



FARRAGUT MUNICIPAL PLANNING COMMISSION

AGENDA

December 19, 2024

Farragut Community Center – Assembly Room

6:00 p.m.

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

- 1. Approval of agenda**
- 2. Approval of minutes for the November 21, 2024 meeting**
- 3. Discussion and public hearing on approval of a final plat for Biddle Farms Commercial, 2 Lots, 4.98 Acres, Zoned PCD (Biddle Farms Commercial, Applicant)**
- 4. Discussion and public hearing on approval of a preliminary plat and a variance from the distance between driveways requirement in the Driveways and Other Access Ways Ordinance for the Serenade at Farragut, 421 N. Watt Road, 30 units, 9.2 Acres, Zoned Neighborhood/Convenience Commercial (NCC) (Robert Campbell & Associates, Applicant)**
- 5. Discussion and public hearing on a site plan for two additions to the Weigel's building at 12001 Kingston Pike, 1.5 Acres, Zoned General Commercial (C-1) (Weigel's, Applicant)**
- 6. Discussion and public hearing on a request to amend the Farragut Zoning Map for the property at 12823 Kingston Pike (formerly Summit View Nursing Home) from General Commercial (C-1) to Community Service (S-1), 5 Acres (Benefield Richters, Applicant)**
- 7. Discussion on a revised concept plan for the commercial portion of the Kingston Pike Village, Parcel 81.47, Tax Map 151, 18.5 Acres, Zoned PCD (Kingston Pike Properties 2, LLC, Applicant)**
- 8. Discussion on a request for an amendment to the text of the Farragut Zoning Ordinance to allow a drive through lane to be permitted for a financial and real estate service in the Mixed-Use Town Center planning area of the General Commercial (C-1) Zoning District (Long, Ragsdale & Waters, P.C., Applicant)**
- 9. Approval of utilities**
- 10. Citizen forum**

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

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



Public Comment Protocol

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;
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.

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MINUTES

FARRAGUT MUNICIPAL PLANNING COMMISSION

November 21, 2024

MEMBERS PRESENT

Scott Russ, Chairman
Louise Povlin, Vice Chairman
Ron Williams, Mayor
Shannon Preston, Secretary
Noah Myers
Jeff Devlin
Ron Pinchok
Jon Greene
Anna Presley, Youth Representative

MEMBERS ABSENT

Scott Meyer, Vice Mayor

Staff Representative: Mark Shipley, Community Development Director
Chris Sheffield, Operations Manager

Vice Chairman Appointment

With Ed St. Clair retiring, commissioners acted on electing a new vice chairman.

A motion was made by Mayor Williams to nominate Louise Povlin as vice chairman. The motion was seconded by Commissioner Myers and was approved unanimously except for Commissioner Povlin who abstained.

1. Approval of agenda

The staff noted that Agenda Item #6 was requested for postponement by the applicant. With this amendment to the agenda, the staff recommended approval of the agenda.

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

2. Approval of minutes for the October 17, 2024 meeting

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. Commissioner Greene and Vice Chairman Povlin abstained.

3. Discussion and public hearing on approval of a re-subdivision plat and a variance to not construct a sidewalk along the frontage of Lot D-2R2 at this time in association with the Echo Suites Hotel, 11244 Outlet Drive, Parcel 154.02, Tax Map 130, west of the Cotton Eyed Joes, 3.1 Acres, Zoned OD-RE/E (Cox Universal Group, Applicant)

The staff reviewed this item and noted that action would need to be taken on both the variance request and the plat. The staff recommended to approve the variance request to not construct a pedestrian facility along the frontage of Lot D-2R2 at this time. The pedestrian facility would be constructed along the frontage of Lot D-2R2 when that parcel develops as part of the site plan approval process. A note with this clarification was added to the plat.

Phillip Cox was present on behalf of the applicant. A motion was made by Vice Chairman Povlin to follow the staff's recommendation on the variance for the reason noted. The motion was seconded by Commissioner Greene and was approved unanimously.

The staff recommended approval of the plat subject to obtaining the required signatures.

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

4. Approval of a right of way plan for Comcast cable on an existing aerial system from Kingston Pike along Concord Road and ending at the FUD wastewater treatment facility at 1051 Concord Road (Comcast, Applicant)

The staff reviewed this item and recommended approval subject to the following conditions:

1. A right of way permit being obtained from the Town's engineering department. This would include any erosion control, traffic and traffic signal coordination, and utility location markings where boring is involved.
2. No open trench installation. All non-aerial work must be with directional boring to a depth of at least 36 inches.

Joshua Jones was present on behalf of the applicant. After a short discussion, a motion was made by Vice Chairman 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 text of the Farragut Zoning Ordinance to permit a second dwelling unit on an existing lot of record that is greater than 1.5 acres in the Rural Single-Family Residential (R-1) Zoning District (Tyler Butler, Applicant)

The staff reviewed this item and recommended approval of Resolution PC-24-17 which recommends approval of Ordinance 24-19 to the Board of Mayor and Aldermen.

A motion was made by Vice Chairman Povlin to approve Resolution PC-24-17. The motion was seconded by Mayor Williams. Vice Chairman Povlin mentioned that the wording for the sentence in subsection 2. g. was unclear. She amended her motion to re-word this subsection to state "the lot of record and both dwelling units shall be served with sanitary sewer and water provided by a public utility." The amended motion was seconded by Mayor Williams and was approved unanimously.

6. Discussion and public hearing on a site plan for two additions to the Weigel's building at 12001 Kingston Pike, 1.5 Acres, Zoned General Commercial (C-1) (Weigel's, Applicant)
– POSTPONED AT THE REQUEST OF THE APPLICANT

7. Discussion and public hearing on approval, by resolution, of the Mixed-Use Town Center Vision Plan

The staff noted that this item was serving as the public hearing notice for Resolution PC-24-19 and that formal action on the resolution would be taken at the January 16, 2025 meeting.

8. Discussion on a request to amend the Farragut Zoning Map for the property at 12823 Kingston Pike (formerly Summit View Nursing Home) from General Commercial (C-1) to Community Service (S-1), 5 Acres (Benefield Richters, Applicant)

For discussion purposes only.

9. Approval of utilities

None.

10. Citizen forum

Taylor Forrester spoke under the citizen forum concerning an envisioned bank project.

The meeting was adjourned at 7:05 p.m.

Shannon Preston, Secretary

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on approval of a final plat for Biddle Farms Commercial, 2 Lots, 4.98 Acres, Zoned PCD (Biddle Farms Commercial, Applicant)

INTRODUCTION AND BACKGROUND: This item involves approval of a final plat for the remaining section of Biddle Farms Boulevard and the easements associated with the commercial portion of the Biddle Farms at Farragut Town Center project.

DISCUSSION: Some of the initial staff comments on the final plat were discussed with the applicant at the December 3 staff/developer meeting. Those items were mostly clerical in nature. The applicant has completed most of the engineering field punchlist items associated with the area included with the final plat.

RECOMMENDATION: A copy of the revised final plat is included in the packet. The staff recommends approval of the revised final plat subject to the following items being addressed:

1. Please obtain the required signatures.
2. Please provide a 2-year maintenance letter of credit for roadways, sidewalks and drainage facilities in the amount of \$40,000.
3. Please provide a 2-year landscape maintenance letter of credit in the amount of \$15,000.
4. Please complete remaining field related items identified by Town staff.
5. A written agreement is needed before signing the final plat on the maintenance of public spaces, landscaping, etc.
6. Please provide a copy of the Declaration of Easements, Covenants, and Restrictions referenced in Plat Note #10.

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on approval of a preliminary plat and a variance from the distance between driveways requirement in the Driveways and Other Access Ways Ordinance for the Serenade at Farragut, 421 N. Watt Road, 30 units, 9.2 Acres, Zoned Neighborhood/Convenience Commercial (NCC) (Robert Campbell & Associates, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request for approval of a preliminary plat for a mixed-use neighborhood project along the west side of N. Watt Road near the Town limits. As part of the preliminary plat, the applicant has also requested a variance from the distance between driveways requirement for arterial streets in the Driveways and Other Access Ways Ordinance. The minimum separation required is 400 feet and the proposed access would be roughly 131 feet from the nearest access to the south, which is noted as Harbin Lane (currently a driveway to a single dwelling unit) on the access exhibit included in the packet. Thus, prior to acting on the preliminary plat, the Planning Commission will need to consider approval of a variance of 269 feet from the distance between driveways requirement noted above.

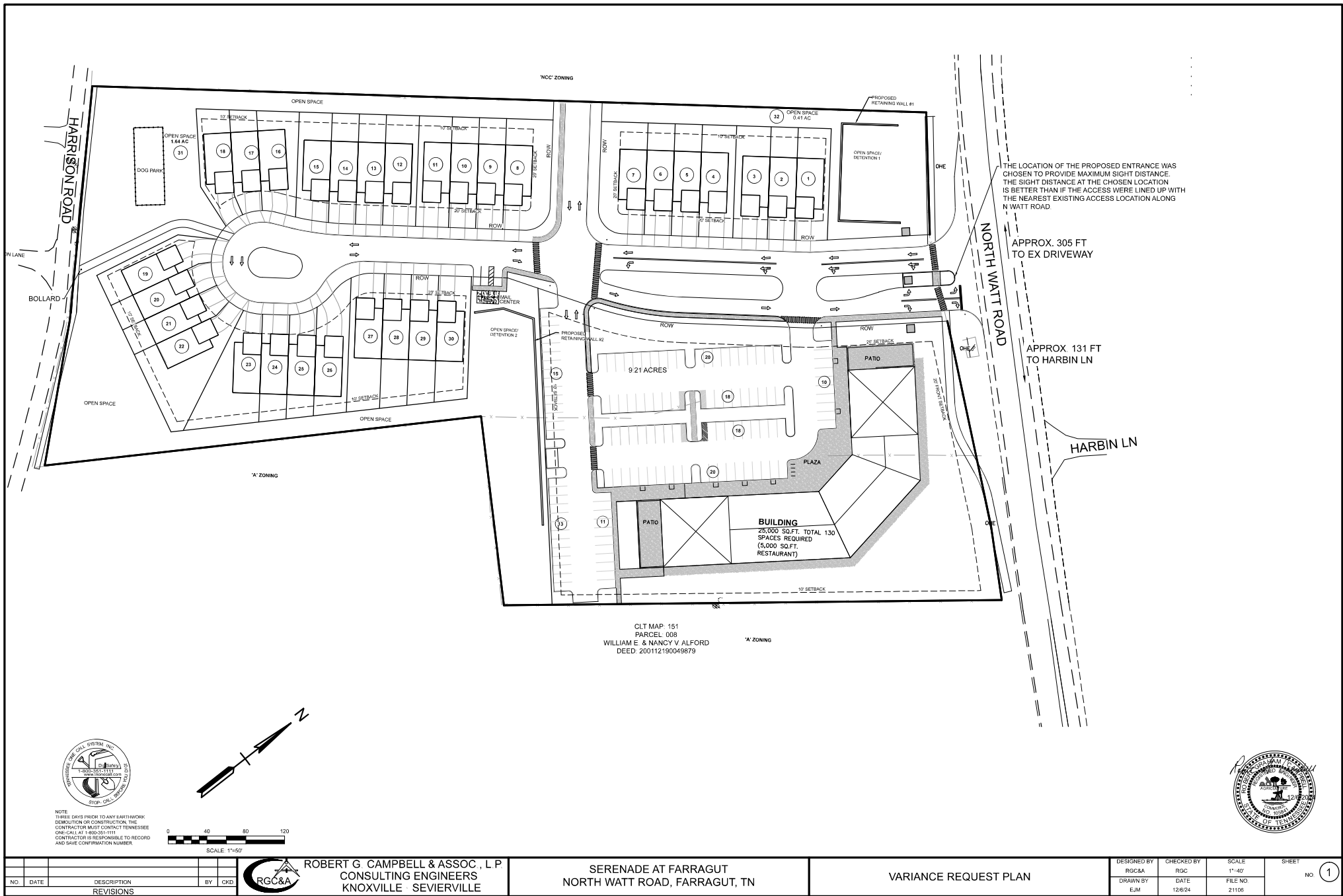
DISCUSSION: The access was discussed when the concept plan was submitted in 2022 and the design engineer noted that the main reason for the proposed location was to provide maximum sight distance. Should development occur on the 50-acre tract on the east side of N. Watt Road that is currently served by Harbin Lane, the staff will work with the developer to line up accesses. This property is mostly within the Town, including where the access would be situated when developed.

RECOMMENDATION: Along with the access exhibit, the preliminary plat set is included in the packet. In terms of the access variance, the sight distance is only marginally improved (roughly 25 feet) with the proposed location in relation to an access that would line up with Harbin Lane. As mentioned above, if the variance is approved for the proposed access, the staff will work with the property owner on the east side of N. Watt Road to line up the accesses when that property is developed. Harbin Lane currently only serves a single-family dwelling unit. Once the Planning Commission acts on the variance request, the staff will include this for the Board of Mayor and Alderman's consideration.

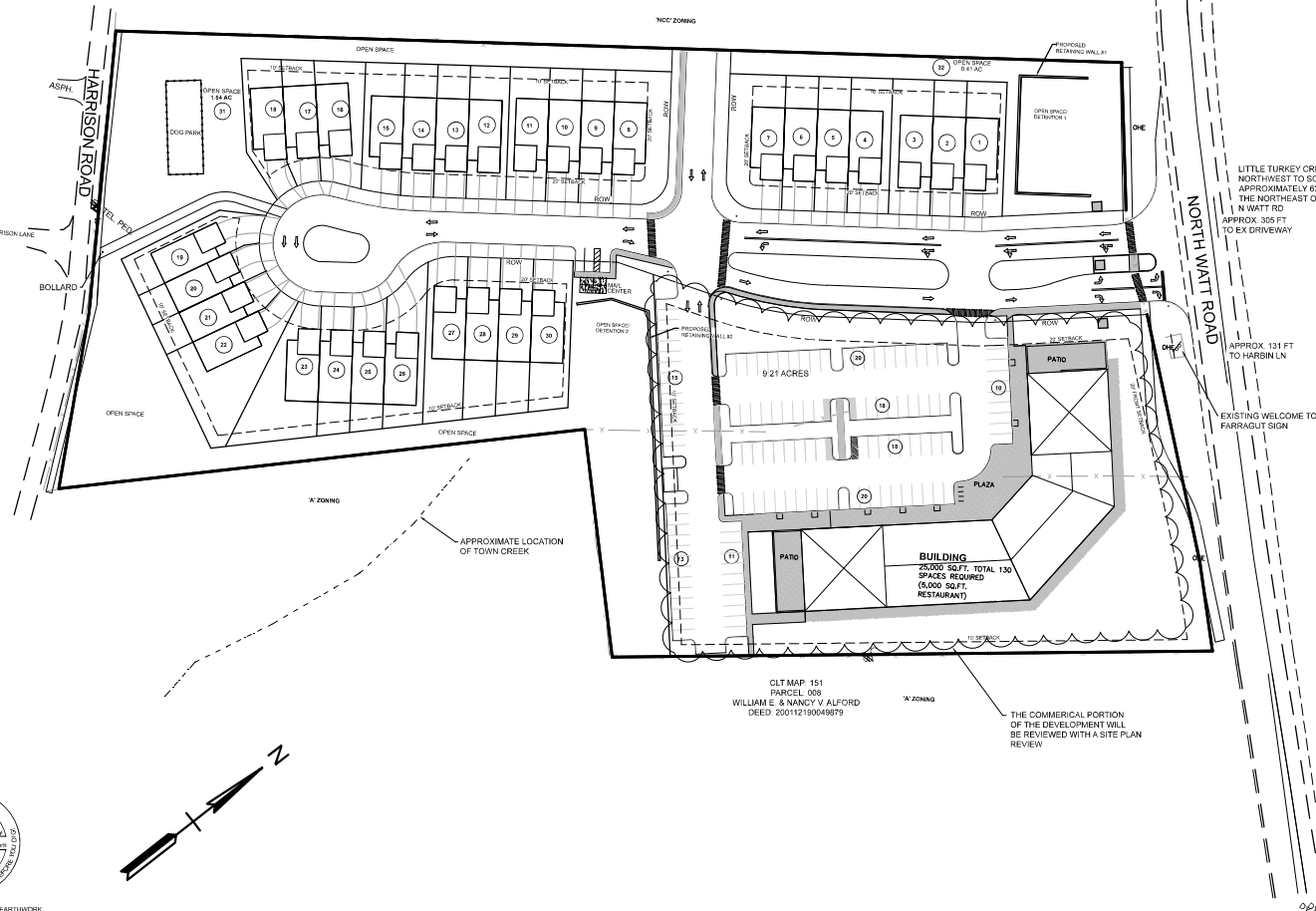
In terms of the preliminary plat, the staff recommends approval subject to the following items being addressed:

1. The access reflecting what is ultimately approved by the Planning Commission and Board of Mayor and Aldermen.
2. Please include a utility plan sheet to show where electric, fiber, telephone, gas, etc., are to be located for the project.
3. Please provide a drainage permit fee payment in an amount to be determined by the Town Engineer.

4. Please provide an irrevocable letter of credit for erosion control in an amount to be determined by the Town Engineer.
5. A stormwater maintenance agreement and plan must be recorded prior to CO or final plat.
6. At least 25% of the stormwater runoff must be accommodated with a low impact development measure(s). Please address in the drainage calculations.
7. To save the large oak trees along Harrison Lane, please coordinate grading and sidewalk alignment with the Town staff to lessen impact to the affected trees.
8. What if any impact/conflicts will the location of the proposed waterline have on the street tree / streetscaping plan? Are any special mitigation measures needed?
9. Required Landscape plans for the detention basins and commercial area will need to be submitted to the VRRB for review and approval when that portion of the project is ready for review and approval.
10. The rain gardens are located in the public ROW but are part of the private stormwater management system. Some sort of formal ongoing maintenance agreement will be needed. This would be like the Cottages at Pryse Farms Subdivision.
11. The finished slopes that are 2.5:1, require special consideration for stabilization. How is this being addressed?



CLT MAP: 151
PARCEL: 005
KONSTYANTYN & LARISA ONOFRIYCHUK
DEED: 202010270034425



NOTES

- EXISTING CONTOURS BASED ON SURVEY TOPOGRAPHY
- UNITS 23-26 WILL HAVE A CRAWL SPACE
- CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE NEW DRIVEWAYS AND PARKING AREAS ARE CONSTRUCTED IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO, AGGREGATE BASE, ASPHALT MIX AND THICKNESS, CURB SPECIFICATIONS, PAVEMENT STRIPING, STOP SIGNS, ETC.
- CONTRACTOR SHALL OBTAIN AND SUBMIT ALL NECESSARY CONSTRUCTION PERMITS FOR WORK. CONTRACTOR SHALL CONFORM TO ALL STATE AND LOCAL CODES AND RECEIVE GOVERNMENTAL APPROVAL WHERE NECESSARY PRIOR TO CONSTRUCTION. SUBMIT COPIES OF PERMITS TO OWNER PRIOR TO CONSTRUCTION. INSTALL MATERIALS AND EQUIPMENT AS PER SPECIFICATIONS, INDUSTRY STANDARDS AND MANUFACTURERS INSTRUCTIONS.
- STORMWATER DETENTION 2 AND RAIN GARDENS TO ACT AS TRANSITION AREAS
- ALL STRIPING WITHIN FARRAGUT ROW SHALL BE THERMOPLASTIC
- THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT

TOTAL AREA: 9.2 +/- ACRES
PRE DEVELOPMENT WOODED AREA: 9.2 +/- ACRES
TOTAL DISTURBED AREA: 8.8 +/- ACRES

ADDRESS: 421 N WATT RD
CTL MAP: 151
PARCEL: 006

ZONING: NCC

UTILITIES:
GAS: KUB
WATER: FUD
ELECTRIC: LCUB

DEVELOPER: EDDIE KHERANI
CHOTU, INC.
3109 STEPHENS LANDING WAY
KNOXVILLE, TN 37932-1143
(865) 966-3100

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LN
KNOXVILLE, TN 37938
(865) 947-5996
621 WALL STREET
SEVIERVILLE, TN 37862
(865) 429-4683



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK,
DEMOLITION OR CONSTRUCTION, THE
CONTRACTOR MUST CONTACT TENNESSEE
ONE-CALL AT 1-800-351-1111
CONTRACTOR IS RESPONSIBLE TO RECORD
AND SAVE CONFIRMATION NUMBER

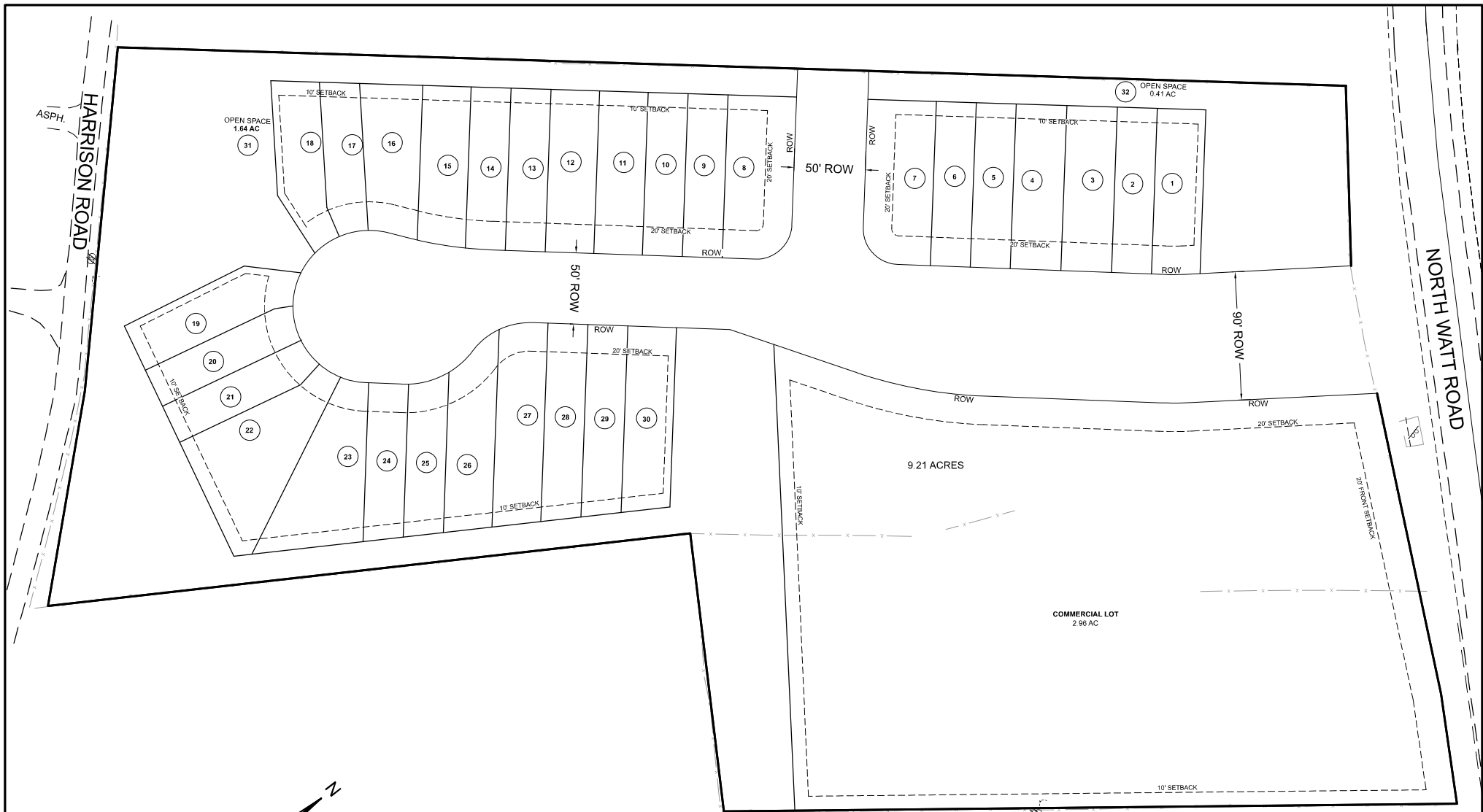


ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE SEVIERVILLE

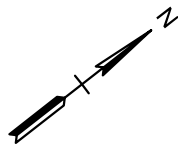
SERENADE AT FARRAGUT
NORTH WATT ROAD, FARRAGUT, TN

OVERALL SITE LAYOUT PLAN

DESIGNED BY	CHECKED BY	SCALE	SHEET
RGC&A	ROC	1"=50'	NO. 3
DRAWN BY	DATE	FILE NO.	
EJM	12/8/24	21108	



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AND SAVE CONFIRMATION NUMBER



CLT MAP 151
PARCEL 008
WILLIAM E. & NANCY V. ALFORD
DEED 200112190049879



NO.	DATE	DESCRIPTION	BY	CHKD.
		REVISIONS		



ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE SEVIERVILLE

SERENADE AT FARRAGUT
NORTH WATT ROAD, FARRAGUT, TN

OVERALL LOT LAYOUT

DESIGNED BY	CHECKED BY	SCALE	SHEET
RGC&A	ROC	1"=30'	NO. 4
DRAWN BY	DATE	FILE NO.	
EJM	12/8/24	21108	

CLT MAP: 151
PARCEL: 005
KONSTYANTYN & LARISA ONOFRIYCHUK
DEED: 202010270034425

- NOTES:
1. EXISTING CONTOURS BASED ON SURVEY TOPOGRAPHY.
 2. UNITS 23-26 WILL HAVE A CRAWL SPACE.
 3. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE NEW DRIVEWAYS AND PARKING AREAS ARE CONSTRUCTED IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO, AGGREGATE BASE, ASPHALT MIX AND THICKNESS, CURB SPECIFICATIONS, PAVEMENT STRIPING, STOP SIGNS, ETC.
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 5. STORMWATER DETENTION 2 AND RAIN GARDENS TO ACT AS TRANSITION AREAS.
 6. ALL STRIPING WITHIN FARRAGUT ROW SHALL BE THERMOPLASTIC.
 7. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.

TOTAL AREA: 9.2 +/- ACRES
PRE DEVELOPMENT WOODED AREA: 9.2 +/- ACRES
TOTAL DISTURBED AREA: 8.8 +/- ACRES

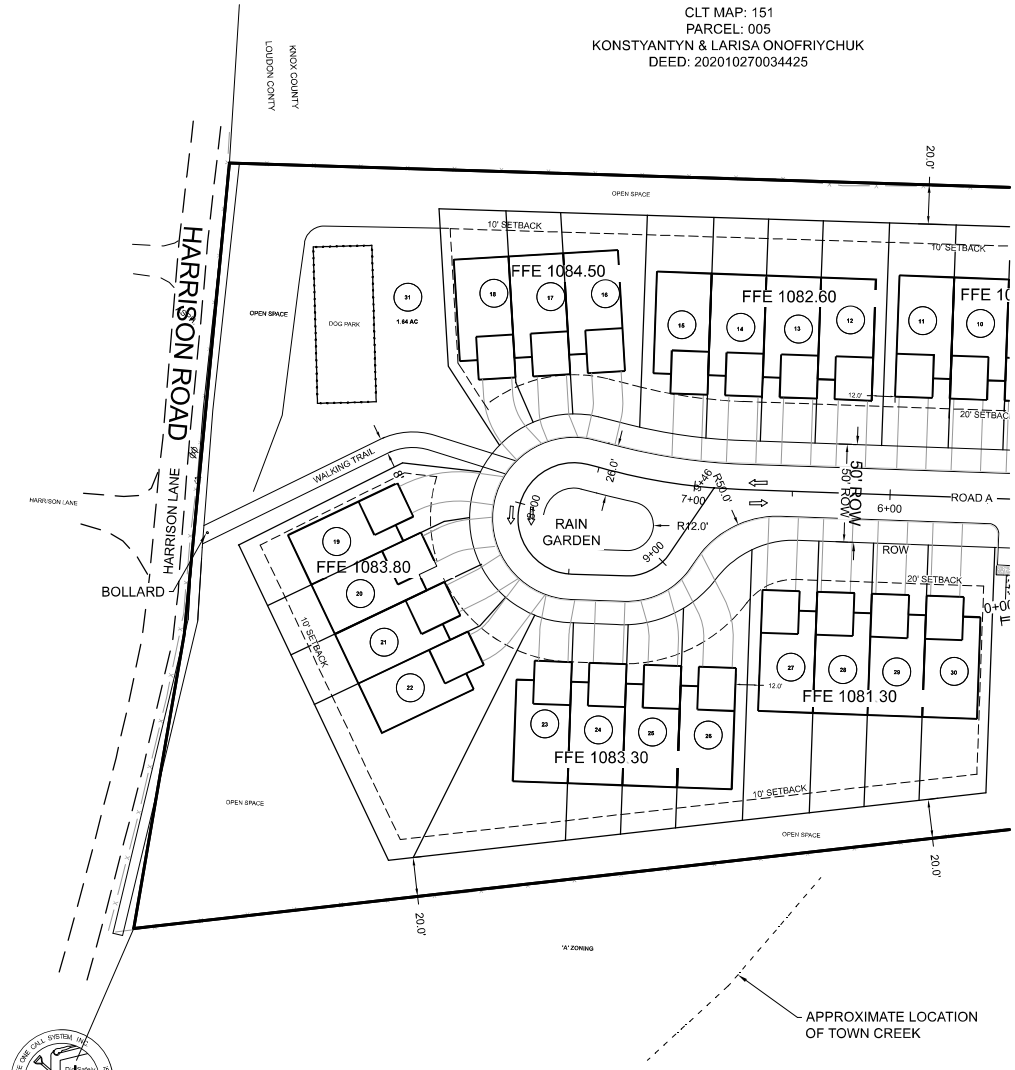
ADDRESS: 421 N WATT RD
CTL MAP: 151
PARCEL: 005

ZONING: NCC

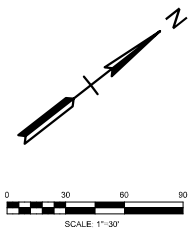
UTILITIES:
GAS: KUB
WATER: FUD
ELECTRIC: LCUB

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DESIGNED BY		CHECKED BY		SCALE		SHEET	
RGC&A		RGC		1"=30'		NO. 6	
DRAWN BY		DATE		FILE NO.			
EJM		12/8/24		21108			

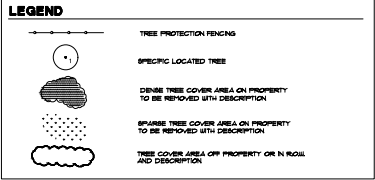
NO.		DATE		DESCRIPTION		BY		CHKD.	
				REVISIONS					



ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE SEVIERVILLE

SERENADE AT FARRAGUT
NORTH WATT ROAD, FARRAGUT, TN

SITE LAYOUT PLAN

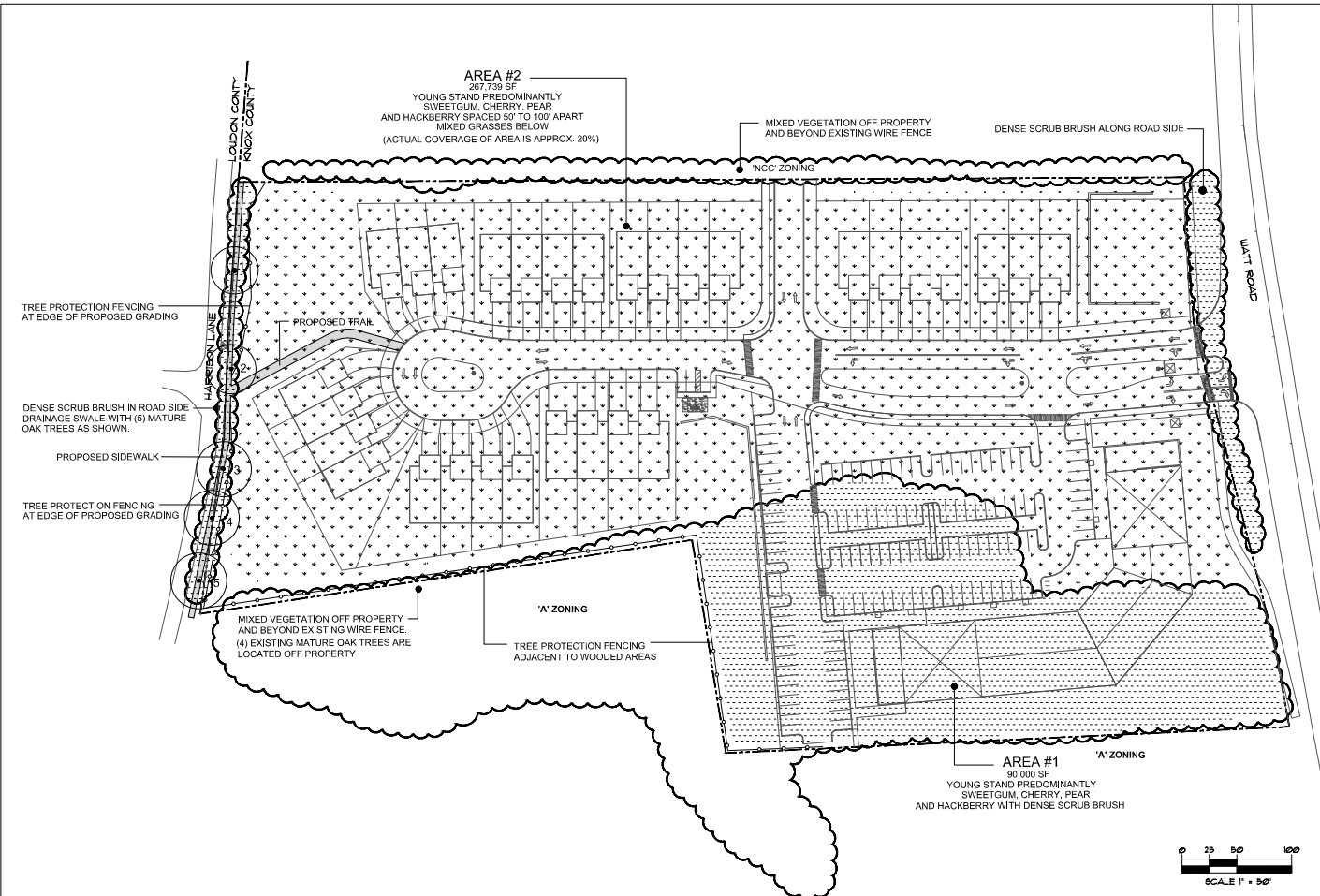
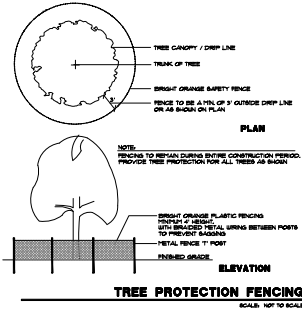


- NOTES**
1. THE ENTIRE SITE WILL BE DISTURBED FOR CONSTRUCTION OF THIS PROJECT. THE LIMITS OF DISTURBANCE WILL BE TO PROPERTY LINES AND ROAD RIGHT-OF-WAY.
 2. ALL TREE COVERED AREAS ARE SHOWN ON PLAN AS DEFINED IN THE FARRAGUT TREE PROTECTION ORDINANCE.
 3. THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS ON SITE, AS DEFINED IN THE FARRAGUT TREE PROTECTION ORDINANCE ON THIS PROPERTY.
 4. TEMPORARY CONSTRUCTION ACTIVITIES, SUCH AS EQUIPMENT STORAGE, WORKER PARKING, AND/OR, IF APPLICABLE, BURN HOLES, SHALL BE CONFINED COMPLETELY WITHIN THE AREA OF DISTURBANCE IN THE GENERAL LOCATION SHOWN ON PLAN. ANY MODIFICATIONS SHALL BE COORDINATED THROUGH AND, AT A MINIMUM, APPROVED BY THE TOWN STAFF.
 5. IF BURN HOLES ARE TO BE USED, CONTACT THE TOWN OF FARRAGUT FIRE MARSHALL TO OBTAIN PROPER PERMITS.
 6. THE PROPOSED LIMITS OF DISTURBANCE WHICH AFFECT ANY WOODED AREAS OR ENVIRONMENTALLY SENSITIVE AREAS SHALL BE STAKED AND BARRICADED WITH TREE PROTECTION FENCING, UNLESS AN EQUIVALENT MATERIAL IS APPROVED BY THE TOWN STAFF. THESE FENCINGS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A GRADING PERMIT.
 7. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, THE TOWN STAFF AND/OR THE PROFESSIONAL RESPONSIBLE FOR PREPARING THE TREE PRESERVATION/REMOVAL PLAN ASSOCIATED WITH THIS PROJECT SHALL FIELD CHECK AND APPROVE THE PLACEMENT OF TREE PROTECTION FENCING, AS PROVIDED FOR ON THE APPROVED PLANS.
 8. TO ENSURE THE SURVIVAL OF ANY TREES WHICH DRIP LINES SUBSTANTIALLY ENDOURCH WITHIN THE PROPOSED LIMITS OF DISTURBANCE, A WRITTEN ASSESSMENT AND AN ON-SITE MEETING WITH A LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST MAY BE NEEDED.

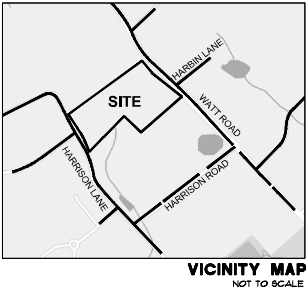
TREE REPLACEMENT SCHEDULE			
SIZE OF SPECIMEN TREE PROVIDED FOR REMOVAL	NUMBER BY CATEGORY	NUMBER OF NEW REPLACEMENT TREES REQUIRED	
2-24" DBH	5	HAZARDOUS TREES	
		TOTAL	0
AREA OF PREDOMINANTLY YOUNG STAND OF TREES			
AREA #1	RATE	NUMBER OF NEW REPLACEMENT TREES REQUIRED	
90,000 SQ.FT.	1 TREE / 7500 SQ.FT.	12	
AREA #2			
93,547 SQ.FT. (20% OF ACTUAL AREA)	1 TREE / 7500 SQ.FT.	7	
		TOTAL	19

TREE INVENTORY						
TREE NUMBER	SPECIES	DBH	TO BE REMOVED	HAZARDOUS	REMARKS	
1.	OAK	48"	NO	YES		
2.	OAK	36"	NO	YES		
3.	OAK	36"	NO	YES	SEE NOTE #1	
4.	OAK	30"	NO	YES		
5.	OAK	30"	NO	YES		

NOTE #1:
TREES #1 & #2 HAVE BEEN SEVERELY PRUNED DUE TO OVERHEAD WIRES. TREES #3 & #4 ARE LOCATED IN DRAIN SWALE AND TREE #5 HAS A SPLIT TRUNK WITH DECAY. ALL TREES ARE LOCATED DIRECTLY ON THE PROPOSED SIDEWALK AND CLOSE TO PROPOSED GRADING LIMITS. VERIFY PRESERVATION OR REMOVAL OF OAK TREES WITH TOWN STAFF.



SITE DATA
OWNER / DEVELOPER:
EDDIE KERRAN
GUTH, INC.
3025 STEPHENS LANDING WAY
KNOXVILLE, TN 37932



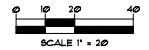
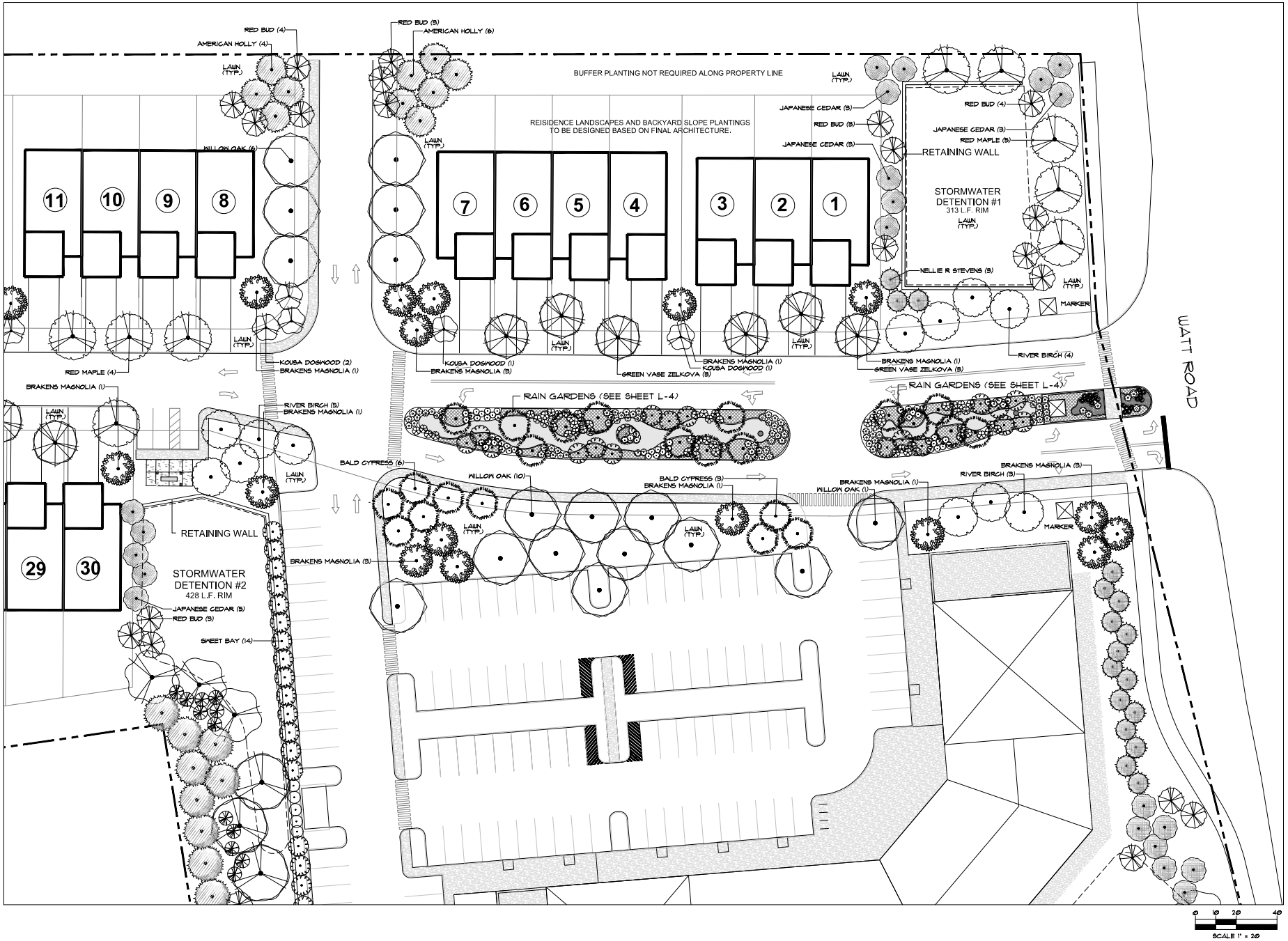
MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE
299 N. WEDGEWOOD RD., SUITE 201
KNOXVILLE, TN 37932
(615) 598-1231

Tree Preservation / Removal Plan

SERENADE AT FARRAGUT
Farragut, Tennessee

JOB NO. 2220008
DRAWN: MARYRUTH
DATE: DEC. 3, 2024
REVISIONS: NONE

T-1



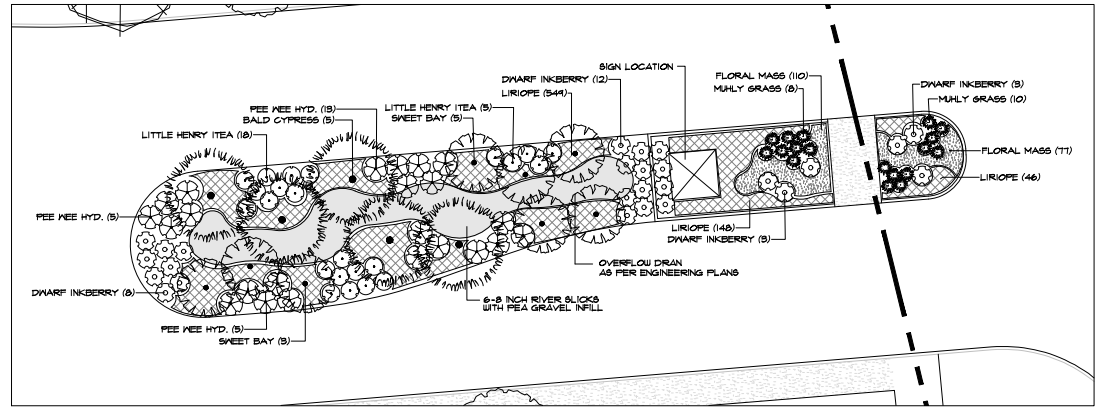
Landscape Plan - Boulevard & Street Trees

MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE, INC.
205 N. WILSON AVE., SUITE 201
FARRAGUT, TN 37603
(615) 244-0331

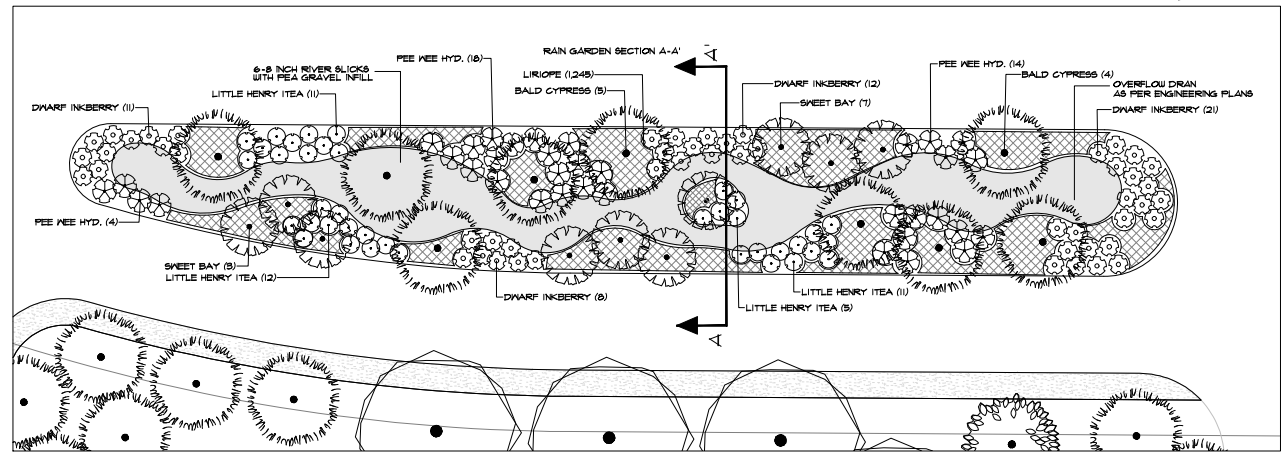
SERENADE AT FARRAGUT
Farragut, Tennessee

FOR NO.	2220009
DRAWN	MAV/RJM
DATE	NOV. 14, 2004
REVISION	NONE

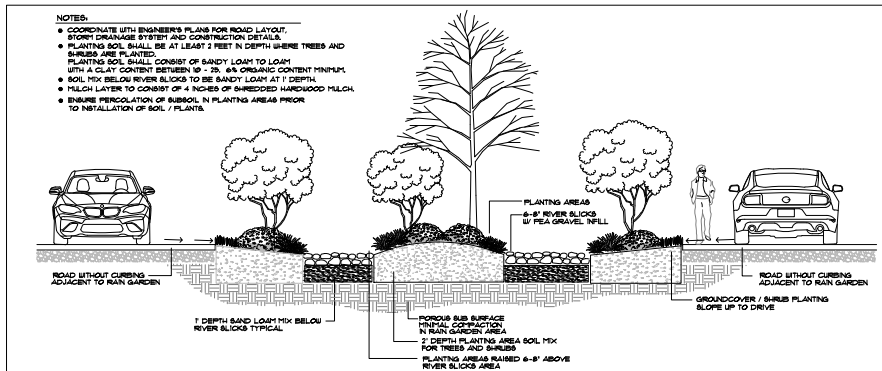




Garden -A

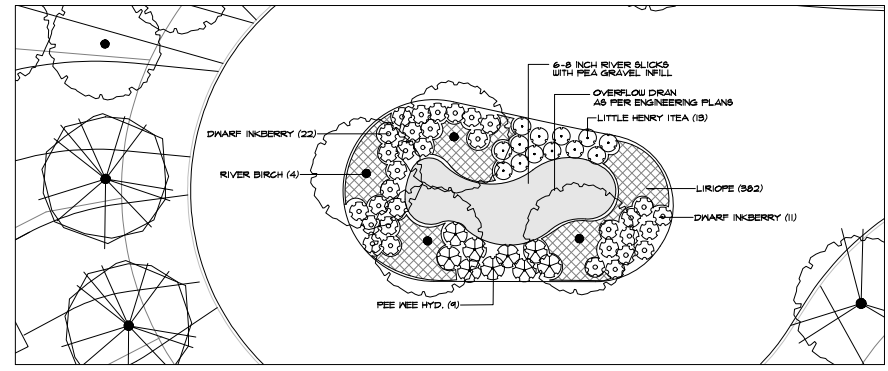


Garden -B



RAIN GARDEN SECTION A-A'

SCALE: NOT TO SCALE



Garden -C

SCALE 1" = 10'

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for two additions to the Weigel's building at 12001 Kingston Pike, 1.5 Acres, Zoned General Commercial (C-1) (Weigel's, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request for approval of two additions to the Weigel's at 12001 Kingston Pike. One is a 13x40 addition to the rear of the building for more freezer room. The other is a 12x27 addition to the front of the building to make room for a small kitchen. These areas are factored into the new Weigel's buildings but must be retrofitted into older buildings like the one at 12001 Kingston Pike.

DISCUSSION: The addition in the back of the building will involve removing a section of an existing retaining wall and installing a new masonry gravity wall with a maximum height of three feet three inches. The addition in the front of the building will have an access from the west side of the sidewalk along the building's frontage. A second access will be to the east of the addition. In this manner, both ends of the sidewalk will have an access into the building. The materials proposed for the additions are brick to match, to the greatest extent possible, the brick on the existing building. The terminal island to the west of the parking spaces abutting the addition in the front will be extended slightly and the parking spaces re-striped to account for the addition.

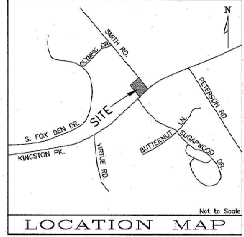
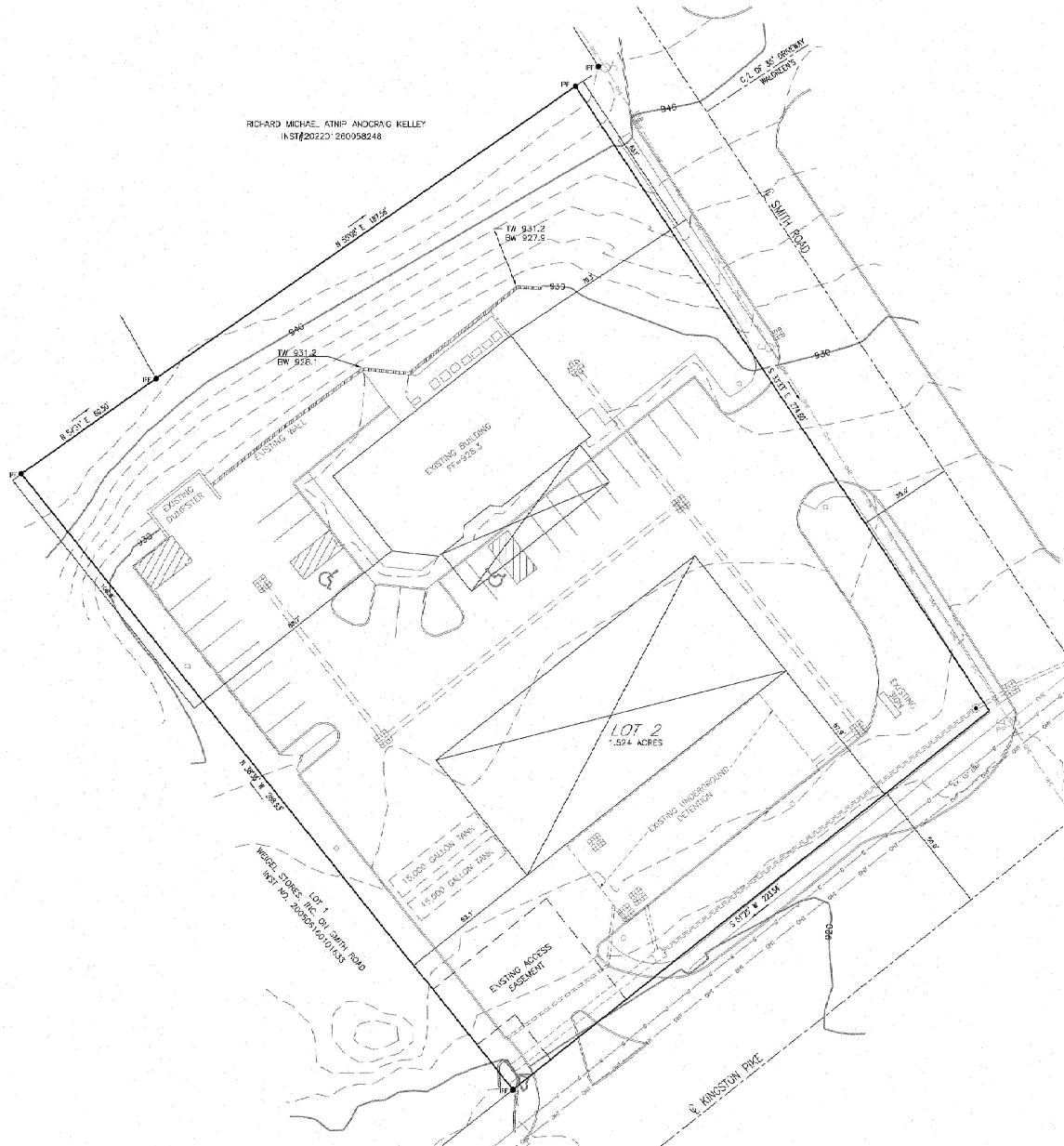
RECOMMENDATION: The staff recommends approval of the site plan for the two additions subject to obtaining building permits for the two additions. Any modifications to signage will also require a separate review and approval through the sign permit process.

NOTE:
THREE DAYS PRIOR TO ANY EAST-WORK
OF CONSTRUCTION, CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION
NUMBER

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

NOTE:
CONTRACTOR IS RESPONSIBLE FOR
ALL TRENCH SAFETY
CONTRACTOR SHALL SHORE AND
BRACE ALL OPEN CUT TRENCHES AS
REQUIRED BY STATE AND FEDERAL
LAWS AND LOCAL ORDINANCES, TO
CONFORM WITH RECOMMENDATIONS
SET FORTH IN AGC MANUAL OF
ACCIDENT PREVENTION IN
CONSTRUCTION, TO PROTECT LIFE,
PROPERTY, OR WORK; TO AVOID
EXCESSIVELY WIDE CUTS IN
UNSTABLE MATERIAL.
OSHA RULES SHALL BE ADDED BY

RICHARD MICHAEL, ATNP ANDRAG KELLEY
INSTRUMENT# 260098248



- NOTES:
1. BOUNDARY FOUND (NOT SHOWN ON MAP, ALL OTHERS SET BY 3-INCH ON PLAT.
 2. THIS PROPERTY CONTAINS 1.524 ACRES OF ONE LOT.
 3. UTILITIES:
WATER: FIRST UTILITY DISTRICT
SEWER: FIRST UTILITY DISTRICT
ELECTRIC: KNOX UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: TDS TELECOM
 4. THIS PROPERTY IS ZONED O-1.
 5. LOT 2 IS RECORDED AS "WEIGEL STORES, INC. ON SMITH ROAD" (INSTRUMENT# 20050081601/633).
 6. EXISTING LANDSCAPING IS NOT BEING DISTURBED.



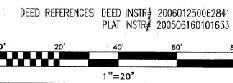
OWNER/DEVELOPER
LKM PROPERTIES LP
P.O. BOX 590
POWELL, TENNESSEE 37869
PHONE: (865) 935-2042

SITE ADDRESS
12001 KINGSTON PIKE
FARRAGUT, TN 37622

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 DORCHESTER DRIVE
KNOXVILLE, TENNESSEE 37929
PHONE: (865) 588-6422
FAX: (865) 588-6472
enr@bhn-p.com

DESIGNED	DMP	NO.	DATE	REVISION	APPROVED	NO.	DATE	REVISION	APPROVED
DRAWN	SCW								
CHECKED	DMP								

SCALE
HORIZONTAL: 1"= 20'
VERTICAL: 2"= 10'
DATE
12/05/24



EXISTING CONDITIONS FOR
WEIGEL'S FARM STORE #44 ADDITION
TAX MAP 152 PARCELS 16.00 & 16.01
6TH CIVIL DISTRICT, TOWN OF FARRAGUT, KNOX COUNTY,
TENNESSEE

22421-EX
SHEET 2 OF 5 SHEET(S)
Q:\22421\A\22421\001\22421-EX.DWG

NOTE:
CONTRACTOR IS RESPONSIBLE FOR
ALL TRUCK SAFETY

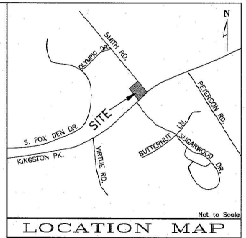
CONTRACTOR SHALL SHORE AND
BRACE ALL OPEN CUT TRENCHES AS
REQUIRED BY STATE AND FEDERAL
LAWS AND LOCAL ORDINANCES TO
CONFORM WITH RECOMMENDATIONS
SET FORTH IN ADD MANUAL OF
ACCIDENT PREVENTION IN
CONSTRUCTION TO PROTECT LIFE,
PROPERTY, OR INJURY TO AVOID
EXCESSIVELY WIDE CUTS IN
UNSTABLE MATERIAL.

OSHA RULES SHALL BE ABIDED BY.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

NOTES:
THREE DAYS PRIOR TO ANY EASTWORK OR
CONSTRUCTION WORKER MUST CONTACT
TENNESSEE ONE-CALL
1-800-361-1111
RECORD AND SAVE YOUR CONNECTION NUMBER.

RICHARD MICHAEL ATMP AND CRAIG KELLEY
INS#1202901260039248



- NOTES:
1. IRON PINS FOUND (IF FOUND) SHOWN ON MAP. ALL OTHERS SET BY BINDER OR P.P.M.
 2. THIS PROPERTY CONTAINS 1.524 ACRES OF ONE LOT.
 3. UTILITIES:
WATER: FIRST UTILITY DISTRICT
SEWER: FIRST UTILITY DISTRICT
ELECTRIC: TENNESSEE VALLEY POWER
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: TDS TELECOM
 4. THIS PROPERTY IS ZONED C-1.
 5. LOT 2 IS RECORDED AS "WEIGEL STORES, INC. ON SMITH ROAD" (INS#20036016011633).
 6. EXISTING LANDSCAPING IS NOT BEING DISTURBED.

PARKING SCHEDULE
2 ADA ACCESSIBLE SPACES
4 COMPACT CAR SPACES
16 REGULAR CAR SPACES
TOTAL SPACES: 24

SITE DATA:
LOT AREA = 1.524 ACRES OR 66,421 S.F.
EXISTING IMPERVIOUS AREA = 42,742 S.F.
EXISTING LOT COVERAGE = 64.36%
PROPOSED IMPERVIOUS AREA = 42,742 S.F.
PROPOSED LOT COVERAGE = 65.37%



OWNER/DEVELOPER
LKM PROPERTIES LP
P.O. BOX 456
POWELL, TENNESSEE 37449
PHONE: (615) 836-1042

SITE ADDRESS
12301 KINGSTON PIKE
FARRAGUT, TN 37422

SITE & GRADING PLAN FOR
WEIGEL'S FARM STORE #44 ADDITION
TAX MAP 152 PARCELS 16.00 & 16.01
6TH CIVIL DISTRICT, TOWN OF FARRAGUT, KNOX COUNTY, TENNESSEE

22421-SP

SHEET 2 OF 5 SHEET(S)
0:\22421\TWO\TWO\22421-ADD.DWG

- LEGEND
- IPS Iron Pin Set
 - IPC Iron Pin Found
 - Adjacent Property Line
 - Border
 - Property Line
 - PKC Power Pole
 - WM Water Valve
 - Overhead Utilities
 - White Line
 - Center Line
 - Gas Line
 - Water Line
 - WM Water Meter
 - GV Gas Valve
 - SSWM Sanitary Sewer Manhole
 - Sanitary Sewer Line
 - PHK Fire Hydrant
 - TMB Telephone Manhole
 - Gas Pump & Bollards

BATSON, HIMES, NORVELL & POE
REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS
4335 VERNAL SPRING
KNOXVILLE, TENNESSEE 37916
PHONE: (606) 588-6672
FAX: (606) 588-6472
email: bhn@bhn-pe.com

DESIGNED	DATE	REVISION	APPROVED	DATE	REVISION	APPROVED
DN						
DRAWN						
SCV						
CHECKED						
DN						

SCALE
HORIZONTAL: 1" = 20'
VERTICAL: 2" = 20'
DATE
12/05/24

DEED REFERENCES: DEED INSTR# 2006025032841
PLAT INSTR# 20060160107633



CONTACT: TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION
NUMBER.

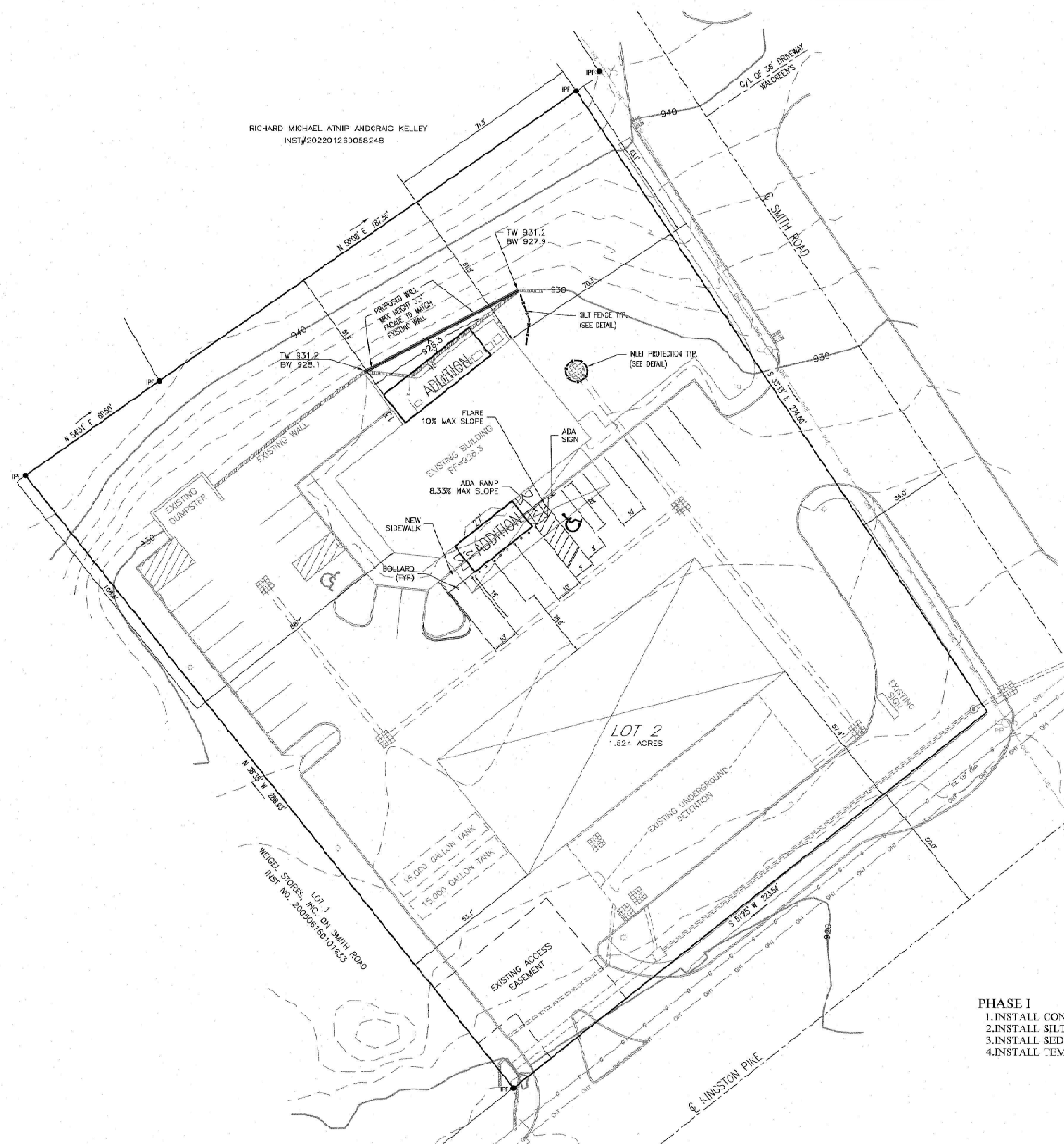
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AOC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.

OSHA RULES SHALL BE ABIDED BY.

RICHARD MICHAEL ATNIP AND CRAIG KELLEY
INST#202201230058248



PHASE I
1. INSTALL CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCE.
3. INSTALL SEDIMENT TRAP AND BASIN.
4. INSTALL TEMPORARY SWALES.

LOCATION MAP

STANDARD NOTES:

- [illegible]



OWNER/DEVELOPER
LKM PROPERTIES LP
P.O. BOX 650
POWELL, TENNESSEE 37849
PHONE: (865) 938-2042

SITE ADDRESS
12001 KINGSTON PIKE
FARRAGUT, TN 37922

EROSION & SEDIMENT CONTROL PLAN FOR
WEIGEL'S FARM STORE #44 ADDITION
TAX MAP 152 PARCELS 16.00 & 15.01
6TH CIVIL DISTRICT, TOWN OF FARRAGUT, KNOX COUNTY,
TENNESSEE

22421-E&SC
SHEET 4 OF 5 SHEETS
ON 22421-1 ADDITIONAL 22421-1 ADDITIONAL



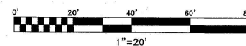
BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAFERML DRIVE
 KACXYLLE, TENNESSEE 37936
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 email@ohn-p.com

DESIGNED	DATE	DESCRIPTION	ASD	SCALE
DRAWN	DATE	DESCRIPTION	ASD	HORIZONTAL: 1" = 50'
CHECKED	DATE	DESCRIPTION	ASD	VERTICAL: 2" INTERVAL
				DATE
				12/05/24

SCALE
HORIZONTAL: 1" = 20'
VERTICAL: 2' INTERVAL

DATE
12/05/24

DEED REFERENCES: DEED INSTR# 200601250062841
PLAT INSTR# 200606160101633



	BATSON, HUMES, NORVELL & POE ENGINEERING INC. & LAND SURVEYORS 4154 PIPERDALE DRIVE KNOXVILLE, TENNESSEE 37935 PHONE: (865) 588-6472 FAX: (865) 588-6472 enr@bhn-p.com										DESIGNED										SCALE		DEED REFERENCES: DEED INSTR# 20060125067841 PAT INSTR# 22550616013133		EROSION & SEDIMENT CONTROL PLAN FOR WEIGEL'S FARM STORE #44 ADDITION TAX MAP 152 PARCELS 16.30 & 18.01 6TH CIVIL DISTRICT, TOWN OF FARRAGUT, KNOX COUNTY, TENNESSEE		22421-E&SC	
	DRAWN																							SHEET 4				
	SEW																							OF				
	CHECKED																								5 SHEETS			
	TMP	N/A	DATE		REVISION		AJEC	N/A	DATE		REVISION		ASIS							12/05/24								
																												





CONTRACTOR: MBI COMPANIES INC.
THE DESIGN PROFESSIONAL'S SERVICES AND ALL
CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
APPLICABLE CODES AND ALL CITY ORDINANCES. THE
DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL
NECESSARY PERMITS AND APPROVALS FROM THE
APPLICABLE AGENCIES. THE DESIGNER SHALL NOT
BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS
OR FOR ANY DAMAGE TO THE PROPERTY OR TO ANY
PERSONS OR THINGS CAUSED BY THE CONSTRUCTION
OR FOR ANY INADEQUACIES OR DEFICIENCIES
RESULTING FROM THE CONSTRUCTION.

PROJECT INFORMATION

PROJECT:

WEIGEL STORES INC. #44

PROJECT ADDRESS:

13001 ANGLISTON PIKE
KNOXVILLE, TN 37904
PROJECT NO.: 230325-10

ACTIVE DESIGN PHASE

- ☐ FOR REVIEW ONLY
- ☐ FOR PERMITTING ONLY
- ☐ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION RECORDING
- ☐ CONSTRUCTION DOCUMENTS
- ☐ AS-BUILT RECORD SET

REVISION INFORMATION

NO. DATE DESCRIPTION

KEY PLAN

SHEET INFORMATION

SHEET ISSUED: 06/21/2024

DESIGNED BY: STAFF

DRAWN BY: STAFF

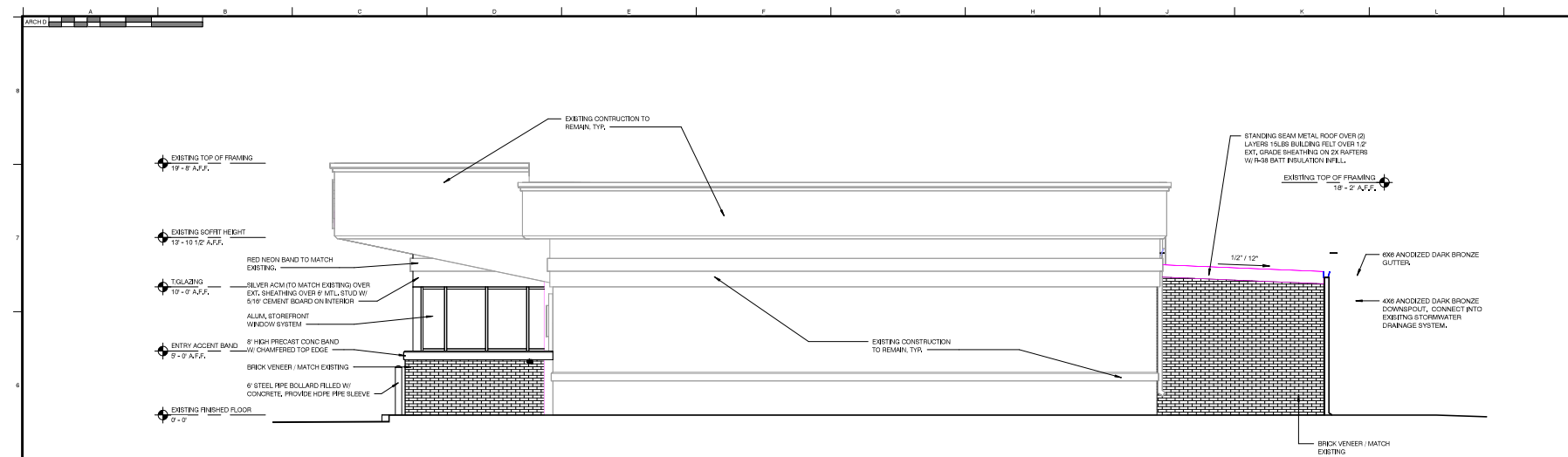
REVIEWED BY: E.E.H.

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NO.

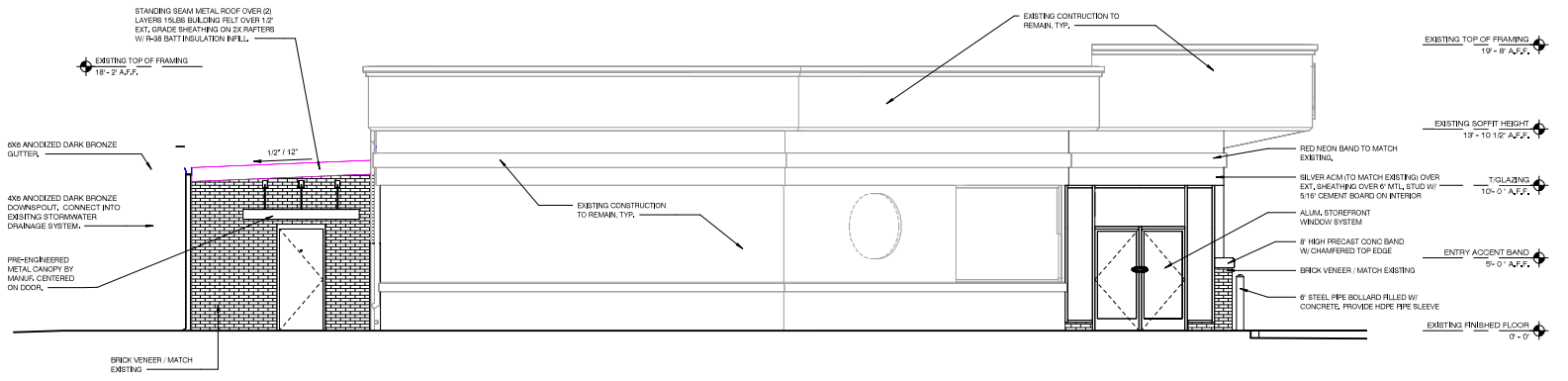
A402



SIDE ELEVATION

SCALE: 1/4" = 1'-0"

1



SIDE ELEVATION

SCALE: 1/4" = 1'-0"

2

PENETRATION - MAXIMUM AREA	
1/A401	GLAZING = 481 sf
	SOLID = 1292 sf
2/A401	GLAZING = 0 sf
	SOLID = 1693 sf
1/A402	GLAZING = 146 sf
	SOLID = 1135 sf
2/A402	GLAZING = 146 sf
	SOLID = 1135 sf
TOTAL	GLAZING = 753 sf
	SOLID = 5,135 sf
	RATIO = 14.7%

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

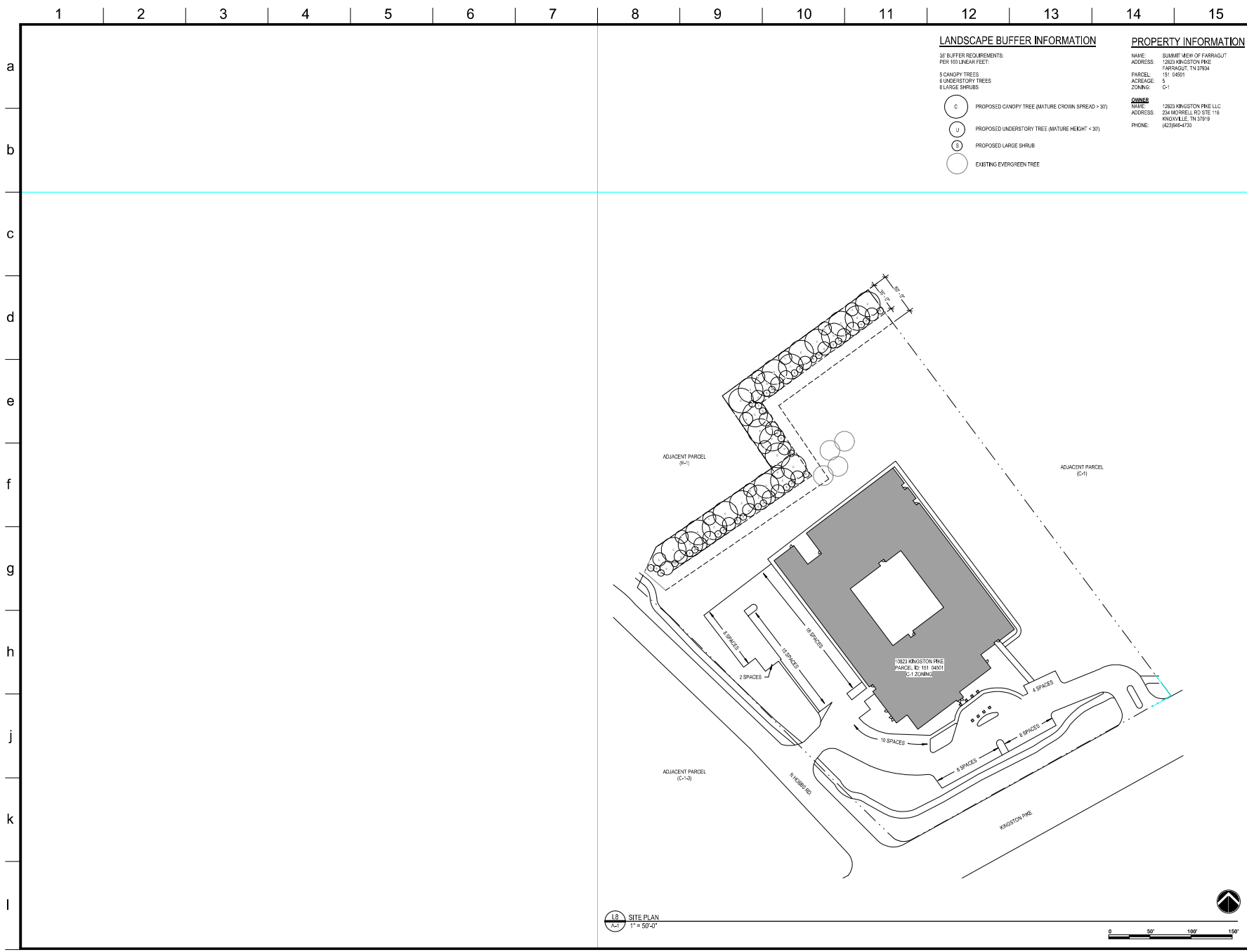
SUBJECT: Discussion and public hearing on a request to amend the Farragut Zoning Map for the property at 12823 Kingston Pike (formerly Summit View Nursing Home) from General Commercial (C-1) to Community Service (S-1), 5 Acres (Benefield Richters, Applicant)

INTRODUCTION AND BACKGROUND: This item was discussed last month, and commissioners were supportive of the requested re-use of the former Summit View Nursing Home for an independent living and care facility. As a result, the staff has prepared a resolution in support of the rezoning request from C-1 to S-1.

DISCUSSION: As discussed, a rezoning to the S-1 District typically requires a Concept Layout Plan that clearly addresses the plan of development for the proposed rezoning area. However, in the case of this project the building and parking lot exist. The only item needed for the Concept Layout Plan and that was mentioned during the Planning Commission workshop discussion is the general location and type of transitional area for the portion of the site that abuts the property to the north that is zoned residential. Some options for the transition area were discussed at the Planning Commission meeting.

RECOMMENDATION: Included in the packet is an updated Concept Layout Plan showing the location and type of transitional area proposed for the project where it abuts property that is zoned residential. The applicant has decided to provide a 35-foot-wide planted buffer strip as their type of transitional plan. This is one of the options permitted for a transitional area. Since the transition area width is required to be 50 feet, the plant material could be distributed over a wider area than is shown on their Concept Layout Plan. The applicant will be required to submit a landscape plan for this buffer strip for approval by the Visual Resources Review Board (VRRB). A completion letter of credit will also be required based on the plan approved by the VRRB to ensure that the buffer strip will be planted at the appropriate time to satisfy the transitional area requirement for the rezoning to the S-1 District.

Included in the packet is Resolution PC-24-20 which recommends approval of Ordinance 24-24 to the Board of Mayor and Aldermen. The staff recommends approval of Resolution PC-24-20 since the rezoning advances the strategy in the Town's Comprehensive Land Use Plan of Encouraging Greater Housing Choice.



LANDSCAPE BUFFER INFORMATION

- 35' BUFFER REQUIREMENTS:
PER 100 LINEAR FEET:
5 CANOPY TREES
6 UNDERSTORY TREES
8 LARGE SHRUBS
- (C) PROPOSED CANOPY TREE (MATURE CROWN SPREAD > 30')
(U) PROPOSED UNDERSTORY TREE (MATURE HEIGHT < 30')
(S) PROPOSED LARGE SHRUB
(E) EXISTING EVERGREEN TREE

PROPERTY INFORMATION

NAME: SUMMIT VIEW OF FARRAGUT
ADDRESS: 12823 KINGSTON PIKE
FARRAGUT, TN 37934
PARCEL: 151 (4601)
ACRES: 5
ZONING: O-1

OWNER:
NAME: 12823 KINGSTON PKE LLC
ADDRESS: 234 MORRELL RD STE 110
KNOXVILLE, TN 37919
PHONE: (423) 644-1100

benefield • richters

planning
architecture
902 North Central Street
Knoxville, TN 37917
(865) 637-7009

SUMMIT VIEW

12823 KINGSTON PIKE,
FARRAGUT, TN 37934

CONCEPT LAYOUT PLAN

NOTE: PLANS ARE FOR REZONING - DRAWINGS
CONTAIN CONCEPTUAL INFORMATION NOT INTENDED
FOR CONSTRUCTION PURPOSES.



A-1

ORDINANCE: 24-24
PREPARED BY: Shipley
REQUESTED BY: Benefield Richters
CERTIFIED BY FMPC: December 19, 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 at 12823 Kingston Pike from C-1 to S-1 (See Exhibit A).

SECTION 2.

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

Ron Williams, Mayor

Allison Myers, Town Recorder

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

Scott Russ, Chairman

Shannon Preston, Secretary



Exhibit A Ordinance 24-24

Rezone of 12823 Kingston Pike
Parcel 151, Tax Map 04501

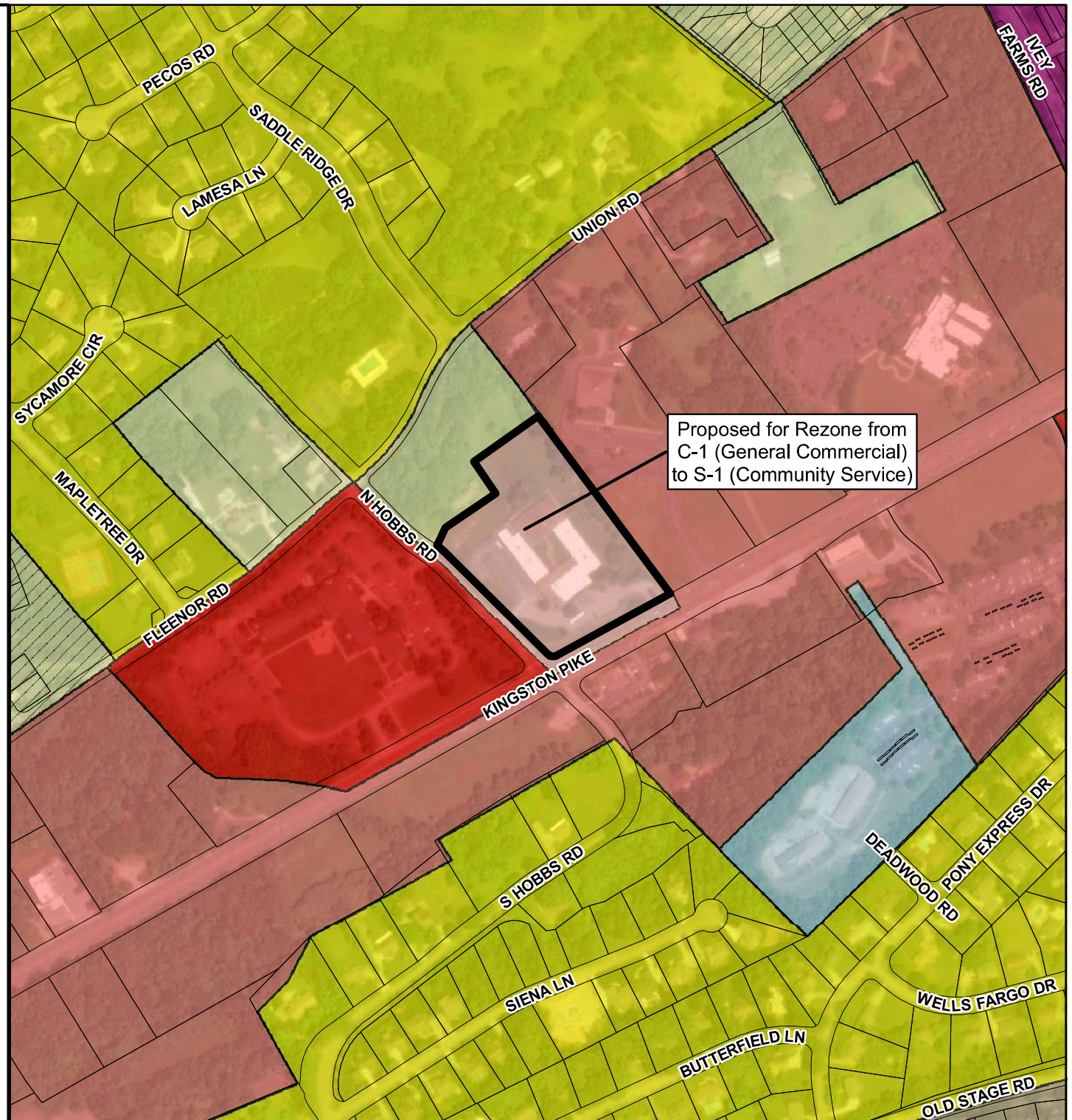
Proposed for Rezone from
C-1 (General Commercial)
to S-1 (Community Service)

Legend

- Parcels
- Subject Area
- Business District Four Story
- S-1, Community Service
- R-1, Rural Single-Family Residential
- R-2, General Single-Family Residential
- R-3, Small Lot Single-Family Residential
- R-1/OSR, Open Space Residential Overlay
- O-1, Office
- Neighborhood/Convenience Commercial
- C-1, General Commercial
- C-1-3, General Commercial, Three Stories



1 in = 400 ft



RESOLUTION PC-24-20

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF THE PROPERTY AT 12823 KINGSTON PIKE FROM GENERAL COMMERCIAL (C-1) TO COMMUNITY SERVICE (S-1)

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

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

WHEREAS, a public hearing was held on this request on December 19, 2024;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval of Ordinance 24-24 to the Farragut Board of Mayor and Aldermen, an ordinance amending the Farragut Zoning Map, Ordinance 86-16, by rezoning the property at 12823 Kingston Pike from C-1 to S-1.

ADOPTED this 19th day of December 2024.

Scott Russ, Chairman

Shannon Preston, Secretary

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

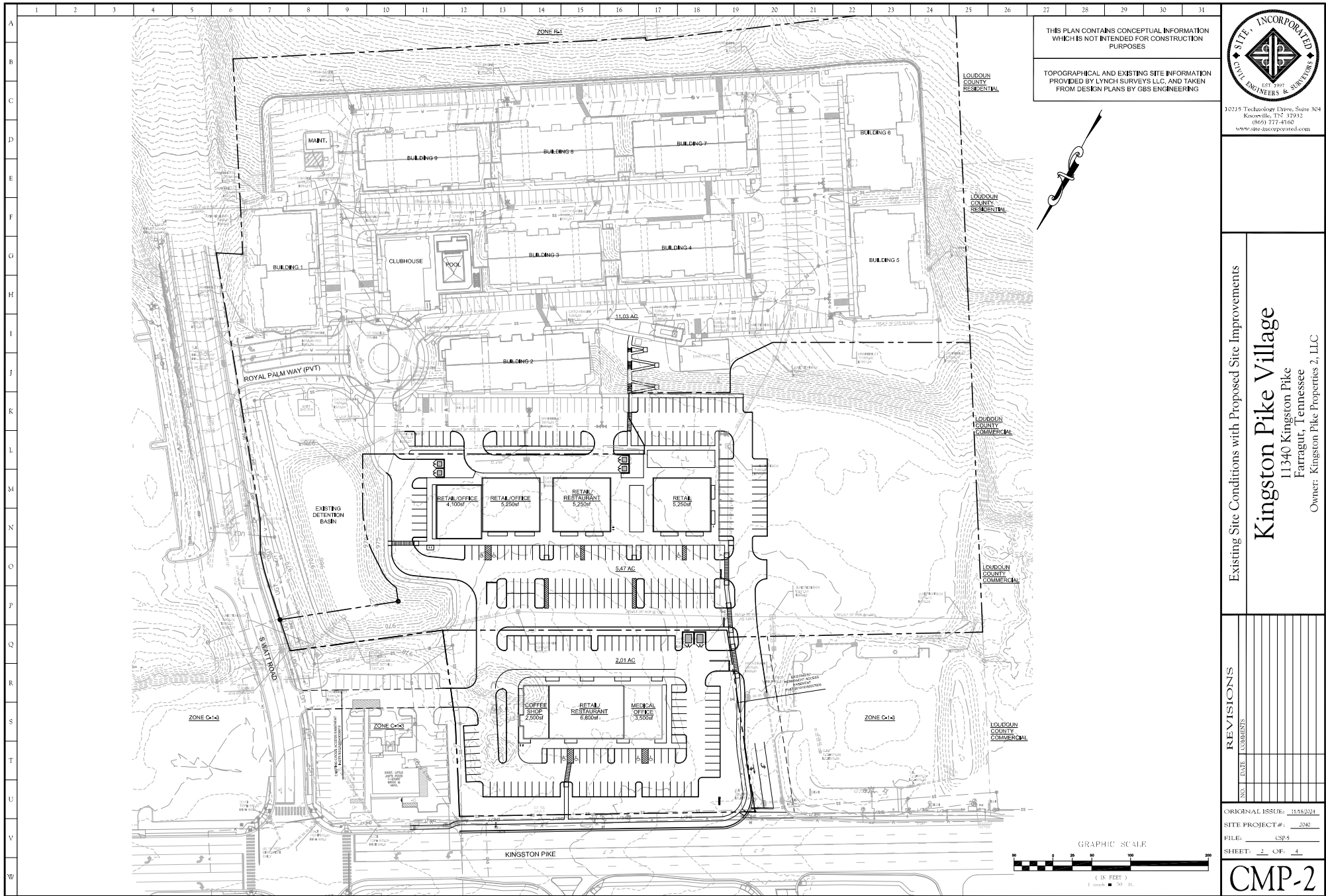
SUBJECT: Discussion on a revised concept plan for the commercial portion of the Kingston Pike Village, Parcel 81.47, Tax Map 151, 18.5 Acres, Zoned PCD (Kingston Pike Properties 2, LLC, Applicant)

INTRODUCTION: This agenda item is for discussion purposes only and involves a review of the most recent concept plan for the commercial portion of the Kingston Pike Village Planned Commercial District (PCD) project at S. Watt Road and Kingston Pike.

DISCUSSION: The previous concept options for this project were reviewed at the June 20, 2024 Planning Commission meeting. At that time, the applicant was working with someone on a day care facility on the westernmost portion of the site. The latest concept does not include the day care facility or any development in the westernmost portion of the site. The remaining areas have layouts and uses similar to those shown on some of the previous concepts.

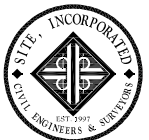
One suggestion the staff made at the June 20 meeting was to include with the civil engineering team a land planner to help evaluate how best to transition the arrangement of improvements specifically in the area between the residential and the commercial. The latest concept still includes a loading/unloading area with garbage pickup on the south end of the commercial buildings in the area closest to the residential areas. This should be re-evaluated and possibly flipped so that the outdoor seating areas are closest to the residential area and the loading/unloading areas are more internal to the project. This would also help with potential noise and smells adversely affecting the residential area.

One other site related item that has been mentioned at previous reviews of different concepts is that the drive through for the envisioned coffee shop on the northeast end of the development will require a text amendment since it is not internal to the development. The applicant has submitted a text amendment request, but it was not filed in time to be on this agenda. The staff will review the text amendment request for workshop discussion purposes at the January 16 Planning Commission meeting. Since it involves the PCD District, there may need to be some differentiation between drive-throughs in the Mixed-Use Town Center (MUTC) PCD projects and those not within the MUTC.



THIS PLAN CONTAINS CONCEPTUAL INFORMATION
WHICH IS NOT INTENDED FOR CONSTRUCTION
PURPOSES

TOPOGRAPHICAL AND EXISTING SITE INFORMATION
PROVIDED BY LYNCH SURVEYS LLC, AND TAKEN
FROM DESIGN PLANS BY GBS ENGINEERING



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

Existing Site Conditions with Proposed Site Improvements

Kingston Pike Village

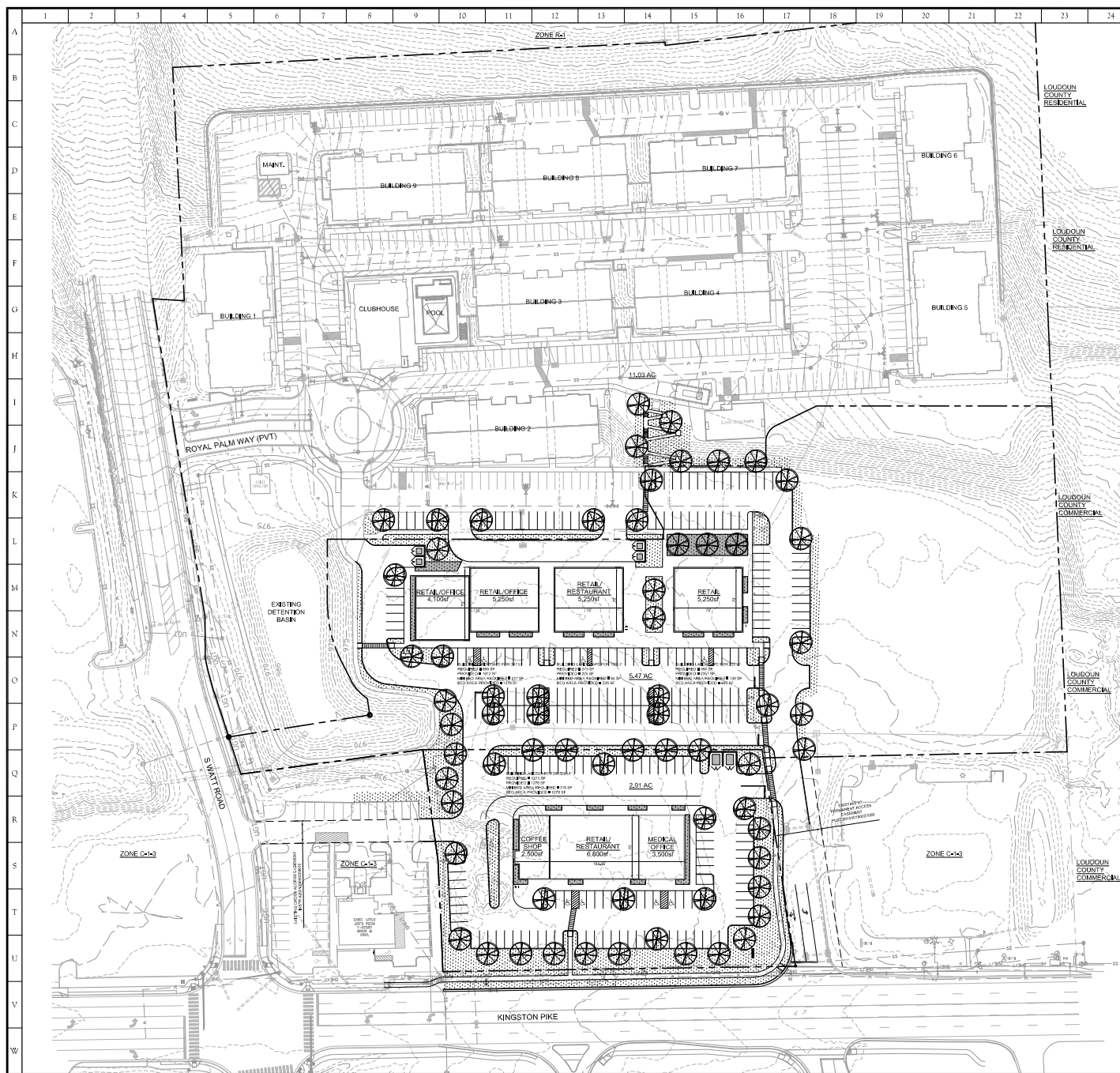
11340 Kingston Pike
Farragut, Tennessee

Owner: Kingston Pike Properties 2, LLC

REVISIONS	
NO.	DATE COMMENTS

ORIGINAL ISSUE: 11/15/2021
SITE PROJECT #: 2040
FILE: CSP-5
SHEET: 2 OF 4

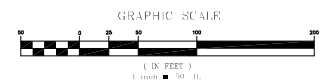
CMP-2



THIS PLAN CONTAINS CONCEPTUAL INFORMATION WHICH IS NOT INTENDED FOR CONSTRUCTION PURPOSES			
SITE AND LANDSCAPE DATA			
TOTAL SITE AREA - RETAIL	326,124 SF (7.49 ACRES)		
TOTAL SUPERIOR AREA	164,275 SF		
TOTAL LOT COVERAGE	50.37%		
LANDSCAPING REQUIREMENTS			
SHADE TREE PLANTING REQUIREMENTS	REQUIRED	PROVIDED	
1 SHADE TREE/2500 SF SUPERIOR AREA (164,275 SF)	66	66	
25% SHADE TREES PLANTED IN FRONT YARD	10	10	
LANDSCAPING BETWEEN BUILDING AND PARKING LOT			
32.5' LINEAR FEET OF BUILDING		SSE PLAN	SSE PLAN
25% OF AREA TO 20' FROM BUILDING OTHER THAN GRASS		SEE PLAN	SEE PLAN
LANDSCAPING FOR STORMWATER DETENTION BASIN			
LANDSCAPING AROUND BASIN WAS PART OF NEIGHBORLY PHASE	0	0	
NO BUFFER STRIPS REQUIRED			
TREE PRESERVATION			
TREE PRESERVATION WAS PART OF MULTIFAMILY PHASE			

PLANT LEGEND	
SYMBOL	TYPE
	SHADE TREE
	LANDSCAPE AREA BETWEEN BUILDING AND PARKING/VEHICULAR ACCESS WAYS 25% OF THIS AREA WILL BE LANDSCAPED WITH PLANT MATERIAL OTHER THAN GRASS
	GRASS

NO TREE PRESERVATION PLANS ARE REQUIRED FOR THIS PHASE.
GRADING OR EROSION CONTROL AND TREE PRESERVATION WAS
ACCOMPLISHED IN PHASE ONE AND IN PHASE TWO. AND REDWOOD
TREE CREDS WERE PLANTED IN PHASE ONE DEVELOPMENT.



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



Conceptual Landscape Plan

Kingston Pike Village

11340 Kingston Pike
Farragut, Tennessee

Owner: Kingston Pike Properties 2, LLC

Owner: Kingston Pike Properties 2, LLC

[illegible]

ORIGINAL ISSUE: 11/18/2024
SITE PROJECT #: 2040
FILE: CSP-5
SHEET: 4 OF: 4

CMP-4

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a request for an amendment to the text of the Farragut Zoning Ordinance to allow a drive through lane to be permitted for a financial and real estate service in the Mixed-Use Town Center planning area of the General Commercial (C-1) Zoning District (Long, Ragsdale & Waters, P.C., Applicant)

This item is for discussion purposes only and was reviewed initially at the October Planning Commission meeting. Below, in red, is the staff's report from the October meeting.

INTRODUCTION AND BACKGROUND: This item is for discussion purposes only and involves a request to amend the text of the Farragut Zoning Ordinance to provide for a drive-through service lane and window for financial (banks) and real estate services in the Mixed-Use Town Center (MUTC). Currently, a drive-through lane is only permitted in the MUTC for establishments serving food or beverage on lots of record that are a minimum of two acres and subject to a number of additional criteria to basically limit the scale and visibility of the drive-through. A copy of the existing provisions is included in the packet.

DISCUSSION: The applicant's text amendment request refers to the surrounding context as a consideration for permitting a drive-through as requested. Though not necessarily relevant to the text amendment from the staff's perspective, the location where the bank is interested in is to the immediate west of the Campbell Station Inn. There are three banks in close vicinity with drive-through service lanes and windows.

Though this is only a workshop discussion, the staff does not support the text amendment request for the following reasons:

1. Incompatibility with the CLUP. In the Comprehensive Land Use Plan (CLUP), an auto-oriented layout for a bank type use is not consistent with a built environment that prioritizes walkability and pedestrian activity with lively outdoor spaces and places to gather and that include buildings that engage the street and that are inviting to pedestrians. The land to the west of the Campbell Station Inn could include a use that would be consistent with this language and that would complement the activities that take place at McGill Plaza. The text amendment is incompatible with the CLUP.
2. Incompatibility with the Town's Strategic Plan. The Town's Strategic Plan has the Critical Success Factor of Enhancing the Town's Financial Position and one of the Strategic Planning Priorities under this Critical Success Factor is to "Identify potential retailers to increase local sales tax revenue with remaining commercially zoned properties left to develop." The large undeveloped area to the west of the Campbell Station Inn should, consistent with the Strategic Plan, be promoted for a tax revenue generating use that would be consistent with the CLUP and

complement the activities at McGill Plaza. Amending the Zoning Ordinance, as requested by the applicant, would adversely affect this effort and is incompatible with the Strategic Plan.

3. Consistency. When the Chase Bank, which is within the MUTC, approached the Town initially with a layout that included drive-through service lanes and windows, the staff noted that it was not permitted in the MUTC. Chase Bank revised its layout to not include drive-through service lanes for vehicles to pass through and facilities with microphones, underground transport tubes, and windows that allow customers and bank personnel to see, hear, and pass documents to one another so banking business could be completely conducted by the customer from their vehicle. This revised layout, which only has an ATM that is separate from the building, was deemed by the Town Attorney as consistent with the existing language in the Zoning Ordinance and would be permitted. The Chase Bank also added some outdoor seating along its east side to promote this as a place to gather and to complement the restaurant use to the east in a pedestrian friendly interface. To change the ordinance to allow something that Chase Bank was not permitted to do would be an inconsistent application of the ordinance.
4. Precedent. If the surrounding context was a determining factor in what uses and layouts may be provided for future developments in the MUTC, this could be problematic. The area to the west of the Chase Bank, for example, is a gasoline service bay use. The fact is that the Town's MUTC area has older uses, like gasoline service bay areas and banks with drive-through service lanes and windows, that pre-date the current provisions in the MUTC. The provisions in the MUTC portion of the General Commercial (C-1) Zoning District are in place because they are consistent with the CLUP and are designed to incrementally create, with new developments and re-developments, an area that has the look and feel of something different and that could be recognized as the "downtown" of Farragut. If the ordinance were amended to perpetuate a pre-MUTC, more auto oriented site layout, the incremental effort to promote the character described in the CLUP would be compromised and could lead to other precedent setting amendment requests based on existing developments in other portions of the MUTC.

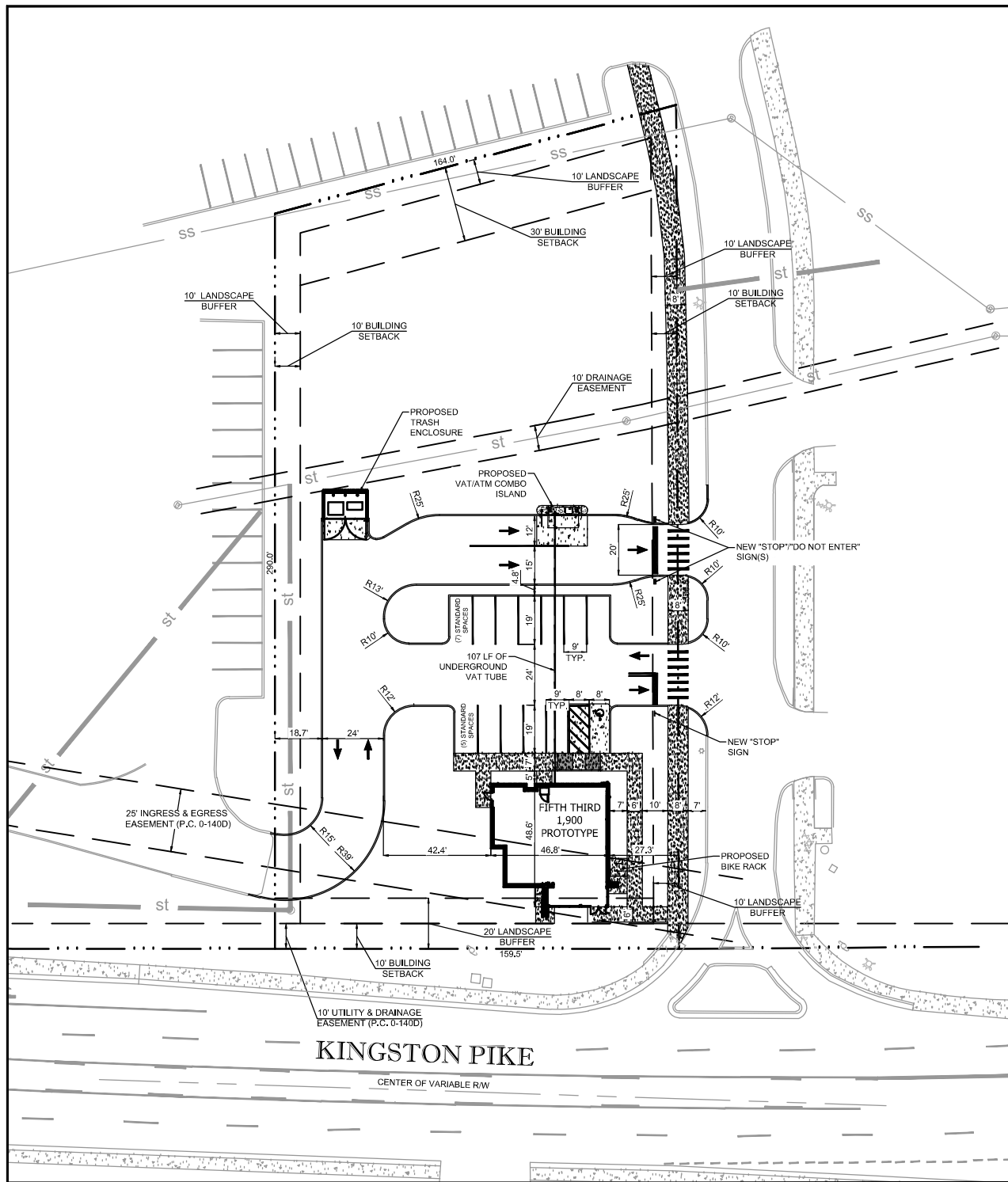
Included in the packet is an updated concept plan and building elevations for the bank that is pursuing the text amendment. The concept plan includes transport tubes that would provide for communication between customers and bank personnel. The Town Attorney has reviewed this concept and his assessment of this in relation to the existing language that prohibits drive-thru service lanes and windows for financial establishments in the MUTC is as follows:

"Thank you for sending me the proposed plan for the Fifth Third Bank branch building for construction in the Town's Mixed Use Town Center. While I don't profess to understand from the Town's viewpoint what is offensive about the traditional bank drive-thru service lane at a bank branch, such facilities are materially different than a simple ATM machine that sits in a bank's parking area similar to what is at the Chase branch at Biddle Farms. You will recall that I distinguished the ATM machine at the Chase Bank branch on the basis that it involved limited service for the customers in their vehicle at the machine, and no communication between the customers and bank personnel inside the building. Moreover, ATM's do not involve windows through which the customer can directly see and transact any type of banking business with personnel inside the building. From my perspective, unlike the Chase ATM machine, I don't see any material difference between the Fifth Third Bank design proposal and a traditional "drive-thru service lanes and windows," and this is what is excluded from banks located in the Mixed Use Town Center area.

Not only is the proposed plan functionally like a traditional drive-thru service lane, but by necessity of passing communications back and forth through the proposed tubes, the traffic generated by the full-service use of this set up would back up for substantially longer periods than the relatively short

transactions normally involved at a ATM machine. For these reasons, I think the language of our ordinance would not permit the proposed design.”

As noted above, the staff does not support an amendment to the Zoning Ordinance to provide for drive-through service lanes and windows for financial institutions in the MUTC.



SITE DATA

SITE ADDRESS:	NORTH CAMPBELL STATION ROAD KNOXVILLE, TENNESSEE 37934
PIN:	142129
BUILDING AREA:	1,900 SF
EXISTING ZONING:	PLANNED COMMERCIAL
SITE AREA:	49,538 SF / 1.14 AC
EXISTING USE:	UNDEVELOPED OUT PARCEL
FUTURE USE:	BANK WITH DRIVE THRU
PARKING DATA	
BANK PARKING REQUIRED:	1 SPACE PER 300 SF OF G.F.A. 1,900 SF x (1 / 300 SF) = 7 SPACES
TOTAL PARKING PROVIDED:	STANDARD PARKING = 12 SPACES ACCESSIBLE PARKING = 1 SPACE TOTAL PARKING PROVIDED = 13 SPACES
PARKING SPACE SIZE:	9' x 19' MINIMUM
DRIVE THROUGH QUEUE:	4 SPACES PER ATM LANE 4 SPACES PER TELLER LANE 10' x 20' QUEUE SIZE
LOADING ZONE:	*NOTE-FINANCIAL INSTITUTIONS DO NOT USE LOADING ZONES FOR SECURITY PURPOSES DELIVERY TRUCK WILL PARK DIRECTLY IN FRONT OF MAIN ENTRANCE.

LANDSCAPE REQUIREMENTS:	REQUIRED
LANDSCAPE BUFFER - FRONT (KINGSTON PIKE)	= 20'
LANDSCAPE BUFFER - SIDE (EAST)	= 10'
LANDSCAPE BUFFER - SIDE (WEST)	= 10'
LANDSCAPE BUFFER - REAR (NORTH)	= 10'

BUILDING REQUIREMENTS:	REQUIRED
BUILDING SETBACK - FRONT (KINGSTON PIKE)	= 10'
BUILDING SETBACK - SIDE (EAST)	= 10'
BUILDING SETBACK - SIDE (WEST)	= 10'
BUILDING SETBACK - REAR (NORTH)	= 30'
MAXIMUM BUILDING HEIGHT	= 35'

FLOOD ZONE:
FLOOD ZONE "X"

ARCHITECT/ ENGINEER OF RECORD

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Tampa, Florida 33602

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FIFTH THIRD BANK
KINGSTON PIKE
NORTH CAMPBELL STATION ROAD
KNOXVILLE, TENNESSEE 37934



JOB NO. 240619

DATE: 10-23-24

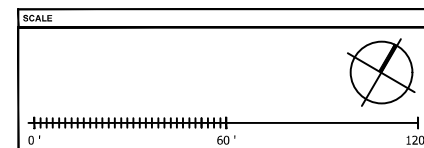
DRAWN BY: IEG

SCALE: 1" = 60'

SHEET TITLE:
TEST FOR FIT

SHEET NUMBER:

1D





FIFTH THIRD



EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
BRICK-1	ACME BRICK	MOCHA IRONSPOT	MAIN BRICK
BRICK-2	ACME BRICK	DOVE GRAY	ACCENT BRICK
AL-1	KAWNEER / PAC CLAD	BLACK	ANODIZED ALUMINUM STOREFRONT
EIFS-1	DRYVIT	STONE GRAY - 454	EXTERIOR EIFS PAINTED TO MATCH STONE GRAY

FIFTH THIRD VILLAGE GREEN

NORTH CAMPBELL STATION ROAD
KNOXVILLE, TENNESSEE 37934

2C

10/28/24



FIFTH THIRD
VILLAGE GREEN

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FIFTH THIRD



FIFTH THIRD VILLAGE GREEN

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2C

10/28/24