# FARRAGUT MUNICIPAL PLANNING COMMISSION

## AGENDA

**March 20, 2025**

**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 February 20, 2025 meeting**

3. **Discussion and public hearing on approval of a sanitary sewer line upgrade within an existing sanitary sewer easement between 12744-12900 Kingston Pike (east and west side of S. Hobbs Road) (FUD, Applicant)**

4. **Discussion and public hearing on approval of a roughly 720-foot extension of a two-inch MDPE gas main line along a portion of Red Mill Lane to service the property at 630 Red Mill Lane (KUB, Applicant)**

5. **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 and a reduction in the centerline radius and design speed requirements in the Subdivision Regulations associated with the 341 Boring Road Subdivision, Parcels 070 and 072, Tax Map 142 (between Waverly Court and Baldwin Park), 32 house lots, 12.76 Acres, Zoned R-3 (Rackley Engineering, Applicant)**

6. **Discussion and public hearing on approval of a site plan for a Bruster's Real Ice Cream, 11692 Parkside Drive, Parcel 191.10, Tax Map 130 (south of Home Federal Bank off Parkside Drive), 1.57 Acres, Zoned C-1 (Knoxville Bruster's Inc., Applicant)**

7. **Discussion and public hearing on approval of a revised Concept Master Plan as required for modifications to the commercial portion of the Kingston Pike Village Planned Commercial Development, 13106-13140 Kingston Pike, 18.5 Acres, Zoned PCD (Kingston Pike Properties 2, LLC., Applicant)**



*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*

8. **Discussion and public hearing on requested modifications to the building exterior associated with the Campbell Station Retail Building, Parcel 119.02, Tax Map 130 (behind the Casey's off N. Campbell Station Road), Zoned C-2 (Hutchins Associates PC, Applicant)**

9. **Discussion and public hearing on a request from the Planning Commission for Knox County Schools to consider a reduction in street lane width (from 12 foot lanes to 11 foot lanes) along the section of Boring Road that is being improved by Knox County in response to the Farragut Area Elementary School**

10. **Approval of utilities**

11. **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;
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.



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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

**February 20, 2025**

**MEMBERS PRESENT**
Scott Russ, Chairman
Louise Povlin, Vice Chairman
Ron Williams, Mayor
Scott Meyer, Vice Mayor
Jeff Devlin
Ron Pinchok
Noah Myers
Jon Greene

**MEMBERS ABSENT**
Shannon Preston, Secretary

**Youth Representative:** Anna Presley

**Staff Representatives:** Mark Shipley, Community Development Director
David Smoak, Town Administrator
Ron Oestreich, Parks and Recreation Director

1. **Approval of agenda**
   The staff recommended approval of the agenda as submitted.

   *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.*

2. **Approval of minutes for the January 16, 2025 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 except for Chairman Russ, Vice Chairman Povlin, and Commissioner Devlin who abstained due to being absent from the January 16 meeting.*

3. **Discussion and public hearing on approval of a site plan for pickleball courts at Mayor Bob Leonard Park off Harrison Road (Town of Farragut, Applicant)**
   Parks and Recreation Director, Ron Oestreich, reviewed this item. A short discussion ensued. Commissioner Myers mentioned that the Town should discuss the likelihood of pickleball players parking on the adjacent Two Rivers Church parking lot on the west side of Harrison Lane. If this is acceptable with the church, it was suggested by some of the commissioners that measures should be evaluated for enhancing pedestrian safety related to crossing Harrison Lane. Director Oestreich stated that he would reach out to Two Rivers Church and evaluate this issue.

*A motion was made by Vice Chairman Povlin to approve the site plan as presented. The motion was seconded by Commissioner Pinchok and was approved unanimously.*

4. **Discussion and public hearing on approval of a final plat for Biddle Farms Residential, Parcel 3.22, Tax Map 143, 3 Lots, 19.18 Acres, Zoned PCD (Biddle Farms Residential, LLC, Applicant)**
   The staff reviewed this item and recommended approval subject to the following items being satisfactorily addressed:

   1. Please obtain the required signatures.
   2. Please complete remaining field related items identified by Town staff.
   3. A written agreement is needed before signing the final plat on the maintenance of public spaces, landscaping, lighting, etc.
   4. Completion and maintenance letters of credit will be required in dollar amounts provided by the Town Engineer prior to the plat being signed.
   5. Please provide a copy of the Register of Deeds recorded instrument for "Covenants for Inspection and Permanent Maintenance of Stormwater and/or Water Quality Facilities" along with its engineered approved Stormwater Best Management Practice Operation and Maintenance Plan for the bioretention ponds, detention pond(s), and any other water quality facilities that are applicable to this plat. These facilities and the instrument number should be referenced in the notes section of this plat.

   *Annette Hommel was present on behalf of the applicant and indicated that they were good with the remaining staff comments. A motion was made by Vice Chairman Povlin the follow the staff's recommendation. The motion was seconded by Mayor Williams and was approved unanimously.*

5. **Discussion and public hearing on approval of a site plan for an Express Oil Change and Tire Engineers development, 11155 and 11157 Kingston Pike, 6.6 Acres, Zoned C-1 (Civil Consultants, Inc., Applicant)**
   The staff reviewed this item and recommended approval subject to the following items being satisfactorily addressed:

   1. Please provide an irrevocable letter of credit for erosion control in the amount of $15,000.
   2. Please submit TDOT permit for access and working on TDOT right of way.
   3. It appears the HVAC units are situated where they would not be visible from an adjacent property or right of way. Please confirm and include a note on the site plan layout sheet to specifically address this.
   4. Please ensure that the required landscape areas for the "landscaping between the building and parking lot" requirement are coordinated between the site plan and landscape plan. Please also note that at least 25% of those areas must contain plant material other than grass and that the separately submitted landscape plan does not appear to fully meet that standard.
   5. 18" RCP in detention berm should have an anti-seep collar installed between outlet structure and headwall. Please add in notes and detail.
   6. A permanent stormwater maintenance agreement and plan must be recorded to run with the property. These covenants must be recorded prior to Certificate of Occupancy.

7. Please note that retaining walls require an engineered design, approval, and verification. Please upload the design to the building permit project.

*The applicant's engineer was present and answered some questions from commissioners. A motion was made by Vice Chairman Povlin to follow the staff's recommendation. The motion was seconded by Commissioner Pinchok and was approved 7-1 with Mayor Williams voting no.*

6. **Discussion and public hearing on approval of a site plan amendment request to leave the section of retaining wall not visible from Kingston Pike as plain block in association with the Dogtopia of Farragut at 12924 Kingston Pike (Urban Engineering, Applicant)**
The staff reviewed this item and recommended that, at a minimum, the sections of retaining wall that are not visible from Kingston Pike be painted to blend in with the surroundings.

*The owner of Dogtopia, Jeremiah Webb, was present to answer questions from commissioners. Some discussion occurred regarding the type of paint to use on concrete block that would last the longest. It was noted that there are paint types that are specifically designed to cover concrete block. A motion was made by Commissioner Greene to follow the staff's recommendation and also stipulate that the paint to be used would need to be specifically intended for covering concrete block and be of earth tones to blend in with the surrounding area. The motion was seconded by Commissioner Myers and was approved unanimously.*

7. **Discussion and public hearing on approval of a variance of 350 feet from the distance between driveways requirement for arterial streets in the Driveways and Other Access Ways Ordinance for a proposed access associated with a duplex at 1114 N. Campbell Station Road (Oleg Zayets, Applicant)**
The staff reviewed this item and recommended to deny the requested variance. The property was provided access on a plat approved by Knox County and recorded in 2017. This included a shared access with the property to the east.

*The applicant was present and spoke on behalf of his request. An initial motion was made by Vice Chairman Povlin to follow the staff's recommendation. The motion was seconded by Mayor Williams. A long discussion ensued; Commissioner Myers noted that he would support the applicant's request because conditions affecting the shared access provided for on the County's 2017 plat have made this access untenable. Since 2017, the County has proceeded with a road improvement project that would add a southbound turn lane to N. Campbell Station Road at the Fretz Road intersection. As a result, utilities have been relocated further away from the existing roadway that could impact a shared access. The existing shared access and the access to the east that were provided for in the 2017 plat would now also be impacted by the turn lane project. Effectively, those accesses will be largely restricted to a west out access due to eastern turning movements conflicting with automobiles parked in the turn lane. Having an access that would line up with Fretz Road and that would not be impacted by the southbound turn lane would be more favorable than the shared access location provided for on the 2017 plat.*

*Vice Chairman Povlin withdrew her original motion. Mayor Williams seconded this action. Commissioner Myers then moved to approve the variance requested by the applicant for the reasons noted above. The motion included a request for the staff to work with the County on providing a plat note for the plat of correction that would be needed that would include the*

*ability for the owners of Lots 9R and 10 to have access to the access requested by the applicant on Lot 11 that would line up with Fretz Road. In this manner, these two property owners would be able to access in a better location that would not be in conflict with the turn lane. The motion was seconded by Commissioner Devlin and was approved 7-1 with Vice Mayor Meyer supporting the staff's recommendation since the applicant's lot does have existing access with Lot 10.*

8. **Discussion and public hearing on a request to amend the text of the Farragut Zoning Ordinance in the Planned Commercial District (PCD) so that a proposed automobile-oriented use that has frontage on a major arterial street may have a drive-through under certain conditions (Kingston Pike Properties 2, LLC, Applicant)**
   The staff reviewed this item and recommended approval of Resolution PC-25-02 which recommends approval of Ordinance 25-03 to the Board of Mayor and Aldermen.

   *Daniel Smith was present as the applicant. A motion was made by Vice Chairman Povlin to follow the staff's recommendation. The motion was seconded by Vice Mayor Meyer and was approved unanimously.*

9. **Discussion and public hearing on a request to amend the text of the Farragut Zoning Ordinance to lessen the setback for outdoor fences associated with commercial kennels in the General Commercial (C-1) Zoning District where the kennel abuts property that is not zoned residential or agricultural (Urban Engineering, Applicant)**
   The staff reviewed this item and recommended approval of Resolution PC-25-01 which recommends approval of Ordinance 25-02 to the Board of Mayor and Aldermen.

   *Jeremiah Webb was present as the applicant. A motion was made by Vice Chairman Povlin to follow the staff's recommendation. The motion was seconded by Commissioner Myers and was approved unanimously.*

10. **Approval of utilities**
    None.

11. **Citizen forum**
    *Vice Chairman Povlin spoke about the desire to ask Knox County to reduce the lane width on their portion of Boring Road that they are proposing to improve from 12-foot lanes to 11-foot lanes.*

The meeting was adjourned at 8:00 p.m.

_____
Shannon Preston, Secretary

**MEETING DATE**: March 20, 2025 **AGENDA ITEM #3**

# REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

**PREPARED BY:** Mark Shipley, Community Development Director

**SUBJECT:** Discussion and public hearing on approval of a sanitary sewer line upgrade within an existing sanitary sewer easement between 12744-12900 Kingston Pike (east and west side of S. Hobbs Road) (FUD, Applicant)

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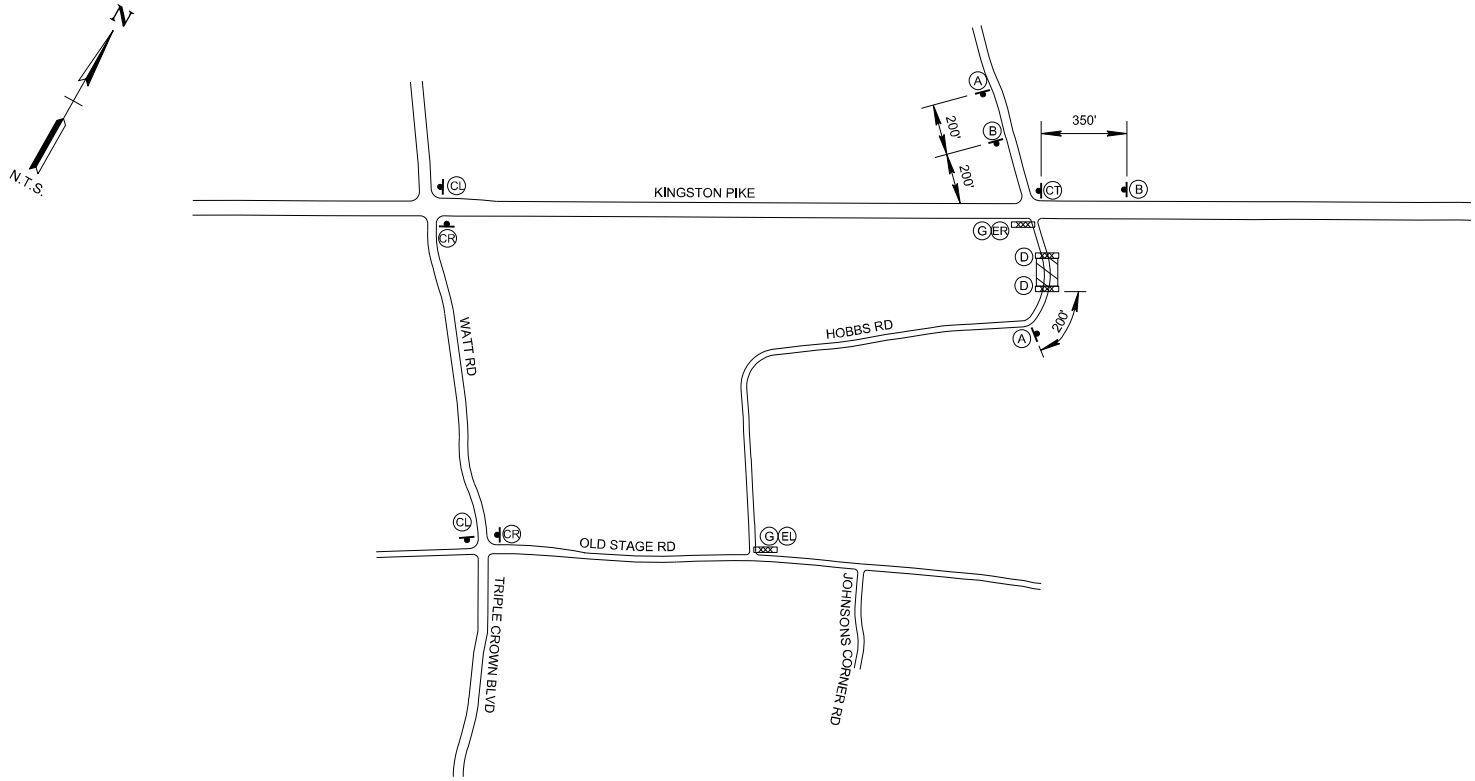
**INTRODUCTION AND BACKGROUND:** This maintenance related project involves replacing and upgrading an existing section of sanitary sewer line within mostly an existing sanitary sewer easement between 12744 and 12900 Kingston Pike. This address range is in front of the Renaissance Farragut development and extends to just west of S. Hobbs Road.

**DISCUSSION:** This project will be conducted by First Utility District (FUD) and will involve removal and replacement of an existing sanitary sewer line because the existing line is undersized for the additional construction that is occurring in the general area. This section of line serves an area that extends to I40/75 at the Watt Road interchange and west to the Garnett Hills Subdivision in Loudon County. A right-of-way permit has been applied for and the Town's engineering staff will be working with FUD on coordinating the project. The work will require the existing sewer line to be removed, and the new sewer line to be added in the same trench.

The sewer line section near S. Hobbs Road will be shifted slightly to the north to provide better separation from the bridge and the creek. This will need to be contained in a new sanitary sewer easement. The remainder of the work will be within an existing sanitary sewer easement.

**RECOMMENDATION:** The Town staff has reviewed the plans submitted for the right of way permit and that are included in the packet and recommend approval, subject to the following:

1. Obtaining a right of way permit from the Town's Engineering Department.
2. Coordinating erosion and traffic control with the Town's Engineering Department.
3. Providing a copy of the new easement needed for the S. Hobbs Road section.




NOTES :

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

DEVICE LEGEND

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

SIGN LEGEND

- (A) ROAD CLOSED AHEAD — W20-3, 48"x 48"
- (B) DETOUR AHEAD — W20-2, 48"x 48"
- (CT) DETOUR — M4-9T, 30"x 24"
- (CL) DETOUR — M4-9L, 30"x 24"
- (CR) DETOUR — M4-9R, 30"x 24"
- (D) ROAD CLOSED — R11-2, 48"x 30" ON TYPE III BARRICADE
- SIGN (EL) OR (ER) SHALL BE MOUNTED DIRECTLY BELOW AS APPROPRIATE
- (EL) DETOUR — M4-10L, 48"x 18"
- (ER) DETOUR — M4-10R, 48"x 18"
- TYPE III BARRICADE ALONE (F)
- (G) ROAD CLOSED TO THRU TRAFFIC — R11-4 OR R11-3, 60" X 30" ON TYPE III BARRICADE
- SIGN (EL) OR (ER) SHALL BE MOUNTED DIRECTLY BELOW AS APPROPRIATE

BRIAN J. HAAS — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 115481 — STATE OF TENNESSEE — 03/03/25

# TEMPORARY WORK ZONE TRAFFIC CONTROL PLAN

PREPARED FOR FIRST UTILITY DISTRICT OF KNOX COUNTY

ROAD CLOSURE ON HOBBS ROAD
(BETWEEN KINGSTON PIKE AND OLD STAGE ROAD)

CANNON & CANNON INC
10025 Investment Drive, Suite 120
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865.670.8555
www.cci-corp.com

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|---|---|
| MARCH 3, 2025 | |
| PROJ. NO. 00969-0120.000 | |
| P.M.: BJH | Q/C: BJH |
| DRAWN: KNT | SHEET TC - 1 |

WPN24.0834

APPROVED FOR CONSTRUCTION

THE DOCUMENT BEARING THIS STAMP HAS BEEN RECEIVED AND REVIEWED BY THE

**TENNESSEE DEPT. OF ENVIRONMENT & CONSERVATION**
**DIVISION OF WATER RESOURCES**

AND IS HEREBY APPROVED FOR CONSTRUCTION BY THE COMMISSIONER

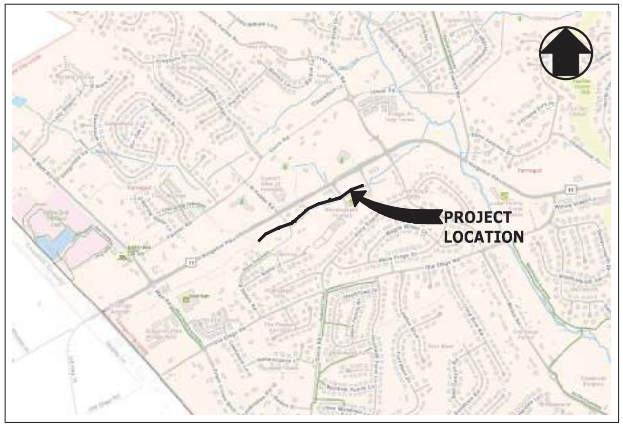
11/26/2024

THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION OF CORRECT OPERATION OR AS WARRANTING BY THE COMMISSIONER THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS.

APPROVAL EXPIRES ONE YEAR FROM ABOVE DATE

## CONTRACT DOCUMENTS FOR THE CONSTRUCTION OF:

# KINGSTON PIKE AT S. HOBBS ROAD SANITARY SEWER REPLACEMENT




**VICINITY MAP**
*SCALE: 1" = 1000'*

**DRAWING INDEX**

| SHEET No. | DWG No. | DRAWING TITLE |
|---|---|---|
| 1 | COVER | COVER SHEET |
| 2 | SA0.01 | GENERAL NOTES AND LOCATION MAP |
| 3 | SA1.01 | SANITARY SEWER PLAN AND PROFILE LINE 'A' STA. 0+00 TO STA. 12+00 |
| 4 | SA1.02 | SANITARY SEWER PLAN AND PROFILE LINE 'A' STA. 12+00 TO 20+97 E.O.L. |
| 5 | SA2.01 | TYPICAL DETAILS |
| 6 | SA2.02 | TYPICAL DETAILS |

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

## Prepared for

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**Knoxville, Tennessee 37922**

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APPROVED
ENGINEER
SEWER

| NO. | DATE | REVISION | APPR. |
|---|---|---|---|
| 0 | 11/08/2024 | INITIAL ISSUE FOR CONSTRUCTION | WWL |

SCALE: AS SHOWN
DATE: 11/08/2024

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

KINGSTON PIKE AT S. HOBBS ROAD
SANITARY SEWER REPLACEMENT

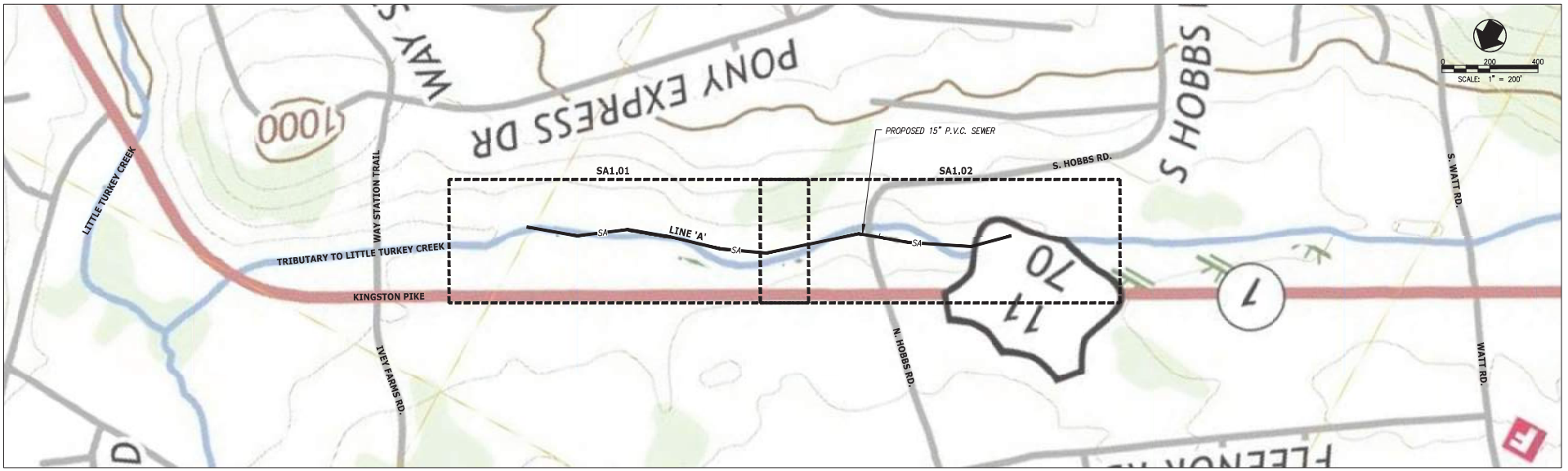
COVER SHEET

CCI PROJECT NO. 00969-0000

SHEET COVER

SHEET 1 OF 6

CONSTRUCTION PLANS FOR: KINGSTON PIKE AT S. HOBBS ROAD SANITARY SEWER REPLACEMENT




## LOCATION MAP

SCALE: 1"=200'

### SEWER NOTES:

1. CONTRACTOR SHALL VERIFY ALL MANHOLE INVERTS AND ANGLES AND COMPLETE UTILITY LOCATES PRIOR TO ORDERING MANHOLES AND CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL IN COMPLIANCE WITH TDEC BEST PRACTICES. SEE SHEET SA2.02 FOR TYPICAL EROSION CONTROL DETAILS.
3. ALL NEW MANHOLES IN ROADWAYS SHALL RECEIVE TRAFFIC BEARING FRAMES AND COVERS.
4. PROPOSED MANHOLES INVERTS AND ANGLES ARE SHOWN FOR SEWER MAIN INVERTS ONLY. SEWER LATERAL RECONNECTIONS SHALL BE CORED IN FIELD.
5. ALL CONSTRUCTION SHALL CONFORM TO THE FUD STANDARD SPECIFICATIONS AND DETAILS FOR WASTEWATER COLLECTION (WPN 23.0456, EXPIRES 09/14/2028).

### GENERAL NOTES:

1. THE BACKGROUND INFORMATION, INCLUDING RIGHT-OF-WAYS AND PROPERTY BOUNDARIES, ARE SHOWN PER FIELD SURVEY BY CANNON & CANNON, INC. DATED JULY 2024.
2. EXISTING UTILITY INFORMATION FROM K.U.B. GAS, L.C.U.B UGE AND F.U.D. WATER IS SHOWN PER G.I.S. DATA. NO FIELD SURVEY FOR EXISTING GAS OR WATER MAINS WAS PERFORMED. CONTRACTOR SHALL VERIFY G.I.S. ACCURACY MATCHES FIELD CONDITIONS PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL HAVE AN APPROVED SET OF PLANS AND SPECIFICATIONS AND AQUATIC RESOURCE ALTERATION PERMIT (A.R.A.P.) ON THE JOB SITE AT ALL TIMES.
4. UNDERGROUND UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, WATER, SEWER, GAS, STEAM PIPING/DUCT WORK, ELECTRIC, COMMUNICATION SERVICES, STREET LIGHTING AND TRAFFIC DETECTOR LOOPS. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL SUCH FACILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL SUCH FACILITIES THAT ARE DAMAGED DURING CONSTRUCTION. PAYMENT FOR LOCATING, PROTECTING, COORDINATING AND REPAIRING EXISTING FACILITIES WILL BE INCLUDED IN OTHER ITEMS OF WORK AND NO ADDITIONAL COMPENSATION WILL BE MADE. ALL REPAIRS SHALL BE DONE IN ACCORDANCE WITH STANDARDS AND REQUIREMENTS OF THE UTILITY'S OWNER. UTILITY SUPPORT METHODS WILL BE SUBMITTED PRIOR TO CONSTRUCTION FOR APPROVAL.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SUITABLE SIGNAGE, BARRICADES, AND LIGHTS FOR PROTECTION OF TRAFFIC PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ANY EXISTING ROAD SIGN REMOVED FOR CONSTRUCTION SHALL BE REPLACED BY THE END OF THE WORKING DAY. TEMPORARY STOP SIGNS SHALL BE ERECTED PRIOR TO REMOVAL OF PERMANENT STOP SIGNS.
6. THE CONTRACTOR SHALL NOT CLOSE OR BLOCK ANY HIGHWAY, STREET, OR ROADWAY WITHOUT FIRST OBTAINING ALL REQUIRED PERMITS FROM LOCAL JURISDICTIONAL AUTHORITY (T.D.O.T., TOWN OF FARRAGUT, ETC).
7. THE CONTRACTOR SHALL PROVIDE ACCESS TO UTILITY COMPANIES FOR MAINTENANCE AND WORK ON THEIR UTILITIES DURING THE COURSE OF WORK.
8. SURVEY MONUMENTS DISTURBED BY THE CONTRACTOR SHALL BE RESET BY A TENNESSEE REGISTERED LAND SURVEYOR, AS DIRECTED BY THE PROJECT MANAGER. PRIOR TO DISTURBANCE, CONTACT THE PROJECT MANAGER FOR MONUMENT INFORMATION.
9. CONTRACTOR SHALL VERIFY WORK IN FIELD AND SHALL SATISFY HIMSELF AS TO THE ACCURACY BETWEEN WORK SET FORTH ON THESE PLANS AND THE WORK REQUIRED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER PRIOR TO THE START OF CONSTRUCTION. SEE CONTRACT DOCUMENTS SECTION 00700, PARAGRAPH 2.05.
10. THE EXISTING UTILITIES SHOWN AND INDICATED ON THE DRAWINGS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING UNDERGROUND UTILITIES, ALL COSTS ASSOCIATED WITH POTHOLING WILL BE INCLUDED IN OTHER ITEMS OF WORK AND NO ADDITIONAL COMPENSATION WILL BE MADE THEREFORE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR DISRUPTION OF UTILITY SERVICE DURING CONSTRUCTION. THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES IN THE PROJECT AREA PRIOR TO BEGINNING CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE SUPPORT OF EXISTING UTILITIES TO MAINTAIN SERVICE AND INTEGRITY.
12. THE CONTRACTOR SHALL NEATLY SAW CUT ALL ROADWAYS AND DRIVEWAYS PRIOR TO INSTALLING A PERMANENT PAVEMENT REPAIR. PAVEMENT SHALL BE REPAIRED PER TOWN OF FARRAGUT REQUIREMENTS.
13. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES DURING CONSTRUCTION.
14. INDICATED SCALES ARE BASED ON FULL SIZE DRAWINGS OF 24"X36"; IF DRAWINGS ARE REDUCED, SCALES MUST BE ADJUSTED ACCORDINGLY.
15. CONTRACTOR SHALL NOTIFY THE OWNER 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
16. LOCATION OF EXISTING RIGHT-OF-WAY (R.O.W.) LINES AND PROPERTY LINES ARE APPROXIMATE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT SITE RESULTING FROM THE CONTRACTOR'S CONSTRUCTION ACTIVITIES.
18. TREES THAT HAVE BEEN DAMAGED OR REMOVED, ASPHALT AND OTHER CONSTRUCTION DEBRIS SHALL BE REMOVED OFFSITE AND PROPERLY DISPOSED OF BY CONTRACTOR.
19. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TO AND THROUGH EXISTING DRAINAGE FACILITIES. ANY CONSTRUCTION AROUND, THROUGH OR IN DRAINAGE PATHS SHALL NOT ALTER THE FLOW PATHS FROM EXISTING AFTER CONSTRUCTION IS COMPLETE.
20. CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
21. WHEN EXCAVATION MUST OCCUR NEAR A UTILITY POLE, THE CONTRACTOR SHALL EMPLOY A LICENSED ELECTRICAL CONTRACTOR TO GUY, ANCHOR, BRACE, MECHANICALLY HOLD, ETC., THE POLE THROUGHOUT THE EXCAVATION PROCESS AND UNTIL THE AREA CAN BE PROPERLY BACKFILLED AND COMPACTED TO PREVENT THE MOVEMENT OF THE POLE. IF THE EXCAVATION AFFECTS AN ANCHOR, THE POLE WILL NEED TO BE STABILIZED IN A SIMILAR MANNER UNTIL THE ANCHOR CAN BE REINSTALLED IN THE EXACT LOCATION. CONTRACTOR SHALL NOTIFY F.U.D. AND L.C.U.B. NOT LESS THAN SEVEN (7) CALENDAR DAYS PRIOR TO EXCAVATION WITHIN TWENTY (20) FEET OF ANY POLE AND SHALL PROVIDE INFORMATION TO F.U.D. AND L.C.U.B. PERTAINING TO THE METHOD THAT IS TO BE USED TO STABILIZE THE POLE, AS WELL AS THE NAME OF THE ELECTRICAL CONTRACTOR RESPONSIBLE FOR THE PORTION OF THE WORK.
22. ALL INCIDENTAL WORK, INCLUDING LABOR AND MATERIALS, NECESSARY TO COMPLETE THE PROJECT AS SHOWN IN THE CONTRACT DOCUMENTS, FOR WHICH A SEPARATE PAY ITEM IS NOT SHOWN SHALL BE PERFORMED BY THE CONTRACTOR AND NO ADDITIONAL PAYMENT SHALL BE MADE. THE COST OF THIS WORK SHALL BE MERGED INTO THE UNIT PRICES BID FOR THE BID ITEMS SHOWN.

LEGEND:

- EXISTING MANHOLE TO REMAIN
- MANHOLE – REPLACE
- MANHOLE – NEW
- MANHOLE – DROP
- MANHOLE – ABANDON
- C.O. / C.O. — EXISTING SANITARY SEWER SERVICE LATERAL, TO BE REPLACED.
- MH # (DEPTH) REHAB — MH # (DEPTH) MH ACTION
- 237 LF 8-INCH PVC — SEWER REPLACEMENT VIA OPEN CUT LENGTH, DIAMETER, NEW MATERIAL
- 237 LF 8-INCH CONC — SEWER PIPE TO BE RETIRED LENGTH, DIAMETER, EX. MATERIAL
- S — SILT FENCE EROSION CONTROL
- OH — EXISTING U/G ELECTRIC LINE
- UGP — EXISTING U/G ELECTRIC LINE
- W — EXISTING WATER LINE
- SA — EXISTING SANITARY SEWER
- ST — EXISTING STORM SEWER
- G — EXISTING GAS LINE
- PROPERTY LINE
- FENCE LINE
- PROPERTY LINE
- STREAM CENTERLINE
- PROPOSED PERMANENT UTILITY EASEMENT

- EXISTING CATCH BASIN
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING GUY WIRE
- EXISTING MAIL BOX
- EXISTING SIGN
- EXISTING PROPERTY PIN
- EXISTING BUSH

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CONSTRUCTION PLANS FOR: KINGSTON PIKE AT S. HOBBS ROAD SANITARY SEWER REPLACEMENT


ENGINEER

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| APPROVED | |
|---|---|
| ENGINEER | |
| SEWER | |

| NO. | DATE | REVISION | APPR. |
|---|---|---|---|
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SCALE: AS SHOWN

DATE: 11/08/2024

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

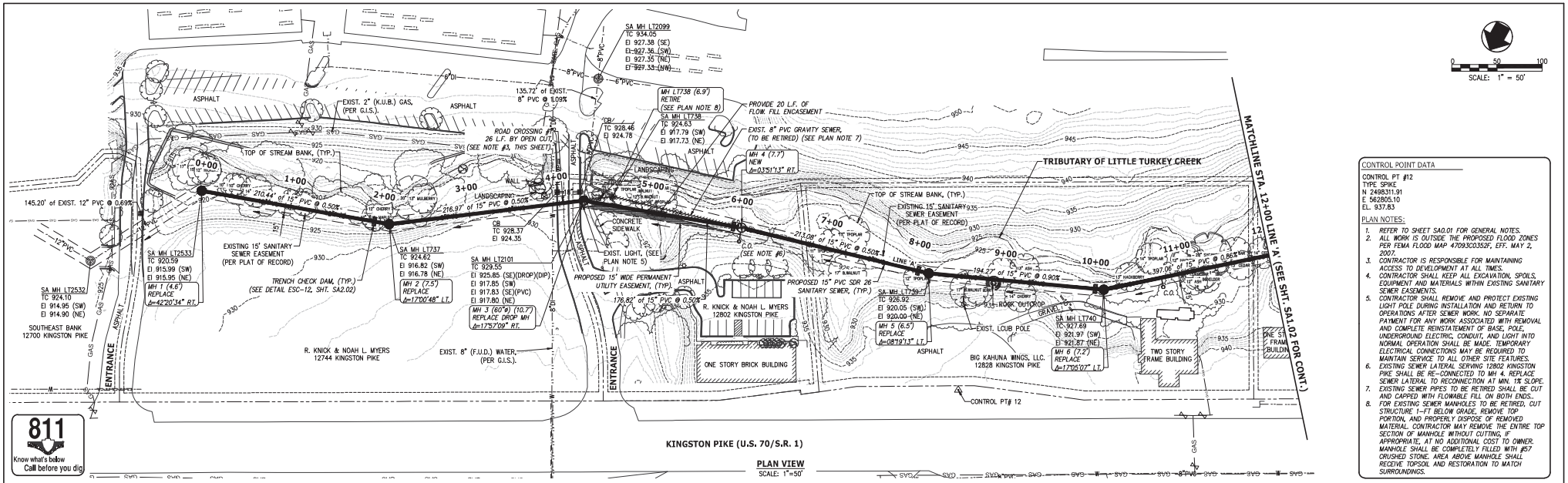
KINGSTON PIKE AT S. HOBBS ROAD
SANITARY SEWER REPLACEMENT

GENERAL NOTES AND LOCATION MAP

CCI PROJECT NO. 00969-0000

SHEET SA0.01

SHEET 2 OF 6




PLAN VIEW
SCALE: 1"=50'

CONTROL POINT DATA

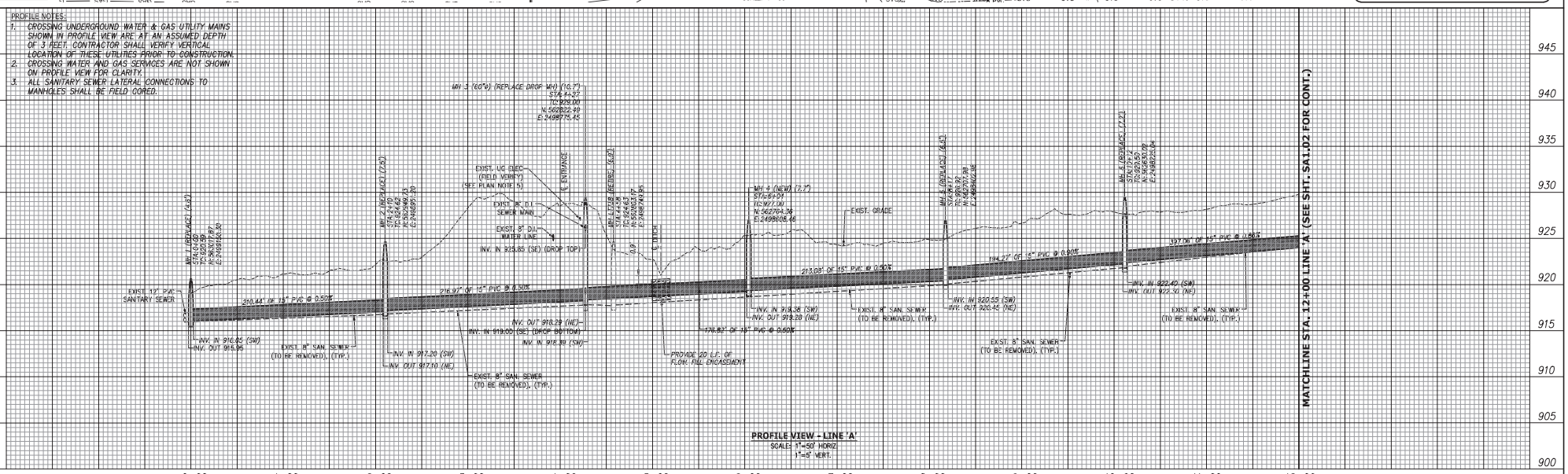
CONTROL PT #12
TYPE SPIKE
N 2498311.91
E 562805.10
EL. 937.83

PLAN NOTES:

1. REFER TO SHEET SA0.01 FOR GENERAL NOTES.
2. ALL WORK IS OUTSIDE THE PROPOSED FLOOD ZONES PER FEMA FLOOD MAP 47093C0352F, EFF. MAY 2, 2007.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCESS TO DEVELOPMENT AT ALL TIMES.
4. CONTRACTOR SHALL KEEP ALL EXCAVATION, SPOILS, EQUIPMENT AND MATERIALS WITHIN EXISTING SANITARY SEWER EASEMENTS.
5. CONTRACTOR SHALL REMOVE AND PROTECT EXISTING LIGHT POLE DURING INSTALLATION AND RETURN TO OPERATIONS AFTER SEWER WORK. NO SEPARATE PAYMENT FOR ANY WORK ASSOCIATED WITH REMOVAL AND COMPLETE REINSTATEMENT OF BASE, POLE, UNDERGROUND ELECTRIC, CONDUIT, AND LIGHT INTO NORMAL OPERATION SHALL BE MADE. TEMPORARY ELECTRICAL CONNECTIONS MAY BE REQUIRED TO MAINTAIN SERVICE TO ALL OTHER SITE FEATURES.
6. EXISTING SEWER LATERAL SERVING 12802 KINGSTON PIKE SHALL BE RE-CONNECTED TO MH 4. REPLACE SEWER LATERAL TO RECONNECTION AT MIN. 1% SLOPE.
7. EXISTING SEWER PIPES TO BE RETIRED SHALL BE CUT AND CAPPED WITH FLOWABLE FILL ON BOTH ENDS..
8. FOR EXISTING SEWER MANHOLES TO BE RETIRED, CUT STRUCTURE 1'-FT BELOW GRADE, REMOVE TOP PORTION, AND PROPERLY DISPOSE OF REMOVED MATERIAL. CONTRACTOR MAY REMOVE THE ENTIRE TOP SECTION OF MANHOLE WITHOUT CUTTING, IF APPROPRIATE, AT NO ADDITIONAL COST TO OWNER. MANHOLE SHALL BE COMPLETELY FILLED WITH #57 CRUSHED STONE. AREA ABOVE MANHOLE SHALL RECEIVE TOPSOIL AND RESTORATION TO MATCH SURROUNDINGS.

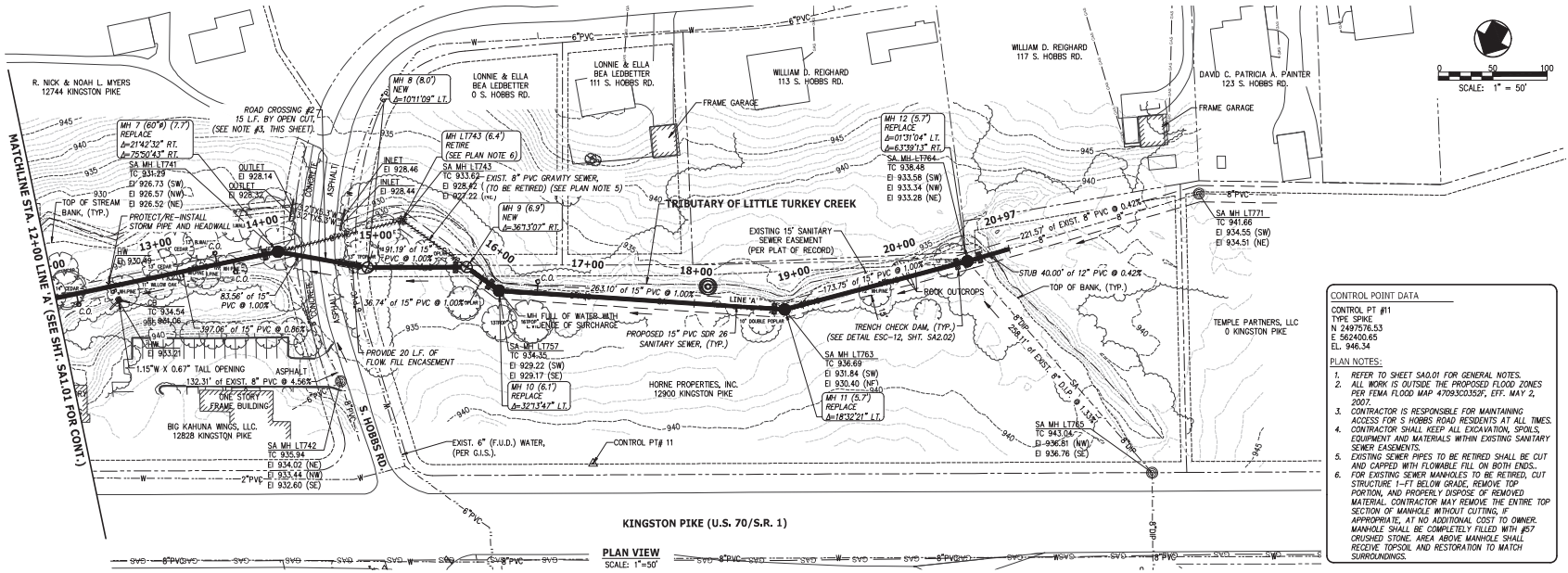
PROFILE NOTES:

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




| ENGINEER | DESIGNED | APPROVED | NO. | DATE | REVISION | APPR. | SCALE | | CCI PROJECT NO. |
|---|---|---|---|---|---|---|---|---|---|
| CANNON & CANNON INC. | WWL | | | | | | AS SHOWN | KINGSTON PIKE AT S. HOBBS ROAD SANITARY SEWER REPLACEMENT | 00969-0000 |
| 10025 Investment Drive, Suite 120 Knoxville, TN 37932 | DRAWN WBW | ENGINEER | 0 | 11/08/2024 | INITIAL ISSUE FOR CONSTRUCTION | WWL | DATE 11/08/2024 | SANITARY SEWER PLAN AND PROFILE LINE 'A' STA. 0+00 TO STA. 12+00 | SHEET SA1.01 |
| 865.670.8555 www.cci-corp.com | CHECKED TFT | SEWER | | | | | First UTILITY DISTRICT OF KNOX COUNTY Where community comes first. | | SHEET 3 OF 6 |

CONSTRUCTION PLANS FOR: KINGSTON PIKE AT S. HOBBS ROAD SANITARY SEWER REPLACEMENT




PLAN VIEW
SCALE: 1"=50'

811
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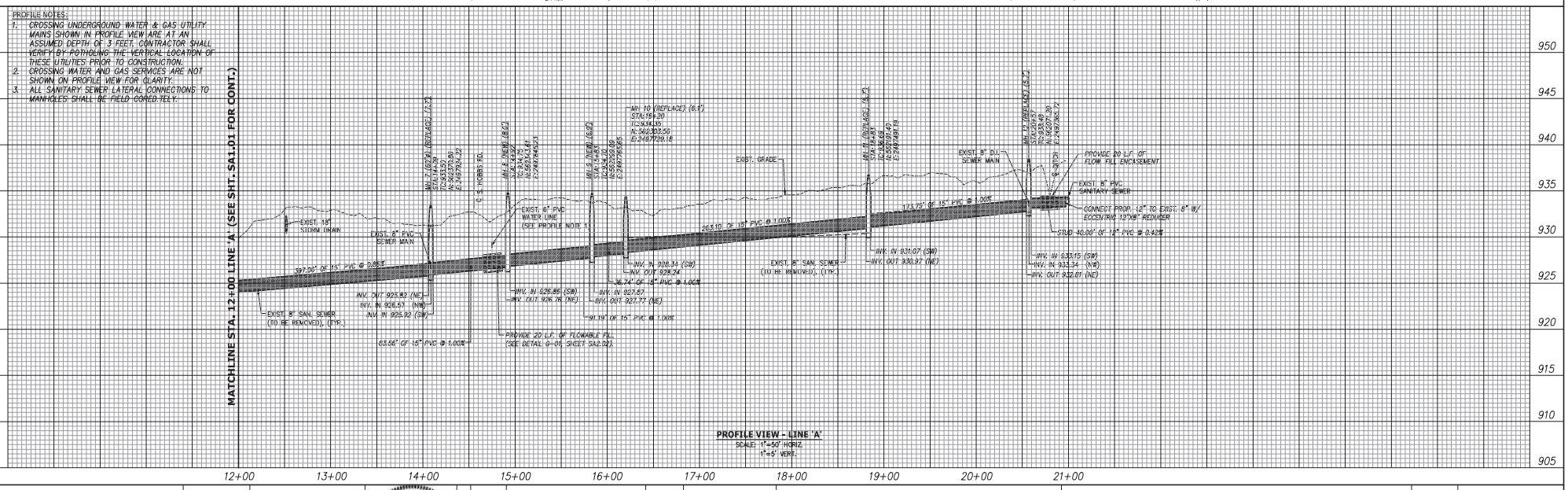
PROFILE NOTES:
1. CROSSING UNDERGROUND WATER & GAS UTILITY MAINS SHOWN IN PROFILE VIEW ARE AT AN ASSUMED DEPTH OF 3 FEET. CONTRACTOR SHALL VERIFY BY POTHOLING THE VERTICAL LOCATION OF THESE UTILITIES PRIOR TO CONSTRUCTION.
2. CROSSING WATER AND GAS SERVICES ARE NOT SHOWN ON PROFILE VIEW FOR CLARITY.
3. ALL SANITARY SEWER LATERAL CONNECTIONS TO MANHOLES SHALL BE FIELD CORED.TFT.




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

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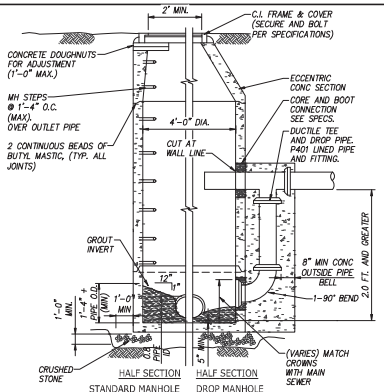
KINGSTON PIKE AT S. HOBBS ROAD
SANITARY SEWER REPLACEMENT

SANITARY SEWER PLAN AND PROFILE
LINE 'A' STA. 12+00 TO STA. 20+97 E.O.L.

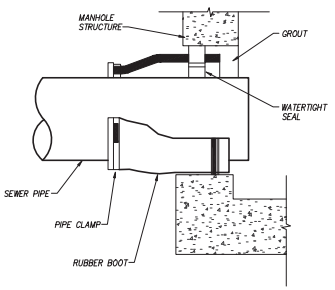
CCI PROJECT NO. 00969-0000

SHEET SA1.02
SHEET 4 OF 6

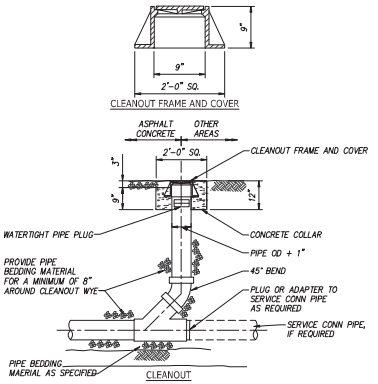
CONSTRUCTION PLANS FOR: KINGSTON PIKE AT S. HOBBS ROAD SANITARY SEWER REPLACEMENT



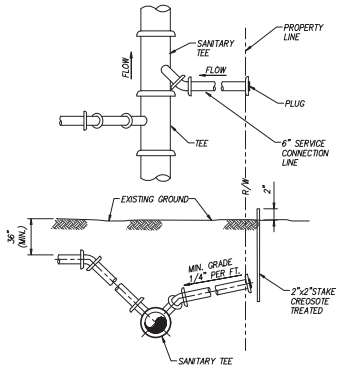

WW–01 – PRECAST CONCRETE MANHOLE
N.T.S.



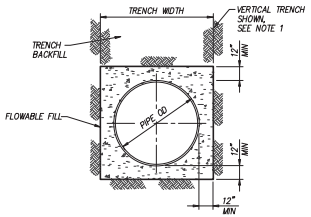

WW–03 – RUBBER BOOT
N.T.S.




WW–04 – CLEANOUT
N.T.S.

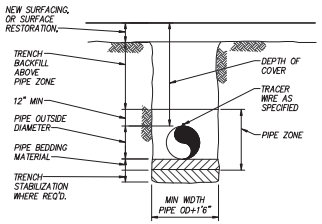



WW–05 – SERVICE CONNECTION
N.T.S.

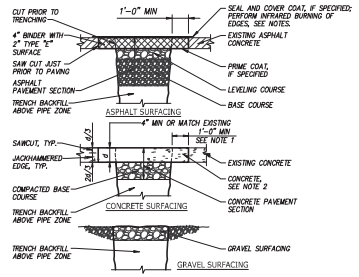



NOTES:
1. VERTICAL TRENCH WALLS SHOWN. CONTRACTOR SHALL SLOPE TRENCH WALLS OR SHORE EXCAVATIONS FOR CONSTRUCTION AND SAFETY IN ACCORDANCE WITH CURRENT OSHA REQUIREMENTS.
2. PEA GRAVEL BAGS, SANDBAGS, OR PRECAST SHAPED CONCRETE BLOCKS (12" MIN WIDTH) DESIGNED TO HANDLE THE INTENDED LOADS, MAY BE USED TO SUPPORT PIPE WHEN PLACING CONCRETE.

G–01 – PIPELINE ENCASEMENT
N.T.S.

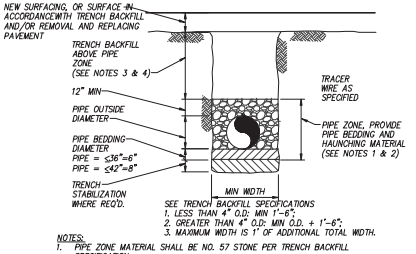



G–02 – TRENCH TERMINOLOGY
N.T.S.




NOTES:
1. IF LOCATION OF TRENCH SAW CUT IS WITHIN 2 FEET OF AN EXISTING JOINT OR EDGE OF CONCRETE, REPLACE ENTIRE CONCRETE TO THE JOINT OR EDGE.
2. CONSTRUCT JOINTS ACROSS NEW CONCRETE TO MATCH EXISTING JOINT TYPES AND LOCATIONS.
3. DIMENSIONS AND DETAILS ABOVE ARE MINIMUM REQUIREMENTS. PAVEMENT REMOVAL AND REPLACEMENT SHALL BE PERFORMED IN ACCORDANCE WITH DETAILS AND SPECIFICATIONS OF THE AUTHORITY HAVING JURISDICTION, SEE REMOVAL AND REPLACEMENT OF PAVEMENT SPECIFICATIONS.
4. DETAIL IS ONLY FOR STATE AND COUNTY PAVING.
5. MAXIMUM PAVEMENT REPLACEMENT WIDTH IS 1' OF ADDITIONAL TOTAL WIDTH, UNLESS OTHERWISE APPROVED BY THE OWNER.
6. BINDER MIXTURE SHALL BE "B-MODIFIED" IN ACCORDANCE WITH THE SPECIFICATIONS.
7. WHERE BINDER COURSE ONLY IS SPECIFIED ON THE DRAWINGS, BINDER LAYER SHALL HAVE A THICKNESS OF 6 INCHES MINIMUM.
8. ASPHALT PATCHING EDGES SHALL UTILIZE INFRARED BURNING PER KNOX COUNTY STANDARDS.

G–03 – PAVING REPLACEMENT
N.T.S.




NOTES:
1. PIPE ZONE MATERIAL SHALL BE NO. 57 STONE PER TRENCH BACKFILL SPECIFICATION.
2. FOR PIPES 4 INCHES AND LESS IN DIAMETER, PIPE BEDDING AND HAUNCHING MATERIAL MAY BE SUITABLE EXCAVATED MATERIALS, AS DEFINED IN THE TRENCH BACKFILL SPECIFICATION, OR NO. 57 STONE.
3. TRENCH BACKFILL, UNDER PAVED AREAS, OR WITHIN 3 FEET OF PAVED SURFACES, SHALL BE 6" COMPACTED LAYERS OF "B" MODIFIED STONE.
4. TRENCH BACKFILL FOR NON-PAVED AREAS SHALL BE CLASS "A" EARTH BACKFILL, IN ACCORDANCE WITH TRENCH BACKFILL SPECIFICATIONS.

G–04 – PIPE BEDDING AND HAUNCHING
N.T.S.

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STANDARD DETAILS SHOWN ON THIS PAGE ARE PROVIDED FOR CONTRACTOR REFERENCE. ALL CONSTRUCTION SHALL CONFORM TO THE FUD STANDARD SPECIFICATIONS AND DETAILS FOR WASTEWATER COLLECTION (WPN 23.0456, EXPIRES 09/14/2028).


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KINGSTON PIKE AT S. HOBBS ROAD
SANITARY SEWER REPLACEMENT

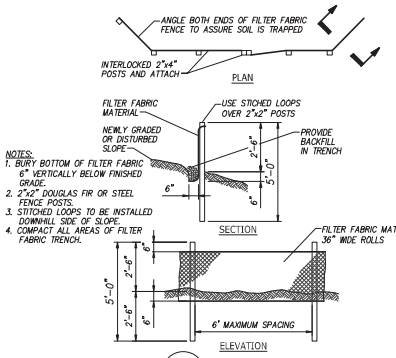
TYPICAL DETAILS

CCI PROJECT NO. 00969-0000

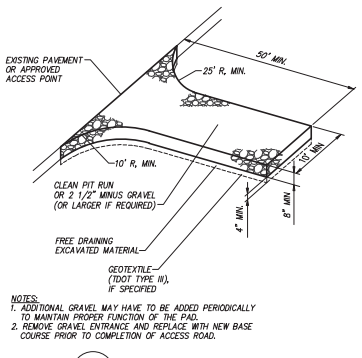
SHEET SA2.01

SHEET 5 OF 6

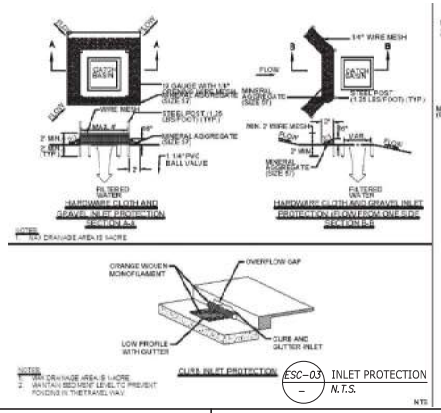
CONSTRUCTION PLANS FOR: KINGSTON PIKE AT S. HOBBS ROAD SANITARY SEWER REPLACEMENT



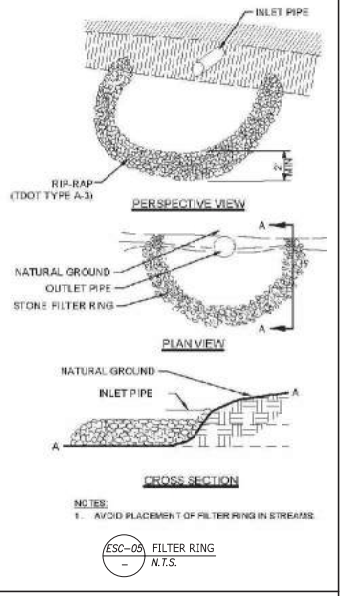

ESC-01 SILT FENCE
N.T.S.



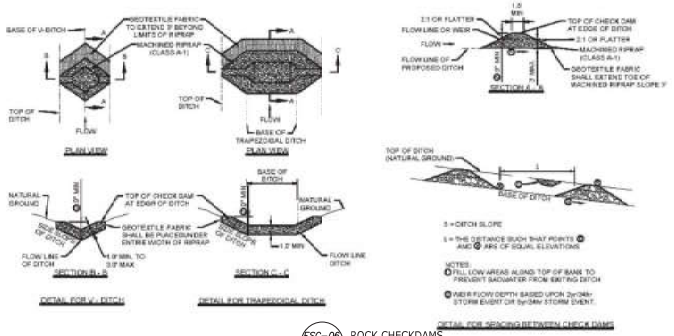

ESC-02 CONSTRUCTION ENTRANCE/EXIT
N.T.S.




ESC-03 INLET PROTECTION
N.T.S.

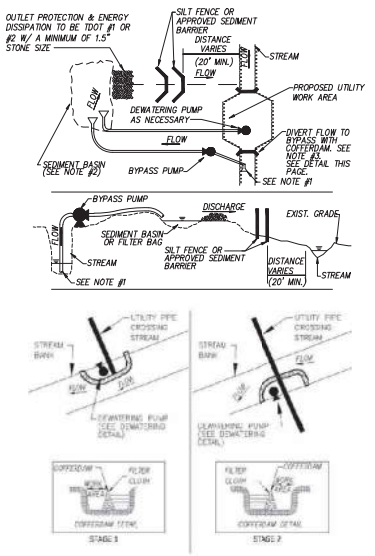



ESC-05 FILTER RING
N.T.S.

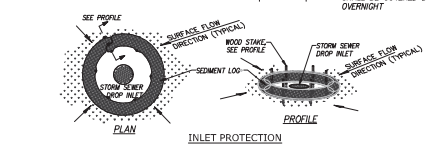



ESC-06 ROCK CHECKDAMS
N.T.S.

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



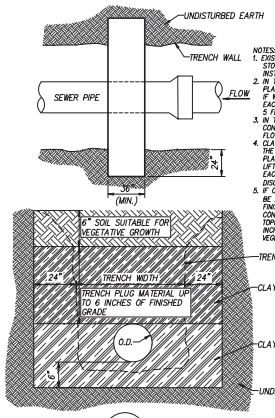

ESC-11 COFFERDAM AND SEDIMENT BAG
N.T.S.




INLET PROTECTION

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

ESC-09 TEMPORARY SEDIMENT LOGS (TYPE III)
N.T.S.




NOTES:
1. EXISTING TOP SOIL SHALL BE REMOVED, STOCKPILED AND REPLACED AFTER INSTALLATION.
2. IN TRENCH CHECK DAMS SHALL BE PLACED AS SHOWN ON THE PLANS OR IF WITHIN 50 FEET OF A STREAM AND EACH SIDE OF CREEK CROSSING WITHIN 5 FEET OF A MANHOLE.
3. IN TRENCH CHECK DAMS MAY BE CONSTRUCTED WITH CLAY MATERIAL OR FLOW-ABLE FILL CONCRETE.
4. CLAY MATERIAL SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO PLACING, BE PLACED IN COMPACTED LIFTS OF NOT MORE THAN 6 INCHES EACH, AND SHALL HAVE A SPECIFIC DISCHARGE OF LESS THAN 1X10-6 CM/S.
5. IF CLAY MATERIAL IS USED, CLAY MUST BE AS SPECIFIED TO WITHIN 6" OF THE FINISH GRADE. IF FLOW-ABLE FILL CONCRETE IS USED, CONCRETE MUST TO TOPPED BY 6 INCHES OF CLAY AND 6 INCHES OF SOIL SUITABLE FOR VEGETATIVE GROWTH.

ESC-12 IN TRENCH CHECK DAM
N.T.S.

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KINGSTON PIKE AT S. HOBBS ROAD
SANITARY SEWER REPLACEMENT

TYPICAL DETAILS

CCI PROJECT NO. 00969-0000

SHEET SA2.02

SHEET 6 OF 6

CONSTRUCTION PLANS FOR: KINGSTON PIKE AT S. HOBBS ROAD SANITARY SEWER REPLACEMENT

**MEETING DATE**: March 20, 2025 **AGENDA ITEM #4**

# REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

**PREPARED BY:** Mark Shipley, Community Development Director

**SUBJECT:** Discussion and public hearing on approval of a roughly 720-foot extension of a two-inch MDPE gas main line along a portion of Red Mill Lane to service the property at 630 Red Mill Lane (KUB, Applicant)

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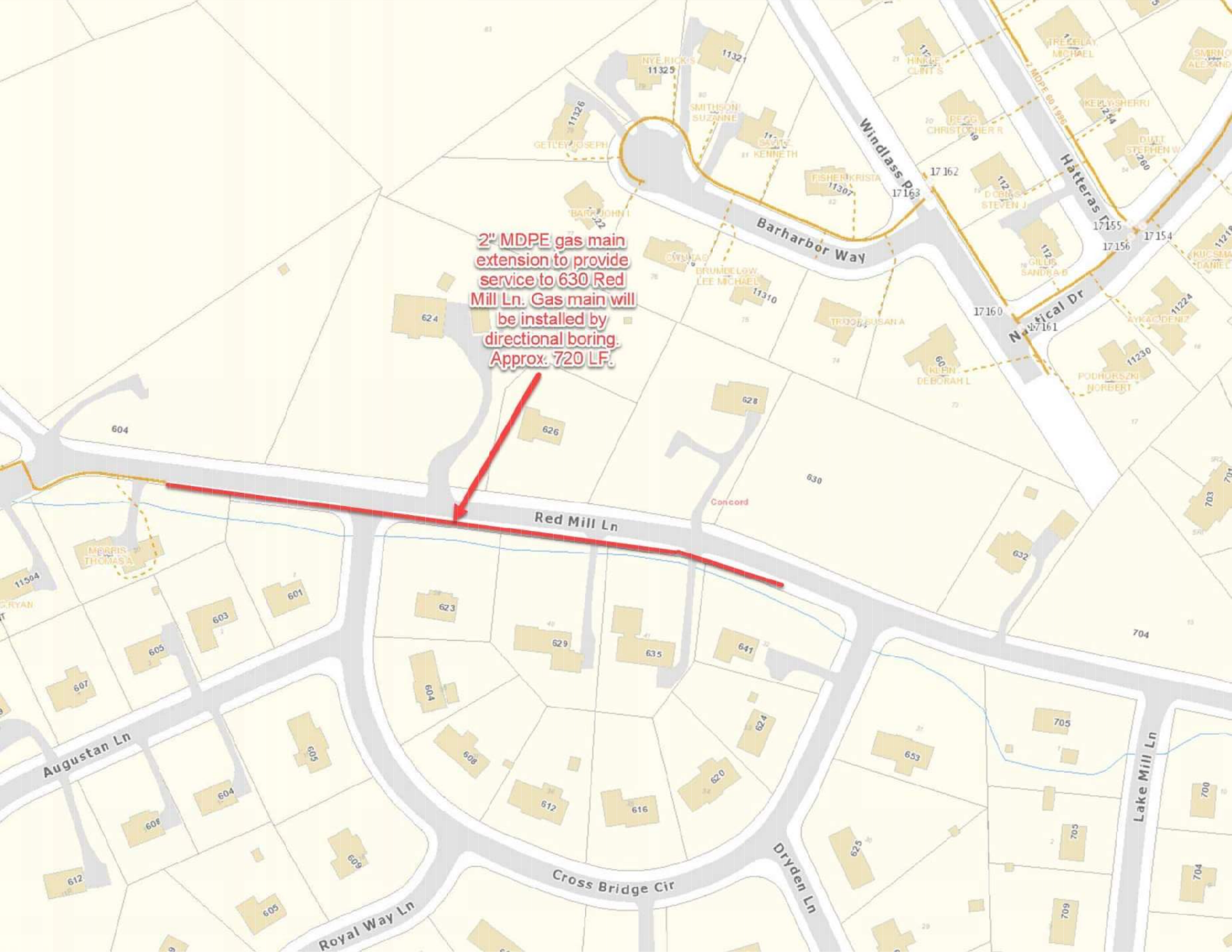
**INTRODUCTION AND BACKGROUND:** This item involves the installation of a new two-inch medium density polyethylene (MDPE) gas main along roughly 720 feet of the south side of Red Mill Lane to service the property at 630 Red Mill Lane.

**DISCUSSION:** This project will be completed by KUB crew and use directional boring within the existing public right of way of Red Mill Lane. The plan submitted for the right of way permit is included in the packet.

**RECOMMENDATION:** The Town staff has reviewed the plan submitted for the right of way permit and recommend approval, subject to the following:

1. Obtaining a right of way permit from the Town's Engineering Department.
2. Coordinating erosion and traffic control with the Town's Engineering Department.


2" MDPE gas main extension to provide service to 630 Red Mill Ln. Gas main will be installed by directional boring. Approx. 720 LF.
Red Mill Ln
Barharbor Way
Windlass Pl
Hatteras Ct
Nautical Dr
Augustan Ln
Cross Bridge Cir
Royal Way Ln
Dryden Ln
Lake Mill Ln
Concord
604
626
628
630
624
623
629
635
641
632
704
705
653
601
603
605
607
608
612
616
620
625
609
700
703
709
11321
11325
11326
11307
11310
11504
11224
11230
17162
17163
17155
17156
17154
17160
17161

**MEETING DATE**: March 20, 2025 **AGENDA ITEM #5**

# 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 and a reduction in the centerline radius and design speed requirements in the Subdivision Regulations associated with the 341 Boring Road Subdivision, Parcels 070 and 072, Tax Map 142 (between Waverly Court and Baldwin Park), 32 house lots, 12.76 Acres, Zoned R-3 (Rackley Engineering, Applicant)

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**INTRODUCTION AND BACKGROUND:** This item involves a request for approval of a preliminary plat for a new subdivision off Boring Road between the Waverly Court Subdivision and the Baldwin Park Subdivision. The subdivision includes 32 house lots and 7 open space lots. A street connection will be made to the street that stubs into the property from the Village Commons Senior Living Community to the south. The main subdivision access will be along Boring Road.

The proposed open space includes two connections to walking trails that stub into the property from the Baldwin Park Subdivision. The remaining open space will be entrance areas and an area in the middle of the subdivision that will all be designed for passive recreation and heavily landscaped. As required in the R-3 Zoning District, a planted buffer strip will be provided around the side and rear periphery of the development. Stormwater detention is provided in the southeast portion of the development.

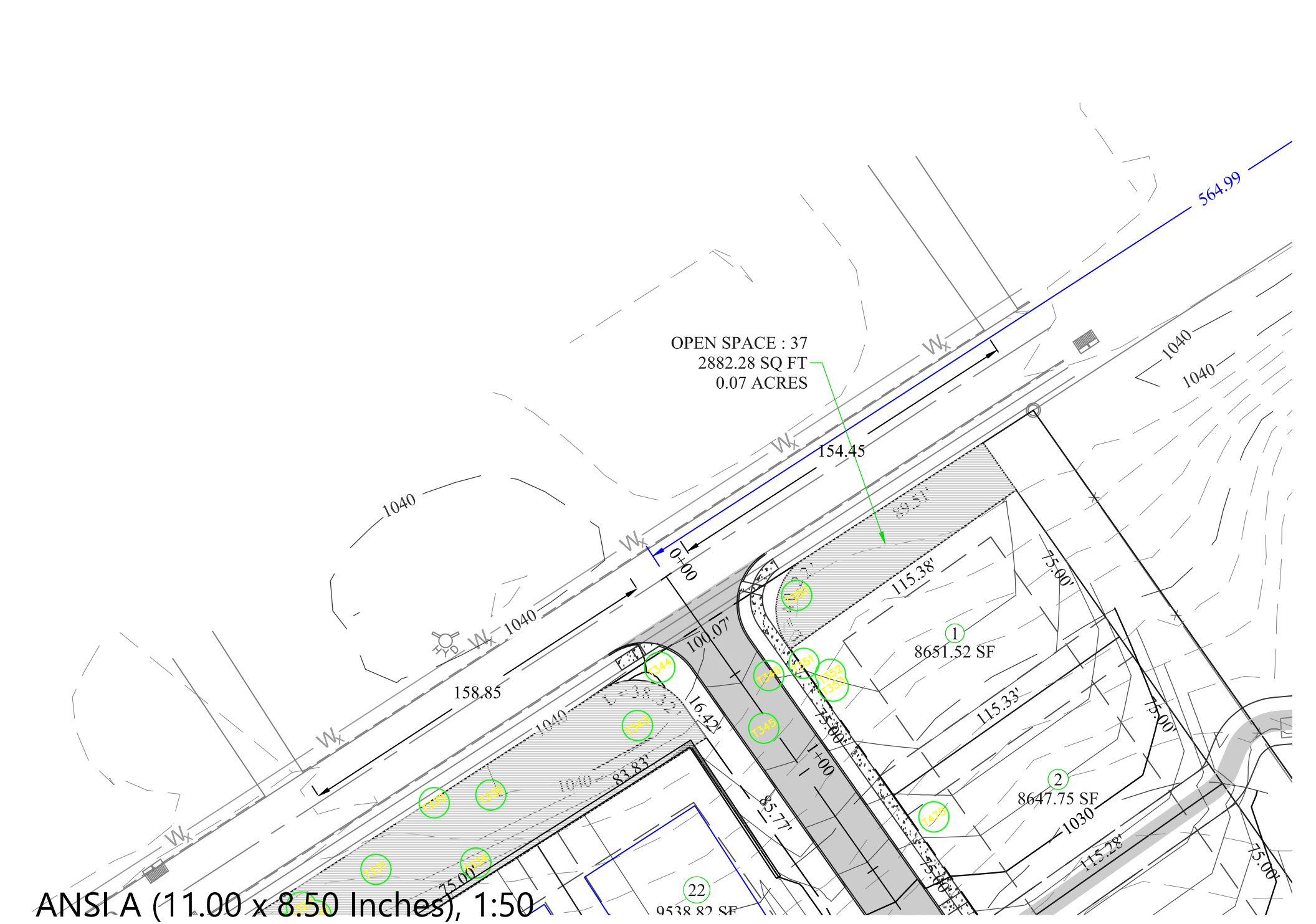
**DISCUSSION:** Prior to acting on the preliminary plat, the applicant has requested approval for three variances. The first is for the proposed access. Boring Road is a major collector street and new accesses are required to be at least 200 feet apart. On the north side of Boring Road across from the proposed subdivision, a home is under construction that has a loop driveway that uses existing access points. As a result, there are no locations along the proposed subdivision's Boring Road frontage that would be able to meet the 200-foot spacing. The applicant's engineer has proposed the access for the subdivision in a location that would lessen the amount of grading due to more gentle topography and would provide optimal sight distance. The proposed access is 154 feet to the nearest access on the north side of Boring Road. The access on the north side of Boring Road will serve only one dwelling unit and generate minimal traffic. The two other variances are from the Subdivision Regulations and involve a reduction in the minimum centerline radius from 150 feet to 100 feet and a reduction in the design speed from 35 MPH to 25 MPH. The effect of these two variances is less grading and tighter curves which will slow traffic speed.

**RECOMMENDATION:** Included in the packet is the latest preliminary plat. As noted above, prior to acting on the plat, the Planning Commission will need to act on the three variances. In terms of the access variance, the staff recommends approval due to topography and improved sight distance. The access on the north side also only serves one dwelling unit and there would be no location along Boring Road where the access could meet the 200-foot distance between driveways requirement.

In terms of the two variances to the Subdivision Regulations, the staff recommends approval since the streets are internal loop streets with low traffic volumes.

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

1. Please submit drainage fee of $1440.
2. Please submit irrevocable letter of credit for erosion control for $97,000.
3. Page 4 of the Stormwater Management Plan references an Off-line WQU yet no WQU is on the plans. Please advise.
4. Please provide a cross section showing where the most grade change (worst case scenario) between developments occurs.
5. Prior to approval of Final Plat, a permanent stormwater maintenance agreement and plan will need to be recorded to run with the property.
6. On Sheet 2 please either clarify for Lot 12 that the sanitary sewer line and easement are being adjusted and will be memorialized on the final plat or make the building envelope match Sheet C100 since Sheet 2 is titled as a preliminary plat sheet and not a survey of existing conditions.
7. FUD will need to sign off on the final water and sewer plans for the stamped approved set.
8. Please add the following note to Sheet L1: Tree protection fencing shall be installed to protect existing non-invasive healthy trees within the 25-foot buffer areas.
9. The landscape plan, and ground entry sign(s) plans, will need to be submitted separately to the VRRB for review.


OPEN SPACE : 37
2882.28 SQ FT
0.07 ACRES
564.99
154.45
158.85
100.07'
16.42'
83.83'
85.77'
89.57'
115.38'
115.33'
115.28'
75.00'
8651.52 SF
8647.75 SF
9538.82 SF
1040
1030
0+00
1+00
ANSI A (11.00 x 8.50 Inches), 1:50

# PRELIMINARY PLAT

# 341 BORING RD

## FARRAGUT, TN

341 BORING RD, FARRAGUT,TN 37934
CLT MAP 142 PARCELS 070 & 072
12.76 ACRES

JANUARY 15, 2025
REVISED FEBRUARY 10, 2025
REVISED MARCH 10, 2025

| Sheet List Table | | |
|---|---|---|
| Sheet Number | Sheet Title | Sheet Description |
| 1 | C001 | Title Page |
| 2 | PP-1 | Preliminary Plat Sheet |
| 3 | C050 | Existing Feature Plan |
| 4 | C100 | Site Plan |
| 5 | C101 | Road 1 Plan and Profile |
| 6 | C102 | Road 2 Plan and Profile |
| 7 | C200 | Grading and Drainage Plan |
| 8 | C201 | Drainage details |
| 9 | C300 | Initial Erosion Control Plan |
| 10 | C301 | Intermediate Erosion Control |
| 11 | C302 | Final Erosion Control Plan |
| 12 | C303 | Erosion Control Details |
| 13 | C400 | Sanitary Sewer Plan |
| 14 | C401 | Sewer Line 1 Plan and Profile |
| 15 | C402 | Sewer Line 2 Plan and Profile |
| 16 | C403 | LPS Force Main Relocation |
| 17 | C500 | Water Plan |
| 18 | C501 | Water Pipe Run 1 Plan and Profile |
| 19 | C502 | Water Pipe Run 2 Plan and Profile |
| 20 | LCUB | LCUB Electric and Fiber Plan |
| 21 | KUB | KUB Gas Plan |
| 22 | Tree Survey | Tree Survey |
| 23 | Tree Survey Tables | Tree Survey Tables |
| 24 | Landscape Plan | LA Plans |
| 25 | Landscape Plan | LA Plans |
| 26 | Landscape Plan | LA Plans |
| 27 | Landscape Plan | LA Plans |

VARIANCES:
1. REDUCE MINIMUM CENTERLINE RADIUS FROM 150 FT TO 100 FT.
2. REDUCE DESIGN SPEED FROM 35 MPH TO 25 MPH.
3. REDUCE ACCESS SPACING FROM 200' TO 154' ON BORING RD.

OPEN SPACE REQUIRED: 1.276 AC EXCLUSIVE OF BUFFER AND PONDS

OPEN SPACE PROVIDED: LOTS 33-37 1.50 AC


**LANDSCAPE ARCHITECTURE:**
CANOPY LAND DESIGN
LANDSCAPE ARCHITECTURE
1522 BRANSON AVE
KNOXVILLE, TENNESSEE 37917
PHONE: 225-939-7403
CONTACT: DANIEL BOUTTE, PLA, ASLA
EMAIL: bouttedaniel@gmail.com

**ARBORIST:**
CONSULTREE, LLC
CURTIS CASCIANO
8905 SONY LN SW
KNOXVILLE, TN 37923
865-789-7643
curtis_tree@yahoo.com

SURVEYING BY:
LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM
rlynch@lynchsurvey.com

RYAN S. LYNCH — TENNESSEE No. 2447 — 03/10/2025

ENGINEERING BY:
RE Rackley Engineering
P.O. BOX 30456, KNOXVILLE, TN, 37930
WWW.RACKLEYENGINEERING.COM 865-622-6560
rnrackley@rackleyengineering.com

RUSSELL N. RACKLEY — REGISTERED ENGINEER — 109550 — STATE OF TENNESSEE — 03/10/25

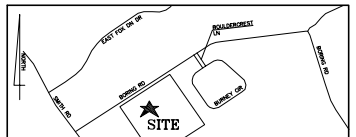
**DEVELOPER:**
HOMESTEAD LAND HOLDINGS, LLC
BRIAN MOHNEY
122 PERIMETER PARK DR
KNOXVILLE, TN 37922
865-392-5630
brian@saddlebrookproperties.com

TOTAL AREA
12.76 ACRES
INCLUDES COMMON AREA AND R.O.W.

TOTAL LOTS: 39
BUILDING LOTS: 32
OPEN SPACE LOTS: 7
LOTS 33-37 ARE OPEN SPACE LOTS
LOTS 38 & 39 ARE COMMON AREA LOTS

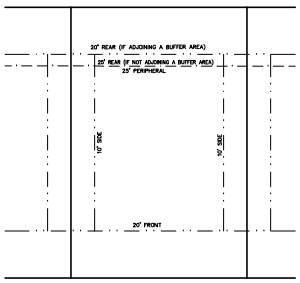
UTILITY PROVIDERS:

ELECTRIC: LCUB (LENOIR CITY UTILITY BOARD)
(865) 687-5282
WATER: FUD (FARRAGUT UTILITY DISTRICT)
(865) 966-9711
SEWER: FUD (FARRAGUT UTILITY DISTRICT)
(865) 966-9711
GAS: KUB (KNOXVILLE UTILITIES BOARD)
(865) 524-2911
CABLE/INTERNET: TDS TELECOM
(866) 571-6662
CHARTER COMMUNICATIONS
(865) 406-7063



LOCATION MAP NO SCALE

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | BEARING | CHORD | RADIUS | LENGTH |
| C1 | N11°50'56"E | 144.29 | 100.00 | 161.17 |
| C2 | S11°22'30"W | 143.16 | 100.00 | 159.55 |
| C3 | N11°37'56"W | 77.21 | 100.00 | 79.27 |
| C4 | S00°50'58"E | 41.33 | 100.00 | 41.63 |
| C5 | N79°03'58"W | 34.68 | 25.00 | 38.32 |
| C6 | S10°56'02"W | 36.02 | 25.00 | 40.22 |
| C7 | N10°57'42"E | 36.04 | 25.00 | 40.25 |
| C8 | N79°02'18"W | 34.66 | 25.00 | 38.29 |
| C9 | S48°12'01"W | 38.59 | 125.00 | 38.75 |
| C10 | S22°12'52"W | 73.88 | 125.00 | 75.00 |
| C11 | S12°14'47"E | 73.88 | 125.00 | 75.00 |
| C12 | S31°53'08"E | 10.69 | 125.00 | 10.69 |
| C13 | S11°22'30"W | 107.37 | 75.00 | 119.66 |
| C14 | S78°34'27"E | 34.88 | 25.00 | 38.61 |
| C15 | S06°05'57"W | 23.12 | 25.00 | 24.04 |
| C16 | N18°50'03"W | 40.93 | 75.00 | 41.46 |
| C17 | N04°12'31"E | 17.95 | 75.00 | 18.00 |
| C18 | N05°10'50"W | 70.01 | 125.00 | 70.96 |
| C19 | S09°15'38"W | 4.77 | 75.00 | 4.77 |
| C20 | S07°10'53"W | 17.23 | 125.00 | 17.24 |
| C21 | S03°24'39"E | 28.70 | 125.00 | 28.76 |
| C22 | N32°57'09"E | 61.57 | 75.00 | 63.45 |
| C23 | S45°24'53"W | 10.20 | 25.00 | 10.27 |
| C24 | N50°09'45"E | 31.23 | 125.00 | 31.31 |
| C25 | N20°47'25"E | 83.84 | 125.00 | 86.20 |
| C26 | N18°12'25"W | 72.88 | 125.00 | 73.96 |
| C27 | N13°13'11"W | 56.04 | 75.00 | 57.43 |



TYPICAL LOT SETBACKS

FRONT: 20'
SIDE: 10'
REAR: 20' (EXCEPT ALONG BUFFER THEN IS 20')
PERIPHERAL: 25'

1. IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
2. CLT TAX MAP 142 PARCELS 072 & 070.
3. DEED REFERENCES – PARCEL 070: 20241002-0018466
PARCEL 072: 20241002-0018466
4. THIS PROPERTY IS ZONED R-3
MINIMUM SETBACKS:
FRONT: 20' SIDE: 10' REAR: 25' (EXCEPT ALONG BUFFER THEN IS 20')
PERIPHERAL: 25'
TOTAL BUILDING AREA: 30% OF LOT
5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0277G EFFECTIVE DATE: AUGUST 5, 2013.
6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
7. NORTH ROTATION: NAD83(NSRS2007)
8. 10' UTILITY AND DRAINAGE EASEMENTS ALONG ALL LOT LINES ADJOINING STREETS AND PRIVATE R.O.W.S (INCLUDING JOINT PERMANENT EASEMENTS). 5' UTILITY AND DRAINAGE EASEMENTS ALONG ALL INTERIOR LOT LINES AND ANY OTHER EXTERIOR LOT LINES, EXCEPT ON LINE WITH 0 SETBACKS
9. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED PER INSTRUMENT NO. 20090810001396 IN KNOX COUNTY REGISTER OF DEEDS OFFICE.
10. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
11. THE WATER AND SEWER LINES INSTALLED IN THIS SUBDIVISION AND/OR AS SHOWN HEREON SHALL HAVE A 15-FOOT-WIDE EASEMENT, ON CENTER, SUBJECT TO THE RESTRICTIONS AND CONDITIONS OF RECORD PER INSTRUMENT #20090810001396 ON FILE AT THE KNOX COUNTY REGISTER OF DEEDS OFFICE. THE FULL EXTENT OF ALL SAID WATER AND SEWER LINE EASEMENTS ARE EITHER LOCATED WHOLLY WITHIN THE PLATTED ROAD RIGHTS-OF-WAY AND/OR NOTED STANDARD LOT LINE UTILITY AND DRAINAGE EASEMENTS, OR WHERE NOT LOCATED WHOLLY WITHIN, ARE SHOWN SEPARATELY ON THIS PLAT.
12. 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED.
13. LOTS 33 THRU 37 ARE TO BE OPEN SPACE LOTS FOR A TOTAL OF 66,964 SQ.FT. OF OPEN SPACE AREA, BEING 12% OF THE TOTAL AREA.
14. 10' UTILITY AND DRAINAGE EASEMENT SHALL ALSO SERVE AS A WALL MAINTENANCE EASEMENT WHERE APPLICABLE.

NOTE:
NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

BEFORE YOU DIG
STOP
CALL
1-800-351-1111
TENNESSEE ONE CALL
IT'S THE LAW

GRAPHIC SCALE
50 0 25 50 100 200
( IN FEET )
1 inch = 50 ft.

03/10/2025

PRELIMINARY PLAT OF:
341 Boring Road Subdivision
Tax ID: 142 070 & 072
District FW, Knox County, Tennessee

SURVEY FOR:
HOMESTEAD LAND HOLDINGS, LLC
122 Perimeter Park Drive
Knoxville, Tennessee 37922
Phone 865-966-8700

REVISIONS
1 03/10/2025 ENG/TDF COMMENTS
2
3
4
5
6

PROJECT NO. 4980
SHEET NO. 2 of 27

DRAWN BY: M.STRANGE
CHECKED BY: R. LYNCH
APPROVED BY: R.S.L.
SCALE: 1"=50'
DATE: 02/20/2025

LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

811
Know what's below.
Call before you dig.

RUSSELL N. RACKLEY
REGISTERED ENGINEER
No. 109624
STATE OF TENNESSEE
02/17/25

| Symbol | No. | Description | Date | Approval |
|---|---|---|---|---|
| | 1 | REVISED LAYOUT AND GRADING | 02/10/25 | RNR |

Revisions

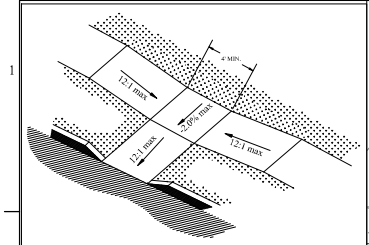
Designed By: RNR
Checked By: RNR
Date: 01/15/25
File Name:

DEVELOPER:
HOMESTEAD LAND HOLDINGS, LLC
12 CRESCENT CENTER DR
KNOXVILLE, TN 37922

Rackley Engineering
P.O. BOX 30826, KNOXVILLE, TN 37930
www.RACKLEYENGINEERING.com

341 BORING RD SUBDIVISION
KNOX COUNTY, TN
EXISTING FEATURE PLAN

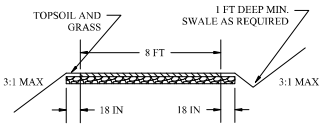
Sheet
C050
SHEET 3 OF 28




SIDEWALK COMBINATION RAMP
N.T.S.

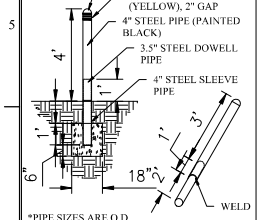
LIGHTING SHALL MEET TOWN OF FARRAGUT SUBDIVISION REGULATIONS, APPENDIX E.

TYPICAL GREENWAY SECTION



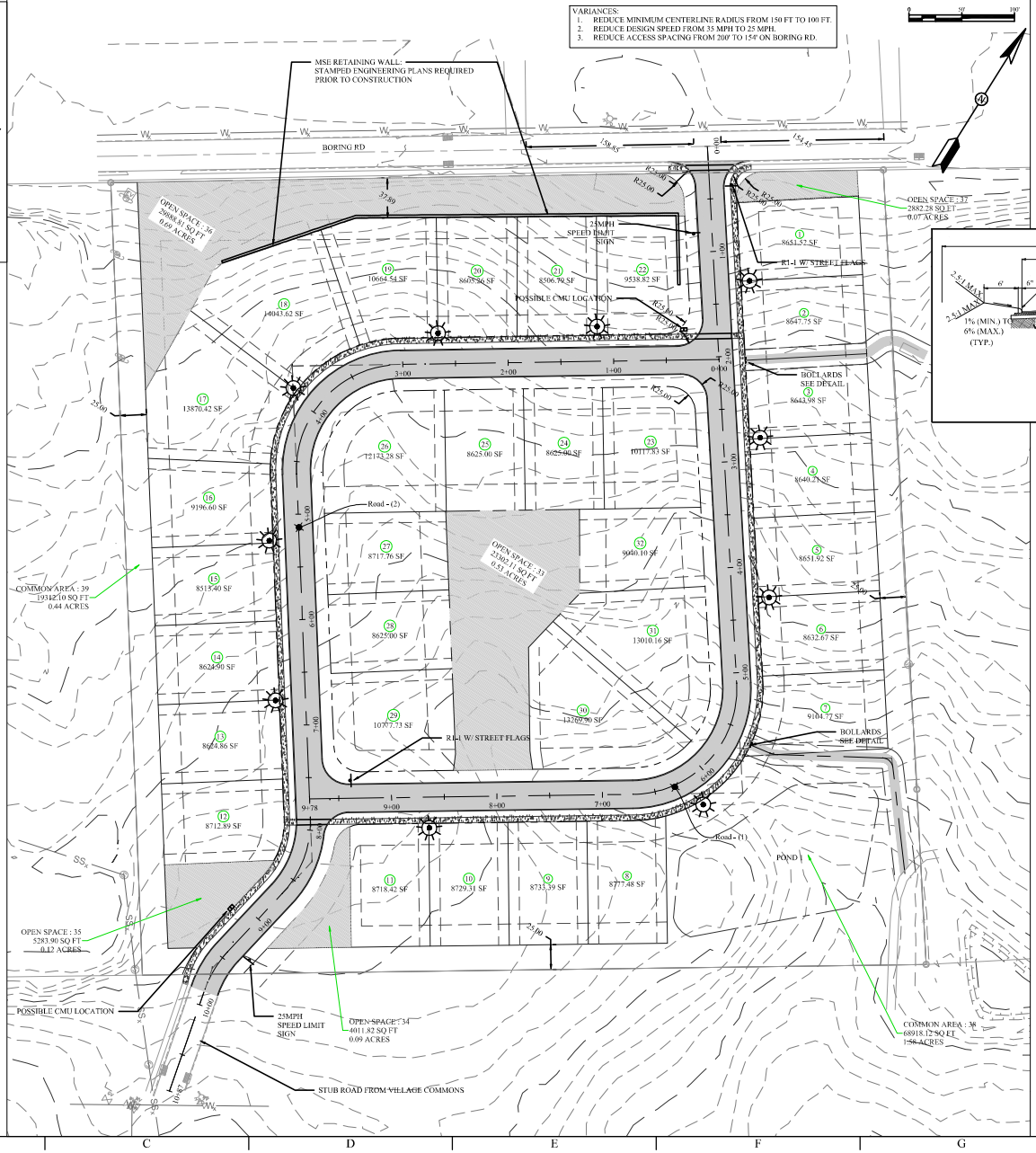

PAVING SECTION:
BASE-6" TDOT TYPE A GRADE D PUG MIX
SURFACE-2" TDOT GRADE 'E' MIX

GREENWAY TRAIL BOLLARD

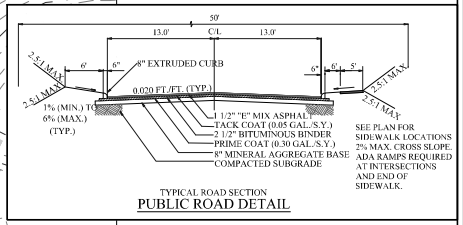



*PIPE SIZES ARE O.D.
*TO BE INSTALLED 4' APART
*GROUND SLEEVE TO BE FLUSH WITH PAVEMENT.

VARIANCES:
1. REDUCE MINIMUM CENTERLINE RADIUS FROM 150 FT TO 100 FT.
2. REDUCE DESIGN SPEED FROM 35 MPH TO 25 MPH.
3. REDUCE ACCESS SPACING FROM 200' TO 154' ON BORING RD.




LEGEND
- PROPERTY LINE
- EXISTING MJR CONTOUR
- EXISTING MNR CONTOUR
- SS — EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING DITCH LINE
- GAS — GAS — EXISTING GAS LINE
- PROPOSED LOT LINE
- BUILDING SET BACK LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED ROAD CURB
- PROPOSED STREET LIGHT
- PROPOSED SIDEWALK

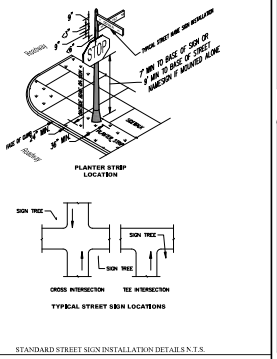



TYPICAL ROAD SECTION
PUBLIC ROAD DETAIL

SEE PLAN FOR SIDEWALK LOCATIONS
2% MAX. CROSS SLOPE
ADA RAMPS REQUIRED AT INTERSECTIONS AND END OF SIDEWALK.

Streetname Rd

SIGN TEXT DETAIL N.T.S.




STANDARD STREET SIGN INSTALLATION DETAILS N.T.S.

811 Know what's below. Call before you dig.

| No. | Description | Date | Approved |
|---|---|---|---|
| 1. | REVISED PER REVIEW COMMENTS | 03/10/25 | RNR |
| 2. | REVISED LAYOUT AND GRADING | 04/04/25 | |

Revisions

Designed By: RNR
Checked By: RNR
Date: 01/15/25
File Name:

DEVELOPER:
TROMESTEAD LAND HOLDINGS, LLC
12 CENTRAL PARK COURT
KNOXVILLE, TN 37922

Ragsdale Engineering
P.O. BOX 30826, KNOXVILLE, TN 37930
www.RAGSDALEENGINEERING.com (865)-405-6600

341 BORING RD SUBDIVISION
KNOX COUNTY, TN
SITE PLAN

Sheet
C100
SHEET 4 OF 27

GRADING & DRAINAGE NOTES

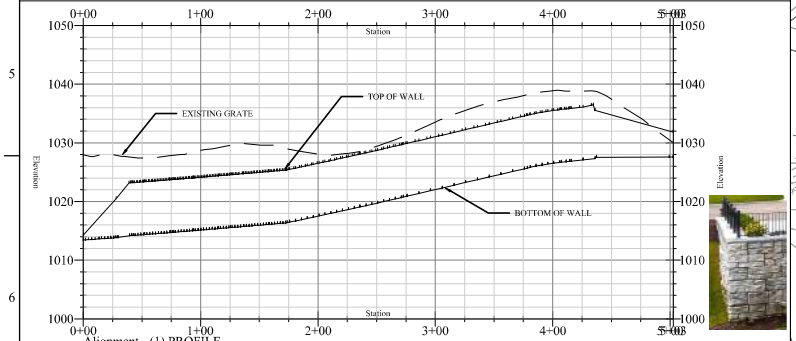
1. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
2. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIE AND DETENTION FACILITIES ARE CONSTRUCTED.
3. ALL SEDIMENT CONTROL DEVICES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING. ALL SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
4. ALL SLOPES SHALL BE STABILIZED AS SOON AS POSSIBLE.
5. LENGTH OF RIP RAP AREA SHALL BE SIX TIMES THE DIAMETER OF THE STORM DRAIN PIPE. WIDTH OF RIP RAP AREA SHALL BE 3 TIMES THE DIAMETER AT THE MOUTH OF THE PIPE AND TWO TIMES THE DIAMETER AT DOWNSTREAM END.
6. COMPACTION OF THE BACK FILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACK FILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. ALL FILL MATERIAL TO BE UTILIZED ON THE PROJECT SHALL BE FREE OF ORGANIC OR OTHERWISE DELETERIOUS MATERIALS AND COMPACTED TO MINIMUM DRY DENSITIES CORRESPONDING TO 95% OF MAXIMUM DRY DENSITY AS OBTAINED BY STANDARD PROCTOR, ASTM D698 AND AT LEAST 98% OF STANDARD PROCTOR WITHIN 1 FOOT BELOW PAVEMENT SUBGRADE. FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 6 INCHES IN COMPACTED FILL THICKNESS. A REPORT FROM A GEOTECHNICAL ENGINEER MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR.
8. MAXIMUM SLOPE OF EMBANKMENT SHALL BE 2.0 FEET HORIZONTAL TO 1.0 FOOT VERTICAL.
9. THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING OFF-SITE. BURNING SHALL NOT BE PERMITTED UNLESS PRIOR APPROVAL IS OBTAINED BY THE LOCAL FIRE DEPARTMENT. THE CONTRACTOR MUST OBTAIN A PERMIT AND MEET ALL OF THE REQUIREMENTS AS SPECIFIED BY THE FIRE DEPARTMENT.
10. ALL TREE STUMPS, BOULDERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO A DEPTH OF 1 FT BELOW SUBGRADE.
11. STRIP TOPSOIL TO A MINIMUM DEPTH OF 18-INCHES AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
12. PROOF ROLL ALL AREAS TO RECEIVE FILL. PROOF ROLL WITH A FULL LOADED TANDEM AXLE DUMP TRUCK USING A CRESS-CROSS PATTERN (4 PASSES MIN.). AREAS FAILING THE PROOF ROLLING SHALL BE UNDERCUT AND BACKFILLED USING AN ENGINEERED FILL OR STABILIZED BY A METHOD APPROVED BY THE PROJECT ENGINEER.
13. AREAS THAT EXHIBIT WEAK SOIL OR OTHERWISE UNSUITABLE CONDITIONS SHALL BE UNDERCUT TO A FIRM LEVEL OF SOIL FOLLOWED BY BACKFILLING THE UNDERCUT AREAS USING AN ENGINEERED FILL OR APPROVED STONE.
14. FILL MATERIAL SHALL BE SATISFACTORY MATERIAL FREE FROM ROOTS AND OTHER ORGANIC MATERIAL, FROZEN MATERIAL, AND TRASH. FILL MATERIAL SHALL ALSO BE FREE OF STONES OR OTHER MATERIAL LARGER THAN 6 INCHES AND LARGER THAN 4 INCHES IN THE TOP 6 INCHES OF EMBANKMENT.
15. FILL MATERAL SHALL BE PLACED IN LOOSE, HORIZONTAL LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS. COMPACT EACH LAYER TO AT LEAST 96% MAXIMUM DRY DENSITY. COMPACT THE UPPER 6 INCHES OF FILL BENEATH PAVEMENTS AND THE UPPER 12 INCHES BENEATH BUILDING SLABS TO 100% MAXIMUN DRY DENSITY. MAINTAIN THE MOISTURE CONTENT TO WITHIN -1 TO +3 PERCENT OF THE OPTIMUM MOISTURE CONTENT.
16. A MINIMUM 6 INCH LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
17. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE DRAINING DURING THE CONSTRUCTION OF ROADWAY AND BUILDING AREAS. WATER SHALL NOT BE ALLOWED TO POND ON SUBGRADE AREAS.
18. DISTURBED AREAS OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
19. PROPOSED GRADES SHOWN ON THESE PLANS ARE FINISHED GRADES, UNLESS NOTED OTHERWISE.EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT INTERVALS AND ARE ON NAVD88.
20. PROPERTY AND TOPOGRAPHIC SURVEY OBTAINED FROM KGIS AND IS ON TND83 COORDINATES. FIELD SURVEY VERIFICATION OF GRADES AND LINES FOR CONNECTIONS SHALL BE REQUIRED. CONTRACTOR TO NOTIFY ENGINEER WITH ANY DISCREPANCIES.
21. NOTHING IN THE GENERAL NOTES OR SPECIAL PROVISIONS SHALL RELIEVE THE CONTRACTOR FORM HIS RESPONSIBILITIES TOWARD SAFETY OF THE GENERAL PUBLIC.

## GREENWAY TRAIL CULVERTS

| STM Network - (1) STRUCTURE TABLE | | | |
|---|---|---|---|
| STRUCTURE: | DETAILS: | PIPES IN: | PIPES OUT |
| HW - (4) | RIM = 985.12<br>SUMP = ???<br>INV OUT = 982.91 | | STM Pipe - (20), 18" REINFORCED CONCRETE PIPE INV OUT =982.91 |
| HW - (5) | RIM = 984.19<br>SUMP = ???<br>INV IN = 981.98 | STM Pipe - (20), 18" Reinforced Concrete Pipe INV IN =981.98 | |
| HW - (6) | RIM = 1022.82<br>SUMP = ???<br>INV OUT = 1020.61 | | STM Pipe - (19), 18" REINFORCED CONCRETE PIPE INV OUT =1020.61 |
| HW - (7) | RIM = 1022.07<br>SUMP = ???<br>INV IN = 1019.86 | STM Pipe - (19), 18" Reinforced Concrete Pipe INV IN =1019.86 | |

| STM Network - (1) Pipe Table | | | | |
|---|---|---|---|---|
| NAME | SIZE | LENGTH | SLOPE | MATERIAL |
| STM Pipe - (19) | 18" | 19.46' | 3.81% | Reinforced Concrete Pipe |
| STM Pipe - (20) | 18" | 20.77' | 4.48% | Reinforced Concrete Pipe |

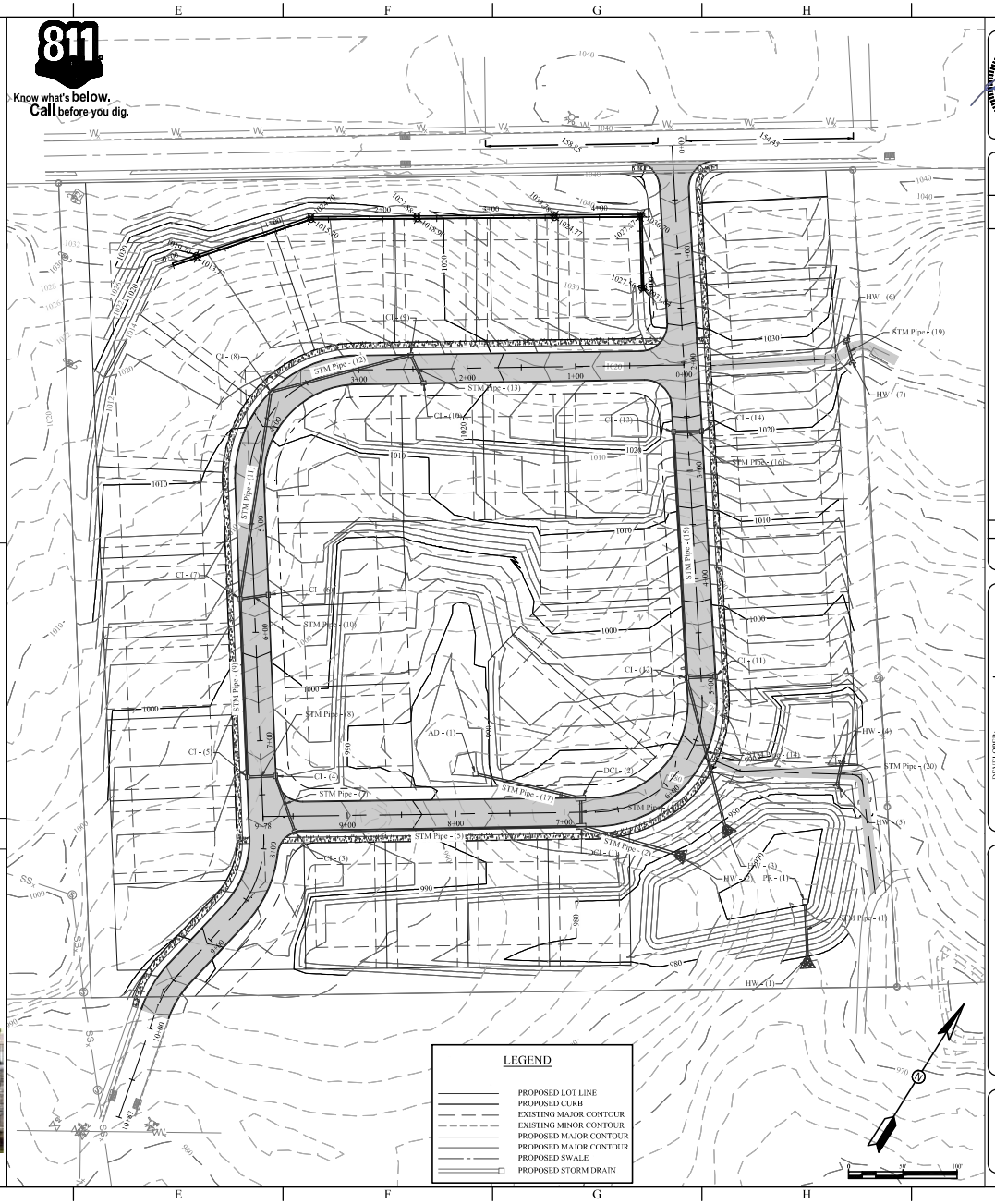
## WALL PROFILE




Alignment - (1) PROFILE
1" = 50.00' HORIZ, 1" = 10.00' VERT



811 Know what's below. Call before you dig.




| No | Description | Date | Approved |
|---|---|---|---|
| 1 | ADD ADDITIONAL CONTOUR LABELS | 03/10/25 | RNR |
| 2 | REVISED LAYOUT AND GRADING | 04/10/25 | |

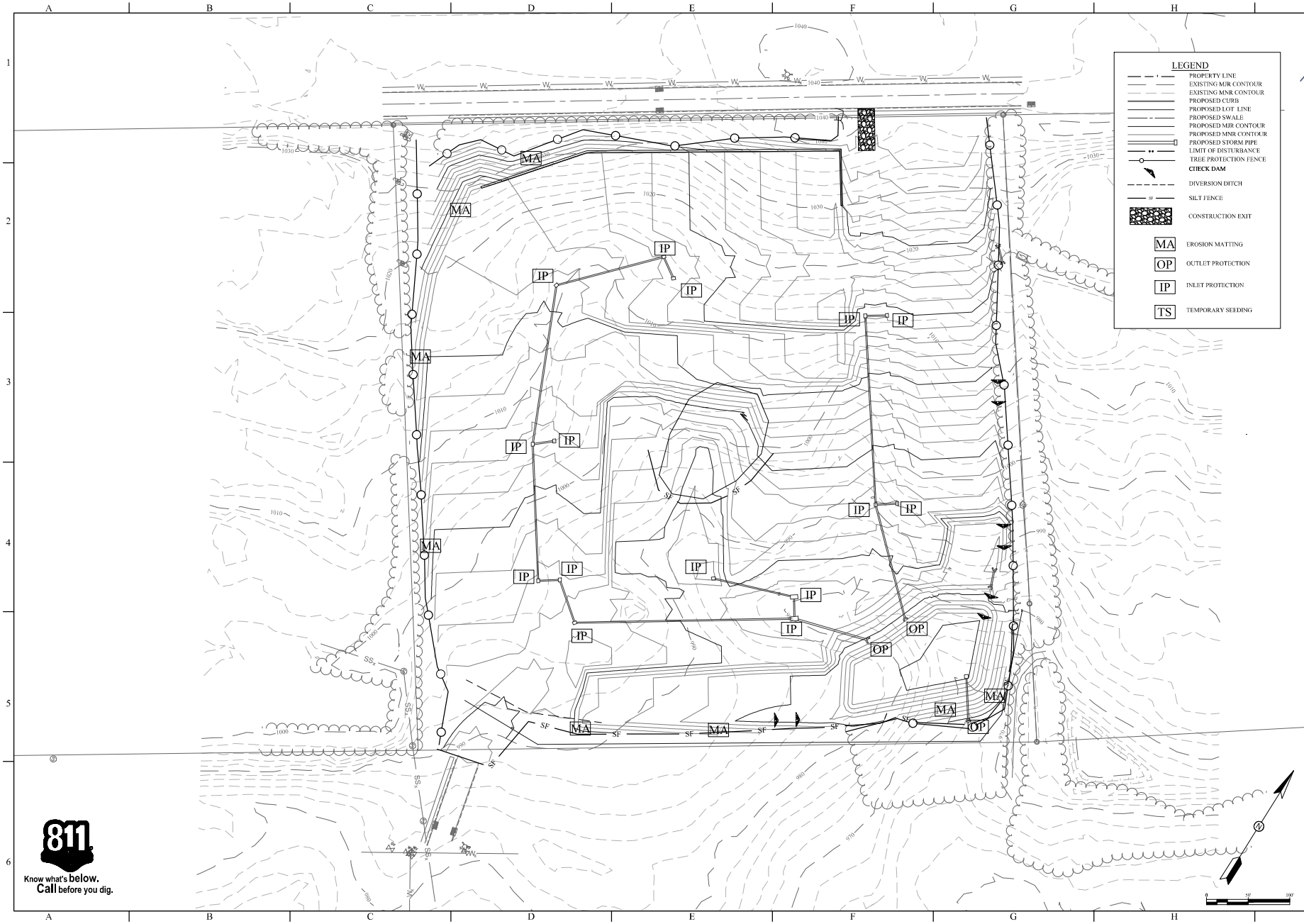
Revisions

Designed By: RNR
Checked By: RNR
Date: 01/15/25
File Name:

DEVELOPER:
TROMESTEAD LAND HOLDINGS, LLC
1122 CENTER POINTE DR
KNOXVILLE, TN 37922

341 BORING RD SUBDIVISION
KNOX COUNTY, TN
GRADING AND DRAINAGE PLAN

Sheet
C200
SHEET 7 OF 27




811
Know what's below.
Call before you dig.

RUSSELL N. RACKLEY
REGISTERED ENGINEER
No. 109621
STATE OF TENNESSEE
02/17/25

| Symbol | No. | Description | Date | Approved |
|---|---|---|---|---|
| | 1 | REVISED LAYOUT AND GRADING | 02/10/25 | RNR |

Revisions

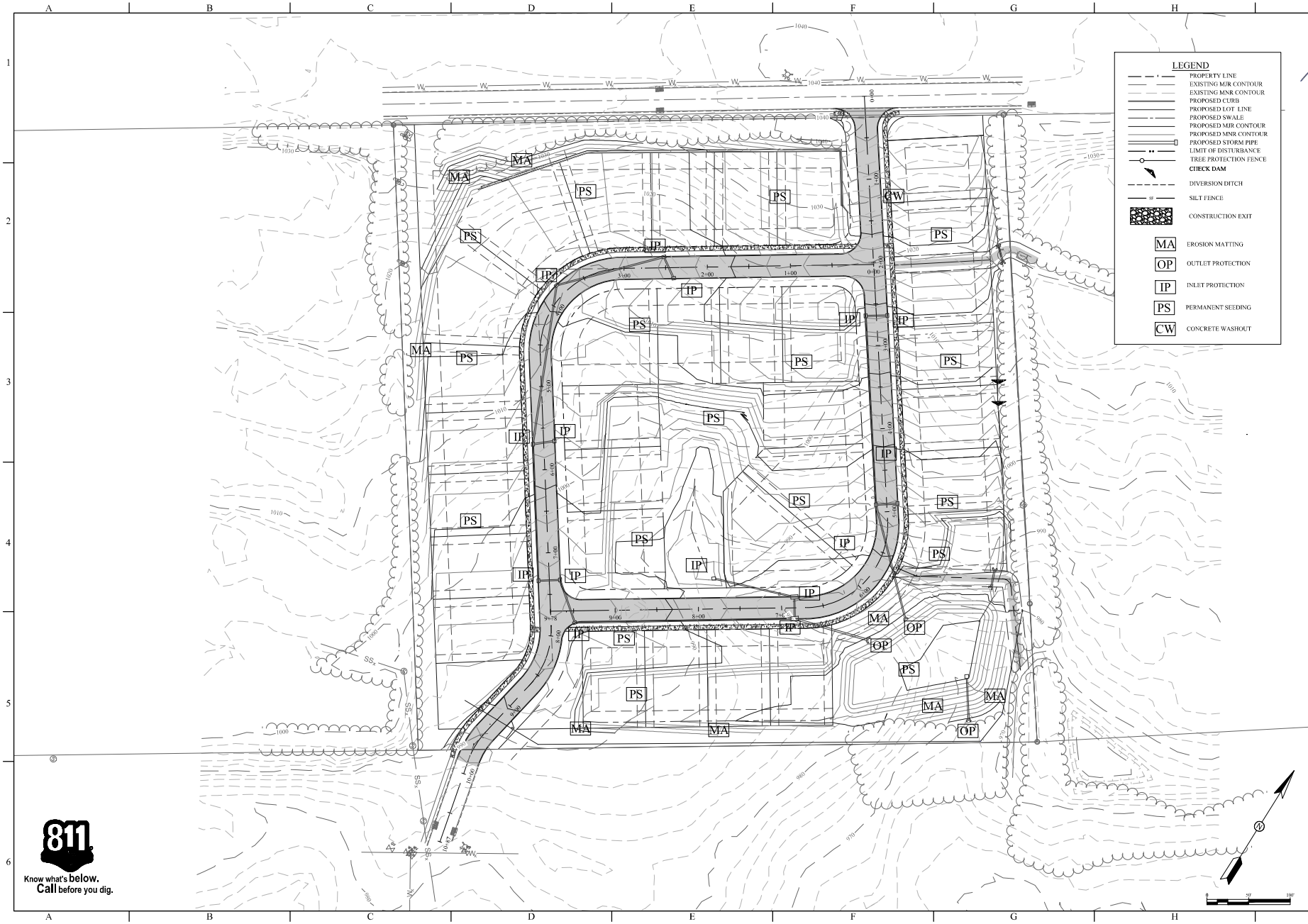
Designed By: RNR
Checked By: RNR
Date: 01/15/25
File Name:

DEVELOPER:
TROMESTEAD LAND HOLDINGS, LLC
12420 HARBOR PLACE, SUITE 103
KNOXVILLE, TN 37932

Rackley Engineering
P.O. BOX 30606, KNOXVILLE, TN 37930
www.RACKLEYENGINEERING.com (865)-567-6020

341 BORING RD SUBDIVISION
KNOX COUNTY, TN
INTERMEDIATE EROSION CONTROL

Sheet
C301
SHEET 10 OF 28




811 Know what's below. Call before you dig.

RUSSELL N. RACHFORD — REGISTERED ENGINEER — 109621 — STATE OF TENNESSEE — 02/17/25

| Symbol | No. | Description | Date | Approved |
|---|---|---|---|---|
| | 1 | REVISED LAYOUT AND GRADING | 02/10/25 | RNR |

Revisions

DEVELOPER:
TROMESTEAD LAND HOLDINGS, LLC
1221 HOMER ROAD, SUITE
KNOXVILLE, TN 37922

Designed By: RNR
Checked By: RNR
Date: 01/15/25
File Name:

Rachford Engineering
P.O. BOX 30826, KNOXVILLE, TN 37930
www.RACHFORDENGINEERING.com (865)-firm-6600

341 BORING RD SUBDIVISION
KNOX COUNTY, TN
FINAL EROSION CONTROL PLAN

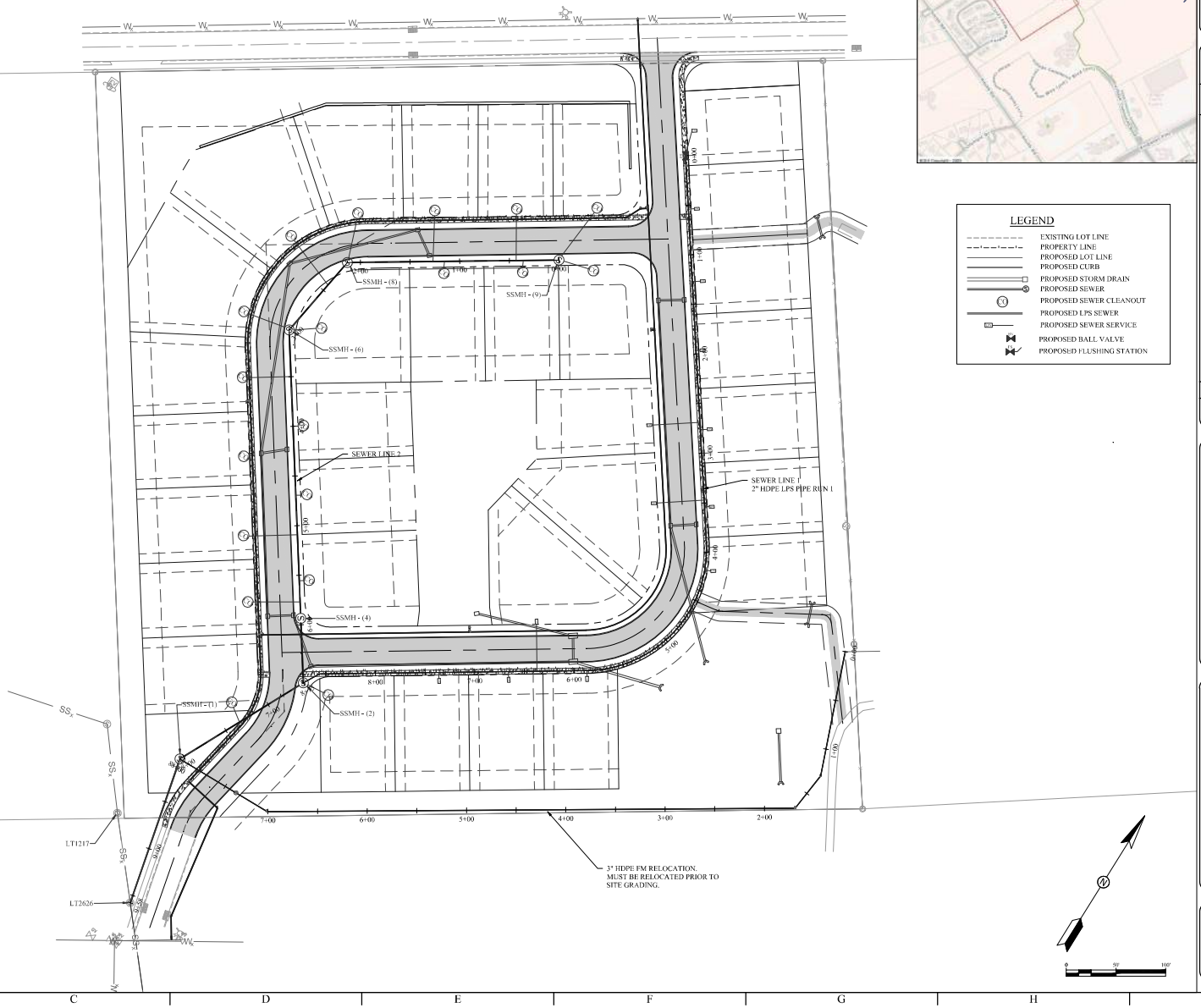
Sheet
C302
SHEET 11 OF 28

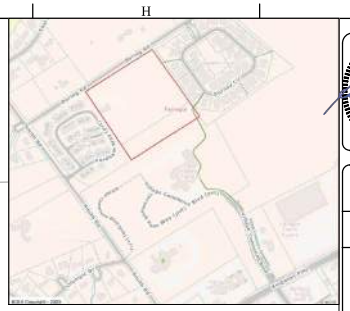
SANITARY SEWER NOTES:

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH FIRST UTILITY DISTRICT (FUD) STANDARD SPECIFICATIONS AS APPROVED BY TDEC WPC, REVISED SEPTEMBER 2018.
2. SANITARY SEWER LINE MATERIALS, INSTALLATION, AND TESTING SHALL BE PER FIRST UTILITY DISTRICT STANDARDS. MATERIAL SUBMITTALS SHALL BE MADE TO FIRST UTILITY DISTRICT ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
3. TESTING OF LINES AND MANHOLES SHALL BE PERFORMED BY CONTRACTOR AND INSPECTED BY FUD. TESTING PROCEDURE SHALL MEET THE REQUIREMENTS OF FUD STANDARD SPECIFICATIONS.
4. ALL SEWER LINES SHALL BE SDR 26 PVC
5. SANITARY SEWER LINES SHALL HAVE A MINIMUM OF 36" COVER, UNDER ROADWAYS AND CROSSINGS, SEWER SHALL HAVE A MINIMUM 48" COVER, AND IF 48" IS NOT AVAILABLE, THEN DUCTILE IRON MUST BE USED, CLASS 350 MINIMUM WITH SPECIFIED CERAMIC EPOXY COATING.
6. A MINIMUM LAYER OF 6 INCHES OF 57 STONE SHALL BE INSTALLED AROUND THE CIRCUMFERENCE OF ALL PIPE AND FITTINGS OUTSIDE THE LIMITS OF THE ROADWAY SURFACE. STONE BACKFILL TO GRADE IS REQUIRED UNDER ALL PROPOSED ROADWAYS.
7. SERVICE LATERALS SHALL BE INSTALLED AT A MINIMUM SLOPE OF 1.0%, UNLESS APPROVED BY FUD.
8. PIPE TO MANHOLE CONNECTIONS SHALL UTILIZE A LOK X-CEL CAST INTO THE MANHOLE OR APPROVED EQUAL.
9. LATERAL CLEANOUT SHALL UTILIZE A SANITARY-T CONNECTION.
10. HORIZONTAL SEPARATION BETWEEN WATER AND SANITARY SEWER LINES SHALL BE 10'. IF 10' OF SEPARATION IS NOT AVAILABLE, SEWER SHALL BE INSTALLED UNDERNEATH THE WATER LINE WITH A MINIMUM OF 18" OF SEPARATION BETWEEN THE OUTSIDE OF THE PIPES. IF CONFLICTS ARISE, CONSULT WITH FUD INSPECTOR BEFORE PROCEEDING.
11. ALL SEWER MANHOLES INTERIOR JOINTS SHALL BE GROUTED WITH NON-SHRINK GROUT; EXTERIOR JOINTS SHALL BE WRAPPED WITH AN APPROVED BUTYL MASTIC APPLIED WITH A PRIMER.
12. ALL CREEK CROSSINGS SHALL HAVE STEEL CASING WITH PROTECTIVE COATING AND CASING SPACERS INSTALLED PER MANUFACTURERS SPECIFICATIONS BUT NOT LESS THAN 3 PER JOINT OF PIPE.
13. INSTALLATION SHALL BE INSPECTED BY FIRST UTILITY DISTRICT. **CONTACT FIRST UTILITY DISTRICT AT LEAST 3 DAYS IN ADVANCE. ALL WORK MUST BE INSPECTED BY FUD PRIOR TO BACKFILLING.**
14. FUD REQUIRES 24" OF HORIZONTAL SEPARATION AND 12" OF VERTICAL SEPARATION FROM OTHER UTILITIES IF THEY ARE INSTALLED ALONG THE WATER OR SEWER MAINS, AND THEY SHOULD NOT BE CONSTRUCTED IN THE SAME TRENCH. IF CONFLICTS ARISE DURING CONSTRUCTION, WITH INADEQUATE SEPARATION FROM EITHER THE WATER OR SEWER, CONSULT WITH FUD INSPECTOR AS TO NECESSARY FIELD CHANGES. FUD RESERVES THE RIGHT TO MODIFY THE MATERIAL OR CONSTRUCTION REQUIREMENTS IF ADEQUATE SEPARATION IS NOT AVAILABLE.
15. WHERE POSSIBLE, DO NOT LOCATE WATER METERS SERVICES AT THE SAME PROPERTY CORNERS AS ELECTRICAL TRANSFORMERS OR CATV/TELEPHONE PEDESTALS. IF CONFLICTS ARISE, CONSULT FUD INSPECTOR AS TO NECESSARY FIELD CHANGES. FUD RESERVES THE RIGHT TO REQUIRE FIELD CHANGES IF SUCH CONFLICTS ARISE.
16. CONTRACTOR SHALL TAKE SPECIAL CARE TO BED, BACKFILL AND COMPACT PIPE CROSSINGS WHERE WATER OR SANITARY SEWER MAIN CROSSES WITH STORM SEWERS. CROSSINGS SHALL BE CONSTRUCTED WITH A WELL COMPACTED FULL STONE ENVELOPE SUCH THAT STORM SEWER DOES NOT BEAR DIRECTLY ON WATER OR SANITARY SEWER MAINS.
17. 6 INCH SEWER CLEANOUTS SHALL BE SET AT THE PROPERTY LINE (2 FT +- PAST MAXIMUM). FOR LATERALS ON MAINS WITH EASEMENTS EXTENDING BEYOND PROPERTY LINE, CLEANOUT SHALL BE PLACED AT EDGE OF EASEMENT. CONTRACTOR SHALL COORDINATE ALL PLACEMENT WITH FUD INSPECTOR.
18. MANHOLE LID ELEVATIONS SHALL BE ADJUSTED TO ACTUAL FINISHED GRADE TO PREVENT PONDING OR FLOODING. FUD RESERVES THE RIGHT TO REQUIRE MANHOLE LID ELEVATIONS TO BE RAISED AND/OR TO REQUIRE WATERTIGHT FRAMES AND COVERS IF FUD DETERMINES THEM NECESSARY DURING INSPECTION.
19. SEWER MANHOLE FRAMES AND COVERS SHALL BE BOLTED TO MANHOLE CONES WITH FOUR (4) WEDGE ANCHORS USING 3/4 INCH STAINLESS STEEL BOLTS AND WASHERS.
20. COMPACTION OF THE BACK FILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACK FILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
21. WHERE PIPE WILL NOT BE IN NATIVE GROUND, ALL FILL MATERIAL COMPACTED TO MINIMUM DRY DENSITIES CORRESPONDING TO 95% OF MAXIMUM DRY DENSITY AS OBTAINED BY STANDARD PROCTOR, ASTM D698 AND AT LEAST 98% OF STANDARD PROCTOR WITHIN TRENCH BOTTOM. FAILURE TO MEET COMPACTION REQUIREMENTS WILL RESULT IN FULL STONE BACKFILL TO BOTTOM OF PIPE.

**LOW PRESSURE SEWER REQUIREMENTS**

1. THE CONTRACTOR MUST BE CERTIFIED TO WELD/FUSE HDPE PIPE FOR LOW PRESSURE SEWER PROJECTS.
2. LOW PRESSURE SEWER SERVICE LATERALS SHALL BE 1½ INCH HDPE SDR-11 FROM MAIN TO TRANSITION FITTING.(SEE FUD STANDARDS AND SPECIFICATIONS).
3. BACKFILL MATERIAL THAT IS WITHIN ONE FOOT OF THE PIPE SHALL NOT EXCEED 3/4 INCH. (TDOT #57 STONE)
4. ALL PIPE SHALL BE INSTALLED WITH A 15-GAUGE SOLID COPPER WIRE FOR LOCATING PURPOSES. (SEE FUD STANDARDS AND SPECIFICATIONS)
5. POLYETHYLENE PIPE (HDPE) AND FITTINGS: POLYETHYLENE RESIN SHALL MEET OR EXCEED REQUIREMENTS OF ASTM D3350 FOR PE 4710 MATERIAL WITH CELL CLASSIFICATION OF 445474C OR BETTER. PRESSURE RATING SHALL BE BASED ON HYDROSTATIC DESIGN STRESS OF 1,600 PSI AT 73.4 DEGREES F.
6. UNLESS SPECIFIED ON THE PROJECT DRAWINGS THE MINIMUM PRESSURE RATING SHALL BE 200 PSI AND NOMINAL DR OF 11
7. POLYETHYLENE PIPE (HDPE) SHALL HAVE A CO-EXTRUDED GREEN COVER OR EXTRUDED GREEN STRIPES DESIGNATING USE FOR SANITARY SEWER. COLOR PRINT LINES ARE NOT AN ACCEPTABLE METHOD FOR DESIGNATION OF LOW-PRESSURE SEWER MAINS. PIPE WITH EXTRUDED GREEN STRIPES SHALL HAVE A MINIMUM OF THREE EQUALLY SPACED STRIPES.
8. PIPE LENGTHS, FITTINGS, AND FLANGED CONNECTIONS TO BE JOINED BY THERMAL BUTT-FUSION SHALL BE OF A COMPATIBLE RESIN MIX FOR THE FUSION PROCESS.
9. PROPER INSTALLATION OF LPS FOUND IN FUD'S STANDARDS AND SPECIFICATIONS SHALL BE FULLY UNDERSTOOD AND IMPLEMENTED.
10. THRUST RESTRAINT BLOCKS SHALL BE INSTALLED IN LOCATIONS SHOWN ON THE PLANS OR IN ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS OR AS REQUIRED BY OWNER. THRUST RESTRAINT BLOCKS SHALL BE CONSIDERED AN INTEGRAL PART OF THE LOW PRESSURE SEWER MAIN INSTALLATION.



LEGEND

- EXISTING LOT LINE
- PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED CURB
- PROPOSED STORM DRAIN
- PROPOSED SEWER
- PROPOSED SEWER CLEANOUT
- PROPOSED LPS SEWER
- PROPOSED SEWER SERVICE
- PROPOSED BALL VALVE
- PROPOSED FLUSHING STATION

RUSSELL N. RACKLEY
REGISTERED PROFESSIONAL ENGINEER
No. 109823
STATE OF TENNESSEE
02/13/25

| Symbol | No. | Description | Date | Approved |
|---|---|---|---|---|
| | 1 | REVISED LAYOUT AND GRADING | 02/10/25 | RNR |

Revisions

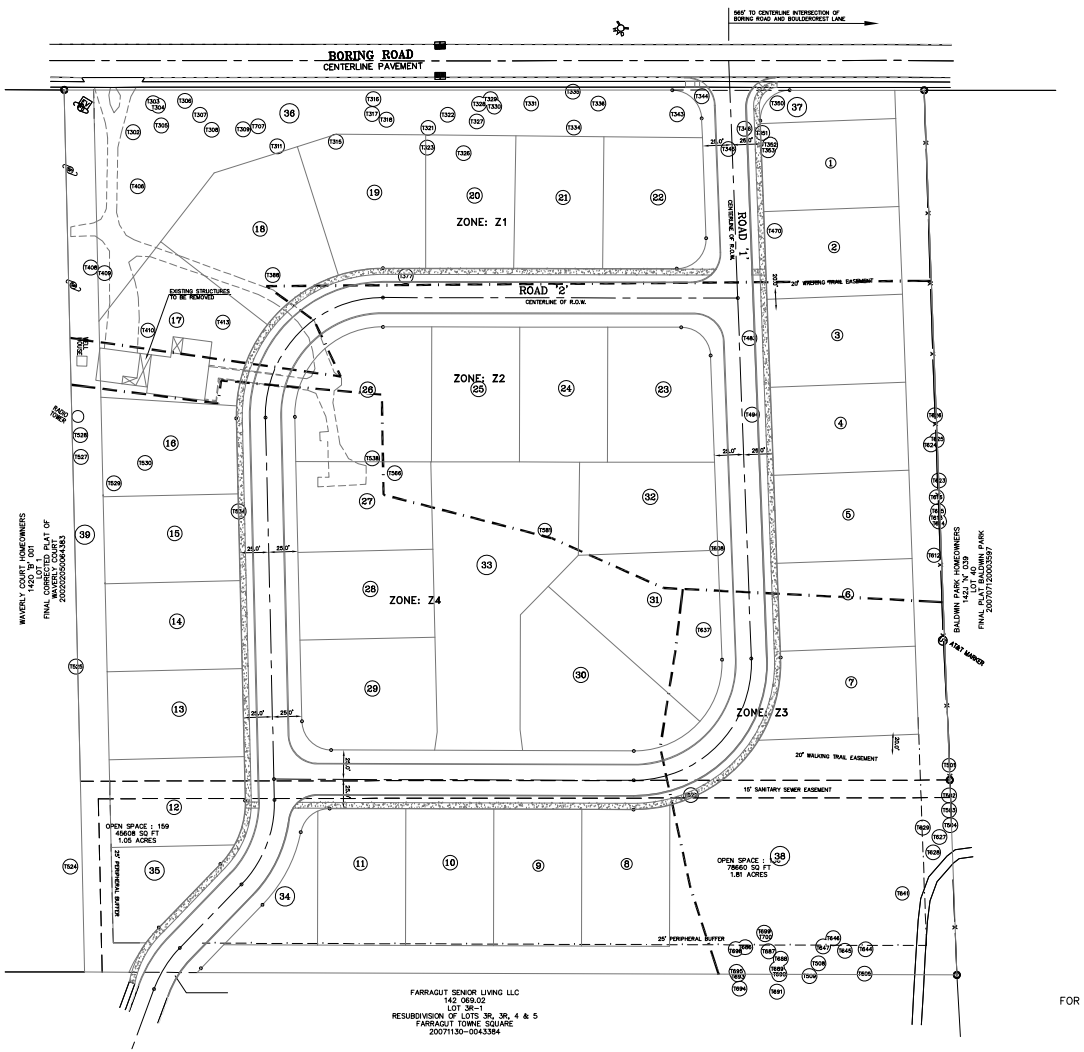
Designed By: RNR
Checked By: RNR
Date: 01/15/25
File Name:

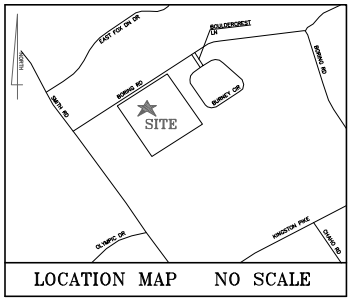
DEVELOPER:
TROMESTEAD LAND HOLDINGS, LLC
12 TROWBRIDGE PLACE
KNOXVILLE, TN 37922

Rackley Engineering
P.O. BOX 30606, KNOXVILLE, TN 37930
(865) 805-5829

341 BORING RD SUBDIVISION
KNOX COUNTY, TN
SANITARY SEWER PLAN

Sheet
C400
SHEET 13 OF 28




FOR TREE SURVEY DATA PLEASE REFER TO SHEET 2 OF 2

GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS. RECEIVER: TOPCON VR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1,L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD88, GEOID09. PRECISION OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.

TREE IDENTIFICATION AND TREE ZONES ARE BASED UPON REPORT AND DRAWING BY CERTIFIED ARBORIST CURTIS CASCIANO OF CONSULTREE, 8911 SONY LANE, KNOXVILLE, TENNESSEE 37923. PH: 875-789-7643

*Certification of Class and Accuracy of Survey*

*I HEREBY CERTIFY THAT THIS IS A CATEGORY "V" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.*

*LYNCH SURVEYS, LLC*

*RYAN S. LYNCH* 1/29/2025
*TENNESSEE CERTIFICATE NO. 2447* *DATE*

RYAN S. LYNCH REGISTERED LAND SURVEYOR TENNESSEE No. 2447 1/29/2025

BEFORE YOU DIG STOP CALL 1-800-351-1111 TENNESSEE ONE CALL IT'S THE LAW

GRAPHIC SCALE
50 0 25 50 100 200
( IN FEET )
1 inch = 50 ft.

NOTE: NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR PRIOR TO OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

SURVEY FOR:
HOMESTEAD LAND HOLDINGS, LLC
122 Perimeter Park Drive
Knoxville, Tennessee 37922
Phone 865-966-8700

TREE ZONE SURVEY OF:
341 Boring Road Subdivision
Tax ID: 142 070 & 072
District FW, Knox County, Tennessee

| REVISIONS | |
|---|---|
| 1 | 02/10/2025 UPDATED LOT DESIGN |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

PROJECT NO. 4980-01
SHEET NO. 1 of 2

DRAWN BY: M.STRANGE
CHECKED BY: R. LYNCH
APPROVED BY: R.S.L.
SCALE: 1"=50'
DATE: 01/29/2025

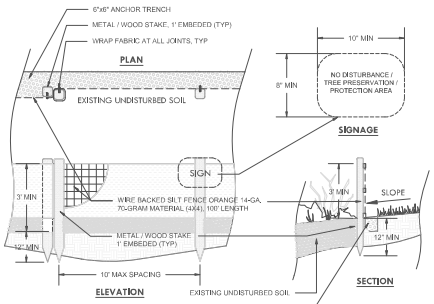
LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

TREE PRESERVATION NOTES:

1. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
2. Prior to site disturbance or construction activities a site inspection by landscape architect or owner designee shall be scheduled to confirm and verify the Tree Preservation/ Protection Fencing and Signage is installed and correctly placed.
3. The contractor shall post signage on the Tree Preservation/ Protection Fencing and Construction Fencing identifying the enclosed area as Tree Preservation/ Protection Area. The signs shall include the following text: NO DISTURBANCE / TREE PRESERVATION / PROTECTION AREA
4. "NO equipment, materials, or vehicles shall be stored or placed within the area enclosed by this Tree Preservation/Protection' Fence. This fence may not be removed without the written approval of a City/Town/County staff member. Failure to comply may result in fines and labor for tree mitigation.
5. The Tree Preservation/ Protection Area signage shall be posted every 50 feet along the Tree Preservation Fence. The signs shall be a minimum size of 8" X 10" and made of durable weather resistant materials (metal/wood/HDPE) . If the signs are damaged or fade they shall be replaced within 10 working days or 2 weeks.
6. During all construction activity (includes clearing, grading, building construction, and landscaping) a copy of the approved Tree Preservation Plan shall be on-site.
7. An authorized inspector shall have the right to enter onto any property to inspect the health and general condition of plant material that is; located in the right of way; part of an approved development/landscape plan; or reported as a public hazard.
8. Tree protection fencing shall be erected adjacent to all TPAs prior to Site Disturbance Approval (Clearing & Grading Permit) to protect the existing tree stands and their root systems. The fencing shall be located at least three (3) feet from the outside edge of the tree canopy and shall remain in place until all construction is completed. When trees must be removed in a TPA, the fence shall be relocated to protect all remaining trees within that TPA. When a tree mass is included as a tree protection area, fencing shall only be required at the outer most perimeter of that tree mass. The final boundary for each TPA shall be established in the field to include canopy area of all trees protected. No parking, material storage or construction activities are permitted within TPAs beyond that allowed for preliminary site investigation work.
9. Clearing, necessary to provide access for survey work, rock soundings or other usual and customary site investigations shall be permitted prior to Site Disturbance Approval. Preliminary site investigations shall be carefully planned to minimize the amount of clearing required.

TREE CANOPY PROTECTION AREA (TCPA) :

1. Tree Canopy Protection Areas (TCPAs) identified on this plan represent individual trees and/or portions of the site designated to meet the City/Town/County Tree Canopy protection requirements of the Land Development Code and are to be permanently protected. All clearing, grading, and fill activity in these areas must be in keeping with restrictions established at the time of plan approval.
2. If trees within the TCPAs are lost through adverse construction activities, new trees shall be planted in order to maintain minimum tree canopy as specified on the approved development or preliminary subdivision plat.
3. If Dimension lines have been used on this plan to establish the general location of TCPAs and represent minimum distances, the final boundary for each TCPA shall/may be established in the field to include canopy area of all trees at or within the dimension line.
4. Tree protection fencing shall be erected adjacent to all TCPAs prior to Site Disturbance Approval to protect the existing tree stands and their root systems. The fencing shall be located at least three (3) feet from the outside edge of the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within TCPAs.




NOTES:

1. TREE PROTECTION SIGNAGE TO BE CONSTRUCTED OF DURABLE MATERIALS (METAL, WOOD, HDPE) AND INSTALLED AT NO MORE THAN 50' OC. (COLOR TO BE FOREST GREEN WITH WHITE FONT.
2. CONTRACTOR TO COORDINATE WITH CIVIL PLANS FOR FINAL LOCATION, CITY/COUNTY/ TOWN TO VERIFY FINAL LOCATION MEETS CODE AND CONSTRUCTION GUIDELINES.
3. TREE PROTECTION FENCING TO REMAIN INTACT FOR ENTIRE DURATION OF CONSTRUCTION ACTIVITIES, NO EQUIPMENT OR MATERIALS CAN BE STORED IN AREAS OF TREE PROTECTION / PRESERVATION, REPLACE FENCING IMMEDIATELY IF REQUIRED FOR ACCESS OR IF DAMAGED BY NATURAL OR CONSTRUCTION ACTIVITIES.

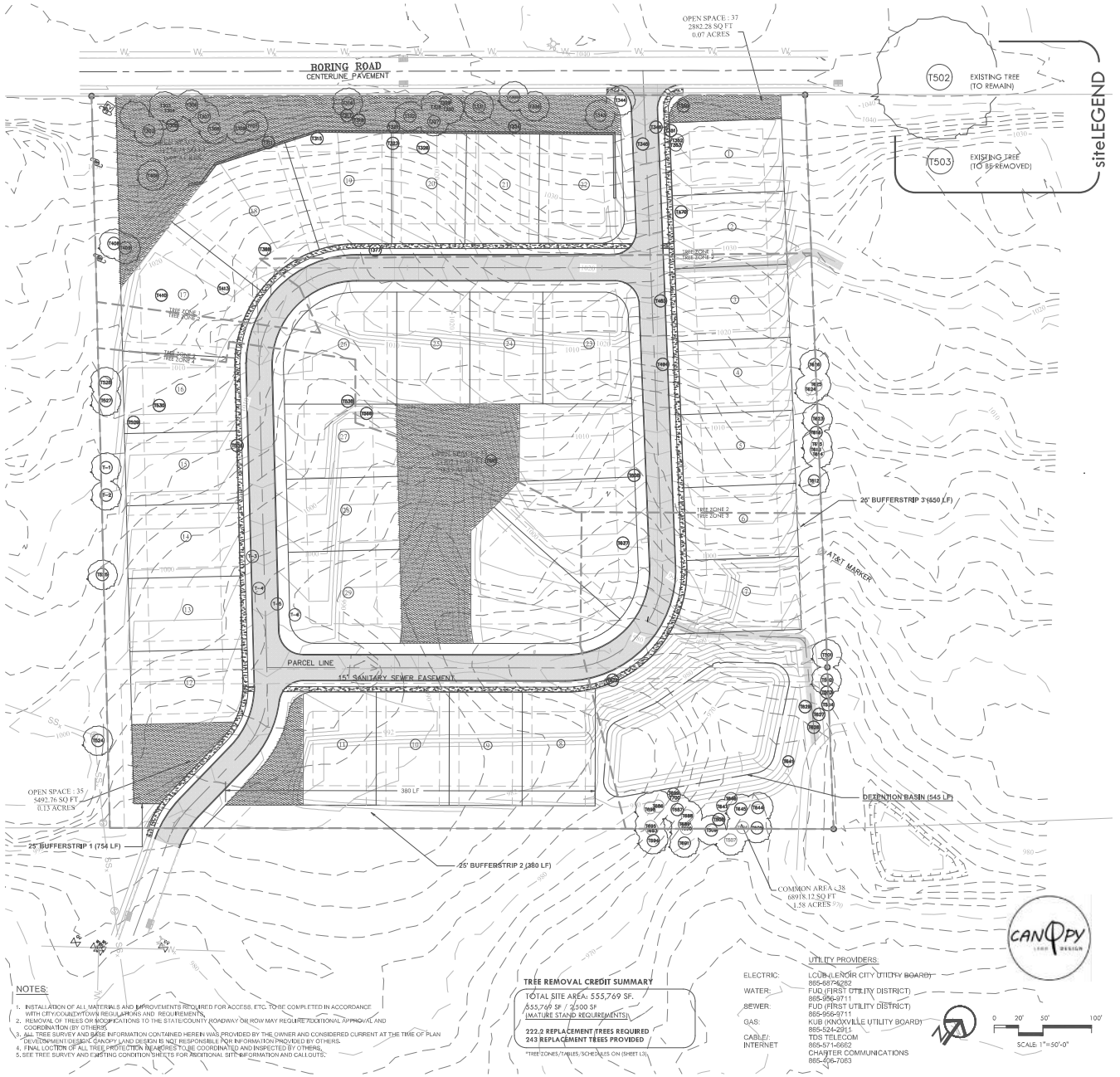
## 1 TREE PROTECTION / SILT FENCE

SCALE: NTS

811 Know what's below. Call before you dig.

PROPERTY INFORMATION:

| | |
|---|---|
| ADDRESS: | 341 BORING ROAD<br>KNOXVILLE TN, 37934 |
| PARCEL: | TAX ID 1042 070 & 072 |
| ACRES: | 12.76 |
| OWNER: | HOMESTEAD LAND HOLDINGS, LLC<br>122 PERIMETER PARK DRIVE<br>KNOXVILLE TN, 37922 |
| ZONING: | R-3 |
| SETBACKS: | FRONT: 20'<br>SIDE: 10'<br>REAR: 25' (20' ALONG BUFFERS) |




NOTES:

1. INSTALLATION OF ALL MATERIALS AND IMPROVEMENTS REQUIRED FOR ACCESS, ETC. TO BE COMPLETED IN ACCORDANCE WITH CITY/COUNTY/TOWN REGULATIONS AND REQUIREMENTS.
2. REMOVAL OF TREES OR MODIFICATIONS TO THE STATE/COUNTY ROADWAY OR ROW MAY REQUIRE ADDITIONAL APPROVAL AND COORDINATION BY OTHERS.
3. ALL TREE SURVEY AND BASE INFORMATION CONTAINED HEREIN WAS PROVIDED BY THE OWNER AND CONSIDERED CURRENT AT THE TIME OF PLAN DEVELOPMENT. DESIGN CANOPY LAND DESIGN IS NOT RESPONSIBLE FOR INFORMATION PROVIDED BY OTHERS.
4. FINAL LOCTION OF ALL TREE PROTECTION MEASURES TO BE COORDINATED AND INSPECTED BY OTHERS.
5. SEE TREE SURVEY AND EXISTING CONDITION SHEETS FOR ADDITIONAL SITE INFORMATION AND CALLOUTS.

**TREE REMOVAL CREDIT SUMMARY**

TOTAL SITE AREA: 555,769 SF.
555,769 SF / 2,500 SF
(MATURE STAND REQUIREMENTS)

222.2 REPLACEMENT TREES REQUIRED
243 REPLACEMENT TREES PROVIDED

*TREE ZONES/TABLES/SCHEDULES ON (SHEET L3)

UTILITY PROVIDERS:

| | |
|---|---|
| ELECTRIC: | LCUB (LENOIR CITY UTILITY BOARD)<br>865-457-9252 |
| WATER: | FUD (FIRST UTILITY DISTRICT)<br>865-856-3711 |
| SEWER: | FUD (FIRST UTILITY DISTRICT)<br>865-856-3711 |
| GAS: | KUB (KNOXVILLE UTILITY BOARD)<br>865-524-2911 |
| CABLE/ INTERNET | TDS TELECOM<br>865-571-6662<br>CHARTER COMMUNICATIONS<br>865-406-7063 |

0 20' 50' 100'
SCALE: 1"=50'-0"

DANIEL BOUTTE REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 317


CANOPY LAND DESIGN, LLC
LOCATION LANDSCAPE ARCHITECTURE
223.939.7403 CANOPYLANDDESIGN@GMAIL.COM


OWNER:
HOMESTEAD LAND HOLDINGS, LLC
122 PERIMETER PARK DRIVE
KNOXVILLE TN 37922

PROJECT#: 2503

# 341 BORING RD. SUBDIVISION

Knox County,TN

# Tree Preservation PLAN

DATE:
2/17/2023
4/24/2023

DRAWN BY: DB CHECKED BY: DB

TREE PRESERVATION PLAN

L.1

SHEET 24 OF 27

GENERAL LANDSCAPE NOTES:

1. Grass, mulch or groundcover shall be planted on all portions of the landscape buffer area (LBA) not occupied by other landscape material (woody/shrub/plant).
2. If existing trees and plant material are being used to meet Landscape Code requirements, any trees or screening vegetation that die or are removed as a result of construction activities will be replaced as per the Landscape Code requirements.
3. The property owner will be required to perpetually maintain all required buffer/landscape areas and associated plant material required under Land Development Code regulations. (If applicable).
4. All unhealthy or dead plant material shall be replaced within one year, or by the next planting period, whichever comes first, while other defective plant material shall be replaced or repaired within three (3) months.
5. All plant material located within a utility easement that is damaged or removed due to work required by the utility company shall be immediately replaced by the owner in accordance with Land Development requirements.
6. Street trees shall be planted in a manner that does not affect public safety and maintains proper sight visibility triangle distances.
7. Irrigation will be provided as required and shown on landscape plans. This irrigation system shall be designed to provide adequate watering of the proposed plant material and lawn areas. The system shall consist of several watering zones controlled by a central timer with either pop-up and rotating irrigation heads or a drip line system. The proposed system shall be installed prior to planting. (If applicable).
8. An authorized City/Town/County inspector shall have the right to enter onto any property to inspect the health and general condition of plant material that is located in the right-of-way, part of an approved development/landscape plan, or reported as a public hazard.
9. Underground Utilities:
   - 9.1. Underground utilities have not been verified by the owner, landscape architect, or their representatives, before you dig, call (Tennessee) One Call System (811).
   - 9.2. The contractor shall determine the exact location of all existing utilities before commencing work and agrees to be responsible for any and all damages which might result from the contractor's failure to exactly locate and preserve any underground utilities to remain.
10. The contractor shall verify existing conditions to ensure that the new work shall fit into the existing site in the manner intended and as shown on the drawings. The contractor shall notify the owner's representative prior to performing any work in the areas involving differences, should any conditions exist that are contrary to the plans and drawings. Notification shall be in the form of a drawing or sketch indicating field measurements and written notes relating to the area.

## Landscape LEGEND

| KEY | NAME | SIZE |
|---|---|---|
| **AR (B)** | Acer Rubrum 'Armstrong Gold' | 2" CAL |
| **AR (R)** | Acer Rubrum 'October Glory' | 2" CAL |
| **BN (R)** | Betula Nigra RIVER BIRCH | 2" CAL |
| **GL (R)** | Gleditsia Triacanthos Inermis 'Shade Master' THORNLESS HONEYLOCUST | 2.5" CAL |
| **LT (B)** | Liriodendron Tulipifera TULIP POPLAR | 2" CAL |
| **LT (R)** | Liriodendron Tulipifera TULIP POPLAR | 2" CAL |
| **NS (B)** | Nyssa Sylvatica BLACK GUM/ TUPELO | 2" CAL |
| **NS (R)** | Nyssa Sylvatica BLACK GUM/ TUPELO | 2" CAL |
| **NS (D)** | Nyssa Sylvatica BLACK GUM/ TUPELO | 2" CAL |
| **PO (B)** | Platanus Occidentalis AMERICAN SYCAMORE | 2" CAL |
| **PO (D)** | Platanus Occidentalis AMERICAN SYCAMORE | 2" CAL |
| **QA (B)** | Quercus Alba WHITE OAK | 2" CAL |
| **QA (R)** | Quercus Alba WHITE OAK | 2" CAL |
| **QN (R)** | Quercus Nuttalli NUTTAL OAK | 2" CAL |
| **QP (R)** | Quercus Phellos WILLOW OAK | 2" CAL |
| **TD (R)** | Taxodium Distichum BALD CYPRESS | 2.5" CAL |
| **UA (R)** | Ulmus Americana 'Princeton' AMERICAN ELM | 2" CAL |

### understoryTREES

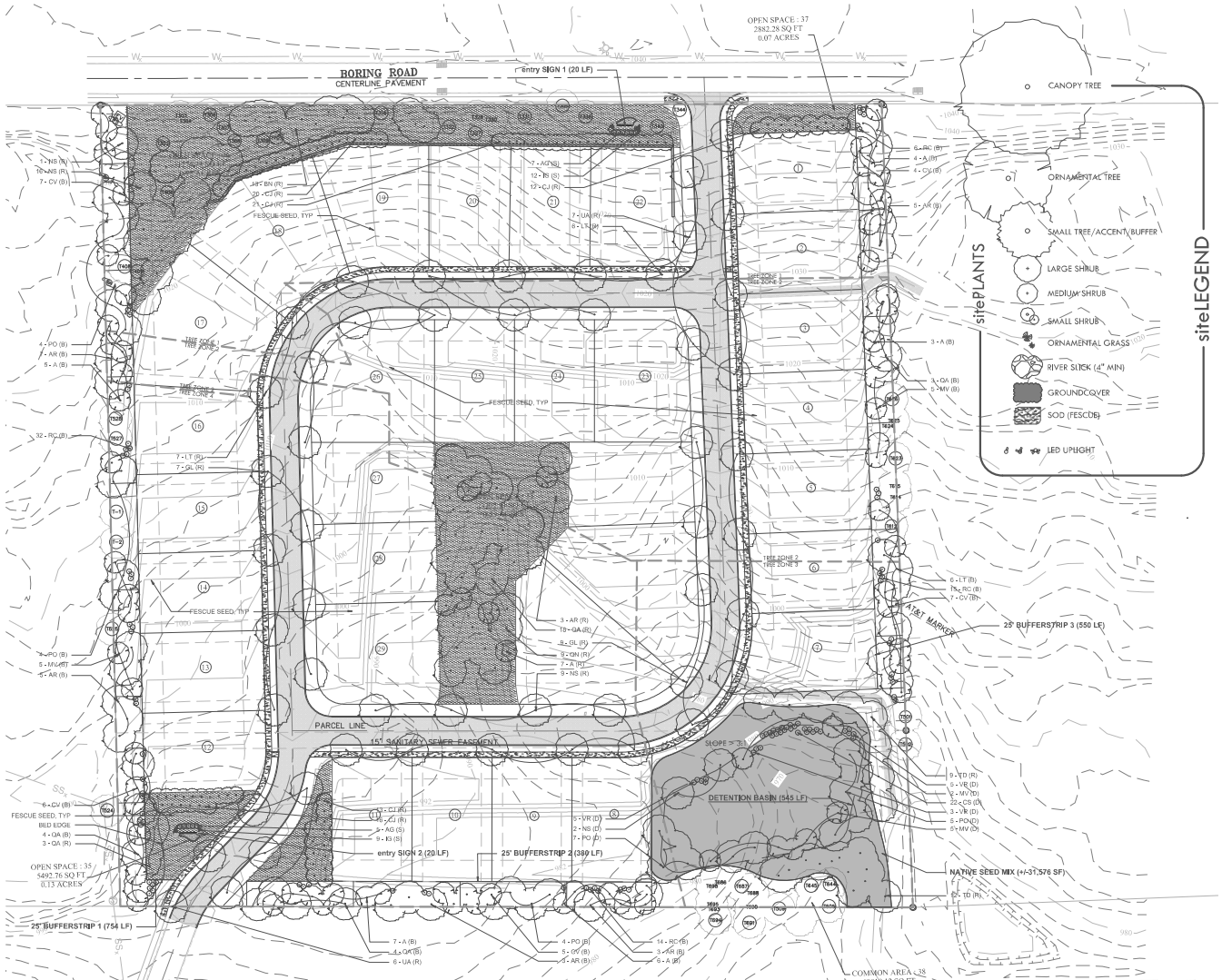
| | | |
|---|---|---|
| **A (B)** | Amelanchior Spp. 'Autumn Brilliance' SERVICEBERRY | 2" CAL |
| **A (R)** | Amelanchior Spp. 'Autumn Brilliance' SERVICEBERRY | 2" CAL |
| **CJ (R)** | Cryptomeria Japonica 'Radicans' JAPANESE CEDAR | 6' HT |
| **CV (B)** | Crataegus Virdis 'Winter King' HAWTHORNE | 2" CAL |
| **MV (B)** | Magnolia Virginiana SWEETBAY MAGNOLIA | 8' HT |
| **MV (D)** | Magnolia Virginiana SWEETBAY MAGNOLIA | 8' HT |

### SHRUBS

| | | |
|---|---|---|
| **AG (S)** | Abelia x Grandiflora GLOSSY ABELIA | 36" HT |
| **CS (D)** | Cornus Sericea RED OSIER DOGWOOD (RED TWIG) | 36" HT |
| **IG (S)** | Ilex Glabara INKBERRY | 36" HT |
| **RC (B)** | Rhododendron Catawbiense PURPLE AMERICAN RHODODENDRON | 36" HT |
| **VR (D)** | Viburnum Rhytidophyllum LEATHERLEAF VIBURNUM | 36" HT |

### groundcoversGRASSES

| | |
|---|---|
| | River Stone Stabilization (Detention Pond Basin) |
| **F-SEED** | Fescue 'Kentucky 31' (SEED) |
| **SLOPE** | Native Steep Slope Stabilization Mix |
| **F-SOD** | Fescue 'Kentucky 31' FESCUE SOD |




PROPERTY INFORMATION:

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|---|---|
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| PARCEL: | TAX ID 1042 070 & 072 |
| ACRES: | 12.76 |
| OWNER: | HOMESTEAD LAND HOLDINGS, LLC<br>122 PERIMETER PARK DRIVE<br>KNOXVILLE TN, 37922 |
| ZONING: | R-3 |
| SETBACKS: | FRONT: 20'<br>SIDE: 10'<br>REAR: 25' (20' ALONG BUFFERS) |

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2. REMOVAL OF TREES OR MODIFICATIONS TO THE STATE/COUNTY ROADWAY OR ROW MAY REQUIRE ADDITIONAL APPROVAL AND COORDINATION (BY OTHERS).
3. ALL TREE SURVEY AND BASE INFORMATION CONTAINED HEREIN WAS PROVIDED BY THE OWNER AND CONSIDERED CURRENT AT THE TIME OF PLAN DEVELOPMENT/DESIGN. CANOPY LAND DESIGN IS NOT RESPONSIBLE FOR INFORMATION PROVIDED BY OTHERS.
4. FINAL LOCTION OF ALL TREE PROTECTION MEASURES TO BE COORDINATED AND INSPECTED BY OTHERS.
5. SEE TREE SURVEY AND EXISTING CONDITION SHEETS FOR ADDITIONAL SITE INFORMATION AND CALLOUTS.
6. LANDSCAPE FOR SIGNAGE WILL BE REVISED AND SUBMITTED FOR VRRB REVIEW AND APPROVAL AS REQUIRED UPON FINAL SIGN AND LANDSCAPE DESIGN.
7. FINAL TREE LOCATIONS MAY REQUIRE ADJUSTMENT TO ALLOW FOR DRIVEWAY OR UTILITY ACCESS. REVISIONS WILL BE SUBMITTED UPON COMPLETION OF UTILITY AND DRIVEWAY DESIGN.**
8. ALL AREAS OUTSIDE FESCUE SEED AREAS WILL BE LEFT NATURAL TO RE-ESTABLISH WILDLIFE HABITAT AND BUFFERS BETWEEN ADJACENT PROPERTY.
9. ALL DISTURBED AREAS WILL BE ESTABLISHED WITH FESCUE SEED PER SEEDING TABLE ON SHEET L.5. SOME AREAS WILL UTILIZE SOD FOR INSTANT ESTABLISHMENT. (SEE CIVIL FOR EROSION CONTROL PLANS).

**TREE REMOVAL CREDIT SUMMARY**

TOTAL SITE AREA: 555,769 SF.
555,769 SF / 2,500 SF
(MATURE STAND REQUIREMENTS)

**222.2 REPLACEMENT TREES REQUIRED**
**243 REPLACEMENT TREES PROVIDED**

*TREE ZONES/TABLES/SCHEDULES ON (SHEET L3)

UTILITY PROVIDERS:

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| WATER: | FUD (FIRST UTILITY DISTRICT)<br>865-856-3711 |
| SEWER: | FUD (FIRST UTILITY DISTRICT)<br>865-856-3711 |
| GAS: | KUB (KNOXVILLE UTILITY BOARD)<br>865-524-2911 |
| CABLE/ INTERNET | TDS TELECOM<br>865-671-6662<br>CHARTER COMMUNICATIONS<br>865-406-7063 |

SCALE: 1"=50'-0"


DANIEL BOUTTE REGISTERED LANDSCAPE ARCHITECT

CANOPY LAND DESIGN, LLC
LANDSCAPE ARCHITECTURE
223.939.7403 CANOPYLANDDESIGN@GMAIL.COM

OWNER:
HOMESTEAD LAND HOLDINGS, LLC
122 PERIMETER PARK DRIVE
KNOXVILLE TN 37922

PROJECT#: 2503


# 341 BORING RD. SUBDIVISION

Knox County,TN

# Landscape/Streetscape PLAN

DATE:
2/17/2023
4/24/2023

DRAWN BY: DB CHECKED BY: DB

TREE PRESERVATION PLAN

**L.2**

SHEET 25 OF 27

**MEETING DATE**: March 20, 2025 **AGENDA ITEM #6**

# REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

**PREPARED BY:** Mark Shipley, Community Development Director

**SUBJECT:** Discussion and public hearing on approval of a site plan for a Bruster's Real Ice Cream, 11692 Parkside Drive, Parcel 191.10, Tax Map 130 (south of Home Federal Bank off Parkside Drive), 1.57 Acres, Zoned C-1 (Knoxville Bruster's Inc., Applicant)

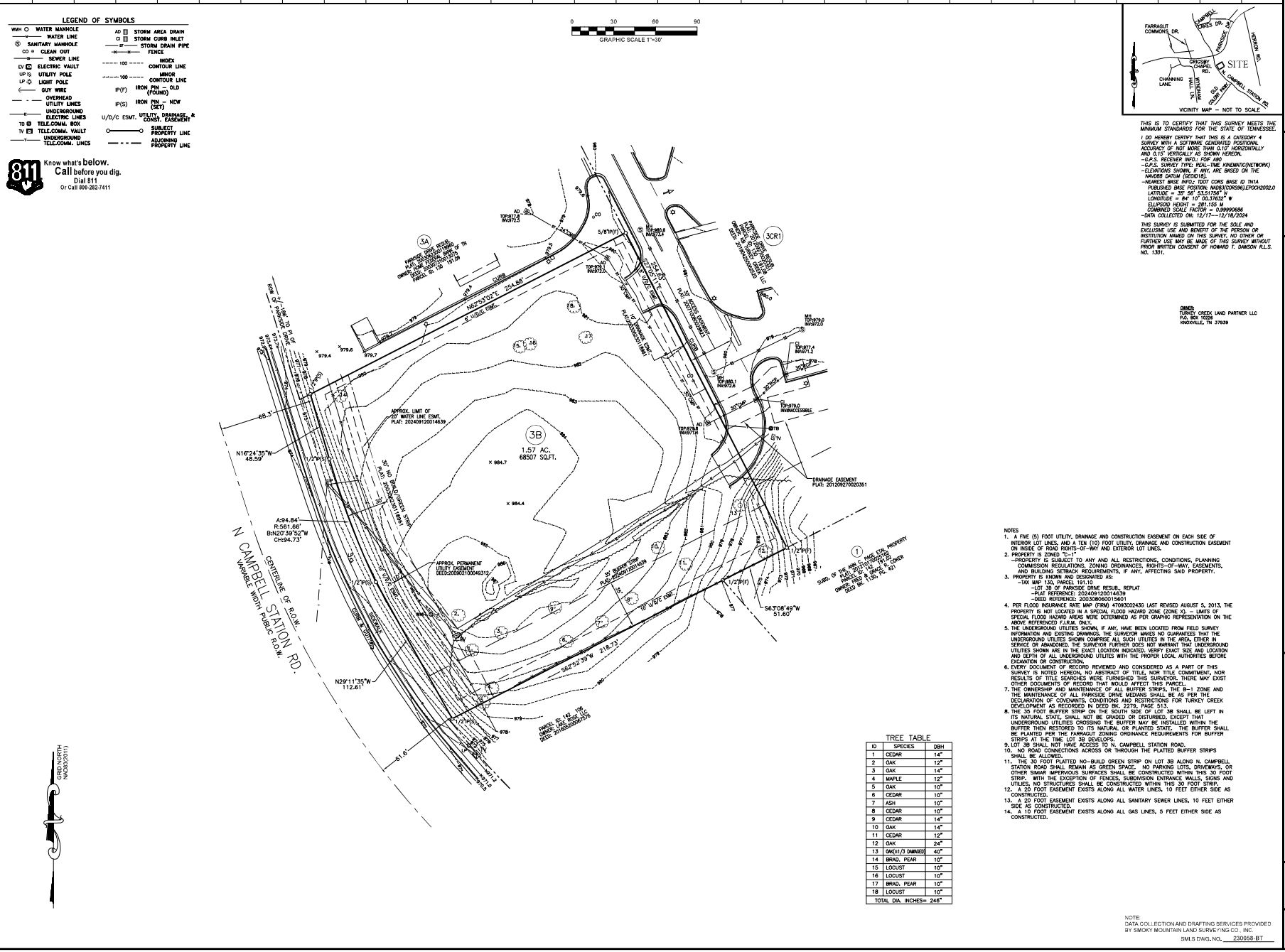
---

**INTRODUCTION AND BACKGROUND:** This item involves a request for approval of a site plan for a new Bruster's Ice Cream restaurant on the property south of the Home Federal Bank and west of the First Watch off Parkside Drive. The property was rezoned last year in anticipation of the site plan proposed at this time.

**DISCUSSION:** The site layout includes a long drive thru lane that provides a significant area for vehicle stacking. The building is roughly 1,600 square feet with a 2,900 square foot patio area for outdoor seating.

**RECOMMENDATION:** Included in the packet is the latest site plan set and a copy of the completed Design Review Checklist. The staff recommends approval of the site plan subject to the following items being satisfactorily addressed:

1. Please submit Erosion Control Letter of Credit for $12,500.
2. Please submit Drainage Fee of $875.
3. Please provide NOC from TDEC.
4. A separate landscape plan will need to be submitted to the VRRB for review.
5. Prior to CO, a permanent stormwater maintenance agreement and plan will need to be recorded to run with the property.
6. Menu boards are treated and regulated as signage under the sign ordinance and a separate application and permit will be required. All signage must be applied for and permitted separately.
7. Only one menu board sign is permitted per drive-thru lane. The second preview board will need to be eliminated.
8. On the lighting plan, please label the fixtures on the cut sheets to correspond to the lighting layout plan sheet. Please also include a cut sheet for each of the pole light fixtures.
9. Please note on the grading and drainage plan how the LID requirement is being addressed. From the staff/developer meeting, an option was additional tree planting that notably exceeded the requirements. This will also need to be reflected on the landscape plan.




TREE TABLE

| ID | SPECIES | DBH |
|---|---|---|
| 1 | CEDAR | 14" |
| 2 | OAK | 12" |
| 3 | OAK | 14" |
| 4 | MAPLE | 12" |
| 5 | OAK | 10" |
| 6 | CEDAR | 10" |
| 7 | ASH | 10" |
| 8 | CEDAR | 10" |
| 9 | CEDAR | 14" |
| 10 | OAK | 14" |
| 11 | CEDAR | 12" |
| 12 | OAK | 24" |
| 13 | QM(±1/3 DAMAGED) | 40" |
| 14 | BRAD. PEAR | 10" |
| 15 | LOCUST | 10" |
| 16 | LOCUST | 10" |
| 17 | BRAD. PEAR | 10" |
| 18 | LOCUST | 10" |
| TOTAL DIA. INCHES= | | 246" |

THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE.

I DO HEREBY CERTIFY THAT THIS IS A CATEGORY 4 SURVEY WITH A SOFTWARE GENERATED POSITIONAL ACCURACY OF NOT MORE THAN 0.10' HORIZONTALLY AND 0.15' VERTICALLY AS SHOWN HEREON.
–G.P.S. RECEIVER INFO.: FOX ABO
–G.P.S. SURVEY TYPE: REAL-TIME KINEMATIC(NETWORK)
–ELEVATIONS SHOWN, IF ANY, ARE BASED ON THE NAVD88 DATUM (GEOID18).
–NEAREST BASE INFO.: TDOT CORS BASE ID TN14 PUBLISHED BASE POSITION: NAD83(CORS96).EPOCH:2002.0
LATITUDE = 35° 56' 53.51758" N
LONGITUDE = -84° 10' 05.37632" W
ELLIPSOID HEIGHT = 281.155 M
COMBINED SCALE FACTOR = 0.99990686
–DATA COLLECTED ON: 12/17---12/18/2024

THIS SURVEY IS SUBMITTED FOR THE SOLE AND EXCLUSIVE USE AND BENEFIT OF THE PERSON OR INSTITUTION NAMED ON THIS SURVEY. NO OTHER OR FURTHER USE MAY BE MADE OF THIS SURVEY WITHOUT PRIOR WRITTEN CONSENT OF HOWARD T. DAWSON R.L.S. NO. 1301.

OWNER:
TURKEY CREEK LAND PARTNER LLC
P.O. BOX 10208
KNOXVILLE, TN 37939

NOTES
1. A FIVE (5) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, AND A TEN (10) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS–OF–WAY AND EXTERIOR LOT LINES.
2. PROPERTY IS ZONED "C–1"
–PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS–OF–WAY EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
3. PROPERTY IS KNOWN AND DESIGNATED AS:
–TAX MAP 130, PARCEL 191.10
–LOT 3B OF PARKSIDE DRIVE RESUB., REPLAT
–PLAT REFERENCE: 20240912001463 9
–DEED REFERENCE: 20030806001560 1
4. PER FLOOD INSURANCE RATE MAP (FIRM) 47093C0243G LAST REVISED AUGUST 5, 2013, THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE (ZONE X). – LIMITS OF SPECIAL FLOOD HAZARD AREAS WERE DETERMINED AS PER GRAPHIC REPRESENTATION ON THE ABOVE REFERENCED F.I.R.M. ONLY.
5. THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.
6. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
7. THE OWNERSHIP AND MAINTENANCE OF ALL BUFFER STRIPS, THE B–1 ZONE AND THE MAINTENANCE OF ALL PARKSIDE DRIVE MEDIANS SHALL BE AS PER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TURKEY CREEK DEVELOPMENT AS RECORDED IN DEED BK. 2279, PAGE 513.
8. THE 35 FOOT BUFFER STRIP ON THE SOUTH SIDE OF LOT 3B SHALL BE LEFT IN ITS NATURAL STATE, SHALL NOT BE GRADED OR DISTURBED, EXCEPT THAT UNDERGROUND UTILITIES CROSSING THE BUFFER MAY BE INSTALLED WITHIN THE BUFFER THEN RESTORED TO ITS NATURAL OR PLANTED STATE. THE BUFFER SHALL BE PLANTED PER THE FARRAGUT ZONING ORDINANCE REQUIREMENTS FOR BUFFER STRIPS AT THE TIME LOT 3B DEVELOPS.
9. LOT 3B SHALL NOT HAVE ACCESS TO N. CAMPBELL STATION ROAD.
10. NO ROAD CONNECTIONS ACROSS OR THROUGH THE PLATTED BUFFER STRIPS SHALL BE ALLOWED.
11. THE 30 FOOT PLATTED NO–BUILD GREEN STRIP ON LOT 3B ALONG N. CAMPBELL STATION ROAD SHALL REMAIN AS GREEN SPACE. NO PARKING LOTS, DRIVEWAYS, OR OTHER SIMAR IMPERVIOUS SURFACES SHALL BE CONSTRUCTED WITHIN THIS 30 FOOT STRIP. WITH THE EXCEPTION OF FENCES, SUBDIVISION ENTRANCE WALLS, SIGNS AND UTILIES, NO STRUCTURES SHALL BE CONSTRUCTED WITHIN THIS 30 FOOT STRIP.
12. A 20 FOOT EASEMENT EXISTS ALONG ALL WATER LINES, 10 FEET EITHER SIDE AS CONSTRUCTED.
13. A 20 FOOT EASEMENT EXISTS ALONG ALL SANITARY SEWER LINES, 10 FEET EITHER SIDE AS CONSTRUCTED.
14. A 10 FOOT EASEMENT EXISTS ALONG ALL GAS LINES, 5 FEET EITHER SIDE AS CONSTRUCTED.

NOTE
DATA COLLECTION AND DRAFTING SERVICES PROVIDED BY SMOKY MOUNTAIN LAND SURVEYING CO., INC.
SMLS DWG. NO. 230058-BT

SITE, INCORPORATED
CIVIL ENGINEERS & SURVEYORS
EST. 1982
10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com

HOWARD T. DAWSON
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
12-31-24
No. 1301

Boundary & Topographic Survey for

# Turkey Creek Land Partner LLC

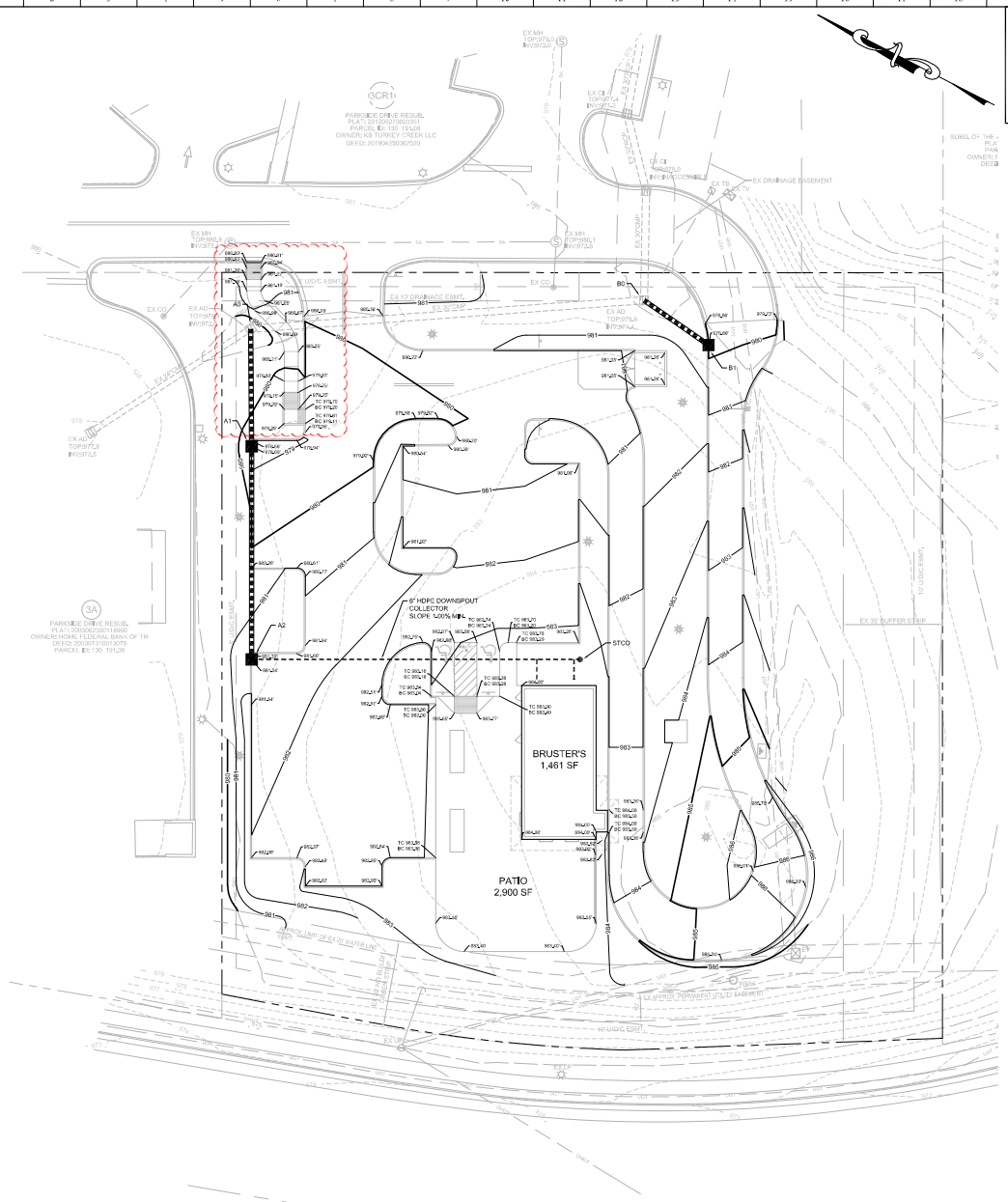
N Campbell Station Road and Parkside Drive
Civil District No. 6 of Knox County, Tennessee
Town of Farragut

REVISIONS

| NO. | DATE | COMMENTS |
|---|---|---|
| | | |

ORIGINAL ISSUE: 12/30/2024
SITE PROJECT #: ...
FILE: 240058-BT

C1.0




## STORM WATER PIPES AND STRUCTURES

STORM STRUCTURE TABLE:

| ID | Type | Top Elev. (ft)** |
|---|---|---|
| A0 | EX AD | |
| A1 | CI | 978.65 |
| A2 | CI | 981.24 |
| B0 | EX AD | |
| B1 | CI | 979.66 |

STORM PIPE TABLE:

| Line ID | Line Length (ft) | Line Size (in) | Line Slope (%) | Invert Down (ft) | Invert Up (ft) | Pipe Material |
|---|---|---|---|---|---|---|
| A0-A1 | 41 | 18 | 1.01 | 974.23 | 974.65 | HDPE-WT |
| A1-A2 | 75 | 18 | 3.44 | 974.75 | 977.34 | HDPE-WT |
| B0-B1 | 28 | 18 | 1.01 | 975.08 | 975.66 | HDPE-WT |

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EARTHWORK REQUIRED TO PREPARE THE UNCLASSIFIED SITE TO THE LINES AND GRADES AS SHOWN ON PLANS. THIS INCLUDES, BUT IS NOT LIMITED TO, ANY QUANTITY OF IMPORT OR EXPORT OF STRUCTURAL FILL AND/OR DISPOSAL OF UNSUITABLE MATERIAL, AS REQUIRED. ALL COSTS SHALL BE INCLUDED IN OVERALL BASE BID. ALL EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED.

STORM PIPE MATERIAL:

ALL STORM PIPE LOCATED WITHIN RIGHT-OF-WAY SHALL BE RCP. ALL OTHER STORM PIPE SHALL BE HDPE-WT OR RCP, UNLESS OTHERWISE NOTED ON THE PLANS. APPROVED STORM PIPE IS AS FOLLOWS:

A. REINFORCED CONCRETE PIPE (RCP):
ASTM C76, CLASS III UNLESS NOTED OTHERWISE ON DRAWINGS. INSTALLED WITH RUBBER O-RING GASKETS AT JOINTS.
1. GASKETS: AASHTO M198, TYPE B OR ASTM C443. INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. FLARED END SECTIONS: ASTM C76 OR, FOR SECTIONS WITH TOE WALL, AASHTO H170.

B. HIGH DENSITY POLYETHYLENE PIPE - WATER TIGHT (HDPE-WT):
AASHTO M 252 TYPE S, M 294 TYPE S, OR ASTM F 2306 SMOOTH INTERIOR/ANNULAR EXTERIOR.
1. RUBBER GASKET: ASTM F477
2. RUBBER GASKET JOINTS: ASTM 3212

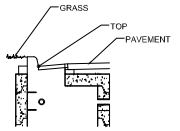
- ALL JUNCTION BOXES, YARD INLETS, CURB INLETS, GRATE INLETS AND AREA INLETS SHALL HAVE "NO DUMPING - DRAINS TO RIVER" OR OTHER SIMILAR ENVIRONMENTAL MESSAGE PERMANENTLY CAST INTO THE GRATE/COVER.
- ALL STORM PIPE LOCATED WITHIN RIGHT-OF-WAY SHALL BE RCP.
- DISCHARGE PIPE FROM THE DETENTION BASINS SHALL BE RCP.
- ALL OTHER STORM PIPE SHALL BE RCP OR HDPE-WT AS NOTED ON THE PLAN.
- REFER TO PROJECT SPECIFICATIONS FOR APPROVED PIPE TYPES.

STORM DRAIN GRATE SCHEDULE:

| TYPE | MODEL | USE |
|---|---|---|
| EX AD | N/A | EXISTING AREA DRAIN |
| CI | EAST JORDAN IRON WORKS 7510-M3 W/7030-T1 HOOD | CURB INLET |

ALL CATCH BASINS, DROP INLET, AND STORM WATER MANHOLE COVERS AND GRATES REQUIRE PERMANENTLY CAST ENVIRONMENTAL MESSAGE SUCH AS "NO DUMPING - DRAINS TO RIVER" OR OTHER SIMILAR MESSAGE

ALL ELEVATIONS (RIM, THROAT, GRATE, TOP) AT STORM STRUCTURES ARE INTENDED TO INDICATE FLOW LINE ELEVATIONS




STRUCTURE ELEVATION DETAIL
N.T.S.

SITE GRADING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY AND PAY ALL FEES.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR SHALL RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES AND PAY ALL FEES.

3. THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY EXISTING STRUCTURES THAT ARE DAMAGED DURING, AND AS A RESULT OF, CONSTRUCTION. REPAIRS AND/OR REPLACEMENTS SHALL BE MADE AS NECESSARY TO RETURN THE DAMAGED STRUCTURE(S) TO ORIGINAL OR BETTER CONDITION. REPAIRS AND/OR REPLACEMENTS SHALL BE AT THE CONTRACTORS EXPENSE.

4. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

5. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.

6. ALL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.

7. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL GRASS DISTURBED AREAS PER GRASSING SCHEDULE UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

8. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

9. CONTRACTOR SHALL ADJUST AND/OR SAW CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

10. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PROVIDED BY SITE, INC. DATED 12/30/2024. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMITTED TO THE OWNER FOR REVIEW.

11. CONTRACTOR SHALL INSPECT, REPAIR, AND CLEAN ALL EXISTING DRAINAGE STRUCTURES AND PIPING. ALL SEDIMENT AND DEBRIS SHALL BE REMOVED.

12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED.

13. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6 INCHES ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".

14. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.

15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

16. MINIMUM COVER FROM TOP OF PIPE TO FINISH GRADE SHALL BE 2 FEET.

17. HEADWALLS SHALL BE CONSTRUCTED AND/OR INSTALLED IMMEDIATELY FOLLOWING INSTALLATION OF PIPE TO MINIMIZE POSSIBLE PIPE DAMAGE AND FACILITATE FINAL GRADING.

18. RIP-RAP STONE FOR EROSION PROTECTION SHALL BE PROVIDED AT ALL STORMWATER DISCHARGE LOCATIONS.

19. WATER, SEWER, AND STORM LINES SHALL BE KEPT 10 FEET APART HORIZONTALLY AND 18 INCHES APART VERTICALLY WHEN CROSSING (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE), UNLESS NOTED OTHERWISE.

20. WHEN CROSSING, WATER LINES SHALL BE CONSTRUCTED ABOVE SEWER LINES AND STORM LINES, UNLESS A LACK OF DEPTH ABOVE THE SEWER OR STORM LINE NECESSITATES CONSTRUCTION OF WATER LINES BENEATH SEWER LINES OR STORM LINES. IN THE EVENT OF A VERTICAL CONFLICT, THE FOLLOWING MODIFICATIONS MUST OCCUR:
-SEWER LINES SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF THE CROSSING.
-STORM LINES SHALL HAVE "O-RING" GASKETS WITH HUGGER BAND COUPLING AT LEAST 10 FEET ON BOTH SIDES OF THE CROSSING.
-WATER LINES SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AND APPROPRIATE THRUST BLOCKING MEETING THE REQUIREMENTS OF ANSI 21.10 OR 21.11 (AWWA C-151/CLASS 50).

REFER TO SHEET C8.0 FOR DRAINAGE DETAILS.

STRIPPING AND COMPACTION SCHEDULE:

TOPSOIL STRIPPING DEPTH 6"-8" AVERAGE. DEEPER IF REQUIRED LOCALLY.

REQUIRED COMPACTION PERCENTAGES (% MAX DRY DENSITY)

STANDARD PROCTOR TEST METHOD: ASTM TEST # D-698

PAVEMENT, BUILDING AREA, AND DETENTION BASIN EMBANKMENT 98% (INCLUDING FUTURE PAVING AND BUILDING AREAS)

T E S T I N G :

ALLOW 1 COMPACTION TEST PER EA. 2500 S.F. (MAX 50' X 50' AREA) PER LIFT AT BUILDING AREAS.

ALLOW 1 COMPACTION TEST PER EACH 10,000 S.F. OF CUT OR NATURAL GRADE AT BUILDING AREA.

ALLOW 1 COMPACTION TEST PER EA. 5500 S.F. (MAX 75' X 75' AREA) PER LIFT AT PARKING AREA.

ALLOW 1 COMPACTION TEST PER EACH 40,000 S.F. OF CUT OR NATURAL GRADE AT PARKING AREA.

MAXIMUM LOOSE LIFT THICKNESS SHALL BE 9", UNLESS NOTED OTHERWISE.

LEGEND:

| | |
|---|---|
| 980 | EXISTING CONTOUR LINE |
| 980 | PROPOSED CONTOUR LINE |
| EX 12" STM | EXISTING STORM SEWER PIPE |
| | PROPOSED STORM SEWER PIPE |
| AD / CI | EXISTING AREA DRAIN / CURB INLET |
| CI | PROPOSED CURB INLET |
| STCO | PROPOSED STORMWATER CLEANOUT |
| TC | TOP OF CURB ELEVATION |
| BC | BOTTOM OF CURB ELEVATION |

GRAPHIC SCALE
20 0 10 20 40 60
( IN FEET )
1 inch = 20 ft.

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Site Grading and Drainage Plan

# Bruster's Real Ice Cream

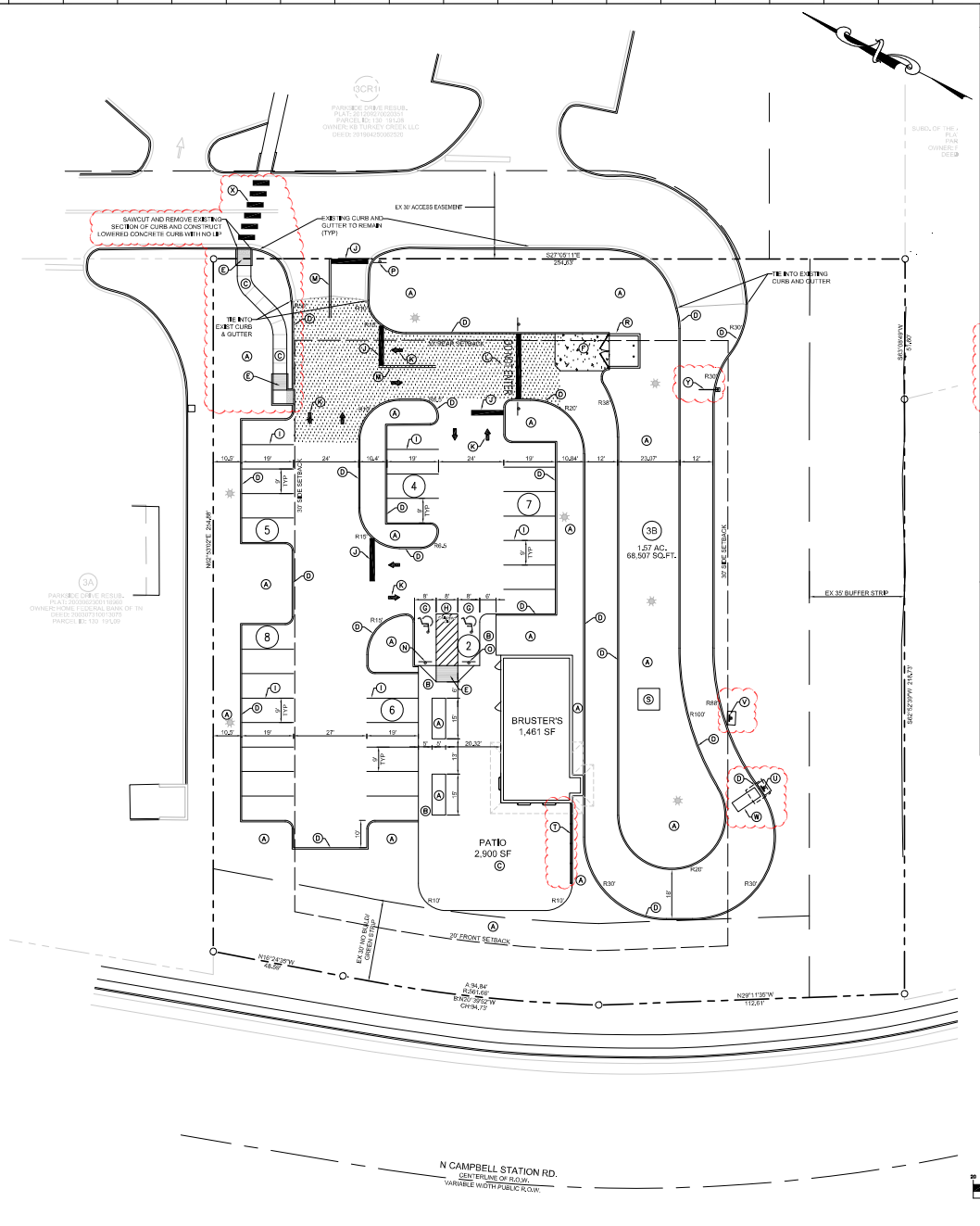
11692 Parkside Dr
Farragut, Tennessee 37934
CLT Map 130, Parcel 191.0, Zone C-1

REVISIONS

| NO. | DATE | COMMENTS |
|---|---|---|
| 1 | 03/10/2025 | Revised per Town of Farragut |

ORIGINAL ISSUE: 02/17/2025
SITE PROJECT #: 2115
FILE: Grading
SHEET: 8 OF: 25

C3.0




REFER TO SHEET C8.1 FOR SITE DETAILS

**LEGEND:**

- (A) LANDSCAPE AREA/SLAND (SEE DETAIL SHEET)
- (B) CONCRETE SIDEWALK W/ INTEGRAL CURB (SEE DETAIL SHEET)
- (C) CONCRETE SIDEWALK / PATIO PAVING (SEE DETAIL SHEET)
- (D) 6" EXTRUDED CONCRETE CURB (SEE DETAIL SHEET)
- (E) ACCESSIBLE RAMP (SEE DETAIL SHEET) (MATCH TYPE AS SHOWN IN PLAN)
- (F) HEAVY DUTY CONCRETE PAD (SEE DETAIL SHEET)
- (G) ACCESSIBLE SPACE WITH PAINTED ACCESSIBLE SYMBOL (SEE DETAIL SHEET)
- (H) 4" WIDE DIAGONAL YELLOW PAINT STRIPES AT 2'-0" O.C. WITH "NO PARKING" (SEE DETAIL SHEET)
- (I) 4" WIDE WHITE PAINTED PARKING STRIPES
- (J) 24" WIDE PAINTED STOP BAR (SEE DETAIL SHEET)
- (K) TRAFFIC FLOW ARROW (SEE DETAIL SHEET)
- (L) PAINTED "DO NOT ENTER" WITH STOP BAR (SEE DETAIL SHEET)
- (M) PAINTED DOUBLE YELLOW SOLID LINE
- (N) ACCESSIBLE PARKING SIGN (SEE DETAIL SHEET)
- (O) ACCESSIBLE PARKING SIGN WITH VAN ACCESSIBLE PLAQUE (SEE DETAIL SHEET)
- (P) STOP SIGN (SEE DETAIL SHEET)
- (Q) "DO NOT ENTER" SIGN (SEE DETAIL SHEET)
- (R) DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
- (S) TRANSFORMER PAD PER LCUB STANDARDS AND SPECIFICATIONS
- (T) 36" HIGH SAFETY RAIL (SEE DETAIL SHEET)
- (U) MENU BOARD AND SPEAKER WITH CANOPY (SEE ARCHITECTURAL)
- (V) PREVIEW MENU BOARD (SEE ARCHITECTURAL)
- (W) DETECTOR LOOP (SEE ARCHITECTURAL)
- (X) CROSSWALK (SEE DETAIL SHEET)
- (Y) OVERHEAD CLEARANCE POST (SEE ARCHITECTURAL)

**PROPERTY DATA:**

| | |
|---|---|
| DISTRICT: | FW |
| CLT MAP: | 130 |
| PARCEL: | 191.1 |
| LOT AREA: | 1.57 ACRES |
| BUILDING TYPE: | VB |
| ZONING: | C-1 |

BUILDING SETBACKS:

| | |
|---|---|
| FRONT - NO PARKING OR DRIVEWAY AISLE | 20' |
| FRONT - ACCESSORY STRUCTURES | 20' |
| REAR - | 30' |
| SIDE - COMBINED TOTAL (MIN. ON ONE SIDE 20') | 60' |
| SIDE AND REAR - ACCESSORY STRUCTURES | 10' |

**PARKING DATA:**

| | |
|---|---|
| BUILDING AREA: | 1,461 SF |
| OUTDOOR DINING AREA: | 2,900 SF |
| MINIMUM PARKING REQUIRED: | |
| 1/100SF GROSS FLOOR SPACE | 14.61 |
| 1/200SF OUTDOOR DINING | 14.50 |
| TOTAL PARKING REQUIRED | 29.11 = 29 SPACES |
| MAXIMUM PARKING ALLOWED: | |
| 10% ABOVE MINIMUM REQUIRED | 32 SPACES |
| PARKING PROVIDED: | |
| STANDARD SPACES | 30 SPACES |
| ACCESSIBLE SPACES | 2 SPACES |
| TOTAL PARKING PROVIDED | 32 SPACES |
| BICYCLE PARKING REQUIRED: | |
| 2 PER 25 PARKING SPACES | 4 SPACES |
| BICYCLE PARKING PROVIDED: | 4 SPACES |

**SITE PLAN NOTES:**

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY REGULATIONS AND CODES AND OSHA STANDARDS.
2. ALL DISTURBED AREAS NOT BUILT NOR PAVED UPON ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
3. ALL CURBED AND STRIPED RADII ARE TO BE 3' UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. BUILDING DIMENSIONS SHOWN ON SITE LAYOUT PLAN ARE NOMINAL DIMENSION ONLY INTENDED FOR USE IN DETERMINING APPROXIMATE SQUARE FOOTAGES. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS OF BUILDING CONSTRUCTION.
6. EXISTING STRUCTURES WITHIN THE CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, FENCING, ETC., AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND BOUNDARY INFORMATION WAS TAKEN FROM SURVEY BY SITE, INC. DATED 12/30/2024.
9. THE SITEWORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE PROJECT SITE WORK SPECIFICATIONS". ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
10. IN ORDER TO PREVENT PONDING THE CONTRACTOR SHALL INSTALL REVERSE-PITCH GUTTER AT ALL LOCATIONS WHERE ASPHALT SLOPES AWAY FROM GUTTER.
11. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.

**SITE PAVING NOTES:**

PAVING ELEVATION TOLERANCE
FINAL SUBGRADE SHALL BE INSPECTED BY PAVING CONTRACTOR FOR REQUIRED ELEVATION AND ADEQUATE COMPACTION BEFORE COMMENCING ANY PAVING ACTIVITY. PAVING ELEVATION SHALL NOT HAVE MORE THAN 0.10' DEVIATION IN ANY 10' INCREMENT.

PAVING THICKNESS TOLERANCE
PAVING THICKNESS AT ANY ONE CORE SHALL NOT BE LESS THAN 90% OF SPECIFIED THICKNESS. THE AVERAGE OF ALL APPROVED TESTS MUST BE AT LEAST EQUAL TO THE SPECIFIED THICKNESS FOR EACH MATERIAL. NOT MORE THAN 20% OF ALL APPROVED TEST MAY FALL BELOW SPECIFIED MINIMUMS. ANY AREA FOUND TO BE LESS THAN 90% SPECIFIED THICKNESS SHALL BE OVERLAIN WITH ASPHALT AS DIRECTED BY SITE, INC.

TESTING DURING PLACEMENT
GENERAL CONTRACTOR SHALL PERFORM SEVERAL SPOT CHECKS OF PAVING BASE THICKNESS PRIOR TO INSTALLATION OF ANY ASPHALTIC OR CONCRETE PAVING. DENSITY TESTS SHALL BE PERFORMED ON EACH LIFT AT THE RATE OF ONE TEST PER 10,000 SQUARE FEET.

CONTRACTOR SHALL PROVIDE FOR TESTING OF COMPLETED PAVING INSTALLATION FOR COMPLIANCE WITH DESIGN CRITERIA AND REQUIRED THICKNESS. CONTRACTOR SHALL REPLACE ALL NONCONFORMING MATERIAL AT HIS OWN EXPENSE.

TESTING SHALL BE PERFORMED ONLY BY AN INDEPENDENT TESTING AGENT APPROVED BY SITE, INC. TEST HOLES NOT SPOTTED BY SITE, INC. MAY NOT BE CONSIDERED ACCEPTABLE.

ALLOW A MINIMUM OF SIXTEEN CORE TESTS TO BE LOCATED ONLY BY WRITTEN INSTRUCTION BY SITE, INC.

THE PAVING CONTRACTOR SHALL REPAIR ALL CORING HOLES BY FILLING HOLES WITH CONCRETE FLUSH TO TOP OF PAVEMENT.

ASPHALTIC PAVING MATERIALS
MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SPECIFICATION OF THE HIGHWAY DEPARTMENT OF THE STATE IN WHICH THE PROJECT IS LOCATED. REFER TO PAVING MATERIALS LEGEND.

CONCRETE
CONCRETE CURBING SHALL BE 4000 PSI @ 28 DAY STRENGTH (3" - 5" SLUMP, (NO CURB DEFORMATION) 3% - 5% AIR ENTRAINED) INSTALL WITH PRO-TO-TACK COAT EMULSION OVER ASPHALT.

PROVIDE CYLINDER BREAK TEST - 3 SETS OF CURBING OR 1-DAY POUR WITH BREAKS - 1 @ 7-DAYS, 2 @ 28-DAYS, COMPLY WITH ASTM C-31 AND ASTM C-39. ALSO PROVIDE ONE SLUMP TEST PER 500 L.F. OF CURBING OR 1-DAY POUR.

PROVIDE EXPANSION JOINT @ 50' O.C. (MAX) AND CONTROL JOINTS @ 20' O.C. (MAX) AT ALL CONCRETE PAVING AREAS, REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

PAVEMENT MARKING
PROVIDE PAVEMENT MARKING AS SHOWN ON THE DRAWINGS. STRIPING SHALL BE 4" WIDE OR AS NOTED OTHERWISE ON THE PLANS. ALL MARKINGS SHALL BE THERMOPLASTIC AND SHALL MEET THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, MARCH 1, 2006 (SECTION 916.05).

CONTRACTOR SHALL REMOVE ALL EXISTING PAVEMENT MARKINGS THAT DO NOT CONFORM TO TDOT STANDARDS FOR MODIFIED INTERSECTIONS.

TEMPORARY PAVEMENT LINE MARKINGS ON INTERMEDIATE LAYERS OF PAVEMENT SHALL BE REFLECTIVE TAPE OR REFLECTORIZED PAINT INSTALLED TO PERMANENT STANDARDS BEFORE DARK HOURS. SHORT, UNMARKED SECTIONS SHALL NOT BE ALLOWED.

ALL MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD AND TDOT STANDARD DRAWINGS T-M-1 THROUGH T-M-4.

**PAVING MATERIALS SCHEDULE:**

LIGHT DUTY ASPHALT PAVING

| | | |
|---|---|---|
| AGGREGATE BASE COURSE - LIFT 1* | 3" | TDOT TYPE A, CLASS A & GRADING D |
| AGGREGATE BASE COURSE - LIFT 2* | 3" | TDOT TYPE A, CLASS A & GRADING D |
| BITUMINOUS ASPHALT BASE MIX** | 2" | TDOT GRADING BM |
| BITUMINOUS ASPHALT SURFACE MIX*** | 1-1/2" | TDOT GRADING E |

HEAVY DUTY ASPHALT PAVING

| | | |
|---|---|---|
| AGGREGATE BASE COURSE - LIFT 1* | 4" | TDOT TYPE A, CLASS A & GRADING D |
| AGGREGATE BASE COURSE - LIFT 2* | 4" | TDOT TYPE A, CLASS A & GRADING D |
| BITUMINOUS ASPHALT BASE MIX** | 3" | TDOT GRADING BM |
| BITUMINOUS ASPHALT SURFACE MIX*** | 1-1/2" | TDOT GRADING E |

HEAVY DUTY CONCRETE PAVING

| | | |
|---|---|---|
| AGGREGATE BASE COURSE | 6" | TDOT TYPE A, CLASS A & GRADING D |
| PORTLAND CEMENT CONCRETE | 8" | PCC 4000 PSI TYPE I WITH 2 LAYERS 4x4-W4.0xW4.0 WWF CONTINUOUS SAWED OR FORMED CONTROL JOINTS AT 15 FOOT BY 15 FOOT SPACING MAX. |

*REFER TO TDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTION 303 & 903.05
**REFER TO TDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTION 307 & 407
***REFER TO TDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTION 407 & 411

GRAPHIC SCALE
20 0 10 20 40 80
( IN FEET )
1 inch = 20 ft.

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Site Layout Plan

# Bruster's Real Ice Cream

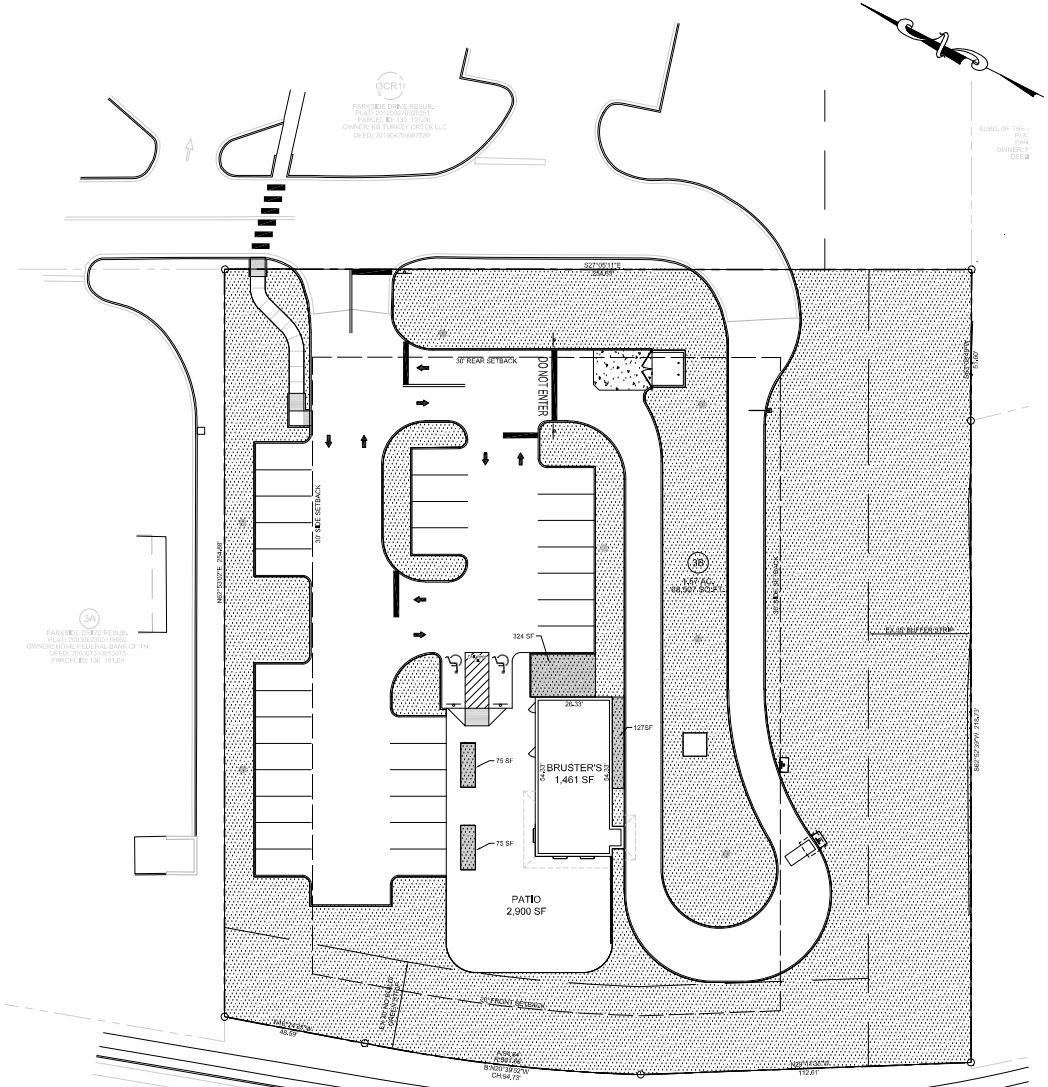
11692 Parkside Drive
Farragut, Tennessee 37934
CLT Map 130, Parcel 191.0, Zone C-1

REVISIONS

| NO. | DATE | COMMENTS |
|---|---|---|
| 1 | 03/10/2025 | Revised per Town of Farragut |

ORIGINAL ISSUE: 02/17/2025
SITE PROJECT #: 2115
FILE: Layout
SHEET: 9 OF: 25

C4.0




| SITE AREA DATA | |
|---|---|
| TOTAL SITE AREA | 68,507 SF (1.57ACRES) |
| PERVIOUS AREA | 39,164 SF |
| IMPERVIOUS AREA | 29,343 SF |
| LOT COVERAGE (MAXIMUM ALLOWABLE IS 70%) | 42.83% |
| TOTAL LENGTH OF BUILDING FACING PARKING OR VEHICULAR DRIVE | 135.00 LF |
| BUILDING LANDSCAPE AREA REQUIRED (2.5' x 141.33') | 338 SF |
| BUILDING LANDSCAPE AREA PROVIDED | 601 SF |

GRAPHIC SCALE
( IN FEET )
1 inch = 20 ft.

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# Bruster's Real Ice Cream

11692 Parkside Drive
Farragut, Tennessee 37934
CLT Map 130, Parcel 191.0, Zone C-1

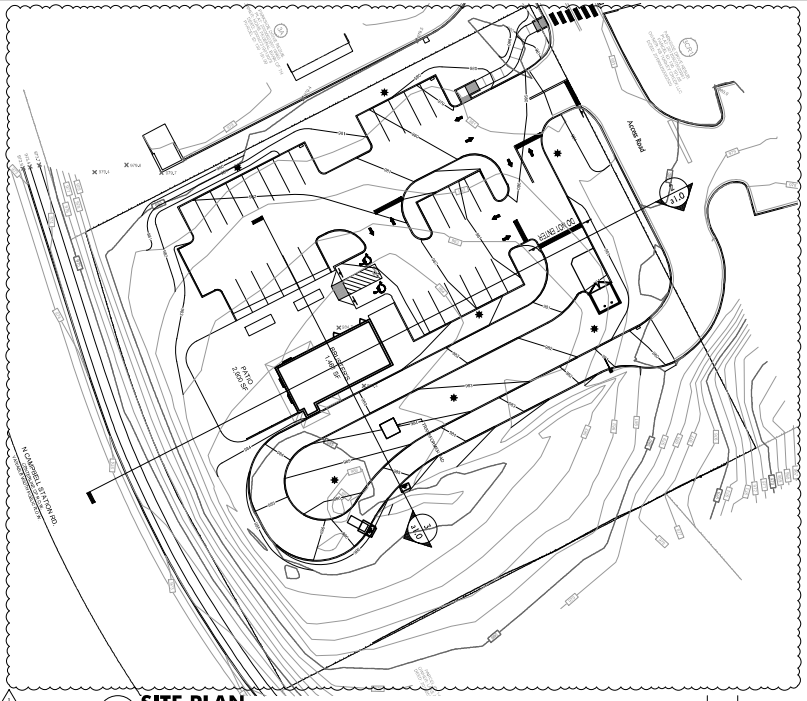
Site Area Plan

REVISIONS

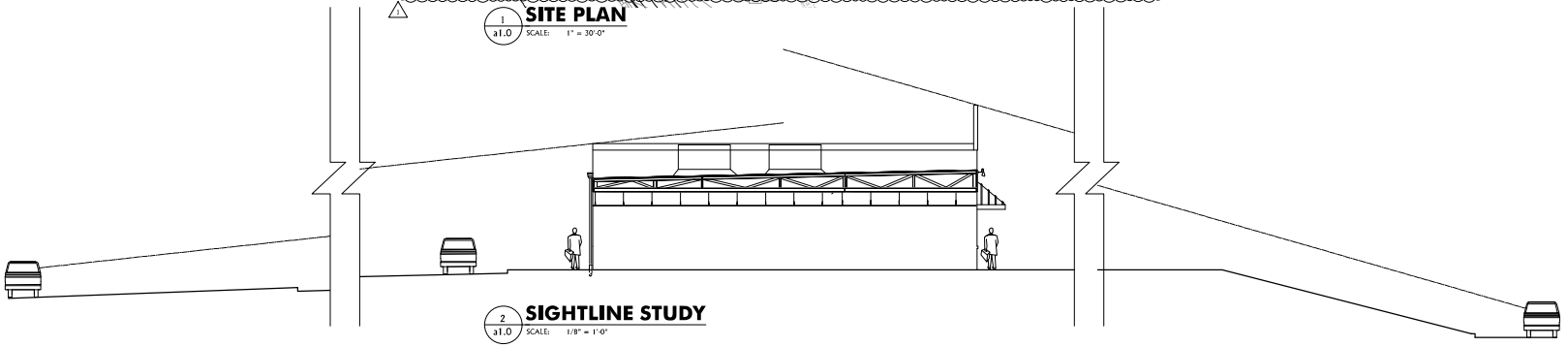
| NO. | DATE | COMMENTS |
|---|---|---|
| | 03/10/2025 | Revised per Town of Farragut |

ORIGINAL ISSUE: 02/17/2025
SITE PROJECT #: 2115
FILE: Layout
SHEET: 10 OF: 25

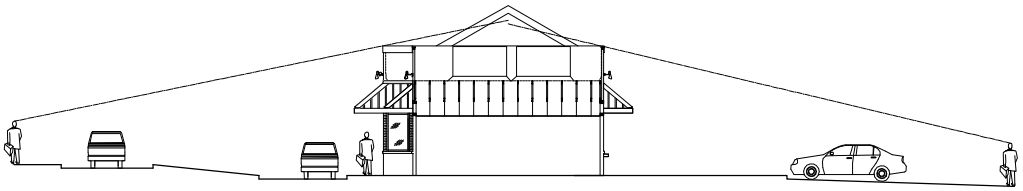
C4.1




1 a1.0 **SITE PLAN**
SCALE: 1" = 30'-0"



2 a1.0 **SIGHTLINE STUDY**
SCALE: 1/8" = 1'-0"



3 a1.0 **SIGHTLINE STUDY**
SCALE: 1/8" = 1'-0"

R2R studio, llc
865.769.8075 v.
865.769.8076 f.

03/10/2025

Date: March 10th, 2025
File Name: BrustersFarragut a10
Project No: 2024_173

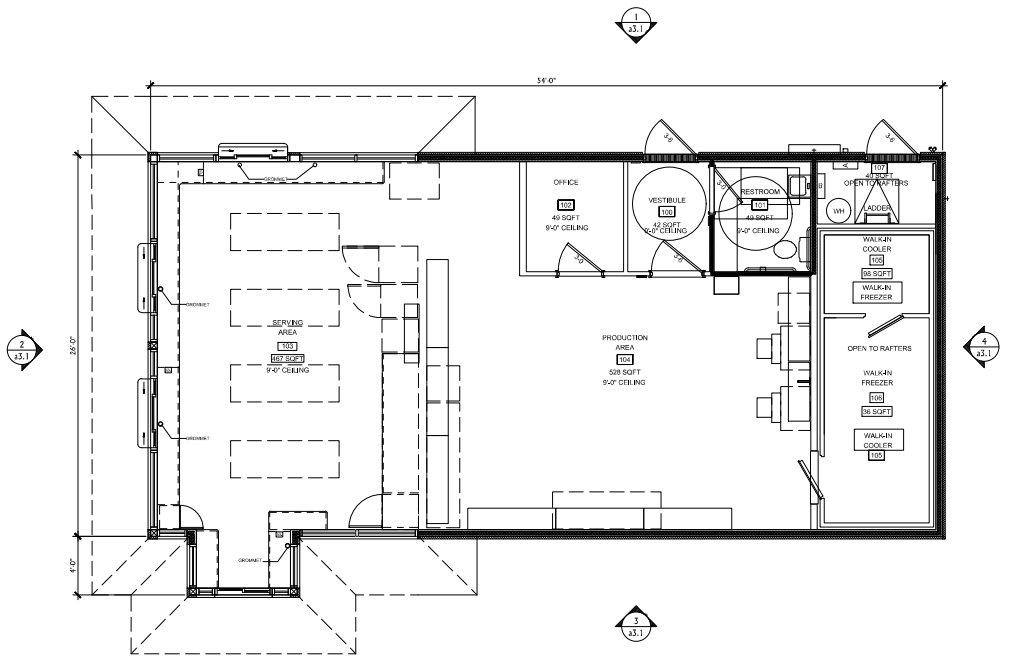
Drawing Title: Sightline Study

Revisions:

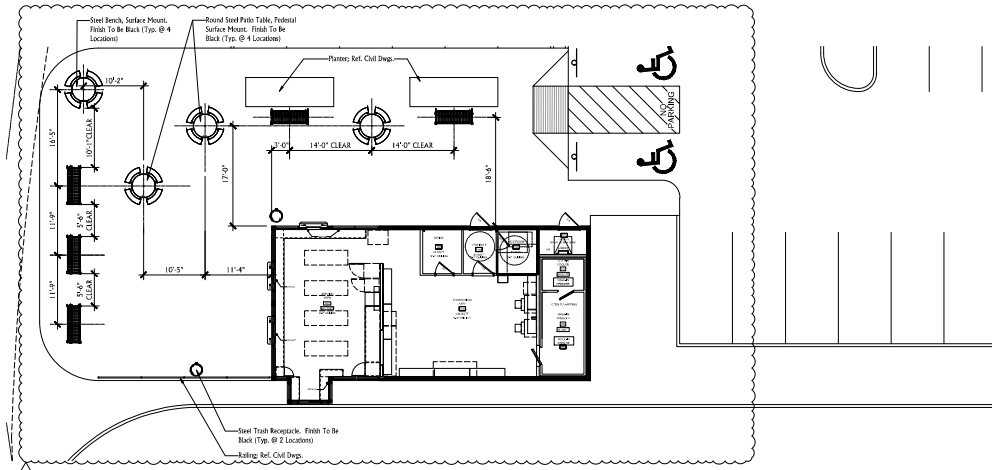
| | |
|---|---|
| 1 | ToF Design Review Comments |

A New Facility For:
**Bruster's Real Ice Cream - Farragut**
0 N Campbell Station Road
Knoxville, TN 37934

Sheet No.
**a1.0**
Sheet 19 of 25




1 a2.1 **FLOOR PLAN**
SCALE: 1/4" = 1'-0" BUILDING TYPE: VB




2 a2.1 **PATIO PLAN**
SCALE: 1" = 10'-0"

R2R studio, llc
865.769.8075 v.
865.769.8076 f.

R. O'BRIEN ROBERTS 03/10/2025 LICENSED ARCHITECT STATE OF TENNESSEE

Date: March 10th, 2025
File Name: BrustersFarragut a21
Project No: 2024_173

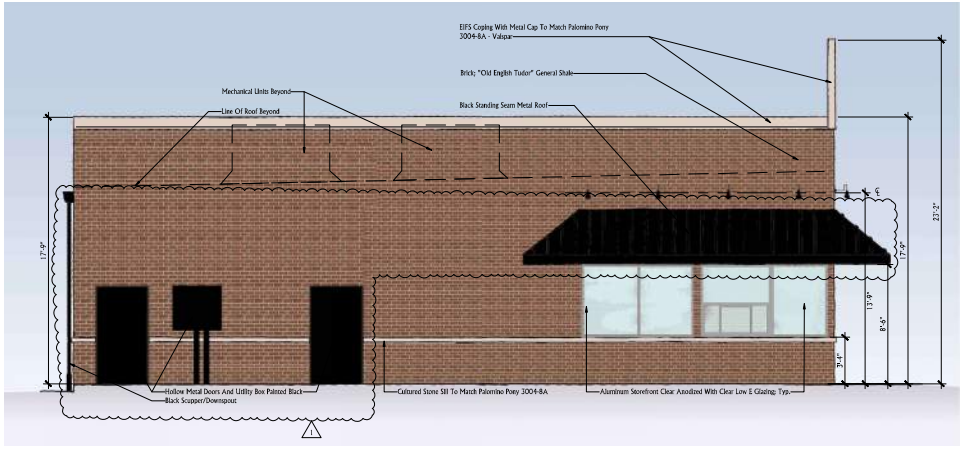
Drawing Title: Floor Plan & Patio Plan

Revisions:

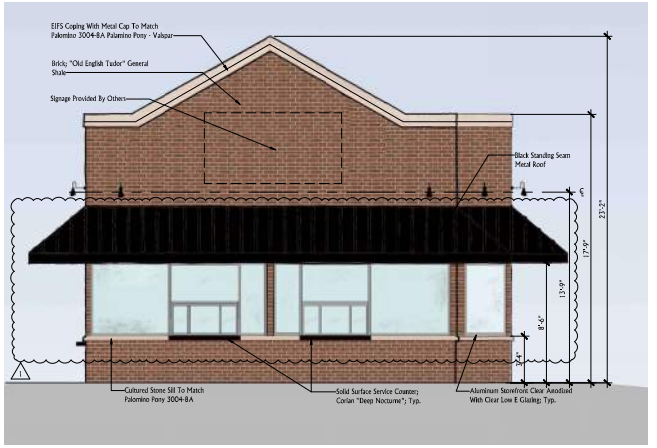
| | |
|---|---|
| 1 | ToF Design Review Comments |

A New Facility For:
# Bruster's Real Ice Cream - Farragut
0 N Campbell Station Road
Knoxville, TN 37934

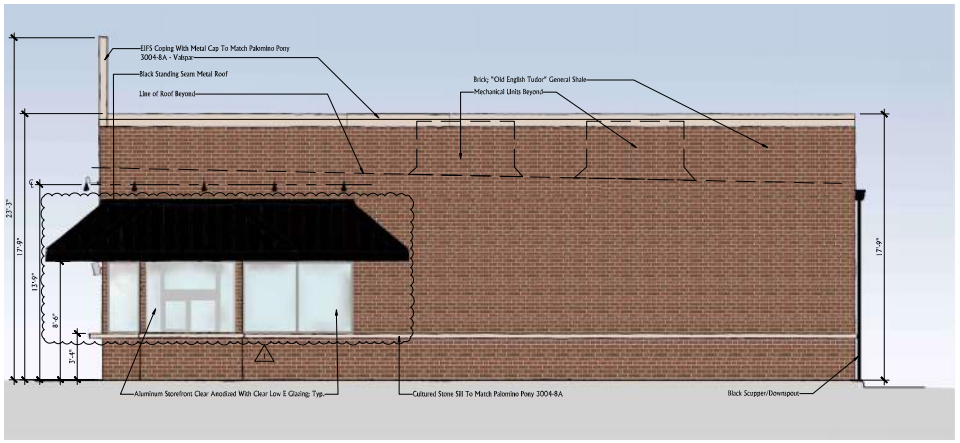
Sheet No.
a2.1
Sheet 20 of 25



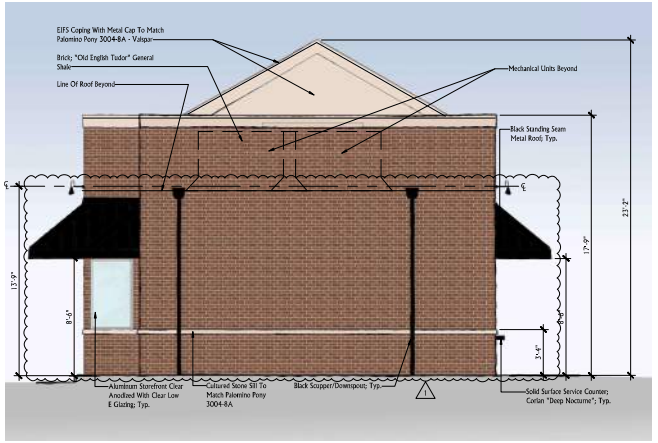

1 a3.1 **EXTERIOR ELEVATION**
SCALE: 1/4" = 1'-0"




2 a3.1 **EXTERIOR ELEVATION**
SCALE: 1/4" = 1'-0"




3 a3.1 **EXTERIOR ELEVATION**
SCALE: 1/4" = 1'-0"




4 a3.1 **EXTERIOR ELEVATION**
SCALE: 1/4" = 1'-0"

R2R studio, llc
865.769.8075 v.
865.769.8076 f.

R. OSBORN 03/10/2025 STATE OF TENNESSEE

Date: March 10th, 2025
File Name: BrustersFarragut a31
Project No: 2024_173

Drawing Title: Exterior Elevations

Revisions:

| | |
|---|---|
| 1 | To Design Review Comments |

A New Facility for:
Bruster's Real Ice Cream - Farragut
0 N Campbell Station Road
Knoxville, TN 37934

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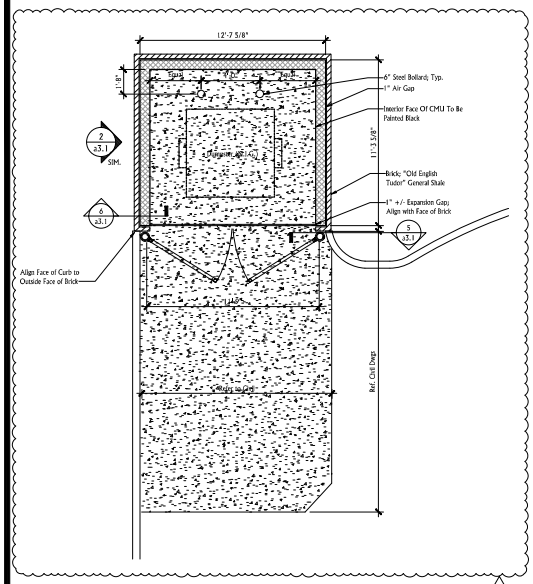
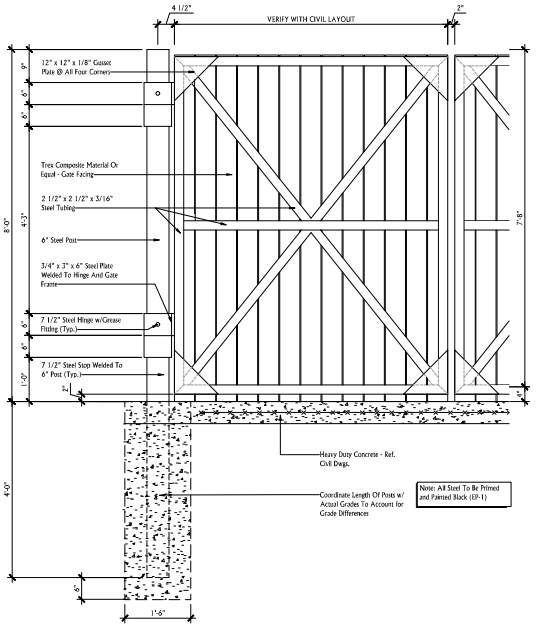
a3.1
Sheet 21 of 25



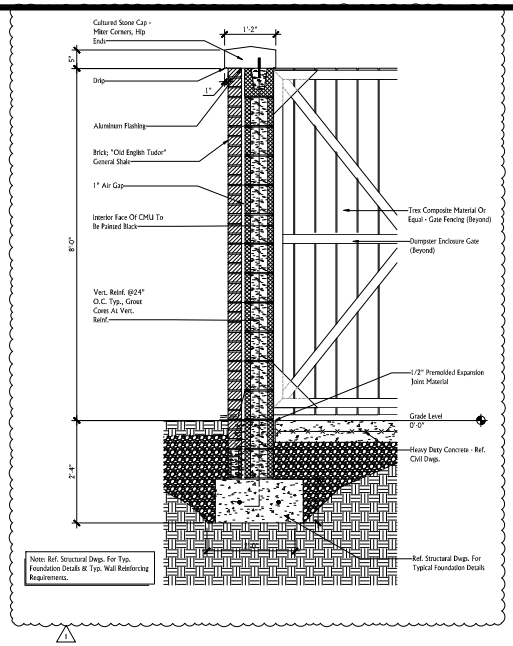

## 1 a3.1 TRASH ENCLOSURE PLAN

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



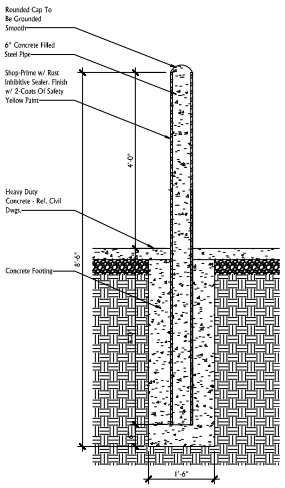

## 2 a3.1 BOLLARD SECTION DETAIL

SCALE: 3/4" = 1'-0"



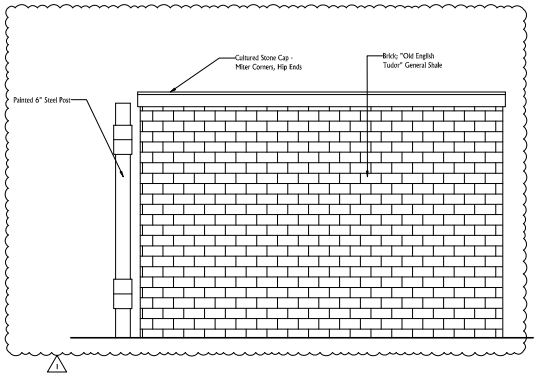

## 3 a3.1 CMU WALL SECTION

SCALE: 3/4" = 1'-0"



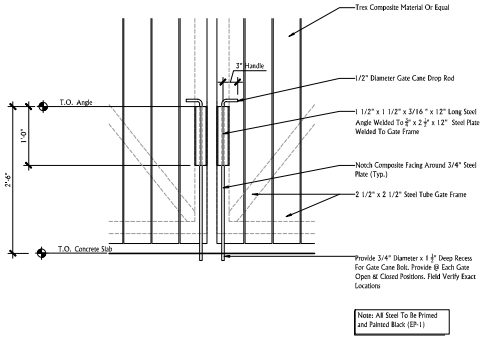

## 4 a3.1 BOLLARD SECTION DETAIL

SCALE: 3/4" = 1'-0"



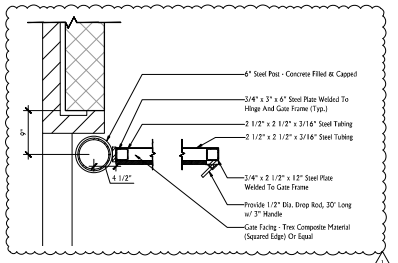

## 5 a3.1 ENCLOSURE ELEVATION

SCALE: 1/2" = 1'-0" SIM.




## 6 a3.1 EXTERIOR ELEVATION

SCALE: 1" = 1'-0"




## 7 a3.1 GATE PLAN DETAIL

SCALE: 1" = 1'-0"

R2R studio, llc
865.769.8075 v.
865.769.8076 f.

03/10/2025

Date: March 10th, 2025
File Name: BrustersFarragut a31
Project No: 2024_173
Drawing Title: Trash Enclosure

Revisions:
1 ToF Design Review Comments

A New Facility For:
Bruster's Real Ice Cream - Farragut
0 N Campbell Station Road
Knoxville, TN 37934

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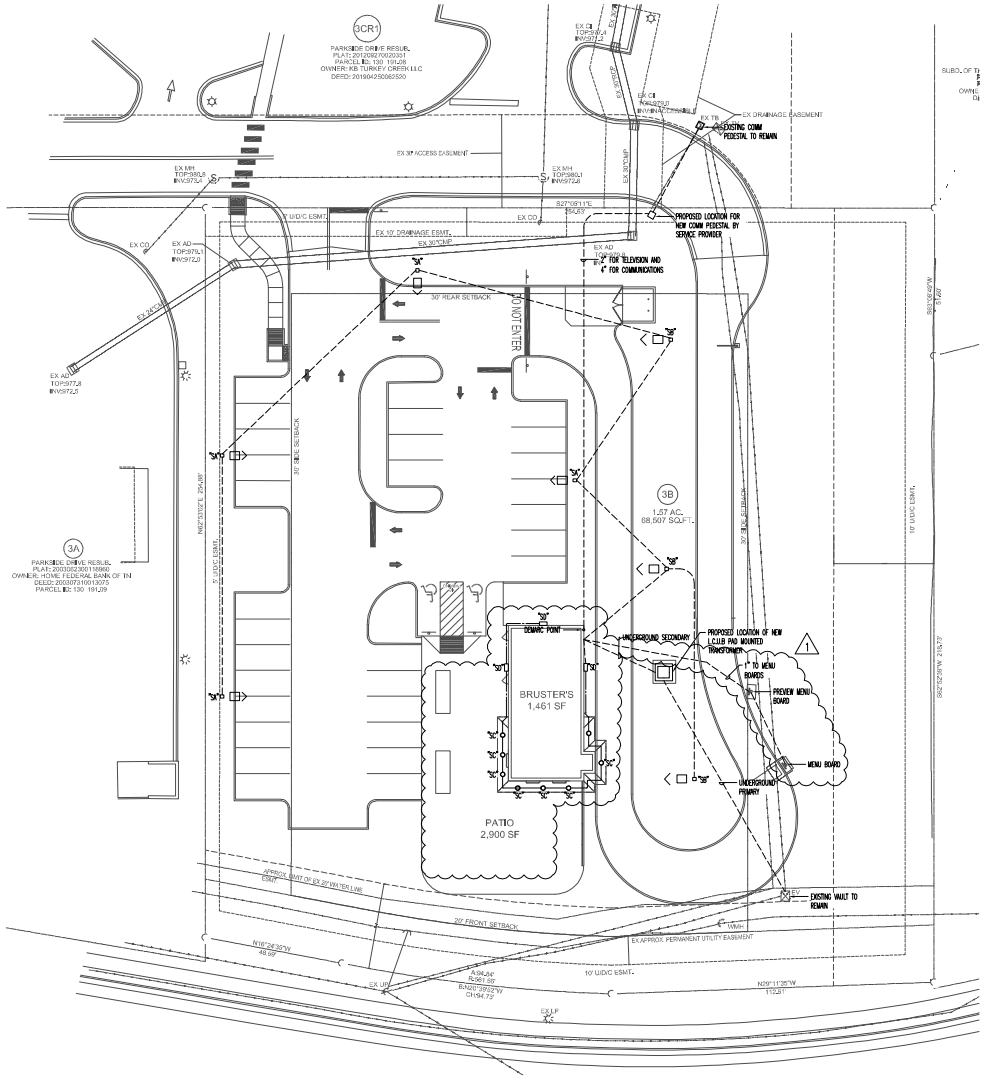
a4.1
Sheet 22 of 25




ELECTRICAL SITE PLAN – LIGHTING

SCALE: 1"=20'-0"

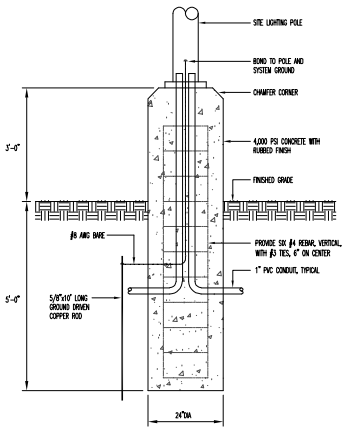
## SITE LEGEND

| SYMBOL: | DESCRIPTION: |
|---|---|
| T | UTILITY TRANSFORMER, PROVIDE TRANSFORMER PAD PER UTILITY SPECIFICATIONS |
| ⊡—○ | LAMP POST STYLE FIXTURE, REFER TO SITE LIGHT FIXTURE SCHEDULE |

## SITE LIGHTING FIXTURE SCHEDULE

| SYM | CATALOG NUMBER | | PERFORMANCE | | | MOUNTING | DESCRIPTION |
|---|---|---|---|---|---|---|---|
| | COMPANY | MODEL NUMBER | WATTS | TEMP IN K | DELIVERED LUMENS | | |
| SA | LITHONIA | FIXTURE - ERLS-15-P1-740-LSX-125MA-HS-RHG CF-5-VOLT-Q-SWE-105-HDB POLE - 14APCO - 40CAD8-TTO ARM - EAD4-T-Q-SWE-4HDB | 110 | 4000K | 8450 | 28' POLE W/BASE, SEE DETAIL THIS SHEET | ONE POLE MOUNTED AREA LIGHT, TYPE IV DISTRIBUTION, FULL CUTOFF |
| SB | LITHONIA | FIXTURE - ERLS-15-P1-740-LSX-125MA-HS-RHG CF-5-VOLT-Q-SWE-105-HDB POLE - 14APCO - 40CAD8-TTO ARM - EAD4-T-Q-SWE-4HDB | 110 | 4000K | 8969 | 28' POLE W/BASE, SEE DETAIL THIS SHEET | ONE POLE MOUNTED AREA LIGHT, TYPE V DISTRIBUTION, FULL CUTOFF |
| SC | LITHONIA | LDN6-HO-04-L30-HFR4-SE4-5-VOLT | 5.8 | 4000K | 527 | RECESSED | 6" LED DOWNLIGHT |
| SD | LITHONIA | WST-LED-P1-L40-C-WW-5-VOLT-DD 8WD | 12 | 4000K | 1839 | WALL | EXTERIOR SURFACE WALL PACK |

NOTES:
1. FINISH SHALL BE SELECTED BY ARCHITECT, NOTED BY 2 DIGIT MODEL NO.
2. PROVIDE CONCRETE BASE PER DETAIL.
3. ALL FIXTURES HAVE MIN CRI OF 70.
4. ALL FIXTURES SHALL BE FURNISHED COMPLETE WITH ELECTRICAL DRIVERS WITH MAXIMUM 10% THD.




POLE BASE DETAIL

NO SCALE USE FOR SA AND SB

FACILITY SYSTEMS CONSULTANTS, LLC
713 South Central Street, Suite 101
Knoxville, Tennessee 37902
Phone: (865) 246-0144
Fax: (865) 246-1084

R2R studio, llc
865.769.8075 v.
865.769.8076 f.

LARRY T. HEAD — REGISTERED ENGINEER — STATE OF TENNESSEE — 3/10/25

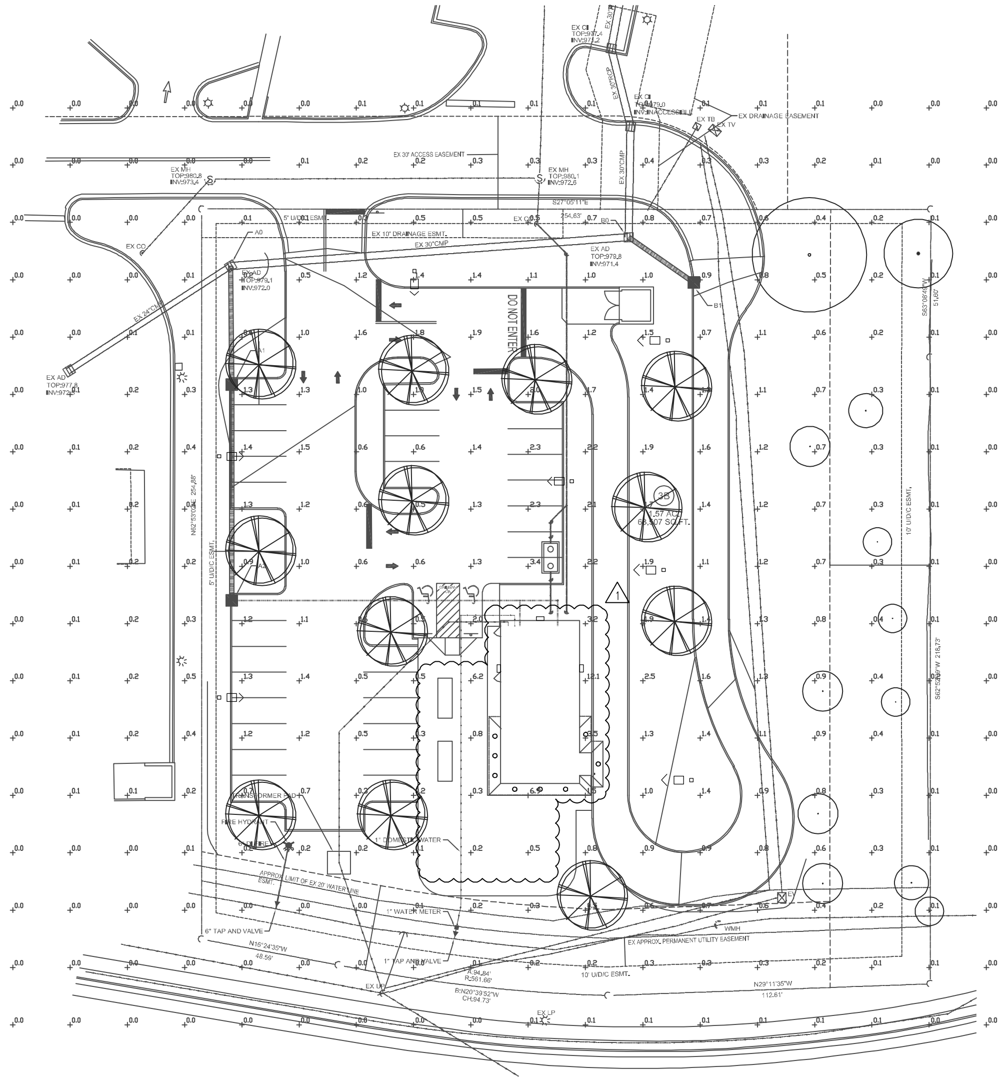
Date: March 3, 2025
File Name:
Project No: 2024_173
Drawing Title: ELECTRICAL PLAN

Revisions:

| | |
|---|---|
| 1 | TOF DESIGN REVIEW 3/10/25 |

A New Facility For:
Bruster's Real Ice Cream - Farragut
0 N Campbell Station Road
Knoxville, TN 37934

Sheet No.
es1.1
Sheet 24 of 25




ELECTRICAL SITE PLAN – LIGHTING

SCALE: 1"=20'-0"

FACILITY SYSTEMS CONSULTANTS, LLC
713 South Central Street, Suite 101
Knoxville, Tennessee 37902
Phone: (865) 246-0164
Fax: (865) 246-1084

R2R studio, llc
865.769.8075 v.
865.769.8076 f.

LARRY T. HEADLA
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 107675
STATE OF TENNESSEE
3/10/25

Date: March 3, 2025

File Name:

Project No: 2024_173

Drawing Title:

PHOTOMETRIC PLAN

Revisions:

| | |
|---|---|
| 1 | TOF DESIGN REVIEW 3/10/25 |

A New Facility For:
Bruster's Real Ice Cream - Farragut
0 N Campbell Station Road
Knoxville, TN 37934

Sheet No.

es1.2

Sheet 25 of 25

Farragut Architectural Design Standards

# Design Review Checklist

Final February 12th, 2016

# Project Information

Provide the following information regarding the development project under review. The grey boxes below indicate the area in which you are able to type information into.

**CASE NUMBER 2115**

**PROJECT NAME Bruster's Real Ice Cream**

**PROJECT ADDRESS**

Name: Bruster's Real Ice Cream

Address: N Campbell Station at Parkside Drive

Zip Code: 37934

**CONTACT INFORMATION FOR LEAD PROJECT PROFESSIONAL**

Name: Annette Hommel

Address: 10215 Technology Drive, Suite 304, Knoxville, TN

Zip Code: 37932

Phone #: 865-777-4168

Email Address: ahommel@site-incorporated.com

**CONTACT INFORMATION FOR PROPERTY OWNER**

Name: Turkey Creek Land Partner, LLC

Address: PO Box 10226, Knoxville, TN

Zip Code: 37939

Phone #:

Email Address:

# SECTION 1:
# Introduction to the Design Review Process

# Introduction

This document is designed to summarize compliance with the Town's Architectural Design Standards. It is intended to be used in conjunction with that document, and is organized into these sections:

**Section 1: Introduction to the Design Review Process**
This section describes the review system, the process that is followed, and provides links to other submittal requirements.

**Section 2: Design Guidelines Checklist**
This section summarizes each of the design guidelines that appear in the Design Standards document.

**Section 3: Summary of Findings**
This section provides a narrative of the degree to which a proposal meets the design guidelines and serves as the basis for formal decision-making.

# Using the Checklist

This document is to be used by the applicant, town staff and applicable boards and commissions, in the following steps:

**Step 1: Applicant gathers submittal requirements.**
The applicant should review the information provided in Section 1 of this document, "Introduction to the Design Review Process." After review the applicant will gather all necessary submittal requirements which are listed on page 9.

**Step 2: Applicant provides initial comments.**
The applicant completes the checklist, providing comments in the "Comments" column in Section 2, "Design Guidelines Checklist."

**Step 3: Staff assessment of the proposed project.**
Using Section 3, staff will provide short descriptions of their findings in each of the sub-categories of the design guidelines. They also will provide their recommendation for action at the end of this section.

# The Design Guidelines Review Process

This chart illustrates the overall design review process from application to obtaining permit.

## STEP 1: PRE-APPLICATION CONFERENCE WITH TOWN STAFF

This is an opportunity for the applicant and staff to discuss the proposal and for staff to provide guidance related to the guidelines.

## STEP 2: APPLICATION FOR REVIEW – SUBMIT APPLICATION

The type of application submitted will depend on the scope of the project proposed. Town staff will provide guidance on application type to be submitted during the Pre-Application Conference.

## STEP 3: REVIEW AND APPROVAL

### Minor Projects

Reviewed by Town Staff
Staff reviews for completeness and conformity to the adopted guidelines. (Staff may forward a project with unique circumstances to the VRRB or FMPC for review.)

↓ ↓

| Approved | Not Approved Applicant may appeal staff's decision to the FMPC |
|---|---|

**OR**

### All Other Projects

Reviewed by Town Staff
Staff reviews for completeness and conformity to the adopted guidelines. Staff provides a recommendation to FMPC and/or VRRB depending on the review authority.

↓ ↓

| FMPC (Public Hearing and Meeting) Reviews: All guidelines, except landscaping and signage | | VRRB (Public Meeting) Reviews: Landscaping and signage | |
|---|---|---|---|
| ↓ | ↓ | ↓ | ↓ |
| Approved | Not Approved Applicant may appeal the FMPC's decision to the Board of Mayor and Aldermen, as provided for in state law (see TCA 6-54-133). | Approved | Not Approved Applicant may appeal VRRB's decision to FMPC |

## STEP 4: REVIEW AND APPROVAL

Complete any remaining items necessary to secure all applicable permits.

# Roles in the Design Guidelines Review Process

Town staff, the Visual Resources Review Board (VRRB), and the Farragut Municipal Planning Commission (FMPC) each play a role in the design review process. Town staff review and approve minor projects[1] and the VRRB and FMPC review and approve all other projects as summarized in the chart below.

| | Town Staff | VRRB | Planning Commission |
|---|---|---|---|
| **MINOR PROJECTS** | ✓ | | |
| » Replacement of, or improvements to, existing landscaping<br>» Modification of existing parking lots<br>» Changes to utilities, mechanical equipment or service areas<br>» Renovation or improvements to an existing façade (i.e., new awnings and canopies or changes to exterior building color)<br>» New or modified accessory buildings | » Review & approve overall project[1] | » Review Landscape Plan component of projects forwarded by Town staff[1] | » Review projects forwarded by Town staff[1]<br>» Review appeal of staff decisions |
| **ALL OTHER PROJECTS** | | ✓ | ✓ |
| » A new building, or additional square footage added to an existing building<br>» Projects including land disturbance or new landscaping<br>» Projects to be completed in phases<br>» Projects in the Mixed Use Town Center, McFee Park Roundabout, Lakefront/Concord Road, I-40 and Outlet Drive subareas as defined in the Architectural Design Standards, as amended. | » Provide recommendations to the VRRB and Planning Commission | » Review & approve the Landscape Plan | » Review & approve overall project<br>» Review appeal of VRRB decisions |

[1]Note that Town Staff may determine that a minor project that is eligible for staff approval should instead be subject to review by the Visual Resources Review Board or Farragut Municipal Planning Commission because the project involves unique circumstances.

*An applicant may appeal the Farragut Municipal Planning Commission's decision to the Board of Mayor and Aldermen as provided for in state law (see TCA 6-54-133).

# Design Review Checklist - Submittal Requirements

These documents must be submitted along with this checklist for design review. For further details on the standards required for development projects, please follow the link to the Farragut Architectural Design Standards page on the Town's website:

http://townoffarragut.org/design

| | |
|---|---|
| **SITE PLAN** | |
| http://townoffarragut.org/DocumentCenter/Home/View/366 | Scale: Not less than 1" = 20' for small tracts and 1" = 50' for large tracts |
| **LANDSCAPE PLAN** | |
| http://townoffarragut.org/DocumentCenter/View/363<br><br>The landscape plan shall be submitted as part of a separate landscape application process. | Scale: Not less than 1" = 20' for small tracts and 1" = 50' for large tracts<br><br>Landscape plan shall be submitted as part of a separate landscape application process. |
| **MATERIAL SAMPLES** | |
| | |
| **COLOR SAMPLES** | |
| | |
| **SIGN PLAN** | |
| http://townoffarragut.org/DocumentCenter/View/365 | The sign plan shall be submitted as part of a separate sign application process. |
| **PHOTOGRAPHS AND RENDERINGS** | |
| - Existing Site Photographs<br>- Simulation Photo Renderings | |

# SECTION 2:
# Design Guidelines Checklist

# Chapter 1: Site Design Guidelines

## STREETSCAPE

**Intent Statement:** Streetscape features should be functional and durable while helping to affirm or establish the identity of a neighborhood, district, or development.

*Note: Page numbers refer to the "Farragut Architectural Design Standards" document.*

| Page # | Guideline # | Guideline Description | Met | Not Met | NA | Brief description of how the guideline is achieved: |
|---|---|---|---|---|---|---|
| pg. 14 | 1.1 | Integrate functional pedestrian improvements into the streetscape. | ☐ | ☐ | ☒ | Comment: |
| pg. 14 | 1.2 | Coordinate streetscape elements along public frontages surrounding a development. | ☐ | ☐ | ☒ | Comment: |
| pg. 14 | 1.3 | Coordinate streetscape elements on internal streets and lanes within a development. | ☐ | ☐ | ☒ | Comment: |
| pg. 14 | 1.4 | Use streetscape elements that invite a high level of activity along a commercial street frontage. | ☐ | ☐ | ☒ | Comment: |
| pg. 14 | 1.5 | Use streetscape elements that invite passive pedestrian and recreational activity along a residential street frontage. | ☐ | ☐ | ☒ | Comment: |

## BUILDING SETBACKS & FRONTAGE:

**Intent Statement:** Whenever possible, buildings should be aligned along the street to hide parking and promote active sidewalks. A uniform alignment of buildings helps to define a "street wall," which provides a sense of enclosure and a comfortable scale for pedestrians.

| Page # | Guideline # | Guideline Description | Met | Not Met | NA | Brief description of how the guideline is achieved: |
|---|---|---|---|---|---|---|
| pg. 16 | 1.6 | Design the street frontage to promote pedestrian activity. | ☐ | ☐ | ☒ | Comment: |

| | | | | | | |
|---|---|---|---|---|---|---|
| pg. 16 | 1.7 | Design the street frontage to be compatible with the surrounding context. | ☒ | ☐ | ☐ | Comment: |

**CONNECTIVITY:**

**Intent Statement:** Future development should help create a more active, and inter-connected environment throughout Farragut.

| Page # | Guideline # | Guideline Description | Met | Not Met | NA | Brief description of how the guideline is achieved: |
|---|---|---|---|---|---|---|
| pg. 18 | 1.8 | Provide pedestrian and bicycle connections into and between properties. | ☒ | ☐ | ☐ | Comment: |
| pg. 18 | 1.9 | Provide vehicular connections into and between adjoining properties. | ☒ | ☐ | ☐ | Comment: |

**OUTDOOR OPEN SPACE:**

**Intent Statement:** New development should incorporate outdoor open space that projects a vibrant image and invites pedestrian activity with durable furnishings and visual elements such as public art to add interest.

| Page # | Guideline # | Guideline Description | Met | Not Met | NA | Brief description of how the guideline is achieved: |
|---|---|---|---|---|---|---|
| pg. 20 | 1.10 | Locate outdoor open space to provide a focal point. | ☒ | ☐ | ☐ | Comment: Outdoor patio area |
| pg. 20 | 1.11 | Locate and orient outdoor open space to be actively used. | ☐ | ☐ | ☐ | Comment: Outdoor patio area |
| pg. 21 | 1.12 | Furnish outdoor open spaces to encourage active use. | ☐ | ☐ | ☐ | Comment: Outdoor patio area |
| pg. 21 | 1.13 | Design outdoor open space to incorporate Low Impact Development (LID) principles for stormwater management. | ☐ | ☐ | ☒ | Comment: |

## PUBLIC ART:

**Intent Statement:** Public art is encouraged as a way of bringing visual interest and special identity to individual sites and neighborhoods. The guideline provided below is voluntary and is not meant to imply a requirement for inclusion of public art.

| Page # | Guideline # | Guideline Description | Met | Not Met | NA | Brief description of how the guideline is achieved: |
|---|---|---|---|---|---|---|
| pg. 22 | 1.14 | Use public art to add interest to an outdoor open space. | ☐ | ☐ | ☒ | Comment: |

## LANDSCAPING:

**Intent Statement:** Sites should be landscaped to enhance community image, invite pedestrian activity, preserve mature trees and highlight distinctive topographic or other site features. In general, indigenous or well-acclimated and noninvasive species should be used. Landscape design within a site should also help to establish a sense of visual continuity. The guidelines below are intended to complement landscaping requirements in the Farragut Zoning Ordinance.

| Page # | Guideline # | Guideline Description | Met | Not Met | NA | Brief description of how the guideline is achieved: |
|---|---|---|---|---|---|---|
| pg. 23 | 1.15 | Design sites to highlight landscape areas. | ☒ | ☐ | ☐ | Comment: |
| pg. 23 | 1.16 | Use a coordinated landscape palette to establish a sense of visual continuity. | ☒ | ☐ | ☐ | Comment: Use of same plant material as adjacent commercial development |
| pg. 23 | 1.17 | Preserve and maintain mature trees and significant vegetation. | ☒ | ☐ | ☐ | Comment: Existing vegetation to remain on the south side of the property |
| pg. 23 | 1.18 | Use hardy plant and tree species. | ☒ | ☐ | ☐ | Comment: |
| pg. 23 | 1.19 | Use landscaping to enhance pedestrian improvements. | ☐ | ☐ | ☒ | Comment: |
| pg. 23 | 1.20 | Integrate landscaping and stormwater management systems. | ☐ | ☐ | ☒ | Comment: |

## SURFACE PARKING:

**Intent Statement:** Surface parking lots should not be a visually prominent feature of sites in Farragut, especially those along high-traffic corridors, such as Kingston Pike, or in locations intended for strong pedestrian orientation such as the Town Center District.

| Page # | Guideline # | Guideline Description | Met | Not Met | NA | Brief description of how the guideline is achieved: |
|---|---|---|---|---|---|---|
| pg. 24 | 1.21 | Minimize the visual impact of surface parking. | ☒ | ☐ | ☐ | Comment: Trees to be planted in landscape islands, parking lot to be screened from N Campbell Sta. |
| pg. 24 | 1.22 | Locate and design parking lots to allow for pedestrian access. | ☒ | ☐ | ☐ | Comment: |
| pg. 24 | 1.23 | Design parking access to minimize potential negative impacts on pedestrians. | ☒ | ☐ | ☐ | Comment: |

## SITE LIGHTING:

**Intent Statement:** The character and level of site lighting should help establish a sense of identity and cohesion. Site lighting should help create a sense of place, highlight distinctive architectural details, and reinforce the overall form, massing, and spatial characteristics of the building or site. Note that streetlights are an important feature of the overall streetscape as addressed on page 14 of the design guidelines.

| Page # | Guideline # | Guideline Description | Met | Not Met | NA | Brief description of how the guideline is achieved: |
|---|---|---|---|---|---|---|
| pg. 25 | 1.24 | Scale site lighting to its purpose. | ☒ | ☐ | ☐ | Comment: |
| pg. 25 | 1.25 | Shield site lighting to minimize off-site glare. | ☒ | ☐ | ☐ | Comment: |

## WORKING WITH TOPOGRAPHY:

**Intent Statement:** Where possible, site design should preserve and work within existing topography. Any re-grading should maintain pedestrian and vehicular connectivity while minimizing potential negative visual impacts of large retaining walls.

| Page # | Guideline # | Guideline Description | Met | Not Met | NA | Brief description of how the guideline is achieved: |
|---|---|---|---|---|---|---|
| pg. 26 | 1.26 | Design a site to take advantage of existing topography. | ☒ | ☐ | ☐ | Comment: |
| pg. 26 | 1.27 | Design a retaining wall to minimize impacts on the natural character of the site. | ☐ | ☐ | ☒ | Comment: |
| pg. 26 | 1.28 | Design a building foundation to conform to the existing topography. | ☒ | ☐ | ☐ | Comment: |
| pg. 26 | 1.29 | Design a site to minimize vulnerability to sinkholes. | ☒ | ☐ | ☐ | Comment: |

**SERVICE AREAS & UTILITIES:**

**Intent Statement:** Service areas and utilities should be located and designed to be visually unobtrusive and integrated with the design of the site and the building. Service areas are typically most appropriate when located to the rear of a building and not visible from the public right-of-way.

| Page # | Guideline # | Guideline Description | Met | Not Met | NA | Brief description of how the guideline is achieved: |
|---|---|---|---|---|---|---|
| pg. 27 | 1.30 | Locate a utility or service area to minimize visual impacts from the street and sidewalk. | ☒ | ☐ | ☐ | Comment: Dumpster enclosure located at the rear of the site. |
| pg. 27 | 1.31 | Locate and design a utility building or shed to minimize the visual impacts from the street and sidewalk. | ☐ | ☐ | ☒ | Comment: |
| pg. 27 | 1.32 | Locate buildings and other site improvements to allow for potential future undergrounding of utility lines. | ☒ | ☐ | ☐ | Comment: |
| pg. 27 | 1.33 | Enclose a free-standing utility or service area. | ☐ | ☐ | ☒ | Comment: |

## STORMWATER MANAGEMENT & LOW-IMPACT DEVELOPMENT:

**Intent Statement:** The guidelines for stormwater management and low-impact development are intended to complement landscaping requirements in the Farragut Zoning Ordinance by promoting the use of low-impact development principles to meet those requirements while also providing site amenities that help enhance community image.

| Page # | Guideline # | Guideline Description | Met | Not Met | NA | Brief description of how the guideline is achieved: |
|---|---|---|---|---|---|---|
| pg. 28 | 1.34 | Maintain pre-development hydrologic features to minimize stormwater impacts. | ☒ | ☐ | ☐ | Comment: Site flows to existing underground detention facility |
| pg. 28 | 1.35 | Incorporate Low Impact Development (LID) principles to address stormwater as close to the source as possible. | ☐ | ☐ | ☒ | Comment: |
| pg. 28 | 1.36 | Incorporate stormwater management systems to maximize water quality. | ☐ | ☐ | ☒ | Comment: |
| pg. 28 | 1.37 | Use stormwater management systems as site amenities. | ☐ | ☐ | ☒ | Comment: |

## INCREMENTAL SITE DESIGN IMPROVEMENTS:

**Intent Statement:** While improvements should consider long term objectives for the area and site, flexibility in the application of the design guidelines is appropriate for such projects to ensure that development is able to respond to current market conditions.

| Page # | Guideline # | Guideline Description | Met | Not Met | NA | Brief description of how the guideline is achieved: |
|---|---|---|---|---|---|---|
| pg. 29 | 1.38 | Locate incremental improvements to anticipate future development. | ☐ | ☐ | ☒ | Comment: |
| pg. 29 | 1.39 | Locate and design incremental improvements to enhance the pedestrian environment of an existing development. | ☐ | ☐ | ☒ | Comment: |

## NEIGHBORHOOD SITE DESIGN TRANSITIONS:

**Intent Statement:** Site design adjacent to an existing or future residential neighborhood should provide a compatible transition that minimizes potential negative impacts while promoting positive connections. Designs that incorporate compatible uses and designs, and which link commercial and mixed-use areas with the adjacent residential neighborhoods are generally preferred as illustrated in “Strategies to Promote a Compatible Transition to Adjacent Neighborhood/Agricultural Land” on page 32 of the design guidelines.

| Page # | Guideline # | Guideline Description | Met | Not Met | NA | Brief description of how the guideline is achieved: |
|---|---|---|---|---|---|---|
| pg. 31 | 1.40 | Design a commercial or mixed-use site to be compatible with adjacent neighborhoods. | ☒ | ☐ | ☐ | Comment: Architecture complements the surrounding structure. |
| pg. 31 | 1.41 | Design landscape buffer areas to provide shared amenities. | ☒ | ☐ | ☐ | Comment: Existing buffer on south side of property |
| pg. 31 | 1.42 | Provide pedestrian, bike and vehicular connections to adjacent neighborhoods. | ☐ | ☐ | ☒ | Comment: |

# Chapter 2: Building Design Guidelines

## BUILDING HEIGHT:

**Intent Statement:** New development and redevelopment should meet zoning requirements while recognizing traditional height variations in Farragut and stepping down towards adjacent lower-scale buildings.

| Page # | Guideline # | Guideline Description | Met | Not Met | NA | Brief description of how the guideline is achieved: |
|---|---|---|---|---|---|---|
| pg. 37 | 2.1 | Provide variation in building heights. | ☒ | ☐ | ☐ | Comment: Front Façade positioned higher for visual interest |
| pg. 37 | 2.2 | Position taller building elements to minimize visual impacts. | ☒ | ☐ | ☐ | Comment: Raised parapets to minimize mechanical systems |
| pg. 37 | 2.3 | Design floor-to-floor heights to establish a sense of scale and reflect Farragut traditions. | ☐ | ☐ | ☒ | Comment: |

## BUILDING ARTICULATION:

**Intent Statement:** New development and redevelopment in Farragut should incorporate articulation techniques that promote a sense of human scale and divide the mass and scale of a larger building into smaller parts that relate to traditionally-scaled buildings.

| Page # | Guideline # | Guideline Description | Met | Not Met | NA | Brief description of how the guideline is achieved: |
|---|---|---|---|---|---|---|
| pg. 38 | 2.4 | Use vertical articulation techniques to add visual interest and express traditional façade widths. | ☐ | ☐ | ☒ | Comment: |
| pg. 38 | 2.5 | Use horizontal articulation techniques to establish a sense of human scale in the design of a larger building. | ☐ | ☐ | ☒ | Comment: |

## ICONIC DESIGN FEATURES:

**Intent Statement:** New development and redevelopment in a highly-visible location, such as the intersection of arterial roads, should incorporate iconic design features to foster a unique sense of place, add visual interest and help differentiate Farragut from surrounding areas. In most cases, large-scale new development projects in any location should also incorporate iconic design features.

| Page # | Guideline # | Guideline Description | Met | Not Met | NA | Brief description of how the guideline is achieved: |
|---|---|---|---|---|---|---|
| pg. 40 | 2.6 | Use iconic design features to foster a unique sense of place. | ☒ | ☐ | ☐ | Comment: Awning and roof feature defining main entry façade |
| pg. 40 | 2.7 | Locate iconic design features to maximize their visibility and impact. | ☒ | ☐ | ☐ | Comment: Located at primary building entry adjacent to site entrance |

**ROOF FORM:**

**Intent Statement:** New development and redevelopment should incorporate roof forms that convey compatible mass and scale, add visual interest and are appropriate to a building's use.

| Page # | Guideline # | Guideline Description | Met | Not Met | NA | Brief description of how the guideline is achieved: |
|---|---|---|---|---|---|---|
| pg. 40 | 2.8 | Create a sense of visual interest by using a variety of roof forms along the street. | ☒ | ☐ | ☐ | Comment: Use color branding metal awnings with raised parapets |
| pg. 40 | 2.9 | Consider incorporating a roof form that provides a "cap." | ☒ | ☐ | ☐ | Comment: Used a distinct parapet flat roof form with cornice line |

**OVERALL FAÇADE CHARACTER:**

**Intent Statement:** Visible building façades that incorporate high-quality design features enhance Farragut's community image and convey an active and vibrant appearance to passing vehicles and pedestrians. The design guidelines for overall façade character below apply to visible façade areas that face public streets, sidewalks, pedestrian areas or parking lots.

| Page # | Guideline # | Guideline Description | Met | Not Met | NA | Brief description of how the guideline is achieved: |
|---|---|---|---|---|---|---|
| pg. 42 | 2.10 | Design a building façade to enhance community image. | ☒ | ☐ | ☐ | Comment: Full size brick high quality material as main material on facades with emphasized watertables/coping |
| pg. 42 | 2.11 | Design a building façade to be compatible with its context. | ☒ | ☐ | ☐ | Comment: Brick compatible with surrounding context |

| | | | | | | |
|---|---|---|---|---|---|---|
| pg. 42 | 2.12 | Design a building façade to convey visual interest. | ☒ | ☐ | ☐ | Comment: Awnings to convey visual interest on three sides, rear with scuppers/downspouts |
| pg. 42 | 2.13 | Design a building façade to promote an active appearance. | ☒ | ☐ | ☐ | Comment: Used storefront windows on all three sides |

**GROUND FLOOR DESIGN:**

**Intent Statement:** Ground floor building design should incorporate features that help create a pedestrian-friendly street level. In a commercial area, it is especially important to incorporate active features such as ground floor storefront windows. In a multi-family residential area, the ground floor may incorporate other design features, such as porches and stoops, to engage the sidewalk and street.

| Page # | Guideline # | Guideline Description | Met | Not Met | NA | Brief description of how the guideline is achieved: |
|---|---|---|---|---|---|---|
| pg. 44 | 2.14 | Design the ground floor of a building façade to engage the public realm and promote pedestrian activity. | ☒ | ☐ | ☐ | Comment: Clearly defined walk up primary entry and oriented to street |
| pg. 44 | 2.15 | Use high quality, durable materials to define the ground floor and add visual interest. | ☒ | ☐ | ☐ | Comment: Defined ground floor with 3'-0" raised off finish floor water table |

**BUILDING MATERIALS & COLORS:**

**Intent Statement:** Exterior building materials and colors provide a sense of scale and texture and are used to convey design quality and visual interest. Building façades should use high-quality, durable, materials that contribute to the visual continuity of the context and convey high quality in design and detail. Masonry should be used as a significant façade element on new construction.

| Page # | Guideline # | Guideline Description | Met | Not Met | NA | Brief description of how the guideline is achieved: |
|---|---|---|---|---|---|---|
| pg. 46 | 2.16 | Use compatible materials to enhance community image. | ☒ | ☐ | ☐ | Comment: Used natural high quality brick/masonry |
| pg. 47 | 2.17 | Use masonry materials to promote a cohesive community image. | ☒ | ☐ | ☐ | Comment: New construction, used masonry as primary material |

| | | | | | | |
|---|---|---|---|---|---|---|
| pg. 48 | 2.18 | Use accent materials to enhance visual interest. | ☒ | ☐ | ☐ | Comment: Accent material highlight coping and watertable |
| pg. 48 | 2.19 | Use materials to convey a sense of human scale and visual interest to pedestrians. | ☒ | ☐ | ☐ | Comment: Used metal roof awnings to convey sense of human scale of first level |
| pg. 48 | 2.20 | Use exterior material, paint and roof colors that are compatible with the surrounding context. | ☒ | ☐ | ☐ | Comment: Used red brick to be compatible with surrounding buildings |

**FAÇADE RENOVATION:**

**Intent Statement:** Façade renovations are encouraged to enhance community image and help attract tenants to aging commercial or office buildings. Renovations may include ground floor improvements to attract pedestrian activity, the addition of iconic design features or complete replacement of an existing façade. When possible, such incremental improvements should anticipate future phases of development that may include new buildings, parking areas and pedestrian paths.

| Page # | Guideline # | Guideline Description | Met | Not Met | NA | Brief description of how the guideline is achieved: |
|---|---|---|---|---|---|---|
| pg. 50 | 2.21 | When possible, renovate an aging commercial or office façade to enhance community image. | ☐ | ☐ | ☒ | Comment: |
| pg. 50 | 2.22 | Anticipate future phases of development when renovating a façade. | ☐ | ☐ | ☒ | Comment: |

**APAPTIVE REUSE:**

**Intent Statement:** Preserving and adapting a structure to a new use has environmental benefits and may help preserve the existing character of an area. Re-using a building preserves the energy and resources invested in its construction, and removes the need for producing new construction materials. Adaptive reuse projects are encouraged.

| Page # | Guideline # | Guideline Description | Met | Not Met | NA | Brief description of how the guideline is achieved: |
|---|---|---|---|---|---|---|
| pg. 51 | 2.23 | Adapt an existing structure to a new use as an alternative to demolition whenever possible. | ☐ | ☐ | ☒ | Comment: |

| | | | | | | |
|---|---|---|---|---|---|---|
| pg. 51 | 2.24 | Consider future objectives for the site when adapting an existing structure to a new use. | ☐ | ☐ | ☒ | Comment: |

**NEIGHBORHOOD BUILDING DESIGN TRANSITIONS:**

**Intent Statement:** The design of buildings adjacent to an existing or future residential neighborhood should provide a compatible transition that minimizes potential negative impacts while promoting visual connections. Where possible, buildings located near an adjacent neighborhood should have a lower-scale residential character to provide a compatible transition.

| Page # | Guideline # | Guideline Description | Met | Not Met | NA | Brief description of how the guideline is achieved: |
|---|---|---|---|---|---|---|
| pg. 52 | 2.25 | Provide a compatible scale transition adjacent to a residential neighborhood. | ☐ | ☐ | ☐ | Comment: |
| pg. 52 | 2.26 | Incorporate residential design features adjacent to a residential neighborhood. | ☐ | ☐ | ☐ | Comment: |

# Chapter 3: Guidelines for Specific Subareas

## TOWN CENTER SUBAREA – SITE DESIGN:

**Intent Statement:** New construction and redevelopment should incorporate site design features that are consistent with the vision for a pedestrian-oriented Town Center. Note that the site design case study on page 10 illustrates a redevelopment concept that is consistent with this vision.

| Page # | Guideline # | Guideline Description | Met | Not Met | NA | Brief description of how the guideline is achieved: |
|---|---|---|---|---|---|---|
| pg. 54 | 3.1 | Design streets to promote safe bicycle and pedestrian activity in the Town Center. | ☐ | ☐ | ☐ | Comment: |
| pg. 54 | 3.2 | Coordinate streetscape elements throughout a Town Center development. | ☐ | ☐ | ☐ | Comment: |
| pg. 54 | 3.3 | Design the street frontage to promote pedestrian activity throughout a Town Center development. | ☐ | ☐ | ☐ | Comment: |
| pg. 54 | 3.4 | Provide high-quality pedestrian and bicycle connections throughout a Town Center development. | ☐ | ☐ | ☐ | Comment: |
| pg. 55 | 3.5 | Provide a highly-active pedestrian area between buildings and streets classified as “primary” in the Town Center. | ☐ | ☐ | ☐ | Comment: |
| pg. 55 | 3.6 | Provide a landscaped pedestrian area between buildings and streets classified as “secondary” in the Town Center. | ☐ | ☐ | ☐ | Comment: |
| pg. 55 | 3.7 | Locate and furnish outdoor open spaces to encourage pedestrian activity in the Town Center. | ☐ | ☐ | ☐ | Comment: |
| pg. 56 | 3.8 | Locate and design surface parking areas to minimize visual impacts on the Town Center. | ☐ | ☐ | ☐ | Comment: |
| pg. 56 | 3.9 | Design parking lots to promote pedestrian access in the Town Center. | ☐ | ☐ | ☐ | Comment: |

## TOWN CENTER SUBAREA – BUILDING DESIGN:

**Intent Statement:** New construction and redevelopment should incorporate building design features that are consistent with the vision for a Town Center that creates a more urban downtown for Farragut.

| Page # | Guideline # | Guideline Description | Met | Not Met | NA | Brief description of how the guideline is achieved: |
|---|---|---|---|---|---|---|
| pg. 57 | 3.10 | Scale buildings to help create an "urban" street edge in the Town Center. | ☐ | ☐ | ☒ | Comment: |
| pg. 57 | 3.11 | Articulate buildings into a base, middle and cap. | ☐ | ☐ | ☒ | Comment: |
| pg. 57 | 3.12 | Incorporate architectural features that promote the Town Center as a memorable downtown destination. | ☐ | ☐ | ☒ | Comment: |
| pg. 57 | 3.13 | Design a storefront to engage the public realm and promote pedestrian activity. | ☐ | ☐ | ☒ | Comment: |
| pg. 58 | 3.14 | Minimize the visual impacts of a parking structure on nearby pedestrian areas or major streets. | ☐ | ☐ | ☒ | Comment: |
| pg. 58 | 3.15 | Use compatible, high-quality façade materials in the Town Center. | ☐ | ☐ | ☒ | Comment: |
| pg. 59 | 3.16 | Preserve significant historic resources, such as the Campbell Station Inn, in the Town Center. | ☐ | ☐ | ☒ | Comment: |
| pg. 59 | 3.17 | Integrate historic resources, such as the Campbell Station Inn, into the design of a new Town Center development. | ☐ | ☐ | ☒ | Comment: |

## KINGSTON PIKE SUBAREAS

**Intent Statement:** New development and redevelopment in the Kingston Pike/Watt Road subarea should support additional medium density residential development while remaining compatible with existing neighborhoods. It should also incorporate design elements that preserve natural vistas and provide a welcoming gateway for motorists, bicyclists and pedestrians entering Farragut on Watt Road or Kingston Pike.

| Page # | Guideline # | Guideline Description | Met | Not Met | NA | Brief description of how the guideline is achieved: |
|---|---|---|---|---|---|---|
| pg. 61 | 3.18 | Provide high quality streetscape and landscape features along Kingston Pike. | ☐ | ☐ | ☒ | Comment: |
| pg. 61 | 3.19 | Design the street frontage to promote pedestrian activity along Kingston Pike. | ☐ | ☐ | ☒ | Comment: |
| pg. 62 | 3.20 | Incorporate design elements that provide a welcoming community gateway in the Kingston Pike/Watt Road and Kingston Pike/Lovell Road areas. | ☐ | ☐ | ☒ | Comment: |
| pg. 62 | 3.21 | Provide a high-quality, interconnected pedestrian environment in the Central Kingston Pike subarea. | ☐ | ☐ | ☒ | Comment: |
| pg. 62 | 3.22 | Incorporate a consistent landscape setback along Kingston Pike in the Kingston Pike/Lovell area. | ☐ | ☐ | ☒ | Comment: |

## LAKEFRONT/CONCORD ROAD SUBAREAS

**Intent Statement:** New development and redevelopment in the Lakefront/Concord Road subarea should help create a welcoming gateway to Farragut while maintaining compatibility with the natural and very low-scale residential surroundings. New design should also incorporate features that reference the nearby historic Concord Village area, which is outside of the town boundary to the east of the Lakefront/Concord Road subarea.

| Page # | Guideline # | Guideline Description | Met | Not Met | NA | Brief description of how the guideline is achieved: |
|---|---|---|---|---|---|---|
| pg. 63 | 3.23 | Ensure that new development in the Lakefront/ Concord Road subarea is compatible with the existing, predominantly very low-scale residential character. | ☐ | ☐ | ☒ | Comment: |

| | | | | | | |
|---|---|---|---|---|---|---|
| pg. 63 | 3.24 | Maintain the existing naturalistic feel along the Concord Road frontage in the Lakefront/Concord subarea. | ☐ | ☐ | ☒ | Comment: |
| pg. 63 | 3.25 | Incorporate design elements that provide a welcoming community gateway near Concord Road and Lake Ridge Drive in the Concord/Lakefront subarea. | ☐ | ☐ | ☒ | Comment: |
| pg. 64 | 3.26 | Incorporate design elements that reference the adjacent historic Concord Village in the Concord/Lakefront subarea. | ☐ | ☐ | ☒ | Comment: |

## MCFEE PARK ROUNDABOUT SUBAREA

**Intent Statement:** New development and redevelopment in the McFee Park Roundabout subarea should help create a pedestrian-oriented center while maintaining compatibility with the residential surroundings.

| Page # | Guideline # | Guideline Description | Met | Not Met | NA | Brief description of how the guideline is achieved: |
|---|---|---|---|---|---|---|
| pg. 65 | 3.27 | Incorporate design elements that promote development of a pedestrian-oriented mixed-use neighborhood center in the McFee Park Roundabout subarea. | ☐ | ☐ | ☒ | Comment: |
| pg. 65 | 3.28 | Incorporate design elements that relate to existing recreational amenities in the McFee Park Roundabout subarea. | ☐ | ☐ | ☒ | Comment: |

## OUTLET DRIVE SUBAREA

**Intent Statement:** New development and redevelopment in the Outlet Drive subarea should help raise the design quality of the area and incorporate iconic features that enhance community image as viewed from the Interstate and surrounding areas.

| Page # | Guideline # | Guideline Description | Met | Not Met | NA | Brief description of how the guideline is achieved: |
|---|---|---|---|---|---|---|

| | | | | | | |
|---|---|---|---|---|---|---|
| pg. 66 | 3.29 | Design a larger office or light industrial building in the Outlet Drive subarea to enhance community image. | ☐ | ☐ | ☒ | Comment: |
| pg. 66 | 3.30 | Design a larger office or light industrial building in the Outlet Drive subarea to incorporate iconic features. | ☐ | ☐ | ☒ | Comment: |

# Chapter 4: Guidelines for Signs

## GENERAL SIGN GUIDELINES

**Intent Statement:** A sign should be in character with the materials, colors and details of the building. Its content should be visually interesting and clearly legible. Illumination sources should be shielded to minimize glare and light pollution.

| Page # | Guideline # | Guideline Description | Met | Not Met | NA | Brief description of how the guideline is achieved: |
|---|---|---|---|---|---|---|
| pg. 68 | 4.1 | Locate and design a sign to be subordinate to the overall site and building design. | ☐ | ☐ | ☐ | Comment: |
| pg. 68 | 4.2 | Use sign materials that are compatible with the architectural character and materials of the building. | ☐ | ☐ | ☐ | Comment: |
| pg. 68 | 4.3 | Use colors for the sign that are compatible with those of the building façade. | ☐ | ☐ | ☐ | Comment: |
| pg. 68 | 4.4 | Use simple, legible characters that enhance the visibility of sign content. | ☐ | ☐ | ☐ | Comment: |

## GUIDELINES FOR SPECIFIC SIGN TYPES

**Intent Statement:** The guidelines below supplement the general design guidelines with additional information regarding the use of several specific sign types. Sign types are defined and illustrated on page 70 of the design guidelines.

| Page # | Guideline # | Guideline Description | Met | Not Met | NA | Brief description of how the guideline is achieved: |
|---|---|---|---|---|---|---|
| pg. 69 | 4.5 | Locate and design a wall sign to promote design compatibility among buildings. | ☐ | ☐ | ☐ | Comment: |
| pg. 69 | 4.6 | Locate and design a ground-mounted sign to be in character with its setting. | ☐ | ☐ | ☐ | Comment: |

| | | | | | | |
|---|---|---|---|---|---|---|
| pg. 69 | 4.7 | Locate and design a directional parking sign to be subordinate to other on-site signage. | ☐ | ☐ | ☐ | Comment: |
| pg. 69 | 4.8 | Locate and design an address sign to clearly indicate the property address. | ☐ | ☐ | ☐ | Comment: |

## SIGN ILLUMINATION

**Intent Statement:** Illumination should occur in a manner that is subordinate to the overall building, its site, and neighborhood while meeting the functional needs of the business. Within this framework, the creative use of lighting to add accent and interest to the street for pedestrians is encouraged.

| Page # | Guideline # | Guideline Description | Met | Not Met | NA | Brief description of how the guideline is achieved: |
|---|---|---|---|---|---|---|
| pg. 72 | 4.9 | Use a compatible shielded light source to illuminate a sign. | ☐ | ☐ | ☐ | Comment: |
| pg. 72 | 4.10 | If internal illumination is used, design it to be subordinate to the overall building composition. | ☐ | ☐ | ☐ | Comment: |

## SIGN GUIDELINES FOR TOWN CENTER

**Intent Statement:** Signs that are scaled to the pedestrian are especially encouraged. Signs that appear to be custom-designed and fabricated and convey visual interest in the urban setting are preferred.

| Page # | Guideline # | Guideline Description | Met | Not Met | NA | Brief description of how the guideline is achieved: |
|---|---|---|---|---|---|---|
| pg. 73 | 4.11 | Locate and design a sign to coordinate with façade design in the Town Center. | ☐ | ☐ | ☐ | Comment: |
| pg. 73 | 4.12 | Design a sign to convey visual interest to pedestrians in the Town Center. | ☐ | ☐ | ☐ | Comment: |
| pg. 73 | 4.13 | Locate and design a perpendicular wall sign to relate to building entries and convey visual interest in the Town Center. | ☐ | ☐ | ☐ | Comment: |

| | | | | | | |
|---|---|---|---|---|---|---|
| pg. 74 | 4.14 | Use a directory sign to consolidate small individual signs on a larger building in the Town Center. | ☐ | ☐ | ☐ | Comment: |
| pg. 74 | 4.15 | Locate and design an under canopy sign to highlight building entries in the Town Center. | ☐ | ☐ | ☐ | Comment: |
| pg. 74 | 4.16 | If necessary use an external light source to illuminate a sign in the Town Center. | ☐ | ☐ | ☐ | Comment: |

# SECTION 3:
# Summary of Findings (For Staff Use)

The chart below is a summary of findings for a project under review. Each guideline that is met is checked, and a description of the appropriateness of the design under the guideline topic is included in the finding section.

**PROJECT NAME**

# Chapter 1: Site Design Guidelines

## STREETSCAPE

| **Finding:** | Key Guidelines Met |
|---|---|
| | ☐ 1.1<br>☐ 1.2<br>☐ 1.3<br>☐ 1.4<br>☐ 1.5 |

## BUILDING SETBACKS & FRONTAGE

| **Finding:** | Key Guidelines Met |
|---|---|
| | ☐ 1.6<br>☐ 1.7 |

## CONNECTIVITY

| **Finding:** | Key Guidelines Met |
|---|---|
| | ☐ 1.8<br>☐ 1.9 |

## OPEN SPACE

| **Finding:** | Key Guidelines Met |
|---|---|
| | ☐ 1.10<br>☐ 1.11<br>☐ 1.12<br>☐ 1.13 |

## PUBLIC ART

| **Finding:** | Key Guidelines Met |
|---|---|
| | ☐ 1.14 |

## LANDSCAPING

| **Finding:** | Key Guidelines Met |
|---|---|
| | ☐ 1.15<br>☐ 1.16<br>☐ 1.17<br>☐ 1.18<br>☐ 1.19<br>☐ 1.20 |

| SURFACE PARKING | |
|---|---|
| **Finding:** | Key Guidelines Met<br>☐ 1.21<br>☐ 1.22<br>☐ 1.23 |

| SITE LIGHTING | |
|---|---|
| **Finding:** | Key Guidelines Met<br>☐ 1.24<br>☐ 1.25 |

| WORKING WITH TOPOGRAPHY | |
|---|---|
| **Finding:** | Key Guidelines Met<br>☐ 1.26<br>☐ 1.27<br>☐ 1.28<br>☐ 1.29 |

| SERVICE AREAS & UTILITIES | |
|---|---|
| **Finding:** | Key Guidelines Met<br>☐ 1.30<br>☐ 1.31<br>☐ 1.32<br>☐ 1.33 |

| STORMWATER MANAGEMENT & LOW-IMPACT DEVELOPMENT | |
|---|---|
| **Finding:** | Key Guidelines Met<br>☐ 1.34<br>☐ 1.35<br>☐ 1.36<br>☐ 1.37 |

| INCREMENTAL SITE DESIGN IMPROVEMENTS | |
|---|---|
| **Finding:** | Key Guidelines Met<br>☐ 1.38<br>☐ 1.39 |

| NEIGHBORHOOD SITE DESIGN TRANSITIONS | |
|---|---|
| **Finding:** | Key Guidelines Met<br>☐ 1.40<br>☐ 1.41<br>☐ 1.42 |

# Chapter 2: Building Design Guidelines

## BUILDING HEIGHT

| Finding: | Key Guidelines Met |
|---|---|
| | ☐ 2.1<br>☐ 2.2<br>☐ 2.3 |

## BUILDING ARTICULATION

| Finding: | Key Guidelines Met |
|---|---|
| | ☐ 2.4<br>☐ 2.5 |

## ICONIC DESIGN FEATURES

| Finding: | Key Guidelines Met |
|---|---|
| | ☐ 2.6<br>☐ 2.7 |

## ROOF FORM

| Finding: | Key Guidelines Met |
|---|---|
| | ☐ 2.8<br>☐ 2.9 |

## OVERALL FAÇADE CHARACTER

| Finding: | Key Guidelines Met |
|---|---|
| | ☐ 2.10<br>☐ 2.11<br>☐ 2.12<br>☐ 2.13 |

## GROUND FLOOR DESIGN

| Finding: | Key Guidelines Met |
|---|---|
| | ☐ 2.14<br>☐ 2.15 |

## BUILDING MATERIALS AND COLORS

| Finding: | Key Guidelines Met |
|---|---|
| | ☐ 2.16<br>☐ 2.17<br>☐ 2.18<br>☐ 2.19<br>☐ 2.20 |

| INCREMENTAL BUILDING DESIGN IMPROVEMENTS | |
|---|---|
| **Finding:** | Key Guidelines Met<br><br>☐ 2.21<br>☐ 2.22 |
| **ADAPTIVE REUSE** | |
| **Finding:** | Key Guidelines Met<br><br>☐ 2.23<br>☐ 2.24 |
| **NEIGHBORHOOD BUILDING DESIGN TRANSITIONS** | |
| **Finding:** | Key Guidelines Met<br><br>☐ 2.25<br>☐ 2.26 |

# Chapter 3: Guidelines for Specific Subareas

## TOWN CENTER SUBAREA – SITE DESIGN

| Finding: | Key Guidelines Met |
|---|---|
| | ☐ 3.1<br>☐ 3.2<br>☐ 3.3<br>☐ 3.4<br>☐ 3.5<br>☐ 3.6<br>☐ 3.7<br>☐ 3.8<br>☐ 3.9 |

## TOWN CENTER SUBAREA – BUILDING DESIGN

| Finding: | Key Guidelines Met |
|---|---|
| | ☐ 3.10<br>☐ 3.11<br>☐ 3.12<br>☐ 3.13<br>☐ 3.14<br>☐ 3.15<br>☐ 3.16<br>☐ 3.17 |

## KINGSTON PIKE SUBAREA

| Finding: | Key Guidelines Met |
|---|---|
| | ☐ 3.18<br>☐ 3.19<br>☐ 3.20<br>☐ 3.21<br>☐ 3.22 |

## LAKEFRONT/CONCORD ROAD SUBAREA

| Finding: | Key Guidelines Met |
|---|---|
| | ☐ 3.23<br>☐ 3.24<br>☐ 3.25<br>☐ 3.26 |

| MCFEE PARK ROUNDABOUT SUBAREA | |
|---|---|
| **Finding:** | Key Guidelines Met<br><br>☐ 3.27<br>☐ 3.28 |

| OUTLET DRIVE SUBAREA | |
|---|---|
| **Finding:** | Key Guidelines Met<br><br>☐ 3.29<br>☐ 3.30 |

# Chapter 4: Guidelines for Signs

## GENERAL SIGN GUIDELINES

| **Finding:** | Key Guidelines Met |
|---|---|
| | ☐ 4.1<br>☐ 4.2<br>☐ 4.3<br>☐ 4.4 |

## GUIDELINES FOR SPECIFIC SIGN TYPES

| **Finding:** | Key Guidelines Met |
|---|---|
| | ☐ 4.5<br>☐ 4.6<br>☐ 4.7<br>☐ 4.8 |

## SIGN ILLUMINATION

| **Finding:** | Key Guidelines Met |
|---|---|
| | ☐ 4.9<br>☐ 4.10 |

## SIGN GUIDELINES FOR THE TOWN CENTER

| **Finding:** | Key Guidelines Met |
|---|---|
| | ☐ 4.11<br>☐ 4.12<br>☐ 4.13<br>☐ 4.14<br>☐ 4.15<br>☐ 4.16 |

# Recommendation:

Staff will provide their recommendation for action here:

**Recommendation:**

DATE:

**MEETING DATE**: March 20, 2025 **AGENDA ITEM #7**

# REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

**PREPARED BY:** Mark Shipley, Community Development Director

**SUBJECT:** Discussion and public hearing on approval of a revised concept master plan as required for modifications to the commercial portion of the Kingston Pike Village Planned Commercial Development, 13106-13140 Kingston Pike, 18.5 Acres, Zoned PCD (Kingston Pike Properties 2, LLC., Applicant)

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**INTRODUCTION:** The concept master plan associated with this agenda item has been reviewed for discussion purposes most recently at the June 20, 2024 and January 16, 2025 Planning Commission meetings. The concept master plan is one of the components related to a rezoning to the Planned Commercial Development District (PCD). The original concept master plan for the Kingston Pike Village PCD project included both a multi-family portion on the south half of the development and a commercial portion on the north half of the development which originally included a grocery store, fuel center, and two retail buildings along Kingston Pike.

The multi-family portion of the project has been completed, and the concept master plan that is proposed for approval at this time involves the commercial portion.

**DISCUSSION:** The revisions to the concept master plan associated with the commercial portion of this project would constitute a major change to the original plan that was approved with the rezoning. As a result, once the Planning Commission acts on the concept master plan, it will also need to go to the Board of Mayor and Aldermen for approval.

As shown on the latest concept master plan included in the packet, the plan has a mixture of retail, office, and restaurant spaces ranging from 2,500 square feet to 6,225 square feet. The applicant is not showing any development currently on the westernmost area to the south of the Y-12 Federal Credit Union. This will need to be reviewed when the applicant knows what type of development they would like to propose in this area. That will also need to be approved by both the Planning Commission and Board of Mayor and Aldermen.

**RECOMMENDATION:** The concept master plan presented for approval at this time reflects the general layout and uses proposed in the areas shown. A more detailed site plan will be needed for the Planning Commission's approval once the concept master plan has been approved by both the Planning Commission and the Board of Mayor and Aldermen. The staff would encourage the applicant to explore the possibility of introducing a more pedestrian inviting space along the street section that will front whatever type of development ultimately is proposed in the western portion of the site. There may be some opportunities to expand the open space or outdoor gathering space objectives of the PCD district in that area since it partially abuts the dog park and the multi-family portion of this project.

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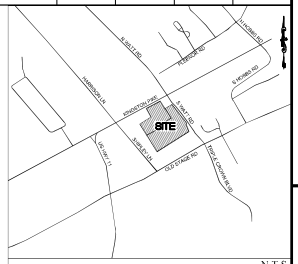
# Concept Master Plan
for
# Kingston Pike Village

Owner: Kingston Pike Properties 2, LLC
P.O. Box 5024
Knoxville, Tennessee 37950
(865) 406-0938




VICINITY MAP N.T.S.

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

THE CONCEPTUAL LAYOUT CAN BE DESIGNED TO COMPLY WITH THE TOWN'S APPLICABLE ORDINANCES

Owner (Commercial): Kingston Pike Properties 2, LLC
CLT Map 151, Parcel 81

Owner (Multifamily): Watt Road Investments, LLC
CLT Map 151, Parcel 97

| | SHEET INDEX | | | |
|---|---|---|---|---|
| | # | Sheet Title | Date | Revision # |
| 1 | CMP-1 | Cover Sheet | 03/10/2025 | |
| 2 | CMP-2 | Existing Site Conditions with Proposed Site Improvements | 03/10/2025 | |
| 3 | CMP-3 | Conceptual Site Layout Plan | 03/10/2025 | |
| 4 | CMP-4 | Conceptual Landscape Plan | 03/10/2025 | |
| 5 | CMP-5 | Conceptual Site Area Plan | 03/10/2025 | |

**CONTACTS**

| TDOT | STORM WATER | WATER & SEWER | ELECTRIC | GAS | TELEPHONE |
|---|---|---|---|---|---|
| TDOT REGION 1 TRAFFIC OFFICE<br>TRANSP. MGMT. CENTER, 2ND FLOOR<br>7238 REGION LANE<br>KNOXVILLE, TENNESSEE 37914<br>(865) 594-2456 | DARRYL SMITH<br>TOWN OF FARRAGUT<br>11408 MUNICIPAL CENTER DRIVE<br>FARRAGUT, TENNESSEE 37934<br>(865) 966-7057 | EDWIN DEYTON<br>FIRST UTILITY DISTRICT<br>122 DURWOOD ROAD<br>KNOXVILLE, TENNESSEE 37922<br>(865) 966-9741<br>EMAIL: newdevelopment@fudknox.org | NEW SERVICE DEPARTMENT<br>LENOIR CITY UTILITIES BOARD<br>7698 CREEKWOOD PARK BOULEVARD<br>LENOIR CITY, TENNESSEE 37771<br>(865) 986-8891 | NEW SERVICE DEPARTMENT<br>KNOXVILLE UTILITIES BOARD<br>4505 MIDDLEBROOK PIKE<br>KNOXVILLE, TENNESSEE 37919<br>(865) 558-2555 | TOM NITZ<br>TDS TELECOM<br>701 CONCORD ROAD<br>KNOXVILLE, TN 37933<br>(865) 671-4546 |

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Knoxville, TN 37932
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www.site-incorporated.com

Concept Master Plan - Cover Sheet

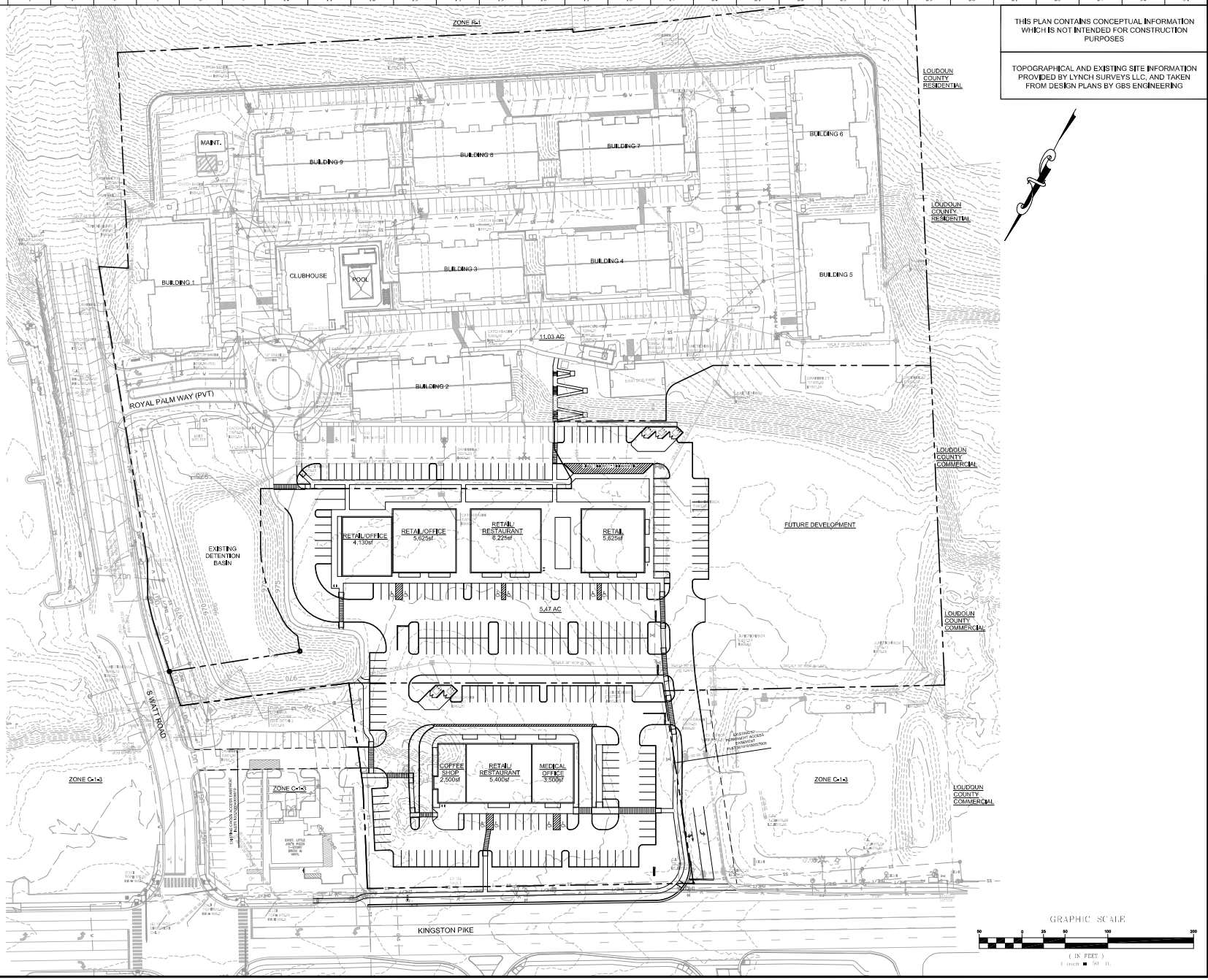
# Kingston Pike Village
13140 Kingston Pike
Farragut, Tennessee 37934
Owner: Kingston Pike Properties 2, LLC

REVISIONS

| NO. | DATE | COMMENTS |
|---|---|---|
| | 02/06/2025 | Per TDF |
| | 03/10/2025 | Per TDF |

ORIGINAL ISSUE: 11/18/2024
SITE PROJECT #: 2040
FILE: Cover
SHEET: 1 OF: 5

CMP-1




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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Existing Site Conditions with Proposed Site Improvements

# Kingston Pike Village

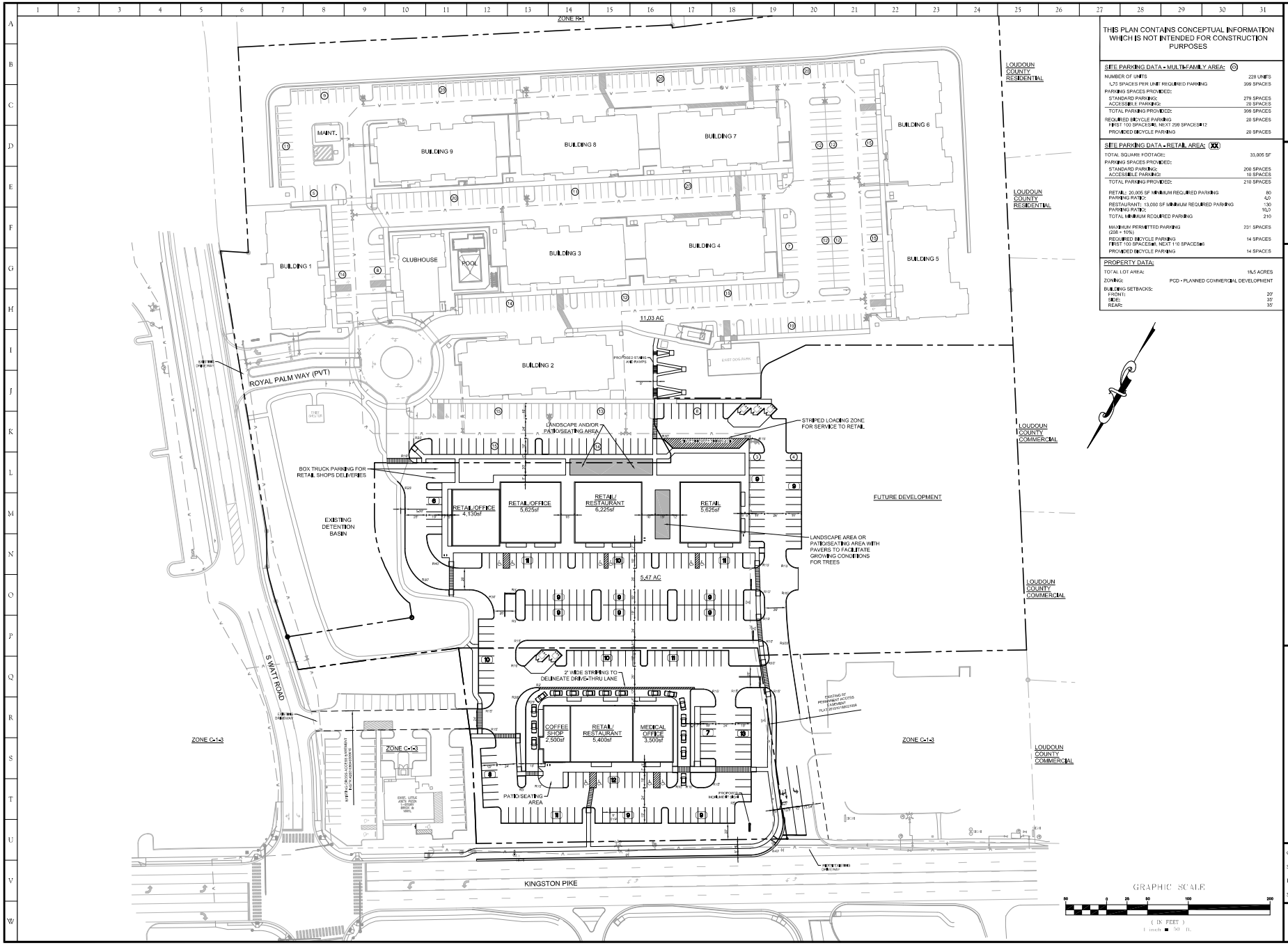
11340 Kingston Pike
Farragut, Tennessee
Owner: Kingston Pike Properties 2, LLC

REVISIONS

| NO. | DATE | COMMENTS |
|---|---|---|
| | 02/06/2025 | Per TDF |
| | 03/10/2025 | Per TDF |

ORIGINAL ISSUE: 11/18/2024
SITE PROJECT #: 2040
FILE: CSP-8
SHEET: 2 OF: 5

CMP-2




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

**SITE PARKING DATA - MULTI-FAMILY AREA: (X)**

| | |
|---|---|
| NUMBER OF UNITS | 228 UNITS |
| 1.75 SPACES PER UNIT REQUIRED PARKING | 399 SPACES |
| PARKING SPACES PROVIDED: | |
| STANDARD PARKING: | 279 SPACES |
| ACCESSIBLE PARKING: | 20 SPACES |
| TOTAL PARKING PROVIDED: | 399 SPACES |
| REQUIRED BICYCLE PARKING | 20 SPACES |
| FIRST 100 SPACES@5, NEXT 299 SPACES@12 | |
| PROVIDED BICYCLE PARKING | 20 SPACES |

**SITE PARKING DATA - RETAIL AREA: (XX)**

| | |
|---|---|
| TOTAL SQUARE FOOTAGE: | 33,005 SF |
| PARKING SPACES PROVIDED: | |
| STANDARD PARKING: | 200 SPACES |
| ACCESSIBLE PARKING: | 10 SPACES |
| TOTAL PARKING PROVIDED: | 210 SPACES |
| RETAIL: 20,005 SF MINIMUM REQUIRED PARKING | 80 |
| PARKING RATIO: | 4.0 |
| RESTAURANT: 13,000 SF MINIMUM REQUIRED PARKING | 130 |
| PARKING RATIO: | 10.0 |
| TOTAL MINIMUM REQUIRED PARKING | 210 |
| MAXIMUM PERMITTED PARKING (208 + 10%) | 231 SPACES |
| REQUIRED BICYCLE PARKING | 14 SPACES |
| FIRST 100 SPACES@5, NEXT 110 SPACES@8 | |
| PROVIDED BICYCLE PARKING | 14 SPACES |

**PROPERTY DATA:**

| | |
|---|---|
| TOTAL LOT AREA: | 16.5 ACRES |
| ZONING: | PCD - PLANNED COMMERCIAL DEVELOPMENT |
| BUILDING SETBACKS: | |
| FRONT: | 20' |
| SIDE: | 35' |
| REAR: | 35' |

GRAPHIC SCALE
50 0 25 50 100 200
( IN FEET )
1 inch = 50 ft.

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Conceptual Site Layout Plan

# Kingston Pike Village

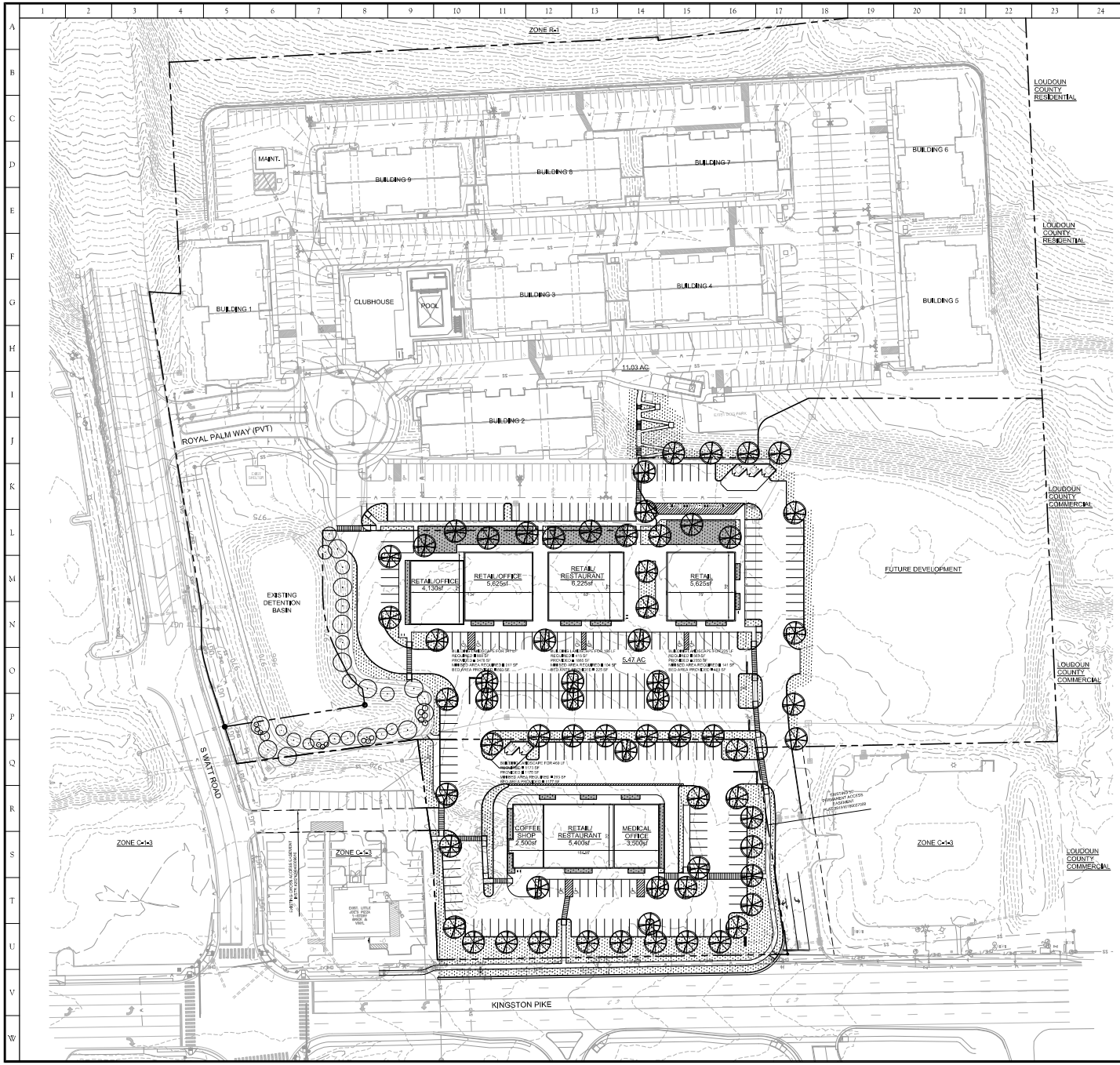
11340 Kingston Pike
Farragut, Tennessee
Owner: Kingston Pike Properties 2, LLC

REVISIONS

| NO. | DATE | COMMENTS |
|---|---|---|
| | 02/26/2025 | Per TDF |
| | 03/10/2025 | Per TDF |

ORIGINAL ISSUE: 11/18/2024
SITE PROJECT #: 2040
FILE: CSP-8
SHEET: 3 OF: 5

CMP-3




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 IMPERVIOUS AREA | 165,756 SF | |
| TOTAL LOT COVERAGE | 50.83% | |
| | | |
| LANDSCAPING REQUIREMENTS | REQUIRED | PROVIDED |
| SHADE TREE PLANTING REQUIREMENTS | | |
| 1 SHADE TREE/2500 SF IMPERVIOUS AREA (164,275 SF) | 66 | 66 |
| 25% SHADE TREES PLANTED IN FRONT YARD | 17 | 17 |
| LANDSCAPING BETWEEN BUILDING AND PARKING LOT | | |
| 2.5 X LINEAR FEET OF BUILDING | SEE PLAN | SEE PLAN |
| 25% OF AREA TO CONTAIN LIVE MATERIAL OTHER THAN GRASS | SEE PLAN | SEE PLAN |
| LANDSCAPING FOR STORMWATER DETENTION BASINS | | |
| LANDSCAPING AROUND BASIN WAS PART OF MULTIFAMILY PHASE | 0 | 0 |
| LANDSCAPING FOR BUFFER STRIP | | |
| NO BUFFER STRIPS REQUIRED | | |
| TREE PRESERVATION | | |
| TREE PRESERVATION WAS PART OF MULTIFAMILY PHASE | | |

PLANT LEGEND

| SYMBOL | TYPE |
|---|---|
| | SHADE TREE |
| | EXISTING DETENTION BASIN TREE/SHRUB |
| | 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 OF ENTIRE SITE AND TREE PRESERVATION WAS ADDRESSED IN PHASE ONE (MULTI-FAMILY PHASE) AND REQUIRED TREE CREDITS WERE PLANTED IN PHASE ONE DEVELOPMENT.

GRAPHIC SCALE
50 0 25 50 100 200
( IN FEET )
1 inch = 50 ft.

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Conceptual Landscape Plan

# Kingston Pike Village

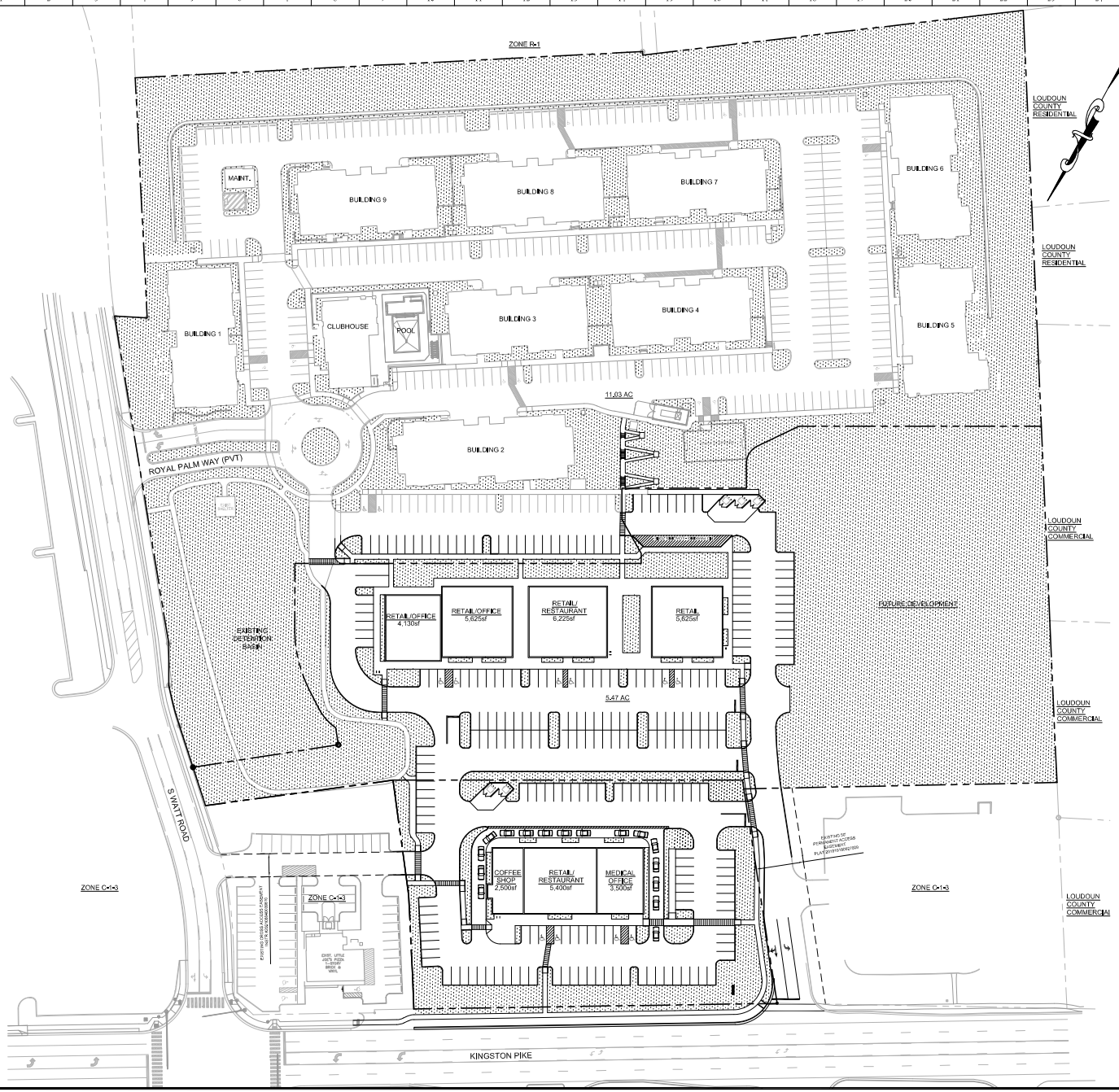
11340 Kingston Pike
Farragut, Tennessee
Owner: Kingston Pike Properties 2, LLC

REVISIONS

| NO. | DATE | COMMENTS |
|---|---|---|
| | 02/26/2025 | Per TDF |
| | 03/10/2025 | Per TDF |

ORIGINAL ISSUE: 11/18/2024
SITE PROJECT #: 2040
FILE: CSP-8
SHEET: 4 OF: 5

CMP-4




| SITE AREA DATA | |
|---|---|
| RESIDENTIAL | |
| TOTAL SITE AREA | 480,287 SF (11.02 ACRES) |
| PERVIOUS AREA | 188,017 SF |
| IMPERVIOUS AREA | 292,270 SF |
| LOT COVERAGE (MAXIMUM ALLOWABLE IS 70%) | 60.85% |
| COMMERCIAL (INCLUDING FUTURE PARCEL AS UNDEVELOPED) | |
| TOTAL SITE AREA | 326,124 SF (7.49 ACRES) |
| PERVIOUS AREA | 160,368 SF |
| IMPERVIOUS AREA | 165,756 SF |
| LOT COVERAGE (MAXIMUM ALLOWABLE IS 70%) | 50.83% |
| COMBINED DEVELOPMENT | |
| TOTAL SITE AREA | 806,411 SF (18.51 ACRES) |
| PERVIOUS AREA | 348,012 SF |
| IMPERVIOUS AREA | 458,219 SF |
| LOT COVERAGE (MAXIMUM ALLOWABLE IS 70%) | 56.82% |

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GRAPHIC SCALE
50 0 25 50 100 200
( IN FEET )
1 inch = 50 ft.

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Conceptual Site Area Plan

# Kingston Pike Village

11340 Kingston Pike
Farragut, Tennessee
Owner: Kingston Pike Properties 2, LLC

REVISIONS

| NO. | DATE | COMMENTS |
|---|---|---|

ORIGINAL ISSUE: 03/10/2025
SITE PROJECT #: 2040
FILE: CSP-8
SHEET: 5 OF: 5

CMP-5

**MEETING DATE**: March 20, 2025 **AGENDA ITEM #8**

# REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

**PREPARED BY:** Mark Shipley, Community Development Director

**SUBJECT:** Discussion and public hearing on requested modifications to the building exterior associated with the Campbell Station Retail Building, Parcel 119.02, Tax Map 130 (behind the Casey's off N. Campbell Station Road), Zoned C-2 (Hutchins Associates PC, Applicant)

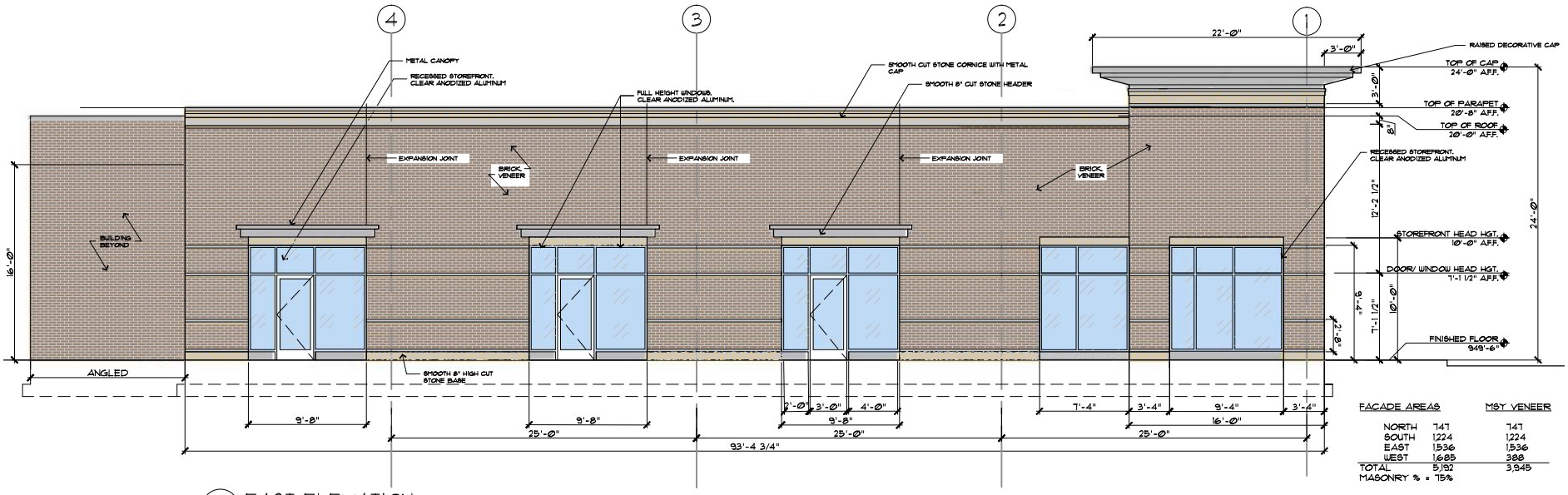
---

**INTRODUCTION:** This agenda item involves a request to modify the building elevations for the Campbell Station Retail building behind the Casey's Convenience Store along N. Campbell Station Road. The site plan for this project was approved on September 19, 2024. There are no proposed changes to the site layout. The only changes involve the approved building elevations.

**DISCUSSION:** The applicant is proposing the following changes to the building elevations that were approved as part of the site plan approval on September 19, 2024:

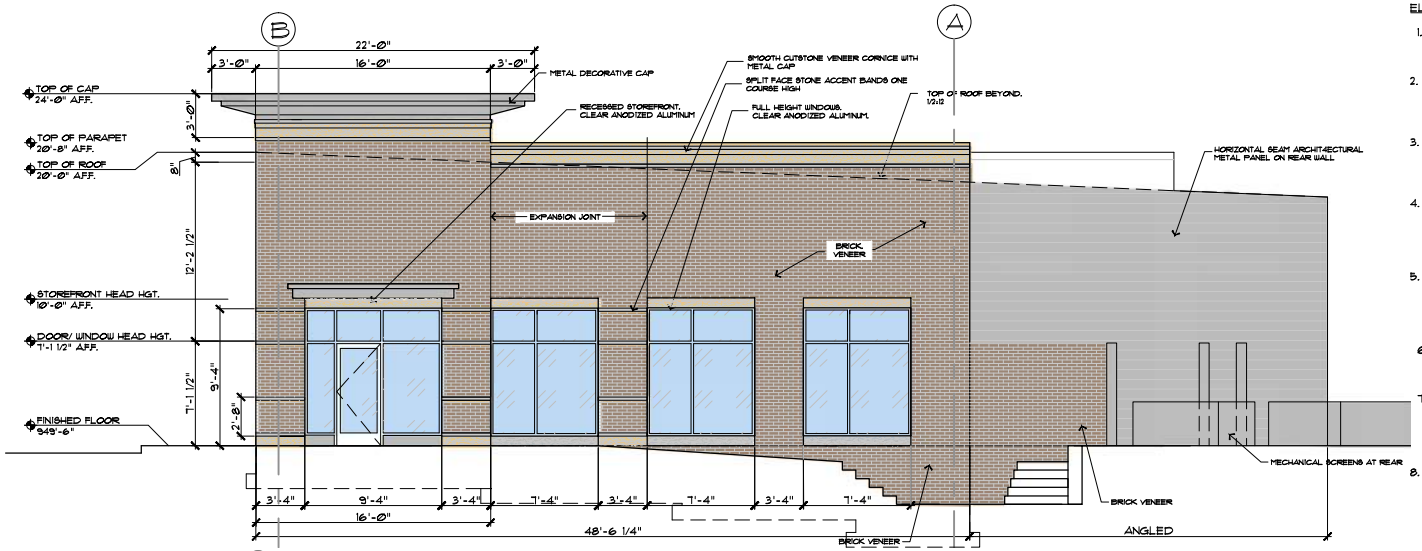
1. Change the flat roof and flat face to a angled face with a flat roof.
2. Include shingles on the angled building face.
3. Modify the tower element to include a shingled section.
4. Increase the masonry percentage on the net façade area from 75% to 79.5%

**RECOMMENDATION:** The staff recommends approval of the proposed modifications to the building elevations.




1 A3.1 EAST ELEVATION
SCALE: 1/4"=1'

| FACADE AREAS | | MST VENEER |
|---|---|---|
| NORTH | 747 | 747 |
| SOUTH | 1,224 | 1,224 |
| EAST | 1,536 | 1,536 |
| WEST | 1,685 | 388 |
| TOTAL | 5,192 | 3,845 |
| MASONRY % = 75% | | |




2 A3.1 NORTH ELEVATION
SCALE: 1/4"=1'

ELEVATION NOTES

1. METAL ROOF PANELS TO BE STANDING SEAM 24 GAUGE BATTENLOK HS AS MANUFACTURED BY MBCI. PANEL WIDTH TO BE 12 INCHES SLOPE TO BE 1/2: 12. CODING TO BE SIGNATURE 300. COLOR TO BE POLAR WHITE.
2. METAL WALL PANELS TO BE DESIGNER SERIES.-16.0- FLUTED 24 GAUGE HORIZONTAL, SAME CONCEALED FASTENERS BY MBCI OR EQUAL. CODING TO BE SIGNATURE 300 COLOR TO BE TUNDRA. GUTTERS AND DOWNSPOUTS TO MATCH PANEL COLOR.
3. BRICK VENEER TO BE STANDARD BRICK SIZE RED WITH IRON SPOT AS MANUFACTURED BY HANSON – 222. PATTERN TO BE FLEMISH BOND. MORTAR TO BE PREMIXED BEIGE COLOR TO BE SELECTED BY ARCHITECT.
4. STONE ACCENTS, HEADERS AND BANDING TO BE CRAB ORCHARD STONE AS MANUFACTURED BY CUMBERLAND MOUNTAIN STONE. EXPOSED FACE FINISH TO BE ROCK FACE/SPLIT OR CUT SMOOTH AS INDICATED ON DRAWINGS. COLOR TO BE BEIGE/TAN AS SELECTED BY ARCHITECT. SEE DRAWINGS FOR SIZES.
5. PROVIDE CONTINUOUS 8 INCH BOX GUTTER SYSTEM ON REAR SIDE OF THE BUILDING AS SHOWN WITH 6 INCH DOWNSPOUTS. CONNECT DOWNSPOUTS TO UNDERGROUND 8 INCH PVC STORM LEADER WITH VC BOOTS. GUTTER TO BE 24 GAUGE. COLOR TO MATCH WALL PANELS AT REAR.
6. METAL WALL CAPS AND COPING/CORNICE/FACIA TO BE 24 GAUGE METAL PROFILES AS SHOWN ON DRAWINGS. COLOR TO BE SIGNATURE SERIES 300 TUNDRA.
7. PRE-ENGINEERED METAL BUILDING SYSTEM MANUFACTURER TO PROVIDE SHOP DRAWING SHOWING COMPLETE BUILDING SHELL MATERIALS, AND DETAILS OF RIDGE, RAKE, EVE, FACIA, SOFFIT, GUTTER, WALL PANELS, ROOF PANELS, AND BUILDING STRUCTURE.
8. THE ALUMINUM STOREFRONT SYSTEM TO BE YKK AP CENTER SET ALUMINUM STOREFRONT SYSTEM MODEL YES45/FI WITH INSULATED 1 INCH LOW E INSULATED GLASS. PROVIDE TEMPERED GLASS IN LOCATIONS AS REQUIRED BY CODE. STOREFRONT FINISH TO BE MILL FINISH ALUMINUM. ALUMINUM STOREFRONT DOORS TO BE YKK AP ENTRANCE DOORS MODEL 35D, MEDIUM STYLE WITH 1 INCH LOW INSULATING GLASS TEMPERED.
9. SCREENS FOR OUTDOOR MECHANICAL UNITS SHALL BE 1'X4'X4' HIGH WOOD ON TUBE STEEL FRAMES. WOOD TO BE ROUGH SAWN SAME SPECIES. CAN BE CEDAR, CYPRESS, BLACK LOCUST OR IPE. STAIN WOOD WITH LIFE TIME WOOD TREATMENT BY VALHALCO.

HUTCHINS ASSOCIATES P.C.
4625 NEWCOM AVE.
KNOXVILLE, TN. 37919
865 - 584 - 1809

DAVID A. HUTCHINS REGISTERED ARCHITECT STATE OF TENNESSEE
6/11/2024

CAMPBELL STATION
RETAIL BUILDING
BUILDING SHELL
707 NORTH CAMPBELL STATION ROAD
FARRAGUT, TENNESSEE 37934

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Job No.: 2404
Drawn By: KAE
Original Issue Date: 1/29/24

Revisions:

| No. | Date | Description |
|---|---|---|
| 1 | 1/25/24 | |
| 2 | 8/19/24 | |

ELEVATIONS

A3.1

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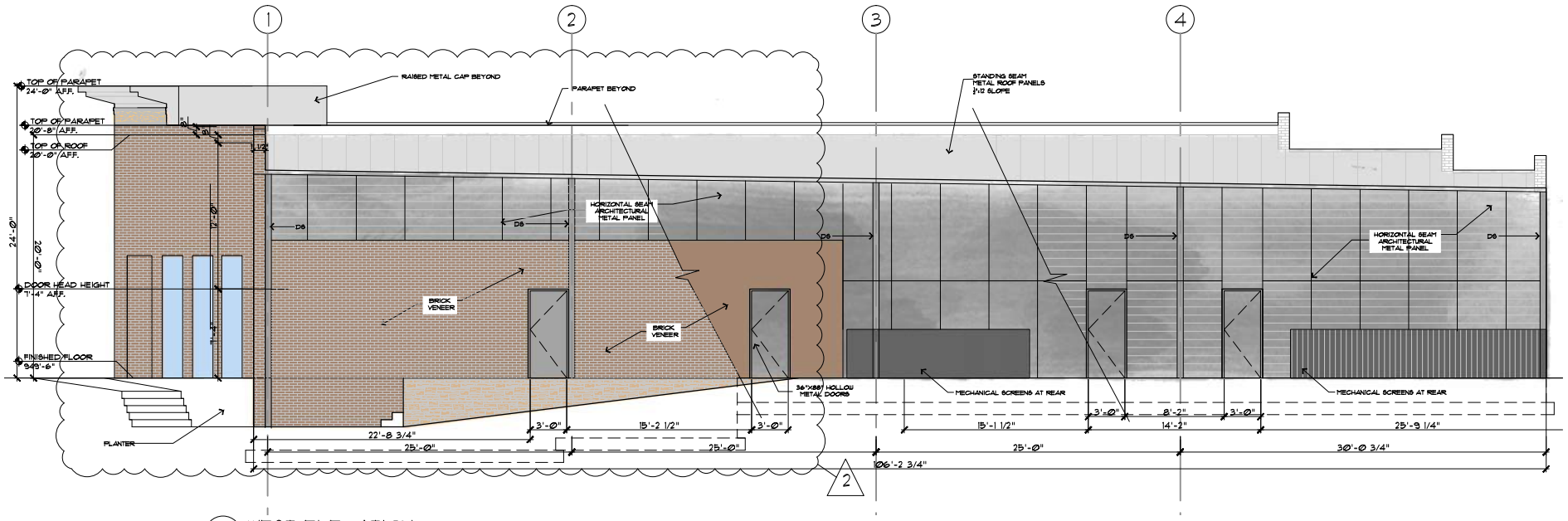
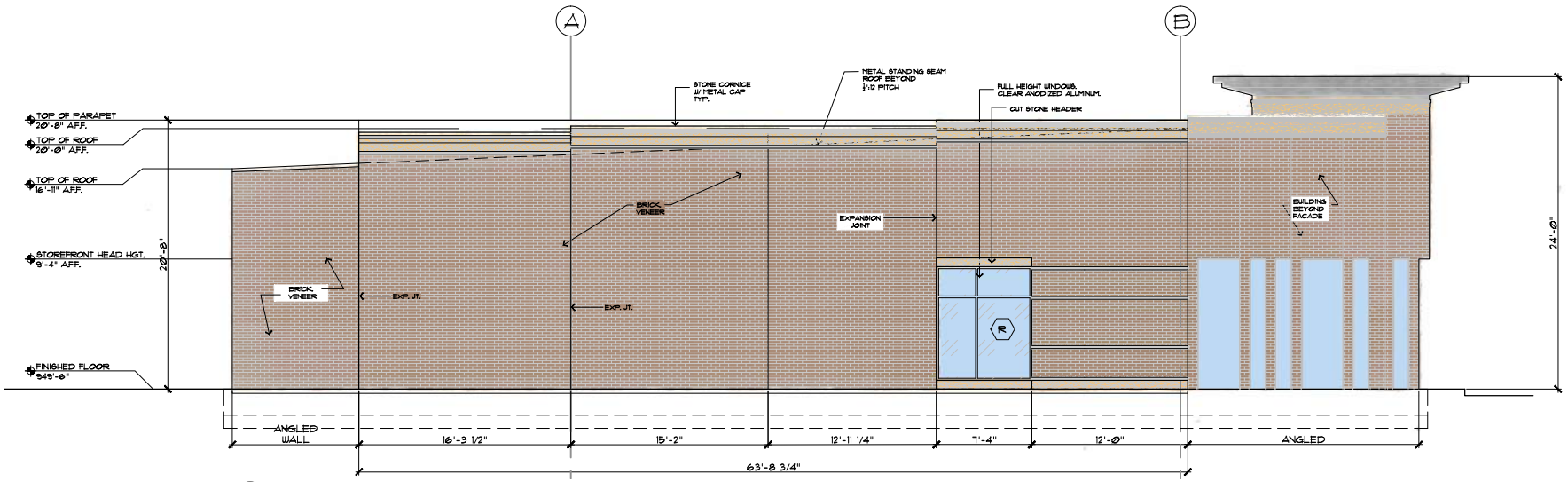



1 / A3.2 WEST ELEVATION
SCALE: 1/4"=1'




2 / A3.2 SOUTH ELEVATION
SCALE: 1/4"=1'

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KNOXVILLE, TN. 37919
865 - 584 - 1809

DAVID A. HUTCHINS REGISTERED ARCHITECT No. 18985 STATE OF TENNESSEE
6/17/2024

CAMPBELL STATION
RETAIL BUILDING
BUILDING SHELL
707 NORTH CAMPBELL STATION ROAD
FARRAGUT, TENNESSEE 37934

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Job No.: 2404
Drawn By: KAE
Original Issue Date: 1/29/24

Revisions:

| No. | Date | Description |
|---|---|---|
| 1 | 1/25/24 | |
| 2 | 8/19/24 | |

ELEVATIONS

A3.2

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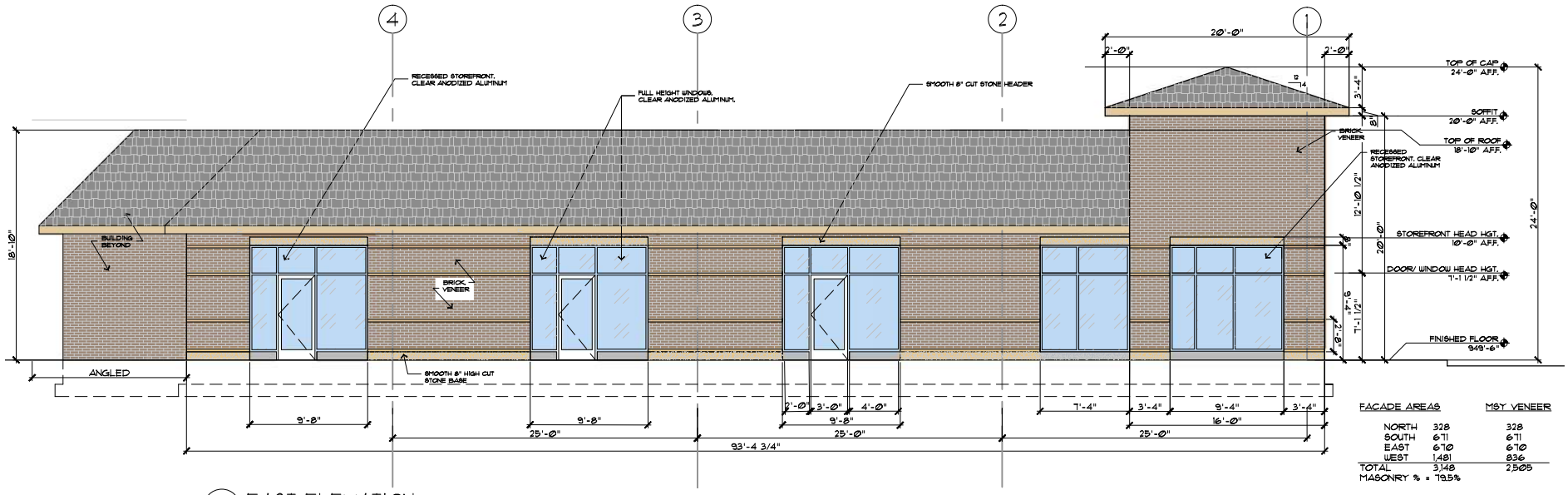
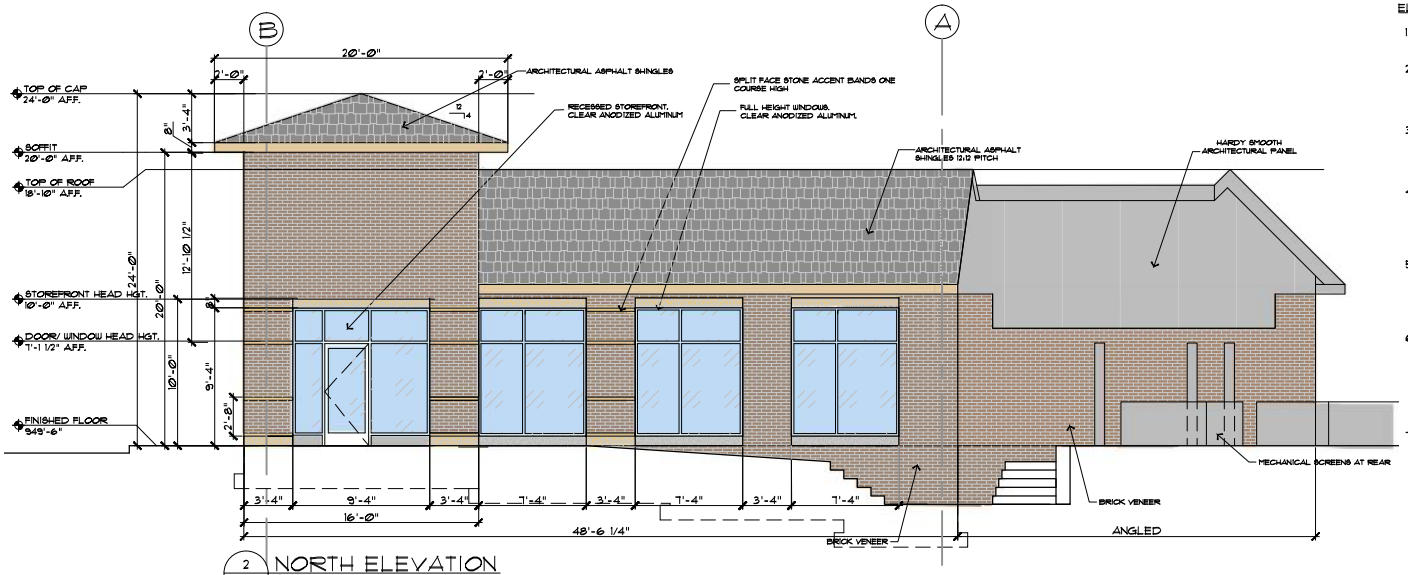



1 A3.1 EAST ELEVATION
SCALE: 1/4"=1'

| FACADE AREAS | | MST VENEER |
|---|---|---|
| NORTH | 328 | 328 |
| SOUTH | 671 | 671 |
| EAST | 670 | 670 |
| WEST | 1,481 | 836 |
| TOTAL | 3,148 | 2,505 |
| MASONRY % = 79.5% | | |




2 A3.1 NORTH ELEVATION
SCALE: 1/4"=1'

ELEVATION NOTES

1. THE ARCHITECTURAL ASPHALT SHINGLE IS LANDMARK ARCHITECTURAL SHINGLE BY CERTAINTEED. COLOR TO BE GEORGETOWN GRAY.
2. THE REAR WALL PANELS SHALL BE HARDY ARCHITECTURAL PANELS IN A FINE SAND TEXTURE. PANELS ARE FIBER CEMENT TO BE INSTALLED WITH A 1/4" REVEAL BETWEEN PANEL SIDES. COLOR TO BE LIGHT GRAY. GUTTERS AND DOWNSPOUTS TO MATCH PANEL COLOR.
3. BRICK VENEER TO BE STANDARD BRICK SIZE RED WITH IRON SPOT AS MANUFACTURED BY HANSON - 222. PATTERN TO BE FLEMISH BOND. MORTAR TO BE PREMIXED BEIGE COLOR TO BE SELECTED BY ARCHITECT.
4. STONE ACCENTS, HEADERS AND BANDING TO BE CRAB ORCHARD STONE AS MANUFACTURED BY CUMBERLAND MOUNTAIN STONE. EXPOSED FACE FINISH TO BE ROCK FACE/SPLIT OR CUT SMOOTH AS INDICATED ON DRAWINGS. COLOR TO BE BEIGE/TAN AS SELECTED BY ARCHITECT. SEE DRAWINGS FOR SIZES.
5. PROVIDE CONTINUOUS 8 INCH BOX GUTTER SYSTEM ON REAR SIDE OF THE BUILDING AS SHOWN WITH 6 INCH DOWNSPOUTS. CONNECT DOWNSPOUTS TO UNDERGROUND 8 INCH PVC STORM LEADER WITH VC BOOTS. GUTTER TO BE 24 GAUGE. COLOR TO MATCH WALL PANELS AT REAR.
6. THE ALUMINUM STOREFRONT SYSTEM TO BE YKK AP CENTER SET ALUMINUM STOREFRONT SYSTEM MODEL YES45/FI WITH INSULATED 1 INCH LOW E INSULATED GLASS. PROVIDE TEMPERED GLASS IN LOCATIONS AS REQUIRED BY CODE. STOREFRONT FINISH TO BE MILL FINISH ALUMINUM. ALUMINUM STOREFRONT DOORS TO BE YKK AP ENTRANCE DOORS MODEL 35D, MEDIUM STYLE WITH 1 INCH LOW INSULATING GLASS TEMPERED.
7. SCREENS FOR OUTDOOR MECHANICAL UNITS SHALL BE 1X4X4' HIGH WOOD ON TUBE STEEL FRAMES. WOOD TO BE ROUGH SAWN SAME SPECIES. CAN BE CEDAR, CYPRESS, BLACK LOCUST OR IPE. STAIN WOOD WITH LIFE TIME WOOD TREATMENT BY VALHALCO.

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KNOXVILLE, TN. 37919
865 - 584 - 1809

DAVID A. HUTCHINS REGISTERED ARCHITECT No. 16805 STATE OF TENNESSEE
6/17/2024

CAMPBELL STATION
RETAIL BUILDING
BUILDING SHELL
707 NORTH CAMPBELL STATION ROAD
FARRAGUT, TENNESSEE 37934

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Job No.: 2404
Drawn By: KAE
Original Issue Date: 1/29/24

Revisions:

| No. | Date | Description |
|---|---|---|
| 1 | 1/25/24 | |
| 2 | 8/19/24 | |

ELEVATIONS

A3.1

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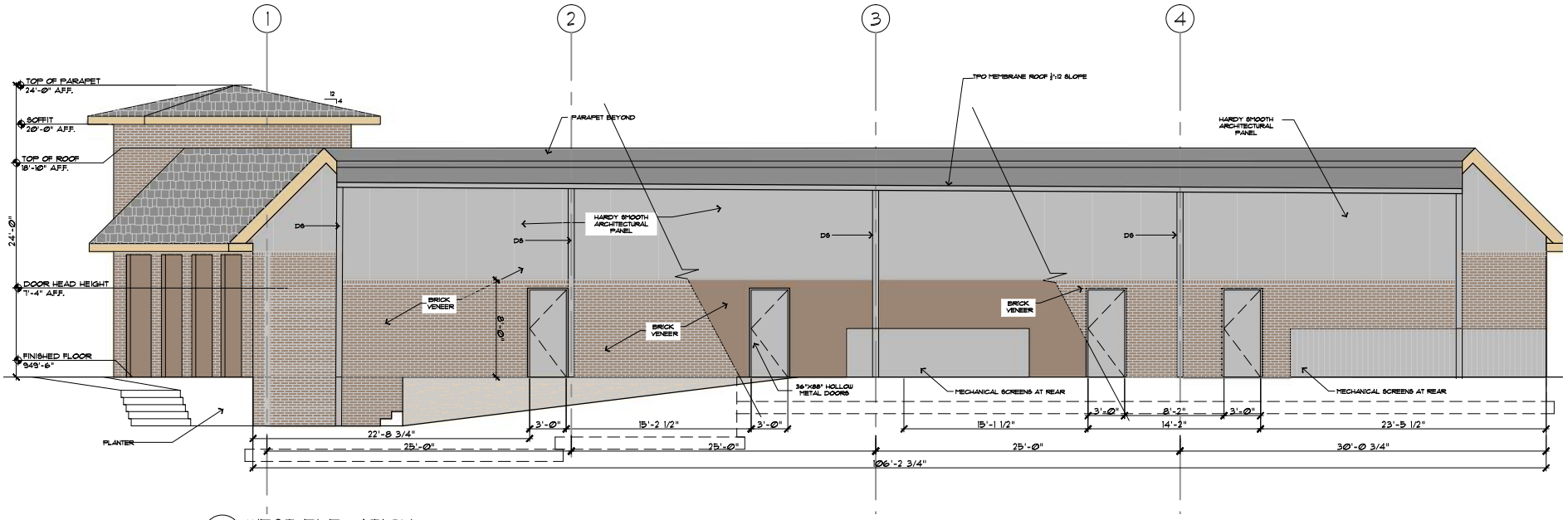
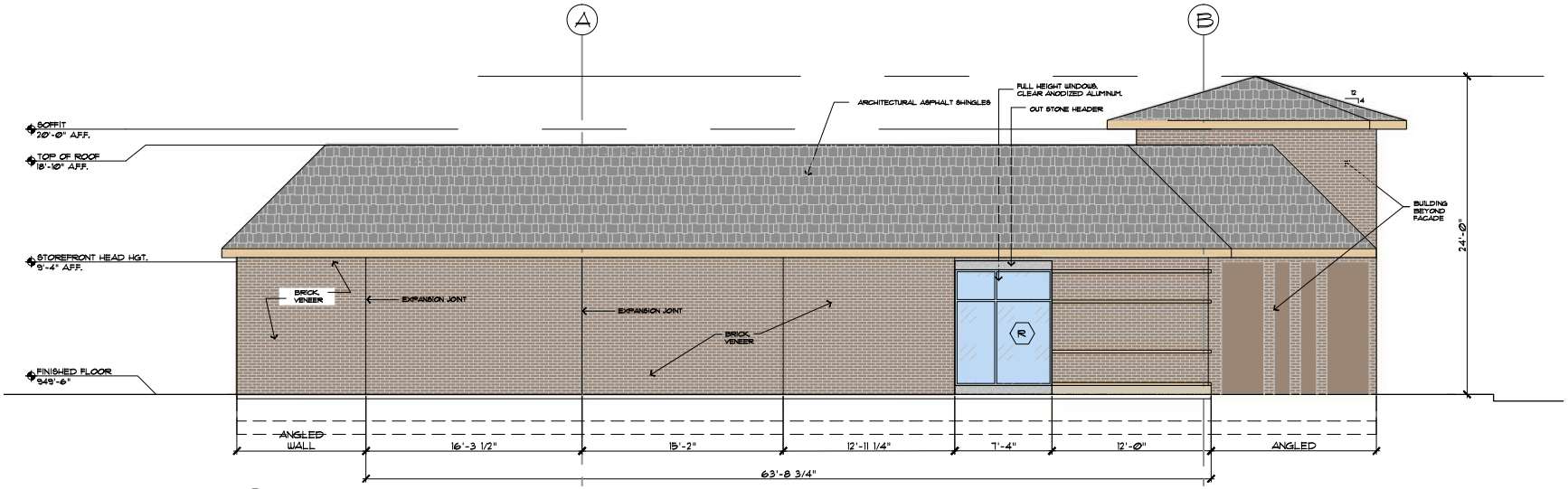



1 / A3.2 WEST ELEVATION
SCALE: 1/4"=1'




2 / A3.2 SOUTH ELEVATION
SCALE: 1/4"=1'

HUTCHINS ASSOCIATES P.C.
4625 NEWCOM AVE.
KNOXVILLE, TN. 37919
865 - 584 - 1809

DAVID A. HUTCHINS REGISTERED ARCHITECT STATE OF TENNESSEE

6/17/2024

CAMPBELL STATION
RETAIL BUILDING
BUILDING SHELL
707 NORTH CAMPBELL STATION ROAD
FARRAGUT, TENNESSEE 37934

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Job No.: 2404
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Original Issue Date: 1/29/24

Revisions:

| No. | Date | Description |
|---|---|---|
| 1 | 1/25/24 | |
| 2 | 8/19/24 | |

ELEVATIONS

A3.2

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**MEETING DATE**: March 20, 2025 **AGENDA ITEM #9**

# REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

**PREPARED BY:** Mark Shipley, Community Development Director

**SUBJECT:** Discussion and public hearing on a request from the Planning Commission for Knox County Schools to consider a reduction in street lane width (from 12-foot lanes to 11-foot lanes) along the section of Boring Road that is being improved by Knox County in response to the Farragut Area Elementary School

---

**INTRODUCTION:**. At the January 16, 2025 Planning Commission meeting, road improvement plans were approved in association with the Farragut Elementary School that is to be constructed to the south and east of the Baldwin Park Subdivision off Boring Road.

As part of the proposal, the County included a section of improvements to Boring Road that would extend the cross section of Boring Road that was improved from Smith Road across the frontage of the Baldwin Park Subdivision. This cross section included two 12-foot lanes with a two-foot curb and gutter on each side.

**DISCUSSION:** At the February 20, 2025 Planning Commission meeting one of the commissioners mentioned under citizen forum that she would like for the Planning Commission to consider recommending to the County two 11-foot lanes rather than 12-foot lanes given the rural character of the remainder of Boring Road and the likelihood that any future improvements to the remainder of Boring Road would not include 12-foot lanes with curb and gutter.

**RECOMMENDATION:** Included in the packet are the improvement plans approved by the Planning Commission at the January 16, 2025 meeting. The County has already bid the project with the 12-foot lanes. However, if the Planning Commission wishes to recommend 11-foot lanes this could be considered by the County if changes occur to the plans during the course of the project. The staff has no objections to the proposed request.

MHM

**TOWN OF FARRAGUT - ROAD IMPROVEMENTS SUBMISSION FOR**

# FARRAGUT AREA ELEMENTARY SCHOOL

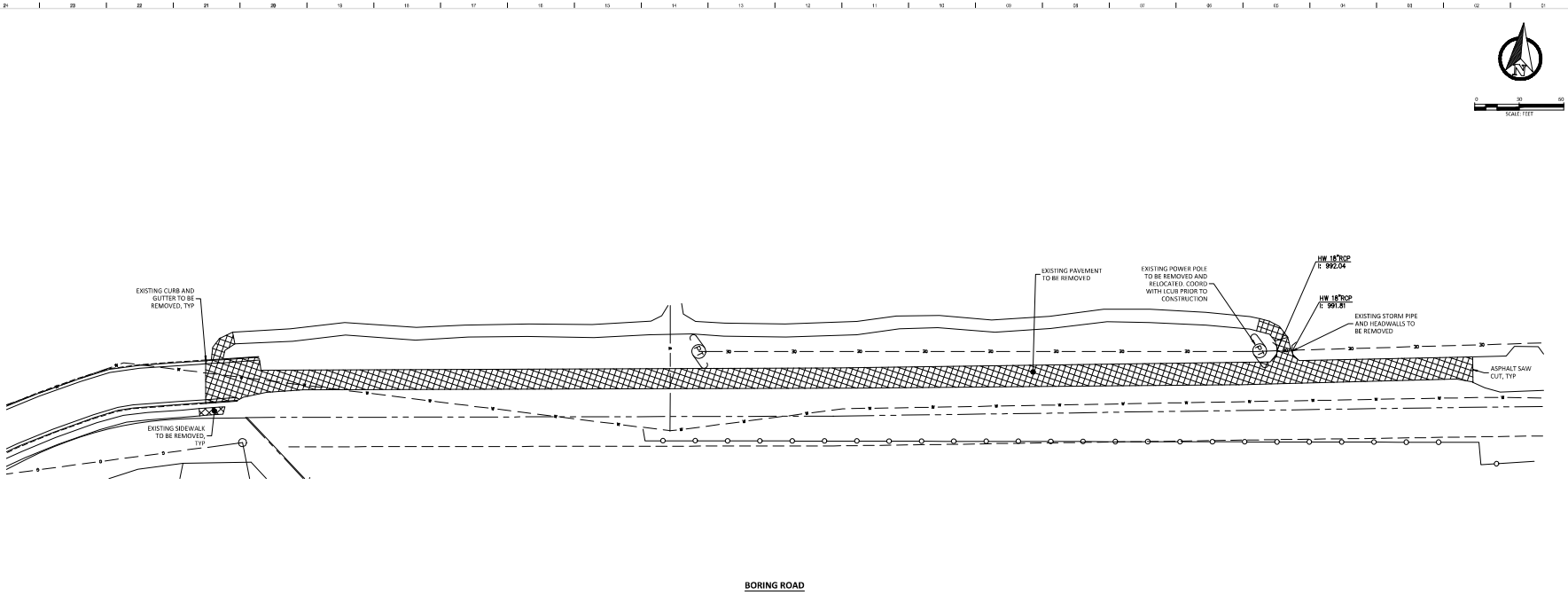
KNOX COUNTY SCHOOLS

202 VILLAGE COMMONS BLVD
FARRAGUT, TN 37934

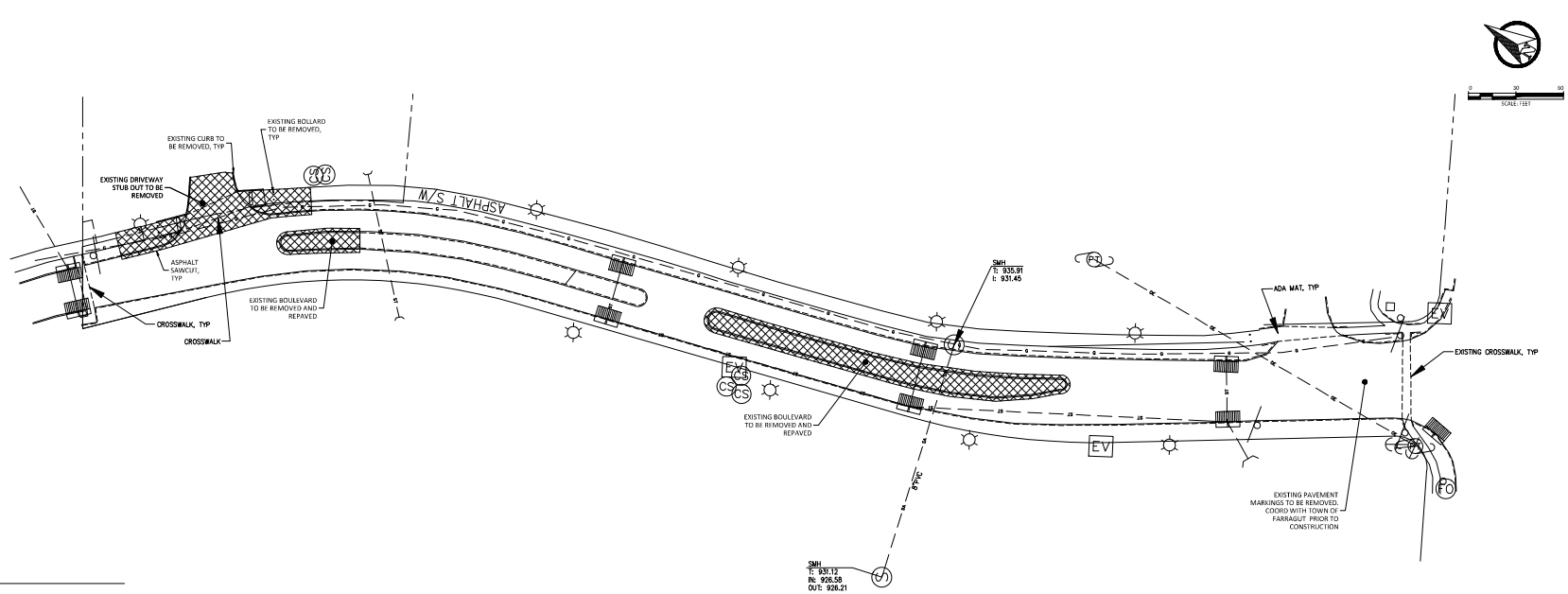
PROJECT NO.: **24002**

VOLUME: 1 OF 1

ISSUED: NOVEMBER 18, 2024




**BORING ROAD**




**VILLAGE COMMONS BLVD**

LEGEND:

- ASPHALT/CONCRETE PAVEMENT TO BE REMOVED
- PROPERTY/ROW LINE
- (1/C0.00) DETAIL REF (DETAIL NO./SHT NO.)
- TYP TYPICAL


MHM

McCarty Holsaple McCarty
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Project Information:

24002

**FARRAGUT AREA ELEMENTARY SCHOOL**

BORING ROAD
FARRAGUT, TN 37934

**KNOX COUNTY SCHOOLS**
400 W SUMMIT HILL DR
KNOXVILLE, TN 37902
knoxschools.org

Gold

DESIGN DEVELOPMENT

PRELIMINARY PACKAGE:
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Consultant:


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ARD PROJECT NO. 404.036


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| PM | ALLI MONTGOMERY |
| PA | JENNIFER NICKLAS |
| Drawn By: | H JORDAN |
| Checked By: | A GRAY |

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**C-002**

DEMOLITION PLAN (RIGHT OF WAY)


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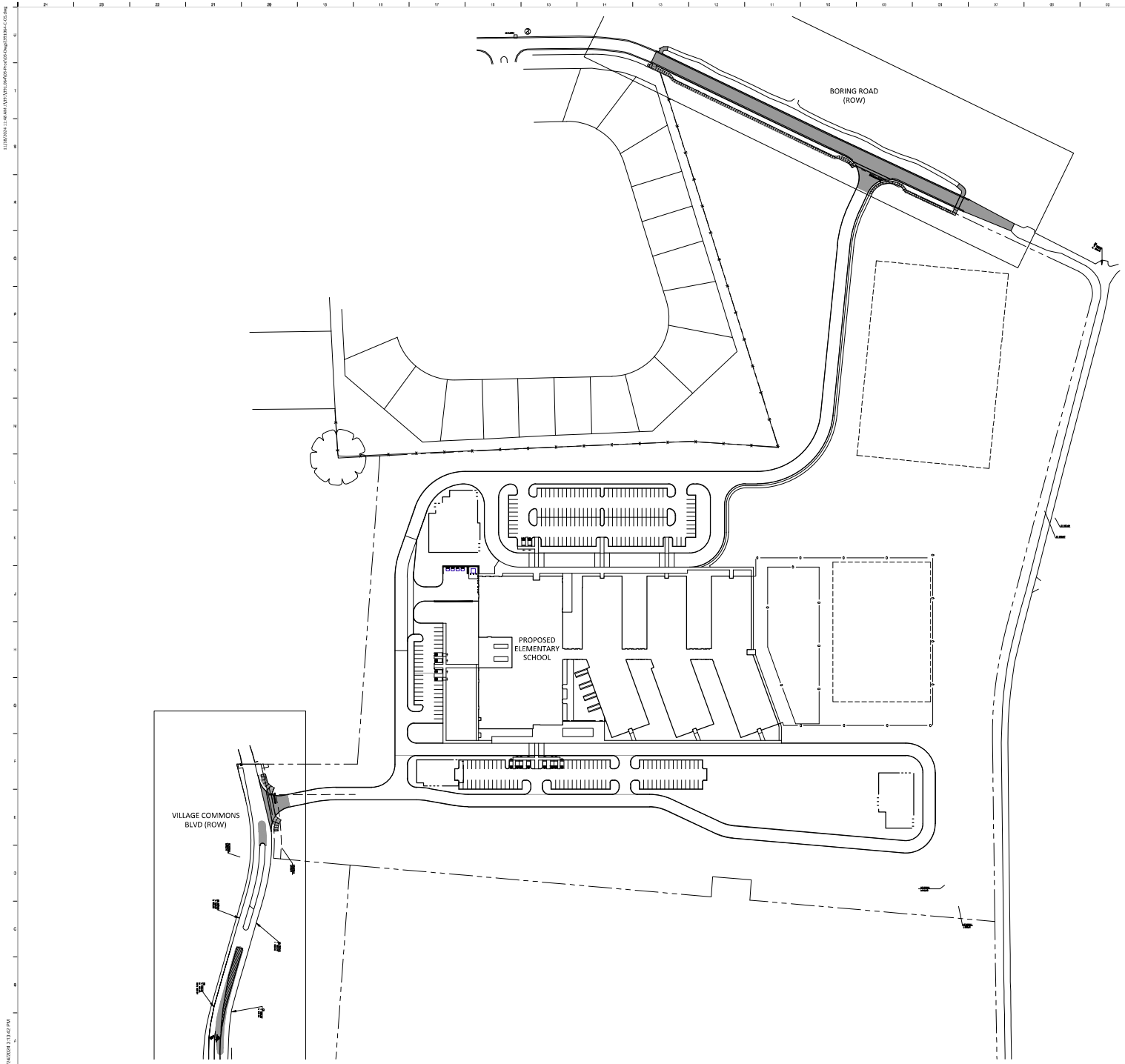


0 50 100
SCALE: FEET

LEGEND:

| | |
|---|---|
| | CONCRETE PAVEMENT / SIDEWALK |
| | ASPHALT PAVEMENT |
| | PROPERTY/ROW LINE |
| (1/C0.00) | DETAIL REF (DETAIL NO./SHT NO.) |
| TYP | TYPICAL |

MHM

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BORING ROAD
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**KNOX COUNTY SCHOOLS**

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| Checked By: | A GRAY |

Sheet Information:

**C-100**

OVERALL PLAN

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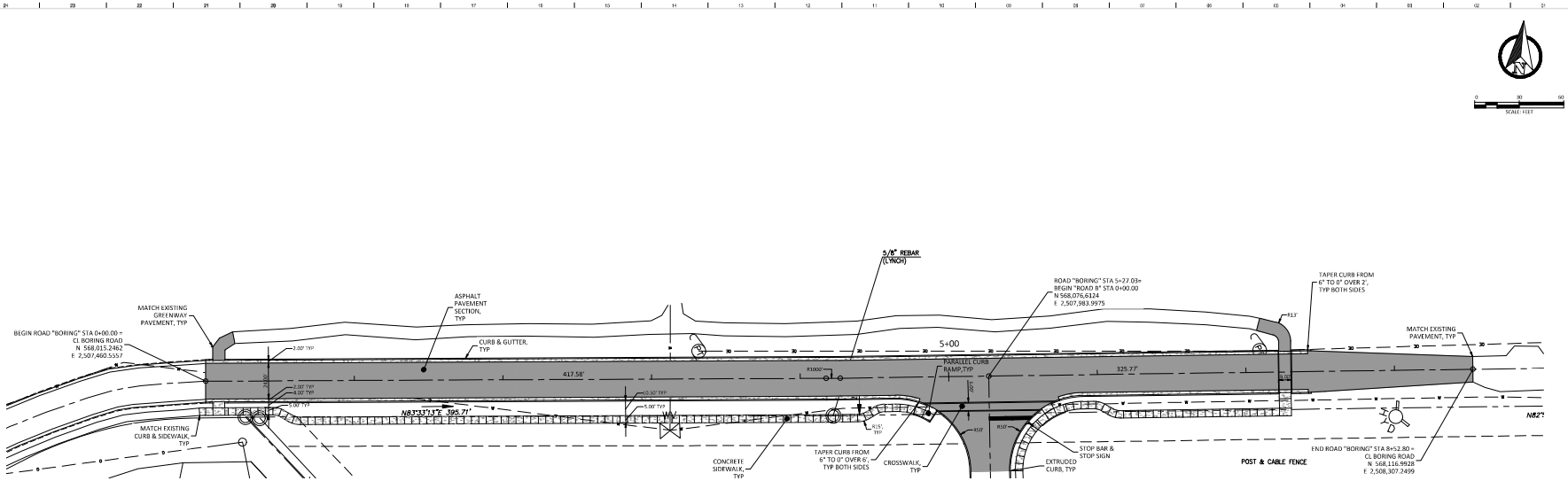
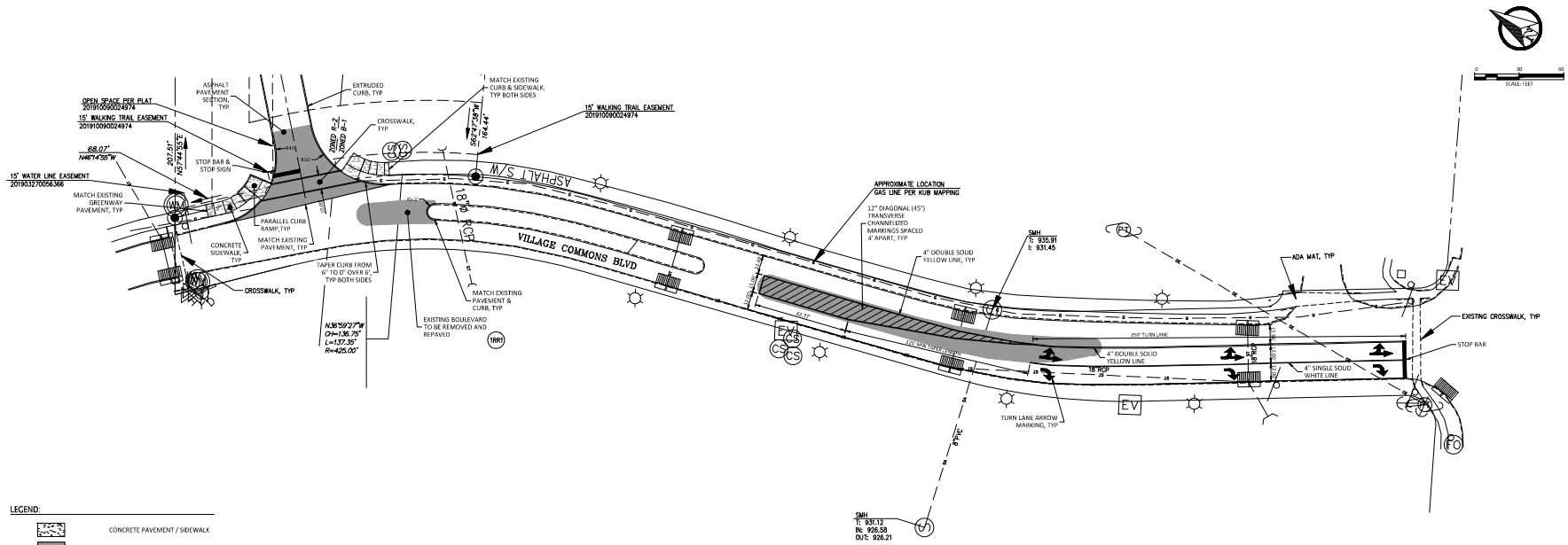



**BORING ROAD**




**VILLAGE COMMONS BLVD**

LEGEND:

- CONCRETE PAVEMENT / SIDEWALK
- ASPHALT PAVEMENT
- PROPERTY/ROW LINE
- (1/C0.00) DETAIL REF (DETAIL NO./SHT NO.)
- TYP TYPICAL

MHM

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PRELIMINARY PACKAGE: NOT FOR CONSTRUCTION

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**C-106**

LAYOUT AND PAVING PLAN (RIGHT OF WAY)

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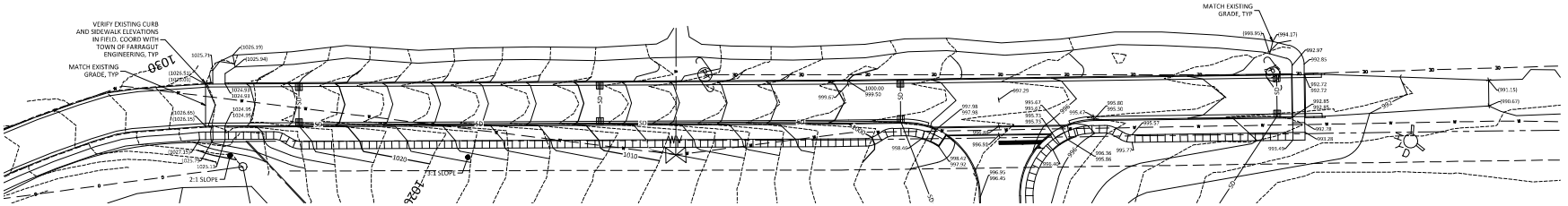
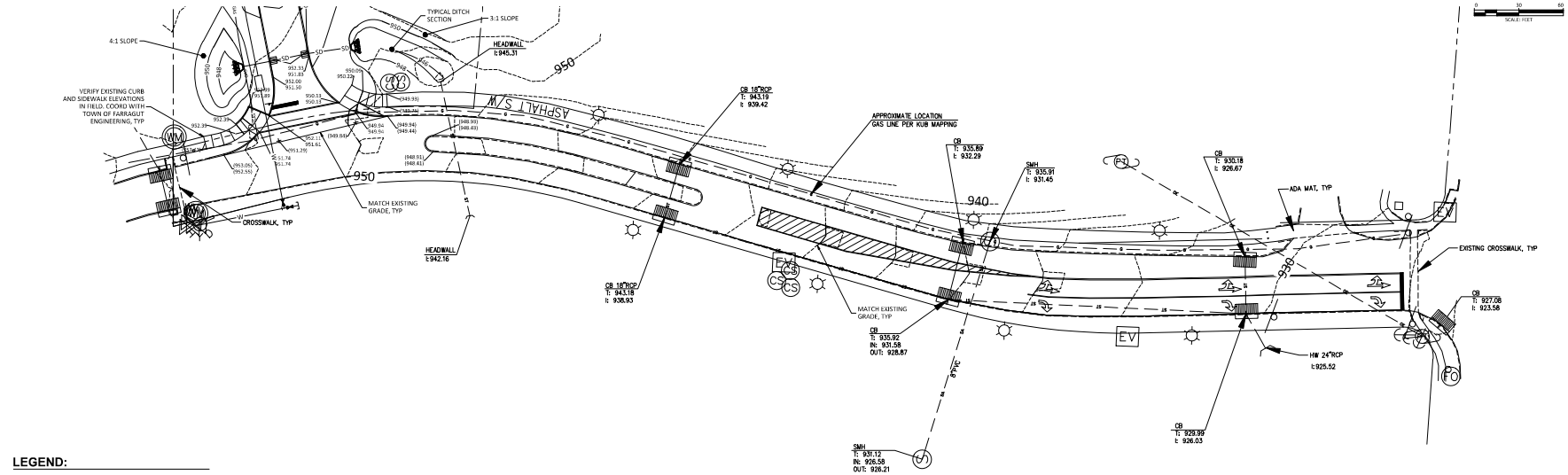



**BORING ROAD**




**VILLAGE COMMONS BLVD**

**LEGEND:**

| | |
|---|---|
| 1090 | PROPOSED CONTOUR |
| 1090 | EXISTING CONTOUR |
| (1/CO.00) | PROPOSED SPOT ELEVATION |
| 1103.50 | DETAIL REF. (DETAIL NO./SHT NO.) |
| TYP | TYPICAL |


MHM

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FARRAGUT, TN 37934

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knoxschools.org

Grid:

DESIGN DEVELOPMENT

PRELIMINARY PACKAGE:
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| Checked By: | A GRAY |

Sheet Information:

**C-206**

GRADING PLAN (RIGHT OF WAY)


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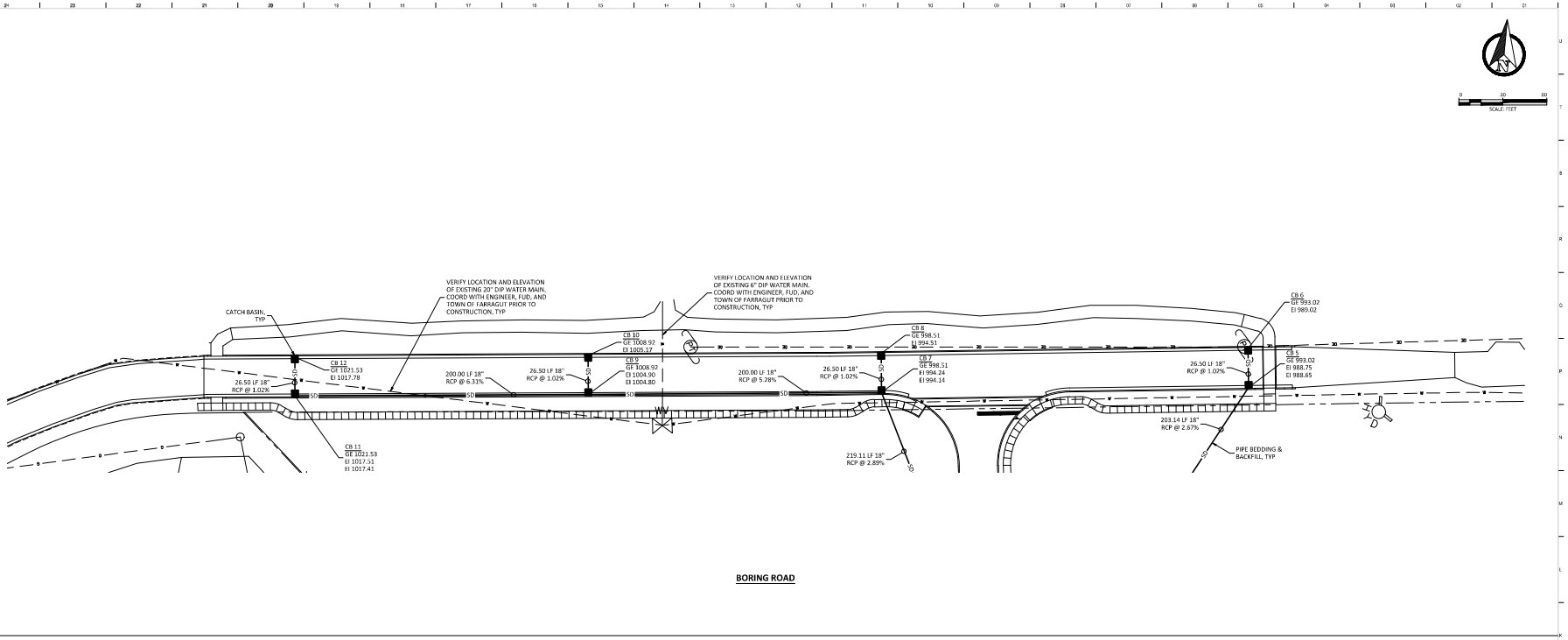
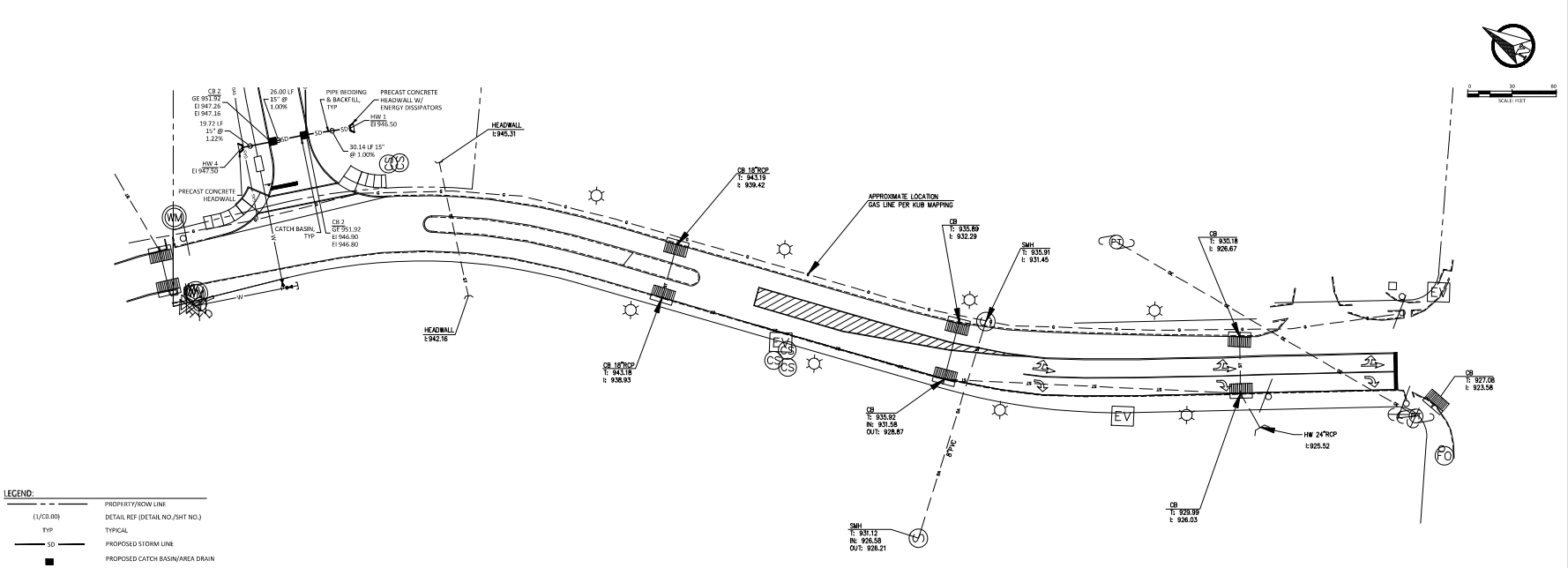



**BORING ROAD**




**VILLAGE COMMONS BLVD**

LEGEND:

| | |
|---|---|
| | PROPERTY/ROW LINE |
| (1/C0.00) | DETAIL REF (DETAIL NO./SHT NO.) |
| TYP | TYPICAL |
| SD | PROPOSED STORM LINE |
| | PROPOSED CATCH BASIN/AREA DRAIN |
| | PROPOSED DOUBLE CATCH BASIN |
| | PROPOSED HEADWALL |

MHM

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DESIGN DEVELOPMENT

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**C-406**

STORM DRAINAGE PLAN (RIGHT OF WAY)

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