



FARRAGUT MUNICIPAL PLANNING COMMISSION

AGENDA

May 15, 2025

Farragut Town Hall Board Room

6:00 p.m.

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

1. **Appointment of Chairman**
2. **Approval of agenda**
3. **Approval of minutes for the April 17, 2025 meeting**
4. **Review of First Utility District Everett Road Water Tank and Booster Station Improvements Project (FUD, Applicant)**
5. **Approval of FY 2026-2031 Capital Investment Plan (CIP)**
6. **Discussion and public hearing on approval of a preliminary plat for improvements to Boyd Station Road in association with the Grove at Boyd Station Subdivision, Zoned R-1/OSMR (Rackley Engineering, Applicant)**
7. **Discussion and public hearing on approval of a site plan for a gym renovation and an expansion to the St. John Neumann Catholic School, 625 St. John Court, Zoned R-1 (Community Tectonics Architects, Inc., Applicant)**
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 Planning Director. This time is set aside specifically for comments on items that are not on the Planning

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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



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

April 17, 2025

MEMBERS PRESENT

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

MEMBERS ABSENT

Staff Representatives: Mark Shipley, Community Development Director
Bart Hose, Assistant Community Development Director

1. Approval of agenda

The staff recommended approval of the agenda as submitted.

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

2. Approval of minutes for the March 20, 2025 meeting

The staff recommended approval of the minutes as submitted.

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. Commissioners Preston, Meyer, Myers, and Devlin abstained due to being absent at the March 20 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)

The staff reviewed this item and recommended approval as submitted.

Forrest Bennett was present on behalf of the applicant. A color and materials board was presented. Commissioners were very supportive of the proposed modifications. A motion was made by Vice Chairman Povlin to follow the staff's recommendation. The motion was seconded by Commissioner Myers and was approved unanimously.

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)

The staff reviewed this item and noted that, prior to acting on the preliminary plat, the applicant had requested approval for two variances from the Subdivision Regulations. The first variance was from the requirement to have more than one access. In terms of this variance, the staff recommended approval because the subdivision has less than 30 house lots and there are no other options for having a second access point since the access to Champions Point was not supported when originally presented to the Planning Commission. The second variance was a reduction in the street width from 26 to 24 feet. The staff recommended approval given the length of the street and the fact that the street is a dead end and provides access to a relatively few number of house lots.

Dilian Jackson was present as the applicant. A short discussion ensued. Regarding the first variance, a motion was made by Commissioner Myers to follow the staff's recommendation. The motion was seconded by Vice Chairman Povlin and was approved unanimously.

Regarding the second variance, a motion was made by Vice Chairman Povlin to following the staff's recommendation. The motion was seconded by Commissioner Myers and was approved unanimously.

The staff then recommended approval of the preliminary plat subject to the following items 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 a drainage fee payment of \$640.
10. Please submit an irrevocable letter of credit for \$60,000 for erosion control and site stabilization.

Commissioner Myers asked the applicant to consider black support arms for the traffic signal since this is the style being used Town wide. The applicant indicated that they would check into that. The staff noted that they would also get with the Town Engineer about this request.

Commissioner Greene asked if an additional item could be included with the staff's subject to's to stipulate that a sidewalk would be needed for access to the mail kiosk area. A motion

was made by Commissioner Myers to follow the staff's recommendation with the additional item requested by Commissioner Greene. The motion was seconded by Vice Chairman Povlin and was approved unanimously.

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

For discussion purposes only.

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)

For discussion purposes only.

7. Appointment of Planning Commission representative for the Stormwater Advisory Committee

The staff reviewed this item and noted that it was a Planning Commission decision with no staff recommendation.

A motion was made by Commissioner Myers to nominate Vice Chairman Povlin as the Planning Commission's representative on the Stormwater Advisory Committee. The motion was seconded by Commissioner Meyer and was approved unanimously with Vice Chairman Povlin abstaining.

8. Approval of utilities

9. Citizen forum

One citizen spoke under the citizen forum.

The meeting was adjourned at 8:38 p.m.

Shannon Preston, Secretary

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Review of First Utility District Everett Road Water Tank and Booster Station Improvements Project (FUD, Applicant)

BACKGROUND: This item is for review purposes only and involves the construction of a new four-million-gallon drinking water tank by First Utility District (FUD) next to the existing Everett Road Tank that is situated at 709 Brochart Boulevard. The project also includes a new and expanded booster pump station.

As shown on the map provided by FUD and that is included in the packet, both the new tank and the new pump station will be located to the west of the existing tank and on FUD property in unincorporated Knox County. The project is largely funded through a grant from the Tennessee Department of Environment and Conservation and will provide reliable potable water service for current and future growth in western Knox County and Loudon County and will involve a partnership between FUD and Lenoir City Utilities Board (LCUB).

Construction is expected to begin in June or July of 2025 and, per the grant, must be complete by September 2026. Though the new tank and booster pump station will not be within the Town limits, the access to the project will be from Brochart Boulevard and there will be some impacts to the Fox Run and Saddle Ridge Subdivisions. FUD has already notified and had discussions with the homeowners neighboring the site. FUD has also met with the Fox Run Homeowners Association since Brochart Boulevard will be used for the project's access. FUD will send notifications throughout the project to customers and/or residents affected by the project.

A summary of the project and associated maps are included and a representative from FUD will review this with the Planning Commission.

Everett Road Tank and Booster Station Improvements

By: Seth Fischer, P.E.
Date: April 28, 2025

direct: 865.218.3691
sfischer@fudknox.org

PROJECT OVERVIEW

First Utility District of Knox County (FUD) will be building a new 4-million-gallon (MG) drinking water tank next to the existing Everett Road Tank, which will also remain in service. The project also includes a new booster pump station that will replace and expand the existing booster station.

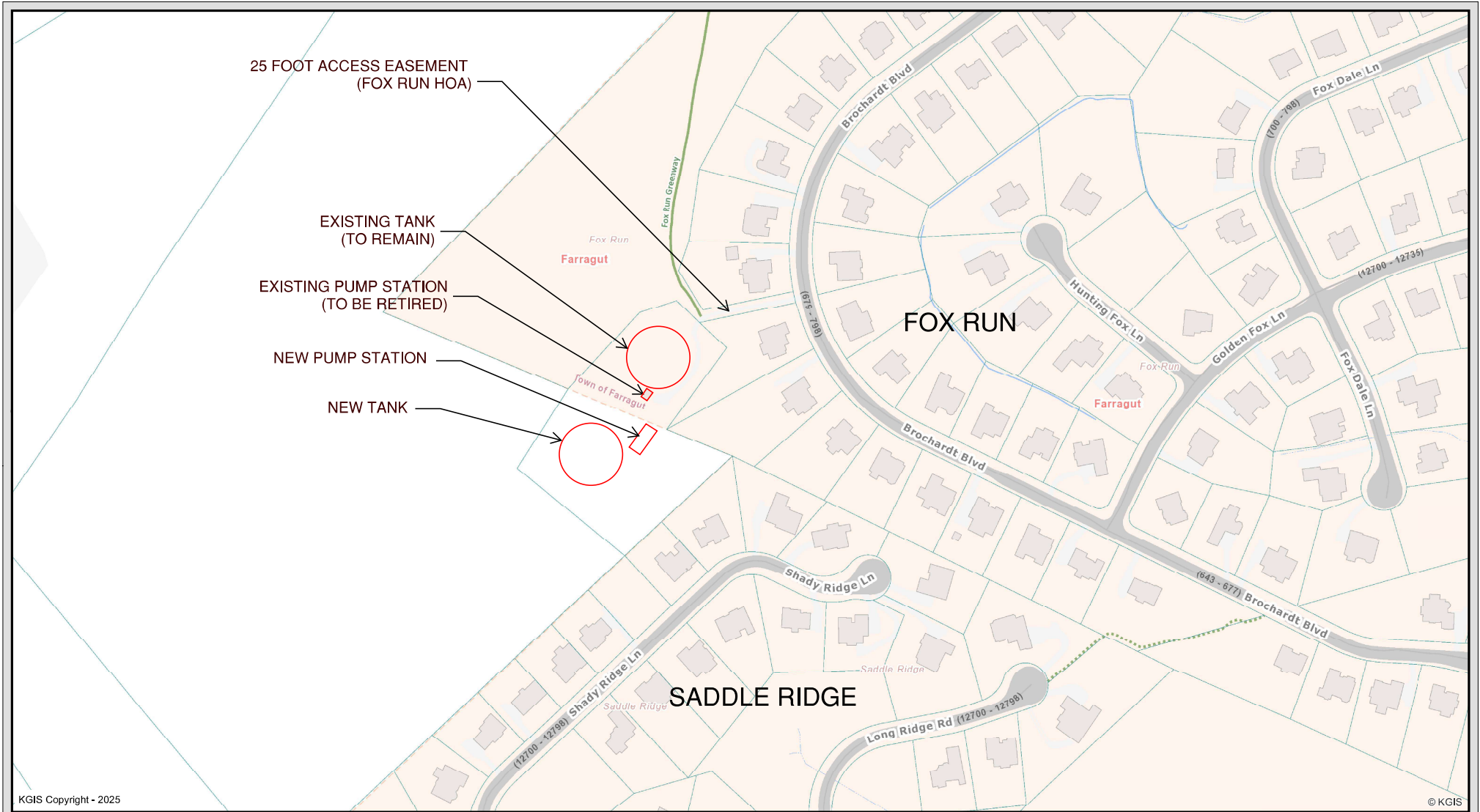
The project will provide reliable potable water service for current and future growth in western Knox County and Loudon County. FUD and Lenoir City Utilities Board (LCUB) have applied for, and been awarded, a 95% “regionalization” grant for the project from Tennessee Department of Environment and Conservation. The project will enable FUD to sell up to 4 million gallons per day to LCUB in lieu of LCUB expanding or building a new treatment plant. FUD already has the capacity to treat and convey this water to the Everett Road tank site. The booster station will also replace the existing booster station that currently serves about 150 homes at the highest elevations along the ridge in the Fox Run and Saddle Ridge subdivisions. A new standby generator, where one did not previously exist at this station, will improve reliability of pressure for these residents during power outages.

Construction is expected to begin in June or July of 2025 and must be complete by the grant deadline of September 2026. Work hours will be 7:00 AM – 6:00 PM Monday through Friday. Occasionally, work outside these hours may be approved by FUD to meet the grant deadline.

The tank and booster station will be built on FUD property in unincorporated Knox County. Exhibits showing the existing and proposed infrastructure are attached. FUD purchased this property in 2020 adjacent to the original tank site. The original tank site is accessed via a 25-foot access easement from Fox Run HOA. The Town of Farragut also has a 25-foot pedestrian/greenway easement from Fox Run HOA that coincides with FUD’s access. No greenway closures are expected, although vehicular traffic on the greenway entrance will be increased, some months more than others. The access easement/greenway will be fully restored at project completion.

The impact to residents will be increased traffic accessing the site via Brochardt Boulevard and sight and sound of construction activities for a few homes on Brochardt Boulevard in Fox Run and Shady Ridge Lane in Saddle Ridge. FUD has notified and had discussions with the homeowners neighboring the site and site access, and with the HOA of Fox Run. Fox Run has forwarded information to their residents and invited them to a “town hall” that FUD attended. FUD will send notifications to affected customers throughout the project regarding schedule, a single anticipated water outage, and periods of heightened activity (i.e. tank construction).

Where community comes first.



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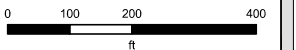
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Everett Tank Site

Knoxville - Knox County - KUB Geographic Information System



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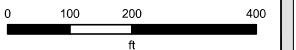
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Everett Tank Site

Knoxville - Knox County - KUB Geographic Information System



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REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: David Smoak, Town Administrator

SUBJECT: Approval of FY 2026- FY 2031 Capital Investment Plan (CIP)

INTRODUCTION: The purpose of this agenda item is to review and approve the FY2026-2031 Capital Investment Plan.

BACKGROUND: The annual budget for the Town of Farragut must be approved prior to July 1, 2025 which is the start of the fiscal year for our community. Part of the budget process, which the planning commission participates in, is recommending to the Board of Mayor and Aldermen the capital projects to be considered over the next 6 years in the Town of Farragut.

DISCUSSION: The Capital Investment Program (CIP) Fund budget has a total of \$17,302,000 in projects planned to get underway in FY26. These projects include security enhancements; Enterprise Resource Planning software upgrades; sand volleyball complex reconstruction; construction of Boyd Station Road multi-modal improvements and Union Road multi-modal improvements; intersection improvements at Campbell Station Road and Jamestown Blvd, as well as Concord Road and Loop Road; and adaptive traffic signal upgrades throughout Farragut. Revenues for the CIP come from Town resources in the form of a \$6,000,000 transfer from the General Fund, \$4,882,000 from CIP Reserves, and \$6,320,000 from federal and/or state matching grants. Overall, the FY2026 projected available fund balance is \$8,994,719.

A summary of the six-year plan and project descriptions are attached to this report.

RECOMMENDATION BY: Town Administrator David Smoak for approval.

PROPOSED MOTION: To recommend approval of the FY2026-FY2031 Capital Investment Plan to the Farragut Board of Mayor and Aldermen.



Capital Investment Program-310

Beginning Balance	16,479,832	11,597,832	5,811,832	4,966,832	6,176,832	7,646,832	
General Government Projects	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Land Acquisition	300,000	300,000	300,000	300,000	300,000	300,000	1,800,000
Public Works Facility Improvements	500,000	0	0	0	0	0	500,000
Anchor Green Restroom	400,000	0	0	0	0	0	400,000
Enterprise Resource Planning (ERP)	160,000	0	0	0	0	0	160,000
Town Facilities Security Plan	295,000	0	0	0	0	0	295,000
General Government Projects Total	1,655,000	300,000	300,000	300,000	300,000	300,000	3,155,000
Parks & Recreation	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Sand Volleyball Complex Reconstruction	50,000	0	0	0	0	0	50,000
McFee Tennis Court Resurfacing	40,000	0	0	0	0	0	40,000
Anchor Park Fence	0	175,000	0	0	0	0	175,000
Anchor Park Playground	0	300,000	0	0	0	0	300,000
MBLP Trail Lighting Update	0	0	125,000	0	0	0	125,000
MBLP Field 3 Turf Replacement	0	0	725,000	0	0	0	725,000
McFee Road Property	150,000	2,000,000	600,000	0	0	0	2,750,000
McFee Park Splash Pad Elements	0	0	80,000	0	0	0	80,000
Parks Total	240,000	2,475,000	1,530,000	0	0	0	4,245,000
Transportation & Infrastructure Projects	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Stormwater Improvements	400,000	400,000	400,000	400,000	400,000	400,000	2,400,000
Adaptive Traffic Signal Upgrades	250,000	250,000	250,000	250,000	0	0	1,000,000
Illuminated Street Signs	150,000	150,000	0	0	0	0	300,000
Boyd Station Road Multi-Modal Improvements	1,667,000	0	0	0	0	0	1,667,000
Campbell Station Road/Jamestowne Blvd. Intersection Improvements	700,000	0	0	0	0	0	700,000
Campell Station Road/Eddy Courtney Way Intersection Improvements	0	0	750,000	0	0	0	750,000
Concord Road/Loop Road Intersection Improvements	650,000	0	0	0	0	0	650,000
Everett Road Greenway Connection	20,000	80,000	0	0	0	0	100,000
Red Mill Trailhead	170,000	0	0	0	0	0	170,000
Sonja Drive/Admiral Road Multi-Modal Improvements	1,375,000	0	0	0	0	0	1,375,000
Boring Road/Smith Road Intersection Improvements	25,000	75,000	0	0	0	0	100,000
Boring Road Mid-Block Pedestrian Crossing	150,000	0	0	0	0	0	150,000
Boring Road Closure	0	50,000	0	0	0	0	50,000
Sugarwood Drive Access to Kingston Pike	600,000	1,400,000	0	0	0	0	2,000,000
Turkey Creek Road Multi-Modal Improvements	500,000	2,000,000	0	0	0	0	2,500,000
Union Road Multi-Modal Improvements	7,900,000	0	0	0	0	0	7,900,000
Watt Road Roundabout	850,000	0	0	0	0	0	850,000
Virtue Road-Phase II Multi-Modal Improvements (Brookmere to Boyd Station)	0	7,480,000	0	0	0	0	7,480,000
KP Pedestrian Underpass at N. Fork Turkey Creek	0	130,000	635,000	0	0	0	765,000
Municipal Center Drive Extension to Kingston Pike	0	0	0	200,000	600,000	3,000,000	3,800,000
Evans Road Multi-Modal Improvements	0	0	0	820,000	730,000	0	1,550,000
Engineering Total	15,407,000	12,015,000	2,035,000	1,670,000	1,730,000	3,400,000	36,257,000

CIP Expenditure Total	17,302,000	14,790,000	3,865,000	1,970,000	2,030,000	3,700,000	43,657,000
Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
L-STBG Funding (Virtue Road)	0	5,984,000	0	0	0	0	5,984,000
L-STBG Funding (Union Road)	6,320,000	0	0	0	0	0	6,320,000
LPRF Grant	0	0	0	0	0	0	0
Municipal Center Drive Extension Grant	0	0	0	160,000	480,000	2,400,000	3,040,000
Interest Earnings	100,000	20,000	20,000	20,000	20,000	20,000	200,000
Transfer from General Fund	6,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	21,000,000
Cost Share	0	0	0	0	0	0	0
Land Acquisition Reserves	0	0	0	0	0	0	0
CIP Reserves	4,882,000	5,786,000	845,000	0	0	0	11,513,000
Funding Total	17,302,000	14,790,000	3,865,000	3,180,000	3,500,000	5,420,000	48,057,000
Total CIP Funding Sources	17,302,000	14,790,000	3,865,000	3,180,000	3,500,000	5,420,000	48,057,000
Total CIP Expenditures	17,302,000	14,790,000	3,865,000	1,970,000	2,030,000	3,700,000	43,657,000
Revenue over (under) expenditures	0	0	0	1,210,000	1,470,000	1,720,000	
Ending Balance	11,597,832	5,811,832	4,966,832	6,176,832	7,646,832	9,366,832	
Assigned Fund Balance							
Land Acquisition	0	300,000	600,000	900,000	1,200,000	1,500,000	
Stormwater Projects	762,034	1,162,034	1,562,034	1,962,034	2,362,034	2,762,034	
Outstanding Projects	1,841,079	1,841,079	1,841,079	1,841,079	1,841,079	1,841,079	
Total Assigned Balance	2,603,113	3,303,113	4,003,113	4,703,113	5,403,113	6,103,113	
Available Fund Balance	8,994,719	2,508,719	963,719	1,473,719	2,243,719	3,263,719	

TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
Administration	Land Acquisition		310-43990

PROJECT DESCRIPTION
 Includes the purchase of easements, right-of-way, and land for parks, road, and other capital improvement projects.

IMPACT ON OPERATING BUDGET

Project Costs	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Land/Right of Way							\$0
Design/Engineering							\$0
Construction							\$0
Property	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,800,000
Total Cost	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,800,000
Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
CIP	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,800,000
Grants							
Other							
Total Source	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,800,000



Project No. TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
Public Works	Public Works Facility Improvements	Will Wiley	310-44100-9071

PROJECT DESCRIPTION
 Assessment of our needs for the number of employees, equipment, garage space, employee parking and equipment storage.

BACKGROUND/HISTORY
 The Public Works building was built in 1993 we had a very small department of workers and equipment. We have added 3 additional storage buildings for our equipment, built out our floor space to the maximum capacity and added to our bathrooms to accommodate more usage. As we continue to grow and adding employees our current space will no longer fit all of our employees and equipment.

Project Costs	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Land/Right of Way							
Design/Engineering	\$500,000						\$500,000
Utility Relocation							
Construction							
Landscaping							
Equipment/Furnishings							
Other							\$0
Total Cost	\$500,000	\$0	\$0	\$0	\$0	\$0	\$500,000



Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total	Project Schedule	Start	Finish
CIP	\$500,000						\$500,000	Land/Right of Way		
Grants								Design/Engineering		
Other								Utility Relocation		
								Construction		
Total Source	\$500,000	\$0	\$0	\$0	\$0	\$0	\$500,000	Total Project		

Project No. **TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM**

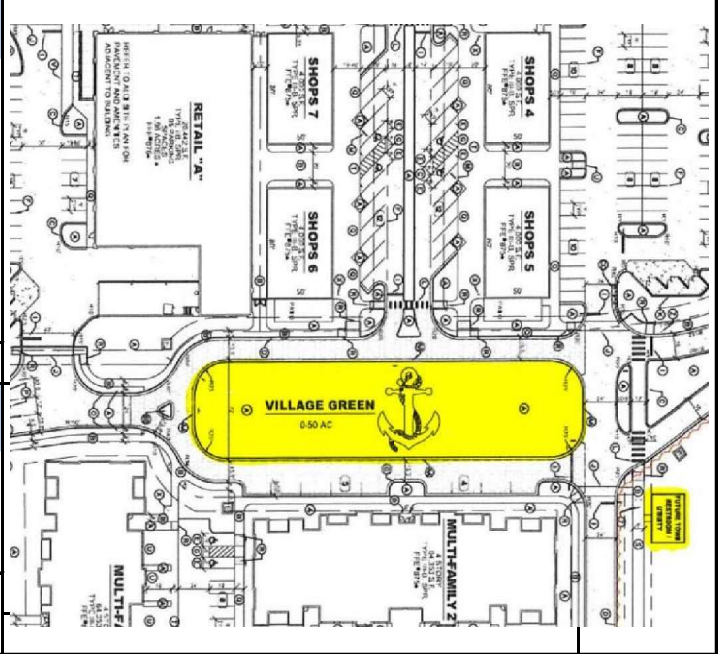
RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
Administration	Anchor Green Restroom	David Smoak	310-43934-9231

PROJECT DESCRIPTION
 The public restroom incorporated into the Biddle Farm Town Center square area.

BACKGROUND/HISTORY

IMPACT ON OPERATING BUDGET
 Restroom supplies and maintenance

Project Costs	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Land/Right of Way						\$0
Design/Engineering						\$0
Utility Relocation						\$0
Construction	\$400,000					\$400,000
Landscaping						\$0
Equipment/Furnishings						\$0
Other						\$0
Total Cost	\$400,000	\$0	\$0	\$0	\$0	\$400,000
Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	Total
CIP	\$400,000	\$0	\$0		\$0	\$400,000
Grants						
Other						
Total Source	\$400,000	\$0	\$0	\$0	\$0	\$400,000



Project No. **TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM**

RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
Finance	Enterprise Resource Planning (ERP) Software	Allison Myers	

PROJECT DESCRIPTION
 The Town of Farragut is undertaking a project to acquire and implement a modern ERP system to replace its current legacy system. The initiative aims to streamline and integrate core municipal functions such as finance, human resources, payroll, procurement, and public work functions, like a work order system and inventory.

BACKGROUND/HISTORY
 The current ERP system has been in place since 2008, and while it has had upgrades it has served its users well. The current ERP system no longer meets the evolving demands of the Town departments or constituents. Several departments have reported system limitations that hinder their ability to work efficiently, integrate data, and generate timely, accurate reporting.

IMPACT ON OPERATING BUDGET
 The initial installation/purchase of licenses of GovSense is \$155,200.00. The 5 Year over-all cost of the GovSense system will be a total of \$736,440.00, but we expect a operating cost savings over 5 years to be \$471,256.44, when we cancel contracts with our current ERP Vendors, which brings the 5-year projected operating cost to be \$256,183.56.

Project Costs	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Land/Right of Way							
Design/Engineering							
Utility Relocation							
Construction							
Software	\$155,200						\$155,200
Equipment/Furnishings							
Other							
Total Cost	\$155,200	\$0	\$0	\$0	\$0	\$0	\$155,200
Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
CIP	\$155,200						\$155,200
Grants							\$0
Other							\$0
Total Source	\$155,200	\$0	\$0	\$0	\$0	\$0	\$155,200



Project Schedule	Start	Finish
Implementation	7/1/2025	
Go Live		6/30/2026
Total Project	7/1/2025	6/30/2026


Project No. TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
IT	Town Facilities Security Plan	Travis Ramsey	310-41640-9451

PROJECT DESCRIPTION
 Installation of security camera system at Mayor Bob Leonard Park, McFee Park, Founders Park, and Anchor Park.

BACKGROUND/HISTORY
 The Town's current security infrastructure is deemed inefficient, posing both a financial burden and a shortfall in providing sufficient coverage to ensure staff safety and facilitate forensic analysis in security-related incidents.

IMPACT ON OPERATING BUDGET
 Implementing an annual subscription model for security camera and door reader systems will impact the town's operating budget on a per-device basis. The annual subscription fees are \$357.00 for door readers, \$152.00 for cameras, and \$399.00 for enhanced cameras.

Project Costs	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total			
Construction										
Landscaping										
Equipment/Furnishings	\$295,000	\$0	\$0	\$0	\$0	\$0	\$295,000			
Other										
Total Cost	\$295,000	\$0	\$0	\$0	\$0	\$0	\$295,000			
Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total	Project Schedule	Start	Finish
CIP	\$295,000	\$0	\$0	\$0	\$0	\$0	\$295,000	Land/Right of Way		
Grants								Design/Engineering		
Other								Utility Relocation		
Total Source	\$295,000	\$0	\$0	\$0	\$0	\$0	\$295,000	Construction	Nov-24	6/31/2026
Total Project										


Project No. 25-01 TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
PARD/PW	Sand Volleyball Complex Reconstruction	Park & Rec Director/PW	43939-9030

PROJECT DESCRIPTION
 Reconstruct the sand volleyball courts with new drainage system, sand and court boundaries. Replace the shower. This project was approved as an LPRF grant, reimbursable at 50%.

BACKGROUND/HISTORY
 The sand volleyball courts were constructed in 1996 and have not received an upgrade since that time. The rock/gravel that serves as the drainage system has become displaced and has been an liability issue because the gravel is working it's way to the surface. Additional sand application is not enough to stop this from continuing. In addition, the court borders have deteriorated and need replacement. The shower and shower area needs to be reconstructed and replaced to meet ADA guidelines and to drain more adequately.

IMPACT ON OPERATING BUDGET
 No additional cost.

Project Costs	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total				
Land/Right of Way											
Design/Engineering											
Utility Relocation											
Construction	\$50,000						\$50,000				
Landscaping											
Equipment/Furnishings											
Other											
Total Cost	\$50,000	\$0	\$0	\$0		\$0	\$50,000				
Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total	Project Schedule	Start	Finish	
CIP	\$25,000						\$25,000	Land/Right of Way			
Grants (LPRF)	\$25,000						\$25,000	Design/Engineering			
Other								Utility Relocation			
Total Source	\$50,000	\$0	\$0	\$0	\$0	\$0	\$50,000	Construction	9/1/2025	11/01/25	
								Total Project			


FY26 TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
PARD/PW	Resurface McFee Tennis and Basketball Courts	Park & Rec Director/PW	310-43934-9270

PROJECT DESCRIPTION
Resurface and reline 4 tennis courts and 1 basketball court.

BACKGROUND/HISTORY
The courts were opened in early 2022 and resurfacing is typically done every 5-7 years so this is the mid-point of that time.

IMPACT ON OPERATING BUDGET
No additional cost.

Project Costs	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	Total				
Land/Right of Way											
Design/Engineering											
Utility Relocation											
Construction		\$40,000					\$0				
Landscaping											
Equipment/Furnishings											
Other											
Total Cost	\$0	\$40,000	\$0	\$0	\$0	\$0	\$0				
Source of Funds	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	Total	Project Schedule	Start	Finish	
CIP		\$40,000					\$0	Land/Right of Way			
Grants								Design/Engineering			
Other								Utility Relocation			
Total Source	\$0	\$40,000	\$0	\$0	\$0	\$0	\$0	Construction			
								Total Project			

Project No. 27-06 TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
Parks & Recreation/PW	Anchor Park Fencing	Parks & Rec Director/PW	310-43939-9020

PROJECT DESCRIPTION
 Replace the outfield fencing on the diamond and the fencing between park and railroad - replace with black coated fencing on softball diamond.

BACKGROUND/HISTORY
 The softball and railroad fencing is original to the park - circa 1985.

IMPACT ON OPERATING BUDGET
 No additional cost.

Project Costs	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Land/Right of Way							\$0
Design/Engineering							\$0
Utility Relocation							\$0
Construction		\$175,000					\$175,000
Landscaping							\$0
Equipment/Furnishings							\$0
Other							\$0
Total Cost	\$0	\$175,000	\$0	\$0	\$0	\$0	\$175,000



Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total	Project Schedule	Start	Finish
CIP		\$175,000					\$175,000	Land/Right of Way		
Grants								Design/Engineering		
Other								Utility Relocation		
Total Source	\$0	\$175,000	\$0	\$0	\$0	\$0	\$175,000	Construction	11/01/27	03/01/28
								Total Project	11/01/27	03/01/28

TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
PARD/Engineering	Anchor Park Playground and ADA Access	Park & Rec Director/Town Engineer	310-43939-9140

PROJECT DESCRIPTION
 Replace the current playground, swing area, surface and sandbox. Move the playground to the large open area inside of the walking trail to minimize need for as many ADA adaptations. Remove current playground and grass area. Provide ADA parking spaces and access.

BACKGROUND/HISTORY
 The current playground was constructed in 2004 and replaced an old wooden structure. The current location of the playground, sandbox and swings makes it difficult to achieve ADA access. By moving the playground, the access will meet ADA regulations.

IMPACT ON OPERATING BUDGET
 No additional cost.

Project Costs	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Land/Right of Way							\$0
Design/Engineering							\$0
Utility Relocation							\$0
Construction		\$300,000					\$300,000
Landscaping							\$0
Equipment/Furnishings							\$0
Other							\$0
Total Cost	\$0	\$300,000	\$0	\$0	\$0	\$0	\$300,000



Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total	Project Schedule	Start	Finish
CIP		\$300,000					\$300,000	Land/Right of Way		
Grants							\$0	Design/Engineering		
Other							\$0	Utility Relocation		
Total Source	\$0	\$300,000	\$0	\$0	\$0	\$0	\$300,000	Construction		
								Total Project		


Project No. 27-04 TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
PARD/PW	MBLP Trail Lighting Update	Park & Rec Director/PW	

PROJECT DESCRIPTION
 Install additional lighting at MBLP along the walktrail and update the current lighting to LED.

BACKGROUND/HISTORY
 The distance between the lights on the trail throughout MBLP create areas that are really dark. This issue was raised during the citizen survey for the 2022 Farragut Parks & Recreation Master Plan. In addition, these lights need to be updated to LED in order to save energy costs. This change would result in citizens feeling safer also.

IMPACT ON OPERATING BUDGET
 LED lights would lower utility costs even with additional lights added.

Project Costs	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total			
Land/Right of Way							\$0			
Design/Engineering							\$0			
Utility Relocation							\$0			
Construction			\$125,000				\$125,000			
Landscaping							\$0			
Equipment/Furnishings							\$0			
Other							\$0			
Total Cost	\$0	\$0	\$125,000	\$0	\$0	\$0	\$125,000			
Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total	Project Schedule	Start	Finish
CIP			\$125,000				\$125,000	Land/Right of Way		
Bonds							\$0	Design/Engineering		
Other							\$0	Utility Relocation		
Total Source	\$0	\$0	\$125,000	\$0	\$0	\$0	\$125,000	Construction	01/01/28	03/01/28
								Total Project	01/01/28	03/01/28

Project No. 28-03 TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
PARD/Eng	MBLP Field 3 Turf Replacement	Park & Rec Director/Town Engineer	310-43939-9021

PROJECT DESCRIPTION
 Replace the turf (carpet) on field1, repair any issues in the drainage system and the concrete border. Actual construction on this project would not start until FY28 but the contract needs to be approved in the spring so that the carpet can be ordered. The field would be closed for about 1 to 1 1/2 months.

BACKGROUND/HISTORY
 This field was installed in late 2017. The warranty for the synthetic turf is 8 years. Ten years of play on a synthetic turf field is considered good and our use hours are very high on this field. The fibers are getting worn and slippery. The timing is best in the summer months when usage is low and the weather is conducive to replacing the turf.

IMPACT ON OPERATING BUDGET
 No additional costs.

Project Costs	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Land/Right of Way							\$0
Design/Engineering							\$0
Utility Relocation							\$0
Construction			\$725,000				\$725,000
Landscaping							\$0
Equipment/Furnishings							\$0
Other							\$0
Total Cost	\$0	\$0	\$725,000	\$0	\$0	\$0	\$725,000



Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total	Project Schedule	Start	Finish
CIP			\$725,000				\$725,000	Land/Right of Way		
Grants								Design/Engineering		
Other								Utility Relocation		
Total Source	\$0	\$0	\$725,000	\$0	\$0	\$0	\$725,000	Construction	4/1/2028	08/15/28
								Total Project	04/01/28	08/15/28

FY26 27 and FY28 TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
PARD/Engineering	McFee Road Property	Park & Rec Director/Town Engineer	310-41120-9113

PROJECT DESCRIPTION
 Begin to design and place outdoor recreation elements into this newly aquired property. The initial steps will likely be developing access to the property.

BACKGROUND/HISTORY
 This property was acquired in 2023 and received a Federal Land and Water Conservation Grant for 50% of the purchase price. This grant will be managed by TDEC. There will be timeline parameters for development of the property, starting with community survey to gain input into the recreation elements included with this property. It is unknown at this time what costs will be for development of this property. We will re-invest the \$2.75 million grant monies into the property development.

IMPACT ON OPERATING BUDGET
 No additional cost.

Project Costs	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Land/Right of Way	\$75,000						\$75,000
Design/Engineering	\$75,000	\$75,000					\$150,000
Utility Relocation							\$0
Construction		\$1,500,000	\$600,000				\$2,100,000
Landscaping		\$400,000					\$400,000
Equipment/Furnishings							\$0
Other		\$25,000					\$25,000
Total Cost	\$150,000	\$2,000,000	\$600,000	\$0	\$0	\$0	\$2,750,000



Source of Funds	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	Total	Project Schedule	Start	Finish
CIP							\$0	Land/Right of Way		
Grants	\$150,000	\$2,000,000	\$600,000	\$0	\$0	\$0	\$2,750,000	Design/Engineering		
Other							\$0	Utility Relocation		
Total Source	\$150,000	\$2,000,000	\$600,000	\$0	\$0	\$0	\$2,750,000	Construction		
								Total Project		

Project No. 28-02 TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
PARD/PW	McFee Splashpad Filtration/Elements	Park & Rec Director/PW	310-43934-9340

PROJECT DESCRIPTION
 Replace filtration system (pumps, valves & sand filters) and some splash pad elements

BACKGROUND/HISTORY
 The splashpad filtration system will be at or near its life cycle - these were installed in 2016. Some of the elements will also need to be replaced due to wear and tear.

IMPACT ON OPERATING BUDGET
 No additional cost.

Project Costs	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Land/Right of Way							
Design/Engineering							
Utility Relocation							
Construction							
Landscaping							
Equipment/Furnishings			\$80,000				\$80,000
Other							
Total Cost	\$0	\$0	\$80,000	\$0	\$0	\$0	\$80,000
Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
CIP			\$80,000				\$80,000
Grants							
Other							
Total Source	\$0	\$0	\$80,000	\$0	\$0	\$0	\$80,000



Project Schedule	Start	Finish
Land/Right of Way		
Design/Engineering		
Utility Relocation		
Construction	10/01/27	12/01/27
Total Project	10/01/27	12/01/27

Project No. TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
Engineering	CIP-Stormwater Improvements	Assistant Town Engineer	316-43150-4810

PROJECT DESCRIPTION
 Engineering and construction for stormwater pipe evaluation, repair, and replacement.

BACKGROUND/HISTORY
 A critical success factor set by the Board of Mayor and Aldermen is building and maintaining the Town’s infrastructure and assets with a priority initiative related to the Town’s stormwater system. This project is a continuation of the Town’s efforts for repairs to known deteriorated stormwater piping, a critical function of maintaining the stormwater system.

IMPACT ON OPERATING BUDGET
 None (\$0)

Project Costs	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Land/Right of Way	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$2,400,000
Design/Engineering							\$0
Utility Relocation							\$0
Construction							\$0
Landscaping							\$0
Equipment/Furnishings							\$0
Other							\$0
Total Cost	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$2,400,000
Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
CIP	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$2,400,000
Grants							\$0
ARPA							\$0
Total Source	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$2,400,000




Project No. TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
Engineering	Adaptive Traffic Signal Upgrades	Town Engineer	310-41670-3430

PROJECT DESCRIPTION
 This project includes adding adaptive technology to the signals at the Town's major intersections, including the Kingston Pike corridor between West End Boulevard and Campbell Station Road, as well as Campbell Station intersections at Parkside/Grigsby Chapel and both Interstate 40 off-ramps. Estimated costs for design and construction are \$75,000 per intersection.

BACKGROUND/HISTORY
 Completion of the ATMS project has created a central control for our network of 26 signals. However, adaptive technology allows the signals to adjust timing based upon traffic demands.

IMPACT ON OPERATING BUDGET
 \$5,000 per year in maintenance costs.

Project Costs	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total			
PE/NEPA							\$0			
PE/Design							\$0			
Land/Right of Way							\$0			
Utility Relocation							\$0			
Construction	\$250,000	\$250,000	\$250,000	\$250,000	\$0	\$0	\$1,000,000			
Equipment/Furnishings							\$0			
Other							\$0			
Total Cost	\$250,000	\$250,000	\$250,000	\$250,000	\$0	\$0	\$1,000,000			
Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total		Project Schedule	Start
CIP	\$250,000	\$250,000	\$250,000	\$250,000	\$0	\$0	\$1,000,000	PE/NEPA		
Grants							\$0	PE/Design		
Other							\$0	ROW		
								Construction		
Total Source	\$250,000	\$250,000	\$250,000	\$250,000	\$0	\$0	\$1,000,000	Total Project		


Project No. TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
Engineering	Illuminated Street Signs	Town Engineer	310-43000-3420

PROJECT DESCRIPTION
 This project includes adding illuminated street signs at our major signalized intersections.

BACKGROUND/HISTORY

IMPACT ON OPERATING BUDGET

Project Costs	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total						
PE/NEPA							\$0						
PE/Design							\$0						
Land/Right of Way							\$0						
Utility Relocation							\$0						
Construction	\$150,000	150,000					\$300,000						
Equipment/Furnishings							\$0						
Other							\$0						
Total Cost	\$150,000	\$150,000	\$0	\$0	\$0	\$0	\$300,000						
Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total	Project Schedule	Start	Finish			
CIP	\$150,000	150,000					\$300,000	PE/NEPA					
Grants							\$0	PE/Design					
Other							\$0	ROW					
								Construction					
Total Source	\$150,000	\$150,000	\$0	\$0	\$0	\$0	\$300,000	Total Project					

Project No. TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM			
RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
Engineering	Boyd Station Road Multi-Modal Improvements	Town Engineer	310-43980-9360

PROJECT DESCRIPTION
 This project includes improvements to approximately 3,500' of Boyd Station Road from McFee Road to the east property line of the Grove at Boyd Station Subdivision. The improvements will bring the roadway up to Town standards for a major collector and include widening, storm drainage infrastructure, and a greenway with grass buffer. Additionally, a roundabout will be constructed at the Boyd Station entrance to the Grove subdivision. The developer will be required to design and construct the project during the development process. The Town will participate in a cost share for the portion being improved that is not the developer's responsibility, including the roundabout, half of the road widening and full cost for the approximately 400' from the end of the Homestead property to McFee Road.
 * Rollover of unspent FY22 funds

BACKGROUND/HISTORY
 Homestead Land Holdings is currently developing the Grove at Boyd Station Subdivision. As part of the development, Homestead will be required to bring Boyd Station Road up to current Town standards along their frontage. While construction upgrades are being performed, Staff recommends the Town participate to complete the upgrades to McFee Road, including full width overlay of the existing roadway and a roundabout at the Grove's Boyd Station entrance.

IMPACT ON OPERATING BUDGET
 Increased maintenance costs drainage structures (\$500 per year), additional resurfacing width (\$10,000/20 year)

Project Costs	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Land/Right of Way							
Design/Engineering							
Utility Relocation							
Construction*	\$1,667,000						\$1,667,000
Landscaping							
Equipment/Furnishings							
Other							
Total Cost	\$1,667,000	\$0	\$0	\$0	\$0	\$0	\$1,667,000
Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
CIP	\$1,667,000	\$0	\$0	\$0	\$0	\$0	\$1,667,000
Grants							
Other							\$0
Total Source	\$1,667,000	\$0	\$0	\$0	\$0	\$0	\$1,667,000



Project No. **TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM**

RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
Engineering	Campbell Station Road/ Jamestowne Blvd. Intersection Improvements	Town Engineer	310-43100-9411

PROJECT DESCRIPTION


This project includes design and installation of a new traffic signal at the intersection of Campbell Station Road and Jamestowne Boulevard, along with possible improvements to Jamestowne Boulevard at the approach.

BACKGROUND/HISTORY

Installation of a signal at this location will enable easier left turn movement from Jamestowne Boulevard onto NB Campbell Station Road. Additionally, this will provide a signalized intersection for pedestrians near the school entrance.

IMPACT ON OPERATING BUDGET

Additional signal maintenance (\$2000 per year).

Project Costs	FY2026	FY2027	FY2028	FY2029	FY2030	Total			
Land/Right of Way									
Design/Engineering	60,000					\$60,000			
Utility Relocation									
Construction	640,000					\$640,000			
Landscaping									
Equipment/Furnishings									
Other									
Total Cost	\$700,000	\$0	\$0	\$0	\$0	\$700,000			
Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	Total	Project Schedule	Start	Finish
CIP	700,000					\$700,000	Land/Right of Way		
Grants							Design/Engineering	Summer '25	Winter '26
Other							Utility Relocation		
Total Source	\$700,000	\$0	\$0	\$0	\$0	\$700,000	Construction	Winter '26	Fall 2026
							Total Project	Summer '25	Fall 2026


Project No. 18-03 TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
Engineering	Campbell Station Road at Eddie Courtney Lane	Town Engineer	

PROJECT DESCRIPTION
 This project includes improvements to Eddie Courtney Lane at Campbell Station Road, including removal of the "right-out" island and addition of a new signal.

BACKGROUND/HISTORY
 These improvements should increase access from the school to Campbell Station Road, which may decrease the amount of traffic on Kingston Pike during afternoon school rush hour.

IMPACT ON OPERATING BUDGET

Project Costs	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total			
PE/NEPA							\$0			
PE/Design							\$0			
Land/Right of Way							\$0			
Utility Relocation							\$0			
Construction			\$750,000				\$750,000			
Equipment/Furnishings							\$0			
Other							\$0			
Total Cost	\$0	\$0	\$750,000	\$0	\$0	\$0	\$750,000			
Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total		Project Schedule	Start
CIP			\$750,000				\$750,000	PE/NEPA		
Grants							\$0	PE/Design		
Other							\$0	ROW		
Total Source	\$0	\$0	\$750,000	\$0	\$0	\$0	\$750,000	Construction		
Total Project										


Project No. TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
Engineering	Concord Road/Loop Road Intersection Improvements	Town Engineer	310-43500-9310

PROJECT DESCRIPTION
 This project includes design and installation of a new traffic signal at the intersection of Concord Road (SR 332) and Loop Road (northern intersection), along with possible improvements to Loop Road to create a left turn bay.

BACKGROUND/HISTORY
 TDOT has determined this intersection meets warrants for a traffic signal. Additionally, signaling this intersection will create gaps on northbound Concord Road in the vicinity of Farragut Hills Boulevard (Concord Hills). This project was originally scheduled to begin construction in Spring 2025, but will most likely begin construction late Summer.

IMPACT ON OPERATING BUDGET
 Additional signal maintenance (\$2000 per year).

Project Costs	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total			
Land/Right of Way										
Design/Engineering										
Utility Relocation										
Construction	\$650,000						\$650,000			
Landscaping										
Equipment/Furnishings										
Other										
Total Cost	\$650,000	\$0	\$0	\$0	\$0	\$0	\$650,000			
Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total	Project Schedule	Start	Finish
CIP	\$650,000						\$650,000	Land/Right of Way		
Grants								Design/Engineering	Summer '24	Spring 2025
Other								Utility Relocation		
								Construction	Summer '25	Spring 2026
Total Source	\$650,000	\$0	\$0	\$0	\$0	\$0	\$650,000	Total Project	Summer '24	Spring 2026

Project No.		TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM	
RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
Engineering	Everett Road Greenway Connection	Assistant Town Engineer	310-43910-9820

PROJECT DESCRIPTION
 The greenway on the north side of Fox Run subdivision terminates at Everett Road, approximately 560 feet north of a greenway terminus at the rear of Split Rail Farm. This project includes construction of 6' shoulder on the west side of Everett Road to connect the two greenways. This shoulder will be properly striped and signed to allow pedestrians to walk along the shoulder.

BACKGROUND/HISTORY
 The Fox Run greenway was originally the access road to First Utility District's water tank at the rear of Fox Run Subdivision. Completion of Fox Run Unit 7 in 2005 provided easier access for FUD, and the Town paved the access road to create the greenway. Completion of Split Rail Farm in 2015 provided a tie to Everett Road, but no connection to the Fox Run Trail.

IMPACT ON OPERATING BUDGET
 Increase greenway maintenance (\$1,000 per year)

Project Costs	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Land/Right of Way							\$0
Design/Engineering	\$20,000						\$20,000
Utility Relocation							\$0
Construction		\$80,000					\$80,000
Landscaping							\$0
Equipment/Furnishings							\$0
Other							\$0
Total Cost	\$20,000	\$80,000	\$0	\$0	\$0	\$0	\$100,000
Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
CIP	\$20,000	\$80,000	\$0	\$0	\$0	\$0	\$100,000
Grants							
Other							
Total Source	\$20,000	\$80,000	\$0	\$0	\$0	\$0	\$100,000



Project No. TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
Engineering	Red Mill Dam Trailhead	Assistant Town Engineer	310-43910-9790

PROJECT DESCRIPTION

This project includes construction of approximately 650 linear feet of trail and parking lot. Access will be from Concord Road, with parking at the vacant parcel at the intersection of Concord and Turkey Creek Roads. Construction estimate includes trail and pedestrian access to the Red Mill Dam.

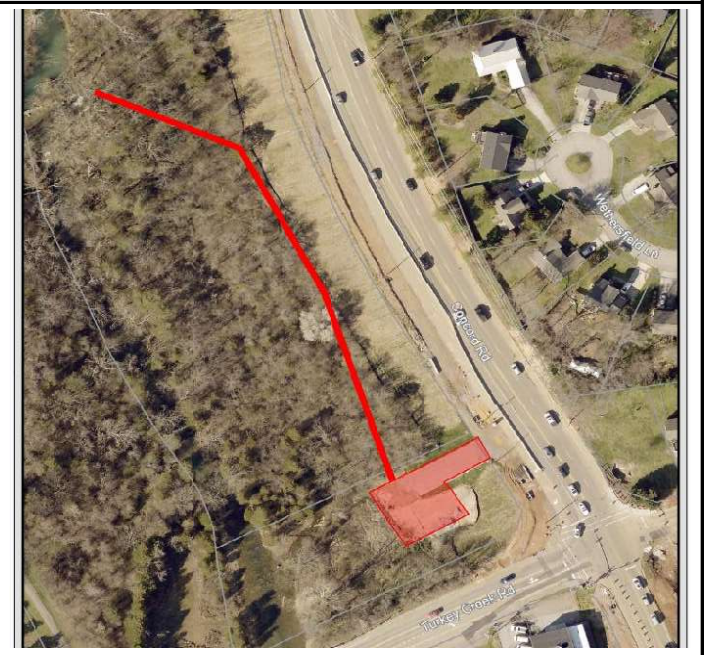
BACKGROUND/HISTORY

This project will include a trail and pedestrian access to the Red Mill Dam.

IMPACT ON OPERATING BUDGET

Maintenance of trail (\$5,000 per year)

Project Costs	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Land/Right of Way							\$20,000
Design/Engineering	\$20,000						\$20,000
Utility Relocation							
Construction	\$150,000						\$150,000
Landscaping							
Equipment/Furnishings							
Other							
Total Cost	\$170,000	\$0	\$0	\$0	\$0	\$0	\$170,000
Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
CIP	\$170,000						\$170,000
Grants							
Other							
Total Source	\$170,000	\$0	\$0	\$0	\$0	\$0	\$170,000



Project No. TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

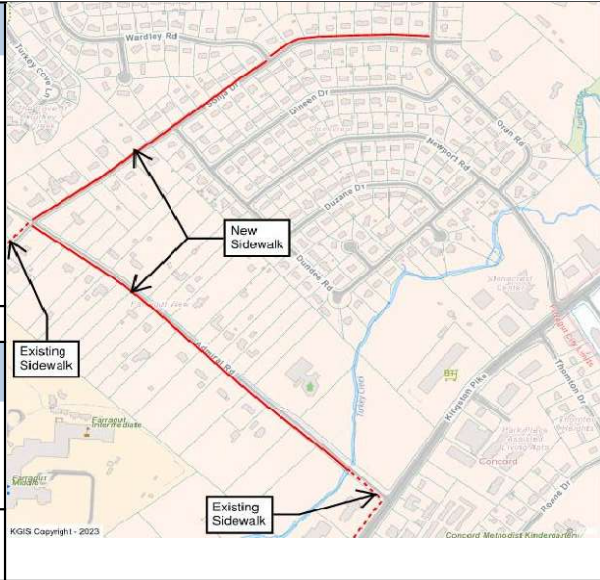
RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
Engineering	Sonja Drive/Admiral Road Multi-Modal Improvements	Assistant Town Engineer	310-43910-2870

PROJECT DESCRIPTION
 This project is construction of a 5' concrete sidewalk along Sonja Drive from Admiral Road to Oran Road. The approximately 2,900' of new sidewalk will provide a safe pedestrian path for the families and students within Stonecrest to access the Farragut Public Schools.

BACKGROUND/HISTORY
 Stonecrest is within the Parent Responsibility Zone which greatly increases the student pedestrian traffic. With the current sidewalk ending at Admiral Road, and Sonja Drive a relatively narrow road, it is well recognized the need for improved pedestrian safety in this neighborhood.

IMPACT ON OPERATING BUDGET
 Increase in sidewalk maintenance (\$2,000 per year)

Project Costs	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Land/Right of Way							\$0
Design/Engineering							\$0
Utility Relocation							\$0
Construction	\$1,375,000						\$1,375,000
Landscaping							\$0
Equipment/Furnishings							\$0
Other							\$0
Total Cost	\$1,375,000	\$0	\$0	\$0	\$0	\$0	\$1,375,000
Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
CIP	\$1,375,000						\$1,375,000
Grants							
Other							
Total Source	\$1,375,000	\$0	\$0	\$0	\$0	\$0	\$1,375,000




Project No. 18-03 TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
Engineering	Boring Road/Smith Road Intersection Improvements	Town Engineer	

PROJECT DESCRIPTION
 This project includes improvements at the intersection of Boring Road at Smith Road, including multiway stop and reconstruction of Dominick Point.

BACKGROUND/HISTORY
 With the new elementary school at Boring Road, there may be improvements necessary to carry additional traffic that is likely to use Boring Road as an access.

IMPACT ON OPERATING BUDGET

Project Costs	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total			
PE/NEPA							\$0			
PE/Design	\$25,000						\$25,000			
Land/Right of Way							\$0			
Utility Relocation							\$0			
Construction		75,000					\$75,000			
Equipment/Furnishings							\$0			
Other							\$0			
Total Cost	\$25,000	\$75,000	\$0	\$0	\$0	\$0	\$100,000			
Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total		Project Schedule	Start
CIP	\$25,000	75,000					\$100,000	PE/NEPA		
Grants							\$0	PE/Design		
Other							\$0	ROW		
Total Source	\$25,000	\$75,000	\$0	\$0	\$0	\$0	\$100,000	Construction		
								Total Project		


Project No. 18-03 TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
Engineering	Boring Road Mid-Block Crosswalk	Town Engineer	

PROJECT DESCRIPTION
 This project includes a mid-block crosswalk from the existing greenway at the south side of Country Manor Subdivision to a proposed sidewalk along Boring Road, approximately 300 feet east of the entrance to the new elementary school.

BACKGROUND/HISTORY
 With the new elementary school at Boring Road, additional improvements at Boring Road may be necessary to improve pedestrian access.

IMPACT ON OPERATING BUDGET

Project Costs	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total			
PE/NEPA							\$0			
PE/Design	\$10,000						\$10,000			
Land/Right of Way							\$0			
Utility Relocation							\$0			
Construction	\$140,000						\$140,000			
Equipment/Furnishings							\$0			
Other							\$0			
Total Cost	\$150,000	\$0	\$0	\$0	\$0	\$0	\$150,000			
Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total	Project Schedule	Start	Finish
CIP	\$150,000						\$150,000	PE/NEPA		
Grants							\$0	PE/Design		
Other							\$0	ROW		
								Construction		
Total Source	\$150,000	\$0	\$0	\$0	\$0	\$0	\$150,000	Total Project		


Project No. 18-03 TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
Engineering	Boring Road Closure	Town Engineer	

PROJECT DESCRIPTION
 This project includes closure of Boring Road at Kingston Pike.

BACKGROUND/HISTORY
 With the new elementary school at Boring Road, there may be improvements necessary to carry additional traffic that is likely to use Boring Road as an access.

IMPACT ON OPERATING BUDGET

Project Costs	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total	
PE/NEPA							\$0	
PE/Design							\$0	
Land/Right of Way							\$0	
Utility Relocation							\$0	
Construction		50,000					\$50,000	
Equipment/Furnishings							\$0	
Other							\$0	
Total Cost	\$0	\$50,000	\$0	\$0	\$0	\$0	\$50,000	
Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total	
CIP		50,000					\$50,000	Project Schedule
Grants							\$0	Start
Other							\$0	Finish
Total Source	\$0	\$50,000	\$0	\$0	\$0	\$0	\$50,000	Construction
								Total Project


Project No. 18-03 TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
Engineering	Sugarwood Drive New Access to Kingston Pike	Town Engineer	

PROJECT DESCRIPTION
 This is a new access for residents from Sugarwood Subdivision to have direct access to the signal at Kingston Pike and Smith Road.

BACKGROUND/HISTORY
 The close proximity of Sugarwood Drive to Smith Road creates issues during AM peak hours, as eastbound traffic queues back up. The eastbound left turn lane queue backs up to the point that it spills onto eastbound lanes. Construction of the new school off Boring/Smith Roads will add to the congestion.

IMPACT ON OPERATING BUDGET

Project Costs	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total			
PE/NEPA							\$0			
PE/Design	\$200,000						\$200,000			
Land/Right of Way	\$400,000						\$400,000			
Utility Relocation							\$0			
Construction		\$1,400,000					\$1,400,000			
Equipment/Furnishings							\$0			
Other							\$0			
Total Cost	\$600,000	\$1,400,000	\$0	\$0	\$0	\$0	\$2,000,000			
Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total	Project Schedule	Start	Finish
CIP	\$600,000	\$1,400,000	\$0	\$0	\$0	\$0	\$2,000,000	PE/NEPA		
Grants							\$0	PE/Design		
Other							\$0	ROW		
							\$0	Construction		
Total Source	\$600,000	\$1,400,000	\$0	\$0	\$0	\$0	\$2,000,000	Total Project		

Project No. TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
Engineering	Turkey Creek Road Multimodal Improvements	Town Engineer	310-43910-2880

PROJECT DESCRIPTION

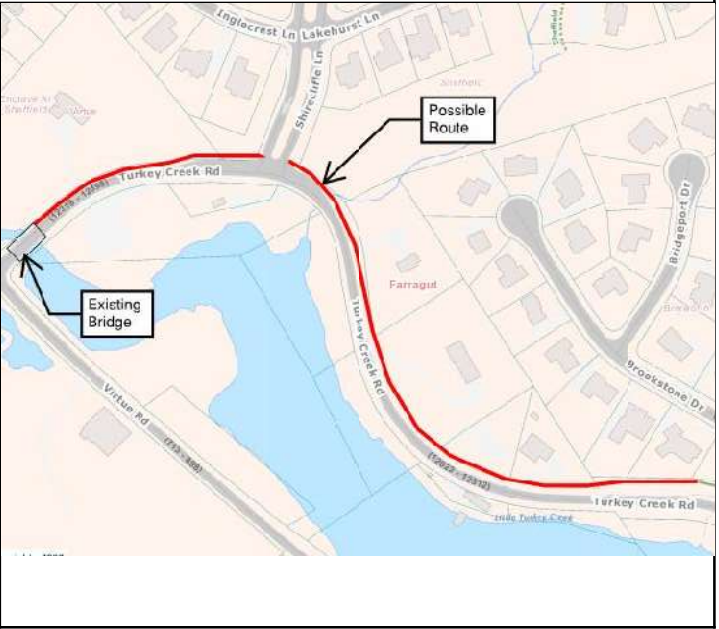
This project is extension of the existing Turkey Creek greenway from its current terminus at the western side of Brixworth Subdivision to the bridge over Little Turkey Creek near Virtue Road. The project will likely include curb and gutter and additional width (approximately 3 feet) to Turkey Creek Road.

BACKGROUND/HISTORY

This project will provide a necessary connection to the Little Turkey Creek Greenway at Sheffield Subdivision, and eventually to a greenway extension along Virtue Road from the bridge over Little Turkey Creek to Boyd Station Road.

IMPACT ON OPERATING BUDGET

Project Costs	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Land/Right of Way	\$500,000						\$500,000
Design/Engineering							\$0
Utility Relocation							\$0
Construction		\$2,000,000					\$2,000,000
Landscaping							\$0
Equipment/Furnishings							\$0
Other							\$0
Total Cost	\$500,000	\$2,000,000	\$0	\$0	\$0	\$0	\$2,500,000
Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
CIP	\$500,000	\$2,000,000	\$0	\$0	\$0	\$0	\$2,500,000
Grants							\$0
Other							\$0
Total Source	\$500,000	\$2,000,000	\$0	\$0	\$0	\$0	\$2,500,000



Project No. ENG-16-07 TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

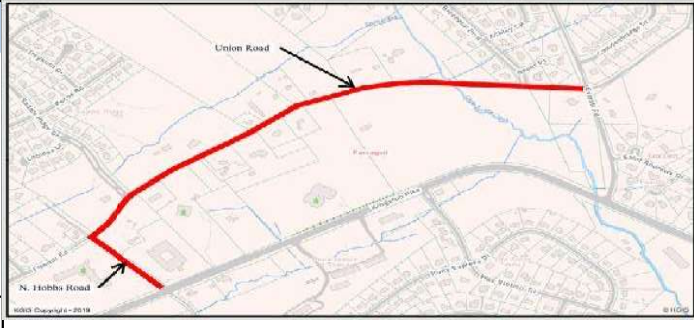
RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
Engineering	Union Road Multi-Modal Improvements	Town Engineer	310-43720

PROJECT DESCRIPTION
 This project includes reconstruction of Union Road from Everett Road to Hobbs Road, and Hobbs Road to Kingston Pike. The improvements will include two 11' lanes with curb & gutter and shared-use path, as well as reconstruction of the existing bridge over Little Turkey Creek.

BACKGROUND/HISTORY
 The existing roadway is currently only 16 feet wide, with no pedestrian/bike accommodations. Reconstruction to two 11' lanes will greatly enhance safety for all motorists.

IMPACT ON OPERATING BUDGET
 Additional cost for Maintenance and Electricity for Operation (\$5,000 per year)

Project Costs	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Land/Right of Way							\$0
Design/Engineering							\$0
Utility Relocation							\$0
Construction *	\$7,900,000						\$7,900,000
Landscaping							\$0
Equipment/Furnishings							\$0
Other							\$0
Total Cost	\$7,900,000	\$0	\$0	\$0	\$0	\$0	\$7,900,000



Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total	Project Schedule	Start	Finish
CIP	\$1,580,000						\$1,580,000	Land/Right of Way	Fall '22	Spring '25
Grants							\$0	Design/Engineerin	Spring '17	Winter '23
Other	\$6,320,000						\$6,320,000	Utility Relocation		
								Construction	Summer '25	Spring '27
Total Source	\$7,900,000	\$0	\$0	\$0	\$0	\$0	\$7,900,000	Total Project	Spring '17	Spring '27

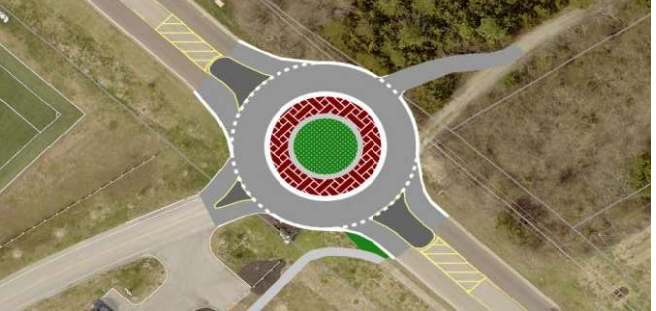
Project No. 23-07 TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
Engineering	Watt Road Roundabout	Assistant Town Engineer	310-43962

PROJECT DESCRIPTION
 This project consists of construction of a roundabout on Watt Road at the southern entrance to Mayor Bob Leonard Park.

BACKGROUND/HISTORY
 Construction of a roundabout will provide traffic calming and improvement to pedestrian safety for the Park.

IMPACT ON OPERATING BUDGET
 Minor increases to ROW mowing and maintenance (\$2,000/yr).

Project Costs	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total			
Land/Right of Way							\$0			
Design/Engineering							\$0			
Utility Relocation							\$0			
Construction	850,000						\$850,000			
Landscaping							\$0			
Equipment/Furnishings							\$0			
Other							\$0			
Total Cost	\$850,000	\$0	\$0	\$0	\$0	\$0	\$850,000			
Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total	Project Schedule	Start	Finish
CIP	\$850,000	\$0	\$0	\$0	\$0	\$0	\$850,000	Land/Right of Way	Spring 2025	Fall 2025
Grants								Design/Engineering	Spring 2024	Spring 2025
Other								Utility Relocation	Summer 2025	Fall 2025
								Construction	Summer 2025	Fall 2026
Total Source	\$850,000	\$0	\$0	\$0	\$0	\$0	\$850,000	Total Project	Spring 2024	Fall 2026

Project No. 18-03 TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

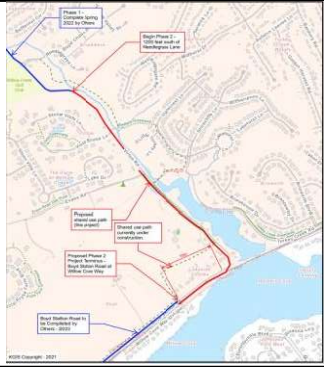
RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
Engineering	Virtue Road Phase II Multi-Modal Improvements	Town Engineer	310-43984

PROJECT DESCRIPTION
 This project includes reconstruction of Virtue Road from 1200' feet south of Needlegrass Lane to Boyd Station Road at Willow Cove Way. The project is currently being designed to include two 11' lanes, with curb & gutter, 6' grass strip, and 8' greenway on the west side of the roadway from Turkey Creek Road to Boyd Station Road.

BACKGROUND/HISTORY
 Improvements to Virtue Road from Kingston Pike to 1200' feet south of Needlegrass Lane were completed in Spring 2022. This project will continue those improvements to Boyd Station Road. PE-NEPA, PE-Design and ROW phases are funded with 80/20 federal/local split through the Knoxville Regional Transportation Planning Organization's current TIP. We will request Construction funding in the 2026-2029 TIP.

IMPACT ON OPERATING BUDGET
 Increased maintenance costs for greenway (\$2500 per year), drainage structures (\$500 per year), additional resurfacing width (\$10,000/20 year)

Project Costs	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
PE/NEPA							\$0
PE/Design							\$0
Land/Right of Way							\$0
Utility Relocation							\$0
Construction		7,480,000					\$7,480,000
Equipment/Furnishings							\$0
Other							\$0
Total Cost	\$0	\$7,480,000	\$0	\$0	\$0	\$0	\$7,480,000



Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total	Project Schedule	Start	Finish
CIP		1,496,000					\$1,496,000	PE/NEPA	Winter '23	Spring '24
Grants							\$0	PE/Design	Spring '24	Spring '25
KRTPO (federal)		5,984,000					\$5,984,000	ROW	Summer '25	Summer '27
Total Source	\$0	\$7,480,000	\$0	\$0	\$0	\$0	\$7,480,000	Construction	Summer '27	Spring '29
Total Project									Winter '23	Spring '29

Project No. TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
Engineering	Kingston Pike Pedestrian Underpass @ N. Fork Turkey Creek	Engineering	310-43910-2860

PROJECT DESCRIPTION

The project includes construction of a concrete pedestrian underpass through the arch bridge over North Fork of Turkey Creek. This project provides a direct connection of the Kroger greenway to sidewalk on the north side of Kingston Pike.

BACKGROUND/HISTORY

This project was originally proposed approximately 2017, but was later tabled at the request of the Board.

IMPACT ON OPERATING BUDGET

Approximately \$2000 per year for cleanout.

Project Costs	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Land/Right of Way						
Design/Engineering						
Utility Relocation						
Construction		\$130,000	\$635,000			\$765,000
Landscaping						
Equipment/Furnishings						
Other						
Total Cost	\$0	\$130,000	\$635,000	\$0	\$0	\$765,000
Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	Total
CIP		\$130,000	\$635,000	\$0		\$765,000
Bonds						
Other						
Total Source	\$0	\$130,000	\$635,000	\$0	\$0	\$765,000



Project No. 18-03 TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
Engineering	Municipal Center Drive Extension to Kingston Pike	Town Engineer	

PROJECT DESCRIPTION
 This project includes extension of Municipal Center Drive across the Ford property to Municipal Center Drive behind Kohl's. Jamestowne Boulevard will be extended from Kingston Pike to the south to intercept Municipal Center Drive, and the Kohl's entrance will be moved from Kingston Pike to Jamestowne Boulevard. The current schedule assumes the Construction phase will begin FY2032, with estimated construction cost of \$5,000,000.

BACKGROUND/HISTORY
 The Town's Major Road Plan has shown this project for several years. The extension of Municipal Center Drive across the Ford property to Municipal Center Drive behind Kohl's and an extension of Jamestowne Boulevard from Kingston Pike would relieve the northbound left turn from Campbell Station Road at Kingston Pike, freeing up several seconds to re-distribute to other movements at the intersection.

IMPACT ON OPERATING BUDGET

Project Costs	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
PE/NEPA				\$200,000			\$200,000
PE/Design					\$600,000		\$600,000
Land/Right of Way						\$3,000,000	\$3,000,000
Utility Relocation							\$0
Construction							\$0
Equipment/Furnishings							\$0
Other							\$0
Total Cost	\$0	\$0	\$0	\$200,000	\$600,000	\$3,000,000	\$3,800,000



Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total	Project Schedule	Start	Finish
CIP				\$40,000	\$120,000	\$600,000	\$760,000	PE/NEPA		
Grants				\$160,000	\$480,000	\$2,400,000	\$3,040,000	PE/Design		
Other							\$0	ROW		
Total Source	\$0	\$0	\$0	\$200,000	\$600,000	\$3,000,000	\$3,800,000	Construction		
Total Project										

RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
Engineering	Evans Road Multi-Modal Improvements	Assistant Town Engineer	310-43721

PROJECT DESCRIPTION
 This project provides 2,700' of roadway and pedestrian facility improvements to Evans Road between McFee Road and Cottage Stone Boulevard. The improvements include widening to two (2) 11' lanes, curb and gutter and an asphalt greenway.

BACKGROUND/HISTORY
 Evans Road was improved from Cottage Stone Boulevard to Virtue Road as part of the Farm at Willow Creek development. This project completes reconstruction of Evans Road from McFee Road to Cottage Stone Boulevard and provides a critical greenway connection.

IMPACT ON OPERATING BUDGET
 Minor maintenance cost additions to the On-Call Traffic Signal Maintenance-\$2,000 per year

Project Costs	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Land/Right of Way					\$730,000		\$730,000
Design/Engineering				\$820,000			\$820,000
Utility Relocation							\$0
Construction							\$0
Landscaping							\$0
Equipment/Furnishings							\$0
Other							\$0
Total Cost	\$0	\$0	\$0	\$820,000	\$730,000	\$0	\$1,550,000



Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
CIP				\$820,000	\$730,000	\$0	\$1,550,000
Grants							\$0
Other							\$0
Total Source	\$0	\$0	\$0	\$820,000	\$730,000	\$0	\$1,550,000

Project Schedule	Start	Finish
Land/Right of Way	Spring 2029	Winter 2030
Design/Engineering	Fall 2028	Spring 2029
Utility Relocation	Spring 2029	Winter 2030
Construction	Summer 2031-Fall 2032	
Total Project	Fall 2028	Fall 2032

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 improvements to Boyd Station Road in association with the Grove at Boyd Station Subdivision, Zoned R-1/OSMR (Rackley Engineering, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request for approval of a preliminary plat for improvements to Boyd Station Road and the construction of a roundabout where the Grove at Boyd Station Subdivision accesses Boyd Station Road.

DISCUSSION: As shown on the plans included in the packet, Boyd Station Road has an existing pavement width of 20 feet. Due to the railroad right of way to the south, the proposed improvements to Boyd Station Road will occur to the north. Those improvements include participation with the Town for a total widening (including shoulder) of four feet with curb and gutter extending along the entire Boyd Station Road frontage of the Grove at Boyd Station Subdivision and across one additional property to McFee Road. The improvement along the one parcel between the west property line of the Grove and the right of way of McFee Road will be entirely the Town's responsibility in terms of both the road work and the greenway trail construction. All other portions of the greenway trail along Boyd Station Road and the trail's connection into Virtue Road will be the responsibility of the Grove at Boyd Station developer.

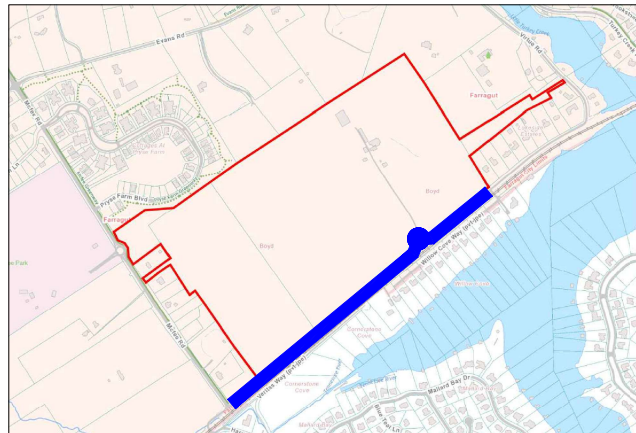
The addition of the roundabout was requested by the Town to help slow traffic along Boyd Station Road and create a more distinct entrance to the Grove at Boyd Station Subdivision. Currently, Boyd Station Road is a straight road that is conducive to faster speeds. Like the road improvements, the roundabout will be entirely to the north and is dimensionally the same as the roundabout that was constructed a few years ago at the entrance to the Brookmere Subdivision off Virtue Road. Unlike the two roundabouts along McFee Road, this roundabout is asymmetrical and will force vehicles to approach and depart the roundabout at a slower speed.

RECOMMENDATION: Included in the packet is the latest preliminary plat set and plan sheets showing how this improvement will be tied into the Grove at Boyd Station development. Also included is a detour plan for the project. If approved by the Board of Mayor and Aldermen, the project will include a temporary road closure from McFee Road to Willow Cove Way to facilitate the completion of the project. The objective is to finish the project over the summer when school is not in session. The Town Engineer has reviewed the plans and recommends approval subject to the following items being addressed:

1. Please show detail (elevation) of roundabout. There should be a vertical wall similar to the roundabout at Virtue in front of Brookmere.
2. Please add a supplemental plate to the two Detour signs "To Boyd Station Road" at the intersection of Evans Road and Virtue Road.
3. Please show anticipated utility relocations.

4. An irrevocable letter of credit will be required to ensure the completion of the improvements to Boyd Station Road and roundabout. The dollar amount will be determined by the Town Engineer.

PRELIMINARY PLAT OF BOYD STATION ROAD IMPROVEMENTS FARRAGUT, TN



12611 BOYD STATION RD, FARRAGUT, TN 37934
 CLT MAP 162 PARCELS 50, 50.01, 9.01, 54.01
 132.16 ACRES
 APRIL 14, 2025
 REVISED MAY 05, 2025

Sheet List Table

Sheet Number	Sheet Title	Sheet Description
0	C000	Title Page
1	C190	Existing Conditions
2	C191	Plan and profile
3	C192	Plan and Profile
4	C193	Plan and Profile
5	C194	Roundabout Layout
6	C195	Roundabout Face of Curb Alignments
7	C196	Roundabout Face of Curb Profiles
8	XS - (00)	CROSS SECTIONS
9	XS - (01)	CROSS SECTIONS
10	XS - (02)	CROSS SECTIONS
11	XS - (03)	CROSS SECTIONS
12	XS - (04)	CROSS SECTIONS
13	XS - (05)	CROSS SECTIONS
14	XS - (06)	CROSS SECTIONS
* 15	C390	Erosion Control Notes
* 16	C391	Initial Erosion Control
* 17	C392	Intermediate Erosion Control
* 18	C393	Final Erosion Control
* 19	TTC	Temporary Traffic Control

* ADDED TO PLAN SET 05/07/25

SURVEYING BY:

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



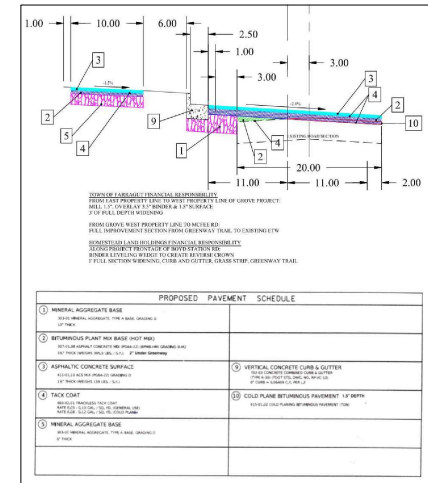
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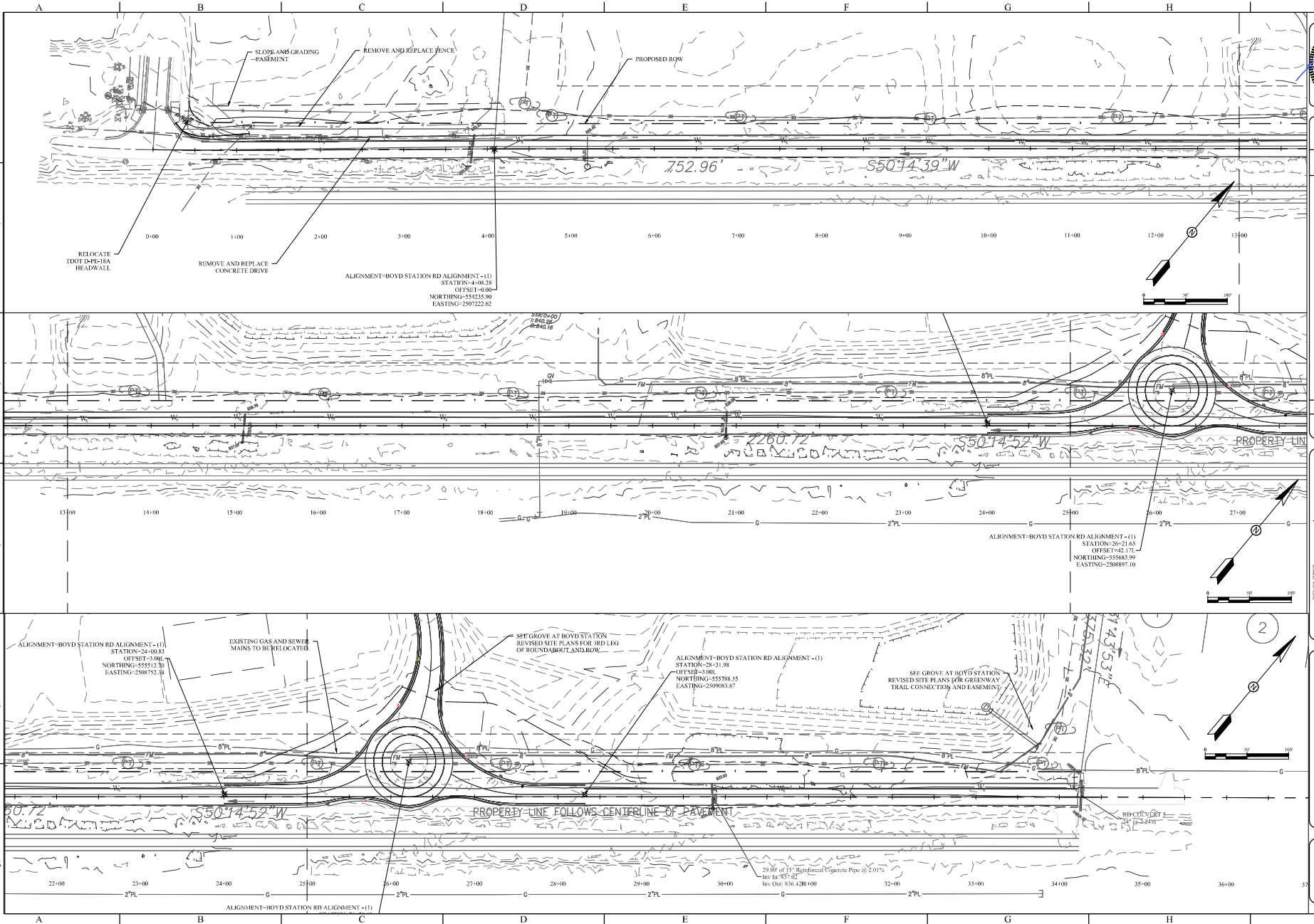


P.O. BOX 30456, KNOXVILLE, TN, 37930
 WWW.RACKLEYENGINEERING.COM 865-622-6560
 mrackley@rackleyengineering.com



DEVELOPER:
 HOMESTEAD LAND HOLDINGS, LLC
 BRIAN MOHNEY
 122 PERIMETER PARK DR
 KNOXVILLE, TN 37922
 865-690-3200
 BRIAN@saddlebrookproperties.com

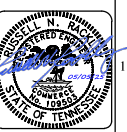
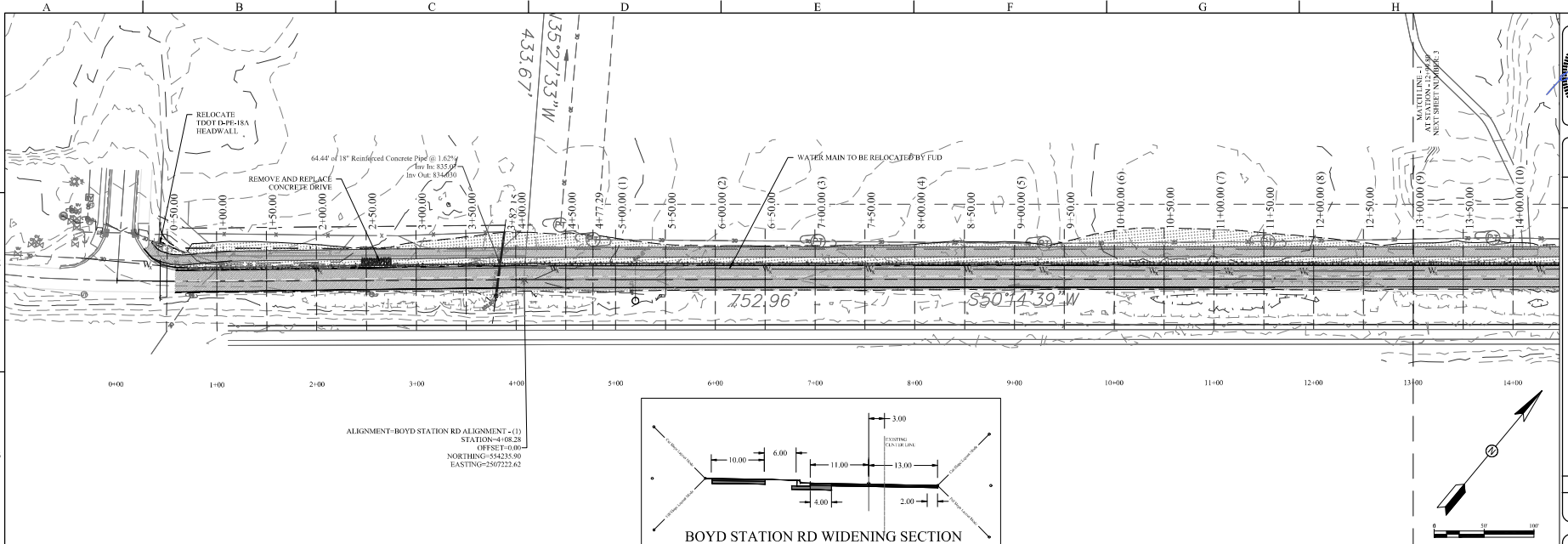




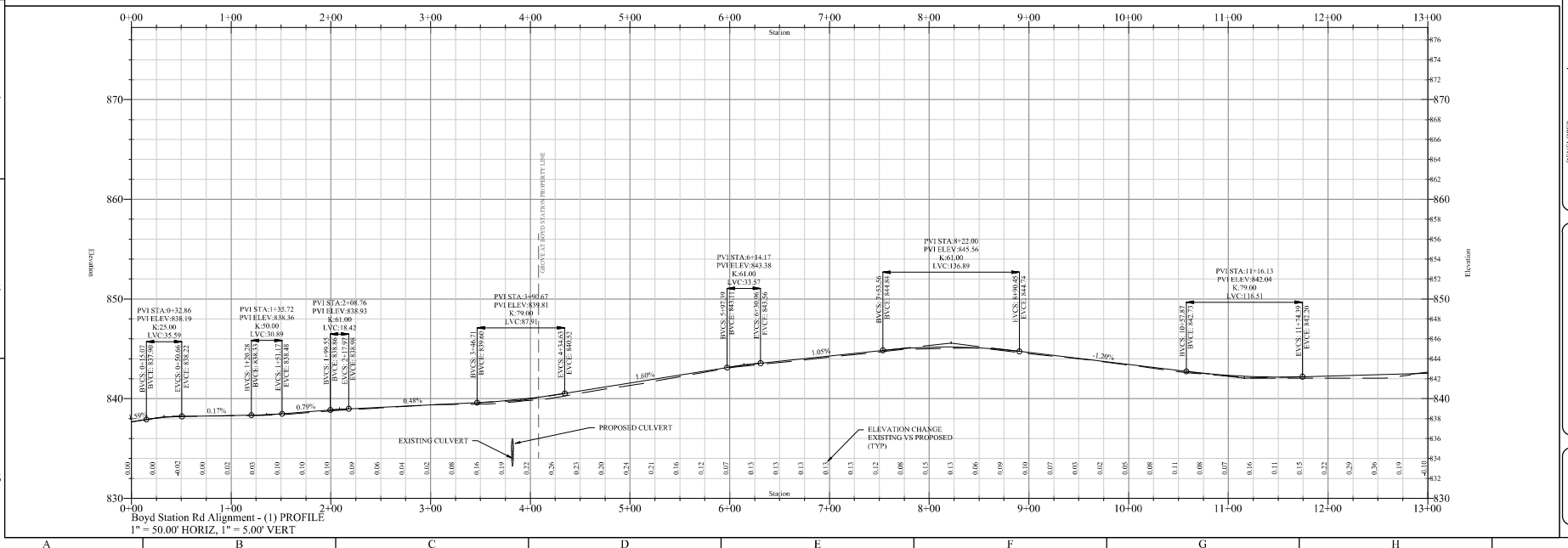
REVISIONS	
NO.	DESCRIPTION

Prepared By: RNR
 Checked By: RNR
 Date: 04/14/22
 Title: **Engineering**
 Project: **Engineering**
 Scale:

BOYD STATION RD IMPROVEMENTS
 TOWN OF FARRAGUT, TN
 EXISTING CONDITIONS



Revision	Date	By	Appr'd

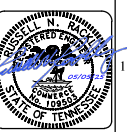
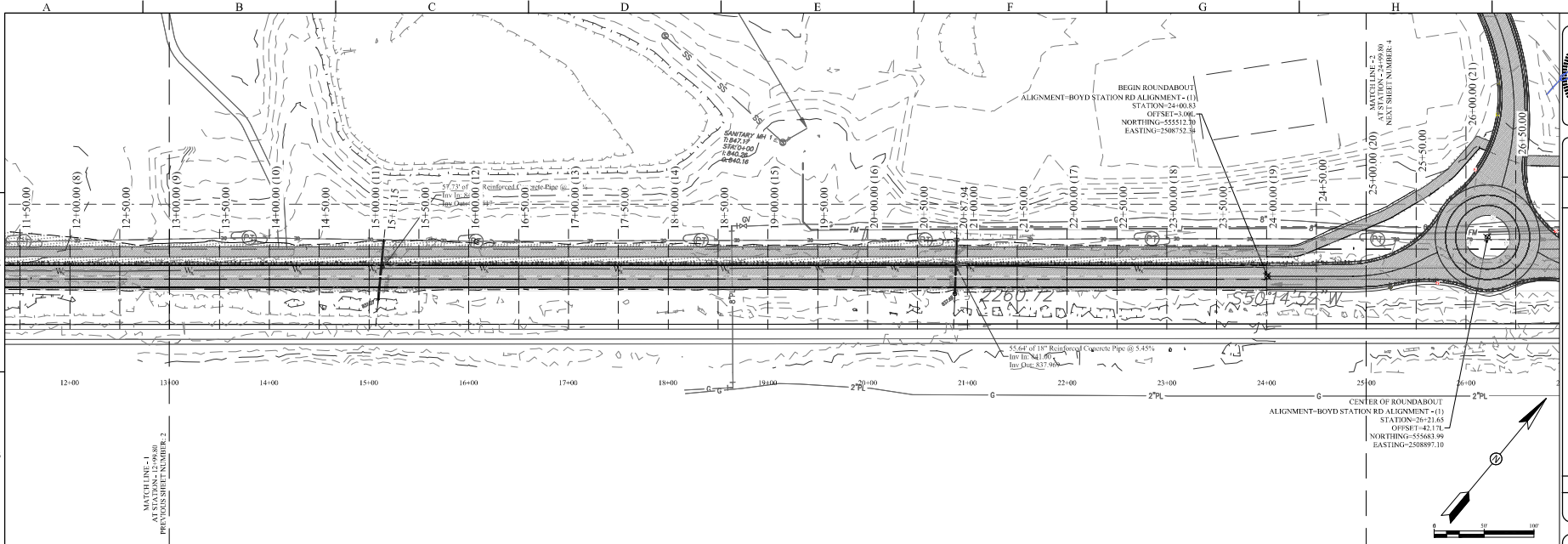


Prepared By: RSR
Checked By: RSR
Date: 04/14/22
Job Name: BOYD STATION RD IMPROVEMENTS
Project: TOWN OF FARRAGUT, TN
Scale: AS SHOWN

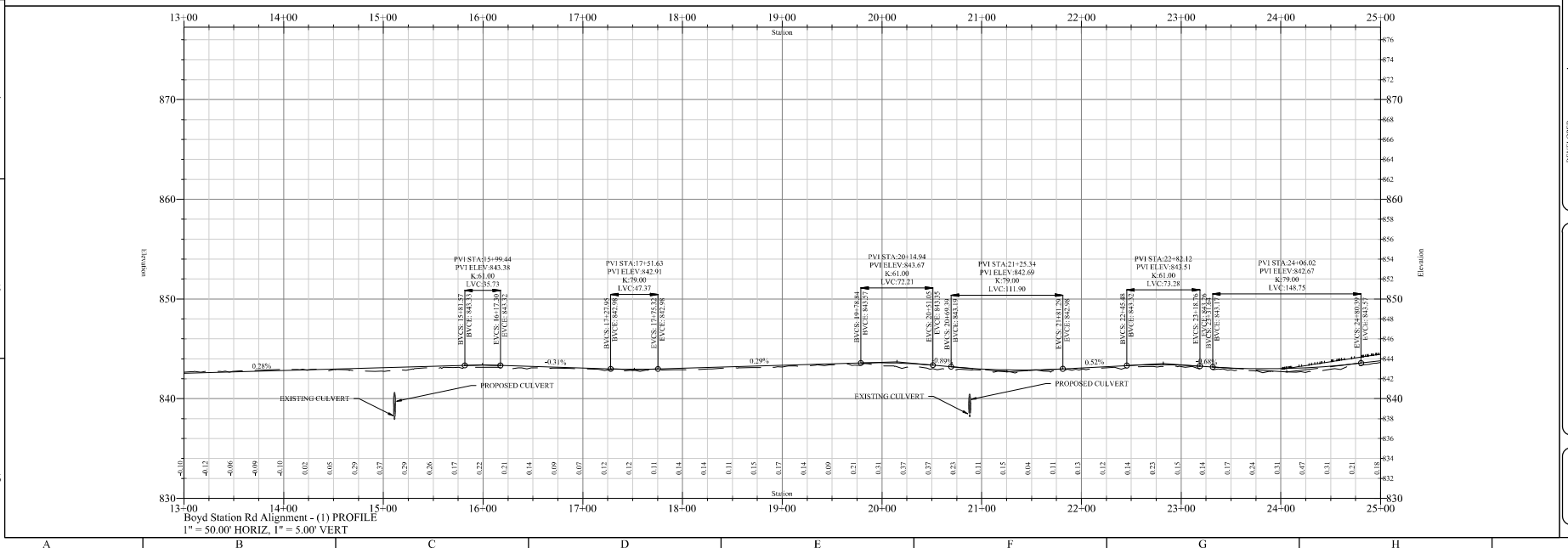
122 PERIMETER PARK DR
KNOXVILLE, TN 37922

RSR Engineering
122 PERIMETER PARK DR
KNOXVILLE, TN 37922
TEL: 615.586.1234
WWW.RSR-ENGINEERING.COM

BOYD STATION RD IMPROVEMENTS
TOWN OF FARRAGUT, TN
PLAN AND PROFILE

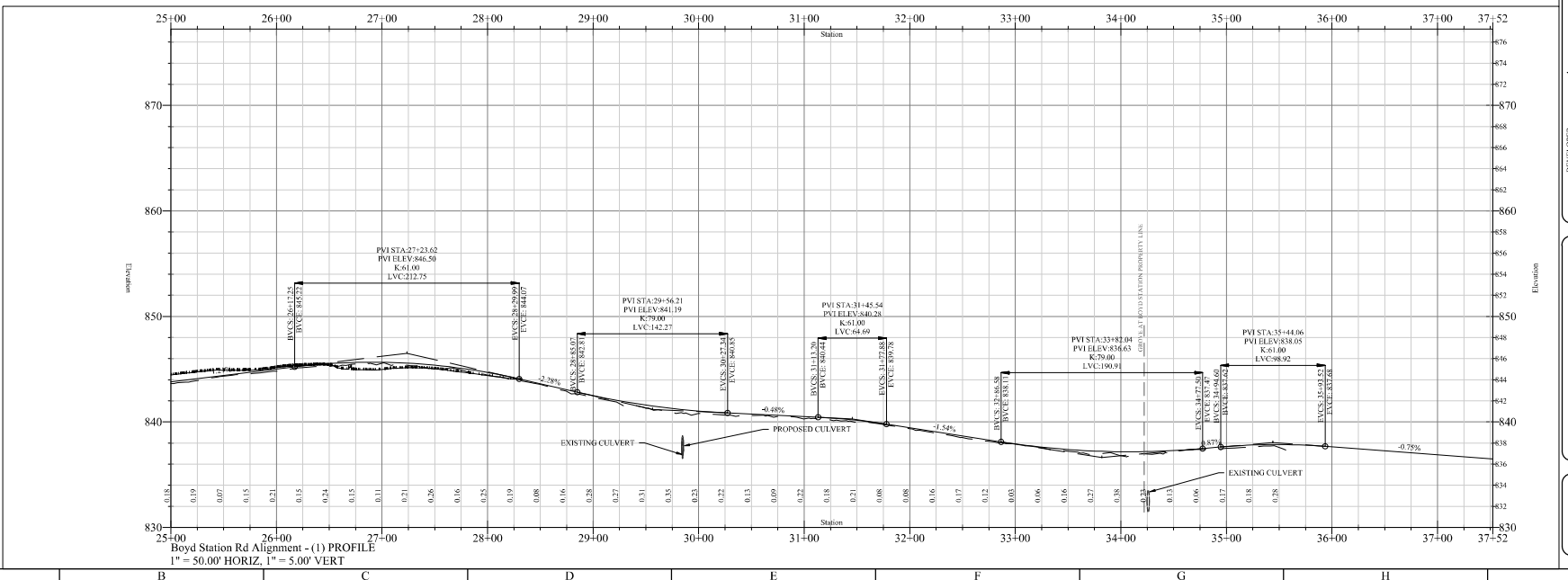
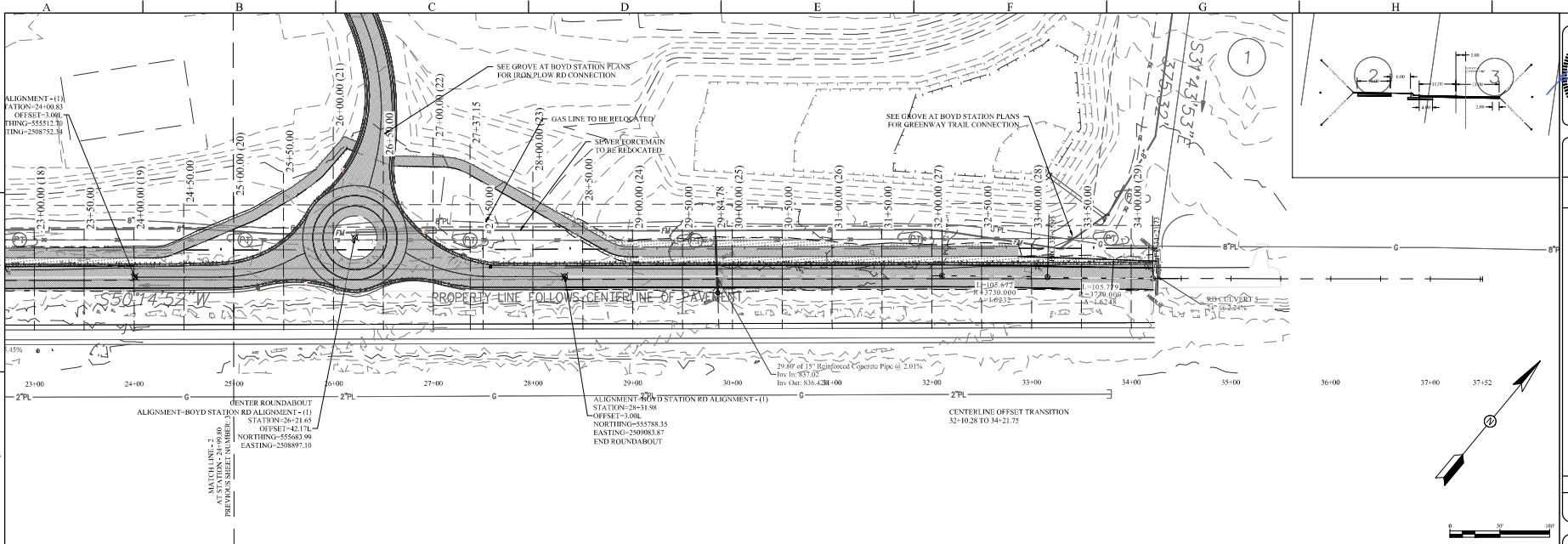


REVISIONS	
Symbol	Description



Prepared By: RMR
 Checked By: RMR
 Date: 04/14/22
 Title: Boyd Station Rd
 Project: BOYD STATION RD IMPROVEMENTS
 Client: TOWN OF FARRAGUT, TN
 Location: 122 PERIMETER PARK DR, KNOXVILLE, TN 37922
 Scale: 1"=50.00' HORIZ, 1"=5.00' VERT
 Drawing No.: 20220401

BOYD STATION RD IMPROVEMENTS
 TOWN OF FARRAGUT, TN
 PLAN AND PROFILE



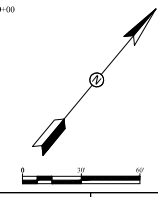
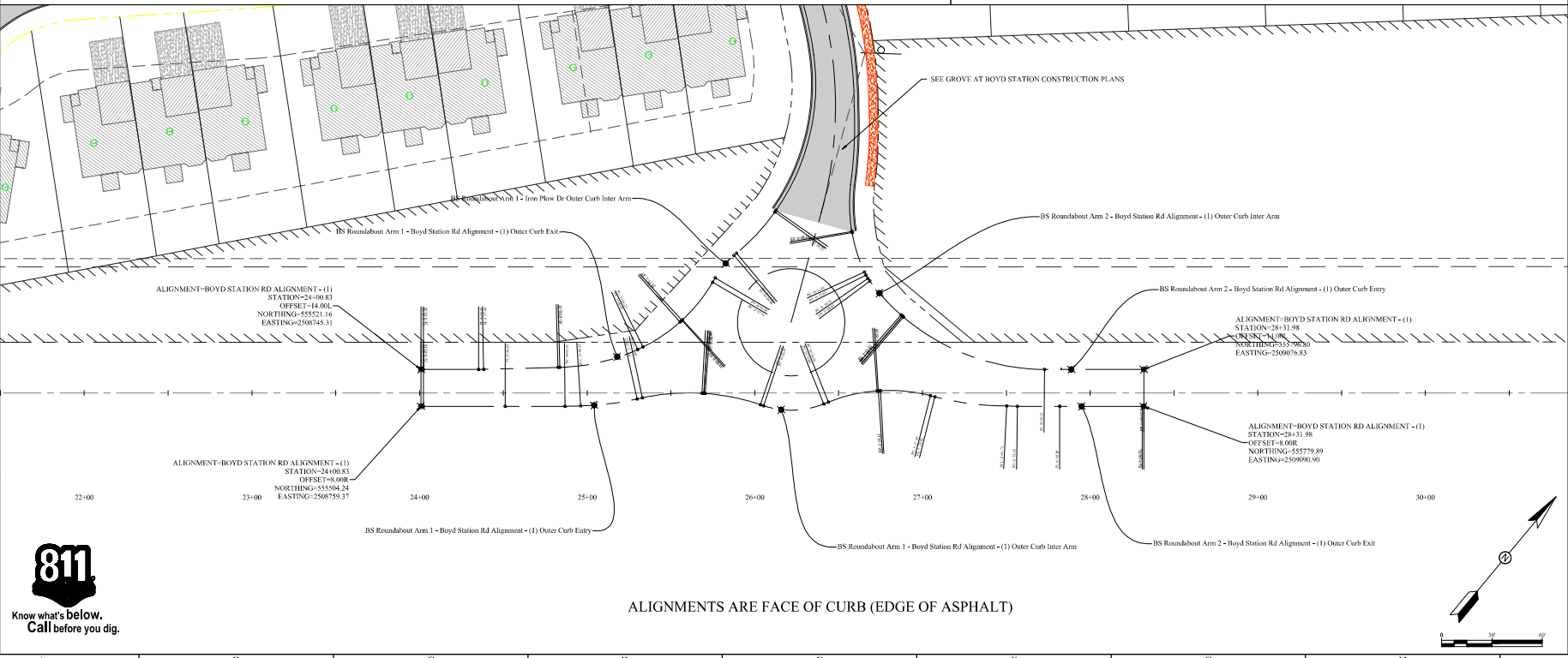
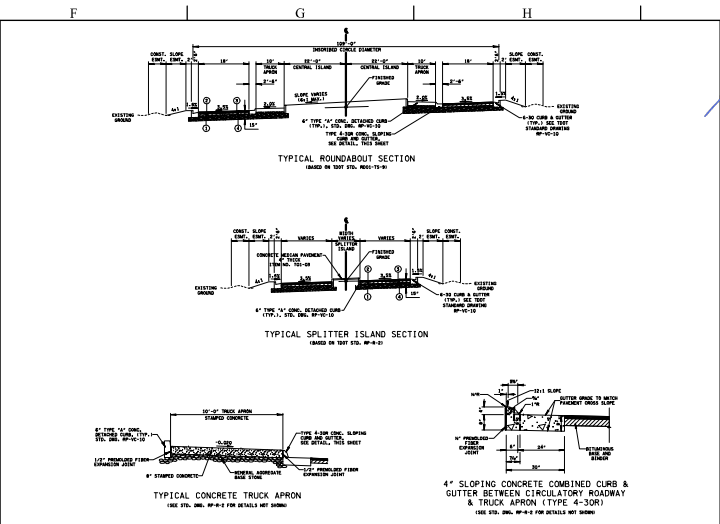
Revision	Description	Date	By	Appr'd
1				
2				
3				
4				
5				
6				

Prepared By: RSR
 Checked By: RSR
 Date: 06/14/22
 Title: BOYD STATION RD IMPROVEMENTS
 122 PERIMETER PARK DR
 KNOXVILLE, TN 37922
RSR Engineering
 1000 N. UNIVERSITY AVENUE, SUITE 200
 KNOXVILLE, TN 37922

BOYD STATION RD IMPROVEMENTS
 TOWN OF FARRAGUT, TN
 PLAN AND PROFILE

Sheet
C193
 SHEET 4 OF 14

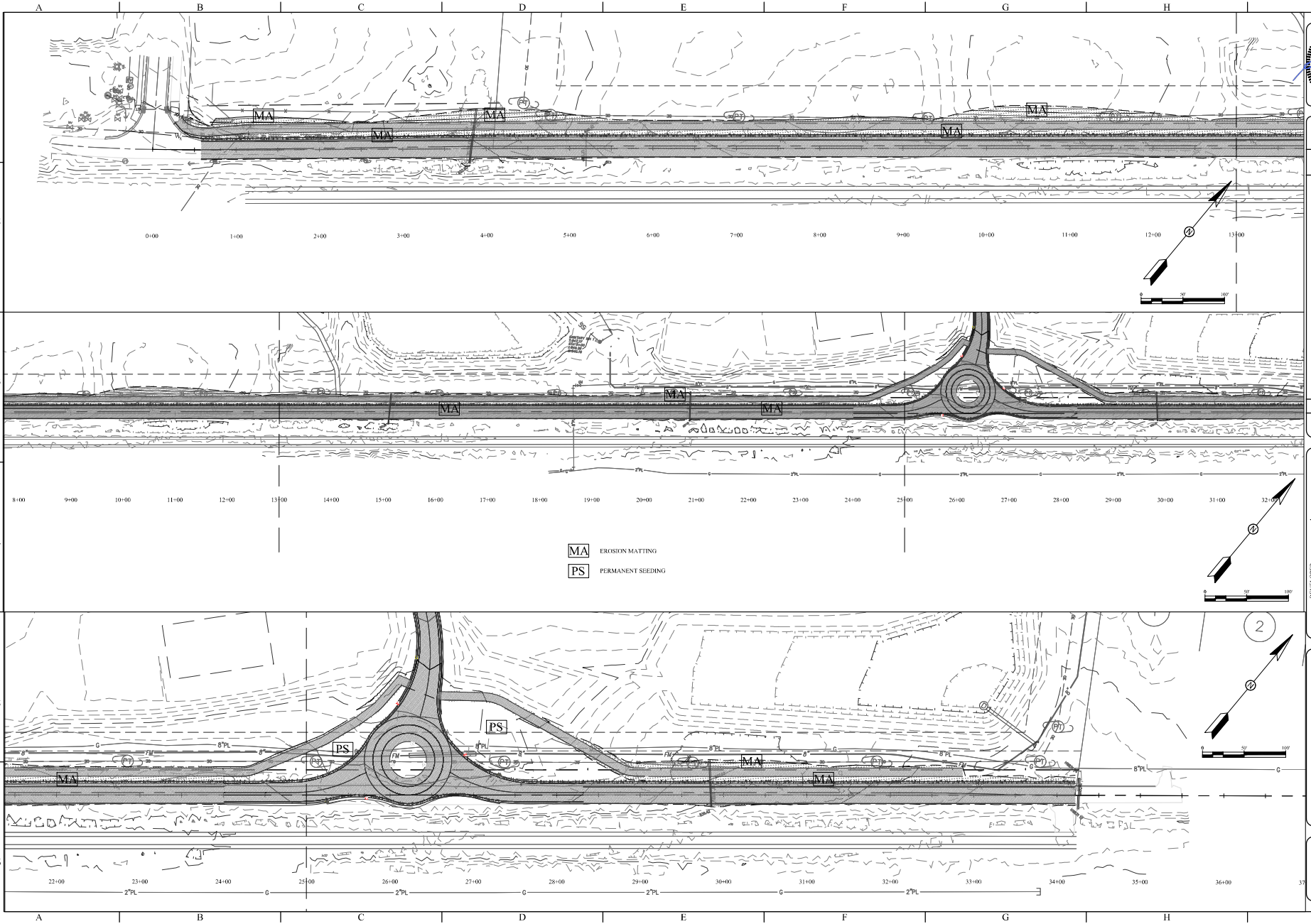
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Line #	Length	Direction	Start Point	End Point	Line #	Length	Direction	Start Point	End Point	Curve #	Radius	Length	Chord Direction	Start Point	End Point
L1	0.98	N80° 5' 28.60"E	(508750.37,555504.74)	(508760.13,555504.87)	L21	2.03	N69° 00' 42.97"W	(508013.30,555734.15)	(508011.55,555735.00)	C1	168.26	9.48	N48° 17' 49.33"E	(508825.46,555550.14)	(508832.47,555565.44)
L2	48.23	N50° 5' 28.60"E	(508760.13,555504.87)	(508797.21,555535.70)	L22	0.67	N49° 16' 24.10"W	(508090.86,555748.44)	(508089.30,555748.88)	C2	168.92	33.38	N43° 20' 09.95"E	(508832.47,555550.14)	(508835.72,555590.00)
L3	36.66	N80° 5' 10.39"E	(508797.21,555535.70)	(508825.46,555594.44)	L23	1.22	S4° 41' 06.14"E	(508087.41,555729.63)	(508085.54,555728.41)	C3	131.23	35.67	N45° 40' 02.61"E	(508835.72,555590.00)	(508840.24,555617.10)
L4	3.30	N87° 32' 30.82"E	(508825.46,555594.44)	(508837.73,555592.83)	L24	2.08	S10° 28' 06.33"W	(508084.45,555694.88)	(508084.35,555692.83)	C4	131.23	33.69	N41° 09' 21.91"E	(508840.24,555617.10)	(508844.46,555634.43)
L5	1.21	N54° 05' 14.47"E	(508837.73,555592.83)	(508844.46,555634.43)	L25	5.08	S10° 00' 09.47"E	(508084.35,555692.83)	(508083.84,555672.39)	C5	87.40	36.61	N48° 31' 17.07"E	(508844.46,555634.43)	(508849.22,555658.91)
L6	0.77	N54° 05' 14.47"E	(508844.46,555634.43)	(508844.46,555634.43)	L26	0.50	S7° 57' 23.44"W	(508084.35,555692.83)	(508084.28,555643.20)	C6	98.43	29.98	N77° 19' 17.81"E	(508849.22,555658.91)	(508852.74,555685.32)
L7	1.01	N69° 13' 21.21"E	(508844.46,555634.43)	(508844.46,555634.43)	L27	0.08	N59° 15' 28.60"E	(508084.35,555692.83)	(508084.35,555692.83)	C7	176.90	7.35	S51° 47' 11.27"W	(508852.74,555685.32)	(508852.74,555727.79)
L8	3.02	N28° 00' 18.42"E	(508844.46,555634.43)	(508844.46,555634.43)	L28	33.46	N59° 15' 28.60"E	(508084.35,555692.83)	(508077.80,555651.18)	C8	177.42	43.29	S21° 32' 38.89"W	(508852.74,555727.79)	(508859.49,555704.63)
L9	0.73	N46° 37' 44.70"E	(508844.46,555634.43)	(508844.46,555634.43)	L29	2.95	N09° 13' 31.48"E	(508077.80,555651.18)	(508077.40,555643.11)	C9	98.43	29.98	S51° 50' 1.59"W	(508859.49,555704.63)	(508864.19,555686.69)
L10	1.48	S50° 13' 28.60"W	(508844.46,555634.43)	(508844.46,555634.43)	L30	44.38	N48° 43' 13.64"E	(508077.40,555643.11)	(508080.38,555674.38)	C10	131.23	91.56	S70° 40' 28.74"W	(508864.19,555686.69)	(508870.64,555729.26)
L11	48.23	S50° 13' 28.60"W	(508844.46,555634.43)	(508844.46,555634.43)	L31	1.01	N09° 23' 19.26"E	(508080.38,555674.38)	(508080.15,555675.04)	C11	131.23	27.57	N82° 27' 34.23"W	(508870.64,555729.26)	(508871.40,555732.91)
L12	24.68	S50° 13' 54.22"W	(508844.46,555634.43)	(508844.46,555634.43)	L32	3.44	N24° 51' 05.43"E	(508080.15,555675.04)	(508083.55,555616.08)	C12	16.40	2.29	N79° 28' 19.92"W	(508871.40,555732.91)	(508871.30,555731.15)
L13	2.83	S04° 33' 30.21"W	(508844.46,555634.43)	(508844.46,555634.43)	L33	98.13	2.78	N57° 03' 31.74"W	(508083.55,555616.08)	C13	98.13	2.78	N57° 03' 31.74"W	(508871.30,555731.15)	(508879.80,555748.44)
L14	1.28	S46° 17' 44.70"W	(508844.46,555634.43)	(508844.46,555634.43)	L34	131.23	33.67	S10° 05' 56.42"W	(508083.55,555616.08)	C14	131.23	33.67	S10° 05' 56.42"W	(508879.80,555748.44)	(508884.72,555804.88)
L15	1.48	S50° 13' 28.60"W	(508844.46,555634.43)	(508844.46,555634.43)	L35	32.20	17.49	S0° 02' 52.86"W	(508083.55,555616.08)	C15	98.13	28.80	S° 01' 55.54"W	(508884.72,555804.88)	(508889.39,555831.70)
L16	48.72	S50° 13' 28.60"W	(508844.46,555634.43)	(508844.46,555634.43)	L36	1.83	48.04	N72° 21' 40.32"E	(508083.55,555616.08)	C16	1.83	48.04	N72° 21' 40.32"E	(508889.39,555831.70)	(508894.07,555861.96)
L17	9.01	S80° 18' 53.11"W	(508844.46,555634.43)	(508844.46,555634.43)	L37	1.83	48.04	N16° 21' 36.16"E	(508083.55,555616.08)	C17	1.83	48.04	N16° 21' 36.16"E	(508894.07,555861.96)	(508898.74,555898.43)
L18	0.90	N84° 51' 29.12"W	(508844.46,555634.43)	(508844.46,555634.43)	L38	98.13	26.81	N16° 21' 36.16"E	(508083.55,555616.08)	C18	98.13	26.81	N16° 21' 36.16"E	(508898.74,555898.43)	(508903.41,555929.26)
L19	1.07	N85° 54' 29.12"W	(508844.46,555634.43)	(508844.46,555634.43)											
L20	1.94	N75° 41' 15.41"W	(508844.46,555634.43)	(508844.46,555634.43)											



Revision	Description	By	Date

Prepared By: RNR
Checked By: RNR
Date: 04/14/22
Title: BOYD STATION RD IMPROVEMENTS
122 PERIMETER PARK DR
KNOXVILLE, TN 37922
RNR Engineering
1000 W. MAIN ST., SUITE 200
KNOXVILLE, TN 37920

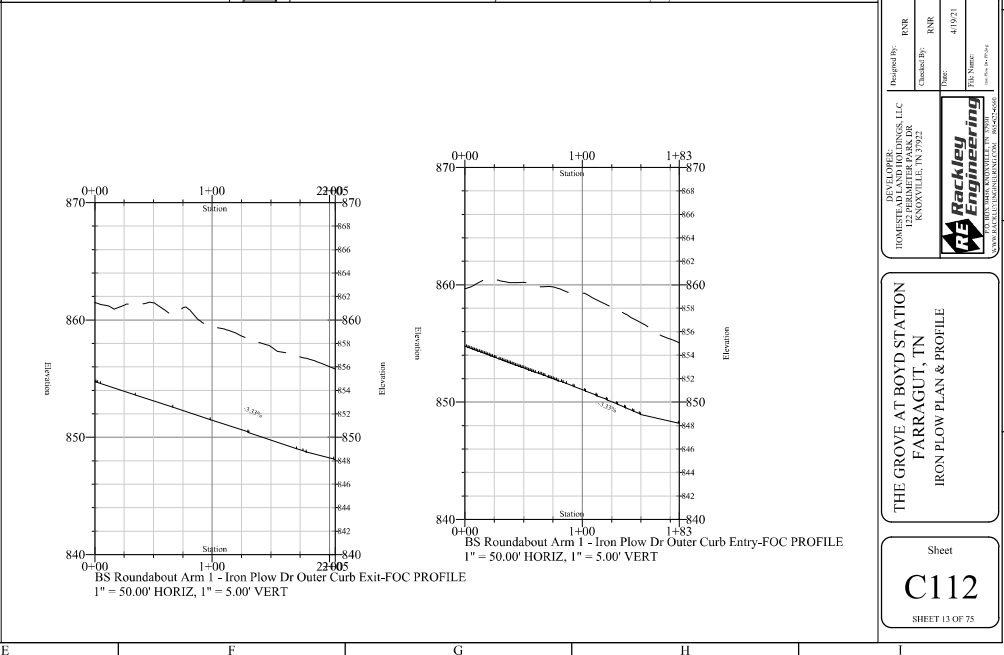
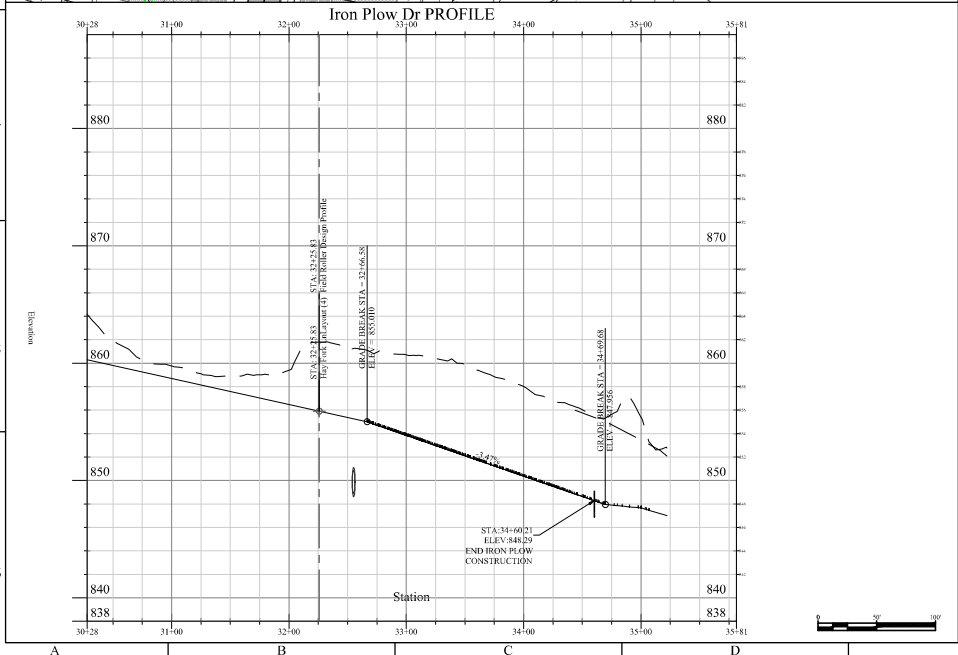
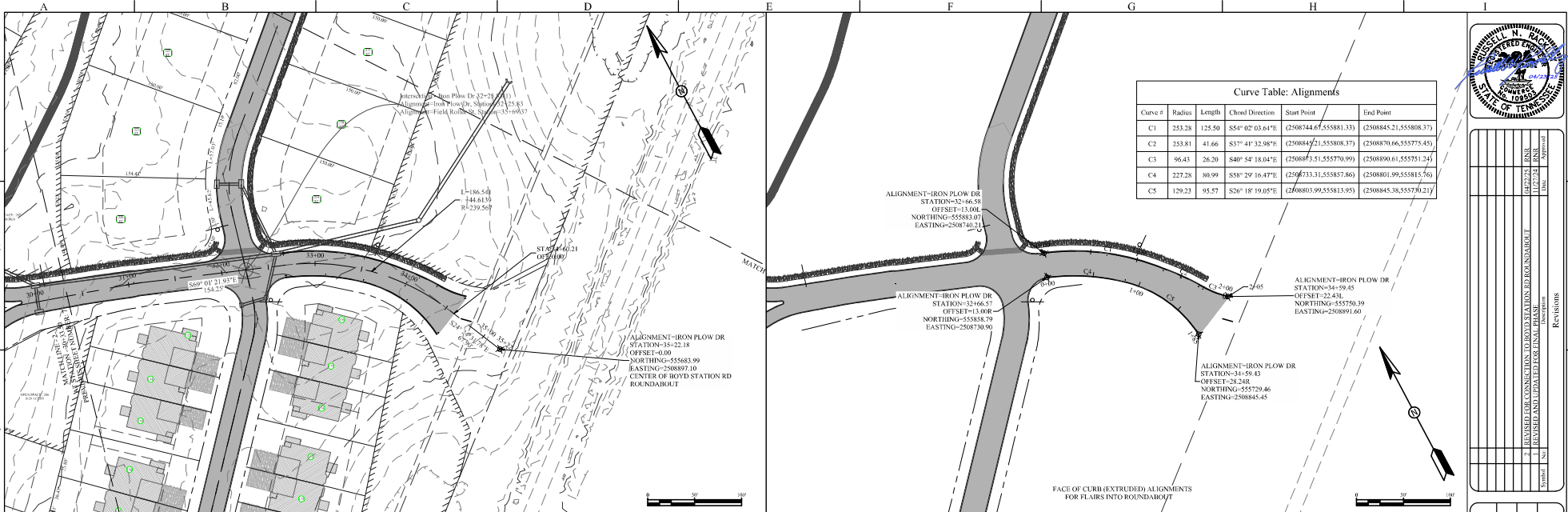
BOYD STATION RD IMPROVEMENTS
KNOX COUNTY, TN
ROUNDABOUT FACE OF CURB ALIGNMENTS



Symbol	Size	Description	Revisions

Prepared By: RNR
 Checked By: RNR
 Date: 04/14/22
 Title: Final Erosion Control
 Project: Boyd Station Rd Improvements
 Client: Town of Farragout, TN
 Engineer: [Signature]
 License No.: 24587

BOYD STATION RD IMPROVEMENTS
 TOWN OF FARRAGOUT, TN
 FINAL EROSION CONTROL



Symbol	Size	Description	Revisions

Prepared By: RNR
 Checked By: RNR
 Date: 4/19/21
 Title: THE GROVE AT BOYD STATION
 122 PERIMETER PARK DR
 KNOXVILLE, TN 37922
RE Rackley Engineering
 1000 W. UNIVERSITY AVENUE, SUITE 200
 KNOXVILLE, TN 37922

THE GROVE AT BOYD STATION
 FARRAGUT, TN
 IRON PLOW PLAN & PROFILE



- GRADING & DRAINAGE NOTES
1. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
 2. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIERS AND DETENTION FACILITIES ARE CONSTRUCTED.
 3. ALL SEDIMENT CONTROL DEVICES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING. ALL SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
 4. ALL SLOPES SHALL BE STABILIZED AS SOON AS POSSIBLE.
 5. RIP RAP OUTLET PROTECTION SHALL CONFORM TO THE DETAIL IN THESE PLANS FOR LENGTH, WIDTH, THICKNESS, AND AVERAGE MATERIAL SIZE.
 6. COMPACTION OF THE BACK FILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D998). BACK FILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE. CORRECTION FOR ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 7. ALL FILL MATERIAL TO BE UTILIZED ON THE PROJECT SHALL BE FREE OF ORGANIC OR OTHERWISE DELETERIOUS MATERIALS AND COMPACTED TO MINIMUM DRY DENSITIES CORRESPONDING TO 95% OF MAXIMUM DRY DENSITY AS OBTAINED BY STANDARD PROCTOR, ASTM D998 AND AT LEAST 98% OF STANDARD PROCTOR WITHIN 1 FOOT BELOW PAYMENT SUBGRADE. FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 18 INCHES IN COMPACTED FILL THICKNESS. A REPORT FROM A GEOTECHNICAL ENGINEER MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR.
 8. MAXIMUM SLOPE OF EMBANKMENT SHALL BE 2.5 FEET HORIZONTAL TO 1.0 FOOT VERTICAL.
 9. THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING OFF-SITE.
 10. ALL TREE STUMPS, BOLLERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW SUBGRADE. ROCK SHALL BE SCARIFIED TO A DEPTH OF 2 FT BELOW SUBGRADE.
 11. STRIP TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
 12. PROOF ROLL ALL AREAS TO RECEIVE FILL. PROOF ROLL WITH A FULL LOADED TANDEM AXLE DUMP TRUCK USING A CROSS-ROSS PATTERN (4 PASSES MIN). AREAS FAILING THE PROOF ROLLING SHALL BE UNDERCUT AND BACKFILLED USING AN ENGINEERED FILL OR STABILIZED BY A METHOD APPROVED BY THE PROJECT ENGINEER.
 13. AREAS THAT EXHIBIT WEAK SOIL OR OTHERWISE UNSUITABLE CONDITIONS SHALL BE UNDERCUT TO A FIRM LEVEL OF SOIL FOLLOWED BY BACKFILLING THE UNDERCUT AREAS USING AN ENGINEERED FILL OR APPROVED STONE.
 14. FILL MATERIAL SHALL BE SATISFACTORY MATERIAL FREE FROM ROOTS AND OTHER ORGANIC MATERIAL, FROZEN MATERIAL AND TRASH. FILL MATERIAL SHALL ALSO BE FREE OF STONES OR OTHER MATERIAL LARGER THAN 6 INCHES AND LARGER THAN 1/4 INCHES IN THE TOP 6 INCHES OF EMBANKMENT.
 15. FILL MATERIAL SHALL BE PLACED IN LOOSE, HORIZONTAL LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS, COMPACT EACH LAYER TO AT LEAST 90% MAXIMUM DRY DENSITY. COME UP TO THE UPPER 6 INCHES OF FILL BENEATH PAVEMENTS AND THE UPPER 12 INCHES BENEATH BUILDING SLABS TO 100% MAXIMUM DRY DENSITY. MAINTAIN THE MOISTURE CONTENT TO WITHIN +/- 1 TO +/- 3 PERCENT OF THE OPTIMUM MOISTURE CONTENT.
 16. A MINIMUM 6 INCH LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
 17. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE DRAINING DURING THE CONSTRUCTION OF ROADWAY AND BUILDING AREAS. WATER SHALL NOT BE ALLOWED TO POND ON SUBGRADE AREAS.
 18. DISBURBED AREAS OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
 19. PROPOSED GRADES SHOWN ON THESE PLANS ARE FINISHED GRADES, UNLESS NOTED OTHERWISE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT INTERVALS AND ARE ON NAVD83 COORDINATES. FIELD SURVEY VERIFICATION OF GRADES AND LINES FOR CONNECTIONS SHALL BE REQUIRED. CONTRACTOR TO NOTIFY ENGINEER WITH ANY DISCREPANCIES.
 20. PROPERTY AND TOPOGRAPHIC SURVEY OBTAINED FROM SKGS AND IS IN TD83 COORDINATES. FIELD SURVEY VERIFICATION OF GRADES AND LINES FOR CONNECTIONS SHALL BE REQUIRED. CONTRACTOR TO NOTIFY ENGINEER WITH ANY DISCREPANCIES.
 21. NOTHING IN THE GENERAL NOTES OR SPECIAL PROVISIONS SHALL RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO THE SAFETY OF THE GENERAL PUBLIC.
 22. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTORS OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.

- SCHEDULE NOTES
1. ALL PIPE LENGTHS ARE CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
 2. DC1 = TPOI TYPE 12 CURB INLET.
 3. DC1 = TPOI TYPE 14 DOUBLE CURB INLET.
 4. AD = TPOI TYPE 12 WITH TYPE 1 GRATE.
 5. FRAME AND GRATE SHALL BE BJS 2064 OR APPROVED EQUIVALENT.
 6. HEADWALLS SHALL BE SIZED FOR PIPE. USE STANDARD TPOI SPECIFICATIONS.
 7. PR = POND RISER. 48"x48" BOX WITH FLOW CONTROLS AS SHOWN IN INDIVIDUAL DETAILS.
 8. JB = 48" MANHOLE.
 9. ALL DOWNSTREAM HEADWALLS SHALL BE ENERGY DISSIPATING HEADWALLS.
 10. DOWNSTREAM HEADWALL PIPE INVERTS SHALL BE FIELD ADJUSTED TO 1/4" SLIGHT AT GRADE.
 11. ALL HEADWALLS SHALL HAVE RIP RAP OUTLET PROTECTION IN ACCORDANCE WITH DETAIL.

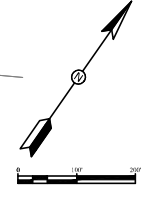


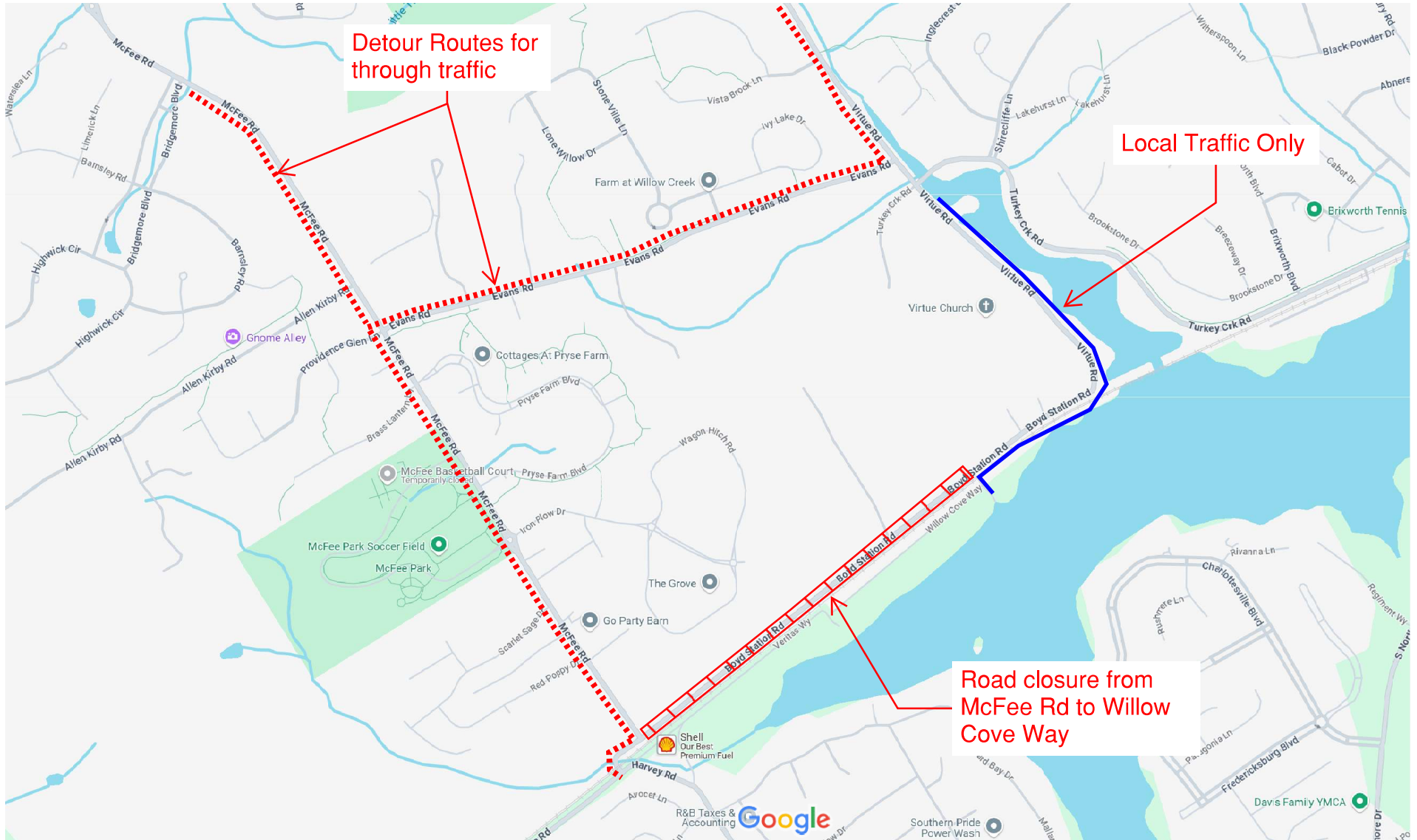
NO.	DATE	DESCRIPTION	BY	CHKD.
1	02/27/24	ISSUED FOR PERMIT REVIEW	RSR	RSR
2	02/27/24	REVISED SURFACE MULTILANE DRAINAGE AND POND SLOPE CALCULATIONS	RSR	RSR
3	02/27/24	REVISED SURFACE MULTILANE DRAINAGE AND POND SLOPE CALCULATIONS	RSR	RSR
4	02/27/24	REVISED PAVEMENT DATA COMMENTS	RSR	RSR

NO.	DATE	DESCRIPTION	BY	CHKD.
1	04/19/21	ISSUED FOR PERMIT REVIEW	RSR	RSR
2	04/19/21	REVISED SURFACE MULTILANE DRAINAGE AND POND SLOPE CALCULATIONS	RSR	RSR
3	04/19/21	REVISED SURFACE MULTILANE DRAINAGE AND POND SLOPE CALCULATIONS	RSR	RSR
4	04/19/21	REVISED PAVEMENT DATA COMMENTS	RSR	RSR

THE GROVE AT BOYD STATION
FARRAGUT, TN
GRADING AND DRAINAGE

Sheet
C201
SHEET 26 OF 75





Map data ©2025 Google 500 ft

Boyd Station Rd Improvement project: Temporary Traffic Pattern

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on approval of a site plan for a gym renovation and an expansion to the St. John Neumann Catholic School, 625 St. John Court, Zoned R-1 (Community Tectonics Architects, Inc., Applicant)

INTRODUCTION: This item involves a request for approval of a site plan for a 7,108 square foot classroom expansion and 5,003 square foot gym addition at the St. John Neumann Catholic School. As part of the project, some parking in the affected area will be modified and a turnaround/drop-off area will be provided. There will also be some additional outdoor covered areas and sidewalk and landscaping modifications. The school expansion specifically includes a STEM class, a science class, a learning class, and a gathering space for collaborative learning.

DISCUSSION: As shown on the site plan set included in the packet, the proposed expansion and site related modifications are situated in the southernmost portion of the school. The rectory is immediately to the south and is currently on its own parcel. Both the rectory and the school/church are zoned Rural Single-Family Residential (R-1). Schools and churches within residential districts have additional zoning related requirements that they must meet since they are uses that can impact residential uses. This includes parking lot and accessway setbacks and compliance with site lighting and landscaping requirements.

The proposed turnaround/drop-off area currently does not meet the 10-foot side setback from the property line associated with the rectory. There is also a footcandle overage along the same property line that is being created by pole lights associated with the turnaround/drop off area. Consequently, as discussed at the staff/developer meeting on April 29, the property line between the rectory and the school is being dissolved with a resubdivision plat. This will be submitted for the staff's approval and will be one of the subject to's related to approval of the site plan.

In terms of the building's architecture, the intent is to match the existing building, which is mostly brick. The addition of outdoor gathering spaces also help to enhance the site related standards that are included in the Town's adopted Architectural Design Standards.

In terms of traffic generation, the proposed classroom addition would provide for an increase of roughly 20 students and 10 families after the first two years of completion of the project.

RECOMMENDATION: Included in the packet is the site plan set associated with this project. The staff recommends approval of the site plan subject to the following items being addressed:

1. Please consult with the Town's codes staff on the construction type to ensure compliance with the Town's adopted modifications as they would apply to an addition of this size and occupancy.
2. Please ensure that any new HVAC units will be screened by the building they are serving so they are not visible from adjacent properties or rights of ways.

3. A plat will be required for approval and recording to dissolve the property line between the school and the rectory.
4. Please sign and seal Sheet E100A.
5. Please show the footcandles along all abutting property lines to demonstrate that they will not exceed .5 footcandles.
6. Please note on the area light detail on Sheet E100A, what the height of the existing poles are that the new poles are to match.
7. Please correct the quantity of AA1 light poles shown on Sheet E100A.
8. Please remove SB Sediment Basin from legend of all SWPPP sheets.
9. Please correct Sheet 3 of the SWPPP sheets to list this as Phase 3 instead of Phase 1.
10. The Stormwater Operation and Maintenance Plan includes Grass Swales and Detention Pond. Please show on site plan where the Grass Swales are located as well as the Detention Pond. Please be sure to have the Covenants Maintenance Agreement along with the O&M Plan recorded at the Knox County Register of Deeds prior to Certificate of Occupancy.
11. Please submit irrevocable letter of credit for erosion control for \$11,300. A drainage permit fee will also be required in an amount provided by the Town Engineer.

ST. JOHN NEUMANN CATHOLIC SCHOOL ACADEMIC EXPANSION & GYM RENOVATION

625 ST. JOHN CT, 37934
KNOXVILLE, TENNESSEE

SITE PLAN APPLICATION

24" X 36" DRAWING INDEX

DRAWING NUMBER	DRAWING DESCRIPTION	SHEET ISSUE DATE	CURRENT REVISION DESCRIPTION	CURRENT REVISION DATE
00 - GENERAL	COVER SHEET			
01 - CIVIL	EXISTING SITE PLAN SURVEY			
01 - CIVIL 01	EXISTING SITE PLAN SURVEY			
01 - CIVIL 02	EXISTING SITE PLAN LAYOUT			
01 - CIVIL 03	EXISTING SITE PLAN LAYOUT			
01 - CIVIL 04	EXISTING SITE PLAN LAYOUT			
01 - CIVIL 05	EXISTING SITE PLAN LAYOUT			
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8-1/2" X 11" ADDITIONAL DOCUMENTS

01 - SUPPLEMENTARY			
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REFERENCE SYMBOLS

	SECTION		WINDOW MARKER
	ELEVATION		ROOM NUMBER
	DETAIL		REVISION
	LEVEL LINE		NORTH ARROW
	COLUMN LINE		NEXT LINE
	DOOR MARKER		HIDDEN LINE

BUILDING CODE INFO.

LOCATION	625 ST. JOHN CT, KNOXVILLE, TN 37934
COUNTY	KNOX COUNTY
JURISDICTION	STATE OF TENNESSEE, DEPARTMENT OF REVENUE
OCCUPANCY TYPE	NEW BUILDING GROUP - EDUCATIONAL (IBC 308.1) EXISTING BUILDING GROUP - EDUCATIONAL (IBC 308.1)
CONSTRUCTION TYPE	TYPE I-B UNREINFORCED OPERATED ALL CONSTRUCTION
ACTUAL BLDG. HEIGHT	60' @ 4th FLOOR (TABLE 604.5)
ACTUAL BLDG. AREA	NEW BUILDING 708 SF EDUCATIONAL EXISTING 4th ADDITION 36' @ ASSEMBLY 4
ACTUAL NO. OF STORES	4-4 BLDG. 2 STORES (EXISTING) (TABLE 604.5) 4 BLDG. 2 STORES (EXISTING) (TABLE 604.5)
ACTUAL NO. OF STORES	BOTH PORTIONS ONE STORY
ACTUAL BLDG. AREA	NEW BUILDING 708 SF EDUCATIONAL EXISTING 4th ADDITION 36' @ ASSEMBLY 4 (TABLE 604.5) EXISTING CLASSROOM BUILDING AREA OF 10,000 SF
OCCUPANCY LOAD	NEW BUILDING 100 TOTAL GYM 100 TOTAL 14' TOTAL
SEPARATION	36" OF DISTANCE BETWEEN BUILDINGS NO FIRE RATING REQUIRED FOR EXISTING WALLS (TABLE 603.2)(3)
SEPARATION	NO SEPARATION REQUIRED BETWEEN 4-B TYPE (IBC 308.1)(4)(5) BLDG. EXISTING AREA IS NOT ALLOWED FOR GROUP 1-2 OF TYPE I-B BLDG. UNFINISHED AREA IS NOT ALLOWED FOR GROUP 1-2 OF TYPE I-B BLDG.
SEPARATION	SEPARATION BETWEEN NEW EDUCATIONAL BUILDING AND EXISTING CAN BE ACHIEVED WITH A 1 HOUR FIRE WALL (TABLE 709.4)(4)
SEPARATION	SEPARATION BETWEEN THE EXISTING BUILDING AND THE EXISTING CAN BE ACHIEVED WITH A 1 HOUR FIRE WALL (TABLE 709.4)(4)
SEPARATION	FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NONCOMBUSTIBLE EXISTING STRUCTURE - 36" MINIMUM SIZE OF THE FIRE WALL IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM (SECTION 709.5)
SEPARATION	FIRE WALL DOES NOT HAVE TO EXTEND TO THE GRADE AT THE INTERIOR SURFACE OF NONCOMBUSTIBLE EXISTING STRUCTURE THROUGH IF THERE DOUBT FIRE WALLS ARE USED IN ACCORDANCE WITH THE FIRE AND ROOF RATING NOT EXCEEDING 30" THICKNESS SHALL BE PERMITTED TO BE CONTIGUOUS THROUGH WALLS ARE PERMITTED TO TERMINATE AT THE EXTERIOR OF NONCOMBUSTIBLE ROOF STRUCTURE, SIDE OF BLDG. IF THE BOTH BUILDINGS ARE PROVIDED WITH 100% TRAVEL CLOSURE THROUGH ROOF WALL
SEPARATION	DOORS SHALL NOT BE REQUIRED TO BE SEPARATED FROM CORRIDORS IF SPRINKLER SYSTEM AND NEARBY WALLS ARE RATED 1-HOUR

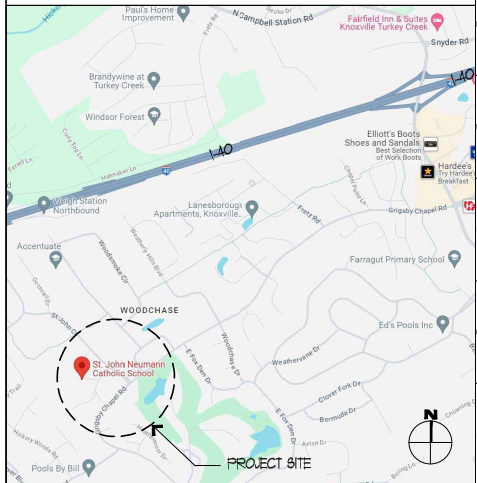
PROJECT INFORMATION

PROJECT DESCRIPTION	ADDITION TO AN EXISTING SCHOOL, TO INCLUDE OFFICES, AND LABORATORY CLASSROOMS, ALSO GENERAL OUTDOOR COURTYARDS, A NEW PARKING AND DROP OFF/ARRIVAL AREA AND COMPLETE LANDSCAPING AROUND NEW CONSTRUCTION. THERE WILL ALSO BE GENERAL AREAS OF THE EXISTING BUILDING THAT WILL NEED TO BE RENOVATED TO ACCOMMODATE FOR THE END-USER'S NEEDS.
PROFESSIONAL	WILLIAM C. VINSON II (066) 887-0900 COMMUNITY TECTONICS ARCHITECTS 1610 GILSON DRIVE, SUITE 308 KNOXVILLE, TN 37934
OWNER	REV. ANTHONY J. OGDONELL, DEACON OF THE ROMAN CATHOLIC DIOCESE OF KNOXVILLE (066) 388-3307 225 JAMES ROSSIE BLVD, KNOXVILLE, TN 37934
COUNTY	KNOX COUNTY
CITY / TOWNSHIP	FARMINGTON
PARCEL ID	142 0209
CL. MAP	142
PARCEL	7.23
PARCEL TYPE	NORMAL
DISTRICT	142
PROPERTY ZONE	R-142 (RURAL SINGLE-FAMILY RESIDENTIAL)
ADRESSES	36.29
LOC. INFO.	PLAN: 202010000014

GENERAL NOTES (APPLIES TO ALL SHEETS)

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO EXECUTING ANY WORK AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY FINDINGS PRIOR TO BEING SHOWN ON THE DRAWINGS. FAILURE TO DO SO CONSTITUTES THE CONTRACTOR'S ACCEPTANCE OF THE WORK AS SHOWN.
- ALL WORK, INCLUDING THE USE OF EXISTING FACILITIES, SHALL COMPLY WITH STATE AND LOCAL CODES AND REQUIREMENTS.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL PREVAIL.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR ANY PHASE OF CONSTRUCTION. PERMITS AND RELATED COSTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- EXISTING BUILDINGS OR PORTIONS THEREOF, WHICH ARE AFFECTED OR INTERFERED BY NEW CONSTRUCTION OPERATIONS, SHALL BE REPAIRED OR REPLACED TO THEIR ORIGINAL CONDITION, UNLESS OTHERWISE NOTED TO BE REWORKED PER THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL COORDINATE STRUCTURAL, MECH & ELEC. WORK WITH THE APPLICABLE TRADES.
- ALL EQUIPMENT DIMENSIONS AND DETAILS SHALL BE VERIFIED BY MANUFACTURER PRIOR TO EXECUTION OF ANY WORK AFFECTED BY SAID EQUIPMENT.
- CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS WITHER INDICATED OR NOT, AND ADVISE ARCHITECT OF ANY DIFFERENCE WHICH MIGHT AFFECT PROPOSED WORK.

VICINITY MAP



SITE MAP



ARCHITECTS, PLANNERS, INTERIOR DESIGNERS

COMMUNITY TECTONICS ARCHITECTS
KNOXVILLE, TENNESSEE

STRUCTURAL ENGINEER
BENDER & ASSOCIATES
KNOXVILLE, TENNESSEE

MECHANICAL ENGINEER
MECHANICAL DESIGN SERVICES
KNOXVILLE, TENNESSEE

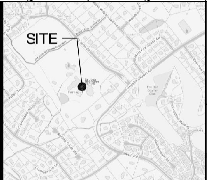
ELECTRICAL ENGINEER
WEST, WELCH, REED
KNOXVILLE, TENNESSEE

COMMUNITY TECTONICS ARCHITECTS

7610 Clifton Road
Knoxville, Tennessee 37919
Phone: (615) 572-6899 Fax: (615) 572-0888
www.communitytectonics.com

SAINT JOHN NEUMANN CATHOLIC SCHOOL
ACADEMIC EXPANSION & GYM RENOVATION</

NAVD 1988
GEOID 18



LOCATION MAP
NOT TO SCALE

LEGEND

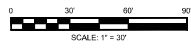
- G.M. GAS METER
- W.M. WATER METER
- MANHOLE
- LIGHT POLE
- SIGN
- WATER VALVE
- FIRE HYDRANT
- CATCH BASIN
- POWER/TELEPHONE
- G.F.V. WIRE
- FFE FINISHED FLOOR ELEVATION

NOTES:

- 1) THE PURPOSE OF THIS MAP IS TO SHOW EXISTING CONDITIONS FOR A PORTION OF THE HARMON VALLEY CAMPUS.
- 2) THIS SURVEY WAS DONE UNDER THE AUTHORITY OF TGA 65-16-125 AND IS NOT A GENERAL PURPOSE SURVEY AS DEFINED UNDER RULE 2602-3-07.
- 3) ACCORDING TO FEMA MAP PANEL 4709 30020 F EFFECTIVE DATE, MAY 2, 2007, THIS PROPERTY IS NOT WITHIN A FLOOD HAZARD AREA.

PROPERTY INFORMATION

SITE ADDRESS: 625 ST. JOHN CT., KNOXVILLE 37938
 SITE AREA: 6471 SQ. FT. (0.149 ACRES) 20100
 DISTRICT: U1
 PARCEL: 2.08
 LOT: 148 RT
 PLAT: 200700000016
 ACRES: 36.0
 BIRTHDAY: 1/20/11
 (87) 107
 (87) 107
 SUPER STRIP: 27
 TYPICAL BLDG: 5/8
 MAX. COVERAGE: 60%
 BIRTHDAY: 1/20/11
 MAX. HEIGHT: 31.9 (100) 08 3/4
 OWNER: BISHOP OF ROMAN CATHOLIC DIOCESE OF KNOXVILLE
 REV. ACTION: J. COOKE
 HOLDING ADDR: 141 OGDEN
 PARCEL: 80400 CHURCH
 TAX CLASS: 02000
 VALUE: 2000



SURVEY FOR:
 ST. JOHN NEUMANN CATHOLIC
 CHURCH & SCHOOL
 625 ST. JOHN COURT
 PARKERSBURG, TN 37854
 CONTRACTOR: JOE REED
 PHONE: 865-984-3007

SURVEYOR:
 ROBERT G. CAMPBELL-BASDEC, L.P.
 7522 HERRINGTON LANE
 KNOXVILLE, TN 37938
 PHONE: 865-917-2559

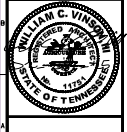


COMMUNITY ELECTONICS ARCHITECTS
 Architecture - Planning - Interior Design
 7610 Glenwood Road
 Knoxville, Tennessee 37919
 phone: 865.984.3007
 www.communityelectronics.com

SAINT JOHN NEUMANN CATHOLIC SCHOOL
ACADEMIC EXPANSION & GYM RENOVATION
 KNOXVILLE, TENNESSEE
 SITE PLAN APPLICATION
 EXISTING SITE PLAN SURVEY

DATE:	04.07.2025
PROJECT ARCHITECT:	PVT
PROJECT DIRECTOR:	LDY
PROJECT:	20200

NO.	DESCRIPTION	DATE



TS000

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

NO.	DESCRIPTION
1	EXISTING SITE PLAN SURVEY
2	

250000 SAN_Academic_Expansion_and_Gym_Renovations_03_2025.dwg (2025/03/20 10:00:00) (D:\Projects\2025\250000 SAN_Academic_Expansion_and_Gym_Renovations_03_2025.dwg) - Created: 2025-03-20 10:00:00

3/20/2020 S.H. Academic Expansion and GYM Renovation\Construction Documents\01 Documents\01 Drawings\01 Site Plans\01 Site Plan\01 SITE PLAN - CONSTRUCTION ARCHITECTS



LEGEND

- EXISTING BUILDING AREA
- BUILDING ADDITION (BASE BID)
- COVERED OUTDOOR AREA
- NEW PAVEMENT OR TOPPING OVER EXISTING ASPHALT

GENERAL NOTES THIS DRAWING

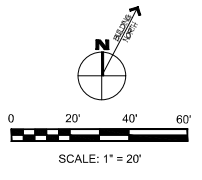
SITE PLAN IS COMPILED FROM INFORMATION TAKEN FROM SURVEY BY ROBERT G. CAMPBELL & ASSOCIATES. VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO BIDDING.
 NEW CIRCULAR PAVED AREA IS FOR DELIVERY AREA ONLY. ALL STUDENTS, PARENTS, VISITORS & STAFF SHOULD USE EXISTING ORIENTATION PAVEMENT UNLESS ANY INDICATION OTHERWISE.
 ON ENDS OF THIS PLAN ARE FRONT FACE OF BRICK TO FACE OF BRICK. UNLESS NOTED OTHERWISE.

DRAWING KEY NOTES

- 1 ENCLOSED ADDITION - BASE BID
- 2 OUTDOOR COVERED AREA - BASE BID
- 3 EXISTING ENCLOSED AREA TO REMAIN IN BASE BID
- 4 NEW CONCRETE SIDEWALK - BASE BID - SEE 18.1.02
- 5 TYPED PAVEMENT AND ASPHALT TOPPING - BASE BID
- 6 CONCRETE HEADWALL AND RIP RAP - BASE BID - SEE 04.1.02
- 7 EXISTING BRICK/STUCCO WALL TO BE RE-LOCATED - BASE BID PROVIDE 2" DIA. REINFORCING FOOTING AROUND FOOT. 3' DEEP.
- 8 EXISTING RE-LOCATED SITE LIGHT. PROVIDE BASE TO MATCH NEW SITE LIGHTS. SEE ELECTRICAL.
- 9 NEW SITE LIGHTS - SEE ELECTRICAL.
- 10 EXISTING GAGABALL STRUCTURE RE-LOCATED
- 11 NEW YARD DRAIN - SEE 04.1.02
- 12 NEW CATCH BASIN TOP - ADJUST ELEVATION AS REQUIRED
- 13 EXISTING CATCH BASIN TO REMAIN IN BASE BID. SEE 10 IN ALTERNATE 2
- 14 NEW CATCH BASIN - SEE 14.1.02
- 15 NEW 1/2" DIA. STOREY LINE FROM EXISTING GID TO NEW AREA DRAIN
- 16 NEW ACCESSIBILITY RAMP - SEE 14.1.02
- 17 BELT FENCE - SEE 14.1.02
- 18 RESTRICTED PARKING AREA TO ACCOMMODATE ACCESSIBLE SPACES
- 19 ACCESSIBILITY SIGN - SEE DETAIL 14.01.02
- 20 NEW RETAINING WALL - SEE DETAIL 14.1.02

SITE INFORMATION

PREVIOUS AREAS ADDED AS PART OF BASE BID	3249 SQUARE FEET
PREVIOUS AREAS RETAINED AS PART OF BASE BID	8,106 SQUARE FEET
NET PREVIOUS AREAS ADDED AS PART OF BASE BID	11,355 SQUARE FEET
PREVIOUS AREAS ADDED AS PART OF ALTERNATE #1	8,819 SQUARE FEET
PREVIOUS AREAS RETAINED AS PART OF ALTERNATE #1	1,287 SQUARE FEET
NET PREVIOUS AREAS ADDED AS PART OF ALTERNATE #1	10,106 SQUARE FEET
TOTAL PREVIOUS AREAS ADDED (BASE AND ALTERNATE #1)	21,461 SQUARE FEET
EXISTING SITE PARKING WITHIN LIMITS OF WORK SITE PARKING AFTER CONSTRUCTION	0 + 1 ACCESSIBLE = 0 TOTAL 7 + 2 ACCESSIBLE SPACES = 9 TOTAL
DISBURSED SITE AREA - BASE BID	64,040 SQUARE FEET/ 1.47 ACRES
DISBURSED SITE AREA - ALT. #1	435 SQUARE FEET/ 0.01 ACRES
TOTAL DISBURSED SITE AREA - BASE BID AND ALT. #1	64,475 SQUARE FEET/ 1.49 ACRES



A1 ENLARGED SITE LAYOUT PLAN - BASE BID
 DATE: 04/07/2020 SCALE: 1" = 20'

COMMUNITY ARCHITECTS

TECHTONICS ARCHITECTS

Architecture - Planning - Interior Design

7610 Glenwood Road
Knoxville, Tennessee 37919
phone: 615.522.4444
www.communityarchitects.com

SAINT JOHN NEUMANN CATHOLIC SCHOOL

ACADEMIC EXPANSION & GYM RENOVATION

KNOXVILLE, TENNESSEE

SITE PLAN APPLICATION

SITE LAYOUT PLAN

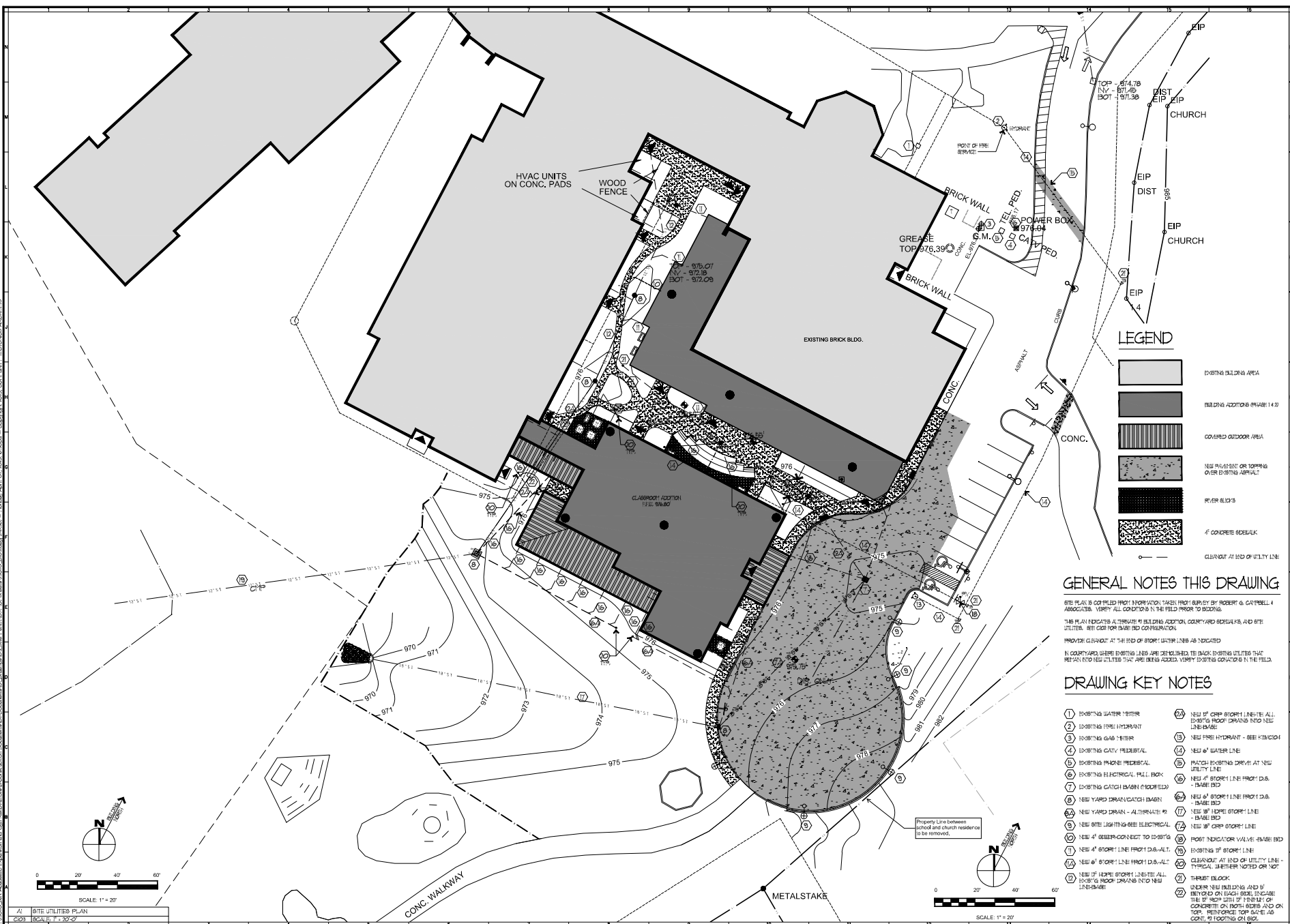
ARCHITECTS

DESIGN:	JCV
PROJECT ARCHITECT:	PVT
PROJECT DIRECTOR:	JCV
DATE:	04/07/2020

NO.	REVISIONS	DATE

C101

13:2020 SAN Academic Expansion and Gym Renovation.dwg (Document) | Drawn by: GUY | Checked by: GUY | Date: 04/07/2020 | Project: 2020 SAN Academic Expansion and Gym Renovation | Project Path: C:\Users\GUY\OneDrive\Documents\2020 SAN Academic Expansion and Gym Renovation | Project Name: 2020 SAN Academic Expansion and Gym Renovation | Project Number: 2020 SAN Academic Expansion and Gym Renovation | Project Date: 04/07/2020



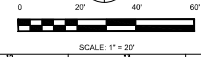
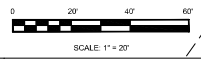
LEGEND

- EXISTING BUILDING AREA
- BUILDING ADDITION (PHASE 1 & 2)
- COVERED OUTDOOR AREA
- NEW PAVEMENT OR TOPPING OVER EXISTING ASPHALT
- RIVER BEDS
- 4" CONCRETE SIDEWALK
- CLEAROUT AT END OF UTILITY LINE

GENERAL NOTES THIS DRAWING

SITE PLAN IS COMPILED FROM INFORMATION TAKEN FROM SURVEY BY ROBERT G. CAMPBELL & ASSOCIATES. VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO BIDDING.
 THIS PLAN INDICATES ALTERNATE #2 BUILDING ADDITION, COURTYARD SIDEWALKS, AND SITE UTILITIES. SEE CODE FOR BASE BID CONFIGURATION.
 PROVIDE CLEAROUT AT THE END OF STORM WATER LINES AS INDICATED.
 IN COURTYARD, WHERE EXISTING LINES ARE DELETED, RE-BACK EXISTING UTILITIES THAT REMAIN AND NEW UTILITIES THAT ARE BEING ADDED. VERIFY EXISTING CONDITIONS IN THE FIELD.

- ### DRAWING KEY NOTES
- | | |
|--|---|
| 1) EXISTING WATER METER | 24) NEW 1" CRP STORM LINE: ALL EXISTING ROOF DRAINS INTO NEW LINE BASE |
| 2) EXISTING FIRE HYDRANT | 25) NEW FIRE HYDRANT - SEE KICKOUT |
| 3) EXISTING GAS METER | 26) NEW 6" WATER LINE |
| 4) EXISTING CATV/PEDESTAL | 27) PATCH EXISTING DRIVE AT NEW UTILITY LINE |
| 5) EXISTING PHONE/PEDESTAL | 28) NEW 4" STORM LINE FROM D.S. - BASE BID |
| 6) EXISTING ELECTRICAL PULL BOX | 29) NEW 4" STORM LINE FROM T.D.S. - BASE BID |
| 7) EXISTING CATCH BASIN (COATED) | 30) NEW 4" STORM LINE FROM T.D.S. - BASE BID |
| 8) NEW YARD DRAIN/CATCH BASIN | 31) NEW 4" STORM LINE FROM T.D.S. - BASE BID |
| 9) NEW YARD DRAIN - ALTERNATE #2 | 32) NEW 4" CRP STORM LINE |
| 10) NEW SITE LIGHTING-SEE ELECTRICAL | 33) POST INDICATOR VALVE: BASE BID |
| 11) NEW 4" DEEPER-CONNECT TO EXISTING | 34) EXISTING 12" STORM LINE |
| 12) NEW 4" STORM LINE FROM D.S.-ALT. | 35) CLEAROUT AT END OF UTILITY LINE-TYPICAL, UNLESS NOTED OR NOT |
| 13) NEW 4" STORM LINE FROM D.S.-ALT. | 36) TYPICAL BLOCK |
| 14) NEW 4" STORM LINE FROM T.D.S.-ALT. | 37) EXISTING BUILDING AND 12" BEYOND ON EACH SIDE, ENCASE THE 12" AND 20" OF PERIMETER OF CONCRETE ON BOTH SIDES AND ON TOP. REINFORCE TOP BAY AS 200# 1" TOPPING ON 8" SQ. |



A1 SITE UTILITIES PLAN
 2020 SAN Academic Expansion and Gym Renovation.dwg (Document) | Drawn by: GUY | Checked by: GUY | Date: 04/07/2020 | Project: 2020 SAN Academic Expansion and Gym Renovation | Project Path: C:\Users\GUY\OneDrive\Documents\2020 SAN Academic Expansion and Gym Renovation | Project Name: 2020 SAN Academic Expansion and Gym Renovation | Project Number: 2020 SAN Academic Expansion and Gym Renovation | Project Date: 04/07/2020

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SAINT JOHN NEUMANN CATHOLIC SCHOOL
 ACADEMIC EXPANSION & GYM RENOVATION

KNOXVILLE, TENNESSEE
 SITE PLAN APPLICATION

SITE UTILITIES PLAN

NO.	DESCRIPTION	DATE

DRAWN: GUY PROJECT ARCHITECT: PVT PROJECT DIRECTOR: GUY JOB: 2020 SAN DATE: 04/07/2020
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C103

DRAINAGE CALCULATIONS

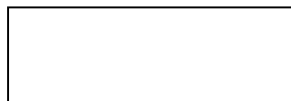
St. John Neuman Catholic School Addition

**625 St. John Ct.
Farragut, Tennessee**

April 2025

**Engineer: Robert G. Campbell & Associates
7523 Taggart Lane
Knoxville, TN 37938
Phone: (865) 947-5996**

**Owner / Developer: Saint John Neumann Catholic School
625 St. John Ct.
Knoxville, TN 37934
Contact: Bill Derbyshire
Phone: (865) 777-0077
Email: BDerbyshire@SJNCS.org**



SAINT JOHN NEUMANN CATHOLIC CHURCH AND SCHOOL AND PARISH LIFE CENTER									
STORM DRAINAGE SUMMARY									
ELEVATION			ELEVATION			INFORMATION			
FROM	GRATE	INVERT	TO	GRATE	INVERT	LENGTH	SLOPE	DIA./MATERIAL	PHASE
AD #1	975.5'	973.0"	AD #2	975.75'	971.75"	50'	2.50%	12" HDPE	ALT. #2
EXCB #1*	975.07'	972.18"	AD #2	975.75'	971.75'	21'*	2.05%	12" HDPE	BASE
AD #2	975.75'	971.75'	AD #3	975.75'	970.75'	47'	2.13%	12" HDPE	BASE
AD #3	975.5'	970.75'	CB #1	973.5'	968.5'+	105'	2.14%	12" RCP	BASE
CB #1	973.5'	968.5'+	EXHW #1	-	958.03'	183'	5.75%	12" CMP(EXIST)	BASE
AD #4	976.15'	973.5'	AD #5	975.75'	972.25'	51'	2.45%	12" HDPE	BASE
AD #5	975.75'	972.25'	EXCB #2	974.75'**	970.84'	50'	2.82%	12" HDPE	BASE
EXCB #2	974.75'**	970.84'	CB #2	975.00'	969.80'	104'	1.00%	18" HDPE	BASE
CB #2	975.00'	969.80'	HW #1	-	968.00'	175'	1.03%	18" HDPE	BASE

* IF ALTERNATE #2 IS ACCEPTED, THE EXISTING SLAB ON GRADE, EXISTING CB #1, AND ASSOCIATED LINES UNDER THE EXISTING SLAB SHALL BE REMOVED AND AD #1 AND ASSOCIATED STORM LINE INSTALLED.

** RAISE EXISTING CATCH BASIN AND TOP FROM 973.65' TO 974.75'. VERIFY ROUTING OF EXISTING 18" STORM LINE AND MAINTAIN OPERATION OF EXISTING .

ST JOHN NEUMANN CATHOLIC SCHOOL ADDITION			
STORM DRAINAGE DESIGN			
Apr-25			
	INLET	(25-YEAR STORM)	
	DRAINAGE	INLET FLOW AT	
STRUCTURE	AREA (AC)	GRATE (CFS)	
CB-1	0.18	1.18	
AD-3	0.22	1.47	
AD-2	0.14	0.94	
AD-1	0.23	1.54	
CB-2	0.17	1.16	
EXCB	0.28	1.87	
AD-5	0.11	0.74	
AD-4	0.14	0.94	
TOTAL	1.47	9.84	
TOTAL 25-YEAR FLOW:		9.84	CFS

SAINT JOHN NEUMANN CATHOLIC SCHOOL ADDITION

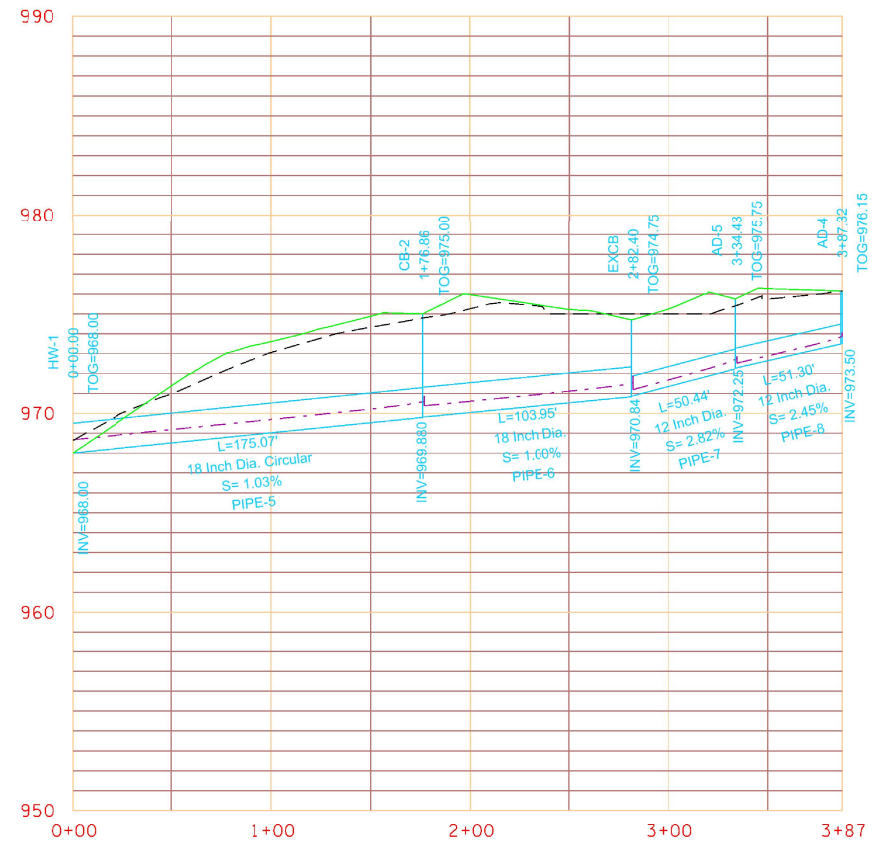
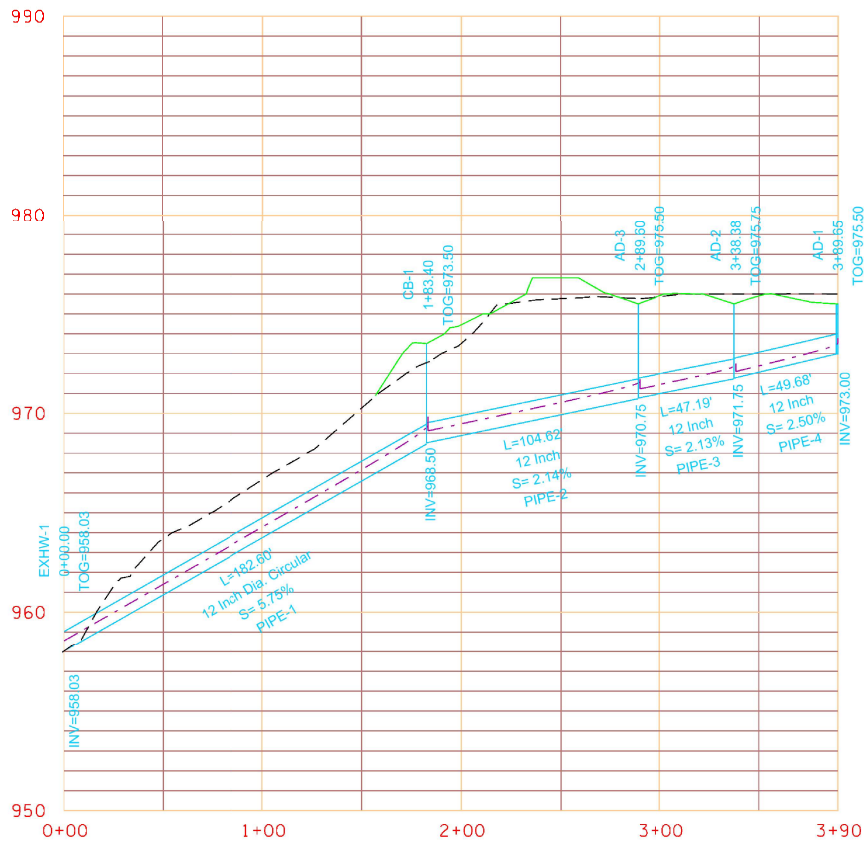
STORM STRUCTURE REPORT HW-1

25-YEAR STORM EVENT

ID	ID	ID	HGL	HGL	Discharge	Capacity	Slope	Loss	Velocity	Depth	Velocity	Depth
PIPE-5	CB-2	HW-1	970.88	968.67	4.71	12.35	1.03	0.24	6.15	0.67	6.15	0.67
PIPE-6	EXCB	CB-2	971.90	970.38	3.55	12.15	1.00	0.34	5.66	0.58	5.64	0.58
PIPE-7	AD-5	EXCB	972.88	971.19	1.68	6.84	2.82	0.08	6.83	0.35	6.75	0.35
PIPE-8	AD-4	AD-5	974.07	972.52	0.94	6.38	2.45	0.15	5.52	0.27	5.50	0.27


SAINT JOHN NEUMANN CATHOLIC SCHOOL ADDITION
 STORM STRUCTURE REPORT EXMH-1
 25-YEAR STORM EVENT

ID	ID	ID	HGL	HGL	Discharge	Capacity	Slope	Loss	Velocity	Depth	Velocity	Depth
PIPE-1	CB-1	EXHW-1	969.83	958.56	5.13	9.92	5.75	0.40	12.05	0.53	12.04	0.53
PIPE-2	AD-3	CB-1	971.72	969.12	3.95	6.04	2.13	0.12	7.75	0.62	7.72	0.62
PIPE-3	AD-2	AD-3	972.50	971.23	2.48	5.95	2.05	0.07	6.85	0.47	6.73	0.48
PIPE-4	AD-1	AD-2	973.77	972.10	1.54	6.48	2.50	0.21	6.42	0.35	6.36	0.35



LEGEND

- - - - - 25-YR HGL
- - - - - EXISTING GROUND
- PROPOSED GRADE
- STORM STRUCTURES


ROBERT G. CAMPBELL & ASSOCIATES, L.P.
 KNOXVILLE, TN
 SCALE: NTS
 DATE: 04/11/2025
 FILE NO.: 27047
 DESIGNED BY: JER
 CHECKED BY: RGC
 DRAWN BY: JER

ST JOHN NEUMANN CATHOLIC SCHOOL ADDITION

PROPOSED DRAINAGE TABLES

FIGURE

1





