermen.

When a major change to a Concept Layout Plan or a site plan, based thereon, has not been approved by the Farragut Board of Mayor and Aldermen, then the condition precedent to the rezoning to S-1 has not occurred. Thus, the rezoning to S-1 has not been accomplished.

CD. *Minimum development requirements.*

1. The property must directly access a street that is classified on the Major Road Plan as a collector or arterial.
2. A site plan and landscape plan for the development shall be submitted as regulated in Chapter 4.
3. The approved plan shall be in compliance with the Farragut Comprehensive Land Use Plan, the Pedestrian and Bicycle Plan, the Architectural Design Standards, and all other adopted plans and ordinances of the Town of Farragut, as amended.
4. ~~Prior to site plan submittal, the applicant shall conduct a site inventory of the natural features on the property so as to determine those areas that should be preserved and those that may be most appropriate for development. This inventory should be discussed with the Town staff prior to finalizing plans for review. The inventory should demonstrate that the Town's adopted land use related documents, such as the Tree Protection Ordinance, the Sinkhole Ordinance, the Stormwater Ordinance, and other adopted documents that may be applicable to the proposed development have been referenced.~~

~~From the site inventory, a sketch plan is required in consultation with the Town staff with the first step in the preparation of such plan being the establishment of potential building locations that would minimize site grading and preserve to the greatest extent possible the natural topography, especially where tree covered areas exist. The road and trail systems would then be connected through the development and to abutting properties. The maximum slope created as a result of a proposed development shall not be greater than 2.5:1 (run/rise).~~

DE. *Area regulations.*

1. *Setback requirements.*
 - a. *Front yard.* All structures, including parking lots, shall be set back a minimum of 20 feet from the nearest point of any right-of-way. This excludes signage (which would be subject to the provisions in the sign ordinance), detention basin structures (if associated with a low impact development measure), and/or non-roofed structures that provide for pedestrian engagement with the public street (such as outdoor patios, pedestrian facilities, sitting areas, public art). With the exception of linear pedestrian facilities that connect to similar facilities in the right of way, no structures shall encroach into the public right of way and/or platted utility easements.

Service areas and their associated structures (e.g., dumpsters, loading areas, utility buildings) shall be located to the side or rear of a building so as to minimize visual impacts from the street and foster a more pedestrian friendly streetscape.

- b. *Side and rear yards.* Unless provided for otherwise in this ordinance, where an adjacent property is zoned residential and/or agriculture, all principal buildings that are positioned along a side or rear property line shall be set back a minimum of 50 feet from the nearest side or rear property line(s).

Where an adjacent property is zoned non-residential and/or non-agriculture, all structures shall be set back a minimum of 25 feet from the nearest side or rear property line(s).

- c. *Accessory structures.* Unless specified otherwise in this ordinance, where an adjacent property is zoned residential and/or agriculture, all accessory structures, excluding fences, pedestrian facilities, signage, and structures associated with low impact development stormwater measures, shall be set back a minimum of 50 feet from the nearest side or rear property line. Mechanical units five tons or greater, dumpsters, and other service areas shall be set back a minimum of 100 feet from all side or rear property lines where the abutting property is zoned residential and/or agriculture.

2. *Transition areas.*

- a. Unless specified otherwise in this ordinance, where an abutting property is zoned residential and/or agriculture, a transition area of at least 50 feet in width shall be provided. The intent of a transition area is to provide for a visually appealing interface to an abutting residential area that will serve to establish protection for but also context appropriate integration with the surrounding plan of development. Transition areas shall accommodate the connectivity requirements of this district. This will result in some modest breaks in the transition element. As provided for in this district, transition areas shall include, at a minimum, any one of the following or a combination thereof:
1. A landscaped low impact development stormwater management area, such as a rain garden(s), bioswale(s), or naturalized areas with existing and/or new tree plantings that, in total, consume the full depth of the transition area. At a minimum, such an area shall include a plant unit count that equals the count required for a 35-foot buffer strip, as provided for in Chapter 4 of this ordinance. Under this option, the arrangement of plant material may include more flexibility than a traditional buffer strip planting, provided this arrangement best promotes the intended stormwater function of the low impact development measure(s);
 2. A heavily landscaped pocket park area designed for passive use and that is approved as part of a site and landscape plan as an equivalent to other natural transition measures provided for in this subsection. Such area could serve as a shared amenity between a use in this district and an abutting residential neighborhood;
 3. A traditional planted buffer strip area that complies with the 35-foot buffer strip plantings provided for in Chapter 4 of this ordinance;
 4. An existing tree covered area that consumes largely the full depth of the transition area and where the existing tree count within such area clearly exceeds the plant unit count and minimum tree sizes for a 35-foot buffer strip per 100 linear feet;
 5. Where freestanding attached and detached independent and catered living residential buildings are proposed around the periphery of a senior living community that abuts property zoned residential and/or agriculture, such buildings may be proposed as the transitional element. In order to qualify as such, buildings shall be generally consistent with

the predominant size, scale, height, and arrangement of residential structures that abut that portion of the senior living community. Where the abutting property is undeveloped and zoned residential and/or agriculture and transitional buildings are proposed along this interface in the senior living community, the size, scale, height, and arrangement of residential structures shall be reviewed as part of the concept plan that is required for the senior living community.

As part of the analysis of appropriateness of the transitional buildings along the undeveloped properties, the planning commission shall consider the surrounding context and the overall concept plan proposed by the applicant. Buildings proposed for transitional elements shall comply with the setbacks, platted building envelopes, and landscape planting required in association with a senior living community. These specific provisions are addressed in Chapter 4 of this ordinance.

Where a development combines different transition elements these shall be considered as part of the ~~Concept Layout Plan sketch plan or, as applicable, concept plan~~ and then reflected on the site and landscape plans. Such an approach must clearly fulfill the intent of the transition area provision. Existing tree covered areas within transitions shall be protected. Exceptions would apply for the removal of invasive exotic plant material and context appropriate pedestrian and/or vehicular connections and utilities adjacent to such improvements that bisect the transition area in a generally perpendicular manner.

Transition areas shall not be required for developments that abut properties that are not zoned residential and/or agriculture.

- ~~E~~**F.** *Streetscape and outdoor open space.* As part of a site plan review, a context appropriate active and interconnected streetscape with visually appealing and functional public spaces is encouraged. Some specific design objectives would be as follows:
1. Locate and orient outdoor open space (e.g., plazas, courtyards, patios, outdoor seating and benches, small park spaces or landscaped features) to provide a focal point to be actively used.
 2. Provide landscape enhancements (e.g., bioswales, rain gardens, planters, flower gardens) to add visual interest, screen parking areas, and complement outdoor open spaces.
- ~~F~~**G.** *Connectivity.* Development shall provide for context appropriate 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.
- ~~G~~**H.** *Low Impact Development.* Development shall incorporate a minimum of one of the following Low Impact Development (LID) practices into the design:
1. Twenty-five percent of the parking lot being constructed with permeable pavers;
 2. Stormwater runoff draining to rain gardens;
 3. A building(s) being constructed with a vegetated roof, commonly referred to as a green roof;
 4. Stormwater draining to bioswales/bioretenion facilities; or
 5. Rainwater being harvested for irrigation or gray water uses.
- ~~H~~**I.** *Maximum lot coverage.* Total lot coverage: 60 percent, except as provided for elsewhere in this ordinance.
- ~~I~~**J.** *Land area.* Minimum lot size of three acres, except as provided for elsewhere in this ordinance.

~~J~~**K.** *Height.* No principal building shall exceed 2½ stories or 35 feet in height, except as provided for elsewhere in this ordinance. No accessory structure shall exceed 15 feet in height, except as provided for elsewhere in this ordinance.

~~K~~**L.** *[Parking.]* Parking, as regulated in Chapter 4.

~~L~~**M.** *[Lighting.]* Lighting, as regulated in Chapter 4.

(~~Ord. No. 86-16, 4-1986; Ord. of 2-2006; Ord. No. 16-05, § 1, 3-24-2016~~)