



FARRAGUT MUNICIPAL PLANNING COMMISSION

AGENDA

June 20, 2024

Farragut Community Center – Assembly Room

7:00 p.m.

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

- 1. Approval of agenda**
- 2. Approval of minutes for the May 16, 2024 meeting**
- 3. Appointment of Youth Representative**
- 4. Discussion of a Town of Farragut Wayfinding Schematic Design Plan (Town of Farragut, Applicant)**
- 5. Request for approval for sidewalk and street improvements to Admiral Road and portions of Sonja Drive (Town of Farragut, Applicant)**
- 6. Discussion and public hearing on a request to amend the Farragut Zoning Map for Parcel 15402, Tax Map 130, west of the Cotton Eyed Joe's, from C-2 to OD-RE/E, 3.1 Acres (Cox Universal Group, Applicant)**
- 7. Discussion and public hearing on a site plan for a new hotel concept for the property at 11320 Outlet Drive (formerly approved as a Skore Hotel), 4.34 Acres, Zoned OD-RE/E (Land Development Solutions, Applicant)**
- 8. Discussion on an amendment to the development concept plan for the commercial portion of the Kingston Pike Village/Farragut Junction Planned Commercial Development (PCD) project at the southwest intersection of Kingston Pike and S. Watt Road (Daniel Smith, Applicant)**
- 9. Discussion and public hearing on amendments to the Farragut Code of Ordinances, Chapter 22 - Article 5. Driveways and Other Access Ways, Section 22-147. Traffic Impact Study Requirements, to provide for additional considerations for pedestrians and bicyclists (Town of Farragut, Applicant)**

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

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



10. Discussion and public hearing on approval of the Town of Farragut Mixed Use Town Center Vision Plan (Town of Farragut, Applicant)

11. Discussion and public hearing on amendments to the Future Land Use Map in the Comprehensive Land Use Plan Update involving the following locations: 1) Updating the land purchased by Knox County Schools off Boring Road to reflect a Civic/Institutional land use designation, 2) Updating the land purchased by the Town of Farragut off McFee Road to reflect a Parks and Recreation land use designation, 3) Updating the areas that are currently shown as Medium Density Residential and Low Density Residential south and east of the Ford property and the Park Place Subdivision to reflect a Very Low Density Residential land use designation, and 4) Updating the areas that are currently shown as Medium Density Residential along a portion of Concord Road to reflect a Low Density Residential land use designation in the northern portion and a Civic/Institutional land use designation for the Pleasant Forest Cemetery and the area abutting the cemetery to the north (Town of Farragut, Applicant)

12. Approval of utilities

13. Citizen forum

Public Comment Protocol

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. 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.

The Commission also seeks public comment on regular agenda items during the portion of the meeting devoted to discussion and consideration of the specific agenda item.

The Chairman may recognize individuals for public comment during both the regular agenda and Citizen Forum portions of the meeting based on the following guidelines.

1. The Chairman shall maintain and control the meeting to provide a professional and objective environment conducive to presentation and discussion of the agenda items;
2. Any Farragut resident interested in speaking should fill out a blue comment card stating which agenda item they would like to comment on and turn it in to the Planning Director;
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; provided that when additional time is allowed, speakers with differing points of views are allowed the same amount of time if requested. Time is not transferable to other speakers;

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5. Speakers should strive to avoid redundancy; different considerations than expressed by previous speakers on a subject are encouraged;
6. Comments that threaten violence or imminent physical harm toward any individual will not be tolerated.
7. Comments may support or oppose issues or measures;
8. Personal attacks on the character of individuals who hold different points of view that have no relationship to the merits of the matter or issue raised for discussion will 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.

Tennessee Code Annotated 39-17-306. Disrupting meetings or processions.

- a) A person commits an offense if, with the intent to prevent or disrupt a lawful meeting, procession, or gathering, the person substantially obstructs or interferes with the meeting, procession, or gathering by physical action or verbal utterance.
- b) A violation of this section is a Class A misdemeanor.



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

May 16, 2024

MEMBERS PRESENT

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

MEMBERS ABSENT

Leo Davis, Youth Representative

Staff Representative: Mark Shipley, Community Development Director
David Smoak, Town Administrator
Bart Hose, Assistant Community Development Director
Darryl Smith, Town Engineer

1. Approval of agenda

The staff recommended approval of the agenda as submitted.

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

2. Approval of minutes – April 18, 2024

The staff recommended approval of the minutes as submitted.

A motion was made by Mayor Williams to follow the staff's recommendation. The motion was seconded by Commissioner Myers and was approved unanimously except for Commissioner Preston who abstained due to being absent at the April 18 meeting.

3. Request for approval of design plans for the Turkey Creek Greenway and improvements to abutting portions of Turkey Creek Road (Town of Farragut, Applicant)

Town Engineer, Darryl Smith, introduced this item and Jason Elliott with LDA Engineering reviewed the plan. Some citizens spoke and a general discussion with the project engineer ensued.

Several concerns were raised ranging from utilities and driveway grades to previous action taken by commissioners on sidewalk provisions along Turkey Creek Road. Commissioners expressed a need for more information and clarifications related to the project. A motion was made by Commissioner St. Clair to defer action on this item until additional information could be provided. The motion was seconded by Vice Mayor Povlin and was approved unanimously.

4. Discussion and public hearing on approval of a new Stormwater Management Control Ordinance to replace Chapters 103 and 111 of the Farragut Code of Ordinances (Town of Farragut, Applicant)

Town Engineer, Darryl Smith, presented this item and recommended approval of Resolution PC-24-03 which recommends approval of Ordinance 24-07 to the Board of Mayor and Aldermen.

A short discussion ensued, and 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.

5. Discussion and public hearing on a request to amend the Future Land Use Map for Parcels 070 and 072, Tax Map 142, between the Waverly Court Subdivision and Baldwin Park Subdivision, 341 Boring Road, from Open Space Cluster Residential to Very Low Density Residential, 12 Acres (Homestead Land Holdings, Applicant)

The staff reviewed this item and recommended approval of Resolution PC-24-04.

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

6. Discussion and public hearing on a request to amend the Zoning Map for Parcels 070 and 072, Tax Map 142, between the Waverly Court Subdivision and Baldwin Park Subdivision, 341 Boring Road, from R-1 and R-2 to R-3, 12 Acres (Homestead Land Holdings, Applicant)

The staff reviewed this item and recommended approval of Resolution PC-24-05 which recommends approval of Ordinance 24-08.

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. Discussion and public hearing on amendments to sign related provisions associated with the Mixed-Use Town Center area (JA Fielden, Applicant)

Bart Hose, Assistant Community Development Director, reviewed this item and reviewed several provisions in Ordinance 24-06 where additional input from the commissioners was needed. A lengthy discussion ensued.

Commissioners provided input on the staff's remaining items that needed additional guidance. A motion was made by Vice Mayor Povlin to modify the applicable provisions in Ordinance 24-06 as follows:

- 1. For canopy signs, establishing that the maximum individual letter or character height of the main lettering or characters to be used on the sign could be no more than 1.3 to one for each linear foot of exterior building wall height located behind and providing a backdrop for the sign, up to a maximum of a 24-foot-high wall.*
- 2. For canopy signs, removing the language regarding the sign obscuring windows located on a wall behind the sign.*
- 3. For perpendicular projecting signs, major, changing the permitted projection from the building wall, including mounting brackets and similar components, from 48 inches to 36 inches from the building wall.*

4. *For perpendicular projecting signs, major, the sign lighting may be internal face lit or halo/reverse lit but shall not include lighting types/styles which create glare, as described in the Town's Outdoor Site Lighting requirements.*
5. *For perpendicular projecting signs, major, if a backer panel is used, the panel may be any color provided for or similar to those included in the Town's adopted color palette for building trims and accent colors.*

The motion was seconded by Commissioner Myers and was approved unanimously.

8. Discussion on a request to amend the Farragut Zoning Map for Parcel 15402, Tax Map 130, west of the Cotton Eyed Joe's, from C-2 to OD-RE/E, 3.1 Acres (Cox Universal Group, Applicant)

The staff reviewed this item. The item was for discussion purposes only.

9. Discussion on an amendment to the development concept plan for the commercial portion of the Kingston Pike Village/Farragut Junction Planned Commercial Development (PCD) project at the southwest intersection of Kingston Pike and S. Watt Road (Daniel Smith, Applicant)

The staff reviewed this item. The item was for discussion purposes only.

10. Discussion on amendments to the Farragut Code of Ordinances, Chapter 22 - Article 5. Driveways and Other Access Ways, Section 22-147. Traffic Impact Study Requirements, to provide for additional considerations for pedestrians and bicyclists (Town of Farragut, Applicant)

The staff reviewed this item. The item was for discussion purposes only.

11. Discussion of a draft Vision Plan for the Town Center portion of the Town (Town of Farragut, Applicant)

The staff reviewed this item. The item was for discussion purposes only.

12. Approval of utilities

None.

13. Citizen forum

None.

The meeting was adjourned at 11:06 p.m.

Shannon Preston, Secretary

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Appointment of Youth Representative

INTRODUCTION AND BACKGROUND: This agenda item represents the annual appointment of a youth representative for the Planning Commission. Leo Davis has served as the youth representative for the past twelve months and has been an excellent addition to the Planning Commission. We are very appreciative of Leo and his service to the Town of Farragut.

DISCUSSION: Included in the packet are applications and letters of recommendation for three candidates that have applied to be the youth representative for the Planning Commission. The staff would note that only one of the applicants listed the Planning Commission as her first choice. That same applicant will be a senior this fall, and the other two applicants will be juniors. Typically, the Planning Commission gives deference to seniors over juniors.

RECOMMENDATION: This is a Planning Commission decision.

Print

Youth Representative Committee Application - Submission #5852

Date Submitted: 4/29/2024

Town of Farragut Youth Representative Committee Application

First Name

Albert

Last Name

Liu

Address1

[REDACTED]

Address2

City

Farragut

State

TN

Zip

37934

Phone Number

[REDACTED]

Email

[REDACTED]

Briefly describe your life goals/aspirations:

Each week, I have the honor of volunteering as a tutor at the Joy of Music School, a nonprofit organization that has, for the past 27 years, provided free lessons and instruments to hundreds of financially disadvantaged youth in the Knoxville area. I chose to spend my time here because I believe in the principle that the organization was built on: ensuring the provision of equal opportunity to all. After volunteering at the school for over seventy hours, this idea has shaped my vision for the future because, in a time of growing economic inequalities, an escalating housing crisis, and an ever widening wealth gap, the opportunities available to underprivileged people are only going to decrease, and I wish to do everything in my power to prevent this from happening. By serving as a Youth Representative on a Town of Farragut Committee, I hope to gain a better understanding of local government, and the issues that prevent equal opportunity for every citizen in our town. Additionally, by working with community leaders, including our mayor and alderman, I hope to enhance my knowledge of civic leadership from those who already demonstrate it in Farragut. While my career will always be liable to change, my motivations and goals will always be rooted in the same principles of promoting the accessibility of opportunities to all. I am confident that wherever the future takes me, I will work to promote these values, and I am certain that I will apply the knowledge gained from my experience with the Town of Farragut to do so to the fullest extent of my abilities.

Which committees are you interested in serving?

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

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

First Committee Choice:

Farragut Education Relations Committee (4pm; meeting schedule set by Committee in June/July each year ▼

Second Committee Choice:

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

School Information

School

Farragut High School

Grade level for the 2024-2025 School Year

Junior ▼

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

Junior State of America, The Joy of Music school, Farragut High School Marching Band, Farragut High School Varsity Tennis, Mu Alpha Theta, Science Club

School Official or Sponsor Name

Abigail Richardson

Phone Number

8659669775

Please upload a letter of recommendation

A. Liu - Town of Farragut
Rec..pdf

*Principal
Dr. John Bartlett*

Farragut High School

Academy Administrators

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

*Patrick Bethel
Austin Bilbrey
Rob Speas
Cara Vaughn
Valerie Wilson*

To whom it may concern,

I am writing this letter of recommendation on behalf of Albert Liu, a fantastic student who I have the pleasure of teaching in my ENGL II Honors class this spring. It is with great pleasure that I offer my recommendation for his acceptance to the Farragut Youth Representative Committee.

Albert is a wonderfully unique student who has bright ideas every day. His discourse in class not only elevates our class discussions, but also improves my practice as an educator. Albert's writing is mature, well-beyond his years. One of his most recent writings in my class was an argumentative essay critiquing the monopolistic practices in the industry of modern technology. While most students chose to write on dress code or cell phone usage, Albert chose a topic that affects the greater community around him. Albert's skillfulness in research has amazed me, and I know that he is going to change the world one day soon. Apart from his academic greatness, the aspect of Albert that I am most impressed with is his personal endeavors. Several times in my class, I have witnessed Albert interact so kindly with his peers. Albert is a natural leader within our class, and I know that I can always count on him to encourage and motivate his peers.

I have no doubt that Albert will excel in any educational endeavors that he pursues. Albert will continue to make a difference in the classroom and in his community. I wholeheartedly recommend Albert Liu for consideration for this great internship opportunity. If you have any further questions, please feel free to reach out to me at abigail.richardson@knoxschools.org.

Sincerely,

Abigail Richardson

Print

Youth Representative Committee Application - Submission #5846

Date Submitted: 4/26/2024

Town of Farragut Youth Representative Committee Application

First Name

Anna

Last Name

Presley

Address1

[REDACTED]

Address2

City

Farragut

State

Tennessee

Zip

37934

Phone Number

[REDACTED]

Email

[REDACTED]

Briefly describe your life goals/aspirations:

After high school, I would love to study sustainable design or urban planning. In urban planning, there is no way to design the future without sustainability. I want to incorporate my eye for design and planning, with sustainable and renewable materials. I have always loved learning about the environment and learning how I can make my community a better place. Working towards Renewable and Clean Energy sources in my city is something I would also like to implement into my future career path. I hope to work with others in designing a better place for our future generations. I have a passion for serving I am excited to reach as many people as possible with my work.

Which committees are you interested in serving?

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

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

First Committee Choice:

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

Second Committee Choice:

Stormwater Advisory Committee (2nd Thursday of each month at 3:45pm) ▼

School Information

School

Farragut Highschool

Grade level for the 2024-2025 School Year

Senior ▼

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

SGA Junior class president, FFA, [REDACTED] Youth group leader at church

School Official or Sponsor Name

Rachel Bast

Phone Number

Please upload a letter of recommendation

Adobe Scan Apr 23, 2024
(1).pdf

Farragut High School

Principal
John C Bartlett, EdD

Academy Coach
Amanda Edsell, EdD

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

Academy Administrators

Patrick Bethel
Austin Bilbrey
Steve Killian
Cara Vaughn
Valerie Wilson

April 19, 2024

To Whom It May Concern:

Out of the 510 students in the Class of 2025, Anna Presley is one of the kindest students I have had the privilege of working with. Since her freshman year, she has had clear passions and ambitions, and has taken the steps she needed to take to reach her goals. Anna is mature beyond her years, and has grown into a strong, independent young woman who advocates for herself and is capable of handling challenges.

Anna can be described as a passionate, determined, and disciplined student. With a 4.22 GPA, Anna is in the top 30% of an extremely competitive Junior class. She has taken 10 Honors classes, 5 Advanced Placement classes, and multiple Dual Enrollment college courses. Anna is extremely well-liked by her teachers and peers! She is reliable, trustworthy, and kind to others. Anna is a well-rounded student; this is evidenced in her ability to balance an extremely rigorous curriculum of courses while also being involved in extra-curricular and service activities.

I have no doubt that Anna will be successful in any of her endeavors in the future. I am proud of the person she has grown to be throughout her time in high school! It has been a privilege having her be a part of the Farragut Admiral community. Anna comes with my highest recommendation!

Respectfully,



Rachel Bast

Counselor, Class of 2025

AP Coordinator

Rachel.bast@knoxschools.org

Print

Youth Representative Committee Application - Submission #5837

Date Submitted: 4/14/2024

Town of Farragut Youth Representative Committee Application

First Name

Last Name

Address1

Address2

City

State

Zip

Phone Number

Email

Briefly describe your life goals/aspirations:

As a candidate for the Farragut Education Relations Committee's youth member position, I am committed to bridging the gap between our town's governance and its younger citizens. My life goals and aspirations are implanted in promoting community engagement and empowering youth voices in decision-making processes. Throughout my academic journey and extracurricular involvement, I've been driven by a passion for making a difference in my community. Witnessing the challenges faced by individuals navigating the death of those close to them and supporting loved ones through medical illness has instilled in me a desire to contribute to societal well-being. This passion extends beyond medicine; it encompasses a want for a better community to help people through these hardships. In addition to personal experiences, I've actively sought opportunities to engage with and inspire younger generations. Volunteering as an instructor at Kumon and the Knoxville Chinese Christian Church has provided me with avenues to share my enthusiasm for subjects like STEM and problem-solving. Nurturing a love for learning and civic engagement among youth is essential for creating informed and empowered future leaders. If selected for the Farragut Education Relations Committee, I am committed to serving diligently and advocating for initiatives that promote educational excellence, youth leadership opportunities, and community involvement. I recognize the significance of this role in advising town staff and the Board of Mayor and Aldermen on matters of education and youth affairs, and I am eager to contribute to the committee's efforts in shaping a vibrant and inclusive community. My goals align closely with the mission of the Farragut Education Relations Committee to foster collaboration between the town and educational institutions and to amplify youth voices in decision-making processes. With a dedication to service, a passion for community engagement, and a proven track record of leadership, I am confident that I can effectively represent the youth perspective and contribute meaningfully to the committee's objectives.

Which committees are you interested in serving?

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

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

First Committee Choice:

Farragut Education Relations Committee (4pm; meeting schedule set by Committee in June/July each year ▼

Second Committee Choice:

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

School Information

School

Farragut High School

Grade level for the 2024-2025 School Year

Junior ▼

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

Student Government Association Mu Alpha Theta (Math Team) Science Club (Science Olympiad and Science Bowl) Key Club Chess Club

School Official or Sponsor Name

Elizabeth Blankenship

Phone Number

865) 966-9775

Please upload a letter of recommendation

Frank Yang Town of Farragut
(1).docx.pdf

*Principal
John C Bartlett, EdD*

*Academy Coach
Amanda Edsell, EdD*

Farragut High School

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

Academy Administrators

*Patrick Bethel
Austin Bilbrey
Steve Killian
Cara Vaughn
Valerie Wilson*

March 26, 2024

To Whom It May Concern,

Frank Yang has asked me to write to you on his behalf and I am happy to comply. I have had the pleasure to know Frank in two ways, as his teacher for Advanced Placement Human Geography and in FHS Student Government which I sponsor. It is my understanding that Frank is applying for a seat on the Farragut Education Relations Committee.

As a student, Frank was a joy to teach! He was curious, insightful, and always willing to participate in class discussions. Students enjoyed interacting with Frank and while he has a good sense of humor he also knows when to get serious. He was diligent about completing assignments on time and with high quality. AP Human Geography is a course designed for college freshmen and yet it is taught to high school freshmen, Frank excelled and encouraged others to do their best as well, never competitive, and always supportive.

Frank as a leader has been equally fun to watch. Frank served as a class representative his freshman year and was selected for this position by his peers. SGA takes in 20 students per grade to serve as representatives, to plan and initiate activities for FHS and the community. He represented his class so well that they elected him again for his sophomore year. Being a freshman in an organization of 85 students where you have to work together is intimidating but Frank rose to the occasion. Frank was very involved and engaged in all our activities.

In light of Frank's precious demonstration of his initiative and dedication to any and every task he will make a great addition to the Education Relations Committee and I hope you will give him your utmost consideration.

Sincerely,

Elizabeth Blankenship
Instructor of Social Studies
Sponsor of FHS Student Government Association

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ron Oestreich, Parks and Recreation Director

SUBJECT: Discussion of a Town of Farragut Wayfinding Schematic Design Plan (Town of Farragut, Applicant).

INTRODUCTION AND BACKGROUND: Visit Farragut's Tourism Assessment Plan identified wayfinding and placemaking as a top priority to meet the demands of the town's growing population, increased visitation, opportunities for further developing tourism, and local business growth.

After a comprehensive RFQ process, a Tourism Sub-Committee selected Guide Design Studio, out of Cleveland, Ohio to develop a comprehensive wayfinding program for the Town of Farragut. The initial stages and planning of the wayfinding program have been approved for funding through the Tourism portion of the ARPA grant.

DISCUSSION: After completing the initial needs assessment process, Guide has moved into the sign development phase. This has allowed the design team to develop a branded theme of wayfinding materials (schematic design) for the Committee, Planning Commission, and ultimately the Board of Mayor and Aldermen to consider. The presentation to the Planning Commission is at a 60% design completion point. Members of the Sub-Committee presented the 30% design completion to the VRRB on May 28.

RECOMMENDATION: For the Farragut Municipal Planning Commission to provide additional information and feedback to Guide and the Tourism Sub-Committee in preparation for the 90% presentation to the Board and Mayor of Aldermen in August. The 60% design completion package is included in the packet for your review.



Wayfinding Assessment Recap

Town of Farragut

TFT1842 | JUNE 2024





The Process

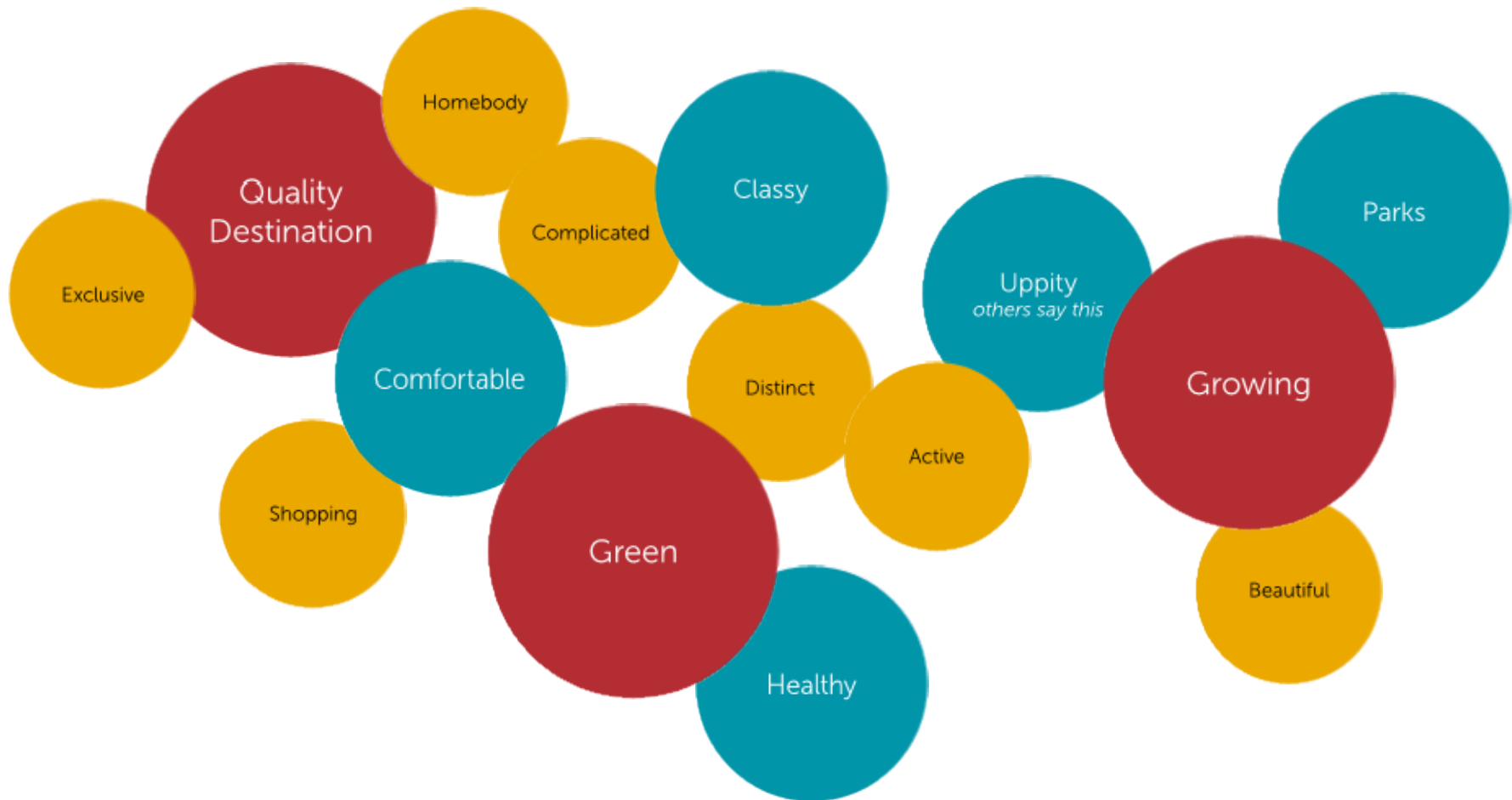
Guide Studio has gone through the following steps to develop the framework for the Town of Farragut Wayfinding Program.

- Review of the Request for Proposal and background material
- Discussion with the client core team
- Discovery sessions with key internal and external stakeholders and steering committee
- Driving tour of the city
- Internal strategy sessions
- Review session with stakeholders & steering committee
- Wayfinding Assessment & mood board development
- Concept Design
- Sign system Design Development & Programming



Town of Farragut Wayfinding Discovery Recap

ONE WORD TO DESCRIBE TOWN OF FARRAGUT



Discovery Recap

JOURNEY MAPPING

EXERCISES

1. Destinations

Mark The Town of Farragut's major visitor destinations. Star the top 5.

2. Vehicular Paths

Mark what you would consider to be roads that offer the BEST experience driving into the Town of Farragut.

3. Arrival

Mark what you would consider to the PERCEIVED points of arrival into the Town of Farragut. Mark perceived entries into the Town Center.

4. Pedestrian Traffic

Mark areas you would consider to have high pedestrian concentration and traffic. Include bike paths.



TOP VISITOR DESTINATIONS

Based on data collected from the Steering Committee, the following destinations were the most commonly marked and determined to be the top destinations in and around The Town of Farragut.

TOP 5–6 not ranked in order

- Town Center
- Farragut High School
- Founders Park
- McFee Park
- Mayor Bob Leonard Park
- Entertainment District or Farragut Station
- Turkey Creek

OTHERS not ranked in order

- Costco Shopping Center
- Hotel District which could be included in the Entertainment or Farragut Station district (direct to areas in town from this area)

Challenges

Signage is one of the **first physical interactions** a person has with a place and will make an **impression**—either positive or negative—to visitors, residents, & potential business owners.

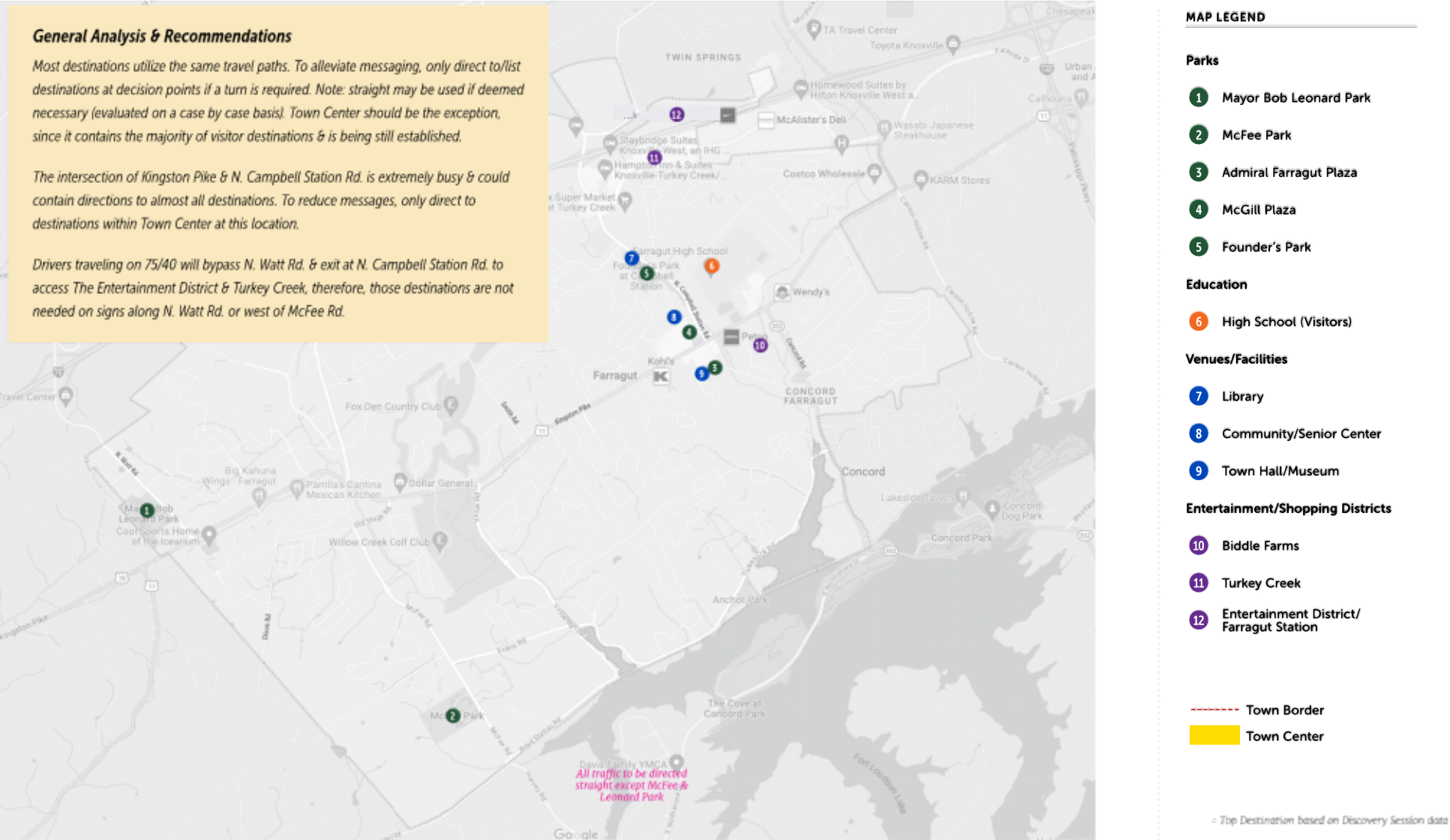
- Current signage is too small, obscured in some cases, too low, etc.
- Drawing people off the state roads and into town
- Lack of connection between city as a whole and Town Center
- Not very walkable
- Where to park (and people who don't want to walk)
- Conveying information about community events
- Some assets are not in the town but are utilized by residents (ex. lake access)
- Identifying destinations within other destinations
- Educating the public about the Town Center



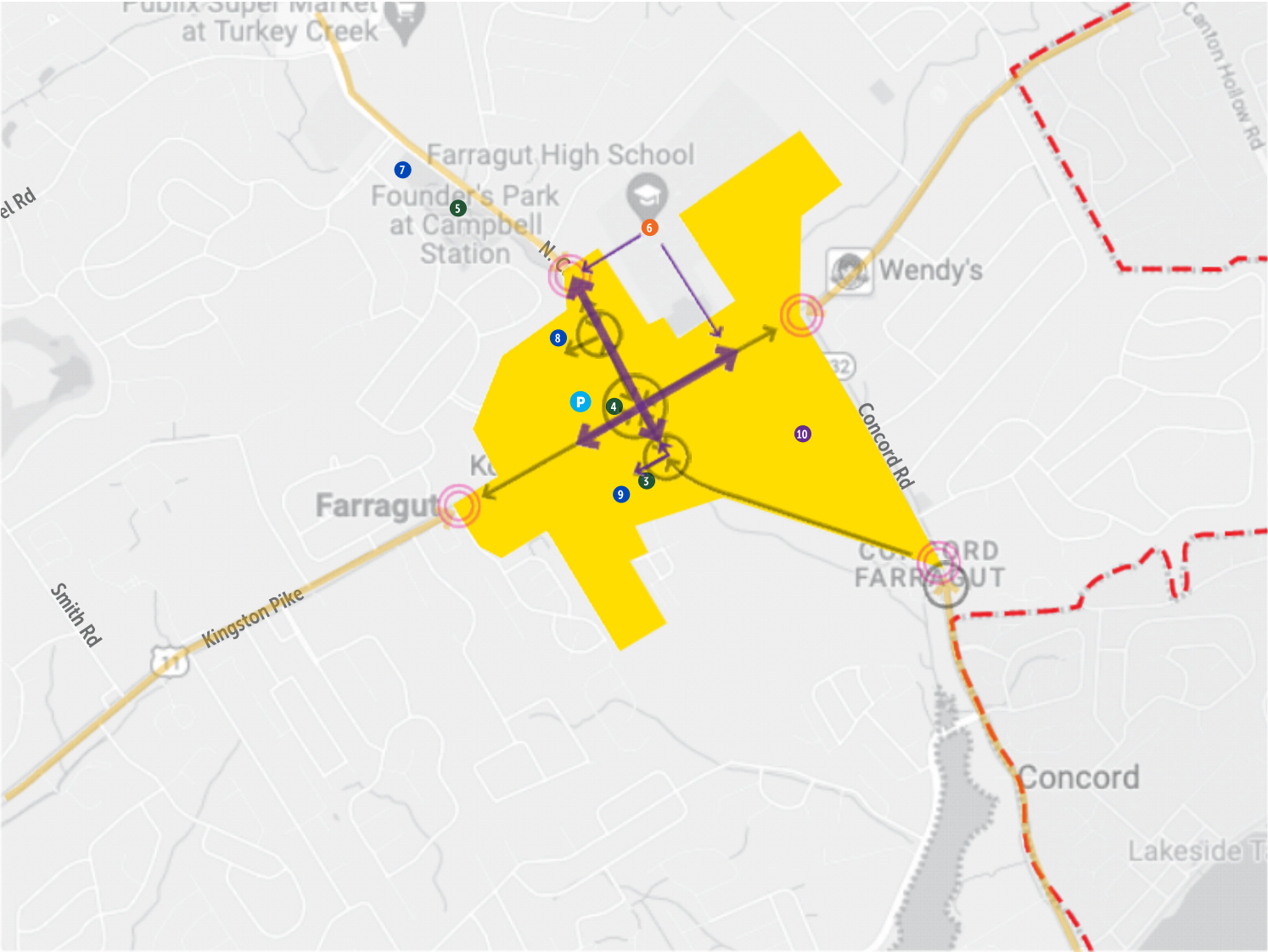


Town of Farragut Wayfinding Analysis & Evaluation

Town of Farragut / Travel Paths / Comprehensive Decision Points



Town of Farragut / Town Center



MAP LEGEND

Parks

- 1 Mayor Bob Leonard Park
- 2 McFee Park
- 3 Admiral Farragut Plaza
- 4 McGill Plaza
- 5 Founder's Park

Education

- 6 High School (Visitors)

Venues/Facilities

- 7 Library
- 8 Community/Senior Center
- 9 Town Hall/Museum

Entertainment/Shopping Districts

- 10 Biddle Farms
- 11 Turkey Creek
- 12 Entertainment District/ Farragut Station

--- Town Border

■ Town Center

P "General" Parking

— Primary Ped Traffic

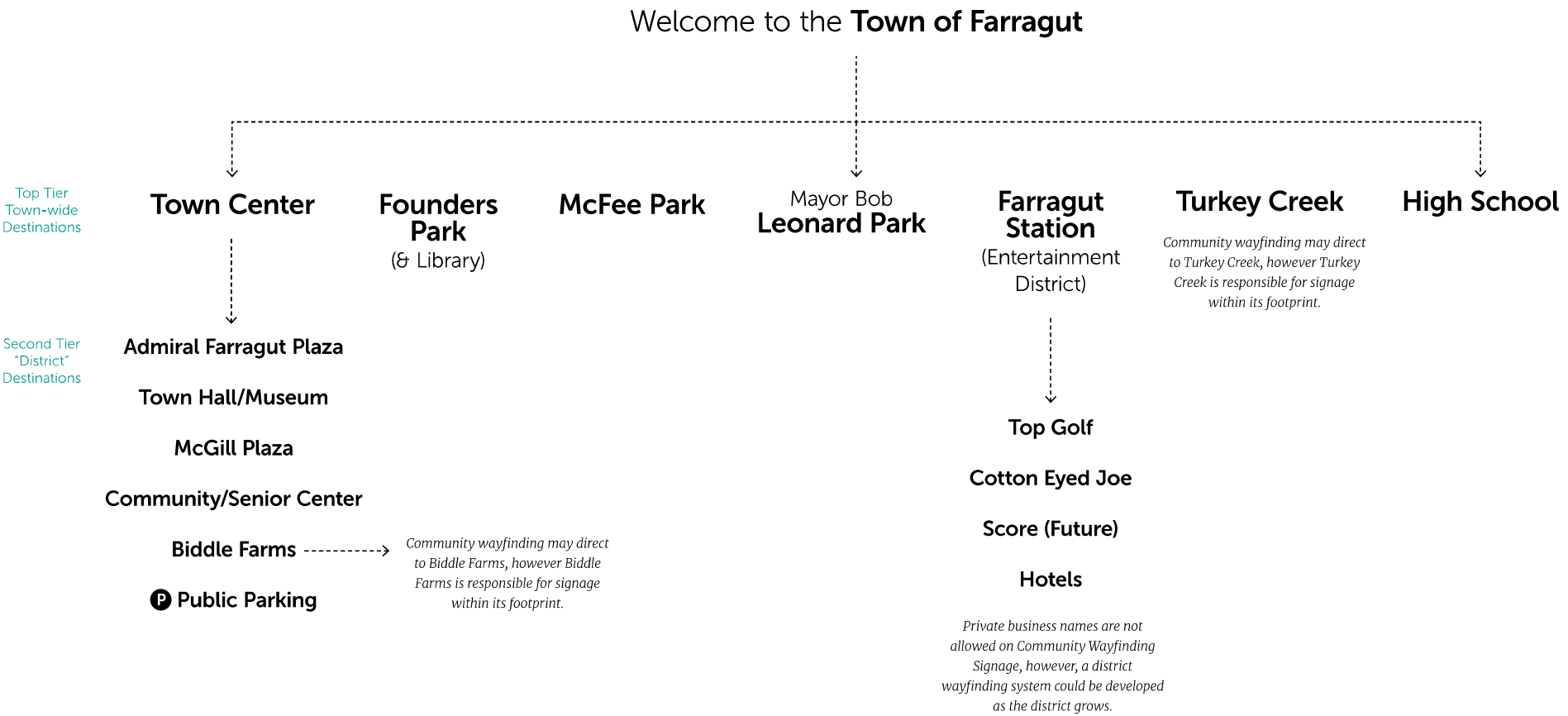
— Secondary Ped Traffic



Town of Farragut Wayfinding

Strategy & Recommendations

Information Hierarchy & Nomenclature



Summary of Recommendations

1 Identify entries into to Farragut with **stronger gateway signage** that is **sized appropriately** for the context, positioned for maximum readability, and fits the character of the town.

2 Add clear **wayfinding signage** to help visitors and residents **orient** themselves to the town and what it has to offer.

3 **Establish Town Center** as a top tier destination:

- **Direct to Town Center** from the outskirts of town – *once in Town Center, messages should direct to its specific destinations.*
- Implement **placemaking elements**, such as “district” gateways, banners, streetscape elements, public art, etc. to **educate** the public and define the district as a unique area in Farragut.
- **Capitalize on crowds** already attending major destinations like Top Golf and Turkey Creek **by directing to Town Center.**
- Identify **public parking** within Town Center to **encourage people to stay longer.**

Beyond Wayfinding: create a one-stop website (& organization) to function as a central hub of information for Town Center. Utilize consistent nomenclature, maps, graphics, etc.

4 Support a **stronger pedestrian and cycling experience.** Better **identify and define the Greenways** with more noticeable signage at entry/connection points and destination/distance markers. Add **event kiosks** at places with high pedestrian activity (parks, shopping plazas, etc.)

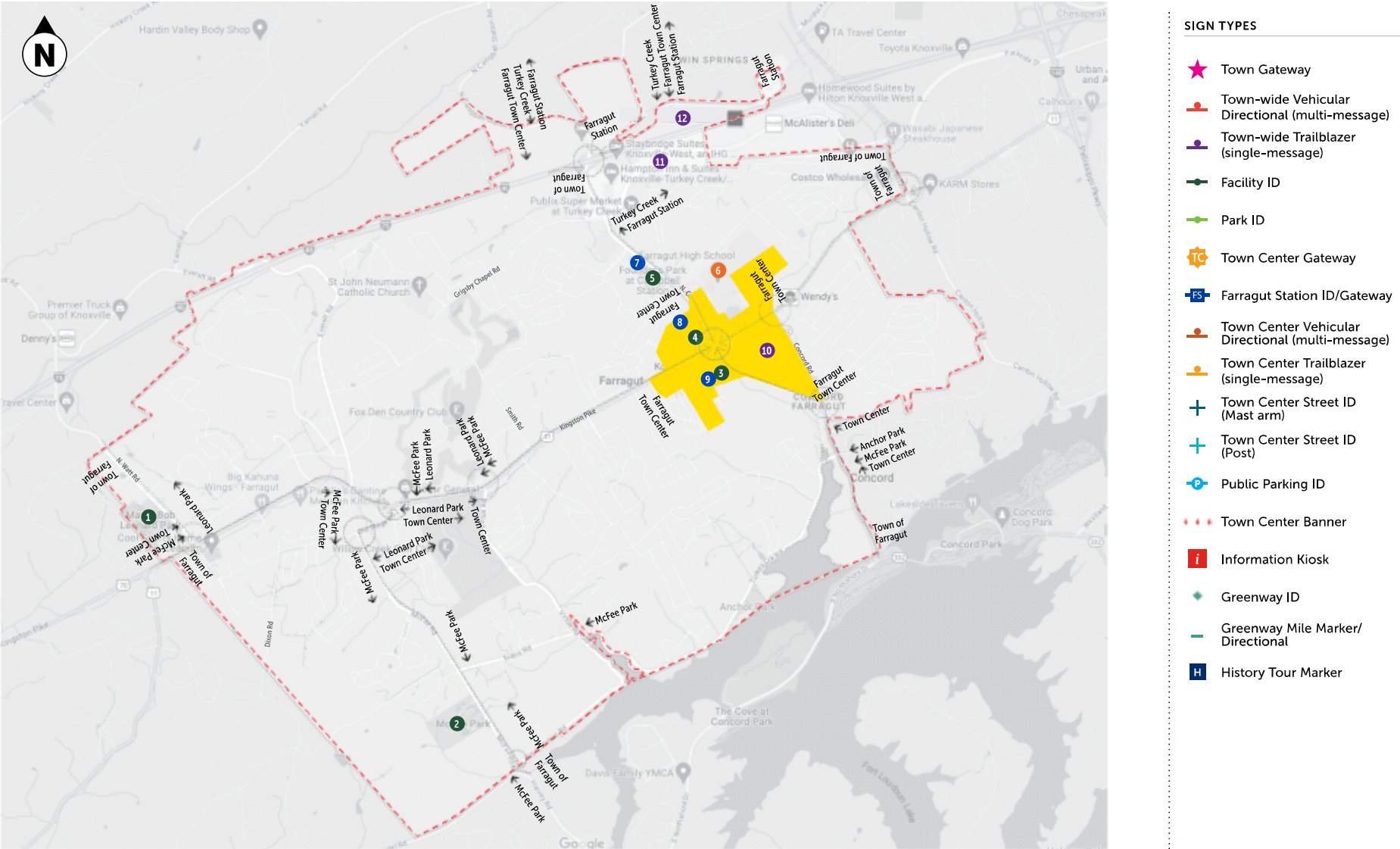
5 **Showcase the Town’s history.** Support existing interpretive signage and maps, with signage to show all the stops on the history tour. Provide physical version of the map at key points to let people know where to go next/where they are on the history tour.

6 Establish **criteria guidelines** for shopping districts to appear on community wayfinding signage. (For example, the district must have X% of “lifestyle” amenities (housing, visitor attractions/non-private businesses, etc.)

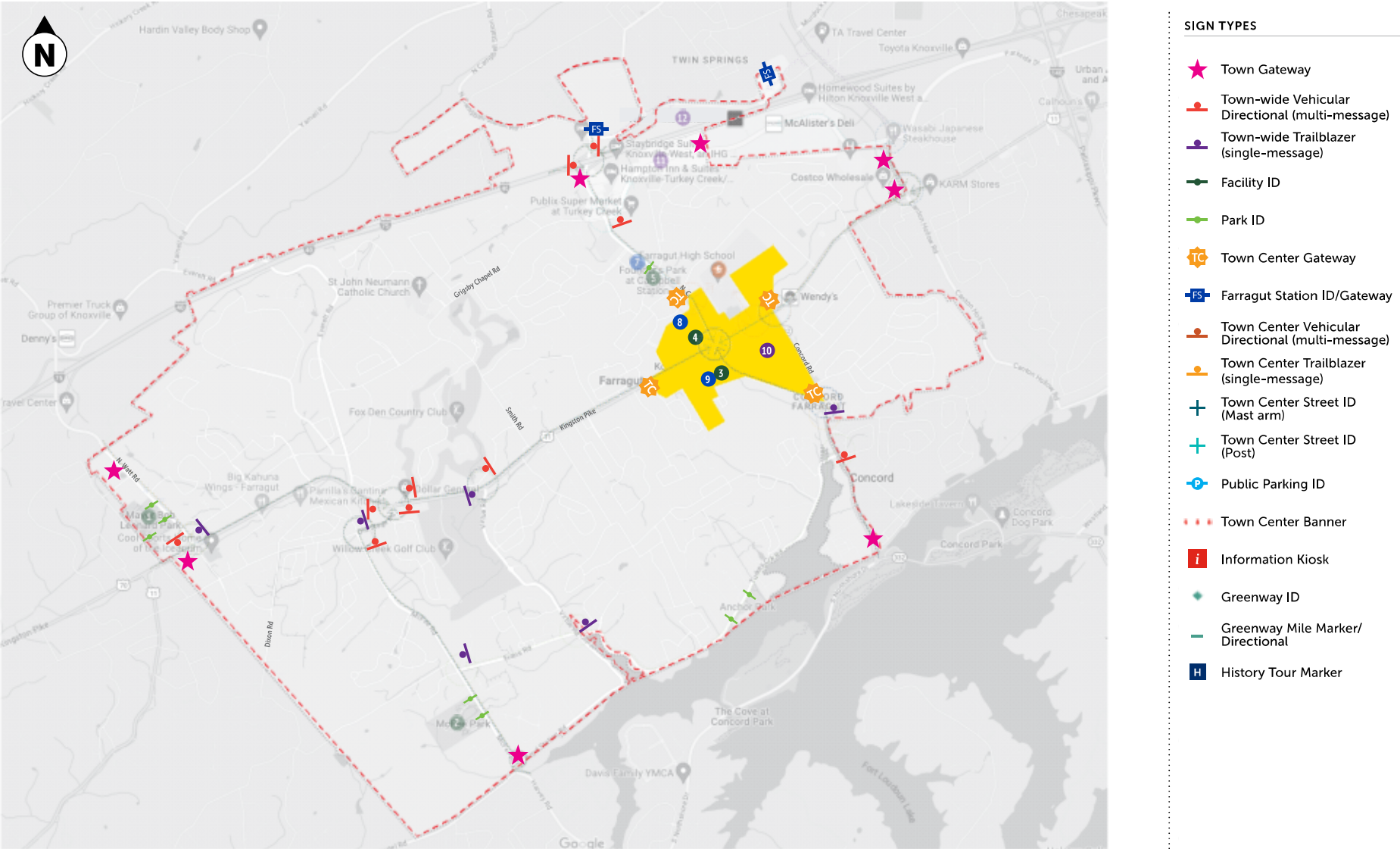


Town of Farragut Wayfinding Preliminary Programming

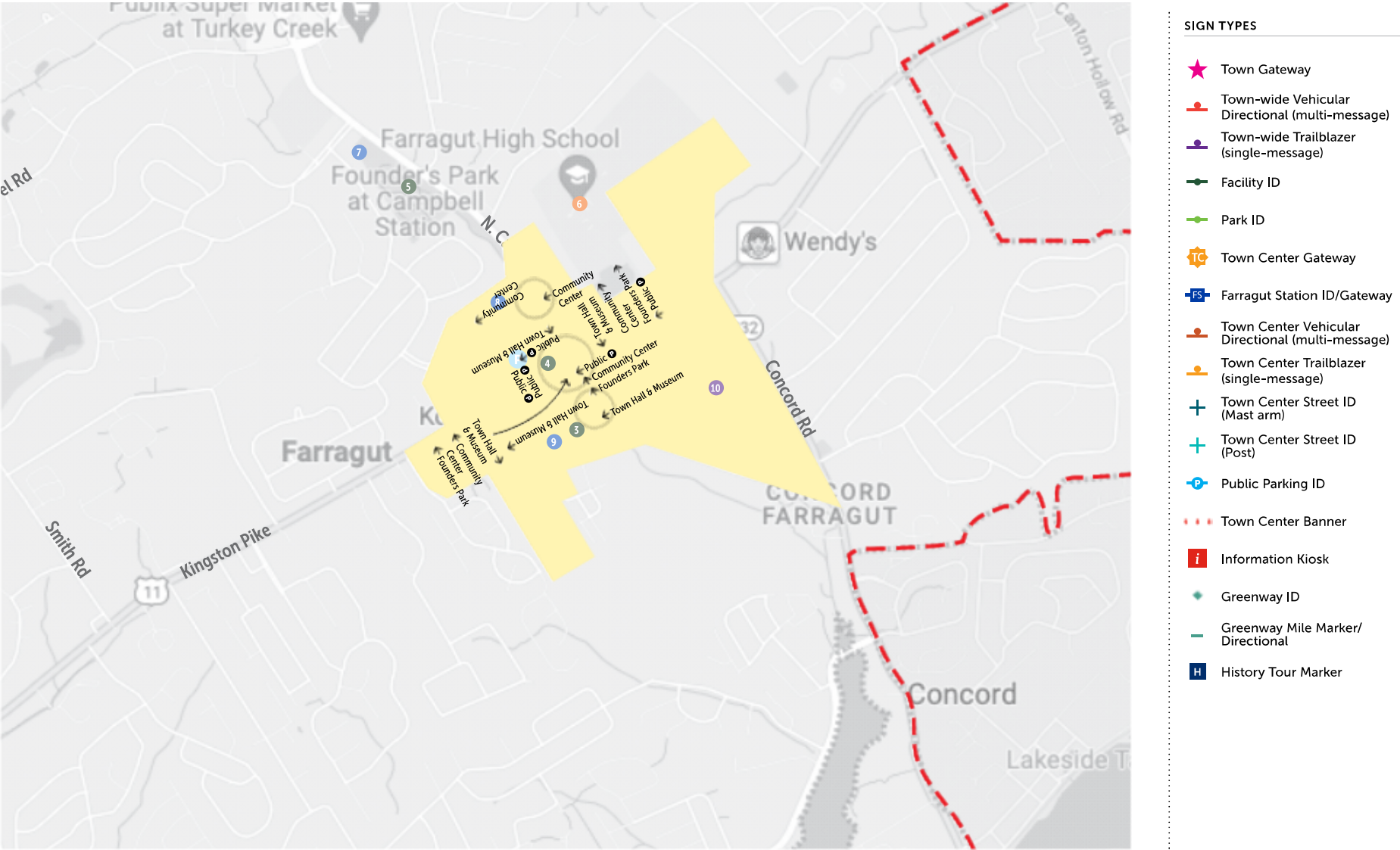
Town of Farragut / Preliminary Vehicular Wayfinding Messages / Town-wide



Town of Farragut / Preliminary Vehicular Sign Plan / Town-wide



Town of Farragut / Preliminary Vehicular Wayfinding Messages / Town Center





Wayfinding Sign System Design

Town of Farragut

DESIGN INTENT | TFT1842 | JUNE 2024



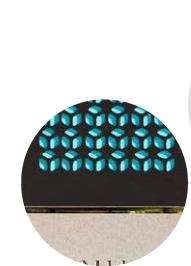


Mood Boards

Mood Board / History with a modern twist



Mood Board / Rooted in tradition, pops of color





Town of Farragut Wayfinding Schematic Design

Sign Family



McGill Plaza Arch Detail



SCALE: 1/2"=1' SIDE

MCGILL PLAZA ARCH

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

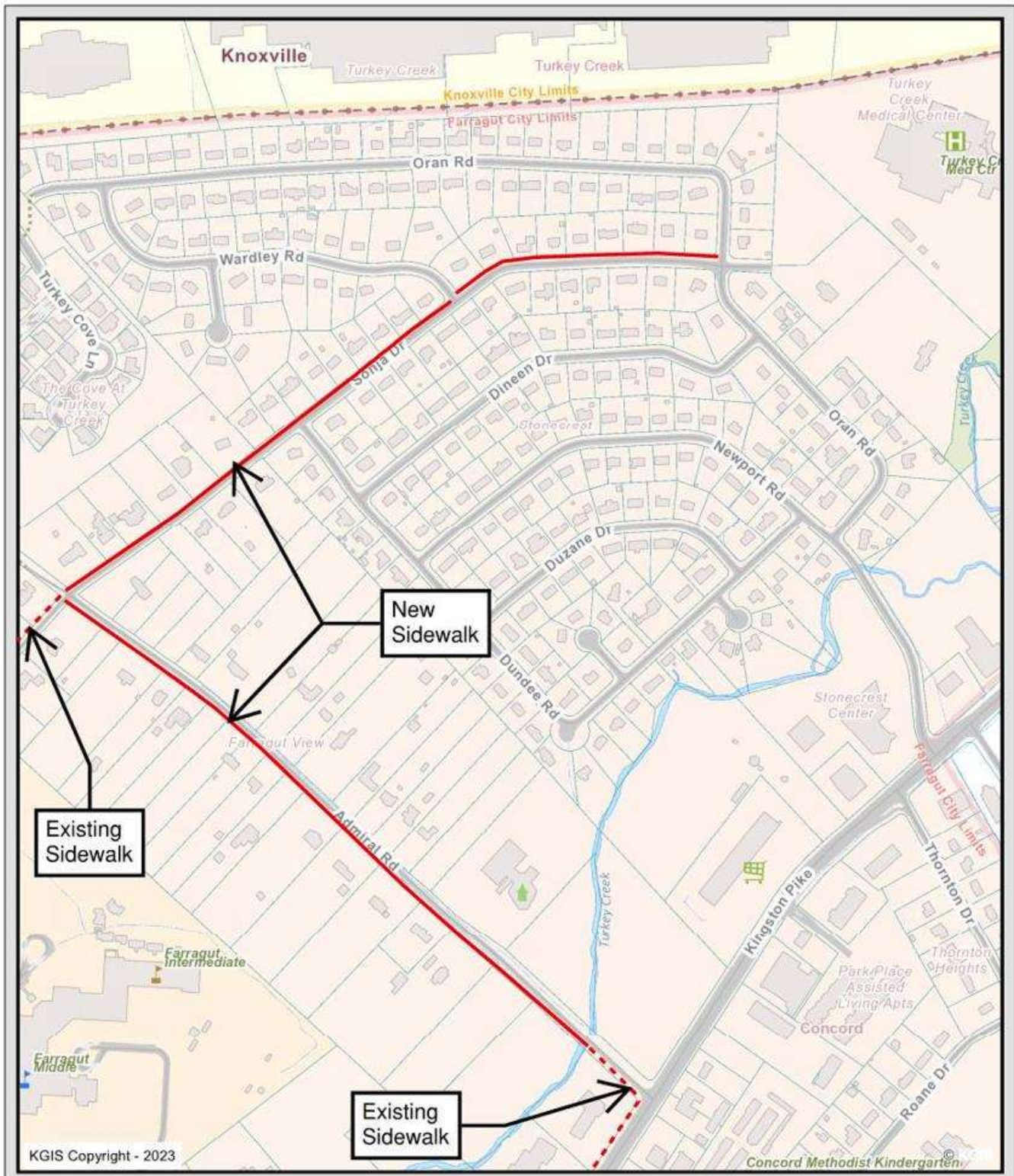
PREPARED BY: Darryl Smith, Town Engineer

SUBJECT: Request for approval for sidewalk and street improvements to Admiral Road and portions of Sonja Drive (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: The purpose of this item is discussion and approval of Right of Way plans for sidewalk and roadway improvements to Sonja Drive and Admiral Road.

DISCUSSION: During Strategic Planning Sessions, the Board of Mayor and Aldermen identified a Critical Success Factor of “Connecting our community with excellent parks, greenways, trails, sidewalks and recreation programs.” This project will provide critical sidewalk connections into Stonecrest Subdivision, which is within Knox County Schools system’s Parental Responsibility Zone for high school and middle school students. Additionally, a portion of Sonja Drive near Admiral Road will be improved to two 11’ lanes with extruded curb along the north side of the roadway. Currently, that portion of Sonja Drive is only approximately 16 feet to 17 feet wide. This portion of Sonja Drive is to be realigned somewhat to reduce impact to adjacent properties, particularly the properties on the northern side of the roadway where driveway grades are relatively steep.

RECOMMENDATION: The staff recommends approval of the Right of Way plans as presented.

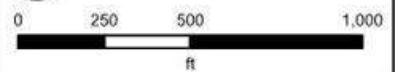


Sonja Drive/Admiral Road Sidewalk

Knoxville - Knox County - KUB Geographic Information System



Printed: 3/22/2023 at 5:50:54 PM



DESIGN PLANS

SONJA DRIVE GREENWAY

DISTRICT NO. FW
TOWN OF FARRAGUT
KNOX COUNTY, TENNESSEE

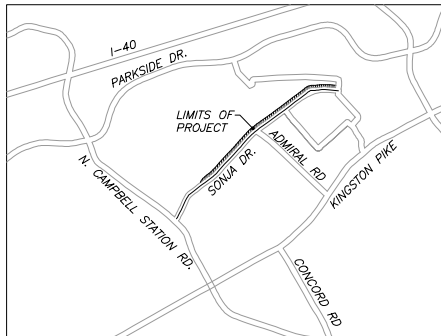


ENGINEER:
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD., SUITE #201
KNOXVILLE, TN 37932
(865) 966-1924

DEVELOPER:
TOWN OF FARRAGUT
11408 MUNICIPAL CENTER DRIVE
FARRAGUT, TN 37934
CONTACT: DARRYL SMITH, P.E.
PHONE: (865) 966-7057
FAX: (865) 675-2096

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

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

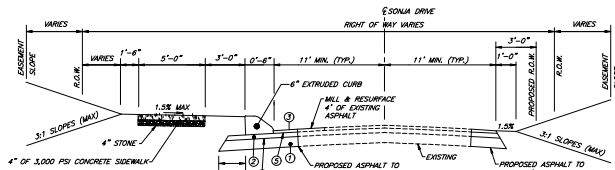


LOCATION MAP
N.T.S.

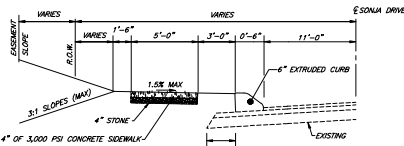
SHEET INDEX

<u>TITLE</u>	<u>SHEET</u>
TITLE SHEET	1
TYPICAL SECTIONS & LIST OF STANDARD DRAWINGS	2
GENERAL NOTES AND ESTIMATED ROADWAY QUANTITIES	3
PRESENT LAYOUT	4 THRU 8
PROPOSED LAYOUT	4,6,8,10 AND 12
EROSION CONTROL PLAN	5,7,9,11 AND 13
DRIVEWAY PROFILES	19 THRU 21
CONSTRUCTION WORK ZONE AND PAVEMENT EDGE DROPOFF NOTES	22
TRAFFIC CONTROL PLAN	23 THRU 27
CROSS SECTIONS	28 THRU 32

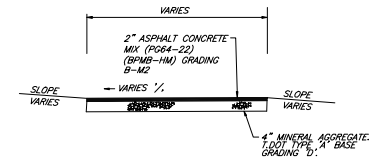
TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	SONJA DRIVE SIDEWALK EXTENSION	2



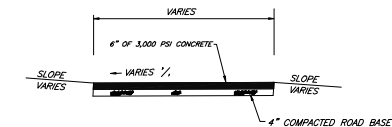
TYPICAL SECTION ROAD WIDENING WITH DETACHED SIDEWALK
N.T.S.



TYPICAL SECTION DETACHED SIDEWALK
N.T.S.



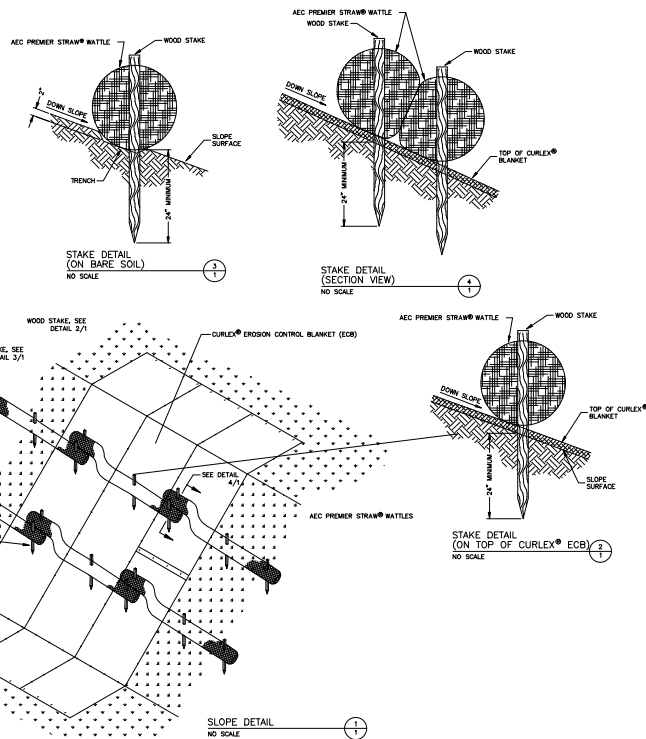
TYPICAL SECTION - ASPHALT DRIVE (PRIVATE)
N.T.S.



TYPICAL SECTION - CONCRETE DRIVE (PRIVATE)
N.T.S.

PROPOSED PAVEMENT SCHEDULE:

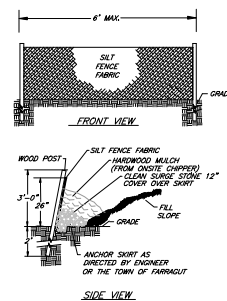
- MINERAL AGGREGATE TYPE A BASE, GRADING D AT 8 INCHES THICK UNDER ROADWAY.
- ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B-M2 AT 2-1/2 INCHES THICK (APPROX. 228 LBS. PER SQ. YARD).
- ASPHALT CONCRETE SURFACE MIX (PG64-22) GRADING D AT 1-1/2 INCHES THICK (APPROX. 132 LBS. PER SQ. YARD).
- BUTYROMINUS MATERIAL FOR PRIME COAT (P.C.) AT 0.35 GALS. PER SQ. YARD.
- BUTYROMINUS MATERIAL FOR TACK COAT (T.C.) AT 0.02 GALS. PER SQ. YARD.



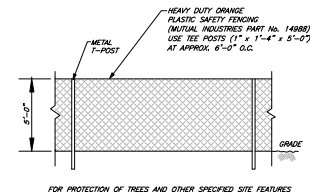
TYPICAL STRAW WATTLE INSTALLATION DETAILS
N.T.S.

SILT FENCE NOTES:

- USE SILT FENCE ONLY WHEN DRAINAGE AREA DOES NOT EXCEED 1/4 ACRE PER 100 FEET OF FENCE AND NEVER IN AREAS OF CONCENTRATED FLOW GREATER THAN ONE CUBIC FEET PER SECOND.
- SILT FENCE/STRAW BALE CHECK DAM PLACEMENT SUGGESTED AT MINOR SWALES.



STANDARD TEMPORARY SILT FENCE
N.T.S.



TREE PROTECTION FENCE
N.T.S.

STANDARD ROADWAY DRAWINGS

DWG. NO. REV. DESCRIPTION

ROADWAY DESIGN STANDARDS

- RD-A-1 2-20-20 STANDARD ABBREVIATIONS A THROUGH L
- RD-A-2 2-20-20 STANDARD ABBREVIATIONS M THROUGH Z
- RD-L-1 2-20-20 STANDARD LEGEND
- RD11-TS-1A 6-28-19 DESIGN STANDARDS FOR LOCAL ROADS AND STREETS

ROADWAY, PAVEMENT APPURTENANCES, AND FENCES

- RP-D-15 06-15-21 DETAILS OF STANDARD CONCRETE DRIVEWAYS
- RP-VC-10 03-04-21 VERTICAL CONCRETE CURBS AND CURB AND GUTTER (FOR 8" TO 12" GUTTER DEPTH)

MULTIMODAL

- MM-CR-1 06-28-19 DETECTABLE WARNING SURFACE PLACEMENT ON CURB RAMPS
- MM-CR-8 MONO-DIRECTIONAL SINGLE CROSSWALK CURB RAMP DETAILS
- MM-PM-1 SIGNING AND PAVEMENT MARKINGS AT INTERSECTION CROSSINGS FOR SHARED-USE PATHS
- MM-SW-1 06-28-19 DETAILS FOR CONCRETE SIDEWALK
- MM-TS-2 06-15-21 LATERAL OFFSETS FOR SIDEWALK AND SHARED USE PATH

DESIGN - TRAFFIC CONTROL

- T-M-1 06-28-19 DETAILS OF PAVEMENT MARKINGS FOR CONVENTIONAL ROADS AND MARKING ABBREVIATIONS
- T-M-2 06-28-19 DETAILS OF PAVEMENT MARKINGS FOR CONVENTIONAL ROADS
- T-M-3 06-28-19 MARKING STANDARDS FOR TRAFFIC ISLANDS, MEDIAN PAIRED SHOULDER ON CONVENTIONAL ROADS
- T-M-4 07-17-20 STANDARD INTERSECTION PAVEMENT MARKINGS
- T-WZ-36 03-05-17 LANE CLOSURE ON LOW-VOLUME 2-LANE HIGHWAY
- T-WZ-40 03-05-17 RIGHT LANE CLOSURES AT NEAR SIDE OF INTERSECTIONS
- T-WZ-55 10-29-21 SIDEWALK TRAFFIC CONTROL

EROSION PREVENTION AND SEDIMENT CONTROL

- EC-STR-36 6-15-21 SILT FENCE

UTILITIES:

WATER & SEWER:

FIRST UTILITY DISTRICT
EDWIN DETTON
122 DURNWOOD ROAD
KNOXVILLE, TN 37922
865-218-3680

POWERS:

LENOIR CITY UTILITIES BOARD
JANIE REYNOLDS
7608 CREEKWOOD PARK BOULEVARD
LENOIR CITY, TN 37771
865-988-0716

GAS:

KNOXVILLE UTILITIES BOARD
CHRIS ANDERSON
P.O. BOX 590177
KNOXVILLE, TN 37950
865-508-5714

TELEVISIONS:

AT&T
VAUGHN JONES
9123 PARADISE DRIVE
KNOXVILLE, TN 37922
865-862-5060

CABLE TELEVISIONS:

COMCAST COMMUNICATIONS
DREW MCOWEN
5200 ASHVILLE PARK
KNOXVILLE, TN 37924
865-862-5060

NO.	DATE	REVISIONS	BY	CHK.



URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

TOWN OF FARRAGUT
SONJA DRIVE SIDEWALK EXTENSION

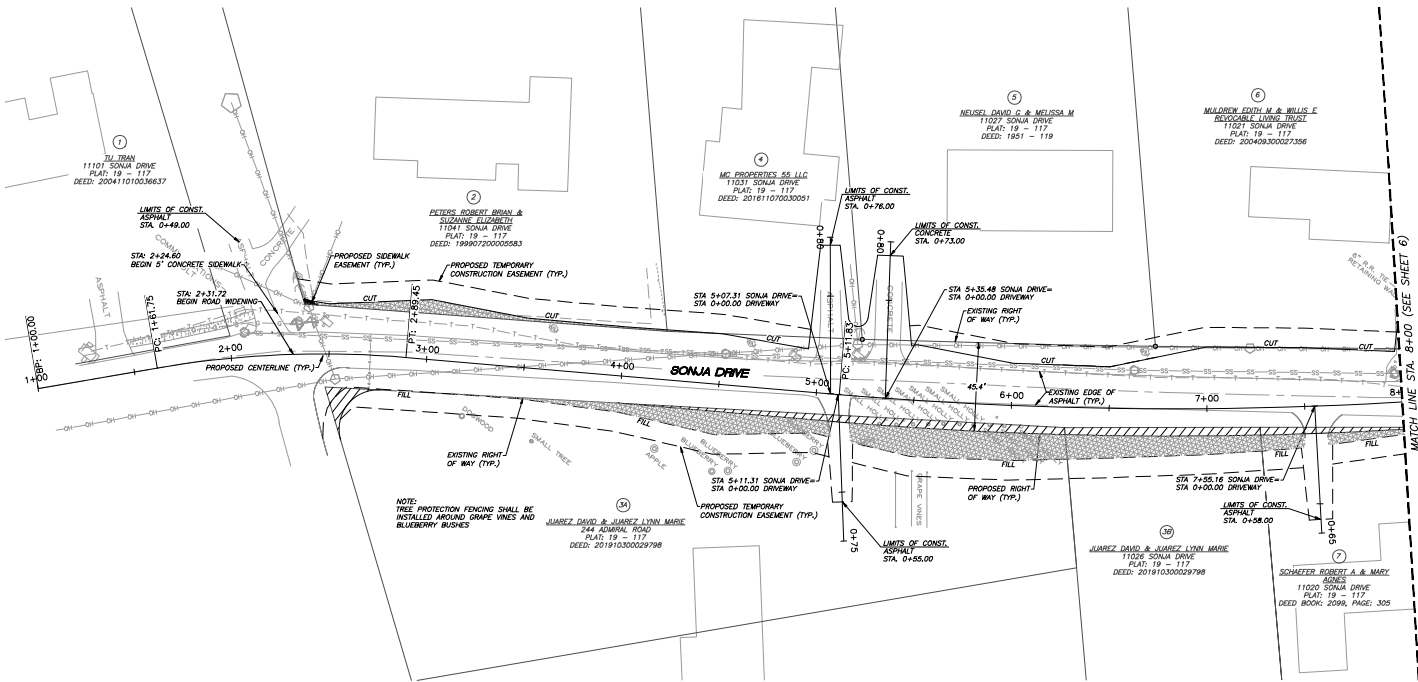
TYPICAL SECTIONS,
LIST OF STANDARD DRAWINGS,
AND UTILITIES

DESIGNED BY:	CHECKED BY:	SCALE:	SHEET TWO
CAS	CAS	AS NOTED	NO. 2
DRAWN BY:	DATE:	FILE NO.:	OF 32 SHEETS
CLM	04/03/2024	2112031	

No. 3

TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	SONJA DRIVE SIDEWALK EXTENSION	4

PROPERTY & EASEMENT ACQUISITION TABLE									
TRACT NO.	PROPERTY OWNER	COUNTY RECORDS			TOTAL AREA PER PLAT (AC)	ROW TO BE ACQUIRED (S.F.)	AREA REMAINING (AC)	EASEMENT (S.F.)	
		TAX MAP NO.	PARCEL	DEED BY PAGE				SLOPE CONST.	PERM. SIDEWALK
1	TU, IRAN	142-D-4	10,000	20041010036637	—	—	—	0	0
2	PETERS ROBERT BRIAN & SUZANNE ELIZABETH	142-D-4	7,000	199907200005583	—	—	—	516	1884
3A	JUAREZ DAVID & JUAREZ LYNN MARIE	143-A-B	24	201910300029798	0.83	854	0.97	2586	3544
3B	JUAREZ DAVID & JUAREZ LYNN MARIE	143-A-B	25	201910300029798	0.84	854	0.83	1030	997
4	MC PROPERTIES 55 LLC	142-D-4	6,000	201610700030051	—	—	—	8	603
5	NEUSEL DAVID C & MELISSA M	142-D-4	5,000	201610700030051	—	—	—	0	236
6	MULDREW EDITH M & WILLIS E REVOCABLE LIVING TRUST	142-D-4	3,000	200409300027358	—	—	—	4	1127
7	SCHAEFER ROBERT A & MARY AGNES	143-A-B	26	2009	305	0.80	204	372	841
8	HODGE WILLIAM L & HODGE KAREN M	142-D-4	2,000	200006120008790	—	—	—	887	998
9	YAN SHIRUI & CHEN XIN	143-A-B	27	201000200008424	—	—	—	0	813
10	YOSOLA PAULA MARIE	142-D-4	1,000	20050400079827	—	—	—	1644	1565
11	FREEMAN CELIA H & FREEMAN JASON M	143-A-B	28	201808130000679	—	—	—	330	1252
12	WATTS PRISCILLA CLAYTON	131-P-E	19,000	2224	302	—	—	0	225
13	MOUL PAUL & NOEMI	131-P-E	1	20200509008180	—	—	—	0	215
14	FOSTER ALICE A	131-P-A	18,000	201601130041168	—	—	—	0	496
15	MITCHELL DANIEL W & CONGER F	131-P-A	17,000	2126	384	—	—	45	695
16	HENEVAR ALLEN WAYNE & WHITE HOLLY VIVIAN	131-P-A	16,000	201208140063840	—	—	—	154	768
17	GARNER DAVID L & MARGARET C	131-P-A	15,000	1491	1843	—	—	32	757
18	GARNER DAVID L & MARGARET C	131-P-A	14,000	199912300048547	—	—	—	0	435
19	GARNER DAVID L	131-P-A	13,000	202005210077384	—	—	—	0	409
20	ROSSER KATHY A TRUSTEE	131-P-A	12,000	201912100003684	—	—	—	0	367
21	MCCARTY FRANK E & BETTY JO	131-P-A	11,000	1361	710	—	—	0	763
22	CHESLEY CHESTER E	131-P-A	8,000	20030320073494	—	—	—	0	1063
23	WITMER DALE T & MARYHOPE R	131-P-A	8,000	2171	56	—	—	391	1033
24	SHELBY LARRY WAYNE	131-P-A	7,000	2182	1200	—	—	0	692
25	GARNER DAVID L	131-P-A	6,000	201910100001189	—	—	—	39	849
26	MOORE NOLA G	131-P-A	5,000	200510310039158	—	—	—	289	805
27	THOMPSON EMILY W & THOMPSON BRADLEY A	131-P-A	4,000	201609300031037	—	—	—	544	697
28	WITT LINDA M	131-P-A	3,000	200007060001009	—	—	—	80	846
29	MORRIS WILLIAM L & BELINDA P	131-P-A	2,000	200304030008707	—	—	—	88	248
30	PAUL, BETA H	131-P-A	1,000	2092	1073	—	—	0	653



- LEGEND:
- IRON PEN FOUND
 - UTILITY POLE
 - LAMP POST
 - FIRE HYDRANT
 - WATER VALVE
 - GAS VALVE
 - IRRIGATION CONTROL VALVE
 - WATER METER
 - SANITARY SEWER MANHOLE
 - EXIST. UNDERGROUND COMMUNICATIONS
 - SS— EXIST. SANITARY SEWER
 - G— EXIST. GAS LINE
 - W— EXIST. WATER LINE
 - OH— OVERHEAD UTILITY LINE
 - EXIST. TREE
 - PROPOSED SIDEWALK EASEMENT
 - PROPOSED SLOPE EASEMENT
 - PROPOSED RIGHT OF WAY

NO.	DATE	REVISIONS	BY	CHK.



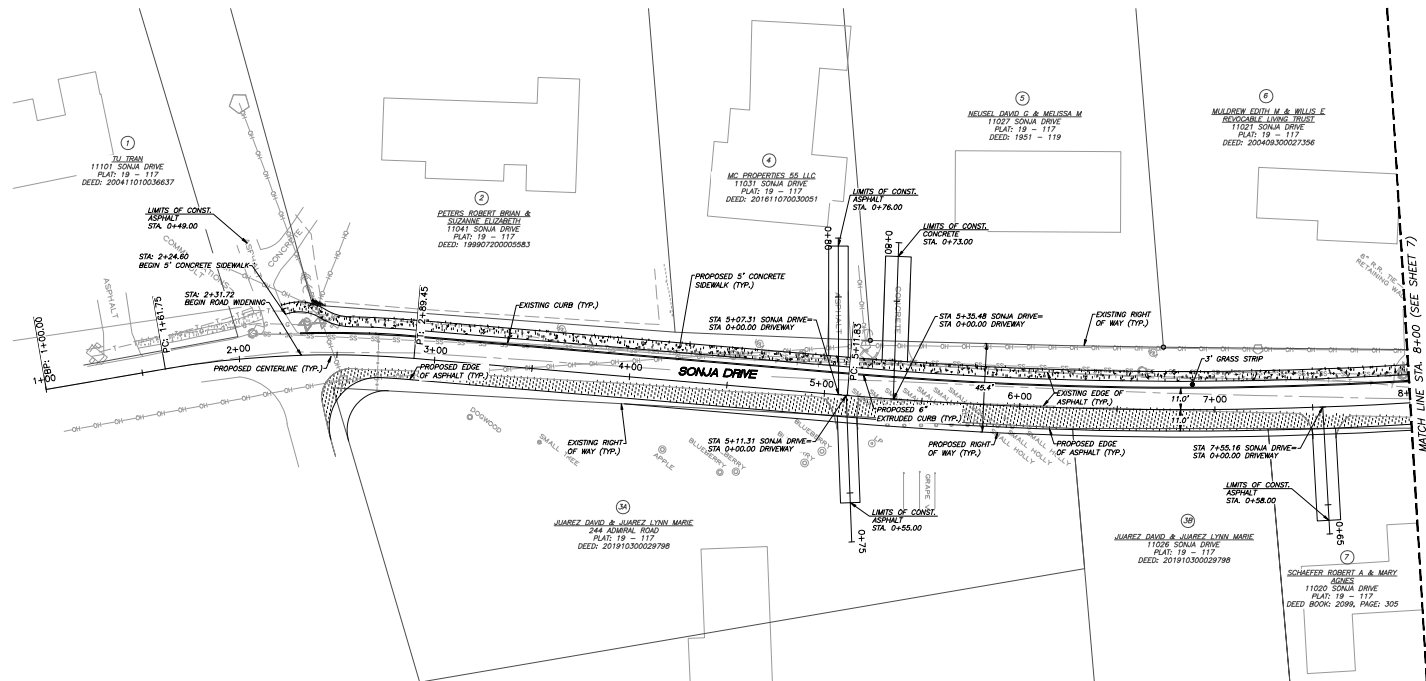
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

TOWN OF FARRAGUT
SONJA DRIVE SIDEWALK EXTENSION

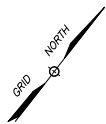
PRESENT LAYOUT - DETACHED
SONJA DRIVE SIDEWALK EXTENSION
STA. 0+00 - STA. 8+00

DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: 1"=30'	SHEET FOUR NO. 4
DRAWN BY: CLM	DATE: 04/03/2024	FILE NO.: 2112031	OF 32 SHEETS

TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	SONJA DRIVE SIDEWALK EXTENSION	5



- LEGEND:
- IRON PEN FOUND
 - UTILITY POLE
 - LAMP POST
 - FIRE HYDRANT
 - WATER VALVE
 - GAS VALVE
 - IRRIGATION CONTROL VALVE
 - WATER METER
 - SANITARY SEWER MANHOLE
 - EXIST. UNDERGROUND COMMUNICATIONS
 - EXIST. SANITARY SEWER
 - EXIST. GAS LINE
 - EXIST. WATER LINE
 - OVERHEAD UTILITY LINE
 - EXIST. TREE
 - PROPOSED ASPHALT



NO.	DATE	REVISIONS	BY	CHK.



URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

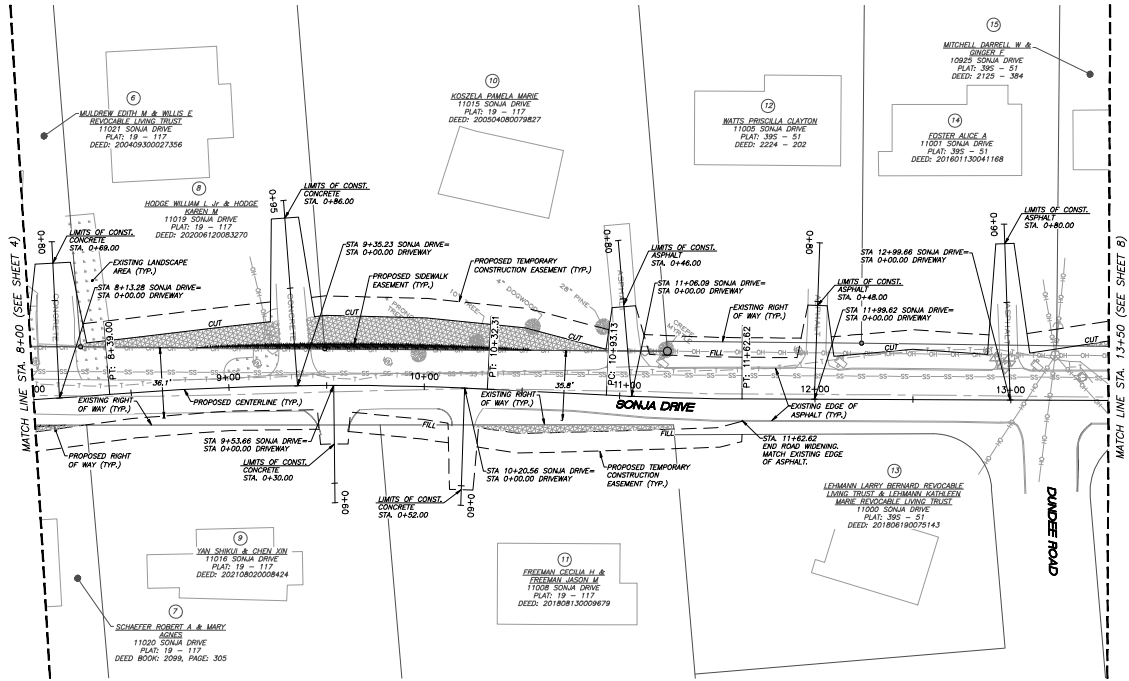
TOWN OF FARRAGUT
SONJA DRIVE SIDEWALK EXTENSION

PROPOSED LAYOUT - DETACHED
SONJA DRIVE SIDEWALK EXTENSION
STA. 0+00 - STA. 8+00

DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: 1"=30'	SHEET FIVE NO. 5
DRAWN BY: CLM	DATE: 04/03/2024	FILE NO.: 2112031	OF 32 SHEETS

TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	SONJA DRIVE SIDEWALK EXTENSION	6

PROPERTY & EASEMENT ACQUISITION TABLE									
TRACT NO.	PROPERTY OWNER	COUNTY RECORDS			TOTAL AREA PER PLAT (AC)	ROW TO BE ACQUIRED (F.T.)	AREA REMAINING (AC)	EASEMENT (S.F.)	
		TAX MAP NO.	PARCEL	PAGE				SLOPE CONST.	PERM. SIDEWALK
1	TO TRAIL	142-D-A	10,00	20041701036637	—	—	—	0	0
2	PETERS ROBERT BERN & JOHANN ELIZABETH	142-D-A	2,00	1998720000583	—	—	—	512	1684
3A	JUAREZ DAVID & JUAREZ LYNN MARIE	143-A-B	24	201910300029798	0.93	854	0.91	2068	3544
3B	JUAREZ DAVID & JUAREZ LYNN MARIE	143-A-B	25	201910300029798	0.84	419	0.83	1030	897
4	MC PROPERTIES 53 LLC	142-D-A	6,00	201811020030551	—	—	—	8	403
5	NEUSEL DAVID G & MELISSA M	142-D-A	5,00	1981	119	—	0	—	276
6	MALDREW EDITH M & WILLIS C REVOCABLE LYING TRUST	142-D-A	3,00	200409300027356	—	—	—	4	1127
7	SCHAEFER ROBERT A & MARY AGNES	143-A-B	26	2099	305	0.80	0.79	372	841
8	HODGE WILLIAM L JR & HODGE KAREN M	142-D-A	2,00	202006120083270	—	—	—	887	898
9	YAN SHOU & CHEN XIN	143-A-B	21	202108020008424	—	—	—	335	613
10	KOSZELA PAMELA MARIE	142-D-A	1,00	200604060079827	—	—	—	1644	1565
11	FREEDMAN CECILIA H & FREEDMAN JASON M	143-A-B	28	201808130009679	—	—	—	335	1252
12	WATTS PRISCILLA CLAYTON	131-P-A	18,00	2224	202	—	—	0	225
13	MOLL PAUL & NOEMI	131-P-E	—	20200900085192	—	—	—	0	215
14	FOSTER ALICE A	131-P-A	18,00	201601130041168	—	—	—	0	496
15	MITCHELL DARRELL W & GINGER F	131-P-A	17,00	2125	884	—	—	45	695
16	HENEGAR ALLEN WAYNE & WHITE HOLLY WYMAN	131-P-A	16,00	20103140063840	—	—	—	154	766
17	GARNER DAVID L & MARGARET C	131-P-A	15,00	1491	643	—	—	32	757
18	GARNER DAVID L & MARGARET GAIL	131-P-A	14,00	18991230004847	—	—	—	0	435
19	GARNER DAVID L	131-P-A	13,00	202002100071984	—	—	—	0	409
20	ROSER JUDITH A TRUSTEE	131-P-A	12,00	201818100036064	—	—	—	0	387
21	MCINTY FRANK L & BETTY JO	131-P-A	11,00	1361	710	—	—	0	763
22	LADSEY CHERIE S	131-P-A	8,00	20030200073694	—	—	—	0	1083
23	WYMER DALE E & MARYLOUISE R	131-P-A	6,00	2171	56	—	—	397	1033
24	SHELLEY LARRY WAYNE	131-P-A	2,00	2182	1200	—	—	0	692
25	GARNER DAVID L	131-P-A	6,00	20210716003189	—	—	—	39	849
26	MOORE ROSA G	131-P-A	4,00	200010310039108	—	—	—	289	905
27	THOMPSON EMILY M & THOMPSON BRADLEY A	131-P-A	4,00	201809300023307	—	—	—	584	897
28	WITT LINDA W	131-P-A	5,00	200010600010309	—	—	—	80	846
29	MOORE WILLIAM L & BELANDA P	131-P-A	2,00	200304030089707	—	—	—	88	948
30	PARK RITA H	131-P-A	1,00	2292	1073	—	—	0	653



LEGEND:

- IRON PEN FOUND
- UTILITY POLE
- LAMP POST
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ GAS VALVE
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ WATER METER
- SANITARY SEWER MANHOLE
- T— EXIST. UNDERGROUND COMMUNICATIONS
- SS— EXIST. SANITARY SEWER
- G— EXIST. GAS LINE
- W— EXIST. WATER LINE
- OH— OVERHEAD UTILITY LINE
- EXIST. TREE
- ▨ PROPOSED SIDEWALK EASEMENT
- ▨ PROPOSED SLOPE EASEMENT
- ▨ PROPOSED RIGHT OF WAY

GRAPHIC SCALE: 30' 0 30' 60'

GRID NORTH

NO.	DATE	REVISIONS	BY	CHK.

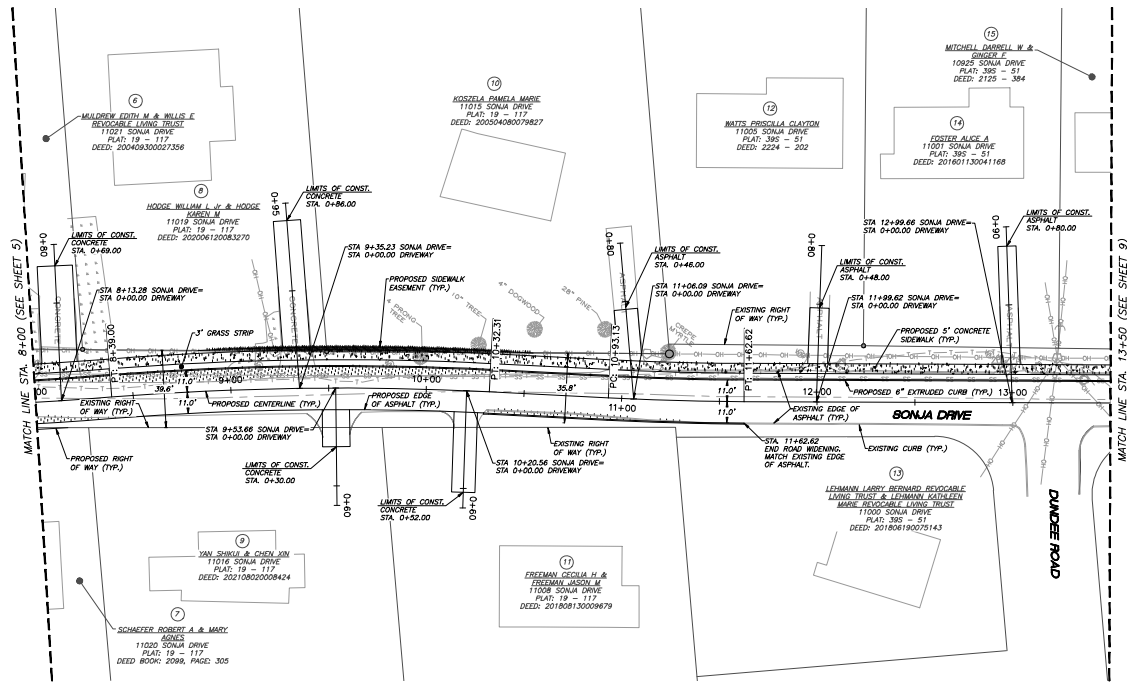
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 301
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

TOWN OF FARRAGUT
SONJA DRIVE SIDEWALK EXTENSION

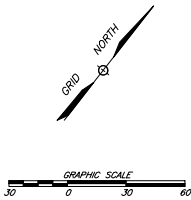
PRESENT LAYOUT - DETACHED
SONJA DRIVE SIDEWALK EXTENSION
STA. 8+00 - STA. 13+50

DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: 1"=30'	SHEET SIX
DRAWN BY: CLM	DATE: 04/03/2024	FILE NO.: 2112031	NO. 6 OF 32 SHEETS

TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	SONJA DRIVE SIDEWALK EXTENSION	7



- LEGEND:
- IRON PEN FOUND
 - UTILITY POLE
 - ⊕ LAMP POST
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ GAS VALVE
 - ⊕ IRRIGATION CONTROL VALVE
 - ⊕ WATER METER
 - SANITARY SEWER MANHOLE
 - EXIST. UNDERGROUND COMMUNICATIONS
 - SS— EXIST. SANITARY SEWER
 - G— EXIST. GAS LINE
 - W— EXIST. WATER LINE
 - OH— OVERHEAD UTILITY LINE
 - ⊕ EXIST. TREE
 - ▨ PROPOSED ASPHALT



NO.	DATE	REVISIONS	BY	CHK.



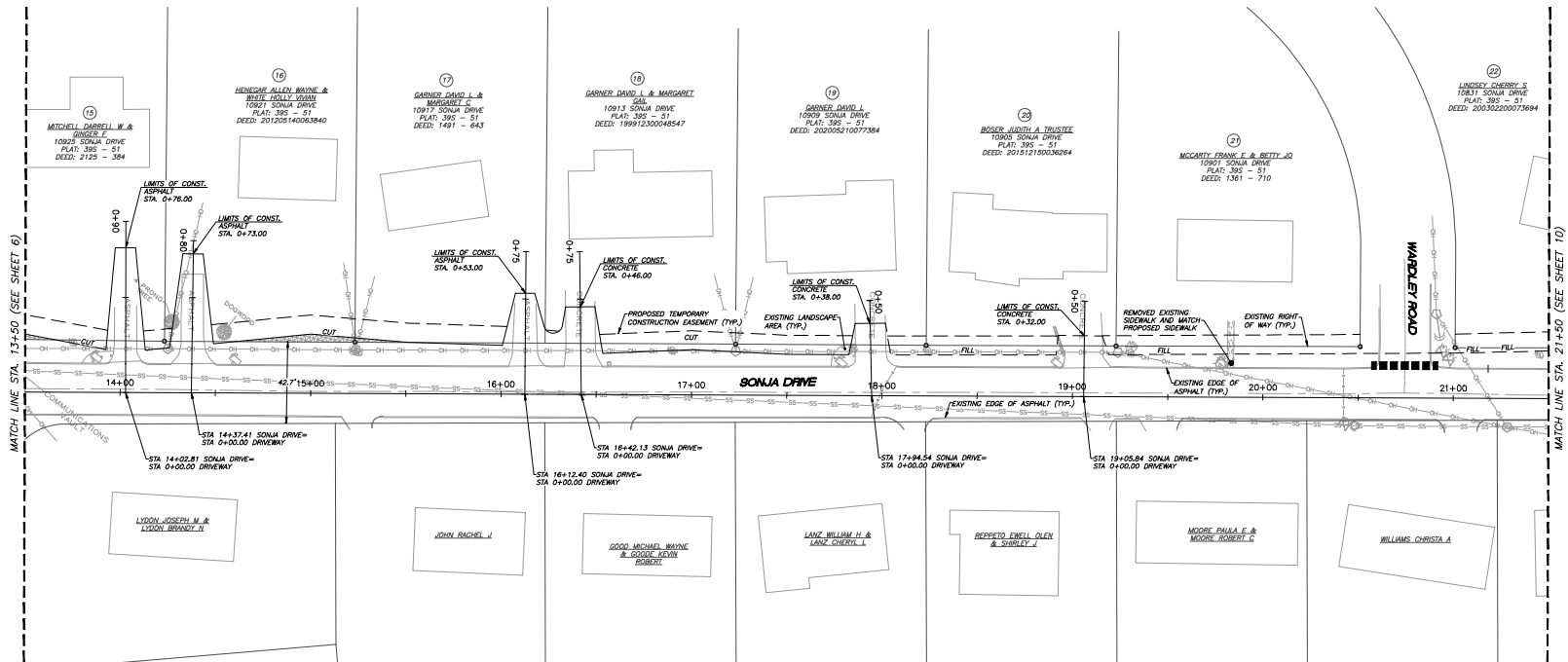
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

TOWN OF FARRAGUT
SONJA DRIVE SIDEWALK EXTENSION

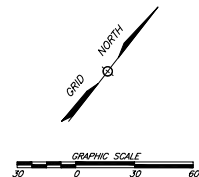
PROPOSED LAYOUT - DETACHED
SONJA DRIVE SIDEWALK EXTENSION
STA. 8+00 - STA. 13+50

DESIGNED BY: GAS	CHECKED BY: GAS	SCALE: 1"=30'	SHEET SEVEN NO. 7
DRAWN BY: CLM	DATE: 04/03/2024	FILE NO.: 2112031	OF 32 SHEETS

PROPERTY & EASEMENT ACQUISITION TABLE											
TRACT NO.	PROPERTY OWNER	COUNTY RECORDS				TOTAL AREA PER PLAT (AC)	HOW TO BE ACQUIRED (S.F.)	AREA REMAINING (AC)	EASEMENT (S.F.)		
		TAX MAP NO.	PARCEL	DEED BK	PAGE				SLOPE	CONST.	PERM. SIDEWALK
1	TU TRAN	142-G-A	10.00	200411010036637	—	—	—	0	—	0	0
2	PETERS ROBERT BRIAN & SUZANNE ELIZABETH	142-G-A	7.00	18980720005583	—	—	0	—	516	1884	9
3	JUAREZ DAVID & JUAREZ LYNN MARIE	143-A-B	24	201910300039798	0.83	864	0.81	2586	2544	0	0
3B	JUAREZ DAVID & JUAREZ LYNN MARIE	143-A-B	25	201910300039798	0.84	419	0.83	1030	997	0	0
4	MC PROPERTIES SS LLC	142-G-A	6.00	20161070030891	—	—	0	—	9	603	0
5	NEUSEL DAVID D & MELISSA M	142-G-A	5.00	1881	119	—	0	—	0	236	0
6	MALDREW EDITH M & WILLIS E REVOCABLE LIVING TRUST	142-G-A	3.00	200409300027356	—	—	0	—	4	1127	0
7	SCHAEFER ROBERT A & MARY ANNE	143-A-B	26	2009	305	0.85	204	0.79	272	841	0
8	HODGE WILLIAM L JR & HODGE KAREN M	142-G-A	2.00	202004120008270	—	—	0	—	887	998	91
9	YAN SHIWEI & CHEN JIN	143-A-B	27	202108020008424	—	—	0	—	0	813	0
10	KOSZELA PAMELA MARIE	142-G-A	1.00	200504080709827	—	—	0	—	1644	1365	179
11	FREEMAN CECILIA H & FREEMAN JASON M	143-A-B	28	20180812000679	—	—	0	—	330	1252	0
12	MITTS PARCELIA CLAYTON	131-P-A	19.00	2024	102	—	0	—	0	225	0
13	MOLL PAUL & NOEMI	131-P-E	1	202206090008192	—	—	0	—	0	215	0
14	FOSTER ALICE A	131-P-A	16.00	20160113041168	—	—	0	—	0	496	0
15	MITCHELL DANIEL W & GINGER F	131-P-A	17.00	2125	384	—	0	—	45	685	0
16	HENEGAR ALLEN WAYNE & WHITE HOLLY VIVIAN	131-P-A	16.00	201205140063840	—	—	0	—	154	768	0
17	GARNER DAVID L & MARGARET C	131-P-A	15.00	1491	163	—	0	—	35	757	0
18	GARNER DAVID L & MARGARET GAIL	131-P-A	14.00	188912300048547	—	—	0	—	0	435	0
19	GARNER DAVID L	131-P-A	13.00	200505190077384	—	—	0	—	0	409	0
20	BOSER JUDITH A TRUSTEE	131-P-A	12.00	201512150026264	—	—	0	—	0	387	0
21	MCCARTY FRANK E & BETTY JO	131-P-A	11.00	1361	710	—	0	—	0	763	0
22	LINDSEY CHERYL S	131-P-A	8.00	20030200073694	—	—	0	—	0	1083	0
23	WITMER DALE T & MARYHOPE R	131-P-A	8.00	2171	56	—	0	—	391	1033	0
24	SHULTZ LARRY WAYNE	131-P-A	7.00	2182	1200	—	0	—	0	692	0
25	GARNER DAVID L	131-P-A	6.00	202107150003189	—	—	0	—	39	849	0
26	MOORE NOLA G	131-P-A	5.00	200510310039158	—	—	0	—	289	905	0
27	THOMPSON EMILY M & THOMPSON BRADLEY A	131-P-A	4.00	201809300033307	—	—	0	—	594	897	0
28	WITT LINDA M	131-P-A	3.00	200007060001009	—	—	0	—	80	848	0
29	MOORE WILLIAM L & BELEIDA P	131-P-A	2.00	20050630081707	—	—	0	—	48	948	0
30	PARK BETA H	131-P-A	1.00	2282	1023	—	0	—	0	653	0



- LEGEND:
- IRON PEN FOUND
 - UTILITY POLE
 - LAMP POST
 - FIRE HYDRANT
 - WATER VALVE
 - GAS VALVE
 - IRRIGATION CONTROL VALVE
 - WATER METER
 - SANITARY SEWER MANHOLE
 - EXIST. UNDERGROUND COMMUNICATIONS
 - EXIST. SANITARY SEWER
 - EXIST. GAS LINE
 - EXIST. WATER LINE
 - OVERHEAD UTILITY LINE
 - EXIST. TREE
 - PROPOSED SLOPE EASEMENT



NO.	DATE	REVISIONS	BY	CHK.



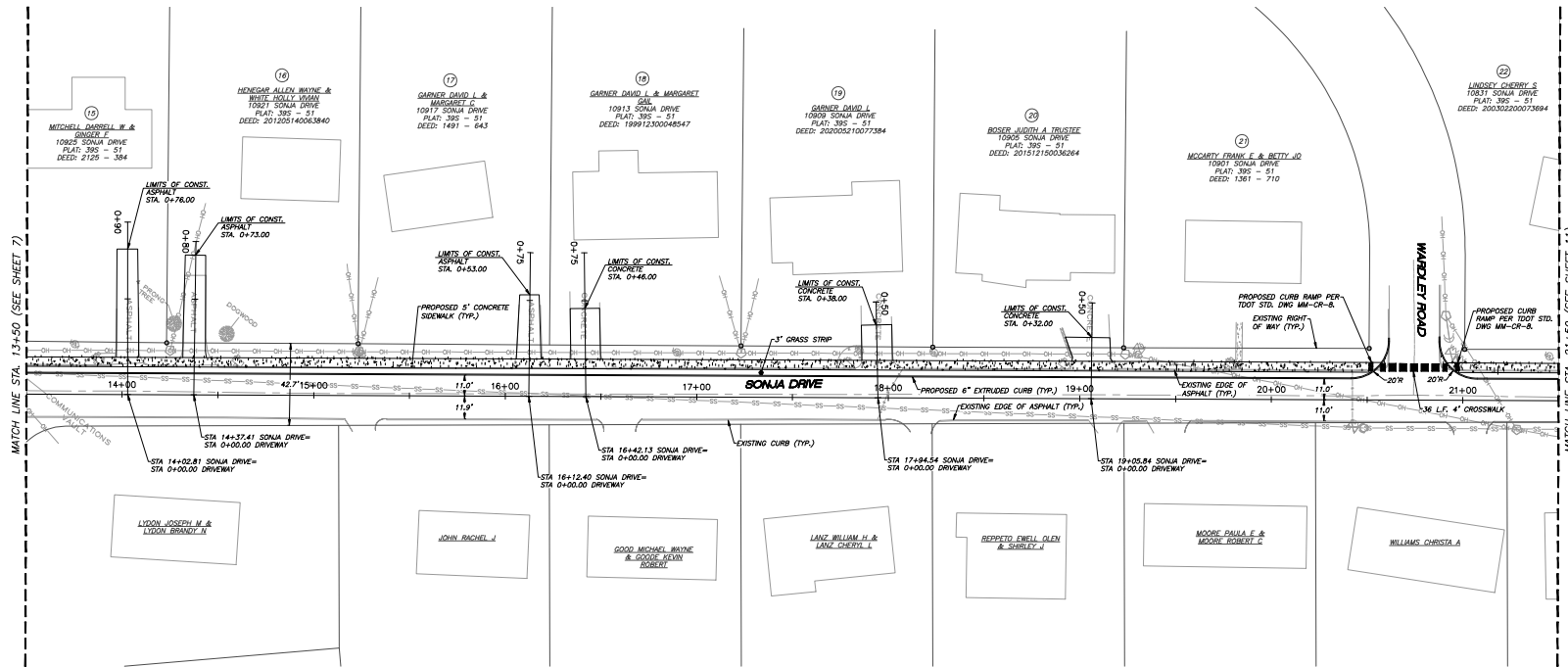
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 301
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

TOWN OF FARRAGUT
SONJA DRIVE SIDEWALK EXTENSION

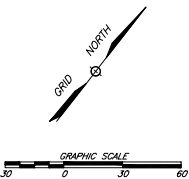
PRESENT LAYOUT - DETACHED
SONJA DRIVE SIDEWALK EXTENSION
STA. 13+50 - STA. 21+50

DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: 1"=30'	SHEET EIGHT NO. 8
DRAWN BY: CLM	DATE: 04/03/2024	FILE NO.: 2112031	OF 32 SHEETS

TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	SONJA DRIVE SIDEWALK EXTENSION	9



- LEGEND:**
- IRON PEN FOUND
 - UTILITY POLE
 - LAMP POST
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ GAS VALVE
 - ⊕ IRRIGATION CONTROL VALVE
 - ⊕ WATER METER
 - ⊕ SANITARY SEWER MANHOLE
 - EXIST. UNDERGROUND COMMUNICATIONS
 - EXIST. SANITARY SEWER
 - EXIST. GAS LINE
 - EXIST. WATER LINE
 - OVERHEAD UTILITY LINE
 - ⊕ EXIST. TREE
 - ▨ PROPOSED ASPHALT



NO.	DATE	REVISIONS	BY	CHK.



URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

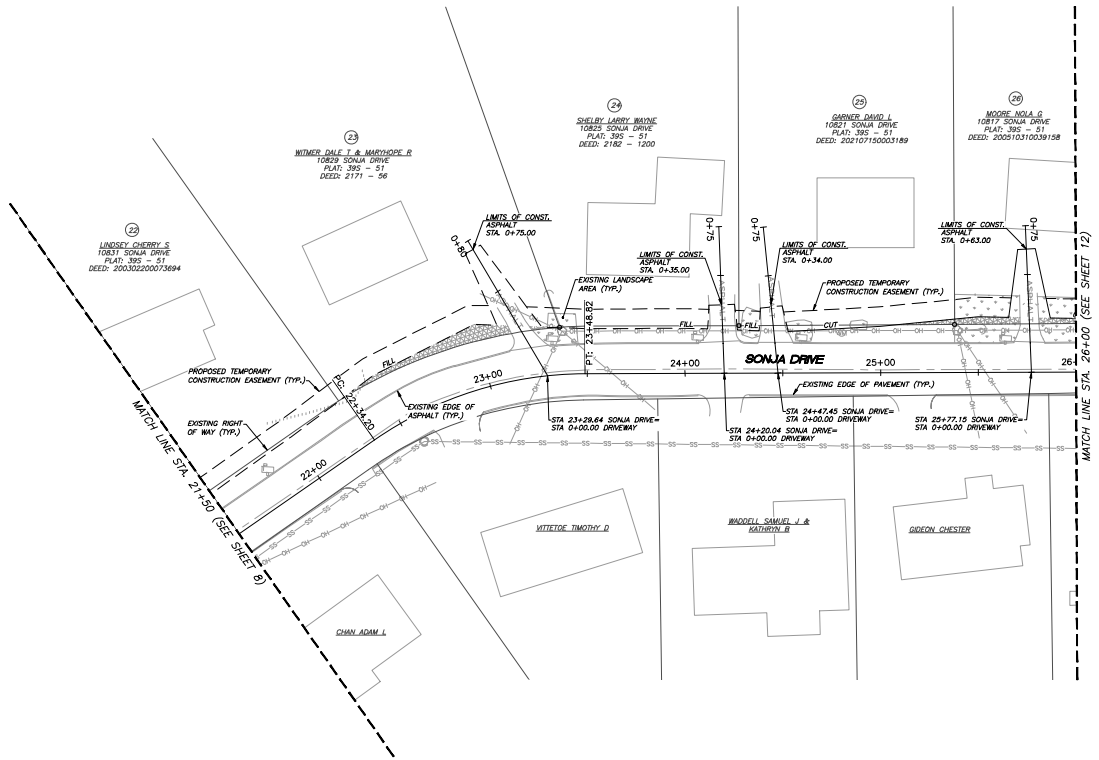
TOWN OF FARRAGUT
SONJA DRIVE SIDEWALK EXTENSION

PROPOSED LAYOUT - DETACHED
SONJA DRIVE SIDEWALK EXTENSION
STA. 13+50 - STA. 21+50

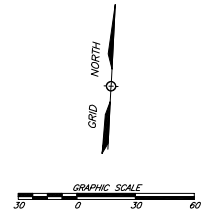
DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: 1"=30'	SHEET NINE NO. 9
DRAWN BY: CLM	DATE: 04/03/2024	FILE NO.: 2112031	OF 32 SHEETS

PROPERTY & EASEMENT ACQUISITION TABLE									
TRACT NO.	PROPERTY OWNER	COUNTY RECORDS		TOTAL AREA PER PLAT (AC)	ROW TO BE ACQUIRED (S.F.)	AREA REMAINING (AC)	EASEMENT (S.F.)		
		TAX MAP NO.	PARCEL				SLOPE	CONST.	PERM. SIDEWALK
1	TU IRAN	142-D-A	12.00	2014110304637	—	—	0	0	0
2	PETERS ROBERT BRIAN & SUZANNE ELIZABETH	142-D-A	7.00	19980720005564	—	—	0	1884	0
3A	JUAREZ DAVID & JUAREZ LYNN MARIE	143-A-B	24	20191030009798	0.93	854	0.91	2586	3244
3B	JUAREZ DAVID & JUAREZ LYNN MARIE	143-A-B	24	20191030009798	0.84	419	0.83	1030	917
4	MC PROPERTIES 55 LLC	142-D-A	6.00	201811070030051	—	0	—	9	603
5	NEUSE DAVID E & MELISSA M	142-D-A	5.00	20040830027356	—	0	—	0	236
6	MULDREW EDITH M & WILLO E REVOCABLE LIVING TRUST	142-D-A	3.00	20040830027356	—	0	—	4	1127
7	SCHUYTER ROBERT A & MARY AGNES	143-A-B	26	2099	305	0.80	204	0.79	372
8	HODGE WILLIAM L & HODGE KAREN M	142-D-A	2.00	202006110008370	—	0	—	867	968
9	YAN SHIKU & CHEN XIN	143-A-B	27	202108020008424	—	0	—	0	613
10	KOSZELA PAMELA MARIE	142-D-A	1.00	200504080039877	—	0	—	1644	1565
11	FREEMAN CECILIA H & FREEMAN JASON M	143-A-B	38	20180813000979	—	0	—	330	1232
12	WATTS PRISCILLA CLAYTON	131-P-A	18.00	2224	202	—	0	0	225
13	ROLL PAUL & NORM	131-P-A	1	20200509008189	—	0	—	0	719
14	FOSTER ALICE A	131-P-A	18.00	201801130041168	—	0	—	0	486
15	MITCHELL DANIEL R & GINGER F	131-P-A	12.00	2125	384	—	0	45	685
16	HENEGAR ALLEN WAYNE & WHITE HOLLY VIVIAN	131-P-A	16.00	201205140063840	—	0	—	154	769
17	GARNER DAVID L & MARGARET C	131-P-A	15.00	1491	643	—	0	32	757
18	GARNER DAVID L & MARGARET C	131-P-A	14.00	19881230045647	—	0	—	0	435
19	GARNER DAVID L	131-P-A	13.00	202005210077384	—	0	—	0	409
20	ROSEB ALICIA A TRUSTEE	131-P-A	12.00	201812100336264	—	0	—	0	387
21	MCCARTY FRANK E & BETTY JO	131-P-A	11.00	1361	710	—	0	0	763
22	LINDSEY CHERYL S	131-P-A	9.00	200302020073694	—	0	—	0	1083
23	WITMER DALE J & MARYSHOPE R	131-P-A	8.00	2171	56	—	0	391	1033
24	SHELBY LARRY WAYNE	131-P-A	7.00	2182	1205	—	0	0	692
25	GARNER DAVID L	131-P-A	6.00	202107150003189	—	0	—	39	849
26	MOORE NOLA G	131-P-A	5.00	200510310039158	—	0	—	289	905
27	THOMPSON EMILY M & THOMPSON BRADLEY A	131-P-A	4.00	201408300023257	—	0	—	194	857
28	WITT LINDA M	131-P-A	3.00	200007060001009	—	0	—	90	646
29	MORRIS WILLIAM L & BELINDA P	131-P-A	2.00	200304030088707	—	0	—	88	848
30	PARK RITA H	131-P-A	1.00	2294	1073	—	0	0	653

TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	SONJA DRIVE SIDEWALK EXTENSION	10



- LEGEND:
- IRON PEN FOUND
 - UTILITY POLE
 - LAMP POST
 - ⋈ FIRE HYDRANT
 - ⋈ WATER VALVE
 - ⋈ GAS VALVE
 - ⋈ IRRIGATION CONTROL VALVE
 - ⊕ WATER METER
 - SANITARY SEWER MANHOLE
 - T— EXIST. UNDERGROUND COMMUNICATIONS
 - SS— EXIST. SANITARY SEWER
 - G— EXIST. GAS LINE
 - W— EXIST. WATER LINE
 - OH— OVERHEAD UTILITY LINE
 - ⊙ EXIST. TREE
 - ▨ PROPOSED SLOPE EASEMENT



NO.	DATE	REVISIONS	BY	CHK.



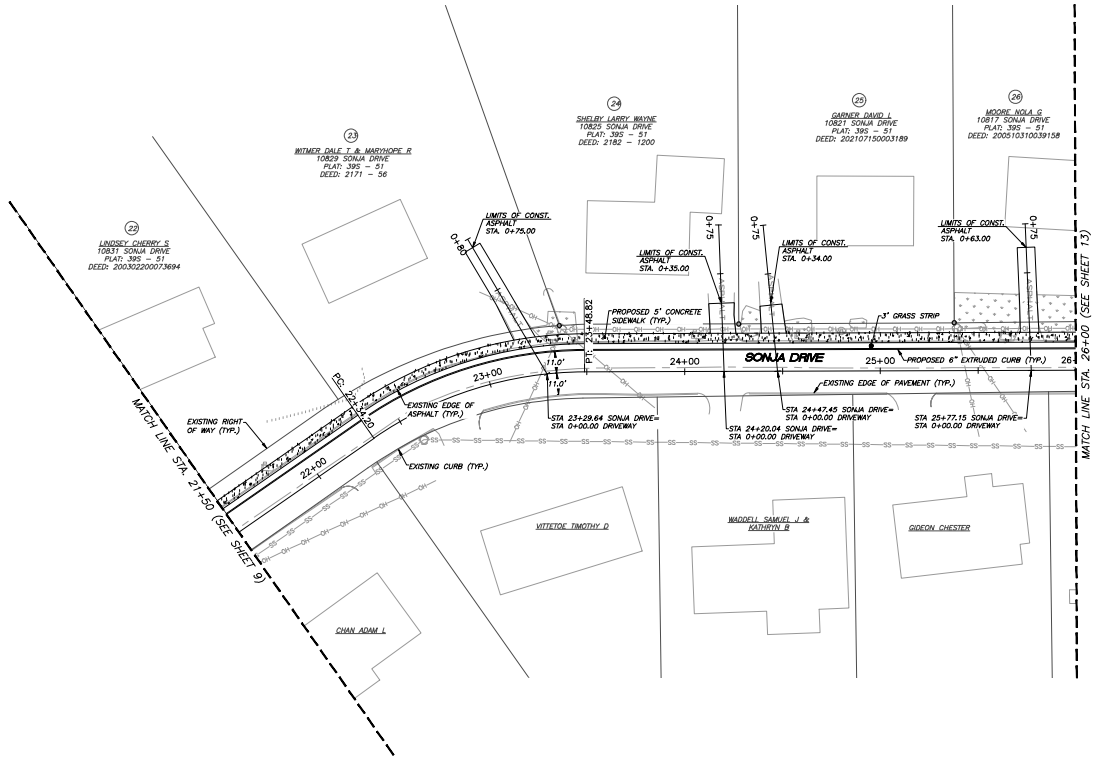
URBAN ENGINEERING, INC.
10330 HARDY VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

TOWN OF FARRAGUT
SONJA DRIVE SIDEWALK EXTENSION

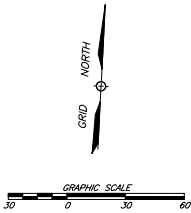
PRESENT LAYOUT - DETACHED
SONJA DRIVE SIDEWALK EXTENSION
STA. 21+50 - STA. 26+00

DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: 1"=30'	SHEET TEN NO. 10
DRAWN BY: CLM	DATE: 04/03/2024	FILE NO.: 2112031	OF 32 SHEETS

TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	SONJA DRIVE SIDEWALK EXTENSION	11



- LEGEND:
- IRON PEN FOUND
 - UTILITY POLE
 - LAMP POST
 - ⋈ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ GAS VALVE
 - ⊕ IRRIGATION CONTROL VALVE
 - ⊕ WATER METER
 - ⊕ SANITARY SEWER MANHOLE
 - T— EXIST. UNDERGROUND COMMUNICATIONS
 - SS— EXIST. SANITARY SEWER
 - G— EXIST. GAS LINE
 - W— EXIST. WATER LINE
 - OH— OVERHEAD UTILITY LINE
 - ⊙ EXIST. TREE
 - ▨ PROPOSED ASPHALT



NO.	DATE	REVISIONS	BY	CHK.



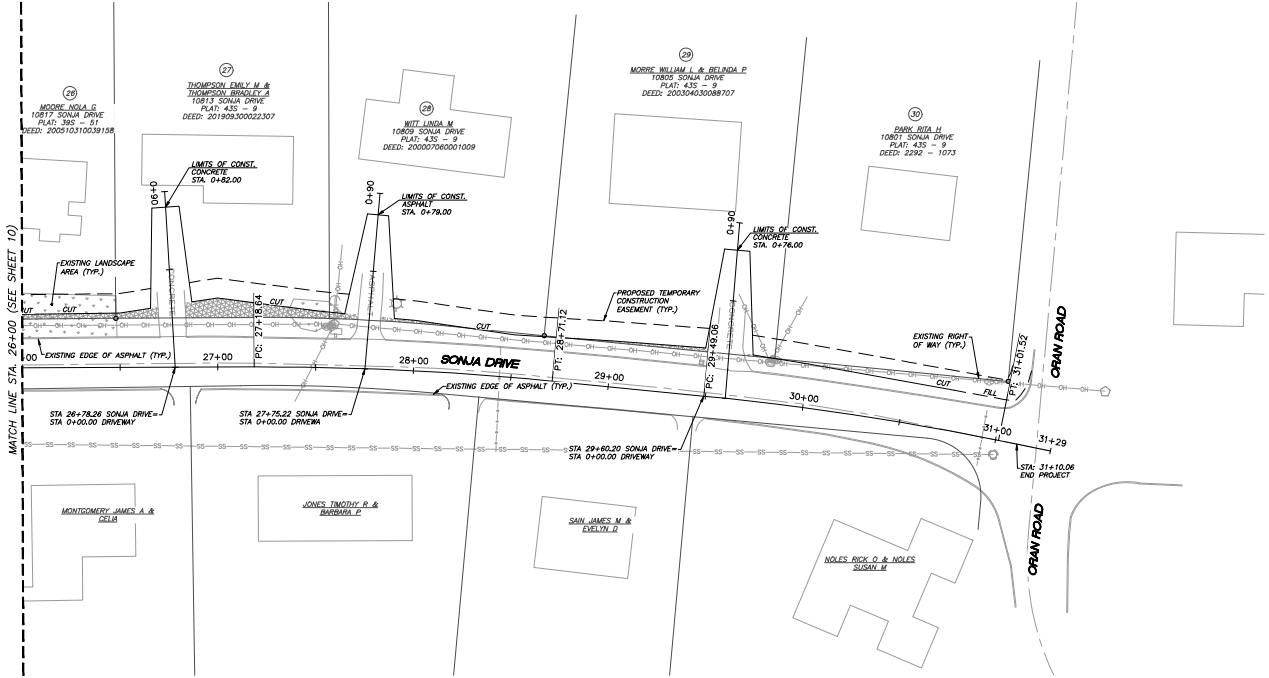
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

TOWN OF FARRAGUT
SONJA DRIVE SIDEWALK EXTENSION

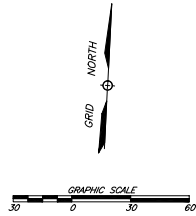
PROPOSED LAYOUT - DETACHED
SONJA DRIVE SIDEWALK EXTENSION
STA. 21+50 - STA. 26+00

DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: 1"=30'	SHEET ELEVEN NO. 11
DRAWN BY: CLM	DATE: 04/03/2024	FILE NO.: 2112031	OF 32 SHEETS

PROPERTY & EASEMENT ACQUISITION TABLE											
TRACT NO.	PROPERTY OWNER	COUNTY RECORDS				TOTAL AREA PER PLAT (AC)	ROW TO BE ACQUIRED (S.F.)	AREA REMAINING (AC)	EASEMENT (S.F.)		
		DAT. MAP NO.	PARCEL	DEED BK.	PAGE				SLOPE CONST.	PERM. SIDEWALK	
1	TO TRAIL	142-D-A	10.00	200411010036837	—	—	—	—	—	—	—
2	PETERS ROBERT BRUN & SUZANNE ELIZABETH	142-D-A	7.00	19980200000581	—	—	—	—	516	1084	9
3A	JUAREZ DAVID & JUAREZ LYNN MARIE	143-A-B	24	201910300029788	0.93	894	0.91	2586	3544	0	0
3B	JUAREZ DAVID & JUAREZ LYNN MARIE	143-A-B	25	201910300029788	0.84	819	0.83	1030	997	0	0
4	MC PROPERTIES 56 LLC	142-D-A	6.00	201811070030051	—	—	—	—	603	0	0
5	NEUSEL DAVID G & MELISSA M	142-D-A	3.00	1991	119	—	—	—	0	276	0
6	MALDREW EDITH M & WILLIS F PROVOCHALE LIVING TRUST	142-D-A	3.00	200404100007196	—	—	—	—	4	1127	0
7	SCHAEFER ROBERT A & MARY AGNES	143-A-B	26	2009	305	0.80	204	0.79	372	841	0
8	HODGE WILLIAM L & JUDITH KAREN M	142-D-A	2.00	200001700081310	—	—	—	—	887	998	91
9	DAN SHOU & CHEN XIN	143-A-B	27	202108020008424	—	—	—	—	0	613	0
10	KOSZELA PAMELA MARIE	142-D-A	1.00	200204060079627	—	—	—	—	1644	1565	179
11	FREYMAN CECILIA M & FREDMAN JASON M	143-A-B	28	201801150004979	—	—	—	—	335	1253	0
12	BATTS PRISCILLA CLAYTON	131-P-A	18.00	2224	102	—	—	—	0	225	0
13	MOLLI PAUL & NODM	131-P-A	9	200203000081192	—	—	—	—	0	215	0
14	FOSTER ALICE A	131-P-A	18.00	201601130041168	—	—	—	—	0	496	0
15	MITCHELL DARRELL W & GINGER E	131-P-A	17.00	2125	384	—	—	—	45	895	0
16	HENDERG ALLEN WAYNE & WHITE HOLLY VIVIAN	131-P-A	16.00	201201140063940	—	—	—	—	154	768	0
17	GARNER DAVID L & MARGARET C	131-P-A	15.00	1481	843	—	—	—	32	757	0
18	GARNER DAVID L & MARGARET C	131-P-A	14.00	1999120004547	—	—	—	—	0	435	0
19	GARNER DAVID L	131-P-A	13.00	200208210077384	—	—	—	—	0	409	0
20	ROSE JUDITH A PRESLEE	131-P-A	12.00	201512150036284	—	—	—	—	0	387	0
21	MCCARTY FRANK E & BETTY JO	131-P-A	11.00	1361	110	—	—	—	0	367	0
22	LINSEY CHERRY S	131-P-A	8.00	200302200073694	—	—	—	—	0	1083	0
23	WITMER DALE T & MATHIAS R	131-P-A	8.00	2171	56	—	—	—	0	1033	0
24	SHELLEY LARRY WAYNE	131-P-A	7.00	2182	1200	—	—	—	0	892	0
25	GARNER DAVID L	131-P-A	6.00	200107150003189	—	—	—	—	0	849	0
26	MOORE NOLA D	131-P-A	5.00	200910310039158	—	—	—	—	0	289	805
27	THOMPSON EMILY M & THOMPSON BRADLEY A	131-P-A	4.00	201809300023307	—	—	—	—	0	594	897
28	WITTE LINDA M	131-P-A	3.00	20000706001009	—	—	—	—	0	80	846
29	MOORE WILLIAM L & BELINDA P	131-P-A	2.00	200304030088707	—	—	—	—	0	88	248
30	PARK RITA H	131-P-A	1.00	2292	1073	—	—	—	0	653	0



- LEGEND:
- IRON PEN FOUND
 - UTILITY POLE
 - LAMP POST
 - FIRE HYDRANT
 - WATER VALVE
 - GAS VALVE
 - IRRIGATION CONTROL VALVE
 - WATER METER
 - SANITARY SEWER MANHOLE
 - EXIST. UNDERGROUND COMMUNICATIONS
 - SS EXIST. SANITARY SEWER
 - G EXIST. GAS LINE
 - W EXIST. WATER LINE
 - OH EXIST. OVERHEAD UTILITY LINE
 - EXIST. TREE
 - ▨ PROPOSED SIDEWALK EASEMENT
 - ▨ PROPOSED SLOPE EASEMENT



NO.	DATE	REVISIONS	BY	CHK.



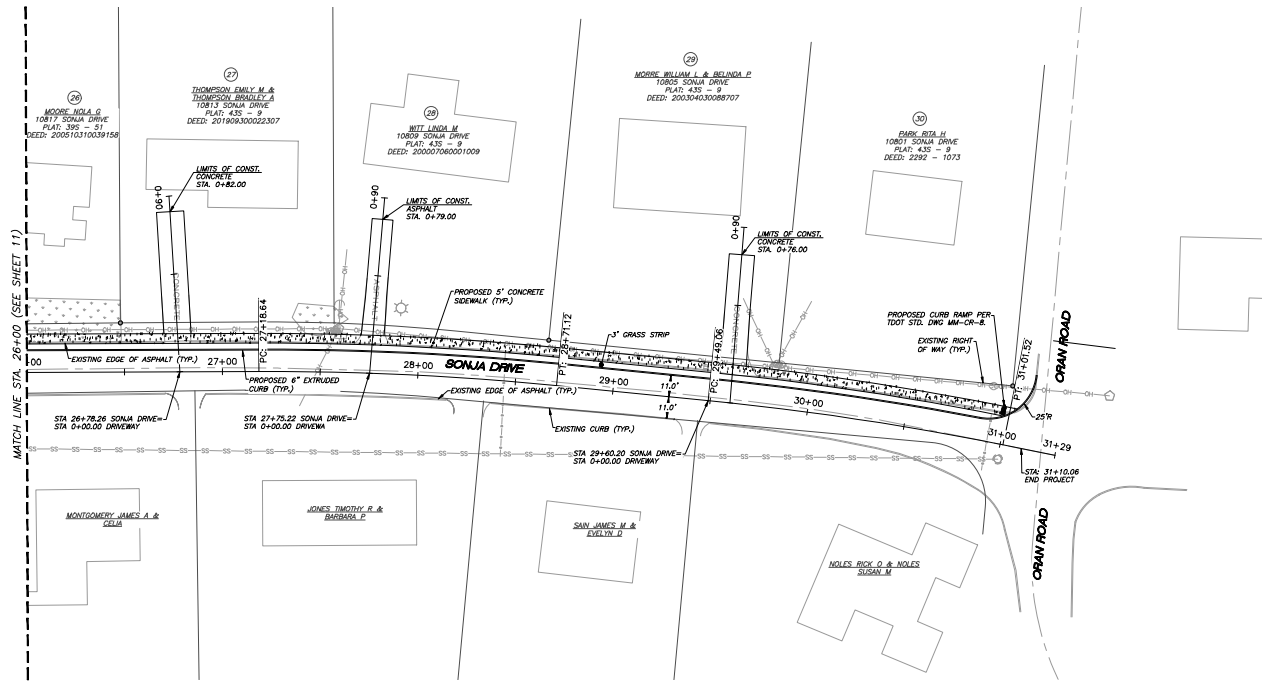
URBAN ENGINEERING, INC.
10330 HARDY VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

TOWN OF FARRAGUT
SONJA DRIVE SIDEWALK EXTENSION

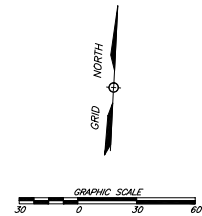
PRESENT LAYOUT - DETACHED
SONJA DRIVE SIDEWALK EXTENSION
STA. 26+00 - STA. 31+10.06

DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: 1"=30'	SHEET TWELVE NO. 12
DRAWN BY: CLM	DATE: 04/03/2024	FILE NO.: 2112031	OF 32 SHEETS

TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	SONJA DRIVE SIDEWALK EXTENSION	13



- LEGEND:
- IRON PEN FOUND
 - UTILITY POLE
 - LAMP POST
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ GAS VALVE
 - ⊕ IRRIGATION CONTROL VALVE
 - ⊕ WATER METER
 - SANITARY SEWER MANHOLE
 - T— EXIST. UNDERGROUND COMMUNICATIONS
 - SS— EXIST. SANITARY SEWER
 - G— EXIST. GAS LINE
 - W— EXIST. WATER LINE
 - OH— OVERHEAD UTILITY LINE
 - ⊕ EXIST. TREE
 - ▨ PROPOSED ASPHALT



NO.	DATE	REVISIONS	BY	CHK.



URBAN ENGINEERING, INC.
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KNOXVILLE, TENNESSEE 37932
(865) 966-1924

TOWN OF FARRAGUT
SONJA DRIVE SIDEWALK EXTENSION

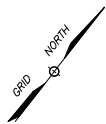
PROPOSED LAYOUT - DETACHED
SONJA DRIVE SIDEWALK EXTENSION
STA. 26+00 - STA. 31+10.06

DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: 1"=30'	SHEET THIRTEEN NO. 13
DRAWN BY: CLM	DATE: 04/03/2024	FILE NO.: 2112031	OF 32 SHEETS

TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	SONJA DRIVE SIDEWALK EXTENSION	14



- LEGEND:**
- IRON PEN FOUND
 - UTILITY POLE
 - LAMP POST
 - ⊗ FIRE HYDRANT
 - ⊗ WATER VALVE
 - ⊗ GAS VALVE
 - ⊗ IRRIGATION CONTROL VALVE
 - ⊗ WATER METER
 - SANITARY SEWER MANHOLE
 - T— EXIST. UNDERGROUND COMMUNICATIONS
 - SS— EXIST. SANITARY SEWER
 - G— EXIST. GAS LINE
 - W— EXIST. WATER LINE
 - OH— OVERHEAD UTILITY LINE
 - ⊗ EXIST. TREE



NO.	DATE	REVISIONS	BY	CHK.



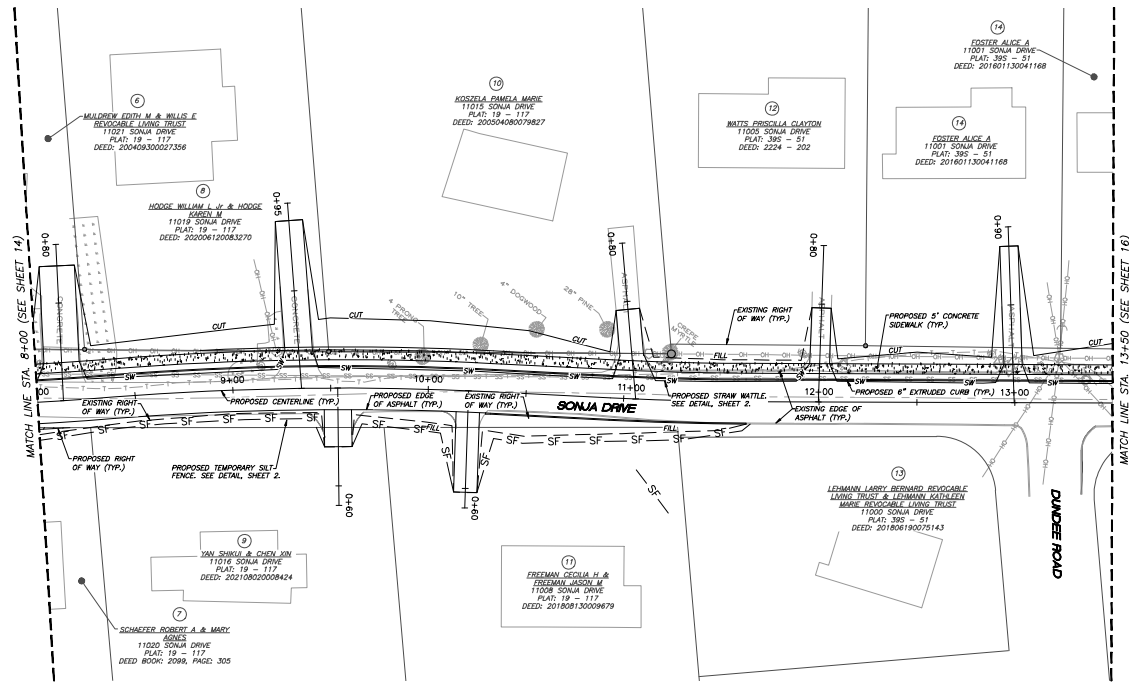
URBAN ENGINEERING, INC.
10330 HARDY VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

TOWN OF FARRAGUT
SONJA DRIVE SIDEWALK EXTENSION

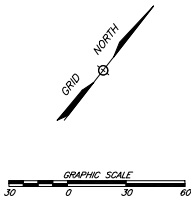
EROSION AND SEDIMENT CONTROL PLAN
SONJA DRIVE SIDEWALK EXTENSION
STA. 0+00 - STA. 8+00

DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: 1"=30'	SHEET FOURTEEN NO. 14
DRAWN BY: CLM	DATE: 04/03/2024	FILE NO.: 2112031	OF 32 SHEETS

TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	SONJA DRIVE SIDEWALK EXTENSION	15



- LEGEND:
- IRON PEN FOUND
 - UTILITY POLE
 - LAMP POST
 - FIRE HYDRANT
 - WATER VALVE
 - GAS VALVE
 - IRRIGATION CONTROL VALVE
 - WATER METER
 - SANITARY SEWER MANHOLE
 - EXIST. UNDERGROUND COMMUNICATIONS
 - SS- EXIST. SANITARY SEWER
 - G- EXIST. GAS LINE
 - W- EXIST. WATER LINE
 - OH- OVERHEAD UTILITY LINE
 - EXIST. TREE



NO.	DATE	REVISIONS	BY	CHK.



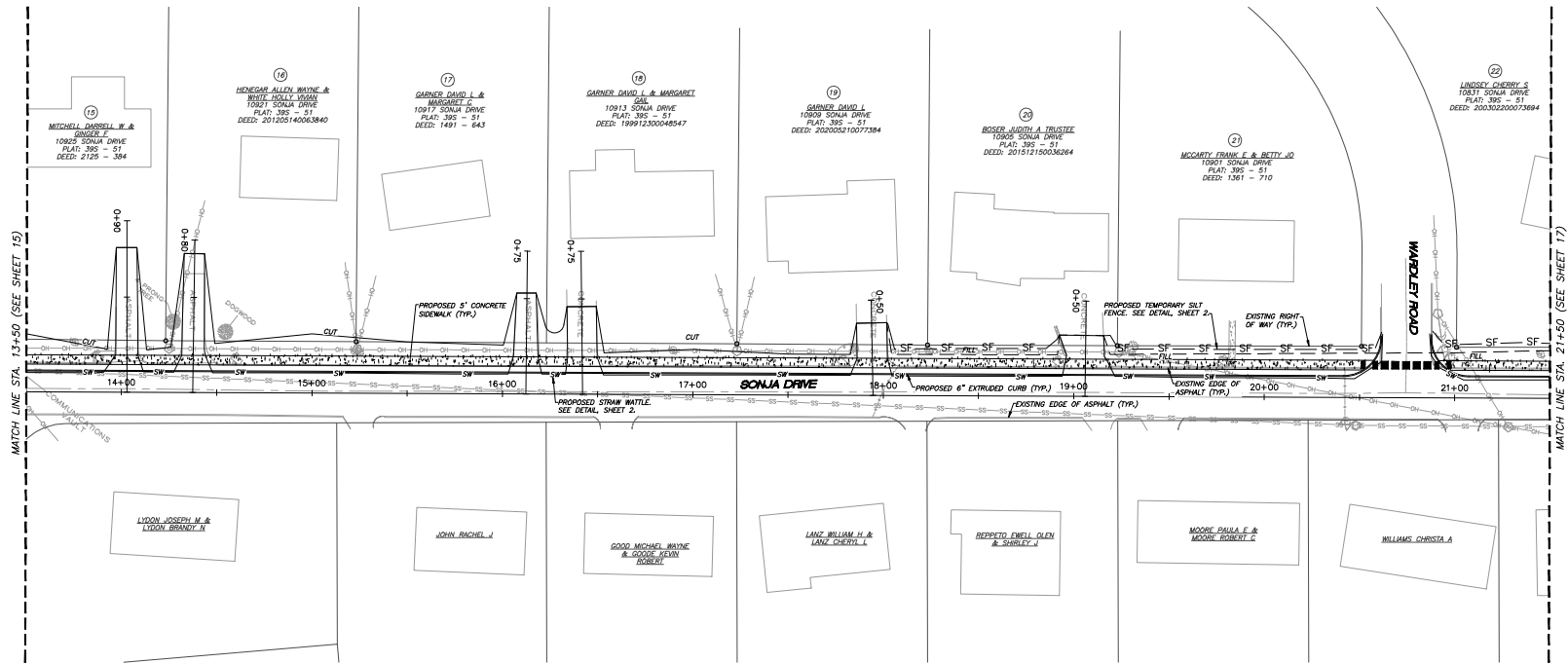
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

TOWN OF FARRAGUT
SONJA DRIVE SIDEWALK EXTENSION

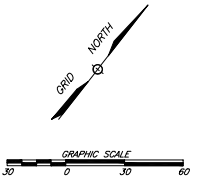
EROSION AND SEDIMENT CONTROL PLAN
SONJA DRIVE SIDEWALK EXTENSION
STA. 8+00 - STA. 13+50

DESIGNED BY: GAS	CHECKED BY: GAS	SCALE: 1"=30'	SHEET FIFTEEN NO. 15
DRAWN BY: CLM	DATE: 04/03/2024	FILE NO.: 2112031	OF 32 SHEETS

TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	SONJA DRIVE SIDEWALK EXTENSION	16



- LEGEND:
- IRON PEN FOUND
 - UTILITY POLE
 - LAMP POST
 - FIRE HYDRANT
 - WATER VALVE
 - GAS VALVE
 - IRRIGATION CONTROL VALVE
 - WATER METER
 - SANITARY SEWER MANHOLE
 - EXIST. UNDERGROUND COMMUNICATIONS
 - EXIST. SANITARY SEWER
 - EXIST. GAS LINE
 - EXIST. WATER LINE
 - OVERHEAD UTILITY LINE
 - EXIST. TREE



NO.	DATE	REVISIONS	BY	CHK.



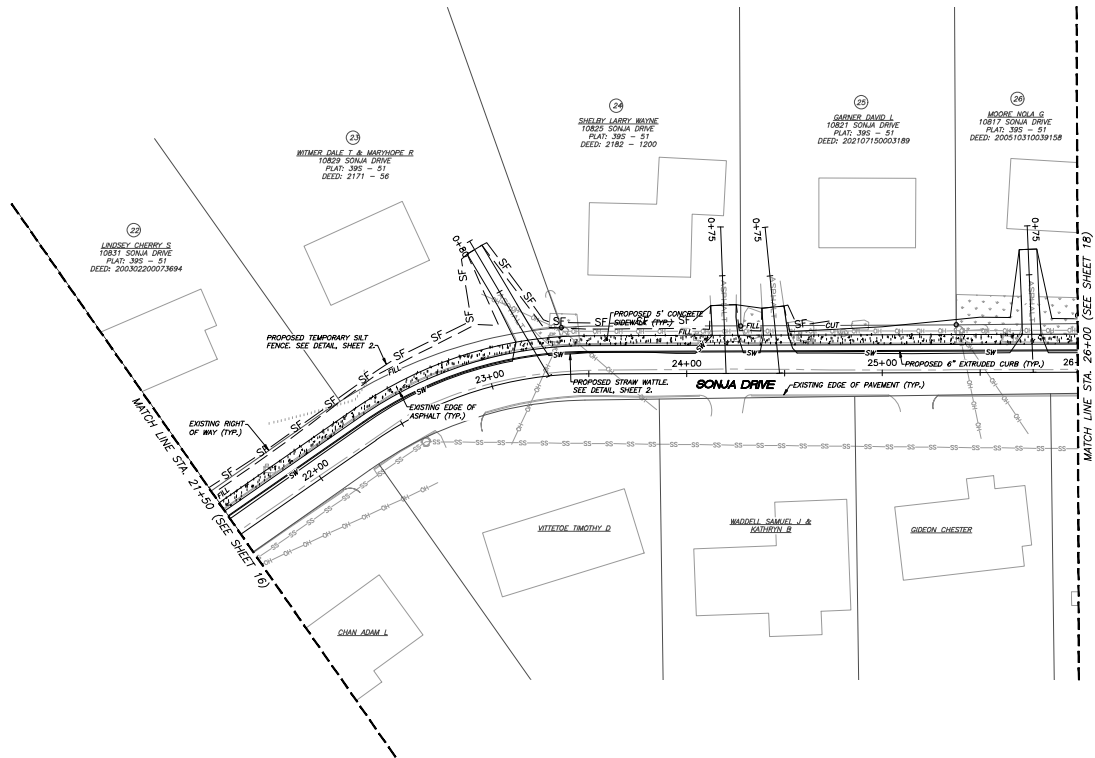
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

TOWN OF FARRAGUT
SONJA DRIVE SIDEWALK EXTENSION

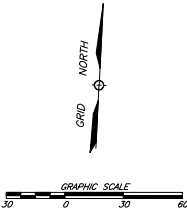
EROSION AND SEDIMENT CONTROL PLAN
SONJA DRIVE SIDEWALK EXTENSION
STA. 13+50 - STA. 21+50

DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: 1"=30'	SHEET SIXTEEN NO. 16
DRAWN BY: CLM	DATE: 04/03/2024	FILE NO.: 2112031	OF 32 SHEETS

TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	SONJA DRIVE SIDEWALK EXTENSION	17



- LEGEND:**
- IRON PEN FOUND
 - UTILITY POLE
 - LAMP POST
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ GAS VALVE
 - ⊕ IRRIGATION CONTROL VALVE
 - ⊕ WATER METER
 - ⊕ SANITARY SEWER MANHOLE
 - T— EXIST. UNDERGROUND COMMUNICATIONS
 - SS— EXIST. SANITARY SEWER
 - G— EXIST. GAS LINE
 - W— EXIST. WATER LINE
 - OH— OVERHEAD UTILITY LINE
 - ⊕ EXIST. TREE



NO.	DATE	REVISIONS	BY	CHK.



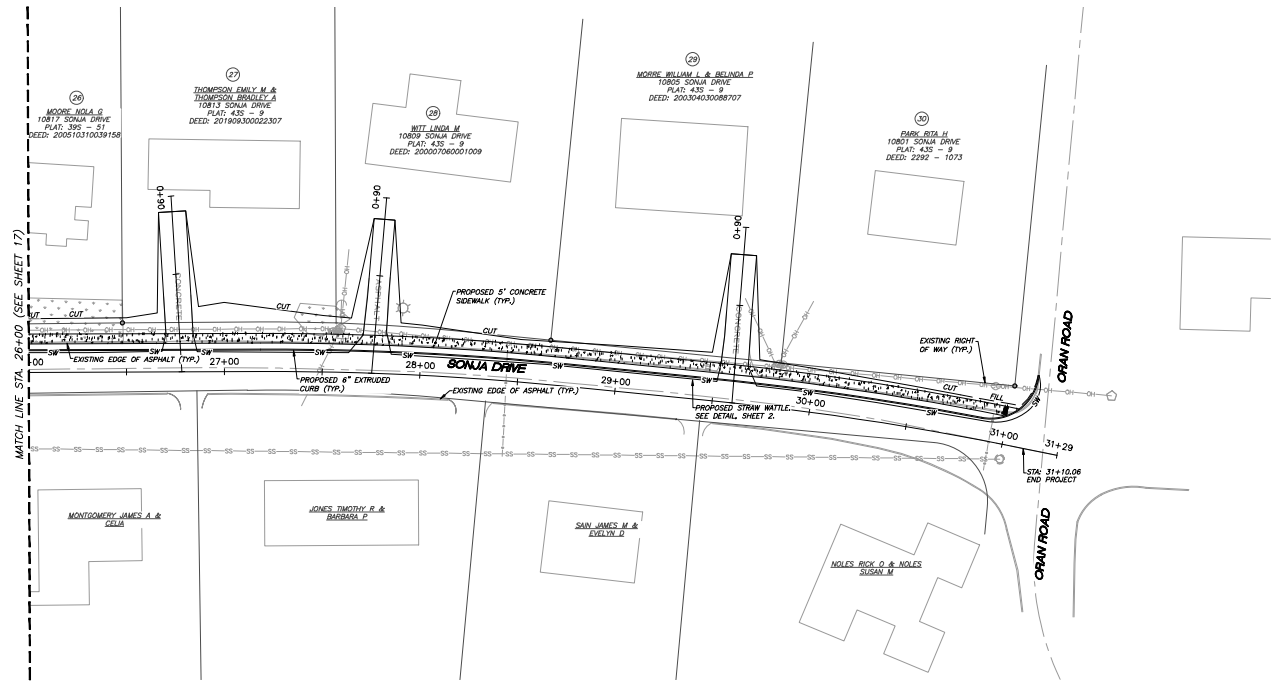
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

TOWN OF FARRAGUT
SONJA DRIVE SIDEWALK EXTENSION

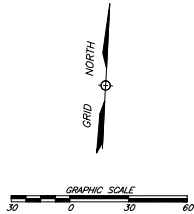
EROSION AND SEDIMENT CONTROL PLAN
SONJA DRIVE SIDEWALK EXTENSION
STA. 21+50 — STA. 26+00

DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: 1"=30'	SHEET SEVENTEEN NO. 17
DRAWN BY: CLM	DATE: 04/03/2024	FILE NO.: 2112031	OF 32 SHEETS

TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	SONJA DRIVE SIDEWALK EXTENSION	18



- LEGEND:
- IRON PEN FOUND
 - UTILITY POLE
 - ⊗ LAMP POST
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ GAS VALVE
 - ⊕ IRRIGATION CONTROL VALVE
 - ⊕ WATER METER
 - SANITARY SEWER MANHOLE
 - EXIST. UNDERGROUND COMMUNICATIONS
 - SS EXIST. SANITARY SEWER
 - G EXIST. GAS LINE
 - W EXIST. WATER LINE
 - OH EXIST. OVERHEAD UTILITY LINE
 - ⊕ EXIST. TREE



NO.	DATE	REVISIONS	BY	CHK.

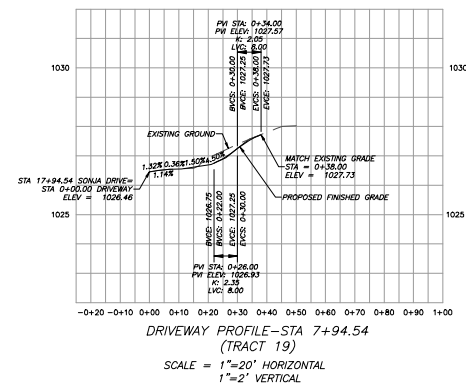
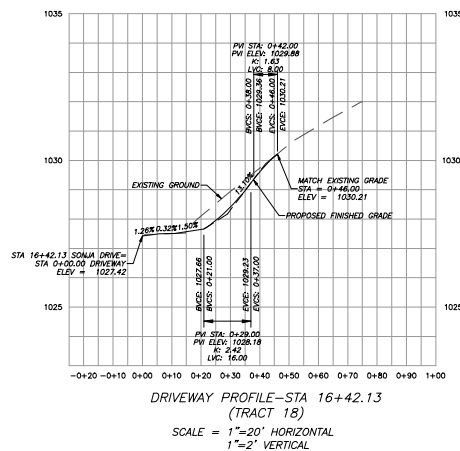
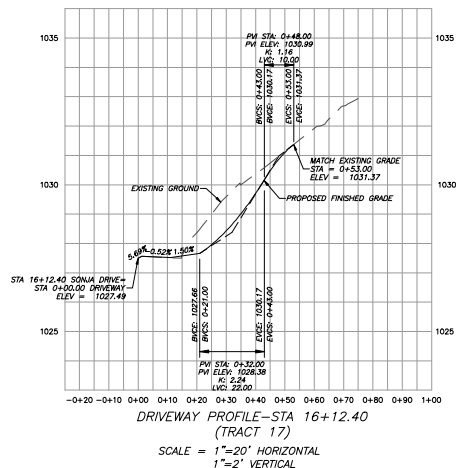
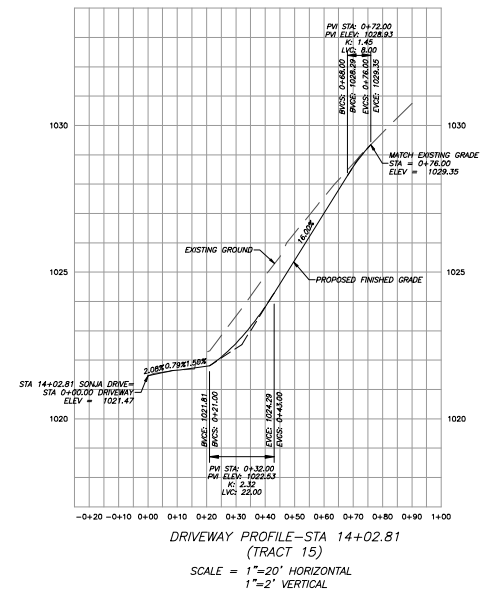
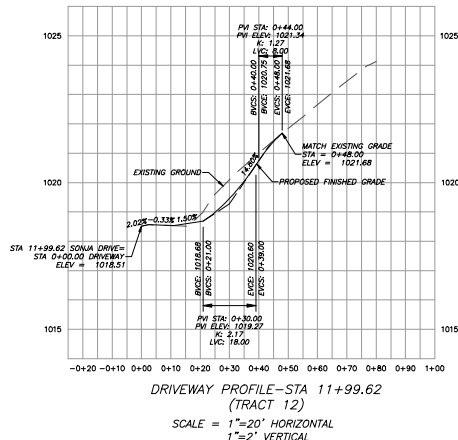


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(865) 966-1924

TOWN OF FARRAGUT
SONJA DRIVE SIDEWALK EXTENSION

EROSION AND SEDIMENT CONTROL PLAN
SONJA DRIVE SIDEWALK EXTENSION
STA. 26+00 — STA. 31+10.06

DESIGNED BY: GAS	CHECKED BY: GAS	SCALE: 1"=30'	SHEET EIGHTEEN NO. 18
DRAWN BY: CLM	DATE: 04/03/2024	FILE NO.: 2112031	OF 32 SHEETS



NO.	DATE		BY	CHKD.
REVISIONS				



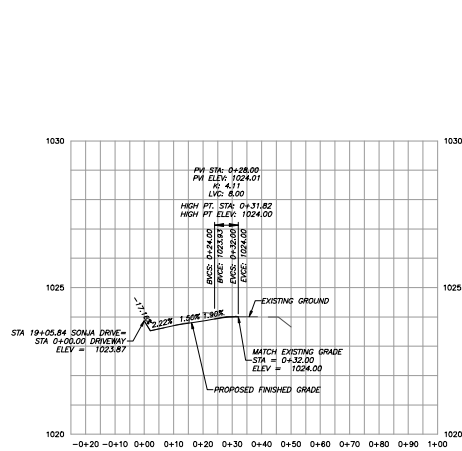
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

TOWN OF FARRAGUT
SONJA DRIVE SIDEWALK EXTENSION

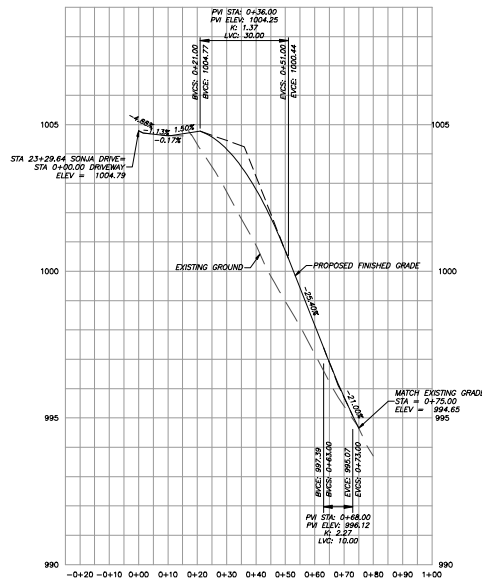
DRIVEWAY PROFILES
SONJA DRIVE SIDEWALK EXTENSION

DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: AS NOTED	SHEET TWENTY NO. (20) OF 32 SHEETS
DRAWN BY: CLM	DATE: 04/03/2024	FILE NO.: 2112031	

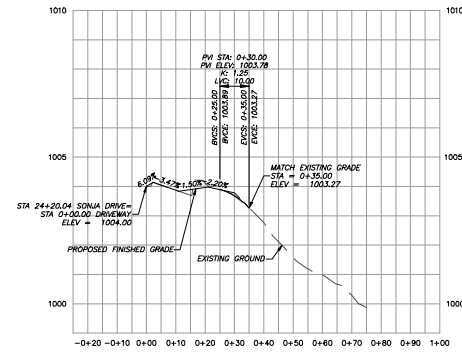
TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	SONJA DRIVE SIDEWALK EXTENSION	21



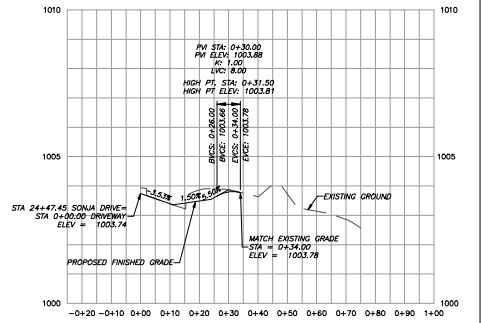
DRIVEWAY PROFILE-STA 19+05.84
(TRACT 20)
SCALE = 1"=20' HORIZONTAL
1"=2' VERTICAL



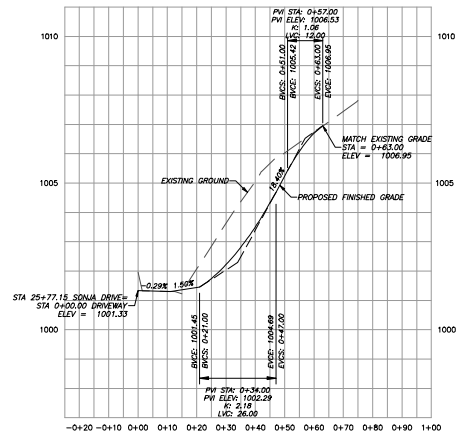
DRIVEWAY PROFILE-STA 23+29.64
(TRACT 23)
SCALE = 1"=20' HORIZONTAL
1"=2' VERTICAL



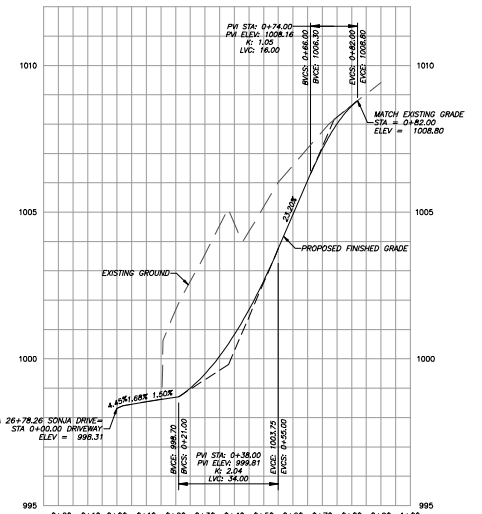
DRIVEWAY PROFILE-STA 24+20.04
(TRACT 24)
SCALE = 1"=20' HORIZONTAL
1"=2' VERTICAL



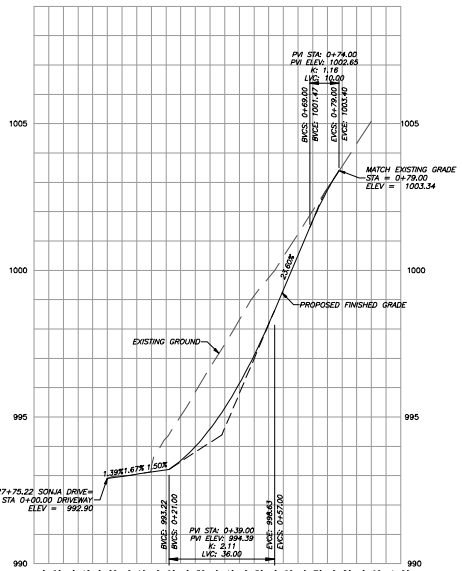
DRIVEWAY PROFILE-STA 24+47.45
(TRACT 25)
SCALE = 1"=20' HORIZONTAL
1"=2' VERTICAL



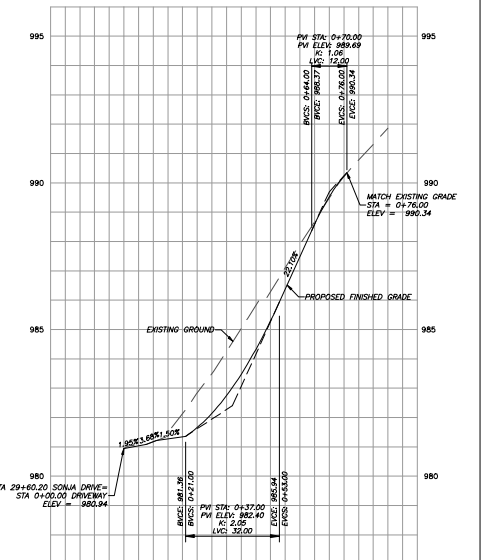
DRIVEWAY PROFILE-STA 25+77.15
(TRACT 26)
SCALE = 1"=20' HORIZONTAL
1"=2' VERTICAL



DRIVEWAY PROFILE-STA 26+78.26
(TRACT 27)
SCALE = 1"=20' HORIZONTAL
1"=2' VERTICAL



DRIVEWAY PROFILE-STA 27+75.22
(TRACT 28)
SCALE = 1"=20' HORIZONTAL
1"=2' VERTICAL



DRIVEWAY PROFILE-STA 29+60.20
(TRACT 29)
SCALE = 1"=20' HORIZONTAL
1"=2' VERTICAL

NO.	DATE	REVISIONS	BY	CHK.



URBAN ENGINEERING, INC.
10330 HARDY VALLEY ROAD, SUITE 201
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(865) 966-1924

TOWN OF FARRAGUT
SONJA DRIVE SIDEWALK EXTENSION

DRIVEWAY PROFILES
SONJA DRIVE SIDEWALK EXTENSION

DESIGNED BY:	CHECKED BY:	SCALE:	SHEET TWENTY-ONE
CAS	CAS	AS NOTED	NO. 21
DRAWN BY:	DATE:	FILE NO.:	OF 32 SHEETS
CLM	04/03/2024	2112031	

TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	SONJA DRIVE SIDEWALK EXTENSION	22

CONSTRUCTION WORK ZONE & PAVEMENT EDGE DROPOFF NOTES:

A. DIFFERENCES IN ELEVATION BETWEEN ADJACENT TRAFFIC LANES OR TRAFFIC LANE AND SHOULDER WHERE THE TRAFFIC LANE IS BEING USED BY TRAFFIC, CAUSED BY BASE, PAVING OR RESURFACING:

1. DIFFERENCES IN ELEVATION BETWEEN ADJACENT ROADWAY ELEMENTS GREATER THAN 0.75 INCH AND NOT EXCEEDING 1.75 INCHES:

a. WARNING SIGNS, UNEVEN LANES (WB-11) AND/OR SHOULDER DROP-OFF WITH PLAQUE (WB-17 AND WB-17P), SHALL BE PLACED IN ADVANCE OF AND THROUGHOUT THE EXPOSED AREA. MAXIMUM SPACING BETWEEN SIGNS SHALL BE 2,000 FEET WITH A MINIMUM OF 2 SIGNS PER EXPOSED AREA. WHERE UNEVEN PAVEMENT IS ENCOUNTERED, SIGNS SHALL BE PLACED ON EACH SIDE OF THE ROADWAY.

b. DIFFERENCES IN ELEVATION BETWEEN ADJACENT TRAFFIC LANES BEING UTILIZED BY TRAFFIC CAUSED BY ADDED PAVEMENT SHALL BE ELIMINATED WITHIN THREE WORKDAYS.

c. DIFFERENCES IN ELEVATION BETWEEN ADJACENT TRAFFIC LANES BEING UTILIZED BY TRAFFIC CAUSED BY COLD PLANING SHALL BE ELIMINATED WITHIN THREE WORKDAYS.

d. WHEN THE DIFFERENCE IN ELEVATION IS BETWEEN THE TRAFFIC LANE BEING UTILIZED BY TRAFFIC AND SHOULDER THE DIFFERENCE IN ELEVATION SHALL BE ELIMINATED WITHIN SEVEN WORKDAYS AFTER THE CONDITION IS CREATED.

2. DIFFERENCES IN ELEVATION BETWEEN ADJACENT ROADWAY ELEMENTS GREATER THAN 1.75 INCHES AND NOT EXCEEDING 6 INCHES, TRAFFIC IS NOT TO BE ALLOWED TO TRAVERSE THIS DIFFERENCE IN ELEVATION.

a. SEPARATION SHALL BE ACCOMPLISHED BY DRUMS, BARRICADES OR OTHER APPROVED DEVICES IN ACCORDANCE WITH THE FOLLOWING:

(1) WHERE POSTED SPEEDS ARE 50 MPH OR GREATER, SPACING OF THE PROTECTIVE DEVICES SHALL NOT EXCEED 100 FEET.

(2) WHERE POSTED SPEEDS ARE LESS THAN 50 MPH, THE MAXIMUM SPACING OF THE PROTECTIVE DEVICES IN FEET SHALL NOT EXCEED TWICE THE POSTED SPEED IN MILES PER HOUR OR 50 FEET, WHICHEVER SPACING IS GREATER.

b. IF THE DIFFERENCE IN ELEVATION IS ELIMINATED OR DECREASED TO 2 INCHES OR LESS BY THE END OF EACH WORKDAY, CONES MAY BE USED DURING DAYLIGHT HOURS IN LIEU OF DRUMS, BARRICADES OR OTHER APPROVED PROTECTIVE DEVICES MENTIONED IN PARAGRAPH a. PROVIDED WARNING SIGNS ARE ERECTED. WARNING SIGNS (UNEVEN LANES AND/OR SHOULDER DROP-OFF) SHALL BE PLACED IN ADVANCE OF AND THROUGHOUT THE EXPOSED AREA. MAXIMUM SPACING BETWEEN SIGNS SHALL BE 2,000 FEET WITH A MINIMUM OF 2 SIGNS PER EXPOSED AREA. WHERE UNEVEN PAVEMENT IS ENCOUNTERED, SIGNS SHALL BE PLACED ON EACH SIDE OF THE ROADWAY.

c. WHEN THE DIFFERENCE IN ELEVATION IS BETWEEN THE THROUGH TRAFFIC LANE AND THE SHOULDER AND THE ELEVATION DIFFERENCE IS LESS THAN 3 INCHES, THE CONTRACTOR MAY USE WARNING SIGNS AND/OR PROTECTIVE DEVICES AS APPLICABLE AND APPROVED BY THE REGIONAL TRAFFIC ENGINEER. SEE PARAGRAPH a REGARDING USE OF DRUMS, BARRICADES OR OTHER APPROVED PROTECTIVE DEVICES. WARNING SIGNS (UNEVEN LANES AND/OR SHOULDER DROP-OFF) SHALL BE PLACED IN ADVANCE OF AND THROUGHOUT THE EXPOSED AREA. MAXIMUM SPACING BETWEEN SIGNS SHALL BE 2,000 FEET WITH A MINIMUM OF 2 SIGNS PER EXPOSED AREA. WHERE UNEVEN PAVEMENT IS ENCOUNTERED, SIGNS SHALL BE PLACED ON EACH SIDE OF THE ROADWAY.

IN THESE SITUATIONS, THE CONTRACTOR SHALL LIMIT HIS OPERATIONS TO ONE WORK ZONE NOT EXCEEDING 2 MILES IN LENGTH UNLESS OTHERWISE NOTED ON THE PLANS OR APPROVED BY THE ENGINEER. ONCE THE CONTRACTOR BEGINS WORK IN A WORK ZONE, A CONTINUOUS OPERATION SHALL BE MAINTAINED UNTIL THE DIFFERENCE IN ELEVATION IS ELIMINATED. SIMULTANEOUS WORK ON SEPARATE ROADWAYS OF DIVIDED HIGHWAYS WILL BE CONSIDERED INDEPENDENTLY IN REGARD TO RESTRICTION OF WORK ZONE ACTIVITY.

3. DIFFERENCES IN ELEVATION BETWEEN ADJACENT ROADWAY ELEMENTS GREATER THAN 6 INCHES BUT NOT EXCEEDING 18 INCHES, THE CONTRACTOR, WITH THE ENGINEER'S APPROVAL, MAY UTILIZE ONE OF THE FOLLOWINGS:

a. THE CONTRACTOR SHALL ACCOMPLISH SEPARATION BY DRUMS, BARRICADES OR OTHER APPROVED DEVICES IN ACCORDANCE WITH THE FOLLOWING:

(1) WHERE POSTED SPEEDS ARE 50 MPH OR GREATER, SPACING OF THE PROTECTIVE DEVICES SHALL NOT EXCEED 100 FEET.

(2) WHERE POSTED SPEEDS ARE LESS THAN 50 MPH, THE MAXIMUM SPACING OF THE PROTECTIVE DEVICES IN FEET SHALL NOT EXCEED TWICE THE POSTED SPEED IN MILES PER HOUR OR 50 FEET, WHICHEVER SPACING IS GREATER.

IN ORDER TO USE THIS METHOD, THE CONTRACTOR MUST REDUCE THE DIFFERENCE IN ELEVATION TO 6 INCHES OR LESS BY THE END OF THE WORKDAY THAT THE CONDITION IS CREATED.

b. THE CONTRACTOR SHALL PROVIDE DRUMS, BARRICADES OR OTHER APPROVED SEPARATION DEVICES AS SPECIFIED IN PARAGRAPH a. AND CONSTRUCT A STONE WEDGE WITH A 4:1 SLOPE, OR FLATTER, TO ELIMINATE THE VERTICAL OFFSET IF THE LOWER ELEVATION IS AT OR BELOW SUBGRADE AT THE END OF EACH DAY.

c. THE CONTRACTOR SHALL PROVIDE DRUMS, BARRICADES OR OTHER APPROVED SEPARATION DEVICES AS SPECIFIED IN PARAGRAPH a. AND IF THE LOWER ELEVATION IS BASE STONE OR ASPHALT PAVEMENT, PLACEMENT OF SUBSEQUENT LAYERS OF PAVEMENT MUST BEGIN THE NEXT WORK DAY AND PROGRESS CONTINUOUSLY UNTIL THE DIFFERENCE IN ELEVATION IS ELIMINATED OR REDUCED TO SIX INCHES OR LESS.

d. THE CONTRACTOR SHALL PROVIDE SEPARATION BY PORTABLE BARRIER RAIL.

FOR PRECEDING CONDITIONS a, b, AND c, THE CONTRACTOR SHALL USE THE SHOULDER DROP-OFF WARNING SIGN WITH PLAQUE (WB-17 AND WB-17P). IT SHALL BE PLACED IN ADVANCE OF AND THROUGHOUT THE EXPOSED AREA. MAXIMUM SPACING BETWEEN THE SIGNS SHALL BE 2,000 FEET WITH A MINIMUM OF 2 SIGNS PER EXPOSED AREA. IN THESE SITUATIONS, THE CONTRACTOR SHALL LIMIT HIS OPERATIONS TO ONE WORK ZONE NOT EXCEEDING 1 MILE IN LENGTH UNLESS OTHERWISE NOTED ON THE PLANS OR APPROVED BY THE ENGINEER. ONCE THE CONTRACTOR BEGINS WORK IN A WORK ZONE, A CONTINUOUS OPERATION SHALL BE MAINTAINED UNTIL THE DIFFERENCE IS ELIMINATED. SIMULTANEOUS WORK ON SEPARATE ROADWAYS OF DIVIDED HIGHWAYS WILL BE CONSIDERED INDEPENDENTLY IN REGARD TO RESTRICTION OF WORK ZONE ACTIVITY.

4. FOR DIFFERENCES IN ELEVATION BETWEEN ADJACENT ROADWAY ELEMENTS GREATER THAN 18 INCHES:

SEPARATION WILL BE PROVIDED BY USE OF PORTABLE BARRIER RAIL.

IN THIS SITUATION THE CONTRACTOR SHALL LIMIT HIS OPERATIONS TO ONE WORK ZONE NOT EXCEEDING 1 MILE IN LENGTH UNLESS OTHERWISE NOTED ON THE PLANS OR APPROVED BY THE ENGINEER. ONCE THE CONTRACTOR BEGINS WORK IN A WORK ZONE, A CONTINUOUS OPERATION SHALL BE MAINTAINED UNTIL THE DIFFERENCE IN ELEVATION IS ELIMINATED. SIMULTANEOUS WORK ON SEPARATE ROADWAYS OF DIVIDED HIGHWAYS WILL BE CONSIDERED INDEPENDENTLY IN REGARD TO RESTRICTION OF WORK ZONE ACTIVITY.

B. IF THE DIFFERENCE IN ELEVATION IS WITHIN 30 FEET OF THE NEAREST TRAFFIC LANE BEING USED BY TRAFFIC CAUSED BY GRADING, EXCAVATION FOR UTILITIES, DRAINAGE STRUCTURES, UNDERCUTTING, ETC.:

1. IF THE DIFFERENCE IN ELEVATION IS WITHIN 8 FEET OF THE NEAREST TRAFFIC LANE WITH DIFFERENCE IN ELEVATION GREATER THAN 3/4 INCH AND NOT EXCEEDING 2 INCHES:

a. WARNING SIGNS (UNEVEN LANES AND/OR SHOULDER DROP-OFF) SHALL BE PLACED IN ADVANCE OF AND THROUGHOUT THE EXPOSED AREA. MAXIMUM SPACING BETWEEN SIGNS SHALL BE 2,000 FEET WITH A MINIMUM OF 2 SIGNS PER EXPOSED AREA. WHERE UNEVEN PAVEMENT IS ENCOUNTERED, SIGNS SHALL BE PLACED ON EACH SIDE OF THE ROADWAY.

2. IF THE DIFFERENCE IN ELEVATION IS WITHIN 8 FEET OF THE NEAREST TRAFFIC LANE WITH DIFFERENCE IN ELEVATION GREATER THAN 2 INCHES AND NOT EXCEEDING 6 INCHES:

a. SEPARATION SHALL BE ACCOMPLISHED BY DRUMS, BARRICADES OR OTHER APPROVED DEVICES IN ACCORDANCE WITH THE FOLLOWING:

(1) WHERE POSTED SPEEDS ARE 50 MPH OR GREATER, SPACING OF THE PROTECTIVE DEVICES SHALL NOT EXCEED 100 FEET.

(2) WHERE POSTED SPEEDS ARE LESS THAN 50 MPH, THE MAXIMUM SPACING OF THE PROTECTIVE DEVICES IN FEET SHALL NOT EXCEED TWICE THE POSTED SPEED IN MILES PER HOUR OR 50 FEET, WHICHEVER SPACING IS GREATER.

3. IF THE DIFFERENCE IN ELEVATION IS WITHIN 8 FEET OF THE NEAREST TRAFFIC LANE WITH DIFFERENCE IN ELEVATION GREATER THAN 6 INCHES:

a. SEPARATION SHALL BE ACCOMPLISHED BY DRUMS, BARRICADES OR OTHER APPROVED DEVICES IN ACCORDANCE WITH THE FOLLOWING:

(1) WHERE POSTED SPEEDS ARE 50 MPH OR GREATER, SPACING OF THE PROTECTIVE DEVICES SHALL NOT EXCEED 100 FEET.

(2) WHERE POSTED SPEEDS ARE LESS THAN 50 MPH, THE MAXIMUM SPACING OF THE PROTECTIVE DEVICES IN FEET SHALL NOT EXCEED TWICE THE POSTED SPEED IN MILES PER HOUR OR 50 FEET, WHICHEVER SPACING IS GREATER.

b. ELIMINATE VERTICAL OFFSET BY CONSTRUCTING A STONE WEDGE OR GRADING TO A 4:1 SLOPE, OR FLATTER, OR USE PORTABLE BARRIER RAIL.

THE CONTRACTOR SHALL SCHEDULE THE WORK SO AS TO MINIMIZE THE TIME TRAFFIC IS EXPOSED TO AN ELEVATION DIFFERENCE. ONCE THE CONTRACTOR BEGINS AN ACTIVITY THAT CREATES AN ELEVATION DIFFERENCE WITHIN 8 FEET OF A TRAFFIC LANE, THE ACTIVITY SHALL BE PURSUED AS A CONTINUOUS OPERATION UNTIL THE ELEVATION DIFFERENCE IS ELIMINATED.

C. IF THE DIFFERENCE IN ELEVATION IS FARTHER THAN 8 FEET FROM THE NEAREST TRAFFIC LANE BUT NOT MORE THAN 30 FEET FROM THE NEAREST TRAFFIC LANE:

SEPARATION SHALL BE ACCOMPLISHED BY DRUMS, BARRICADES OR OTHER APPROVED DEVICES IN ACCORDANCE WITH THE FOLLOWING:

1. WHERE POSTED SPEEDS ARE 50 MPH OR GREATER, SPACING OF THE PROTECTIVE DEVICES SHALL NOT EXCEED 100 FEET.

2. WHERE POSTED SPEEDS ARE LESS THAN 50 MPH, THE MAXIMUM SPACING OF THE PROTECTIVE DEVICES IN FEET SHALL NOT EXCEED TWICE THE POSTED SPEED IN MILES PER HOUR OR 50 FEET, WHICHEVER SPACING IS GREATER.

THE CONTRACTOR SHALL SCHEDULE THE WORK SO AS TO MINIMIZE THE TIME TRAFFIC IS EXPOSED TO AN ELEVATION DIFFERENCE. ONCE THE CONTRACTOR BEGINS AN ACTIVITY THAT CREATES AN ELEVATION DIFFERENCE, THE ACTIVITY SHALL BE PURSUED AS A CONTINUOUS OPERATION UNTIL THE ELEVATION DIFFERENCE IS ELIMINATED.

NO.	DATE	REVISIONS	BY	CHKD.	



URBAN ENGINEERING, INC.
10330 HARDY VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

TOWN OF FARRAGUT
SONJA DRIVE SIDEWALK EXTENSION

CONSTRUCTION WORK ZONE &
PAVEMENT EDGE DROPOFF NOTES

DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: AS NOTED	SHEET TWENTY-TWO NO. 22
DRAWN BY: CLM	DATE: 04/03/2024	FILE NO.: 2112031	OF 32 SHEETS

TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	SONJA DRIVE SIDEWALK EXTENSION	23

CONSTRUCTION WORK ZONE & TRAFFIC CONTROL NOTES:

ADVANCED WARNING SIGNS SHALL NOT BE DISPLAYED MORE THAN FORTY-EIGHT (48) HOURS BEFORE PHYSICAL CONSTRUCTION BEGINS. SIGNS MAY BE ERECTED UP TO ONE WEEK BEFORE NEEDED, IF THE SIGN FACE IS FULLY COVERED.

IF THE CONTRACTOR MOVES OFF THE PROJECT, HE SHALL COVER OR REMOVE ALL UNNEEDED SIGNS AS DIRECTED BY THE ENGINEER. COSTS OF REMOVAL, COVERING, AND REINSTALLING SIGNS SHALL NOT BE MEASURED AND PAID FOR SEPARATELY, BUT ALL COSTS SHALL BE INCLUDED IN THE ORIGINAL UNIT PRICE BID FOR ITEM NO. 712-06, SIGNS (CONSTRUCTION) PER SQUARE FOOT.

A LONG TERM BUT SPORADIC USE WARNING SIGN, SUCH AS A FLAGGER SIGN, MAY REMAIN IN PLACE WHEN NOT REQUIRED PROVIDED THE SIGN FACE IS FULLY COVERED.

TRAFFIC CONTROL DEVICES SHALL NOT BE DISPLAYED OR ERECTED UNLESS RELATED CONDITIONS ARE PRESENT NECESSITATING WARNING.

USE OF BARRICADES AND DRUMS SHALL BE LIMITED TO THE IMMEDIATE AREAS OF CONSTRUCTION WHERE A HAZARD IS PRESENT. THESE DEVICES SHALL NOT BE STORED ALONG THE ROADWAY WITHIN THIRTY (30) FEET OF THE EDGE OF THE TRAVELED WAY BEFORE OR AFTER USE UNLESS PROTECTED BY GUARDRAIL, BRIDGE RAIL, AND/OR BARRIERS INSTALLED FOR OTHER PURPOSES. THESE DEVICES SHALL BE REMOVED FROM THE CONSTRUCTION WORK ZONE WHEN THE ENGINEER DETERMINES THEY ARE NO LONGER NEEDED. WHERE THERE IS INSUFFICIENT RIGHT-OF-WAY TO PROVIDE FOR THIS 30-FOOT SETBACK, THE CONTRACTOR SHALL DETERMINE THE ALTERNATE LOCATIONS AND REQUEST THE ENGINEER'S APPROVAL TO USE THEM.

THE CONTRACTOR SHALL NOT BE PERMITTED TO PARK ANY VEHICLES OR CONSTRUCTION EQUIPMENT DURING PERIODS OF INACTIVITY, WITHIN THIRTY (30) FEET OF THE EDGE OF PAVEMENT WHEN THE LANE IS OPEN TO TRAFFIC. UNLESS PROTECTED BY GUARDRAIL, BRIDGE RAIL, AND/OR BARRIERS INSTALLED FOR OTHER PURPOSES, PRIVATELY OWNED VEHICLES SHALL NOT BE ALLOWED TO PARK WITHIN THIRTY (30) FEET OF AN OPEN TRAFFIC LANE AT ANY TIME UNLESS PROTECTED AS DESCRIBED ABOVE. WHERE THERE IS INSUFFICIENT RIGHT-OF-WAY TO PROVIDE FOR THIS 30-FOOT SETBACK, THE CONTRACTOR SHALL DETERMINE THE ALTERNATE LOCATIONS AND REQUEST THE ENGINEER'S APPROVAL TO USE THEM.

ALL DETOURS AND CONSTRUCTION SIGNING SHALL BE IN STRICT ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

ALL DETOURS SHALL BE PAVED, STRIPPED, SIGNED AND THE VERTICAL PANELS ARE TO BE IN PLACE BEFORE IT IS OPENED TO TRAFFIC.

TRAFFIC CONTROL SPECIAL NOTES:

THESE TRAFFIC CONTROL PLANS DO NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF INSTALLING TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE CURRENT EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES."

EACH PHASE OF THE SUGGESTED SEQUENCE OF CONSTRUCTION, FOR WHICH THESE TRAFFIC CONTROL PLANS WERE DESIGNED, REQUIRES THE TIMELY COMPLETION OF THE PRECEDING PHASE. ANY VARIATION IN THE PROPOSED PHASING SHALL REQUIRE A REVIEW AND APPROVAL OF THE SIGNING AND TRAFFIC CONTROL DEVICES BY THE TOWN OF FARRAGUT.

ANY TRAFFIC CONTROL MEASURES PROPOSED BY THE CONTRACTOR WHICH DO NOT CONFORM TO THESE PLANS MUST BE APPROVED IN WRITING BY THE TOWN OF FARRAGUT.

THE CONTRACTOR IS REQUIRED TO PROVIDE PAVED DETOURS AND LANE SHIFTS WHERE NECESSARY TO ROUTE TRAFFIC AROUND CONSTRUCTION.

NO TRAFFIC SHALL BE DETOURED, OR ROADWAY CLOSED, ABANDONED, OR REMOVED WITHOUT THE PRIOR APPROVAL BY THE TOWN OF FARRAGUT.

CONSTRUCTION SIGNING SHOWN IN THESE PLANS IS TO SERVE AS A GUIDE ONLY; OTHER SIGNS MAY BE REQUIRED DURING THE VARIOUS PHASES OF CONSTRUCTION.

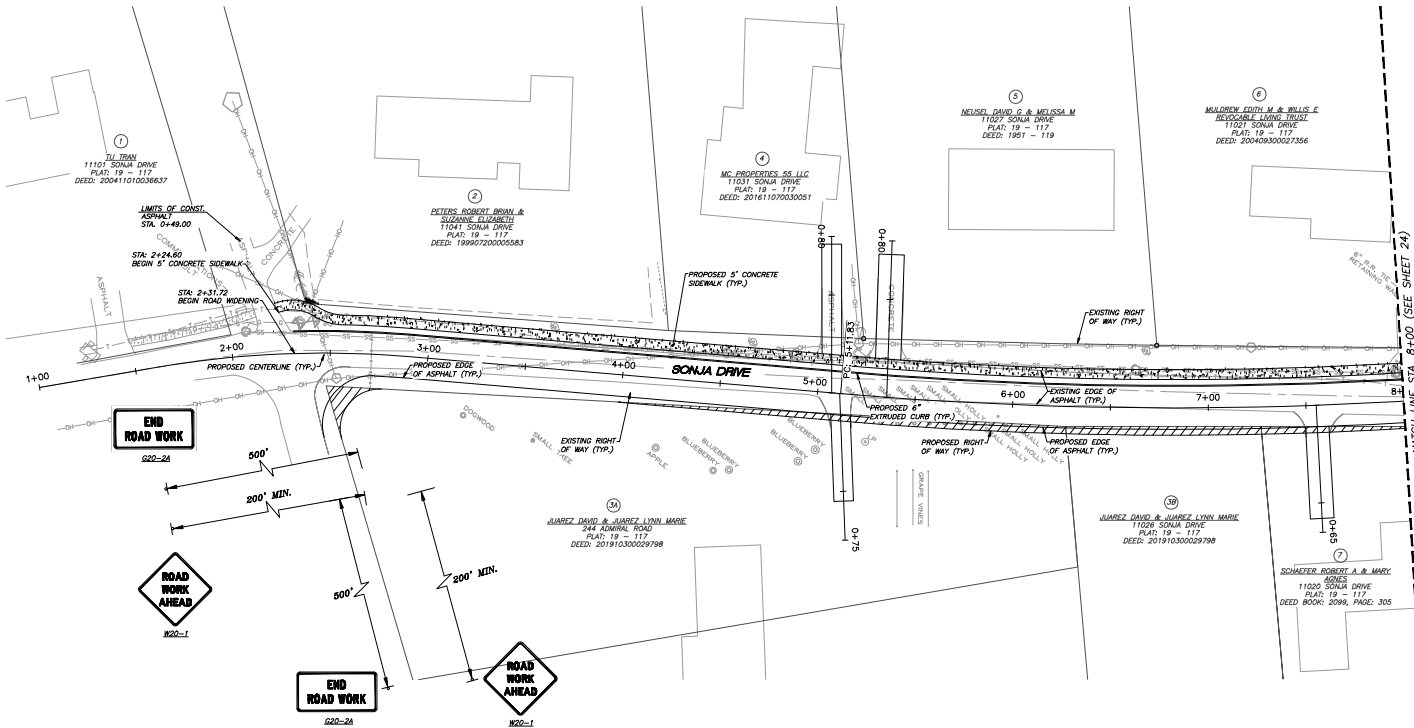
PERMANENT SIGNS SHALL BE IN PLACE BEFORE COMPLETED ROADWAYS ARE OPENED TO TRAFFIC.

SHOULDER DROP-OFF, ONE LANE AHEAD AND FLAGGER AHEAD SIGNS ARE TO BE USED WHEN CONSTRUCTION OPERATIONS WARRANT IN ACCORDANCE WITH THE MUTCD.

TWO ROAD PLAYS ARE TO BE MOUNTED ON EACH ADVANCE WARNING SIGN. FLAGS ARE TO BE 1.5 FT. X 1.5 FT. AND FLUORESCENT RED-ORANGE IN COLOR. COST OF THE FLAGS IS TO BE INCLUDED IN THE COST OF THE SIGNS.

WHEN TRAFFIC IS RESTRICTED TO ONE LANE, THE CONTRACTOR IS TO HAVE TWO FLAGGERS ON THE PROJECT AT EACH RESTRICTED ZONE AS DIRECTED BY THE TOWN OF FARRAGUT. COST OF THE FLAGGERS IS TO BE INCLUDED IN ITEM NO. 712-01.

** THE CONTRACTOR SHALL VERIFY THAT THERE IS ADEQUATE SIGHT DISTANCE AT ALL INTERSECTIONS, INCLUDING PRIVATE DRIVES AFTER THE INSTALLATION OF TRAFFIC CONTROL MEASURES.



LEGEND:

- IRON PEN FOUND
- UTILITY POLE
- ⊗ LAMP POST
- ⊗ FIRE HYDRANT
- ⊗ WATER VALVE
- ⊗ GAS VALVE
- ⊗ IRRIGATION CONTROL VALVE
- ⊗ WATER METER
- ⊗ SANITARY SEWER MANHOLE
- EXIST. UNDERGROUND COMMUNICATIONS
- SS EXIST. SANITARY SEWER
- G EXIST. GAS LINE
- W EXIST. WATER LINE
- OH OVERHEAD UTILITY LINE
- ⊗ EXIST. TREE



TRAFFIC CONTROL QUANTITIES STEELE ROAD				M.U.T.C.D.			
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	ITEM NO. 712-06 (S.F.)	SIZE	NO.	REMARKS
712-01	TRAFFIC CONTROL	L.S.	1				
	END ROAD WORK		7	70	60"x24"	G20-2	
	ROAD WORK AHEAD		7	112	48"x48"	W20-1	
	FLAGGER SIGN		4	36	36"x36"	W20-7A	
	ONE LANE ROAD		4	36	36"x36"	W20-4	
TOTAL			254				

NO.	DATE	REVISIONS	BY	CHK.



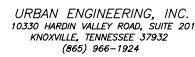
URBAN ENGINEERING, INC.
10330 HARDY VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

TOWN OF FARRAGUT
SONJA DRIVE SIDEWALK EXTENSION

TRAFFIC CONTROL
SONJA DRIVE SIDEWALK EXTENSION
STA. 0+00 — STA. 8+00

DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: 1"=30'	SHEET TWENTY-THREE NO. 23
DRAWN BY: CLM	DATE: 04/03/2024	FILE NO.: 2112031	OF 32 SHEETS

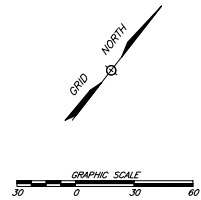
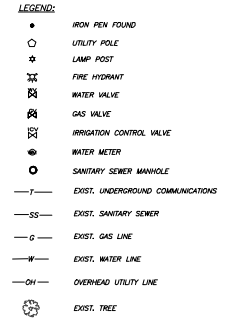
NO.	DATE		BY CKD.
REVISIONS			



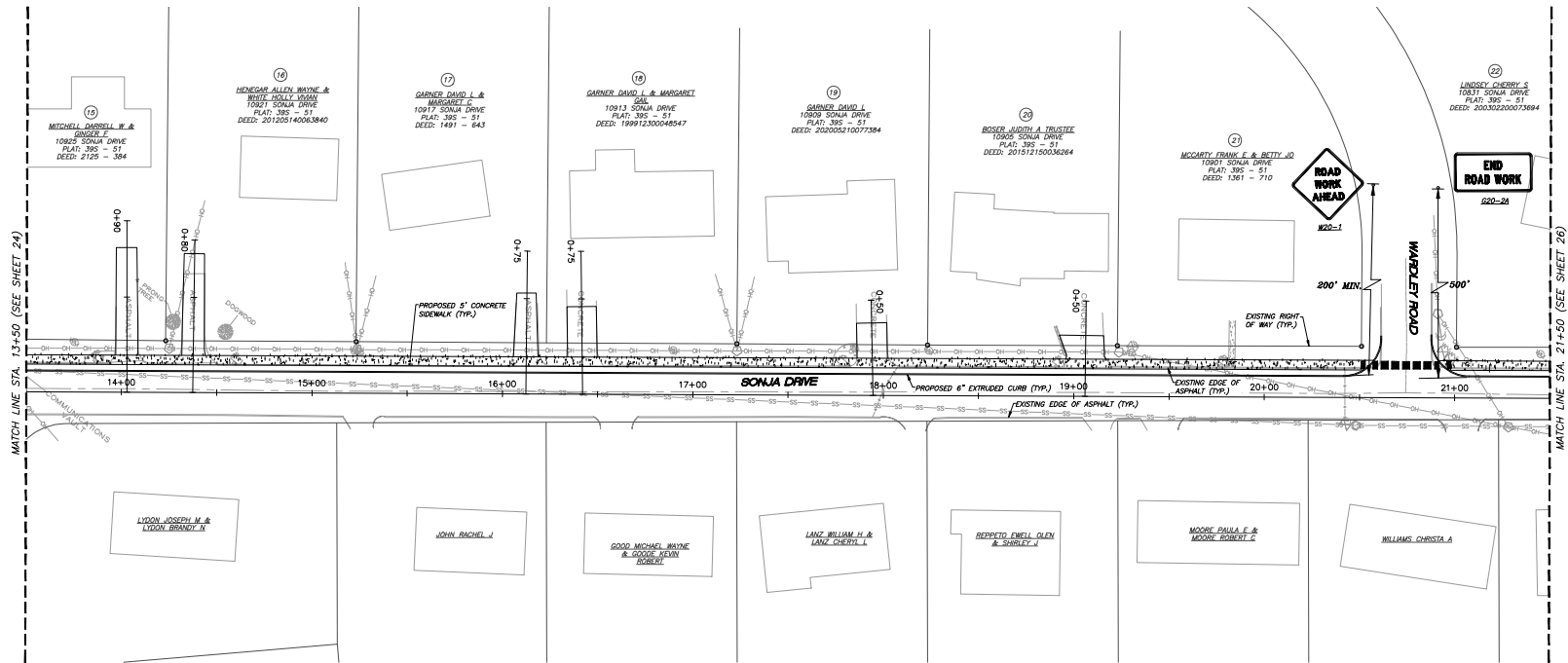
TRAFFIC CONTROL
SONJA DRIVE SIDEWALK EXTENSION
STA. 8+00 - STA. 13+50

DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: 1"=30'	SHEET TWENTY-FOUR NO. 24
DRAWN BY: CLM	DATE: 04/03/2024	FILE NO.: 2112031	

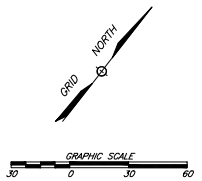
OF 32 SHEETS



TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	SONJA DRIVE SIDEWALK EXTENSION	25



- LEGEND:**
- IRON PEN FOUND
 - UTILITY POLE
 - LAMP POST
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ GAS VALVE
 - ⊕ IRRIGATION CONTROL VALVE
 - ⊕ WATER METER
 - ⊕ SANITARY SEWER MANHOLE
 - EXIST. UNDERGROUND COMMUNICATIONS
 - EXIST. SANITARY SEWER
 - EXIST. GAS LINE
 - EXIST. WATER LINE
 - OVERHEAD UTILITY LINE
 - ⊕ EXIST. TREE



NO.	DATE	REVISIONS	BY	CHK.



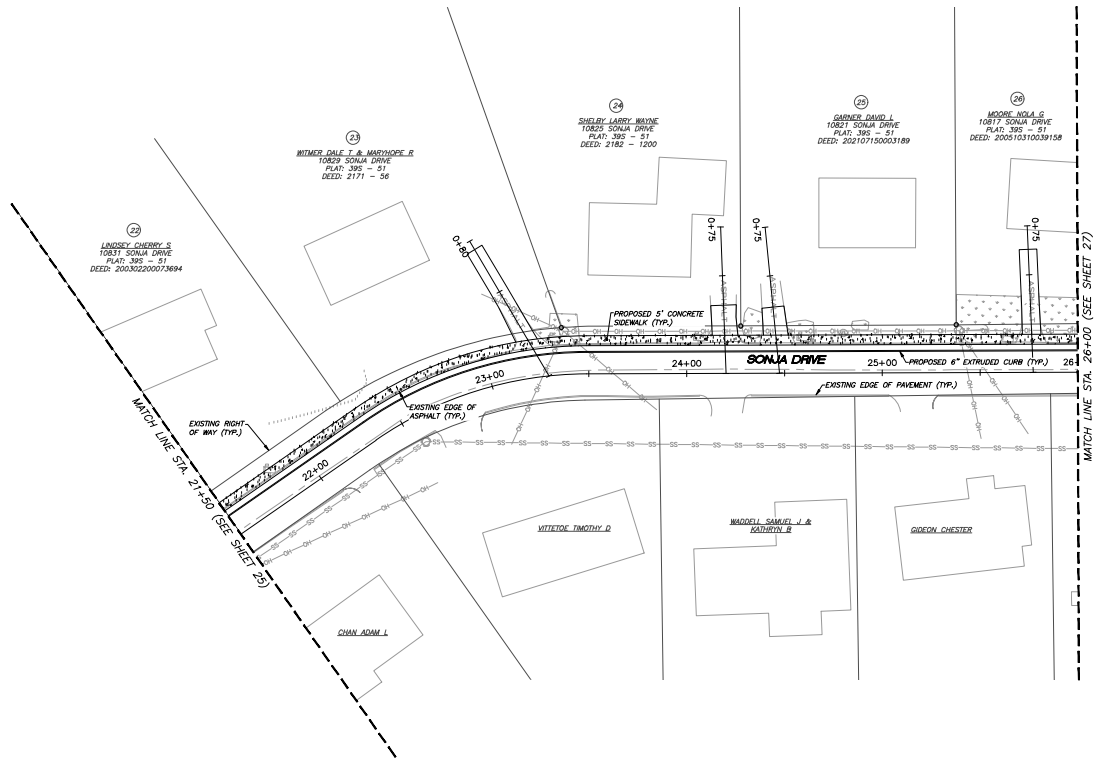
URBAN ENGINEERING, INC.
10330 HARDY VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

TOWN OF FARRAGUT
SONJA DRIVE SIDEWALK EXTENSION

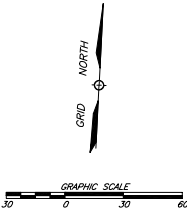
TRAFFIC CONTROL
SONJA DRIVE SIDEWALK EXTENSION
STA. 13+50 — STA. 21+50

DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: 1"=30'	SHEET TWENTY-FIVE NO. 25
DRAWN BY: CLM	DATE: 04/03/2024	FILE NO.: 2110331	OF 32 SHEETS

TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	SONJA DRIVE SIDEWALK EXTENSION	26



- LEGEND:**
- IRON PEN FOUND
 - UTILITY POLE
 - LAMP POST
 - ⋈ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ GAS VALVE
 - ⊕ IRRIGATION CONTROL VALVE
 - ⊕ WATER METER
 - SANITARY SEWER MANHOLE
 - EXST. UNDERGROUND COMMUNICATIONS
 - SS EXST. SANITARY SEWER
 - G EXST. GAS LINE
 - W EXST. WATER LINE
 - OH OVERHEAD UTILITY LINE
 - ⊕ EXST. TREE



NO.	DATE	REVISIONS	BY	CHK.



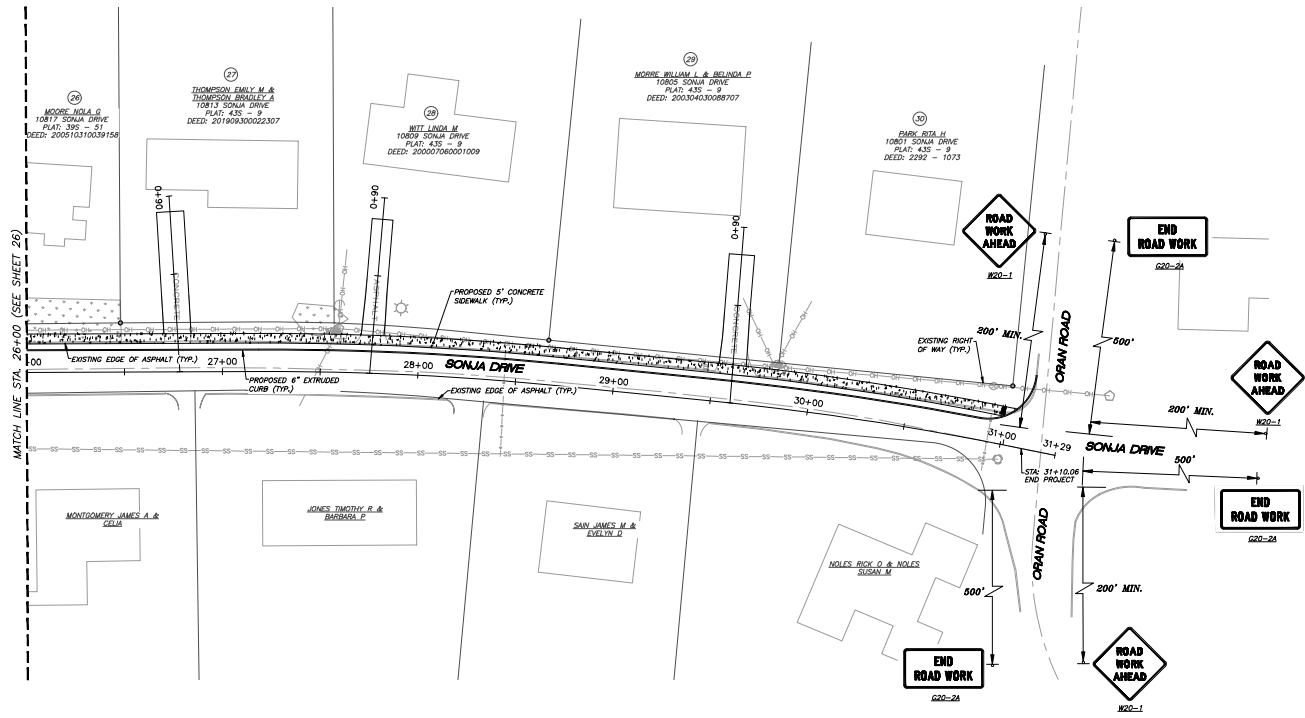
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

TOWN OF FARRAGUT
SONJA DRIVE SIDEWALK EXTENSION

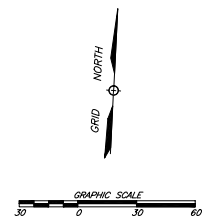
TRAFFIC CONTROL
SONJA DRIVE SIDEWALK EXTENSION
STA. 21+50 — STA. 26+00

DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: 1"=30'	SHEET TWENTY-SIX NO. 26
DRAWN BY: CLM	DATE: 04/03/2024	FILE NO.: 2112031	OF 32 SHEETS

TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	SONJA DRIVE SIDEWALK EXTENSION	27



- LEGEND:
- IRON PEN FOUND
 - UTILITY POLE
 - ⊙ LAMP POST
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ GAS VALVE
 - ⊕ IRRIGATION CONTROL VALVE
 - ⊕ WATER METER
 - SANITARY SEWER MANHOLE
 - EXIST. UNDERGROUND COMMUNICATIONS
 - SS — EXIST. SANITARY SEWER
 - G — EXIST. GAS LINE
 - W — EXIST. WATER LINE
 - OH — OVERHEAD UTILITY LINE
 - ⊕ EXIST. TREE



NO.	DATE	REVISIONS	BY	CHK.



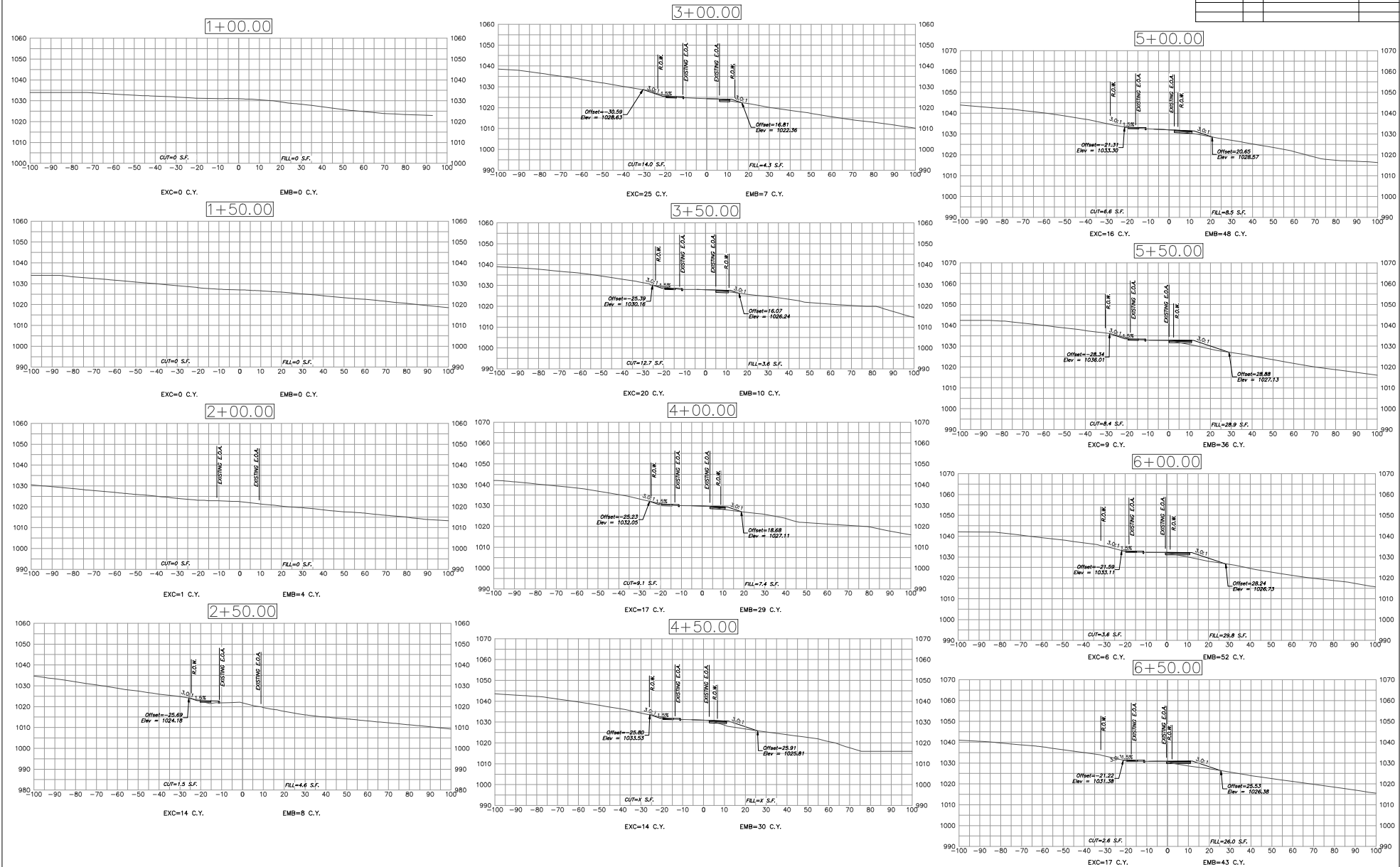
URBAN ENGINEERING, INC.
10330 HARDY VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

TOWN OF FARRAGUT
SONJA DRIVE SIDEWALK EXTENSION

TRAFFIC CONTROL
SONJA DRIVE SIDEWALK EXTENSION
STA. 26+00 — STA. 31+10.06

DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: 1"=30'	SHEET TWENTY-SEVEN NO. 27
DRAWN BY: CLM	DATE: 04/03/2024	FILE NO.: 2112031	OF 32 SHEETS

TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	SONJA DRIVE SIDEWALK EXTENSION	28



NO.	DATE	REVISIONS	BY	CHK.



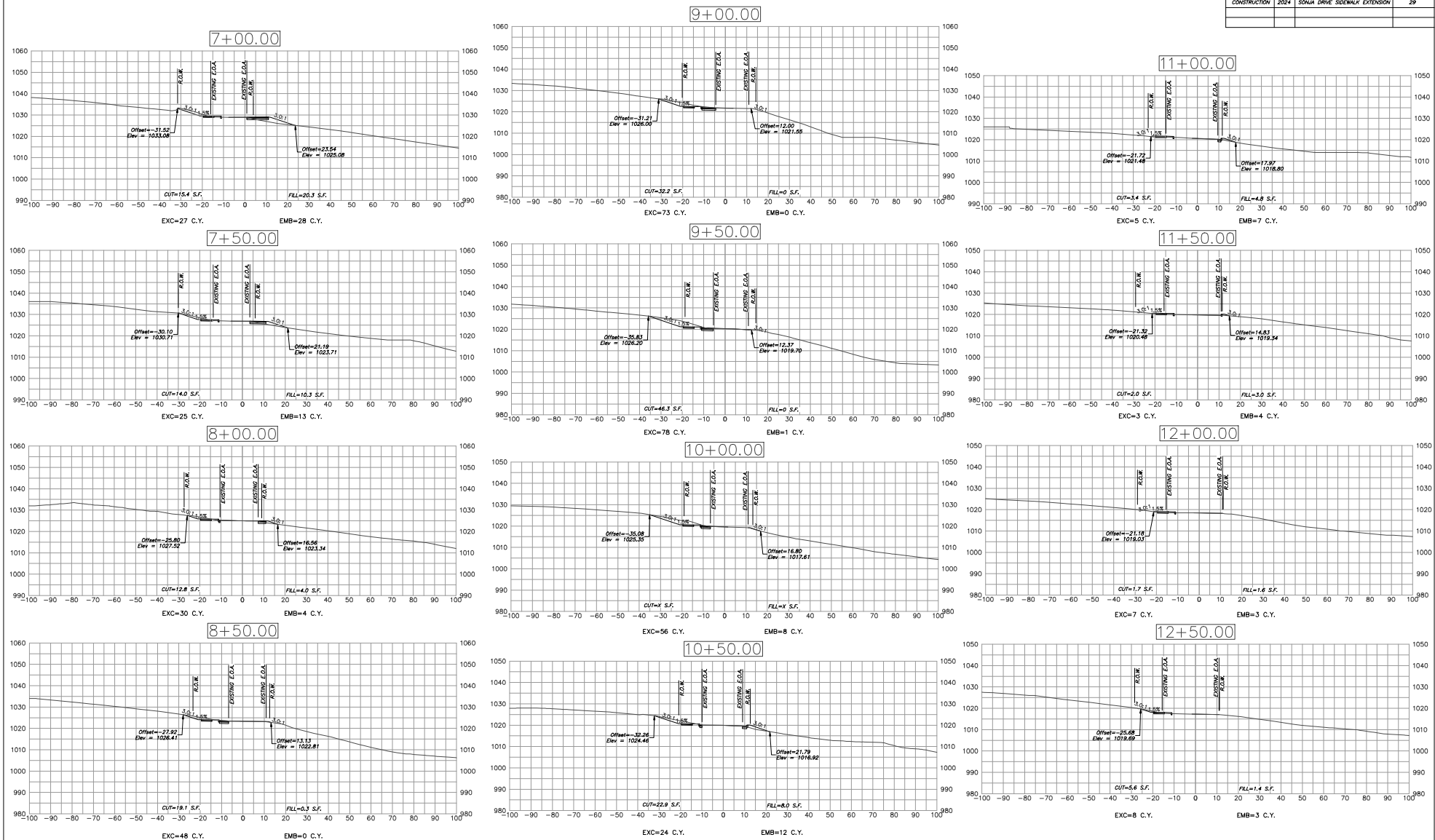
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10330 HARDY VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

TOWN OF FARRAGUT
SONJA DRIVE SIDEWALK EXTENSION

CROSS SECTIONS - DETACHED
SONJA DRIVE SIDEWALK EXTENSION
STA. 1+00 - STA. 6+50

DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: 1"=20'	SHEET TWENTY-EIGHT NO. 28
DRAWN BY: CLM	DATE: 04/03/2024	FILE NO.: 2112031	OF 32 SHEETS

TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	SONJA DRIVE SIDEWALK EXTENSION	29



NO.	DATE	REVISIONS	BY	CHK.



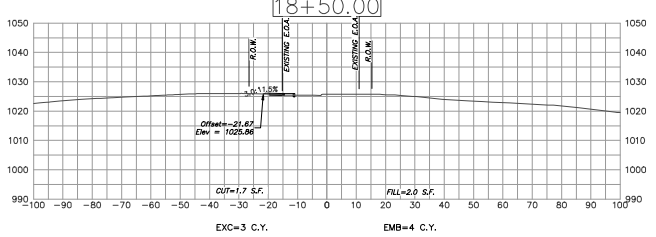
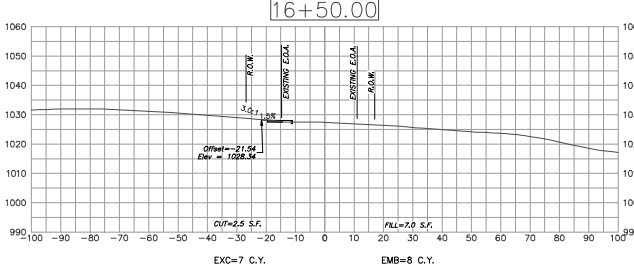
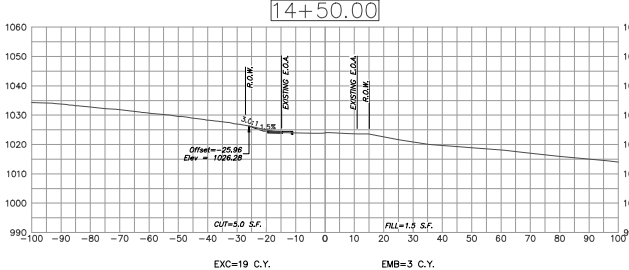
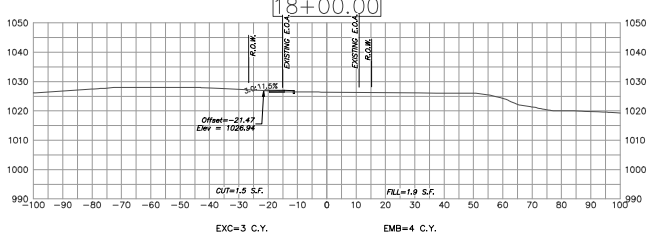
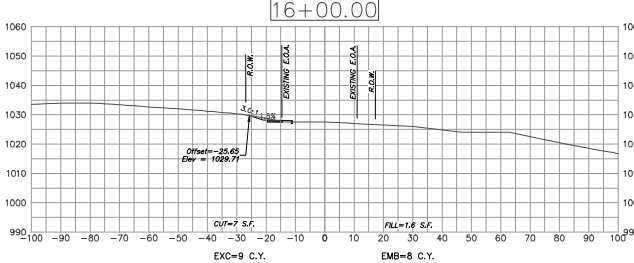
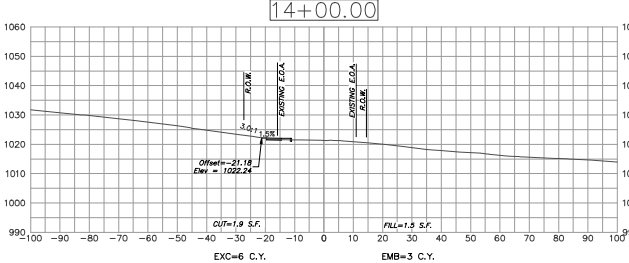
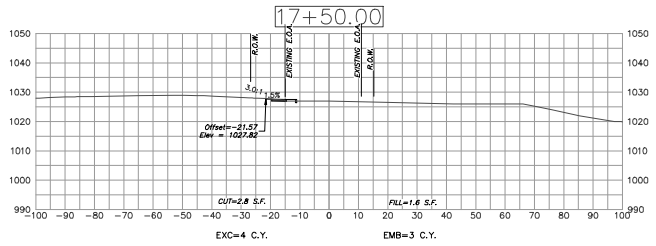
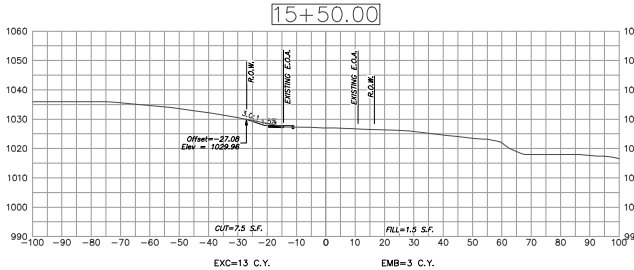
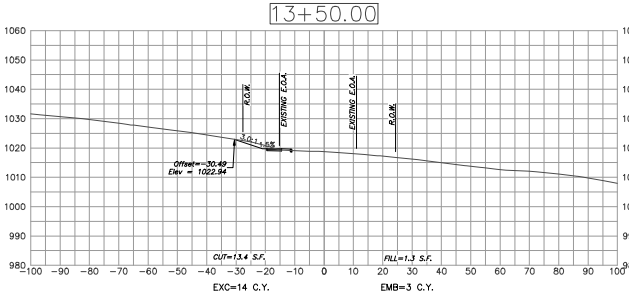
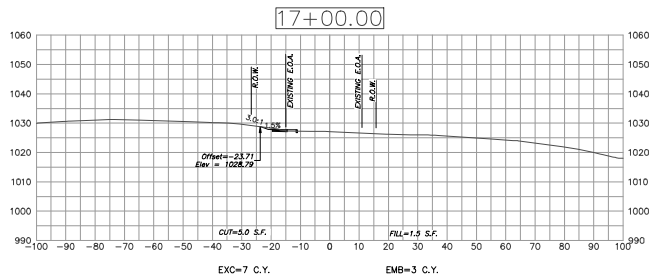
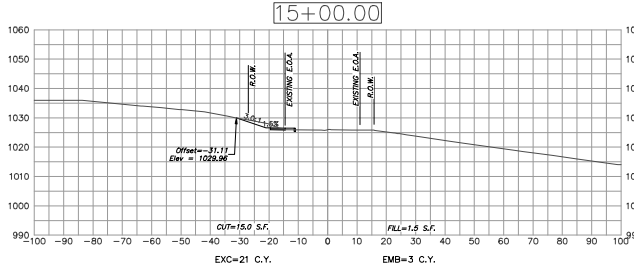
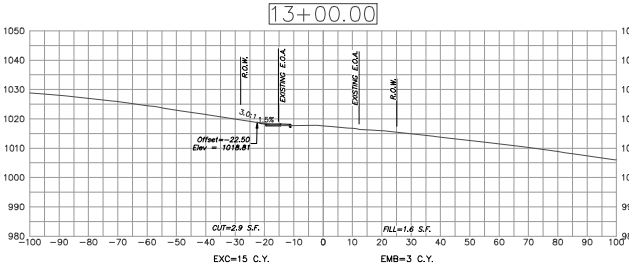
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10330 HARDY VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

TOWN OF FARRAGUT
SONJA DRIVE SIDEWALK EXTENSION

CROSS SECTIONS - DETACHED
SONJA DRIVE SIDEWALK EXTENSION
STA. 7+00 - STA. 12+50

DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: 1"=20'	SHEET TWENTY-NINE NO. 29
DRAWN BY: CLM	DATE: 04/03/2024	FILE NO.: 2112031	OF 32 SHEETS

TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	SONJA DRIVE SIDEWALK EXTENSION	30



NO.	DATE	REVISIONS	BY	CHK.

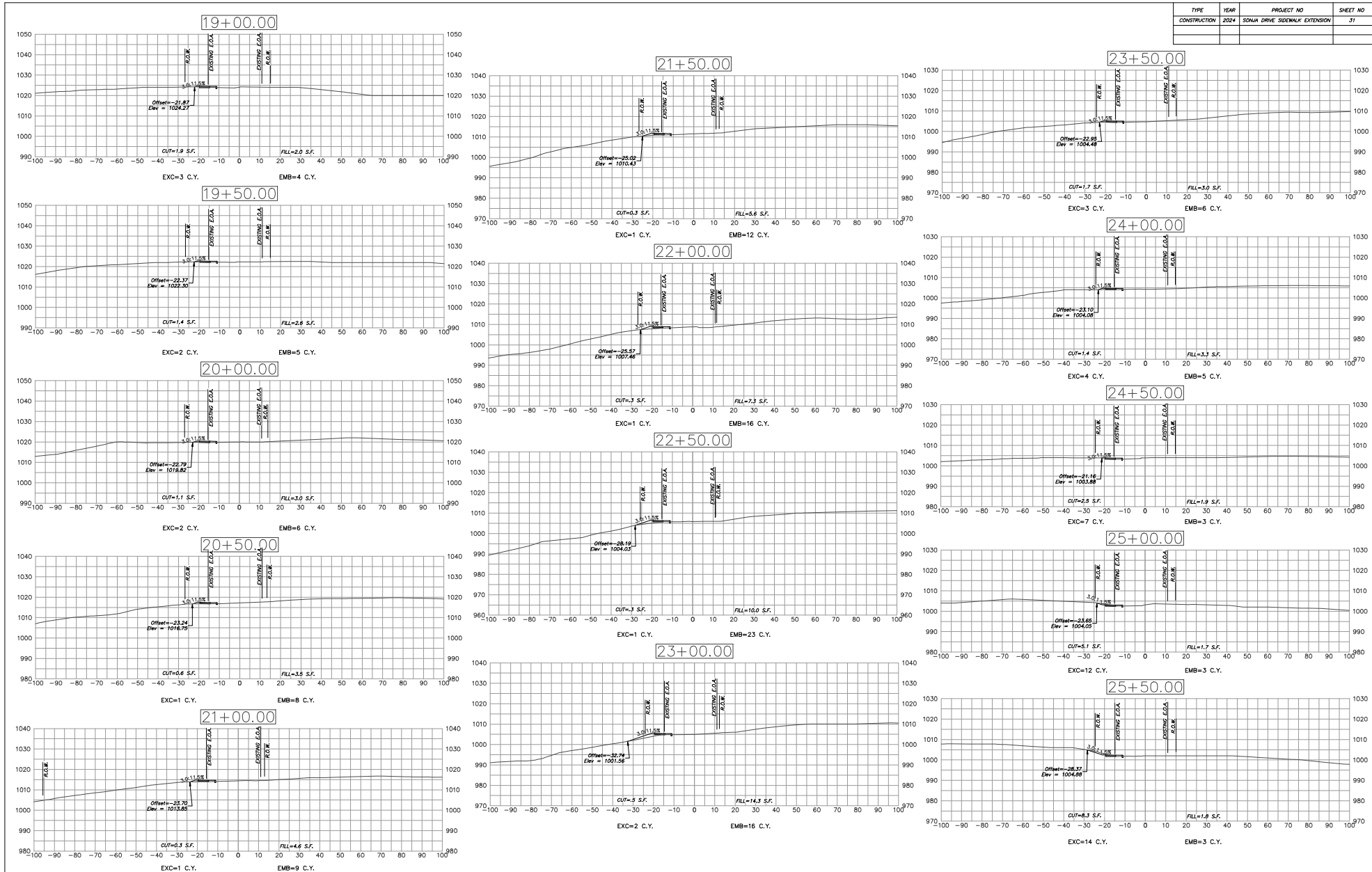


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(865) 966-1924

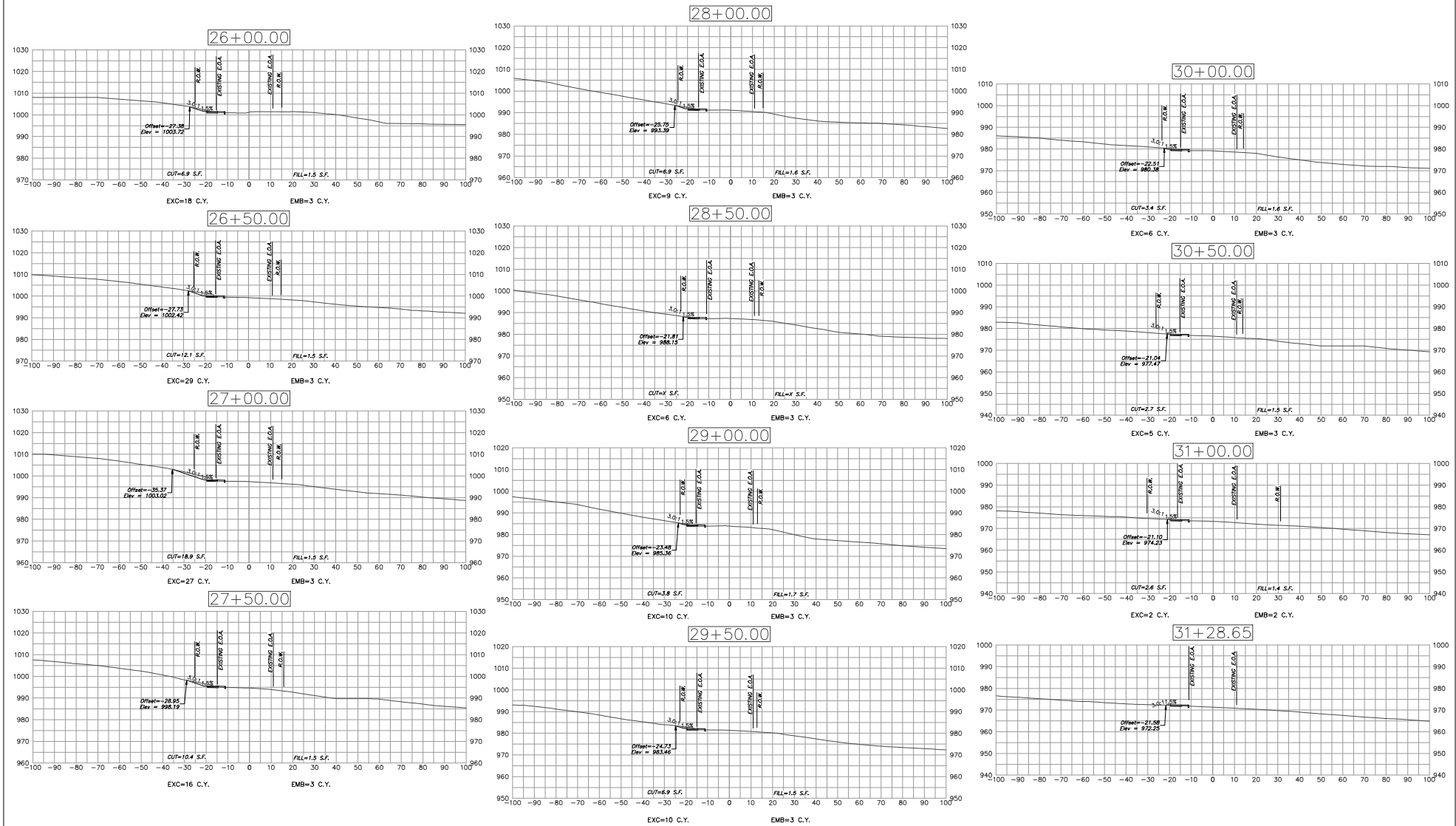
TOWN OF FARRAGUT
SONJA DRIVE SIDEWALK EXTENSION

CROSS SECTIONS - DETACHED
SONJA DRIVE SIDEWALK EXTENSION
STA. 13+00 - STA. 18+50

DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: 1"=20'	SHEET THIRTY NO. 30
DRAWN BY: CLM	DATE: 04/03/2024	FILE NO.: 2112031	OF 32 SHEETS



TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	SONJA DRIVE SIDEWALK EXTENSION	32



NO.	DATE	REVISIONS	BY	CHK.



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(865) 966-1924

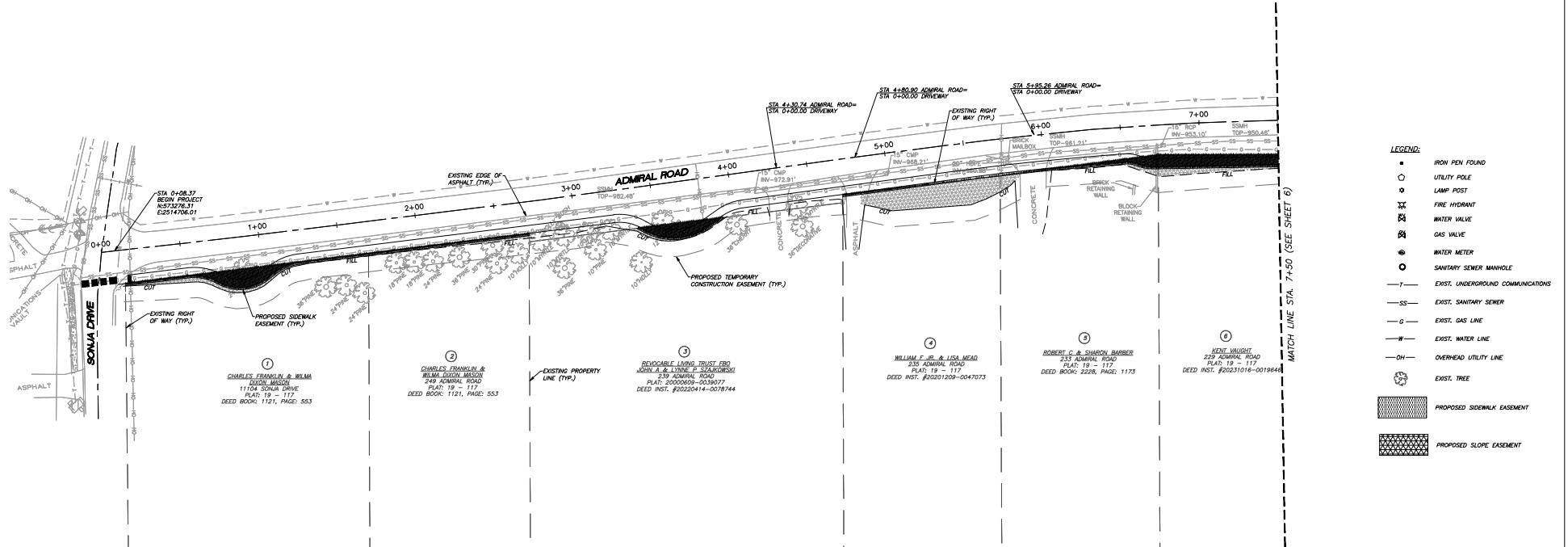
TOWN OF FARRAGUT
SONJA DRIVE SIDEWALK EXTENSION

CROSS SECTIONS - DETACHED
SONJA DRIVE SIDEWALK EXTENSION
STA. 26+00 - STA. 31+28.65

DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: 1"=20'	SHEET THIRTY-TWO NO. 32
DRAWN BY: CLM	DATE: 04/03/2024	FILE NO.: 2112031	OF 32 SHEETS

ADMIRAL ROAD PLANS

TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	ADMIRAL ROAD SIDEWALK	4



PROPERTY & EASEMENT ACQUISITION TABLE									
TRACT NO.	PROPERTY OWNER	COUNTY RECORDS			EASEMENT (S.F.)				
		TAX MAP NO.	PARCEL	DEED BK PAGE	SLOPE	CONST.	PERM. DRAINAGE	PERM. SIDEWALK	
1	CHARLES FRANKLIN & WILLIAM DIXON MASON	143-A-4	1	1121 553	201	1603	0	814	
2	CHARLES FRANKLIN & WILLIAM DIXON MASON	143-A-4	2	1121 553	81	1224	0	128	
3	REVOCABLE LIVING TRUST FBO JOHN A. & LINDA P. SZAROWSKI	143-A-4	3	20220414-0078744	49	1614	0	378	
4	WILLIAM F. JR. & LISA MEAD	143-A-4	5	20201209-0047073	1168	929	0	59	
5	ROBERT C. & SHARON BARBER	143-A-4	6	2228 1173	154	888	0	231	
6	KENT VAUGHT	143-A-4	7	20231016-0018646	225	1001	0	872	
7	KENT VAUGHT	143-A-4	8	20231016-0018646	38	1003	0	1318	
8	KENT VAUGHT	143-A-4	9	20231016-0018646	216	916	0	1117	
9	NORMA J. FOSTER	143-A-4	10.01	20121204-0022426	70	915	0	890	
10	JAMES EDWARD & JENNIFER FOSTER ALFFSTETLER	143-A-4	10.02	20170306-0054132	97	880	0	1230	
11	DONALD W. & DOROTHY B. SHARP	143-A-4	13	2306 1 285	271	1820	0	2369	
12	KERRY GLEDY & KENNETH WAYNE & HANNA ALISON MURPHY	143-A-4	14	20180426-0063376	261	1846	0	2209	
13	THOMAS WAYNE & SUSAN J. FLYNN	143-A-4	16	1867 224	261	1240	0	2147	
14	ANGELA B. BENJAMIN BOLT	143-A-4	18	0205018-076225	68	1459	0	894	
15	BALYN LAMIEL COLEMAN & LUTY ANN PRADO	143-A-4	19	20191209-0039011	26	1317	0	438	
16	BALYN LAMIEL COLEMAN & LUTY ANN PRADO	143-A-4	20	20191209-0039011	238	1013	0	0	
17	BALYN LAMIEL COLEMAN & LUTY ANN PRADO	143-A-4	21	20191209-0039011	1413	2180	199	0	
18	ADMIRAL PROPERTIES LLC	143-A-4	24.01	20180524-0089405	595	995	0	0	

NO.	DATE	REVISIONS	BY	CHKD.



URBAN ENGINEERING, INC.
10330 HARRIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

TOWN OF FARRAGUT
ADMIRAL ROAD SIDEWALK

PRESENT LAYOUT - DETACHED
ADMIRAL ROAD SIDEWALK
STA. 0+00 - STA. 7+50

DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: 1"=30'	SHEET FOUR NO. 4
DRAWN BY: CLM	DATE: 01/31/2024	FILE NO.: 2309029	OF 28 SHEETS

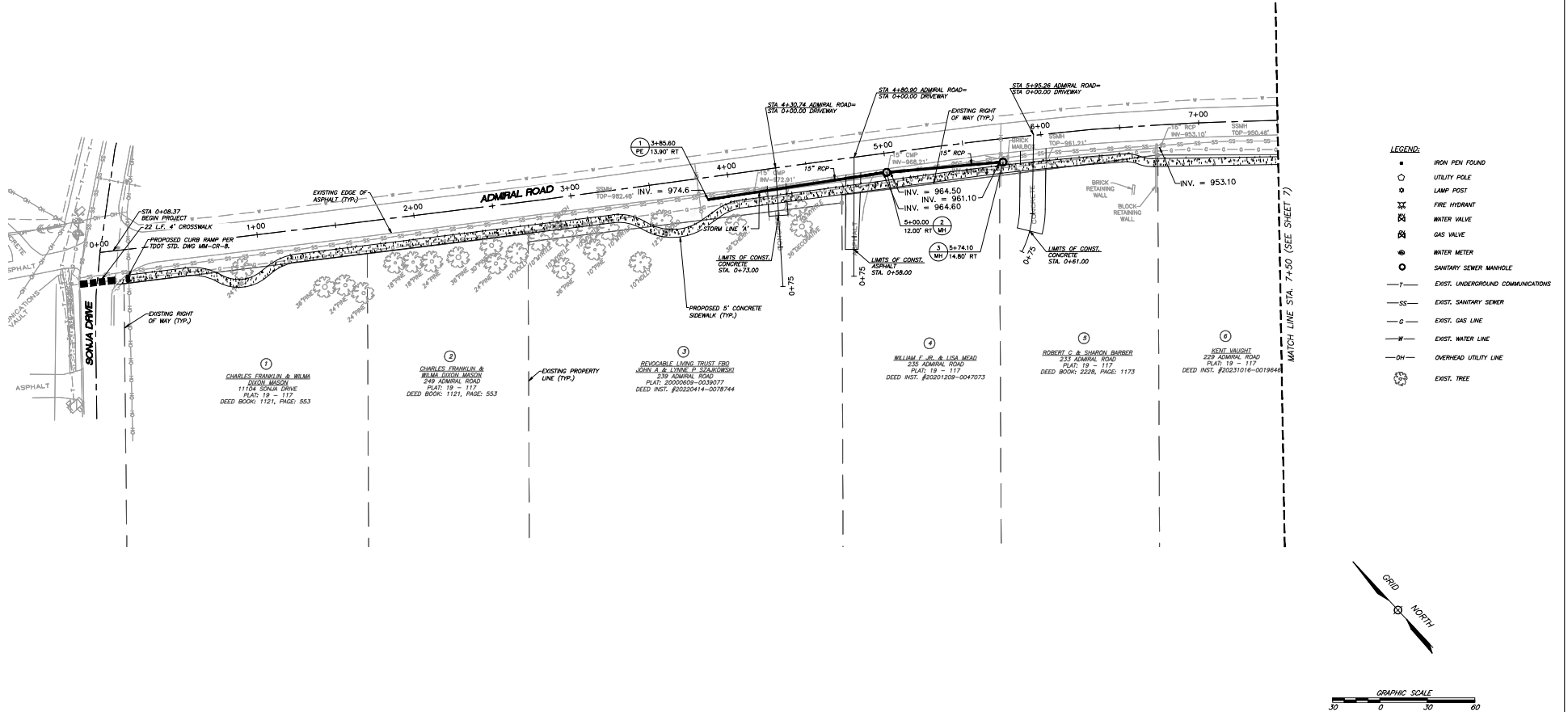
STORM DRAIN PIPE CULVERTS					
FROM	TO				
NO.	ELEVATION	NO.	ELEVATION	SLOPE (X)	LENGTH (FT)
1	974.60	2	964.60	8.91	112.2
2	964.50	3	961.10	4.80	69.4
4	960.60	5	953.10	13.41	17.9

DRAINAGE STRUCTURES									
NO.	LOCATION	STATION	ROAD NAME	STRUCT. TYPE	TOP	LOWEST INVERT	HEIGHT (FT)	FOOTNOTE	
1	13.90' RT	3+85.60	ADMIRAL ROAD	PIPE END	---	---	---	---	
2	12.00' RT	3+00.00	ADMIRAL ROAD	MANHOLE	968.00	964.50	3.50	---	
3	14.80' RT	5+74.10	ADMIRAL ROAD	MANHOLE	963.70	960.60	3.10	---	
4	23.50' RT	25+07.00	ADMIRAL ROAD	END WALL	---	---	---	---	
5	38.20' RT	25+15.90	ADMIRAL ROAD	END WALL	---	---	---	---	

FOOTNOTES:

1) CONNECT TO EXIST. 20" HDPE.

TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	ADMIRAL ROAD SIDEWALK	5



NO.	DATE	REVISIONS	BY	CHKD.



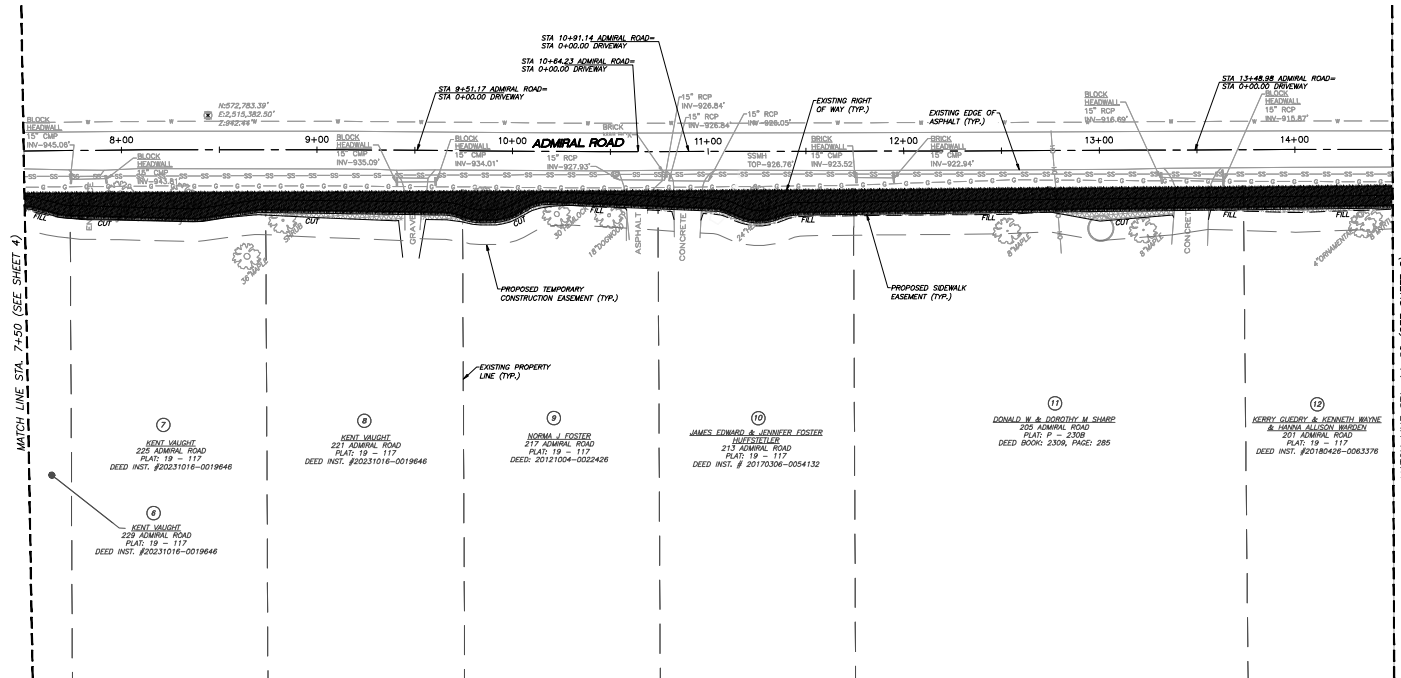
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

TOWN OF FARRAGUT
ADMIRAL ROAD SIDEWALK

PROPOSED LAYOUT - DETACHED
ADMIRAL ROAD SIDEWALK
STA. 0+00 - STA. 7+50

DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: 1"=30'	SHEET FIVE NO. 5
DRAWN BY: CLM	DATE: 01/31/2024	FILE NO.: 2309029	OF 28 SHEETS

TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	ADMIRAL ROAD SIDEWALK	6



- LEGEND:**
- IRON PEN FOUND
 - UTILITY POLE
 - ✱ LAMP POST
 - ✱ FIRE HYDRANT
 - ⊗ WATER VALVE
 - ⊗ GAS VALVE
 - ⊗ WATER METER
 - SANITARY SEWER MANHOLE
 - 7— EXIST. UNDERGROUND COMMUNICATIONS
 - SS— EXIST. SANITARY SEWER
 - G— EXIST. GAS LINE
 - W— EXIST. WATER LINE
 - OH— OVERHEAD UTILITY LINE
 - ⊗ EXIST. TREE
 - ▨ PROPOSED SIDEWALK EASEMENT
 - ▨ PROPOSED SLOPE EASEMENT

PROPERTY & EASEMENT ACQUISITION TABLE									
TRACT NO.	PROPERTY OWNER	TAX MAP NO.	COUNTY RECORDS			EASEMENT (S.F.)			
			PARCEL	DEED BK	PAGE	SLOPE	CONST.	PERM. DRAINAGE	PERM. SIDEWALK
1	CHARLES FRANKLIN & WILMA DIXON MASON	143-A-A	1	1121	553	201	1603	0	614
2	CHARLES FRANKLIN & WILMA DIXON MASON	143-A-A	2	1151	553	81	1024	0	128
3	REVOCABLE LIVING TRUST FBO JOHN A & LYNN P. SZACHOWSKI	143-A-A	3	20220414-0078744	49	1614	0	0	378
4	WILLIAM F. JR. & LISA HEAD	143-A-A	5	20201209-0047073	1168	929	0	0	59
5	ROBERT C & SHARON BARBER	143-A-A	6	2228	1173	154	888	0	237
6	KENT VAUGHT	143-A-A	7	20231016-0019646	205	1001	0	0	875
7	KENT VAUGHT	143-A-A	8	20231016-0019646	38	1003	0	0	1318
8	KENT VAUGHT	143-A-A	9	20231016-0019646	216	919	0	0	1117
9	NORMA J. FOSTER	143-A-A	10.01	20121004-0022426	70	915	0	0	960
10	JAMES EDWARD & JENNIFER FOSTER HUFFSTETLER	143-A-A	10.02	20170306-0054132	97	880	0	0	1230
11	DONALD W & DOROTHY W SHARP	143-A-A	13	2359	885	271	1603	0	2369
12	KERRY GLEDREY & KENNETH WAYNE & MARLA ALISON WARDEN	143-A-A	14	20180426-0063376	261	1846	0	0	2209
13	THOMAS WAYNE & SUSAN J. FLYNN	143-A-A	16	1967	224	261	1940	0	2147
14	ANGELA & BENJAMIN WOLF	143-A-A	18	0205518-0076225	68	1409	0	0	694
15	BALYN LAMEL COLEMAN & LEE ANN PRADO	143-A-A	19	20191209-0038011	26	1113	0	0	438
16	BALYN LAMEL COLEMAN & LEE ANN PRADO	143-A-A	20	20191209-0038011	239	1015	0	0	0
17	BALYN LAMEL COLEMAN & LEE ANN PRADO	143-A-A	21	20191209-0038011	413	2160	0	0	159
18	ADMIRAL PROPERTIES LLC	143-A-A	24.01	20180524-0069405	585	985	0	0	0

NO.	DATE	REVISIONS	BY	CHK.

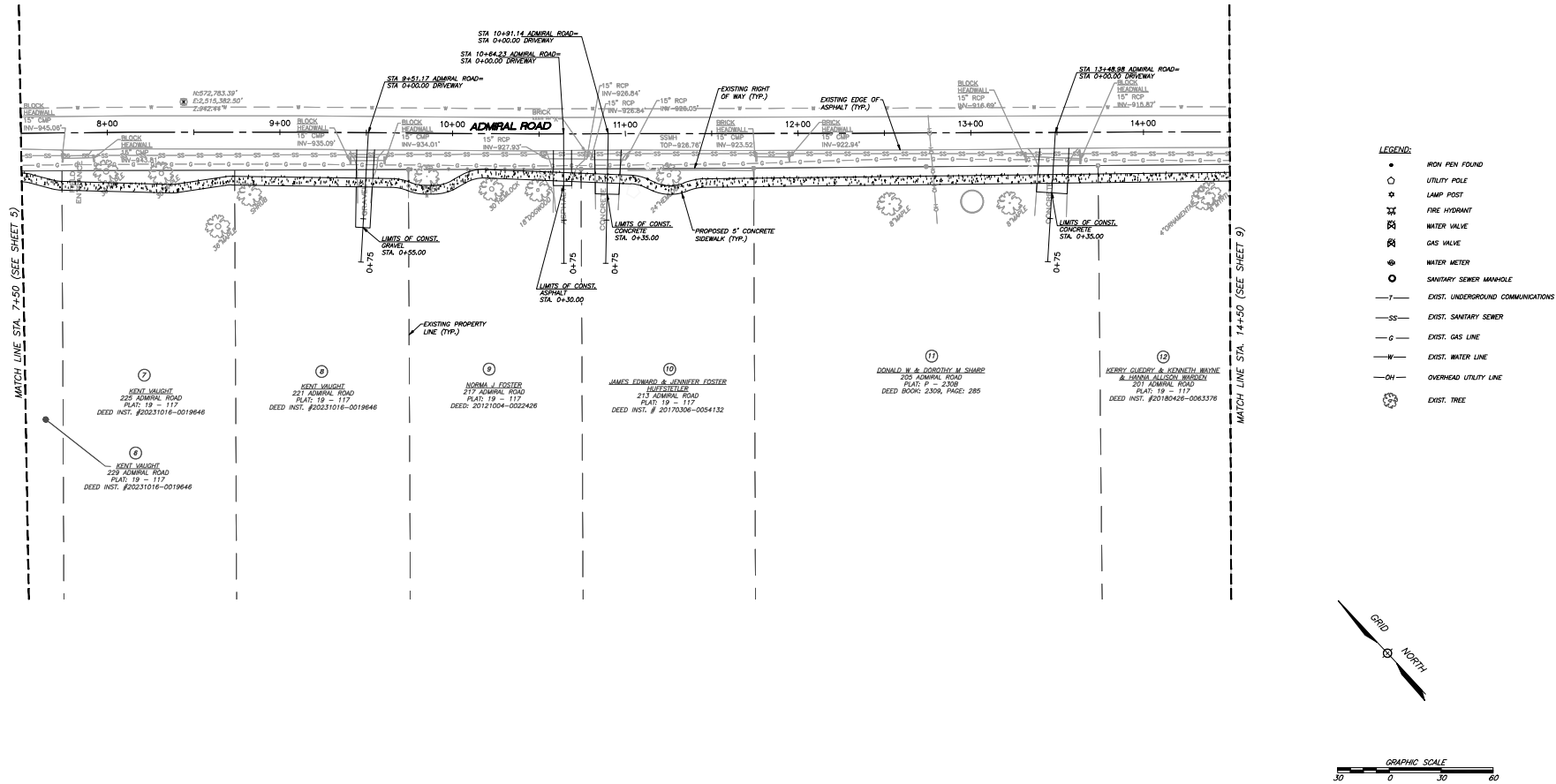
URBAN ENGINEERING, INC.
10330 HARRIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

TOWN OF FARRAGUT
ADMIRAL ROAD SIDEWALK

PRESENT LAYOUT - DETACHED
ADMIRAL ROAD SIDEWALK
STA. 7+50 - STA. 14+50

DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: 1"=30'	SHEET SIX NO. 6
DRAWN BY: CLM	DATE: 01/31/2024	FILE NO.: 2309029	OF 28 SHEETS

TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	ADMIRAL ROAD SIDEWALK	7



NO.	DATE	REVISIONS	BY	CHK.



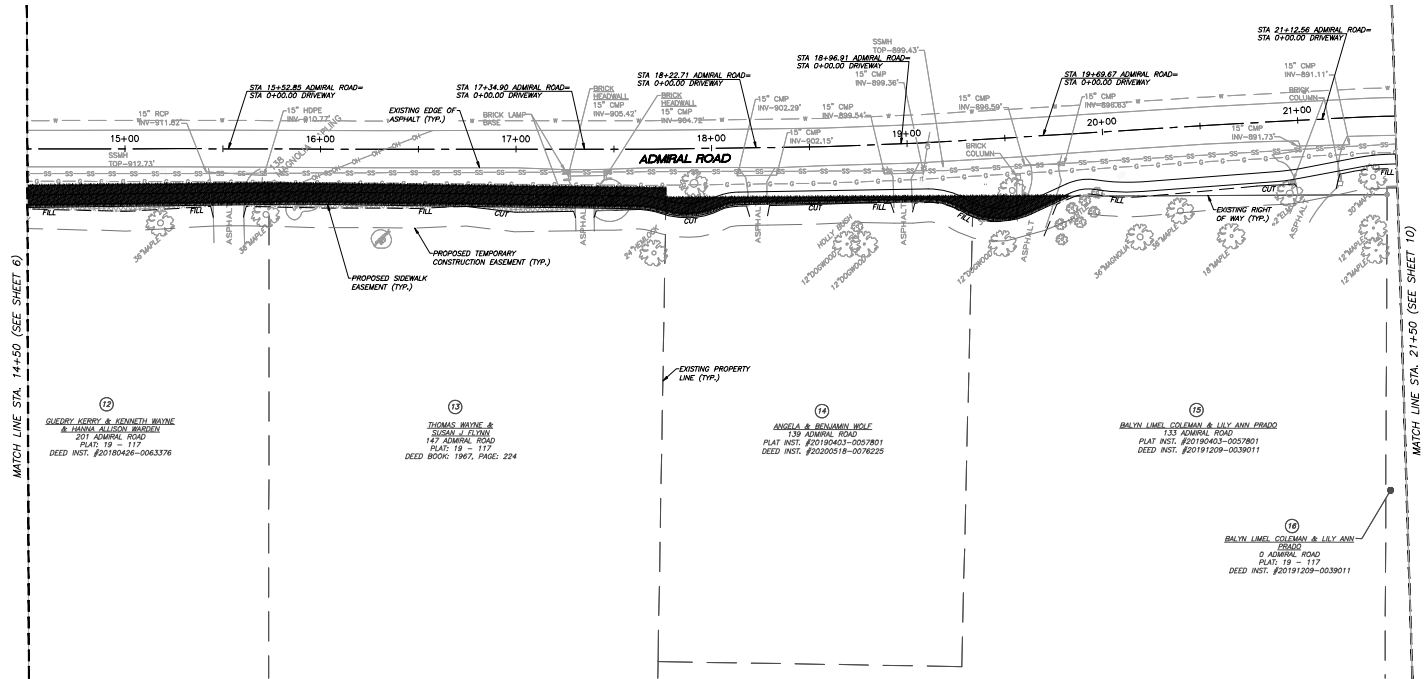
URBAN ENGINEERING, INC.
10330 HARRIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

TOWN OF FARRAGUT
ADMIRAL ROAD SIDEWALK

PROPOSED LAYOUT - DETACHED
ADMIRAL ROAD SIDEWALK
STA. 7+50 - STA. 14+50

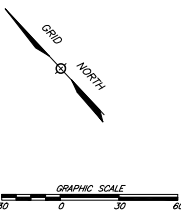
DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: 1"=30'	SHEET SEVEN NO. 7 OF 28 SHEETS
DRAWN BY: CLM	DATE: 01/31/2024	FILE NO.: 2309029	

TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	ADMIRAL ROAD SIDEWALK	8



- LEGEND:
- IRON PEN FOUND
 - UTILITY POLE
 - ✱ LAMP POST
 - ✱ FIRE HYDRANT
 - ✱ WATER VALVE
 - ✱ GAS VALVE
 - ✱ WATER METER
 - SANITARY SEWER MANHOLE
 - T— EXIST. UNDERGROUND COMMUNICATIONS
 - SS— EXIST. SANITARY SEWER
 - G— EXIST. GAS LINE
 - W— EXIST. WATER LINE
 - OH— OVERHEAD UTILITY LINE
 - ✱ EXIST. TREE
 - ▨ PROPOSED SIDEWALK EASEMENT
 - ▨ PROPOSED SLOPE EASEMENT

PROPERTY & EASEMENT ACQUISITION TABLE									
TRACT NO.	PROPERTY OWNER	COUNTY RECORDS				EASEMENT (S.F.)			
		TAX MAP NO.	PARCEL	DEED BK	PAGE	SLOPE	CONST.	PERM. DRAINAGE	PERM. SIDEWALK
1	CHARLES FRANKLIN & WILMA DIXON MASON	143-A-A	7	1727	353	201	1603	0	814
2	CHARLES FRANKLIN & WILMA DIXON MASON	143-A-A	2	1727	353	87	1024	0	128
3	REVOCABLE LIVING TRUST FBO JOHN A & LYNN F. SAWYERSKI	143-A-A	3	20220414-0078744		49	1614	0	378
4	WILLIAM F JR & LISA MEAD	143-A-A	5	20201208-0047073	1168	929	0	59	
5	ROBERT C & SHARON BAYBEN	143-A-A	6	2228	1172	154	888	0	237
6	KENT VAUGHT	143-A-A	7	20231016-0018646	225	1001	0	872	
7	KENT VAUGHT	143-A-A	8	20231016-0018646	38	1003	0	1318	
8	KENT VAUGHT	143-A-A	9	20231016-0018646	216	919	0	1117	
9	NORMA J FOSTER	143-A-A	10.01	20121004-0022428	70	915	0	990	
10	JAMES EDWARD & JENNIFER FOSTER HUFFSTELER	143-A-A	10.02	20121004-0022428	97	880	0	1230	
11	DONALD W & DOROTHY M SURP	143-A-A	13	2302	285	271	1820	0	2369
12	KERRY GUEDEY & KENNETH WAYNE & HANNA ALISON RANDOLPH	143-A-A	14	20180426-0063376	261	1846	0	2209	
13	THOMAS WAYNE & SUSAN J FLYNN	143-A-A	16	1967	224	261	1940	0	2147
14	ANGELA & BENJAMIN WOLF	143-A-A	18	000518-0042223	68	1439	0	884	
15	BALYN LIME, COLEMAN & LILY ANN PRADO	143-A-A	19	20191209-0039011	76	1313	0	438	
16	BALYN LIME, COLEMAN & LILY ANN PRADO	143-A-A	20	20191209-0039011	239	1015	0	0	
17	BALYN LIME, COLEMAN & LILY ANN PRADO	143-A-A	21	20191209-0039011	1413	2180	198	0	
18	ADMIRAL PROPERTIES LLC	143-A-A	24.01	20180524-0089405	595	895	0	0	



NO.	DATE	REVISIONS	BY	CHKD.



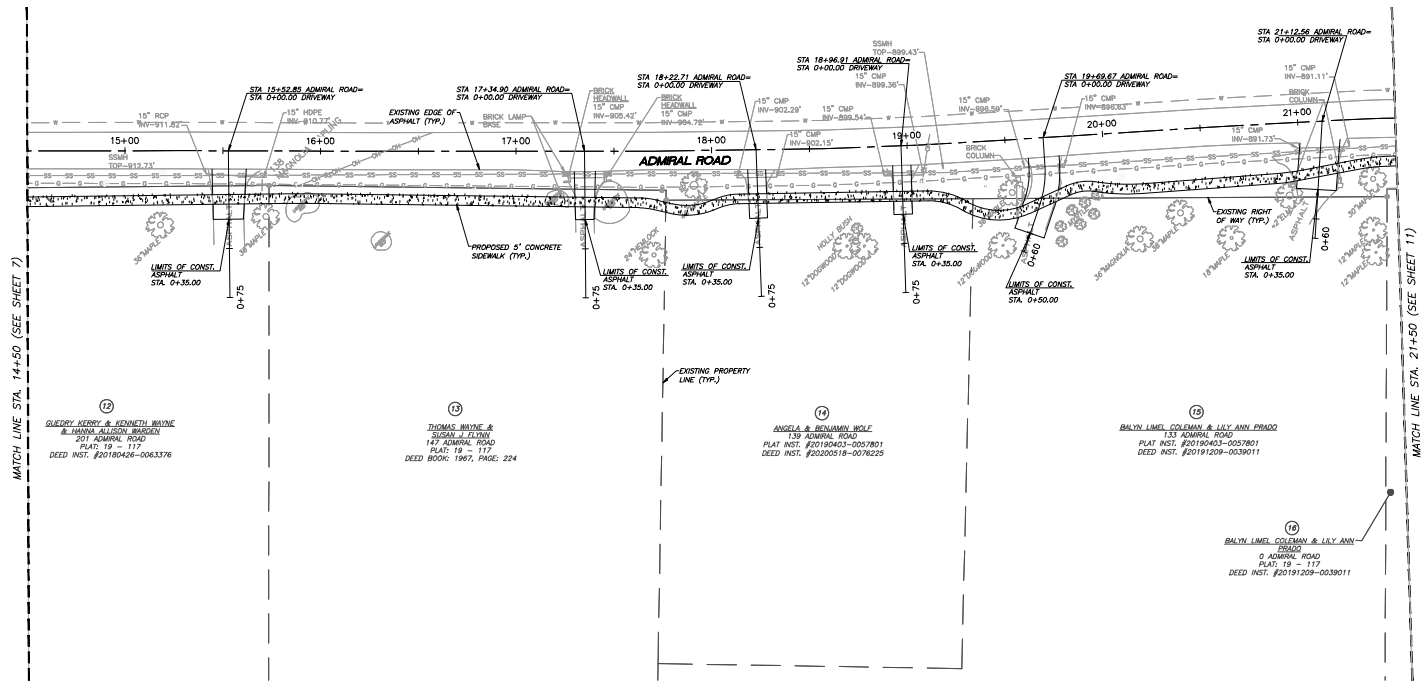
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

TOWN OF FARRAGUT
ADMIRAL ROAD SIDEWALK

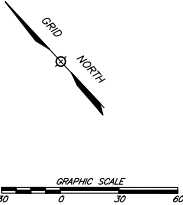
PRESENT LAYOUT - DETACHED
ADMIRAL ROAD SIDEWALK
STA. 14+50 - STA. 21+50

DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: 1"=30'	SHEET EIGHT NO. 8
DRAWN BY: CLM	DATE: 01/31/2024	FILE NO.: 2309029	OF 28 SHEETS

TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	ADMIRAL ROAD SIDEWALK	9



- LEGEND:
- IRON PEN FOUND
 - UTILITY POLE
 - ★ LAMP POST
 - ⦿ FIRE HYDRANT
 - ⦿ WATER VALVE
 - ⦿ GAS VALVE
 - ⦿ WATER METER
 - SANITARY SEWER MANHOLE
 - T— EXIST. UNDERGROUND COMMUNICATIONS
 - SS— EXIST. SANITARY SEWER
 - G— EXIST. GAS LINE
 - W— EXIST. WATER LINE
 - OH— OVERHEAD UTILITY LINE
 - ⦿ EXIST. TREE



NO.	DATE	REVISIONS	BY	CHKD.



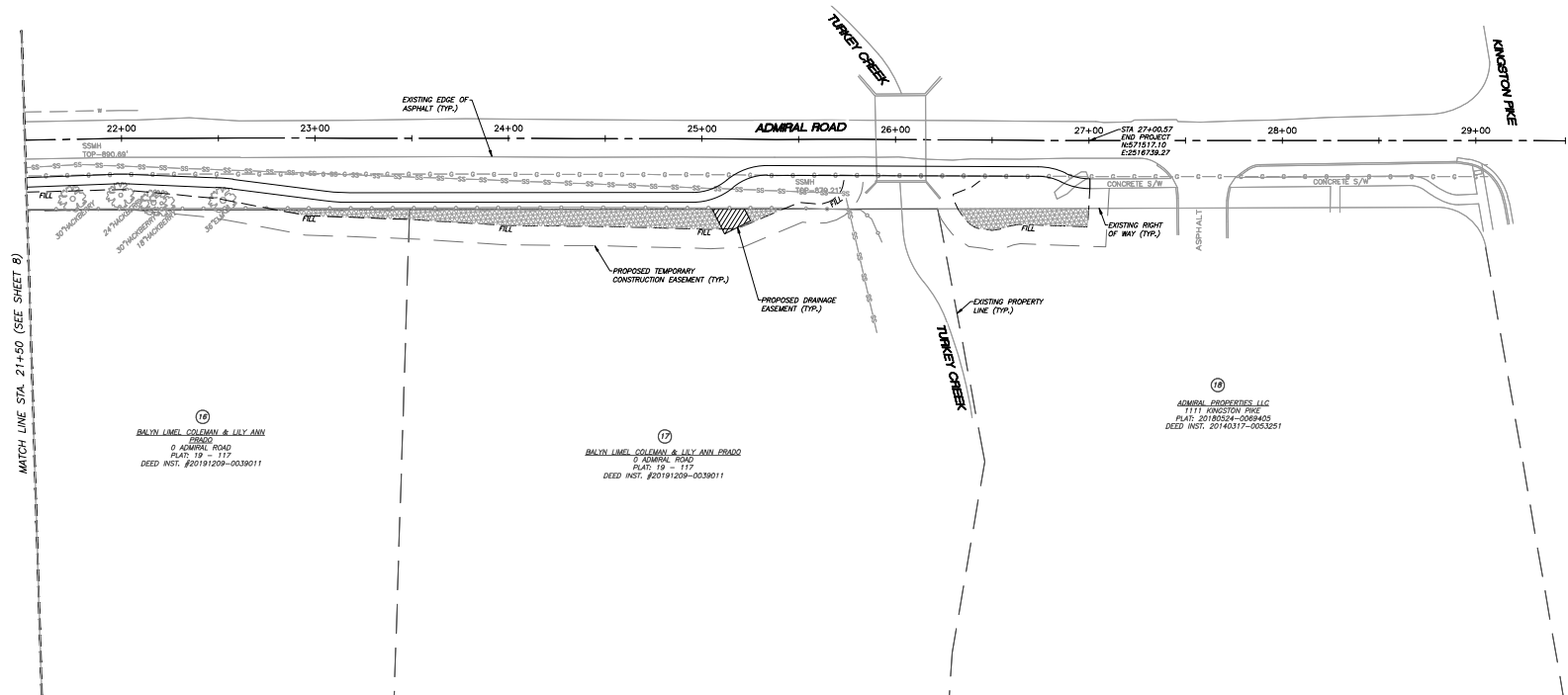
URBAN ENGINEERING, INC.
10330 HARRIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

TOWN OF FARRAGUT
ADMIRAL ROAD SIDEWALK

PROPOSED LAYOUT - DETACHED
ADMIRAL ROAD SIDEWALK
STA. 14+50 - STA. 21+50

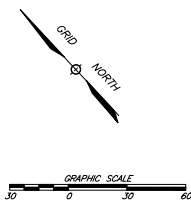
DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: 1"=30'	SHEET NINE NO. 9
DRAWN BY: CLM	DATE: 01/31/2024	FILE NO.: 2309029	OF 28 SHEETS

TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	ADMIRAL ROAD SIDEWALK	10



- LEGEND:**
- IRON PEN FOUND
 - UTILITY POLE
 - ☆ LAMP POST
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ GAS VALVE
 - ⊕ WATER METER
 - SANITARY SEWER MANHOLE
 - T— EXIST. UNDERGROUND COMMUNICATIONS
 - SS— EXIST. SANITARY SEWER
 - G— EXIST. GAS LINE
 - W— EXIST. WATER LINE
 - OH— OVERHEAD UTILITY LINE
 - EXIST. TREE
 - [Pattern] PROPOSED SIDEWALK EASEMENT
 - [Pattern] PROPOSED SLOPE EASEMENT
 - [Pattern] PROPOSED DRAINAGE EASEMENT

PROPERTY & EASEMENT ACQUISITION TABLE									
TRACT NO.	PROPERTY OWNER	COUNTY RECORDS				EASEMENT (S.F.)			
		TAX MAP NO.	PARCEL	DEED BK	PAGE	SLOPE	CONST.	PERM. DRAINAGE	PERM. SIDEWALK
1	CHARLES FRANKLIN & WILMA DIXON MASON	143-A-A	1	1121	553	201	1603	0	614
2	CHARLES FRANKLIN & WILMA DIXON MASON	143-A-A	2	1121	553	81	1024	0	128
3	RESCARLE LIVING TRUST FBO JOHN A & LYNN P SZALOWSKI	143-A-A	3	20220414	-0078744	48	1614	0	378
4	WILLIAM F JR. & LISA MERO	143-A-A	5	20220109	-0047075	1168	929	0	58
5	ROBERT C & SHARON BARBER	143-A-A	6	2228	173	154	888	0	237
6	KENT VAUGHT	143-A-A	7	20231016	-0018646	225	1001	0	872
7	KENT VAUGHT	143-A-A	8	20231016	-0018646	38	1003	0	134
8	KENT VAUGHT	143-A-A	9	20231016	-0018646	216	919	0	1117
9	KORAL J FOSTER	143-A-A	10.01	20121004	-0022428	70	915	0	980
10	JAMES EDWARD & JENNIFER FOSTER HUFFSTETLER	143-A-A	10.02	20170306	-0054132	87	880	0	1235
11	RONALD W & DOROTHY M SHARP	143-A-A	13	2309	1	285	271	1820	2369
12	KERRY GUECHY & JENNETH WAYNE & HANNA ALLISON WARDEN	143-A-A	14	20180406	-0068376	261	1846	0	2209
13	THOMAS BRYNE & SUSAN J FLYNN	143-A-A	16	1967	1	224	261	1840	2147
14	ANGELA & BENJAMIN BOLF	143-A-A	18	0200518	-0076225	68	1409	0	694
15	BALVIN LIMEL COLEMAN & JULY ANN PRADO	143-A-A	19	20191209	-0038011	26	1313	0	439
16	BALVIN LIMEL COLEMAN & JULY ANN PRADO	143-A-A	20	20191209	-0038011	239	1015	0	0
17	BALVIN LIMEL COLEMAN & JULY ANN PRADO	143-A-A	21	20191209	-0038011	1413	2180	159	0
18	ADMIRAL PROPERTIES LLC	143-A-A	24.01	20180524	-0068405	585	995	0	0



NO.	DATE	REVISIONS	BY	CHK.

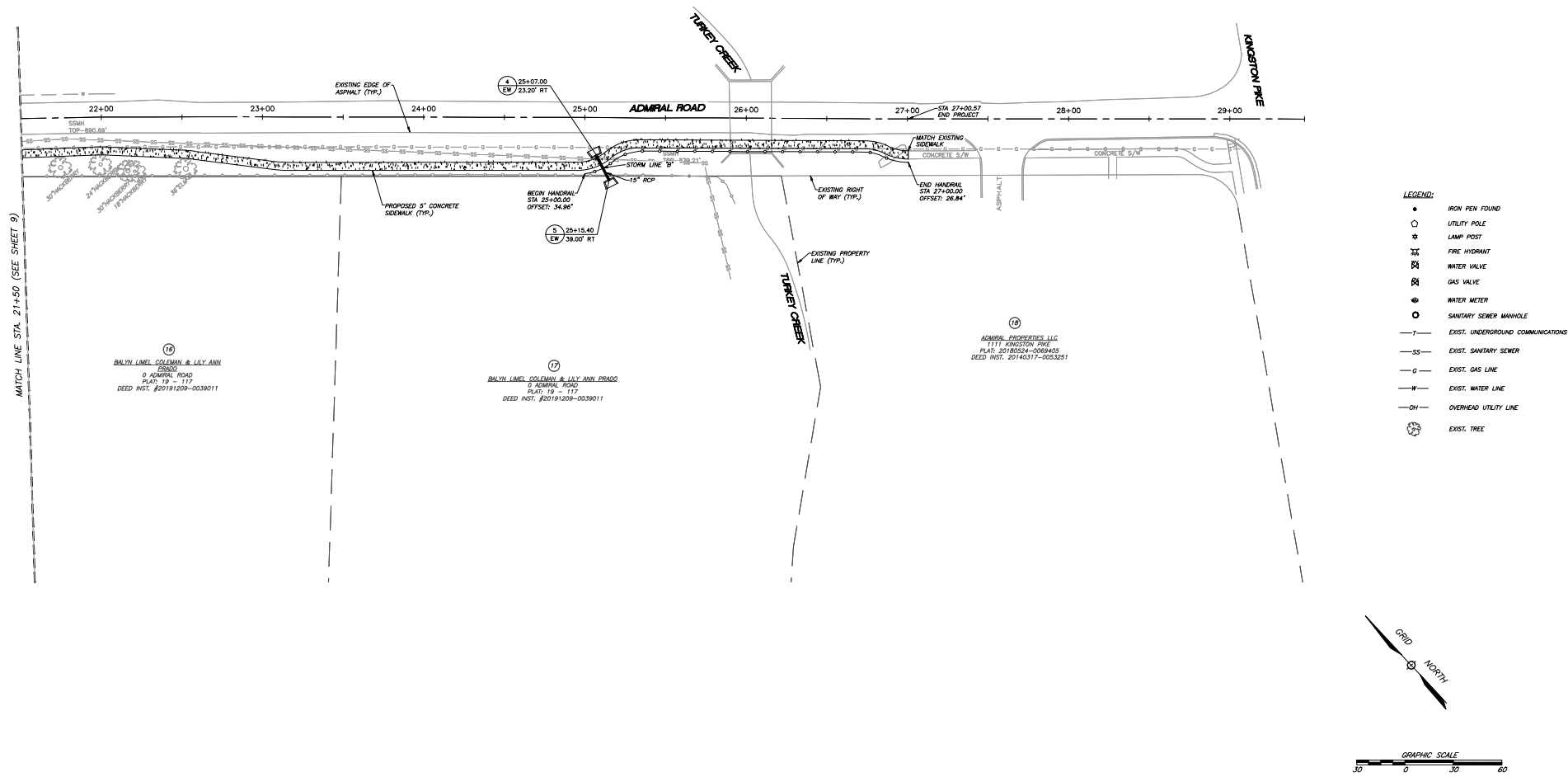
URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY ROAD, SUITE 201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

TOWN OF FARRAGUT
 ADMIRAL ROAD SIDEWALK

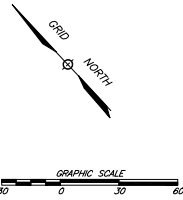
PRESENT LAYOUT - DETACHED
 ADMIRAL ROAD SIDEWALK
 STA. 21+50 - STA. 29+50

DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: 1"=30'	SHEET TEN NO. 10
DRAWN BY: CLM	DATE: 01/31/2024	FILE NO.: 2309029	OF 28 SHEETS

TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	ADMIRAL ROAD SIDEWALK	11



- LEGEND:**
- IRON PEN FOUND
 - UTILITY POLE
 - ☆ LAMP POST
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ GAS VALVE
 - ⊕ WATER METER
 - SANITARY SEWER MANHOLE
 - T— EXIST. UNDERGROUND COMMUNICATIONS
 - SS— EXIST. SANITARY SEWER
 - G— EXIST. GAS LINE
 - W— EXIST. WATER LINE
 - OH— OVERHEAD UTILITY LINE
 - ⊕ EXIST. TREE



NO.	DATE	REVISIONS	BY	CHK.



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(865) 966-1924

TOWN OF FARRAGUT
ADMIRAL ROAD SIDEWALK

PROPOSED LAYOUT - DETACHED
ADMIRAL ROAD SIDEWALK
STA. 21+50 - STA. 29+50

DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: 1"=30'	SHEET ELEVEN NO. 11 OF 28 SHEETS
DRAWN BY: CLM	DATE: 01/31/2024	FILE NO.: 2309029	

3+50.00

EXISTING E.G.A.

EXISTING E.G.A.

R.O.W.

PROPOSED ROADWAY

Offset=25.83
Elev = 981.30

Offset=20.70
Elev = 980.86

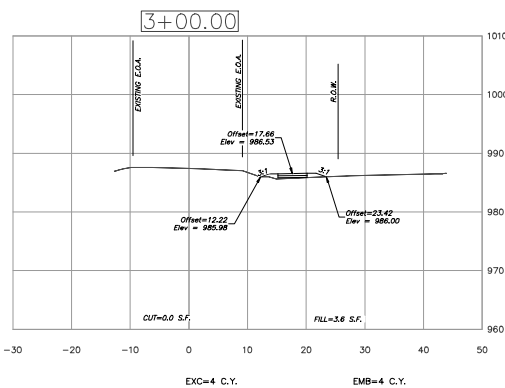
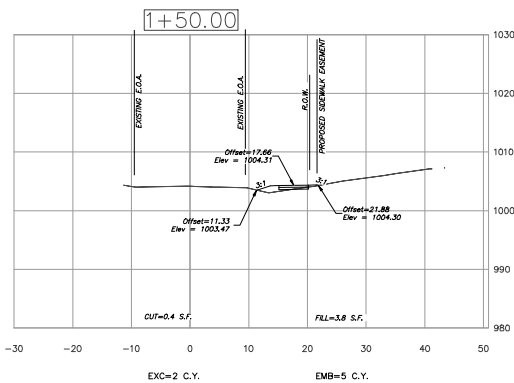
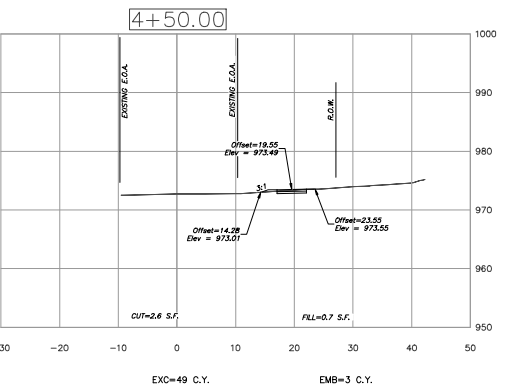
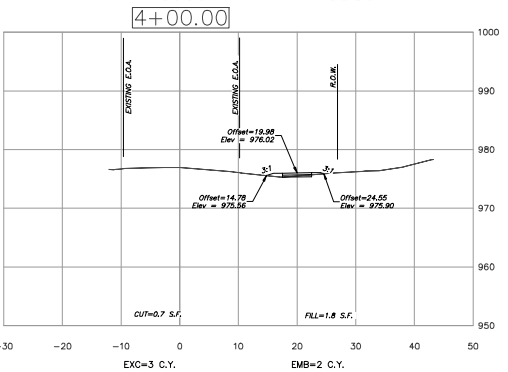
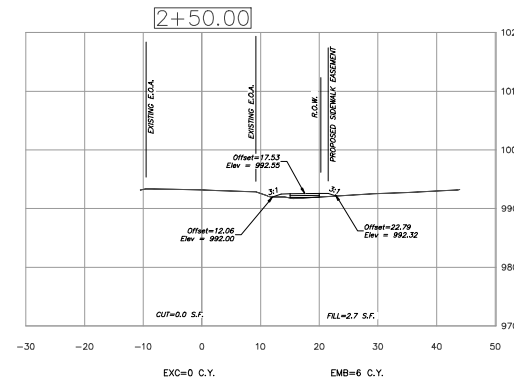
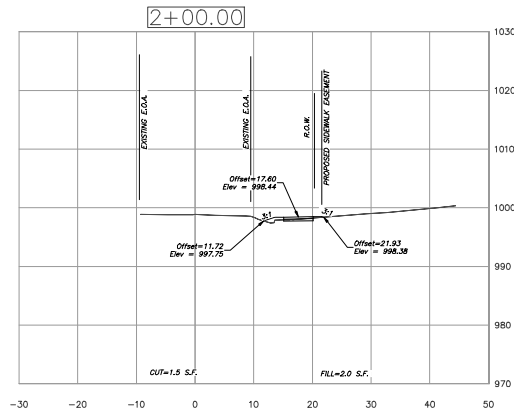
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Elev = 981.90

CUT=4.4 S.F.

FILL=0.5 S.F.

EMB=2 C.Y.

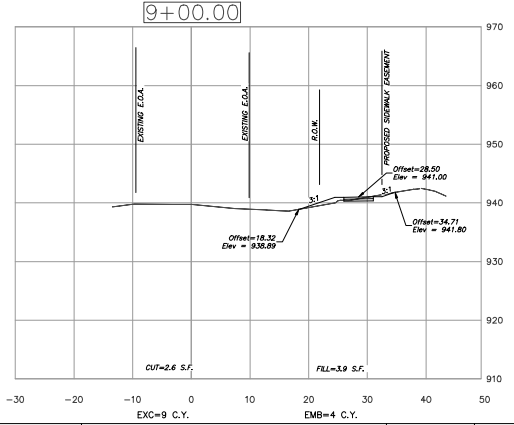
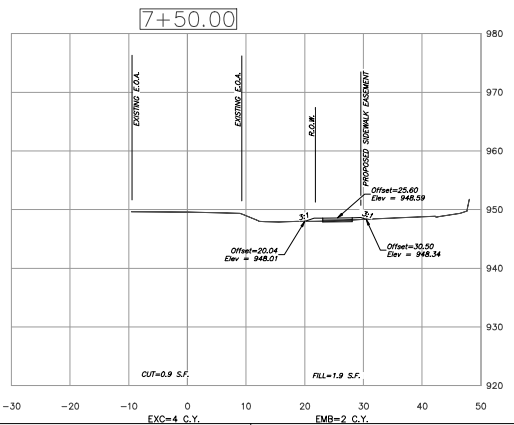
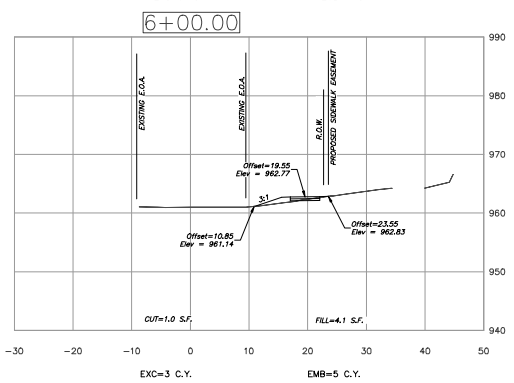
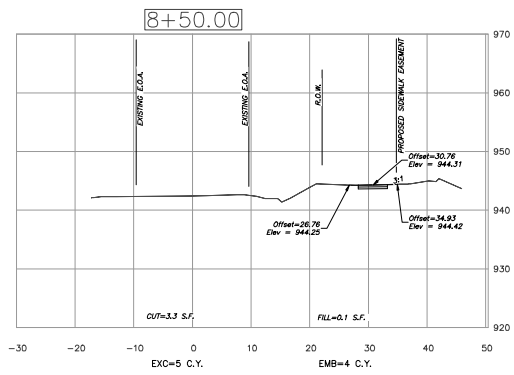
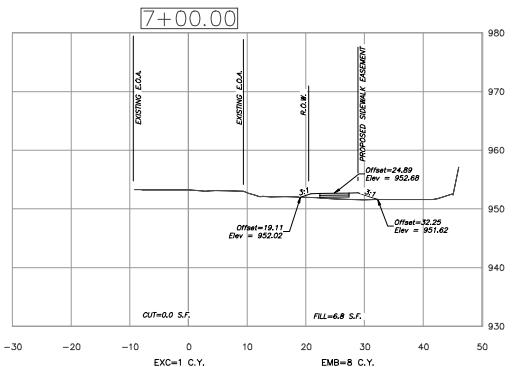
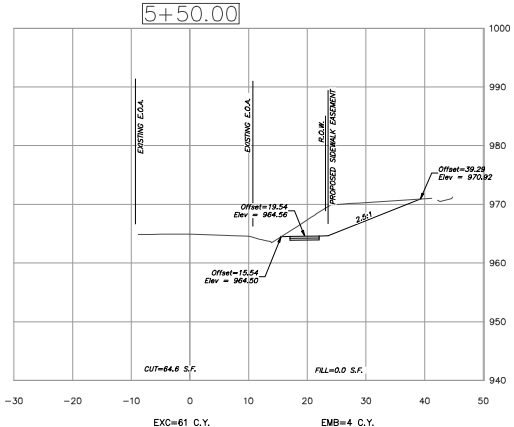
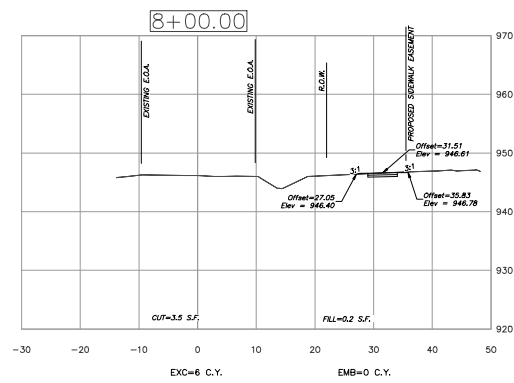
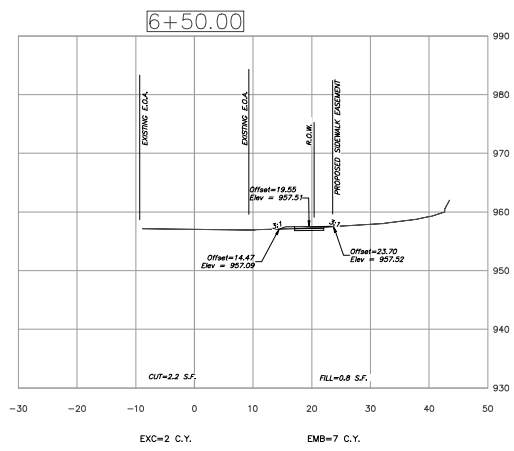
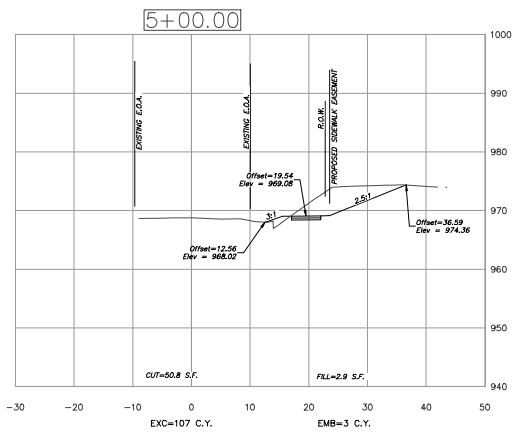
EXC=5 C.Y.



DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: AS NOTED	SHEET TWENTY-THREE NO. 23
DRAWN BY: CLM	DATE: 01/31/2024	FILE NO.: 2309029	

OF 28 SHEETS

TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	ADMIRAL ROAD SIDEWALK	24



NO.	DATE	REVISIONS	BY	CHK.



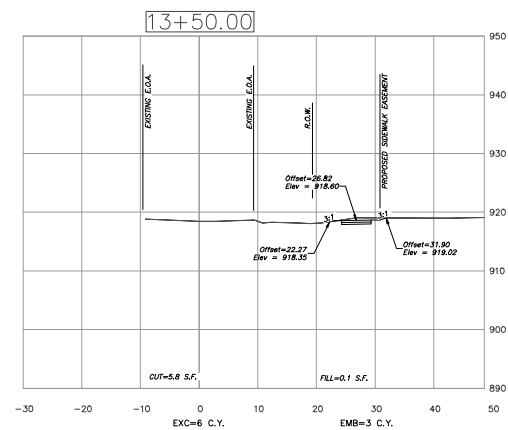
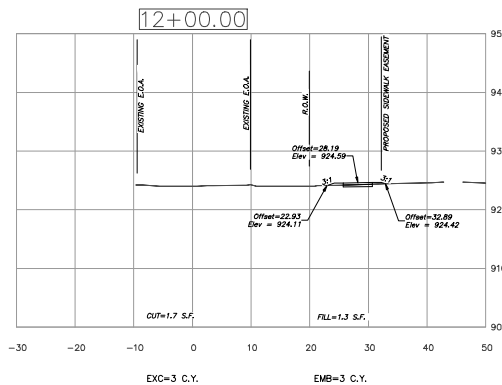
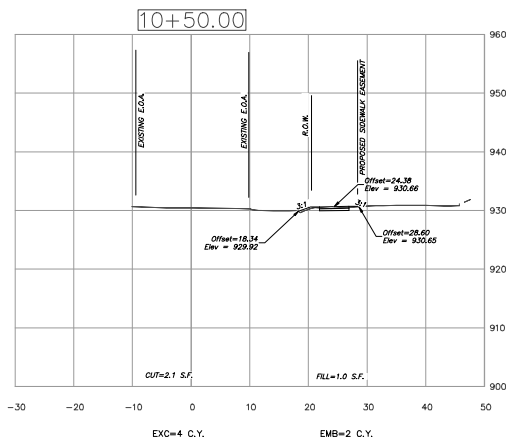
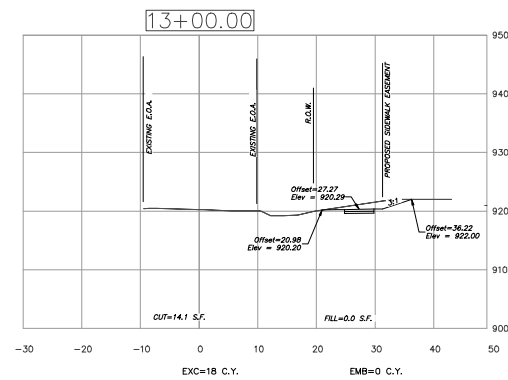
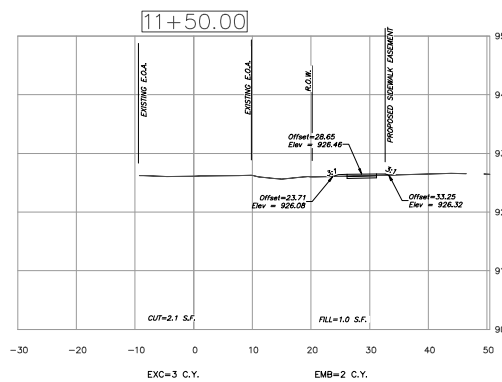
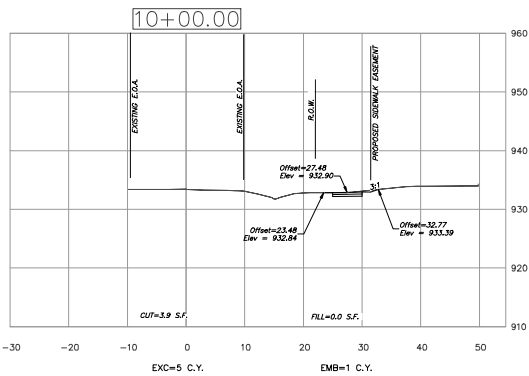
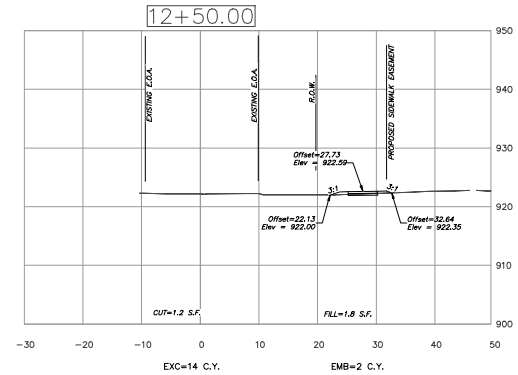
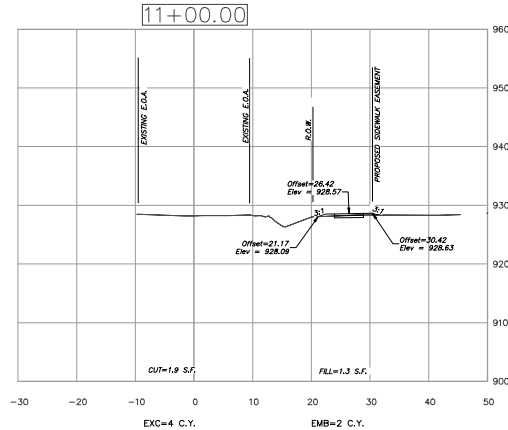
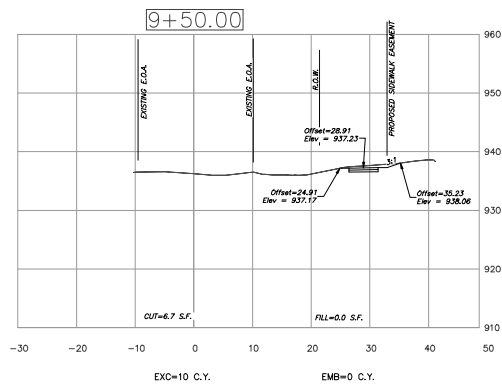
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

TOWN OF FARRAGUT
ADMIRAL ROAD SIDEWALK

CROSS SECTIONS
5+00 - 9+00

DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: AS NOTED	SHEET TWENTY-FOUR NO. 24
DRAWN BY: CLM	DATE: 01/31/2024	FILE NO.: 2309029	OF 28 SHEETS

TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	ADMIRAL ROAD SIDEWALK	25



NO.	DATE	REVISIONS	BY	CHK.



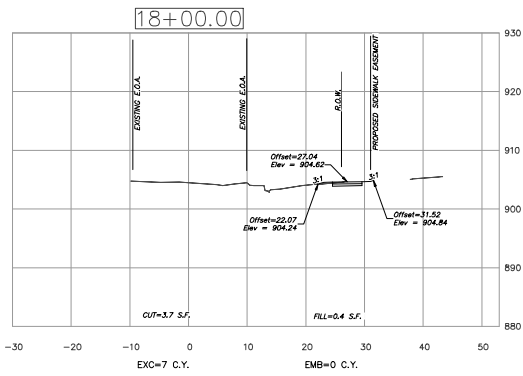
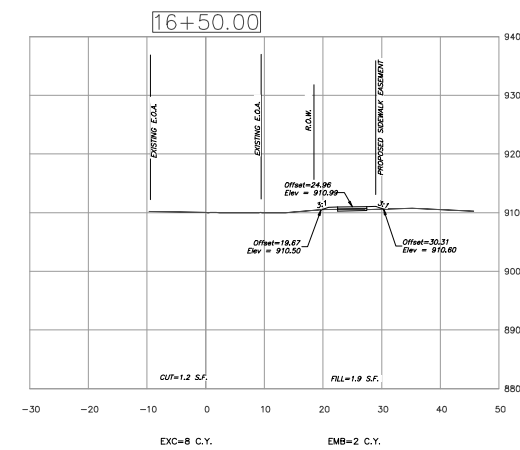
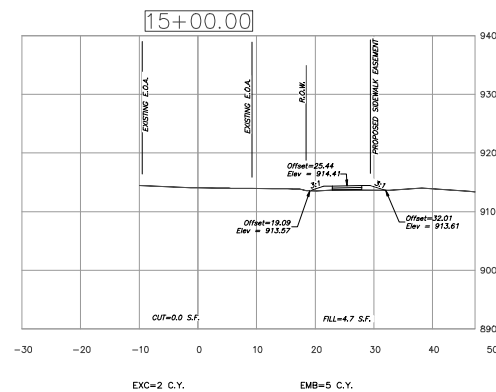
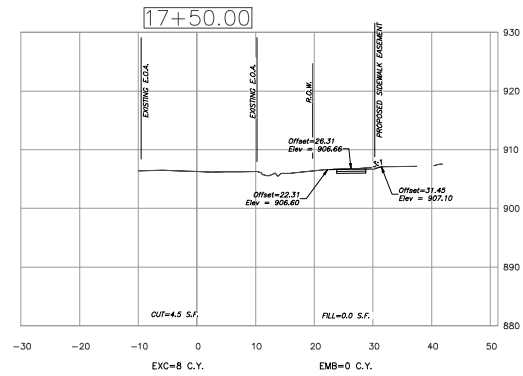
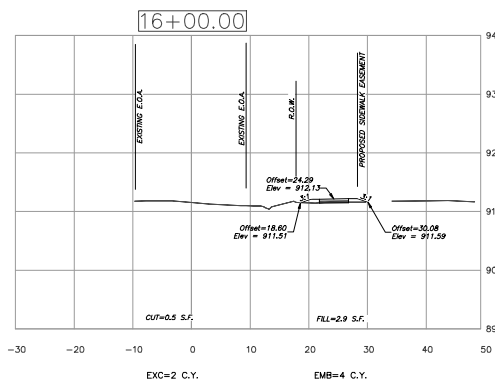
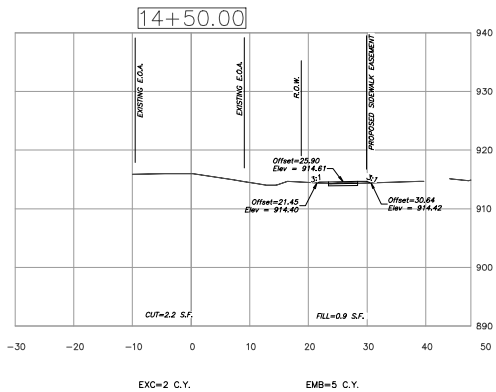
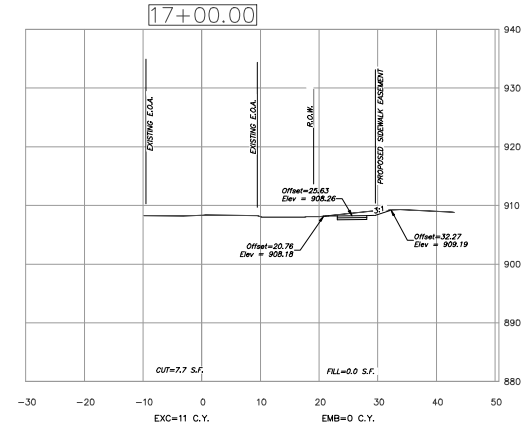
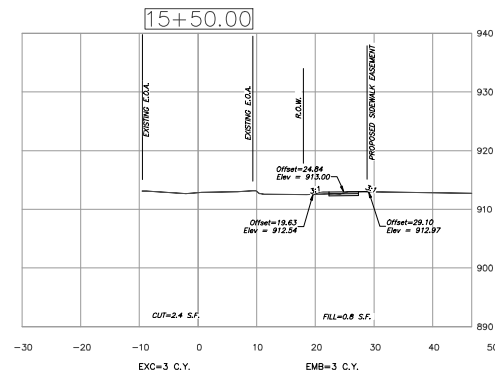
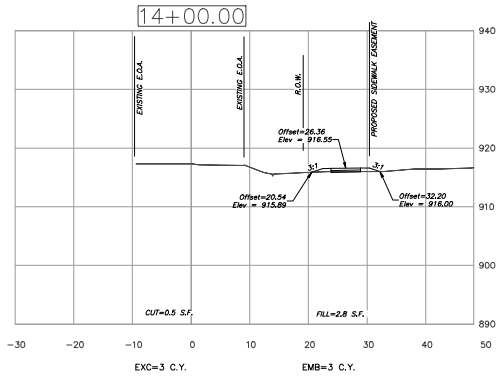
URBAN ENGINEERING, INC.
10330 HARDY VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

TOWN OF FARRAGUT
ADMIRAL ROAD SIDEWALK

CROSS SECTIONS
5+50 - 13+50

DESIGNED BY:	CHECKED BY:	SCALE:	SHEET TWENTY-FIVE
CAS	CAS	AS NOTED	NO. 25
DRAWN BY:	DATE:	FILE NO.:	OF 28 SHEETS
CLM	01/31/2024	2309029	

TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	ADMIRAL ROAD SIDEWALK	26



NO.	DATE	REVISIONS	BY	CHK.



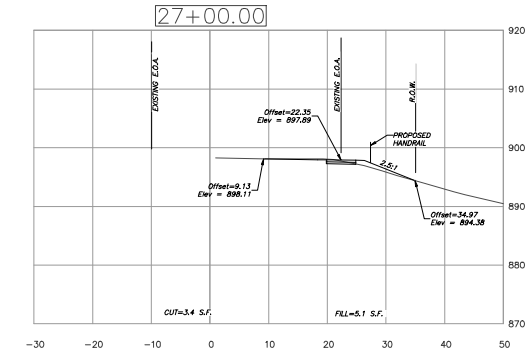
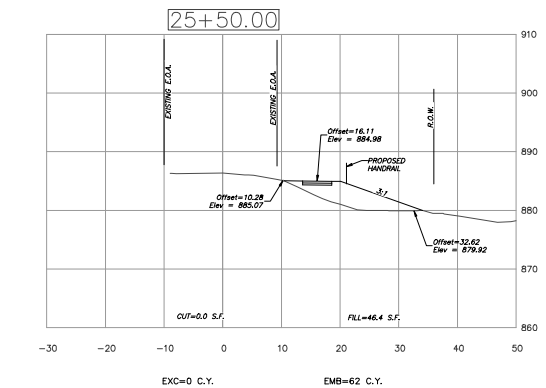
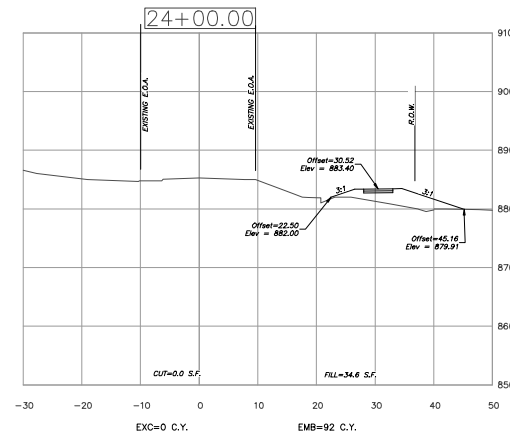
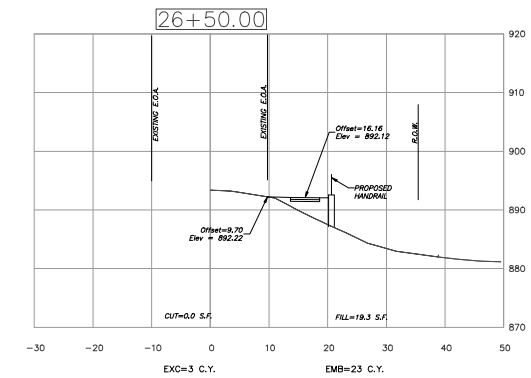
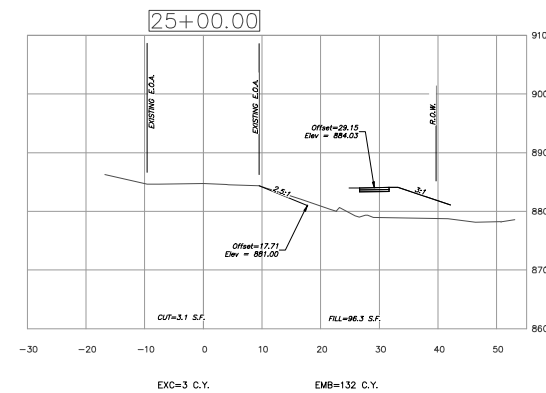
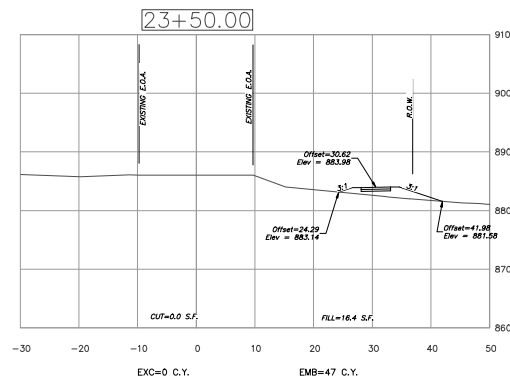
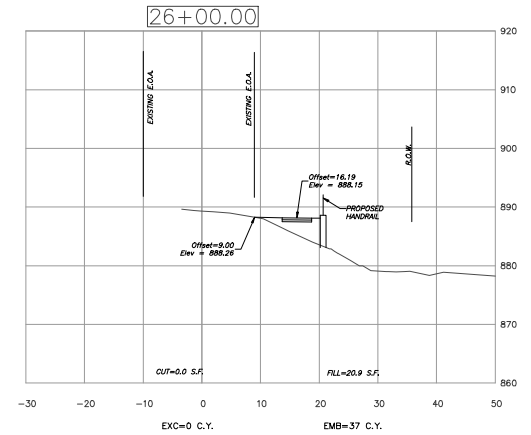
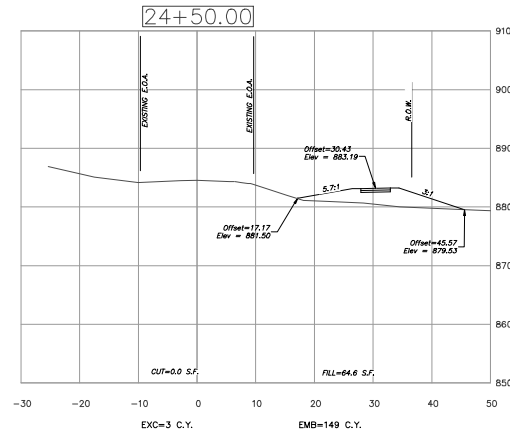
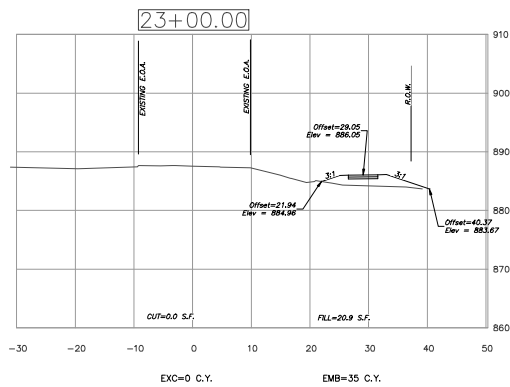
URBAN ENGINEERING, INC.
10330 HARBIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

TOWN OF FARRAGUT
ADMIRAL ROAD SIDEWALK

CROSS SECTIONS
14+00 - 18+00

DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: AS NOTED	SHEET TWENTY-SIX NO. 26
DRAWN BY: CLM	DATE: 01/31/2024	FILE NO.: 2309029	OF 28 SHEETS

TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2024	ADMIRAL ROAD SIDEWALK	28



NO.	DATE	REVISIONS	BY	CHK.



URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

TOWN OF FARRAGUT
ADMIRAL ROAD SIDEWALK

CROSS SECTIONS
0+23+00 - 27+00

DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: AS NOTED	SHEET TWENTY-EIGHT NO. 28 OF 28 SHEETS
DRAWN BY: CLM	DATE: 01/31/2024	FILE NO.: 2309029	

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request to amend the Farragut Zoning Map for Parcel 15402, Tax Map 130, west of the Cotton Eyed Joe's, from C-2 to OD-RE/E, 3.1 Acres (Cox Universal Group, Applicant)

INTRODUCTION AND BACKGROUND: This item was discussed last month and involves a request to rezone the property where the former West Park Inn had been located prior to it being demolished. The property is currently zoned Regional Commercial (C-2) and the applicant would like to rezone the property to the Outlet Drive Regional Entertainment and Employment District (OD-RE/E).

DISCUSSION: The applicant would like to construct a four-story hotel on the property and the OD-RE/E provides for a lower masonry percentage that would help make the project economically viable. For a building exceeding two stories and 25,000 square feet, the net façade area of the building must be at least 25% masonry. In contrast, the C-2 District requires that the net façade area of the building must be at least 75% masonry.

When the OD-RE/E District was created, the lower masonry percentage on larger buildings considered the overall Outlet Drive corridor and the fact that a vast majority of the buildings along the corridor, much of which is not within the Town, did not include a high percentage of masonry materials. This part of the Town is also abutting the Interstate and is physically separated from the majority of the Town.

RECOMMENDATION: As mentioned last month, the applicant's desire to construct a hotel on the property being requested for a rezoning is consistent with the OD-RE/E District and a hotel would help support the Town's tourism program. Included in the packet is Resolution PC-24-06 which recommends approval of Ordinance 24-10.

The staff reached out to the owners of Cotton Eyed Joes and the former Outlet Mall and they did not wish to be part of the rezoning at this time.

RESOLUTION PC-24-06

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF THE PROPERTY REFERENCED AS PARCEL 154.02, TAX MAP 130, WEST OF THE COTTON EYED JOE'S, FROM REGIONAL COMMERCIAL (C-2) TO OUTLET DRIVE REGIONAL ENTERTAINMENT AND EMPLOYMENT DISTRICT (OD-RE/E)

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

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

WHEREAS, a public hearing was held on this request on June 20, 2024;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval of Ordinance 24-10 to the Farragut Board of Mayor and Aldermen, an ordinance amending the Farragut Zoning Ordinance and Map, Ordinance 86-16, by rezoning the above noted property.

ADOPTED this 20th day of June 2024.

Scott Russ, Chairman

Shannon Preston, Secretary

ORDINANCE:	24-10
PREPARED BY:	Shipley
REQUESTED BY:	Cox Universal Group
CERTIFIED BY FMPC:	June 20, 2024
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

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

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

SECTION 1.

The Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning the property referenced as Parcel 154.02, Tax Map 130, west of Cotton Eyed Joes, from C-2 to OD-RE/E (See Exhibit A).

SECTION 2.

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

Ron Williams, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2024, with approval recommended by the Farragut Municipal Planning Commission (FMPC).

Scott Russ, Chairman

Shannon Preston, Secretary



Exhibit A Ordinance 24-10

Rezone of 0 Outlet Drive
Parcel 154.02, Tax Map 130

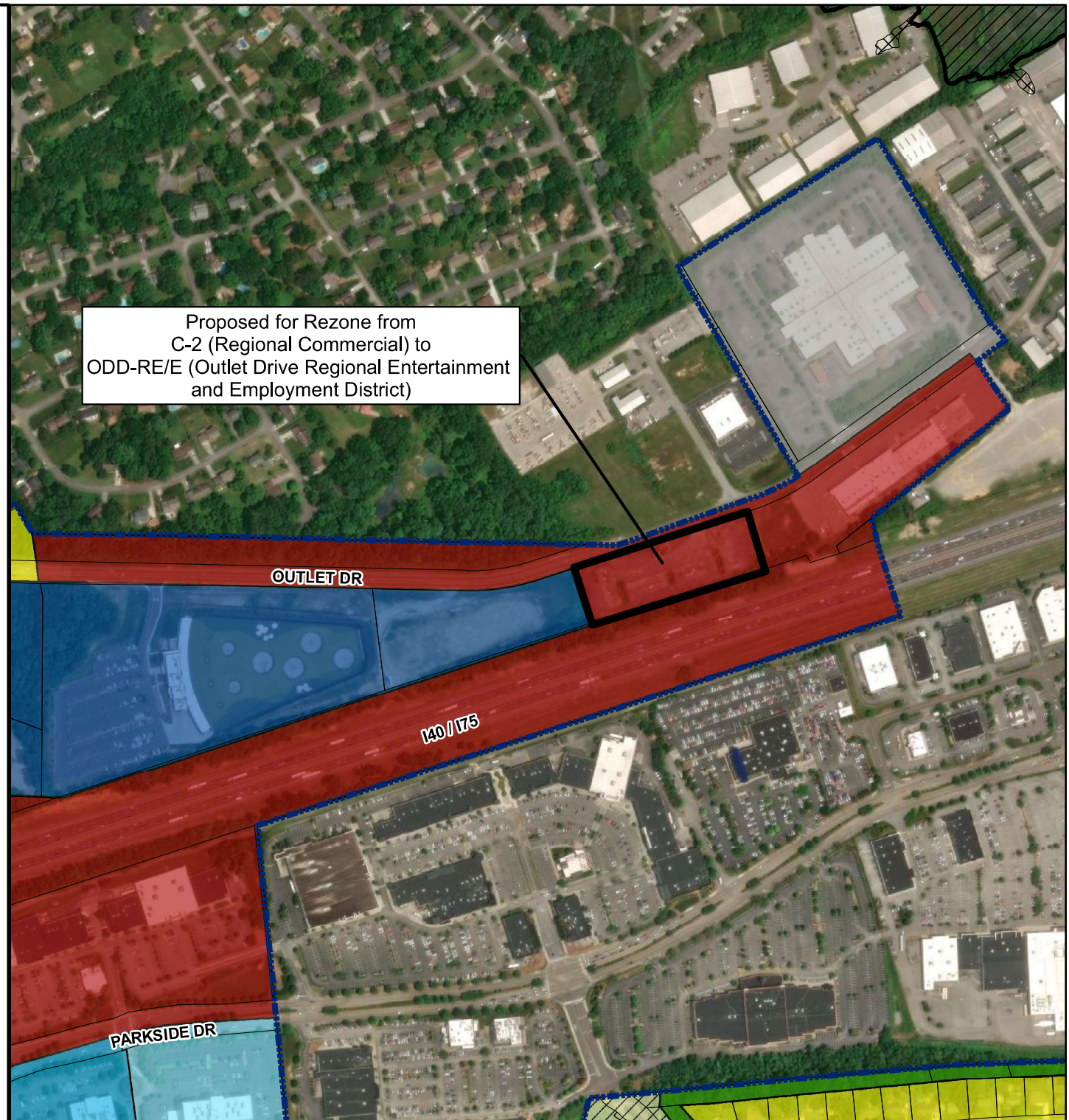
Proposed for Rezone from
C-2 (Regional Commercial) to
ODD-RE/E (Outlet Drive Regional Entertainment
and Employment District)

Legend

-  100 year Flood Zone
-  500 year Flood Zone
-  Parcels
-  Subject Area
-  B-1, Buffer
-  R-2, General Single-Family Residential
-  R-1/OSR, Open Space Residential Overlay
-  O-1-3, Office, Three Stories
-  O-1-5, Office, Five Stories
-  Outlet Drive Regional Entertainment and Employment District
-  C-2, Regional Commercial
-  C-2-R/W, Regional Commercial, Retail/Warehousing



1 in = 500 ft



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for a new hotel concept for the property at 11320 Outlet Drive (formerly approved as a Skore Hotel), 4.34 Acres, Zoned OD-RE/E (Land Development Solutions, Applicant)

INTRODUCTION AND BACKGROUND: This item represents an amendment to the site plan that was originally approved for a Skore Hotel in May of 2023 on the property to the east of the Topgolf. The amendment involves an additional row of parking along the east end of the project. This is to accommodate a room count increase from 106 to 124. The room count increase will not change the footprint size of the building.

DISCUSSION: Since the hotel concept has also changed and is now a Hotel by Marriott, some minor changes are also proposed to the building exterior. These changes appear to be visual enhancements in comparison to what was originally approved.

Included in the packet is the original site plan layout sheet and building elevations approved for the Skore Hotel along with the site plan set for the hotel concept being requested at this time.

RECOMMENDATION: The staff recommends approval of the site plan as presented with the condition that prior to the issuance of a grading permit the Town Engineer will require an erosion control letter of credit to be provided. The amount will be determined by the Town Engineer.

SKORE HOTEL BUILDING ELEVATIONS



GLAZING - 25%	
DRYKIT 104 DOVER SKY - 3%	
DRYKIT 618 ANTIQUE GRAY - 20%	
NEOLITH RETRO SILK - 4%	
NEOLITH CEMENT COLOR - 6%	
NEOLITH NERO MARQUINA - 3%	
NEOLITH SATIN IRON MOSS - 5%	
OLD CASTEL ECHELON ARIA SUM STONE MIDNIGHT COLOR - 20%	
OLD CASTEL ECHELON ARIA SUM STONE GROUND & SEALED GRAPHITE COLOR - 5%	
CUMARU VAREGATED DARK DEAL - 9%	
COPING CAP - TO MATCH MATCH METAL PANEL	

Skore Hotel
Stamped Approved Site Plan Set
May 2023

ARCHITECT OF RECORD:
RALPH M. COLEMAN
TENNESSEE REGISTERED
ARCHITECT
201 RIVERPLACE
SUITE 401
GREENVILLE, SC 29601
PHONE: 864.451.5288

OWNERS REPRESENTATIVE:



COR3 Design, LLC
Commercial Office: Retail Resources, Real Estate Development
201 RiverPlace
Suite 401
Greenville, SC 29601
Phone: 864.451.5288
Fax: 864.990.3085
www.cor3design.com

Consulting:
STRUCTURAL
J. Grady Ltd.
2715 S. Woodland Street
Greenville, SC 29607
864.239.2580
PUMING
Professional Engineering
607 Peachtree Industrial Blvd
Lawrenceville, GA 30046
404.330.9798
MECHANICAL
Professional Engineering
607 Peachtree Industrial Blvd
Lawrenceville, GA 30046
404.330.9798
ELECTRICAL
Professional Engineering
607 Peachtree Industrial Blvd
Lawrenceville, GA 30046
404.330.9798

Project Title:
Knoxville Hotel
11320 Outlet Dr.
Knoxville, TN 37932

Client Logo:



Revisions:
07/15/2022 80% CD Set
A 02/04/2022 Exterior Material Revision
B 08/01/2017 Planning Comments

Project Number: 19026
Phase: DD
Date: 07/15/2022
Drawn By: N/A
Checked By: N/A
Sheet Number:

A5.03
Sheet Title:
3D Rendering
Sheet 21 of 29



ARCHITECT OF RECORD:
RALPH M. COLEMAN
TENNESSEE REGISTERED
ARCHITECT
201 RIVERPLACE
SUITE 401
GREENVILLE, SC 29601
(864) 990-3085

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Suite 401
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Phone: 864.451.5288
Fax: 864.990.3085
www.cor3design.com

Consulting:

STRUCTURAL

2015 C. (Sealed) Green
Greenville, SC 29601
864.235.2181

PLUMBING

Professional Engineering
6601 Peachtree Industrial Blvd
Peachtree Corners, GA 30092
404.330.9798

MECHANICAL

Professional Engineering
6601 Peachtree Industrial Blvd
Peachtree Corners, GA 30092
404.330.9798

ELECTRICAL

Professional Engineering
6601 Peachtree Industrial Blvd
Peachtree Corners, GA 30092
404.330.9798

Project Title:

Knoxville Hotel

11320 Outlet Dr.

Knoxville, TN 37932

Client Logo:

Scale:

Revisions:

A 02.14.2022 80% DD Set

B 08.01.2017 Final Material Revision

Planning Comments

Project Number: 19026

Phase: DD

Date: 07.15.2022

Drawn By: N/A

Checked By: N/A

Sheet Number:

Sheet Title:

3D Rendering

Sheet 22 of 29

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Stamp: 07.15.2022

07.15.2022 80% DD Set

08.01.2017 Final Material Revision

Planning Comments

Project Number: 19026

Phase: DD

Date: 07.15.2022

Drawn By: N/A

Checked By: N/A

Sheet Number:

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3D Rendering

Sheet 22 of 29

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Project Number: 19026

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Project Number: 19026

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Sheet Title:

3D Rendering

Sheet 22 of 29

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Stamp: 07.15.2022

07.15.2022 80% DD Set

08.01.2017 Final Material Revision

Planning Comments

Project Number: 19026

Phase: DD

Date: 07.15.2022

Drawn By: N/A

Checked By: N/A

Sheet Number:

Sheet Title:

3D Rendering

Sheet 22 of 29

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Stamp: 07.15.2022

07.15.2022 80% DD Set

08.01.2017 Final Material Revision

Planning Comments

Project Number: 19026

Phase: DD

Date: 07.15.2022

Drawn By: N/A

Checked By: N/A

Sheet Number:

Sheet Title:

3D Rendering

Sheet 22 of 29

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Stamp: 07.15.2022

07.15.2022 80% DD Set

08.01.2017 Final Material Revision

Planning Comments

Project Number: 19026

Phase: DD

Date: 07.15.2022

Drawn By: N/A

Checked By: N/A

Sheet Number:

Sheet Title:

[illegible]

Dec. 20, 2021
Revised: June 10, 2024

[illegible]

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Current Developer: TTI Knowledge Furnish, LLC
201 Riverchase, Suite 400
Greenville, SC 29601
Contact: Brett Rogers
Phone: 864-643-6400

2. Survey by: Land Development Solutions
310 Simmons Road, Suite K
Knoxville, TN 37922
Phone: 865-477-6281

3. Property Address: 11320 Outlets Drive

4. Property is located in Town of Fargaret and is Zoned OD-DRE

5. Setbacks: Front - 20', Side - 20', Rear - 35'

6. Maximum Lot Coverage: 75%

7. Parking Required: Hand - one per one room or suite (154 Spaces)
Bayle - 2 spaces per 25 (1st 100 spaces), 2 spaces per 50 or fraction thereof (next 400 spaces) (10 Spaces)

8. Parking Provided: 124 Rooms
Cars - 124 Spaces including 6 HVC Accessible Spaces
Bicycle - 10 Spaces

9. Property contains: Parcel 154.09

10. Vertical datum reference is NAVD83

11. Total Site acreage is 4.34 acre

Water:	First Utility District (FUD) 122 Dunwood Rd. Knoxville, TN 37922 Ph: 865-966-9741	Gas:	Knoxville Utility Board (KUB) 4505 Middlebrook Pike Knoxville, TN 37921 Ph: 865-624-2911
Sanitary:	First Utility District (FUD) 122 Dunwood Rd. Knoxville, TN 37922 Ph: 865-966-9741	Electric:	Lenoir City Utility Board (LCUB) 7090 Creekswood Park Blvd. Lenoir City, TN 37771 Ph: 865-667-5282

Basic Design
Construction Type
 Type II, primarily steel structure with 1-hour protection for all structural elements

Occupancy:
 1st floor Mead Use, Nonresidential, R, AG, A3 and R3
 2nd to 4th: R3

sprinklers:
 NFPA 13A system on 1st floor, NFPA 13A on 2nd thru 4th

Floor to floor height:
 1st to 2nd: 12'-0"
 2nd to 3rd: 12'-0"
 3rd to 4th: 11'-0"

Floor area:
 Approximately 15,000 sq ft + 4 rooms = 60,000 SF
 Attic/void area = 1st floor 34,500 SF
 Attic/void area = Rooms 2, 3, 4 and 21,000 SF per floor = 63,000 SF

Total height including parapet:
 51'-0" to 55'-0"
 Attic/void = 50' and 4 stories

Interior Fire Separations:
 1st floor to 1st hour per code
 Guestroom to Guestroom: 1 hour per code

LAND
DEVELOPMENT
SOLUTIONS

310 SIMMONS RD., SUITE K•KNOXVILLE, TENNESSEE 37922
PH. 865-671-2281

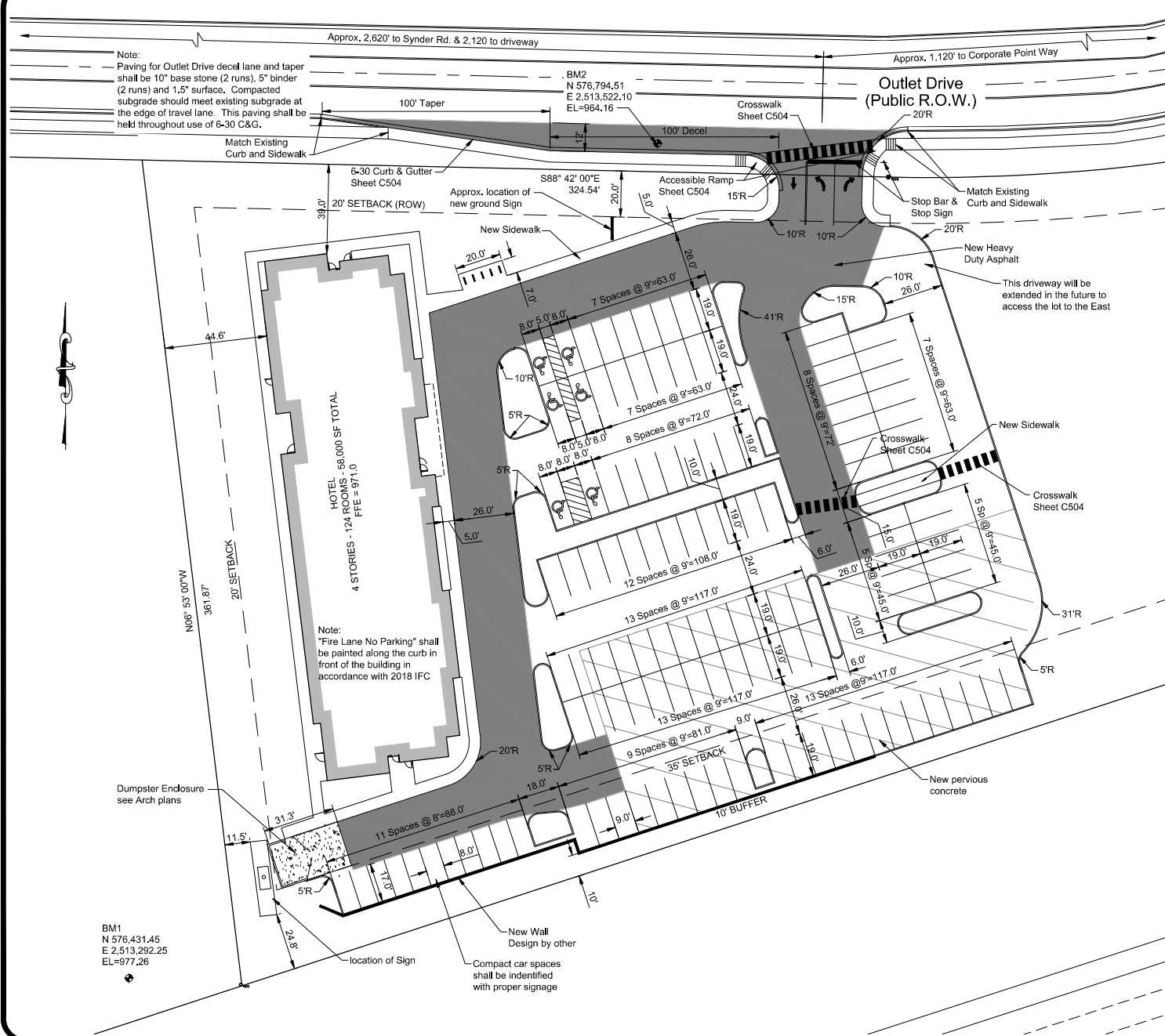
Title Sheet

Drawing Description:

No.	Date	Revision
4	11-10-22	Revisions per Town of Farragut
5	12-21-22	Revisions per Town of Farragut
6	4-10-23	Revisions per Town of Farragut
7	5-10-23	Revisions per Town of Farragut
8	6-10-24	Revisions per Owner

Drawn By	CDB
Checked	EJB
Approved	EJB
Job No.	2021102
N.T.S.	12-20-21
Scale	Date

C000



General Notes

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- Owner/Developer: TN Knoxville Furrow, LLC
201 Riverplace, Suite 400
Greenville, SC 29601
Contact: Brett Rogers
Phone: 864-263-5426
- Survey by: Land Development Solutions
310 Simmons Road, Suite K
Knoxville, TN 37922
Phone: 865-471-2281
- Property Address: 11320 Outlet Drive
- Property is located in Town of Farragut and is Zoned OD-RE/E
- Setbacks: Front - 20', Side - 20', Rear - 30'
- Maximum Lot Coverage: 75%
- Property contains: Parcel 154.09
- Vertical datum reference is NAVD88
- Total Site acreage = 4.34 acre
- Construction Type: Type III per 2018 IRC

Layout Notes

- All dimensions to curb line reference face of curb - see detail.
- See architectural drawings for building dimensions. All dimensions to building are approximate unless specifically noted as building layout points.
- See Utility Plan for new and existing utility line locations. See Grading and Drainage Plan for new and existing storm drain locations.

Parking Summary

- Parking Required: Hotel - One per one room or suite (124 Spaces)
Bicycle - 2 spaces per 25 (1st 100 spaces), 2 spaces per 50 or fraction thereof (next 400 spaces) (10 Spaces)
- Parking Provided: 124 Rooms
Cars = 124 Spaces including 6 H/C Accessible Spaces
Bicycle = 10 Spaces

Pavement Markings

- All roadway pavement markings shall be thermoplastic or preformed plastic markings as specified in the latest edition of TDOTSS.
- All parking space markings shall be painted markings as specified in the latest edition of TDOTSS.

Legend

	Existing Edge Pavement
	Existing Building
	Existing Wall
	Property Line (Boundary)
	New Building
	New Edge Pavement
	New Concrete Curb
	New Concrete Sidewalk
	New Pervious Concrete
	New Heavy Duty Paving
	New Concrete Paving
	New Parking Striping

Project:

HOTEL BY MARIOTT

Outlet Drive

LAND DEVELOPMENT SOLUTIONS

310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922

PH: 865-471-2281

Drawing Description:

Site Layout Plan

No.	Date	Revision
1	11-15-23	Revisions per Town of Farragut
2	12-14-23	Revisions per Town of Farragut
3	4-16-23	Revisions per Town of Farragut
4	5-16-23	Revisions per Town of Farragut
5	6-13-24	Revisions per Owner

Drawn By:

CDB

Checked:

EJB

Approved:

EJB

Job No.:

2024037

1"=20'

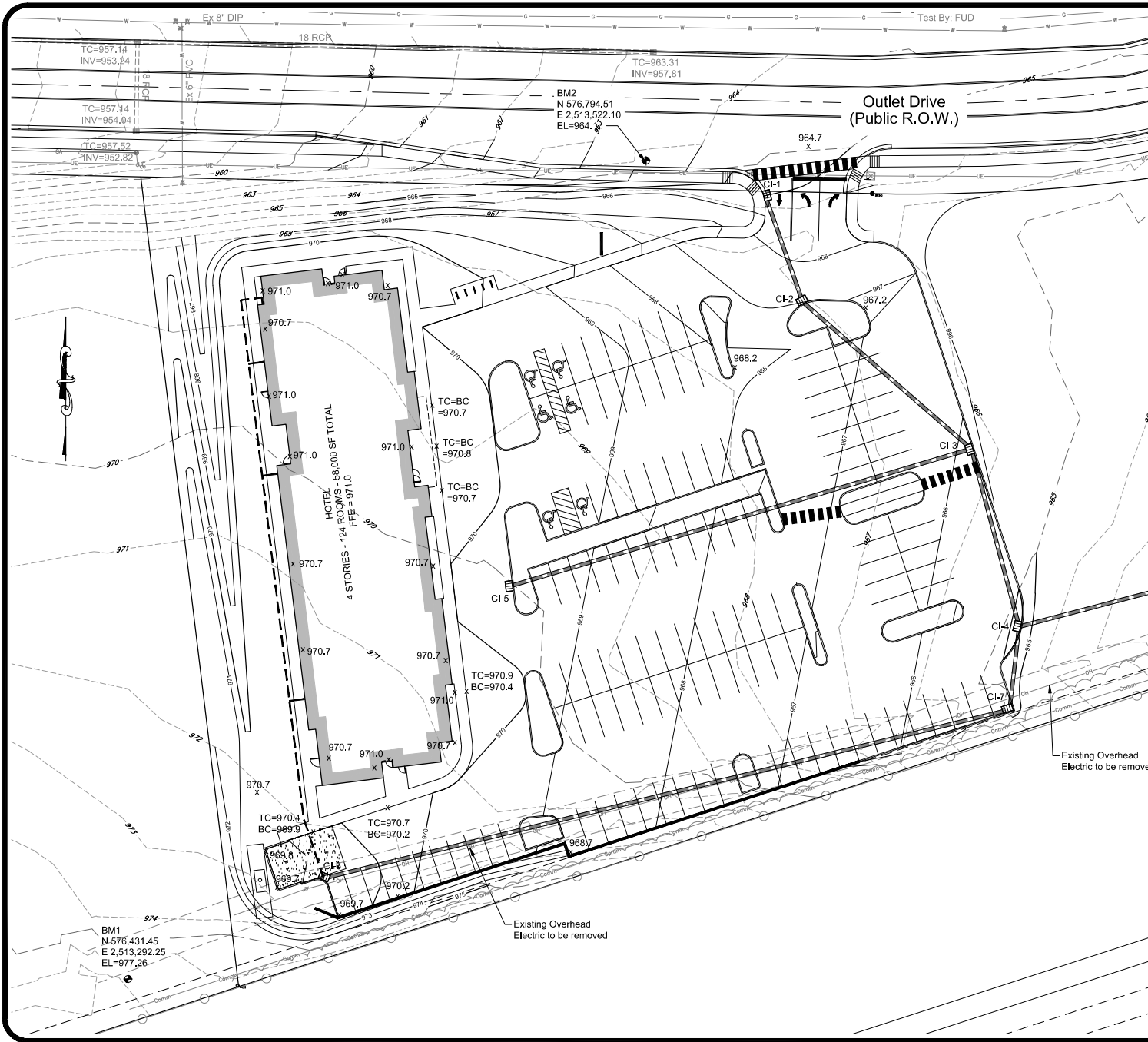
3-25-24

Date

C101

Sheet 3 out of 26

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General Notes

- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records and where possible measurements taken in the field. This information is not to be relied upon as being exact or complete. The contractor must call Tennessee One Call and any utility that does not subscribe to One Call at least 72 hours before any excavation, to request exact field location of the utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- Owner/Developer: TN Knoxville Furrow, LLC
201 Riverplace, Suite 400
Greenville, SC 29601
Contact: Brett Rogers
Phone: 864-263-2426
- Survey by: Land Development Solutions
310 Simmons Road, Suite K
Knoxville, TN 37922
Phone: 865-471-2281
- Property Address: 11320 Outlet Drive
- Property is located in Town of Farragut and is Zoned OD-RE
- Setbacks: Front - 20', Side - 20', Rear - 30'
- Maximum Lot Coverage: 75%
- Property contains: Parcel 154.09
- Vertical datum reference is NAVD88
- Total Site acreage = 4.34 acre

Grading Notes

- All disturbed areas not scheduled to be paved shall have a minimum of 3 inches of topsoil placed on them and shall be seeded as specified.
- All grading construction practices shall conform to the Tennessee Erosion and Sediment control Handbook.
- Maximum topsoil thickness for slopes steeper than 3:1 shall be 3".
- See Erosion Control Plans prior to beginning any grading activities.
- Contractor shall follow Storm Water Pollution Prevention Plan at all times.
- Total disturbed area = 2.2 acres ±.
- The grades shown are finished grades. Contractor shall determine subgrade elevations by examining typical pavement sections and the building drawings.

Legend

---	Existing Contours
----	Existing Edge Pavement
=====	Existing Building
=====	Existing Wall
----	Existing Storm Line
----	Existing Storm Catch Basin
----	Existing Headwall
----	Existing Storm Manhole
----	Property Line (Boundary)
----	Existing Gas Line
----	Existing Water Line
----	Existing Sanitary Sewer
----	Existing Sanitary Manhole
----	Existing Fence
----	Finished Grade Contours
----	New Storm Pipe
----	New Curb Inlet



Project: HOTEL BY MARIOTT

Outlet Drive

Farragut, Tennessee

LAND DEVELOPMENT SOLUTIONS



310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH: 865-471-2281

Site Grading Plan

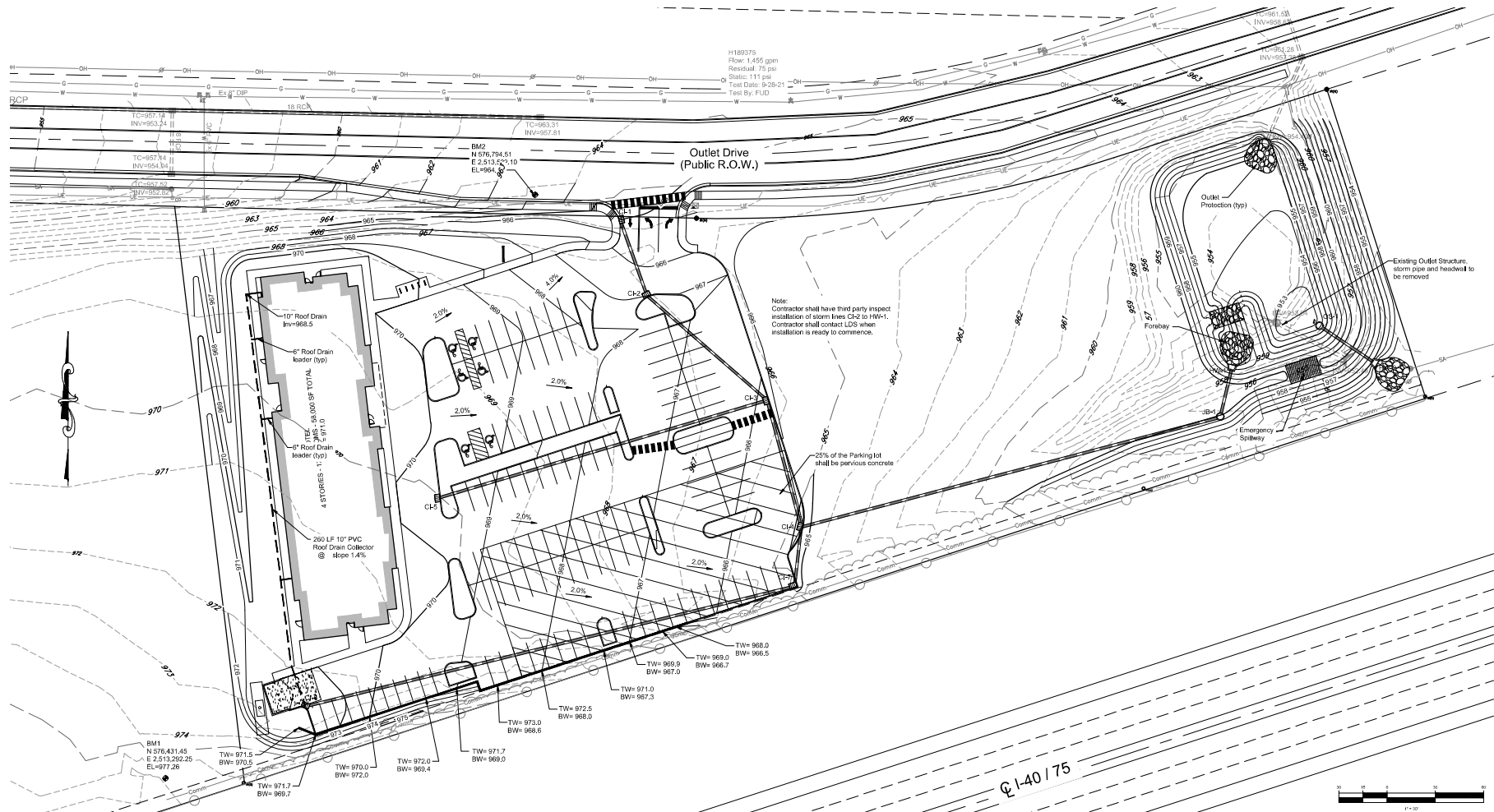
Drawing Description:

No.	Date	Revision
1	1-15-22	Revisions per Town of Farragut
2	1-15-22	Revisions per Town of Farragut
3	12-12-22	Revisions per Town of Farragut
4	12-12-22	Revisions per Owner



Drawn By	CDB
Checked	EJB
Approved	EJB
Job No.	2021102
1"=20'	12-20-21
Scale	Date

C201
Sheet 4 out of 25



Storm Pipe Schedule				
From	To	Size/Material	Length	Slope
CL-1	CL-2	18" RCP	99.0	1.2%
CL-2	CL-3	18" HDPE	99.1	1.2%
CL-3	CL-4	18" HDPE	81.7	1.2%
CL-4	JB-1	24" HDPE	269.4	1.2%
JB-1	HW-1	24" HDPE	30.0	1.2%
CL-5	CL-3	18" HDPE	213.1	1.6%
CL-6	CL-7	18" HDPE	313.4	1.6%
CL-7	CL-4	18" HDPE	37.2	1.6%
OS-1	HW-2	24" RCP	40.0	1.23%

Storm Structure Schedule			
Structure	Top	Invert	Location
CL-1	965.0	962.0	N 576778.78 E 2513574.33
CL-2	967.0	961.4	N 576731.19 E 2513591.94
CL-3	965.9	965.2	N 576666.93 E 2513607.05
CL-4	964.9	959.2	N 576587.68 E 2513688.30
CL-5	968.4	963.5	N 576605.88 E 2513462.18
CL-6	969.4	964.9	N 576473.51 E 2513378.77
CL-7	965.0	959.9	N 576550.93 E 2513683.36
JB-1	959.0	959.0	N 576656.52 E 2513948.18
OS-1	952.5	959.0	N 576715.08 E 2514009.86
HW-1	-	959.6	N 576685.71 E 2513955.10
HW-2	-	952.0	N 576690.72 E 2514043.02

Retaining Wall Notes

- This plan shows the location of a retaining wall which will be required in order to construct the finished grades indicated. No retaining wall design has been done by Land Development Solutions (LDS). The contractor shall obtain the services of a Professional Engineer, licensed in the State of Tennessee, to design the retaining walls indicated. The retaining wall design engineer shall verify all existing topography and soil conditions and shall analyze the proposed finished grades to determine the appropriate wall design. Any changes to proposed finished grades required by retaining wall design and/or construction shall be submitted to LDS for review to determine their impact upon the grading and drainage design. All finished earth slopes shall be no steeper than 2:1 unless approved by a licensed Geotechnical Engineer. All finished earth slopes shall be covered with permanent vegetation to prevent erosion.
- Top and bottom elevations of retaining walls shown on these plans are for finished grading purposes. Actual bottom of wall elevations are generally lower than the finished grades shown on this plan. See wall construction drawings for wall details. Top and bottom elevation shown do not account for walk batter.
- Owner shall be responsible for design and installation of safety barriers (fence or other), warning/hazard signs, and any other required safety devices behind all retaining walls. Owner shall be responsible for meeting all codes and obtaining all required approvals.

Site Drainage Plan

No.	Date	Revision
1	2-2-22	Revisions per Town of Farnquist
2	8-4-22	Revisions per Town of Farnquist
3	11-15-22	Revisions per Town of Farnquist
4	12-2-22	Revisions per Town of Farnquist
5	8-16-24	Revisions per Owner



Drawn By	CDB
Checked	EJB
Approved	EJB
Job No.	2021102
1"=30'	12-20-21
Scale	Date

C202
Sheet 3 of 29

Project: HOTEL BY MARIOTT

Outlet Drive

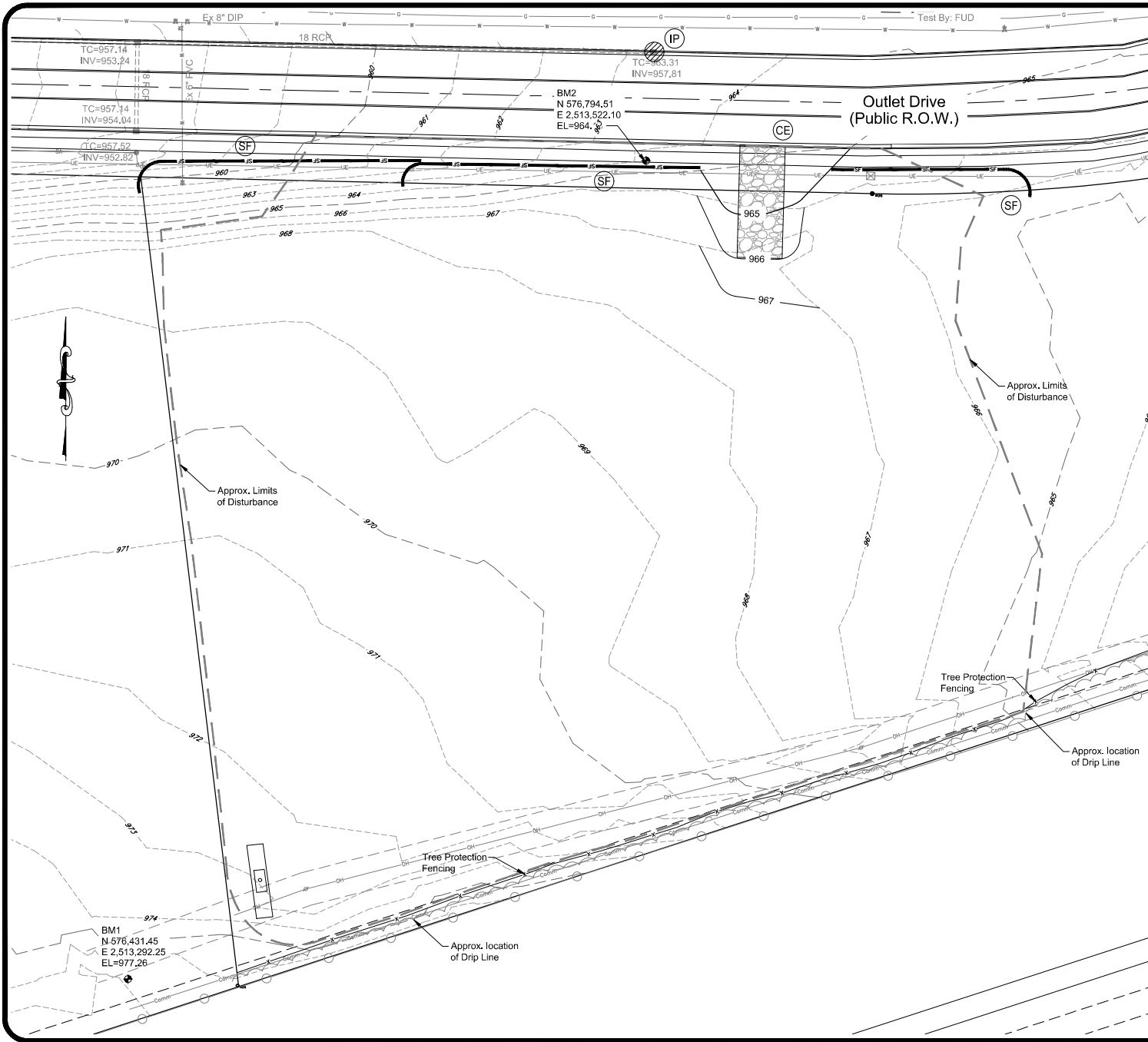
LAND DEVELOPMENT SOLUTIONS



310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
P: 605-671-2261

Farragut, Tennessee

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General Notes

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201 Riverplace, Suite 400
Greenville, SC 29601
Contact: Brett Rogers
Phone: 864-263-2426

2. Survey by: Land Development Solutions
310 Simmons Road, Suite K
Knoxville, TN 37922
Phone: 865-471-2281

3. Property Address: 11320 Outlet Drive

4. Property is located in Town of Farragut and is Zoned OD-RE/E

5. Setbacks: Front - 20', Side - 20', Rear - 30'

6. Maximum Lot Coverage: 75%

7. Property contains: Parcel 154.09

8. Vertical datum reference is NAVD88

9. Total Site acreage = 4.34 acre

Erosion Control Notes

1. Total disturbed area = 2.2 acres ±.

2. The contractor shall maintain all temporary erosion control devices indicated on the drawings and as required during construction operations to comply with the Town of Farragut and State of Tennessee Erosion Control Ordinances.

3. Contractor shall maintain construction entrances to prevent dirt and mud from tracking onto street. Pavement shall be inspected daily and any dirt, mud and/or loose stone shall be cleaned off immediately.

4. Contractor shall remove and dispose of all temporary erosion control devices after establishment of permanent vegetation.

5. Erosion control devices shall be monitored during and after rainfall with any modifications and/or repair made as soon as conditions permit.

6. Storm Water Pollution Prevention Plan (SWPPP) shall be followed at all times. Any deviations from the SWPPP or the drawings shall be coordinated with TDEC and the owner.

7. In order to ensure the long term maintainability of slopes, slopes that are 2.5-3.0:1 shall be matted and planted with grasses that do not require mowing. Matting and grasses shall be approved by town staff. Exotic invasive species shall be prohibited. Slopes steeper than 2.5:1 are prohibited.

Legend

---	Existing Contours
---	Existing Edge Pavement
---	Existing Storm Line
---	Existing Storm Catch Basin
---	Existing Headwall
---	Existing Storm Manhole
---	Property Line (Boundary)
---	Existing Gas Line
---	Existing Water Line
---	Existing Sanitary Sewer
---	Existing Sanitary Manhole
---	Existing Fence
---	Existing Overhead Electric
---	Existing Underground Electric
---	Existing Power Pole
---	Finished Grade Contours
---	New Storm Pipe
---	Outlet Protection
---	Rock Check Dam
---	Stabilized Construction Entrance/Exit
---	Diversion Ditch
---	Silt Fence
---	Inlet Protection
---	Catch Basin
---	EC Matting
---	Sediment Trap
---	Filter Ring
---	Permanent Seeding
---	Topsoil
---	Mulching

20 10 0 10 20 40

1" = 20'

Project: HOTEL BY MARIOTT
Outlet Drive

LAND DEVELOPMENT SOLUTIONS

310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
P.O. BOX 57-12281

Drawing Description:

No.	Date	Revision
1	1-15-24	Revisions per Town of Farragut
2	6-10-24	Revisions per Owner

Initial Erosion Control Plan

Drawn By: CDB

Checked: EJB

Approved: EJB

Job No.: 2021102

1"=20' Scale: 12-20-21 Date

C301

Sheet 6 out of 26

Farragut, Tennessee

General Notes

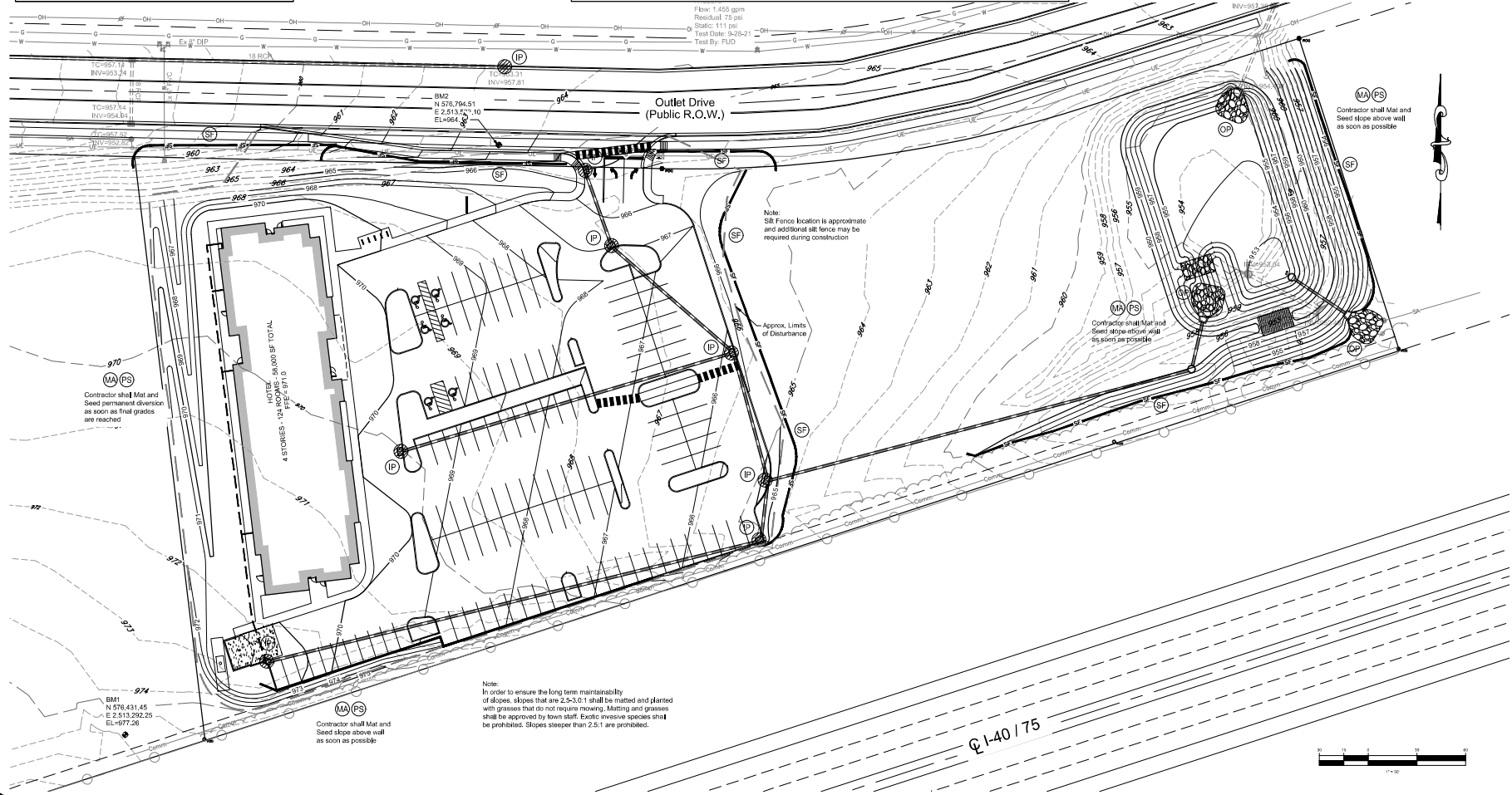
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Knoxville, TN 37922
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- Setbacks: Front - 20', Side - 20', Rear - 35'
- Maximum Lot Coverage: 75%
- Property contains: Parcel 154.09
- Vertical datum reference is NAVD83
- Total Site acreage = 4.34 acre

Erosion Control Notes

- Total disturbed area = 2.2 acres ±
- The contractor shall maintain all temporary erosion control devices indicated on the drawings and as required during construction operations to comply with the Town of Farragut and State of Tennessee Erosion Control Ordinances.
- Contractor shall maintain construction entrances to prevent dirt and mud from tracking onto street. Placement shall be inspected daily and any dirt, mud and loose stone shall be cleaned off immediately.
- Contractor shall remove and dispose of all temporary erosion control devices after establishment of permanent vegetation.
- Erosion control devices shall be monitored during and after rainfall with any modifications and/or repair made as soon as conditions permit.
- Storm Water Pollution Prevention Plan (SWPPP) shall be followed at all times. Any deviations from the SWPPP or the drawings shall be coordinated with TDEC and the owner.
- In order to ensure the long term maintainability of slopes, slopes that are 2.5:1 shall be matted and planted with grasses that do not require mowing. Matting and grasses shall be approved by town staff. Exotic invasive species shall be prohibited. Slopes steeper than 2.5:1 are prohibited.

Legend

- | | |
|-------------------------------|---------------------------------------|
| Existing Contours | Stabilized Construction Entrance/Exit |
| Existing Edge Pavement | Diversion Ditch |
| Existing Storm Line | Silt Fence |
| Existing Storm Catch Basin | Inlet Protection |
| Existing Headwall | Catch Basin |
| Existing Storm Manhole | EC Matting |
| Property Line (Boundary) | Sediment Trap |
| Existing Gas Line | Filter Ring |
| Existing Water Line | Permanent Seeding |
| Existing Sanitary Sewer | Topsoil |
| Existing Sanitary Manhole | Mulching |
| Existing Fence | |
| Existing Overhead Electric | |
| Existing Underground Electric | |
| Existing Power Pole | |
| Finished Grade Contours | |
| New Storm Pipe | |
| Outlet Protection | |
| Rock Check Dam | |



Project:
HOTEL BY MARRIOTT
Outlet Drive

LAND DEVELOPMENT SOLUTIONS



310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH: 865-671-2261

Drawing Description:
Final Erosion Control Plan

No.	Date	Revision
1	1-15-22	Revisions per Town of Farragut
2	2-23-22	Revisions per Town of Farragut
3	6-16-24	Revisions per Owner



Drawn By	CDB
Checked	EJB
Approved	EJB

Job No.	2021102
1"=30'	12-20-21
Scale	Date

C302
Sheet 7 out of 25

CONSTRUCTION SPECIFICATIONS

Grading and Shaping: Grading and shaping may not be required where hydraulic seeding and fertilizing equipment is to be used. Vertical banks shall be sloped to enable plant establishment.

When conventional seeding and fertilizing are to be done, grade and shape the slope, where feasible and practical, so that equipment can be used safely and efficiently during seedbed preparation, seed, mulch and maintenance of vegetation.

Concentrates of water that could cause excessive soil erosion should be sheltered to a safe outlet. Diversions and other treatment practices must conform to the appropriate standards and specifications of the **Tennessee Erosion and Sediment Control Handbook**.

Plant Selection: Refer to Table 1 for suggested species. Plants should be selected on the basis of species characteristics, site and soil conditions, planned use and maintenance of the area, time of year of planting, method of planting, and the needs and desires of the land user.

Plant selection may also include annual companion crops. Annual companion crops should be used only when the perennial species are not planted during their optimum planting period. Care should be taken in selecting companion crop species and seeding rates because the annual crops will compete with the perennial species for water, nutrients, and growing space. A high seeding rate of the companion crop may prevent the establishment of perennial species.

Regrass shall not be used in any seeding mixtures containing permanent, perennial species due to its ability to out-compete desired species for permanent perennial cover.

Seed Quality: The term "pure live seed" is used to express the quality of seed and is not shown on the label. Pure live seed (PLS) is expressed as a percentage of the seeds that are pure and will germinate. Information on percent germination and purity can be found on seed tags. PLS is determined by multiplying the percent of pure seed with the percent of germination, i.e.,

$$(PLS \% \text{ germination} \times \% \text{ purity})$$

EXAMPLE: Common bermuda seed

70% germination, 80% purity

PLS = 70% germination $\times$ 80% purity

PLS = 56%

The percent of PLS determines the amount of seed needed. If the seeding rate is 10 pounds PLS per the bulk seed, the bulk seed, the bulk seeding rate is:

$$\frac{10 \text{ lbs PLS}}{56\% \text{ PLS}} = 17.9 \text{ Bulkers}$$

An application of 17.9 Bulkers will provide 10 Bulkers of pure live seed.

TABLE 1 PERMANENT COVER SEEDING MIXTURES		
Seeding Dates	Grass Seed	Percentages
February 1 to July 1	Kentucky 31 Fescue	80%
	Korean Lespedeza	15%
	English Ryegrass	5%
June 1 to August 15	Kentucky 31 Fescue	50%
	English Ryegrass	20%
	Korean Lespedeza	15%
April 15 to August 15	German Millet	10%
	Bermudagrass (budded)	70%
	Annual Lespedeza	30%
August 1 to December 1	Kentucky 31 Fescue	70%
	English Ryegrass	20%
	White Clover	10%
December 1 to February 1	Kentucky 31 Fescue	70%
	English Ryegrass	25%
	White Clover	5%

TABLE 2 CUBIC YARDS OF TOPSOIL REQUIRED FOR APPLICATION TO VARIOUS DEPTHS		
Depth (inches)	Per 1,000 Square Feet	Per Acre
1	3.1	134
2	6.2	268
3	9.3	403
4	12.4	537
5	15.5	672
6	18.6	806

Seedbed Preparation: When conventional seeding is to be used, topsoil should be applied to any area where the disturbance results in subsoil being the final grade surface.

Broadcast Plantings

1. Seedbed preparation may not be required where hydraulic seeding equipment is to be used.
2. Tillage, at a minimum, shall adequately loosen the soil to a depth of 4 to 6 inches, alleviate compaction, incorporate topsoil, lime and fertilizer, smooth and firm the soil, allow for the proper placement of seed, sprigs, or plants, and allow for the anchoring of sprigs or hay mulch to the soil.
3. Tillage may be done with any suitable equipment.
4. Tillage should be done parallel to the contour where feasible.
5. On slopes too steep for the safe operation of tillage equipment, the soil surface should be plowed or trenched across the slope with the appropriate hand tools to provide consecutive beds, 4 to 8 inches apart, in which seed may lodge and germinate.

Individual Plants

1. Where individual plants are to be set, the soil shall be prepared by excavating holes, opening furrows, or dibble planting.
2. For nursery stock plants, holes shall be large enough to accommodate roots without crowding.
3. Where pine seedlings are to be planted, use a subsoiler under the row to a depth of 30 inches on the contour four to six months prior to planting. Subsoiling should be done when the soil is dry, preferably in August or September.
4. Trees should not be planted in power line right-of-ways or under power lines.

PLANTING

Hydraulic Seeding: Mix the seed (incorporated if needed), fertilizer, and wood or oak or wood pulp fiber mulch with water and apply in a slurry uniformly over the area to be treated. Apply within one hour after the mixture is made.

Conventional Seeding: Seed will be done on a freshly prepared seedbed. For broadcast planting, use a cultipacker seeder, drill, rotary seeder, other mechanical seeder, and hand seeding to distribute the seed uniformly over the area to be treated. Cover the seed lightly with 1/8 to 1/4 inch of soil for small seed and 1/2 to 1 inch for large seed when using a cultipacker or other suitable equipment.

Incudants: A lignum seed shall be inoculated with appropriate nitrogen fixing bacteria. The inoculants shall be pure culture prepared specifically for the seed species and used within the dates on the container.

A mixing medium recommended by the manufacturer shall be used to bond the inoculants to the seed. For conventional seeding, use twice the amount of inoculants recommended by the manufacturer. For hydraulic seeding, four times the amount of inoculant recommended by the manufacturer shall be used.

All inoculated seed shall be protected from the sun and high temperatures and shall be planted the same day inoculated. No inoculated seed shall remain in the seedbed longer than one hour.

No-Till Seeding: No-till seeding is permissible into annual cover crops when planting is done following maturity of the cover crop or if the permanent cover stand is sparse enough to allow adequate growth of the permanent (perennial) species. No-till seeding shall be done with appropriate no-till seeding equipment. The seed must be uniformly distributed and planted at the proper depth.

Individual Plants: Shrubs, vines and sprigs may be planted with appropriate planters or hand tools. Pine trees shall be planted manually in the shrub form. Each plant shall be set in a manner that will not disturb the roots.

Nursery stock plants shall be planted at the same depth or slightly deeper than they grew at the nursery. The tips of vines and sprigs must be at or slightly above the ground surface.

Where individual holes are dug, an appropriate amount of fertilizer shall be placed in the bottom of the hole, two inches of soil shall be added, and the plant shall be set in the hole and the hole filled in.

APPLYING MULCH

Mulch is required for all permanent vegetation applications. Mulch applied to seeded areas shall achieve 75% soil cover. Select the mulching material from the following and apply as indicated:

1. When using temporary erosion control blankets or blocks soil mulching is not required.
2. Dry straw or dry hay of good quality and free of weed seeds can be used. Dry straw shall be applied at the rate of 2 tons per acre. Dry hay shall be applied at a rate of 2 to 3 tons per acre. Straw or hay applied by hand should be applied to the seedbed after seeding and/or planting. The mulch may be spread by roller type spreading equipment, other spreading equipment or by hand.
3. Wood chip mulch or wood pulp fiber shall be used with hydraulic seeding. It shall be applied at the rate of 500 pounds per acre. Dry straw or dry hay shall be applied (at the rate indicated above) after hydraulic seeding.
4. One thousand pounds per acre of wood chip mulch or wood pulp fiber, which includes a tackifier, shall be used with hydraulic seeding on slopes 3:4:1 or steeper.
5. Wood chip mulch and wood pulp fibers shall not contain germination or growth inhibiting factors. They shall be evenly dispersed when applied in water. The fibers shall contain a dye to aid in uniform application during seeding.

ANCHORING MULCH

Anchor straw or hay mulch immediately after application by one of the following methods:

1. Emulsified asphalt can be (a) sprayed uniformly onto the mulch as it is ejected from the blower machine or (b) sprayed on the mulch immediately following mulch application when straw or hay is spread by methods other than special blower equipment. The combination of asphalt emulsion and water shall consist of 100 gallons of emulsified asphalt and 100 gallons of water per ton of mulch. Care shall be taken at all times to protect the state waters, the public, adjacent property, pavements, curbs, sidewalks, and all other structures from asphalt discoloration.
2. Hay and straw mulch may be pressed into the soil immediately after the mulch is spread. A special "comp" or disk harrow with the disks straight may be used. Serrated disks are preferred, and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disks should be cut enough to press the mulch into the ground without cutting it, leaving much of it in an erect position. Mulch shall not be pressed into the soil.
3. Synthetic tackifiers or binders may be applied in conjunction with or immediately after the mulch is spread. Synthetic tackifiers should be mixed and applied according to the manufacturer's specifications. Refer to specification **Tackifiers and Binders**.

SEEDING MATERIAL

Mulch is to be used as a bedding material to conserve moisture and control weeds in nurseries, ornamental beds, around shrubs, and on bare areas.

Material	Depth
Grass Straw	4" to 6"
Grass Hay	4" to 6"
Pine Needles	3" to 5"
Wood Waste	4" to 6"

IRRIGATION

Irrigation will be applied at a rate that will not cause runoff.

MAINTENANCE

Inspection of seeding and mulching application should be performed along with other regularly scheduled erosion and sediment control inspections. Any areas that have washed out due to high storm water flows, areas that have been disturbed by blowing wind, and areas that do not show good germination should be reseeded. Maintenance needs identified in inspections or by other means shall be accomplished before the next storm event if possible, but in no case more than seven days after the need is identified.

1 Permanent Seeding (PS)

N.T.S.

Topsoiling

Construction Specifications:

Materials:

Field exploration of the site shall be made to determine if there is sufficient surface soil of good quality to justify striping. Topsoil shall be trucked and bumpy (dam, sandy loam, silty loam, sandy clay loam, dry loam). It shall be free of trees, trash, stumps, rocks, roots, and noxious weeds, and shall give evidence of being able to support healthy vegetation. It shall contain no substance that is potentially toxic to plant growth.

All topsoil shall be tested by a recognized laboratory for the following criteria:

Organic matter content shall not be less than 1.5% by weight.

pH range shall be from 6.0-7.5, < pH 6.0, lime shall be added in accordance with soil test results or in accordance with the recommendations of the vegetative establishment practice being used.

Soil salts shall not exceed 500 ppm.

If additional off-site topsoil is needed, it must meet the standards stated above.

Striping:

Topsoil operations shall not be performed when the soil is wet or frozen. Striping shall be confined to the immediate construction area. A 4-6 inch striping depth is common, but depth may vary depending on the particular soil. All perimeter dikes, basins and other sediment controls shall be in place prior to striping.

Stockpiling:

Topsoil shall be stockpiled in such a manner that natural drainage is not obstructed and no off-site sediment damage shall result. Stabilize or protect stockpiles in accordance with MS #2.

Side slopes of the stockpile shall not exceed 2:1.

Perimeter controls must be placed around the stockpile immediately, seeding of stockpiles shall be completed within 7 days of the formation of the stockpile. In accordance with Std. & Spec. 3.31, TEMPORARY SEEDING it is to remain dormant for longer than 30 days refer to MS #1 and MS #2.

Site Preparation Prior to and Maintenance During Topsoiling

Before topsoiling, establish needed erosion and sediment control practices such as diversions, grade stabilization structures, berms, dikes, level spreaders, waterways, sediment basins, etc. These practices must be maintained during topsoiling.

Grading: Previously established grades on the areas to be topsoiled shall be maintained according to the approved plan.

Liming: Where the pH of the soil is 6.0 or less, or the soil is composed of heavy clays, agricultural limestone shall be spread in accordance with the soil test or for the vegetative establishment practice being used.

Bonding: After the areas to be topsoiled have been brought to grade, and immediately prior to dumping and spreading the topsoil, the subgrade shall be loosened by dicing or scarifying to a depth of at least 2 inches to ensure bonding of the topsoil and subsoil.

Applying Topsoil

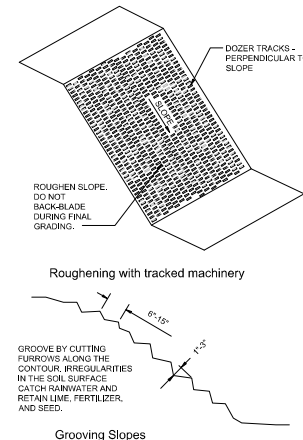
Topsoil shall not be placed while in a frozen or muddy condition, when topsoil or subgrade is excessively wet, or in a condition that may otherwise be detrimental to seeding or seeding. The topsoil shall be sufficiently distributed to a minimum compacted depth of 2 inches on 3:1 or steeper slopes and 4 inches on flatter slopes. (See Table 3.30-A to determine volume of topsoil required for application to various depths). Any irregularities in the surface, resulting from topsoiling or other operations, shall be corrected in order to prevent the formation of depressions or water pockets.

It is necessary to compact the topsoil enough to ensure good contact with the underlying soil and to obtain a level seedbed for the establishment of a high maintenance turf. However, undue compaction is to be avoided as it increases runoff velocity and volume, and delays seed germination. Special consideration should be given to the types of equipment used to place topsoil in areas to receive fine turf. Avoid unnecessary compaction by heavy machinery whenever possible. In areas which are not going to be mowed, the surface should be left rough in accordance with SURFACE ROUGHENING.

Soil Sterilants

No soil or seed shall be placed on soil which has been treated with soil sterilants until sufficient time has elapsed to permit dissipation of toxic materials.

TABLE 3.30-A CUBIC YARDS OF TOPSOIL REQUIRED FOR APPLICATION TO VARIOUS DEPTHS		
Depth (inches)	Per 1,000 Square Feet	Per Acre
1	3.1	134
2	6.2	268
3	9.3	403
4	12.4	537
5	15.5	672
6	18.6	806



Surface Roughening

Construction Specifications

Cut Slope Roughening for Areas Not to be Mowed

Steep-side grade or groove cut slopes with a gradient steeper than 3:1.

Use steatite-grade on any erodible material soft enough to be ripped with a bulldozer. Slopes consisting of soft rock with some subsoil are particularly suitable to steatite-grade.

Make the vertical cut distance less than the horizontal distance, and slightly slope the horizontal position of the "step" in toward the vertical wall.

Do not make individual vertical cuts more than 2 feet in soft materials or more than 3 feet in rocky materials.

Grooving uses machinery to create a series of ridges and depressions that run across the slope (on the contour).

Groove using any appropriate implement that can be safely operated on the slope, such as disks, tillers, spring harrows, or the teeth on a front-end loader bucket. Do not make such grooves less than 3 inches deep nor more than 15 inches apart.

Fill Slope Roughening for Areas Not to be Mowed

Place fill slopes with a gradient steeper than 3:1 in lifts not to exceed 9 inches, and make sure each lift is properly compacted. Ensure that the face of the slope consists of loose, uncompacted fill 4 to 6 inches deep. Use grooving, as described above, to roughen the face of the slopes, if necessary.

Do not make or scrape the final slope face.

Cuts, Fills and Graded Areas that Will be Mowed

Make mowed slopes no steeper than 3:1.

Roughen these areas to shallow grooves by normal tilling, disking, harrowing, or use of cultipacker-seeder. Make the final pass of any tillage implement on the contour.

Make grooves formed by such implements close together (less than 10 inches) and not less than 1 inch deep. Excessive roughening is undesirable where mowing is planned.

Roughening with Tracked Machinery

Limit roughening with tracked machinery to sandy soils to avoid undue compaction of the soil surface. Tracking is generally not as effective as the other roughening methods described. Operate tracked machinery up and down the slope to leave horizontal depressions in the soil. Do not backslide during the final grading operation.

Seeding—Immediately seed and mulch roughened areas to obtain optimum seed germination and growth.

Maintenance

Periodically check the seeded slopes for rills and washes. Fill these areas slightly above the original grade, then reseed and mulch as soon as possible.

TABLE 1 TEMPORARY COVER SEEDING MIXTURES		
Seeding Dates	Grass Seed	Percentages
January 1 to May 1	Italian Ryegrass	33%
	Korean Lespedeza	33%
May 1 to July 15	Summer Oats	34%
	Sudan $\times$ Sorghum	100%
May 1 to July 15	Starr Millet	100%
	Belted Ryegrass	67%
July 15 to January 1	Italian Ryegrass	33%

CONSTRUCTION SPECIFICATIONS

Grading and Shaping: Excessive water runoff shall be reduced by properly designed and installed erosion control practices such as ditches, dikes, diversions and sediment barriers, etc.

No shaping or grading is required if slopes can be stabilized by hand-seeded vegetation or if hydraulic seeding equipment is to be used.

Seedbed Preparation: When a hydraulic seeder is used, seedbed preparation may not be required. When using conventional or hand-seeding, seedbed preparation may not be required when the soil is loose and not compacted by equipment or rainfall.

Seeding: Select a grass or grass-legume mixture suitable to the area and season of year. See Table 1 for suggestions of temporary seeding species. Seed shall be applied uniformly by hand, cup-seeder, drill, cultipacker seeder, or hydraulic seeder (dry) including seed and mulch. Drill or cultipacker seeders should normally place seed one quarter to one half inch deep. Appropriate depth of planting is less than the seed diameter. Soil should be "fairly" lighter to cover seed with soil if seeded by hand.

Mulching: Temporary vegetation may be established without the use of mulch. Mulch without seeding may be considered for short term protection. See mulch specifications.

Irrigation: During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thoroughly wetted to a depth that will insure germination of the seed. Subsequent applications should be made as needed. Newly seeded areas require more water than more mature plants.

MAINTENANCE

Inspections of temporarily seeded areas should be made before anticipated storm events and after storms. Inspectors should be thoroughly versed in the use of the equipment and within 24 hours after the end of a storm event of 0.5 inches or greater, and at least once every following calendar days. Inspectors should identify any areas that need reseeding or need additional BMP's. Maintenance needs identified in inspections or by other means shall be accomplished before the next storm event if possible, but in no case more than seven days after the need is identified.

Planting Considerations

Construction activities inevitably result in the exposure and disturbance of soil. Erosion shall be avoided both during the activities (i.e., excavation, demolition, vehicle traffic, human activity) and as a result of wind erosion over the exposed earth surfaces. Large quantities of dust are typically generated in "heavy" construction activities, such as road and street construction and subdivision, commercial or industrial development, which involve disturbance of significant areas of the soil surface. Research of construction sites has established an average dust emission rate of 1.2 tons per acre per day for active construction. Earth-moving activities comprise the major source of construction dust emissions, but traffic and general disturbance of the soil also generate significant dust emissions.

In planning for dust control, limiting the amount of soil disturbance at any one time should be a key objective. Therefore, phased grading and grading operations and the utilization of temporary stabilization in accordance with MS #1 can significantly reduce dust emissions. Undisturbed vegetative buffers (minimum 50-foot width) left between graded areas and protected areas can also be very helpful in dust control.

Temporary Measures Used During Construction

1. Vegetative Cover-up: Areas subject to tillage or no construction traffic, a vegetatively stabilized surface will reduce dust emissions (see TEMPORARY SEEDING).

2. Mulch: When properly applied, mulch offers a fast, effective means of controlling dust. Not recommended for areas with heavy traffic pathways. Binders or tackifiers should be used to lock organic mulches (see MULCHING).

3. Tillage: This practice is designed to roughen and bring clods to the surface. It is an emergency measure which should be used before wind erosion starts. (Begin plowing on windward side of site. Chiselplow plow spaced about 12 inches apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect).

4. Irrigation: This is the most commonly used dust control practice. Site is sprinkled with water until the surface is wet. Repeat as needed. It offers less protection for haul roads and other heavy traffic routes.

5. Spray-On Adhesives: Timorous progress has been made in recent years in the development of products of this type. Most are effective on "loose" soils and are ineffective on "matted" soils. These derivatives are derived from a variety of compounds, both organic and synthetic based. Many of the adhesives will withstand heavy traffic loads. The organics include chemicals from pine tar and vegetable gum, synthetics may be acrylic or petroleum based.

The following table lists various adhesives and provides corresponding information on mixing and application.

ADHESIVES USED FOR DUST CONTROL				
Adhesive	Water Dilution (Adhesive: Water)	Type of Nozzle	Application Rate Gallons/Acre	
Anionic Asphalt Emulsion	7:1	Conee Spray	1,200	
Latic Emulsion	12.5:1	Fine Spray	225	
Acrylic Emulsion (Non-Traffic)	4:1	Conee Spray	350	
Acrylic Emulsion (Traffic)	7:1	Conee Spray	450	
Acrylic Emulsion (Traffic)	3.5:1	Conee Spray	350	

6. Stone-Gravel can be used to stabilize roads or other areas during construction using crushed stone or coarse gravel (see CONSTRUCTION ROAD STABILIZATION).

7. Barriers: Board fences, wind fences, sediment fences, or similar barriers can help to control air currents and blowing soil. Row barriers perpendicular to prevailing air currents at intervals of about 15 times the barrier height. Where dust is a known problem, existing windbreak vegetation should be preserved.

8. Calcium Chloride: This chemical may be applied by mechanical spreading as loose, dry granules or flakes at a rate that keeps the surface moist but not so high as to cause water pollution or plant damage. Application rates should be strictly in accordance with supplier's specified rates.

Permanent Methods:

1. Permanent Vegetation: The application of PERMANENT SEEDING and saving existing trees and large shrubs can help reduce soil and air movement from construction sites.

2. Stone-Crushed stone or coarse gravel can be used as a permanent cover which will provide control of soil emissions.

2 Topsoiling (TO)

N.T.S.

3 Surface Roughening (SR)

N.T.S.

4 Temporary Seeding (TS)

N.T.S.

5 Dust Control (DC)

N.T.S.

Project: HOTEL BY MARIOTT
Outlet Drive

LAND DEVELOPMENT SOLUTIONS



310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH: 629-671-2221

EC Details

Drawing Description:

Date	1	2
12-2-02	Revisions per Town of Farragut	Revisions per Owner
12-2-02	1	2



Drawn By: CDB

Checked: EJB

Approved: EJB

Job No.: 12-20-21

N.T.S. Date: 12-20-21

Scale: 1" = 20'-0"

C304

Sheet 8 of 28

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CONSTRUCTION SPECIFICATIONS

Mulching Without Seeding: This standard applies to cleared areas where seed may not have a suitable growing season to produce an erosion-reducing cover, but can be stabilized with a mulch cover. Mulch can be used as an erosion control device for up to six months, but it shall be applied at the appropriate depth (depending on the material used), anchored, and have a continuous 95% cover or greater of the soil surface. Maintenance is required to maintain 95% cover.

Mulching With Seeding: Mulch should be applied when seeding for vegetation stabilization. It significantly assists germination by protecting the seed from birds, by holding moisture at the surface of the soil, and by reducing soil surface temperature. Mulch applied to seeded areas shall achieve 75% soil cover.

Site Preparation: Consider these factors when preparing to use mulch:

- Grade to enable the use of equipment for applying and anchoring mulch.
- Initial best management practices as required such as diversions, terraces, and/or sediment barriers.
- Loosen compacted soil to a minimum depth of 4 inches if using mulch while seeding.

Mulching Materials: Select one of the following materials and apply at the rate indicated.

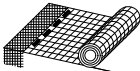
- Dry straw or hay shall be applied at a rate that provides 85% or greater soil coverage.
- Wood waste (chips, sawdust or bark) shall be applied at a rate that provides 95% or greater coverage. **Organic material from the clearing stage of development should remain on site, be chipped, and applied as mulch.** This method of mulching can greatly reduce erosion control costs. This method should not, however, be used in conjunction with soil acidification and nitrogen reduction problems that the decomposition of "green" material will produce.

MAINTENANCE

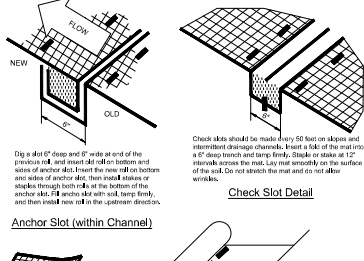
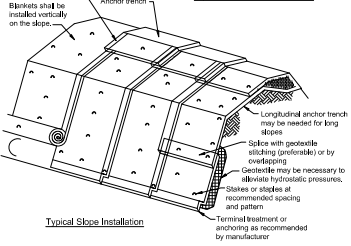
Inspection of the application should be performed along with other regularly scheduled erosion and sediment control inspections. Any areas that have washed out due to high storm water flows should be reconstructed for different BMP use, or at least retreated. Areas that have been disturbed by blowing wind should be reinstated. Maintenance needs identified in inspections or by other means shall be accomplished before the next storm event if possible, but in no case more than seven days after the need is identified.

1
N.T.S.

Mulching (M)



Uphill Anchor Slot Detail



CONSTRUCTION SPECIFICATIONS

All blanket and matting materials should be non-toxic to vegetation and to the germination of seed. Netting should be interwoven with the mulching material/fiber to maximize strength and provide for ease of handling.

Temporary Blankets

Machine produced temporary blankets should have a consistent thickness with the organic material evenly distributed over the entire blanket area. All blankets should have a minimum width of 48 inches. Machine produced temporary blankets include the following:

- Straw blankets are temporary blankets that consist of weed-free straw from agricultural crops formed into a blanket. Blankets with a top side of photodegradable plastic mesh size of $\frac{3}{8} \times \frac{3}{8}$ inch and sewn to the straw with biodegradable thread are appropriate for slopes. The blanket should have a minimum thickness of $\frac{1}{8}$ inch and minimum dry weight of 0.5 pounds per square yard.
- Excelsior blankets are temporary blankets that consist of curled wood excelsior (80% of fibers are six inches or longer) formed into a blanket. The blanket should have clear markings indicating the top side of the blanket and be weather resistant. Blankets should have photodegradable plastic mesh having a minimum mesh size of $\frac{1}{8} \times \frac{1}{8}$ inches. The blanket should have a minimum thickness of $\frac{1}{8}$ inch and a minimum dry weight of 0.3 pounds per square yard. Slopes require excelsior matting with the top side of the blanket covered in the plastic mesh, and for watersheds, both sides of the blanket require plastic mesh.
- Coconut fiber blankets are temporary blankets that consist of 100% coconut fiber formed into a blanket. The minimum thickness of the blanket should be $\frac{1}{8}$ of an inch with a minimum dry weight of 0.5 pounds per square yard. Blankets should have photodegradable plastic mesh, with a maximum mesh size of $\frac{3}{8} \times \frac{3}{8}$ inch and be sewn to the fiber with a breakdown resistant synthetic yarn. Plastic mesh is required on both sides of the blanket if used in watersheds. A minimum of two inches is allowable for the stitch pattern and row spacing.
- Wood fiber blankets are temporary blankets that consist of reprocessed wood fibers that do not possess or contain any growth or germination inhibiting factors. The blanket should have a photodegradable plastic mesh, with a maximum mesh size of $\frac{3}{8} \times \frac{3}{8}$ inch, securely bonded to the top of the mat. The blanket should have a minimum dry weight of 0.35 pounds per square yard. A maximum of two inches is allowable for the stitch pattern and row spacing. This practice should be applied only to slopes.
- Julia mesh consists of woven root fiber or yarn, with regularly spaced openings between strands. A typical jute mesh will weigh approximately 1.0 pounds per square yard for basic slope applications.

Permanent Matting

Permanent matting consists of a web of nettings, monofilaments or fibers that are entangled to form a strong and dimensionally stable matrix. Mats should maintain their shape before, during, and after installation, under dry or water saturated conditions. Mats must be stabilized against ultraviolet degradation and shall be inert to chemicals normally encountered in a natural soil environment.

INSTALLATION

Always follow the manufacturer's recommendations for orienting, overlapping, trenching, and securing blankets or mats. The following are basic guidelines that may vary by manufacturer or application.

Site Preparation: After the site has been shaped and graded to the approved design, prepare a flexible subgrade relatively free from rocks and rocks more than one inch in diameter, and any foreign material that will prevent contact of the blanket or mat with the soil surface.

Temporary Blankets: Erosion control blankets should generally be installed vertically from the top of the slope to the bottom (See Figure 1). Trim blankets as necessary to fit the area to be covered. For slopes shallower than 2:1, and with a height of twice the width of the blanket or less, the blanket may be applied horizontally across the slope. For use in concentrated flow areas, place the blanket in the direction of the water flow. Always entrench the blanket beyond the top and bottom of the slope and at any horizontal point a minimum of 6 inches, or per manufacturer's recommendation. Overlap vertical joints at least 3 inches, or per manufacturer's recommendation (See Figure 2).

Permanent Matting: When installing permanent matting in a storm water conveyance channel, begin at the bottom of the slope and progress upstream, containing the mat in the middle of the channel. Single upstream layer over downstream layer, overlapping 3 feet. Overlap 3 inches minimum along longitudinal seams. Entrench the upper and lower edges beyond the slope (See Figure 3).

Staples: Staples should be used to anchor temporary blankets, and either staples or stakes should be used to anchor permanent matting. Follow manufacturer's recommendations for stapling or staking pattern and frequency.

Planting: Seed and any necessary soil amendments should be applied prior to installation of temporary blankets. For permanent mats, the area should be brought to final grade, and any soil amendments filled or placed into the soil surface. After the permanent mat has been installed and backfilled with topsoil, the area should be seeded and mulched. Refer to specifications **Distributed Area Substation (With Permanent Vegetation)** - PS and **Disturbed Area Stabilization (With Mulch)** - MU.

MAINTENANCE

Inspections of blankets and matting should be made before anticipated storm events (or series of storm events such as intermittent showers over one or more days) and within 24 hours after the end of a storm event of 0.5 inches or greater, and at least once every fourteen calendar days. Blanket and matting inspections should identify washed out areas, areas needing additional staples, and/or additional areas needing blankets or matting. Maintenance needs identified in inspections or by other means shall be accomplished before the next storm event if possible, but in no case more than seven days after the need is identified.

4
N.T.S.

Erosion Control Blanket - Slope Installation (MA)

2
N.T.S.

Stabilized Construction Entrance (CE)

Construction Specification

Material

- SlopeGuard 3 fiber rolls are assembled from a machined mat or blanket of shaved aspen wood curled excelsior with a weighted inner core contained in a photo degradable, extruded, "high visibility" netting tube and, for ease of handling, have a handle on each end. Excelsior material contains at least 80% of fibers at least 6 inches in length. SlopeGuard 3 is available in either curled wood excelsior or optional reticulated polyethylene. The weighted inner core holds the device in place thereby eliminating the need for securing in place with either sandbags or stakes.
- SlopeGuard 3 is contained in a tubular orange netting with a stand thickness of about 0.03 per inch, a knot thickness of about 0.055 per inch and a weight of at least 0.35 oz/yd made from 85% high-density polyethylene and 14% ethyl vinyl acetate with titanium dioxide for UV inhibition.

Construction

- SlopeGuard 3 is placed end-to-end in a circle around a construction site drainage inlet to prevent runoff and silt, sediment and debris from entering the inlet.
- Place adequate number of SlopeGuard 3 rolls around an inlet to provide complete protection. Leave approximately 3'-4" between the SlopeGuard 3 rolls and the inlet. Ends should overlap about 12 inches.

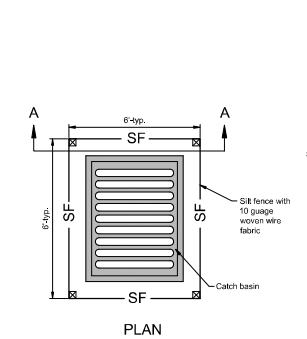
Maintenance

Inspect inlet protection device before and after rain events, and weekly throughout the rainy season. During extended rain events, inspect at least once every 24 hours.

Remove and properly dispose of accumulated silt and debris to allow for proper function of device.

3
N.T.S.

Inlet Protection - Paved or Stone Stabilized Areas



PLAN

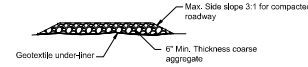


SECTION A-A

Dimensions of silt fence around catch basin may be modified as necessary. Maximum distance between support posts = 6'.

5
N.T.S.

Inlet Protection - Grass Areas (IP)



Construction Entrance

1. Clear the entrance and exit area of all vegetation, roots, and other objectionable material and properly grade it.

2. Place Mirel 500 (or equal) filter fabric over area to be stored.

3. Place the gravel in the specific grade and dimensions shown on the plans, and smooth it.

4. Provide drainage to the temporary diversion ditch to the sediment trap.

5. Use geotextile fabrics in locations subject to seepage or high water table.

Maintenance

Maintain the gravel pad in a condition to prevent mud or sediment from leaving the construction site. This may require periodic topdressing with 2-inch stone. After each rainfall, inspect any structure used to trap sediment and clean it out as necessary. Immediately remove all objectionable materials spotted, washed or tracked onto public roadways. When necessary, vehicles must be cleaned to remove sediment prior to entering a public street. When washing is required, it shall be done on an area stabilized with crushed stone which drains into an approved sediment basin.

Max. Slope 3:1 for compacted roadway

6" Min. Thickness coarse aggregate

Geotextile under-liner

Min. Radius = 20'

2'-3" Washed stone

50' Min.

6' Min.

Construction Entrance

1. Clear the entrance and exit area of all vegetation, roots, and other objectionable material and properly grade it.

2. Place Mirel 500 (or equal) filter fabric over area to be stored.

3. Place the gravel in the specific grade and dimensions shown on the plans, and smooth it.

4. Provide drainage to the temporary diversion ditch to the sediment trap.

5. Use geotextile fabrics in locations subject to seepage or high water table.

Maintain the gravel pad in a condition to prevent mud or sediment from leaving the construction site. This may require periodic topdressing with 2-inch stone. After each rainfall, inspect any structure used to trap sediment and clean it out as necessary. Immediately remove all objectionable materials spotted, washed or tracked onto public roadways. When necessary, vehicles must be cleaned to remove sediment prior to entering a public street. When washing is required, it shall be done on an area stabilized with crushed stone which drains into an approved sediment basin.

Max. Slope 3:1 for compacted roadway

6" Min. Thickness coarse aggregate

Geotextile under-liner

Min. Radius = 20'

2'-3" Washed stone

50' Min.

6' Min.

Construction Entrance

1. Clear the entrance and exit area of all vegetation, roots, and other objectionable material and properly grade it.

2. Place Mirel 500 (or equal) filter fabric over area to be stored.

3. Place the gravel in the specific grade and dimensions shown on the plans, and smooth it.

4. Provide drainage to the temporary diversion ditch to the sediment trap.

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3. Place the gravel in the specific grade and dimensions shown on the plans, and smooth it.

Project:
HOTEL BY MARRIOTT
Outlet Drive

LAND
DEVELOPMENT
SOLUTIONS



EC Details

Drawing Description:

Revision	Date	Revisions per Town of Farragut	Revisions per Owner
1	10-5-22		
2	10-10-24		



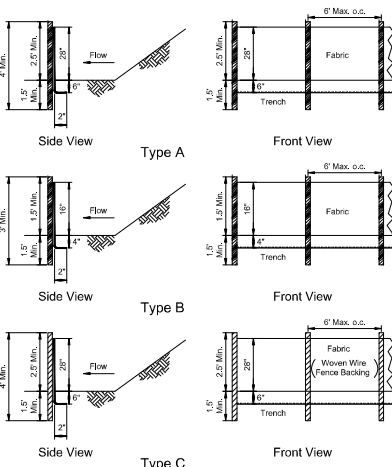
Drawn By	CDB
Checked	EJB
Approved	EJB
Job No.	2021102
N.T.S.	12-20-21
Scale	Date

C305

Sheet 10 out of 23

Farragut, Tennessee

310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH: 628-67-1221



Construction

Silt Fence should be placed on the contour. On slopes with grades greater than 7%, the silt fence should be located at least 5 to 7 feet beyond base. Turn the ends of the silt fence upslope so that a certain depth storm water may be retained in front of the silt fence. The impounded depth should be at least 12 inches, but no more than the height of the silt fence. Hay or straw bales should be placed in place at the end of the row of silt fence as an emergency overflow. This will allow detained water, exceeding the capacity of the silt fence, to be filtered and released gradually.

The silt fence should be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are unavoidable, filter cloth should be spliced together only at a supporting post, with a minimum 6 inch overlap and securely sealed.

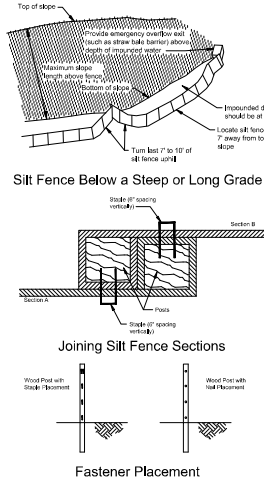
Post installation should start at the center of the low point (if applicable) with remaining posts spaced 6 feet apart for Type A and B silt fences and 4 feet apart for Type C silt fence. While Type A and B silt fences can be used with both wood and steel posts, only steel posts should be used with Type C silt fence due to the flow capacity of the fabric.

Inspection

Inspect silt fence before anticipated storm events (or series of storm events such as intermittent showers over one or more days) and within 24 hours after the end of a storm event of 0.5 inches or greater, and at least once every fourteen calendar days. Where sites have been finally or temporarily stabilized, such inspections may be conducted only once per month.

Maintenance

Sediment should be removed once it has accumulated to one-half the original height of the barrier. Filter fabric should be replaced whenever it has deteriorated to such an extent that the effectiveness of the fabric is reduced (approximately six months). Silt fence should remain in place until disturbed areas have been permanently stabilized. All sediment accumulated at the fence should be removed and properly disposed of before fence is removed.



Post Size & Fastener Requirements				
Post Size				
Type	Minimum Length	Type of Post	Size of Post	
Type A	4'	Silt Wood	3" dia. x 24'	1.5"x1.5"
		Oak	1.2 dia. min.	
Type B	3'	Silt Wood	2" dia. or 2x2	1"x1"
		Oak	0.75 dia. min.	
Type C	4'	Steel	1.3 dia. min.	

Post Size				
Gauge	Crown	Logs	Staples per Post	
Wire Staples	17 Min.	3/4" wide	10" long	5 Min.
Gauge	Length	Button Heads	Nails per Post	
Nails	14 Min.	1"	3/4"	4 Min.

Note: Fiber fabric may also be attached to the post by wire, cord, and pockets.

Silt Fence Specifications				
Type Fence	A	B	C	
Tensile Strength (Lbs. Min.) (1)	Warp - 120	Warp - 120	Warp - 280	
(ASTM D-4532)	Fill - 100	Fill - 100	Fill - 150	
Elongation (% Max.)	40	40	40	
(ASTM D-4532)				
ACFS Apparent Opening Size (Max. Sieve Size) (ASTM D-4751)	#30	#30	#30	
Flow Rate (Gal/Min/Sq. Ft.) (CFS-57)	25	25	70	
Ultraviolet Stability (2)	80	80	80	
(ASTM D-4532 after 300 hours weathering in accordance with ASTM D-4395)				
Bursting Strength (PSI Min.)	175	175	175	
(ASTM D-3786 Diaphragm Bursting Strength Tester)				
Minimum Fabric Width (Inches)	36	22	36	

- (1) Minimum roll average of five specimens.
- (2) Percent of required initial minimum tensile strength.

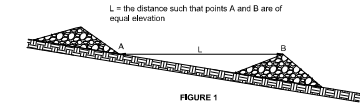
CONSTRUCTION SPECIFICATIONS

The following types are check dams are used for this standard:

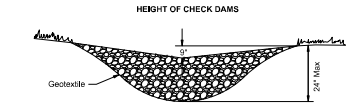
Stone Check Dam - (CD-S): Stone check dams are constructed from large aggregate (clean of fines) such as TDOT #1 or #2 with a minimum stone size of 1.5 inch. These structures are used for small drainage areas up to 1 acre.

Rock Check Dam - (CD-R): Rock check dams are constructed from small rip-rap such as TDOT Class A-1 (clean of fines) with stone sizes from 2 to 15 inches. These structures are used for small drainage areas up to 5 acres. An upstream layer of smaller aggregate may be used for filtering. Rock can be placed by hand or by mechanical methods (no dumping of rock) to achieve complete ditch or swale coverage.

Rock check dams should be keyed into the swale or channel bottom at, typically, a depth of 6 inches. Advantages of keying into the swale or channel bottom are the check dam will be more stable and less likely to wash out. A disadvantage of keying into the swale or channel bottom is that the channel will have to be repaired and reshaped when the rock check dam is removed.



Sandbag Check Dam - (CD-SB): Sandbags filled with either aggregate or sand may also be used as a check dam. Sandbags should be stacked and tied together, after being placed in staggered fashion. Provide an overflow weir in the center of the channel similar to the stone check dam detail.



INSPECTION

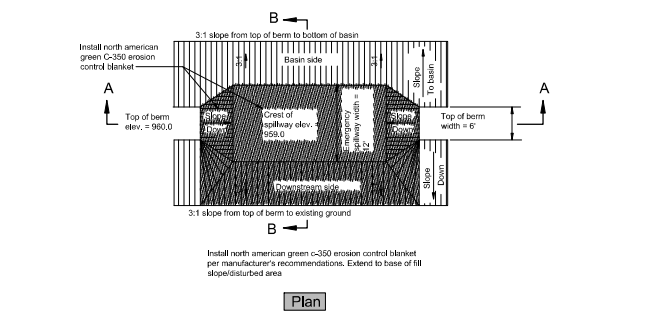
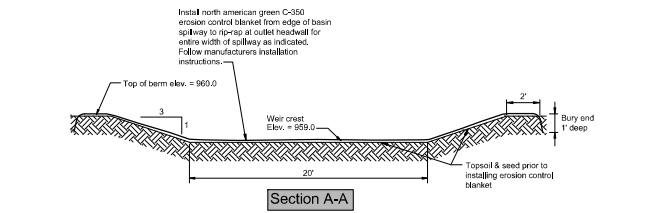
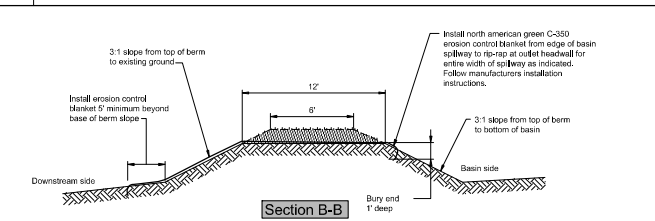
Inspections of erosion control measures should be made before anticipated storm events (or series of storm events such as intermittent showers over one or more days) and within 24 hours after the end of a storm event of 0.5 inches or greater, and at least once every fourteen calendar days. Where sites have been finally or temporarily stabilized, such inspections may be conducted only once per month.

MAINTENANCE

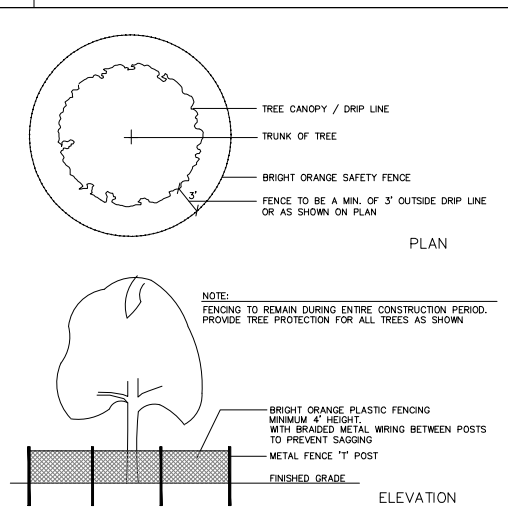
Sediment should be removed before it reaches a depth of one-half the original dam height. Maintenance needs identified in inspections or by other means. A should be accomplished before the next storm event if possible, but in no case more than seven days after the need is identified.

If the area is to be moved, check dams should be removed once final stabilization has occurred. After removal, the disturbed area should be seeded and mulched immediately.

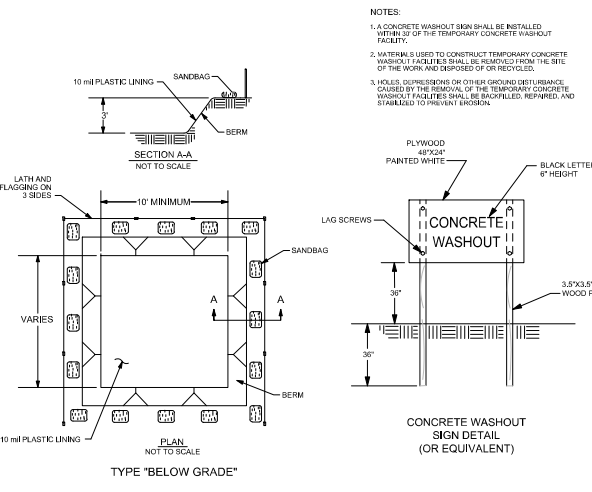
2 Check Dam Detail (CD)



1 Silt Fence (SF)



3 Tree Protection Fencing



4 Concrete Washout

5 Detention Basin - Emergency Spillway

Project:

HOTEL BY MARIOTT

Outlet Drive

LAND DEVELOPMENT SOLUTIONS

310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922

PH: 606-571-1221

EC Details

Revision

Revisions per Town of Farragut

1-1522

2-1522

3-1522

Revision

Revisions per Town of Farragut

1-1522

2-1522

3-1522

Revision

Revisions per Owner

1-1522

2-1522

3-1522

Drawn By

CDB

Checked

EJB

Approved

EJB

Job No.

2021102

N.T.S.

12-20-21

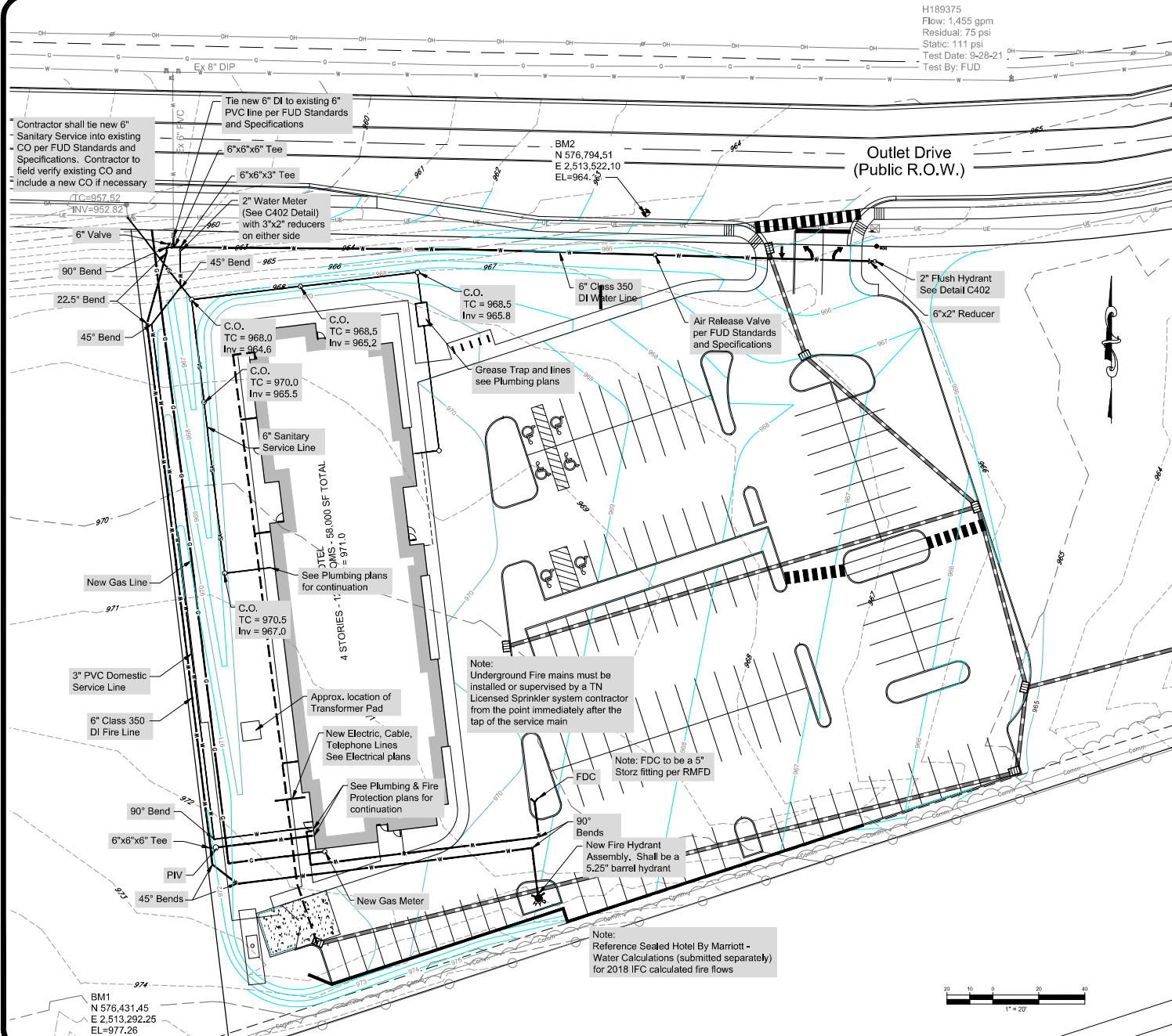
Scale

Date

C306

Sheet 11 out of 25

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H189375
Flow: 1,455 gpm
Residual: 75 psi
Static: 111 psi
Test Date: 9-28-21
Test By: FUD

Outlet Drive
(Public R.O.W.)

General Notes

- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records and where possible measurements taken in the field. This information is not to be relied upon as being exact or complete. The contractor must call Tennessee One Call and any utility that does not subscribe to One Call at least 72 hours before any excavation, to request exact field location of the utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- Owner/Developer: TN Knoxville Furrow, LLC
201 Riverplace, Suite 400
Greenville, SC 29601
Contact: Brett Rogers
Phone: 864-263-2426
- Survey by: Land Development Solutions
310 Simmons Road, Suite K
Knoxville, TN 37922
Phone: 865-471-2281
- Property Address: 11320 Outlet Drive
- Property is located in Town of Farragut and is Zoned OD-RE/E
- Setbacks: Front - 20', Side - 20', Rear - 30'
- Maximum Lot Coverage: 75%
- Property contains: Parcel 154.09
- Vertical datum reference is NAVD83
- Total Site acreage = 4.34 acre

Utility Notes

- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records and where possible measurements taken in the field. This information is not to be relied upon as being exact or complete. The contractor must call Tennessee One Call and any utility that does not subscribe to One Call at least 72 hours before any excavation, to request exact field location of the utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- All public water and sanitary construction shall comply with First Utility District (FUD) standard specifications.
- Maintain 10' horizontal separation between water and sanitary lines. Where waterlines cross sanitary lines, the water line shall be a minimum of 18" above the sanitary line.
- All trenching and shoring shall comply with OSHA standards.
- Contractor shall provide As-built survey by registered land surveyor and drawings to Land Development Solutions. Water line As-built drawings shall include horizontal and approximate vertical location for lines, valves, fire hydrants, meters, and any other pertinent information. Sanitary As-built drawings shall include manhole tops and inverts, tie-ins, depths, all deviations from design plans, and any other pertinent information.
- Blocking shall be per FUD specifications.
- Minimum depth of cover over sewer lines and water lines is 36".
- A minimum bedding layer of 6" of type 67 stone will be installed around the circumference of all pipe and fitting outside the limits of the roadway surface. Stone backfill to grade is required under all proposed roadways.
- All existing utility covers shall be adjusted to match new grades.
- Fire Lines from the Point of Service to the building are shown for reference only. All fire mains shall be designed and installed by a licensed sprinkler contractor.

Legend

---	Existing Contours
---	Existing Edge Pavement
---	Existing Edge Pavement
---	Existing Tree Line
---	New Building/Parking Garage
---	New Edge Pavement
---	New Concrete Curb
---	New Retaining Wall
---	New Parking Striping
---	Existing Storm Line
---	Existing Storm Catch Basin
---	Existing Storm Manhole
---	Finished Grade Contours
---	New Storm Pipe
---	New Curb Inlet
---	Existing Gas Line
---	Existing Water Line
---	Existing Fire Hydrant
---	Existing Water Valve
---	Existing Sanitary Sewer
---	Existing Sanitary Manhole
---	Existing Overhead Electric
---	Existing Underground Electric
---	Existing Electric Box
---	Existing Power Pole
---	Existing Light Pole
---	New Water Line
---	New Fire Hydrant
---	New Sanitary Sewer
---	New Sanitary
---	New Cleanout

Project:
HOTEL BY MARRIOTT
Outlet Drive

LAND DEVELOPMENT SOLUTIONS

310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
P: 865-471-2281

Drawing Description:
Site Utility Plan

Revision	Date	By	Check
1	1-15-22	AJ-22	REVISIONS per Town of Farragut
2	6-4-22	AJ-22	REVISIONS per Town of Farragut & FUD
3	11-15-22	AJ-22	REVISIONS per Town of Farragut
4	12-14-22	AJ-22	REVISIONS per FUD
5	6-13-24	AJ-24	REVISIONS per Owner

Drawn By: CDB

Checked: EJB

Approved: EJB

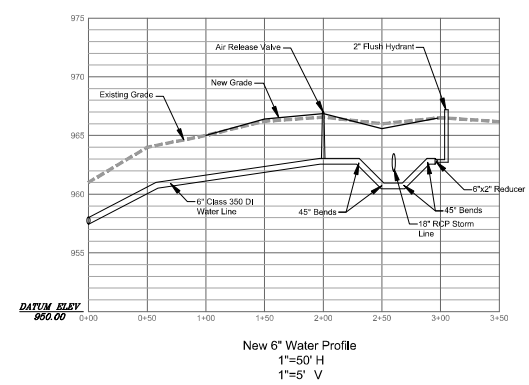
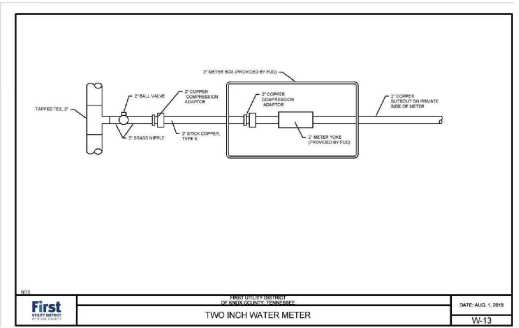
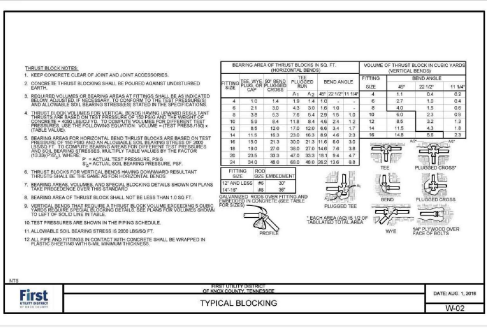
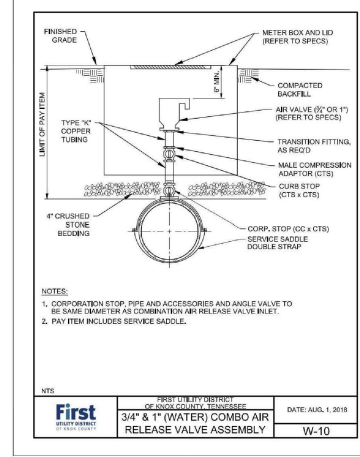
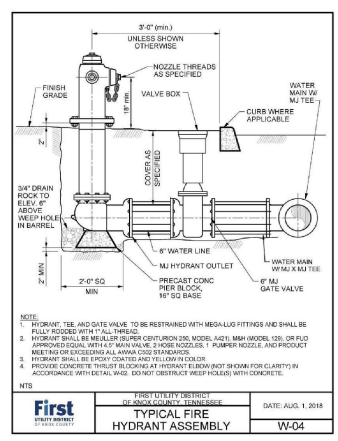
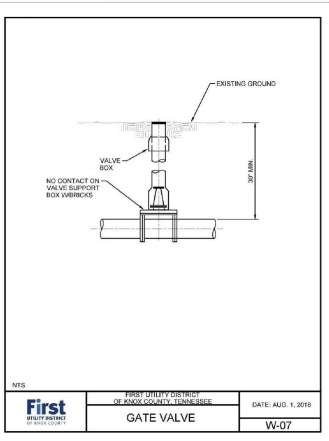
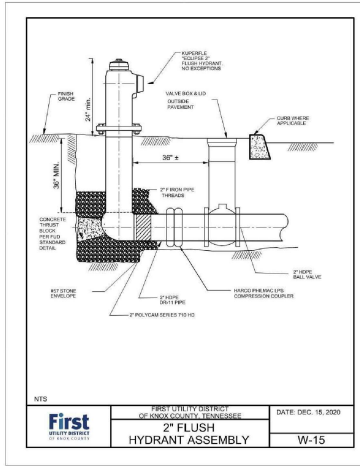
Job No.: 2021102

1"=20'

Scale: 12-20-21

Date: 2021102

C401
Sheet 12 out of 23



Project:
HOTEL BY MARIOTT
Outlet Drive

LAND DEVELOPMENT SOLUTIONS

310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
P: 662-571-1221

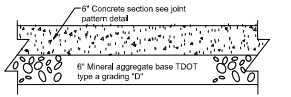
Drawing Description:
Site Utility Details

No.	Date	Revision
1	8-5-22	Revisions per FLD
2	10-1-22	Revisions per FLD
3	6-16-24	Revisions per Owner

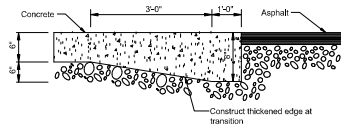

Seal of the State of Tennessee

Drawn By: CDB
Checked: EJB
Approved: EJB
Job No.: 2021102
N.T.S. 12-20-21
Scale: Date
C402
Sheet 13 out of 25

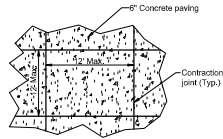
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SECTION



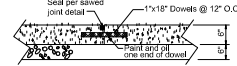
Concrete/Asphalt Transition



Notes:
All contraction joints shall be sawed to 1/4 slab thickness. Joints at building and retaining walls shall be expansion joints. Construction joints shall be thickened edge joints or shall be dowelled with 1"x3" plain smooth dowel bars 18" long each placed at 12" O.C. The exposed end of the dowel bar shall be greased prior to placement of new concrete.

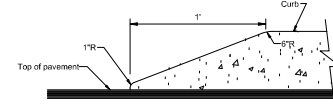
* Unless otherwise shown on joint layout plan.

Joint Pattern Detail



Note:
Use when paving operations are delayed or stopped.

Concrete Dowelled Construction Joint Detail

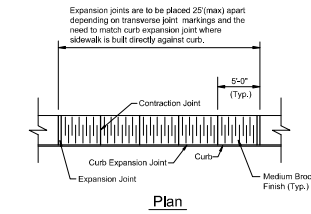


Curb Wipe Down Detail

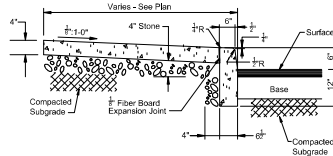
1
N.T.S. Concrete Paving Detail

2
N.T.S. Concrete Dowelled Construction Joint Detail

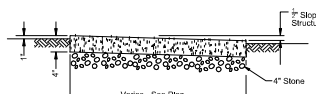
3
N.T.S. Curb Wipe Down Detail



Plan

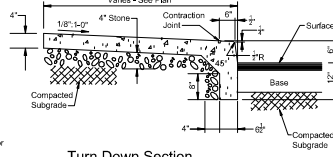


Section With Curb



Section - No Curb

Note:
If Welded Wire Fabric is required, contractor shall use 17"x60" W11.4W11.4 WWF.



Turn Down Section

4
N.T.S. Sidewalk Detail

5
N.T.S. Slope Stabilization / Native Seed Mix Specification

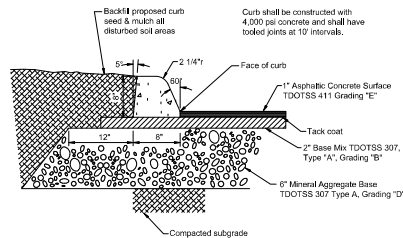
1. INSTALL 4-6 INCHES OF TOPSOIL AS NEEDED.
2. LOOSEN THE SOIL TO ACCEPT THE SEED MIX.
3. APPLY AGRICULTURAL LIME AS PER A SOIL TEST OR AT A RATE OF 1 TO 2 TONS PER ACRE.
4. SEED THE SLOPE WITH A MIXTURE AS FOLLOWS:

CUSTOM MIXTURE (STOCK SEED FARMS 1-800-759-1520):
BUFFALOGRASS (35%) (BUCHLOE DACTYLOIDES 'TEXOKA')
BLUE GRAMA (20%) (BOUPELOU GRACILLUS)
SIDCOATS GRAMA (15%) (BOUPELOU CURTIPENDULA)
LITTLE BLUE STEM (15%) (SCHIZACHYRIUM SCOPARIUM)
SHEEP FESCUE (15%) (FESTUCA OVINA)
SEEDING DATE: LATE SPRING TO MID-SUMMER
SEEDING RATE: BROADCAST: 1 LBS. / 1,000 SQ.FT.

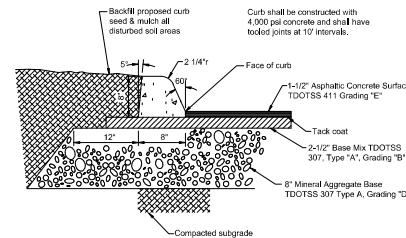
CUSTOM MIXTURE (STOCK SEED FARMS 1-800-759-1520):
KENTUCKY 31 TALL FESCUE (15%) (FESTUCA ARUNDINACEA)
CREEPING RED FESCUE (15%) (FESTUCA RUBRA)
VIRGINIA WILD RYE (20%) (ELYNUS VIRGINICUS)
RIVER OATS (15%) (CHASMANTHIUM LATIFOLIUM)
CANADA WILD RYE (10%) (ELYNUS CANADENSIS)
RED TOP (5%) (AGROSTIS GIGANTEA)
RIVERBANK WILD RYE (20%) (ELYNUS RIPARIUS)
SEEDING DATE: LATE SUMMER TO EARLY FALL
SEEDING RATE: BROADCAST: 1 LBS. / 1,000 SQ.FT.

COVER CROP:
ENGLISH RYEGRASS
5 LBS. / 1,000 SQ.FT.

5. FERTILIZE WITH STARTER MIXTURE (10-30-5) AS PER MANUFACTURERS SPECIFICATIONS.
6. COVER THE SLOPE WITH 'CURLEX BLANKET' EROSION MATTING, HYDRAULIC MULCH OR CRIMPED STRAW.
7. MAINTAIN WATERING UNTIL ESTABLISHED.



6
N.T.S. Light Duty Paving With Curb



7
N.T.S. Heavy Duty Paving with Curb

Project:
HOTEL BY MARIOTT
Outlet Drive

Farragut, Tennessee

LAND
DEVELOPMENT
SOLUTIONS



310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH: 662-671-2261

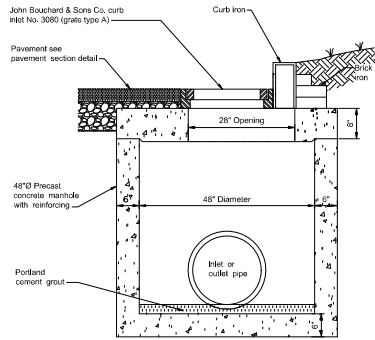
Drawing Description:

Revision	Date	Revisions per Town of Farragut	Revisions per Owner
1	1-15-22	1-15-22	1-15-22
2	1-15-24	1-15-24	1-15-24

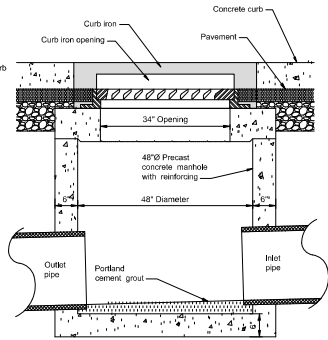


Drawn By	CDB
Checked	EJB
Approved	EJB
Job No.	2021102
N.T.S.	12-20-21
Scale	Date

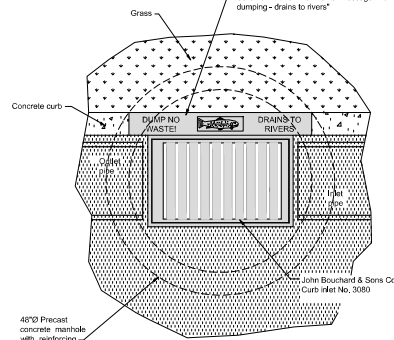
C501
Sheet 14 out of 25



SECTION

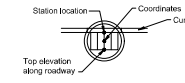


SECTION

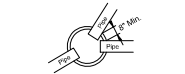


PLAN

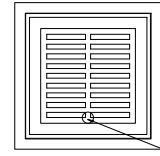
Coordinates are given for center of structure. Contractor shall adjust frame and grate location such that curb iron is aligned with curb. If rectangular structure is used in lieu of circular, contractor shall make necessary adjustments for correct installation location.



48\"/>



JUNCTION BOX COVER

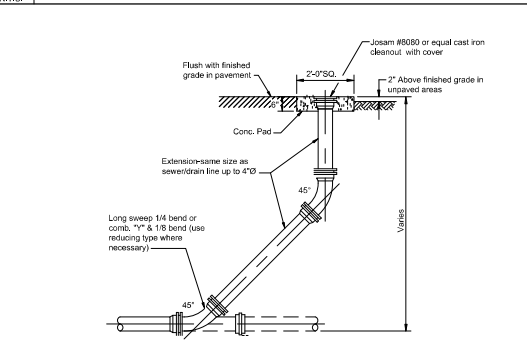


CATCH BASIN W/ NO CURB IRON

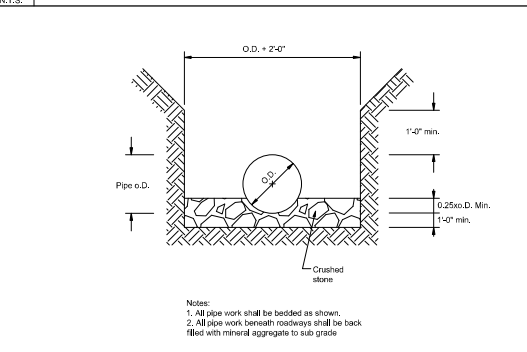
Almestek Industries, Inc.
1-800-245-2090
www.Almestek.com
Storm drain marker
item #: SD-4

- Notes:
- Catch basin shall be modified to accept John Bouchard and Sons frame and cover No. 1111 (or approved equal) for construction of junction box (grate type C).
 - Catch basin shall be modified to accept John Bouchard No. 4254 frame and grate (or approved equal) for construction of catch basins with no curb iron (grate type B).
 - See TDOT drawing CB-12P for structural details.

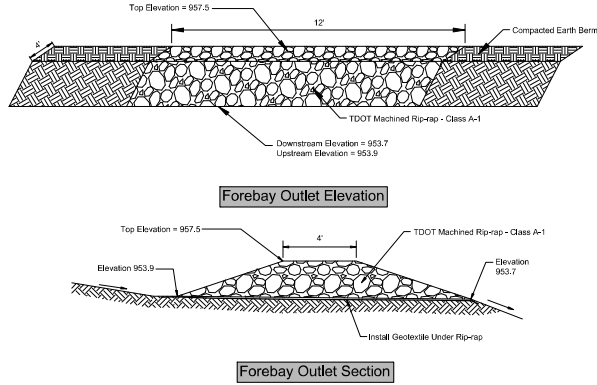
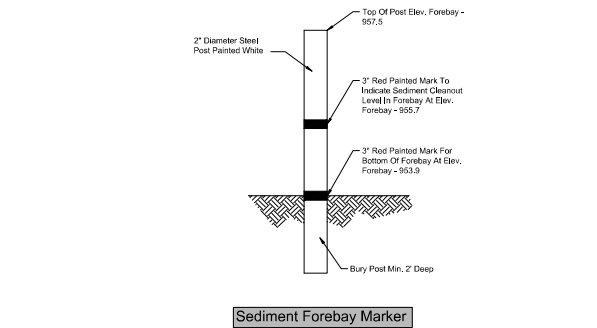
1 Catch Basin-Junction Box Detail



2 Cleanout Detail

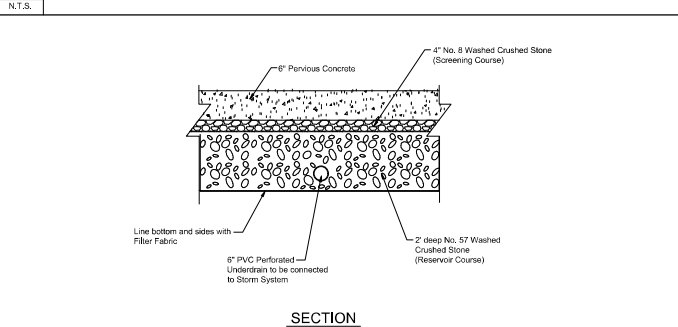


3 Pipe Bedding



4 Sediment Forebay Detail

5 Precast Concrete Headwall



6 Pervious Concrete

Project: HOTEL BY MARIOTT
Outlet Drive

LAND DEVELOPMENT SOLUTIONS

310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
P.O. BOX 5712201

Site Details

Drawn By: CDB

Checked: EJB

Approved: EJB

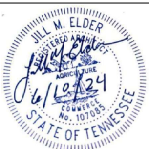
Job No.: 2021102

N.T.S. 12-20-21

Scale Date

C503

Sheet 18 out of 23



ZONING SUBMITTAL

ISSUANCE SCHEDULE

DATE

NUMBER

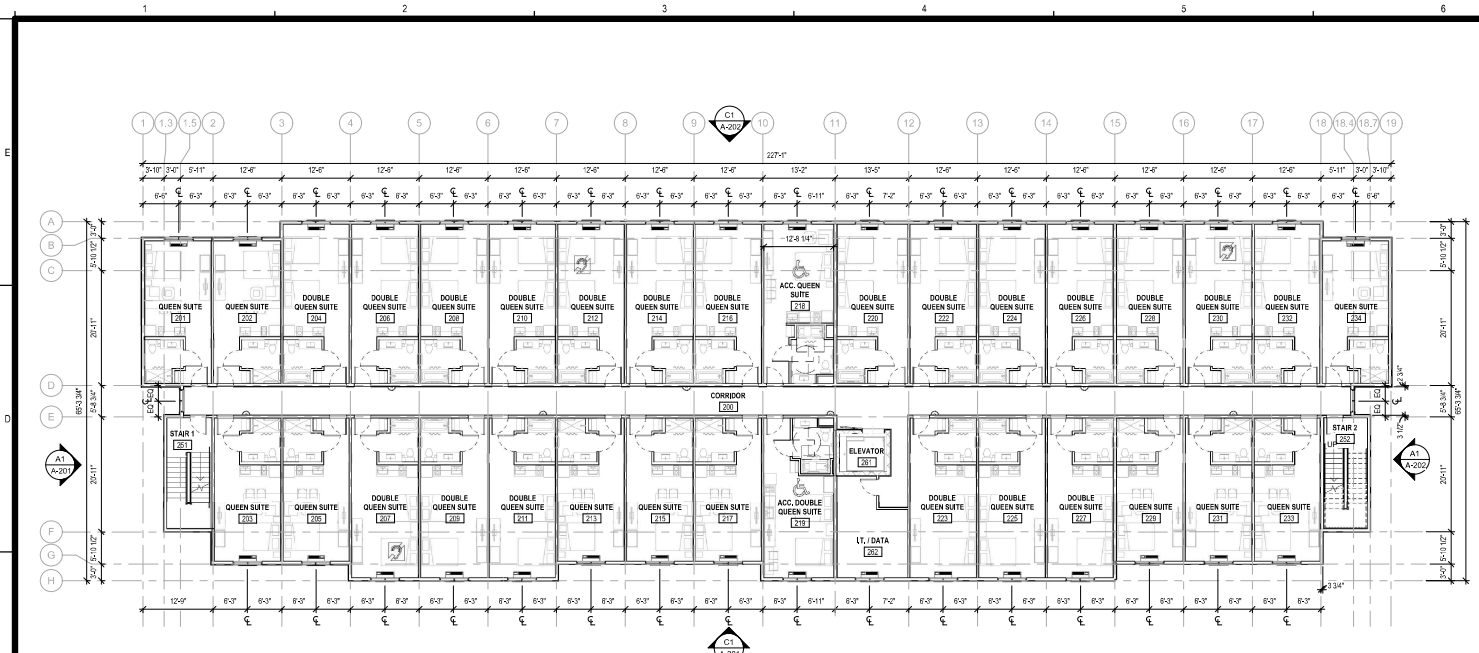
ROSEMONT HOLDINGS
STUDIOS
4 STORY, 124 SUITES
FARRAGUT, TN
11320 Oudell Drive
Farragut, TN 37832

STUDIOS

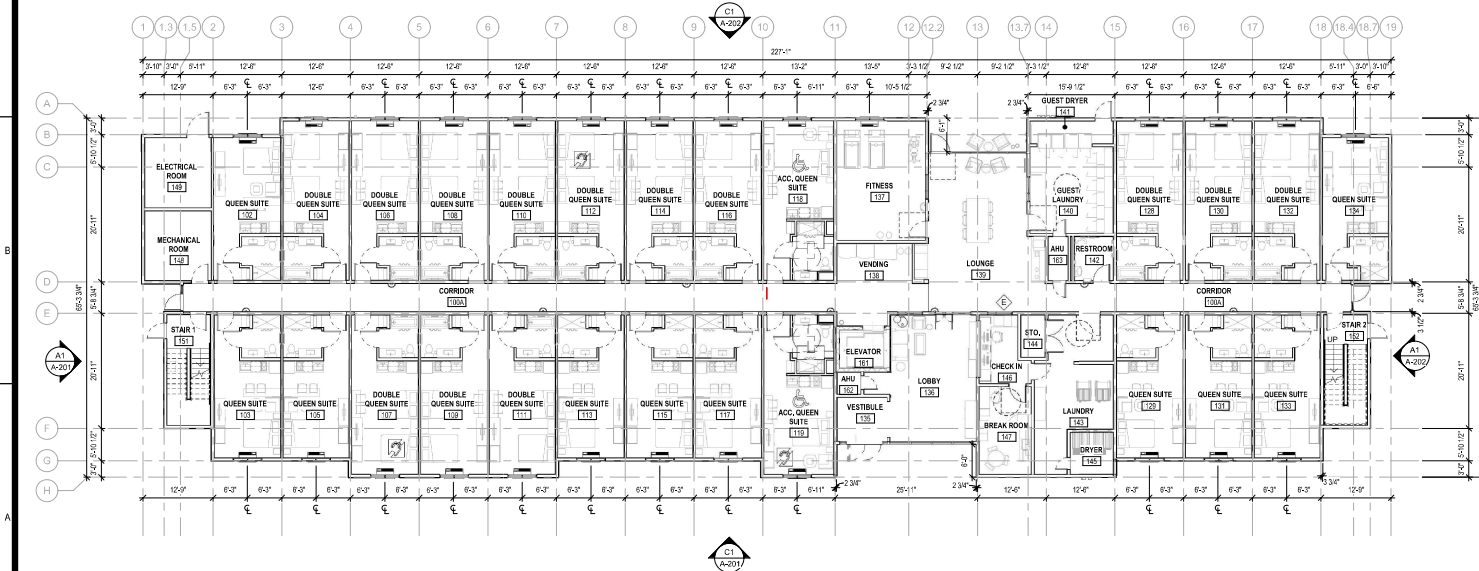
PROJECT NO: 10021225
PROTO VER: V1
DATE ISSUED: 06/10/24
DESIGNED BY: WSM/RC
DRAWN BY: RC
CHECKED BY: WSM/JE

SHEET NAME:
FIRST & TYPICAL UPPER FLOOR PLANS

SHEET NO:
A-101



C1 TYPICAL UPPER FLOOR PLAN
3/32" = 1'-0"



A1 FIRST FLOOR PLAN
3/32" = 1'-0"





ZONING SUBMITTAL

ISSUANCE SCHEDULE
DESCRIPTION
DATE
NUMBER

ROSEMONT HOLDINGS
STUDIOS
4 STORY, 124 SUITES
FARRAGUT, TN
11320 Oculist Drive
Farragut, TN 37632

(STUDIOS)

PROJECT NO: 10021225
PROTO. VER.: V1
DATE ISSUED: 06/10/24
DESIGNED BY: WSM/RC
DRAWN BY: RC
CHECKED BY: WSM/JE

SHEET NAME:
EXTERIOR ELEVATIONS

SHEET NO:
A-201

OVERALL BUILDING MATERIALS

BRK-001 - THIN BRICK VEENER	39%
EPS-001 - EPS	22%
EWV-001 - CEMENTITIOUS PANEL	11%
EWV-002 - CEMENTITIOUS PANEL	11%
EWV-003 - CEMENTITIOUS PANEL	4%
GLAZING	13%

EXTERIOR FINISH LEGEND

(BRK-001)	THIN BRICK VEENER
(BRK-002)	THIN BRICK ROYLOCK SILL
(EWV-001)	FIBER CEMENT PANEL
(EWV-002)	FIBER CEMENT PANEL
(EWV-003)	FIBER CEMENT PANEL
(EAL-001)	ALUMINUM ENTRANCE CANOPY
(EPS-001)	EPS



(C1) FRONT ELEVATION
3/32" = 1'-0"

NOTE
SIGNAGE SHOWN FOR REFERENCE, APPROVAL
AND DESIGN BY OTHERS.

NOTE
RTVS TO BE FULLY SCREENED BY PARAPETS UP
TO RW OF PROJECT.

EXTERIOR MATERIALS

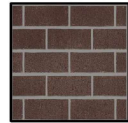
BRK-001 - THIN BRICK VEENER	23%
EPS-001 - EPS	8%
EWV-001 - CEMENTITIOUS PANEL	26%
EWV-002 - CEMENTITIOUS PANEL	17%
EWV-003 - CEMENTITIOUS PANEL	4%
GLAZING	22%



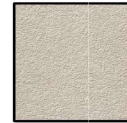
(A1) WEST ELEVATION
3/32" = 1'-0"

EXTERIOR MATERIALS

BRK-001 - THIN BRICK VEENER	52%
EPS-001 - EPS	39%
EWV-001 - CEMENTITIOUS PANEL	7%
GLAZING	2%



BRK-001
MANUFACTURER:
PRODUCT:
COLOR: MOCHA BROWN
DESCRIPTION: THIN BRICK VEENER



EPS-001
MANUFACTURER: DRYVIT
PRODUCT:
COLOR: 104 DOVER SKY
DESCRIPTION:



EWV-001
MANUFACTURER: NICHHA
PRODUCT: ARCHITECTURAL BLOCK
COLOR: GRAY
DESCRIPTION: CEMENTITIOUS PANEL

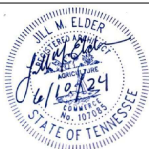


EWV-002
MANUFACTURER: NICHHA
PRODUCT: LATURA V-GROOVE
COLOR: GRAY
DESCRIPTION: CEMENTITIOUS PANEL



EWV-003
MANUFACTURER: NICHHA
PRODUCT: VINTAGE WOOD
COLOR: CEDAR
DESCRIPTION: CEMENTITIOUS PANEL





ZONING SUBMITTAL

ISSUANCE SCHEDULE

DATE

NUMBER

ROSEMONT HOLDINGS
STUDIOS
4 STORY, 124 SUITES
FARRAGUT, TN
11320 Oculist Drive
Farragut, TN 37632

(STUDIOS)

PROJECT NO: 10021225
PROTO VER: V1
DATE ISSUED: 06/10/24
DESIGNED BY: WSM/RC
DRAWN BY: RC
CHECKED BY: WSM/JE

SHEET NAME:
EXTERIOR ELEVATIONS

SHEET NO:
A-202

OVERALL BUILDING MATERIALS

BRK-001 - THIN BRICK VENEER	39%
EPS-001 - EPS	22%
EWV-001 - CEMENTITIOUS PANEL	11%
EWV-002 - CEMENTITIOUS PANEL	11%
EWV-003 - CEMENTITIOUS PANEL	4%
GLAZING	13%

EXTERIOR FINISH LEGEND

BRV-001	THIN BRICK VENEER
BRV-002	THIN BRICK ROWLOCK SILL
EWV-001	FIBER CEMENT PANEL
EWV-002	FIBER CEMENT PANEL
EWV-003	FIBER CEMENT PANEL
EAL-001	ALUMINUM ENTRANCE CANOPY
EPS-001	EPS



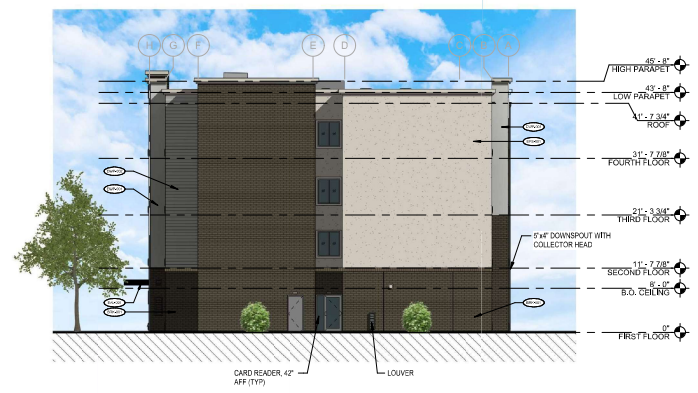
(C1) REAR ELEVATION
3/32" = 1'-0"

NOTE
SIGNAGE SHOWN FOR REFERENCE, APPROVAL
AND DESIGN BY OTHERS.

NOTE
RTVS TO BE FULLY SCREENED BY PARAPETS UP
TO ROW OF PROJECT.

EXTERIOR MATERIALS

BRK-001 - THIN BRICK VENEER	31%
EPS-001 - EPS	9%
EWV-001 - CEMENTITIOUS PANEL	27%
EWV-002 - CEMENTITIOUS PANEL	9%
GLAZING	24%



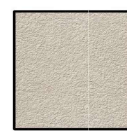
(A1) EAST ELEVATION
3/32" = 1'-0"

EXTERIOR MATERIALS

BRK-001 - THIN BRICK VENEER	51%
EPS-001 - EPS	33%
EWV-001 - CEMENTITIOUS PANEL	6%
EWV-002 - CEMENTITIOUS PANEL	6%
GLAZING	4%



BRK-001
MANUFACTURER:
PRODUCT:
COLOR: MOCHA BROWN
DESCRIPTION: THIN BRICK VENEER



EPS-001
MANUFACTURER: DRYVIT
PRODUCT:
COLOR: 104 DOVER SKY
DESCRIPTION:



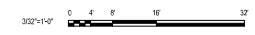
EWV-001
MANUFACTURER: NICHHA
PRODUCT: ARCHITECTURAL BLOCK
COLOR: GRAY
DESCRIPTION: CEMENTITIOUS PANEL



EWV-002
MANUFACTURER: NICHHA
PRODUCT: LATURA V-GROOVE
COLOR: GRAY
DESCRIPTION: CEMENTITIOUS PANEL



EWV-003
MANUFACTURER: NICHHA
PRODUCT: VINTAGE WOOD
COLOR: CEDAR
DESCRIPTION: CEMENTITIOUS PANEL





ZONING SUBMITTAL

ISSUANCE SCHEDULE
NUMBER DATE

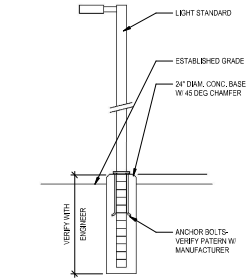
ROSEMONT HOLDINGS
STUDIOS
4 STORY, 124 SUITES
FARRAGUT, TN
11320 Oudell Drive
Farragut, TN 37622

STUDIOS

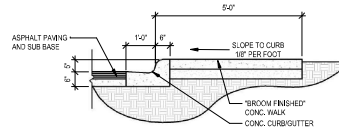
PROJECT NO: 10021225
PROTO VER: V1
DATE ISSUED: 06/10/24
DESIGNED BY: WSM/RC
DRAWN BY: WSM/JE
CHECKED BY: WSM/JE

SHEET NAME:
TRASH ENCLOSURE & SITE DETAILS

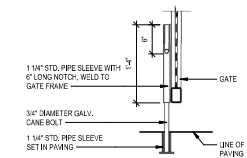
SHEET NO:
AS101



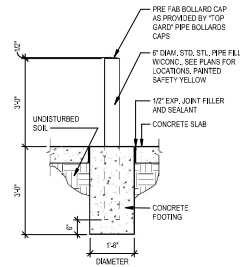
D1 SITE LIGHT POLE
1/2" = 1'-0"



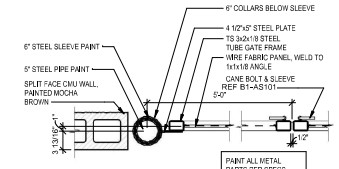
D3 SIDEWALK CURB DETAIL
1/2" = 1'-0"



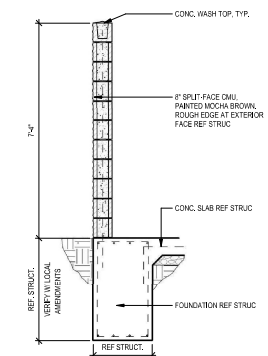
B1 LATCH DETAIL
1" = 1'-0"



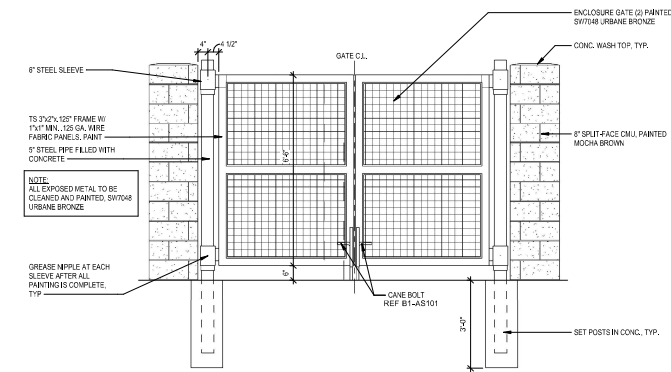
B2 PIPE BOLLARD DETAIL
1/2" = 1'-0"



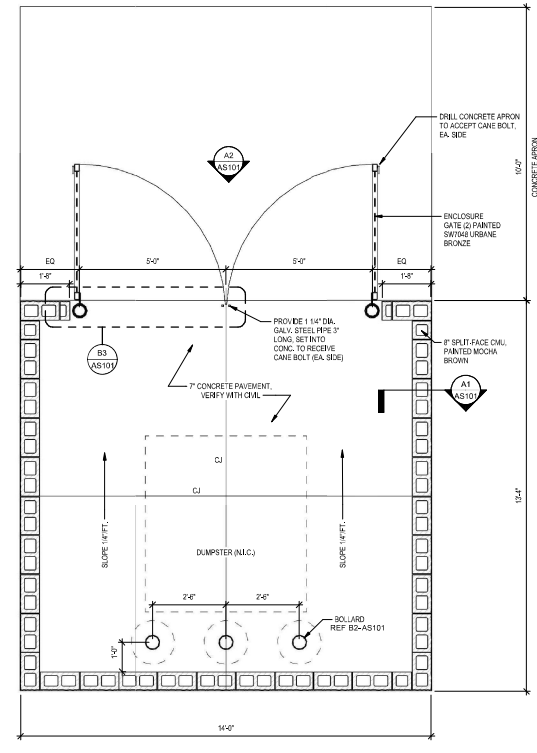
B3 SECTION THROUGH TRASH ENCLOSURE GATE
1" = 1'-0"



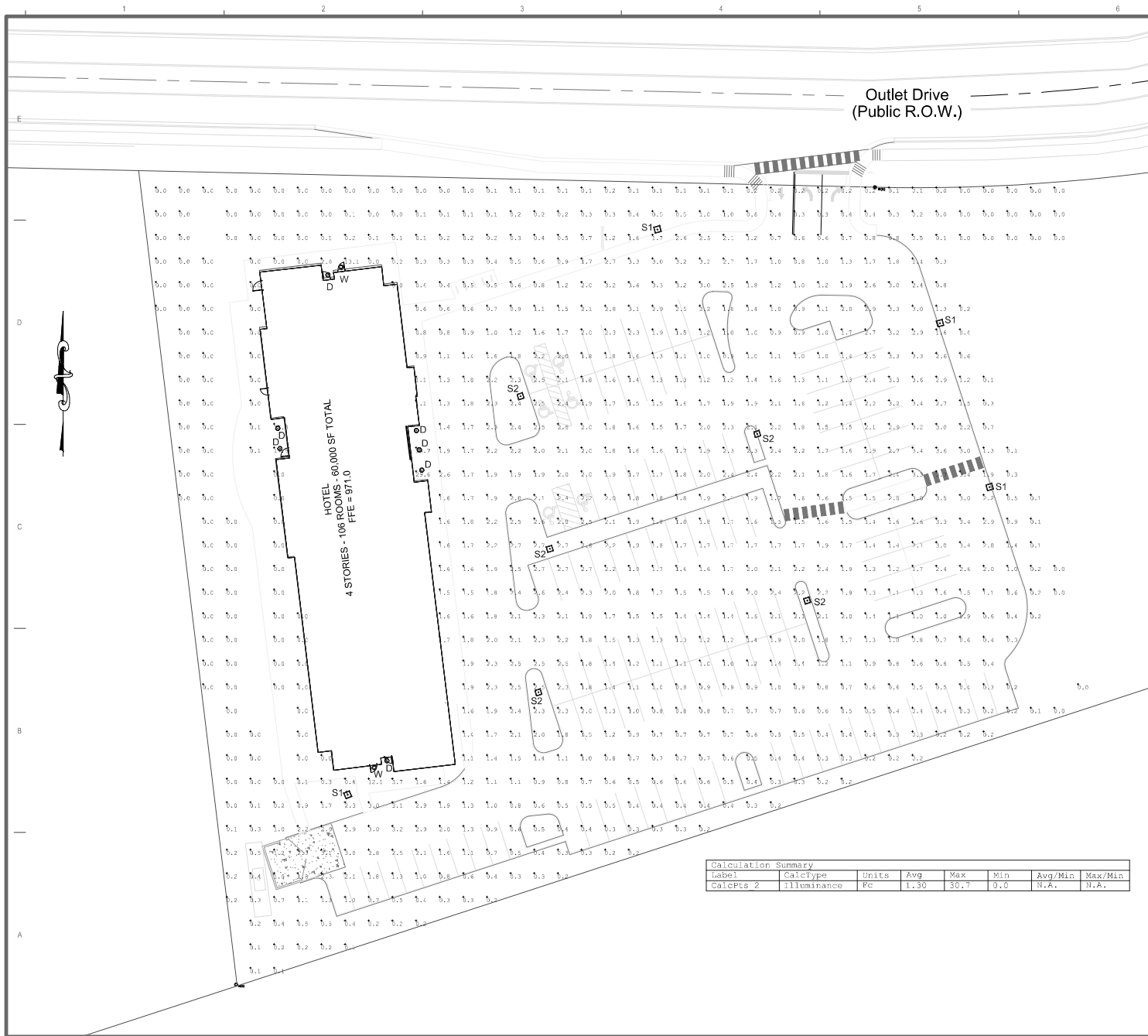
A1 TRASH ENCLOSURE WALL SECTION
1/2" = 1'-0"



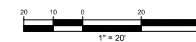
A2 TRASH ENCLOSURE GATE ELEVATION
1/2" = 1'-0"



A5 TRASH ENCLOSURE PLAN
1/2" = 1'-0"



Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
CalcPts 2	illumiance	Fc	1.30	30.7	0.0	N/A



100%
SUBMITTAL

ELEVATION
MATERIALS

ISSUANCE SCHEDULE	
NUMBER	DATE



ROSEMONT HOLDINGS
STUDIOS
4 STORY, 124 SUITES
FARRAGUT, TN
11300 Outlet Drive
Farragut, TN 37332

STUDIO RES

PROJECT NO: 10021225
PROTO VER: V1
DATE ISSUED: 06/10/24
DESIGNED BY: MKNJ/BW
DRAWN BY: MKNJ/BW
CHECKED BY: JME/VAT

SHEET NAME:
PROJECT START

SHEET NO:
LT-02

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on an amendment to the development concept plan for the commercial portion of the Kingston Pike Village/Farragut Junction Planned Commercial Development (PCD) project at the southwest intersection of Kingston Pike and S. Watt Road (Daniel Smith, Applicant)

INTRODUCTION AND BACKGROUND: This item was discussed last month, and two different options were presented for feedback.

DISCUSSION: Based on the input given, the applicant has submitted a new concept for review. This concept is very similar to the retail/office option that was presented last month and does not include any residential. As mentioned last month, in reviewing development plans for this project, the staff would encourage the Commission to refer to the objectives that are included in the beginning of the text associated with the Planned Commercial Development District (PCD). Of particular importance is the objective of creating a “sense of place” that would not be possible through the application of conventional zoning and subdivision standards.

From the staff’s perspective, the main feedback needed at this time involves the general location and type of uses envisioned and their ability to achieve the objectives of the PCD District. The drive-through component will require a text amendment since drive-throughs are currently restricted to the interior of PCD developments. As the applicant works through the more detailed aspects of an updated development plan set, the staff would recommend that the applicant engage a designer that specializes in placemaking to help this project achieve its full potential.

Along with the text amendment, the revised development plan will have to be reviewed and approved by both the Planning Commission and the Board of Mayor and Aldermen.



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on amendments to the Farragut Code of Ordinances, Chapter 22 - Article 5. Driveways and Other Access Ways, Section 22-147. Traffic Impact Study Requirements, to provide for additional considerations for pedestrians and bicyclists (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: This item was discussed last month. The staff noted that during the Board of Mayor and Aldermen Strategic Planning Retreat, one of the top priorities under the “Advancing a High-Quality and Well-Maintained Community” critical success factor in the Town’s Strategic Plan was to amend the Traffic Impact Study Requirements in the Driveways and Other Access Ways Ordinance to include pedestrian safety.

DISCUSSION: The staff has included in Ordinance 24-11 proposed modifications to the existing Traffic Impact Study requirements. As noted last month, the main objective is to ensure that, where traffic impact studies are required, consideration is given to pedestrians and bicyclists. This would include evaluating existing facilities and addressing any impacts that may result from the action (rezoning, site development, subdivision development, etc.) that required the traffic impact study.

The proposed language was sent to local traffic engineers and only a couple of minor modifications were suggested. Those modifications have been incorporated into Ordinance 24-11.

RECOMMENDATION: The staff recommends approval of Resolution PC-24-07 which recommends approval of Ordinance 24-11.

RESOLUTION PC-24-07

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT CODE OF ORDINANCES, CHAPTER 22 – ARTICLE 5., DRIVEWAYS AND OTHER ACCESS WAYS, PURSUANT TO AUTHORITY GRANTED BY SECTION 6-2-201, TENNESSEE CODE ANNOTATED

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

WHEREAS, the Farragut Municipal Planning Commission and/or the Farragut Board of Mayor and Aldermen has adopted various regulatory measures to more fully implement said general plan; and

WHEREAS, the Town of Farragut values the safety of all users of its transportation system as part of its planning and supporting regulatory program; and

WHEREAS, a public hearing was held on this request on June 20, 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 24-11, an ordinance to amend the Farragut Municipal Code, Chapter 22 – Article 5., Driveways and Other Access Ways, Section 22-147, to provide for additional considerations for pedestrians and bicyclists in the preparation and review of traffic impact studies.

ADOPTED this 20th day of June 2024.

Scott Russ, Chairman

Shannon Preston, Secretary

ORDINANCE: 24-11
PREPARED BY: Shipley
REQUESTED BY: Staff
CERTIFIED BY FMPC: June 20, 2024
PUBLIC HEARING: _____
PUBLISHED IN: _____
DATE: _____
1ST READING: _____
2ND READING: _____
PUBLISHED IN: _____
DATE: _____

AN ORDINANCE AMENDING THE FARRAGUT MUNICIPAL CODE, CHAPTER 22 – ARTICLE 5. DRIVEWAYS AND OTHER ACCESS WAYS, SECTION 22-147., TRAFFIC IMPACT STUDY REQUIREMENTS, TO PROVIDE FOR ADDITIONAL CONSIDERATIONS FOR PEDESTRIANS AND BICYCLISTS

BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend the Farragut Municipal Code, Chapter 22 – Article 5. Driveways and Other Access Ways, Section 22-147., Traffic Impact Study Requirements, to provide additional considerations for pedestrians and bicyclists.

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, Chapter 22 – Article 5. Driveways and Other Access Ways, Section 22-147., Traffic Impact Study Requirements, is replaced in its entirety as follows:

Sec. 22-147. Traffic impact study requirements

(a) *Generally.*

- (1) The submission of a traffic impact study shall be required with rezoning, site plan and preliminary plat requests in accordance with the following table:

24-Hour Trip Generation	Traffic Study Scope
0—750 ADT	Level I
750—6,000 ADT	Level II
> 6,000 ADT	Level III

- (2) Trip generation rates for proposed uses shall be calculated using the ITE Trip Generation Manual, latest edition.
- (3) Upon being provided proof by the developer's traffic engineer that a lower level traffic impact study would be adequate for a proposed development, or that a traffic study is

not warranted, the town engineering staff may reduce the level of study required or waive the requirement.

(b) *Traffic impact study guidelines and procedures.*

- (1) These traffic impact study guidelines and procedures define when proposed rezoning, site plans and preliminary plat requests warrant a detailed traffic study and what information should be included in it. All applicants will be required to follow the town guidelines.
- (2) The purpose of performing a traffic impact study, as defined by the institute of traffic engineers (ITE), is to:
 - a. Provide guidance for short term and long term planning of site access;
 - b. Provide guidance for on-site circulation and the interface between on-site circulation and off-site traffic;
 - c. Provide guidance for off-site improvements needed to permit the roadway system to function satisfactorily so as to accommodate site and non-site traffic;
 - d. Provide guidance on measures to improve the safety and efficiency of pedestrian and bicycle facilities impacted by the proposed action for which the traffic impact study is being prepared.
 - e. Assist developers and land owners in making land use site planning decisions regarding traffic;
 - f. Identify the contribution a particular development makes to roadway system traffic volumes;
 - g. Provide a basis for estimating roadway improvement requirements attributable to a particular project;
 - h. Assess the compatibility with local transportation plans;
 - i. Enable staff to better evaluate zoning changes and development plans; and
 - j. Allow appointed and elected officials to know implications of their voting decisions.

(c) *Scope of required traffic impact studies.* Three levels of study have been identified based on the number of trips that a development is projected to generate in a 24-hour period:

- (1) Level I studies require analysis of each access, per engineering staff, that the development has to an existing roadway. Access points to be analyzed include public and private roads, joint permanent easements, and private drives.
- (2) Level II studies require analysis of each access that the development has to an existing roadway, and to the first control point beyond those access points. A control point is an intersection controlled by a traffic signal or stop sign on the existing roadway onto which the development has access. For cases where a traffic control device does not exist, engineering staff will determine the extent of the study. If a freeway interchange is near the property to be developed and is not signalized, engineering staff will determine if the ramps need to be included in the study. This level of study is

commonly required for larger residential subdivisions, commercial developments, and office complexes.

- (3) Level III studies require a complete traffic impact study. This study must address each access point, the first control point beyond each access point, and the nearest collector intersection or street of higher classification or as determined by the engineering staff. The exact area to be studied will be determined by the engineering staff with input from the study preparer. Level III studies are uncommon, as they are usually warranted only with very large mixed-use and commercial developments.
- (d) *Submission and review procedures for traffic impact studies.*
- (1) Applicants should conduct a preliminary trip generation assessment of any proposed rezoning, site plan or preliminary plat request to determine if a traffic impact study will be required. This preliminary assessment should be conducted well in advance of the actual submission of plans.
 - (2) If the preliminary assessment indicates that a traffic impact study will be required, the applicant should consult as early as possible in the plan-development process with the town's engineering staff to verify a development's projected trip generation, and to confirm whether or not a study will be required. If a study is required, the required level can be determined at that time.
 - (3) The applicant shall then select a licensed traffic or transportation engineer to prepare the study, who may need to consult with the engineering staff periodically to review the collected data and any assumptions made in the draft report.
 - (4) An electronic copy of the completed draft traffic impact study shall be submitted along with the development application and all other materials required for submission.
 - (5) The engineering staff shall review the draft traffic impact study in conjunction with the other elements of the development application. If the draft traffic impact study is not of the proper scope or is executed improperly, the applicant shall be notified of the deficiencies and be required to submit corrections on the same schedule that applies to the other elements of the development application. Failure to submit corrections in a timely manner may lead to a postponement of the application until the next regularly scheduled planning commission meeting.

Since a completed traffic impact study must be submitted at the same time as the application for a development, it is critical that the applicant conduct steps one through three early in their planning of a proposed development. Failure to submit a traffic impact study, or submission of an inadequate study, is likely to slow the review process and may lead to postponements.

- (e) *Required qualifications for preparers of traffic impact studies.* Traffic impact studies shall be prepared under the supervision of a qualified engineer who has specific training in traffic and transportation engineering and experience related to preparing traffic studies for existing or proposed developments. The study shall be signed and sealed by the supervising engineer. The ability to forecast and analyze traffic needs for both developments and roadway systems is essential. All design work implementing the recommendations of the traffic impact study shall be completed under the supervision of a registered professional engineer. The engineer preparing the traffic impact study shall have the expertise to determine that the proposed project, with recommended modifications provided in the

traffic impact study, will improve safety for pedestrians and bicyclists. This shall specifically be addressed in the traffic impact study.

(f) *Required specifications for traffic impact studies.*

(1) *Report requirements: Level I studies.*

a. *Intersection.*

1. Description of site including a location map.
2. Type of project.
 - (i) If residential, number and type of units.
 - (ii) If commercial or office, include square footage and occupancy.
3. Site plan with access points shown to scale.

b. *Existing conditions.*

1. Distance from nearest intersection in both directions.
2. Distance to nearest drive or access points in both directions.
3. Location shown relative to opposing street, driveways, or access points.
4. Existing pedestrian and bicycle facilities in the study area.

c. *Proposed conditions.*

1. Width, radius, and markings of proposed street, driveway, or access point.
2. Proposed improvements adjacent to access point, including, but not limited to, acceleration, deceleration lanes, and pavement marking adjustments.
3. Additional pedestrian and bicycle facilities or modifications to existing facilities to improve safety and/or user experience.
4. Improvements to pedestrian crossings to lessen potential conflicts with motorists.

(2) *Report requirements: Level II studies.*

a. *Introduction.*

1. Description of site including a location map.
2. Type of project.
 - (i) If residential, number and type of dwelling units.
 - (ii) If commercial or office, square footage and type of occupancy.
3. Map of project with proposed access points shown.

b. *Existing conditions.*

1. Directional traffic counts on roads adjacent to property with access to development: Traffic counts should be no more than one year old.

2. Level of service of intersections (if applicable):
 - (i) Highway capacity software is recommended.
 - (ii) Other nationally recognized software can be used.
3. Existing pedestrian and bicycle facilities in the study area.
- c. *Trip generation rates.*
 1. Listing of trip generation rates.
 2. Listing of sources for rates used.
 - (i) ITE Trip Generation Manual, latest edition.
 - (ii) If the type of proposed development is not addressed in the ITE manual, then other rates may be used as long as they are documented and have been approved by engineering staff.
 3. Calculation of trip ends by type of generator.
 - (i) Traffic generated by phase.
 - (ii) 100 percent occupancy and development.
 4. An assessment of whether site-generated traffic will have any adverse impacts to pedestrians and/or bicyclists.
- d. *Trip distribution.*
 1. Assumptions as to the directional distribution of traffic to and from the development.
 2. Assumptions as to the peak hour percentages.
 3. Assumptions as to the peak hour directional splits.
 4. Assumptions as to the pass-by trips, if applicable, must be approved by engineering staff.
 5. An assessment of whether modifications to site generated trip distribution will have any adverse impacts to pedestrians and/or bicyclists.
- e. *Analysis.*
 1. Level of service (LOS) and capacity analysis for peak periods.
 - (i) Compute the projected LOS and capacity analysis for each access point and control point to the adjacent road system based on the development by phase.
 - A. Highway capacity software is recommended.
 - B. Other nationally recognized software can be used.
 - (ii) Compare LOS before development to LOS after development if applicable.
 - (iii) Link analysis if applicable.

2. Intersection and roadway geometry; existing and proposed.
 - (i) Distances from existing streets, driveways, and/or median cuts.
 - (ii) Alignment with existing streets, driveways, and/or median cuts.
 - (iii) Intersection layouts.
 - (iv) Sight distance.
 - (v) Right-of-way width.
 - (vi) Lane width.
 3. Site circulation.
 4. Pedestrian facilities.
 - (i) Sidewalks, walking trails.
 - (ii) Crosswalks, crossing distance, pedestrian signals and associated timing.
 - (iii) Transit stops.
 - (iv) School bus stops.
 5. Bicycle facilities.
- f. *Recommendations.*
1. Site access.
 2. Intersection improvements.
 - (i) Traffic control devices: modify existing or need for new.
 - (ii) Left and/or right turn lanes.
 - (iii) Acceleration and/or deceleration lanes.
 - (iv) Length of storage bays.
 - (v) Additional pedestrian and bicycle facilities or modifications to existing facilities to improve safety and/or user experience.
 - (vi) Improvements to pedestrian crossings to lessen potential conflicts with motorists.
 3. Off-site improvements.
 - (i) Modification to existing traffic control devices.
 - (ii) Additional traffic control devices.
 - (iii) Additional lanes at major intersections.
 - (iv) Additional roads.

- (v) Additional pedestrian and bicycle facilities or modifications to existing facilities to improve safety and/or user experience.
 - (vi) Improvements to pedestrian crossings to lessen potential conflicts with motorists.
 - 4. Improvements by phasing (if applicable).
- g. *Appendix.*
 - 1. Raw traffic count data.
 - 2. Documentation of analysis.
- (3) *Report requirements: Level III studies.* In addition to the preceding information for Level I and II, the following information on trip assignment shall be provided in the report prior to the analysis and recommendation section:
 - Trip assignment.
 - 1. Show existing ADTs, proposed development traffic, and total traffic for all affected links on map which identifies the project and surrounding roads.
 - 2. Show a.m. and p.m. peak hour turning movements for the existing traffic, the proposed development traffic, and the combined traffic at all project entrance intersections, and effected intersections within the study area.
 - 3. Discuss the effects of phasing of the proposed project.
- (g) *Additional information.* Additional information on traffic impact studies can be obtained from the Institute of Transportation Engineers (ITE), among other reputable sources.

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 by the Farragut Municipal Planning Commission (FMPC).

Scott Russ, Chairman

Shannon Preston, Secretary

(NOTE: changes are shown in red and strikethroughs)

Sec. 22-147. Traffic impact study requirements

(a) *Generally.*

- (1) The submission of a traffic impact study shall be required with rezoning, site plan and preliminary plat requests in accordance with the following table:

24-Hour Trip Generation	Traffic Study Scope
0—750 ADT	Level I
750—6,000 ADT	Level II
> 6,000 ADT	Level III

- (2) Trip generation rates for proposed uses shall be calculated using the ITE Trip Generation Manual, ~~5th (or latest) edition.~~ **latest edition.**
- (3) Upon being provided proof by the developer's traffic engineer that a lower level traffic impact study would be adequate for a proposed development, or that a traffic study is not warranted, the town engineering staff may reduce the level of study required or waive the requirement.

(b) *Traffic impact study guidelines and procedures.*

- (1) These traffic impact study guidelines and procedures define when proposed rezoning, site plans and preliminary plat requests warrant a detailed traffic study and what information should be included in it. All applicants will be required to follow the town guidelines.
- (2) The purpose of performing a traffic impact study, as defined by the institute of traffic engineers (ITE), is to:
- Provide guidance for short term and long term planning of site access;
 - Provide guidance for on-site circulation and the interface between on-site circulation and off-site traffic;
 - Provide guidance for off-site improvements needed to permit the roadway system to function satisfactorily so as to accommodate site and non-site traffic;
 - Provide guidance on measures to improve the safety and efficiency of pedestrian and bicycle facilities impacted by the proposed action for which the traffic impact study is being prepared.**
 - Assist developers and land owners in making land use site planning decisions regarding traffic;
 - Identify the contribution a particular development makes to roadway system traffic volumes;
 - Provide a basis for estimating roadway improvement requirements attributable to a particular project;
 - Assess the compatibility with local transportation plans;
 - Enable staff to better evaluate zoning changes and development plans; and
 - Allow appointed and elected officials to know implications of their voting decisions.
- (c) *Scope of required traffic impact studies.* Three levels of study have been identified based on the number of trips that a development is projected to generate in a 24-hour period:

-
- (1) Level I studies require analysis of each access, per engineering staff, that the development has to an existing roadway. Access points to be analyzed include public and private roads, joint permanent easements, and private drives.
 - (2) Level II studies require analysis of each access that the development has to an existing roadway, and to the first control point beyond those access points. A control point is an intersection controlled by a traffic signal or stop sign on the existing roadway onto which the development has access. For cases where a traffic control device does not exist, engineering staff will determine the extent of the study. If a freeway interchange is near the property to be developed and is not signalized, engineering staff will determine if the ramps need to be included in the study. This level of study is commonly required for larger residential subdivisions, commercial developments, and office complexes.
 - (3) Level III studies require a complete traffic impact study. This study must address each access point, the first control point beyond each access point, and the nearest collector intersection or street of higher classification or as determined by the engineering staff. The exact area to be studied will be determined by the engineering staff with input from the study preparer. Level III studies are uncommon, as they are usually warranted only with very large mixed-use and commercial developments.
- (d) *Submission and review procedures for traffic impact studies.*
- (1) Applicants should conduct a preliminary trip generation assessment of any proposed rezoning, site plan or preliminary plat request to determine if a traffic impact study will be required. This preliminary assessment should be conducted well in advance of the actual submission of plans.
 - (2) If the preliminary assessment indicates that a traffic impact study will be required, the applicant should consult as early as possible in the plan-development process with the town's engineering staff to verify a development's projected trip generation, and to confirm whether or not a study will be required. If a study is required, the required level can be determined at that time.
 - (3) The applicant shall then select a licensed traffic or transportation engineer to prepare the study, who may need to consult with the engineering staff periodically to review the collected data and any assumptions made in the draft report.
 - (4) ~~Four copies~~ An electronic copy of the completed draft traffic impact study shall be submitted along with the development application and all other materials required for submission.
 - (5) The engineering staff shall review the draft traffic impact study in conjunction with the other elements of the development application. If the draft traffic impact study is not of the proper scope or is executed improperly, the applicant shall be notified of the deficiencies and be required to submit corrections on the same schedule that applies to the other elements of the development application. Failure to submit corrections in a timely manner may lead to a postponement of the application until the next regularly scheduled planning commission meeting.

Since a completed traffic impact study must be submitted at the same time as the application for a development, it is critical that the applicant conduct steps one through three early in their planning of a proposed development. Failure to submit a traffic impact study, or submission of an inadequate study, is likely to slow the review process and may lead to postponements.

- (e) *Required qualifications for preparers of traffic impact studies.* Traffic impact studies shall be prepared under the supervision of a qualified engineer who has specific training in traffic and transportation engineering and experience related to preparing traffic studies for existing or proposed developments. The study shall be signed and sealed by the supervising engineer. The ability to forecast and analyze traffic needs for both developments and roadway systems is essential. All design work implementing the recommendations of the traffic impact study shall be completed under the supervision of a registered professional engineer. **The engineer preparing the traffic impact study shall have the expertise to determine that the proposed project,**

with recommended modifications provided in the traffic impact study, will improve safety for pedestrians and bicyclists. This shall specifically be addressed in the traffic impact study.

(f) *Required specifications for traffic impact studies.*

(1) *Report requirements: Level I studies.*

a. *Intersection.*

1. Description of site including a location map.
2. Type of project.
 - (i) If residential, number and type of units.
 - (ii) If commercial or office, include square footage and occupancy.
3. Site plan with access points shown to scale.

b. *Existing conditions.*

1. Distance from nearest intersection in both directions.
2. Distance to nearest drive or access points in both directions.
3. Location shown relative to opposing street, driveways, or access points.
4. Existing pedestrian and bicycle facilities in the study area.

c. *Proposed conditions.*

1. Width, radius, and markings of proposed street, driveway, or access point.
2. Proposed improvements adjacent to access point, including, but not limited to, acceleration, deceleration lanes, and pavement marking adjustments.
3. Additional pedestrian and bicycle facilities or modifications to existing facilities to improve safety and/or user experience.
4. Improvements to pedestrian crossings to lessen potential conflicts with motorists.

(2) *Report requirements: Level II studies.*

a. *Introduction.*

1. Description of site including a location map.
2. Type of project.
 - (i) If residential, number and type of dwelling units.
 - (ii) If commercial or office, square footage and type of occupancy.
3. Map of project with proposed access points shown.

b. *Existing conditions.*

1. Directional traffic counts on roads adjacent to property with access to development: Traffic counts should be no more than one year old.
2. Level of service of intersections (if applicable):

-
- (i) Highway capacity software is recommended.
 - (ii) Other nationally recognized software can be used.
 - 3. Existing pedestrian and bicycle facilities in the study area.
 - c. Trip generation rates.
 - 1. Listing of trip generation rates.
 - 2. Listing of sources for rates used.
 - (i) ITE ~~5th Edition~~ of Trip Generation Manual, latest edition.
 - (ii) If the type of proposed development is not addressed in the ITE manual, then other rates may be used as long as they are documented and have been approved by engineering staff.
 - 3. Calculation of trip ends by type of generator.
 - (i) Traffic generated by phase.
 - (ii) 100 percent occupancy and development.
 - 4. An assessment of whether site-generated traffic will have any adverse impacts to pedestrians and/or bicyclists.
 - d. Trip distribution.
 - 1. Assumptions as to the directional distribution of traffic to and from the development.
 - 2. Assumptions as to the peak hour percentages.
 - 3. Assumptions as to the peak hour directional splits.
 - 4. Assumptions as to the pass-by trips, if applicable, must be approved by engineering staff.
 - 5. An assessment of whether modifications to site generated trip distribution will have any adverse impacts to pedestrians and/or bicyclists.
 - e. Analysis.
 - 1. Level of service (LOS) and capacity analysis for peak periods.
 - (i) Compute the projected LOS and capacity analysis for each access point and control point to the adjacent road system based on the development by phase.
 - A. Highway capacity software is recommended.
 - B. Other nationally recognized software can be used.
 - (ii) Compare LOS before development to LOS after development if applicable.
 - (iii) Link analysis if applicable.
 - 2. Intersection and roadway geometry; existing and proposed.
 - (i) Distances from existing streets, driveways, and/or median cuts.
 - (ii) Alignment with existing streets, driveways, and/or median cuts.
 - (iii) Intersection layouts.
 - (iv) Sight distance.
 - (v) Right-of-way width.

-
- (vi) Lane width.
 - 3. Site circulation.
 - 4. Pedestrian facilities.
 - (i) Sidewalks, walking trails.
 - (ii) Crosswalks, crossing distance, pedestrian signals and associated timing.
 - (iii) Transit stops.
 - (iv) School bus stops.
 - 5. Bicycle facilities.
 - f. *Recommendations.*
 - 1. Site access.
 - 2. Intersection improvements.
 - (i) Traffic control devices: modify existing or need for new.
 - (ii) Left and/or right turn lanes.
 - (iii) Acceleration and/or deceleration lanes.
 - (iv) Length of storage bays.
 - (v) Additional pedestrian and bicycle facilities or modifications to existing facilities to improve safety and/or user experience.
 - (vi) Improvements to pedestrian crossings to lessen potential conflicts with motorists.
 - 3. Off-site improvements.
 - (i) Modification to existing traffic control devices.
 - (ii) Additional traffic control devices.
 - (iii) Additional lanes at major intersections.
 - (iv) Additional roads.
 - (v) Additional pedestrian and bicycle facilities or modifications to existing facilities to improve safety and/or user experience.
 - (vi) Improvements to pedestrian crossings to lessen potential conflicts with motorists.
 - 4. Improvements by phasing (if applicable).
 - g. *Appendix.*
 - 1. Raw traffic count data.
 - 2. Documentation of analysis.

-
- (3) *Report requirements: Level III studies.* In addition to the preceding information for Level I and II, the following information on trip assignment shall be provided in the report prior to the analysis and recommendation section:

Trip assignment.

1. Show existing ADTs, proposed development traffic, and total traffic for all affected links on map which identifies the project and surrounding roads.
2. Show a.m. and p.m. peak hour turning movements for the existing traffic, the proposed development traffic, and the combined traffic at all project entrance intersections, and effected intersections within the study area.
3. Discuss the effects of phasing of the proposed project.

- (g) *Additional information.* Additional information on traffic impact studies can be obtained from the Institute of Transportation Engineers (ITE), among other reputable sources. ~~Traffic Access and Impact Studies for Site Development: A Recommended Practice by the Institute of Transportation Engineers.~~

(Code 2007, § 16-403; Ord. No. 96-30, 1-1997; Ord. No. 14-18, § 3, 12-11-2014)

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on approval for the Vision Plan for the Town Center portion of the Town (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: This item was reviewed in detail at last month's Planning Commission meeting. The comments that have been provided regarding the draft plan that was reviewed have been incorporated into the final Mixed-Use Town Center Vision Plan that is included at the following link: www.townoffarragut.org/TownCenterVisionPlan06-2024

DISCUSSION: As discussed at the June 4 Staff/Developer meeting, most of the comments received were clerical in nature. The two most significant changes involved the following:

1. Adjustments to land use designations along portions of Concord Road designed to acknowledge potential expansion of the Pleasant Forest Cemetery and to show envisioned townhome accesses that would be lined up with existing streets in Thornton Heights.
2. The removal of raised medians from Kingston Pike. This is something that could potentially be re-visited by the Commission and Board of Mayor and Aldermen in the future but, given the community's general concerns with the medians, the consultant was asked to take them out for the final Mixed-Use Town Center Vision Plan. The raised medians would remain, as previously shown and in the final Mixed-Use Town Center Vision Plan, along N. Campbell Station Road, Concord Road, and Jamestowne Boulevard.

RECOMMENDATION: Included in the packet is Resolution PC-24-08 which recommends approval of Ordinance 24-13 to the Board of Mayor and Aldermen.

RESOLUTION PC-24-08

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO RECOMMEND ADOPTION OF THE TOWN OF FARRAGUT MIXED-USE TOWN CENTER VISION PLAN PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED

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

WHEREAS, the Town of Farragut Board of Mayor and Aldermen commissioned TSW Consultants to work with the community through a robust community engagement process to develop a Vision Plan for the Mixed-Use Town Center portion of the Town; and

WHEREAS, the consultant has completed their Vision Plan and the Plan is now being presented for approval; and

WHEREAS, a public hearing was held on this request on June 20, 2024;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, Ordinance 24-13, to add, as Appendix G to the Code of Ordinances of the Town of Farragut, the “Town of Farragut Mixed-Use Town Center Vision Plan.”

ADOPTED this 20th day of June 2024.

Scott Russ, Chairman

Shannon Preston, Secretary

ORDINANCE:	24-13
PREPARED BY:	Shipley
REQUESTED BY:	Staff
CERTIFIED BY FMPC:	June 20, 2024
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE FARRAGUT MUNICIPAL CODE, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY ADDING APPENDIX G – MIXED-USE TOWN CENTER VISION PLAN, TO THE CODE OF ORDINANCES OF THE TOWN OF FARRAGUT

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

WHEREAS, the Farragut Board of Mayor and Aldermen commissioned TSW Consultants to work with the community through a robust community engagement process to prepare a Mixed-Use Town Center Vision Plan to help guide the physical development affecting the Mixed-Use Town Center portion of the Town of Farragut; and

WHEREAS, the Farragut Municipal Planning Commission wishes to recommend the adoption of the Mixed-Use Town Center Vision Plan by including it as Appendix G to the Code of Ordinances of the Town of Farragut;

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 Code of Ordinances of the Town of Farragut is updated by the inclusion of Appendix G – Mixed-Use Town Center Vision Plan, as reflected in the attached document entitled: “Town of Farragut Mixed-Use Town Center Vision Plan.”

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

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on amendments to the Future Land Use Map in the Comprehensive Land Use Plan Update involving the following locations: 1) Updating the land purchased by Knox County Schools off Boring Road to reflect a Civic/Institutional land use designation, 2) Updating the land purchased by the Town of Farragut off McFee Road to reflect a Parks and Recreation land use designation, 3) Updating the areas that are currently shown as Medium Density Residential and Low Density Residential south and east of the Ford property and the Park Place Subdivision to reflect a Very Low Density Residential land use designation, and 4) Updating the areas that are currently shown as Medium Density Residential along a portion of Concord Road to reflect a Low Density Residential land use designation in the northern portion and a Civic/Institutional land use designation for the Pleasant Forest Cemetery and the area abutting the cemetery to the north (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: Though advertised as a public hearing for legal purposes, this item is for workshop discussion only and involves updates to the existing Future Land Use Map (FLUM) to account for how the properties will ultimately be used or to provide consistency with the Mixed-Use Town Center Vision Plan.

DISCUSSION: There are four different areas where the FLUM is proposed to be updated:

1. The property off Boring Road that was purchased by Knox County Schools should now be designated as a Civic/Institutional Land Use. The land is currently designated as Low Density Residential, Very Low Density Residential, and Open Space. The area shown as Open Space is not proposed to be changed.
2. The property purchased by the Town off McFee Road should now be designated as a Parks and Recreation Land Use. The property is currently designated as Open Space Cluster Residential and Open Space. The area shown as Open Space is not proposed to be changed.
3. The areas to the south and east of the Ford Property and the Glen Abbey and Park Place Subdivisions should now be designated as Very Low Density Residential. This would account for the area's topography and would establish a land use designation consistent with the abutting Glen Abbey, Park Place, and Bridgewater Subdivisions. The area is currently designated as Low Density Residential, Medium Density Residential, and Open Space. The area shown as Open Space is not proposed to be changed.
4. The area along Concord Road that is currently designated as Medium Density Residential should now be mostly designated as Low Density Residential since townhomes are shown in the Mixed-Use Town Center Vision Plan for the affected area. The remaining area along Concord Road currently shown as Medium Density Residential nearest the Pleasant Forest Cemetery should now be designated as a Civic/Institutional Land Use to be consistent with the Mixed-Use Town

Center Vision Plan. The Pleasant Forest Cemetery is currently shown as an Open Space Land Use. This is proposed to be updated to a Civic/Institutional Land Use.

Included in the packet are maps of the four different areas that are associated with this agenda item. As mentioned above, this is for discussion purposes only.



FLUM Amendment
of 0 Boring Road
Parcel 069, Tax Map 142

Proposed for FLUM Amendment from
Office/Light Industrial, Very Low Density
Residential and Low Density Residential
to Civic/Institutional

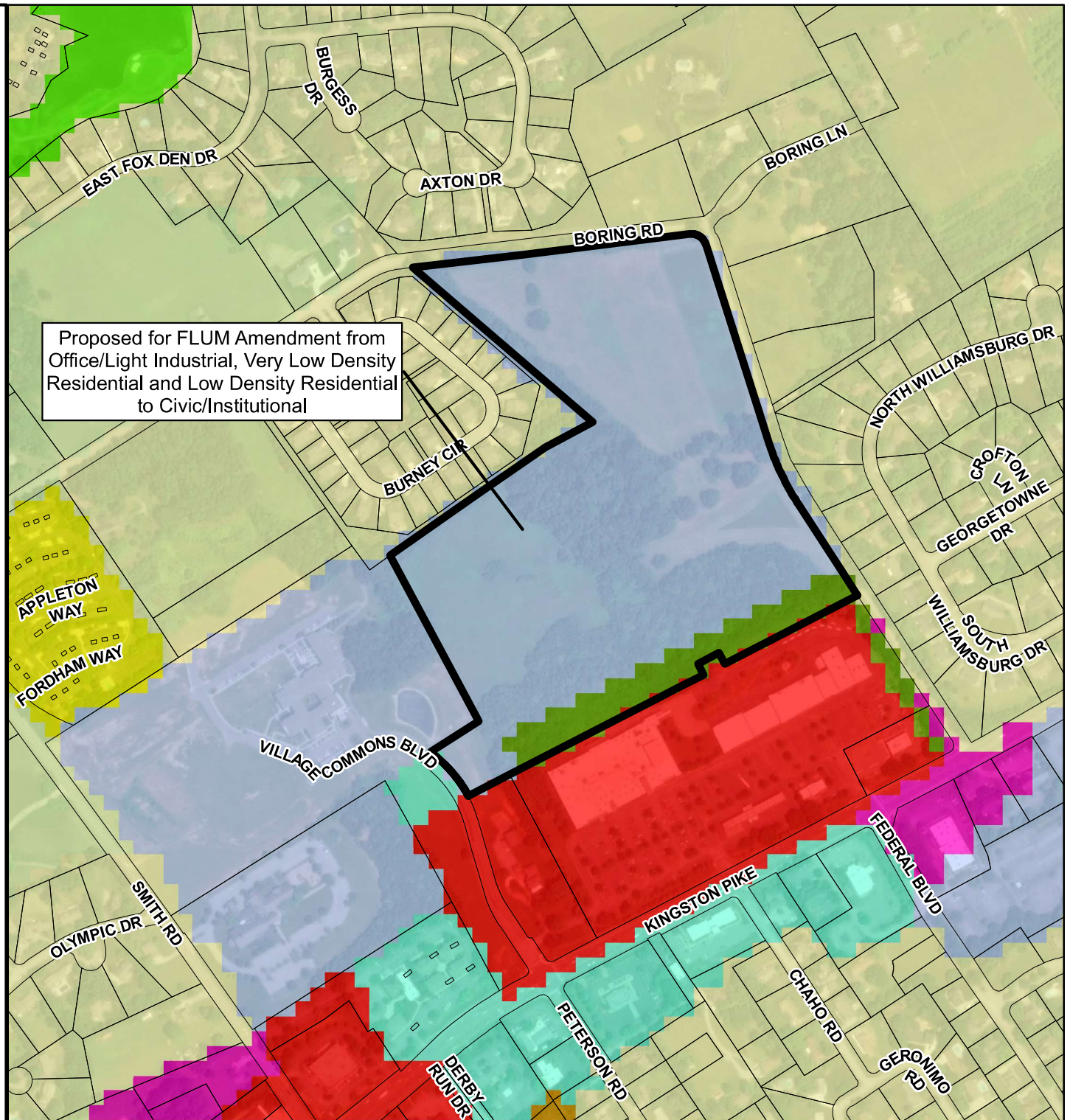
Proposed for FLUM Amendment from
Office/Light Industrial, Very Low Density
Residential and Low Density Residential
to Civic/Institutional

Legend

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



1 in = 500 ft



FLUM Amendment of Parcel 02402, Tax Map 162

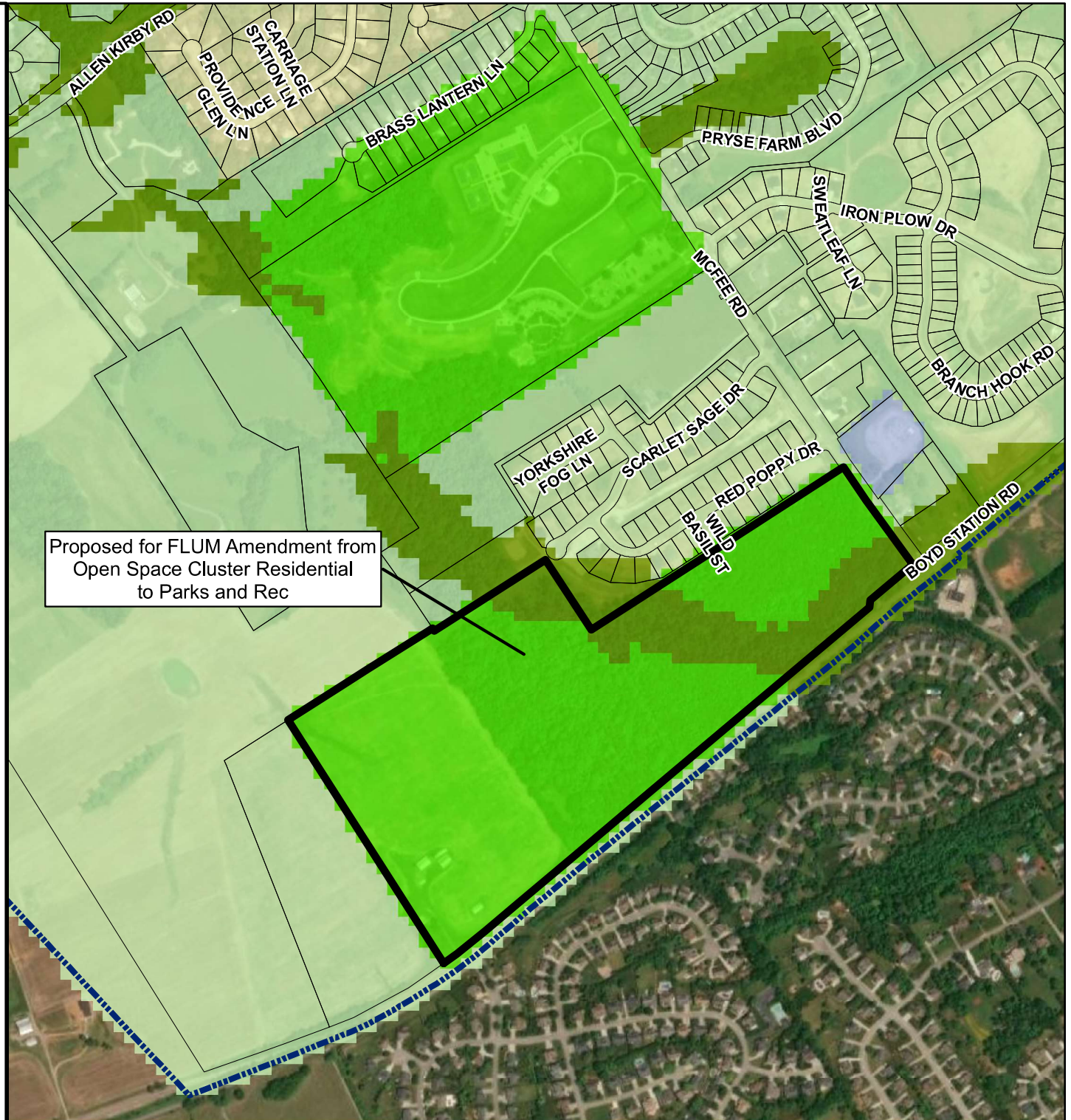
Proposed for FLUM Amendment from
Open Space Cluster Residential
to Parks and Rec

Legend

-  Parcels
-  Subject Area
-  Civic/Institutional
-  Open Space
-  Parks and Rec
-  Open Space Cluster Residential
-  Rural Residential (> 1 Acre lots)
-  Very Low Density Residential (2-4 DUs / Acre)



1 in = 700 ft





FLUM Amendment
of Various Addresses
Parcels 148 and 149, Tax Map 142 and
Parcels 003 and 00306, Tax Map 143

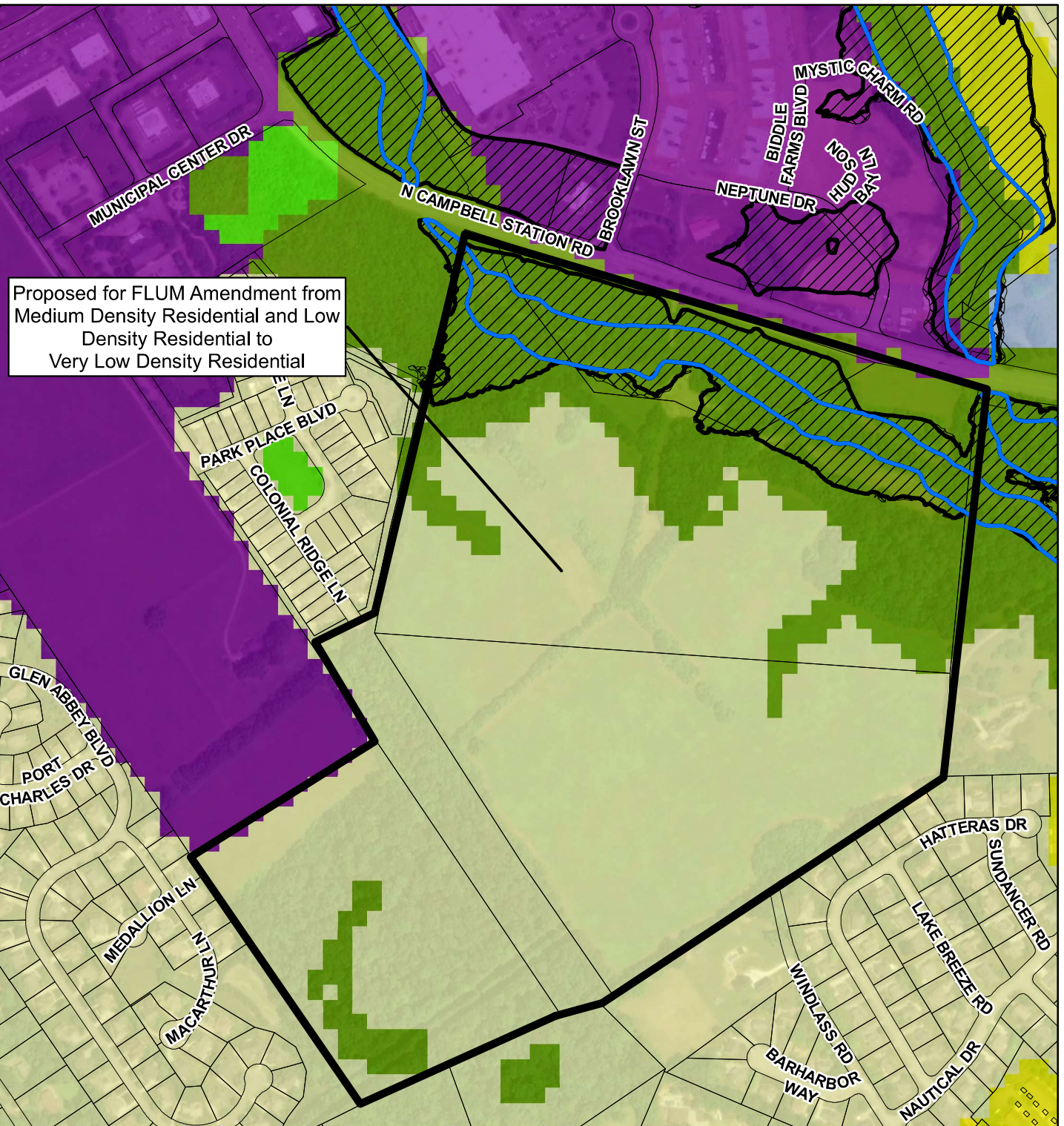
Proposed for FLUM Amendment from
Medium Density Residential and Low
Density Residential to
Very Low Density Residential

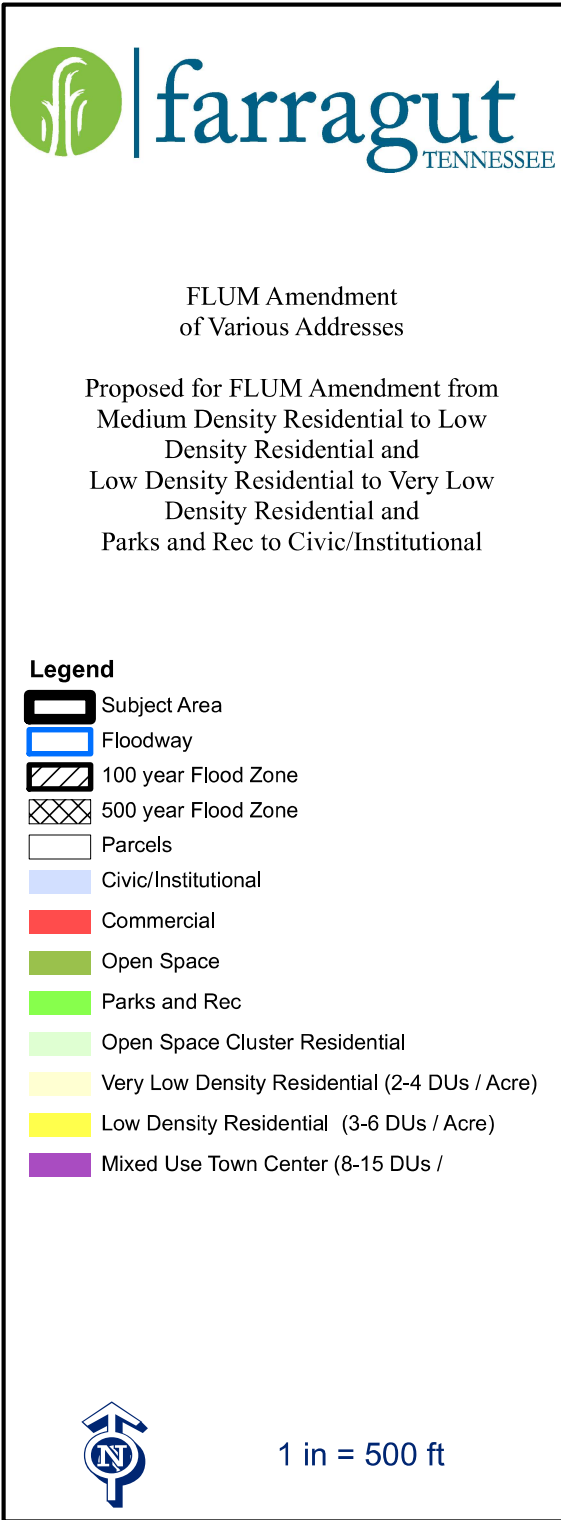
Legend

-  Subject Area
-  Floodway
-  100 year Flood Zone
-  500 year Flood Zone
-  Parcels
-  Civic/Institutional
-  Open Space
-  Parks and Rec
-  Very Low Density Residential (2-4 DUs / Acre)
-  Low Density Residential (3-6 DUs / Acre)
-  Mixed Use Town Center (8-15 DUs / Acre)



1 in = 500 ft





Proposed for FLUM Amendment from
Medium Density Residential to Low
Density Residential and
Low Density Residential to Very Low
Density Residential and
Parks and Rec to Civic/Institutional

Proposed for FLUM Amendment from
Medium Density Residential to Low
Density Residential and
Low Density Residential to Very Low
Density Residential and
Parks and Rec to Civic/Institutional

