FARRAGUT MUNICIPAL PLANNING COMMISSION

AGENDA

February 15, 2024

Farragut Community Center – Assembly Room

7:00 p.m.

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

1. **Approval of agenda**

2. **Approval of minutes – December 21, 2023 (the January 18, 2024 meeting was cancelled due to weather)**

3. **Discussion and approval of the 2023 TDEC, Local Parks and Recreation Fund grant projects at Mayor Bob Leonard Park and McFee Park**

4. **Request for approval for the Turkey Creek B-Line Interceptor Project (First Utility District, Applicant)**

5. **Discussion and public hearing on a request to amend the Future Land Use Map in the Comprehensive Land Use Plan Update for the property located at 209 N. Watt Road from Parks and Recreation to Commercial (Debra Wilkerson, Applicant)**

6. **Discussion and public hearing on a site plan for a tire storage enclosure and bollard barrier for the Firestone Complete Auto Care, 11215 Kingston Pike (SGA Design Group, Applicant)**

7. **Discussion and public hearing on requested variances from the Subdivision Regulations and approval of a preliminary plat for Somerset Farms, 12960 Allen Kirby Road, 4 Lots, 37.98 Acres, Zoned Agricultural (A) (LeMay & Associates, Applicant)**

8. **Request for approval for the installation of 650 linear feet of two-inch gas line along a portion of Boring Road and Boring Lane to service the residents at 217 Boring Lane (KUB, Applicant)**

9. **Discussion and public hearing on amendments to clarify certain definitions provided for in the Town of Farragut Public Tree Care Ordinance**

10. **Approval of utilities**

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. 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.

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MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION

December 21, 2023

MEMBERS PRESENT	**MEMBERS ABSENT**
Scott Russ, Chairman	Noah Myers
Ed St. Clair, Vice Chairman	Jeff Devlin
Shannon Preston, Secretary	
Ron Williams, Mayor	
Louise Povlin, Vice Mayor	
Jon Greene	
Ron Pinchok	

Staff Representative: Mark Shipley, Community Development Director

1. **Approval of agenda**
   The staff recommended that the agenda be approved 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.

2. **Approval of minutes – November 16, 2023**
   The staff recommended approval of the minutes as submitted.

   A motion was made by Commissioner Pinchok to follow the staff's recommendations. The motion was seconded by Commissioner Greene and was approved unanimously. Commissioner St. Clair abstained due to being absent at the November meeting.

3. **Discussion and public hearing on approval of project plans for mid-block pedestrian crossings on Grigsby Chapel Road and McFee Road**
   The staff (Shipley) reviewed this item and the consultant, Wesley Stokes with Cannon and Cannon, was present to answer questions. Each mid-block location was discussed separately. Some discussion ensued regarding the McFee Road crossing and commissioners were satisfied with the proposal.

   A motion was made by Commissioner St. Clair to approve each proposed mid-block crossing as submitted. The motion was seconded by Mayor Williams and was approved unanimously.

4. **Discussion and public hearing on a site plan for Dunkin Farragut, 13038 Kingston Pike, 1 Acre, Zoned C-1 (Urban Engineering, Inc., Applicant)**
   The staff reviewed this item and recommended approval subject to the following items being addressed:
   1) Please submit LOC for erosion control for $7,000.
   2) Please submit Drainage Fee of $461.

3) Please submit TDOT permit for access and working on ROW.
4) If a landscape plan sheet is included in the final site plan set please make sure it is the stamped approved plan.
5) Please verify that the brick will be mortared in place and will not be panelized.

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.

5. **Discussion and public hearing on a request to amend the Future Land Use Map in the Comprehensive Land Use Plan Update for the property located at 209 N. Watt Road from Parks and Recreation to Commercial (Debra Wilkerson, Applicant)**
This item was advertised as a public hearing for public notice purposes and discussed as a workshop item. No action was taken. The resolution will be voted on at the January meeting.

6. **Discussion and public hearing on a request to rezone the property located at 209 N. Watt Road from R-1 to C-1, 1.70 Acres (Debra Wilkerson, Applicant)**
The staff reviewed this item and recommended approval of Resolution PC-23-14 which recommends approval of Ordinance 23-20.

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.

7. **Request for approval for the installation of 1,026 linear feet of two-inch gas line along a portion of Kingston Pike and Federal Boulevard for KUB (KUB, Applicant)**
The staff reviewed this item and recommended approval subject to the following items being addressed:
1) Please obtain a right-of-way permit from the Town's Engineering Department, including erosion and traffic control measures and inspections, as needed.
2) Please notify all affected property owners prior to the work being initiated.

Tim Kelly with KUB was present to answer questions.

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.

8. **Request for approval for the installation of new fiber optic lines for Charter/Spectrum in the Cove at Turkey Creek Subdivision (Global Communications, Applicant)**
The staff reviewed this item and recommended approval subject to the following items being addressed:
1) Please obtain a right-of-way permit from the Town's Engineering Department, including erosion and traffic control measures and inspections, as needed.
2) Please notify all affected property owners prior to the work being initiated.

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.

9. **Request for approval for the installation of new fiber optic lines for Charter/Spectrum along Iron Plow Drive and Wagon Hitch Road in the Grove at Boyd Station Subdivision (Global Communications, Applicant)**

The staff reviewed this item and recommended approval subject to the following items being addressed:

1) Please obtain a right-of-way permit from the Town's Engineering Department.

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.

10. Request for approval for the installation of a three-inch low-pressure sewer line along a portion of the west side of Boring Road for purposes of providing sewer service to the residents at 140 and 152 Boring Road (First Utility District, Applicant)

The staff reviewed this item and recommended approval subject to the following items being addressed:

1) Please obtain a right-of-way permit from the Town's Engineering Department, including erosion and traffic control measures and inspections, as needed.
2) Please notify all affected property owners prior to the work being initiated.

Edwin Deyton with FUD was present to answer questions.

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.

11. Discussion and public hearing on approval for a final plat for Phase 1, Unit 3 of the Grove at Boyd Station Subdivision, 25.73 Acres, 46 Lots (Lynch Surveys, Applicant)

The staff reviewed this item and recommended approval subject to the following items being addressed:

1) Please obtain all required signatures.
2) Please complete the staff's field-related punchlist.
3) Completion and maintenance letters of credit will be required, and amounts will be provided by staff.

Thomas Krajewski was present on behalf of Saddlebrook Properties.

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

12. Approval of utilities

None.

13. Citizen forum

None.

The meeting was adjourned at 7:58 p.m.

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Shannon Preston, Secretary

MEETING DATE: February 15, 2024 **AGENDA ITEM #3**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ron Oestreich, Parks and Recreation Director

SUBJECT: Discussion and approval of the 2023 TDEC, Local Parks and Recreation Fund grant projects at Mayor Bob Leonard Park and McFee Park

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INTRODUCTION AND BACKGROUND: The Parks and Recreation Department applied for and received a $2.73 million LPRF Grant for several projects at Mayor Bob Leonard and McFee Parks.

DISCUSSION: Early in 2023, the Parks and Recreation team applied for and received approval for a $2.73million LPRF Grant through the Tennessee Department of Environment and Conservation. This is a 50% matching grant, so the actual grant amount received is $1,365,000, which is the largest LPRF the Town has ever received. The projects included in this grant are as follows:

1. At Mayor Bob Leonard Park: Replacement of the synthetic turf on Fields 1 and 2 ($1,447,400). ADA pathway replacement ($267,500). Sand volleyball court renovation ($50,000).
2. At McFee Park: Construction of a dog park, ADA path, and restroom ($465,336).

Each project will be managed by the Parks and Recreation Department. The Board of Mayor and Aldermen approved this grant and the 50% funding in the CIP and we are set to begin design in February.

RECOMMENDATION: Staff recommends Planning Commission approval of these 4 LPRF Grant projects as presented.

farragut TENNESSEE

TOWN OF FARRAGUT
LPRF GRANT

1

Census Information

2020 United States Census

- Population: 23,506
- Over 133 acres dedicated to recreation and approximately 16 miles of greenways

2

Demographics

- The Town of Farragut parks serve Town residents and the populations of Knox, Loudon, Anderson and Roane counties along with citizens of Knoxville, Lenoir City and Oak Ridge.
- The Town does not have separate fees for non-residents.
- Town athletic fields are used by those of all ages from pre-school up to senior citizens.

3

Goals of Project

- Achieve needs and wishes of community as expressed in master plan
- Provide and expand ADA access at Mayor Bob Leonard Park for participants and spectators
- Expand park offerings with a new dog park
- Promoting health and fitness by providing spaces for the community to gather outdoors and enjoy the parks

4

Envisioned Recreation Activities McFee Park

- Dog park for:
  - Off leash area for dogs to run and play in a safe location

- Restrooms for:
  - Dog park guests
  - Park runners and walkers
  - Bicyclists

5

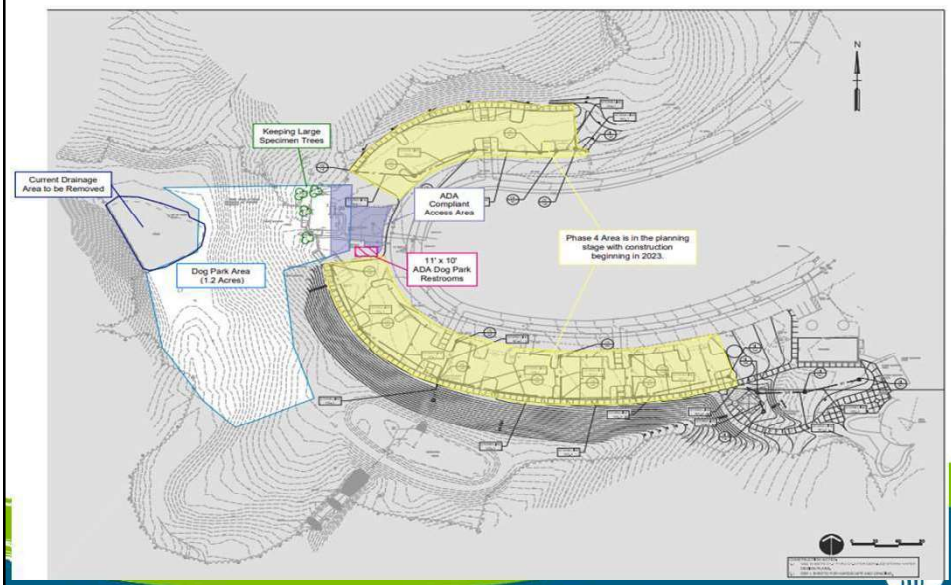
Project Design Elements

Dog park at McFee

This will include the construction of an approximately two-acre dog park and restroom facility.

6

Preliminary Site Plans - McFee Park



7

Envisioned Recreation Activities Mayor Bob Leonard Park

- Soccer
- Lacrosse
- Football
- Rugby
- Quidditch
- Conditioning
- Picnic Games

8

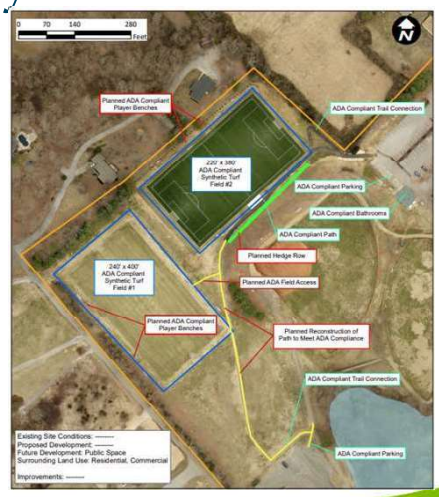
Project Design Elements

Replacement of synthetic turf on Fields #1 and #2 and ADA access

The synthetic turf on fields #1 and #2 are nearing the end of their expected service life.

9

Preliminary Site Plans
Mayor Bob Leonard Park



10

Project Design Elements

Reconstruction of walking path for ADA access

ADA work will be done for the entire walking
Path around MBLP including pathways
To Field #1 and #2 Bench areas.

11

Project Design Elements

Renovation of the existing Sand Volleyball Courts

This grant includes a full renovation of the Sand Volleyball Courts at MBLP as well.

12

Project Positive Impacts in Community

- Creation of the Town's first dog park
- Additional ADA restroom at McFee
- Expanded ADA access to athletic fields and northern end of Mayor Bob Leonard Park
- Improved safety for field users
- Promoting active lifestyles outdoors

13

Means and Funding

Town of Farragut Capital Investment Program
$2.73 million

Project	Budget
McFee Park Dog Park	$465,336
MBLP Field 1 and 2 Turf Replacement (plus ADA path to benches)	$1,841,880
MBLP ADA path work	$180,000
MBLP Sand Volleyball Renovation	$50,000
Total Budget with contingencies	$2,730,000
LPRF Grant Received (50% match)	$1,365,000

14

Means and Funding

McFee Park

The town was one of ten communities throughout the state to receive a $25,000 grant from the Boyd Foundation through their Dog Park Dash program for the construction of the McFee dog park.

15

Project Timeline

Project	Projected Timeline
Prepare Drawings for the Dog Park and ADA Path	Spring 2024
Finalize Bid Documents for Turf Replacement projects	Spring 2024
Award Bids for Turf Projects	Spring 2024
Turf Replacement Project Start	Summer 2024
Projected project completion	Summer 2024
Finalize Bid Documents for ADA Path Project	Fall 2024
Award Bids for Pathway Project	Fall 2024
Pathway Project Start	Winter/Spring 2025

16

Project Timeline

Project	Projected Timeline
Prepare Drawings for Volleyball Project	Spring 2025
Volleyball Project Start	Spring 2025
AFTER McFee Phase 4 Parking Lot Completion - Finalize Drawings For Dog Park	Summer 2025
Finalize Bid Documents for Dog Park Restroom, Fencing, Path	Summer 2025
Award Bids for Dog Park Project	Summer 2025
Dog Park Project Start	Summer/Fall 2025

17

Any Questions?

18

MEETING DATE: February 15, 2024 **AGENDA ITEM #4**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Request for approval for the Turkey Creek B-Line Interceptor Project (First Utility District, Applicant)

INTRODUCTION AND BACKGROUND: This agenda item involves a review and approval for a major sanitary sewer line upgrade to be conducted by First Utility District (FUD) along portions of Turkey Creek and the North Fork of Turkey Creek from Turkey Creek Road to the Interstate. The project will affect a number of properties, including Town owned properties at the Red Mill Dam, the Outdoor Classroom, and Founders Park. FUD will be working hard to coordinate their activities with all affected property owners to minimize disruptions.

RECOMMENDATION: Included in the packet is a set of plans for the project and a summary of the proposed project from Edwin Deyton, Engineering Supervisor with First Utility District. Staff will be reviewing the plans and making a recommendation at the meeting. Mr. Deyton will be in attendance to present the project and answer any questions.

First
UTILITY DISTRICT
OF KNOX COUNTY

Where community comes first.

February 1, 2024

Mark Shipley, AICP, CPM
Community Development Director
Town of Farragut
239 Jamestowne Blvd, Suite 201
Farragut TN

RE: Town of Farragut – Utility ROW Permit for Turkey Creek B-Line Sewer Replacement (Phase 1)

Mr. Shipley,

First Utility District of Knox County (FUD) has designed the replacement of a sanitary sewer "interceptor" line that generally follows the Campbell Station Road corridor between Turkey Creek Road and Interstate 40 right of way. The work will be conducted in two phases, and Phase 1 includes approximately 11,000-ft of sewer replacement between Turkey Creek Road and south of Olde Colony Boulevard. The intent of the project is to replace a 1970's concrete sewer main with a larger line to improve capacity and prevent overflows. The upgrade will allow FUD to support development, both current and future, within the community while preventing sanitary sewer overflows along creeks, commercial areas, and neighborhoods.

FUD initially met with Town Staff in August 2023 to discuss intent, scheduling, permitting, and stakeholder involvement. FUD has maintained conversation with the Town with respect to restrictions, schedule, permitting, and working conditions. Also, FUD has sent letters to property owners that would be affected by proposed utility easements. Once schedules are definitive, FUD will notify customers about the project through email, website information, and social media posts.

The proposed project schedule is as follows:

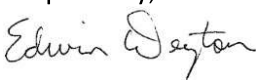
- January – March 2024 – Permitting (TOF, SWPPP, ARAP, Pipeline Companies, TDOT, TDEC ESU)
- March 2024 – Final Design completion
- April 2024 – Advertise for Bid for Phase 1*
- July 2024 – Begin Construction for Phase 1*
- Summer 2026 – Complete Construction of Phase 1
- 2028 - 2029 - Phase 2 construction, timing dependent on Campbell Sta Road Interchange Project

**(timing contingent on permit acquisition)*

We appreciate the input of the Town's Engineering, Planning, and Operations departments in developing this project, and we would request the Town's concurrence in granting the Utility Right of Way Permit for Phase 1.

122 Durwood Road Knoxville, TN 37922 | 865.966.9741 | fax 865.675.4955

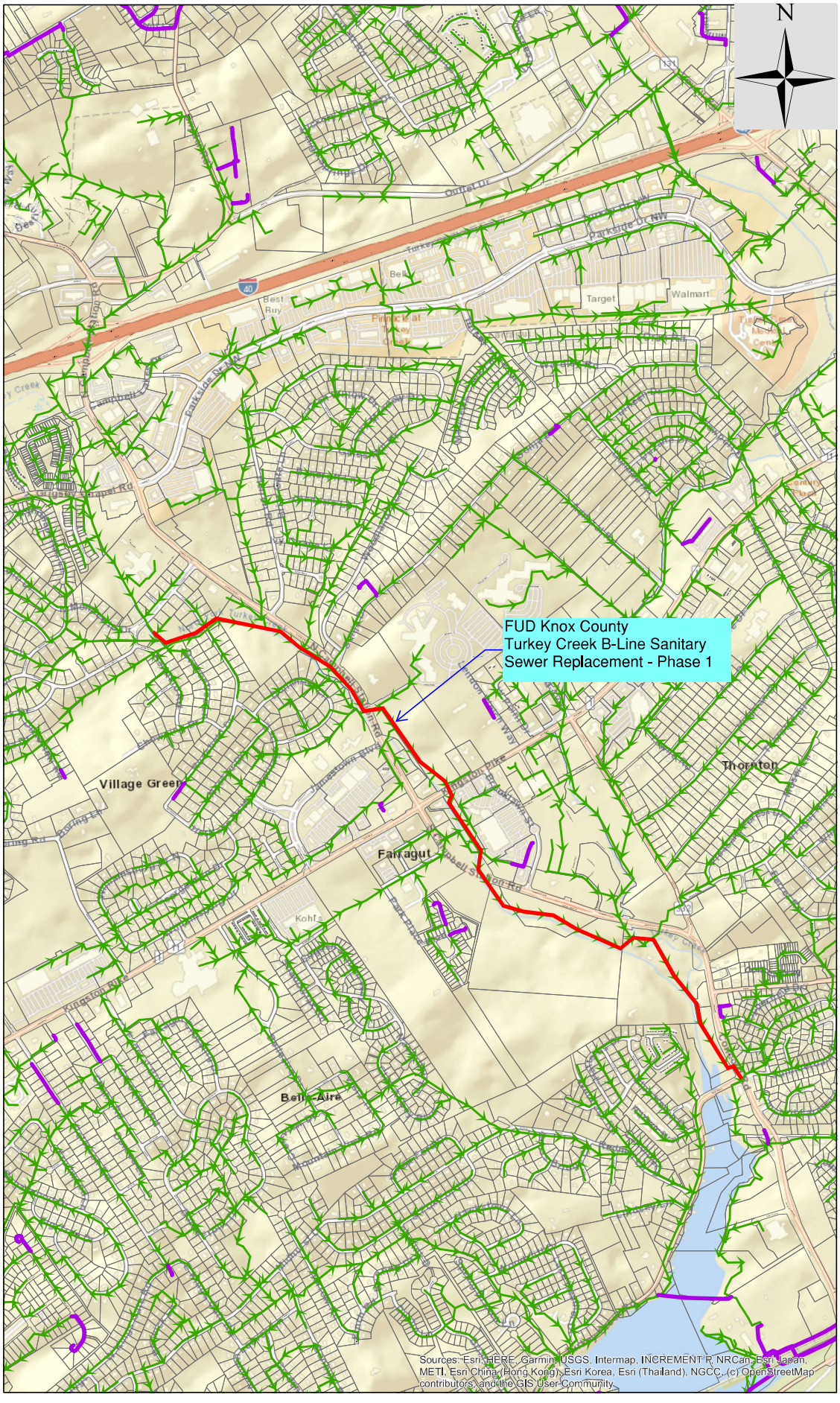
Respectfully,



Edwin Deyton, PE
Engineering Supervisor
edeyton@fudknox.org
865-218-3690
First UD of Knox County

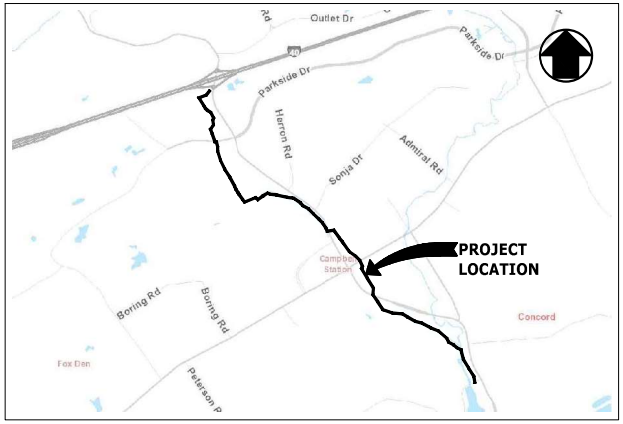
(Attachments)

cc: Bruce Giles, FUD General Manager
Chris Cline, PE, Cannon & Cannon Inc.
File


N
FUD Knox County
Turkey Creek B-Line Sanitary
Sewer Replacement - Phase 1
Village Green
Farragut
Thornton
Bell Aire
Target
Walmart
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
1,900 950 0 1,900 Feet
1 inch = 1,250 feet

CONTRACT DOCUMENTS FOR CONSTRUCTION OF

TURKEY CREEK TRUNK 'B' LINE SANITARY SEWER REPLACEMENT



VICINITY MAP
NOT TO SCALE

First UTILITY DISTRICT OF KNOX COUNTY — Where community comes first.

Prepared for

First Utility District
Knoxville, Tennessee

DRAWING INDEX

SHEET No.	DWG No.	DRAWING TITLE
1	COVER	COVER SHEET
2	SA0.01	GENERAL NOTES AND LOCATION MAP
3	SA1.01	SANITARY SEWER PLAN AND PROFILE LINE 'A' STA. 0+00 TO STA. 11+50 LINE 'B' STA. 0+00 TO STA. 1+53 E.O.L.
4	SA1.02	SANITARY SEWER PLAN AND PROFILE LINE 'A' STA. 11+50 TO 25+00
5	SA1.03	SANITARY SEWER PLAN AND PROFILE LINE 'A' STA. 25+00 TO 40+00
6	SA1.04	SANITARY SEWER PLAN AND PROFILE LINE 'A' STA. 40+00 TO STA. 54+50
7	SA1.05	SANITARY SEWER PLAN AND PROFILE LINE 'A' STA. 54+50 TO STA. 67+00
8	SA1.06	SANITARY SEWER PLAN AND PROFILE LINE 'A' STA. 67+00 TO STA. 79+00
9	SA1.07	SANITARY SEWER PLAN AND PROFILE LINE 'A' STA. 79+00 TO STA. 93+00
10	SA1.08	SANITARY SEWER PLAN AND PROFILE LINE 'A' STA. 93+00 TO STA. 105+50
11	SA1.09	SANITARY SEWER PLAN AND PROFILE LINE 'A' STA. 105+50 TO STA. 118+00
12	SA1.10	SANITARY SEWER PLAN AND PROFILE LINE 'A' STA. 118+00 TO STA. 131+00
13	SA1.11	SANITARY SEWER PLAN AND PROFILE LINE 'A' STA. 131+00 TO STA. 145+50
14	SA1.12	SANITARY SEWER PLAN AND PROFILE LINE 'A' STA. 145+50 TO STA. 158+08 E.O.L.
15	SA2.01	MANHOLE CONFIGURATION TABLE
16	SA2.02	TYPICAL DETAILS
17	EC1.01	EROSION CONTROL NOTES
18	EC1.02	EROSION CONTROL DETAILS
19	TC1.01	TRAFFIC CONTROL PLAN
20	TC1.02	TRAFFIC CONTROL PLAN
21	TC1.03	TRAFFIC CONTROL PLAN
22	TC2.01	TRAFFIC CONTROL PLAN

811 Know what's below Call before you dig.

CONSTRUCTION PLANS FOR: TURKEY CREEK TRUNK 'B' LINE SANITARY SEWER REPLACEMENT

ENGINEER
CANNON & CANNON INC
CONSULTING ENGINEERS · FIELD SURVEYORS
TN 865.670.8555 | 8550 Kingston Pike Knoxville, TN 37919
WWW.CANNON-CANNON.COM

DESIGNED WWL
DRAWN TCG
CHECKED WWL/EBG

APPROVED
ENGINEER
SEWER

NO.	DATE	REVISION	APPR.
0	01/31/2024	INITIAL ISSUE FOR PERMITTING	WWL

SCALE: AS SHOWN
DATE: 06/20/2023

First UTILITY DISTRICT OF KNOX COUNTY — Where community comes first.

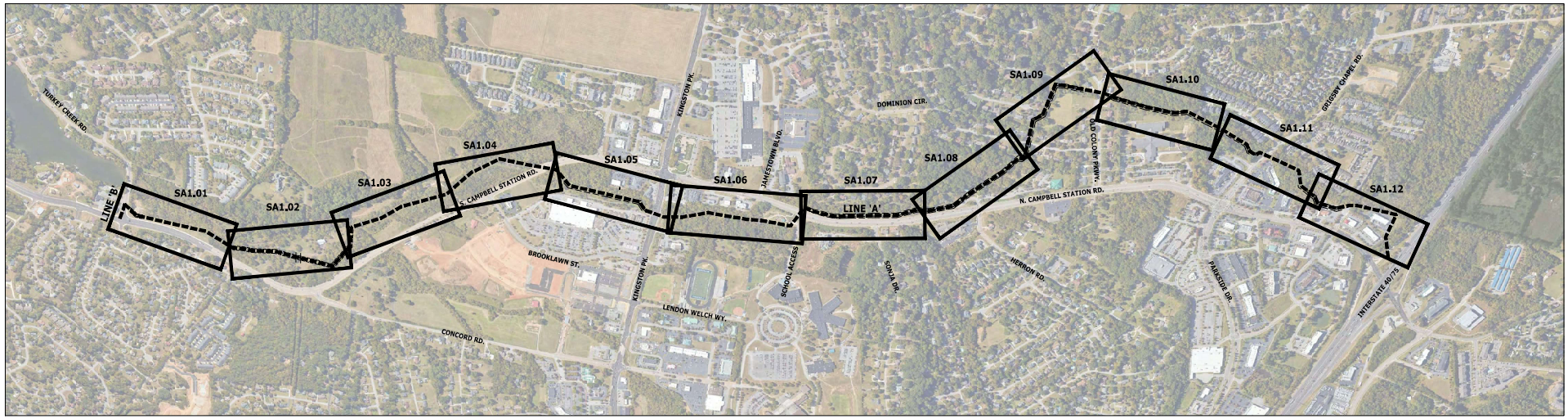
TURKEY CREEK TRUNK 'B' LINE SANITARY SEWER REPLACEMENT

COVER SHEET

CCI PROJECT NO: 0966-0105

SHEET COVER

SHEET 1 OF 22



LOCATION MAP

SCALE: 1"=500'

GENERAL NOTES:

1. CONSTRUCTION OF THE SANITARY SEWER SHALL CONFORM TO THE SPECIFICATIONS AND INFORMATION CONTAINED HEREIN.
2. ALL WORK SHALL BE PERFORMED BY A TENNESSEE LICENSED UTILITY CONTRACTOR.
3. CONTRACTOR SHALL HAVE AN APPROVED SET OF PLANS AND SPECIFICATIONS AND A COPY OF THE GENERAL STORMWATER POLLUTION PREVENTION PLAN (SWPPP) ON THE JOB SITE AT ALL TIMES.
4. UNDERGROUND UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, WATER, SEWER, GAS, STEAM PIPING/DUCT WORK, ELECTRIC, COMMUNICATION SERVICES, STREET LIGHTING AND TRAFFIC DETECTOR LOOPS. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL SUCH FACILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL SUCH FACILITIES THAT ARE DAMAGED DURING CONSTRUCTION. PAYMENT FOR LOCATING, PROTECTING, COORDINATING AND REPAIRING EXISTING FACILITIES WILL BE INCLUDED IN OTHER ITEMS OF WORK AND NO ADDITIONAL COMPENSATION WILL BE MADE. ALL REPAIRS SHALL BE DONE IN ACCORDANCE WITH STANDARDS AND REQUIREMENTS OF THE UTILITY'S OWNER. UTILITY SUPPORT METHODS WILL BE SUBMITTED PRIOR TO CONSTRUCTION FOR APPROVAL.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SUITABLE SIGNAGE, BARRICADES, AND LIGHTS FOR PROTECTION OF TRAFFIC PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ANY EXISTING ROAD SIGN REMOVED FOR CONSTRUCTION SHALL BE REPLACED BY THE END OF THE WORKING DAY. TEMPORARY STOP SIGNS SHALL BE ERECTED PRIOR TO REMOVAL OF PERMANENT STOP SIGNS.
6. THE CONTRACTOR SHALL NOT CLOSE OR BLOCK ANY HIGHWAY, STREET, OR ROADWAY WITHOUT FIRST OBTAINING ALL REQUIRED PERMITS FROM LOCAL JURISDICTIONAL AUTHORITY (T.D.O.T., TOWN OF FARRAGUT, ETC).
7. THE CONTRACTOR SHALL PROVIDE ACCESS TO UTILITY COMPANIES FOR MAINTENANCE AND WORK ON THEIR UTILITIES DURING THE COURSE OF WORK.
8. SURVEY MONUMENTS DISTURBED BY THE CONTRACTOR SHALL BE RESET BY A TENNESSEE REGISTERED LAND SURVEYOR, AS DIRECTED BY THE PROJECT MANAGER. PRIOR TO DISTURBANCE, CONTACT THE PROJECT MANAGER FOR MONUMENT INFORMATION.
9. CONTRACTOR SHALL VERIFY WORK IN FIELD AND SHALL SATISFY HIMSELF AS TO THE ACCURACY BETWEEN WORK SET FORTH ON THESE PLANS AND THE WORK REQUIRED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER PRIOR TO THE START OF CONSTRUCTION. SEE CONTRACT DOCUMENTS SECTION 00700, PARAGRAPH 2.05.
10. THE EXISTING UTILITIES SHOWN AND INDICATED ON THE DRAWINGS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING UNDERGROUND UTILITIES. ALL COSTS ASSOCIATED WITH POTHOLING WILL BE INCLUDED IN OTHER ITEMS OF WORK AND NO ADDITIONAL COMPENSATION WILL BE MADE THEREFORE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR DISRUPTION OF UTILITY SERVICE DURING CONSTRUCTION. THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES IN THE PROJECT AREA PRIOR TO BEGINNING CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE SUPPORT OF EXISTING UTILITIES TO MAINTAIN SERVICE AND INTEGRITY.
12. THE CONTRACTOR SHALL NEATLY SAW CUT ALL ROADWAYS AND DRIVEWAYS PRIOR TO INSTALLING A PERMANENT PAVEMENT REPAIR.
13. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES DURING CONSTRUCTION.
14. INDICATED SCALES ARE BASED ON FULL SIZE DRAWINGS OF 24"X36"; IF DRAWINGS ARE REDUCED, SCALES MUST BE ADJUSTED ACCORDINGLY.
15. CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
16. LOCATION OF EXISTING RIGHT-OF-WAY (R.O.W.) LINES AND PROPERTY LINES ARE APPROXIMATE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT SITE RESULTING FROM THE CONTRACTOR'S CONSTRUCTION ACTIVITIES.
18. TREES THAT HAVE BEEN DAMAGED OR REMOVED, ASPHALT AND OTHER CONSTRUCTION DEBRIS SHALL BE REMOVED OFFSITE BY CONTRACTOR.
19. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TO AND THROUGH EXISTING DRAINAGE FACILITIES. ANY CONSTRUCTION AROUND, THROUGH OR IN DRAINAGE PATHS SHALL NOT ALTER THE FLOW PATHS FROM EXISTING AFTER CONSTRUCTION IS COMPLETE.
20. CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
21. WHEN EXCAVATION MUST OCCUR NEAR A UTILITY POLE, THE CONTRACTOR SHALL EMPLOY A LICENSED ELECTRICAL CONTRACTOR TO GUY, ANCHOR, BRACE, MECHANICALLY HOLD, ETC., THE POLE THROUGHOUT THE EXCAVATION PROCESS AND UNTIL THE AREA CAN BE PROPERLY BACKFILLED AND COMPACTED TO PREVENT THE MOVEMENT OF THE POLE. IF THE EXCAVATION AFFECTS AN ANCHOR, THE POLE WILL NEED TO BE STABILIZED IN A SIMILAR MANNER UNTIL THE ANCHOR CAN BE REINSTALLED IN THE EXACT LOCATION. CONTRACTOR SHALL NOTIFY F.U.D. NOT LESS THAN SEVEN (7) CALENDAR DAYS PRIOR TO EXCAVATION WITHIN TWENTY (20) FEET OF ANY POLE AND SHALL PROVIDE INFORMATION TO F.U.D. PERTAINING TO THE METHOD THAT IS TO BE USED TO STABILIZE THE POLE, AS WELL AS THE NAME OF THE ELECTRICAL CONTRACTOR RESPONSIBLE FOR THE PORTION OF THE WORK.
22. ALL INCIDENTAL WORK, INCLUDING LABOR AND MATERIALS, NECESSARY TO COMPLETE THE PROJECT AS SHOWN IN THE CONTRACT DOCUMENTS, FOR WHICH A SEPARATE PAY ITEM IS NOT SHOWN SHALL BE PERFORMED BY THE CONTRACTOR AND NO ADDITIONAL PAYMENT SHALL BE MADE. THE COST OF THIS WORK SHALL BE MERGED INTO THE UNIT PRICES BID FOR THE BID ITEMS SHOWN.
23. CONTRACTOR SHALL VERIFY ALL MANHOLE INVERTS AND ANGLES AND COMPLETE UTILITY LOCATES PRIOR TO ORDERING MANHOLES AND CONSTRUCTION.
24. CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENT CONTROL FOR ALL EXCAVATIONS. SEE PLAN AND PROFILE SHEETS FOR OPEN CUT EROSION CONTROL PROCEDURES. SEE DETAIL 1, SHEET D2.02 FOR ALL MANHOLE INSTALLATION, POINT REPAIR, AND BURSTING PIT EROSION CONTROL PROCEDURES. SEE DETAIL 2, SHEET D2.02 FOR ALL LATERAL REPLACEMENT EROSION CONTROL PROCEDURES.
25. ALL NEW MANHOLES IN ROADWAYS SHALL RECEIVE TRAFFIC BEARING FRAMES AND COVERS.
26. PROPOSED MANHOLES INVERTS AND ANGLES ARE SHOWN FOR SEWER MAIN INVERTS ONLY. SEWER LATERAL RECONNECTIONS SHALL BE CORED IN FIELD.

LEGEND:

- EXISTING MANHOLE TO REMAIN
- MANHOLE – REPLACE
- MANHOLE – INSTALL NEW
- MANHOLE – REHAB
- MANHOLE – ABANDON
- EXISTING SANITARY SEWER SERVICE LATERAL (PER K.G.I.S.) TO BE REPLACE
- MH # (DEPTH) MH ACTION
- 237 LF 8-INCH PVC — SEWER REPLACEMENT VIA OPEN CUT LENGTH, DIAMETER, NEW MATERIAL
- PB 237 LF 8-INCH PVC — SEWER REPLACEMENT VIA PIPE BURSTING PIPE LENGTH
- ~~237 LF 8-INCH CCPP~~ — SEWER PIPE TO BE ABANDONED LENGTH, DIAMETER, EX. MATERIAL
- 237 LF 8-INCH ΣPP / — SEWER REHABILITATION VIA CIPP LENGTH, DIAMETER, NEW MATERIAL
- OH — EXISTING U/G ELECTRIC LINE
- UGP — EXISTING U/G ELECTRIC LINE
- W — EXISTING WATER LINE
- SA — EXISTING SANITARY SEWER
- ST — EXISTING STORM SEWER
- G — EXISTING GAS LINE
- PROPERTY LINE
- FENCE LINE
- PROPERTY LINE
- PROPOSED PERMANENT UTILITY EASEMENT
- EXISTING CATCH BASIN
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING GUY WIRE
- EXISTING MAIL BOX
- EXISTING SIGN
- EXISTING PROPERTY PIN
- EXISTING BUSH

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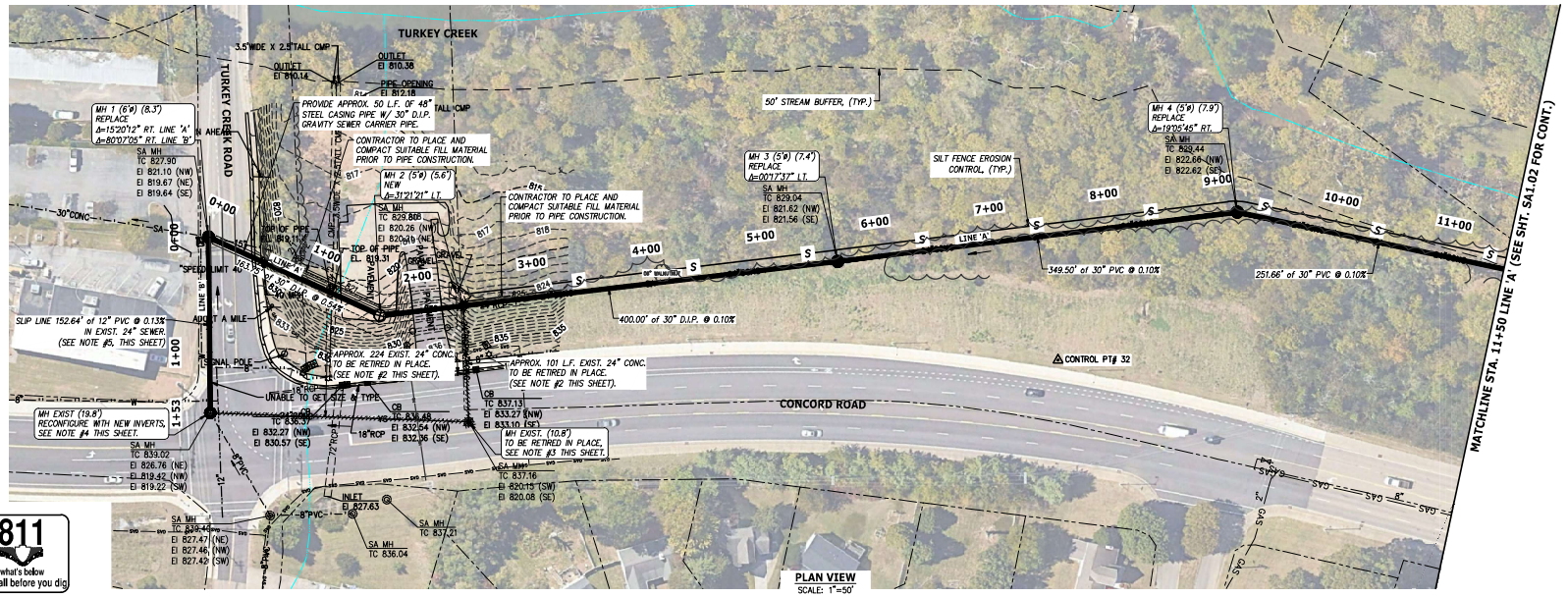
CONSTRUCTION PLANS FOR: TURKEY CREEK TRUNK 'B' LINE SANITARY SEWER REPLACEMENT

ENGINEER	DESIGNED	APPROVED		NO.	DATE	REVISION	APPR.	SCALE		TURKEY CREEK TRUNK 'B' LINE SANITARY SEWER REPLACEMENT	CCI PROJECT NO:
CANNON & CANNON INC CONSULTING ENGINEERS · FIELD SURVEYORS TN 865.670.8555 | 8550 Kingston Pike Knoxville, TN 37919 WWW.CANNON-CANNON.COM	WWL	ENGINEER		0	01/31/2024	INITIAL ISSUE FOR PERMITTING	WWL	AS SHOWN	First UTILITY DISTRICT OF KNOX COUNTY — Where community comes first.	GENERAL NOTES AND LOCATION MAP	0966-0105
	DRAWN TCG	SEWER						DATE 06/20/2023			SHEET SA0.01
	CHECKED WWL/EBG										SHEET 2 OF 22



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SCALE: 1" = 50'

CONTROL POINT TABLE:

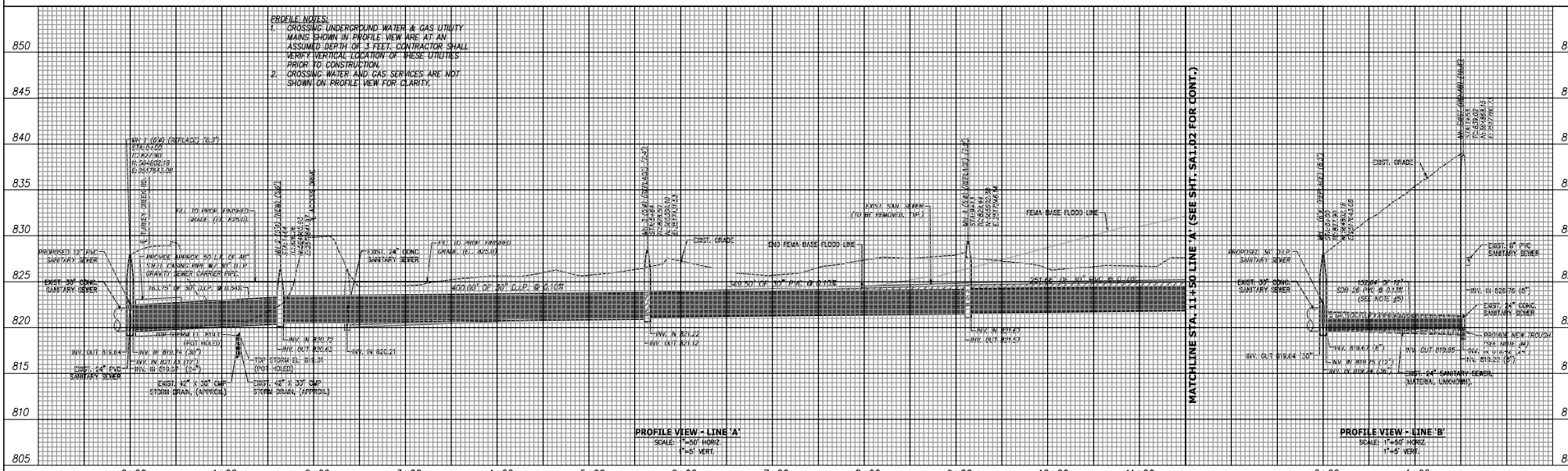
CONTROL PT# 32
SET SPIKE
N 565515.72
E 2517428.28
EL. 852.62

NOTES:

1. SEE SHEET SA2.01 FOR MANHOLE CONFIGURATION TABLE.
2. EXISTING GRAVITY SEWER PIPE TO BE RETIRED IN PLACE BY FILLING COMPLETELY WITH FLOWABLE FILL.
3. EXISTING MANHOLE TO BE ABANDONED IN PLACE BY REMOVING FRAME, COVER, AND RISER TO A MINIMUM OF 4 FEET BELOW FINAL GRADE. HOLES SHALL BE PUNCHED IN THE BOTTOM OF MANHOLE FOR DRAINAGE. BACKFILL WITH CRUSHED STONE OR SAND TO EXISTING ROAD BASE COURSE. ALL BASE COURSE, BINDER AND FINISH COAT TO MEET T.D.O.T. ROAD STANDARD.
4. EXISTING MANHOLE TO BE RECONFIGURED. GROUT A NEW BENCH AND TROUGH BETWEEN EXISTING 8 INCH INLET AND NEW 12-INCH OUTLET. FORM TROUGH TO MEET MANHOLE DETAIL. (SEE DETAIL ## SHT ##). REMAINING STRUCTURE AND TROUGH TO BE REHABILITATED AND COATED WITH SPRAY URETHANE.
5. THE PROPOSED 12" PVC PIPE SHALL BE SLIP-LINED WITHIN THE EXISTING 24" SAN. SEWER PIPE TO MINIMIZE OPEN CUT TRENCHING. AFTER INSTALLATION OF THE PROPOSED 12" PVC PIPE, THE REMAINING ANNULAR SPACE INSIDE THE EXISTING 24" PIPE SHALL BE FILLED WITH GROUT.
6. T.V.A. B.F.E. IN THIS AREA IS EQUAL TO EL. 820.0. ANY FILL ACTIVITIES, TEMPORARY OR PERMANENT, IN THIS AREA IS PROHIBITED.

PROFILE NOTES:

1. CROSSING UNDERGROUND WATER & GAS UTILITY MAINS SHOWN IN PROFILE VIEW ARE AT AN ASSUMED DEPTH OF 3 FEET. CONTRACTOR SHALL VERIFY VERTICAL LOCATION OF THESE UTILITIES PRIOR TO CONSTRUCTION.
2. CROSSING WATER AND GAS SERVICES ARE NOT SHOWN ON PROFILE VIEW FOR CLARITY.



CONSTRUCTION PLANS FOR: TURKEY CREEK TRUNK 'B' LINE SANITARY SEWER REPLACEMENT

ENGINEER
CANNON & CANNON INC
CONSULTING ENGINEERS · FIELD SURVEYORS
TN 865.670.8555 | 8550 Kingston Pike Knoxville, TN 37919
WWW.CANNON-CANNON.COM

DESIGNED	APPROVED	NO.	DATE	REVISION	APPR.	SCALE
WWL		0	01/31/2024	INITIAL ISSUE FOR PERMITTING	WWL	AS SHOWN
DRAWN	ENGINEER					DATE
TCG						06/20/2023
CHECKED	SEWER					
WWL/EBG						

First UTILITY DISTRICT OF KNOX COUNTY — Where community comes first.

TURKEY CREEK TRUNK 'B' LINE
SANITARY SEWER REPLACEMENT
SANITARY SEWER PLAN AND PROFILE
LINE 'A' STA. 0+00 TO STA. 11+50
LINE 'B' STA. 0+00 TO STA. 1+53 E.O.L.

CCI PROJECT NO: 0966-0105

SHEET SA1.01

SHEET 3 OF 22

NOTES:

1. SEE SHEET SA2.01 FOR MANHOLE CONFIGURATION TABLE.
2. EXISTING GRAVITY SEWER PIPE TO BE ABANDONED IN PLACE BY PLUGGING EACH END OF THE PIPE WITH CONCRETE.
3. EXISTING MANHOLE TO BE ABANDONED IN PLACE BY REMOVING FRAME, COVER, AND RISER TO A MINIMUM OF 4 FEET BELOW FINAL GRADE. HOLES SHALL BE PUNCHED IN THE BOTTOM OF MANHOLE FOR DRAINAGE. BACKFILL WITH CRUSHED STONE TO 12 INCHES BELOW FINAL GRADE, THEN FINISH TO FINAL GRADE WITH SUITABLE SOIL FOR PRODUCING VEGETATION. SEED AND STRAW.
4. EXISTING DRIVEWAY TO BE UTILIZED FOR CONSTRUCTION ACCESS. CARE SHOULD BE TAKEN TO PROVIDE PROPERTY OWNER ACCESS AT ALL TIMES TO THE EXTENT POSSIBLE. 72 HOUR NOTICE SHALL BE GIVEN TO THE PROPERTY OWNER OF ANY EXTENDED CLOSURES.
5. COORDINATE EXTENTS OF FINAL DRIVEWAY PAVING WITH UTILITY FIELD REPRESENTATIVE.
6. ALL CONSTRUCTION EQUIPMENT CROSSING THE EXISTING GAS LINES SHALL BE LIMITED TO LOADS NOT WEIGHING MORE THAT 10 TONS.
7. EXCAVATION CANNOT EXPOSE MORE THAN 20' OF GAS PIPE.

CONTROL POINT TABLE:

CONTROL PT# 31
SET SPIKE
N 566076.85
E 2517327.20
EL. 867.93

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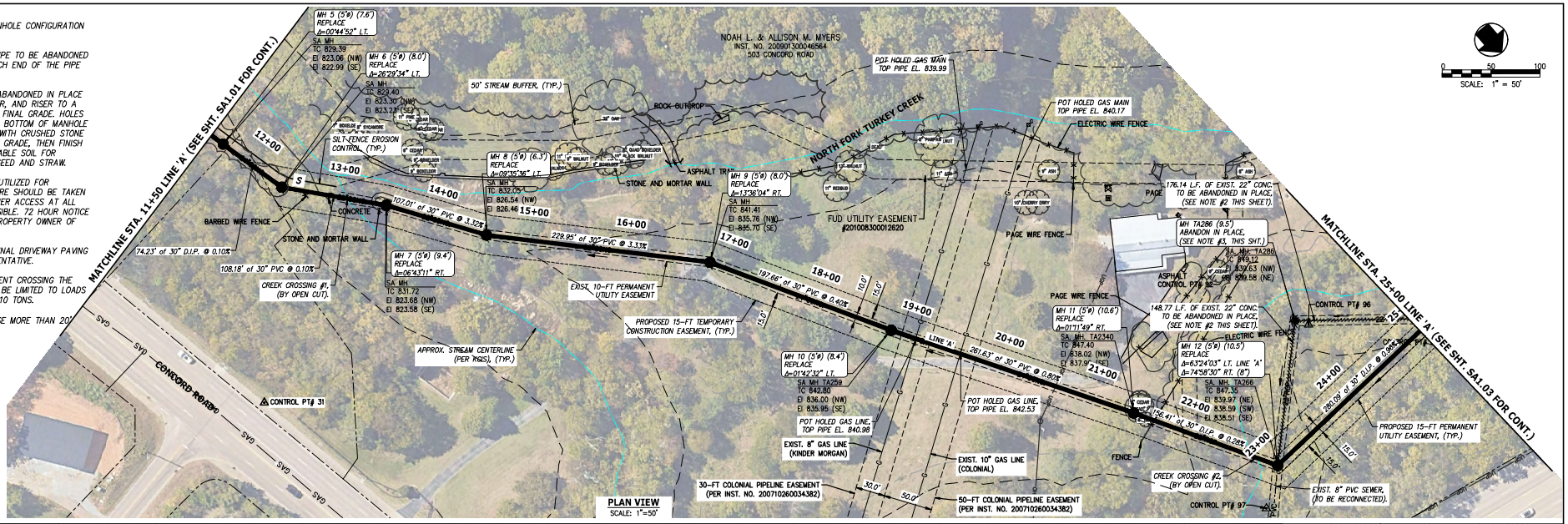
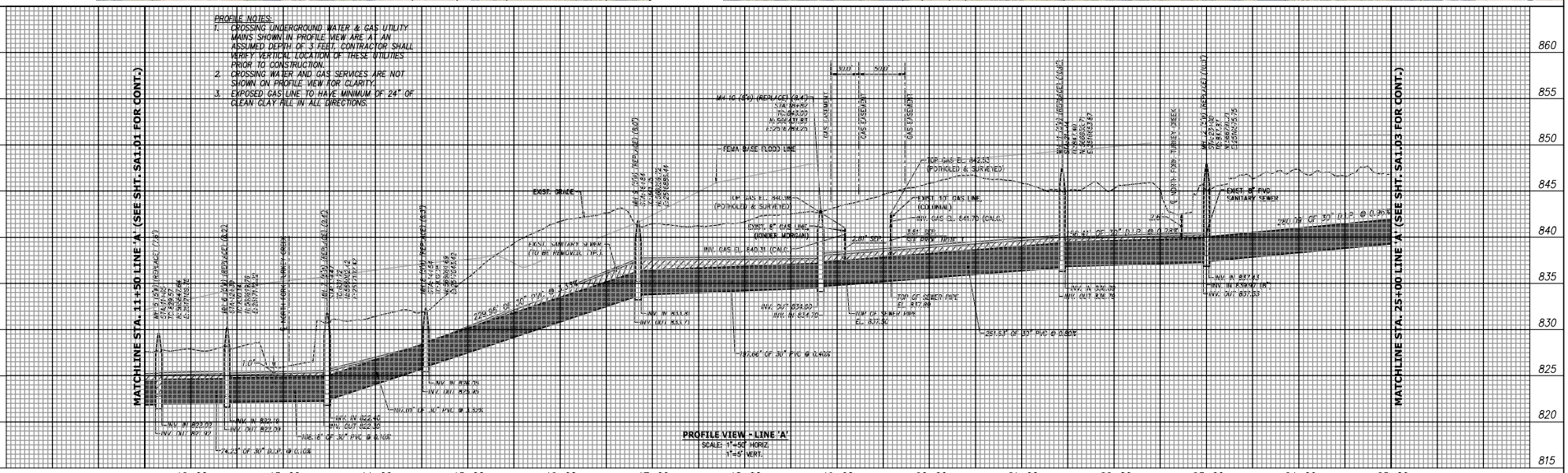


PLAN VIEW
SCALE: 1"=50'

PROFILE NOTES:

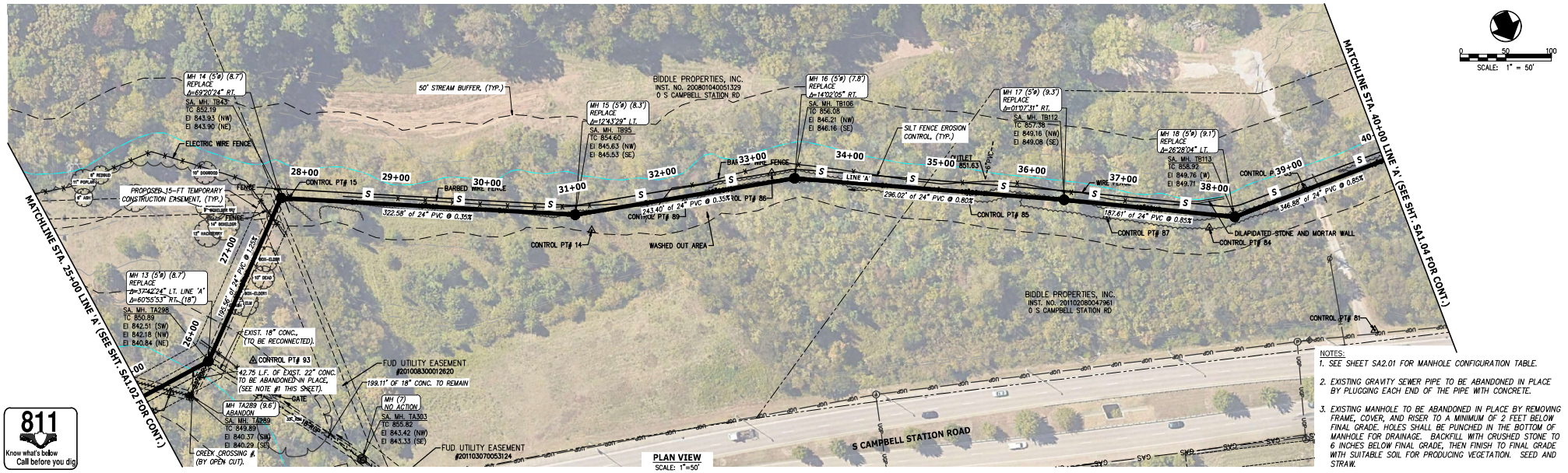
1. CROSSING UNDERGROUND WATER & GAS UTILITY MAINS SHOWN IN PROFILE VIEW ARE AT AN ASSUMED DEPTH OF 3 FEET. CONTRACTOR SHALL VERIFY VERTICAL LOCATION OF THESE UTILITIES PRIOR TO CONSTRUCTION.
2. CROSSING WATER AND GAS SERVICES ARE NOT SHOWN ON PROFILE VIEW FOR CLARITY.
3. EXPOSED GAS LINE TO HAVE MINIMUM OF 24" OF CLEAN CLAY FILL IN ALL DIRECTIONS.



PROFILE VIEW - LINE 'A'
SCALE: 1"=50' HORIZ.
1"=5' VERT.

CONSTRUCTION PLANS FOR: TURKEY CREEK TRUNK 'B' LINE SANITARY SEWER REPLACEMENT

ENGINEER	DESIGNED	APPROVED	NO.	DATE	REVISION	APPR.	SCALE		TURKEY CREEK TRUNK 'B' LINE SANITARY SEWER REPLACEMENT	CCI PROJECT NO:
CANNON & CANNON INC CONSULTING ENGINEERS · FIELD SURVEYORS TN 865.670.8555 WWW.CANNON-CANNON.COM 8550 Kingston Pike Knoxville, TN 37919	WWL		0	01/31/2024	INITIAL ISSUE FOR PERMITTING	WWL	AS SHOWN			0966-0105
	DRAWN TCG	ENGINEER					DATE 06/20/2023	First UTILITY DISTRICT OF KNOX COUNTY Where community comes first.	SANITARY SEWER PLAN AND PROFILE LINE 'A' STA. 11+50 TO STA. 25+00	SHEET SA1.02
	CHECKED WWL/EBG	SEWER								SHEET 4 OF 22



PLAN VIEW
SCALE: 1"=50'

811 Know what's below Call before you dig

NOTES:
1. SEE SHEET SA2.01 FOR MANHOLE CONFIGURATION TABLE.
2. EXISTING GRAVITY SEWER PIPE TO BE ABANDONED IN PLACE BY PLUGGING EACH END OF THE PIPE WITH CONCRETE.
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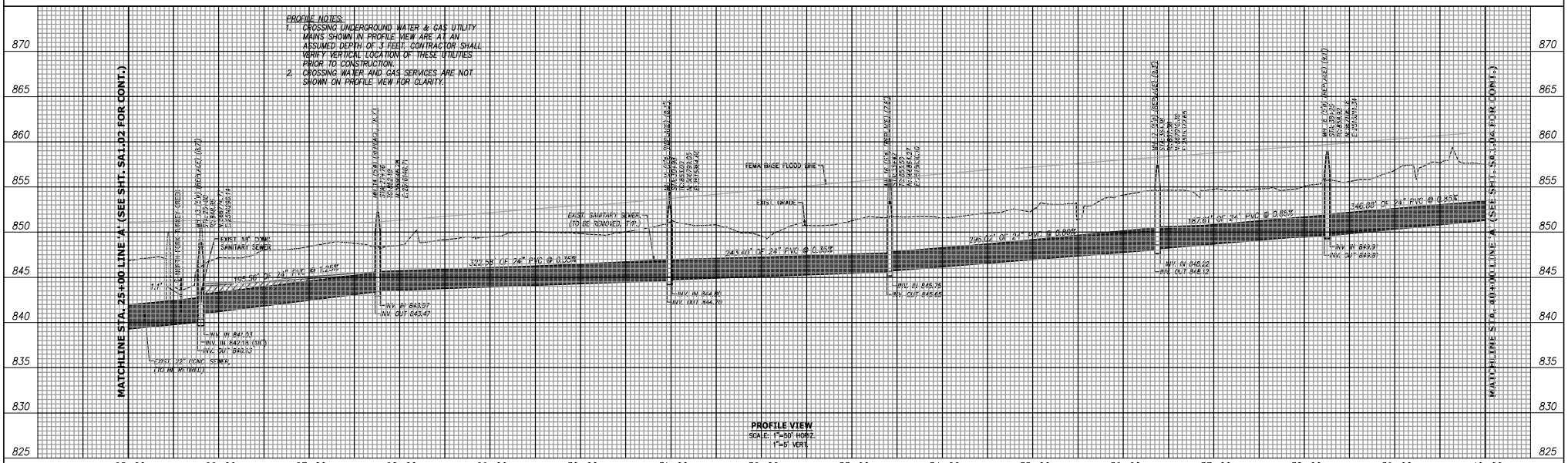

PROFILE VIEW
SCALE: 1"=50' HORIZ.
1"=5' VERT.

CONSTRUCTION PLANS FOR: TURKEY CREEK TRUNK 'B' LINE SANITARY SEWER REPLACEMENT

ENGINEER
CANNON & CANNON INC
CONSULTING ENGINEERS · FIELD SURVEYORS
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CHECKED WWL/EBG

APPROVED
ENGINEER
SEWER

NO.	DATE	REVISION	APPR.
0	01/31/2024	INITIAL ISSUE FOR PERMITTING	WWL

SCALE: AS SHOWN
DATE: 06/20/2023

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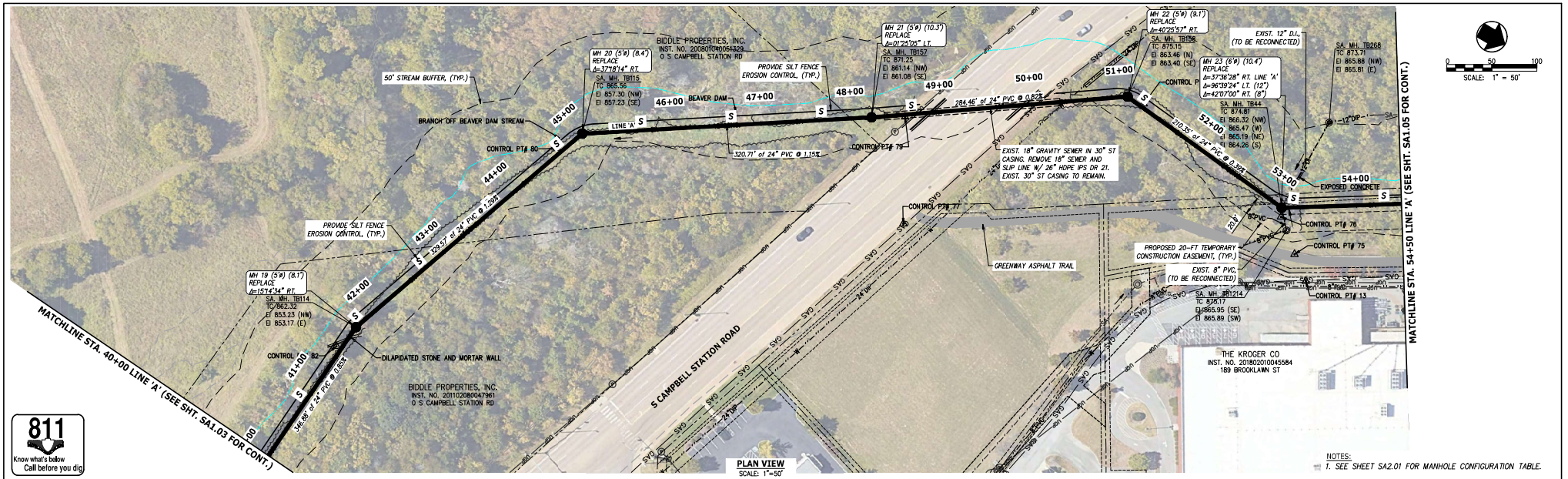
TURKEY CREEK TRUNK 'B' LINE
SANITARY SEWER REPLACEMENT

SANITARY SEWER PLAN AND PROFILE
LINE 'A' STA. 25+00 TO STA. 40+00

CCI PROJECT NO: 0966-0105

SHEET SA1.03

SHEET 5 OF 22



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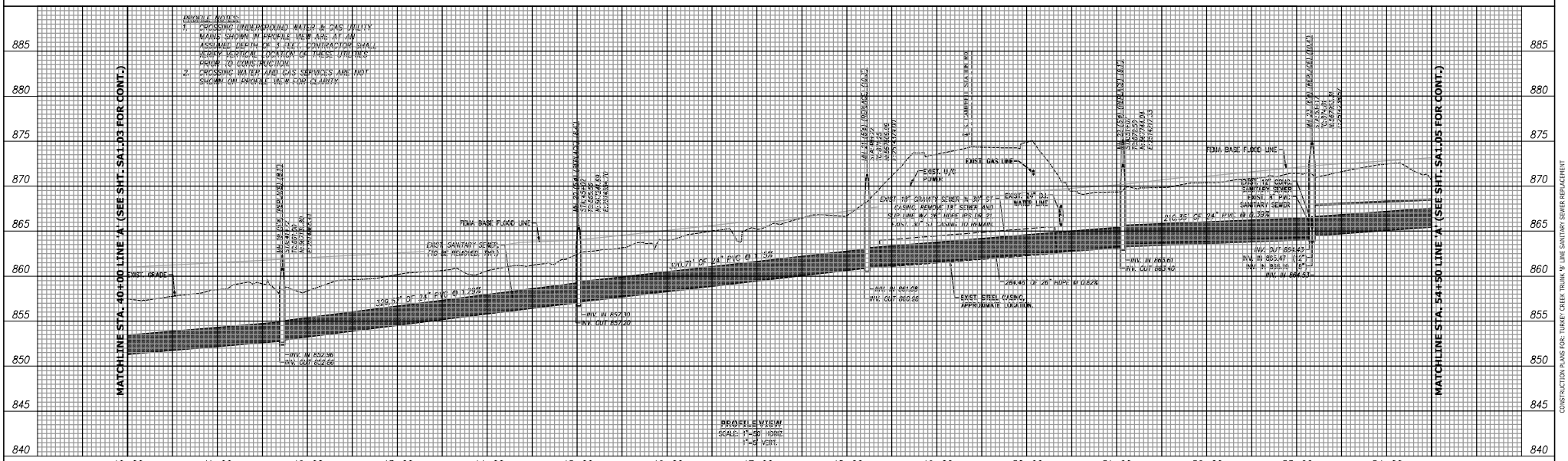
PLAN VIEW
SCALE: 1"=50'

NOTES:
1. SEE SHEET SA2.01 FOR MANHOLE CONFIGURATION TABLE.



PROFILE VIEW
SCALE: 1"=50' HORIZ
1"=5' VERT.

CONSTRUCTION PLANS FOR: TURKEY CREEK TRUNK 'B' LINE SANITARY SEWER REPLACEMENT

ENGINEER
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NO.	DATE	REVISION	APPR.
0	01/31/2024	INITIAL ISSUE FOR PERMITTING	WWL

SCALE: AS SHOWN
DATE: 06/20/2023

First UTILITY DISTRICT OF KNOX COUNTY
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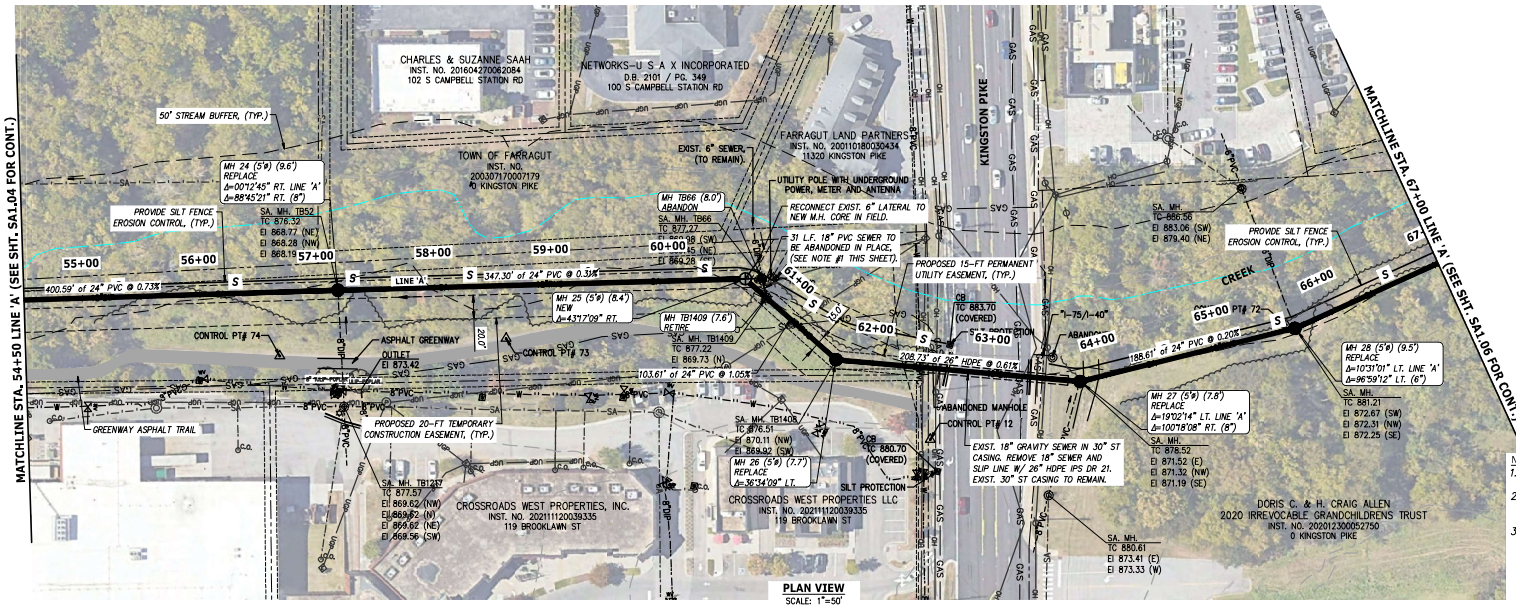
TURKEY CREEK TRUNK 'B' LINE
SANITARY SEWER REPLACEMENT

SANITARY SEWER PLAN AND PROFILE
LINE 'A' STA. 40+00 TO STA. 54+50

CCI PROJECT NO: 0966-0105

SHEET SA1.04
SHEET 6 OF 22



PLAN VIEW
SCALE: 1"=50'

0 50 100
SCALE: 1" = 50'

NOTES:
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3. EXISTING MANHOLE TO BE ABANDONED IN PLACE BY REMOVING FRAME, COVER, AND RISER TO A MINIMUM OF 2 FEET BELOW FINAL GRADE. HOLES SHALL BE PUNCHED IN THE BOTTOM OF MANHOLE FOR DRAINAGE. BACKFILL WITH CRUSHED STONE TO 6 INCHES BELOW FINAL GRADE, THEN FINISH TO FINAL GRADE WITH SUITABLE SOIL FOR PRODUCING VEGETATION. SEED AND STRAW.

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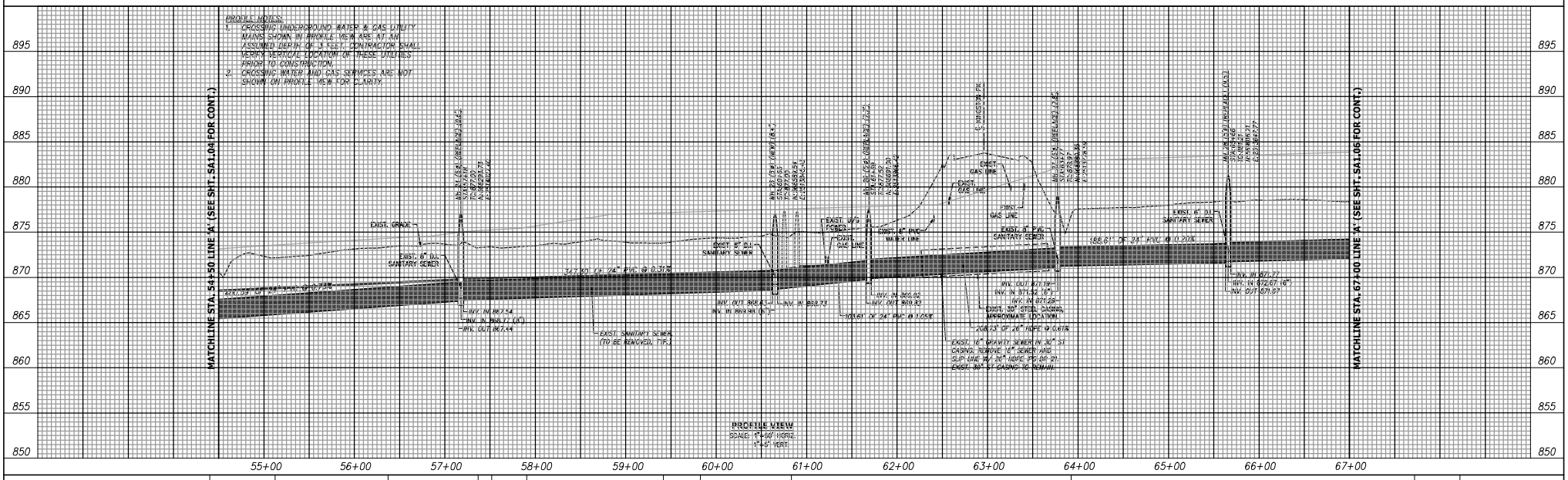

PROFILE VIEW
SCALE: 1"=50' HORIZ.
1"=5' VERT.

CONSTRUCTION PLANS FOR: TURKEY CREEK TRUNK 'B' LINE SANITARY SEWER REPLACEMENT

ENGINEER
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CHECKED WWL/EBG

APPROVED
ENGINEER
SEWER

NO.	DATE	REVISION	APPR.
0	01/31/2024	INITIAL ISSUE FOR PERMITTING	WWL

SCALE: AS SHOWN

DATE: 06/20/2023

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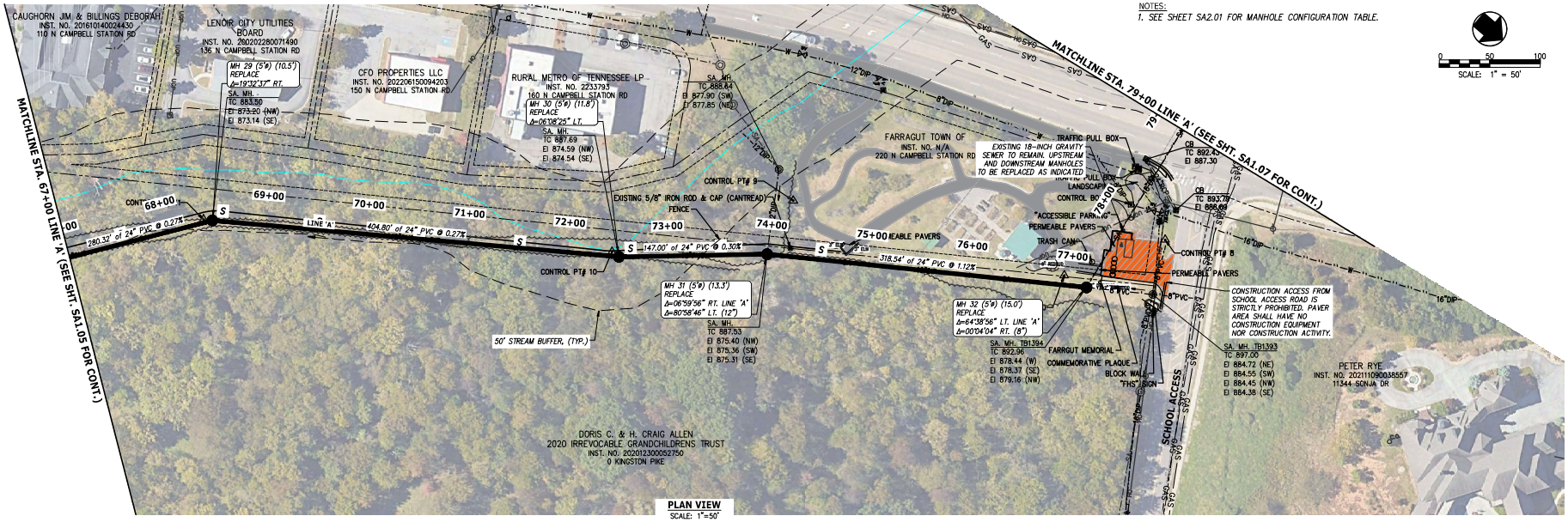
TURKEY CREEK TRUNK 'B' LINE
SANITARY SEWER REPLACEMENT

SANITARY SEWER PLAN AND PROFILE
LINE 'A' STA. 54+50 TO STA. 67+00

CCI PROJECT NO: 0966-0105

SHEET SA1.05

SHEET 7 OF 22



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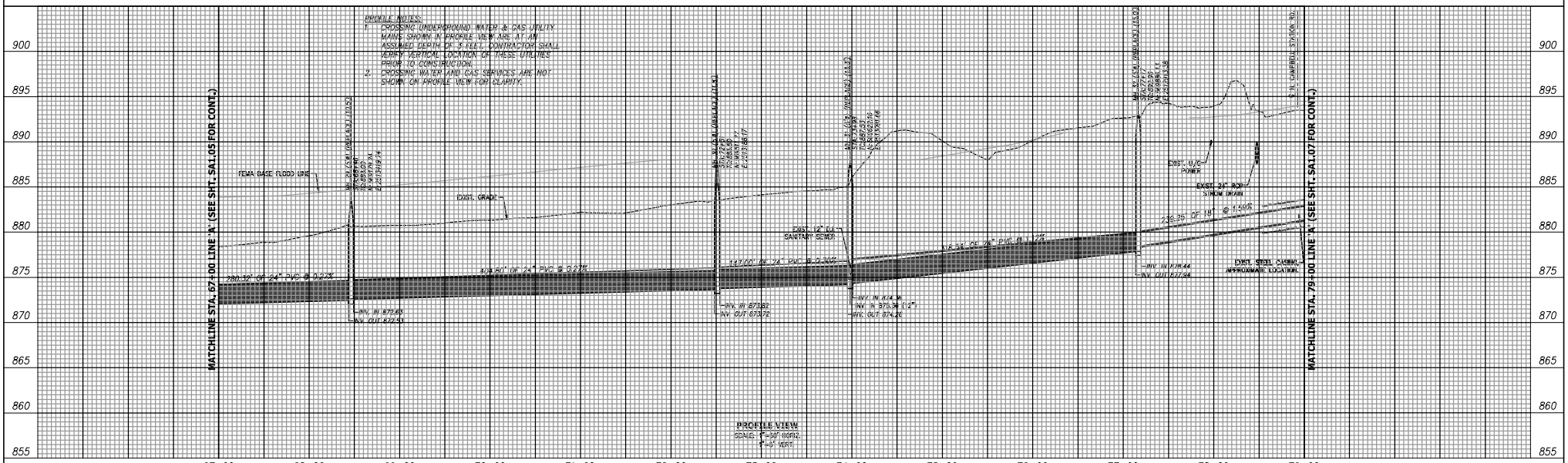

ENGINEER

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TCG	
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WWL/EBG	

NO.	DATE	REVISION	APPR.
0	01/31/2024	INITIAL ISSUE FOR PERMITTING	WWL

SCALE: AS SHOWN

DATE: 06/20/2023

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TURKEY CREEK TRUNK 'B' LINE SANITARY SEWER REPLACEMENT

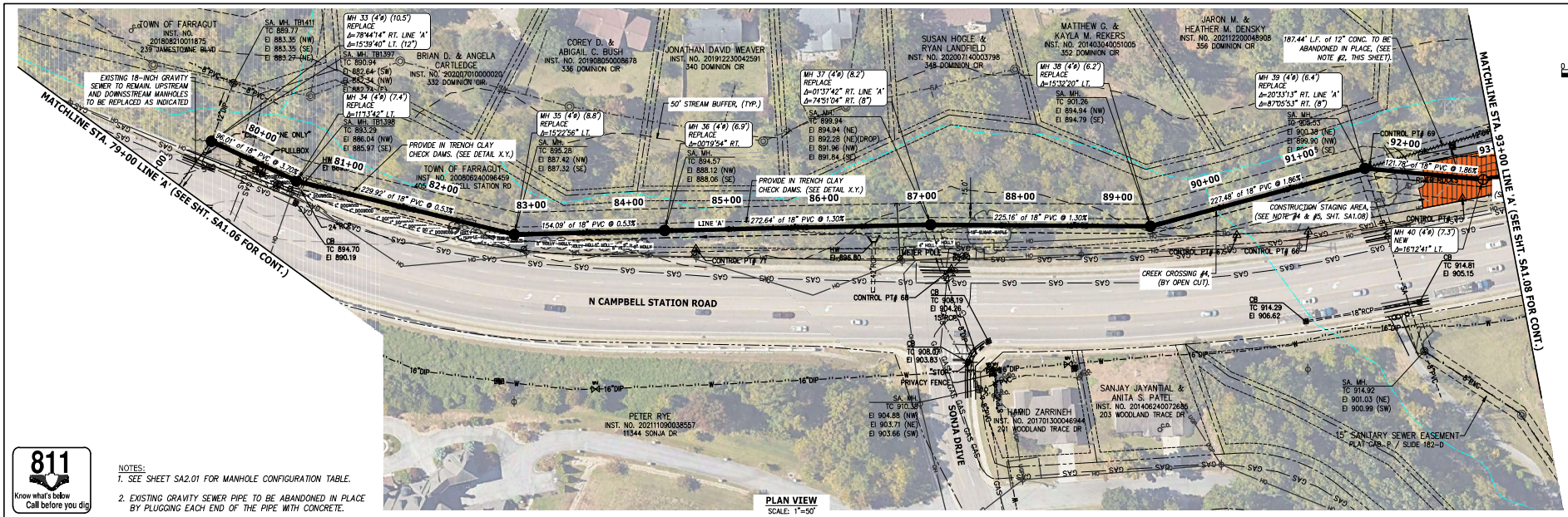
SANITARY SEWER PLAN AND PROFILE LINE 'A' STA. 67+00 TO STA. 79+00

CCI PROJECT NO: 0966-0105

SHEET: SA1.06

SHEET 8 OF 22

CONSTRUCTION PLANS FOR: TURKEY CREEK TRUNK 'B' LINE SANITARY SEWER REPLACEMENT



PLAN VIEW
SCALE: 1"=50'

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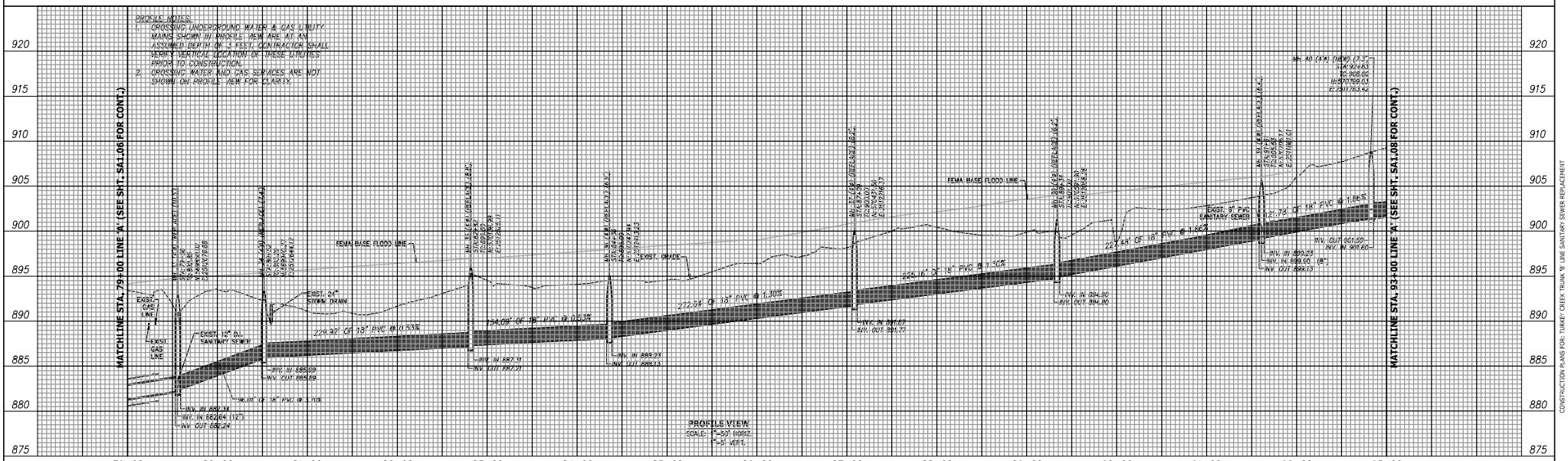
NOTES:
1. SEE SHEET SA2.01 FOR MANHOLE CONFIGURATION TABLE.
2. EXISTING GRAVITY SEWER PIPE TO BE ABANDONED IN PLACE BY PLUGGING EACH END OF THE PIPE WITH CONCRETE.

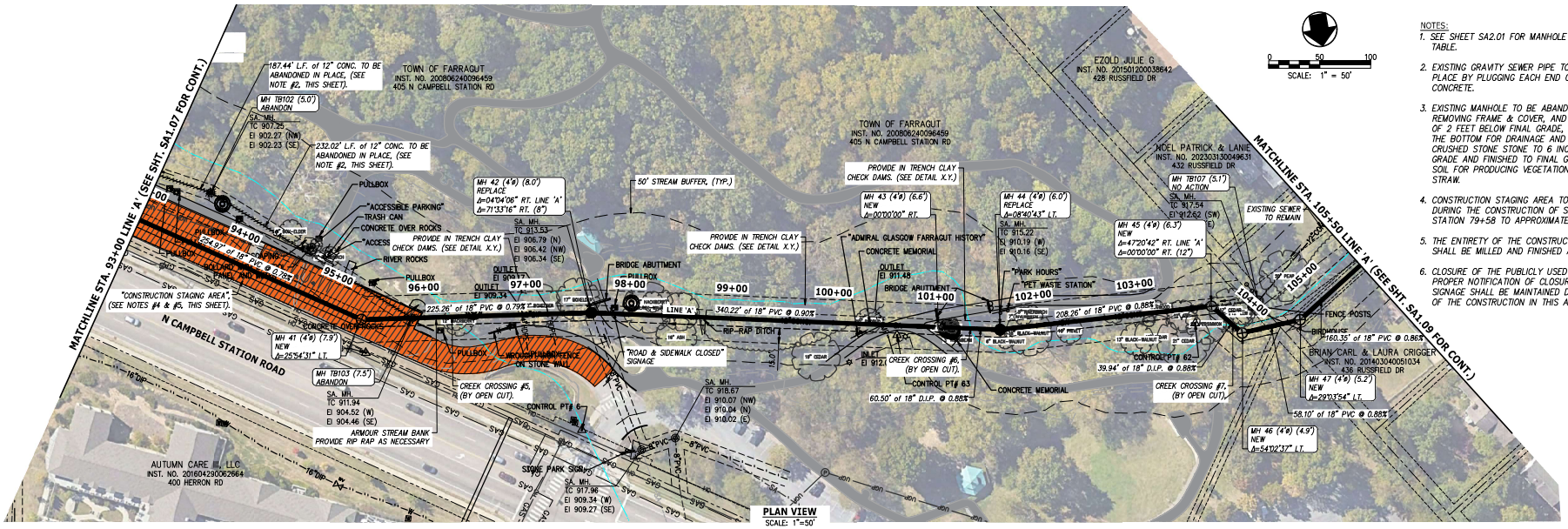


PROFILE VIEW
SCALE: 1"=50' HORIZ.
1"=5' VERT.

ENGINEER	DESIGNED	APPROVED		NO.	DATE	REVISION	APPR.	SCALE		
CANNON & CANNON INC CONSULTING ENGINEERS · FIELD SURVEYORS TN 865.670.8555 | 8550 Kingston Pike Knoxville, TN 37919 WWW.CANNON-CANNON.COM	WWL	ENGINEER		0	01/31/2024	INITIAL ISSUE FOR PERMITTING	WWL	AS SHOWN	First UTILITY DISTRICT OF KNOX COUNTY Where community comes first.	TURKEY CREEK TRUNK 'B' LINE SANITARY SEWER REPLACEMENT SANITARY SEWER PLAN AND PROFILE LINE 'A' STA. 79+00 TO STA. 93+00
	DRAWN TCG	SEWER						DATE 06/20/2023		
	CHECKED WWL/EBG									

CCI PROJECT NO: 0966-0105
SHEET SA1.07
SHEET 9 OF 22

CONSTRUCTION PLANS FOR: TURKEY CREEK TRUNK 'B' LINE SANITARY SEWER REPLACEMENT



NOTES:

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2. EXISTING GRAVITY SEWER PIPE TO BE ABANDONED IN PLACE BY PLUGGING EACH END OF THE PIPE WITH CONCRETE.
3. EXISTING MANHOLE TO BE ABANDONED IN PLACE BY REMOVING FRAME & COVER, AND RISER TO A MINIMUM OF 2 FEET BELOW FINAL GRADE, HOLES PUNCHED IN THE BOTTOM FOR DRAINAGE AND BACKFILLED WITH CRUSHED STONE STONE TO 6 INCHES BELOW FINAL GRADE AND FINISHED TO FINAL GRADE WITH SUITABLE SOIL FOR PRODUCING VEGETATION, THEN SEED AND STRAW.
4. CONSTRUCTION STAGING AREA TO BE UTILIZED ONLY DURING THE CONSTRUCTION OF SEWER MAIN FROM STATION 79+58 TO APPROXIMATELY 106.31.
5. THE ENTIRETY OF THE CONSTRUCTION STAGING AREA SHALL BE MILLED AND FINISHED AT THE END OF USE.
6. CLOSURE OF THE PUBLICLY USED AREAS SHALL HAVE PROPER NOTIFICATION OF CLOSURE AND APPROPRIATE SIGNAGE SHALL BE MAINTAINED DURING THE EXTENT OF THE CONSTRUCTION IN THIS AREA.

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PROFILE NOTES:

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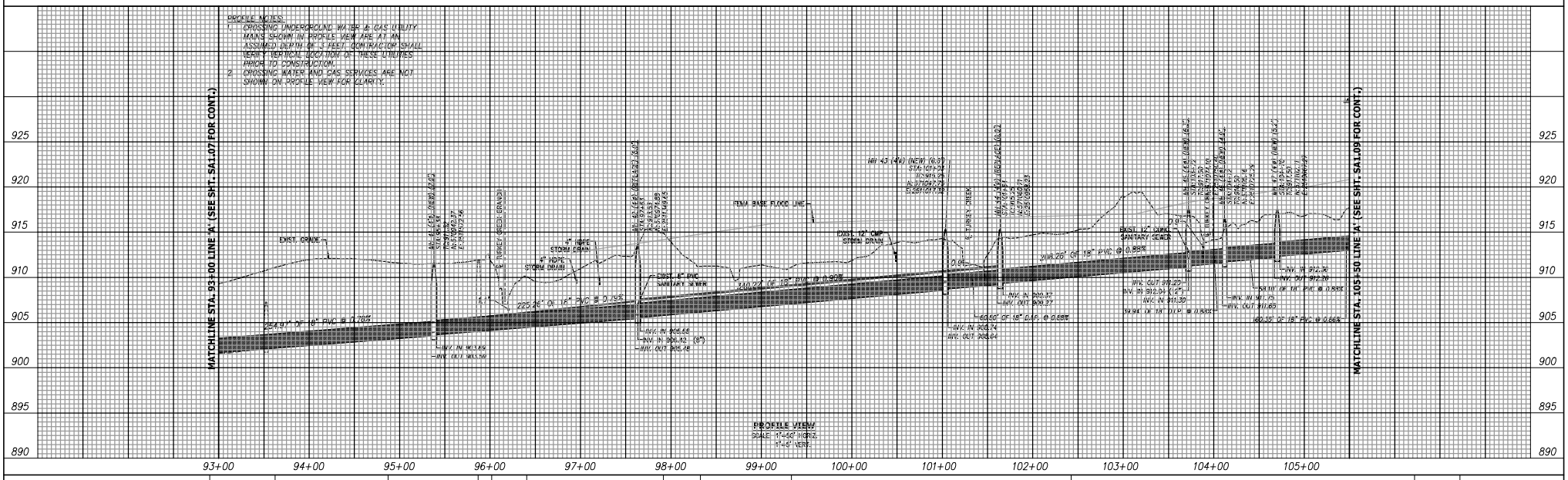
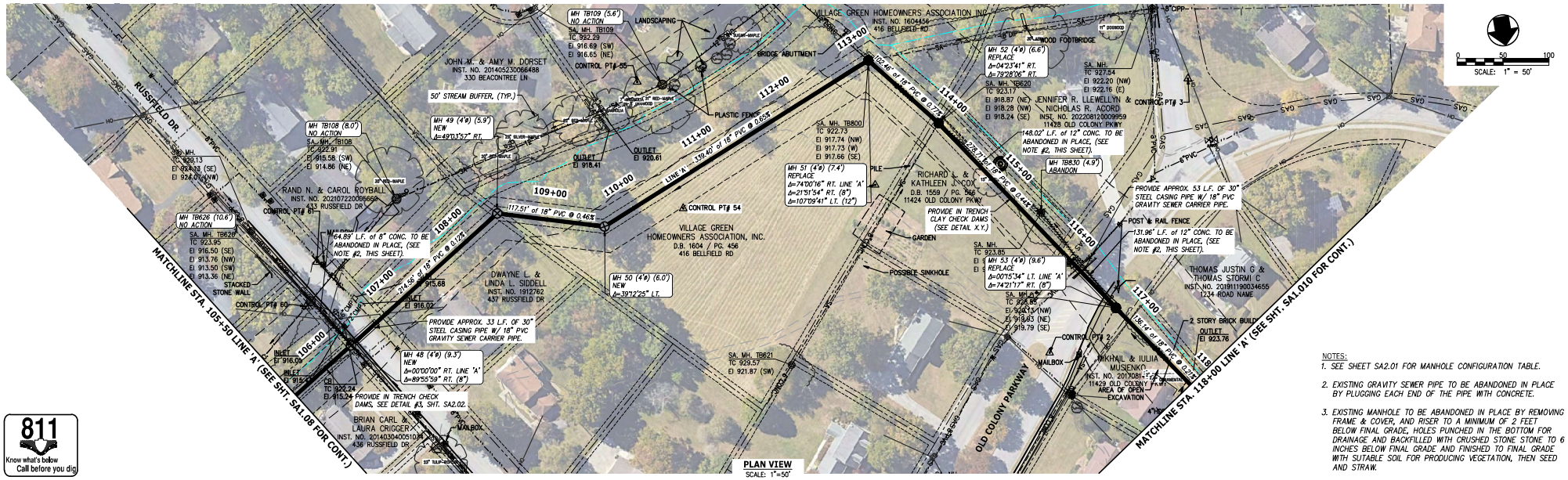
2. CROSSING WATER AND GAS SERVICES ARE NOT SHOWN ON PROFILE VIEW FOR CLARITY.

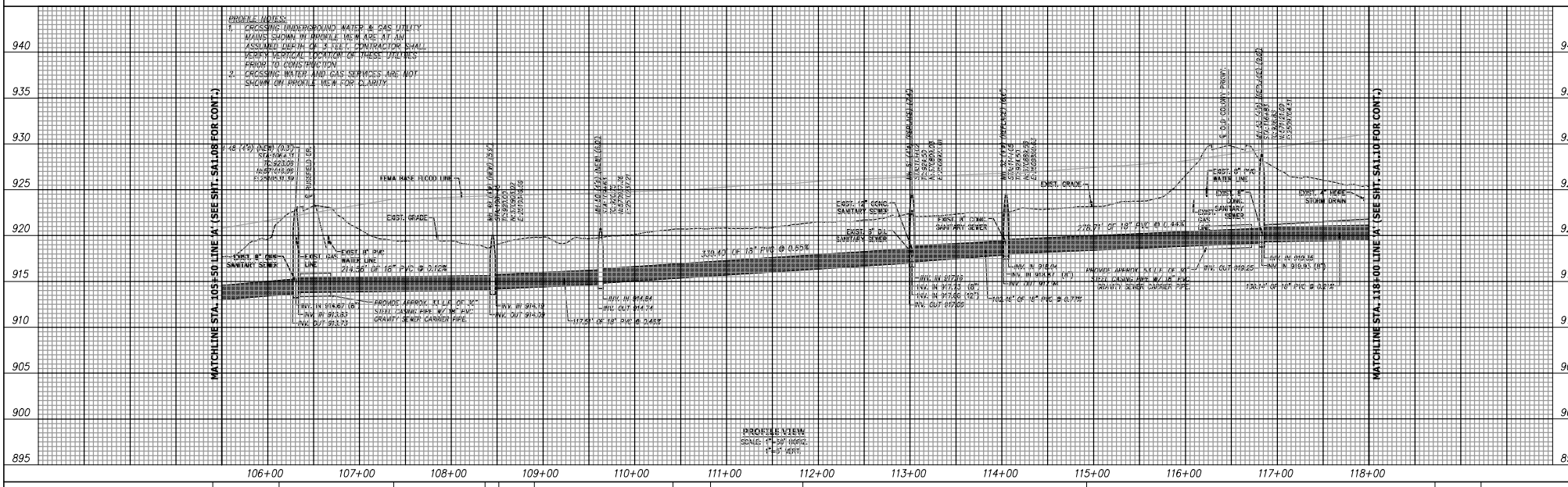


CONSTRUCTION PLANS FOR: TURKEY CREEK TRUNK 'B' LINE SANITARY SEWER REPLACEMENT

ENGINEER	DESIGNED	APPROVED	NO.	DATE	REVISION	APPR.	SCALE		TURKEY CREEK TRUNK 'B' LINE SANITARY SEWER REPLACEMENT	CCI PROJECT NO:
CANNON & CANNON INC CONSULTING ENGINEERS · FIELD SURVEYORS TN 865.670.8555 | 8550 Kingston Pike Knoxville, TN 37919 WWW.CANNON-CANNON.COM	WWL	ENGINEER	0	01/31/2024	INITIAL ISSUE FOR PERMITTING	WWL	AS SHOWN	First UTILITY DISTRICT OF KNOX COUNTY Where community comes first.	SANITARY SEWER PLAN AND PROFILE LINE 'A' STA. 93+00 TO STA. 105+50	0966-0105
	DRAWN TCG						DATE 06/20/2023			SHEET SA1.08
	CHECKED WWL/EBG	SEWER								SHEET 10 OF 22

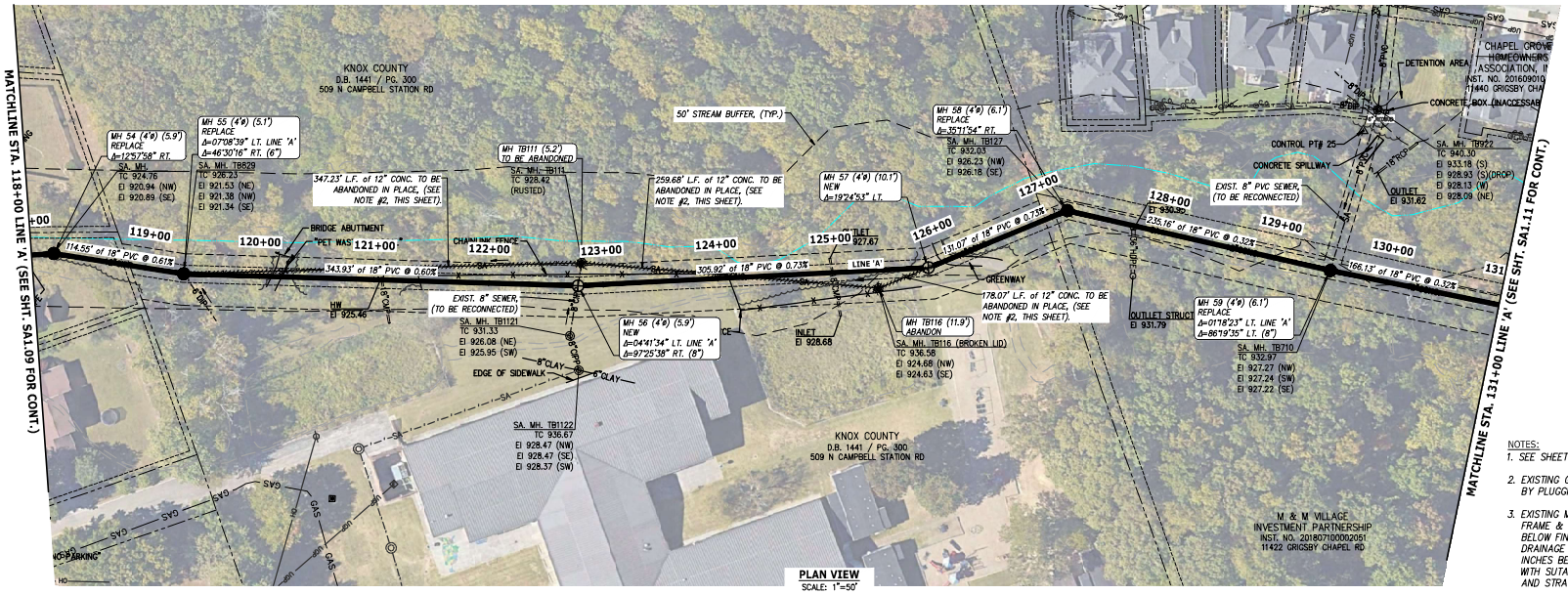


NOTES:
1. SEE SHEET SA2.01 FOR MANHOLE CONFIGURATION TABLE.
2. EXISTING GRAVITY SEWER PIPE TO BE ABANDONED IN PLACE BY PLUGGING EACH END OF THE PIPE WITH CONCRETE.
3. EXISTING MANHOLE TO BE ABANDONED IN PLACE BY REMOVING FRAME & COVER, AND RISER TO A MINIMUM OF 2 FEET BELOW FINAL GRADE, HOLES PUNCHED IN THE BOTTOM FOR DRAINAGE AND BACKFILLED WITH CRUSHED STONE STONE TO 6 INCHES BELOW FINAL GRADE AND FINISHED TO FINAL GRADE WITH SUITABLE SOIL FOR PRODUCING VEGETATION, THEN SEED AND STRAW.



ENGINEER	DESIGNED	APPROVED	NO.	DATE	REVISION	APPR.	SCALE		CCI PROJECT NO:
CANNON & CANNON INC CONSULTING ENGINEERS · FIELD SURVEYORS TN 865.670.8555 | 8550 Kingston Pike Knoxville, TN 37919 WWW.CANNON-CANNON.COM	WWL	ENGINEER	0	01/31/2024	INITIAL ISSUE FOR PERMITTING	WWL	AS SHOWN	First UTILITY DISTRICT OF KNOX COUNTY — Where community comes first.	0966-0105
	DRAWN TCG						DATE 06/20/2023	TURKEY CREEK TRUNK 'B' LINE SANITARY SEWER REPLACEMENT SANITARY SEWER PLAN AND PROFILE LINE 'A' STA. 105+50 TO STA. 118+00	SHEET SA1.09
	CHECKED WWL/EBG	SEWER							SHEET 11 OF 22

CONSTRUCTION PLANS FOR: TURKEY CREEK TRUNK 'B' LINE SANITARY SEWER REPLACEMENT



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NOTES:
1. SEE SHEET SA2.01 FOR MANHOLE CONFIGURATION TABLE.
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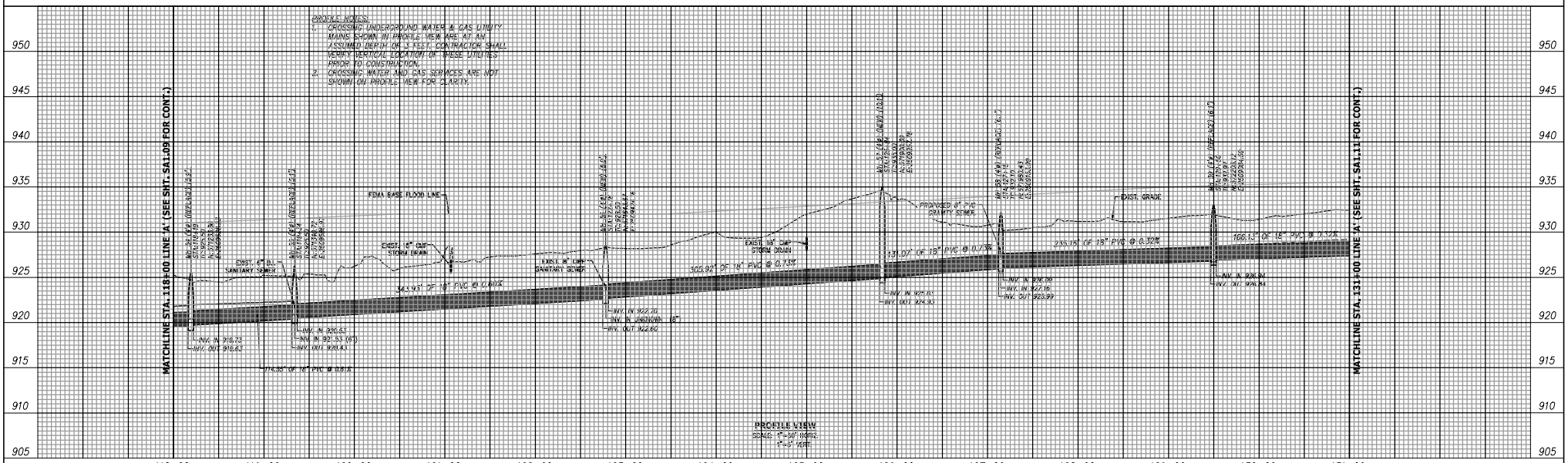

CONSTRUCTION PLANS FOR: TURKEY CREEK TRUNK 'B' LINE SANITARY SEWER REPLACEMENT

ENGINEER
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DESIGNED WWL
DRAWN TCG
CHECKED WWL/EBG

APPROVED
ENGINEER
SEWER

NO.	DATE	REVISION	APPR.
0	01/31/2024	INITIAL ISSUE FOR PERMITTING	WWL

SCALE: AS SHOWN

DATE: 06/20/2023

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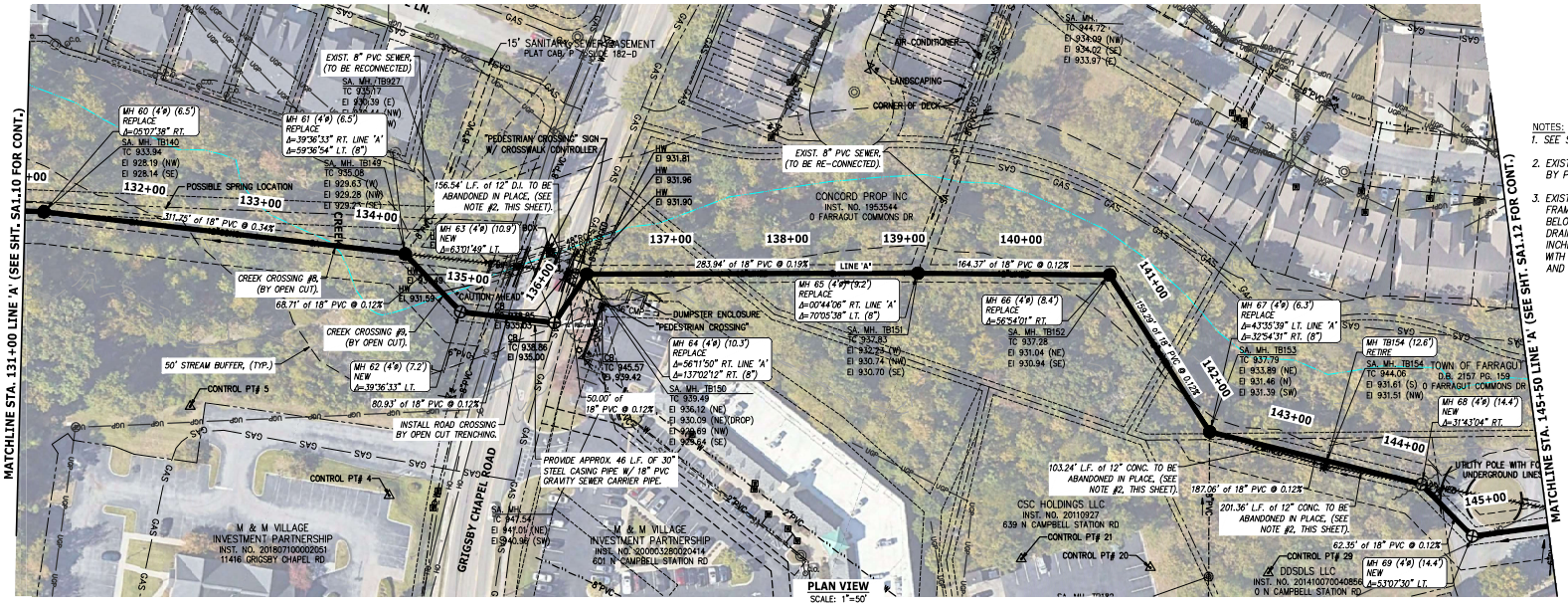
TURKEY CREEK TRUNK 'B' LINE SANITARY SEWER REPLACEMENT

SANITARY SEWER PLAN AND PROFILE LINE 'A' STA. 118+00 TO STA. 131+00

CCI PROJECT NO: 0966-0105

SHEET SA1.10

SHEET 12 OF 22



PLAN VIEW
SCALE: 1"=50'

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PROFILE NOTES:
1. CROSSING UNDERGROUND WATER & GAS UTILITY MAINS SHOWN IN PROFILE VIEW ARE AT AN ASSUMED DEPTH OF 3 FEET. CONTRACTOR SHALL VERIFY VERTICAL LOCATION OF THESE UTILITIES PRIOR TO CONSTRUCTION.
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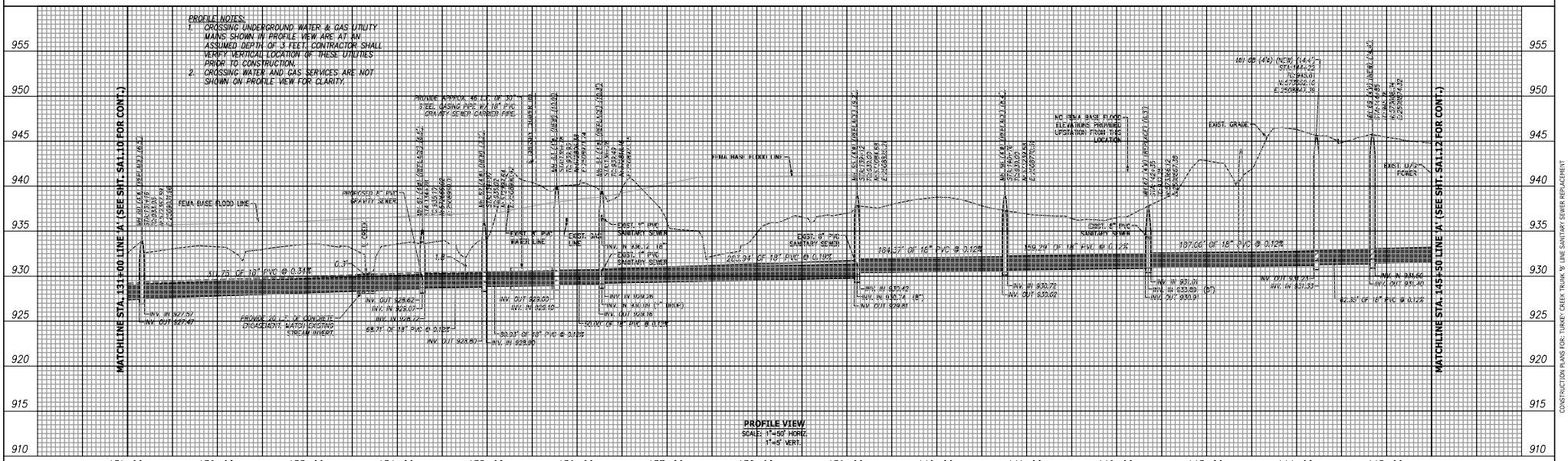

PROFILE VIEW
SCALE: 1"=50' HORIZ.
1"=5' VERT.

CONSTRUCTION PLANS FOR: 'TURKEY CREEK TRUNK 'B' LINE SANITARY SEWER REPLACEMENT'

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SEWER

NO.	DATE	REVISION	APPR.
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SCALE: AS SHOWN
DATE: 06/20/2023

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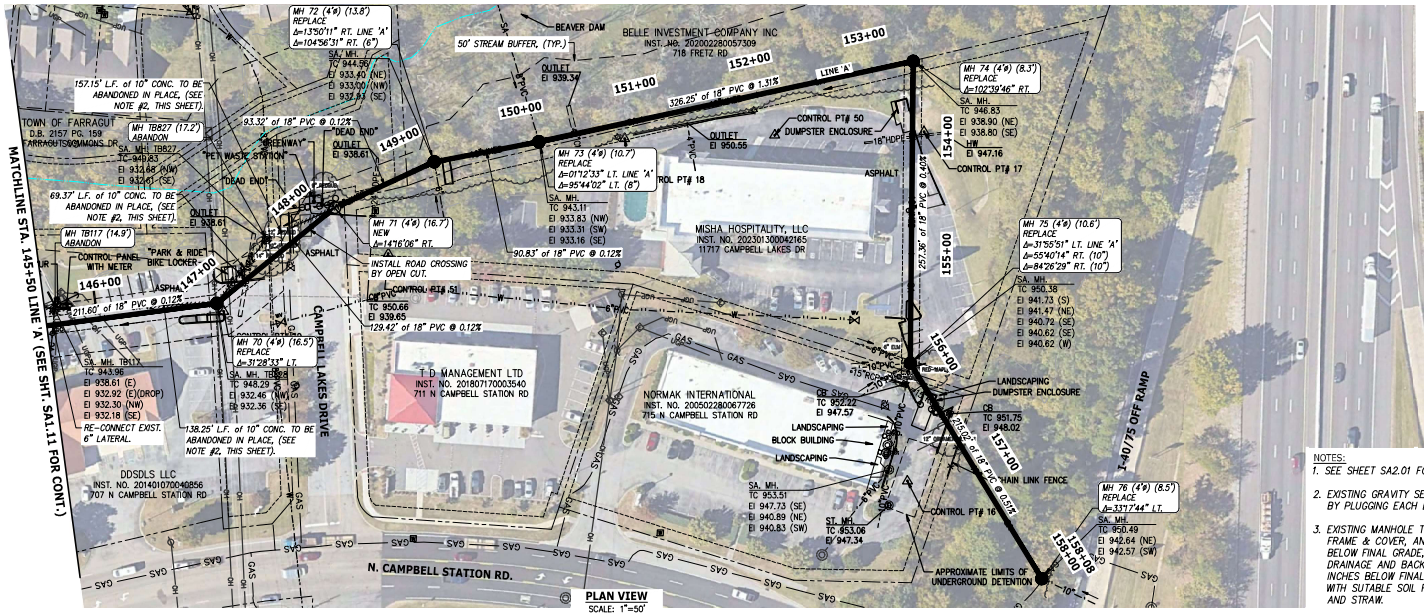
TURKEY CREEK TRUNK 'B' LINE
SANITARY SEWER REPLACEMENT

SANITARY SEWER PLAN AND PROFILE
LINE 'A' STA. 131+00 TO STA. 145+50

CCI PROJECT NO: 0966-0105

SHEET SA1.11
SHEET 13 OF 22



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NOTES:
1. SEE SHEET SA2.01 FOR MANHOLE CONFIGURATION TABLE.
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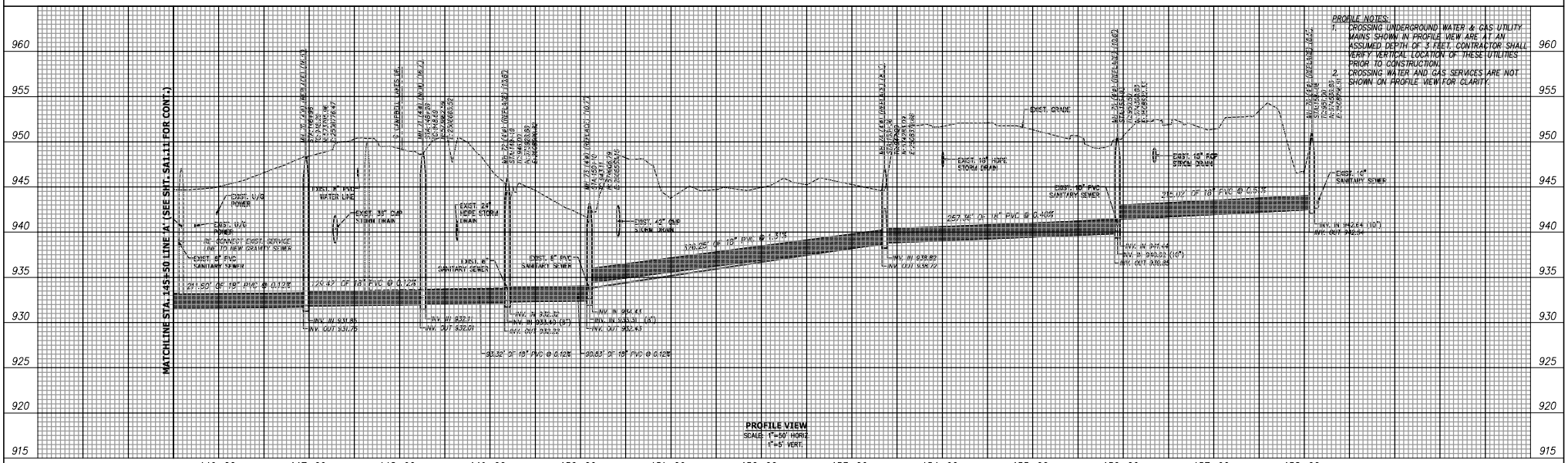

PROFILE VIEW
SCALE: 1"=50' HORIZ.
1"=5' VERT.

PROFILE NOTES:
1. CROSSING UNDERGROUND WATER & GAS UTILITY MAINS SHOWN IN PROFILE VIEW ARE AT AN ASSUMED DEPTH OF 3 FEET. CONTRACTOR SHALL VERIFY VERTICAL LOCATION OF THESE UTILITIES PRIOR TO CONSTRUCTION.
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CONSTRUCTION PLANS FOR: TURKEY CREEK TRUNK 'B' LINE SANITARY SEWER REPLACEMENT

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ENGINEER
SEWER

NO.	DATE	REVISION	APPR.
0	01/31/2024	INITIAL ISSUE FOR PERMITTING	WWL

SCALE: AS SHOWN
DATE: 06/20/2023

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TURKEY CREEK TRUNK 'B' LINE
SANITARY SEWER REPLACEMENT

SANITARY SEWER PLAN AND PROFILE
LINE 'A' STA. 145+50 TO STA. 158+08 E.O.L.

CCI PROJECT NO: 0966-0105

SHEET SA1.12
SHEET 14 OF 22

Sheet #	FUD MH #	Project MH #	Action	Diameter (ft)	Design Depth (ft)	MH Frame Type	F&C Type
SA1.01	???	???	Reconfigure	???	19.8		
SA1.01	???	1	Replace	6	8.3	Eccentric	Stardard
SA1.01	N/A	2	New	5	5.6	Flat - Top	Hinged
SA1.01	???	3	Replace	5	7.4	Flat - Top	Hinged
SA1.01	???	4	Replace	5	7.9	Flat - Top	Hinged
SA1.02	???	5	Replace	5	7.6	Flat - Top w/ Vent	Hinged, Watertight
SA1.02	???	6	Replace	5	8	Flat - Top	Hinged, Watertight
SA1.02	???	7	Replace	5	10.3	Eccentric	Stardard, Watertight
SA1.02	???	8	Replace	5	6.3	Eccentric	Stardard, Watertight
SA1.02	TA234	9	Replace	5	8	Eccentric	Stardard
SA1.02	TA259	10	Replace	5	8.4	Eccentric	Stardard, Watertight
SA1.02	TA2340	11	Replace	5	10.6	Flat - Top	Hinged, Watertight
SA1.02	TA256	12	Replace	5	10.5	Flat - Top	Hinged, Watertight
SA1.03	TA238	13	Replace	5	8.7	Flat - Top	Hinged, Watertight
SA1.03	TB43	14	Replace	5	8.7	Flat - Top w/ Vent	Hinged, Watertight
SA1.03	TB55	15	Replace	5	6.9	Flat - Top	Hinged, Watertight
SA1.03	TB106	16	Replace	5	10.4	Flat - Top w/ Vent	Hinged, Watertight
SA1.03	TB112	17	Replace	5	6.3	Flat - Top	Hinged, Watertight
SA1.03	TB113	18	Replace	5	6.1	Flat - Top	Hinged, Watertight
SA1.04	TB114	19	Replace	5	6.5	Flat - Top	Hinged, Watertight
SA1.04	TB115	20	Replace	5	8.4	Flat - Top w/ Vent	Hinged, Watertight
SA1.04	TB157	21	Replace	5	10.3	Flat - Top w/ Vent	Hinged, Watertight
SA1.04	TB158	22	Replace	5	11.8	Flat - Top w/ Vent	Hinged, Watertight
SA1.04	TB44	23	Replace	6	10.4	Flat - Top w/ Vent	Hinged, Watertight
SA1.05	TB52	24	Replace	5	8.9	Flat - Top w/ Vent	Hinged, Watertight
SA1.05	N/A	25	New	5	8.8	Flat - Top	Hinged, Watertight
SA1.05	TB1408	26	Replace	5	8	Flat - Top w/ Vent	Hinged, Watertight
SA1.05	TB1382	27	Replace	5	7.8	Flat - Top	Hinged, Watertight
SA1.05	TB1383	28	Replace	5	6.5	Flat - Top	Hinged, Watertight
SA1.06	TB1384	29	Replace	5	11	Flat - Top w/ Vent	Hinged, Watertight
SA1.06	TB1385	30	Replace	5	14	Flat - Top	Hinged, Watertight
SA1.06	TB1386	31	Replace	5	13.3	Flat - Top	Hinged, Watertight
SA1.06	TB1394	32	Replace	5	15	Eccentric	Stardard
SA1.07	TB1397	33	Replace	4	10.5	Eccentric	Watertight
SA1.07	TB1398	34	Replace	4	8.4	Eccentric	Watertight
SA1.07	TB1404	35	Replace	4	10	Eccentric	Watertight
SA1.07	TB1403	36	Replace	4	8.4	Eccentric	Watertight
SA1.07	TB1402	37	Replace	4	8.8	Flat - Top w/ Vent	Watertight
SA1.07	TB1401	38	Replace	4	7.1	Flat - Top	Hinged, Watertight
SA1.07	TB1410	39	Replace	4	6.8	Flat - Top	Hinged, Watertight
SA1.07	N/A	40	New	4	7.3	Eccentric	Stardard
SA1.08	N/A	41	New	4	7.9	Eccentric	Stardard
SA1.08	TB104	42	Replace	4	9.3	Eccentric	Watertight
SA1.08	N/A	43	New	4	6.6	Eccentric	Watertight
SA1.08	TB105	44	Replace	4	5	Eccentric	Watertight
SA1.08	N/A	45	New	4	7.6	Flat - Top w/ Vent	Watertight
SA1.08	N/A	46	New	4	6.5	Flat - Top	Hinged, Watertight
SA1.08	N/A	47	New	4	6.8	Flat - Top w/ Vent	Watertight
SA1.09	N/A	48	New	4	5.3	Eccentric	Stardard
SA1.09	N/A	49	New	4	6.7	Eccentric	Hinged, Watertight
SA1.09	N/A	50	New	4	6.9	Eccentric	Hinged, Watertight
SA1.09	TB800	51	Replace	4	7.1	Flat - Top w/ Vent	Hinged, Watertight
SA1.09	TB620	52	Replace	4	6.5	Eccentric	Hinged, Watertight
SA1.09	TB622	53	Replace	4	9.6	Eccentric	Hinged, Watertight
SA1.10	TB1323	54	Replace	4	7	Eccentric	Hinged, Watertight
SA1.10	TB829	55	Replace	4	7.1	Flat - Top w/ Vent	Hinged, Watertight
SA1.10	N/A	56	New	4	7.6	Eccentric	Hinged, Watertight
SA1.10	N/A	57	New	4	11.5	Eccentric	Stardard
SA1.10	TB127	58	Replace	4	7.2	Eccentric	Hinged, Watertight
SA1.10	TB710	59	Replace	4	7	Eccentric	Hinged, Watertight
SA1.11	TB140	60	Replace	4	8.4	Eccentric	Hinged, Watertight
SA1.11	TB149	61	Replace	4	7.1	Eccentric	Hinged, Watertight
SA1.11	N/A	62	New	4	7.2	Eccentric	Hinged, Watertight
SA1.11	N/A	63	New	4	10.9	Eccentric	Stardard
SA1.11	TB150	64	Replace	4	10.3	Eccentric	Hinged, Watertight
SA1.11	TB151	65	Replace	4	10	Eccentric	Hinged, Watertight
SA1.11	TB152	66	Replace	4	8.7	Eccentric	Hinged, Watertight
SA1.11	TB153	67	Replace	4	8.9	Eccentric	Hinged, Watertight
SA1.11	N/A	68	New	4	14.4	Eccentric	Stardard
SA1.11	N/A	69	New	4	14.4	Eccentric	Stardard
SA1.12	TB828	70	Replace	4	16.5	Eccentric	Stardard
SA1.12	N/A	71	New	4	16.7	Eccentric	Stardard
SA1.12	TB119	72	Replace	4	12.3	Eccentric	Hinged, Watertight
SA1.12	TB120	73	Replace	4	10.7	Eccentric	Hinged, Watertight
SA1.12	TB121	74	Replace	4	5	Eccentric	Hinged, Watertight
SA1.12	TB122	75	Replace	4	10.5	Eccentric	Stardard
SA1.12	TB123	76	Replace	4	8	Eccentric	Stardard

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DRAWN TCG
CHECKED WWL/EBG

APPROVED
ENGINEER
SEWER

NO.	DATE	REVISION	APPR.
0	01/31/2024	INITIAL ISSUE FOR PERMITTING	WWL

SCALE: AS SHOWN
DATE: 06/20/2023

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TURKEY CREEK TRUNK 'B' LINE
SANITARY SEWER REPLACEMENT

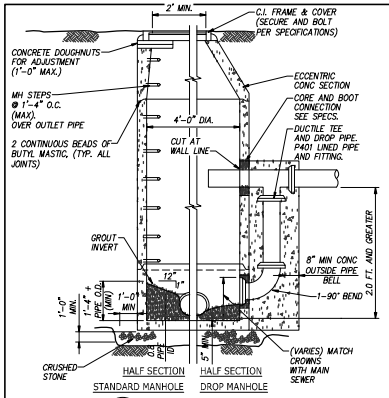
MANHOLE CONFIGURATION TABLE

CCI PROJECT NO: 0966-0105

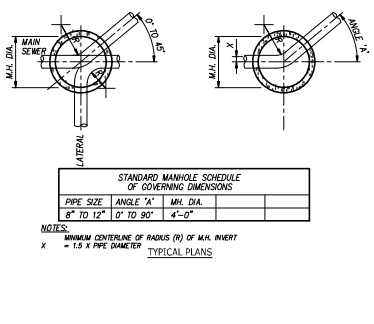
SHEET SA2.01

SHEET 15 OF 22

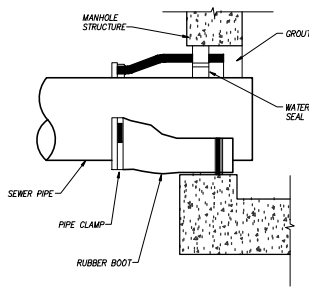
CONSTRUCTION PLANS FOR: TURKEY CREEK TRUNK 'B' LINE SANITARY SEWER REPLACEMENT



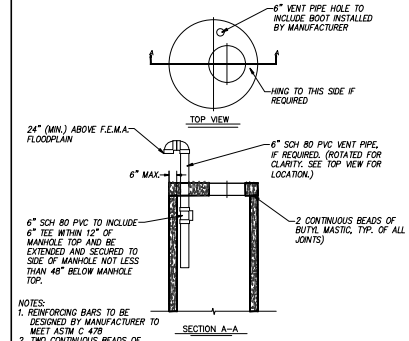
1 PRECAST CONCRETE MANHOLE
N.T.S.



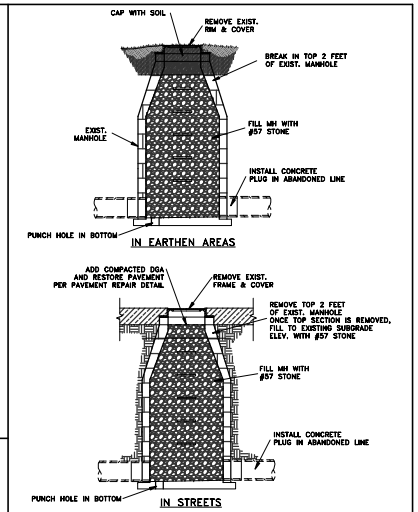
2 STANDARD MANHOLE
N.T.S.



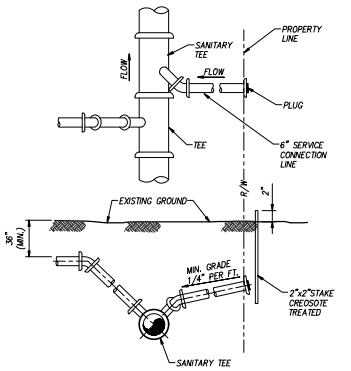
3 RUBBER BOOT
N.T.S.



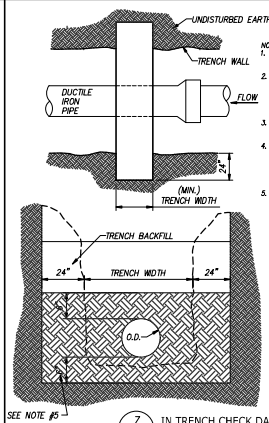
4 FLAT TOP MANHOLE LID
N.T.S.



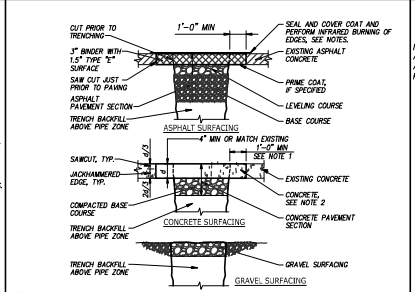
5 SEWER ABANDONMENT AND STABILIZATION
N.T.S.



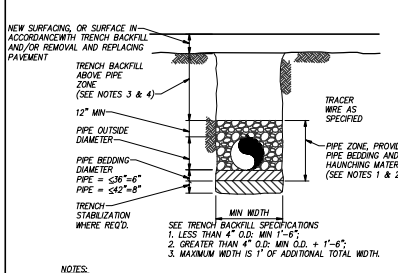
6 SERVICE CONNECTION
N.T.S.



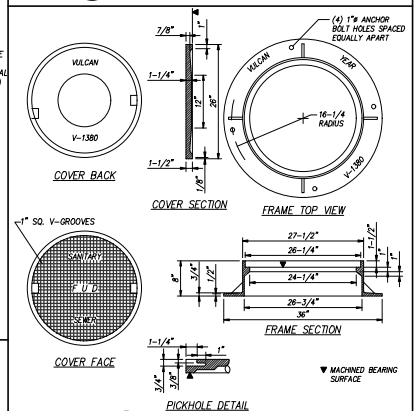
7 IN TRENCH CHECK DAM
N.T.S.



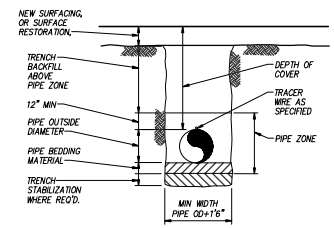
8 PAVING REPLACEMENT
N.T.S.



9 PIPE BEDDING AND HAUNCHING
N.T.S.



10 STANDARD SEWER FRAME & COVER
N.T.S.



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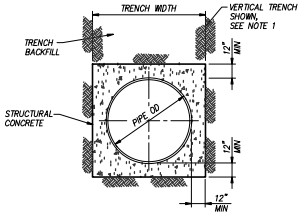
11 TRENCH TERMINOLOGY
N.T.S.



12 CONCRETE ENCASEMENT
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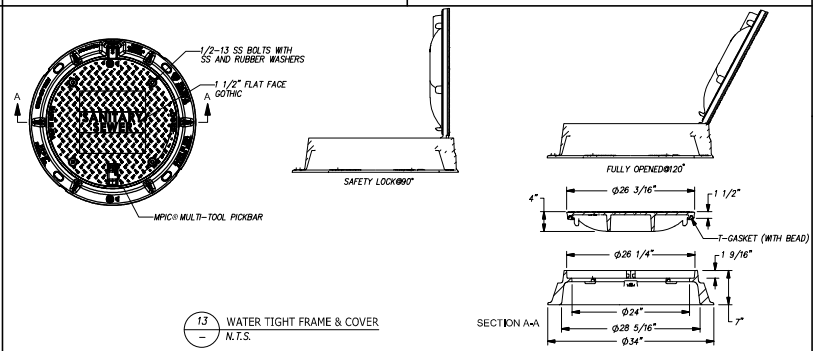

13 WATER TIGHT FRAME & COVER
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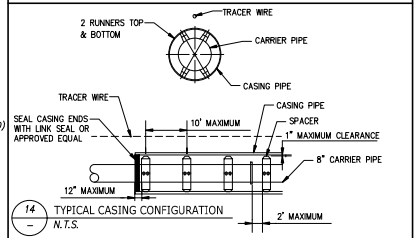

14 TYPICAL CASING CONFIGURATION
N.T.S.

CONSTRUCTION PLANS FOR: TURKEY CREEK TRUNK 'B' LINE SANITARY SEWER REPLACEMENT

ENGINEER
CANNON & CANNON INC
CONSULTING ENGINEERS · FIELD SURVEYORS
TN 865.670.8555 | 8550 Kingston Pike Knoxville, TN 37919
WWW.CANNON-CANNON.COM

DESIGNED WWL
DRAWN TCG
CHECKED WWL/EBG

APPROVED
ENGINEER
SEWER

NO.	DATE	REVISION	APPR.
0	01/31/2024	INITIAL ISSUE FOR PERMITTING	WWL

SCALE: AS SHOWN
DATE: 06/20/2023

First UTILITY DISTRICT OF KNOX COUNTY — Where community comes first.

TURKEY CREEK TRUNK 'B' LINE
SANITARY SEWER REPLACEMENT

TYPICAL DETAILS

CCI PROJECT NO: 0966-0105

SHEET SA2.02
SHEET 16 OF 22

THE FOLLOWING IS GENERAL GUIDANCE, BUT THE SWPPP PROVIDES FURTHER DIRECTION AND INFORMATION. IN THE CASE OF ANY CONFLICT BETWEEN THESE NOTES AND THE SWPPP, THE SWPPP SHALL TAKE PRECEDENCE.

1. GENERAL CRITERIA AND REQUIREMENTS:

A) THE CONSTRUCTION-PHASE EROSION AND SEDIMENT CONTROLS ARE DESIGNED TO RETAIN SEDIMENT ON SITE.

B) ALL CONTROL MEASURES ARE PROPERLY SELECTED, AND MUST BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND GOOD ENGINEERING PRACTICES. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE PERMITTEE MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS.

C) IF PERMANENT OR TEMPORARY VEGETATION IS TO BE USED AS A CONTROL MEASURE, THEN THE TIMING OF THE PLANTING OF THE VEGETATION COVER MUST BE DISCUSSED IN THE SWPPP. DELAY IN PLANTING COVER VEGETATION UNTIL WINTER MONTHS OR DRY MONTHS SHOULD BE AVOIDED, IF POSSIBLE.

D) IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT THAT HAVE NOT REACHED A STREAM MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS (E.G., FUGITIVE SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN A STREET MUST BE REMOVED SO THAT IT IS NOT SUBSEQUENTLY WASHED INTO STORM SEWERS AND STREAMS BY THE NEXT RAIN EVENT AND/OR SO THAT IT DOES NOT POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS). PERMITTEES SHALL NOT INITIATE REMEDIATION/RESTORATION OF A STREAM WITHOUT CONSULTING THE DIVISION FIRST. THIS PERMIT DOES NOT AUTHORIZE ACCESS TO PRIVATE PROPERTY.

E) SEDIMENT SHOULD BE REMOVED FROM INLET SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, AND OTHER SEDIMENT CONTROLS AS NECESSARY, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

F) LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS (E.G., FORECASTED BY LOCAL WEATHER REPORTS), OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES (E.G., SCREENING OUTFALLS, DAILY PICK-UP, ETC.). AFTER USE, SILT FENCES SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.

G) OFFSITE MATERIAL STORAGE AREAS (ALSO INCLUDING OVERBURDEN AND STOCKPILES OF DIRT, ETC.) USED SOLELY BY THE PERMITTED PROJECT ARE CONSIDERED A PART OF THE PROJECT AND SHALL BE ADDRESSED IN THE POLLUTION PREVENTION PLAN.

H) PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 15 CALENDAR DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.

I) CLEARING AND GRUBBING MUST BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION.

J) CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.

K) EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE DISTURBANCE OPERATIONS BEGIN, AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY, BUT MUST BE REPLACED AT THE END OF THE WORKDAY.

L) THE FOLLOWING RECORDS SHALL BE MAINTAINED ON SITE: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.

M) PERMITTEES SHALL MAINTAIN A RAIN GAUGE AND RAINFALL RECORDS AT SITE OR USE A REPRESENTATIVE REFERENCE SITE FOR DAILY RECORDS.

N) STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. EXCEPT IN THE SITUATIONS DISCUSSED IN THE SWPPP.

O) EROSION PREVENTION AND SEDIMENT CONTROLS USED AT THE SITE ARE DESIGNED TO CONTROL STORM RUNOFF GENERATED BY A 5 YEAR, 24 HOUR STORM EVENT. WHEN CLAY OR OTHER FINE PARTICLE SOILS ARE FOUND ON SITE, ADDITIONAL PHYSICAL OR CHEMICAL TREATMENT OF STORM WATER MAY BE USED.

P) ALL TOPOGRAPHY SHALL BE RETURNED TO ORIGINAL CONTOURS AND DRAINAGE PATTERNS SHALL NOT BE DISTURBED.

Q) STRUCTURAL CONTROLS SHALL NOT BE PLACED IN STREAMS OR WETLANDS EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT AND/OR TENNESSEE AQUATIC RESOURCE ALTERATION PERMIT.

R) NO BLASTING WILL BE PERMITTED WITHIN 50 FEET OF A STREAM OR WETLAND, INCLUDING ALL STREAM CROSSINGS.

2. SCHEDULE OF INSPECTIONS:

A) INSPECTIONS SHALL BE PERFORMED AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS SHALL BE PERFORMED AT LEAST 72 HOURS APART. WHERE SITES OR PORTION(S) OF CONSTRUCTION SITES HAVE BEEN TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS (E.G., SITE COVERED WITH SNOW OR ICE), SUCH INSPECTION ONLY HAS TO BE CONDUCTED ONCE PER MONTH UNTIL THAWING RESULTS IN RUNOFF OR CONSTRUCTION ACTIVITY RESUMES. INSPECTIONS REQUIREMENTS DO NOT APPLY TO DEFINABLE AREAS THAT HAVE BEEN FINALLY STABILIZED. WRITTEN NOTIFICATION OF THE INTENT TO CONDUCT ONLY MONTHLY INSPECTIONS AND THE JUSTIFICATION FOR SUCH REQUEST MUST BE SUBMITTED TO THE LOCAL ENVIRONMENTAL FIELD OFFICE, OR THE DIVISION'S NASHVILLE CENTRAL OFFICE FOR PROJECTS OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) AND THE TENNESSEE VALLEY AUTHORITY (TVA).

B) THE ON-SITE INSPECTOR MUST HAVE COMPLETED THE TDEC LEVEL I EROSION PREVENTION AND SEDIMENT CONTROL COURSE. QUALIFIED PERSONNEL (PROVIDED BY THE PERMITTEE OR COOPERATIVELY BY MULTIPLE PERMITTEES) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AND EACH OUTFALL.

C) DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE SWPPP SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY.

D) MONITORING POINTS (WHERE DISCHARGES LEAVE THE SITE OR ENTER WATERS OF THE STATE) SHALL BE INSPECTED TO DETERMINE WHETHER EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. WHERE DISCHARGE LOCATIONS ARE INACCESSIBLE, NEARBY DOWNSTREAM LOCATIONS SHALL BE INSPECTED. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.

E) BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR SHALL BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAIN EVENT, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE NEED IS IDENTIFIED.

F) INSPECTIONS SHALL BE DOCUMENTED AND INCLUDE THE SCOPE OF THE INSPECTION, NAME(S) AND TITLE OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (INCLUDING THE LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND OF ANY CONTROL DEVICE THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION. INSPECTION DOCUMENTATION WILL BE MAINTAINED ON SITE AND MADE AVAILABLE UPON REQUEST. INSPECTION REPORTS MUST BE SUBMITTED TO THE DIVISION WITHIN 10 DAYS OF THE REQUEST. EROSION AND SEDIMENT CONTROL NOTES:

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CONSTRUCTION PLANS FOR: TURKEY CREEK TRUNK 'B' LINE SANITARY SEWER REPLACEMENT

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DESIGNED WWL
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APPROVED	
ENGINEER	
SEWER	

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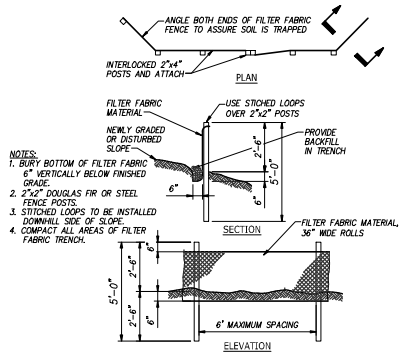
TURKEY CREEK TRUNK 'B' LINE
SANITARY SEWER REPLACEMENT

EROSION CONTROL NOTES

CCI PROJECT NO: 0960-0105

SHEET EC1.01

SHEET 17 OF 22



15 – SILT FENCE
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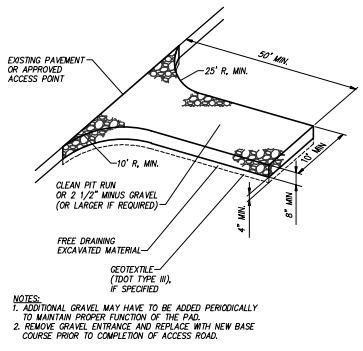
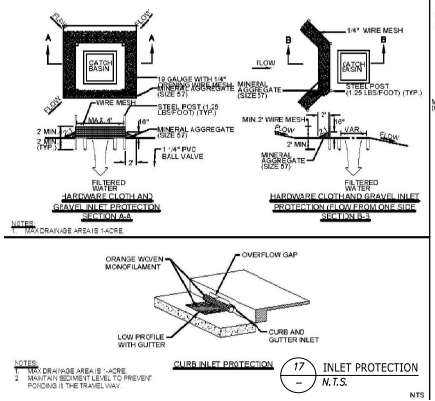
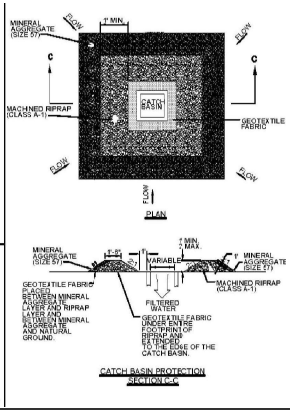
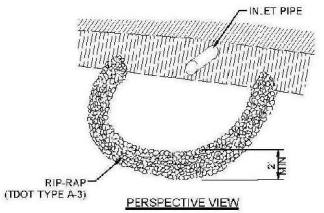


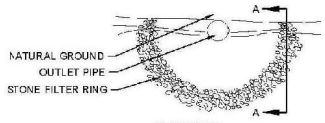
16 – CONSTRUCTION ENTRANCE/EXIT
N.T.S.

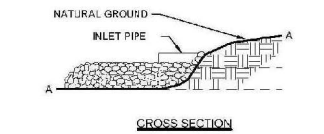


17 – INLET PROTECTION
N.T.S.





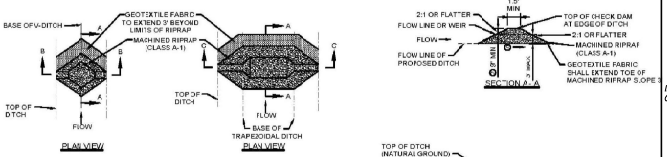




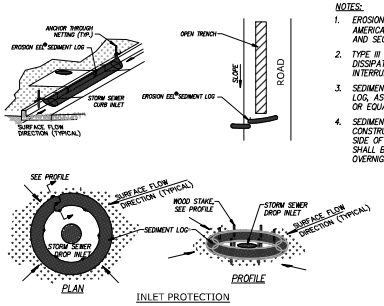
NOTES:
1. AVOID PLACEMENT OF FILTER RING IN STREAMS.

811 Know what's below Call before you dig.

18 – FILTER RING
N.T.S.



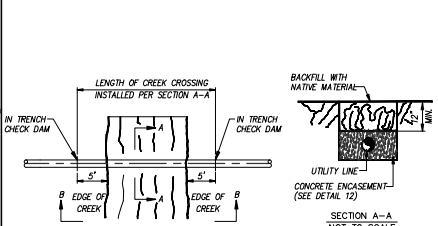
19 – ROCK CHECKDAMS
N.T.S.



INLET PROTECTION

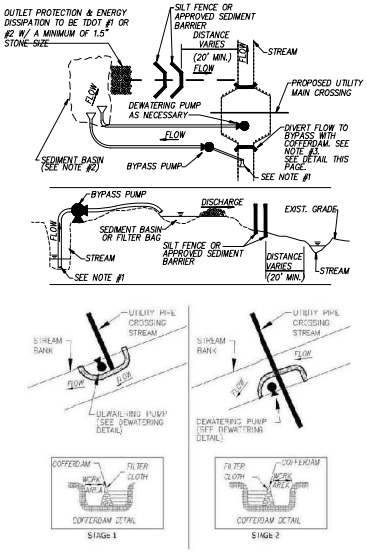
NOTES:
1. EROSION CONTROL DEVICES (SEDIMENT "EROSION EEL BY AMERICAN EROSION CONTROL" OR EQUAL) SHALL BE PLACED AND SECURED AT STORM INLETS ADJACENT TO CONSTRUCTION.
2. TYPE III SEDIMENT CONTROL LOGS TO BE USED FOR ENERGY DISSIPATION IN MILD CONCENTRATED FLOW AREAS, SLOPE INTERRUPTION.
3. SEDIMENT CONTROL DEVICES SHALL BE EROSION EEL® SEDIMENT LOG, AS MANUFACTURED BY AMERICAN EROSION CONTROL® OR EQUAL.
4. SEDIMENT LOGS SHALL BE UTILIZED DURING FORCE MAIN CONSTRUCTION ALONG AND IN ROADWAY ON THE DOWNHILL SIDE OF EXCAVATIONS TO CONTAIN SEDIMENT. SPOIL PILES SHALL BE COVERED DURING RAIN EVENTS OR IF LEFT OVERNIGHT

20 – TEMPORARY SEDIMENT LOGS (TYPE III)
N.T.S.



NOTES:
1. EROSION PROTECTION TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. PLACE SANDBAGS OR COFFERING STRUCTURE UPSTREAM AND DOWNSTREAM OF UTILITY CROSSING.
3. DIVERT STREAM AROUND WORK AREA AND DEWATER WORK AREA, SEE DETAIL #22 THIS SHEET.
4. EXCAVATE TRENCH AND INSTALL SEWER PIPE, AS SPECIFIED.
5. BACKFILL TRENCH IN STREAM BED WITH NON-ERODIBLE FILL TO WITHIN 12 INCHES OF STREAM BED, AS SHOWN IN SECTION A-A.
6. PROVIDE IN TRENCH CHECK DAM AT END OF ENCASEMENT AND BACKFILL REMAINING TRENCH IN STREAM BANKS WITH COMPACTED CLAY, AS SHOWN.
7. STABILIZE ALL STREAM BEDS AND BANKS DISTURBED DURING CONSTRUCTION WITH NATIVE ROCK, RIP-RAP AND/OR NATIVE VEGETATION.

21 – STREAM CROSSING TRENCH DETAIL
N.T.S.



NOTES:
1. INSTALL FABRIC FILTER ON PUMP INTAKE.
2. THE DESIGN OF SEDIMENT BASINS SHALL BE COMPLETED BY A PROFESSIONAL TRAINED IN THE DESIGN OF IMPOUNDMENT STRUCTURES, AND IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES. APPROVED FILTER BAGS MAY BE USED AS A SUBSTITUTE.
3. EXCAVATION AND FILL ACTIVITIES SHALL BE SEPARATED FROM FLOWING WATERS. ALL SURFACE WATER FLOWING TOWARD THE EXCAVATION OR FILL WORK SHALL BE DIVERTED THROUGH UTILIZATION OF COFFERDAMS OR BERMS. COFFERDAMS OR BERMS MUST BE PROTECTED BY NON-ERODIBLE MATERIAL AND LINED TO THE EXPECTED HIGH WATER LEVEL. COFFERDAMS MUST BE CONSTRUCTED OF SANDBAGS, CLEAN ROCK, STEEL SHEETING OR OTHER NON-ERODIBLE MATERIAL. CLEAN ROCK IS ROCK OF VARIOUS TYPE AND SIZE, DEPENDING UPON APPLICATION, THAT CONTAINS NO FINES, SOILS, OR OTHER WASTES OR CONTAMINANTS.

22 – STREAM CROSSING DETAIL
N.T.S.

CONSTRUCTION PLANS FOR: TURKEY CREEK TRUNK 'B' LINE SANITARY SEWER REPLACEMENT

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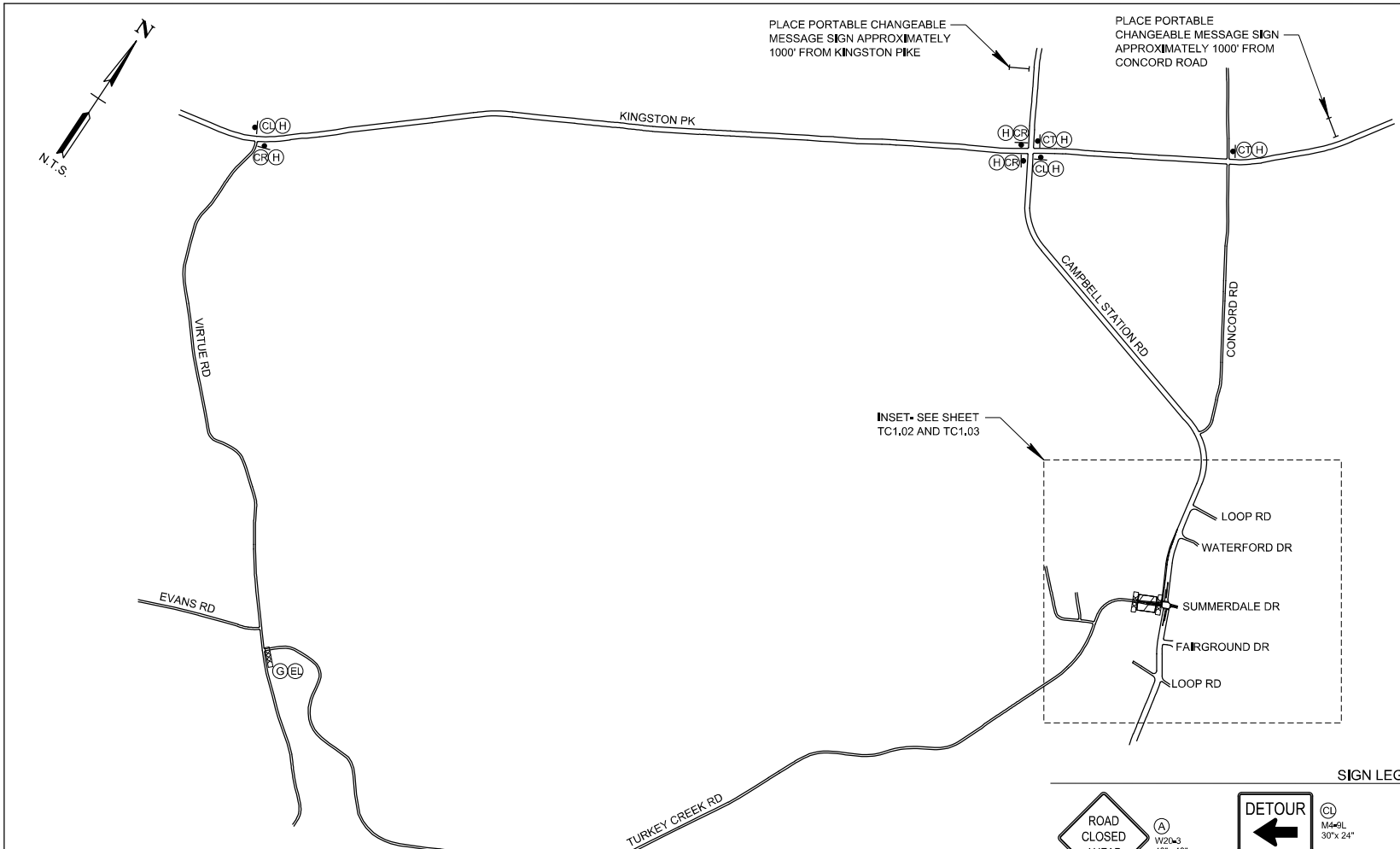
TURKEY CREEK TRUNK 'B' LINE SANITARY SEWER REPLACEMENT

EROSION CONTROL DETAILS

CCI PROJECT NO: 0966-0105

SHEET EC1.02

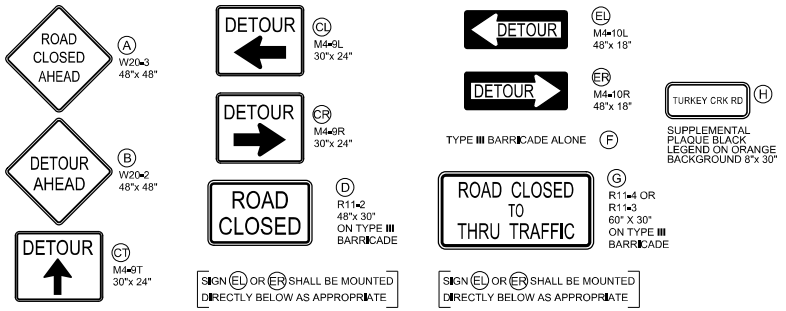
SHEET 18 OF 22



NOTES :

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR AGENCY PERFORMING CONSTRUCTION TO IMPLEMENT THIS TRAFFIC CONTROL PLAN AS INDICATED AND TO MAKE APPROPRIATE ADJUSTMENTS AS FIELD DETERMINED, THE SAFETY AND CONVENIENCE OF THE GENERAL PUBLIC AND THE RESIDENTS ALONG THE PROPOSED CONSTRUCTION AREA SHALL BE PARAMOUNT IN THESE AND ALL OTHER RELATED ACTIVITIES.
2. THE PROPOSED CLOSURE IS TO TAKE PLACE AS APPROVED BY THE TOWN OF FARRAGUT AND THE TENNESSEE DEPARTMENT OF TRANSPORTATION. THE DURATION OF THE CLOSURE SHALL BE MINIMIZED TO THE EXTENT POSSIBLE.
3. ALL TRAFFIC CONTROL DEVICES AND ACTIVITIES SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
4. TRAFFIC CONTROL DEVICES SHALL NOT BE DISPLAYED OR ERECTED UNLESS RELATED CONDITIONS ARE PRESENT NECESSITATING WARNING, WHEN DEVICE USAGE IS SPORADIC, THE DEVICES SHALL BE REMOVED OR FULLY COVERED WHEN CONDITIONS NECESSITATING THEIR USE ARE NOT PRESENT.
5. ACCESS SHALL BE MAINTAINED TO ALL PROPERTIES AT ALL TIMES DURING CONSTRUCTION, DURING TIMES WHEN ACCESS IS SEVERELY RESTRICTED DUE TO CONSTRUCTION, CONTRACTOR PERSONNEL SHALL BE AVAILABLE TO ASSIST DRIVERS TO TRAVERSE THE WORK AREA AND ACCESS PROPERTIES. PROVISION SHALL BE MADE AT ALL TIMES TO EXPEDITE THE MOVEMENT OF EMERGENCY VEHICLES THROUGH THE WORK AREA.
6. CHANNELIZING DEVICES SHALL BE STANDARD MUTCD DRUMS OR TRAFFIC CONES. WHERE USED, CONES SHALL BE MINIMUM OF 28" WITH RETROREFLECTIVE BANDS FOR NIGHT USAGE.
7. CONTRACTOR SHALL NOTIFY THE TDOT INCIDENT MANAGEMENT OFFICE (865-594-2319) IN ADVANCE OF ANY LANE CLOSURES ON STATE CONTROLLED ROADWAYS.

SIGN LEGEND



DEVICE LEGEND

- TYPE III BARRICADE
- SIGN ON POST OR TEMPORARY MOUNTING
- WORK AREA
- PORTABLE CHANGEABLE MESSAGE SIGN

PORTABLE CHANGEABLE MESSAGE SIGN

PHASE 1	PHASE 2
TURKEY CREEK ROAD	CLOSED AT CONCORD

ENGINEER
CANNON & CANNON INC
TEL 865.670.8555
WWW.CANNON-CANNON.COM
10025 Investment Drive
Suite 120
Knoxville, TN 37932

DESIGNED BJH
DRAWN AEA
CHECKED BJH

APPROVED
ENGINEER
SEWER

BRIAN J. HAAS — REGISTERED ENGINEER — 119881 — STATE OF TENNESSEE
01/31/2024

NO.	DATE	REVISION	APPR.
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SCALE N/A

DATE 01/31/2024

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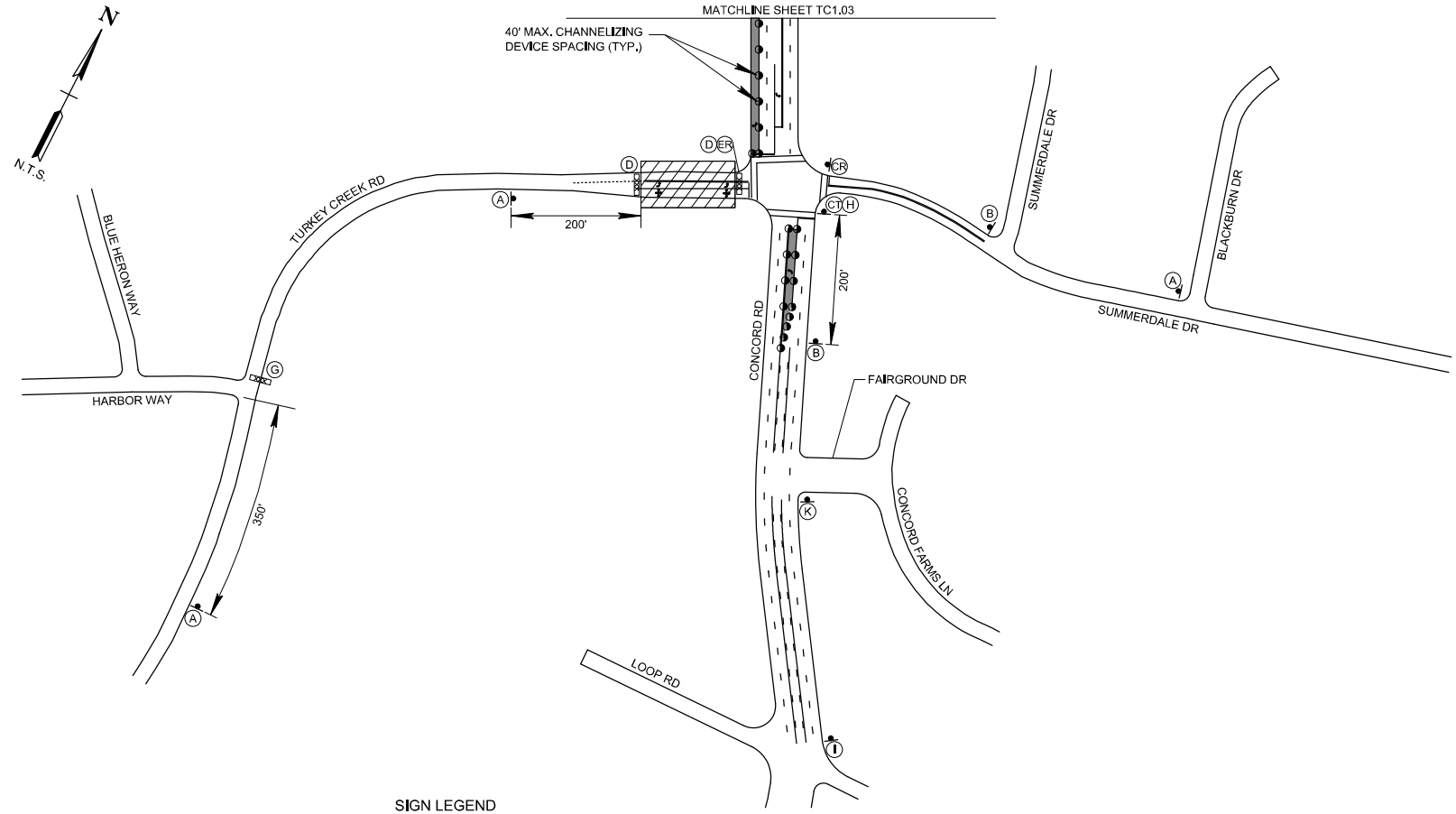
TURKEY CREEK TRUNK 'B' LINE
SANITARY SEWER REPLACEMENT
TRAFFIC CONTROL PLAN
TURKEY CREEK ROAD CLOSURE

CUP PROJECT NO: 0960-0105

SHEET TC1.01

SHEET 19 OF 22

CONSTRUCTION PLANS FOR:- TURKEY CREEK TRUNK 'B' LINE SANITARY SEWER REPLACEMENT



NOTES :

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR AGENCY PERFORMING CONSTRUCTION TO IMPLEMENT THIS TRAFFIC CONTROL PLAN AS INDICATED AND TO MAKE APPROPRIATE ADJUSTMENTS AS FIELD DETERMINED, THE SAFETY AND CONVENIENCE OF THE GENERAL PUBLIC AND THE RESIDENTS ALONG THE PROPOSED CONSTRUCTION AREA SHALL BE PARAMOUNT IN THESE AND ALL OTHER RELATED ACTIVITIES.
2. THE PROPOSED CLOSURE IS TO TAKE PLACE AS APPROVED BY THE TOWN OF FARRAGUT AND THE TENNESSEE DEPARTMENT OF TRANSPORTATION. THE DURATION OF THE CLOSURE SHALL BE MINIMIZED TO THE EXTENT POSSIBLE.
3. ALL TRAFFIC CONTROL DEVICES AND ACTIVITIES SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
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6. CHANNELIZING DEVICES SHALL BE STANDARD MUTCD DRUMS OR TRAFFIC CONES. WHERE USED, CONES SHALL BE MINIMUM OF 28" WITH RETROREFLECTIVE BANDS FOR NIGHT USAGE.
7. CONTRACTOR SHALL NOTIFY THE TDOT INCIDENT MANAGEMENT OFFICE (865-594-2319) IN ADVANCE OF ANY LANE CLOSURES ON STATE CONTROLLED ROADWAYS.

SIGN LEGEND

- ROAD CLOSED AHEAD — (A) W20-3, 48"x 48"
- DETOUR AHEAD — (B) W20-2, 48"x 48"
- DETOUR — (CT) M4-9T, 30"x 24"
- DETOUR — (CL) M4-9L, 30"x 24"
- DETOUR — (CR) M4-9R, 30"x 24"
- ROAD CLOSED — (D) R11-2, 48"x 30" ON TYPE III BARRICADE
- SIGN (EL) OR (ER) SHALL BE MOUNTED DIRECTLY BELOW AS APPROPRIATE
- DETOUR — (EL) M4-10L, 48"x 18"
- DETOUR — (ER) M4-10R, 48"x 18"
- TYPE III BARRICADE ALONE (F)
- ROAD CLOSED TO THRU TRAFFIC — (G) R11-4 OR R11-3, 60" X 30" ON TYPE III BARRICADE
- SIGN (EL) OR (ER) SHALL BE MOUNTED DIRECTLY BELOW AS APPROPRIATE
- TURKEY CRK RD — (H) SUPPLEMENTAL PLAQUE BLACK LEGEND ON ORANGE BACKGROUND 8"x 30"
- ROAD WORK AHEAD — (I) W20-1, 48"x 48"
- RIGHT LANE CLOSED AHEAD — (J) W20-5R, 48"x 48"
- TURN LANE CLOSED AHEAD — (K) W20-5MOD, 48"x 48"

DEVICE LEGEND

- TYPE III BARRICADE
- SIGN ON POST OR TEMPORARY MOUNTING
- WORK AREA
- CHANNELIZING DEVICE (SEE NOTE 6)

ENGINEER
CANNON & CANNON INC
TEL 865.670.8555
WWW.CANNON-CANNON.COM
10025 Investment Drive
Suite 120
Knoxville, TN 37932

DESIGNED BJH
DRAWN AEA
CHECKED BJH

APPROVED
ENGINEER
SEWER

BRIAN J. HAAS — REGISTERED ENGINEER — STATE OF TENNESSEE — 01/31/2024

NO.	DATE	REVISION	APPR.
0	01/31/2024	ISSUE FOR CONSTRUCTION	BJH

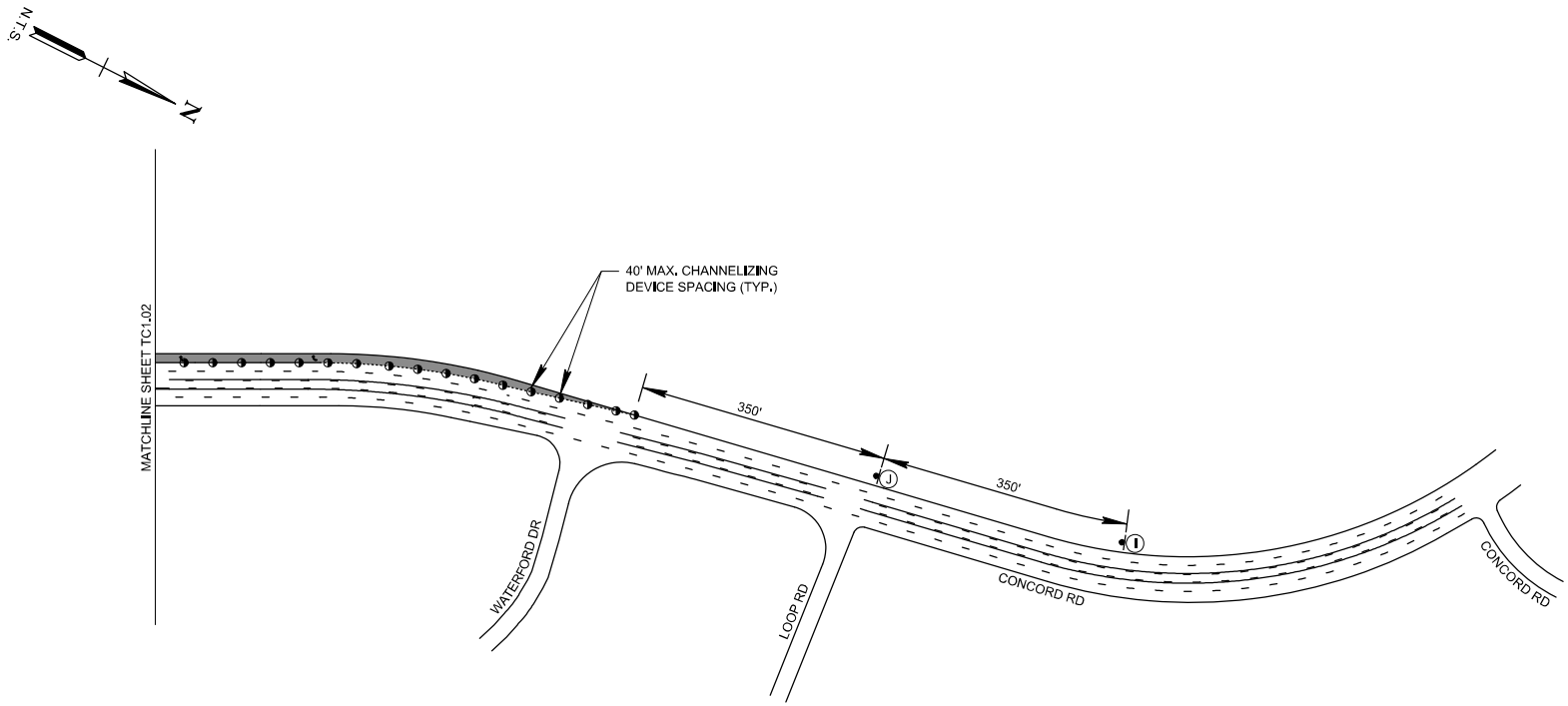
SCALE N/A
DATE 01/31/2024

First UTILITY DISTRICT OF KNOX COUNTY — Where community comes first.

TURKEY CREEK TRUNK 'B' LINE
SANITARY SEWER REPLACEMENT
TRAFFIC CONTROL PLAN
TURKEY CREEK ROAD CLOSURE

CCI PROJECT NO: 0968-0105
SHEET TC1.02
SHEET 20 OF 22

CONSTRUCTION PLANS FOR:- TURKEY CREEK TRUNK 'B' LINE SANITARY SEWER REPLACEMENT



NOTES :

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR AGENCY PERFORMING CONSTRUCTION TO IMPLEMENT THIS TRAFFIC CONTROL PLAN AS INDICATED AND TO MAKE APPROPRIATE ADJUSTMENTS AS FIELD DETERMINED, THE SAFETY AND CONVENIENCE OF THE GENERAL PUBLIC AND THE RESIDENTS ALONG THE PROPOSED CONSTRUCTION AREA SHALL BE PARAMOUNT IN THESE AND ALL OTHER RELATED ACTIVITIES.
2. THE PROPOSED CLOSURE IS TO TAKE PLACE AS APPROVED BY THE TOWN OF FARRAGUT AND THE TENNESSEE DEPARTMENT OF TRANSPORTATION. THE DURATION OF THE CLOSURE SHALL BE MINIMIZED TO THE EXTENT POSSIBLE.
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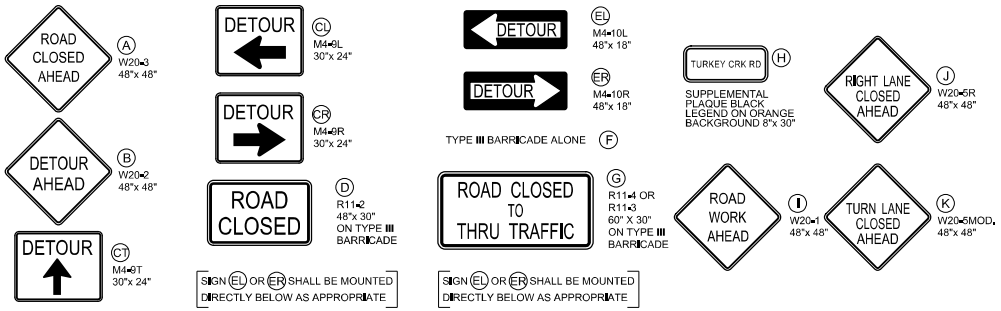
SIGN LEGEND



DEVICE LEGEND

- TYPE III BARRICADE
- SIGN ON POST OR TEMPORARY MOUNTING
- WORK AREA
- CHANNELIZING DEVICE (SEE NOTE 6)

CONSTRUCTION PLANS FOR:- TURKEY CREEK TRUNK 'B' LINE SANITARY SEWER REPLACEMENT

ENGINEER
CANNON & CANNON INC
TEL 865.670.8555 | WWW.CANNON-CANNON.COM
10025 Investment Drive Suite 120 Knoxville, TN 37932

DESIGNED	DRAWN	CHECKED
BJH	AEA	BJH

APPROVED
ENGINEER
SEWER

BRIAN J. HASS — 01/31/2024 — STATE OF TENNESSEE

NO.	DATE	REVISION	APPR.
0	01/31/2024	ISSUE FOR CONSTRUCTION	BJH

SCALE: N/A
DATE: 01/31/2024

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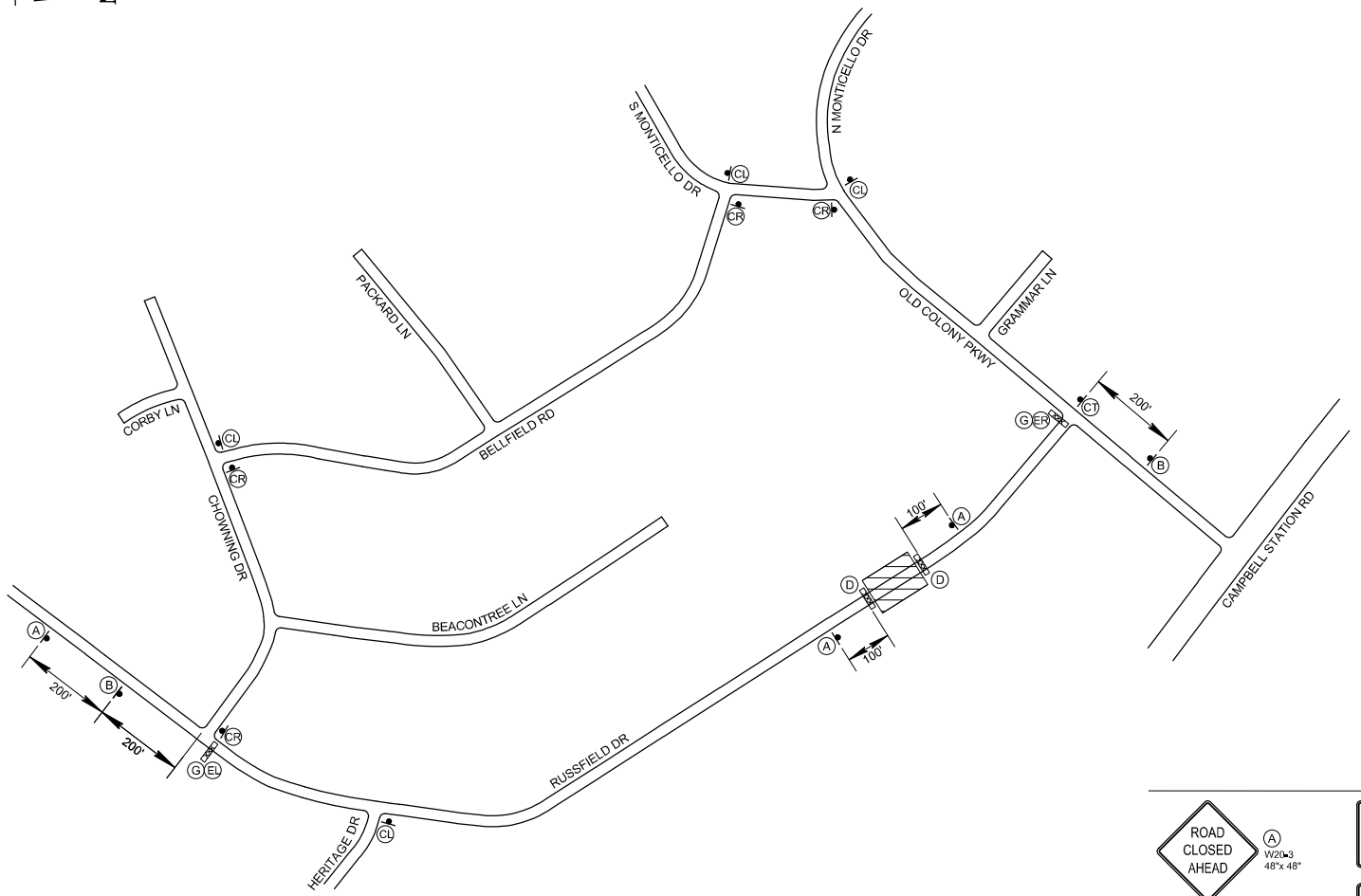
TURKEY CREEK TRUNK 'B' LINE SANITARY SEWER REPLACEMENT
TRAFFIC CONTROL PLAN
TURKEY CREEK ROAD CLOSURE

CCI PROJECT NO: 0960-0105

SHEET TC1.03
SHEET 21 OF 22

N.T.S.



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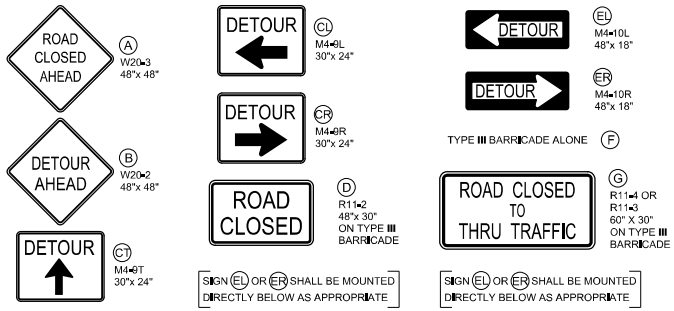
DEVICE LEGEND

- TYPE III BARRICADE
- SIGN ON POST OR TEMPORARY MOUNTING
- WORK AREA

SIGN LEGEND



CONSTRUCTION PLANS FOR: TURKEY CREEK TRUNK 'B' LINE SANITARY SEWER REPLACEMENT

ENGINEER

CANNON & CANNON INC
TEL 865.670.8555 | 10025 Investment Drive Suite 120 Knoxville, TN 37932
WWW.CANNON-CANNON.COM

DESIGNED BJH
DRAWN AEA
CHECKED BJH

APPROVED
ENGINEER
SEWER

BRIAN J. HAAS — 01/31/24 — STATE OF TENNESSEE

NO.	DATE	REVISION	APPR.
0	01/31/2024	ISSUE FOR CONSTRUCTION	BJH

SCALE N/A

DATE 01/31/2024

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TURKEY CREEK TRUNK 'B' LINE
SANITARY SEWER REPLACEMENT

TRAFFIC CONTROL PLAN
RUSSFIELD DRIVE ROAD CLOSURE

CCI PROJECT NO: 0968-0105

SHEET TC2.01

SHEET 22 OF 22

MEETING DATE: February 15, 2024 **AGENDA ITEM #5**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request to amend the Future Land Use Map in the Comprehensive Land Use Plan Update for the property located at 209 N. Watt Road from Parks and Recreation to Commercial (Debra Wilkerson, Applicant)

INTRODUCTION AND BACKGROUND: This item was discussed as a workshop item at the December Planning Commission meeting.

DISCUSSION: On the Future Land Use Map (FLUM), the property at 209 N. Watt Road is shown as a Parks and Recreation land use. As noted during the workshop discussion, when the Watt Road corridor community visioning workshop was conducted, some amendments were made to the FLUM based on citizen input. Some of the properties adjacent to Mayor Bob Leonard Park were given a Parks and Recreation land use designation. Those properties, including the subject property, were previously shown as a Medium Density Residential land use.

Also mentioned last month, the applicant is requesting to rezone their property to General Commercial (C-1). This would be compatible with how the properties to the west, south, and east (east side of N. Watt Road) are currently zoned. The rezoning request was unanimously recommended for approval by the Planning Commission and is now going to the Board of Mayor and Aldermen.

RECOMMENDATION: Included in the packet is Resolution 23-13 which would amend the FLUM to change the designation for the area that includes 209 N. Watt Road from Parks and Recreation to Commercial. The requested amendment to the FLUM would make the property consistent with the rezoning request. As a result, staff recommends approval of Resolution 23-13.

RESOLUTION 23-13

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FUTURE LAND USE MAP IN THE COMPREHENSIVE LAND USE PLAN UPDATE, DECEMBER 2012, TO AMEND 209 N. WATT ROAD FROM PARKS AND RECREATION TO COMMERCIAL

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

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

WHEREAS, The Farragut Municipal Planning Commission desires to amend the Plan by changing the future land use map for 209 N. Watt Road from Parks and Recreation to Commercial;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby amends the Plan through approval of Resolution 23-13 as shown on Exhibit A.

ADOPTED this 15th day of February 2024.

_____

Scott Russ, Chairman

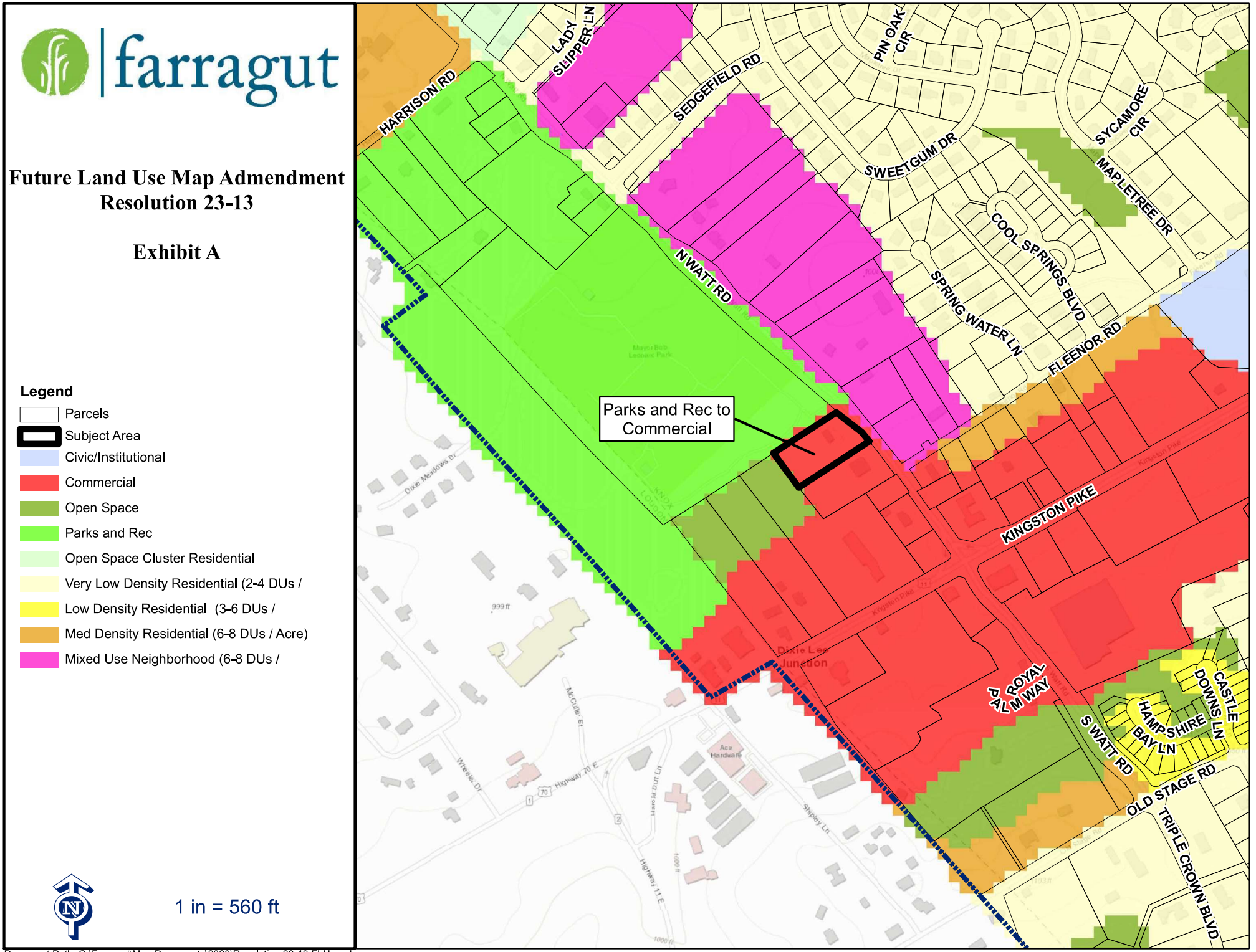
_____

Shannon Preston, Secretary

farragut

Future Land Use Map Admendment
Resolution 23-13

Exhibit A



1 in = 560 ft

Document Path: G:\Farragut\Map Documents\2023\Resolution 23-13 FLU.mxd

MEETING DATE: February 15, 2024 **AGENDA ITEM #6**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

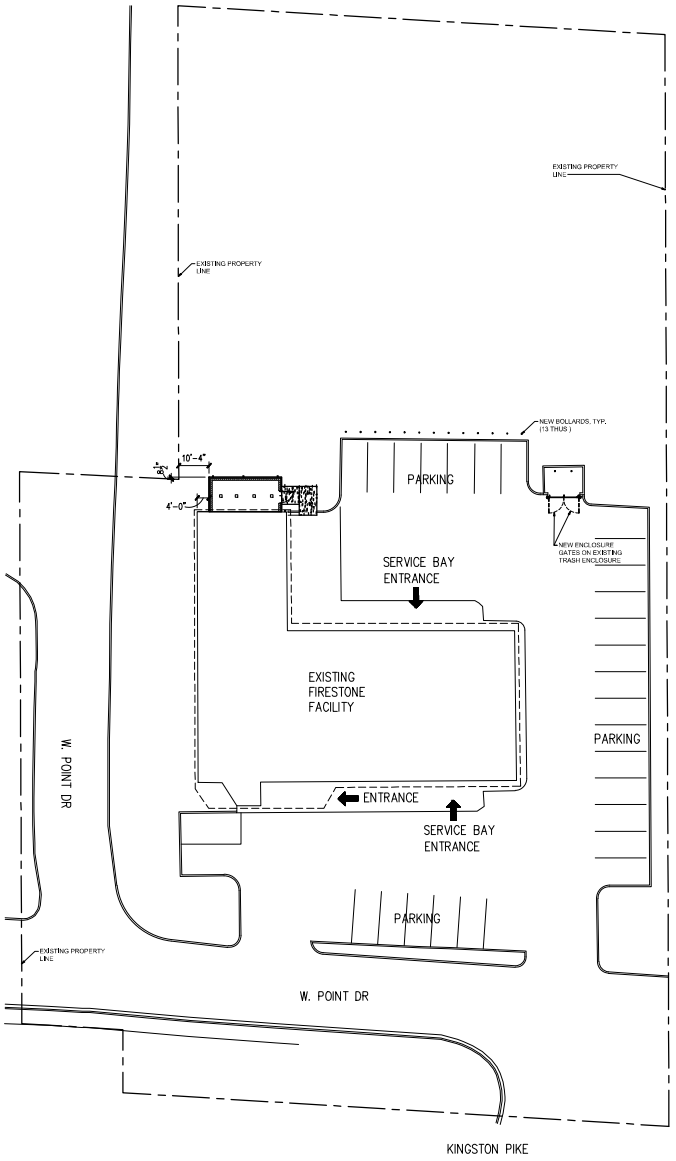
PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for a tire storage enclosure and bollard barrier for the Firestone Complete Auto Care, 11215 Kingston Pike (SGA Design Group, Applicant)

INTRODUCTION AND BACKGROUND: Recently the staff has been addressing property maintenance issues at the Firestone Complete Auto Care facility. Specifically, used tires have been piled outside until they are picked up and cars have been parking in a grassed area to the north of the building that is not designed for parking.

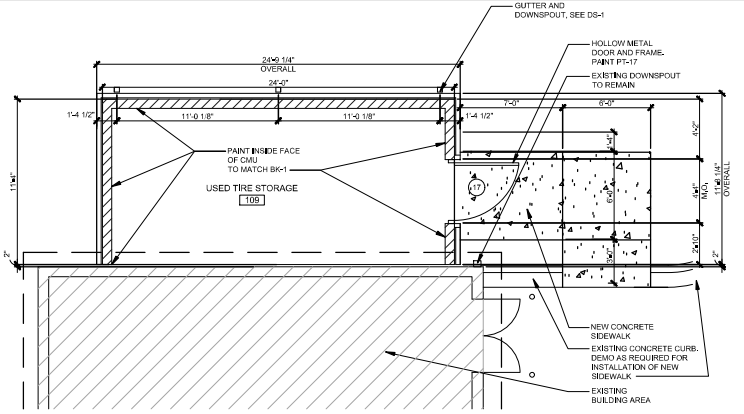
DISCUSSION: To address the tire storage issue, the applicant is proposing to construct a small enclosure on the northwest portion of the building. In this manner, the tires can be stored in a designed location screened from view. The site plan for this project is included in the packet. The enclosure will have a brick exterior to match, to the greatest extent possible, the brick on the building. To address the parking issue, bollards are being added at the north end of the existing parking lot that will prevent cars from accessing the grassed area. New doors are also being added to the existing dumpster enclosure to bring it into compliance with Town requirements.

RECOMMENDATION: The staff will review the revised site plan set and make a recommendation at the meeting.

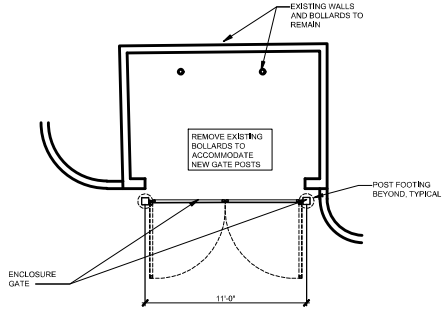


SITE PLAN
SCALE: 1/20" = 1'-0"

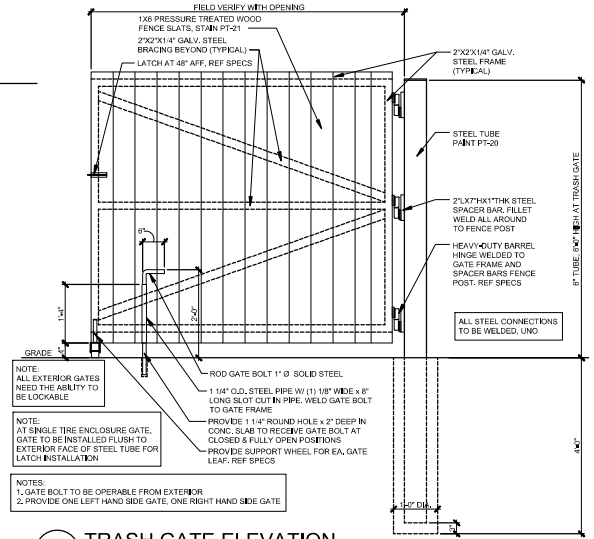
NORTH



USED TIRE ENCLOSURE PLAN
SCALE: 1/4"=1'-0"



DUMPSTER ENCLOSURE PLAN
SCALE: 1/4"=1'-0"



TRASH GATE ELEVATION
SCALE: 3/4"=1'-0"

SGA Design Group, P.A.
1437 South Boulder, Suite 550
Tulsa, Oklahoma 74119-3609
P: 918.587.8600
F: 918.587.8601
www.sgadesigngroup.com

Firestone COMPLETE AUTO CARE

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EXISTING FCAC STORE
2022 ER PROTOTYPE RH
11215 KINGSTON PIKE
KNOXVILLE (FARRAGUT), TN

MICHAEL RAY GARRETT
REGISTERED LANDSCAPE ARCHITECT
No. 1001178
STATE OF TENNESSEE
12/12/2023

ISSUE BLOCK

PROPERTY NO.:	000000
6 DIGIT NO.:	000000
4 DIGIT NO.:	0000
AOR PROJECT NUMBER:	2355019
TO PERMIT:	DATE: 10-27-23
TO BID:	DATE: MM-DD-YY JAD

SHEET TITLE:

SHEET NUMBER:
1 OF 2

Dec 11, 2023 – 11:25pm – USER Jeffd
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GENERAL NOTES:

1. PROVIDE DRIP CAP OVER ALL MAN DOORS SEE DETAIL 4/A6.1
2. PAINT ALL EXPOSED LINTELS & JAMBS TO MATCH ADJACENT BUILDING COLOR.
5. REFER SHEET A4 FOR PAINT COLOR KEY.
6. ANY EXTERIOR CONSTRUCTION JOINT, EXPANSION JOINT, AND CRACK OF ABUTTING DISSIMILAR OR SAME MATERIALS MUST HAVE APPROPRIATE PRODUCT APPLIED TO PROVIDE AN AIR, MOISTURE, AND WATER TIGHT EXTERIOR. REFER TO SPECIFICATION SECTION 079200 FOR PRODUCTS.

MATERIAL KEY:

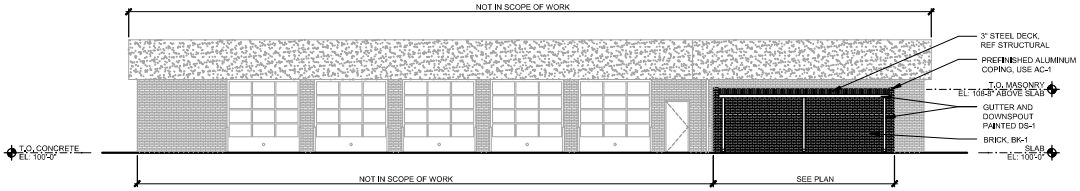
- BK-1: MATCH EXISTING BRICK
- AC-1: MATCH EXISTING COPING COLOR
- DS-1 MATCH EXISTING DOWNSPOUT COLOR

PAINT COLOR SCHEDULE:

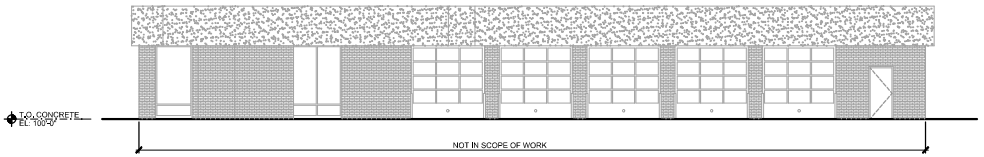
NOTE: ALL COLOR NAMES INDICATED ARE FOR SELECTION PURPOSES ONLY. SEE PAINT SPECS FOR SPECIFIC REQUIREMENTS

DESCRIPTION: (ALL "SHERWIN / WILLIAMS" NUMBERS 'SW' & 'CC'-CUSTOM COLORS)

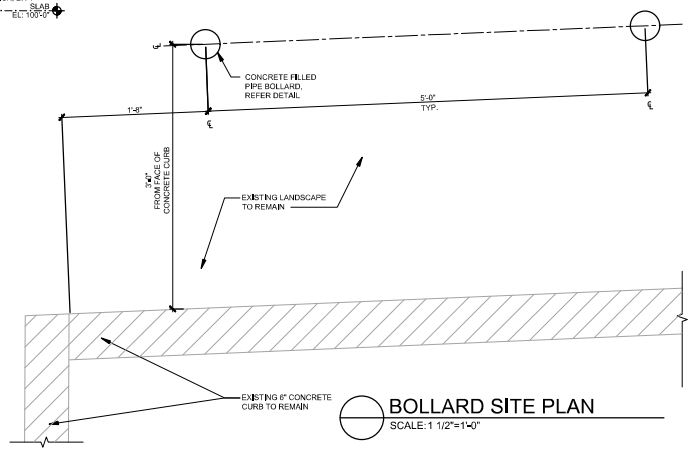
KEY:	COLOR:	S.W. #
PT-2	"PURE WHITE"	-SW7005
PT-8	"SAFETY YELLOW"	-SW6984
PT-13	"SAFETY RED"	-SW6981
PT-17	"MATCH EXISTING DOOR COLOR"	
PT-20	"MORNING FOG"	-SW6255
PT-21	"CROSSROADS"	-SW3521



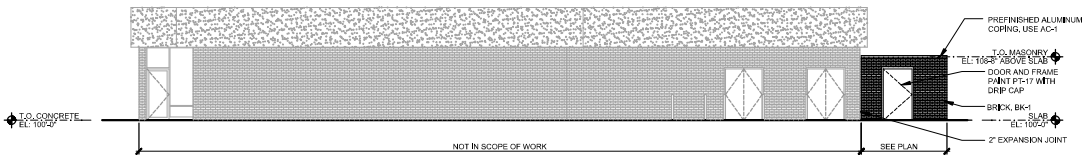
(NORTH) ELEVATION
SCALE: 1/8"=1'-0"



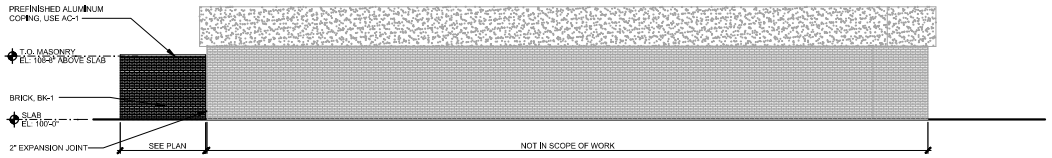
(SOUTH) ELEVATION
SCALE: 1/8"=1'-0"



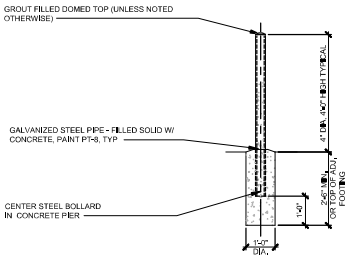
BOLLARD SITE PLAN
SCALE: 1 1/2"=1'-0"



(EAST) ELEVATION
SCALE: 1/8"=1'-0"



(WEST) ELEVATION
SCALE: 1/8"=1'-0"



BOLLARD DETAIL
SCALE: 1/2"=1'-0"

SGA Design Group, P.A.
1437 South Boulder, Suite 500
Tulsa, Oklahoma 74119-3669
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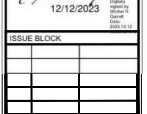
2022 ER PROTOTYPE RH
11215 KINGSTON PIKE
KNOXVILLE (FARRAGUT), TN



ISSUE BLOCK

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TO PERMIT:	DATE: 10-27-23
TO BID:	DATE: MM-DD-YY
	BY: JAD

SHEET TITLE:

SHEET NUMBER:
2 OF 2

Dec 11, 2023 – 11:23pm – USER Jeffd
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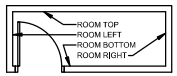
ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR		WALLS											CEILING			NOTES
		MAT'L	FIN.	LEFT	FIN.	BASE	TOP	FIN.	BASE	RIGHT	FIN.	BASE	BOTTOM	FIN.	BASE	MAT'L	FIN.	HEIGHT	
109	USED TIRE STORAGE	CONC.	-	CMU	PAINT	-	CMU	PAINT	-	CMU	PAINT	-	EXIST/ CMU	PAINT	-	O.T.S.	PT-3	-	SEE RF1

ROOM FINISH REMARKS

RF1	EXPOSED ROOF DECK AND BUILDING STRUCTURE TO BE PRIMED, PAINT EXPOSED

ROOM ORIENTATION KEY



DOOR SCHEDULE

NOTE: CONTRACTOR TO FURNISH AND INSTALL ALL DOORS, DOOR FRAMES, SIGNS AND HARDWARE.

DOOR							FRAME			LABEL	SIGN	DETAIL	REMARKS
MARK	ROOM NAME	TYPE	QTY	SIZE W x H x T	MAT'L	FINISH	MAT'L	FINISH	TYPE	"UL"			
17	USED TIRE STORAGE	G	1	4'-0" X 7'-0" X 1 3/4"	HM	PT-17 EXTERIOR - SEE A4	HM	PT-17 EXTERIOR - SEE A4	M	-	-	8A6.1 & 10/A6.1	SEE-D01, D02 & D03

DOOR SCHEDULE NOTES

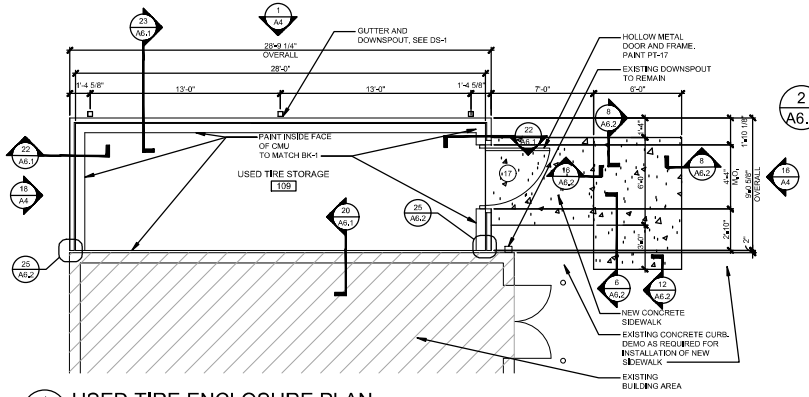
GC PACKAGE AVAILABLE FROM NATIONAL VENDOR - DH PACE, INC. (417)831-5585

GENERAL NOTES:
1. ALL THRESHOLDS AT EXTERIOR DOORS TO BE SET IN FULL BED OF MASTIC.
2. ALL HARDWARE SHALL CONFORM WITH ICC A117.1 AND GOVERNING CODES.

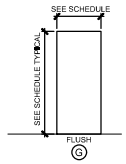
D01. HARDWARE BY DOOR MANUFACTURER REFER TO SPECIFICATIONS.
D02. GC. TO FIELD VERIFY DOOR SIZE PRIOR TO ORDERING DOOR.
D03. DOOR & FRAME TO BE PAINTED TO MATCH EXISTING H.M. DOOR UNO.

DOOR SCHEDULE MATERIAL KEY

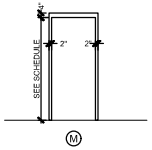
MARK	DESCRIPTION
HM	HOLLOW METAL



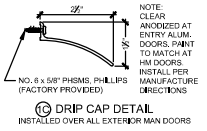
1 A6.1 USED TIRE ENCLOSURE PLAN
SCALE: 1/4"=1'-0"



2 A6.1 DOOR TYPES
SCALE: 1/4"=1'-0"

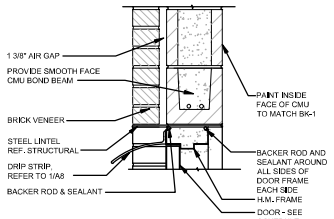


3 A6.1 FRAMES TYPES
SCALE: 1/4"=1'-0"

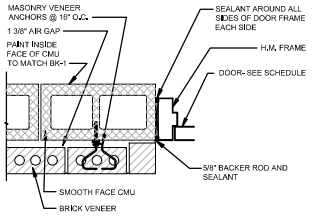


1C DRIP CAP DETAIL
INSTALLED OVER ALL EXTERIOR MAN DOORS

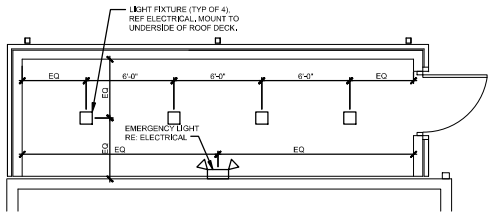
4 A6.1 DOOR DETAILS
SCALE: NOT TO SCALE



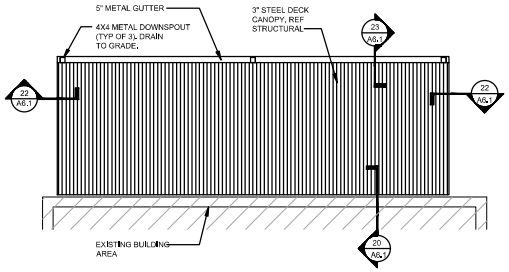
8 A6.1 DOOR HEAD DETAIL
SCALE: 1 1/2"=1'-0"



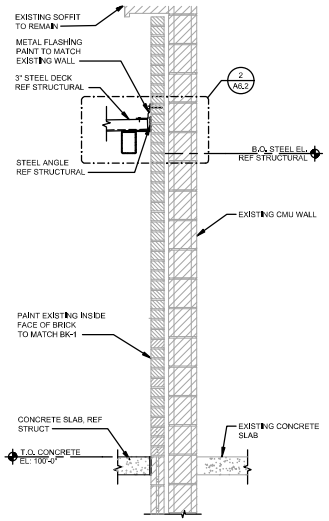
10 A6.1 DOOR JAMB DETAIL
SCALE: 1 1/2"=1'-0"



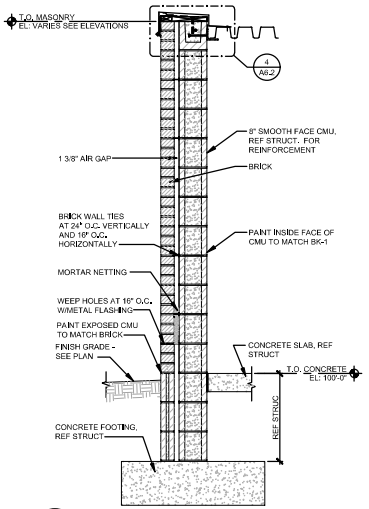
12 A6.1 TIRE ENCLOSURE REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"



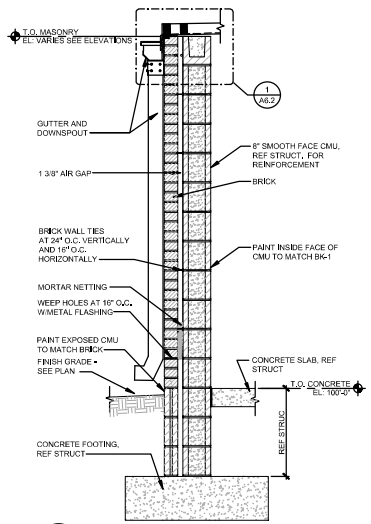
18 A6.1 ENCLOSURE ROOF PLAN
SCALE: 1/4"=1'-0"



20 A6.1 WALL SECTION
SCALE: 3/4"=1'-0"



22 A6.1 MASONRY SECTION
SCALE: 3/4"=1'-0"



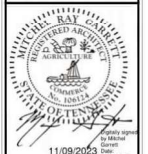
23 A6.1 MASONRY SECTION
SCALE: 3/4"=1'-0"

SSA Design Group, P.A.
1437 South Boulder, Suite 550
Tulsa, Oklahoma 74119-3069
P: 918.587.4191
F: 918.587.8601
www.ssadesigngroup.com

Firestone COMPLETE AUTO CARE

THE DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF SSA DESIGN GROUP, P.A. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER OR OTHERS ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO SSA DESIGN GROUP, P.A. SUBMISSION OR DISTRIBUTION OF THESE DOCUMENTS TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF SSA DESIGN GROUP, P.A. COPYRIGHT OR OTHER RESERVED RIGHTS.

EXISTING FCAC STORE
2022 ER PROTOTYPE RH
11215 KINGSTON PIKE
KNOXVILLE (FARRAGUT), TN



ISSUE BLOCK

PROPERTY NO.:	000000
6 DIGIT NO.:	000000
4 DIGIT NO.:	0000
AOR PROJECT NUMBER:	2355019
TO PERMIT:	DATE: 10-27-23
TO BID:	DATE: ~~MM-DD-YY~~ JAD

SHEET TITLE:
TIRE ENCLOSURE DETAILS

SHEET NUMBER:
A6.1

Nov 04, 2023 – 10:23pm – USER: jeffd
P:\SSRD\Projects\Knoxville TN – 2355019\04. CD Production\Drawings\17_FCAC_ER – A061.dwg

MEETING DATE: February 15, 2024 **AGENDA ITEM #7**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on requested variances from the Subdivision Regulations and approval of a preliminary plat for Somerset Farms, 12960 Allen Kirby Road, 4 Lots, 37.98 Acres, Zoned Agricultural (A) (LeMay & Associates, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a property off Allen Kirby Road that was originally re-divided into three large lots exceeding five acres and with public street frontage. The owner of the largest of the three original tracts has requested to subdivide his 26.63 acre-tract into two lots. One lot would be 17.4 acres and the other 6.7 acres (after deducting for right of way needed for the turn-around).

After discussing this with staff, the owner was informed that the division of the 26.63 acre-tract would not meet the Town's Subdivision Regulations for required public street frontage for a new lot proposed in the Agricultural Zoning District. The staff noted that one way to try to remedy this situation would be to make the 50-foot access easement originally created for the three lots into a public right of way and the driveway into a public street. In this manner the new lot desired by the property owner would have required public street frontage and access to a street that could provide the necessary infrastructure to service the requested subdivision.

DISCUSSION: This item is like the Ray Keeney property subdivision off Union Road that was approved in 2021 and that converted an access easement and residential driveway into a public right of way and public street to accommodate a large lot subdivision with five lots. For that development, some improvements were required to the driveway and some upgrades were made to the utility services. Given the rural nature of the proposed subdivision, the applicant for the Union Road subdivision requested and was granted some variances from the Subdivision Regulations. The applicant at this time is also requesting variances given the nature of their subdivision. Those variances are as follows and will need to be acted on separately before acting on the preliminary plat:

1. Reduction in local street cross-section requirements.
2. Maximum length permitted for cul-de-sac of 500 feet extended to 690 feet.
3. The omission of a pedestrian facility.
4. The omission of streetscaping plan requirements.
5. The omission of vehicular connectivity requirements.
6. A waiver of the 10% open space required in association with a subdivision.
7. Lessen vertical curve from 417.26 feet to 150 feet.

As noted, the proposed subdivision involves a rural, large-lot, estate type of development that is not specifically provided for in the Town's Subdivision Regulations. The proposed road will only access four lots and will be subject to very low traffic volumes. Because of this, the Town's staff is generally

supportive of the above-mentioned variances. Staffs' recommendations on the variance requests are as follows:

1. In terms of the variance from the local street cross-section requirements, some portions of this are still under review by the Town Engineer and Fire Marshal and staff will update the Planning Commission on their input as part of the staff recommendations delivered prior to the meeting. The driveway that was originally constructed for the three initial lots is 18 feet wide with an aggregate base stone depth of six inches and open drainage (no curbing). The typical cross section for a local street in the Farragut Subdivision Regulations is two 13-foot lanes with eight inches of aggregate base stone, two- and one-half inches of binder, and one and one-half inches of surface course with an eight-inch extruded curb. The driveway is compliant in terms of the binder and the surface course. The applicant is proposing to extend the width of the driveway from 18 feet to 20 feet (the same width permitted for the Keeney property subdivision) and, where the extension is proposed, to provide the required eight inches of aggregate base stone. Assuming this amendment is acceptable to the Town Engineer and Fire Marshal, the reduced width and natural drainage system would help retain the rural character of the existing driveway and open space. Though this would become a public street, any variance approved for this reduction in the typical local street cross-section requirements would be predicated on the number of lots and size of the lots involved in this subdivision. Any additional subdivision would necessitate a new review of the street's characteristics and composition. Since the driveway would become a public street, no gate would be permitted near the entrance off Allen Kirby Road.
2. In terms of the variance from the 500-foot length limitation for cul-de-sacs, staff recommends approval. The proposed street would be roughly 690 feet in length but would only serve four estate sized lots. Given the width and depth of the property and the number of lots, a cul-de-sac is the most logical street arrangement.
3. In terms of the omission of a pedestrian facility, staff would support not constructing facilities along either Allen Kirby Road or Somerset Lane at this time due to the size and number of lots involved in this subdivision. Staff would recommend, however, that a pedestrian facility easement be platted along both Allen Kirby Road and Somerset Lane in the event that having such facilities along these street sections would be desirable at some point in the future. This would be consistent with the easements required for comparable subdivisions off Union Road, Dixon Road, and Boring Road and would need to be reflected on the final plat after the improvements reflected on the preliminary plat have been satisfactorily completed.
4. In terms of the omission of streetscaping plan requirements, staff recommends approval. The rural character of this subdivision naturally provides for many of the elements typically addressed in streetscaping plans.
5. In terms of the omission of vehicular connectivity requirements, staff recommends approval given the number of lots and size of the lots involved in this subdivision.
6. In terms of the waiver of the 10% open space requirement, staff recommends approval given the rural, large lot nature of the subdivision where ample private open space is provided on each lot.
7. In terms of the vertical curve variance, staff recommend approval given the number of lots and size of the lots involved in this subdivision.

In addition to the variance requests, included in the packet is a copy of the revised preliminary plat. Staff will make a recommendation at the meeting.

GRADING AND EROSION CONTROL NOTES

Prior to grading, contractor shall strip site of all vegetation and topsoil in areas of grading operation. Areas of soft or unsuitable materials shall be removed at the direction of the soils engineer.

The contractor shall maintain positive drainage throughout the site and use all means necessary to prevent sediment from exiting the site.

Staked hay bales and silt fence shall be placed preceding all culvert inlets or other drains and ditches before the runoff exits the project or enters a swale and at other locations designated by the engineer.

Staked hay bales and silt fences shall be cleaned of accumulated sediment when approximately 50% filled with such sediment.

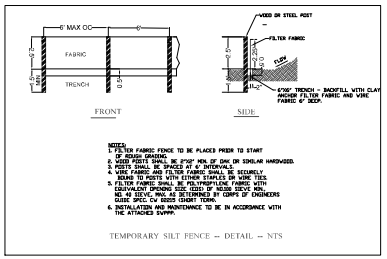
All dimensions and locations of temporary soil erosion and water pollution control devices shall be subject to adjustments as designated by the engineer.

The contractor shall notify the engineer of any changes in existing topographic features, spot elevations, or utilities shown on survey.

The contractor shall notify the engineer prior to culvert installations to verify inverts.

All graded areas including slopes are to be mulched and seeded as soon as possible after grading is completed.

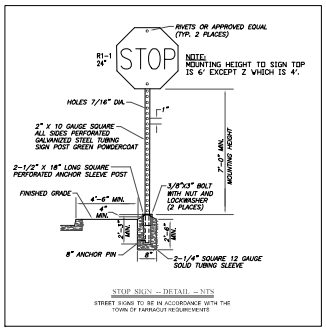
All grading and drainage ordinances of TOWN OF FARRAGUT shall be followed.



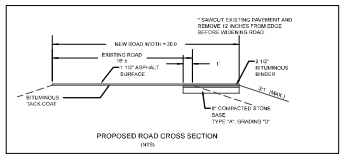
TEMPORARY SILT FENCE -- DETAIL -- NTS

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C5	130.00'	N 30°18'04" W	49.45'	49.75'
C6	25.00'	S 23°05'16" W	33.73'	37.02'

LINE	BEARING	DISTANCE
L21	N 19°20'15" W	27.72'
L22	S 70°39'45" W	30.00'
L23	N 19°20'15" W	56.96'
L24	N 65°30'47" E	49.44'
L25	N 24°29'13" W	30.00'
L26	S 65°30'47" W	49.84'
L27	N 41°15'52" W	36.01'
L28	S 01°01'24" W	96.37'
L29	N 66°53'09" W	39.63'



STOP SIGN -- DETAIL -- NTS
STREET SIGNS TO BE IN ACCORDANCE WITH THE TOWN OF FARRAGUT REQUIREMENTS



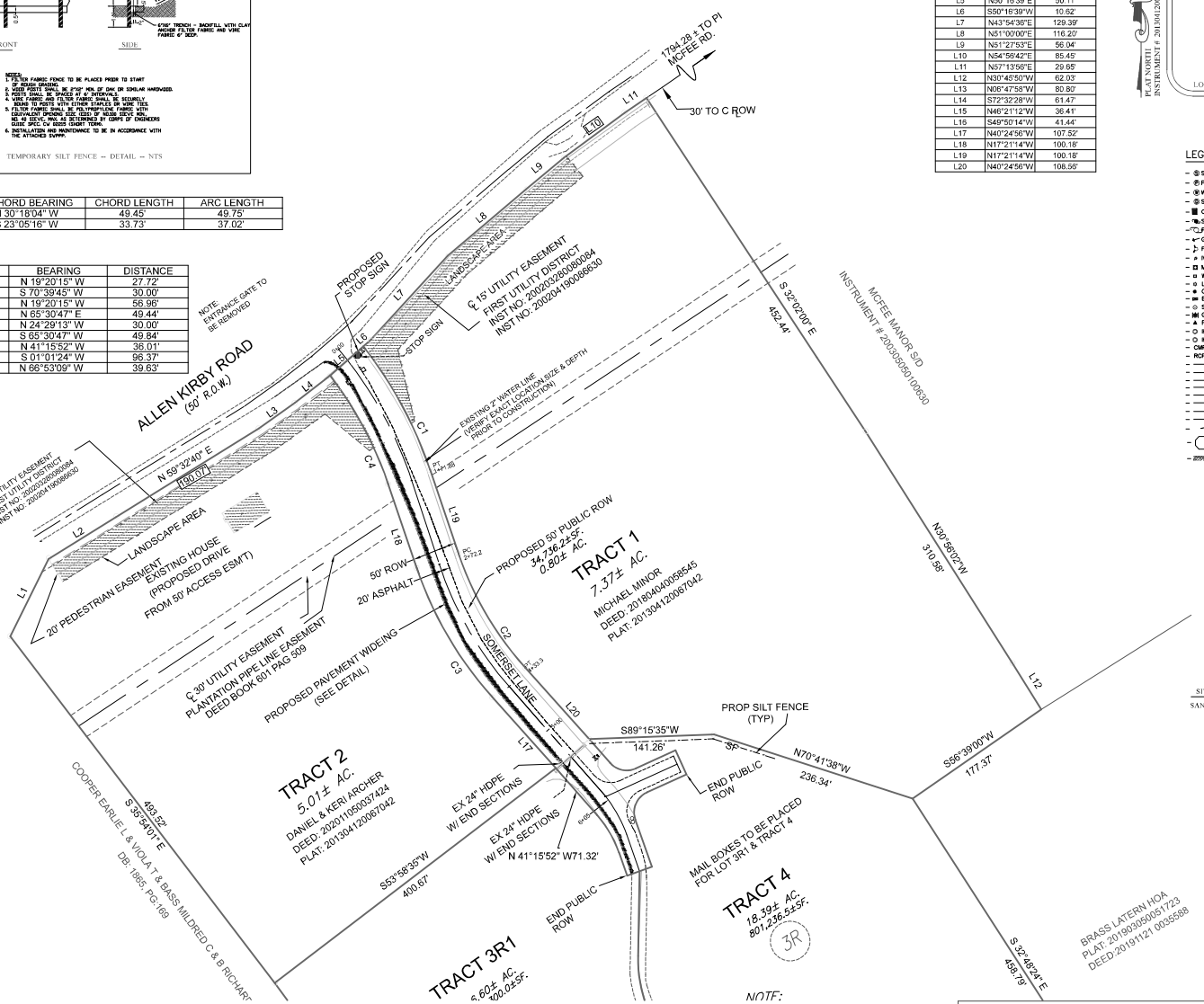
PROPOSED ROAD CROSS SECTION
(NTS)

VARIANCES REQUESTED

1. FROM STANDARD LOCAL STREET CONSTRUCTION CROSS-SECTION.
2. CU L DE SAC: LENGTH FROM 600' TO 690'.
3. FROM SIDEWALK CONSTRUCTION REQUIREMENT.
4. FROM STREETSCAPING PLAN REQUIREMENTS.
5. FROM VEHICULAR CONNECTIVITY REQUIREMENTS.
6. FROM 10% OPEN SPACE DEDICATION REQUIREMENT.
7. VERTICAL CURVE VARIANCE FROM 417.26' TO 150' (EXISTING).

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIR	CHORD
C1	153.57	475.00	N26°36'57"W	152.90'
C2	150.94	375.00	S28°53'05"E	149.92'
C3	171.06	425.00	S28°53'05"E	169.91'
C4	137.40	425.00	N26°36'57"W	136.81'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N27°40'32"E	97.86'
L2	N59°38'07"E	90.15'
L3	S56°00'34"W	50.03'
L4	N53°36'36"E	50.15'
L5	N56°16'39"E	50.11'
L6	S56°16'39"W	10.62'
L7	N43°54'38"E	129.39'
L8	N51°00'00"E	116.20'
L9	N51°27'53"E	56.04'
L10	N54°56'42"E	85.45'
L11	N57°13'56"E	29.65'
L12	N30°45'50"W	62.03'
L13	N06°47'58"W	80.82'
L14	S72°32'28"W	61.47'
L15	N46°21'12"W	36.41'
L16	S49°50'14"W	41.44'
L17	N40°24'56"W	107.52'
L18	N17°21'14"W	100.18'
L19	N17°21'14"W	100.18'
L20	N40°24'56"W	108.56'



LEGEND

- SMH — SANITARY SEWER MANHOLE
- PMH — PHONE MANHOLE
- WMH — WATER MANHOLE
- SMH — STORM DRAIN MANHOLE
- CB — CATCH BASIN
- SP — SERVICE POLE
- PP — POWER POLE
- GW — GUY WIRE
- FH — FIRE HYDRANT
- IV — IRRIGATION VALVE
- MW — MONITOR WELL
- WM — WATER METER
- LS — LIGHT STANDARD
- CO — CLEANOUT
- EL — ELECTRIC BOX
- SP — STAND PIPE
- GM — GAS METER
- FL — FLOOD LIGHT
- IR(O) — IRON ROD (OLD)
- IR(N) — IRON ROD (NEW)
- CMP — CORRUGATED METAL PIPE
- RCP — REINFORCED CONCRETE PIPE
- W — WATER LINE
- G — GAS LINE
- OE — OVERHEAD ELECTRIC
- UE — UNDERGROUND ELECTRIC
- OP — OVERHEAD PHONE LINE
- UP — UNDERGROUND PHONE LINE
- OU — OVERHEAD UTILITY LINE
- UU — UNDERGROUND UTILITY LINE
- NATURAL DRAINAGE
- STOP SIGN
- SILT FENCE

SITE UTILITIES ARE AVAILABLE

SANITARY SEWER	: F.U.D.
WATER	: F.U.D.
ELECTRIC	: L.C.U.B.
GAS	: K.U.B.
TELEPHONE	: TDS TELLECOM
CABLE	: CHARTER

OWNER / DEVELOPER

JOHN DORTON
1834 GREYWELL DR
KNOXVILLE, TN. 37922

SITE NOTES

1. CORNER MONUMENTS AS SHOWN HEREON
2. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. A FIVE (5) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES. A TEN (10) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR BOUNDARY LINES.
4. DEED REFERENCE: INSTRUMENT # 20130401006374B; PLAT 20130412006704Z
5. PROPERTY SHOWN ON CLT MAP 162, PARCEL 3.05
6. PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
7. TOTAL LOTS: 4
8. TOTAL AREA: 36±7 ACRES ●
9. PROPERTY ZONE: A, FLOODPLAIN ZONE: X
10. SETBACKS TO BE PER THE AGRICULTURAL DISTRICT
11. ONLY NEW RESIDENTIAL STRUCTURES TO BE SPRINKLED

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS
PH: 865-671-0183 FAX: 865-671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37922

PRELIMINARY PLAN TRACT3R1 & TRACT 4 — SHEET 1 OF 3

SOMERSET FARMS

DISTRICT 6 * TOWN OF FARRAGUT
KNOX COUNTY * TENNESSEE
CLT MAP 151, PARCEL 94.02 & 94.03

DRAWN BY:	APPROVED BY:	DATE:	LATEST REVISION	SCALE:	DRAWING NUMBER
GMS	REL	11-27-2023	01-30-2024	1" = 60'	5398

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

Date Owner / (Authorized Signature)

Date Owner / (Authorized Signature)

Date Owner / (Authorized Signature)

CERTIFICATION OF COMMON AREAS DEDICATION

As owner, in recording this plat I have designated certain areas of land shown hereon as common areas intended for use by the homeowners within SOMERSET FARMS for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions," applicable to the above named subdivision, is hereby incorporated and made part of this plat.

Date Owner / (Authorized Signature)

Date Owner / (Authorized Signature)

Date Owner / (Authorized Signature)

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIR	CHORD
C1	153.57	475.00	N26°36'57"W	152.90'
C2	150.94	375.00	S28°53'05"E	149.92
C3	171.06	425.00	S28°53'05"E	169.91
C4	137.40	425.00	N26°36'57"W	136.81'

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 SOMERSET FARMS have been installed in accordance with current local and state government requirements.

Date

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 acceptable manner and according to Town specifications, or that a security bond in the amount of $_____ has been posted with the Planning Commission to assure completion of all required improvements in case of default. Streets are public streets maintained at public expense.

Date _____

Town Engineer_____

License No.: _____

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 such lot as to such service within such subdivision.

Date GAS– Title, and Agency of Authorized Approving Agent

Date ELECTRIC–Name, Title, and Agency of Authorized Approving Agent

Date TELEPHONE–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 Knox County Register of Deeds.

Date Secretary, Planning Commission

CERTIFICATE OF APPROVAL OF STREET NAMES

This is to certify that the subdivision shown hereon has been reviewed for compliance with the Knox County Uniform Street Naming and Addressing System Ordinance, and the road names are hereby approved for recording.

Knox County Addressing Division Date

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C5	130.00'	N 30°18'04" W	49.45'	49.75'
C6	25.00'	S 23°05'16" W	33.73'	37.02'

LINE	BEARING	DISTANCE
L21	N 19°20'15" W	27.72'
L22	S 70°39'45" W	30.00'
L23	N 19°20'15" W	56.96'
L24	N 65°30'47" E	49.44'
L25	N 24°29'13" W	30.00'
L26	S 65°30'47" W	49.84'
L27	N 41°15'52" W	36.01'
L28	S 01°01'24" W	96.37'
L29	N 66°53'09" W	39.63'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N27°40'32"E	97.86'
L2	N59°38'07"E	90.15'
L3	S56°00'34"W	50.03'
L4	N53°36'36"E	50.15'
L5	N50°16'39"E	50.11'
L6	S50°16'39"W	10.62'
L7	N43°54'36"E	129.39'
L8	N51°00'00"E	116.20'
L9	N51°27'53"E	56.04'
L10	N54°56'42"E	85.45'
L11	N57°13'56"E	29.65'
L12	N30°45'50"W	62.03'
L13	N06°47'58"W	80.80'
L14	S72°32'28"W	61.47'
L15	N46°21'12"W	36.41'
L16	S49°50'14"W	41.44'
L17	N40°24'56"W	107.52'
L18	N17°21'14"W	100.18'
L19	N17°21'14"W	100.18'
L20	N40°24'56"W	108.56'

CERTIFICATE OF APPROVAL
[OF] PRIVATE SUBSURFACE SEWAGE DISPOSAL

General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions.

Before the initiation of construction, the location of the house or other structures and plans for the subsurface sewage disposal system shall be approved by the local health authority.

Date

Local Authority

SITE NOTES

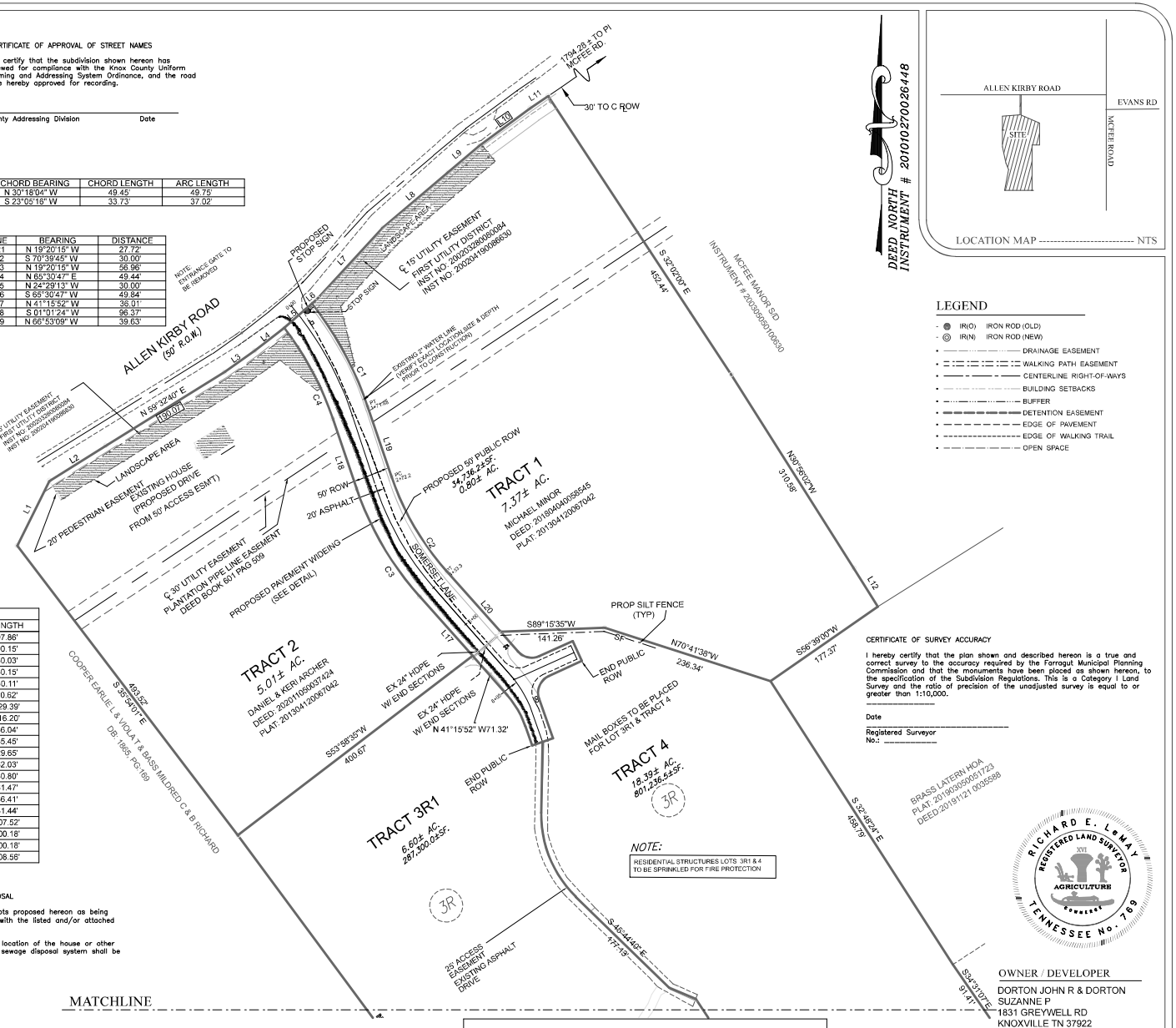
1. CORNER MONUMENTS AS SHOWN HEREON
2. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. A FIVE (5') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, A TEN (10') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR BOUNDARY LINES.
4. DEED REFERENCE: INSTRUMENT # 201304010063748; PLAT 201304120067042
5. PROPERTY SHOWN ON CLT 162, PARCEL 3
6. PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
7. TOTAL LOTS: 4
8. TOTAL AREA : 38.17 ACRES ±
9. PROPERTY ZONE: A, FLOODPLAIN ZONE: X
10. SETBACKS TO BE PER THE AGRICULTURAL DISTRICT
11. ONLY NEW RESIDENTIAL STRUCTURES TO BE SPRINKLED.

F.E.M.A. FLOOD INFORMATION:

This property is found to be in ZONE "X" of the Flood Insurance Rate Map,Community Panel No. 470387 and Flood Insurance Rate Map Item ID No. 47093C0352F which bears an effective date of 5/2/2007 and is not in a Special Flood Hazard Area. (See the above noted maps for details)

VARIANCES REQUESTED

1. FROM STANDARD LOCAL STREET CONSTRUCTION CROSS-SECTION.
2. CU LDE SAC LENGTH FROM 500' TO 690'.
3. FROM SIDEWALK CONSTRUCTION REQUIREMENT.
4. FROM STREEETSCAPING PLAN REQUIREMENTS.
5. FROM VEHICULAR CONNECTIVITY REQUIREMENTS.
6. FROM 10% OPEN SPACE DEDICATION REQUIREMENT.
7. VERTICAL CURVE VARIANCE FROM 417.26' T0 150' (EXISTING).



DEED NORTH
INSTRUMENT # 201010270026448

LEGEND

- IR(O) IRON ROD (OLD)
- IR(N) IRON ROD (NEW)
- DRAINAGE EASEMENT
- WALKING PATH EASEMENT
- CENTERLINE RIGHT-OF-WAYS
- BUILDING SETBACKS
- BUFFER
- DETENTION EASEMENT
- EDGE OF PAVEMENT
- EDGE OF WALKING TRAIL
- OPEN SPACE

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specification of the Subdivision Regulations. This is a Category I Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.

Date

Registered Surveyor
No.: _____

RICHARD E. LeMAY REGISTERED LAND SURVEYOR XVI AGRICULTURE TENNESSEE TENNESSEE NO. 769

OWNER / DEVELOPER

DORTON JOHN R & DORTON SUZANNE P
1831 GREYWELL RD
KNOXVILLE TN 37922
(865) 934-7713

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934
PH: (865) 671-0183
FAX: (865) 671-0213

PRELIMINARY PLAT
RESUBDIVISION OF TRACT 3 SHEET 2 OF 3

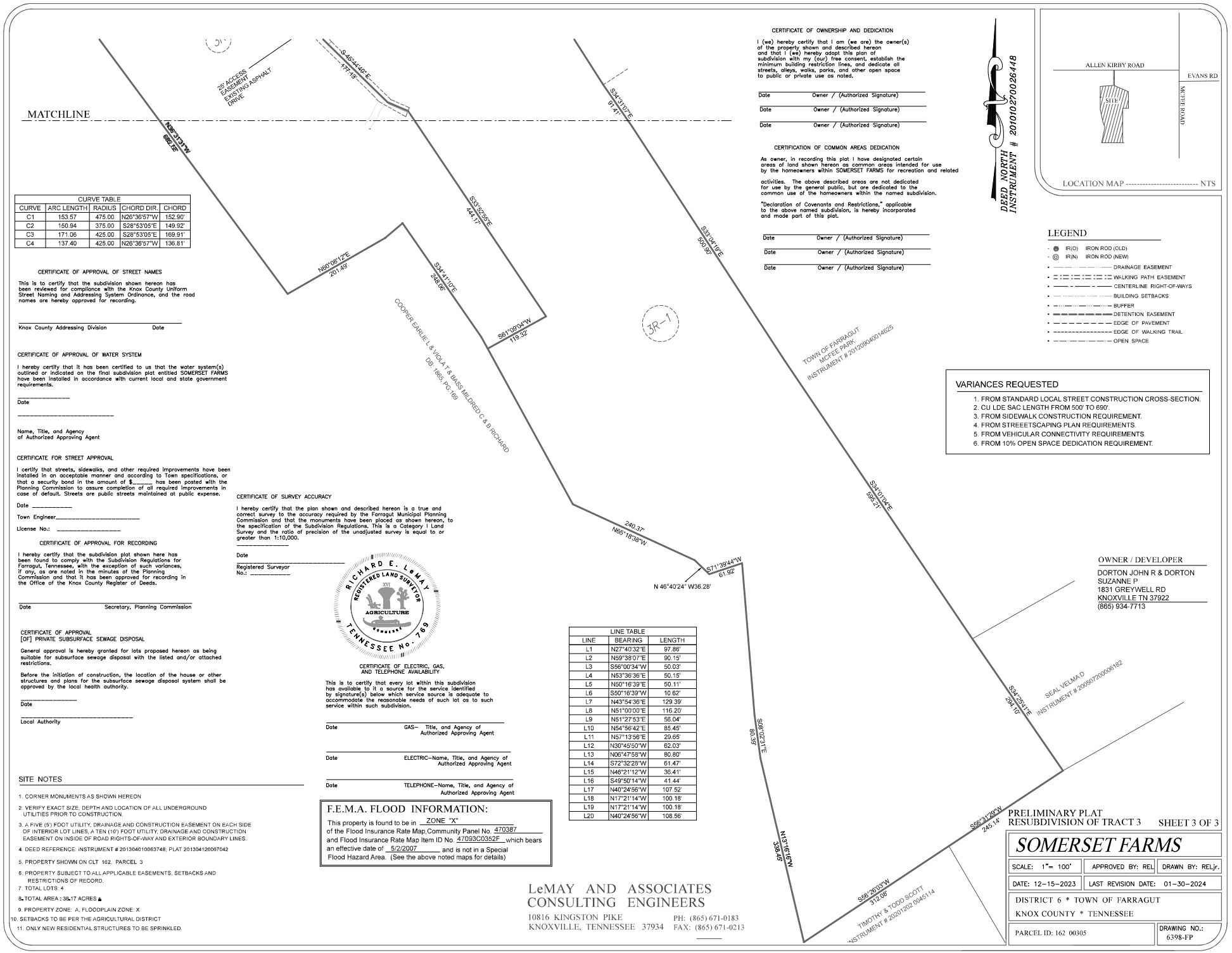
SOMERSET FARMS

SCALE: 1"= 100' | APPROVED BY: REL | DRAWN BY: RELjr.

DATE: 12-15-2023 | LAST REVISION DATE: 01-30-2024

DISTRICT 6 * TOWN OF FARRAGUT
KNOX COUNTY * TENNESSEE

PARCEL ID: 162 00305 | DRAWING NO.: 6398-FP



CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIR.	CHORD
C1	153.57	475.00	N26°36'57"W	152.90'
C2	150.94	375.00	S28°53'05"E	149.92'
C3	171.06	425.00	S28°53'05"E	169.91'
C4	137.40	425.00	N26°36'57"W	136.81'

CERTIFICATE OF APPROVAL OF STREET NAMES

This is to certify that the subdivision shown hereon has been reviewed for compliance with the Knox County Uniform Street Naming and Addressing System Ordinance, and the road names are hereby approved for recording.

Knox County Addressing Division — Date

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 SOMERSET FARMS have been installed in accordance with current local and state government requirements.

Date

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 acceptable manner and according to Town specifications, or that a security bond in the amount of $_____ has been posted with the Planning Commission to assure completion of all required improvements in case of default. Streets are public streets maintained at public expense.

Date _____

Town Engineer_____

License No.: _____

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 Knox County Register of Deeds.

Date — Secretary, Planning Commission

CERTIFICATE OF APPROVAL
[OF] PRIVATE SUBSURFACE SEWAGE DISPOSAL

General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions.

Before the initiation of construction, the location of the house or other structures and plans for the subsurface sewage disposal system shall be approved by the local health authority.

Date

Local Authority

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specification of the Subdivision Regulations. This is a Category I Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.

Date

Registered Surveyor
No.: _____

RICHARD E. LeMAY REGISTERED LAND SURVEYOR XVI AGRICULTURE SOMERSET TENNESSEE No. 769

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 such lot as to such service within such subdivision.

Date — GAS– Title, and Agency of Authorized Approving Agent

Date — ELECTRIC–Name, Title, and Agency of Authorized Approving Agent

Date — TELEPHONE–Name, Title, and Agency of Authorized Approving Agent

F.E.M.A. FLOOD INFORMATION:

This property is found to be in ZONE "X" of the Flood Insurance Rate Map, Community Panel No. 470387 and Flood Insurance Rate Map Item ID No. 47093C0352F which bears an effective date of 5/2/2007 and is not in a Special Flood Hazard Area. (See the above noted maps for details)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N27°40'32"E	97.86'
L2	N59°38'07"E	90.15'
L3	S56°00'34"W	50.03'
L4	N53°36'36"E	50.15'
L5	N50°16'39"E	50.11'
L6	S50°16'39"W	10.62'
L7	N43°54'36"E	129.39'
L8	N51°00'00"E	116.20'
L9	N51°27'53"E	56.04'
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L12	N30°45'50"W	62.03'
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L16	S49°50'14"W	41.44'
L17	N40°24'56"W	107.52'
L18	N17°21'14"W	100.18'
L19	N17°21'14"W	100.18'
L20	N40°24'56"W	108.56'

SITE NOTES

1. CORNER MONUMENTS AS SHOWN HEREON
2. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. A FIVE (5') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, A TEN (10') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR BOUNDARY LINES.
4. DEED REFERENCE: INSTRUMENT # 201304010063748; PLAT 201304120067042
5. PROPERTY SHOWN ON CLT 162. PARCEL 3
6. PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
7. TOTAL LOTS: 4
8. TOTAL AREA : 38.17 ACRES ±
9. PROPERTY ZONE: A, FLOODPLAIN ZONE: X
10. SETBACKS TO BE PER THE AGRICULTURAL DISTRICT
11. ONLY NEW RESIDENTIAL STRUCTURES TO BE SPRINKLED.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

Date — Owner / (Authorized Signature)

Date — Owner / (Authorized Signature)

Date — Owner / (Authorized Signature)

CERTIFICATION OF COMMON AREAS DEDICATION

As owner, in recording this plat I have designated certain areas of land shown hereon as common areas intended for use by the homeowners within SOMERSET FARMS for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions," applicable to the above named subdivision, is hereby incorporated and made part of this plat.

Date — Owner / (Authorized Signature)

Date — Owner / (Authorized Signature)

Date — Owner / (Authorized Signature)

DEED NORTH
INSTRUMENT # 201010270026448

LOCATION MAP ---------- NTS

LEGEND

- IR(O) IRON ROD (OLD)
- IR(N) IRON ROD (NEW)
- DRAINAGE EASEMENT
- WALKING PATH EASEMENT
- CENTERLINE RIGHT-OF-WAYS
- BUILDING SETBACKS
- BUFFER
- DETENTION EASEMENT
- EDGE OF PAVEMENT
- EDGE OF WALKING TRAIL
- OPEN SPACE

VARIANCES REQUESTED

1. FROM STANDARD LOCAL STREET CONSTRUCTION CROSS-SECTION.
2. CU LDE SAC LENGTH FROM 500' TO 690'.
3. FROM SIDEWALK CONSTRUCTION REQUIREMENT.
4. FROM STREEETSCAPING PLAN REQUIREMENTS.
5. FROM VEHICULAR CONNECTIVITY REQUIREMENTS.
6. FROM 10% OPEN SPACE DEDICATION REQUIREMENT.

OWNER / DEVELOPER

DORTON JOHN R & DORTON SUZANNE P
1831 GREYWELL RD
KNOXVILLE TN 37922
(865) 934-7713

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934
PH: (865) 671-0183
FAX: (865) 671-0213

PRELIMINARY PLAT
RESUBDIVISION OF TRACT 3 SHEET 3 OF 3

SOMERSET FARMS

SCALE: 1"= 100'	APPROVED BY: REL	DRAWN BY: RELjr.
DATE: 12-15-2023	LAST REVISION DATE: 01-30-2024	

DISTRICT 6 * TOWN OF FARRAGUT
KNOX COUNTY * TENNESSEE

PARCEL ID: 162 00305 — DRAWING NO.: 6398-FP

DRAINAGE CALCULATIONS FOR
SUMMERSET FARMS

LeMay and Associates
10816 Kingston Pike, 2nd Floor
Knoxville, TN 37934
Phone: 865-671-0183; Fax: 671-0213
02-02-2024

JOB# 6398

Type.... Graphical Peak
Name.... DRAINAGE SHED

File.... .\sample\6368.PPK

>>>>> GRAPHICAL PEAK DISCHARGE METHOD <<<<<

Drainage Area = 14.000 acres ---> .021875 sq.mi.
Runoff Curve Number = 61
Time of Concentration = .4997 hrs
Pond and Swamp Areas = .00 % ---> .000 acres

	RAINFALL DISTRIBUTION = TYPE II Storm #1
Frequency (years)	100
Rainfall, P, 24-hr (in)	6.3000
Initial Abstraction, Ia (in)	1.2787
Ia/p Ratio	.2030
Unit Discharge, * qu (csm/in)	483
Runoff, Q (in)	2.2089
Pond & Swamp Adjustment, Fp	1.00
PEAK DISCHARGE, qp (cfs)	23

Summary of Computations for qu

Ia/p	#1		.10000
C0	#1		2.55323
C1	#1		-.61512
C2	#1		-.16403
qu	#1	(csm/in)	529.2611
Ia/p	#2		.30000
C0	#2		2.46532
C1	#2		-.62257
C2	#2		-.11657
qu	#2	(csm/in)	438.8466
* qu (csm/in)			483

* Interpolated for computed Ia/p ratio (between Ia/p #1 & Ia/p #2)
If computed Ia/p exceeds Ia/p limits, bounding limit for Ia/p is used.

log(qu) = C0 + (C1 * log(Tc)) + (C2 * (log(Tc))**2) Where: Tc=hours

qp (cfs) = qu(csm) * Area(sq.mi.) * Q(in) * (Fp)

File.... .\sample\6368.PPK

>>>>> GRAPHICAL PEAK DISCHARGE METHOD <<<<<

Drainage Area = 28.000 acres ---> .043750 sq.mi.
Runoff Curve Number = 65
Time of Concentration = .4280 hrs
Pond and Swamp Areas = .00 % ---> .000 acres

	RAINFALL DISTRIBUTION = TYPE II Storm #1
Frequency (years)	100
Rainfall, P, 24-hr (in)	6.3000
Initial Abstraction, Ia (in)	1.0769
Ia/p Ratio	.1709
Unit Discharge, * qu (csm/in)	539
Runoff, Q (in)	2.5718
Pond & Swamp Adjustment, Fp	1.00
PEAK DISCHARGE, qp (cfs)	61

Summary of Computations for qu

Ia/p	#1		.10000
C0	#1		2.55323
C1	#1		-.61512
C2	#1		-.16403
qu	#1	(csm/in)	572.3420
Ia/p	#2		.30000
C0	#2		2.46532
C1	#2		-.62257
C2	#2		-.11657
qu	#2	(csm/in)	477.4610
* qu		(csm/in)	539

* Interpolated for computed Ia/p ratio (between Ia/p #1 & Ia/p #2)
If computed Ia/p exceeds Ia/p limits, bounding limit for Ia/p is used.

log(qu) = C0 + (C1 * log(Tc)) + (C2 * (log(Tc))**2) Where: Tc=hours

qp (cfs) = qu(csm) * Area(sq.mi.) * Q(in) * (Fp)

Type.... Chn-Circular
Name.... 24"HDPE

File.... .\sample\6368.PPK

Solution to Mannings Open Channel Flow Equation
(Computed values are based on normal depth.)

CIRCULAR CROSS SECTION

Slope = .010000 ft/ft
Mannings n = 0.01100
Invert Elev. = 933.10 ft
Top of Channel = 935.10 ft
Diameter = 2.0000 ft

Elev. (ft)	Depth (ft)	Flow (cfs)	Vel. (ft/sec)	Area (sq.ft)	Top W. (ft)	Wet.P. (ft)	Hd (ft)	Froude No.
933.100	.00	.00	.00	.0000	.00	.00	.00	0.00
933.140	.04	.02	1.20	.0150	.56	.57	.03	1.29
933.180	.08	.08	1.89	.0422	.78	.81	.05	1.44
933.220	.12	.19	2.46	.0770	.95	.99	.08	1.52
933.260	.16	.35	2.96	.1177	1.09	1.15	.11	1.58
933.300	.20	.56	3.41	.1635	1.20	1.29	.14	1.63
933.340	.24	.82	3.83	.2135	1.30	1.41	.16	1.67
933.380	.28	1.13	4.21	.2674	1.39	1.53	.19	1.69
933.420	.32	1.48	4.58	.3245	1.47	1.65	.22	1.71
933.460	.36	1.89	4.91	.3845	1.54	1.75	.25	1.73
933.500	.40	2.34	5.23	.4473	1.60	1.85	.28	1.75
933.540	.44	2.84	5.54	.5125	1.66	1.95	.31	1.76
933.580	.48	3.38	5.82	.5797	1.71	2.05	.34	1.76
933.620	.52	3.96	6.10	.6491	1.75	2.14	.37	1.77
933.660	.56	4.58	6.36	.7201	1.80	2.23	.40	1.77
933.700	.60	5.23	6.60	.7926	1.83	2.32	.43	1.77
933.740	.64	5.93	6.84	.8667	1.87	2.41	.46	1.77
933.780	.68	6.65	7.07	.9419	1.89	2.49	.50	1.77
933.820	.72	7.41	7.28	1.0181	1.92	2.57	.53	1.76
933.860	.76	8.20	7.48	1.0955	1.94	2.66	.56	1.76
933.900	.80	9.01	7.68	1.1735	1.96	2.74	.60	1.75
933.940	.84	9.84	7.86	1.2522	1.97	2.82	.63	1.74
933.980	.88	10.70	8.04	1.3314	1.99	2.90	.67	1.73
934.020	.92	11.57	8.20	1.4109	1.99	2.98	.71	1.72
934.060	.96	12.47	8.36	1.4909	2.00	3.06	.75	1.71
934.100	1.00	13.37	8.51	1.5708	2.00	3.14	.79	1.69
934.140	1.04	14.28	8.65	1.6507	2.00	3.22	.83	1.68
934.180	1.08	15.20	8.78	1.7307	1.99	3.30	.87	1.66
934.220	1.12	16.12	8.90	1.8102	1.99	3.38	.91	1.64
934.260	1.16	17.04	9.02	1.8894	1.97	3.46	.96	1.63
934.300	1.20	17.96	9.13	1.9681	1.96	3.54	1.00	1.61
934.340	1.24	18.87	9.22	2.0461	1.94	3.63	1.05	1.58
934.380	1.28	19.78	9.31	2.1234	1.92	3.71	1.11	1.56
934.420	1.32	20.66	9.39	2.1997	1.89	3.79	1.16	1.54
934.460	1.36	21.53	9.47	2.2749	1.87	3.88	1.22	1.51
934.500	1.40	22.38	9.53	2.3490	1.83	3.96	1.28	1.48
934.540	1.44	23.20	9.58	2.4215	1.80	4.05	1.35	1.45

Solution to Mannings Open Channel Flow Equation
(Computed values are based on normal depth.)

CIRCULAR CROSS SECTION

Slope = .010000 ft/ft
Mannings n = 0.01100
Invert Elev. = 933.10 ft
Top of Channel = 935.10 ft
Diameter = 2.0000 ft

Elev. (ft)	Depth (ft)	Flow (cfs)	Vel. (ft/sec)	Area (sq.ft)	Top W. (ft)	Wet.P. (ft)	Hd (ft)	Froude No.
934.580	1.48	24.00	9.63	2.4925	1.75	4.14	1.42	1.42
934.620	1.52	24.75	9.66	2.5618	1.71	4.24	1.50	1.39
934.660	1.56	25.46	9.69	2.6291	1.66	4.33	1.59	1.36
934.700	1.60	26.13	9.70	2.6943	1.60	4.43	1.68	1.32
934.740	1.64	26.75	9.70	2.7571	1.54	4.53	1.79	1.28
934.780	1.68	27.30	9.69	2.8171	1.47	4.64	1.92	1.23
934.820	1.72	27.78	9.67	2.8742	1.39	4.75	2.07	1.18
934.860	1.76	28.18	9.63	2.9281	1.30	4.87	2.25	1.13
934.900	1.80	28.49	9.57	2.9781	1.20	5.00	2.48	1.07
934.940	1.84	28.69	9.49	3.0239	1.09	5.14	2.79	1.00
934.976	1.88	28.76	9.39	3.0612	.96	5.28	3.18	0.93
934.980	1.88	28.76	9.38	3.0646	.95	5.29	3.23	0.92
935.020	1.92	28.64	9.24	3.0994	.78	5.48	3.95	0.82
935.060	1.96	28.25	9.04	3.1266	.56	5.72	5.58	0.67
935.100	2.00	26.73	8.51	3.1416	.00	6.28	****	****

MEETING DATE: February 15, 2024 **AGENDA ITEM #8**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

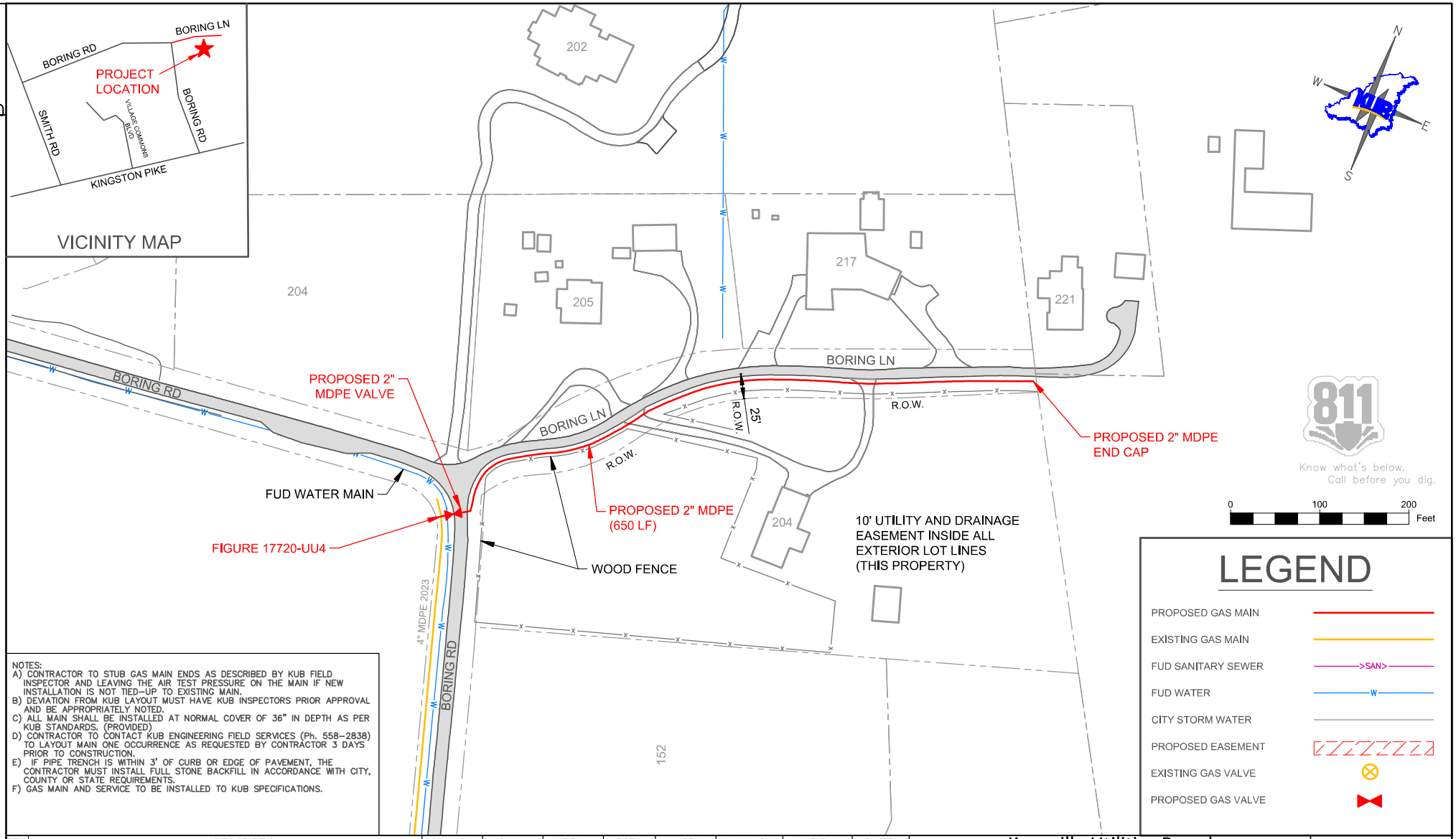
PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Request for approval for the installation of 650 linear feet of two-inch gas line along a portion of Boring Road and Boring Lane to service the residents at 217 Boring Lane (KUB, Applicant)

INTRODUCTION AND BACKGROUND: This utility related item involves a request to install approximately 650 linear feet of two-inch plastic gas main to serve the residents at 217 Boring Lane.

DISCUSSION: As shown on the design plans included in the packet, the initial section will be along the west side of Boring Road. The line will be bored under the road and run along the south side of Boring Lane along the frontage of 204 Boring Lane.

RECOMMENDATION: Staff will review the design plans and make a recommendation at the meeting. Gas line installation will require a right of way permit from the Town and will need to use predominantly directional boring rather than open trenching. Affected property owners will also need to be notified prior to the work being initiated.



NOTES:
A) CONTRACTOR TO STUB GAS MAIN ENDS AS DESCRIBED BY KUB FIELD INSPECTOR AND LEAVING THE AIR TEST PRESSURE ON THE MAIN IF NEW INSTALLATION IS NOT TIED-UP TO EXISTING MAIN.
B) DEVIATION FROM KUB LAYOUT MUST HAVE KUB INSPECTORS PRIOR APPROVAL AND BE APPROPRIATELY NOTED.
C) ALL MAIN SHALL BE INSTALLED AT NORMAL COVER OF 36" IN DEPTH AS PER KUB STANDARDS. (PROVIDED)
D) CONTRACTOR TO CONTACT KUB ENGINEERING FIELD SERVICES (Ph. 558-2838) TO LAYOUT MAIN ONE OCCURRENCE AS REQUESTED BY CONTRACTOR 3 DAYS PRIOR TO CONSTRUCTION.
E) IF PIPE TRENCH IS WITHIN 3' OF CURB OR EDGE OF PAVEMENT, THE CONTRACTOR MUST INSTALL FULL STONE BACKFILL IN ACCORDANCE WITH CITY, COUNTY OR STATE REQUIREMENTS.
F) GAS MAIN AND SERVICE TO BE INSTALLED TO KUB SPECIFICATIONS.

LEGEND

- PROPOSED GAS MAIN
- EXISTING GAS MAIN
- FUD SANITARY SEWER (->SAN>)
- FUD WATER (W)
- CITY STORM WATER
- PROPOSED EASEMENT
- EXISTING GAS VALVE
- PROPOSED GAS VALVE

REV.	DESCRIPTION	DRAWN BY:	CHK.:	APPV.:	EST#:	JOB#:	MAXIMO#:	W.F.P.I#:	DATE:
5									
4									
3									
2									
1									
0	FIRST ISSUE OF DRAWING	6307 (PST)	6324 (BAE)	7039 (TJK)		J0021606	W23-478943		12/15/2023

Knoxville Utilities Board
ENGINEERING
BORING LN 217 – SYS
2" GAS MAIN EXTENSION
INSTALL 715 LF OF 2" MDPE

SCALE: 1"=100'
GRID/CLT:

KUB

SHEET 1 of 1

B—

MEETING DATE: February 15, 2024 **AGENDA ITEM #9**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on amendments to clarify certain definitions provided for in the Town of Farragut Public Tree Care Ordinance

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INTRODUCTION AND BACKGROUND: This agenda item involves a minor change to the Farragut Public Tree Care Ordinance that was adopted in February of 2022. As the name suggests, the Public Tree Care Ordinance mainly addresses trees on public properties. Consequently, one of the key terms in this ordinance is the definition of a Public Tree.

The current definition is as follows:

Public Tree: A tree growing on land owned by the Town of Farragut. This would also include trees situated within walking trail easements that are maintained by the Town of Farragut.

Also related to a Public Tree is a Street Tree which is defined as follows:

Street Tree: A tree situated within a public street right of way with a non-invasive root system and a canopy width that does not generally exceed 25 feet at maturity. Street trees have a single straight trunk and ideally be vase shaped or otherwise lend themselves to proper pruning as they mature.

DISCUSSION: Recently, an issue was brought to the staff's attention regarding the maintenance of trees that were planted by a developer within the public right of way many years ago. The trees were not required to be planted by the Town and were intended to benefit the residents of the subdivision. As a result, the trees have always been maintained by the subdivision's HOA.

In looking at how "Public Trees" are currently defined in the Public Tree Care Ordinance, one of the HOA representatives understandably felt that since these trees were growing on land owned by the Town of Farragut, the trees should be maintained by the Town of Farragut.

The intent of the amendment to the Public Tree Care Ordinance that is reflected in Ordinance 24-01 is to clarify that only trees *planted by or required to be planted by the Town of Farragut* would be considered Public Trees to be maintained by the Town of Farragut. In this manner, the trees that are planted that will ultimately be maintained by the Town would be subject to review and approval by the Town and should be appropriate for the desired location. The amendment would also acknowledge current practice where HOA's are maintaining trees they planted for the benefit of their subdivisions. Since the definition of a Street Tree overlaps with the definition of a Public Tree a revision to the definition of a Street Tree is also included in Ordinance 24-01.

RECOMMENDATION: Staff recommends approval of Resolution PC-24-01 which recommends approval of Ordinance 24-01.

RESOLUTION PC-24-01

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE TOWN OF FARRAGUT PUBLIC TREE CARE ORDINANCE PURSUANT TO AUTHORITY GRANTED BY SECTION 6-2-201, TENNESSEE CODE ANNOTATED

WHEREAS, the Town of Farragut has wishes to promote guidelines for the care and management of public trees and make necessary amendments to the Public Tree Care Ordinance, as needed; and

WHEREAS, a public hearing was held on this request on February 15, 2024;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of Ordinance 24-01, an ordinance to amend the Farragut Municipal Code, Appendix F, the Public Tree Care Ordinance, Section B., Definitions, to provide updated definitions for "Public Tree" and "Street Tree."

ADOPTED this 15th day of February 2024.

_____
Scott Russ, Chairman

_____
Shannon Preston, Secretary

ORDINANCE:	**24-01**
PREPARED BY:	**Shipley**
REQUESTED BY:	**Staff**
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE FARRAGUT MUNICIPAL CODE, APPENDIX F, THE PUBLIC TREE CARE ORDINANCE, TO UPDATE THE DEFINITION OF A PUBLIC TREE AND A STREET TREE

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend the Farragut Municipal Code, Appendix F, the Public Tree Care Ordinance, Section B., Definitions, by updating the definition of a Public Tree and a Street Tree.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Municipal Code is hereby amended as follows:

SECTION 1.

The Farragut Municipal Code, Appendix F – Public Tree Care Ordinance, Section B., Definitions., is hereby amended by replacing the definition of a Public Tree and a Street Tree with the following:

Public Tree:	A tree planted by or required to be planted by the Town of Farragut located on land owned by the Town of Farragut. This would also include trees planted by or required to be planted by the Town of Farragut and placed within walking trail easements that are maintained by the Town of Farragut.
Street Tree:	A public tree situated within a public street right of way with a non-invasive root system and a canopy width that does not generally exceed 25 feet at maturity. Street trees shall have a single straight trunk and ideally be vase-shaped or otherwise lend themselves to proper pruning as they mature.

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 _____, 2024, with approval recommended.

_____
Scott Russ, Chairman

_____
Shannon Preston, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION