



FARRAGUT MUNICIPAL PLANNING COMMISSION

AGENDA

April 17, 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 March 20, 2025 meeting
3. Discussion and public hearing on approval of a site plan for site and building elevation modifications to the existing development at 11820 Kingston Pike for a new office space for Turner Homes currently located at 11543 Kingston Pike, 2.39 Acres, Zoned C-1 (Turner Homes, Applicant)
4. Discussion and public hearing on approval of a preliminary plat for the West Mills Development, 12413 and 12501 Kingston Pike and Parcel 10.02, Tax Map 152, 16 house lots, 2 commercial lots, 14.5 Acres, Zoned R-1, R-2, and C-1 (Batson, Himes, Norvell & Poe, Applicant)
5. Discussion on amendments to the Farragut Code of Ordinances, Appendix A – Zoning, Chapter 4., Section VI., Customary Home Occupations (Town of Farragut, Applicant)
6. Discussion on an amendment to the Major Road Plan to provide for street cross sections for certain collector and minor arterial streets (Town of Farragut, Applicant)
7. Appointment of Planning Commission representative for the Stormwater Advisory Committee
8. Approval of utilities
9. 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

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

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



Planning Director. This time is set aside specifically for comments on items that are not on the Planning Commission regular agenda for the meeting. Each speaker will be given five (5) minutes to speak on his/her topic.

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

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

1. The Chairman shall maintain and control the meeting to provide a professional and objective environment conducive to presentation and discussion of the agenda items;
2. Any Farragut resident interested in speaking should fill out a blue comment card stating which agenda item they would like to comment on and turn it in to the Planning Director;
3. Speakers shall come to the podium and identify themselves by name and street address;
4. Public comment shall be limited to five (5) minutes per individual. Time for public comment may be amended at the discretion of the Chairman; provided that when additional time is allowed, speakers with differing points of views are allowed the same amount of time if requested. Time is not transferable to other speakers;
5. Speakers should strive to avoid redundancy; different considerations than expressed by previous speakers on a subject are encouraged;
6. Comments that threaten violence or imminent physical harm toward any individual will not be tolerated.
7. Comments may support or oppose issues or measures;
8. Personal attacks on the character of individuals who hold different points of view that have no relationship to the merits of the matter or issue raised for discussion will not be tolerated.
9. An applicant, and/or their representative(s), for an item on the regular agenda shall be afforded the time necessary to present their request and respond to questions. The five (5) minute limitation shall not apply. However, the Chairman may ask an applicant to stay on point in order to facilitate the efficiency of the meeting.

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

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

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



MINUTES

FARRAGUT MUNICIPAL PLANNING COMMISSION

March 20, 2025

MEMBERS PRESENT

Scott Russ, Chairman
Louise Povlin, Vice Chairman
Ron Williams, Mayor
Ron Pinchok
Jon Greene

MEMBERS ABSENT

Shannon Preston, Secretary
Scott Meyer, Vice Mayor
Jeff Devlin
Noah Myers
Anna Presley, Youth Representative

Staff Representatives: Mark Shipley, Community Development 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 February 20, 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 Vice Chairman Povlin and was approved unanimously.

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)

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

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.

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

4. 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)

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

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.

Colton Watson was present on behalf of KUB. 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.

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)

The staff reviewed this item and noted that the applicant has requested three variances that will need to be acted on prior to acting on the preliminary plat. Russ Rackley was present on behalf of the applicant. The first variance was from the distance between driveways requirement for collector streets in the Driveways and Other Access Ways Ordinance. The required separation is at least 200 feet, and the proposed access is 154 feet from a driveway on the north side of Boring Road that serves one dwelling unit. The staff recommended approval of the variance since the subdivision's proposed access was determined to be the most appropriate given the topography along the subdivision's Boring Road frontage and the sight distance. The staff also noted that the nearest driveway only serves one dwelling unit and would generate minimal traffic.

A motion was made by Vice Chairman Povlin to support the variance for the reasons noted by the staff. The motion was seconded by Mayor Williams and was approved unanimously.

The staff then noted that the two other variances were from requirements in the Subdivision Regulations. The first was a reduction in the minimum centerline radius from 150 feet to 100 feet and the second was a reduction in the design speed from 35 MPH to 25 MPH. The effect of these two variances would be less grading and tighter curves which would slow traffic speed. The staff recommended approval of these variances since the streets are internal loop streets with low traffic volumes and the effect of the variances would lessen grading and slow traffic speeds.

Commissioners decided to act on these two variances separately. Regarding the variance from the minimum centerline radius from 150 feet to 100 feet, a motion was made by Vice Chairman Povlin to follow the staff's recommendation. The motion was seconded by Mayor Williams and was approved unanimously.

Regarding the variance in the design speed reductio from 35 MPH to 25 MPH, a motion was made by Vice Chairman Povlin to follow the staff's recommendation. The motion was seconded by Mayor Williams and was approved unanimously.

The staff then recommended approval of the preliminary plat subject to the following conditions:

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.

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

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)

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

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.

Stephanie Genua was present on behalf of the applicant. After a short discussion, a motion was made by Vice Chairman Povlin to follow the staff's recommendation. The motion was seconded by Mayor Williams and was approved unanimously.

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)

The staff reviewed this item and noted that the concept master plan was part of a rezoning associated with the PCD District and that, since this was a major change to the original concept master plan, both the Planning Commission and Board of Mayor and Aldermen would have to approve it. Then, the more detailed site plan would be submitted for Planning Commission approval. The staff noted that the concept master plan submitted at this time was an improvement to the original concept master plan and that the applicant should explore additional options to better transition the residential with the commercial portions of this project, especially with the undeveloped portion of the site to the west.

A motion was made by Vice Chairman Povlin to recommend approval of the revised concept master plan to the Board of Mayor and Aldermen. The motion was seconded by Commissioner Pinchok and was approved unanimously.

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)

The staff reviewed this item and recommended approval of the proposed modifications to the building exterior.

David Hutchins was present on behalf of the applicant. A motion was made by Vice Chairman Povlin to follow the staff's recommendation. The motion was seconded by Mayor Williams and was approved unanimously.

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

The staff reviewed this item and noted that they had no objection to the reduction in lane width from 12-foot lanes to 11-foot lanes given the rural character of the remainder of Boring Road.

A motion was made by Vice Chairman Povlin to follow the staff's recommendation. The motion was seconded by Mayor Williams and was approved 4-1 with Commissioner Pinchok voting against the motion by noting that the additional width could be helpful with the bus traffic.

10. Approval of utilities

None.

11. Citizen forum

None.

The meeting was adjourned at 7:11 p.m.

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

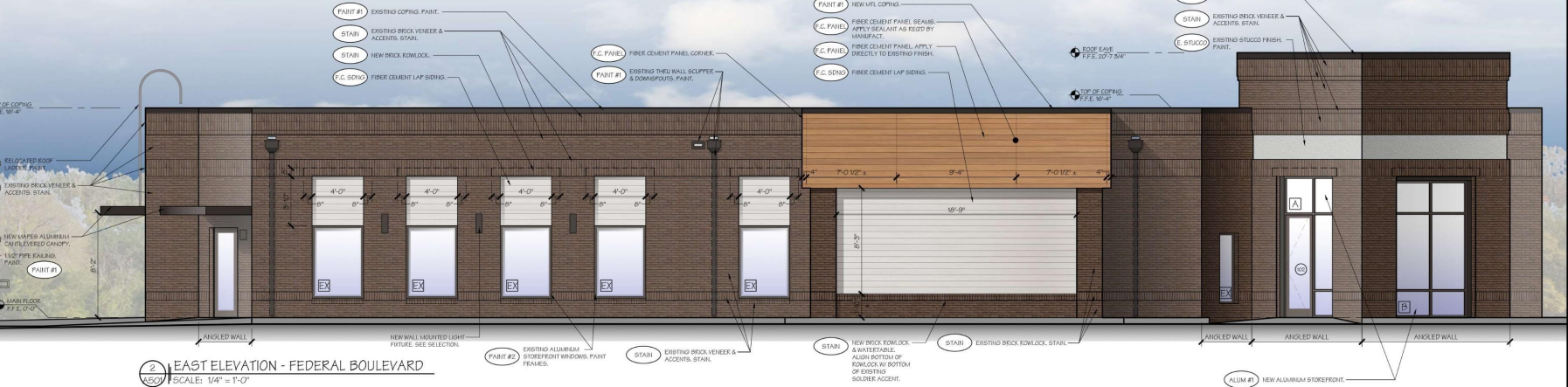
PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on approval of a site plan for site and building elevation modifications to the existing development at 11820 Kingston Pike for a new office space for Turner Homes currently located at 11543 Kingston Pike, 2.39 Acres, Zoned C-1 (Turner Homes, Applicant)

INTRODUCTION AND BACKGROUND: This item is a request for approval of a minor site plan for mostly building elevation modifications for the building at 11820 Kingston Pike that was most recently a financial institution. Originally, this building was constructed as an O'Charley's Restaurant and is situated at the west intersection of Kingston Pike and Federal Boulevard.

DISCUSSION: The proposed building elevation modifications will help modernize the building. The building will be used as an office for Turner Homes. In terms of the specific modifications, the most significant change will be the enclosure of the drive-through area on the east side of the building. There will also be some modifications to the building's main entrance and to the windows and roll up garage doors will be provided on the south end of the building. The only changes to the parking lot will be re-striped and updated handicap parking signs. There are also some minor upgrades to portions of the landscaping.

RECOMMENDATION: The staff recommends approval of the site plan included in the packet.



CALL	MATERIAL	MANUF.	COLOR	REMARKS
(STAIN)	BRICK STAIN	HANKAW OR EQJUK	HANKAW	APPLIED DIRECTLY TO EXISTING & NEW BRICK & MORTAR. REFER TO MANUFACTURER'S INSTRUCTIONS.
(PAINT #1)	LATEX PAINT	SW PPG OR EQJUK	SW 7029 "IRON ORE"	APPLY DIRECTLY TO EXISTING METAL. ENSURE METAL IS FREE OF OIL, DIRT OR PARTICLES PRIOR TO APPLICATION.
(PAINT #2)	LATEX PAINT	SW PPG OR EQJUK	MATCH EXISTING COLOR	APPLY DIRECTLY TO EXISTING ALUMINUM. PROTECT GLAZING AS REQD. ENSURE METAL IS FREE OF OIL, DIRT OR PARTICLES PRIOR TO APPLICATION.
(STUCCO)	LATEX PAINT	SW PPG OR EQJUK	SW 7029 "AGREEABLE GREY"	APPLY DIRECTLY TO EXISTING STUCCO. CLEAN PRIOR TO APPLICATION.
(F.C. PANEL)	FIBER CEMENT PANEL	MCHWA	POP-LAF OR SPRUCE	ATTACH OVER EXISTING FINISH.
(F.C. SIDING)	FIBER CEMENT LAF SIDING	JAMES HAERDE	SW 7029 "AGREEABLE GREY"	
(F.C. TRIM #1)	FIBER CEMENT LAF TRIM	JAMES HAERDE	SW 7029 "IRON ORE"	
(ALUM #1)	PRE-FINISHED ALUMINUM STOREFRONT	KAMAROK OR EQJUK	"BLACK"	
(ALUM #2)	PRE-FINISHED ALUMINUM	MAPES	"DARK BRONZE"	





1 SOUTH ELEVATION - ALLEY
 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION - ALLEY
 SCALE: 1/4" = 1'-0"

CALL	MATERIAL	MANUF.	COLOR	REMARKS
(STAIN)	BRICK STAIN	HANKAM OR. EQUN.	HANKAM	APPLIED DIRECTLY TO EXISTING & NEW BRICK & MORTAR. REFER TO MANUFACTURER'S INSTRUCTIONS.
(PAINT #1)	LATEX PAINT	S.W. PPG. OR. EQUN.	SW 7009 'IRON ORE'	APPLY DIRECTLY TO EXISTING METAL. ENSURE METAL IS FREE OF ANY DIRT OR PARTICLES PRIOR TO APPLICATION.
(PAINT #2)	LATEX PAINT	S.W. PPG. OR. EQUN.	MATCH STOREFRONT COLOR	APPLY DIRECTLY TO EXISTING ALUMINUM. PROTECT GLAZING AS REQ. ENSURE METAL IS FREE OF ANY DIRT OR PARTICLES PRIOR TO APPLICATION.
(STUCCO)	LATEX PAINT	S.W. PPG. OR. EQUN.	SW 7009 'AGREEABLE GREY'	APPLY DIRECTLY TO EXISTING STUCCO. CLEAN PRIOR TO APPLICATION.
(F.C. PANEL)	FIBER CEMENT PANEL	NICHHA	POP-LAK OR 'IRON ORE'	ATTACH OVER EXISTING FINISH.
(F.C. SIDING)	FIBER CEMENT LAP SIDING	JAMES HARDIE	SW 7009 'AGREEABLE GREY'	
(F.C. TRIM #)	FIBER CEMENT LAP TRIM	JAMES HARDIE	SW 7009 'IRON ORE'	
(ALUM #1)	PRE-FINISHED ALUMINUM STOREFRONT	EMERSON OF EQUN.	'BLACK'	
(ALUM #2)	PRE-FINISHED ALUMINUM	MAPES	'VERTICA DARK BRONZE'	



DATE: 03/28/2025

BY: FWB

JOB: OFFICE

SHEET:

A502

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 for the West Mills Development, 12413 and 12501 Kingston Pike and Parcel 10.02, Tax Map 152, 16 house lots, 2 commercial lots, 14.5 Acres, Zoned R-1, R-2, and C-1 (Batson, Himes, Norvell & Poe, Applicant)

INTRODUCTION AND BACKGROUND: This item is a request for approval of a preliminary plat for the West Mills Subdivision. Originally, the applicant proposed the subdivision's access onto Champions Point in the Fox Den Subdivision.

The Planning Commission did not support the Champions Point access and asked the applicant to access at the traffic signal intersection of Kingston Pike and Old Stage Road.

DISCUSSION: The preliminary plat included in the packet shows a preliminary layout of the future commercial development on the portion of the property zoned commercial abutting Kingston Pike. This portion of the project is not part of the approval being requested at this time and is only being shown for conceptual purposes. A separate site plan submittal and review will be required for the commercial portion of this property.

In terms of the residential development and associated improvements presented at this time, the subdivision includes 16 house lots, three open space lots, and a detention basin in the western portion of the property. The walking trail that stubs into the property from the Dollar General development will be extended to Champions Point. There will also be a sidewalk along one side of the street that will tie into the commercial portion of the development.

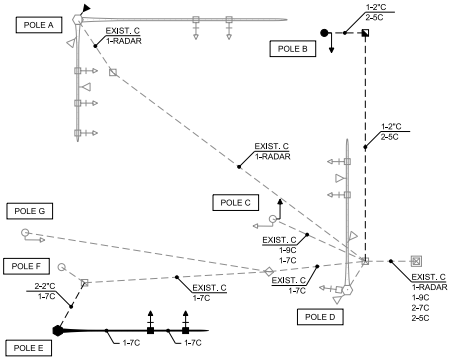
A traffic impact study was prepared for this project, and the conclusions and recommendations are included in the packet along with a traffic signal plan for the intersection of Kingston Pike and Old Stage Road. The Town Engineer has reviewed this plan and agrees with the recommendations. The recommendations mainly include optimizing signal timing, providing pedestrian safety measures related to intersection crossing, and ensuring that sight distance is not compromised by future landscaping, signage, or vegetation.

RECOMMENDATION: Since the proposed street does not access Champions Point, the applicant has requested a variance from the requirement to have more than one access for a subdivision. Given that the subdivision has less than 30 house lots and there are no other options for having a second access point, the staff recommends approval of this variance. There is also a variance requested for a street width reduction from 26 to 24 feet. Given the length of the street and the fact that it is a dead end and provides access to a relatively few number of house lots, the staff supports this variance request. These variances will need to be acted on prior to acting on the preliminary plat.

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

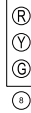
1. Please include a note that the improvements shown in the portion of the land zoned commercial are just conceptual and a site plan review will be required separate from this review. The site plan review may lead to changes in the conceptual layout shown on this plan set.
2. Please note that, prior to approval of the final plat, the stormwater maintenance agreement and covenants must be recorded to run with the land.
3. FUD will need to sign off on the final water and sewer plan sheets that will be part of the stamped approved preliminary plat.
4. Please label the streets as Street A and Street B and ensure overlapping sheets reflect this.
5. Please number the open space lots and the detention basin lot since they will be referenced in covenants and restrictions that are required to be recorded in association with the final plat.
6. Please add numbers to Sheets 16-19 and reference in the title page.
7. The streetscape trees and other elements cannot be on individual private lots.
8. The landscape plan will need to be submitted to the VRRB for approval.
9. Please submit Drainage Fee of \$640.
10. Please submit irrevocable letter of credit for \$60,000

WIRING AND CONDUIT DIAGRAM (N.T.S)



- NOTES:
- EXISTING CABLE TO REMAIN NOT SHOWN.
 - EXISTING CONDUIT ROUTING ASSUMED. CONTRACTOR SHALL WIRE PROPOSED DEVICES USING THE MOST DIRECT ROUTE OF CONDUITS BETWEEN DEVICE AND CONTROLLER. IF WIRING FOR NEW DEVICES CAUSES THE EXISTING CONDUIT TO EXCEED 40% OF ITS VOLUME CAPACITY, A SEPARATE NEW 2" CONDUIT SHALL BE INSTALLED TO WIRE THE NEW DEVICES.
 - CONDUIT SHALL BE SCHEDULE 80 PVC OR HDPE EXCEPT WHERE SPECIFIED OTHERWISE.
 - ALL CONDUIT UNDER ROADWAY SHALL BE DIRECTIONAL BORE.
 - ALL CABLE RUNS SHALL BE CONTINUOUS; NO SPICES ALLOWED.
 - POWER SERVICE AND GROUND CONDUITS AND CABLE NOT SHOWN.

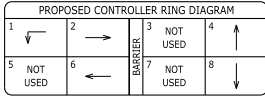
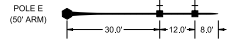
PROPOSED SIGNAL HEAD



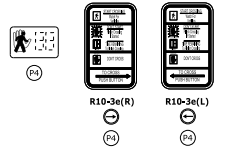
PROPOSED OVERHEAD SIGN



SIGNAL LOCATION ON MAST ARMS

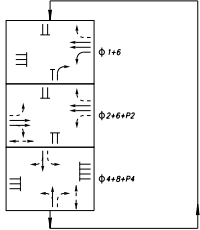


PROPOSED PEDESTRIAN SIGNAL DETAILS



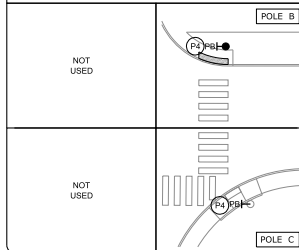
PEDESTRIAN SIGNALS/PUSHBUTTONS SHALL BE ACCESSIBLE

PROPOSED PHASING DIAGRAM



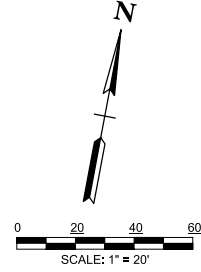
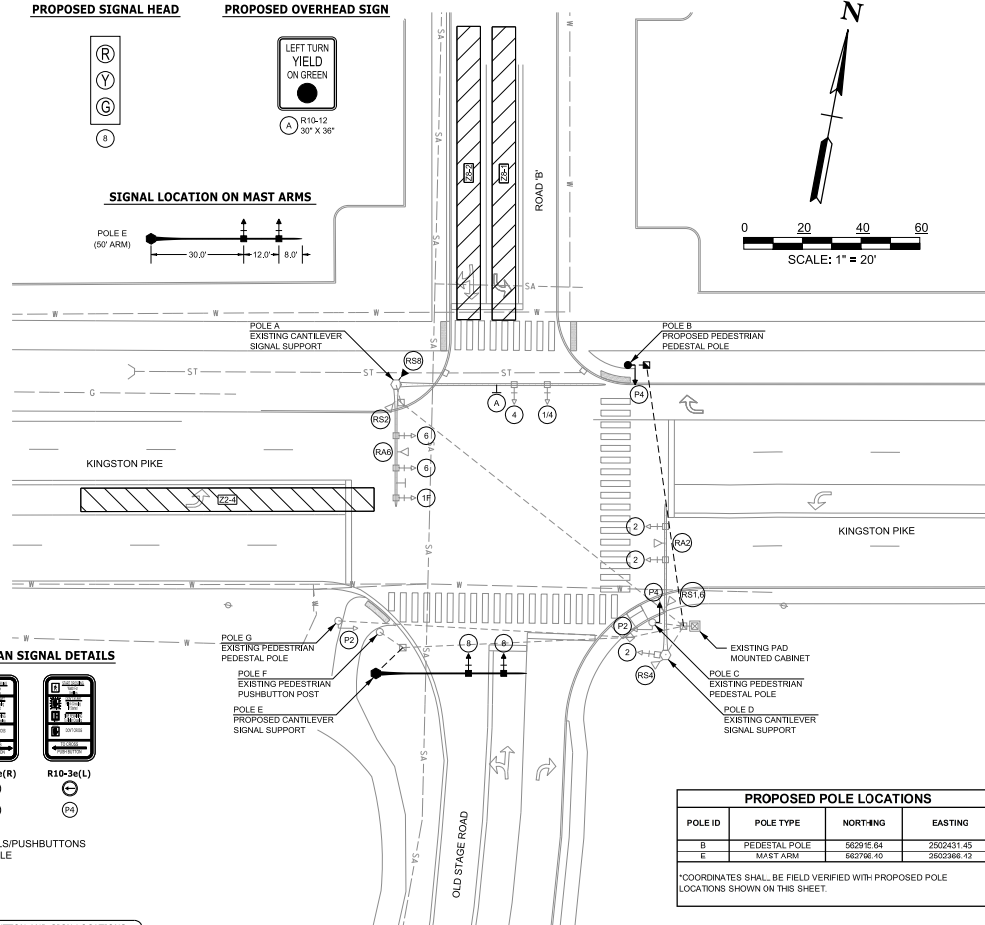
- NOTES:
- PERMITTED, BUT NOT PROTECTED VEHICULAR MOVEMENT.
 - PEDESTRIAN MOVEMENT.
 - ALL CLEARANCES SHALL BE IN ACCORDANCE WITH THE MUTCD.
 - FLASHING OPERATION: RED FOR HEADS 4, 8, AND 1/4, YELLOW FOR HEADS 1F, 2, AND 6.

PROPOSED PEDESTRIAN PUSHBUTTON AND SIGN LOCATIONS



SIGNAL TIMING NOTE

NEW TIMING WILL BE SUPPLIED BY THE TOWN OF FARRAGUT TO THE CONTRACTOR.



PROPOSED POLE LOCATIONS

POLE ID	POLE TYPE	NORTHING	EASTING
B	PEDESTAL POLE	562976.64	2502431.45
E	EXISTING PEDESTAL POLE	562796.45	2502268.13

*COORDINATES SHALL BE FIELD VERIFIED WITH PROPOSED POLE LOCATIONS SHOWN ON THIS SHEET.

DETECTION ZONE SCHEDULE

ASSOC. ZONE	DETECTOR ID	ZONE DIMENSIONS	ASSOC. PHASE	AMP MODE	COMMENTS
2-4	RS2	8 x 100	2	PRES.	DELAY/NORMAL W/ 3 SEC DELAY
5-1	RSB	8 x 100	5	PRES.	DELAY/NORMAL W/ 3 SEC DELAY
5-2	RSB	8 x 100	6	PRES.	DELAY/NORMAL W/ 7 SEC DELAY

- NOTES:
- RADAR DETECTOR UNITS ON PLANS ARE SUGGESTED PLACEMENT. FINAL PLACEMENT SHALL BE BASED ON MANUFACTURER RECOMMENDATIONS.
 - DETECTORS SPECIFIED AS DELAY/NORMAL SHALL HAVE A TIME DELAYED OUTPUT WHEN ASSOCIATED PHASE NOT GREEN. DELAY SETTINGS AS SPECIFIED. OUTPUT SHALL BE NORMAL WHEN ASSOCIATED PHASE IS GREEN.
 - DETECTION SHALL BE WAVETRONX SMART SENSOR MATRIX.
 - EXISTING DETECTION ZONES NOT SHOWN.

EXISTING LEGEND

- PAD MOUNTED CONTROLLER CABINET
- SIGNAL STRAIN POLE
- PEDESTRIAN PEDESTAL POLE/POST
- VEHICLE SIGNAL HEAD W/ ASSOCIATED PHASE
- PEDESTRIAN SIGNAL HEAD W/ ASSOCIATED PHASE
- SIGNAL MAST ARM
- STOP BAR RADAR DETECTOR W/ ASSOCIATED PHASE
- ADVANCE RADAR DETECTOR W/ ASSOCIATED PHASE
- SIGNAL PULL BOX
- SIGNAL CONDUIT

PROPOSED LEGEND

- SIGNAL STRAIN POLE
- PEDESTRIAN PEDESTAL POLE/POST
- VEHICLE SIGNAL HEAD W/ ASSOCIATED PHASE
- PEDESTRIAN SIGNAL HEAD W/ ASSOCIATED PHASE
- PEDESTRIAN PUSHBUTTON AND SIGN W/ ASSOCIATED PHASE
- SIGNAL MAST ARM
- STOP BAR RADAR DETECTOR W/ ASSOCIATED PHASE
- RADAR DETECTION ZONE W/ ASSOCIATED PHASE
- SIGNAL PULL BOX (TYPE B)
- SIGNAL CONDUIT (PVC)
- OVERHEAD SIGN

UPDATED SITE LAYOUT AND POLE L. 04/07/25

REVISIONS

CLIENT: CANNON & CANNON

10025 Investment Drive, Suite 120
Knoxville, TN 37932
865.670.8555
www.cci-corp.com

CLIENT: SCHAAD COMPANIES, LLC.

PROJECT: KINGSTON PIKE AT OLD STAGE ROAD TRAFFIC SIGNAL MODIFICATION

PROPOSED SIGNAL LAYOUT

CCJ PROJECT NO. 01740-0000
DATE: MAY 25, 2023
P.M.: B.H.
DRAWN: TSN
C.L.C.: B.H.

BRAY J. HAYS
REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
10725

SIG-1

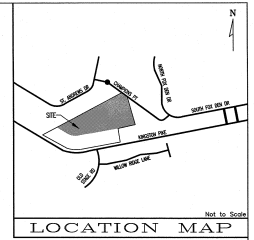
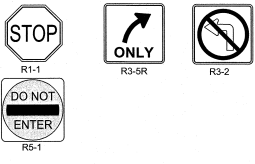
NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION
NUMBER.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

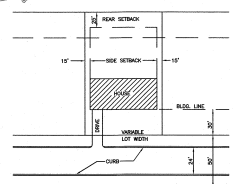
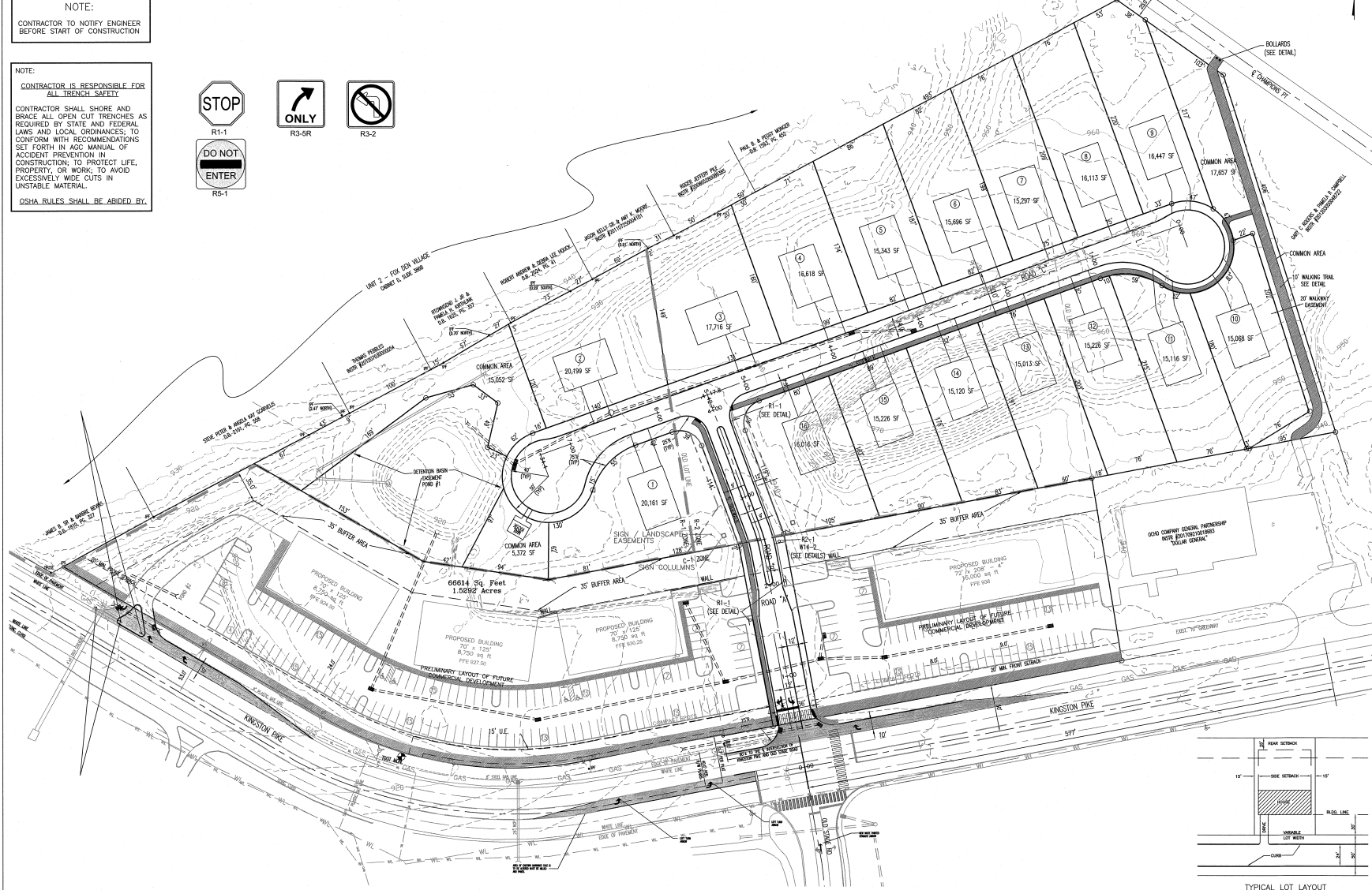
NOTE:
CONTRACTOR IS RESPONSIBLE FOR
ALL TRENCH SAFETY

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

OSHA RULES SHALL BE ABIDED BY.



- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. THE WATER AND SEWER LINES INSTALLED IN THIS SUBDIVISION AND/OR AS SHOWN HEREON SHALL HAVE AN EASEMENT SUBJECT TO THE RESTRICTIONS AND CONDITIONS OF RECORD PER INSTR. #200800011566 ON FILE AT THE KNOX COUNTY REGISTER OF DEEDS OFFICE. THE FULL EXTENT OF ALL SAID WATER AND SEWER LINE EASEMENTS ARE OTHER LOCATED WHOLLY WITHIN THE PLATTED ROAD RIGHTS-OF-WAY AND/OR ARE WITHIN THE STANDARD LOT LINE EASEMENT AND DRAINAGE EASEMENTS PROVIDED FOR IN THE TOWN OF FARRAGUT SUPERVISOR REGULATIONS. WHERE LINES ARE NOT LOCATED WHOLLY WITHIN EITHER, SUCH LINES ARE SHOWN SEPARATELY ON THIS PLAN.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 14.5 ACRES SUBDIVIDED INTO 16 SINGLE FAMILY DETACHED LOTS AND COMMON DEVELOPMENT.
 5. THIS PROPERTY IS ZONED C-1, R-1, AND R-2.
 6. ALL ROAD PROFILES ARE BASED ON KNOXVILLE/ANOKX COUNTY GDS CONTOURS.
 7. UTILITIES:
WATER: FIRST UTILITY DISTRICT
SEWER: FIRST UTILITY DISTRICT
ELECTRIC: KNOX CITY UTILITY BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELLSOUTH
 8. BOUNDARY SURVEY BY BRINKP.
 9. VARIANCES REQUESTED:
REDUCTION IN PAVEMENT WIDTH FROM 36' TO 24'
b. ONE ACCESS POINT TO THE SUBDIVISION.
 10. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL TALL SLOPES.
 11. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY METHODS AND THE ENGINEER DOES NOT 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 UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
 12. BUILDING SETBACK LINES WILL BE AS FOLLOWS FOR R-1 ZONING:
FRONT - 36'
SIDE - 40' TOTAL, NOT LESS THAN 10' ANY ONE SIDE
REAR - 25'
TOTAL BUILDING AREA 255K
TOTAL LOT COVERAGE 35%
 13. BUILDING SETBACK LINES WILL BE AS FOLLOWS FOR R-2 ZONING:
FRONT - 30'
SIDE - 30' TOTAL, NOT LESS THAN 10' ANY ONE SIDE
REAR - 25'
TOTAL BUILDING AREA 300K
TOTAL LOT COVERAGE 40%
 14. PUBLIC COMMON AREAS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. COMMERCIAL DEVELOPMENT TO BE CONSTRUCTED MONTHLY FEE FOR HOA MAINTENANCE OF SHARED RECREATION PARK.
 15. THE REQUIRED PEDESTRIAN FACILITY ALONG KINGSTON PIKE WILL BE CONSTRUCTED WITH THE COMMERCIAL DEVELOPMENT PORTION OF THIS SITE. THIS WILL BE CONSTRUCTED AT A LATER DATE.
- PUBLIC COMMON AREA REGULATIONS
10% OF THE GROSS AREA OF SUBDIVISION
TOTAL RESIDENTIAL AREA: 8.74 AC
TOTAL COMMON AREA REQUIRED: 38,071 SF
TOTAL COMMON AREA PROVIDED: 38,081 SF



OWNER/DEVELOPER
SCHAAD COMPANIES, LLC
C/O PATRICK SCHAAD
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (865) 637-2674

TYPICAL LOT LAYOUT FOR SINGLE FAMILY DETACHED

PRELIMINARY PLAT FOR
WEST MILL SUBDIVISION & DEVELOPMENT

TAX MAP 152 PARCELS 8.01, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE

TOWN OF FARRAGUT

25196-SP

SHEET 3 OF 15 SHEET(S)

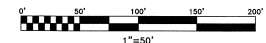
© 25196/25196.DWG

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 568-6472
FAX: (865) 568-6473
enr@bhn-p.com

DESIGNED	DBH	7/4/25	REVISED PER FARRAGUT COMMENTS						
		6/28/25	REVISED PER TPO COMMENTS						
		6/14/24	REVISED CUL-DE-SAC LAYOUT						
DRAWN	KPP	5/21/24	REVISED SEDIMENT BASIN DETAIL						
		3/12/24	REVISED SWPPP						
		6/21/23	MOVED POND GRADING OUT OF BUFFER						
CHECKED	DBH	3/1/23	REVISED PER TPO COMMENTS						
			REVISION	APPR.	NO.	DATE	REVISION	APPR.	

SCALE
HORIZONTAL 1" = 50'
VERTICAL 2" = INTERVAL

DATE
1/31/23



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:

1-800-551-1111
RECORD AND SAVE YOUR CONFIRMATION
NUMBER.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

NOTE:
CONTRACTOR IS RESPONSIBLE FOR
ALL TRENCH SAFETY.

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

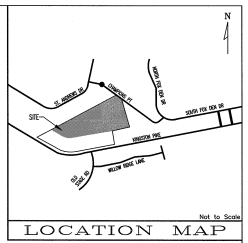
OSHA RULES SHALL BE ABIDED BY.

Pipe Schedule and Capacity Chart - Post Development

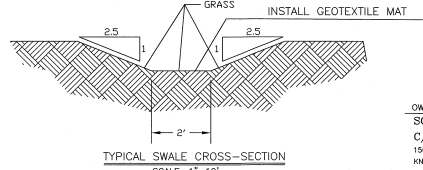
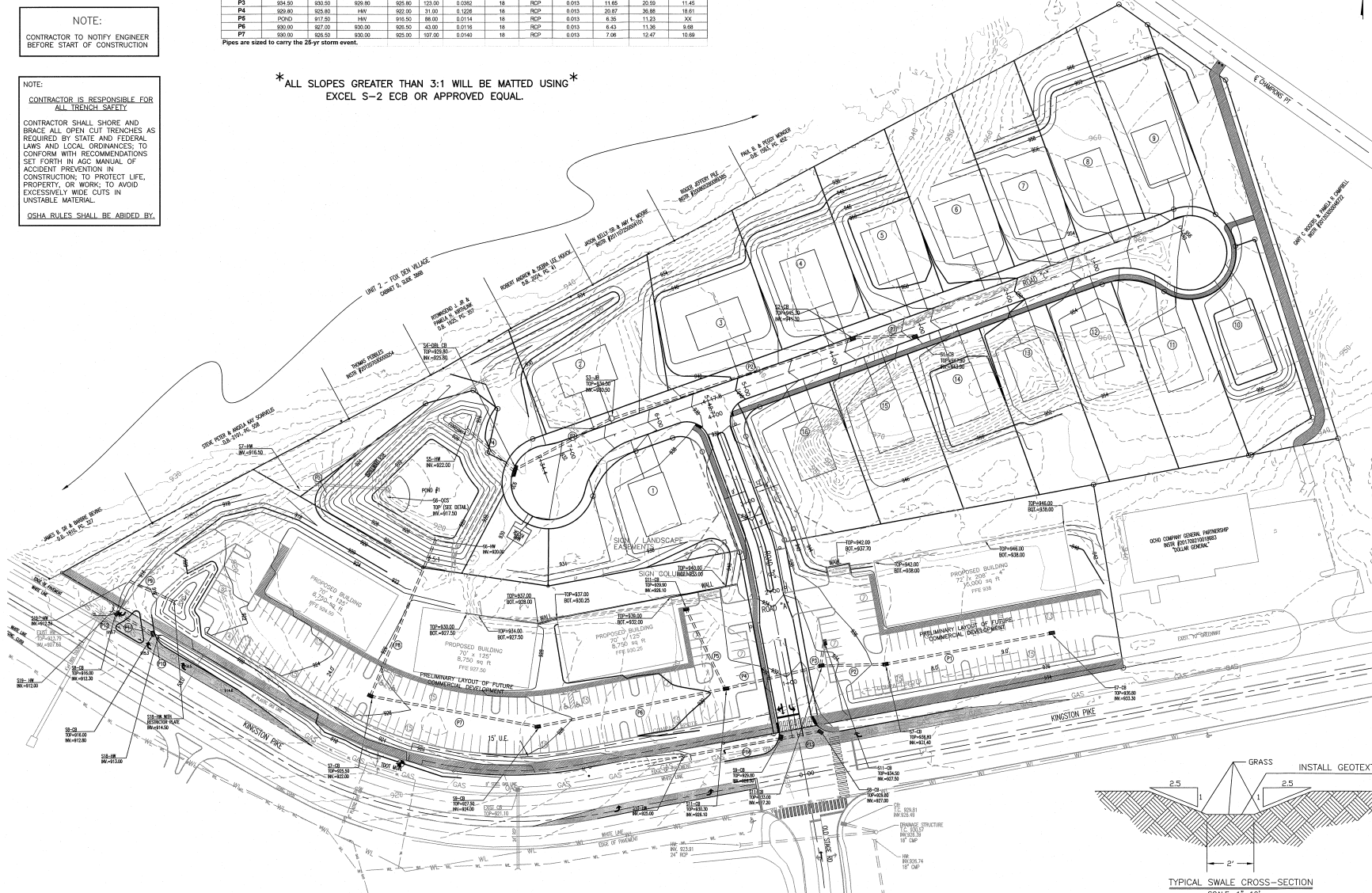
PIPE NO. #	UPSTREAM T.O.G. EL.	DOWNSTREAM T.O.G. EL.	LENGTH (FT)	SLOPE (FT/FT)	SIZE (IN)	PIPE MATERIAL	MANNING N	VELOCITY FPS	PIPE CAPACITY PROVIDED (GPM)	PIPE CAPACITY REQUIRED (GPM)
P1	947.50	945.50	341.00	0.0058	18	RCP	0.013	11.92	21.02	4.03
P2	945.50	941.50	324.50	0.0123	18	RCP	0.013	11.86	21.14	11.45
P3	934.50	933.50	925.80	0.0011	18	RCP	0.013	11.85	20.95	11.45
P4	929.80	925.80	400.00	0.0100	18	RCP	0.013	20.87	36.88	18.61
P5	927.00	925.00	200.00	0.0100	18	RCP	0.013	6.35	11.23	XX
P6	920.00	920.00	430.00	0.0116	18	RCP	0.013	6.43	11.38	5.98
P7	920.00	920.00	925.00	0.0140	18	RCP	0.013	7.06	12.47	10.89

Pipes are sized to carry the 25-yr storm event.

* ALL SLOPES GREATER THAN 3:1 WILL BE MATTED USING *
EXCEL S-2 ECB OR APPROVED EQUAL.



- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXISTING LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 - THE WATER AND SEWER LINES INSTALLED IN THIS SUBDIVISION ABOVE AS SHOWN HEREON SHALL HAVE AN EASEMENT, SUBJECT TO THE RESTRICTIONS AND CONDITIONS OF RECORD PER INSTR. #200800011286 ON FILE AT THE JAMES COUNTY REGISTER OF DEEDS OFFICE. THE FULL TEXT OF ALL SAID WATER AND SEWER LINE EASEMENTS ARE EITHER LOCATED WHOLLY WITHIN THE PLATTED ROAD RIGHTS-OF-WAY OR WITHIN THE STAGNANT SOILS AND UTILITY AND DRAINAGE EASEMENTS PROVIDED FOR IN THE TOWN OF FARRAGUT SUBDIVISION REGULATIONS WHERE SUCH LINES ARE NOT LOCATED WHOLLY WITHIN EITHER, SUCH LINES ARE SHOWN SEPARATELY ON THIS PLAN.
 - THIS PROPERTY CONTAINS APPROXIMATELY 14.5 ACRES SUBDIVIDED INTO SINGLE FAMILY DETACHED LOTS AND COMMERCIAL DEVELOPMENT.
 - THIS PROPERTY IS ZONED C-1, R-1, AND R-2.
 - ALL ROAD PROFILES ARE BASED ON KNOXVILLE/KNOX COUNTY ZONING.
 - UTILITIES:
WATER: FIRST UTILITY DISTRICT
SEWER: FIRST UTILITY DISTRICT
ELECTRIC: KNOX CITY UTILITY BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELLSOUTH
 - BOUNDARY SURVEY BY BHMAP.
 - VARIANCES REQUESTED:
a. REDUCTION IN PAVEMENT WIDTH FROM 20' TO 24'
b. ONE ACCESS POINT TO THE SUBDIVISION.
 - GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPARE ALL LOCAL UTILITIES IN THE AREA. OTHER THAN THOSE THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS FOR R-1 ZONING:
FRONT: 30'
SIDE: 40' TOTAL, NOT LESS THAN 15' ANY ONE SIDE
REAR: 25'
TOTAL BUILDING AREA: 25K
TOTAL LOT COVERAGE: 30%
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS FOR R-2 ZONING:
FRONT: 30'
SIDE: 30' TOTAL, NOT LESS THAN 10' ANY ONE SIDE
REAR: 25'
TOTAL BUILDING AREA: 30K
TOTAL LOT COVERAGE: 40%
 - PUBLIC COMMON AREAS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. COMMERCIAL DEVELOPMENT TO CONTRIBUTE MONTHLY FEE FOR MAINTENANCE OF SHARED DISTRIBUTION POND.
 - THE REQUIRED PRESTRESSER PAVEMENT ALONG KINGSTON PIKE WILL BE CONSTRUCTED WITH THE COMMERCIAL DEVELOPMENT PORTION OF THIS SITE. THIS WILL BE CONSTRUCTED AT A LATER TIME.



OWNER/DEVELOPER
SCHAAD COMPANIES, LLC
C/O PATRICK SCHAAD
150 MAJOR RENOUSSA PLACE
KNOXVILLE, TN 37919
PHONE: (865) 637-2874

DESIGNED: DBH
DRAWN: KPP
CHECKED: DBH

NO.	DATE	REVISION	APPR.	DATE
1	4/24/25	REVISED PER FARRAGUT COMMENTS		
2	2/28/25	REVISED PER TDOT COMMENTS		
3	8/14/24	REVISED CUL-DE-SAC LAYOUT		
4	12/02/24	REVISED SEGMENT BASIN DETAIL		
5	3/20/24	REVISED SWPPP		
6	2/6/23	MOVED POND GRADING OUT OF BUFFER		
7	1/31/23	REVISED PER TDC COMMENTS		

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 2" = 10'

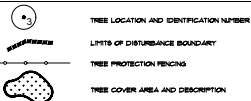
DATE
1/31/23

GRADING & DRAINAGE PLAN FOR
WEST MILL SUBDIVISION & DEVELOPMENT

TAX MAP 152 PARCELS 8.01, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT

25196-GP
SHEET 5 OF 15 SHEET(S)
0/25196/25196.DWG

LEGEND



NOTES

- SPECIFIC PROTECTED TREE LOCATIONS SHOWN ON PLAN WERE SUPPLIED BY BALCON, WILSON, NORWELL, AND POE, KNOXVILLE, TN. TREE INVENTORY ON THIS SHEET INCLUDES SPECIFIC TREE NUMBER IDENTIFICATION SUPPLIED BY SURVEYOR FOR REFERENCE.
- ALL PROTECTED TREES AND TREE COVERED AREAS ARE SHOWN ON PLAN AS DEFINED IN THE FARRAGUT TREE PROTECTION ORDINANCE.
- THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS ON SITE, AS DEFINED IN THE FARRAGUT TREE PROTECTION ORDINANCE, ON THIS PROJECT.
- TEMPORARY TREE PROTECTION ACTIVITIES SUCH AS EQUIPMENT STORAGE, WORKER PARKING, AND/OR IF APPLICABLE BURN HOLES SHALL BE CONFINED COMPLETELY WITHIN THE AREA OF DISTURBANCE AS REFLECTED ON THE APPROVED PLANS. ANY MODIFICATIONS SHALL BE COORDINATED THROUGH AND, AT A MINIMUM, APPROVED BY THE TOWN STAFF.
- IF BURN HOLES ARE TO BE USED, CONTACT THE TOWN OF FARRAGUT FIRE MARSHALL TO OBTAIN PROPER PERMITS.
- PROTECTED TREES AS NOTED IN THE TREE INVENTORY, SHALL HAVE TREE PROTECTION FENCING WHICH SHALL BE INSTALLED IN ACCORDANCE WITH THE TREE PROTECTION FENCING DETAIL UNLESS OTHERWISE SHOWN ON PLAN. THE LOCATION OF TREE PROTECTIVE FENCING WHICH HAS BEEN APPROVED BY THE TOWN OF FARRAGUT AS REFLECTED ON THE APPROVED PLANS MUST NOT BE REMOVED OR ALTERED IN ANY MANNER. ANY SUCH ALTERATION OF PROTECTIVE FENCING WILL RESULT IN AN IMMEDIATE STOP WORK ORDER FOR THE ENTIRE PROJECT.
- IN ADDITION TO TREE PROTECTION FENCING REQUIRED FOR SPECIFICALLY PROTECTED TREES THE PROPOSED LIMITS OF DISTURBANCE WHICH AFFECT ANY WOODED AREAS OR ENVIRONMENTALLY SENSITIVE AREAS SHALL BE STAKED AND BARRICADED WITH TREE PROTECTION FENCING UNLESS AN EQUIVALENT MATERIAL IS APPROVED BY THE TOWN STAFF. THESE MEASURES SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A GRADING PERMIT.
- PRIOR TO THE ISSUANCE OF A GRADING PERMIT, THE TOWN STAFF AND/OR THE PROFESSIONAL RESPONSIBLE FOR PREPARING THE TREE PRESERVATION/REMOVAL PLAN ASSOCIATED WITH THIS PROJECT SHALL FIELD CHECK AND APPROVE THE PLACEMENT OF TREE PROTECTION FENCING AS PROVIDED FOR ON THE APPROVED PLANS.
- TO ENSURE THE SURVIVAL OF ANY TREES WHICH DRIP LINES SUBSTANTIALLY ENOUGH WITHIN THE PROPOSED LIMITS OF DISTURBANCE, A WRITTEN ASSESSMENT AND AN ON SITE MEETING WITH A LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST MAY BE NEEDED.

TREE REPLACEMENT SCHEDULE

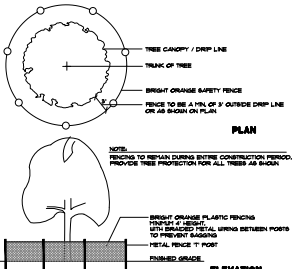
SIZE OF SPECIMEN TREE PROPOSED FOR REMOVAL	NUMBER IN CATEGORY	NUMBER OF NEW REPLACEMENT TREES REQUIRED
2" 24" DBH OR GREATER	272	272
SIZE OF DOGWOOD TREE PROPOSED FOR REMOVAL	NUMBER IN CATEGORY	NUMBER OF NEW REPLACEMENT TREES REQUIRED
19 CALIPER INCHES OR GREATER	NA	274

TREE CREDIT PROVISION

SIZE OF SPECIMEN TREE TO BE SAVED	NUMBER IN CATEGORY	NEW TREE CREDIT
2" 24" DBH OR GREATER	9	72
TOTAL		72

TREE REPLACEMENT/CREDIT SUMMARY

REQUIRED REPLACEMENT TREES	274
CREDIT FOR SAVED TREES	72
NEW TREES REQUIRED	202



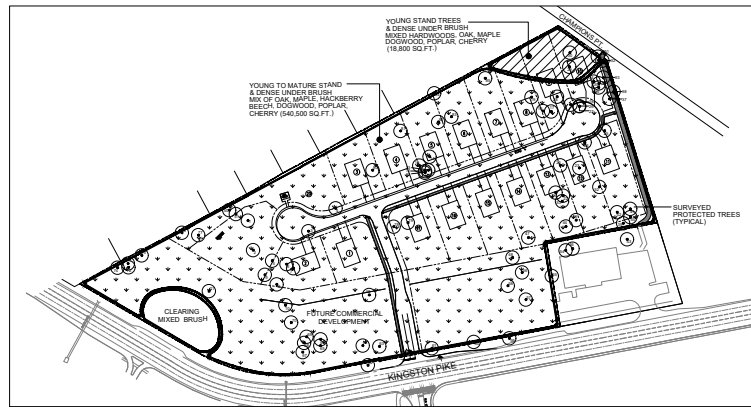
TREE PROTECTION FENCING

SCALE: NOT TO SCALE

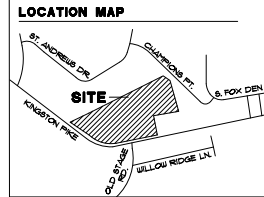
TREE INVENTORY

TREE NUMBER	SPECIES	DBH	TO BE REMOVED	HAZARDOUS	NUMBER OF NEW REPLACEMENT TREES (SEE NOTE #1)
1.	OAK	30"	YES	NO	944
2.	HARDWOOD	30"	YES	NO	945
3.	OAK	36"	YES	NO	946
4.	HARDWOOD	26"	YES	NO	713
5.	HARDWOOD	30"	YES	NO	931
6.	HARDWOOD	26"	YES	NO	930
7.	OAK	30"	YES	NO	932
8.	HARDWOOD	24"	YES	NO	928
9.	HARDWOOD	24"	YES	NO	929
10.	HARDWOOD	30"	YES	NO	920
11.	HARDWOOD	24"	YES	NO	933
12.	HARDWOOD	24"	YES	NO	703
13.	HICKBERRY	30"	YES	NO	962
14.	OAK	30"	YES	NO	954
15.	HARDWOOD	30"	YES	NO	953
16.	OAK	30"	YES	NO	950
17.	OAK	48"	YES	NO	691
18.	OAK	34"	YES	NO	692
19.	OAK	24"	YES	NO	861
20.	OAK	24"	YES	NO	862
21.	OAK	48"	YES	NO	863
22.	YAM	48"	YES	NO	864
23.	MAPLE	24"	YES	NO	865
24.	MAPLE	24"	YES	NO	866
25.	OAK	24"	YES	NO	867
26.	HARDWOOD	24"	YES	NO	693
27.	HARDWOOD	24"	YES	NO	694
28.	OAK	28"	YES	NO	695
29.	OAK	24"	YES	NO	676
30.	OAK	28"	YES	NO	677
31.	OAK	30"	YES	NO	675
32.	OAK	34"	YES	NO	674
33.	OAK	24"	YES	NO	696
34.	OAK	24"	YES	NO	692
35.	OAK	24"	YES	NO	681
36.	OAK	30"	YES	NO	682
37.	HARDWOOD	28"	YES	NO	724
38.	HARDWOOD	38"	YES	NO	727
39.	POPLAR	24"	YES	NO	872
40.	POPLAR	38"	YES	NO	869
41.	POPLAR	24"	YES	NO	870
42.	OAK	37"	YES	NO	671
43.	POPLAR	10"	NO	NO	873
44.	HARDWOOD	24"	YES	NO	888
45.	POPLAR	38"	YES	NO	884
46.	OAK	24"	NO	NO	889
47.	OAK	38"	YES	NO	892
48.	HARDWOOD	24"	NO	NO	894
49.	HARDWOOD	42"	NO	NO	910
50.	OAK	48"	NO	NO	942
51.	OAK	42"	YES	NO	943
52.	DOGWOOD	7"	YES	NO	883
53.	DOGWOOD	27"	YES	NO	886
54.	DOGWOOD	6"	NO	NO	891
55.	DOGWOOD	6"	NO	NO	891
56.	HARDWOOD	27"	YES	NO	895
57.	HARDWOOD	36"	YES	NO	897
58.	OAK	48"	YES	NO	898
59.	OAK	48"	YES	NO	899
60.	HARDWOOD	30"	YES	NO	903
61.	OAK	48"	YES	NO	905
62.	HACKBERRY	24"	YES	NO	907
63.	HARDWOOD	48"	YES	NO	918
64.	HARDWOOD	28"	YES	NO	919
65.	HARDWOOD	28"	YES	NO	913
66.	HARDWOOD	34"	YES	NO	912
67.	HARDWOOD	30"	YES	NO	916
68.	HARDWOOD	27"	YES	NO	916
69.	HARDWOOD	24"	YES	NO	917
70.	HARDWOOD	33"	YES	NO	918
71.	BEech	17"	YES	NO	933
72.	HARDWOOD	31"	YES	NO	935
73.	HARDWOOD	29"	NO	NO	939
74.	HARDWOOD	28"	NO	NO	937
75.	OAK	36"	NO	NO	938
76.	OAK	24"	NO	NO	939
77.	OAK	26"	NO	NO	941
78.	HACKBERRY	24"	YES	NO	950
79.	HACKBERRY	27"	YES	NO	951
80.	OAK	42"	YES	NO	949
81.	HARDWOOD	24"	YES	NO	955
82.	HARDWOOD	24"	YES	NO	956
83.	HARDWOOD	24"	YES	NO	957
84.	HARDWOOD	24"	NO	NO	958
85.	HARDWOOD	27"	NO	NO	959

NOTE: TREES 43, 46, & 54 ARE OFF PROJECT PROPERTY - NO CREDIT GIVEN.



Tree Massing / Coverage Diagram
NOT TO SCALE



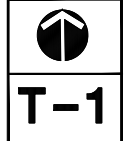
SITE DATA
OWNER / DEVELOPER: SCHAAD PROPERTIES, LLC
810 MAJOR RETAILERS PLACE
KNOXVILLE, TN 37929
PHONE: (606) 451-7614
ZONE: FARRAGUT R-1, C-1
TAX MAP: B2 PARCELS 8, 9, & 10, 20
TOTAL AREA: 8.74 ACRES



MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE AND LAND PLANNING
209 N. WEBBARDER RD., SUITE 201
KNOXVILLE, TN 37919
(606) 595-0225

Tree Preservation / Removal Plan
WEST MILL
Knoxville, Tennessee

JOB NO. 222025
DRAWN: MAV/RJM
DATE: FEB. 13, 2023
REVISIONS:



PLANTING SPECIFICATIONS

SCOPE OF WORK
PROVIDE ALL LABOR AND EQUIPMENT NECESSARY FOR A COMPLETE AND QUALITY LANDSCAPE AS PER PLANS AND SPECIFICATIONS.

REFERENCES AND STANDARDS
PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES. PROVIDE LICENSES AND NECESSARY PERMITS FROM BEGINNING WORK. CARRY GENERAL LIABILITY AND WORKMAN'S COMPENSATION INSURANCE IN AMOUNTS REQUIRED BY THE STATE.

QUALITY OF ALL MATERIALS SHALL MEET OR EXCEED THE STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

PROJECT CONDITIONS
PROTECT ALL UTILITIES WITH SITE CONDITIONS AND CONSTRUCTION DOCUMENTS. PROTECT ALL UTILITIES AND EXISTING FACILITIES. FIELD VERIFY ROW/L PROPERTY LINE WITH OWNER. IF CONDITIONS DIFFERENTIAL TO PLANT GROWTH AND INSTALLATION ARE DISCOVERED, (I.E. ADVERSE DRAINAGE CONDITIONS AND OBSTRUCTIONS) CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS.

LAYOUT
CLEANUP AND STAKE ALL SITE WORK AND PLANTINGS. CONTACT LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO START OF WORK. ALLOW THREE DAYS AFTER STAKING FOR APPROVAL.

THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTINGS, LOCATIONS, ETC. TO ACCOMMODATE LOCAL CONDITIONS. SUCH ADJUSTMENTS WILL BE DETAILED CLARIFICATIONS AND NOT CHANGE ORDERS.

EROSION CONTROL AND SITE CLEANUP
PROVIDE EROSION CONTROL AS NECESSARY. MAINTAIN SITE CLEANUP THROUGHOUT WORK AND PROVIDE A FINAL JOB CLEANUP.

TREES SHRUBS AND GROUNDCOVERS
NURSERY GRAIN BOARD, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF AND HEALTHY, WELL DEVELOPED ROOT SYSTEMS. VIGOROUS PLANT GROWTH UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN LOCALITY OF PROJECT (PREFERABLY WITHIN A 100-MILE RADIUS OF THE PROJECT SITE). PLANTS MUST BE EQUAL OR EXCEED THE MEASUREMENTS DENOTED IN THE PLANT LIST, WHICH ARE MINIMUM ACCEPTABLE SIZES.

SUBMITTALS
ALL LANDSCAPING AND PLANTING INSTRUCTIONS, CERTIFICATES, GENUS, SPECIES AND VARIETY, PROPOSED SCHEDULE OF WORK, SOIL TEST RESULTS, PROPOSED RATE OF APPLICATION OF FERTILIZERS AND SOIL CONDITIONS PRIOR TO INSTALLATION.

PLANT INSPECTION
THE LANDSCAPE ARCHITECT MAY INSPECT PLANT MATERIALS EITHER AT THE PLACE OF GROWTH OR AT THE SITE BEFORE PLANTING. DEFECTIVE OR UNSATISFACTORY MATERIAL MAY BE REJECTED AT ANY TIME DURING PROGRESS OF WORK.

SOIL AMENDMENTS
FERTILIZER: CONFIRMAL GROUND, 10-4-4 FORMULA CONFORMING TO US DEPARTMENT OF AGRICULTURAL STANDARDS DELIVERED IN ORIGINAL UNOPENED CONTAINERS BEARING MANUFACTURER'S GUARANTEED ANALYSIS AND PURITY.

EXISTING SOIL
CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY EXISTING SOIL CONDITION FOR DRAINAGE AND NUTRIENT CONTENT BEFORE ANY PROBLEMS TO LANDSCAPE ARCHITECT PRIOR TO BEGINNING PLANT INSTALLATION.

TOP SOIL
1. FERTILE, FRIABLE, NATURAL, LOAM, TYPICAL FOR LOCALITY.
2. AGRICULTURAL SOIL, CAPABLE OF MAINTAINING VIGOROUS PLANT GROWTH.
3. TAKEN FROM WELL-DRAINED SITE.
4. FREE OF SUBSIDIARY CLAY LAMPS OR STONES LARGER THAN ONE INCH IN DIAMETER.5. PLANTING BEDS SHALL BE 18" DEEP.6. HAVING PH VALUE OF 6.5 MINIMUM AND 7.5 MAXIMUM.
7. CONTAINING 1% HUMUS (MINIMUM DRY WEIGHT).8. TEST TOPSOIL TO INSURE PROPER PERCENTAGE OF NITROGEN, PHOSPHORUS, AND POTASH, ORGANIC MATTER AND PH VALUE.9. UNLESS SPECIFIED IN PLANTING SCHEDULE ALL PLANTING AREAS TO HAVE 2 INCHES OF TOPSOIL AND ALL LAWN AREAS TO HAVE 4 INCHES OF TOP SOIL.

PLANTING SOIL MIX:
3 PARTS TOPSOIL, 10 PARTS 1 AND 2 PARTS SAND (USE WITH CLAY LOAMS OR SILTY LOAMS)
NOTE: PLANTING SOIL MIX MAY BE SUBSTITUTED WITH APPROVED TOPSOIL.

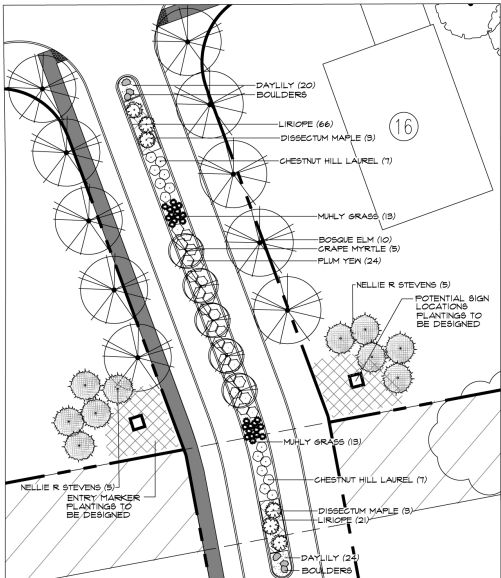
PREPARED PLANTING BED AREAS (ANNUALS & GROUNDCOVERS):
1. TILL SOIL TO A DEPTH OF 18 INCHES.
2. ADD TOPSOIL OF 4 INCHES TOPSOIL AND 1 INCHES PEAT.
3. EVENLY TILL TO 20 INCH & 18 INCHES DEPT.
4. RAKE TO LEVEL, GRADE THEN ADD 2 INCHES FINE SLANK MULCH PRIOR TO PLANTING.5. ADD ORGANIC MATTER AND PH VALUE.6. MAINTAIN LAWN UNTIL GRASS IS WELL ESTABLISHED AND EXHIBITS A VIGOROUS GROWTH CONDITION. IF SEEDS DO NOT GERM OR ARE NOT CONSIDERED ACCEPTABLE AT THAT TIME, CONTRACTOR SHALL MAINTAIN THE FOLLOWING SPRING UNTIL ACCEPTABLE LAWN IS ESTABLISHED.

MAINTAIN LAWN BY METHODS INCLUDING SEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, RE-GRAVING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, OTHER OPERATIONS LAWN FREE OF OBSTACLES OR BARE AREAS.

LANDSCAPE BEDS
ALL LANDSCAPE BEDS TO BE 4 TO 6 INCHES HIGHER THAN EXISTING FINISHED GRADE. TAPER BEDS ADJACENT TO HARDSCAPE SURFACES AND INSTALL 1/2" TRENCH EDGE ADJACENT TO LAWN (SEE DETAIL).

MULCHING
MULCHERS SHALL BE FREE FROM INSTALLED BEED NOXIOUS WEEDS, EGG CASES, HARMFUL INSECTS, OR ANY SPECIES OR GENUS OF ENTOMOLOGICAL INTEREST TO THE DEVELOPER. PLANTS AND SHRUBS CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR CONTROL OF NOXIOUS WEEDS INTRODUCED ON THE SITE IN THE MULCH FOR PERIOD OF ON YEAR AFTER ANNUAL COMPLETION OF THE WORK. MULCHER SHALL SUBMIT A COLOR AND PARTICLE SIZE. SECURE LANDSCAPE ARCHITECT'S APPROVAL FOR SPECIFIC MULCH TYPE.

PROTECTION
PROTECT WORK FROM EROSION, FLOODING, WINDS AND RAIN. REPAIR OR REPLACE ANY DAMAGED AREAS.



Boulevard Planting
SCALE: 1" = 20'

PLANTING
REMOVE BURLAP AND TIES FROM TOP AND PARTIAL SIDES OF ALL PLANT BALLS. PLANTS SHALL BE PLANTED IN THE FINISHED GRADE. PLANTING DETAILS. PLANTS TO BE PLANTED IN SOIL NOT MULCH TOP DRAINAGE.

MAINTENANCE
MAINTAIN LAWN GRASS, WEEDING, FERTILIZING, CULTIVATION DISEASE AND INSECT CONTROL, STAKING, ETC. UNTIL FINAL INSPECTION AND ACCEPTANCE.

INSPECTION AND ACCEPTANCE
UPON COMPLETION OF PLANTING, REQUEST AN INSPECTION FOR PROJECT ACCEPTANCE. ONLY PLANTINGS SHOWING SIGNS OF HEALTHY GROWTH AND SATISFACTORY CONDITION OF FOLIAGE WILL BE ACCEPTED. MAINTAIN THE PROJECT UNTIL ALL INSPECTION CHECK LIST ITEMS (REGULATORY OR REASON REPLACEMENT PLANTING) HAVE BEEN CORRECTED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

GUARANTEE AND REPLACEMENT
FOR A PERIOD OF ONE YEAR AFTER DATE OF PROJECT ACCEPTANCE, GUARANTEE AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLIGENCE BY OWNER OR DAMAGE BY OTHERS OR UNLAWFUL PESTICIDES OR PRODUCTS WHICH ARE BEYOND CONTRACTOR'S CONTROL. IMMEDIATELY REMOVE AND REPLACE TREES, SHRUBS, OR OTHER PLANTS FOUND TO BE UNSATISFACTORY DURING GUARANTEE PERIOD.

QUALITY ASSURANCE
PROVIDE PESTAL CLEAN-UP/REPAIR WORK TO TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL BEED ANALYSIS OF NORTH AMERICA. SUBMIT SEED VENDOR'S CERTIFIED STATEMENT FOR EACH GRAIN SEED TYPE.

PROJECT CONDITIONS
PROVIDE PERMITS, EROSION CONTROL, PROJECT MANAGER TO NOTIFY CONTRACTOR AS PARTS OF SITE BECOMES AVAILABLE AND ESTABLISH A REASONABLE SCHEDULE TO REPAIR WORK.

FERTILIZER AND LIME
FERTILIZER WITH COPPER/NITROGEN, PERCENTAGE TO BE DETERMINED WITH ANALYSIS AND REASON OF INSTALLATION. LIME TO BE NATURAL CALCIUM LITHONITE CONTAINING NOT LESS THAN 85% CARBONATES. MINIMUM OF 30% PHOSPHORUS CARBONATES.

SEED
SEED VARIETY AND RATE OF APPLICATION SHALL BE AS SPECIFIED IN MATERIAL LIST.

SEED SOIL PREPARATION
1. TILL TO A DEPTH OF NOT LESS THAN 6 INCHES.
2. REMOVE INVASIVE AREAS AND LOOSE STONES, CHANGES IN GRADE, GRAVITATIONAL.
3. TILL SOIL TO A HOMOGENEOUS TEXTURE OF FINE TEXTURE, FREE OF CLODS.
4. REMOVE STONES LARGER THAN ONE INCH AND OTHER EXTRANEIOUS MATERIAL.
5. APPLY TOPSOIL, LAYER 8" SPECIFIED.
6. APPLY LIME AT RATE REQUIRED TO ACHIEVE PH RANGE BETWEEN 6.5 AND 6.8.
7. APPLY FERTILIZER AT RATE REQUIRED BY ANALYSIS.
8. MIX THOROUGHLY IN UPPER TWO INCHES OF TOPSOIL.

SEEDING AND MULCHING
SEEDS AT RATE SPECIFIED OR AS NECESSARY TO INSURE A UNIFORM AND FULL STAND OF GRASS, EVENTUALLY BEING EQUAL QUANTITY IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.

LAWN MAINTENANCE
MAINTAIN LAWN UNTIL GRASS IS WELL ESTABLISHED AND EXHIBITS A VIGOROUS GROWTH CONDITION. IF SEEDS DO NOT GERM OR ARE NOT CONSIDERED ACCEPTABLE AT THAT TIME, CONTRACTOR SHALL MAINTAIN THE FOLLOWING SPRING UNTIL ACCEPTABLE LAWN IS ESTABLISHED.

MAINTAIN LAWN BY METHODS INCLUDING SEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, RE-GRAVING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, OTHER OPERATIONS LAWN FREE OF OBSTACLES OR BARE AREAS.

LANDSCAPE NOTES
1. SEEDS OR SOIL AS SHOWN ALL AREAS (DISTURBED BY GRADING (TYP.) BY REBEL, SUPERHE BLEND, SOIL GRASS SEED UNIFORMITY IN TWO DIRECTIONS) PROJECT TO STRAW TO A DEPTH OF 1-1/2 INCHES. SOIL SLOPES AT 3:1 OR AS INDICATED. (USE SOIL STAPLES)
2. PROPOSED PLANT MATERIALS WILL NOT INTERFERE WITH ANY EXISTING AND/OR PLANNED UNDERGROUND OR OVERHEAD UTILITIES. PRIOR TO LANDSCAPE INSTALLATION, CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES.
3. SELECTION AND PLACEMENT OF PLANT MATERIALS WILL NOT CREATE VISIBILITY PROBLEMS FOR INGRESS / EGRESS OF SITE. COORDINATE WITH YOUR STAFF.
4. STORM WATER DETENTION IS REQUIRED FOR THIS SITE. SEE CHART FOR REQUIRED LANDSCAPING AS PER ORDINANCE.
5. BUFFER STRIPS ARE NOT REQUIRED FOR THE RESIDENTIAL PORTION OF THE SITE.
6. PLAN REFLECTS AND IS CONSISTENT WITH REMAINING PLAN SHEETS ASSOCIATED WITH THIS PROJECT.
7. PLANT MATERIAL, MULCH AND OTHER RELATED PRODUCTS MUST BE PRE-TREATED OF PEST ANTS.
8. STREET TREE PLANTINGS PROPOSED WITH LOT LINES OF RESIDENCES WILL BE INSTALLED AND MAINTAINED BY THE DEVELOPER AS INDIVIDUAL RESIDENCES ARE CONSTRUCTED.

UNLESS SPECIFIED IN PLANTING SCHEDULE ALL PLANTING AREAS TO HAVE 2 INCHES OF TOPSOIL AND ALL LAWN AREAS TO HAVE 4 INCHES OF TOP SOIL.

PLANTING SOIL MIX:
3 PARTS TOPSOIL, 10 PARTS 1 AND 2 PARTS SAND (USE WITH CLAY LOAMS OR SILTY LOAMS)
NOTE: PLANTING SOIL MIX MAY BE SUBSTITUTED WITH APPROVED TOPSOIL.

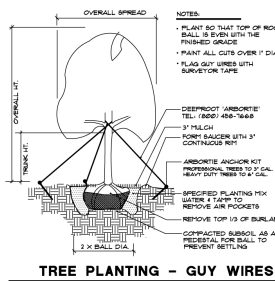
PREPARED PLANTING BED AREAS (ANNUALS & GROUNDCOVERS):
1. TILL SOIL TO A DEPTH OF 18 INCHES.
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4. RAKE TO LEVEL, GRADE THEN ADD 2 INCHES FINE SLANK MULCH PRIOR TO PLANTING.

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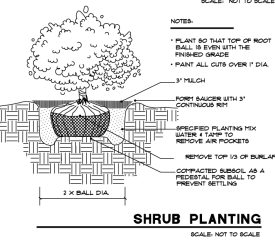
LANDSCAPE BEDS
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PROTECTION
PROTECT WORK FROM EROSION, FLOODING, WINDS AND RAIN. REPAIR OR REPLACE ANY DAMAGED AREAS.



TREE PLANTING - GUY WIRES
SCALE: NOT TO SCALE



SHRUB PLANTING
SCALE: NOT TO SCALE



LANDSCAPE REQUIREMENTS

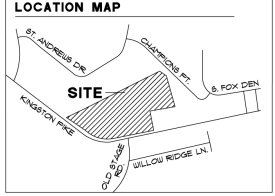
ITEM	REQUIRED	PROPOSED
REQUIRED TREES FOR 541 L.F. OF FINISHED GRADE	30 TREES	30 TREES
REQUIRED TREES FOR TREE REPLACEMENT	202 TREES	193 TREES MEET NOTE A

NOTES:
A. BALANCE OF REQUIRED REPLACEMENT TREES PROPOSED TO BE INSTALLED AS ADDITIONAL ENHANCEMENT WITH COMMERCIAL PROPERTY BUFFER PLANTINGS.

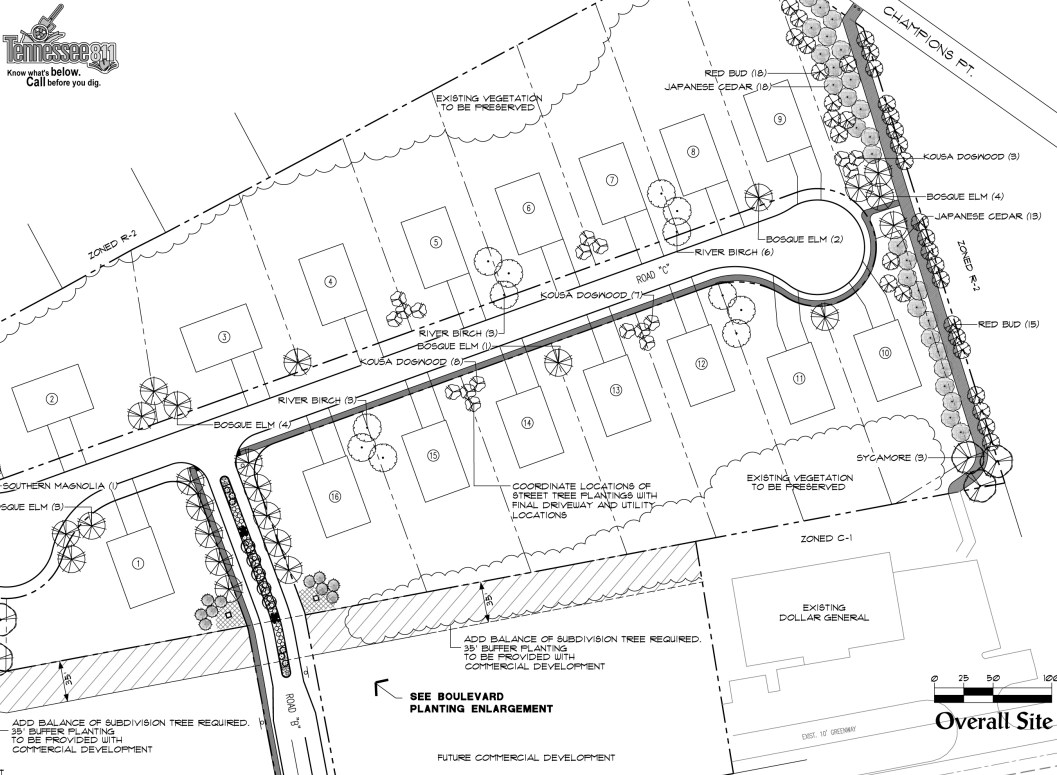
PLANTING SCHEDULE

QTY.	COMMON / BOTANICAL NAME	SIZE	CAL.
12	DECIDUOUS TREES		
24	BOSQUE ELM / <i>Ulmus parviflorus</i> Bonse	10-12H	2'CAL
12	RIVER BIRCH / <i>Betula nigra</i> Drua Host	10-12H	2' cal. / 1/4H
6	SYCAMORE / <i>Platanus occidentalis</i>	10-12H	2'CAL
6	KEEPPING WILLOW / <i>Salix babingtoniana</i>	10-12H	2'CAL
10	EVERGREEN SHRUBS		
10	JAPANESE CEDAR / <i>Chamaecyparis japonica</i>	7-8H	
10	NELLIE R STEVENS / <i>Ilex vom. Nellie R Stevens</i>	7-8H	
10	SOUTHERN MAGNOLIA / <i>Magnolia grandiflora</i>	8-10H	2'5H
5	FLOWERING TREES		
5	GRAPE HYDRILE / <i>Lagerströmia indica</i> Boon	10H	2' cal. / 1/4H
23	KOUSSA DOGWOOD / <i>Cornus kousa</i>	8-10H	2'CAL
40	RED BUD / <i>Cercis canadensis</i>	8-10H	2'CAL
QTY. <th>COMMON / BOTANICAL NAME</th> <th>SIZE</th> <th>REMARKS</th>	COMMON / BOTANICAL NAME	SIZE	REMARKS
10	DECIDUOUS SHRUBS		
10	DISSECTUM MAPLE / <i>Acer palmatum</i> 'Dissectum'	50-60Hx10W	1/4H
10	EVERGREEN SHRUBS		
10	CHERRY HILL LAUREL / <i>Prunus lanceocarpa</i> Charles Hill	18-24H	1/4H
24	PLUM YEN / <i>Cedrelopsis virginiana</i> 'Plum Yon'	12-15H	1/4H
10	GRASSES		
20	MULY GRASS / <i>Muhlenbergia capillaris</i>	10-12H	3/4H
QTY. <th>COMMON / BOTANICAL NAME</th> <th>SIZE</th> <th>REMARKS</th>	COMMON / BOTANICAL NAME	SIZE	REMARKS
10	GROUND COVERS		
10	DAYLILY / <i>Hemerocallis hybrid</i> 'Stella de Oro'	1'gall	10" O.C.
10	LIRIOPE / <i>Liriope muscari</i> 'Big Blue'	1'gall	12" O.C.
10	ADDITIONAL ITEMS MATERIAL		
as per plan	WOODWORK MULCH	traces and shrubs	as per plan
as per plan	WOODWORK MULCH	traces and shrubs	as per plan
as per plan	WOODWORK MULCH	traces and shrubs	as per plan

QUANTITIES ARE FOR THE CONTRACTORS CONVENIENCE ONLY. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL PLANTINGS ILLUSTRATED ON PLAN.



SITE DATA
OWNER / DEVELOPER:
SCHAUZ PROPERTIES, LLC.
PHONE: (666) 631-2674
ZONE: FAIRBANK R-1, C-1
TAX MAP: 151 PARCELS 8, 9, 11, 10, 21
TOTAL AREA: 8.74 ACRES



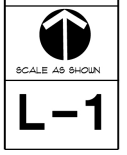
Overall Site
SCALE AS SHOWN



MICHAEL VESEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
1000 W. KNOXVILLE PIKE, SUITE 201
KNOXVILLE, TENNESSEE 37919
(615) 596-1931

Landscape Plan - Residential Site
WEST MILL
Knoxville, Tennessee

JOB NO. 222025
DRAWN: MAV/RJM
DATE: APR. 4, 2025
REVISIONS:



CONCLUSIONS & RECOMMENDATIONS

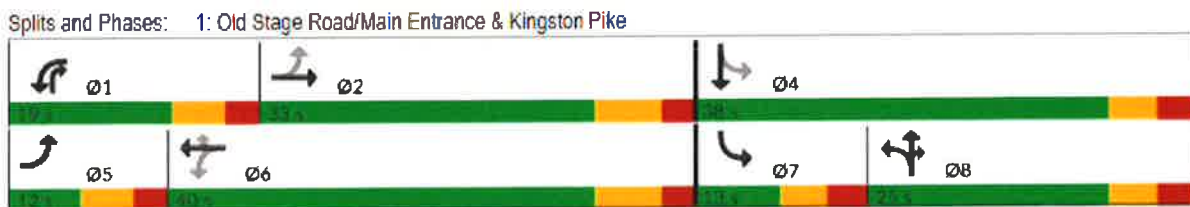
The following is an overview of recommendations to minimize the transportation impacts of the West Mill Development on the adjacent transportation system while attempting to achieve an acceptable traffic flow and safety level.



Kingston Pike at Old Stage Road and Proposed Main Entrance: As discussed, the results for the projected 2027 conditions were obtained using the Synchro software to optimize the traffic signal green times. These optimized timings are provided in the Synchro worksheets in Appendix E and are shown below. The phasing and operation of the traffic signal were also modified to accommodate the Main Entrance approach at the intersection and included the following aspects:

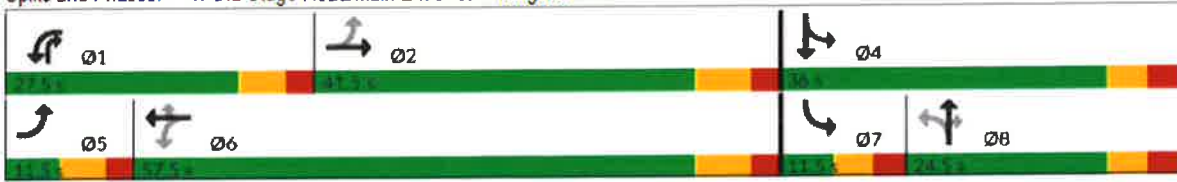
- The modifications included providing separate protected phases for the eastbound and westbound left-turn movements on Kingston Pike. Permitted left turns were also allowed for these approaches. Westbound left-turn movements currently operate with this phasing, but with the addition of the West Mill Development, a protected eastbound left-turn lane and movement is recommended to be provided.
- As currently occurring, northbound right-turn movements on Old Stage Road are provided a protected movement during the westbound left-turn protected phase, and this overlap was kept for the future conditions.
- Southbound left turns from the Main Entrance towards the east on Kingston Pike were provided a protected and permissive phase. Northbound left and thru movements on Old Stage Road were provided permissive phases only.
- The optimized timings resulted in a cycle length of 90 seconds during the AM peak hour and 105 seconds in the PM peak hour. The phasing and timing are as follows:

AM Peak Hour:



PM Peak Hour:

Splits and Phases: 1: Old Stage Road/Main Entrance & Kingston Pike



A preliminary traffic signal plan for this intersection was designed by Cannon & Cannon, Inc. in 2023 and is included in Appendix E. The basics of this plan were incorporated into the modifications in this report, and the final traffic signal plan is recommended to incorporate the findings of this study.

A summary of the capacity analyses for this intersection is presented in Table 9. This table provides a side-by-side summary and comparison of the signalized intersection for the existing 2024 conditions, projected conditions in 2027 without the project, and the projected conditions in 2027 with the project and the modified and optimized signal phasing and timings.

Overall, the signalized intersection of Kingston Pike at Old Stage Road with the addition of the Main Entrance is projected to operate with reasonable vehicle delays and queues when coupled with the provided recommended optimized signal timing and phasing in this study. However, it is expected that the existing large number of left-turning vehicles on Kingston Pike and right turns on Old Stage Road will continue in the projected conditions, particularly during the PM peak hour. With the addition of the proposed development at the intersection and these large turning vehicles, the eastbound approach of Kingston Pike is calculated with a maximum v/c (volume/capacity) ratio of 0.99 in the PM peak hour, even with the optimized signal phasing and timings. Any ratio over one is defined as over-capacity and could result in unstable conditions that produce large vehicle queues. Nonetheless, this result is likely an overestimation of a worst-case scenario since the assumptions used in the analyses were very conservative, and the analysis also included a potential small supermarket in the trip generation calculations. This assumption substantially increased the estimated number of trips generated even though this retail type has not yet been confirmed or identified for the proposed development.

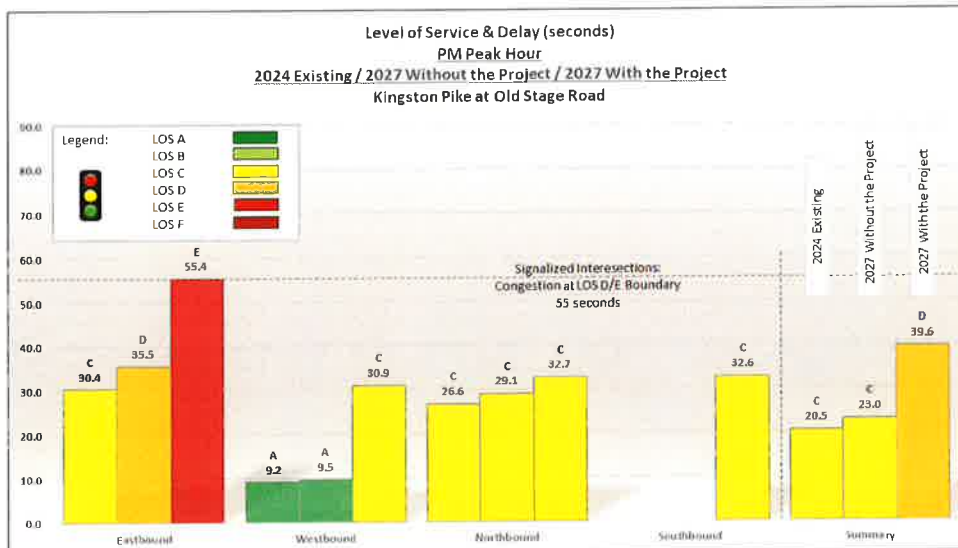
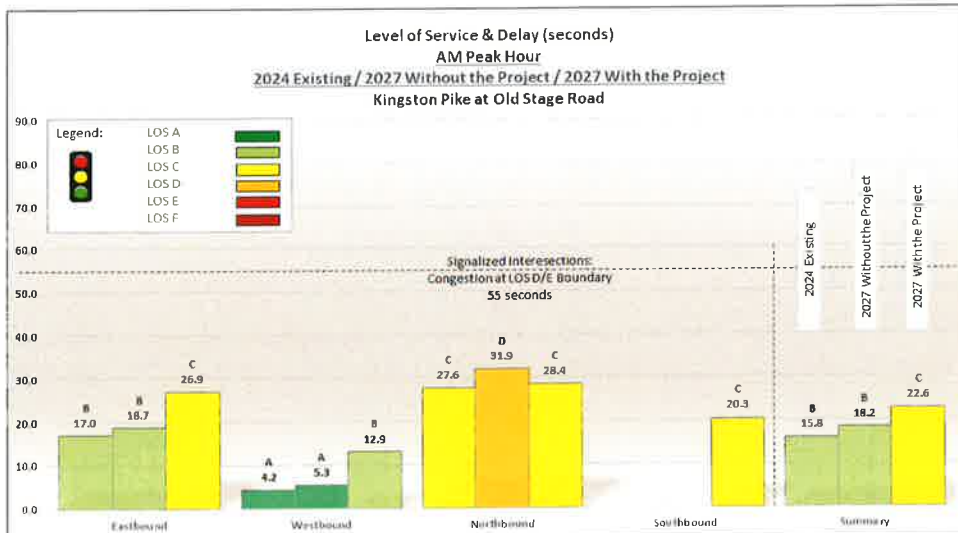
Otherwise, while not being recommended, additional traffic lanes would need to be provided to increase capacity at the intersection and reduce the possibility of the approaches being over-capacity. The greatest need at this intersection to increase capacity would be to provide additional lanes for the significant turning volumes from the westbound left-turn lane on Kingston Pike and the northbound right-turn lane on Old Stage Road. Providing dual turn lanes would significantly improve vehicle throughput but would necessitate large-scale modifications to the intersection.

TABLE 9
INTERSECTION CAPACITY ANALYSIS SUMMARY
KINGSTON PIKE AT OLD STAGE ROAD



APPROACH / PEAK HOUR MOVEMENT	2024 EXISTING			2027 WITHOUT THE PROJECT			2027 WITH THE PROJECT *		
	LOS ^a	Delay ^b	Max v/c ^c	LOS ^a	Delay ^b	Max v/c ^c	LOS ^a	Delay ^b	Max v/c ^c
AM Peak									
Eastbound	B	17.0		B	18.7		C	26.9	
Westbound	A	4.2		A	5.3		B	12.9	
Northbound	C	27.6		D	31.9		C	28.4	
Southbound	-	-		-	-		C	20.3	
Summary	B	15.8	0.83	B	18.2	0.87	C	22.6	0.83
PM Peak									
Eastbound	C	30.4		D	35.5		E	55.4	
Westbound	A	9.2		A	9.5		C	30.9	
Northbound	C	26.6		C	29.1		C	32.7	
Southbound	-	-		-	-		C	32.6	
Summary	C	20.5	0.82	C	23.0	0.88	D	39.6	0.99

Note: All analyses were calculated in Synchro 12 software and reported with HCM 7th Edition methodology
^a Level of Service, ^b Average Delay (sec/vehicle), ^c Volume-to-Capacity Ratio
 * Optimized Traffic Signal Timing



Besides the optimized signal phasing and timings, the following is also recommended for the signalized intersection of Kingston Pike at Old Stage Road and Main Entrance:

- 1a) A paved pathway is shown on the site plan along the road frontage of Kingston Pike. A white crosswalk should be applied to the Main Entrance approach at the traffic signal to accommodate pedestrians and bicyclists along the north side of Kingston Pike, where a paved path will be constructed as part of the development. The design should include pedestrian buttons and signal heads, ADA-compliant ramps, and detectable warning surfaces. A crosswalk crossing the westbound approach of Kingston Pike is shown in the preliminary traffic signal plan by Cannon & Cannon, Inc., and the Main Entrance approach should be included in the overall signal design.

The site's development will necessitate a modification of the existing traffic signal at Kingston Pike at Old Stage Road. A crosswalk on the east side of Kingston Pike will be provided as part of this signal modification. This crossing will provide a safe interconnection at the traffic signal to a vast area of Kingston Pike for pedestrians and bicyclists that is otherwise not currently available for a large section of the Kingston Pike corridor in Farragut.

- 1b) As shown in Table 8b, the proposed westbound right-turn lane on Kingston Pike and the southbound left-turn lane for the development's Main Entrance at the traffic signal are projected to have longer vehicle queues than shown in the concept site plan design. The proposed westbound right-turn lane on Kingston Pike at the traffic signal is recommended to have a minimum storage length of 100 feet. At the traffic signal, the southbound left-turn lane on the Main Entrance should have a minimum storage length of 150 feet. The civil site designer should coordinate the design of the westbound turn lane on Kingston Pike with TDOT and include a white right-turn arrow and a solid white lane line on the pavement to delineate this exclusive lane.
- 1c) Sight distance from the proposed Main Entrance at Kingston Pike must not be impacted by future landscaping, signage, or vegetation. Based on a posted speed limit of 45-mph on Kingston Pike, the required intersection sight distance is 430 feet, looking to the east for when a motorist in a passenger car exits towards the west when making a right-turn-on-red at the traffic signal. A visual inspection determined that this sight distance is available at the proposed Main Entrance location. The site designer must ensure that the intersection sight distance is accounted for and provided in the design plans.

- 1d) The construction of the Main Entrance at Kingston Pike will require a TDOT Highway Entrance Permit. The developer will need to apply for this permit and coordinate with TDOT regarding their specific requirements for this entrance.

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Bart Hose, Assistant Community Development Director

SUBJECT: Discussion on amendments to the Farragut Code of Ordinances, Appendix A – Zoning, Chapter 4., Section VI., Customary Home Occupations (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: The Town staff initiated a discussion on home occupations at the October 17, 2024, Planning Commission Meeting. This was in response to growing permitting issues and citizen complaints regarding the operation and conduct of home occupations in residential neighborhoods. While the Town’s Zoning Ordinance does address “customary home occupations” (attached), the permitting issues and citizen complaints raised questions regarding the application of the current regulations to the range of possible home occupations, and the Town’s intent and preferences for regulating such uses. In addition, the Town was also in the process of revamping and publicizing its Business Privilege License process, which was likely to increase the number of applications for home occupation permits. The Planning Commission discussed the issue at the October 17 meeting and asked staff to develop potential zoning amendments to better address the issue. This included the use of a citizen working group to provide input on the issue and potential amendments.

The staff has continued to work on the issue and a five-member working group has been involved in developing potential zoning amendments. The process involved researching and evaluating the home occupation regulations used by several other communities. The range of business uses allowed, regulatory standards applied, and the general approach taken by each community was considered for application in Farragut. The citizen working group has met twice to provide input and direction. This included allowing low impact, predominantly office activity-based home occupations, as “by right” uses that would not require a formal permit, and broadening the list of business uses that can be considered as home occupations. A working draft of a zoning amendment has been developed to reflect these goals (attached). At this point, the Town staff thought it would be appropriate to update the Planning Commission on the project and ask for its input on both the overall approach and several issues that need to be resolved before a final draft is presented for consideration.

DISCUSSION: The principal zoning issue with home occupations involves mitigating and balancing potential impacts on the residential character of a neighborhood. At what point do the activities and likely impacts associated with a home occupation go beyond what should be reasonably expected and accepted in a residential neighborhood. The draft regulations would allow for a range of business activities as home occupations, provided various standards and conditions are met. These standards and conditions are intended to limit the scale of a proposed home occupation and its impact, particularly on neighboring properties.

The following is a list of citizen complaints regarding home occupations that staff provided at the October Planning Commission meeting. It provides examples of the types of issues and impacts that may need to be considered when evaluating the approach and standards included in the draft regulations.

- Noise
- Food trucks
- The presence of dumpsters on site
- Excessive deliveries/increased traffic
- Homes being used for business with no one living there
- Short-term rentals
- Daycare operations
- Cars with dealer tags, # of cars, parking on site
- Vehicle repair
- Motorcycle repair and sales with on-street testing
- Employees meeting on site and parking
- Parking equipment (trailers on streets)/ blocking streets
- Presence of large trucks and equipment on site
- Material and product storage on site
- Taxidermy (skinning of animals)

The staff would like to obtain additional Planning Commission input regarding the Town's preferences and intent for regulating home occupations. Possible points of discussion include the following:

1. The general approach taken with the draft regulations. Providing for use "by right" home occupations and a broader list of potential home occupation types has added some complexity to the regulations. Discussion points include:
 - Allowing for some home occupations as "by right" uses.
 - The general requirements for all home occupations.
 - The business uses included in Type 1, Type 2, and other home occupation use categories.
 - The standards/requirements applied to the different types of home occupations.
 - Any businesses that should be added or excluded as allowable home occupations.
2. The types and sizes of vehicles and trailers allowed. The presence of work-related commercial vehicles associated with home occupations can create conflicts with neighbors and can impact the residential character they expect in their neighborhoods. Allowing food trucks as a home occupation has created the need for larger commercial vehicle types. Discussion points include:
 - The type, size, and number of business-related vehicles allowed to be kept on site.
 - Needed restrictions on where such vehicles can be kept/parked on the lot. The Town currently has no setback restrictions for driveways for vehicle parking on a residential lot.
3. The use of accessory buildings (detached garages and storage buildings). Discussion points may include:
 - Should there be restrictions on the use of detached accessory buildings for home occupations?
 - If so, should the restrictions extend to storage of materials or products?
 - The Town currently only generally enforces a 5-foot setback for detached accessory buildings, and they can be as large as 600 square feet or 30% of the principal building's footprint, whichever is larger. If home occupations are allowed to utilize accessory building should there be additional setbacks and/or size requirements?
4. Off site noise, vibration, odor, etc. The proposed regulations limit the use of equipment or processes that create such impacts if they are detectable to the normal senses off the lot. Is this a desirable and reasonable standard?

The Town's existing regulations concerning home occupations are contained in Article 4, Section VI of the Farragut Municipal Zoning Ordinance.

Sec. VI. Customary home occupations.

It is the intent of this section to establish the permitting process and the development criteria for Customary Home Occupations.

- A. Application/permit process.
 - 1. Applicants shall submit a completed Customary Home Occupation Application and the required fee to the town hall;
 - 2. Town staff shall review the application for conformance with the requirements and approve or deny the application within 15 working days of submittal. If the application is denied, the applicant may appeal staff's decision to the Farragut Board of Zoning Appeals (BZA); and
 - 3. The approved application shall represent the permit and shall constitute a contract agreement.
- B. All Customary Home Occupations shall comply with the following development criteria:
 - 1. Home occupations shall be undertaken by the residents of the dwelling unit;
 - 2. No more than one person other than members of the family residing on the premises shall be engaged in such occupation;
 - 3. The space devoted to the home occupation shall not exceed 20 percent of the gross floor area of the principal building;
 - 4. No alteration to any building shall indicate from the exterior that the building is being used for other than residential purposes;
 - 5. No articles, materials, goods, or equipment indicative of the home occupation shall be visible from any public street, or adjacent properties. Outdoor sales and storage is prohibited;
 - 6. No traffic shall be generated by the home occupation in greater volume than would normally be expected in a residential neighborhood. Off-street parking shall be provided;
 - 7. The proposed uses shall not increase noise, vibration, glare, fumes, odors, or electrical interference;
 - 8. Where applicable, recognized professional licenses and required permits of the occupant(s) trade or trades which are practiced shall be obtained and maintained as valid; and
 - 9. Dwelling units and accessory buildings shall not be used as a primary or incidental storage facility for a business, industry, commercial, or agricultural activity conducted elsewhere.
- C. The following occupations are permitted as customary Home Occupations:
 - 1. Artist, photographer, sculptor, graphic artist, wood worker, writer, or author;
 - 2. Craftsperson;
 - 3. Dressmaker, milliner, seamstress, tailor, baker, or interior decorator;
 - 4. Personal services such as masseuse, manicurist, cosmetologist, hair dresser, and barber;
 - 5. Sales representative;

-
6. Lawyer, engineer, architect, land planner, drafts person, manufacturing or company representative, off-site inspector, broker, financial or business consultant, real estate representative, insurance agent, or accountant;
 7. Computer programmer, word processor, telemarketer, telephone answering service, information specialist, or similar uses which are in support of computer related technology;
 8. Teaching, including tutoring, musical instruction, or dancing;
 9. Home day care and babysitting, provided that the total number of clients does not exceed four and that such clients are cared for less than 18 hours per day; and
 10. Other similar occupations as determined by the Board of Zoning Appeals.

(Ord. No. 86-16, 4-1986; Ord. of 2-2006)

Home Occupation Regulations, Concepts for Discussion April 2025

Definitions

Home-based worker – is an employee, generally a professional, who does his or her job from home instead of commuting to their employer’s business site or office on a full or part-time basis. Also known as remote workers or teleworkers, they perform their work and stay in contact with their employers, co-workers, and clients/customers exclusively via phone, the internet, or off-site meetings.

Home Occupation / Home-Based Business – a gainful business, profession, occupation, or trade conducted by a resident as an accessory to and within their residential dwelling unit, provided all applicable regulations and requirements of the Town of Farragut are met. For the purposes of these regulations the terms home occupation and home-based business may be used interchangeably.

Zoning Section and Requirements

Section VI. Customary home occupations/home-based business

It is the intent of this section to establish the permitting process, regulatory framework, and development criteria for limited small scale home occupations/home-based businesses in order to control and manage their potential impacts on surrounding residential properties.

Applicability. This section and its requirements are applicable to all Home Occupations / Home-Based Business operating within the Town of Farragut. Type One (1) home occupations, as listed below, are considered an allowable use by right within applicable zoning districts and do not require a permit provided all applicable provisions of this section are met on a continuing basis. All other home occupations and home-based businesses require permitting under this section. This section is not intended to apply to Home-Based Workers, as defined in this zoning ordinance *{do there need to be any additional parameters or conditions added here or in the definition of home-based worker?}*.

A. General Requirements

The following requirements and development criteria shall apply to all home occupations/home-based businesses. Additional requirements for specific home occupation types and/or activities may apply and are listed in subsequent subsections/parts below.

1. Home occupations shall be undertaken by the residents/occupants of the dwelling unit. Only one employee other than a resident of the dwelling may be working on site at any time.
2. The physical location/address of the home occupation shall not be used as a meeting or staging location for offsite employees or work crews.
3. Home occupations must be conducted entirely within the dwelling unit (including attached garage). With the exception of parking a permitted business vehicle, accessory buildings shall not be used in connection with a home occupation, including the storage of materials or products.

{Alternative language: Accessory buildings may be used for the incidental storage of materials or products in connection with the home occupation as provided for and in accordance with the provisions of this ordinance.}

4. The use of a dwelling unit for a home occupation shall be clearly incidental and subordinate to its use for residential purposes and not more than 25% of the gross floor area of the dwelling unit shall be used to conduct the occupation.
5. If the residents of the dwelling wish to engage in more than one home occupation, each home occupation must be permitted separately, and the total floor area of all occupations must not exceed 25% of the dwellings' gross floor area.
6. There shall be no change or alteration to the exterior appearance of any building that would indicate the presence of the home occupation. The residential character of the lot and dwelling must be maintained.
7. With the exception of business-related vehicles as permitted by these home occupation regulations, there shall be no outdoor storage of equipment, supplies, articles, or goods associated with the home occupation. In addition, only materials or goods used or produced in connection with the home occupation may be stored on-site and within the dwelling unit (including attached garage).

{Note: the language of this section may need to be adjusted if the community decides to allow for some storage in accessory buildings.}

8. Solid waste containers shall be limited to the sizes and types typically found in residential areas. The use of dumpsters and other larger types of solid waste containers for a home occupation shall be prohibited.
9. Except as provided for in the requirements/standards below, no additional traffic or parking congestion shall be generated in connection with the home occupation other than what would be expected of a typical residence.
10. No equipment or process shall be used in connection with a home occupation that creates noise, vibration, glare, fumes, odors, or electrical interference, including voltage fluctuations detectable to the normal senses off of the lot.
11. Signs shall be limited to one non-illuminated wall mounted sign not to exceed two square feet in area.

B. Additional Specific Requirements by Home Occupation Type or Activity

1. Type 1 – Limited Home Office/Studio Based Activities

Type 1 home occupations are limited to home office/studio-based activities where client contact and services are principally conducted via phone, internet, or off-site. For the purposes of these regulations, Type 1 home occupations are intended to be “use by right” activities with no permit required, provided all applicable provisions of these regulations are met on an ongoing basis.

Uses. For the purposes of this ordinance, Type 1 home occupations may include: 1) general office businesses/professions providing remote management, administrative, or professional services including but not limited to accountant, architect, attorney, engineer,

planner, Information technology consultant, data entry service/clerk, management or financial consultant, real estate or insurance agent, contractor or trades person (office only), or like profession as determined by the zoning administrator; 2) sales agents and sales representatives; 3) artistic and creative professions including but not limited to artist, author, graphic designer, interior designer, event planner, caterer, or like profession as determined by the zoning administrator.

In addition to the general requirements listed above, all Type 1 home occupations must meet the following additional standards.

- a. Visits. On-site client meetings/visits shall be limited to no more than one client at a time between the hours of 9:00 a.m. and 5:00 p.m. and no more than a total of 2 meetings per day. All other client and business contacts shall be via phone, internet, or off-site. Off-street parking shall be provided for any on-site client contact/meetings.
- b. Vehicles. Vehicles associated with a home occupation shall be limited to passenger type vehicles typically found in a residential area including cars, minivans, SUVs, and pickup trucks (light duty). No more than one dedicated (non-personal use) business vehicle is permitted per home occupation. No business vehicle, other than a type typically found in a residential area, shall be parked on premises or on-street overnight.

{Note: the issue of trailers needs to be addressed for home occupation activities. Their use, size, type, and storage location on site needs to be considered if permitted.}

- c. Deliveries. Parcel services (deliveries/pickups) associated with the home-based business shall be limited to a maximum of two per week, above and beyond normal household parcel services. Such parcel services shall be limited to public or private parcel service carriers (e.g. USPS, FedEx, UPS), no other truck deliveries are permitted.
- d. Sales. There shall be no sales of merchandise directly to customers at the physical home business address; however, telephone and internet sales are permitted.

2. Type 2 – Home Occupations and Home-Based Businesses

Type 2 home occupations and home-based business may involve activities and impacts beyond the limited office and studio-based activities permitted as a Type 1 home occupation. Permits are required.

Uses. For the purposes of this ordinance Type 2 home occupations may include: 1) any listed Type 1 occupation or use; 2) office for mobile service providers such as dog grooming, auto detailing, maintenance service, courier service, or mobile food vendor; 3) photographer, baker, sewist, and tailor or like profession as determined by the zoning administrator; 4) artisan and craftsperson production, and related minor assembly, fabrication, and repairs including woodworking, pottery, jewelry making and repair, watch and clock repair, gunsmithing, gift basket assembly, and similar activities conducted at a scale typical of home arts and craft activities as determined by the zoning administrator.

In addition to the general requirements listed above, all Type 2 home occupations must meet the following additional standards.

- a. Visits. On-site client/customer visits shall be limited to no more than one client/customer at a time between the hours of 8:00 a.m. and 5:00 p.m. and no more than a total of 6 visits per day. All other client/customer services and business contacts shall be via phone, internet, or off-site. Off-street parking shall be provided for any on-site client/customer visits.
- b. Sales. On-site retail sales shall be incidental to the home occupation use and limited to merchandise produced on-site. All other sales activities shall be conducted off-site or by telephone or internet.
- c. Vehicles. Vehicles associated with the home occupation shall be limited to passenger type vehicles typically found in a residential area including cars, minivans, SUVs, and pickup trucks (light duty), along with limited larger types of vehicles including specifically utility/cargo van, step van/walk-in van/multi-stop truck/delivery van, medium duty pickup, and minibus provided such vehicles are limited to no more than two (2) axles and an overall length (bumper to bumper) of 27 feet. No more than one dedicated (non-personal use) business vehicle is permitted per home occupation. No business vehicle, other than the type typically found in a residential area or listed above in this subsection, shall be parked on premises or on-street overnight.

{Note: the vehicle size listed above is a fairly large vehicle and was selected to accommodate typical/common size food trucks (there are both larger and smaller sizes). It is the equivalent of a FedEx or UPS step van delivery truck which can typically range from around 26 to 29 feet. Is this an appropriate size vehicle to be parked on a residential lot in the Town? Accommodating food trucks creates a need for larger size vehicles. More discussion is needed on this issue. Another option could be to break out food trucks, if the community wants to allow them as home occupations, as a separate use with its own standards. Listing food trucks separately would allow for additional vehicle size limitations for all other Type 2 uses.}

{Note: the issue of trailers needs to be addressed for home occupation activities. Their use, size, type, and storage location on site needs to be considered if permitted.}

- d. Deliveries. Parcel services (deliveries/pickups) associated with the home-based business shall be limited to a maximum of 10 per week, above and beyond normal household parcel services. Such parcel services shall be limited to public or private parcel service carriers (e.g. USPS, FedEx, UPS), no other truck deliveries are permitted.
3. Personal beauty and well-being services, including spa services, and beauty and barber care may be permitted as home occupations provided the following additional requirements are met. Permits are required.
 - a. Visits. No more than two clients/customers, or a single family at a time between the hours of 9:00 a.m. and 6:00 p.m.

- b. Sales. On-site retail sales shall be incidental to the home occupation use and limited to hair care, beauty, and similar personal care items.
- c. Other. Permitted vehicles, off-street parking, and deliveries shall be the same as for a Type 1 home occupation listed above.

4. Counseling Services

Counseling services may be permitted as home occupations under the following additional requirements. Permits are required.

- a. Visits. They do not provide services to more than two clients at a time, except for family counselling sessions, which shall be considered as a single client visit.
- b. Other. Permitted vehicles, off-street parking, and deliveries shall be the same as for a Type 1 home occupation listed above.

5. Tutoring and Instructional Services including but not limited to academics, arts, fitness, crafts, and other similar subjects; Swim lessons; Small Scale Childcare; and Pet Sitting may be permitted as home occupations provided the following additional requirements are met. Permits are required.

- a. Tutoring and instructional services, including swim lessons that provide instruction to no more than two students, or a single family at a time.
- b. Small-scale childcare uses provided they do not provide care for more than four children not related to the residents operating the home occupation.
- c. Pet sitting uses provided no more than two pets (in addition to resident pets) are kept at a time and such pets are kept mostly indoors.
- d. Permitted vehicles, off-street parking, deliveries, and sales for all such uses shall be the same as for a Type 1 home occupation listed above.

C. Prohibited Home Occupations

Any home occupation not specifically provided for in this section shall be prohibited. In addition, any home occupation that exceeds or grows beyond the scope and scale provided for in this section shall be prohibited.

D. Application/permit process

- 1. Applicants shall submit a completed Home Occupation Application and the required fee to the Town Hall;
- 2. Town staff shall review the application for completeness and conformance with all applicable requirements. Where applicable, the applicant shall also be required to have, or be in the process of acquiring, a Town of Farragut Business Privilege License and shall provide documentation of such with any home occupation permit request. A complete home occupation permit application will be reviewed and approved or denied within 15 working days of its submittal. If denied, the applicant may appeal the staff's decision to the Farragut Board of Zoning Appeals for an administrative review of such a decision; and

3. An approved application shall represent the permit and shall constitute a contract agreement. Said approved application/permit shall be revokable and become void in the event the home occupation no longer complies with the Town's applicable requirements.

Vehicle Type Examples, Cargo Van / Utility Van



Vehicle Type Examples, Step/Walk-in Van / Multi-Stop Truck



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on an amendment to the Major Road Plan to provide for street cross sections for certain collector and minor arterial streets (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: This item is for discussion purposes only and includes a series of recommended cross sections for some of the Town's collector streets and the section of N. Campbell Station Road that is north of the Overlook Apartments and that extends to the Town limits.

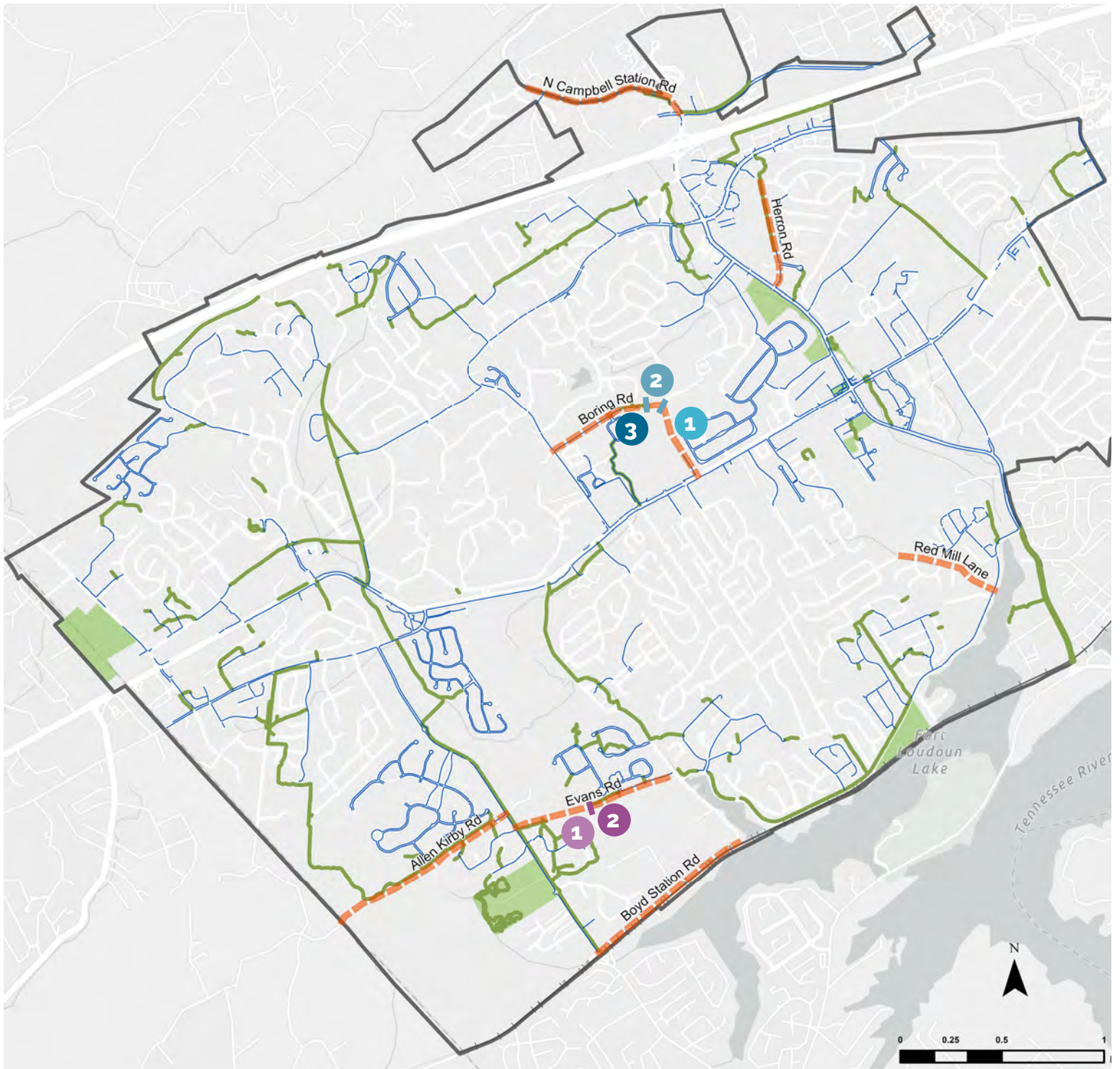
DISCUSSION: The streets that were selected were determined to be streets that are currently either substandard or incomplete in terms of having a complete streets cross section that includes provisions for motorists, pedestrians, and bicyclists. These streets, other than Boyd Station Road, are also not currently part of ongoing projects in the Town's Capital Investment Plan (CIP).








The intent of including desired cross sections that will ultimately be linked into the Major Road Plan is to guide a developer or the Town on what improvements would be desired if one of the selected streets were part of a development or future CIP project.

Some goals of the street cross sections, from the staff's perspective, are the following:

1. Complete Streets. Provide cross sections that account for all users of the transportation system (motorists, pedestrians, and bicyclists).
2. Functional. A shared use path is specified for most cross sections where only one side of the street will have facilities for pedestrians and cyclists. These are wider and more accommodating for different users.
3. Context Appropriate. Retain the rural character of the affected areas with, in most cases, not greater than 11-foot lanes, open ditch drainage, and space for street trees between the street and sidewalk or shared use path. Some of these streets extend into areas that are beyond the Town limits where future improvements are unlikely.
4. Lower Cost. Consideration of the context helps lower costs (both for initial construction and maintenance) by providing only what is needed and not something that would be out of character with the context.

TOWN OF FARRAGUT: STREET SECTIONS



-  TownLimit
-  Railroads
-  Streets
-  Parks
-  Greenways
-  Sidewalks
-  Street Sections

Standard Street Sections

Allen Kirby Road

Boring Road Segment 1

Boring Road Segment 2

Boring Road Segment 3

Boyd Station Road

Evans Road Segment 1

Evans Road Segment 2

Herron Road

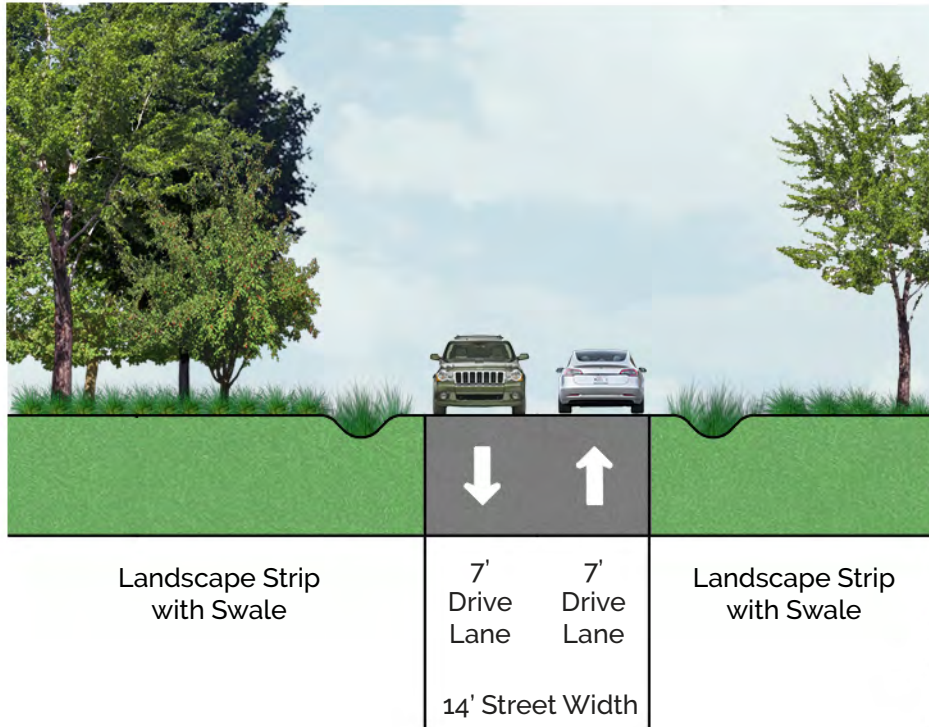
N Campbell Station Road

(north of I-40 & the Overlook Apartments)

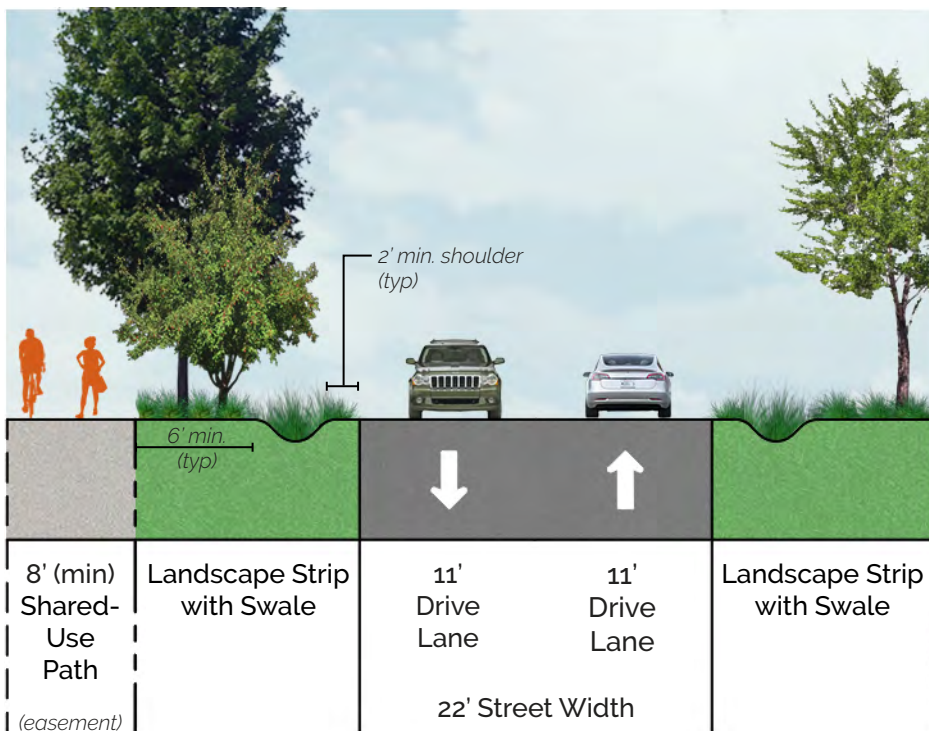
Red Mill Lane

ALLEN KIRBY ROAD

(Viewing East)



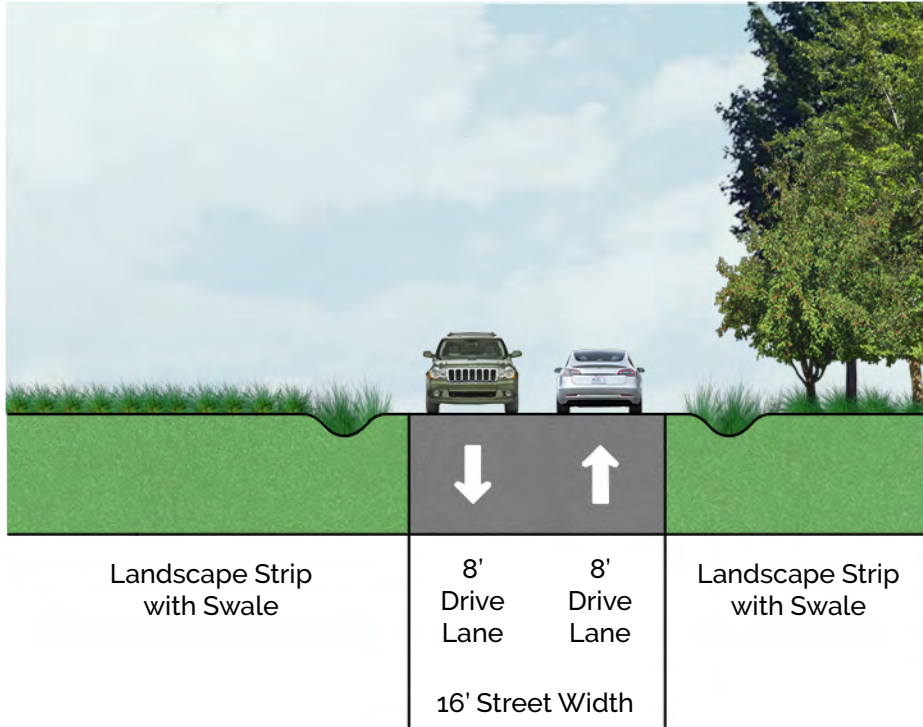
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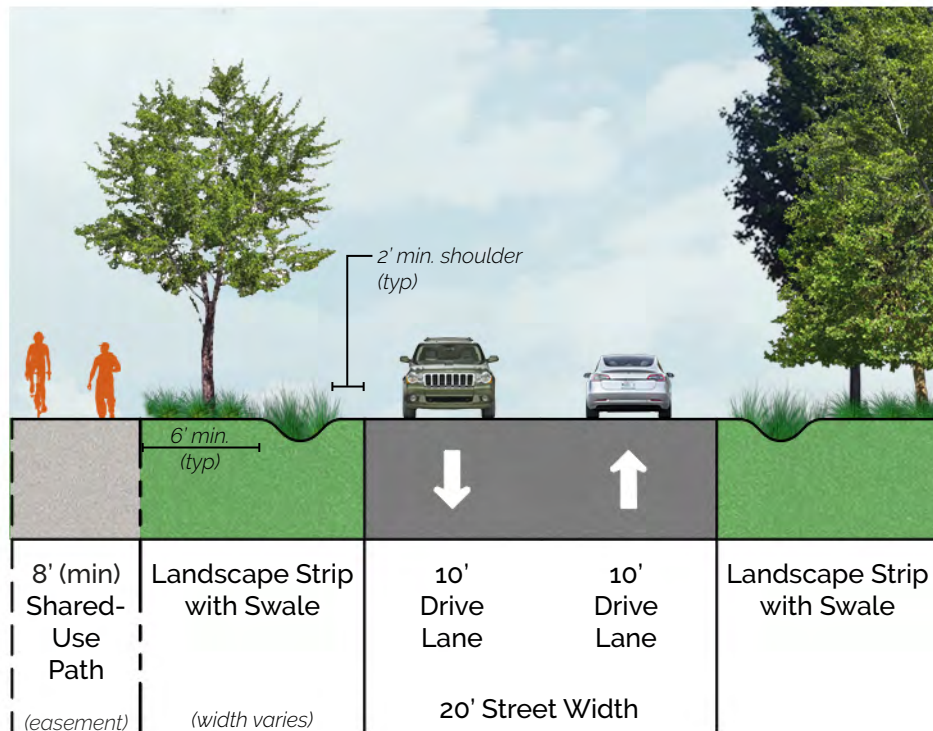
Proposed

BORING ROAD - SEGMENT 1

(Viewing North)



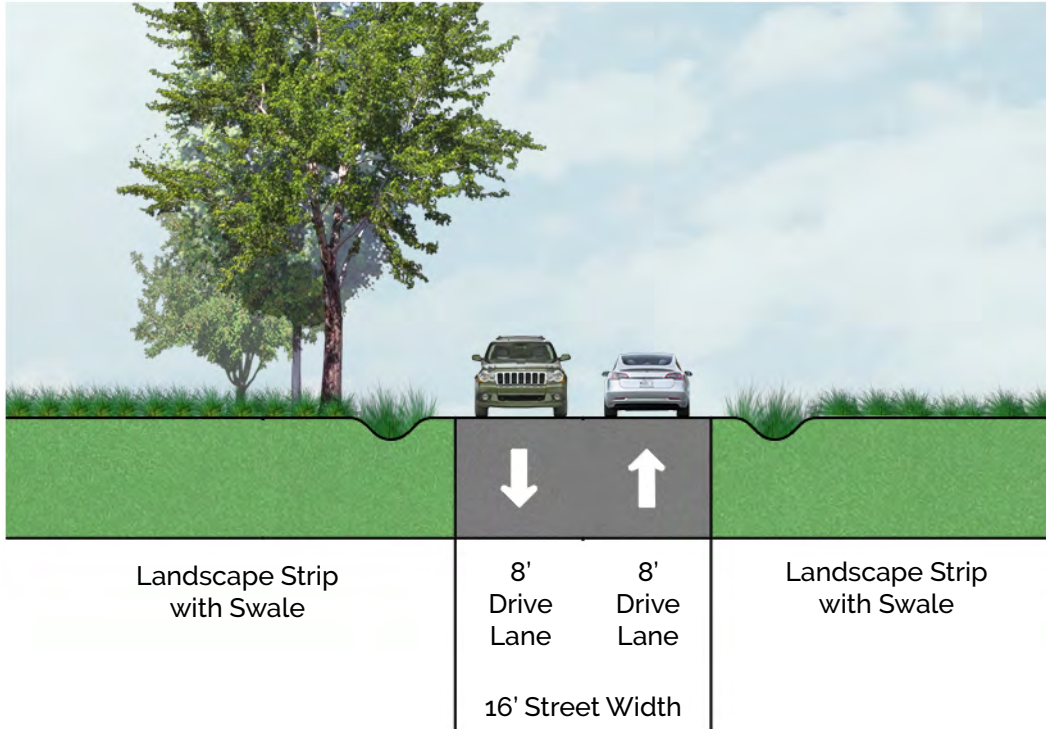
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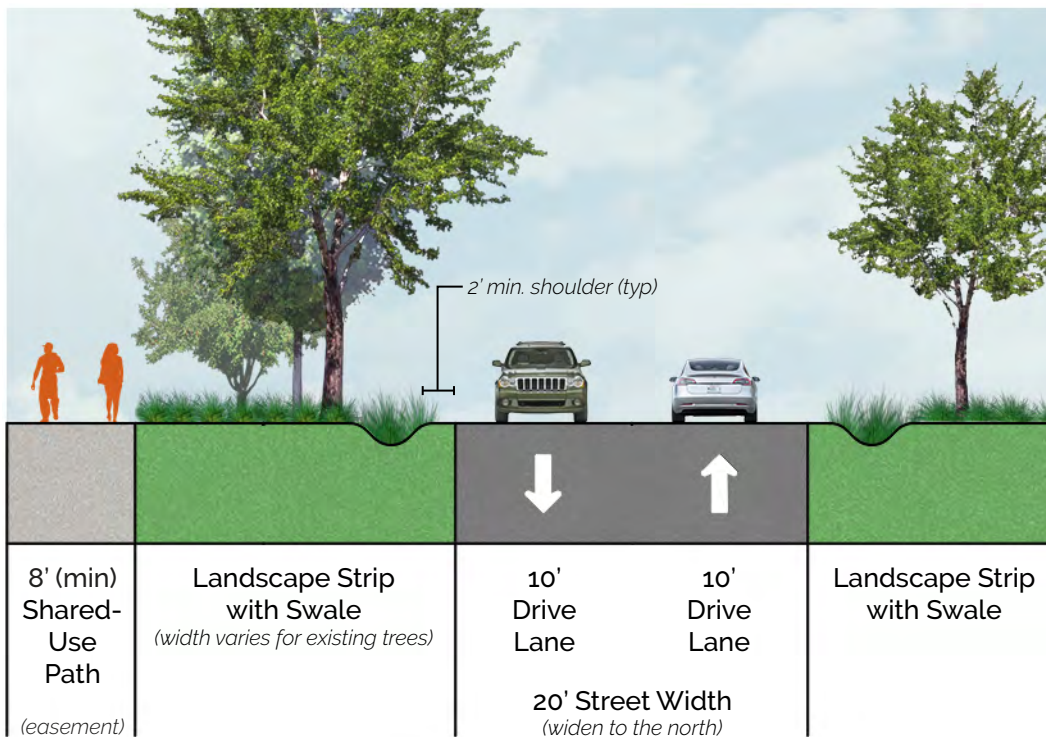
Proposed

BORING ROAD - SEGMENT 2

(Viewing West)



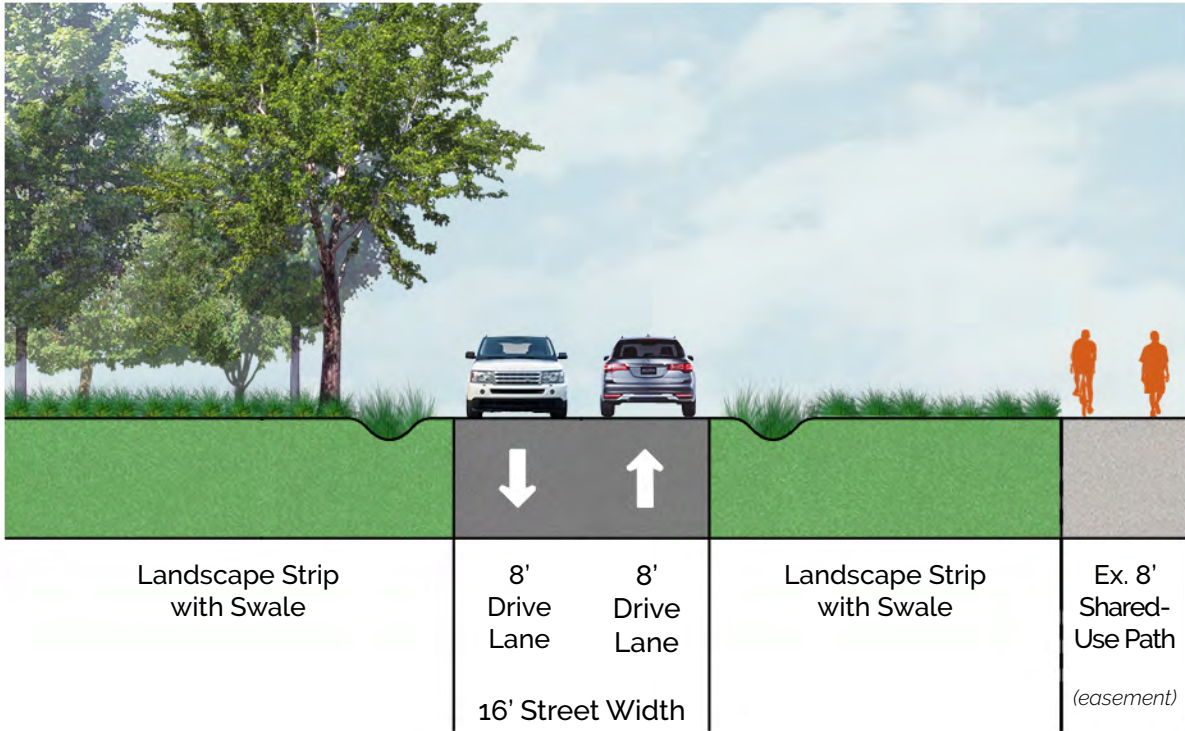
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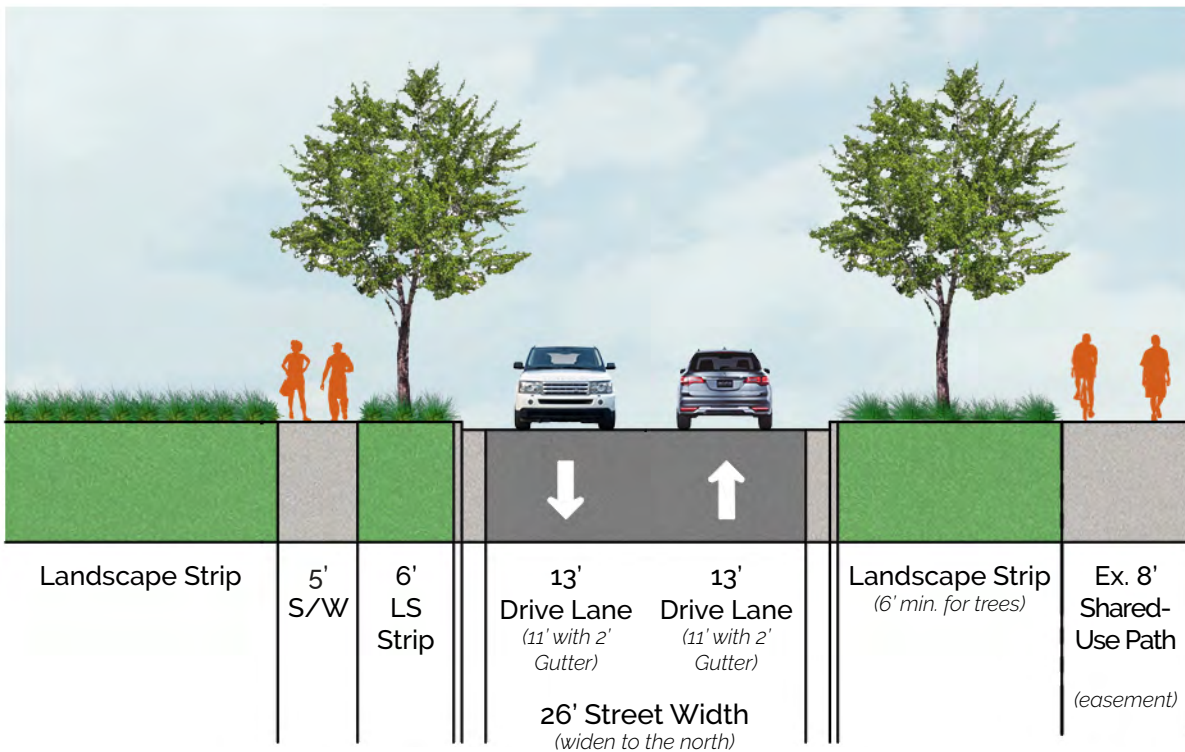
Proposed

BORING ROAD - SEGMENT 3

(Viewing West)

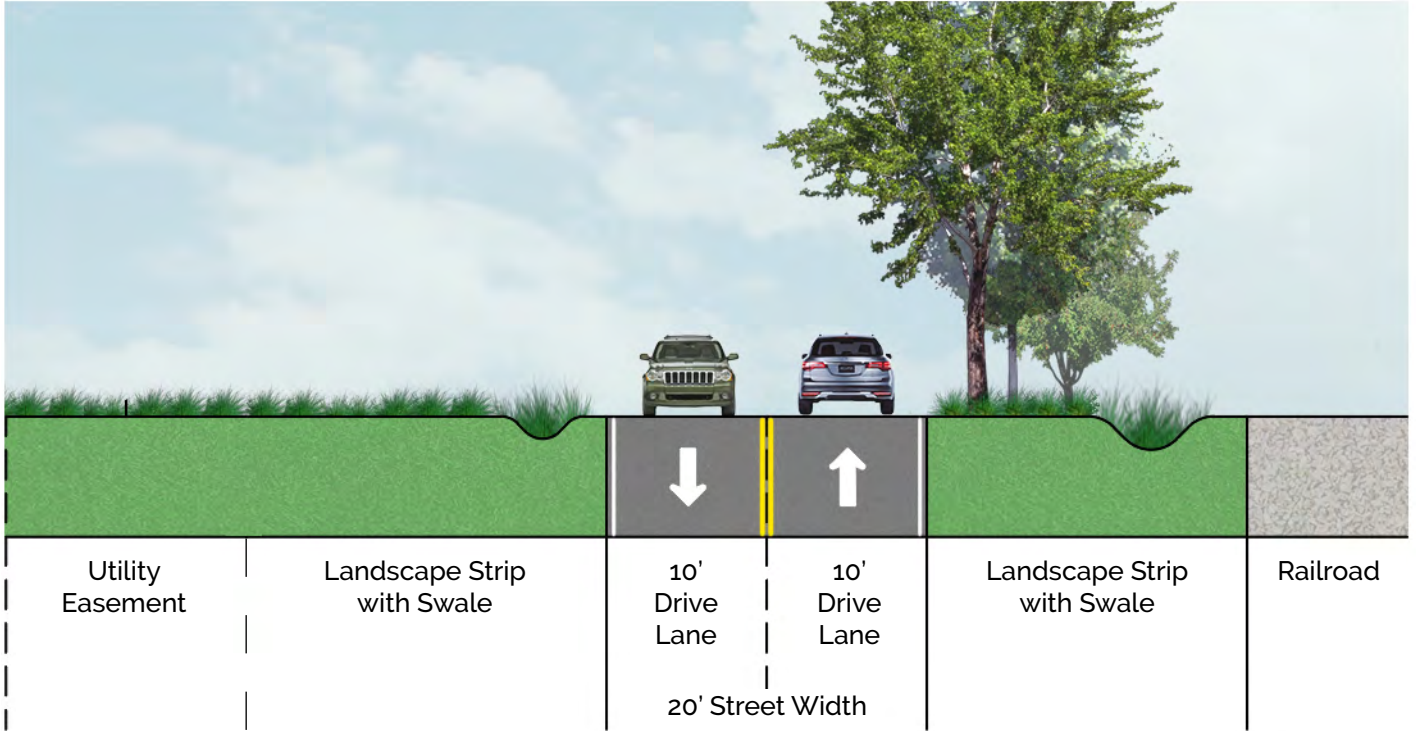


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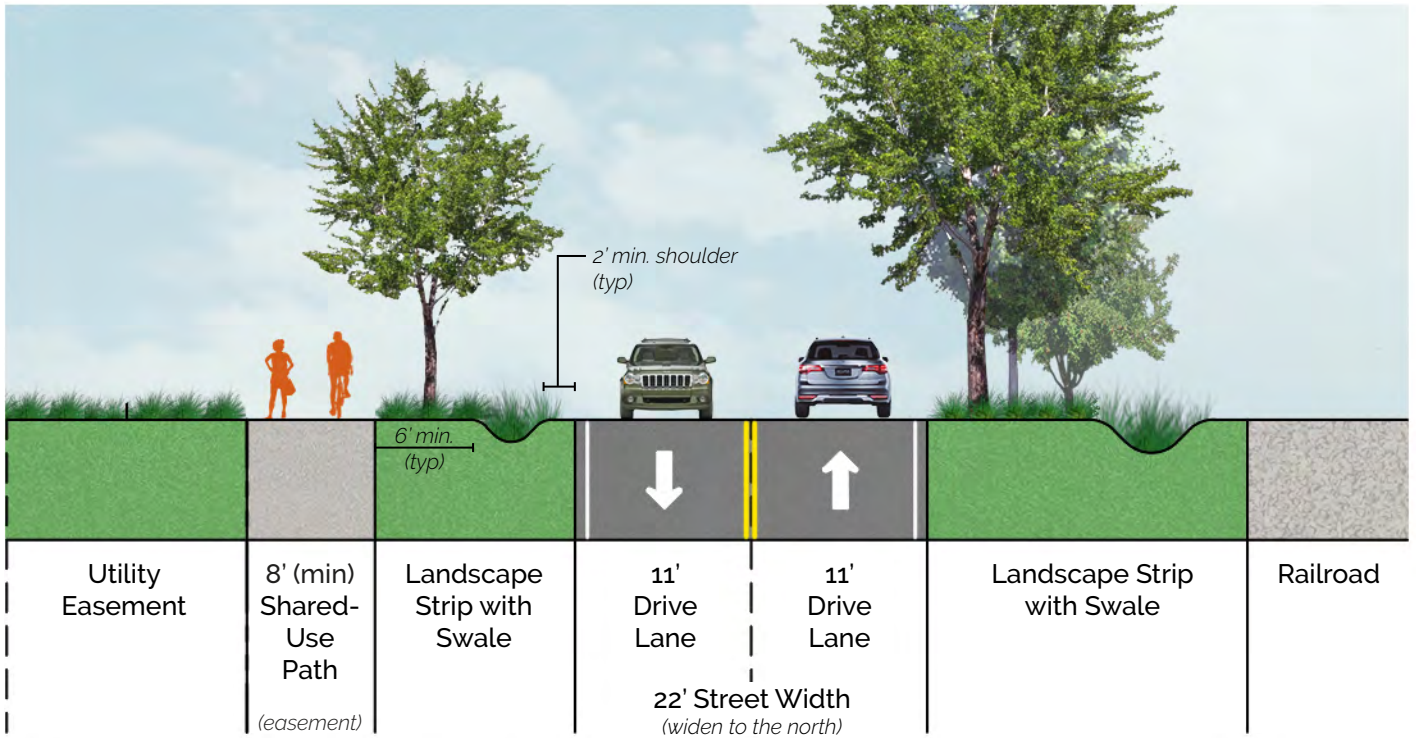


Proposed

BOYD STATION ROAD (Viewing East)



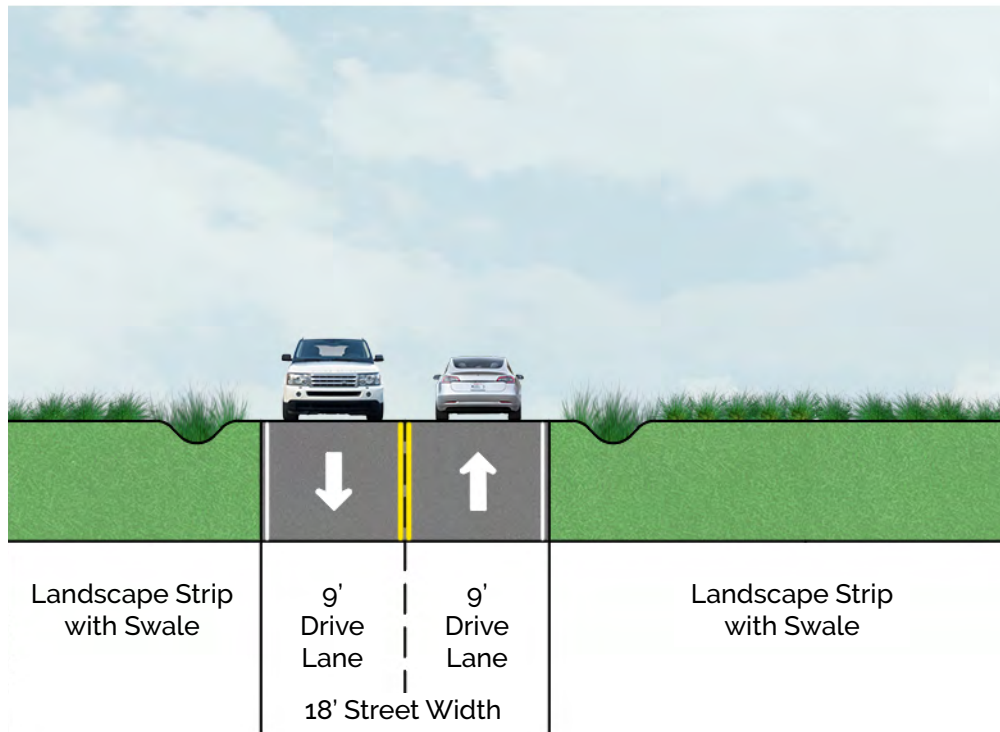
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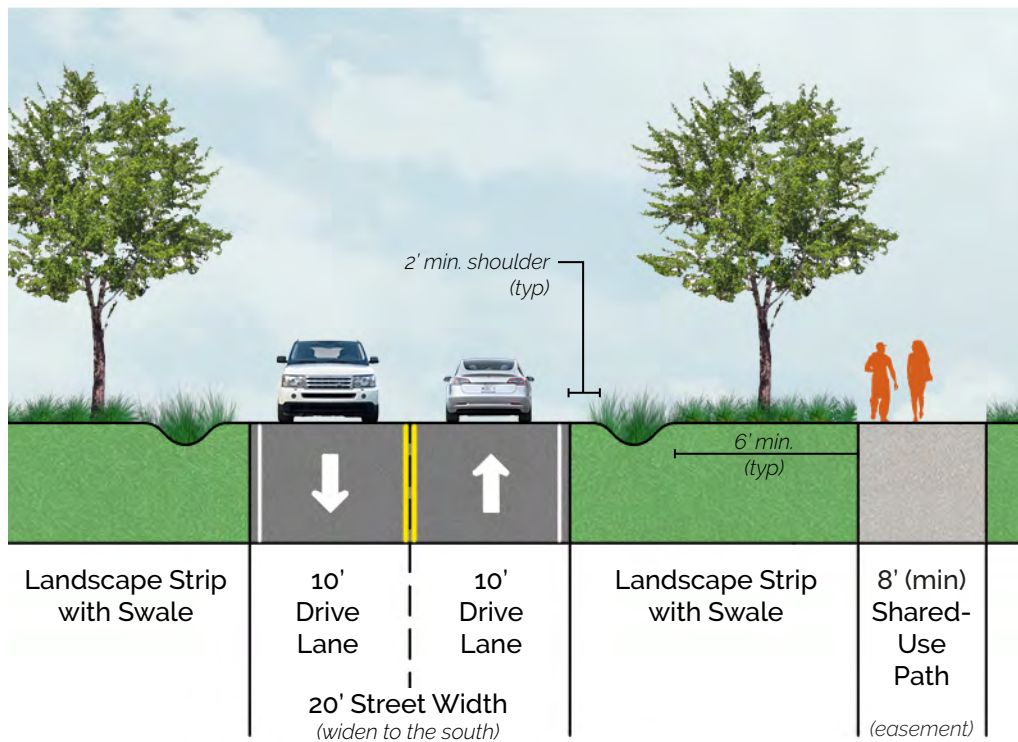
Proposed

EVANS ROAD - SEGMENT 1

(Viewing East)



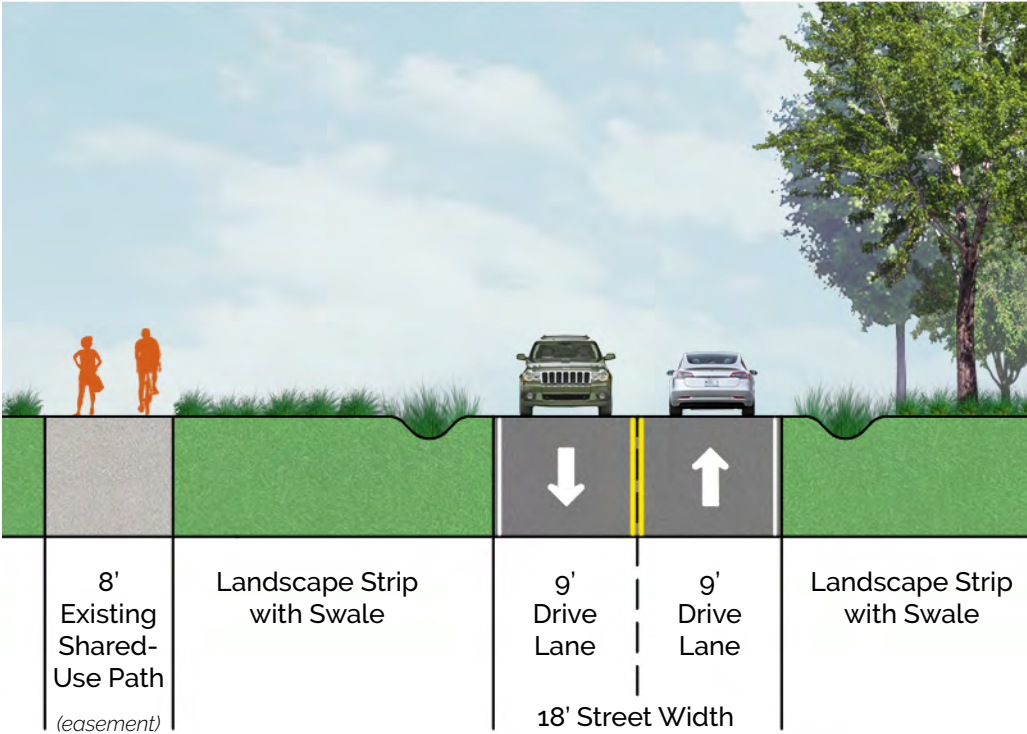
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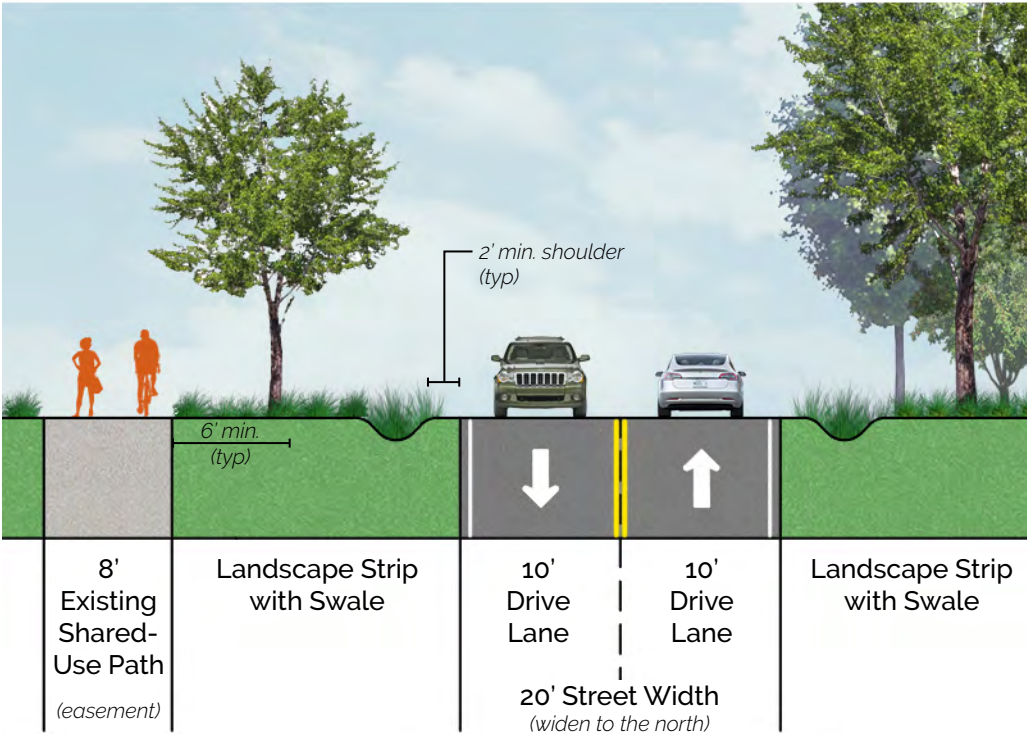
Proposed

EVANS ROAD - SEGMENT 2

(Viewing East)



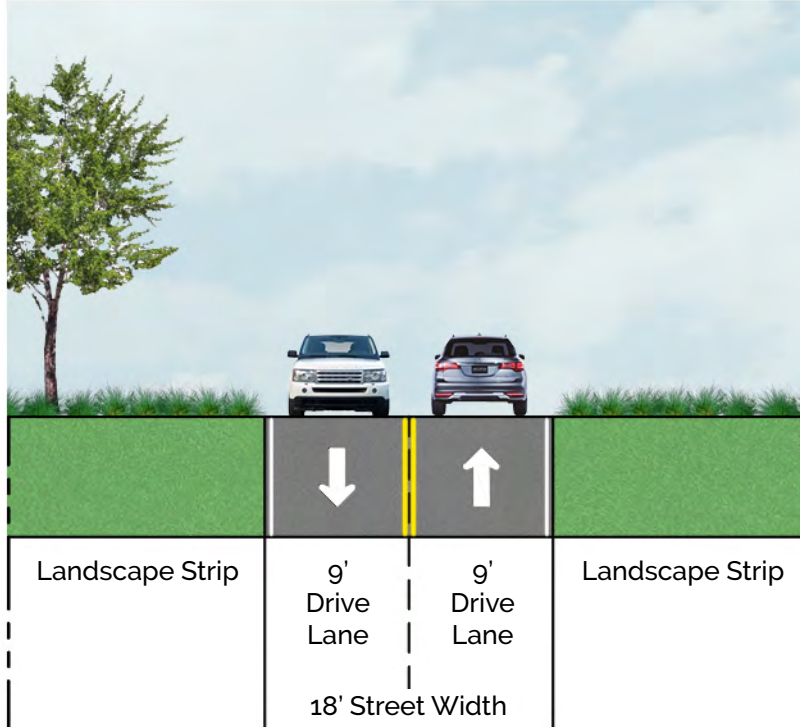
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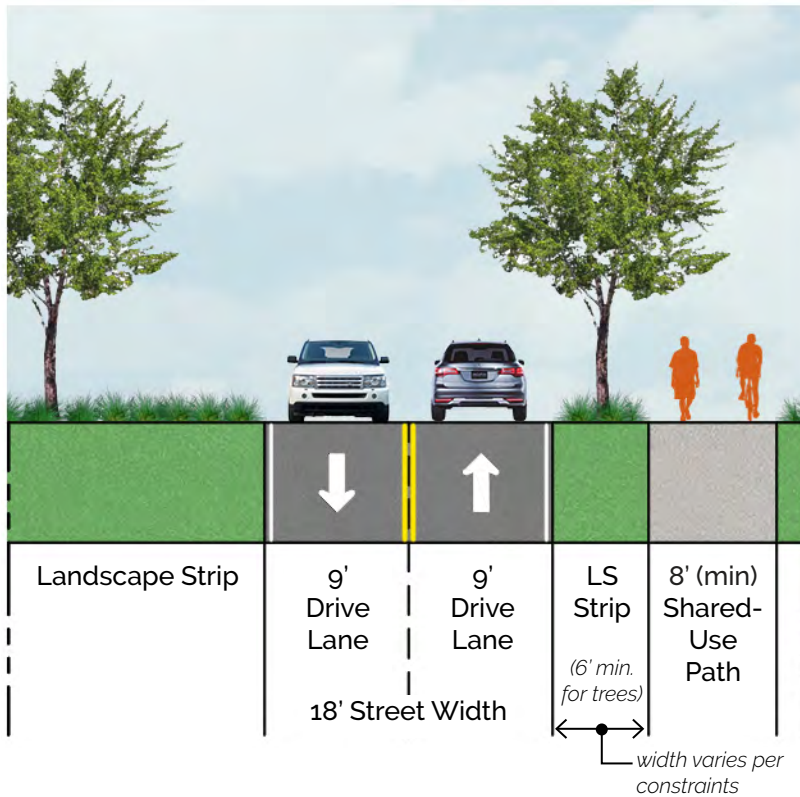
Proposed

HERRON ROAD

(Viewing North)

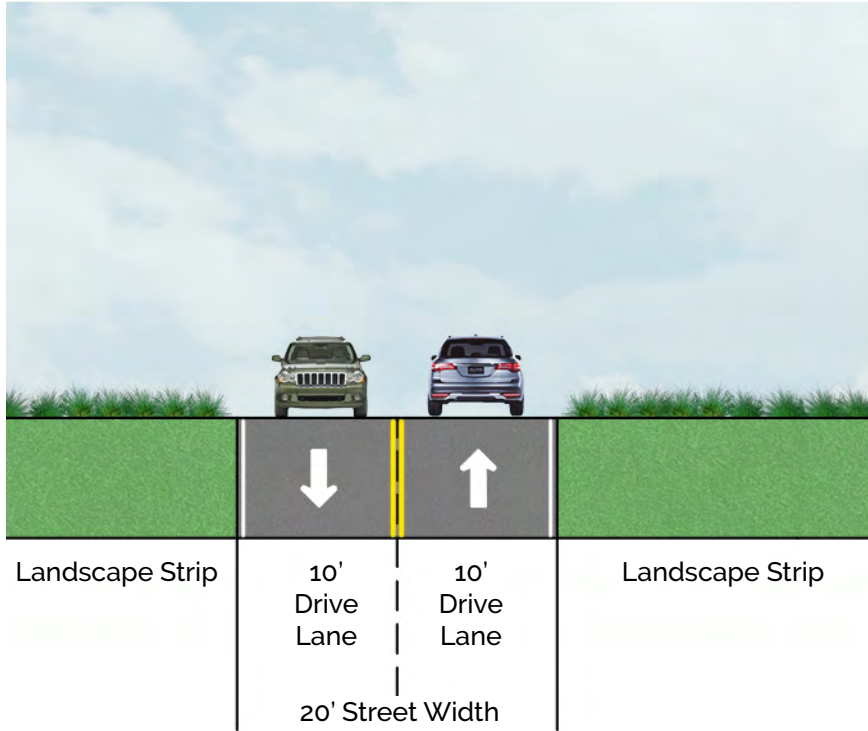


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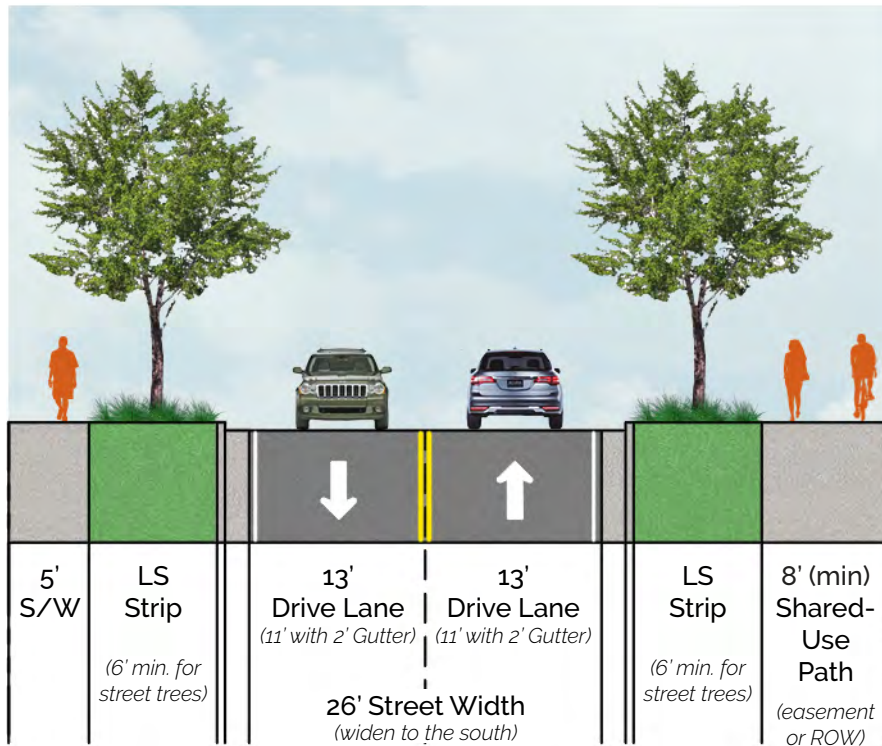


Proposed

N CAMPBELL STATION ROAD (NORTH OF I-40 & THE OVERLOOK APARTMENTS) (Viewing East)

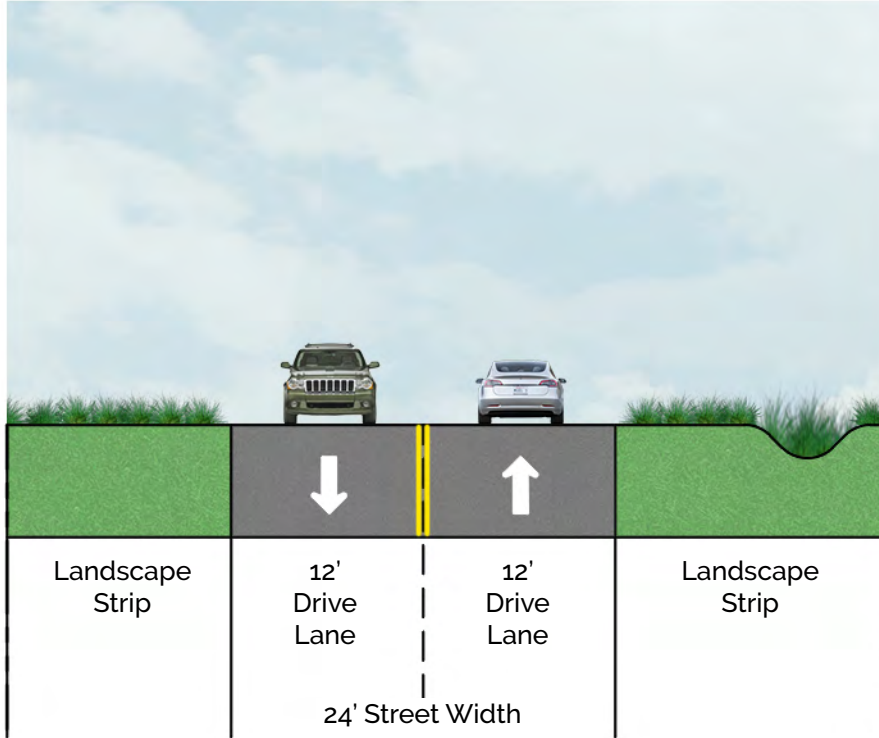


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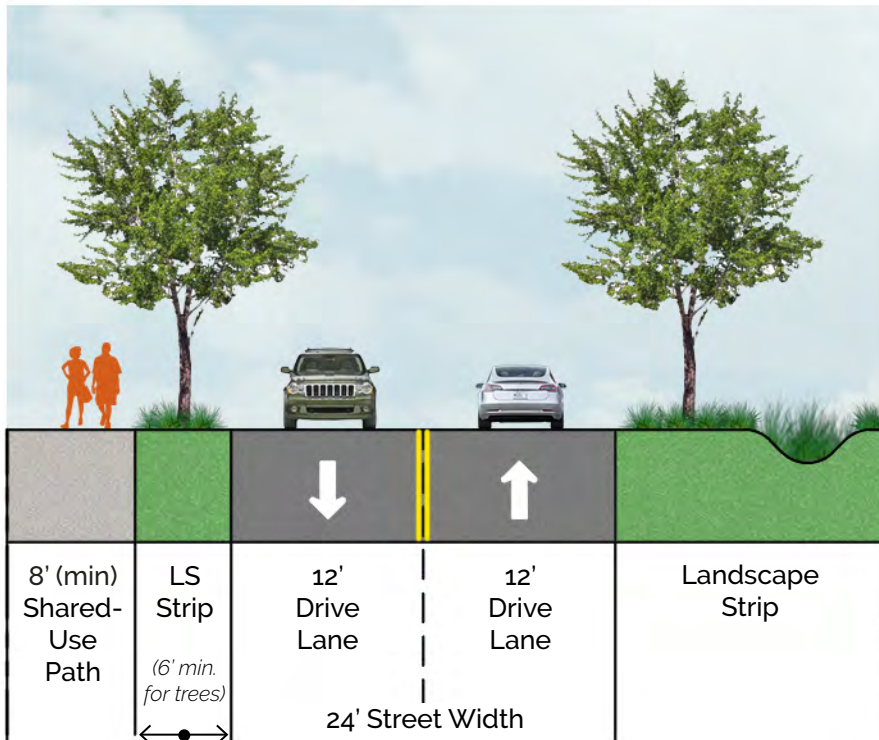


Proposed

RED MILL LANE (Viewing East)



Existing



width varies per constraints

Proposed

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Appointment of Planning Commission representative for the Stormwater Advisory Committee

INTRODUCTION: As provided for in their charter, the Stormwater Advisory Committee consists of seven voting members that are appointed by the Board of Mayor and Aldermen (BMA). One of the voting members is to be a member of the Farragut Municipal Planning Commission.

DISCUSSION: This agenda item is for the Planning Commission to appoint their representative for the BMA's consideration. This is a Planning Commission function. The staff does not have a recommendation.