



Municipal Planning Commission Meeting
Thursday, March 19, 2026 at **6:00 PM**

Farragut Town Hall
11408 Municipal Center Drive

AGENDA

- I) Call to Order
- II) Approval of Agenda
- III) Approval of Minutes
 - A) Approval of Minutes for the February 19, 2026 Meeting
- IV) Action Items
 - A) Request for approval of a right of way permit for First Utility District Turkey Creek B-Line Phase 2 sanitary sewer extension project (First Utility District, Applicant)
 - B) Request for approval to extend approximately 358 feet of fiber optic cable along a section of overhead utility lines on the north side of Kingston Pike to service 11155-11157 Kingston Pike (Charter/Spectrum, Applicant)
 - C) Discussion and public hearing on a site plan for an open air pavilion for the Farragut Christian Church, 138 Admiral Road, Zoned R-1 (Johnson Architecture, Applicant)
 - D) Discussion and public hearing on a site plan for a preschool playground at the Concord United Methodist Church, 11040 Roane Drive, Zoned R-2 (Cannon & Cannon, Inc., Applicant)
 - E) Approval of Resolution PC-26-02, a resolution to amend the Farragut Code of Ordinances, Appendix B - Subdivisions, Article IV., Development Prerequisite to Final Approval, Subsection A. Required Improvements., 10. Street Name and Traffic Signs, to provide for clarity on the maintenance of alternative support posts and/or street or traffic signs
 - F) Discussion and public hearing on Ordinance 26-07, an ordinance to amend the

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

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

Farragut Code of Ordinances, Appendix A - Zoning, Chapter 4. General Provisions and Exceptions, Section VIII. - Farragut Municipal Flood Damage Prevention Regulations, Section C. General Provisions., 2. *Basis for Establishing the Areas of Special Flood Hazard*, to update the referenced Community Panel Numbers for 0243G and 0244G, to reference the LOMR effecting these panel numbers and that became effective February 10, 2026

V) Discussion Items

- A) Discussion on a request to amend the Future Land Use Map for 11830 Kingston Pike from Very Low Density Residential to Office/Light Industrial (Marzolf Investment, Applicant)
- B) Discussion on a request to amend the Farragut Zoning Map for 11830 Kingston Pike from General Single Family Residential (R-2) to Office (O-1)(Marzolf Investment, Applicant)

VI) Approval of Utilities

VII) Citizens Forum

**The Farragut Municipal Planning Commission welcomes and invites
Farragut residents to participate in public meetings.**

Public Participation Guidelines for Farragut Municipal Planning Commission meetings

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 a staff member. This time is set aside specifically for comments on items that are not on the Planning Commission's agenda for the meeting. Each speaker will be given three (3) 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 a staff member;
3. Speakers shall come to the podium and identify themselves by name and street address;
4. Public comment shall be limited to three (3) 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 view 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 three (3) 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.

1. 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.
2. A violation of this section is a Class A misdemeanor.



Town of Farragut, Tennessee
Municipal Planning Commission Meeting

Farragut Town Hall
11408 Municipal Center Drive

Thursday, February 19, 2026 at 6:00 PM

MINUTES

I) Call to Order

Chairman Pinchok called the meeting to order at 6:00 PM. Roll call for attendance: Mayor Williams, Vice-Mayor Meyer, Commissioner Devlin, Commissioner Greene, Commissioner Myers, Commissioner Wright, Chairman Pinchok; in addition to staff and members of the press. Commissioner Povlin and Commissioner Preston were absent.

II) Approval of Agenda

Motion was made to approve the agenda as presented. Moved by Mayor Williams, seconded by Commissioner Myers; voting yes, Mayor Williams, Vice-Mayor Meyer, Commissioner Greene, Commissioner Myers, Chairman Pinchok, Commissioner Wright, Commissioner Devlin; voting nay, None; motion Passed. Commissioner Povlin and Commissioner Preston were absent.

III) Approval of Minutes

A) Approval of minutes from the January 15, 2026 meeting

Motion was made to approve the minutes from the January 15, 2026 meeting as presented. Moved by Mayor Williams, seconded by Vice-Mayor Meyer; voting yes, Commissioner Greene, Vice-Mayor Meyer, Commissioner Myers, Mayor Williams, Chairman Pinchok; voting nay, None; Commissioner Devlin and Commissioner Wright abstained; Commissioner Povlin and Commissioner Preston were absent; motion Passed.

IV) Action Items

A) Discussion and public hearing on Ordinance 26-06, an ordinance to amend the Farragut Code of Ordinances, Chapter 111 – Stormwater Management Control, Section 111-7. Design Standards for Detention and/or Retention Ponds, to remove the requirement for stormwater detention in the lower portion of a watershed where engineering documentation can demonstrate that this would have a positive effect on overall stormwater management due to the timing of stormwater runoff

Motion was made to recommend approval of Resolution PC-26-01 as amended. Moved by Mayor Williams, seconded by Commissioner Greene; voting yes, Commissioner Devlin, Commissioner Greene, Vice-Mayor Meyer, Commissioner

Myers, Commissioner Wright, Mayor Williams, Chairman Pinchok; voting nay, None; motion Passed. Commissioner Povlin and Commissioner Preston were absent.

B) Discussion and approval of preliminary plans for the N. Watt Road roundabout at 301 N. Watt Road

Motion was made to approve plans for construction of a roundabout on Watt Road at the southern entrance to MBLP. Moved by Mayor Williams, seconded by Commissioner Greene; voting yes, Mayor Williams, Vice-Mayor Meyer, Commissioner Greene, Commissioner Myers, Chairman Pinchok, Commissioner Wright, Commissioner Devlin; voting nay, None; motion Passed. Commissioner Povlin and Commissioner Preston were absent.

V) Discussion Items

A) Discussion on updating the requirements for customary home occupations, as provided for in the Farragut Code of Ordinances, Appendix A., Zoning., Chapter 4., Section VI., Customary home occupations

Discussion only.

Brian Walker, 408 E. Kings Gate, made comments.
Greg Wiberly, 12603 Evans Road, made comments.
Alderman Cain made comments.
Don Mann, 518 MacArthur Lane, made comments.

B) Discussion on modifying the Farragut Code of Ordinances, Appendix A. - Zoning., Chapter 3., Section I. - Agricultural district (A), to provide for estate lot regulations

Discussion only.

John Neal, 6657 Ridgerock Lane, made comments.

VI) Approval of Utilities

None.

VII) Citizens Forum

None.

The meeting adjourned at 7:59 PM.

Municipal Planning Commission Secretary

REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director

Subject: Request for approval of a right of way permit for First Utility District Turkey Creek B-Line Phase 2 sanitary sewer extension project (First Utility District, Applicant)

Introduction & Background:

The Turkey Creek Sewer Line project is a phased, life-cycle replacement for a 50-year-old concrete sewer line servicing the Campbell Station Road corridor. The purpose of the project is to provide reliable service and prevent sewer overflows near streams, homes, businesses, or greenways. The initial phase is being completed around May 1, 2026. The second and subject phase will include replacement from Old Colony Parkway to the Interstate 40 right-of-way. The scope of work will require ROW Permits from the Town to cross Old Colony Parkway, Grigsby Chapel Road, and Campbell Lakes Drive.

The Old Colony Parkway and Grigsby Chapel Road crossings are designed to be trenchless construction to mitigate traffic impacts and the need for road repair. The Campbell Lakes Drive crossing will be open trenched at the dead end of the road. Traffic control will be provided by the Contractor subject to approval and enforcement by the Town. Outside of the Town's ROW Permit, FUD will be replacing approximately 90% of the project within the same trench / location.

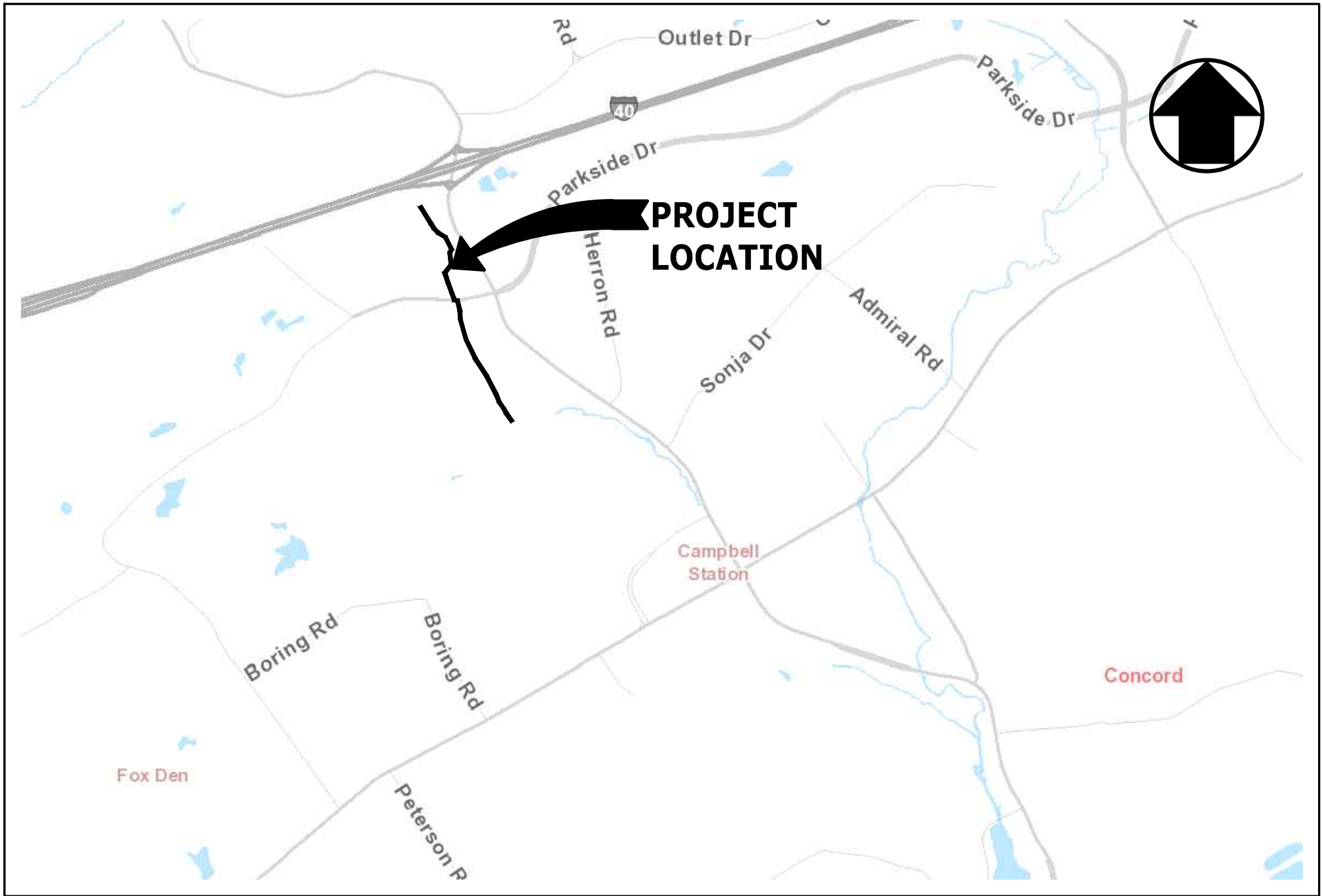
Discussion & Recommendations:

Edwin Deyton with First Utility District will present this item and answer any questions related to this project. The staff is recommending approval of the right of way permit which will cover erosion and traffic control along with coordinating work that will impact any of the Town's infrastructure.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion: To approve the right of way permit for this project.

CONTRACT DOCUMENTS FOR
CONSTRUCTION OF
**TURKEY CREEK 'B' LINE
SEWER REPLACEMENT
PHASE 2**



VICINITY MAP
NOT TO SCALE



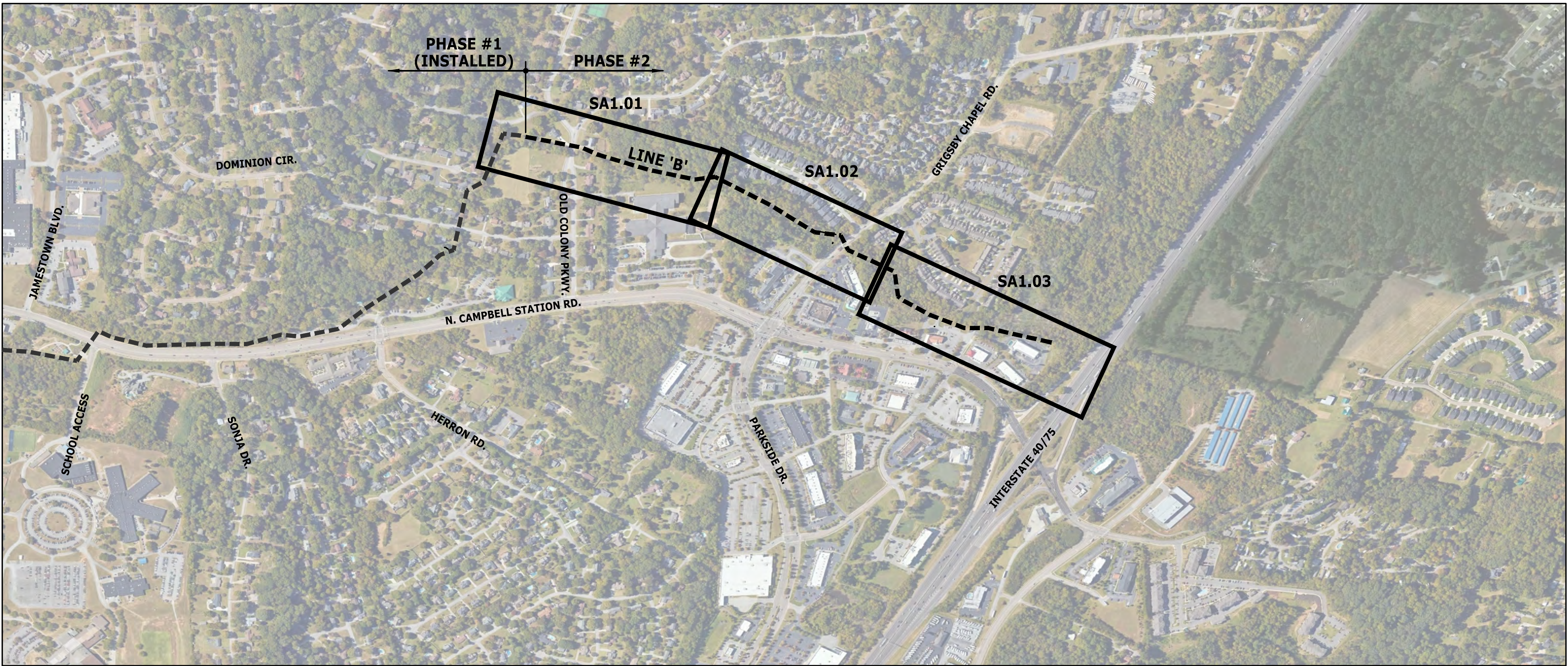
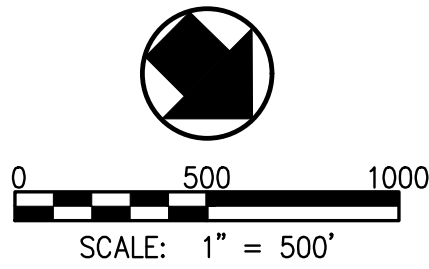
Prepared for
First Utility District of Knox County
Knoxville, Tennessee



DRAWING INDEX

<u>SHEET</u> <u>No.</u>	<u>DWG</u> <u>No.</u>	<u>DRAWING TITLE</u>
1	COVER	COVER SHEET
2	SA0.01	GENERAL NOTES AND LOCATION MAP
3	SA1.01	SANITARY SEWER PLAN AND PROFILE LINE 'B' STA. 114+00 TO STA. 127+00
4	SA1.02	SANITARY SEWER PLAN AND PROFILE LINE 'B' STA. 127+00 TO STA. 140+00
5	SA1.03	SANITARY SEWER PLAN AND PROFILE LINE 'B' STA. 140+00 TO STA. 152+64 E.O.L.
6	SA2.01	MANHOLE CONFIGURATION TABLE
7	SA2.02	TYPICAL DETAILS
8	SA2.03	TYPICAL DETAILS
9	SA2.04	TYPICAL DETAILS
10	EC1.01	EROSION CONTROL NOTES
11	EC1.02	EROSION CONTROL DETAILS

ENGINEER  10025 Investment Drive, Suite 120 Knoxville, TN 37932 865.670.8555 www.cci-corp.com	DESIGNED CAC	APPROVED	PRELIMINARY FOR REVIEW ONLY	NO.	DATE	REVISION	APPR.	SCALE AS SHOWN	First UTILITY DISTRICT OF KNOX COUNTY Where community comes first.	TURKEY CREEK 'B' LINE SANITARY SEWER REPLACEMENT PHASE 2 COVER SHEET	SHEET COVER SHEET 1 OF 11
				0	12/20/2025	CONSTRUCTABILITY REVIEW SET	CAC				
				1	01/15/2026	90% REVIEW SET	CAC				
				2	02/10/2026	FOR PRICING	CAC				
CHECKED WWL	SEWER			3	02/25/2026	FOR PRICING AND FINAL REVIEW	CAC	DATE 02/26/2026			



LOCATION MAP
SCALE: 1"=500'

GENERAL NOTES:

- CONSTRUCTION OF THE SANITARY SEWER SHALL CONFORM TO THE SPECIFICATIONS AND INFORMATION CONTAINED HEREIN.
- ALL WORK SHALL BE PERFORMED BY A TENNESSEE LICENSED UTILITY CONTRACTOR.
- CONTRACTOR SHALL HAVE AN APPROVED SET OF PLANS AND SPECIFICATIONS AND A COPY OF THE GENERAL STORMWATER POLLUTION PREVENTION PLAN (SWPPP) ON THE JOB SITE AT ALL TIMES.
- UNDERGROUND UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, WATER, SEWER, GAS, STEAM PIPING/DUCT WORK, ELECTRIC, COMMUNICATION SERVICES, STREET LIGHTING AND TRAFFIC DETECTOR LOOPS. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL SUCH FACILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL SUCH FACILITIES THAT ARE DAMAGED DURING CONSTRUCTION. PAYMENT FOR LOCATING, PROTECTING, COORDINATING AND REPAIRING EXISTING FACILITIES WILL BE INCLUDED IN OTHER ITEMS OF WORK AND NO ADDITIONAL COMPENSATION WILL BE MADE. ALL REPAIRS SHALL BE DONE IN ACCORDANCE WITH STANDARDS AND REQUIREMENTS OF THE UTILITY'S OWNER. UTILITY SUPPORT METHODS WILL BE SUBMITTED PRIOR TO CONSTRUCTION FOR APPROVAL.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SUITABLE SIGNAGE, BARRICADES, AND LIGHTS FOR PROTECTION OF TRAFFIC PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ANY EXISTING ROAD SIGN REMOVED FOR CONSTRUCTION SHALL BE REPLACED BY THE END OF THE WORKING DAY. TEMPORARY STOP SIGNS SHALL BE ERECTED PRIOR TO REMOVAL OF PERMANENT STOP SIGNS.
- THE CONTRACTOR SHALL NOT CLOSE OR BLOCK ANY HIGHWAY, STREET, OR ROADWAY WITHOUT FIRST OBTAINING ALL REQUIRED PERMITS FROM LOCAL JURISDICTIONAL AUTHORITY (T.D.O.T., TOWN OF FARRAGUT, ETC).
- THE CONTRACTOR SHALL PROVIDE ACCESS TO UTILITY COMPANIES FOR MAINTENANCE AND WORK ON THEIR UTILITIES DURING THE COURSE OF WORK.
- SURVEY MONUMENTS DISTURBED BY THE CONTRACTOR SHALL BE RESET BY A TENNESSEE REGISTERED LAND SURVEYOR, AS DIRECTED BY THE PROJECT MANAGER. PRIOR TO DISTURBANCE, CONTACT THE PROJECT MANAGER FOR MONUMENT INFORMATION.
- CONTRACTOR SHALL VERIFY WORK IN FIELD AND SHALL SATISFY HIMSELF AS TO THE ACCURACY BETWEEN WORK SET FORTH ON THESE PLANS AND THE WORK REQUIRED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER PRIOR TO THE START OF CONSTRUCTION. SEE CONTRACT DOCUMENTS SECTION 00700, PARAGRAPH 2.05.
- THE EXISTING UTILITIES SHOWN AND INDICATED ON THE DRAWINGS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING UNDERGROUND UTILITIES, ALL COSTS ASSOCIATED WITH POTHOLING WILL BE INCLUDED IN OTHER ITEMS OF WORK AND NO ADDITIONAL COMPENSATION WILL BE MADE THEREFORE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR DISRUPTION OF UTILITY SERVICE DURING CONSTRUCTION. THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES IN THE PROJECT AREA PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE SUPPORT OF EXISTING UTILITIES TO MAINTAIN SERVICE AND INTEGRITY.
- THE CONTRACTOR SHALL NEATLY SAW CUT ALL ROADWAYS AND DRIVEWAYS PRIOR TO INSTALLING A PERMANENT PAVEMENT REPAIR.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES DURING CONSTRUCTION.
- INDICATED SCALES ARE BASED ON FULL SIZE DRAWINGS OF 24"x36"; IF DRAWINGS ARE REDUCED, SCALES MUST BE ADJUSTED ACCORDINGLY.
- CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- LOCATION OF EXISTING RIGHT-OF-WAY (R.O.W.) LINES AND PROPERTY LINES ARE APPROXIMATE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT SITE RESULTING FROM THE CONTRACTOR'S CONSTRUCTION ACTIVITIES.
- TREES THAT HAVE BEEN DAMAGED OR REMOVED, ASPHALT AND OTHER CONSTRUCTION DEBRIS SHALL BE REMOVED OFFSITE BY CONTRACTOR.
- THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TO AND THROUGH EXISTING DRAINAGE FACILITIES. ANY CONSTRUCTION AROUND, THROUGH OR IN DRAINAGE PATHS SHALL NOT ALTER THE FLOW PATHS FROM EXISTING AFTER CONSTRUCTION IS COMPLETE.
- CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- WHEN EXCAVATION MUST OCCUR NEAR A UTILITY POLE, THE CONTRACTOR SHALL EMPLOY A LICENSED ELECTRICAL CONTRACTOR TO GUY, ANCHOR, BRACE, MECHANICALLY HOLD, ETC., THE POLE THROUGHOUT THE EXCAVATION PROCESS AND UNTIL THE AREA CAN BE PROPERLY BACKFILLED AND COMPACTED TO PREVENT THE MOVEMENT OF THE POLE. IF THE EXCAVATION AFFECTS AN ANCHOR, THE POLE WILL NEED TO BE STABILIZED IN A SIMILAR MANNER UNTIL THE ANCHOR CAN BE REINSTALLED IN THE EXACT LOCATION. CONTRACTOR SHALL NOTIFY F.U.D. NOT LESS THAN SEVEN (7) CALENDAR DAYS PRIOR TO EXCAVATION WITHIN TWENTY (20) FEET OF ANY POLE AND SHALL PROVIDE INFORMATION TO F.U.D. PERTAINING TO THE METHOD THAT IS TO BE USED TO STABILIZE THE POLE, AS WELL AS THE NAME OF THE ELECTRICAL CONTRACTOR RESPONSIBLE FOR THE PORTION OF THE WORK.
- ALL INCIDENTAL WORK, INCLUDING LABOR AND MATERIALS, NECESSARY TO COMPLETE THE PROJECT AS SHOWN IN THE CONTRACT DOCUMENTS, FOR WHICH A SEPARATE PAY ITEM IS NOT SHOWN SHALL BE PERFORMED BY THE CONTRACTOR AND NO ADDITIONAL PAYMENT SHALL BE MADE. THE COST OF THIS WORK SHALL BE MERGED INTO THE UNIT PRICES BID FOR THE BID ITEMS SHOWN.
- CONTRACTOR SHALL VERIFY ALL MANHOLE INVERTS AND ANGLES AND COMPLETE UTILITY LOCATES PRIOR TO ORDERING MANHOLES AND CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENT CONTROL FOR ALL EXCAVATIONS. SEE PLAN AND PROFILE SHEETS FOR OPEN CUT EROSION CONTROL PROCEDURES. SEE DETAIL 1, SHEET D2.02 FOR ALL MANHOLE INSTALLATION, POINT REPAIR, AND BURSTING PIT EROSION CONTROL PROCEDURES. SEE DETAIL 2, SHEET D2.02 FOR ALL LATERAL REPLACEMENT EROSION CONTROL PROCEDURES.
- ALL NEW MANHOLES IN ROADWAYS SHALL RECEIVE TRAFFIC BEARING FRAMES AND COVERS.
- PROPOSED MANHOLES INVERTS AND ANGLES ARE SHOWN FOR SEWER MAIN INVERTS ONLY. SEWER LATERAL RECONNECTIONS SHALL BE CORED IN FIELD.

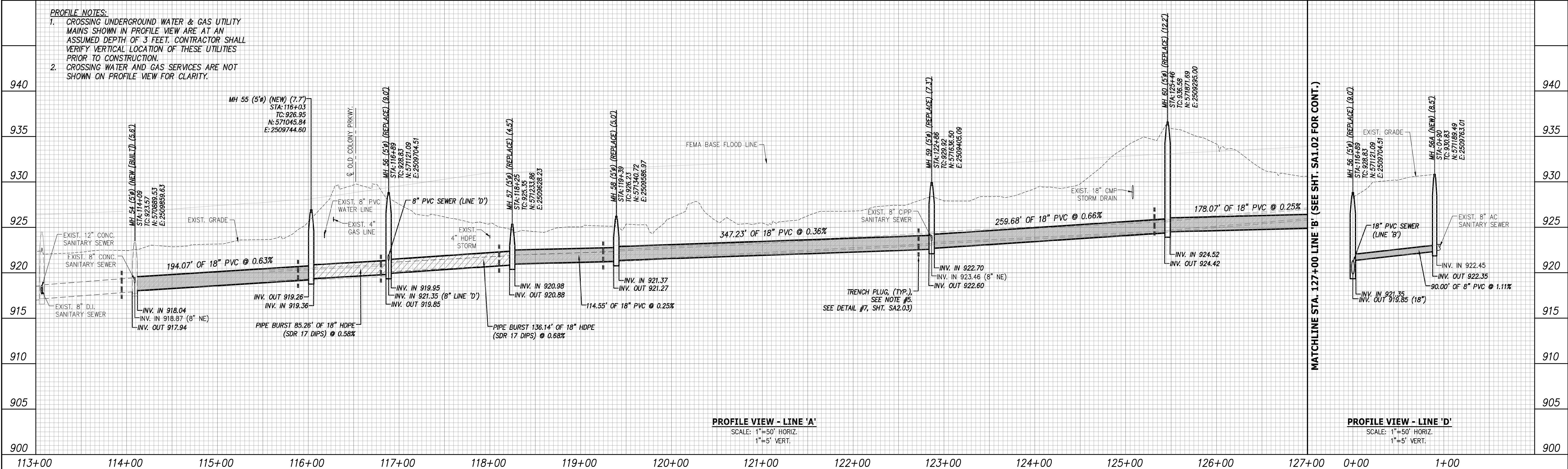
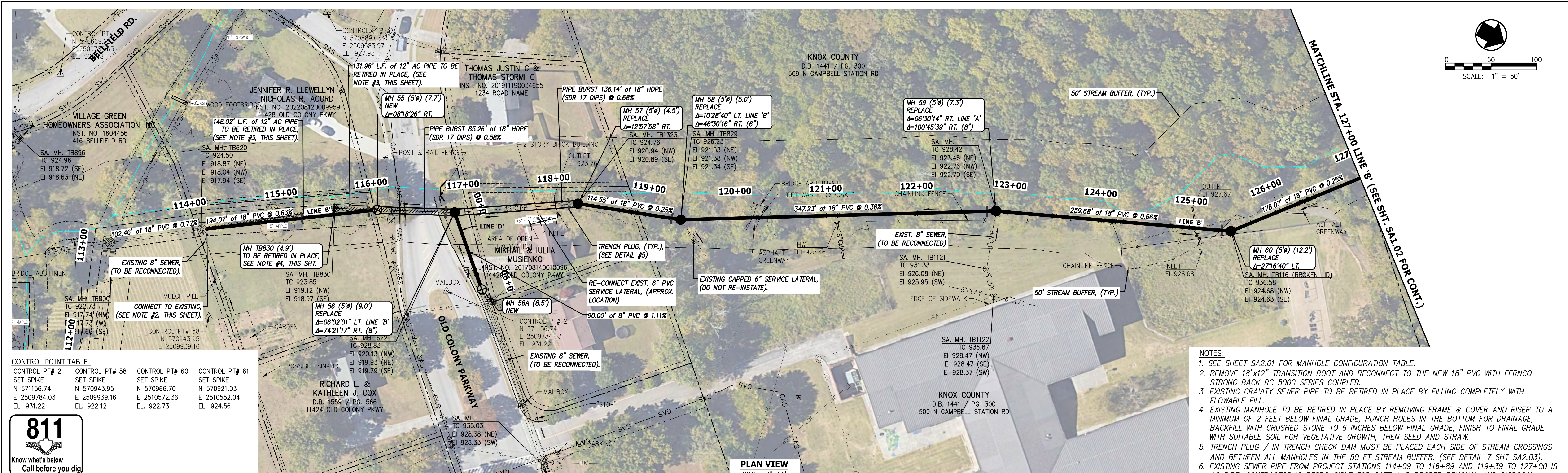
LEGEND:

- EXISTING MANHOLE TO REMAIN
- MANHOLE - REPLACE
- MANHOLE - INSTALL NEW
- MANHOLE - REHAB
- MANHOLE - ABANDON
- EXISTING SANITARY SEWER SERVICE LATERAL (PER K.G.I.S.) TO BE REPLACE
- MH 27-55 (8') REHAB
- MH # (DEPTH) MH ACTION
- 237 LF 8-INCH PVC
- SEWER REPLACEMENT VIA OPEN CUT LENGTH, DIAMETER, NEW MATERIAL
- PB 237 LF 8-INCH PVC
- SEWER REPLACEMENT VIA PIPE BURSTING PIPE LENGTH
- 237 LF 8-INCH CIPP
- SEWER PIPE TO BE ABANDONED LENGTH, DIAMETER, EX. MATERIAL
- 237 LP 8-INCH CIPP /
- SEWER REHABILITATION VIA CIPP LENGTH, DIAMETER, NEW MATERIAL
- OH
- EXISTING U/G ELECTRIC LINE
- UGP
- EXISTING U/G ELECTRIC LINE
- W
- EXISTING WATER LINE
- SA
- EXISTING SANITARY SEWER
- ST
- EXISTING STORM SEWER
- G
- EXISTING GAS LINE
- PROPERTY LINE

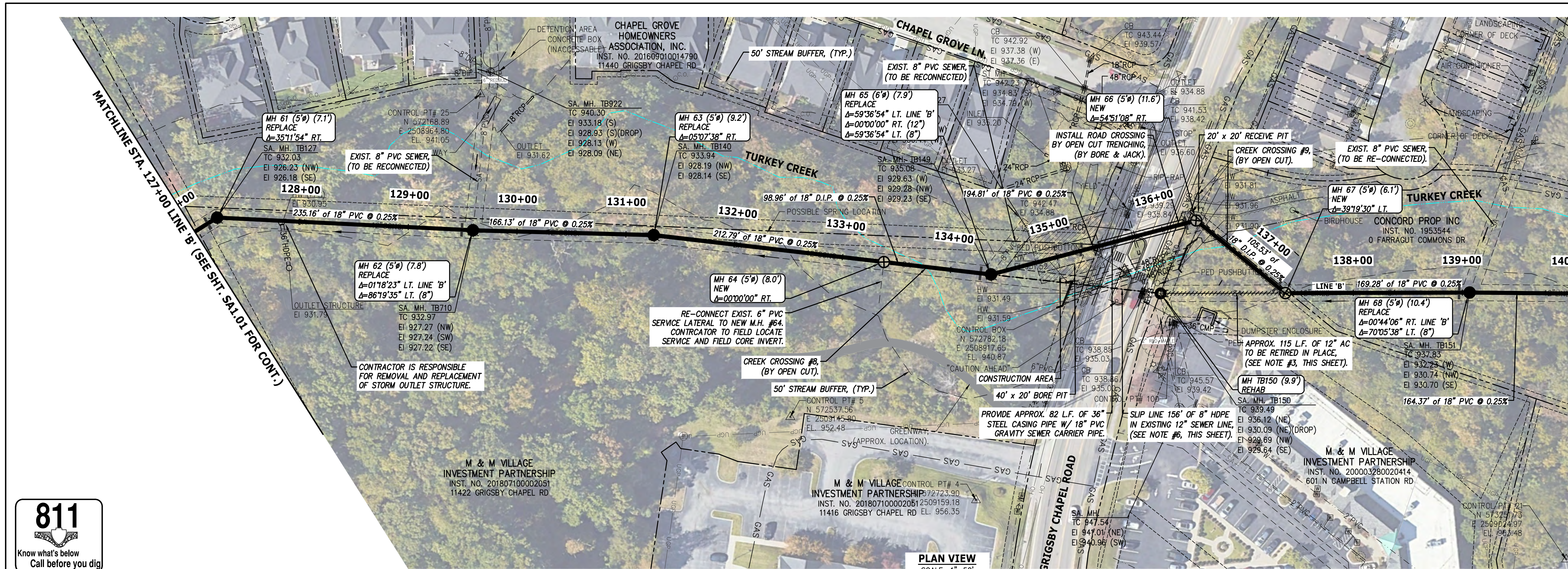
- FENCE LINE
- PROPERTY LINE
- PROPOSED PERMANENT UTILITY EASEMENT
- EXISTING CATCH BASIN
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING GUY WIRE
- EXISTING MAIL BOX
- EXISTING SIGN
- EXISTING PROPERTY PIN
- EXISTING BUSH



 10025 Investment Drive, Suite 120 Knoxville, TN 37932 865.670.8555 www.cci-corp.com	DESIGNED CAC	APPROVED	PRELIMINARY FOR REVIEW ONLY	NO.	DATE	REVISION	APPR.	SCALE AS SHOWN	First UTILITY DISTRICT OF KNOX COUNTY Where community comes first.	TURKEY CREEK 'B' LINE SANITARY SEWER REPLACEMENT PHASE 2 GENERAL NOTES AND LOCATION MAP	CCI PROJECT NO: 0969-0129
	DRAWN WBW			0	12/20/2025	CONSTRUCTABILITY REVIEW SET	CAC	DATE 02/26/2026			
				1	01/15/2026	90% REVIEW SET	CAC				
				2	02/10/2026	FOR PRICING	CAC				
	CHECKED WWL			3	02/25/2026	FOR PRICING AND FINAL REVIEW	CAC				
											SHEET SA0.01 SHEET 2 OF 11

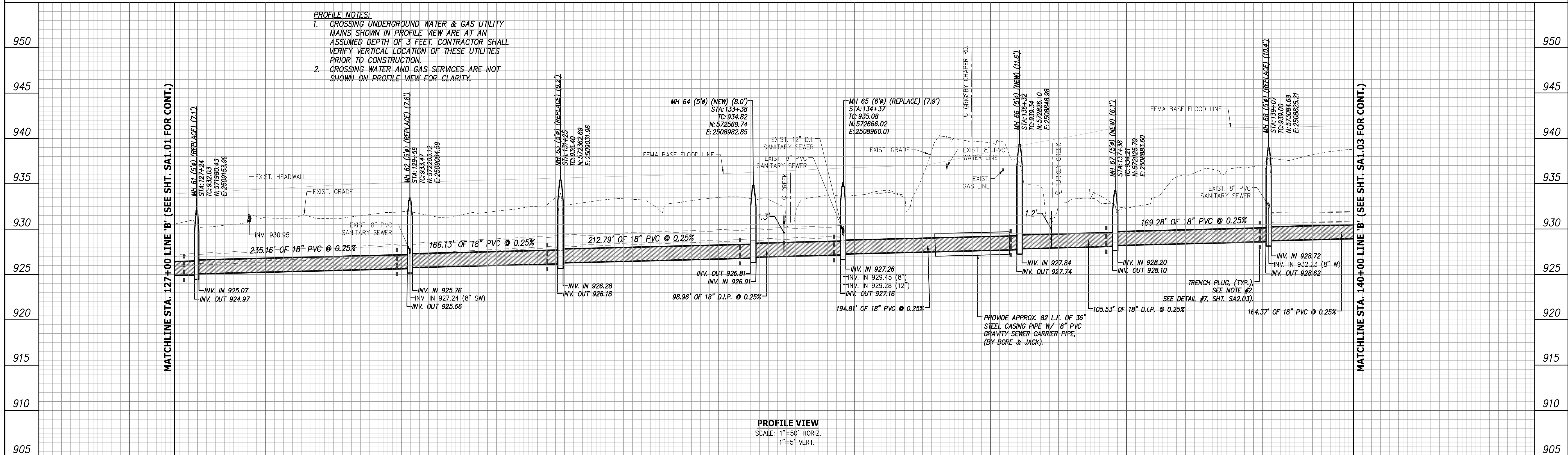


895 CANNON & CANNON INC. 10025 Investment Drive, Suite 120 Knoxville, TN 37932 865.670.8555 www.cci-corp.com	ENGINEER	DESIGNED CAC	APPROVED ENGINEER SEWER	PRELIMINARY FOR REVIEW ONLY	NO.	DATE	REVISION	APPR.	SCALE AS SHOWN DATE 02/26/2026	First UTILITY DISTRICT OF KNOX COUNTY <i>Where community comes first.</i>	TURKEY CREEK 'B' LINE SANITARY SEWER REPLACEMENT PHASE 2 SANITARY SEWER PLAN AND PROFILE LINE 'B' STA. 114+00 TO STA. 127+00	CCI PROJECT NO: 0969-0129	895
	DRAWN WBW												
	CHECKED WWL												
												SHEET	SA1.01
												SHEET 3 OF 11	

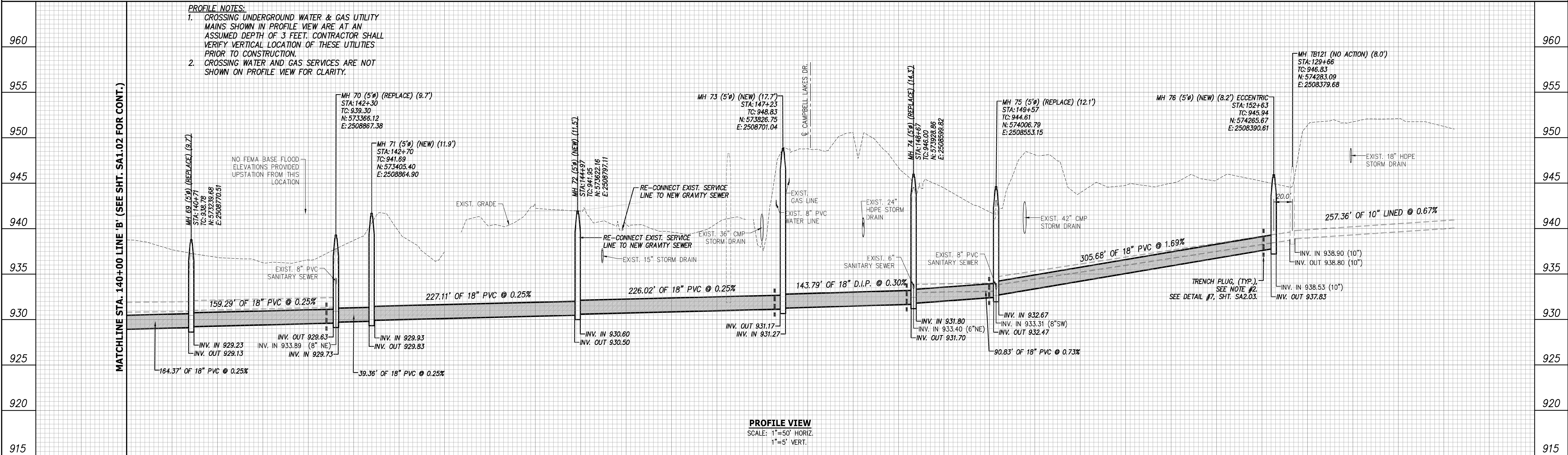
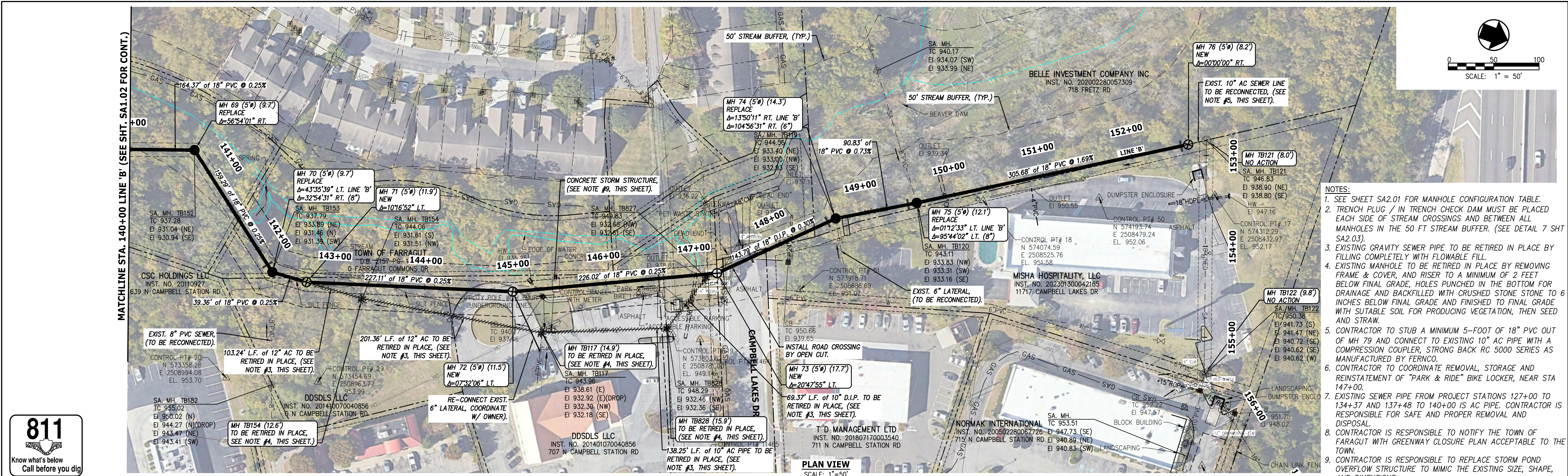


- MATCHLINE STA. 140+00 LINE 'B' (SEE SHT. SA1.03 FOR CONT.)**

1. NOTES:
2. SEE SHEET SA2.01 FOR MANHOLE CONFIGURATION TABLE.
3. TRENCH PLUG / IN TRENCH CHECK DAM SHOULD BE PLACED EACH SIDE OF STREAM CROSSINGS AND BETWEEN ALL MANHOLES IN THE 50 FT STREAM BUFFER. (SEE DETAIL 7 SHT SA2.03).
4. EXISTING GRAVITY SEWER PIPE TO BE RETIRED IN PLACE BY FILLING COMPLETELY WITH FLOWABLE FILL.
5. CONTRACTOR SHALL FIELD LOCATE THE EXISTING LATERAL CONNECTION AND FIELD LOCATE MH ___ TO ACCEPT THE SERVICE LATERAL.
6. MH TB150 HAS AN EXISTING FLOW METER. CONTRACTOR TO COORDINATE WITH THE UTILITY TO HAVE REMOVED PRIOR TO WORK.
7. PROPOSED 8" HDPE (DR17) PIPE SHALL BE SLIP-LINED WITHIN THE EXISTING 12" SANITARY SEWER PIPE. REMAINING ANNULAR SPACE TO BE FILLED COMPLETELY WITH GROUT.
8. EXISTING SEWER PIPE FROM PROJECT STATIONS 127+00 TO 134+37 AND 137+48 TO 140+00 IS AC PIPE. CONTRACTOR IS RESPONSIBLE FOR SAFE AND PROPER REMOVAL AND DISPOSAL.
9. CONTRACTOR IS RESPONSIBLE TO NOTIFY THE TOWN OF FARGUT WITH GREENWAY CLOSURE PLAN ACCEPTABLE TO THE TOWN.



127+00		128+00		129+00		130+00		131+00		132+00		133+00		134+00		135+00		136+00		137+00		138+00		139+00		140+00	
 10025 Investment Drive, Suite 120 Knoxville, TN 37932 865.670.8555 www.cci-corp.com	ENGINEER	DESIGNED CAC DRAWN WBW CHECKED WWL	APPROVED	PRELIMINARY FOR REVIEW ONLY	NO.	DATE	REVISION	APPR.	SCALE		TURKEY CREEK 'B' LINE SANITARY SEWER REPLACEMENT PHASE 2 SANITARY SEWER PLAN AND PROFILE LINE 'B' STA. 127+00 TO STA. 140+00												SHEET	CCI PROJECT NO: 0969-0129			
	ENGINEER		0		12/20/2025	CONSTRUCTABILITY REVIEW SET	CAC	AS SHOWN																			
	SEWER		1		01/15/2026	90% REVIEW SET	CAC	DATE																			
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			3		02/25/2026	FOR PRICING AND FINAL REVIEW	CAC																				
											SA1.02												SHEET 4 OF 11				



ENGINEER		DESIGNED		APPROVED		NO.		DATE		REVISION		APPR.		SCALE		DATE		TURKEY CREEK 'B' LINE SANITARY SEWER REPLACEMENT PHASE 2 SANITARY SEWER PLAN AND PROFILE LINE 'B' STA. 140+00 TO STA. 152+64		CCJ PROJECT NO: 0969-0129		SHEET SA1.03		SHEET 5 OF 11	
CANNON & CANNON INC		CAC		ENGINEER		1		12/20/2025		CONSTRUCTABILITY REVIEW SET		CAC		AS SHOWN		02/26/2026									
10025 Investment Drive, Suite 120 Knoxville, TN 37932		WBW				0		01/15/2026		90% REVIEW SET		CAC													
865.670.8555 www.cci-corp.com		CHECKED		SEWER		2		02/10/2026		FOR PRICING		CAC													
		WWL				3		02/25/2026		FOR PRICING AND FINAL REVIEW		CAC													

MANHOLE CONFIGURATION TABLE

SHEET#	FUDMH#	PROJECTMH#	NORTHING	EASTING	ACTION	DIAMETER(FT)	DESIGN DEPTH		STREAM BUFFER	STRUCTURE TYPE	F&C TYPE	APPROXIMATE HIGHTS ABOVE EXISTING GRADE	NOTES
							(FT)	(FT)					
PHASE 1	TB620	54	570889.53	2509859.63	PHSAE1	5		5.6	BUFFER	ECCENTRIC	HINGED, WATERTIGHT	12" ABOVE GRADE, IN FLOOD PLANE	
SA1.01	N/A	55	571045.84	2509744.6	NEW	5		7.7	BUFFER	FLAT TOP	HINGED, WATERTIGHT	12" ABOVE GRADE, IN FLOOD PLANE	
SA1.01	622	56	571121.09	2509704.51	REPLACE	5		9	BUFFER	ECCENTRIC	STANDARD	12" ABOVE GRADE, IN GRASS IN FRONT YARD	116+89 VENTILATION. STANDARD ABOVE FLOOD PLANE
SA1.01	N/A	56A	571189.49	2509763.01	NEW	5		8.5	N/A	ECCENTRIC	STANDARD	FLUSH, IN GRASS IN FRONT YARD	
SA1.01	TB1323	57	571233.86	250962.23	REPLACE	5		4.5	BUFFER	ECCENTRIC	HINGED, WATERTIGHT	18" ABOVE GRADE, IN GRASS IN BACK YARD	
SA1.01	TB829	58	571340.72	2509586.97	REPLACE	5		5	BUFFER	FLAT TOP	HINGED, WATERTIGHT	18" ABOVE GRADE, IN FLOOD PLANE	
SA1.01	#	59	571636.5	2509405.09	REPLACE	5		7.3	BUFFER	FLAT TOP	HINGED, WATERTIGHT	18" ABOVE GRADE, IN FLOOD PLANE	
SA1.01	TB116	60	571871.69	2509295	REPLACE	5		12.2	N/A	ECCENTRIC	STANDARD	6" ABOVE GRADE, IN GRASS BETWEEN SCHOOL & GREENWAY	125+46 VENTILATION. STANDARD ABOVE FLOOD PLANE
SA1.02	TB127	61	571980.43	2509153.99	REPLACE	5		7.1	BUFFER	FLAT TOP	HINGED, WATERTIGHT	18" ABOVE GRADE, IN FLOOD PLANE	
SA1.02	TB710	62	572205.12	2509084.59	REPLACE	5		7.8	N/A	FLAT TOP	HINGED, WATERTIGHT	18" ABOVE GRADE, IN FLOOD PLANE	
SA1.02	TB140	63	572362.69	2509031.96	REPLACE	5		9.2	N/A	FLAT TOP	HINGED, WATERTIGHT	18" ABOVE GRADE, IN FLOOD PLANE	
SA1.02	N/A	64	572569.74	2508982.85	NEW	5		8	BUFFER	FLAT TOP	HINGED, WATERTIGHT	18" ABOVE GRADE, IN FLOOD PLANE	
SA1.02	TB149	65	572666.02	2508960.01	REPLACE	5		7.9	BUFFER	FLAT TOP	HINGED, WATERTIGHT	18" ABOVE GRADE, IN FLOOD PLANE	
SA1.02	N/A	65	572666.02	2508960.01	REPLACE	6		7.9	BUFFER	FLAT TOP	HINGED, WATERTIGHT	24" ABOVE GRADE, IN FLOOD PLANE	
SA1.02	N/A	66	572826.1	2508848.98	NEW	5		11.6	BUFFER	FLAT TOP	STANDARD	24" ABOVE GRADE, IN ROW	136+32 VENTILATION. STANDARD ABOVE FLOOD PLANE
SA1.02	N/A	67	572925.79	2508883.6	NEW	5		6.1	BUFFER	FLAT TOP	HINGED, WATERTIGHT	18" ABOVE GRADE, IN FLOOD PLANE	
SA1.02	TB151	68	573084.68	2508825.21	REPLACE	5		10.4	N/A	FLAT TOP	HINGED, WATERTIGHT	18" ABOVE GRADE, IN FLOOD PLANE	
SA1.03	TB152	69	573239.68	2508770.51	REPLACE	5		9.7	BUFFER	FLAT TOP	HINGED, WATERTIGHT	18" ABOVE GRADE, IN FLOOD PLANE	
SA1.03	TB153	70	573366.12	2508867.38	REPLACE	5		9.7	N/A	FLAT TOP	HINGED, WATERTIGHT	18" ABOVE GRADE, IN FLOOD PLANE	
SA1.03	N/A	71	573411.87	2508862.47	NEW	5		11.8	N/A	FLAT TOP	HINGED, WATERTIGHT	6" ABOVE GRADE, IN GRASS	
SA1.03	N/A	72	573622.16	2508797.11	NEW	5		11.5	N/A	ECCENTRIC	STANDARD	FLUSH, IN PAVEMENT	144+97 VENTILATION. STANDARD ABOVE FLOOD PLANE
SA1.03	N/A	73	573826.75	2508701.04	NEW	5		17.7	BUFFER	ECCENTRIC	STANDARD	FLUSH, IN ROW	147+23 VENTILATION. STANDARD ABOVE FLOOD PLANE
SA1.03	TB119	74	573928.86	2508599.82	REPLACE	5		14.3	N/A	FLAT TOP	HINGED, WATERTIGHT	18" ABOVE GRADE, IN WOODS	
SA1.03	TB120	75	574006.79	2508553.15	REPLACE	5		10.6	N/A	FLAT TOP	HINGED, WATERTIGHT	18" ABOVE GRADE, IN WOODS	
SA1.03	N/A	76	574265.67	2508390.61	NEW	5		8.2	N/A	FLAT TOP	HINGED, WATERTIGHT	12" ABOVE GRADE, IN WOODS	

PIPE CONFIGURATION TABLE

SHEET#	PROJECT MH # (DS)	PROJECT MH # (US)	US NORTHING	US EASTING	EXISTING PIPE SIZE (IN)	EXISTING PIPE MATERIAL	ACTION	PROPOSED PIPE SIZE (IN)	PROPOSED PIPE MATERIAL	PROPOSED LENGTH	PROPOSED DEPTH RANGE (FT)	STREAM BUFFER	COMMENTS
SA1.01	Phase 1 - 54	55	571045.84	2509744.6	12	AC	NEW	18	PVC	194	0'-6'	BUFFER	SIDE YARD, NEAR CREEK BANK
SA1.01	55	56	571121.09	2509704.51	12	AC	REPLACE	18	HDPE	85	6'-12'	BUFFER	OLD COLONY PKWY. PIPE BURST
SA1.01	56	57	571233.86	250962.23	12	PVC	REPLACE	18	HDPE	136	0'-12'	BUFFER	SIDE YARD. PIPE BURST. NEAR CREEK BANK
SA1.01	56	56A	571189.49	2509763.01	8	AC	REPLACE	8	PVC	90	6'-12'	BUFFER	FRONT YARD
SA1.01	57	58	571340.72	2509586.97	12	PVC	REPLACE	18	PVC	115	0'-6'	BUFFER	BACKYARD
SA1.01	58	59	571636.5	2509405.09	12	AC	REPLACE	18	PVC	347	0'-6'	BUFFER	EASEMENT BEHIND SCHOOL
SA1.01	59	60	571871.69	2509295	12	AC	REPLACE	18	PVC	260	0'-12'	BUFFER	EASEMENT BEHIND SCHOOL
SA1.01	60	61	571980.43	2509153.99	12	AC	REPLACE	18	PVC	178	0'-12'	BUFFER	EASEMENT BEHIND SCHOOL
SA1.02	61	62	572205.12	2509084.59	12	AC	REPLACE	18	PVC	235	0'-6'	BUFFER	EASEMENT
SA1.02	62	63	572362.69	2509031.96	12	AC	REPLACE	18	PVC	166	0'-6'	BUFFER	EASEMENT
SA1.02	63	64	572569.74	2508982.85	12	AC	REPLACE	18	PVC	213	6'-12'	BUFFER	EASEMENT
SA1.02	64	65	572666.02	2508960.01	12	AC	REPLACE	18	DIP	99	0'-12'	BUFFER	STREAM CROSSING
SA1.02	65	66	572826.1	2508848.98	NA	NA	NEW	18	PVC	195	6'-12'	BUFFER	REALIGNMENT UNDER GRIGSBY CHAPEL ROAD. 82LF of 36" STEEL CASING
SA1.02	66	67	572925.79	2508883.6	NA	NA	NEW	18	DIP	106	0'-12'	BUFFER	STREAM CROSSING
SA1.02	67	68	573084.68	2508825.21	12	AC	REPLACE	18	PVC	169	0'-12'	NA	EASEMENT
SA1.02	68	69	573239.68	2508770.51	12	AC	REPLACE	18	PVC	164	6'-12'	BUFFER	EASEMENT
SA1.03	69	70	573366.12	2508867.38	12	AC	REPLACE	18	PVC	159	0'-12'	BUFFER	EASEMENT
SA1.03	70	71	573552.1	2508847.39	12	AC	REPLACE	18	PVC	187	6'-12'	NA	EASEMENT
SA1.03	71	72	573669.67	2508835.36	12	AC	NEW	18	PVC	220	6'-12'	NA	EASEMENT. SOME PARKING LOT.
SA1.03	72	73	573795.96	2508776.47	12	AC	NEW	18	PVC	226	6'-12'	NA	EASEMENT.
SA1.03	73	74	573862.59	2508665.52	12	AC	NEW	18	DIP	144	12'-18'	NA	EASEMENT. CAMPBELL LAKES CORSSING.
SA1.03	74	75	573928.86	2508599.82	10	AC	REPLACE	18	PVC	91	6'-18'	NA	EASEMENT
SA1.03	75	76	574006.79	2508553.15	10	AC	REPLACE	18	PVC	306	6'-18'	NA	EASEMENT
SA1.03	76	TB121	574265.67	2508390.61	10	AC	REPLACE	18	PVC	10	6'-12'	NA	EASEMENT



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0	12/20/2025	CONSTRUCTABILITY REVIEW SET	CAC
1	01/15/2026	90% REVIEW SET	CAC
2	02/10/2026	FOR PRICING	CAC
3	02/25/2026	FOR PRICING AND FINAL REVIEW	CAC

SCALE

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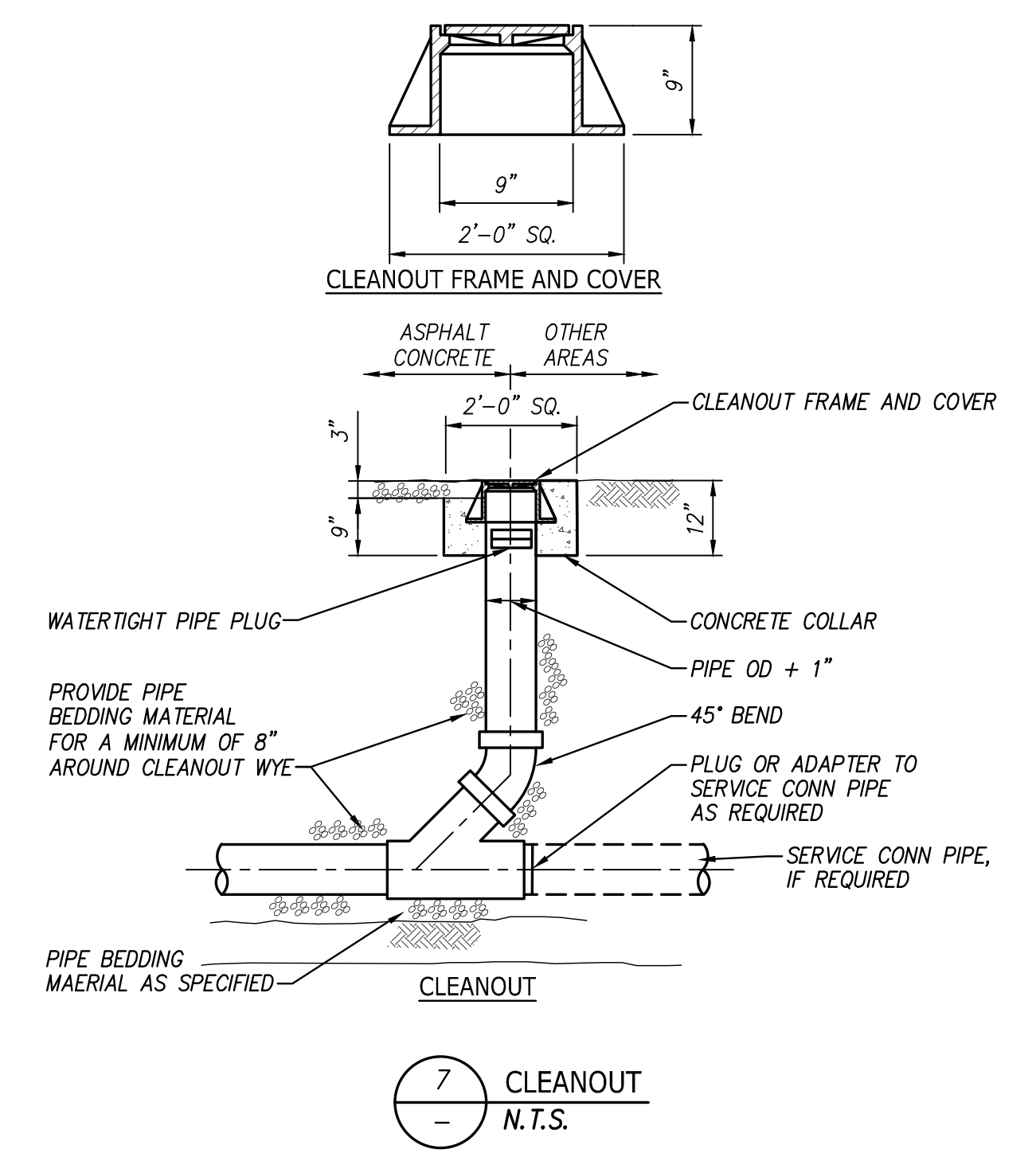
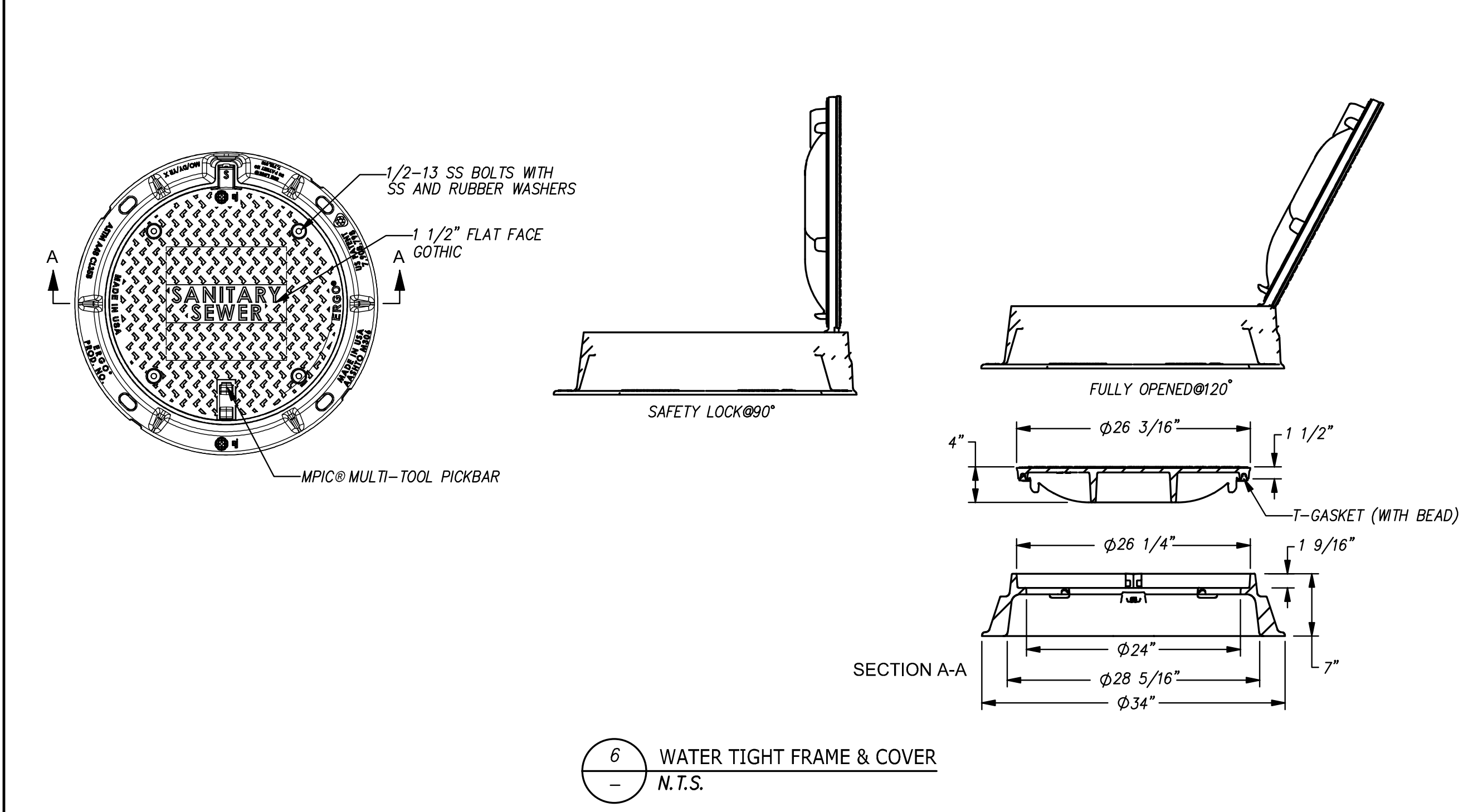
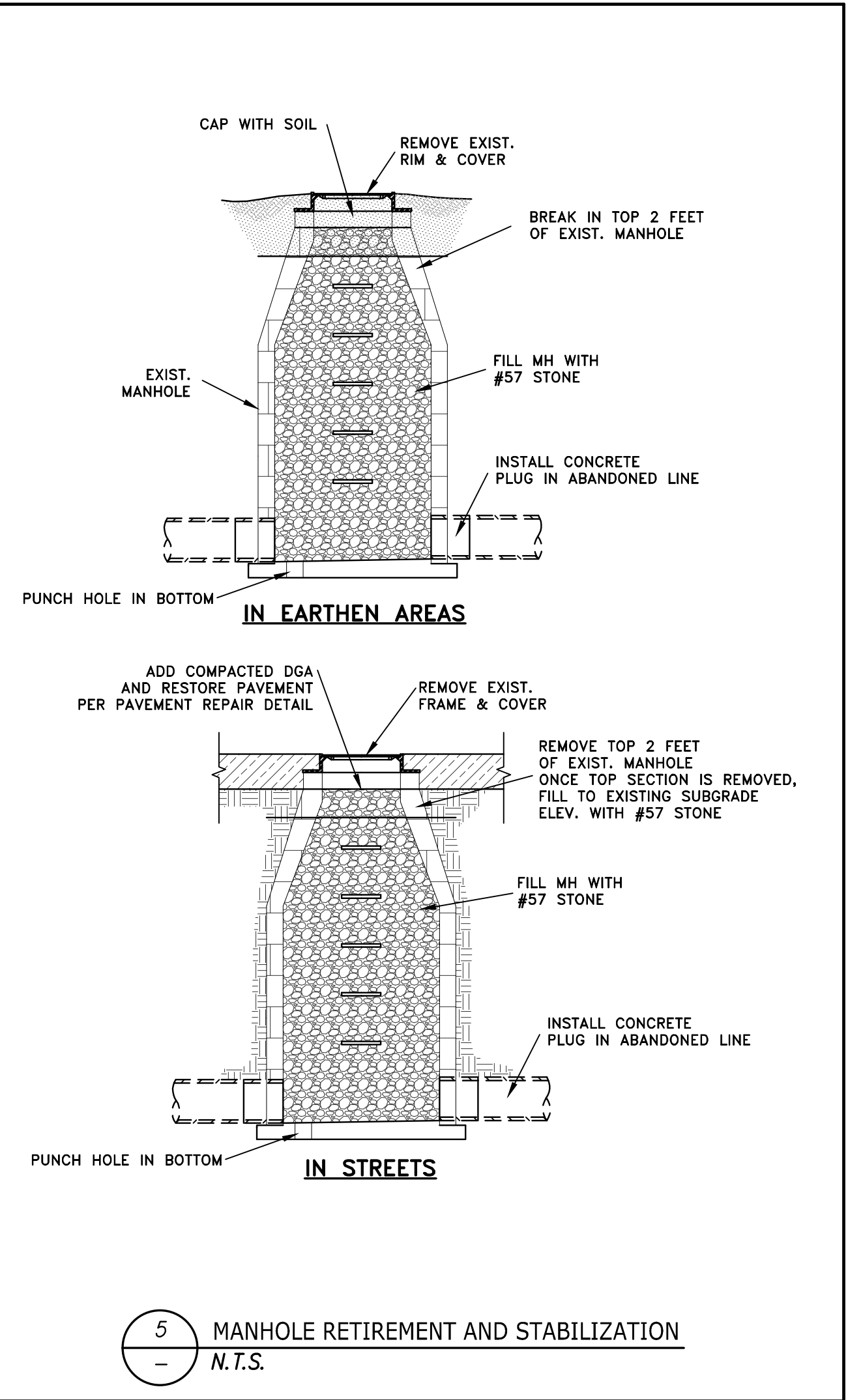
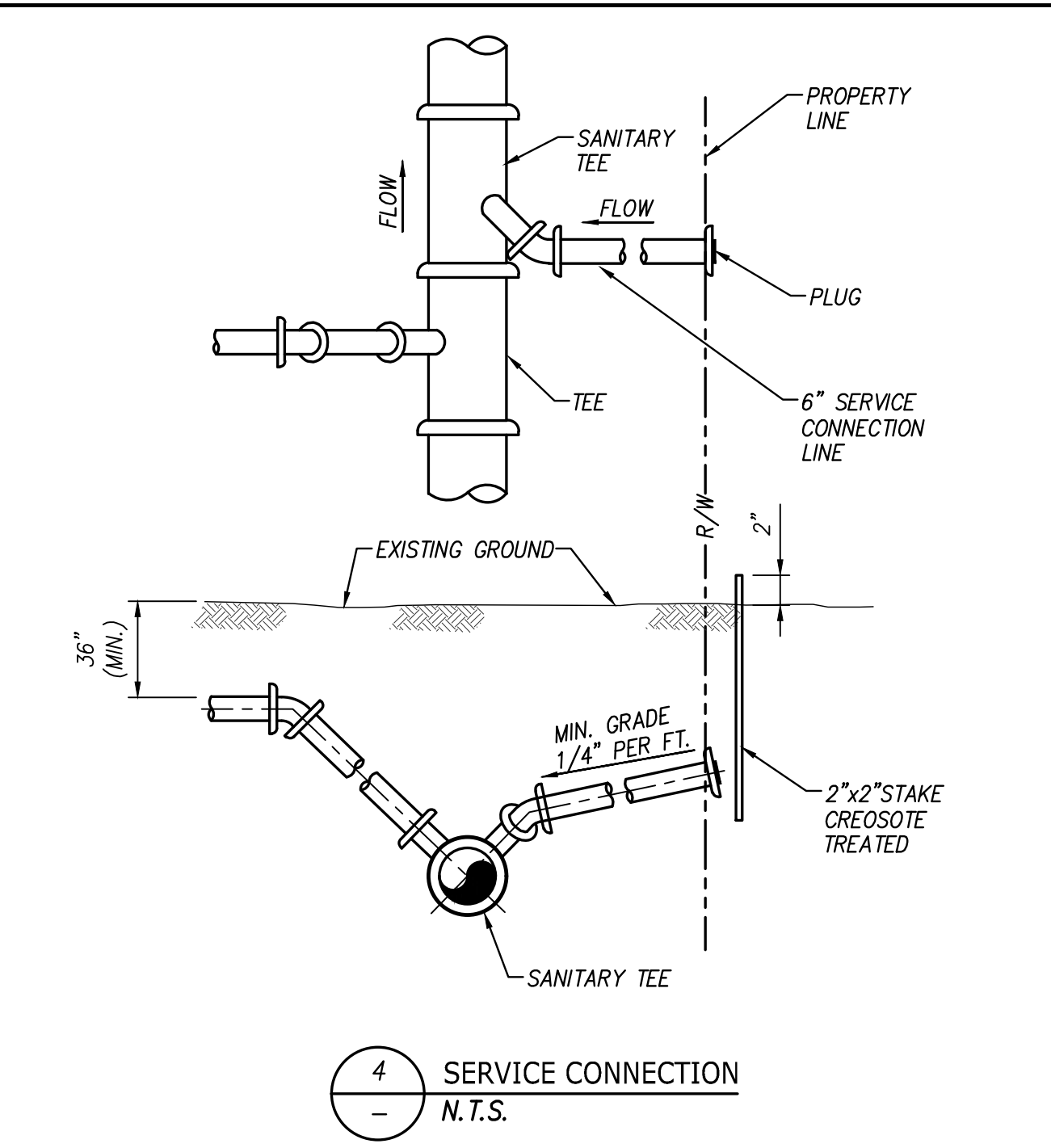
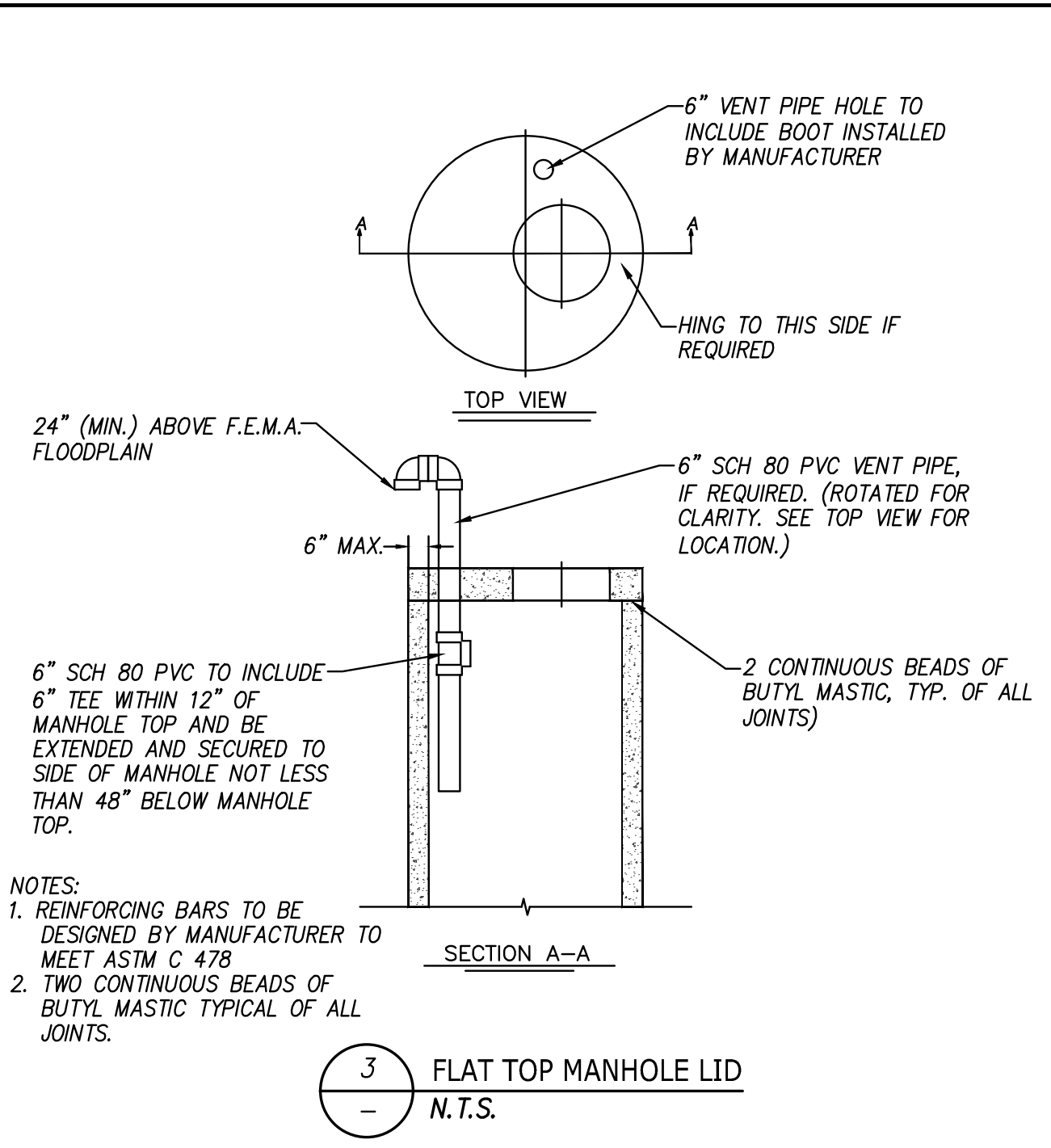
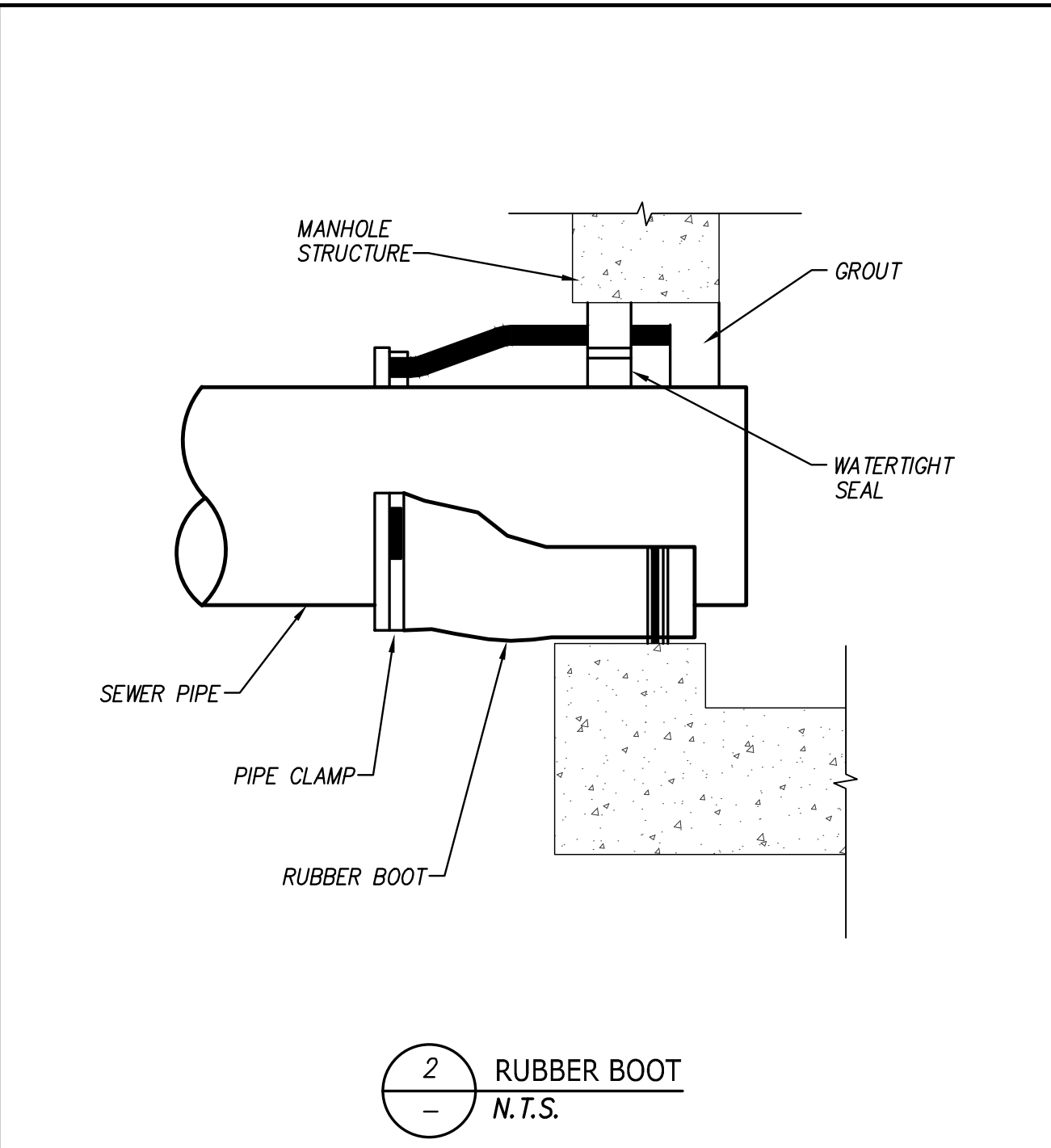
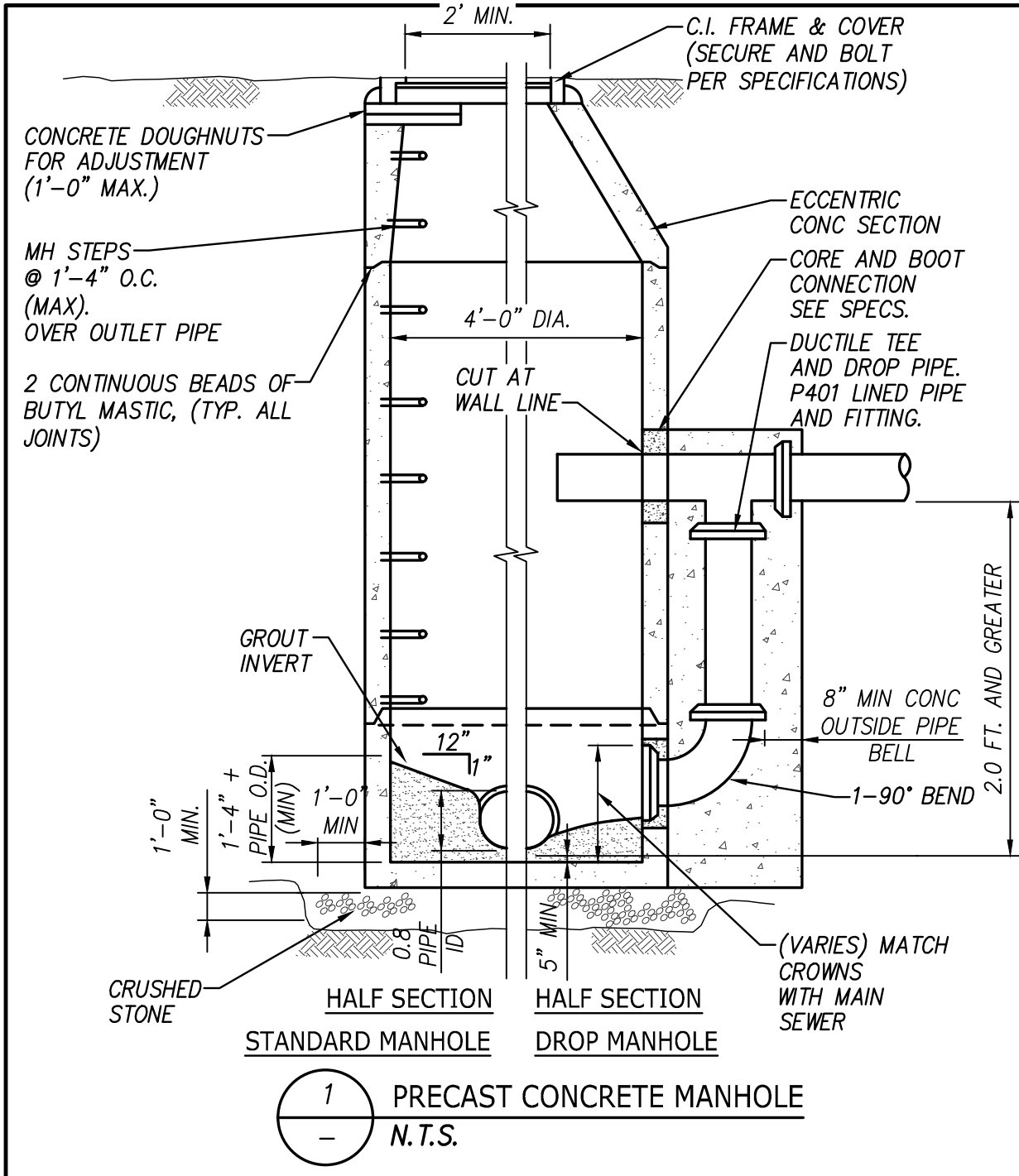
TURKEY CREEK 'B' LINE
SANITARY SEWER REPLACEMENT
PHASE 2
MANHOLE CONFIGURATION TABLE

CCI PROJECT NO:
0969-0129

SHEET
SA2.01
SHEET 6 OF 11

CONSTRUCTION PLANS FOR: TURKEY CREEK 'B' LINE SANITARY SEWER REPLACEMENT

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TURKEY CREEK 'B' LINE

SANITARY SEWER REPLACEMENT

PHASE 2

TYPICAL DETAILS

CCJ PROJECT NO:

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SHEET 7 OF 11

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SANITARY SEWER REPLACEMENT

PHASE 2

TYPICAL DETAILS

THE FOLLOWING IS GENERAL GUIDANCE, BUT THE SWPPP PROVIDES FURTHER DIRECTION AND INFORMATION. IN THE CASE OF ANY CONFLICT BETWEEN THESE NOTES AND THE SWPPP, THE SWPPP SHALL TAKE PRECEDENCE.

1. GENERAL CRITERIA AND REQUIREMENTS:
- A) THE CONSTRUCTION--PHASE EROSION AND SEDIMENT CONTROLS ARE DESIGNED TO RETAIN SEDIMENT ON SITE.
- B) ALL CONTROL MEASURES ARE PROPERLY SELECTED, AND MUST BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND GOOD ENGINEERING PRACTICES. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE PERMITTEE MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS.
- C) IF PERMANENT OR TEMPORARY VEGETATION IS TO BE USED AS A CONTROL MEASURE, THEN THE TIMING OF THE PLANTING OF THE VEGETATION COVER MUST BE DISCUSSED IN THE SWPPP. DELAY IN PLANTING COVER VEGETATION UNTIL WINTER MONTHS OR DRY MONTHS SHOULD BE AVOIDED, IF POSSIBLE.
- D) IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF--SITE ACCUMULATIONS OF SEDIMENT THAT HAVE NOT REACHED A STREAM MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS (E.G., FUGITIVE SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN A STREET MUST BE REMOVED SO THAT IT IS NOT SUBSEQUENTLY WASHED INTO STORM SEWERS AND STREAMS BY THE NEXT RAIN EVENT AND/OR SO THAT IT DOES NOT POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS). PERMITTEES SHALL NOT INITIATE REMEDIATION/RESTORATION OF A STREAM WITHOUT CONSULTING THE DIVISION FIRST. THIS PERMIT DOES NOT AUTHORIZE ACCESS TO PRIVATE PROPERTY.
- E) SEDIMENT SHOULD BE REMOVED FROM INLET SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, AND OTHER SEDIMENT CONTROLS AS NECESSARY, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- F) LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS (E.G., FORECASTED BY LOCAL WEATHER REPORTS), OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES (E.G., SCREENING OUTFALLS, DAILY PICK--UP, ETC.). AFTER USE, SILT FENCES SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
- G) OFFSITE MATERIAL STORAGE AREAS (ALSO INCLUDING OVERBURDEN AND STOCKPILES OF DIRT, ETC.) USED SOLELY BY THE PERMITTED PROJECT ARE CONSIDERED A PART OF THE PROJECT AND SHALL BE ADDRESSED IN THE POLLUTION PREVENTION PLAN.
- H) PRE--CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 15 CALENDAR DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
- I) CLEARING AND GRUBBING MUST BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION.
- J) CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
- K) EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE DISTURBANCE OPERATIONS BEGIN, AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY, BUT MUST BE REPLACED AT THE END OF THE WORKDAY.
- L) THE FOLLOWING RECORDS SHALL BE MAINTAINED ON SITE: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
- M) PERMITTEES SHALL MAINTAIN A RAIN GAUGE AND RAINFALL RECORDS AT SITE OR USE A REPRESENTATIVE REFERENCE SITE FOR DAILY RECORDS.
- N) STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OF PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED, EXCEPT IN THE SITUATIONS DISCUSSED IN THE SWPPP.
- O) EROSION PREVENTION AND SEDIMENT CONTROLS USED AT THE SITE ARE DESIGNED TO CONTROL STORM RUNOFF GENERATED BY A 5 YEAR, 24 HOUR STORM EVENT. WHEN CLAY OR OTHER FINE PARTICLE SOILS ARE FOUND ON SITE, ADDITIONAL PHYSICAL OR CHEMICAL TREATMENT OF STORM WATER MAY BE USED.
- P) ALL TOPOGRAPHY SHALL BE RETURNED TO ORIGINAL CONTOURS AND DRAINAGE PATTERNS SHALL NOT BE DISTURBED.
- Q) STRUCTURAL CONTROLS SHALL NOT BE PLACED IN STREAMS OR WETLANDS EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT AND/OR TENNESSEE AQUATIC RESOURCE ALTERATION PERMIT.
- R) NO BLASTING WILL BE PERMITTED WITHIN 50 FEET OF A STREAM OR WETLAND, INCLUDING ALL STREAM CROSSINGS.

2. SCHEDULE OF INSPECTIONS:
- A) INSPECTIONS SHALL BE PERFORMED AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS SHALL BE PERFORMED AT LEAST 72 HOURS APART. WHERE SITES OR PORTION(S) OF CONSTRUCTION SITES HAVE BEEN TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS (E.G., SITE COVERED WITH SNOW OR ICE), SUCH INSPECTION ONLY HAS TO BE CONDUCTED ONCE PER MONTH UNTIL THAWING RESULTS IN RUNOFF OR CONSTRUCTION ACTIVITY RESUMES. INSPECTIONS REQUIREMENTS DO NOT APPLY TO DEFINABLE AREAS THAT HAVE BEEN FINALLY STABILIZED. WRITTEN NOTIFICATION OF THE INTENT TO CONDUCT ONLY MONTHLY INSPECTIONS AND THE JUSTIFICATION FOR SUCH REQUEST MUST BE SUBMITTED TO THE LOCAL ENVIRONMENTAL FIELD OFFICE, OR THE DIVISION'S NASHVILLE CENTRAL OFFICE FOR PROJECTS OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) AND THE TENNESSEE VALLEY AUTHORITY (TVA).
- B) THE ON--SITE INSPECTOR MUST HAVE COMPLETED THE TDEC LEVEL I EROSION PREVENTION AND SEDIMENT CONTROL COURSE. QUALIFIED PERSONNEL (PROVIDED BY THE PERMITTEE OR COOPERATIVELY BY MULTIPLE PERMITTEES) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AND EACH OUTFALL.
- C) DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE SWPPP SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY.
- D) MONITORING POINTS (WHERE DISCHARGES LEAVE THE SITE OR ENTER WATERS OF THE STATE) SHALL BE INSPECTED TO DETERMINE WHETHER EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. WHERE DISCHARGE LOCATIONS ARE INACCESSIBLE, NEARBY DOWNSTREAM LOCATIONS SHALL BE INSPECTED. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.
- E) BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR SHALL BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAIN EVENT, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE NEED IS IDENTIFIED.
- F) INSPECTIONS SHALL BE DOCUMENTED AND INCLUDE THE SCOPE OF THE INSPECTION, NAME(S) AND TITLE OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (INCLUDING THE LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND OF ANY CONTROL DEVICE THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION. INSPECTION DOCUMENTATION WILL BE MAINTAINED ON SITE AND MADE AVAILABLE UPON REQUEST. INSPECTION REPORTS MUST BE SUBMITTED TO THE DIVISION WITHIN 10 DAYS OF THE REQUEST. EROSION AND SEDIMENT CONTROL NOTES:

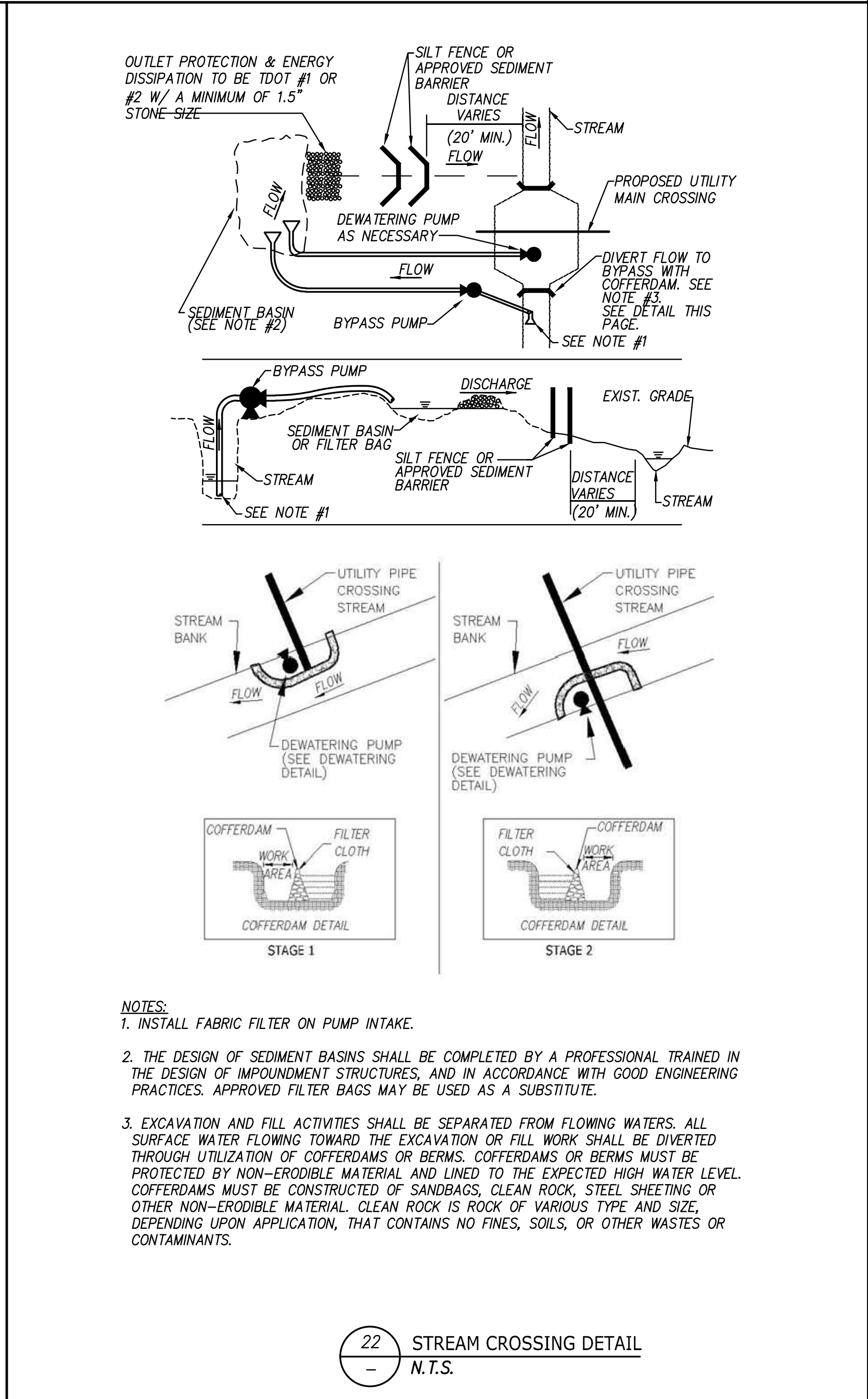
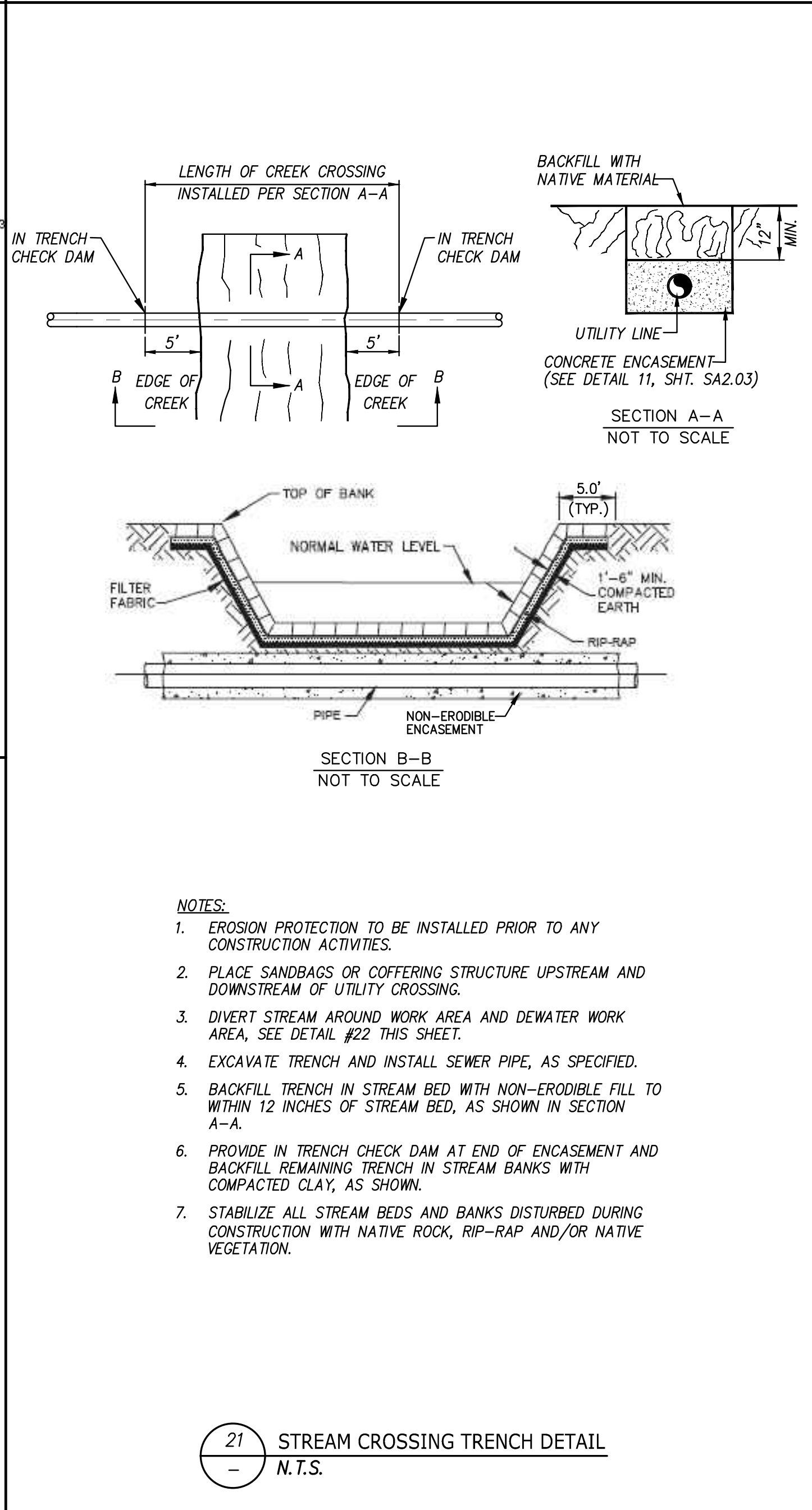
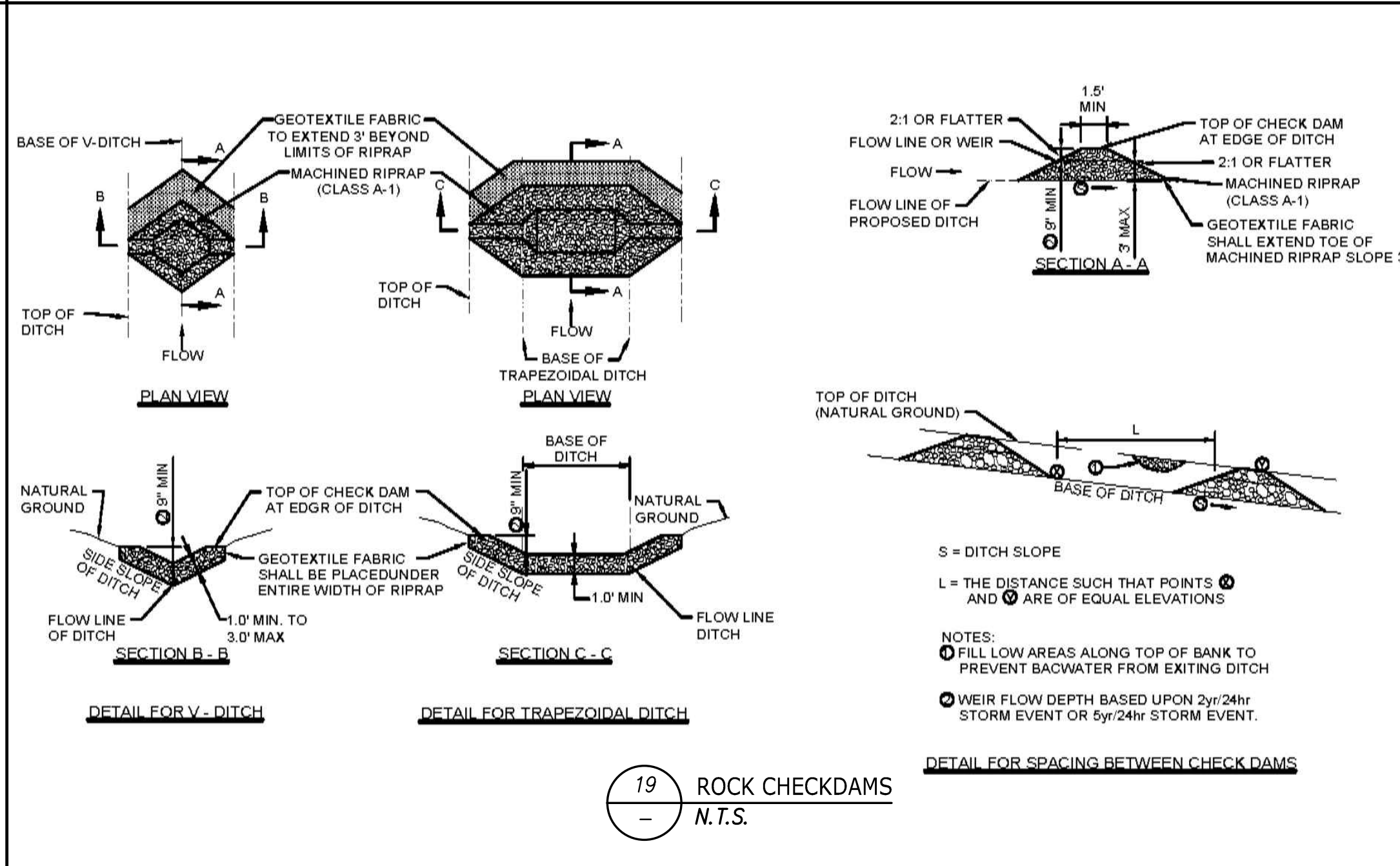
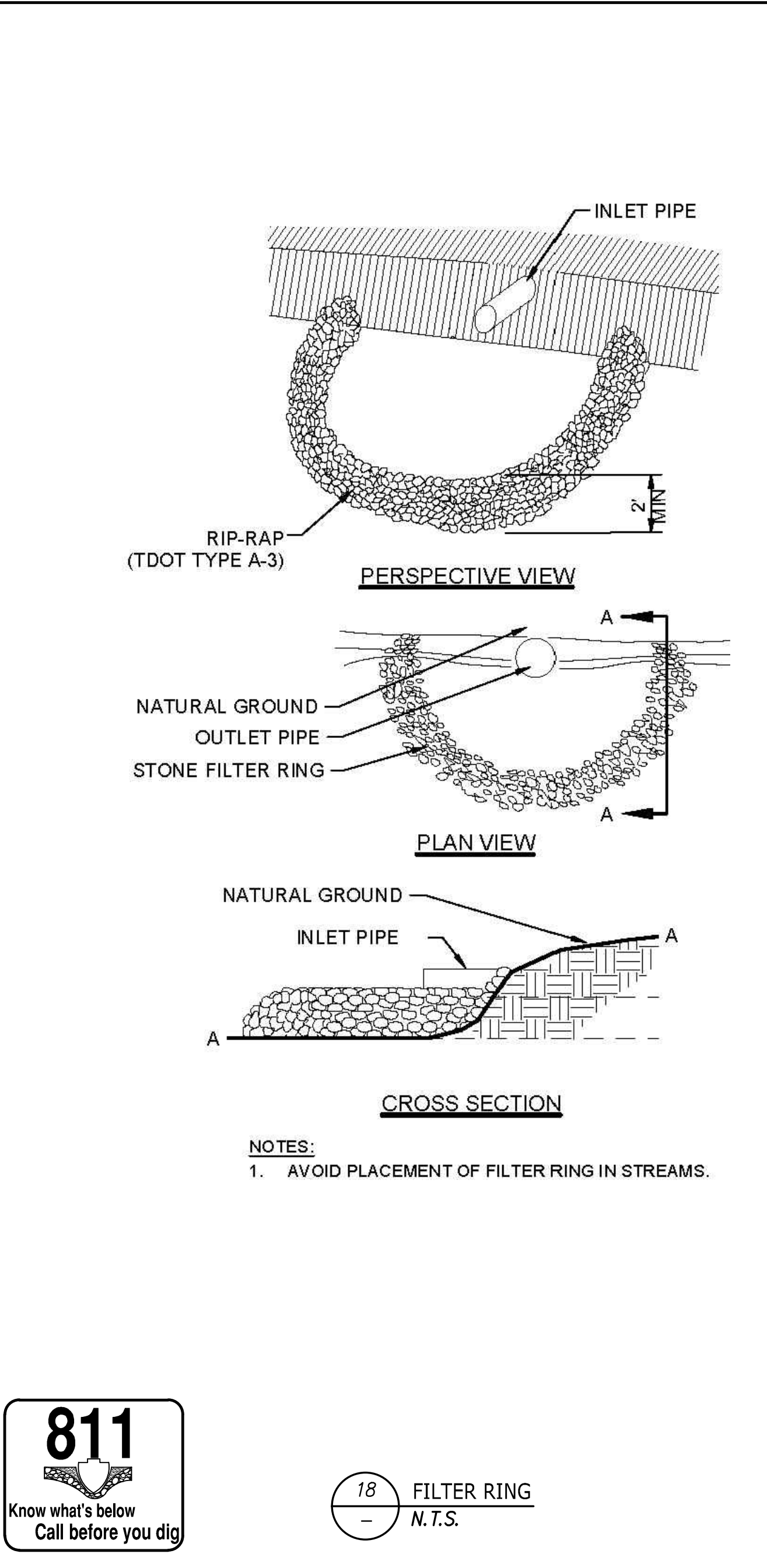
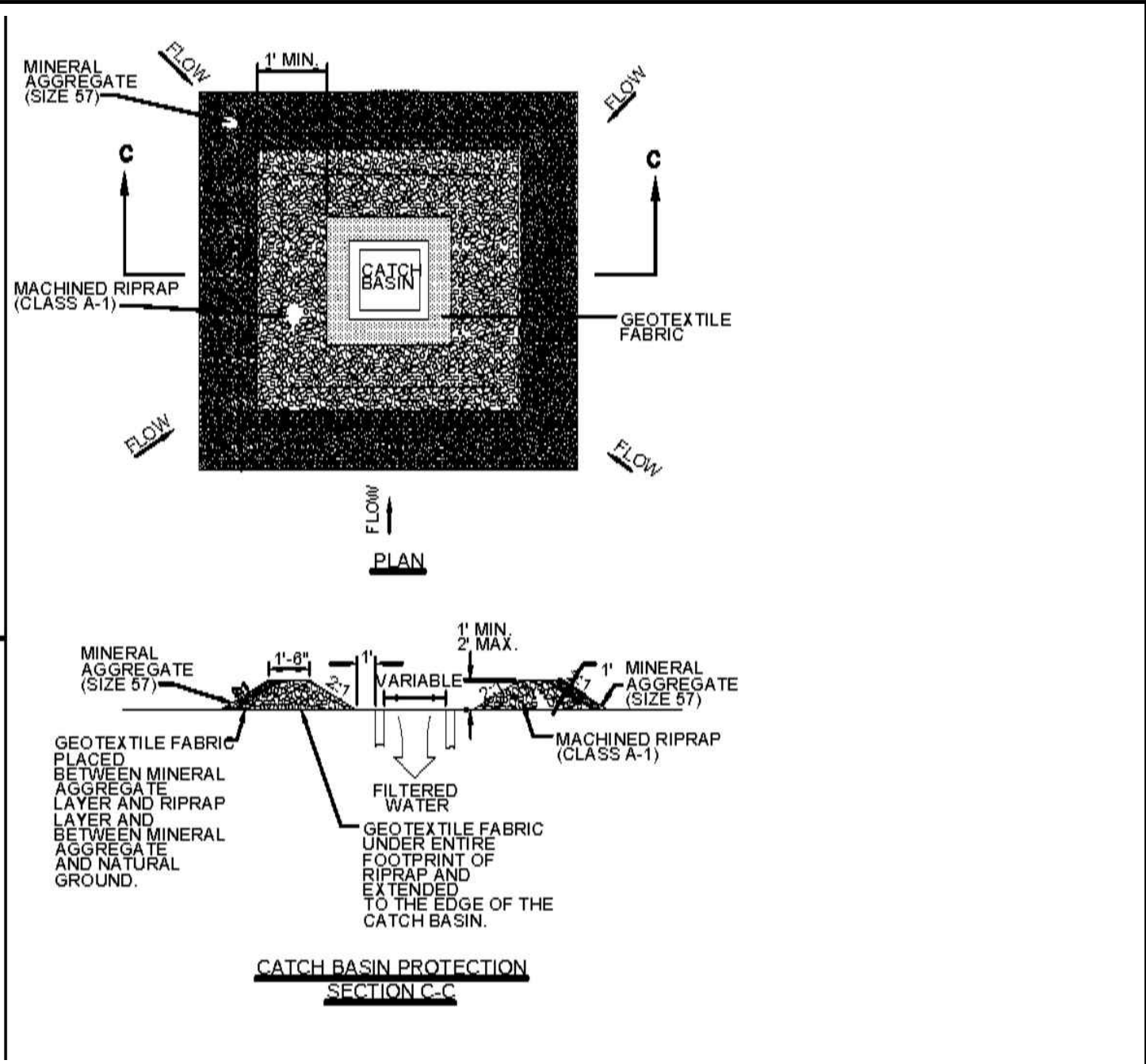
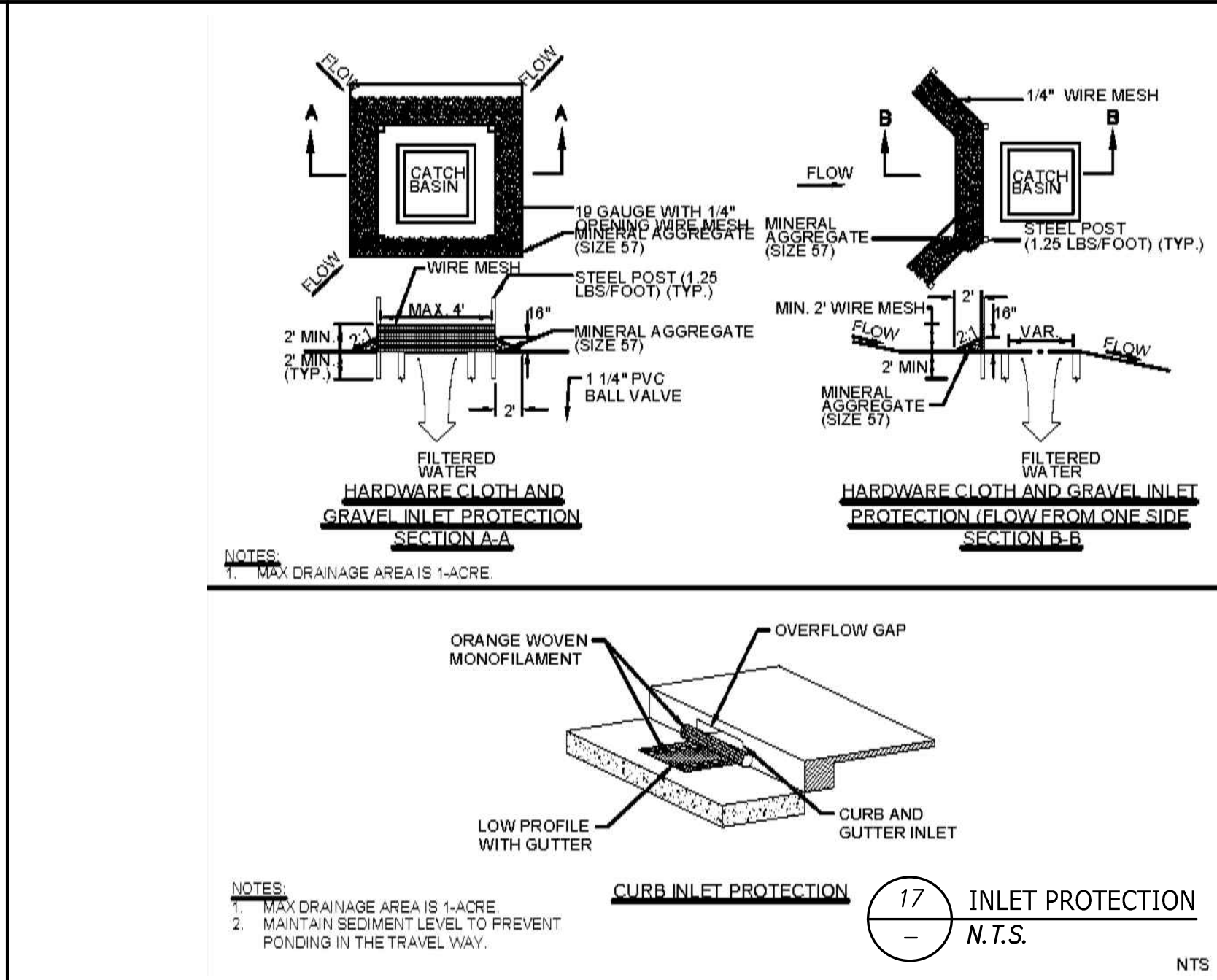
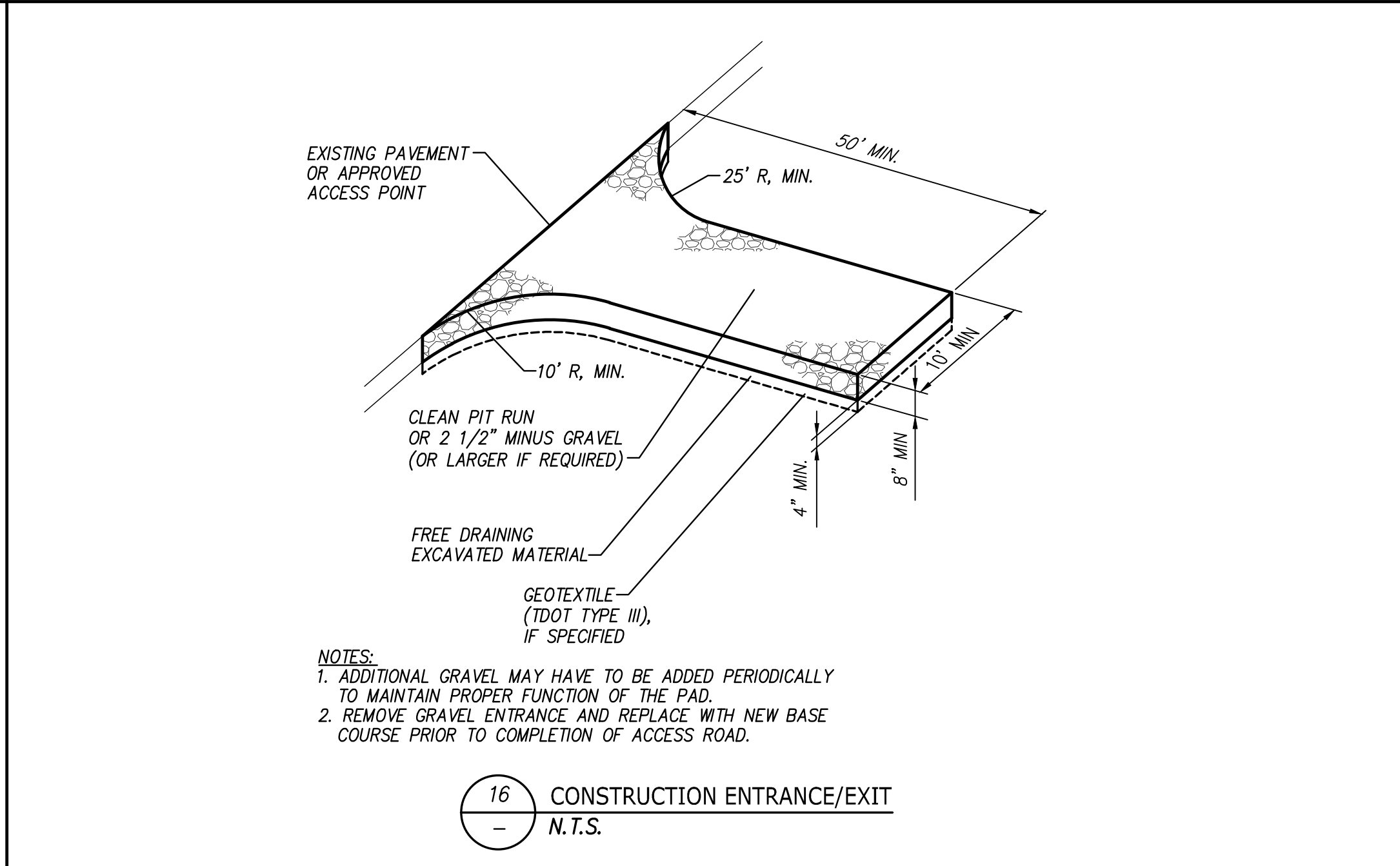
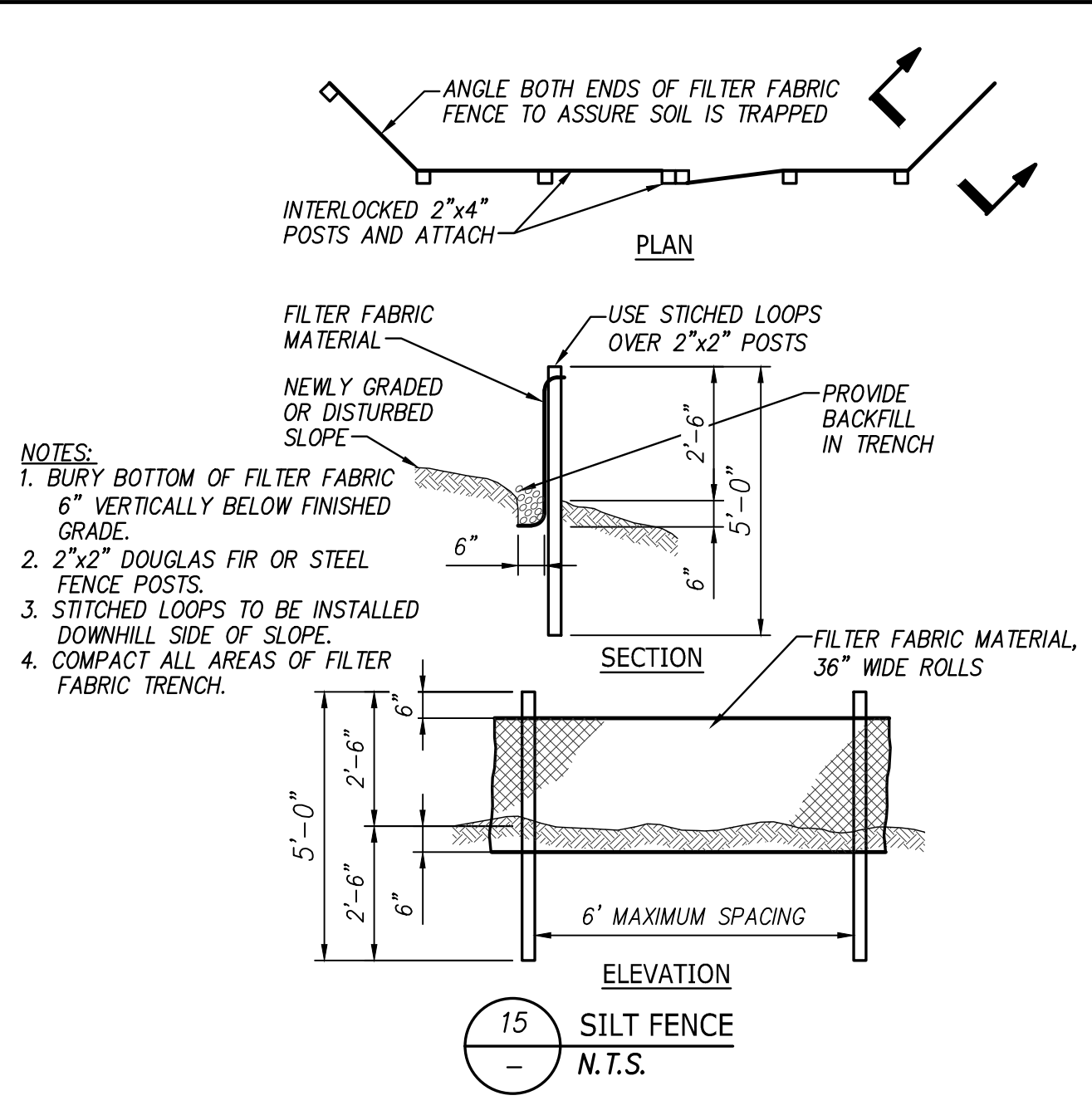


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	DRAWN WBW			0	12/20/2025	CONSTRUCTABILITY REVIEW SET	CAC	AS SHOWN			DATE 02/26/2026
				1	01/15/2026	90% REVIEW SET	CAC				
				2	02/10/2026	FOR PRICING	CAC				
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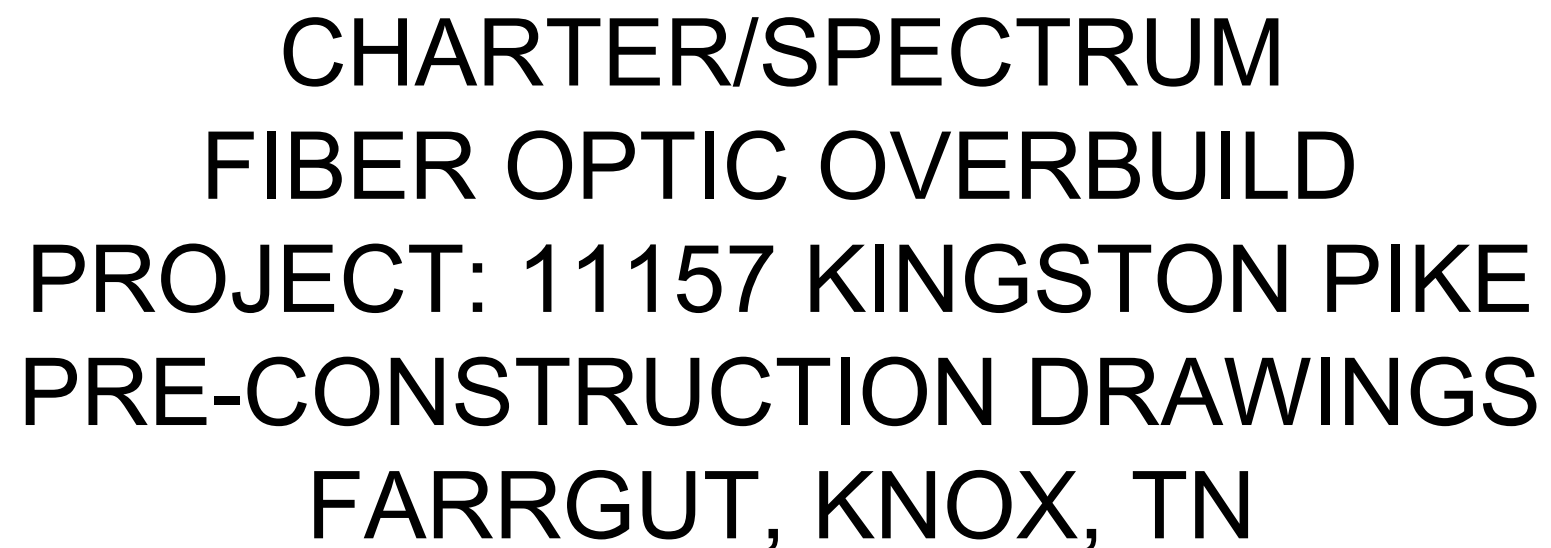
SHEET 10 OF 11



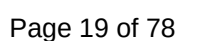
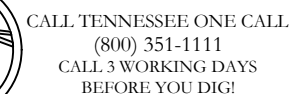
 CANNON & CANNON INC 10025 Investment Drive, Suite 120 Knoxville, TN 37932 865.670.8555 www.cci-corp.com		DESIGNED CAC	APPROVED	PRELIMINARY FOR REVIEW ONLY	NO.	DATE	REVISION	APPR.	SCALE	 Where community comes first.	TURKEY CREEK 'B' LINE SANITARY SEWER REPLACEMENT PHASE 2 EROSION CONTROL DETAILS	CCI PROJECT NO: 0969-0129
DRAWN WBW	SEWER	0	12/20/2025		CONSTRUCTABILITY REVIEW SET	CAC	AS SHOWN					
CHECKED WWL		1	01/15/2026		90% REVIEW SET	CAC						
		2	02/10/2026		FOR PRICING	CAC						
		3	02/25/2026		FOR PRICING AND FINAL REVIEW	CAC						
						DATE 02/26/2026						
SHEET												EC1.02 SHEET 11 OF 11

REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By:	Mark Shipley, Community Development Director
Subject:	Request for approval to extend approximately 358 feet of fiber optic cable along a section of overhead utility lines on the north side of Kingston Pike to service 11155-11157 Kingston Pike (Charter/Spectrum, Applicant)
Introduction & Background:	This agenda item includes a request for approval of fiber optic cable for Charter Spectrum along a section of overhead utility lines on the north side of Kingston Pike across the frontage of 11135 Kingston Pike to service the new businesses at 11155 and 11157 Kingston Pike.
Discussion & Recommendations:	Since this aerial project involves TDOT right of way, a right of way permit has been issued by TDOT. The staff recommends approval of this project subject to obtaining a right of way permit from the Town's Engineering Department.
Recommended By:	Mark Shipley, Community Development Director
Proposed Motion:	To approve the project subject to obtaining a right of way permit from the Town's Engineering Department.



BYERS ENGINEERING	
PROJECT MANAGER:	TYLER ANDERSON
ENGINEERING FIRM:	BYERS ENGINEERING
PROJECT: 1786832	OLT: ----
CITY/COUNTY/STATE: FARRGUT, KNOX, TN	
DRAWING NAME: 11157 Kingston Pike.dwg	
SHEET:	COVER
CONFIDENTIAL/PROPRIETARY	



GENERAL NOTES/ADDENDUM NOTES

1. THE CONTRACTOR IS REQUIRED TO CONTACT THE APPROPRIATE UTILITY COMPANIES INVOLVED AND MAKE SATISFACTORY ARRANGEMENTS TO ADJUST THE UTILITIES IN CONFLICT WITH THE PROPOSED WORK PRIOR TO BEGINNING CONSTRUCTION.
2. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL ENVIRONMENTAL REGULATIONS AND SHALL OBTAIN ALL NECESSARY FEDERAL, STATE, AND LOCAL ENVIRONMENTAL PERMITS, INCLUDING BUT NOT LIMITED TO, THOSE RELATED TO SEDIMENT CONTROL, STORMWATER, WETLAND, STREAMS, ENDANGERED SPECIES, AND HISTORICAL SITES.
3. TRENCHING, BORE PITS, AND/OR OTHER EXCAVATIONS SHALL NOT BE LEFT OPEN OR UNSAFE OVERNIGHT. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AND PROVIDE A COMPETENT PERSON ON SITE TO SUPERVISE EXCAVATION AT ALL TIMES.
4. ALL FILL AREAS/BACKFILL SHALL BE COMPACTED TO 95% DENSITY IN ACCORDANCE WITH AASHTO T99 AS MODIFIED BY THE TDOT. ALL MATERIAL TO A DEPTH OF 8 INCHES BELOW THE FINISHED SURFACE OF THE SUBGRADE SHALL BE COMPACTED TO DENSITY EQUAL TO AT LEAST 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T99.
5. VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL DISTURBED AREAS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE DIVISION ROADSIDE ENVIRONMENTAL ENGINEER.
6. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE T.D.O.T. STANDARDS AND SPECIFICATIONS MANUALS.
7. ANY DRAINAGE STRUCTURE DISTURBED OR DAMAGED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AS DIRECTED BY THE DISTRICT ENGINEER.
8. ALL DRIVEWAYS ALTERED DURING CONSTRUCTION SHALL BE RETURNED TO A STATE COMPARABLE WITH THE CONDITION OF THE DRIVEWAYS PRIOR TO CONSTRUCTION.
9. RIGHT OF WAY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REFERENCED BY A REGISTERED LAND SURVEYOR AND RESET AFTER CONSTRUCTION.

10. PROPER TRAFFIC CONTROL DEVICES, SIGNS, ETC., SHALL BE INSTALLED TO ENSURE PUBLIC SAFETY IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ANY SUPPLEMENTS THERETO AND TDOT ROADWAY STANDARD DRAWINGS.
11. ALL LANES OF TRAFFIC ARE TO BE OPEN DURING THE HOURS OF 6:00AM TO 9:00AM AND FROM 4:00PM TO 7:00PM MONDAY THRU FRIDAY. TWO WAY TRAFFIC WILL BE MAINTAINED AT ALL TIMES.
12. INGRESS AND EGRESS SHALL BE MAINTAINED TO ALL BUSINESSES AND DWELLINGS AFFECTED BY THE PROJECT.
13. ANY WORK REQUIRING EQUIPMENT OR PERSONNEL WITHIN 5' OF THE EDGE OF ANY TRAVEL LANE OF AN UNDIVIDED FACILITY AND WITHIN 10' OF THE EDGE OF ANY TRAVEL LANE OF A DIVIDED FACILITY SHALL REQUIRE A LANE CLOSURE WITH APPROPRIATE TAPERS.
14. NO PARKING OR MATERIAL STORAGE SHALL BE ALLOWED ALONG THE SHOULDERS OF ANY ROADWAY.
15. DURING NON-WORKING HOURS, EQUIPMENT SHALL BE REMOVED FROM THE RIGHT OF WAY.
16. ALL ROADWAY SIGNS THAT ARE REMOVED DUE TO CONSTRUCTION SHALL BE REINSTALLED AS SOON AS POSSIBLE.
17. EXCAVATION MATERIAL SHALL NOT BE PLACED ON THE PAVEMENT. DRAINAGE STRUCTURES SHALL NOT BE BLOCKED WITH EXCAVATION MATERIALS.
18. ALL MANHOLES, SPLICE BOXES AND OTHER APPURTENANCES WITHIN THE TDOT RIGHT OF WAY SHALL BE LOCATED AT/OUTSIDE THE RIGHT OF WAY LINE. MANHOLES AND/OR VAULTS SHALL NOT BE PLACED IN THE DITCH LINE, SIDE SLOPES OF THE DITCHES OR IN THE PAVEMENT.
19. ALL MANHOLES, SPLICE BOXES, AND/OR VAULTS WITHIN TDOT RIGHT OF WAY SHALL BE OF A PRE-APPROVED DESIGN.
20. PROPOSED TRAFFIC-BEARING MANHOLES AND VALVE COVERS SHALL BE FLUSH MOUNTED AND SHALL BE OF A TDOT APPROVED DESIGN FOR HS-20 LOADING.

21. ALL WORK TO BE PERFORMED IN STRICT ACCORDANCE WITH THE APPLICABLE CODES OR REQUIREMENTS OF ANY REGULATING GOVERNMENTAL AGENCY, DUKE ENERGY, AND THE RIGHT-OF-WAY GRANTOR.
22. LOCATIONS OF SOME OF THE PHYSICAL FEATURES WERE OBTAINED FROM DATED EVALUATION MAPS OR OTHER DRAWINGS AND MAY NOT SHOWN OR DEPICTED ON THESE DRAWINGS.
23. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS AND FIELD OBSERVATIONS BUT ARE NOT NECESSARILY EXACT. THEREFORE, UTILITY LOCATIONS WILL BE VERIFIED AT LEAST 100 FEET IN ADVANCE OF TRENCHING OR PLOWING, SO THAT CHANGES IN CABLE PLACEMENT CAN BE MADE IN THE EVENT OF CONFLICT.
24. ALL KNOWN BURIED OBSTRUCTIONS ARE SHOWN ON THE CONSTRUCTION DRAWINGS, ANY AND ALL OTHERS ENCOUNTERED ARE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE, PROTECT, AND REPAIR IF DAMAGED.
25. ANY AND ALL IMPROVEMENTS, SUCH AS ASPHALT OR CONCRETE PAVEMENT, CURBS, GUTTERS, WALKS, DRAINAGE DITCHES, EMBANKMENTS, SHRUBS, TREES, GRASS SOD, ETC., IF DAMAGED, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND RESTORED TO ORIGINAL CONDITION.
26. EQUIPMENT TYPES SPECIFIED HEREIN (IE: "BACKHOE, "SWAMP PLOW" ETC.) ARE SUGGESTIONS ONLY AND ARE NOT INTENDED AS REQUIREMENTS. CONTRACTOR WILL BE NOTIFIED AS TO EXPECTATIONS.
27. SHORING OF BORE PITS AND TRENCHES IN ACCORDANCE WITH OSHA REGULATIONS SHALL BE MANDATORY.
28. BURIED CABLE MARKERS WILL BE PLACED AT ALL UNDERGROUND UTILITY LOCATIONS AND ALL OTHER LOCATIONS IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS AND THE OUTSIDE PLANT HANDBOOK.
29. ALL CONDUIT WILL BE SDR 11 OR AS SPECIFIED.
30. UNDERGROUND CONDUIT WILL BE PLACED AT 48" MINIMUM COVER UNLESS SPECIFIED ON THE CONSTRUCTION DRAWINGS.

ADDENDUM NOTES



CALL TENNESSEE ONE CALL
(800) 351-1111
CALL 3 WORKING DAYS
BEFORE YOU DIG!



BYERS ENGINEERING

PROJECT MANAGER: TYLER ANDERSON
ENGINEERING FIRM: BYERS ENGINEERING
PROJECT: 1786832 OLT: ---
CITY/COUNTY/STATE:
FARRGUT, KNOX, TN

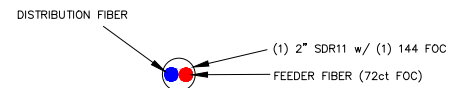
DRAWING NAME: 11157 Kingston Pike.dwg

SHEET: GENERAL NOTES

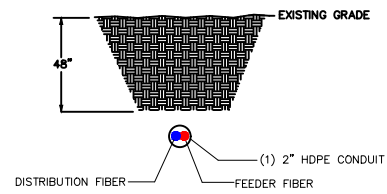
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CONSTRUCTION DETAILS 1

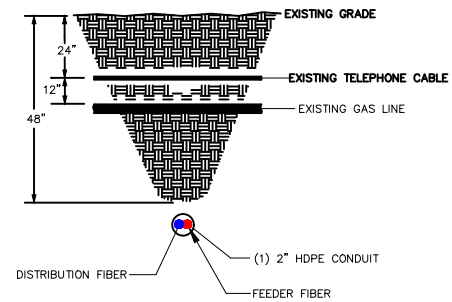
TYPICAL DETAIL "A"
CROSS SECTION OF PROPOSED HDPE



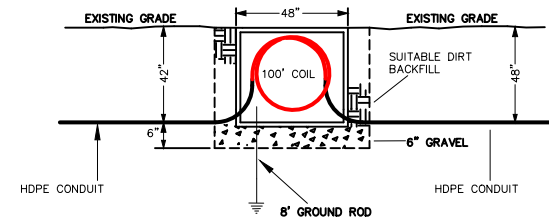
TYPICAL DETAIL "B"
DIRECTIONAL BORE CROSS SECTION
FOR CONDUIT



TYPICAL DETAIL "C"
DIRECTIONAL BORE CROSS SECTION
FOR CONDUIT PLACED BENEATH / PERPENDICULAR
TO EXISTING UTILITIES

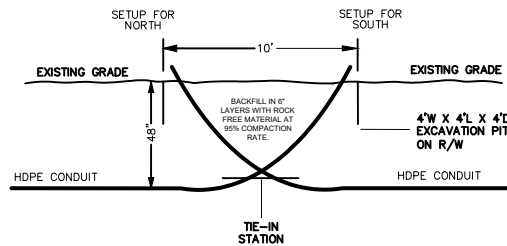


TYPICAL DETAIL "D"
HANDHOLE CONSTRUCTION DETAILS
CONDUIT TO HANDHOLE PROFILE



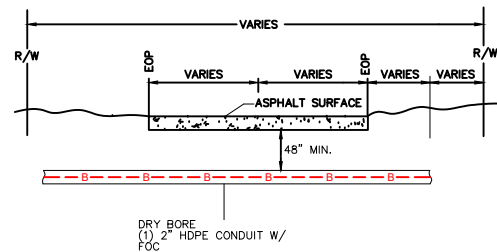
* ALL EXCAVATIONS OR TRENCHES 4 FEET OR GREATER IN DEPTH SHALL BE APPROPRIATELY BENCHED, SHORED, OR SLOPED ACCORDING TO THE PROCEDURES AND REQUIREMENTS SET FORTH IN OSHA'S EXCAVATION STANDARD, 29 CFR 1926.650, .651, and .652.

TYPICAL DETAIL "E"
DIRECTIONAL BORE TIE-IN DETAIL

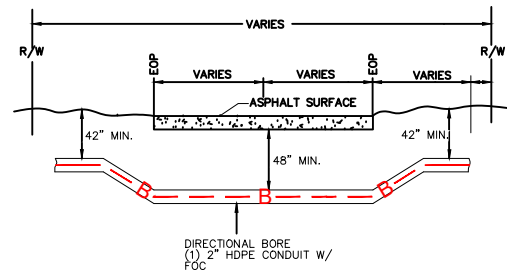


- * BORE FROM EACH DIRECTION IS RUN AT DESIGN DEPTH TO SOME POINT PAST THE INTENDED TIE-IN, THEN TURNED UP TO DAYLIGHT.
- * THE TIE-IN POINT IS EXCAVATED, PIPES CUT OFF WHERE THEY CROSS EACH OTHER AT DESIGN DEPTH, AND A COUPLER IS INSTALLED TO CONNECT THE TWO PIPES AT THE DESIGN DEPTH.
- * USE ALUMINUM HYDRAULIC PREP - ON BARBED RING COUPLER TO CONNECT PIPE
- * ALL EXCAVATIONS OR TRENCHES 4 FEET OR GREATER IN DEPTH SHALL BE APPROPRIATELY BENCHED, SHORED, OR SLOPED ACCORDING TO THE PROCEDURES AND REQUIREMENTS SET FORTH IN OSHA'S EXCAVATION STANDARD, 29 CFR 1926.650, .651, and .652.

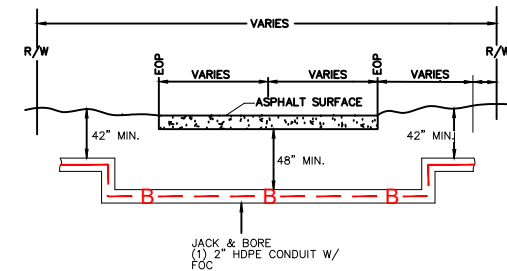
TYPICAL DETAIL "F"
CROSSING SECONDARY ROADWAY
AND DRIVEWAY



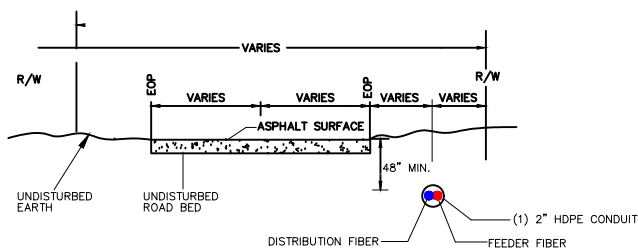
TYPICAL DETAIL "G"
CROSSING PRIMARY ROADWAY



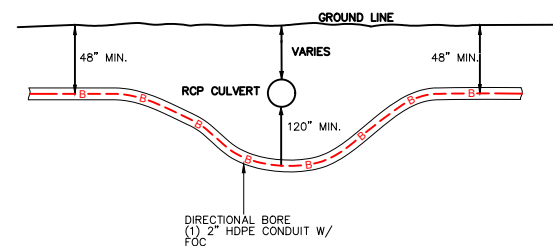
TYPICAL DETAIL "H"
CROSSING PRIMARY ROADWAY



TYPICAL DETAIL "I"
PARALLEL CONDUIT DETAIL
FOR TDOT RIGHT OF WAY



TYPICAL DETAIL "J"
CULVERT CROSSING DETAIL



BYERS ENGINEERING

PROJECT MANAGER: TYLER ANDERSON

ENGINEERING FIRM: BYERS ENGINEERING

PROJECT: 1786832 OLT: ---

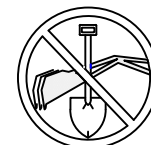
CITY/COUNTY/STATE:

FARRGUT, KNOX, TN

DRAWING NAME: 11157 Kingston Pike.dwg

SHEET: CONSTRUCTION DETAILS-1

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CONSTRUCTION DETAILS 2

BONDING AND GROUNDING DETAILS

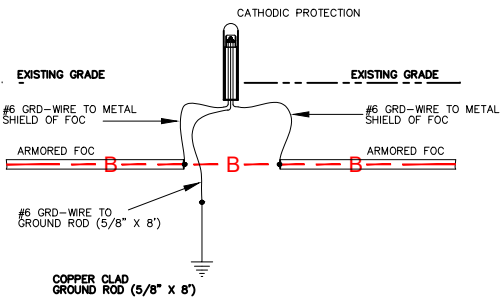
AERIAL NOTES:

- 1. Establish and maintain continuity of all metallic components (strength member shield, moisture barrier, armor) across all aerial splices.
- 2. Bond metallic components to the support strand at all splice locations.
- 3. Bond support strand to pole MGNV at all riser poles, fiber loop (2,000') locations for future splice and fiber splice locations.
- 4. Place bonds between all metallic cable components and the support strand at least once every 1 1/4 miles (6,600 feet).

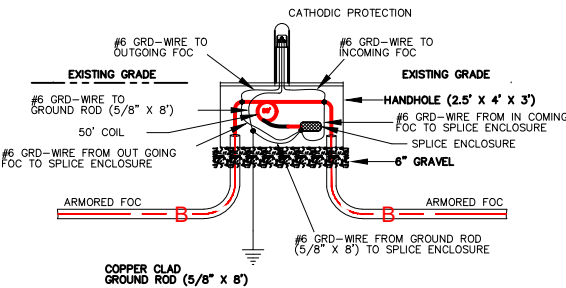
BURIED NOTES:

- 1. Establish and maintain continuity of all metallic sheath components and strength members in the cable and across all buried splices.
- 2. Bond metallic sheath components and strength members to 5/8" x 8' copper clad ground rod at all buried splices.
- 3. Place 5/8" x 8' copper clad ground rods at all handholes for future splicing and grounding.
- 4. Place bonds between all metallic cable components and copper clad ground rods at least once every 1 1/4 miles (6,600 feet).
- 5. Place Cathodic Protection Test Station at all buried fiber cable splices and when bonding fiber metallic cable components to copper clad ground rods every 1 1/4 miles.

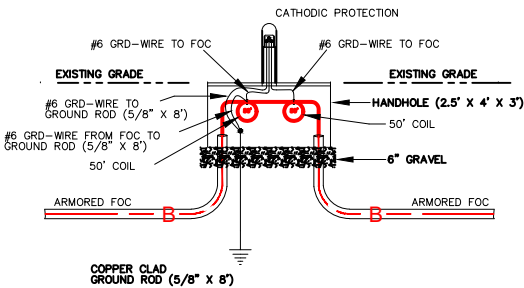
TEST STATION DETAIL SCHEMATIC



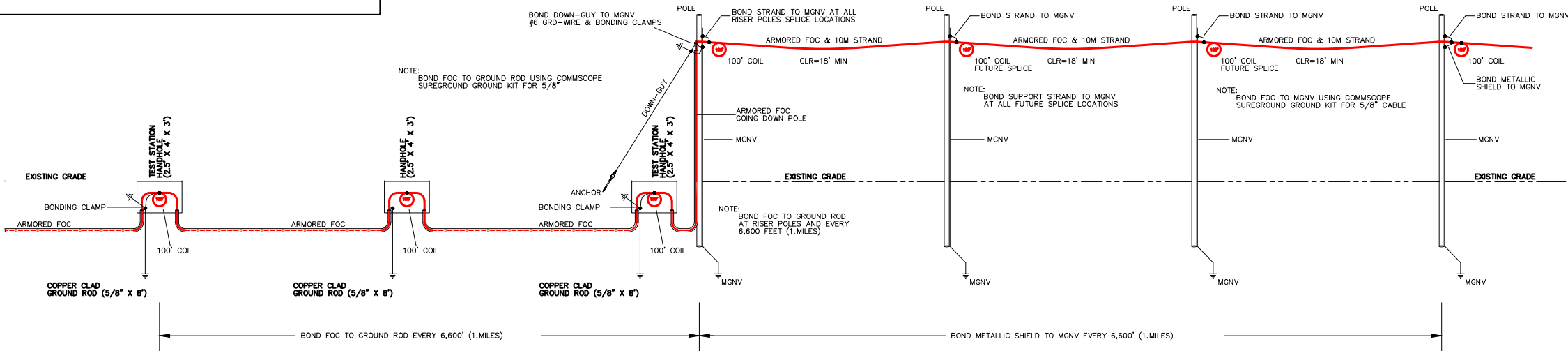
TEST STATION WITH FIELD SPLICE



TEST STATION WITH COIL FOR FUTURE SPLICE



LAYOUT DETAIL



BYERS ENGINEERING

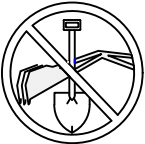
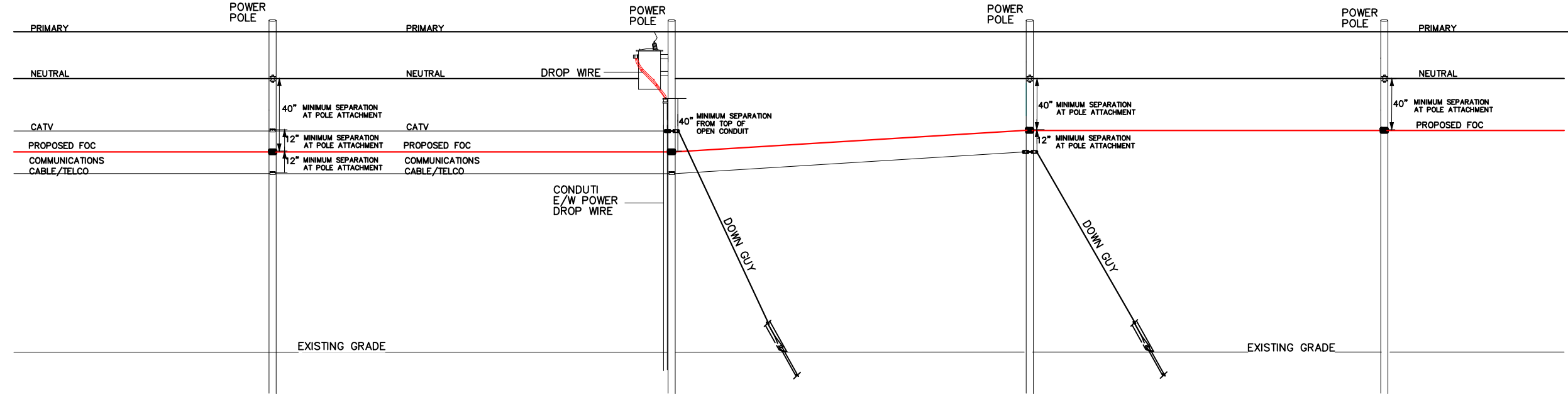
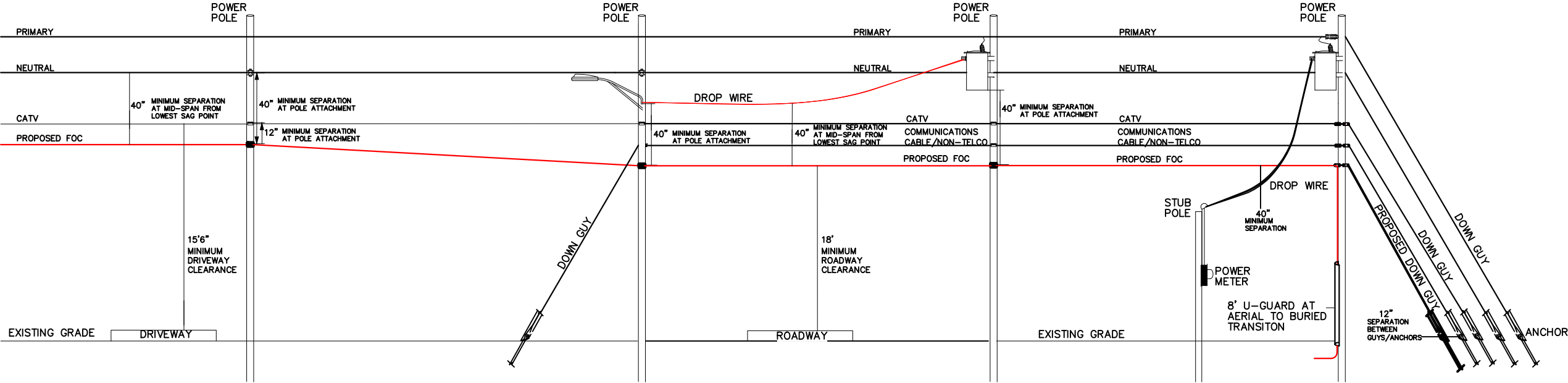
PROJECT MANAGER:	TYLER ANDERSON
ENGINEERING FIRM:	BYERS ENGINEERING
PROJECT:	1786832
OLT:	----
CITY/COUNTY/STATE:	FARRGUT, KNOX, TN
DRAWING NAME:	11157 Kingston Pike.dwg
SHEET:	CONSTRUCTION DETAILS-2
CONFIDENTIAL/PROPRIETARY	



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CONSTRUCTION DETAILS 3

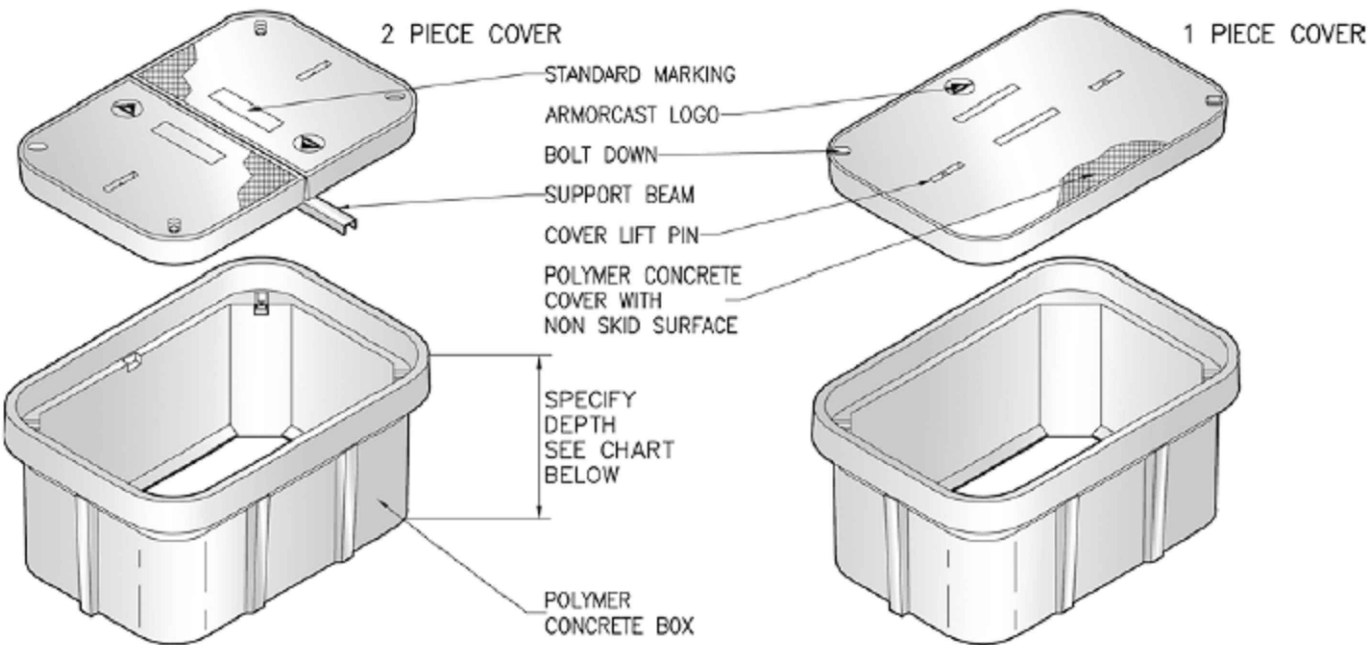


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BYERS ENGINEERING	
PROJECT MANAGER:	TYLER ANDERSON
ENGINEERING FIRM:	BYERS ENGINEERING
PROJECT:	1786832 OLT: ---
CITY/COUNTY/STATE:	FARRGUT, KNOX, TN
DRAWING NAME:	11157 Kingston Pike.dwg
SHEET:	CONSTRUCTION DETAILS-3
CONFIDENTIAL/PROPRIETARY	

VAULT SPECIFICATIONS

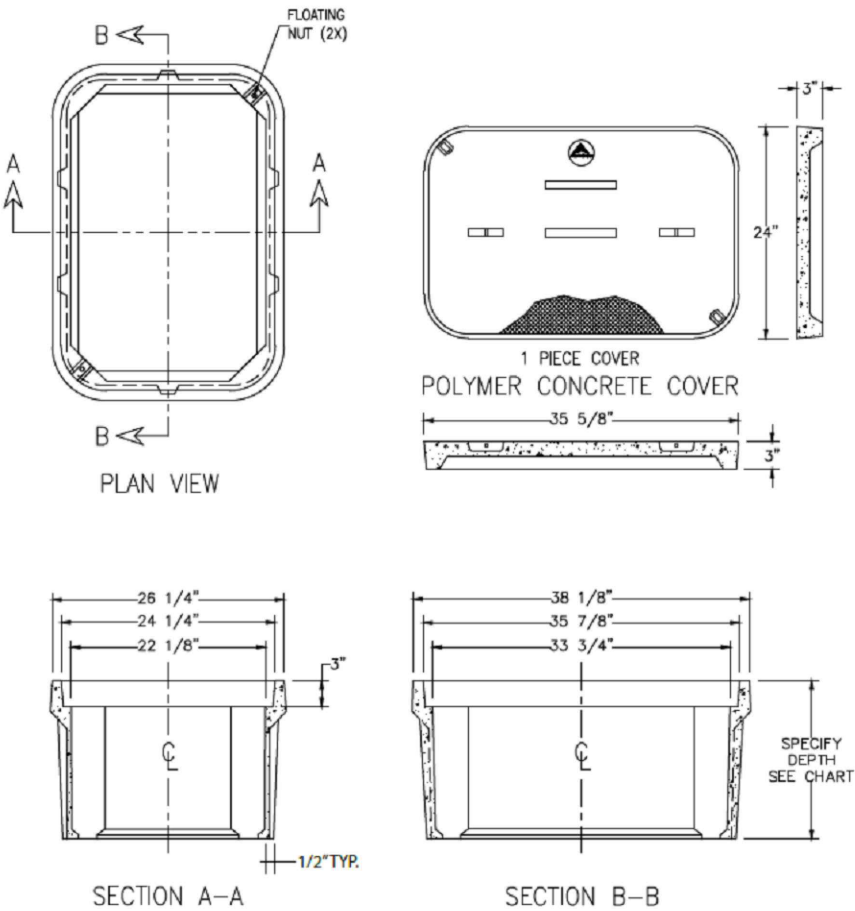


24"W x 36"L BOX ASSEMBLIES Specify Depth Below

DESCRIPTION	NOMINAL SIZE W x L x D	LOAD RATING	ANSI TIER	PART NUMBER	APPROX. WEIGHT	PALLET QTY.
Box & Cover Assembly	24" x 36" x 12"	10K	8	A6001974APCX12	195 lbs.	8
	24" x 36" x 12"	20K	15 / 22	A6001974TAPCX12 / A6001974HDAPCX12	257 lbs.	8
Box & Cover Assembly	24" x 36" x 18"	10K	8	A6001974APCX18	231 lbs.	4
	24" x 36" x 18"	20K	15 / 22	A6001974TAPCX18 / A6001974HDAPCX18	293 lbs.	4
Box & Cover Assembly	24" x 36" x 24"	10K	8	A6001974APCX24	277 lbs.	2
	24" x 36" x 24"	20K	15 / 22	A6001974TAPCX24 / A6001974HDAPCX24	339 lbs.	2
Box & Cover Assembly	24" x 36" x 30"	10K	8	A6001974APCX30	302 lbs.	2
	24" x 36" x 30"	20K	15 / 22	A6001974TAPCX30 / A6001974HDAPCX30	364 lbs.	2
Box & Cover Assembly	24" x 36" x 36"	10K	8	A6001974APCX36	325 lbs.	2
	24" x 36" x 36"	20K	15 / 22	A6001974TAPCX36 / A6001974HDAPCX36	387 lbs.	2
Box & Cover Assembly	24" x 36" x 42"	10K	8	A6001974APCX42	369 lbs.	2
	24" x 36" x 42"	20K	15 / 22	A6001974TAPCX42 / A6001974HDAPCX42	431 lbs.	2

COMPONENTS

DESCRIPTION	NOMINAL SIZE W x L x D	LOAD RATING	ANSI TIER	PART NUMBER	APPROX. WEIGHT	PALLET QTY.
Replacement Covers	24" x 36" - 1 pc.	10K	8	A6001975	95 lbs.	20
	24" x 36" - 1 pc.	20K	15 / 22	A6001975T / A6001975HD	157 lbs.	20
Replacement Covers	24" x 36" - 2 pc.	10K	8	A6001978	54 lbs.	20
	24" x 36" - 2 pc.	20K	15 / 22	A6001978T / A6001978HD (2 pc. Req.)	54 lbs.	20
Replacement Boxes	24" x 36" x 12"	10K / 20K	22	A6001974PCX12	100 lbs.	8
	24" x 36" x 18"	10K / 20K	22	A6001974PCX18	136 lbs.	4
	24" x 36" x 24"	10K / 20K	22	A6001974PCX24	182 lbs.	2
	24" x 36" x 30"	10K / 20K	22	A6001974PCX30	207 lbs.	2
	24" x 36" x 36"	10K / 20K	22	A6001974PCX36	230 lbs.	2
	24" x 36" x 42"	10K / 20K	22	A6001974PCX42	274 lbs.	2



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ENGINEERING FIRM: BYERS ENGINEERING

PROJECT: 1786832 OLT: ---

CITY/COUNTY/STATE:

FARRGUT, KNOX, TN

DRAWING NAME: 11157 Kingston Pike.dwg

SHEET: VAULT SPEC

CONFIDENTIAL/PROPRIETARY

LEGEND

SYMBOLS

- SEWER
- MANHOLE
- WATER VAULT
- TELCO PED
- ELECTRIC VAULT/BOX
- FIRE HYDRANT
- XING SIGNAL
- DRAIN
- UNKNOWN MH
- TREE
- CULVERT
- LIGHT POLE
- EXISTING HH**
- SPAN MEASUREMENT
- CABINET
- WATER METER/VALVE
- GAS METER/VALVE

- BORE PIT
- PROPOSED HH
- EXISTING HH**
- DOWN GUY & ANCHOR
- SIDEWALK GUY & ANCHOR
- POLE
- AERIAL GROUND
- PROPOSED SPLICE ARROW
- MARKER POST
- BURIED SLACK LOOP
- AERIAL SLACK LOOP

DRIVEWAY



BUILDING

LINESTYLES

- AERIAL FOC
- BURIED FOC
- STRAND
- OVERHEAD GUY
- PLOW
- FUTURE FEED FOC
- RIGHT OF WAY
- GUARD RAIL
- FENCE
- WALL
- COUNTY BOUNDARY
- RR TRACKS
- OVERLASH

- G
- W
- T
- E
- SEW
- TV
- STM
- OIL

NOTES/LABELS

OWNER
TAG (CLASS-SIZE)
PWR 00'0"
CATV 00'0"
FOC 00'0"
UNK COM 00'0"

VAULT (00' EOP)

BORE PIT
(4X4X4)

ROAD NAME (PRIVATE)
ROAD NAME (STATE #)
ROAD NAME (CITY)

DIRECTIONAL BORE 000'
(1) 2" HDPE EQUIPPED W/
(1) DIST. FOC

DIRECTIONAL BORE 000'
(1) 2" HDPE EQUIPPED W/
(1) DIST. FOC

BYERS ENGINEERING

PROJECT MANAGER: TYLER ANDERSON

ENGINEERING FIRM: BYERS ENGINEERING

PROJECT: 1786832 OLT: ---

CITY/COUNTY/STATE:

FARRGUT, KNOX, TN

DRAWING NAME: 11157 Kingston Pike.dwg

SHEET: LEGEND

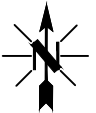
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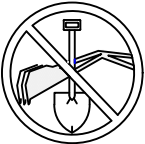


VICINITY MAP



BYERS ENGINEERING

PROJECT MANAGER: TYLER ANDERSON	
ENGINEERING FIRM: BYERS ENGINEERING	
PROJECT: 1786832	OLT: ---
CITY/COUNTY/STATE: FARRGUT, KNOX, TN	
DRAWING NAME: 11157 Kingston Pike.dwg	
SHEET: VICINITY MAP	
CONFIDENTIAL/PROPRIETARY	



CALL TENNESSEE ONE CALL
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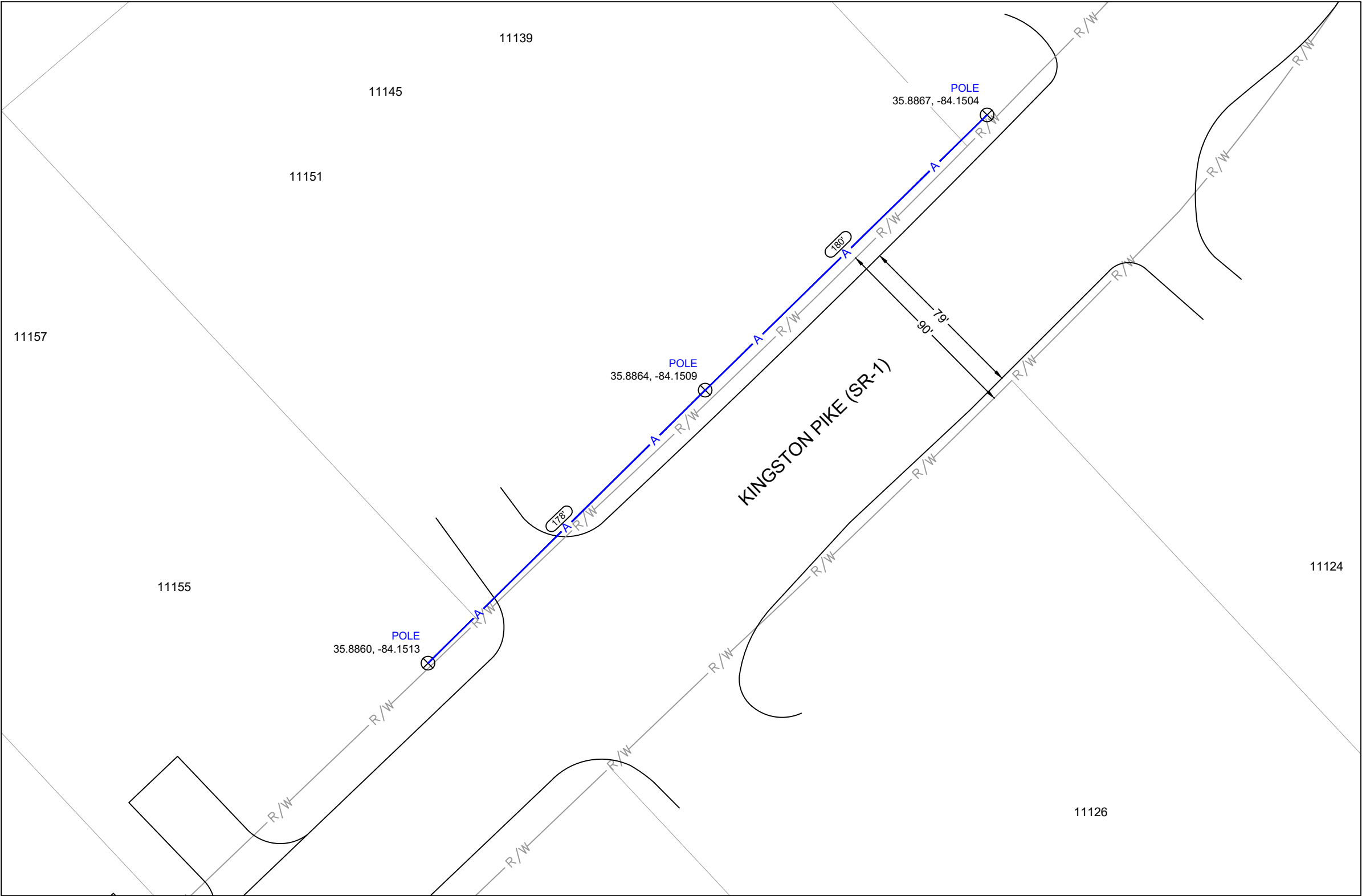


BILL OF MATERIALS

TOTAL PLOW FOOTAGE	0	FEET
TOTAL DIRECTIONAL BORE FOOTAGE	0	FEET
TOTAL HDPE FOOTAGE	0	FEET
TOTAL 24X36X24 VAULTS	0	QTY
TOTAL AERIAL FOOTAGE	358	FEET

BYERS ENGINEERING

PROJECT MANAGER:	TYLER ANDERSON
ENGINEERING FIRM:	BYERS ENGINEERING
PROJECT:	1786832 OLT: ----
CITY/COUNTY/STATE:	FARRGUT, KNOX, TN
DRAWING NAME:	11157 Kingston Pike.dwg
SHEET:	BILL OF MATERIALS
CONFIDENTIAL/PROPRIETARY	



CONSTRUCTION NOTES

UNDERGROUND NOTES

ALL VAULTS, HANDHOLES, PEDESTALS, ETC. TO BE PLACED AT BACK OF DOT R/W.

ALL UNDERGROUND DRIVEWAY CROSSINGS WILL BE BORE ONLY

36" MINIMUM SEPARATION FROM DRAINAGE AND RCP

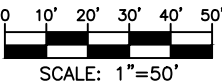
42" MINIMUM FLOW DEPTH
48" MINIMUM BORE DEPTH
120" BELOW PIPES

AERIAL NOTES

18' MINIMUM CLEARANCE HEIGHT OVER ALL ROADWAYS AND DRIVEWAYS AT LOWEST POINT OF SAG.

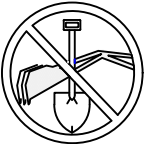
NESC REQUIREMENTS

- POWER TO COMM: 40" MINIMUM SEPARATION OF POWER AND COMMS
- COMM TO COMM: 12" MINIMUM SEPARATION OF COMM LINES AT POINT OF ATTACHMENT, AND 6" MINIMUM SEPARATION AT MID-SPAN.



BYERS ENGINEERING

PROJECT MANAGER: TYLER ANDERSON	
ENGINEERING FIRM: BYERS ENGINEERING	
PROJECT: 1786832	OLT: ---
CITY/COUNTY/STATE: FARRGUT, KNOX, TN	
DRAWING NAME: 11157 Kingston Pike.dwg	
SHEET: 1	OF 1
CONFIDENTIAL/PROPRIETARY	



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(800) 351-1111
CALL 3 WORKING DAYS
BEFORE YOU DIG!



REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director

Subject: Discussion and public hearing on a site plan for an open air pavilion for the Farragut Christian Church, 138 Admiral Road, Zoned R-1 (Johnson Architecture, Applicant)

Introduction & Background: This agenda item involves a request for approval of a roughly 1,800 square foot mostly open air pavilion for the Farragut Christian Church off Admiral Road.

Discussion & Recommendations: The proposed pavilion is to the east of the church and will be connected to the church with a sidewalk. Roughly 1,500 square feet of the pavilion will be devoted to seating. The remainder will be enclosed storage. Exterior walls will include a brick veneer to match the brick on the church building. The site plan is included in the packet. The staff is recommending approval subject to a detail being provided for the lighting to confirm compliance with the Town's Outdoor Site Lighting requirements and obtaining a building permit for the pavilion.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion: To approve the site plan subject to a detail being provided for the lighting to confirm compliance with the Town's Outdoor Site Lighting requirements and obtaining a building permit for the pavilion.

A NEW CONSTRUCTION FOR: 01/12/2026

FCC PAVILION

138 Admiral Road
Farragut, TN 37934

ARCHITECT



JOHNSON
architecture

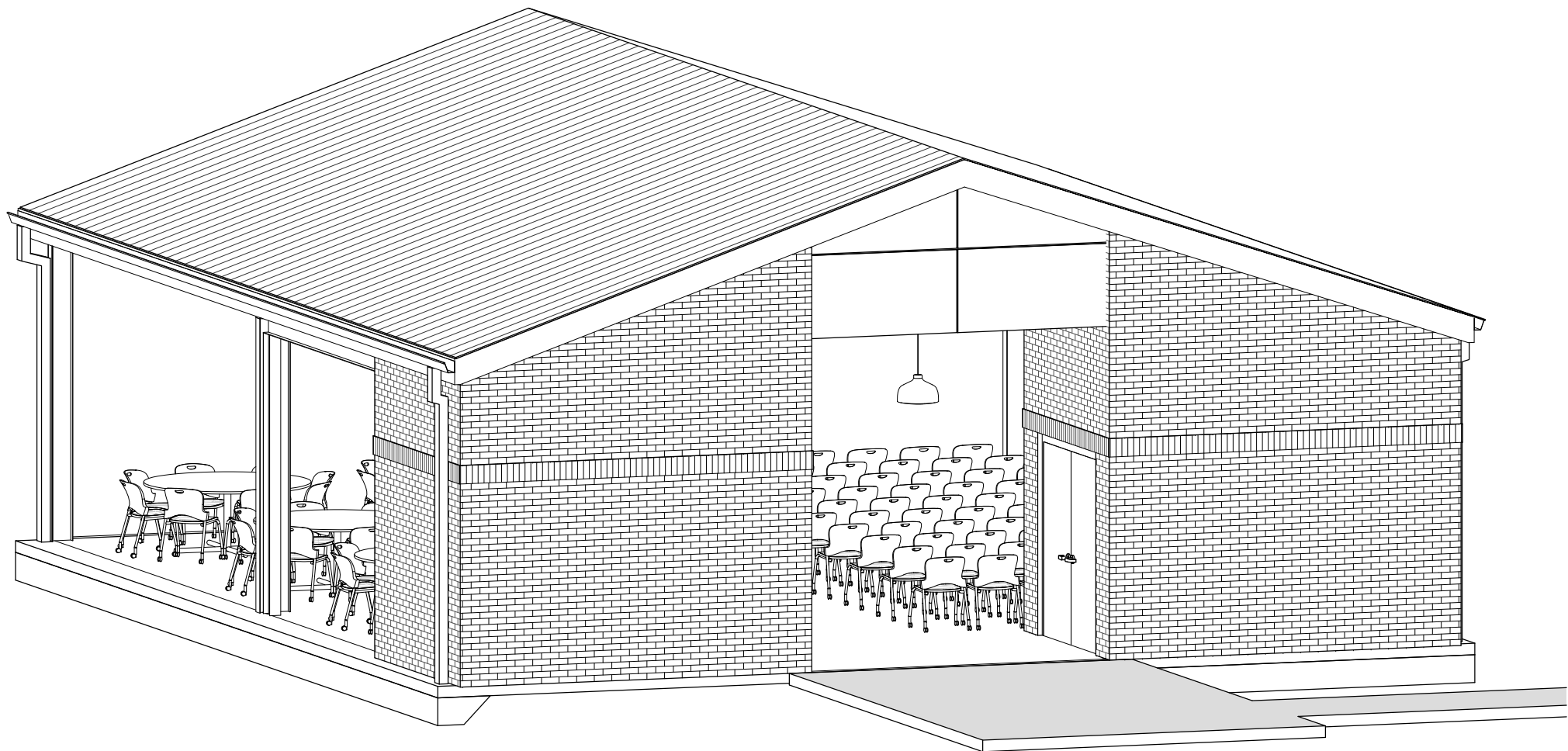
2018 Davenport Road
Knoxville, TN 37920
865.671.9060
jainc.com

STRUCTURAL:

Bender & Associates Structural
Engineers, LLC
110 Forest Ct
Knoxville, TN 37919
(865) 584-6532

ELECTRICAL:

Facility Systems Consultants LLC
713 S Central St # 101
Knoxville, TN 37902
(865) 246-0164



VICINITY MAP



PROJECT LOCATION

PROJECT SCOPE: PROVIDE AN OPEN AIR
PAVILION FOR MIXED USE ON THE EXISTING
CAMPUS OF FARRAGUT CHRISTIAN CHURCH

REGULATORY INFORMATION

BUILDING CODE/ZONE ANALYSIS

Town of Farragut
PROJECT: A New Facility for:
Farragut Christian Church
OWNER: Farragut Christian Church
CONTACT: Joey Staats
ARCHITECT: Johnson Architecture, Inc.
2018 Davenport Road
Knoxville, Tennessee 37920
phone: 865-671-9060

Applicable Codes:
2017 ICC/ANSI A117.1
2018 International Building Code w/ adopting ordinance
2018 International Energy Conservation Code
2018 International Fire Code w/ adopting ordinance
2018 International Mechanical Code
2018 International Plumbing Code
2018 International Fuel and Gas Code
2017 National Electric Code

Occupancy Classification: A-3 (Exterior Open Air)

Type of Construction: TYPE II-B (Nonsprinklered)

Building Height and Area Limitations:
Allowable Building Height in Feet Above Grade Plane (Table 504.3):
Max. Height in Feet: 55'-0"
Allowable Number of Stories Above Grade Plane (Table 504.4):
Max. Number of Stories: 2
Allowable Area Factor in Square Feet (Table 506.2):
Max. Floor Area: 9,500 s.f.

Allowable Area Increase Calculations: (N/A)

Actual Building Area: 1,831 sf

Actual Building Height: 18' - 4"

Occupant Count: 99 @ 15 square feet per person

Table 1016.1 - Exit Access Travel Distance:
Max. Exit Travel Distance: (150')

Table 1019.1
Occupant Load (persons per story) Min. Number of Exits (per story)
1-500 2
501-1,000 3
more than 1,000 4

Fire-resistance Rating Requirements for Building Elements (Hours)

Table 601 Requirements:
Structural Frame

Including Columns, Girders, Trusses: 0

Bearing Walls:
Exterior 0
Interior 0

Non-Bearing Walls:
Exterior (f) 0
Interior 0

Floor Construction:
Including Supporting Beams and Joists 0

Roof Construction:
Including Supporting Beams and Joists 0

Table 602
Fire-Resistance Rating Requirements for Exterior Walls
based on Fire Separation Distance (a):

Fire Separation Distance (feet)	Type of Construction	Group A, B, E, F-2, I, R(b), S-2, U
< 5 (c)	All	1
>= 5	I-A	1
< 10	Others	1
>= 10	I-A, I-B	1
< 30	II-B, V-B	0
>= 30	Others	1
>= 30	All	0

Type of Assembly	Required Assembly Rating (hours)	Min. Opening Protection Assembly (hours)
Fire Walls and Fire Barriers Having a Fire-Resistance Rating Greater than 1 Hour:	4 3 2 1-1/2	3 3 1-1/2 1-1/2
Fire Barriers of 1-Hour Fire-Resistance Rated Construction:		
Shaft, Exit Enclosure Walls	1	1
Other Fire Barriers	1	3/4
Fire Partitions:		
Corridor Walls	1 1/2 1 1/2	1/3 1/3 3/4 1/3
Other Fire Partitions		
Exterior Walls	3 2 1 1	1-1/2 1-1/2 3/4 1/3
Smoke Barriers	1	1/3

DRAWING INDEX

Sheet Number	Sheet Name	Current Revision	Current Revision Date
00. GENERAL			
G0.0	COVER		
G0.1	GENERAL INFORMATION		
04. ARCHITECTURAL SITE			
AS1.1	SITE PLAN		
06. ARCHITECTURAL			
A1.1	FLOOR & ROOF PLAN		
A2.1	REFLECTED CEILING PLAN		
A3.1	BUILDING ELEVATIONS		
A4.1	BUILDING SECTIONS & SECTION DETAILS		
08. STRUCTURAL			
S1.1	FOUNDATION PLAN AND STRUCTURAL NOTES		
S1.2	CEILING FRAMING PLAN		
S2.1	STRUCTURAL DETAILS		
12. ELECTRICAL			
E1.1	ELECTRICAL PLANS		

ARCHITECTURAL SITE PLAN NOTES

1.

SEE SITE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING LOCATIONS

2.

CONTRACTOR TO FIELD LOCATE FFE OF PAVILION TO MATCH EXISTING BUILDING
- 1/4" LOWER OR AS NECESSARY TO SLOPE CONCRETE AWAY FROM EXISTING BUILDING BY 2% MAX.

JOHNSON

architecture

JOHNSON architecture inc.
2018 Davenport Road
Knoxville, TN 37920
(865) 671-9060
www.jainc.com



A NEW CONSTRUCTION FOR:

FCC PAVILION

138 Admiral Road
Farragut, TN 37934

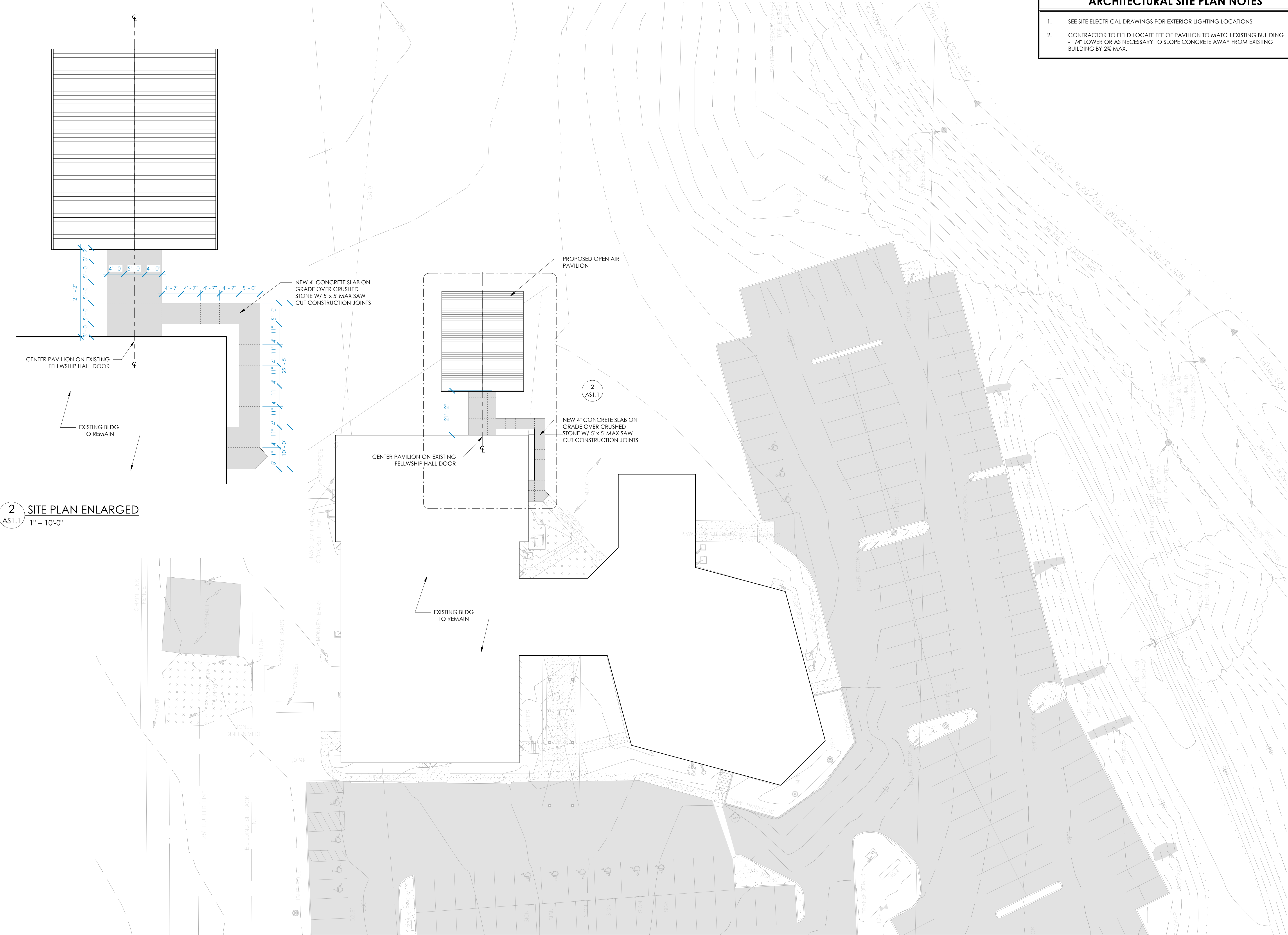
SITE PLAN

REVISIONS		
REV #	Description	Date

DATE: 01/12/2026

PROJECT NO: XXXX

AS1.1



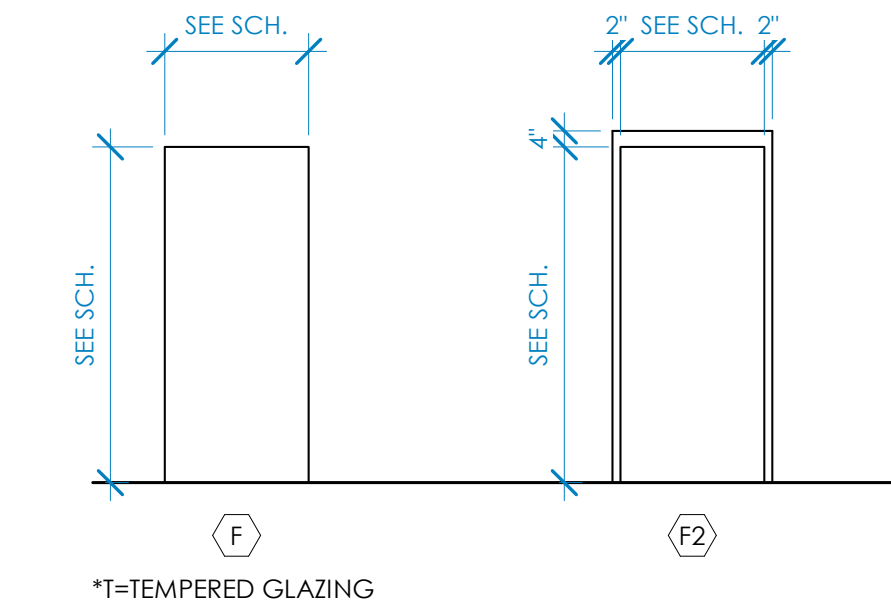
2 SITE PLAN ENLARGED
AS1.1 1" = 10'-0"

1 SITE PLAN
AS1.1 1" = 20'-0"

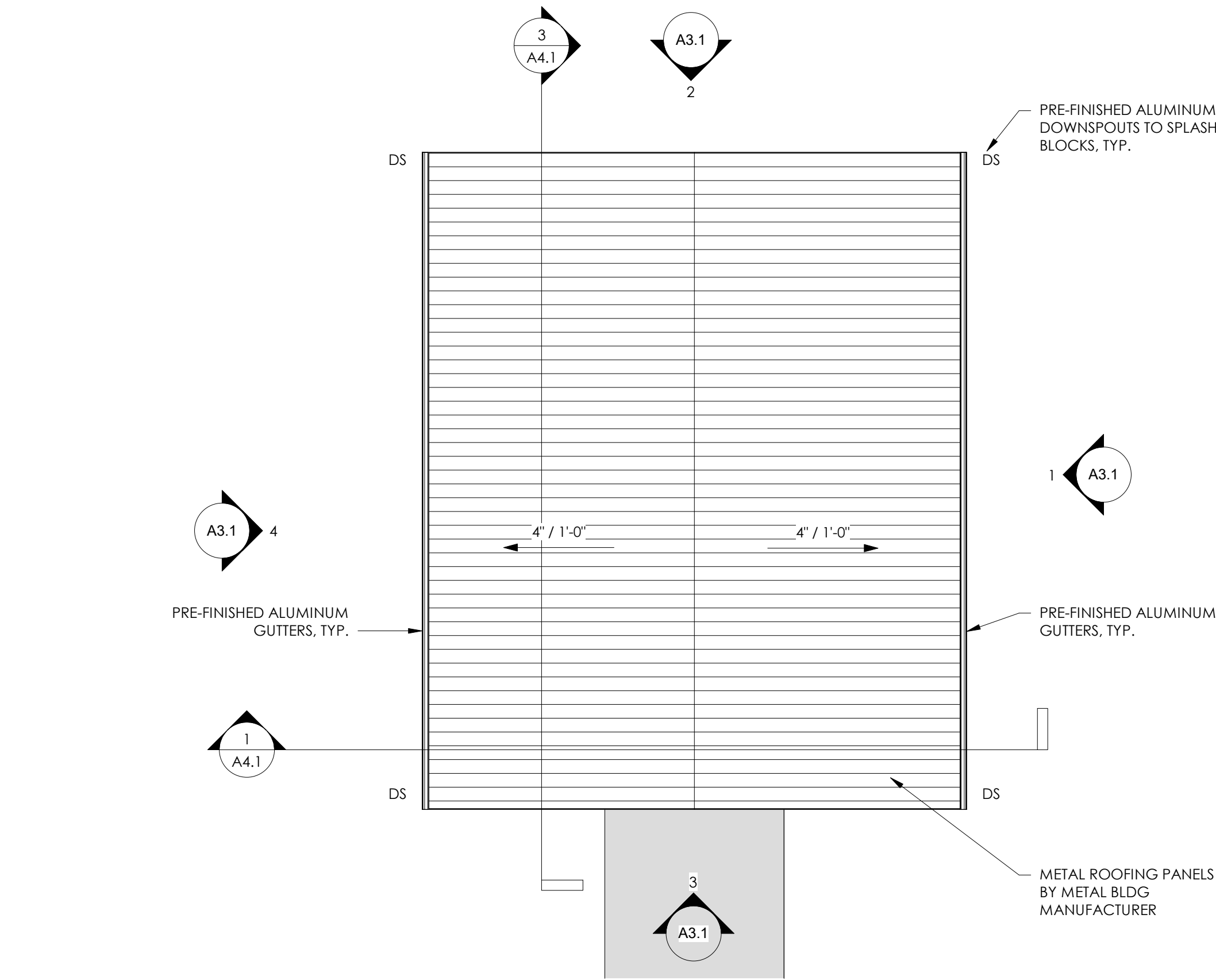
DOOR AND FRAME SCHEDULE										
REV	NO.	DOOR			FRAME				HARDWARE	NOTES
		SIZE		THK	MTL	ELEV	MTL	ELEV		
		W	H							

GROUND LEVEL										
	102	(2) 3' - 0"	7' - 0"	1 3/4"	HM	F/F	HM	F2	SET 1	
	103	(2) 3' - 0"	7' - 0"	1 3/4"	HM	F/F	HM	F2	SET 1	

HARDWARE NOTE: SET #1 TO INCLUDE HINGES, WEATHER STRIPING, LEAVER LOCKSET (ACTIVE LEAF), FLUSH BOLTS, & LEVER PASSAGE (FIXED LEAF)

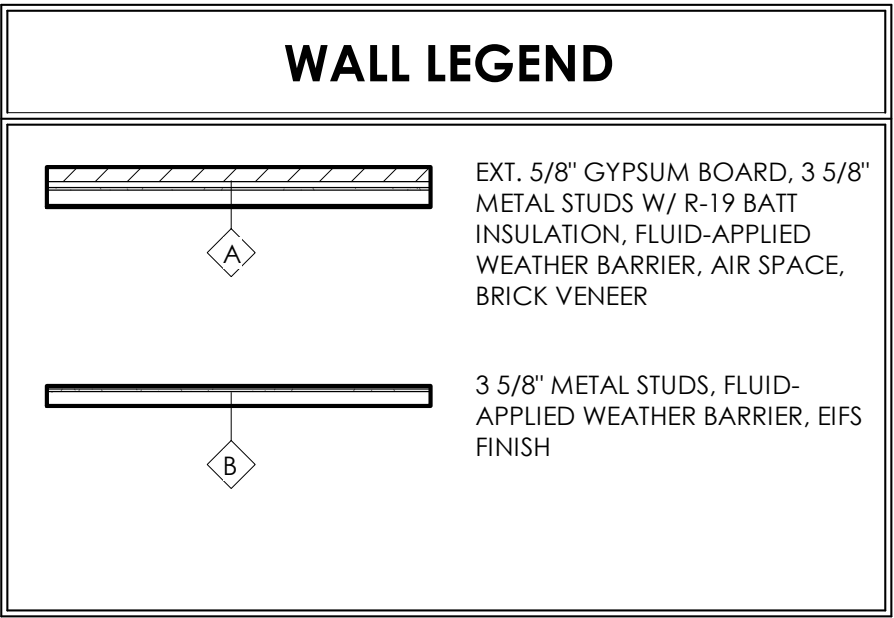


3 DOOR AND FRAME ELEVATIONS
A1.1 1/4" = 1'-0"

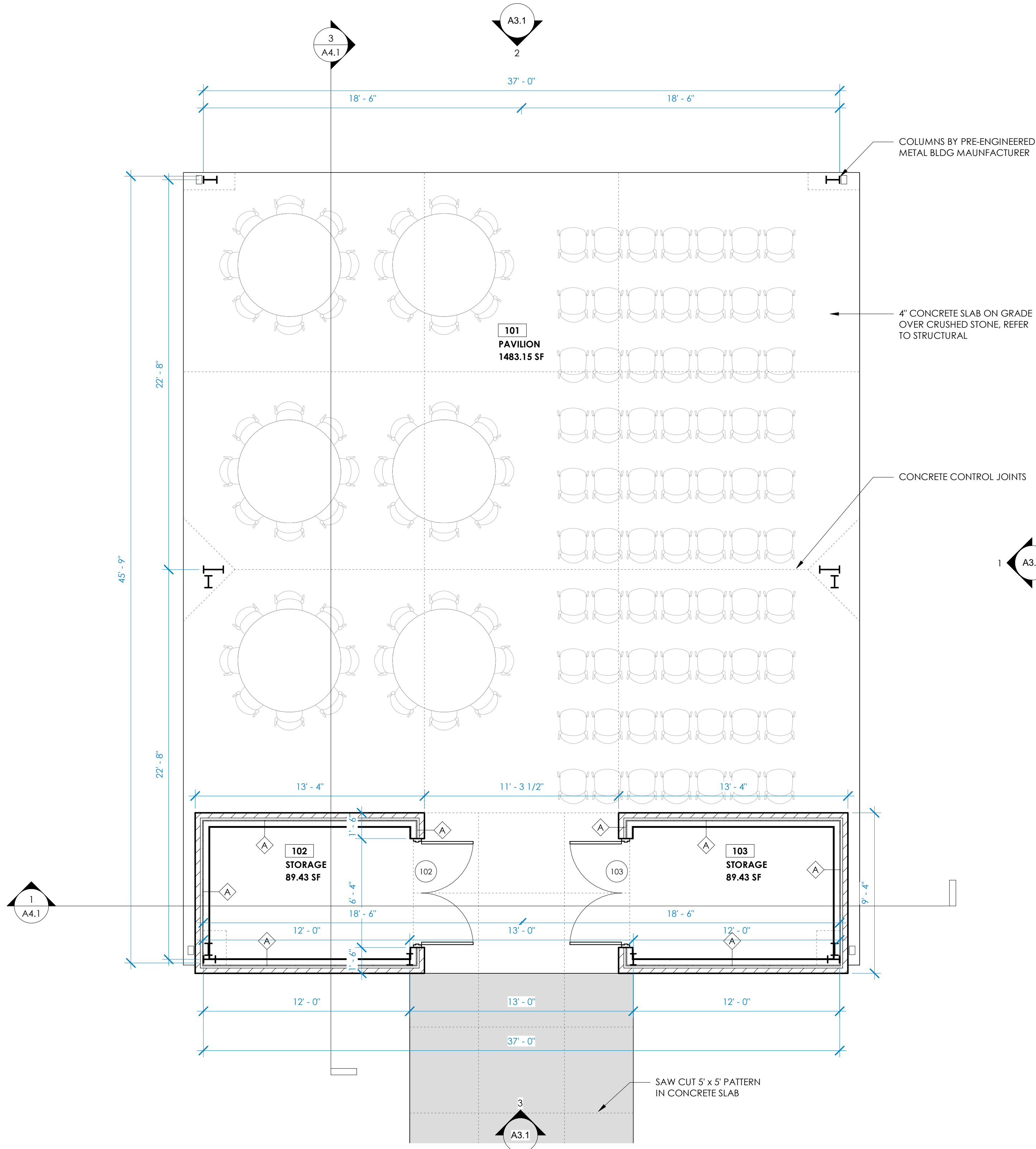


2 A03 ROOF PLAN
A1.1 1/8" = 1'-0"

1 GROUND LEVEL FLOOR PLAN
A1.1 1/4" = 1'-0"



FLOOR PLAN NOTES	
1.	COORDINATE WITH APPLICABLE DIMENSIONS AND DETAILS ON OTHER SHEETS
2.	SEE SHEET G0.1 FOR ABBREVIATIONS, SYMBOLS, GENERAL NOTES AND TYPICAL ACCESSIBLE MOUNTING HEIGHTS
3.	FURNISH AND INSTALL FIRE EXTINGUISHERS AS REQUIRED BY AHJ MINIMUM REQUIRED PER 75'-0" TRAVEL OR 1 PER 6,000 SF OF BUILDING AREA
4.	PROVIDE BLOCKING, ROUGH HARDWARE, ETC. AS REQUIRED TO MOUNT EQUIPMENT
5.	PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS (IF APPLICABLE)
6.	PROVIDE GYPSUM BOARD CONTROL JOINTS AT 30'-0" O.C. MAX. COORDINATE LOCATIONS WITH INTERIOR ELEVATIONS. WHERE JOINTS ARE NOT SHOWN, CENTER SPACING WITHIN ROOM, EDGE OF WALL OPENINGS



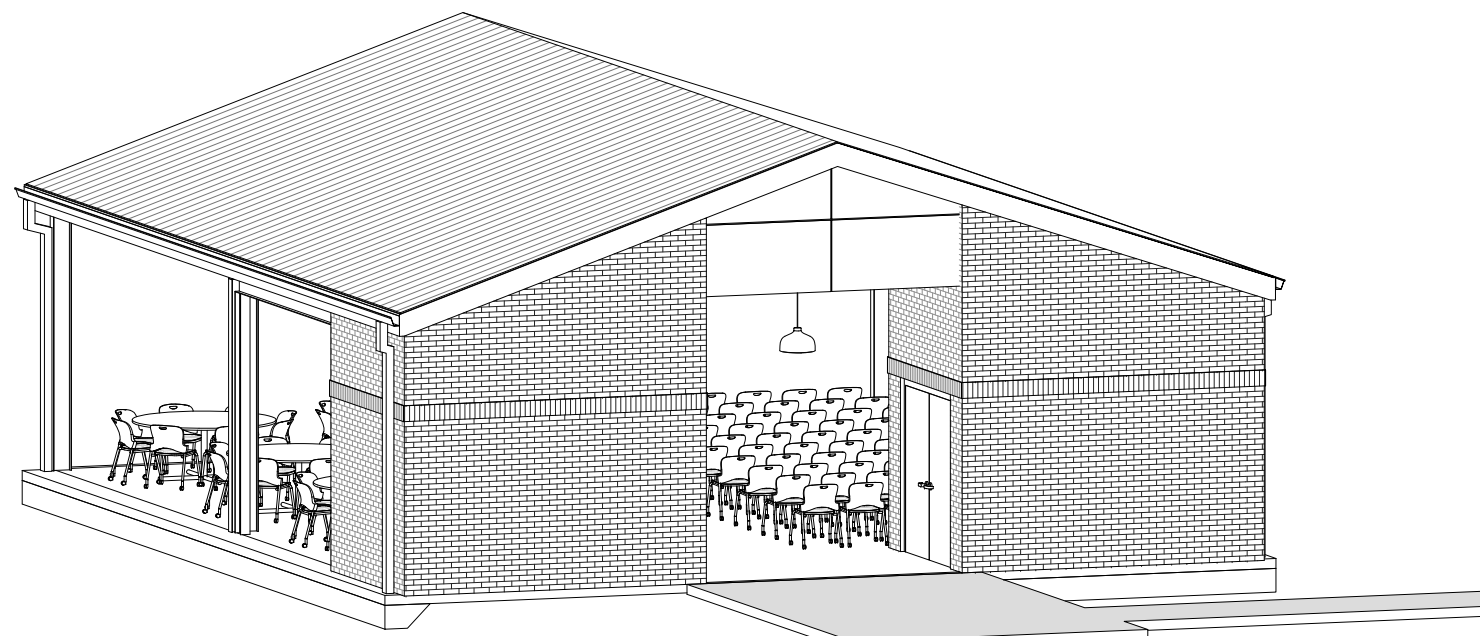
A NEW CONSTRUCTION FOR:
FCC PAVILION
138 Admiral Road
Farragut, TN 37934

FLOOR & ROOF
PLAN

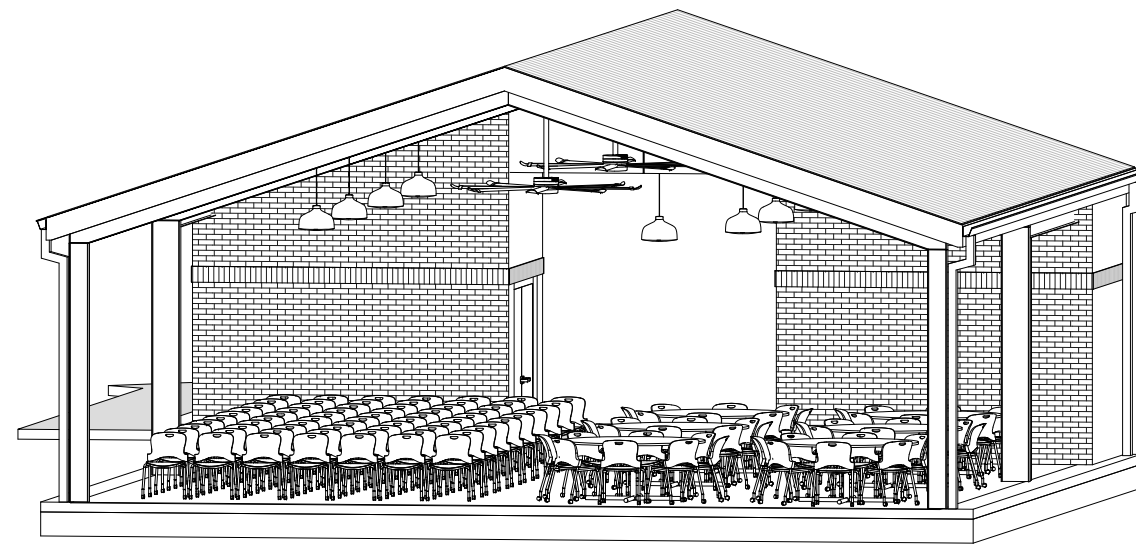
REVISIONS		
REV #	Description	Date

DATE: 01/12/2026
PROJECT NO: XXXX

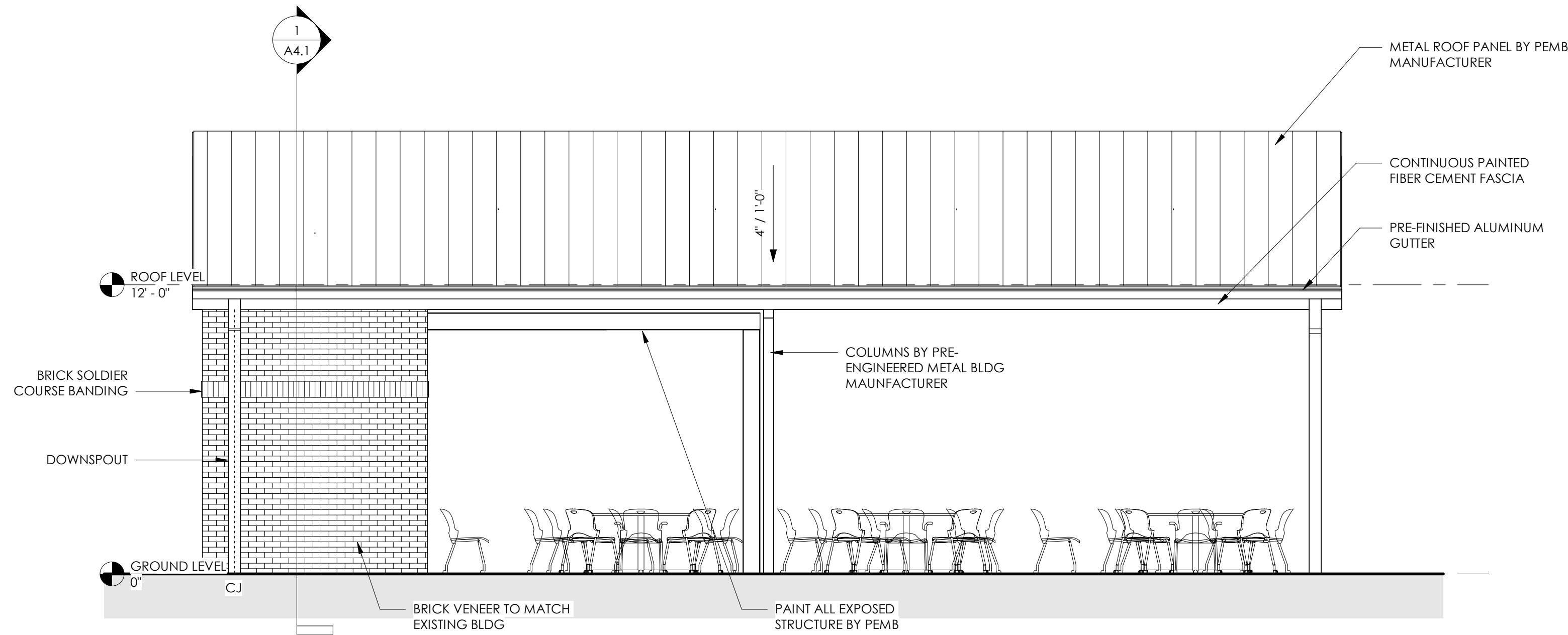
A1.1



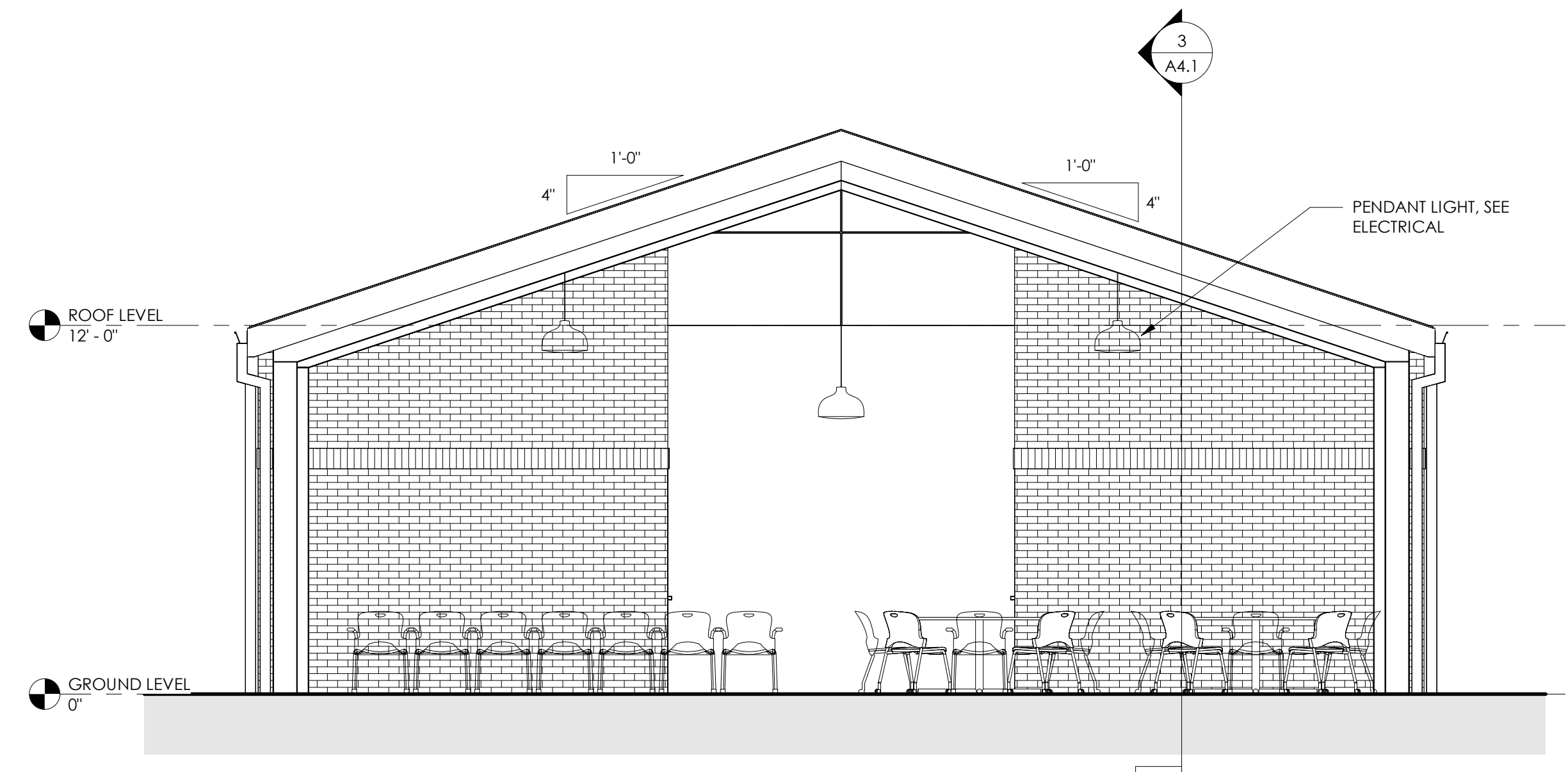
5 3D VIEW
A3.1



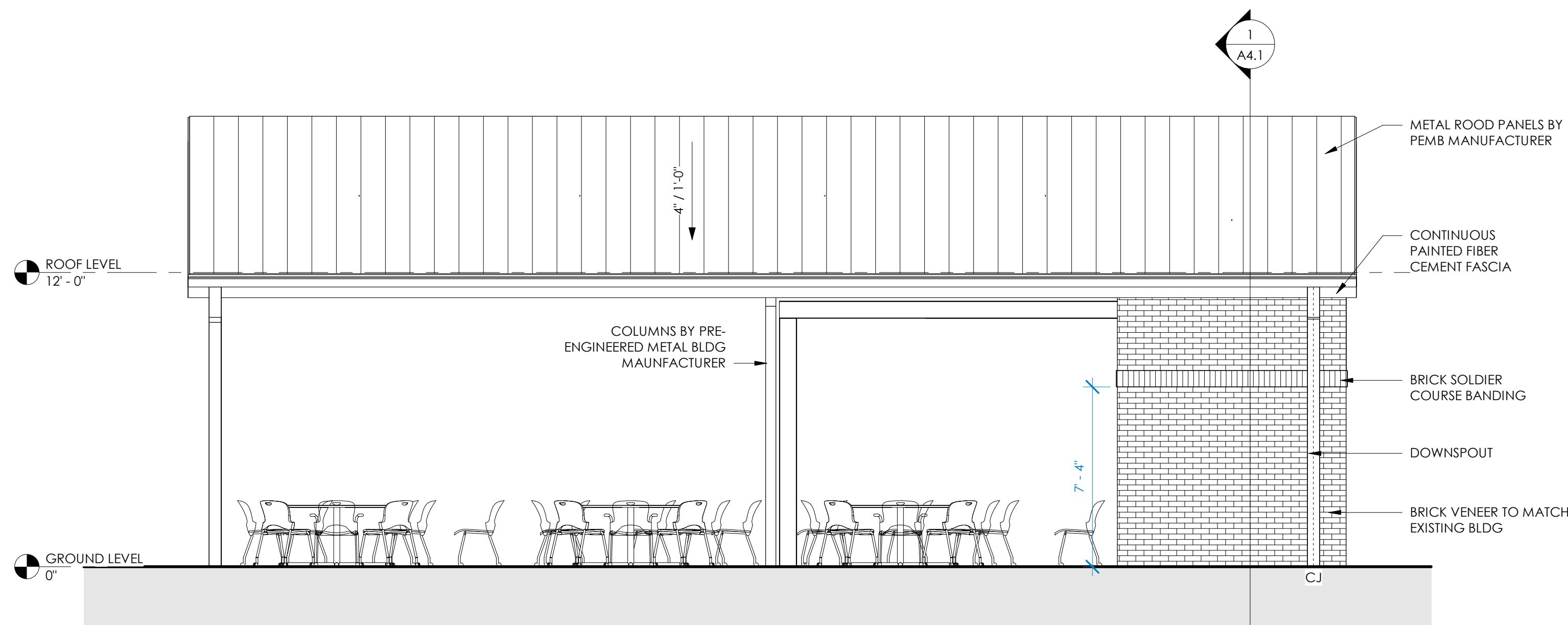
6 3D VIEW
A3.1



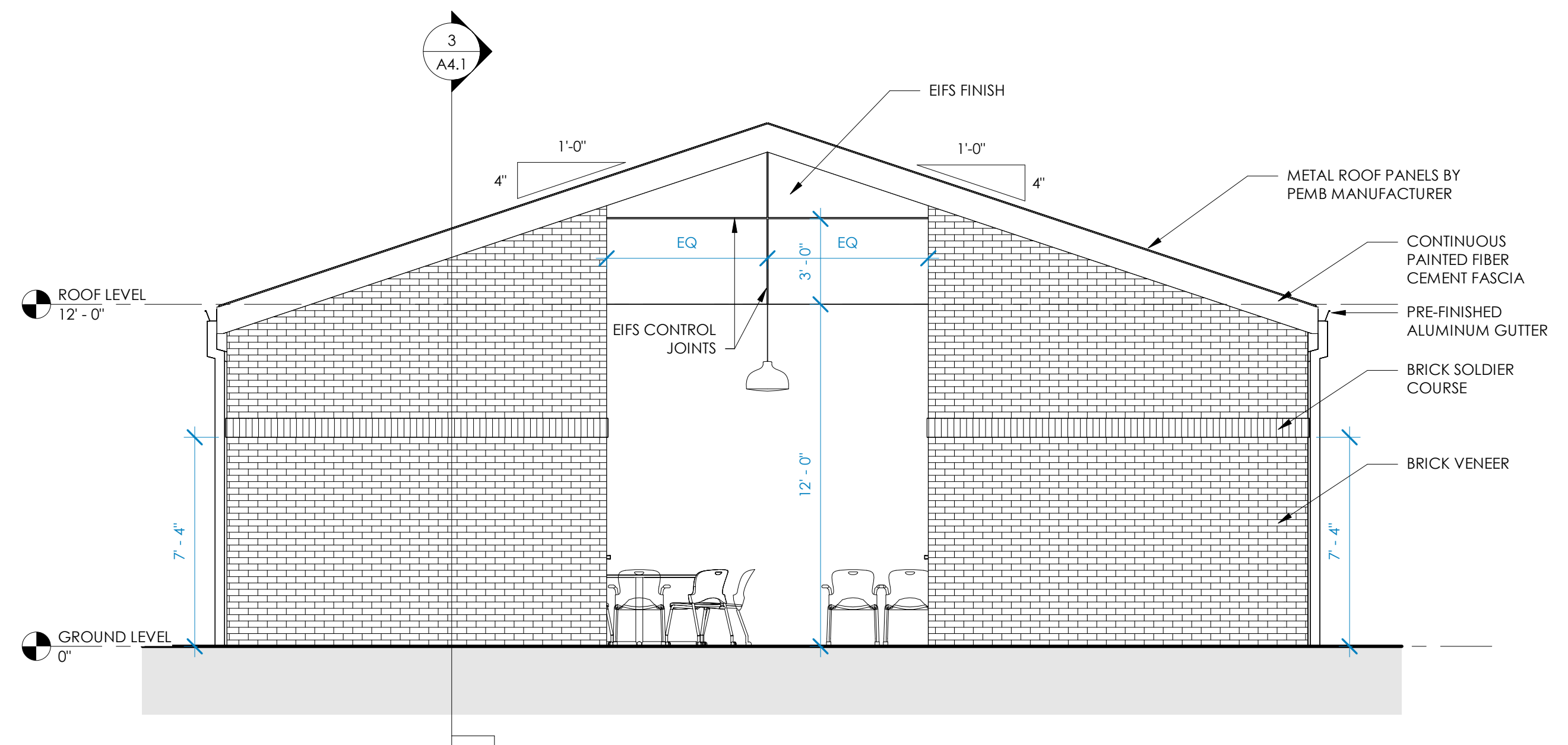
1 EAST BUILDING ELEVATION
A3.1 1/4" = 1'-0"



2 NORTH BUILDING ELEVATION
A3.1 1/4" = 1'-0"



4 WEST BUILDING ELEVATION
A3.1 1/4" = 1'-0"



3 SOUTH BUILDING ELEVATION
A3.1 1/4" = 1'-0"

ELEVATION NOTES

1. CJ = CONTROL JOINT
2. ICJ = INSIDE CONTROL JOINT
3. CONTROL JOINTS TO BE ALIGNED WITH EDGE OF ADJACENT WINDOW OR DOOR FRAME AS SHOWN ON ELEVATIONS. LOCATE CONTROL JOINTS MAXIMUM 25'-0" O.C. WHERE NOT SHOWN. COORDINATE LOCATIONS WITH ARCHITECT
4. PROVIDE CONTROL JOINTS MINIMUM 2'-0" OFF EDGE OF OUTSIDE CORNER IF NOT SHOWN ALIGNED WITH FRAME. ALIGN DOWNSPOUT TO COVER CONTROL JOINTS WHERE APPLICABLE
5. PROVIDE HORIZONTAL CONTROL JOINTS AT LOCATIONS SHOWN ON ELEVATIONS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS
6. VERTICAL CONTROL JOINT FILLER TO MATCH MASONRY COLOR. HORIZONTAL CONTROL JOINT FILLER TO MATCH GROUT COLOR
7. COORDINATE WITH APPLICABLE DIMENSIONS AND DETAILS ON OTHER SHEETS
8. DIMENSIONS ARE TO FACE OF MASONRY, COMPOSITE METAL PANEL, CURTAIN WALL OR EDGE OF OPENING UNLESS NOTED OTHERWISE
9. COORDINATE DOWNSPOUT LOCATIONS WITH ROOF PLAN
10. PROVIDE MASONRY VENEER EXPANSION JOINTS AT INSIDE CORNERS AND INTERSECTIONS WITH DISSIMILAR MATERIALS, TYP.



A NEW CONSTRUCTION FOR:
FCC PAVILION
138 Admiral Road
Farragut, TN 37934

BUILDING ELEVATIONS

REVISIONS

REV #	Description	Date
-------	-------------	------

DATE: 01/12/2026

PROJECT NO: XXXX

A3.1

REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director

Subject: Discussion and public hearing on a site plan for a preschool playground at the Concord United Methodist Church, 11040 Roane Drive, Zoned R-2 (Cannon & Cannon, Inc., Applicant)

Introduction & Background: This item involves a request for approval of a site plan for a new preschool play area that is associated with the Children's Wing Addition and corresponding landscape plan that were recently approved for the Concord United Methodist Church in the Thornton Heights Subdivision.

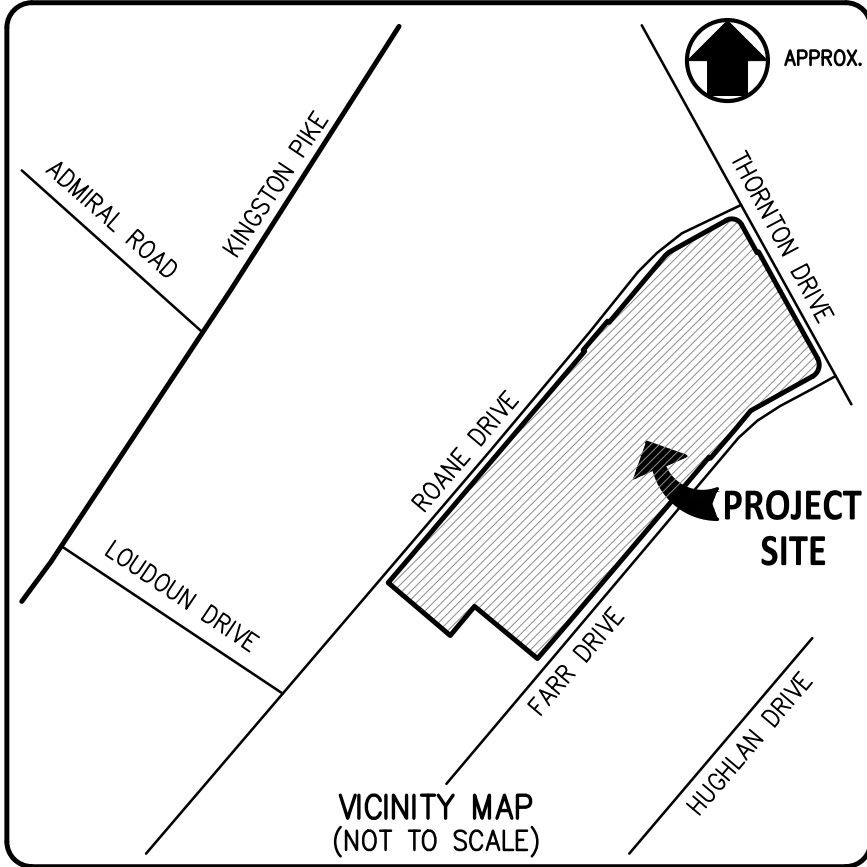
Discussion & Recommendations: As shown on the site plan set included in the packet, the proposed preschool play area is to the northeast of the proposed children's wing addition. The affected area is currently tree covered, and replacement trees were accounted for in the landscape plan that was recently approved by the Visual Resources Review Board. Also included in the packet are details of how the play area is proposed to be used. The covered shelter will require a building permit.

The staff recommends approval of the site plan subject to a grading and building permit being issued and an erosion control letter of credit for \$7,000 being provided prior to the issuance of any permits.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion: To approve the site plan subject to a grading and building permit being issued and an erosion control letter of credit for \$7,000 being provided prior to the issuance of any permits.

CONCORD UMC PRESCHOOL PLAY AREAS 11020 ROANE DRIVE FARRAGUT, TENNESSEE 37934

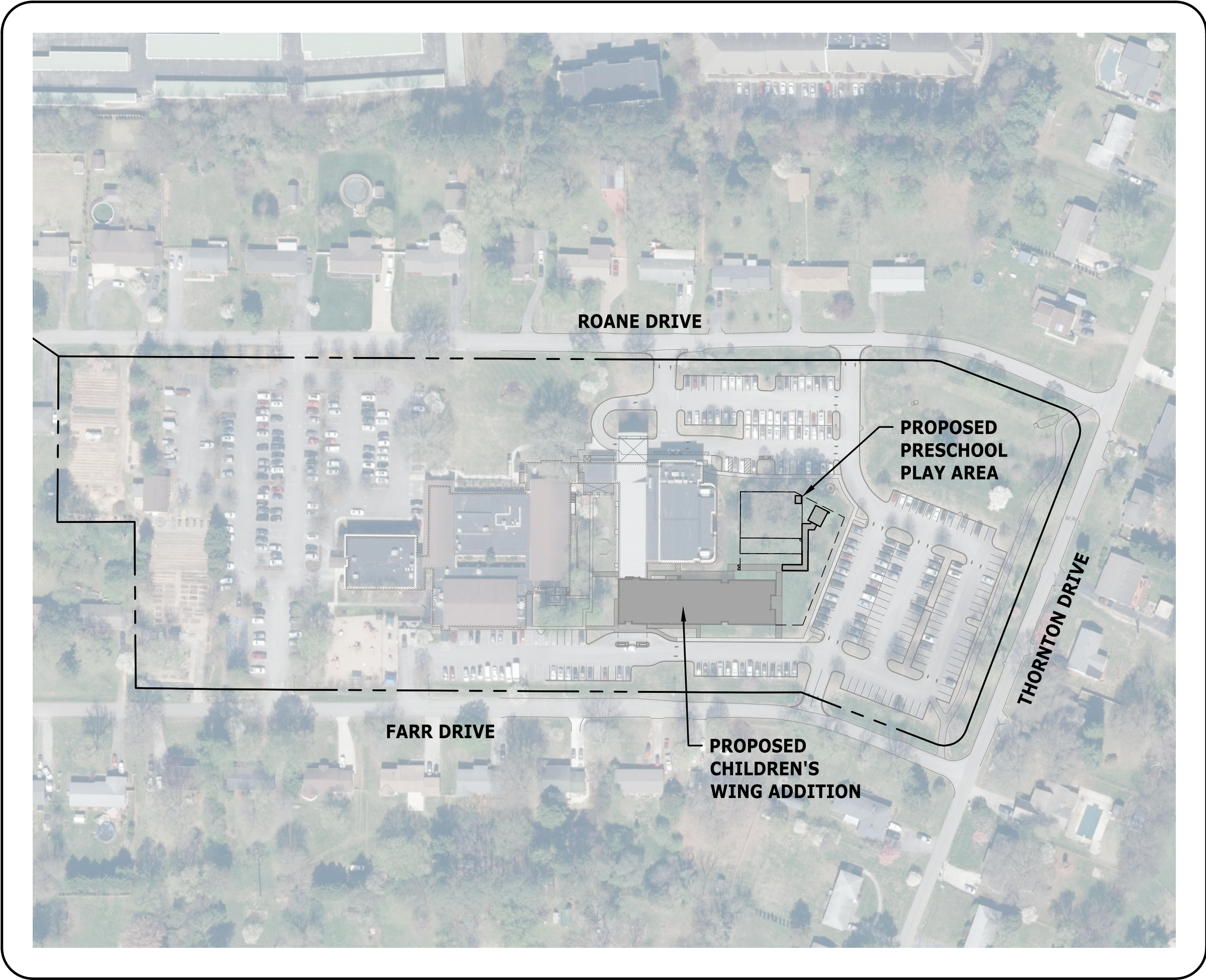


DRAWING INDEX

CIVIL	
C001-P/1	COVER SHEET
C002-P/2	GENERAL NOTES AND LEGENDS
C003-P/3	TREE REMOVAL PLAN
C101-P/4	GRADING AND DRAINAGE PLAN
C201-9/5	INITIAL EROSION CONTROL PLAN
C202-P/6	FINAL EROSION CONTROL PLAN
C301-P/7	SITE DETAILS
C302-P/8	SITE DETAILS

PLAY AREA SITE PLANS (SEE PLANS BY OTHERS)

LANDSCAPE PLANS (SEPARATE SUBMITTAL TO VRRB)



LOCATION MAP
N.T.S.

PROPERTY DATA	
PROPERTY OWNER/ DEVELOPER	CONCORD UNITED METHODIST CHURCH 11020 ROANE DRIVE FARRAGUT, TN 37932 TEL. NO. (865) 288-7426 CONTACT: SABINE COLLINS (ADMINISTRATIVE PASTOR)
KNOX. CO. CLT. MAP NO.	143
PARCEL NUMBER	25.01
JURISDICTION	TOWN OF FARRAGUT, 6TH CIVIL DISTRICT
ZONING	R-2 GENERAL SINGLE FAMILY RES. DIST.
TOTAL SITE AREA	12.13 AC
TOTAL DISTURBED AREA	0.9 AC (INCLUDING BUILDING ADDITION)

ISSUE DESCRIPTION	
DATE:	
NO.	

IF THIS DOCUMENT IS NOT SIGNED, SEALED, AND DATED, IT MAY NOT BE USED FOR CONSTRUCTION.

CONCORD UNITED METHODIST CHURCH
PRESCHOOL PLAY AREAS
11020 ROANE DRIVE
FARRAGUT, TENNESSEE 37934

PROJECT:

10025 Investment Drive, Suite 120
Knoxville, TN 37932

865.670.8555
www.cci-corp.com

CLIENT:	
CONCORD UNITED METHODIST CHURCH 11020 ROANE DRIVE FARRAGUT, TENNESSEE 37934	
CCI PROJ. NO.	00267-0005
DATE:	FEBRUARY 13, 2026
PM:	J. HUNT
DRAWN BY:	J. HUNT

COVER SHEET
(PLAYGROUND)

C001-P
SHEET 1 OF 8



GENERAL PROPERTY INFORMATION

1. OWNERSHIP AND REFERENCE:
PARCEL 25.01
11020 ROANE DRIVE
FARRAGUT, TN 37934
CLT MAP 143, GROUP C
INST. NO. 20090827-0015385
2. TOTAL SITE AREA: 12.13 AC.
3. TOTAL DISTURBED AREA: 0.9 AC.± (DOES NOT INCLUDE PAVEMENT REPLACEMENT AT DROP OFF AREA)
4. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON & CANNON, INC. DATED SEPTEMBER 29, 2008 AND SUPPLEMENTED WITH RECORD DRAWING SURVEY DATED APRIL 19, 2011. A NEW SURVEY WAS NOT PROVIDED AS PART OF THIS PROJECT. CONTRACTOR TO VERIFY ITEMS WITHIN THE CONSTRUCTION AREA PRIOR TO START OF CONSTRUCTION. COORDINATE ANY DISCREPANCIES WITH ARCHITECT PRIOR TO CONSTRUCTION.
5. ABOVE GROUND AND UNDERGROUND UTILITIES AS SHOWN WERE LOCATED FROM VISIBLE FIELD EVIDENCE, UTILITY MARKINGS AND/OR DRAWINGS BY OTHERS. VERIFICATION AS TO EXISTENCE, LOCATION, SIZE, MATERIAL AND DEPTH SHOULD BE PURSUED PRIOR TO ANY DECISIONS BEING MADE RELATIVE TO UTILITIES. TO AVOID CONFLICTS AND/OR HAZARDS, NO UTILITY TENSSESSEE ONE CALL PRIOR TO ANY EXCAVATION OR GRADING ACTIVITIES.
6. PROPERTY ZONED: R-2 (GENERAL SINGLE FAMILY RESIDENTIAL). ALL SURROUNDING PROPERTIES ARE ALSO ZONED R-2.
7. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE TOWN OF FARRAGUT ZONING ORDINANCE. THE MINIMUM SETBACKS FOR MAIN STRUCTURES WILL BE AS FOLLOWS:
FRONT: THIRTY (30) FEET.
SIDE: THIRTY (30) FEET / TEN (10) FEET MIN.
REAR: TWENTY-FIVE (25) FEET.
8. SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR FLOODWAY PER FIRM MAPPING OF KNOX COUNTY, TENNESSEE.
9. DEVELOPER/OWNER: CONCORD UNITED METHODIST CHURCH

SITE DEMOLITION NOTES

1. CONTRACTOR SHALL OBTAIN ALL PERMITS AND APPROVALS REQUIRED TO PERFORM DEMOLITION WORK.
2. INSTALL EPSC MEASURES PRIOR TO SITE DEMOLITION.
3. CONTRACTOR TO COORDINATE WITH APPROPRIATE UTILITY PRIOR TO DEMOLITION OF EXISTING SITE UTILITIES. TERMINATION OF UTILITIES SHALL BE IN ACCORDANCE WITH THE UTILITY REQUIREMENTS. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING FIELD CONDITIONS WITH THE APPROPRIATE UTILITY. CONFIRM IF REMOVAL WILL AFFECT ANY OTHER UTILITY SERVICES IN OPERATION. IF IT IS DETERMINED THE UTILITY LINE NEEDS TO REMAIN IN SERVICE, COORDINATE RELOCATION/REPLACEMENT WITH OWNER.
4. ALL ABANDONED UTILITY LINES AND APPURTENANCES SHALL BE REMOVED & DISPOSED OF PROPERLY.
5. CONTRACTOR TO ENSURE ALL EXISTING CUSTOMERS IN PROJECT AREA HAVE RELOCATED AND THAT ALL TERMINATION OF SERVICES HAVE BEEN APPROVED BY THE UTILITY PROVIDERS PRIOR TO DEMOLITION.
6. CONTRACTOR SHALL PROPERLY DISPOSE OF DEMOLITION MATERIAL OFFSITE.
7. CONTRACTOR TO PERFORM DEMOLITION OF RETAINING WALLS, BUILDING WALLS, FOUNDATIONS, PAVEMENT, UNDERGROUND UTILITIES, ETC. AS REQUIRED TO INSTALL THE PROPOSED PLAN AS SHOWN.
8. EXCAVATIONS FROM DEMOLITION ARE TO BE BACKFILLED WITH SOIL OR ENGINEERED FILL IN ACCORDANCE WITH RECOMMENDATIONS BY A GEOTECHNICAL ENGINEER. CONTRACTOR SHALL PROVIDE A PLAN AS NEEDED FOR DEWATERING OF EXCAVATION AREAS.
9. THE UTILITY SERVICES SHOWN ARE BASED ON THE AVAILABLE INFORMATION PROVIDED. ADDITIONAL SERVICE LINES WHICH ARE NOT SHOWN MAY BE ENCOUNTERED DURING DEMOLITION. ALL UTILITY SERVICES CONNECTING TO THE BUILDING WILL BE REMOVED FROM WITHIN THE LIMITS OF DEMOLITION UNLESS OTHERWISE NOTED ON THE DEMOLITION PLANS. ALL SERVICES SHALL BE TERMINATED OR CAPPED IN ACCORDANCE WITH UTILITY PROVIDER GUIDELINES.
10. THE LOCATION OF TREE PROTECTION FENCING AND OTHER MEASURES USED TO DEFINE THE LIMITS OF DISTURBANCE THAT HAVE BEEN APPROVED BY THE TOWN OF FARRAGUT SHALL NOT BE REMOVED OR ALTERED WITHOUT OBTAINING PERMISSION FROM THE TOWN OF FARRAGUT. ANY SUCH REMOVAL OR ALTERATION OF SUCH FENCING WILL RESULT IN A STOP WORK ORDER FOR THE ENTIRE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREE PROTECTION FENCING FOR THE DURATION OF THE PROJECT.
11. BLASTING AND BURNING ARE NOT PERMITTED ON THIS SITE.
12. THE CONTRACTOR IS RESPONSIBLE FOR HOUSEKEEPING AND MAINTAINING A SAFE, CLUTTER FREE SITE. MATERIALS ARE TO BE STORED AT DESIGNATED AREAS AND LITTER IS TO BE DISPOSED OF PROPERLY ON A DAILY BASIS. DUMPSTER FOR CONSTRUCTION DEBRIS AND TRASH WILL BE MAINTAINED ON SITE BY CONTRACTOR.

LEGEND

	ASPHALT PVMT (LIGHT DUTY)		EXISTING CONTOUR
	ASPHALT PVMT (HEAVY DUTY)		PROPOSED CONTOUR
	CONCRETE SIDEWALK		PROPOSED SPOT ELEVATIONS: FINISH FLOOR ELEV (TC) TOP BACK CURB (BC) BOTTOM OF CURB (SW) SIDEWALK (TOS) TOP OF STEP (BOS) BOTTOM OF STEP (TOW) TOP OF WALL (BOW) BOTTOM OF WALL (STORM STRUCTURE NO.) (STORM STRUCTURE TYPE)
	CONCRETE PAVEMENT		PROPOSED STORM CLEANOUT
	EXIST. R.O.W./PROPERTY LINE		PROPOSED ROOF DRAIN
	BUILDING SETBACK LINE		PROPOSED UNDERDRAIN
	EASEMENT LINE		PROPOSED STORM PIPE
	(DETAIL NO.) (SHEET NO.)		PROPOSED STORM STRUCTURE
	NUMBER OF PARKING SPACES		DRAINAGE FLOW PATH
	COORDINATE POINT		PROPOSED DIVERSION BERM
	ACCESSIBLE PARKING SYMBOL		
	ACCESSIBLE CURB RAMP		

GENERAL SITE NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW OR THE GOVERNING JURISDICTIONS. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE AND THE TOWN OF FARRAGUT.
2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
3. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT), AND THE TOWN OF FARRAGUT STANDARD SPECIFICATIONS.
4. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
5. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIRING RIGHT-OF-WAY ELEMENTS DAMAGED DURING CONSTRUCTION PER TOWN OF FARRAGUT STANDARDS.
7. PROPOSED LANDSCAPE WILL COMPLY WITH TOWN OF FARRAGUT LANDSCAPE ORDINANCE.
8. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
9. REFER TO ORIGINAL SURVEY FOR HORIZONTAL CONTROL INFORMATION. CONTRACTOR TO VERIFY ALL SURVEY CONTROL DUE TO TIMEFRAME SINCE PREVIOUS SURVEY.
10. NO ANTENNAE WILL BE LOCATED ON SITE.

STORM PIPE NOTES

1. INSTALL STORM SEWER PIPING AND APPURTENANCES TO MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF TDOT AND THE TOWN OF FARRAGUT STANDARD SPECIFICATIONS.
2. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
3. STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE IN ACCORDANCE WITH AASHTO M170 OR EQUAL, OR SMOOTH INTERIOR HIGH DENSITY POLYETHYLENE PIPE IN ACCORDANCE WITH AASHTO M294 OR EQUAL. REFER TO THE STORM PIPE TABLES FOR PIPE MATERIAL, SIZE, AND SLOPE.
4. PIPE DEFLECTION AND ALIGNMENT SHALL BE CHECKED AFTER BACKFILLING & COMPACTION ARE COMPLETE & PRIOR TO PLACING THE BASE. TEST DEFLECTION WITH A MANDREL OR OTHER APPROVED METHOD.
5. PIPE WITH DEFLECTION 5% OR GREATER OR WITH UNDUE MISALIGNMENT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. STORM PIPE LENGTHS LOCATED IN STORM PIPE TABLE REPRESENT CENTER OF STRUCTURE TO CENTER OF STRUCTURE (COORDINATE TO COORDINATE). CONTRACTOR TO ADJUST LENGTHS AS NEEDED BASED ON SIZE OF STRUCTURE (REFER TO STORM DATA TABLES).
7. ROOF DRAINS AND DOWNSPOUT LEADERS SHALL BE SDR 35 PVC OR SMOOTH INTERIOR HDPE. SLOPE 4" LEADERS AT A MINIMUM 2% SLOPE AND 6" OR LARGER LEADERS AT A MINIMUM 1% SLOPE. CLEANOUTS LOCATED IN TRAFFIC AREAS TO BE HEAVY DUTY RATED. REFER TO DOWNSPOUT/ROOF DRAIN CONNECTION DETAILS FOR ADDITIONAL INFORMATION. DOWNSPOUT LOCATIONS TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS.

GENERAL GRADING NOTES

1. UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISHED GRADE. CONTRACTOR TO ADJUST FOR PAVEMENT, TOPSOIL, ETC. THICKNESS AS REQUIRED. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 1 FT. INTERVALS.
2. EROSION CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK. THE DEVICES SHOWN ON THE DRAWINGS ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL DEVICES AS NEEDED.
3. THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING OFF-SITE OR ON-SITE AT A LOCATION DETERMINED BY THE OWNER.
4. ALL TREE STUMPS, BOULDERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO A DEPTH OF 1 FT BELOW SUBGRADE.
5. STRIP TOPSOIL TO A DEPTH AS REQUIRED BY GEOTECHNICAL ENGINEER. STRIP TOPSOIL ONLY FROM AREAS THAT WILL BE DISTURBED BY EXCAVATION, FILLING, PAVING, OR COMPACTION BY EQUIPMENT. TEMPORARILY STOCKPILE EXCAVATED MATERIALS AND INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
6. PROOF ROLL AREAS TO RECEIVE FILL AND PLACE FILL IN ACCORDANCE WITH THE SITE SPECIFIC REPORT OF A GEOTECHNICAL EXPLORATION IF PROVIDED. IF A GEOTECHNICAL REPORT IS NOT AVAILABLE FOR THIS PROJECT, PLACE FILL AS NOTED BELOW.
7. PROOF ROLL ALL AREAS TO RECEIVE FILL. PROOF ROLL WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK USING A CRISS-CROSS PATTERN (4 PASSES MIN.). AREAS FAILING THE PROOF ROLLING SHALL BE UNDERCUT AND BACKFILLED USING AN ENGINEERED FILL OR STABILIZED BY A METHOD APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
8. 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, TDOT NO. 57 STONE, OR TDOT NO. 67 STONE.
9. UNSATISFACTORY SOILS INCLUDE MATERIALS THAT ARE TOO WET OR TOO SOFT, EXPANSIVE SOILS (PLASTICITY INDEX GREATER THAN OR EQUAL TO 30), AND SOILS CLASSIFIED AS PT, OH, AND OL.
10. FILL MATERIAL SHALL BE PLACED IN LOOSE, HORIZONTAL LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS. COMPACT EACH LAYER AT LEAST 98% MAXIMUM DRY DENSITY. COMPACT THE UPPER 24 INCHES OF FILL BENEATH PAVEMENTS AND THE UPPER 12 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.
11. A 4 IN. MINIMUM UNIFORM LAYER (SETTLED) OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDDED AND TO THE FINISHED GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
12. ALL NEWLY GRADED EARTHEN AREAS THAT ARE NOT TO BE PAVED, STABILIZED, OR SODDED SHALL BE SEEDDED, FERTILIZED, AND MULCHED WITHIN 30 DAYS OF ATTAINMENT OF FINAL GRADE. REFER TO SEEDING MIXTURE CHART ON THIS SHEET FOR ADDITIONAL INFORMATION.
13. MULCH WITH STRAW AT A RATE OF 100 LBS/1000 SF OVER THE SEEDDED AREAS.
14. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
15. PERIMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROPOSED BY A GEOTECHNICAL ENGINEER. NO SLOPE SHALL EXCEED 2:1 (H:V). ALL SLOPES STEEPER THAN 3:1 TO RECEIVE EROSION CONTROL BLANKET.
16. TO PREVENT EROSION, ALL SLOPES 2:1 OR GREATER ARE TO BE TRACKED WITH A DOZER TO FORM CLEAT MARKS PARALLEL TO THE CONTOUR.
17. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED.
18. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE HALTED FOR OVER 14 DAYS. APPLY TEMPORARY SEEDING TO ALL SOIL STOCKPILES. STEEP SLOPES (SLOPES GREATER THAN 35%) SHALL BE STABILIZED WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED.
19. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.

GENERAL EROSION CONTROL NOTES

1. INITIAL EROSION CONTROL MEASURES AS SHOWN ON THE EROSION CONTROL SHEETS SHALL BE INSTALLED AS FIRST ITEM OF CONSTRUCTION. THESE ITEMS SHALL BE COMPLETED PRIOR TO COMMENCING WITH SITE CLEARING, GRUBBING, AND GRADING OPERATIONS.
2. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED, OR DISTURBED MORE THAN 15 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
3. EXISTING VEGETATION SHOULD BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
4. SEDIMENT MUST BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, AND OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50% SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS WHEN IT REACHES 1/4 TO 1/3 OF THE TOTAL STORAGE VOLUME.
5. 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 CONTRACTOR'S 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 CONTRACTOR AND/OR PROPERTY OWNER.
6. QUALITY ASSURANCE OF EROSION PREVENTION AND SEDIMENT CONTROLS SHALL BE CONDUCTED BY QUALIFIED PERSONNEL PERFORMING SITE ASSESSMENT AT EACH OUTFALL INVOLVING DRAINAGE TOTALING 10 OR MORE ACRES, OR FIVE OR MORE ACRES IF DRAINING TO IMPAIRED OR EXCEPTIONAL WATERS. THIS ASSESSMENT WILL BE CONDUCTED AT EACH QUALIFYING OUTFALL WITHIN A MONTH OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH THE LATEST CONSTRUCTION GENERAL PERMIT.
7. FUGITIVE SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE MUST BE REMOVED SO THAT IT IS NOT SUBSEQUENTLY WASHED INTO STORM SEWERS AND/OR STREAMS BY THE NEXT RAIN AND/OR SO THAT IT DOES NOT POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS. ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJOINING PROPERTY MUST BE SETTLED BY THE PERMITTEE WITH THE ADJOINING LAND OWNER.
8. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF THE SITE BY WIND, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTION SOURCE FOR STORMWATER DISCHARGES.
9. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART OR AS REQUIRED IN THE LATEST CONSTRUCTION GENERAL PERMIT.
10. VEGETATION, EPSCs & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
11. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB > 50 ACRES.
12. EPSCs SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
13. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥ 10 ACRES; ≥ 5 ACRES FOR SITES THAT DISCHARGE TO WATERS WITH UNAVAILABLE PARAMETERS FOR SILTATION OR EXCEPTIONAL TN WATERS.
14. TEMPORARY SEDIMENT TRAP(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥ 3.5 ACRES FOR SITES THAT DISCHARGE TO WATERS WITH UNAVAILABLE PARAMETERS FOR SILTATION OR EXCEPTIONAL TN WATERS.
15. GREEN INFRASTRUCTURE BMPs (INFILTRATION AREAS) SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE OR ADDITIONAL EROSION CONTROL MEASURES AS REQUIRED TO PREVENT SEDIMENTATION AND COMPACTION.
16. TEMPORARY SEDIMENT BASINS OR TRAPS SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED AND ALL FUTURE SECTIONS ARE COMPLETE. SEDIMENT BASINS USED AS PERMANENT DETENTION PONDS SHALL BE CONVERTED TO DETENTION STRUCTURES AFTER FINAL STABILIZATION OF SITE.
17. IF OFF-SITE BORROW MATERIAL IS UTILIZED, A COPY OF PERMIT SHALL BE PROVIDED TO THE TOWN OF FARRAGUT.

GENERAL SITE UTILITY NOTES

1. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE. THE EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY CONTACTING THE APPROPRIATE UTILITY COMPANIES INVOLVED.
2. PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD THE EXISTING UTILITIES FROM DAMAGE DURING THE CONSTRUCTION OF THIS PROJECT. FURNISH ANY SPECIAL EQUIPMENT REQUIRED TO WORK OVER AND AROUND THE UTILITIES.
3. TRENCHING FOR UTILITIES IN PAVED AREAS SHALL BE REPAIRED TO MEET STANDARDS APPLICABLE TO THE GOVERNING AGENCY.
4. CONTRACTOR TO INSTALL ALL WATER LINES AND APPURTENANCES PER MANUFACTURER'S SPECIFICATIONS.
5. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
6. THE STONE BEDDING AND BACKFILL SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS AND/OR THE APPLICABLE UTILITY PROVIDER.
7. WATER LINE PIPE SHALL BE IN ACCORDANCE WITH THE TOWN OF FARRAGUT BUILDING CODE REQUIREMENTS; FROM THE METER TO THE MAIN SYSTEM SHALL MEET FIRST UTILITY DISTRICT OF KNOX COUNTY REQUIREMENTS.
8. WATER SERVICE PIPE LARGER THAN 2 INCH IN DIAMETER SHALL BE DUCTILE IRON (CLASS 350) OR SHALL BE HDPE 3408 WITH BLUE STRIPES OR BUESHELL MANUFACTURED IN ACCORDANCE WITH AWWA C906 AND NSF 61. SERVICE PIPE 2 INCH IN DIAMETER AND SMALLER SHALL BE TYPE-K COPPER MEETING ASTM B88 OR SHALL BE HDPE 3408 WITH BLUE STRIPES OR BUESHELL MANUFACTURED IN ACCORDANCE WITH AWWA C901 AND NSF 61. PIPES LARGER THAN 2 INCH SHALL BE DUCTILE IRON PIPE SIZE (DIPS) IN COMPLIANCE WITH AWWA C906 AND ASTM F 714. PIPES 2 INCH AND LESS SHALL BE IRON PIPE SIZE (IPS) IN COMPLIANCE WITH AWWA C901 AND ASTM D3035. HDPE PIPE 2 INCH AND LARGER SHALL BE SDR 11 AND PIPE SMALLER THAN 2 INCHES SHALL BE SDR 9.
9. ALL WATER LINE MATERIAL SHALL BE LEAD FREE.
10. CONTRACTOR TO INSTALL WATER LINES AT A POSITIVE GRADE BETWEEN DESIGNATED HIGH AND LOW POINTS TO PREVENT TRAPPING OF AIR. AIR RELEASE VALVES SHALL BE INSTALLED AT HIGH POINTS IN THE PROPOSED WATER LINE.
11. CONTRACTOR TO USE FITTINGS WITH REACTION BLOCKING AS REQUIRED FOR PROPER HORIZONTAL AND VERTICAL ALIGNMENT.
12. ALL SANITARY SEWER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH TOWN OF FARRAGUT BUILDING CODE REQUIREMENTS; FROM MAIN TO PRIVATE SEWER CLEANOUT SHALL MEET FIRST UTILITY DISTRICT OF KNOX COUNTY REQUIREMENTS.
13. SANITARY SEWER LATERALS SHALL BE SDR 26 PVC FOR PIPE FROM 4 INCHES TO 15 INCHES IN DIAMETER UNLESS NOTED OTHERWISE. PIPE SHALL MEET THE REQUIREMENTS OF ASTM D3034.
14. REFERENCE BUILDING PLUMBING, ELECTRIC, AND MECHANICAL DRAWINGS FOR LOCATION OF UTILITY CONNECTIONS. INCLUDE FITTINGS AS REQUIRED TO MATCH BUILDING SERVICE SIZES AND MATERIALS.
15. ALL INTERIOR FLOOR DRAINS WILL BE CONNECTED TO THE SANITARY SYSTEM.
16. THE WATER SYSTEMS FOR EACH BUILDING WILL NOT BE TIED TOGETHER.
17. IRRIGATION SERVICES SHALL INCLUDE BACKFLOW PREVENTION AS REQUIRED BY FIRST UTILITY DISTRICT OF KNOX COUNTY.

UTILITY SERVICE PROVIDERS

WATER AND SANITARY SEWER
FIRST UTILITY DISTRICT OF KNOX COUNTY (FUD)

ELECTRICITY
LENOIR CITY UTILITY BOARD (LCUB)

GAS
KNOXVILLE UTILITIES BOARD (KUB)

TELEPHONE
TDS TELECOM

CABLE TELEVISION
CHARTER COMMUNICATIONS

SEEDING MIXTURE CHART:

1. TEMPORARY SEEDING MIXTURES SHALL BE AS FOLLOWS:		
SEEDING DATES	GRASS SEED	PERCENTAGES
1/1 TO 5/1	ITALIAN RYE KOREAN LESPEDEZA SUMMER OATS	33% 33% 34%
5/1 TO 7/15	SUDAN – SORGHUM	100%
5/1 TO 7/15	STAR MILLET	100%
7/15 TO 1/1	BALBOA RYE ITALIAN RYE	67% 33%
2. PERMANENT SEEDING MIXTURES SHALL BE AS FOLLOWS:		
SEEDING DATES	GRASS SEED	PERCENTAGES
2/1 TO 7/1	KENTUCKY 31 FESCUE KOREAN LESPEDEZA ENGLISH RYE	80% 15% 5%
6/1 TO 8/15	KENTUCKY 31 FESCUE ENGLISH RYE KOREAN LESPEDEZA GERMAN MILLET	55% 20% 15% 10%
4/15 TO 8/15	BERMUDAGRASS (HULLED) ANNUAL LESPEDEZA	70% 30%
8/1 TO 12/1	KENTUCKY 31 FESCUE ENGLISH RYE WHITE CLOVER	70% 20% 10%
2/1 TO 12/1	KENTUCKY 31 FESCUE CROWN VETCH ENGLISH RYE	70% 25% 5%

ISSUE DESCRIPTION

DATE

NO

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PROJECT:

CONCORD UNITED METHODIST CHURCH
PRESCHOOL PLAY AREAS

10025 Investment Drive, Suite 120
Knoxville, TN 37932

865.670.8555
www.cci-corp.com

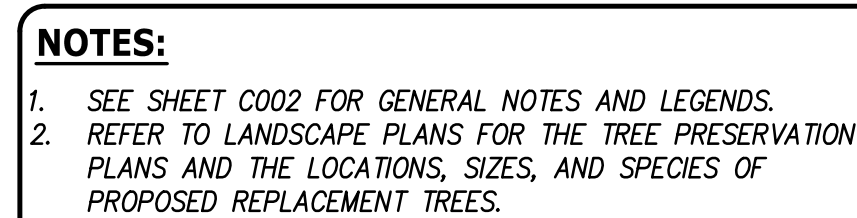
CLIENT:

CONCORD UNITED
METHODIST CHURCH
11020 ROANE DRIVE
FARRAGUT, TENNESSEE 37934

CCI PROJ. NO. 00267-0005
DATE: FEBRUARY 13, 2026
PM: J. HUNT
DRAWN BY: J. HUNT

GENERAL NOTES
AND LEGENDS
(PLAYGROUND)

C002-P
SHEET 2 OF 8



**CONCORD UNITED METHODIST CHURCH
PRESCHOOL PLAY AREAS**
11020 ROANE DRIVE
FARRAGUT, TENNESSEE 37934



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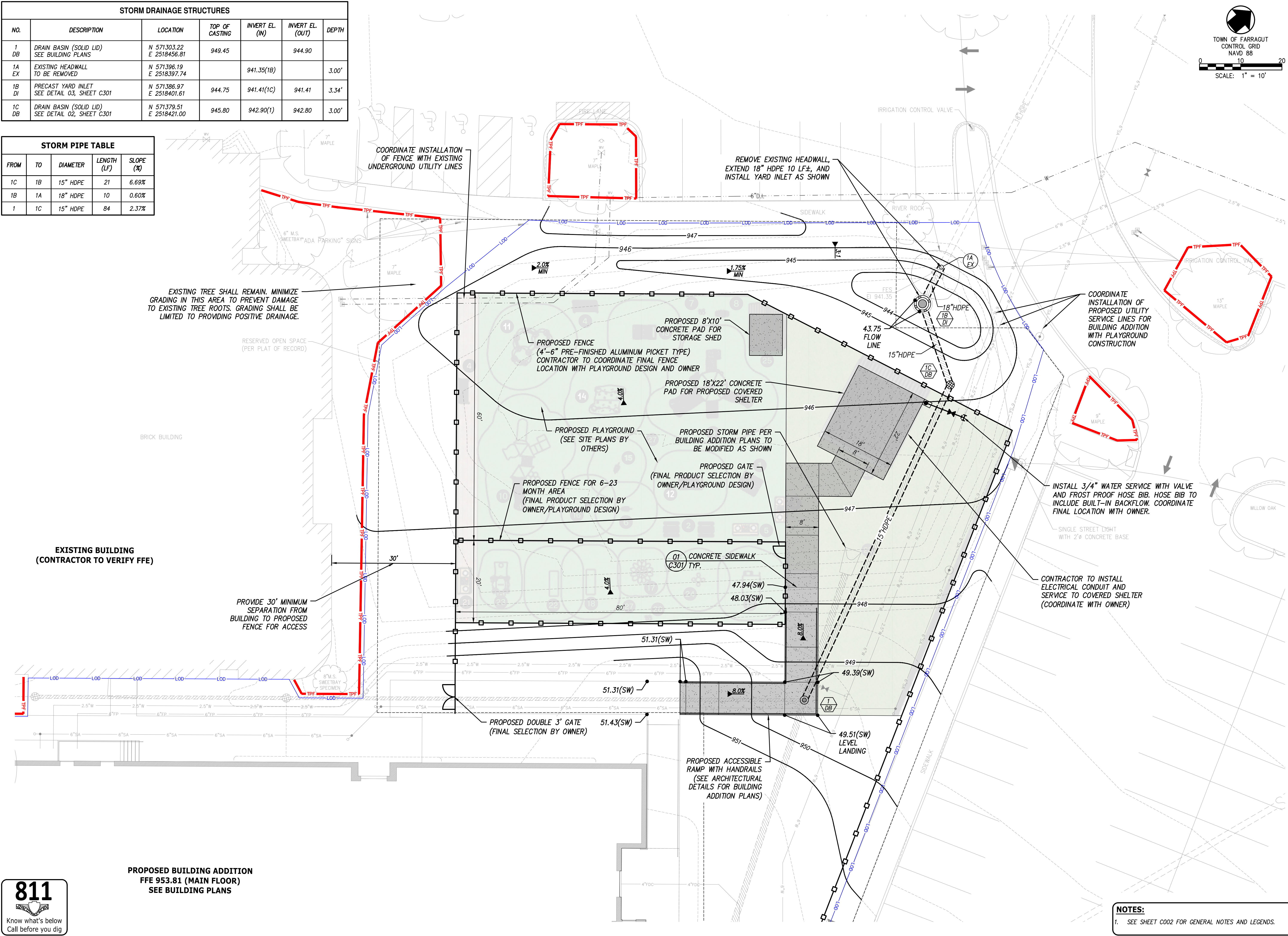
**CONCORD UNITED
METHODIST CHURCH**
11020 ROANE DRIVE
FARRAGUT, TENNESSEE 37934

PM: J. HUNT

C003-P
SHEET 3 OF 8

STORM DRAINAGE STRUCTURES						
NO.	DESCRIPTION	LOCATION	TOP OF CASTING	INVERT EL. (IN)	INVERT EL. (OUT)	DEPTH
1 DB	DRAIN BASIN (SOLID LID) SEE BUILDING PLANS	N 571303.22 E 2518456.81	949.45		944.90	
1A EX	EXISTING HEADWALL TO BE REMOVED	N 571396.19 E 2518397.74		941.35(1B)		3.00'
1B DI	PRECAST YARD INLET SEE DETAIL 03, SHEET C301	N 571386.97 E 2518401.61	944.75	941.41(1C)	941.41	3.34'
1C DB	DRAIN BASIN (SOLID LID) SEE DETAIL 02, SHEET C301	N 571379.51 E 2518421.00	945.80	942.90(1)	942.80	3.00'

STORM PIPE TABLE					
FROM	TO	DIAMETER	LENGTH (LF)	SLOPE (%)	
1C	1B	15" HDPE	21	6.69%	
1B	1A	18" HDPE	10	0.60%	
1	1C	15" HDPE	84	2.37%	



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CONCORD UNITED METHODIST CHURCH
PRESCHOOL PLAY AREAS

11020 ROANE DRIVE
FARRAGUT, TENNESSEE 37934

CLIENT:

CONCORD UNITED
METHODIST CHURCH
11020 ROANE DRIVE
FARRAGUT, TENNESSEE 37934

CCI PROJ. NO.

00267-0005

DATE:

FEBRUARY 13, 2026

PM:

J. HUNT

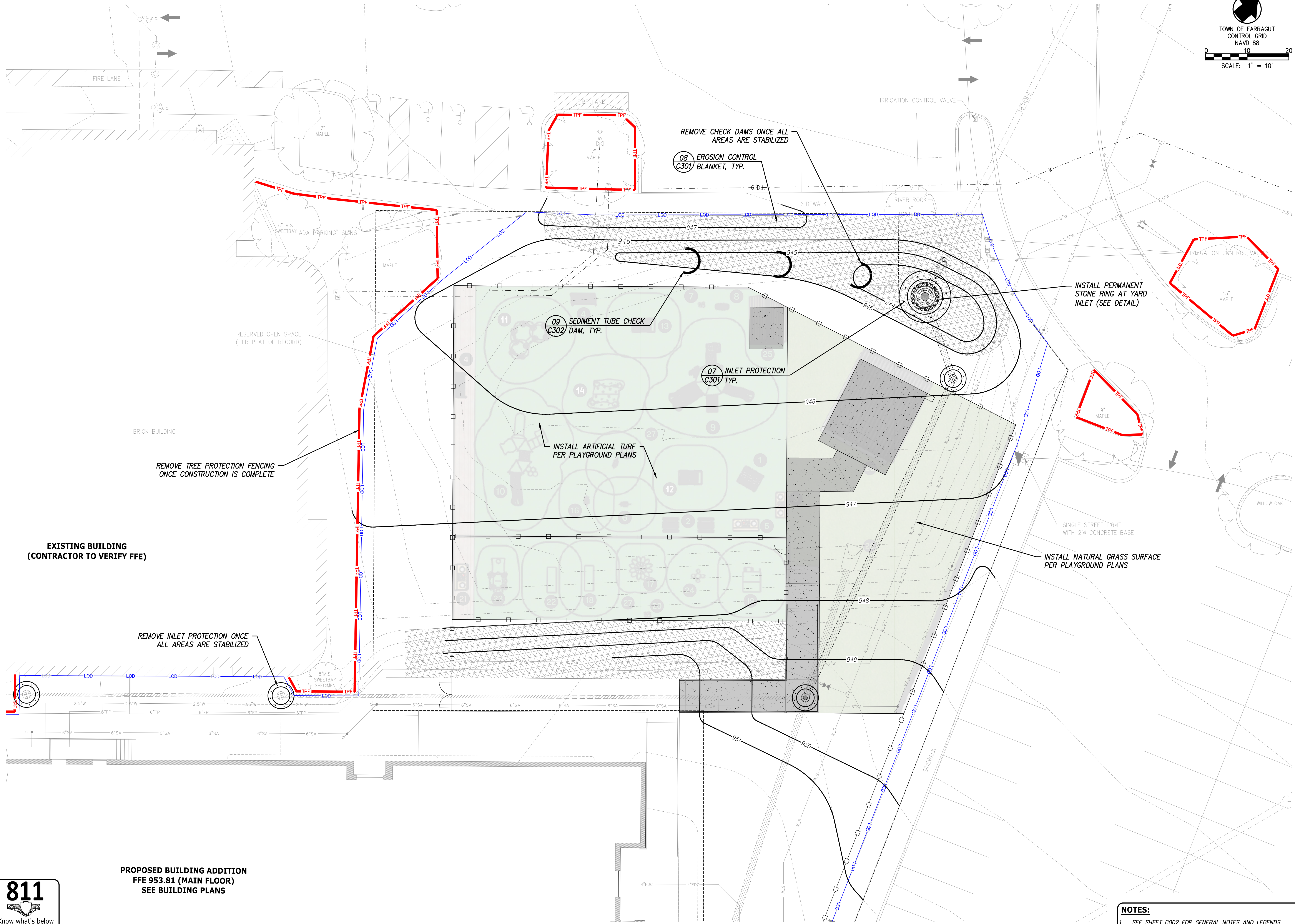
DRAWN BY:

J. HUNT

GRADING AND
DRAINAGE PLAN
(PLAYGROUND)

C101-P

SHEET 4 OF 8



TOWN OF FARRAGUT
CONTROL GRID
NAVD 88
SCALE: 1" = 10'

REMOVE CHECK DAMS ONCE ALL AREAS ARE STABILIZED

08 EROSION CONTROL
C301 BLANKET, TYP.

09 SEDIMENT TUBE CHECK
C302 DAM, TYP.

07 INLET PROTECTION
C301 TYP.

INSTALL PERMANENT
STONE RING AT YARD
INLET (SEE DETAIL)

REMOVE TREE PROTECTION FENCING
ONCE CONSTRUCTION IS COMPLETE

INSTALL NATURAL GRASS SURFACE
PER PLAYGROUND PLANS

REMOVE INLET PROTECTION ONCE
ALL AREAS ARE STABILIZED

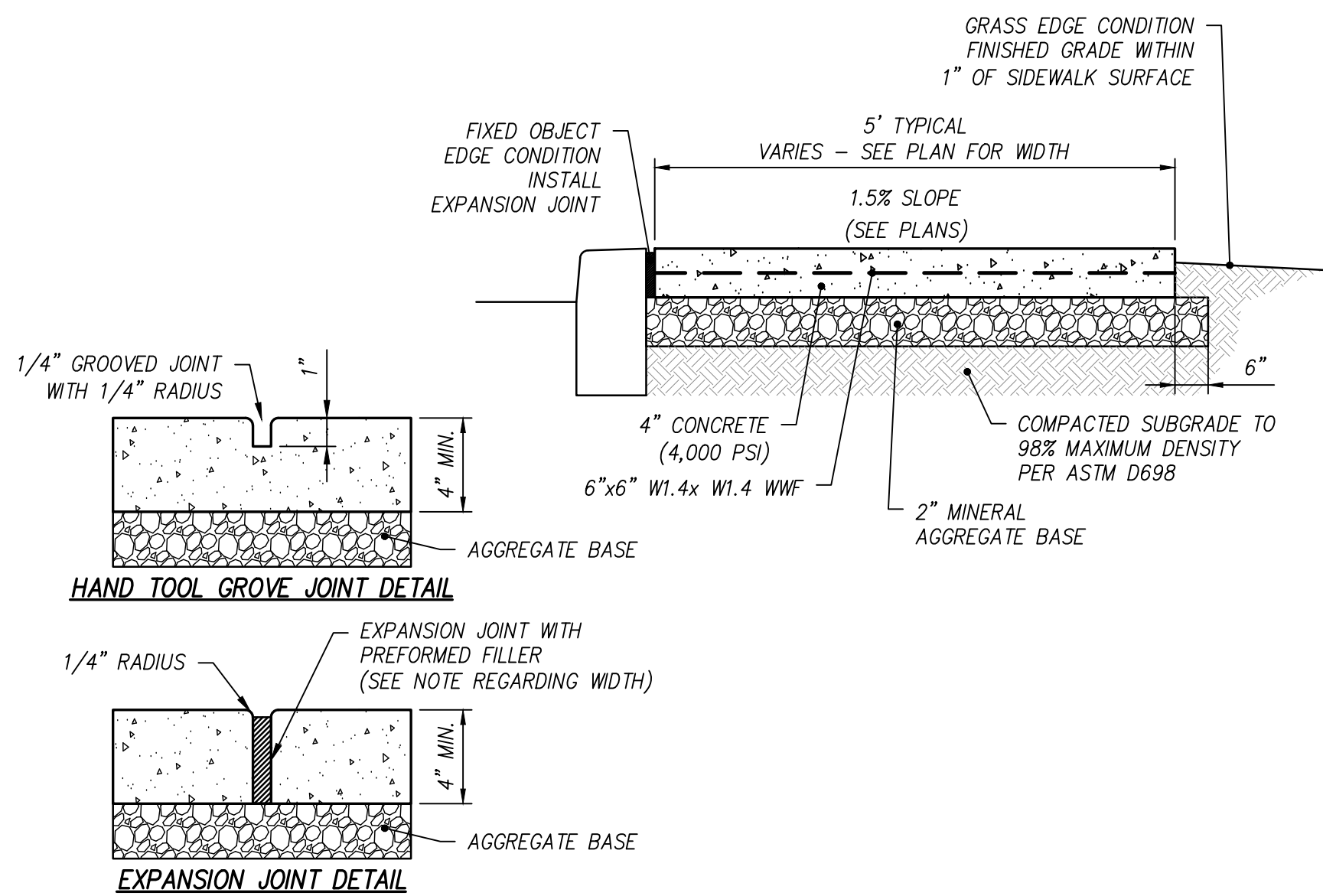
EXISTING BUILDING
(CONTRACTOR TO VERIFY FFE)

PROPOSED BUILDING ADDITION
FFE 953.81 (MAIN FLOOR)
SEE BUILDING PLANS



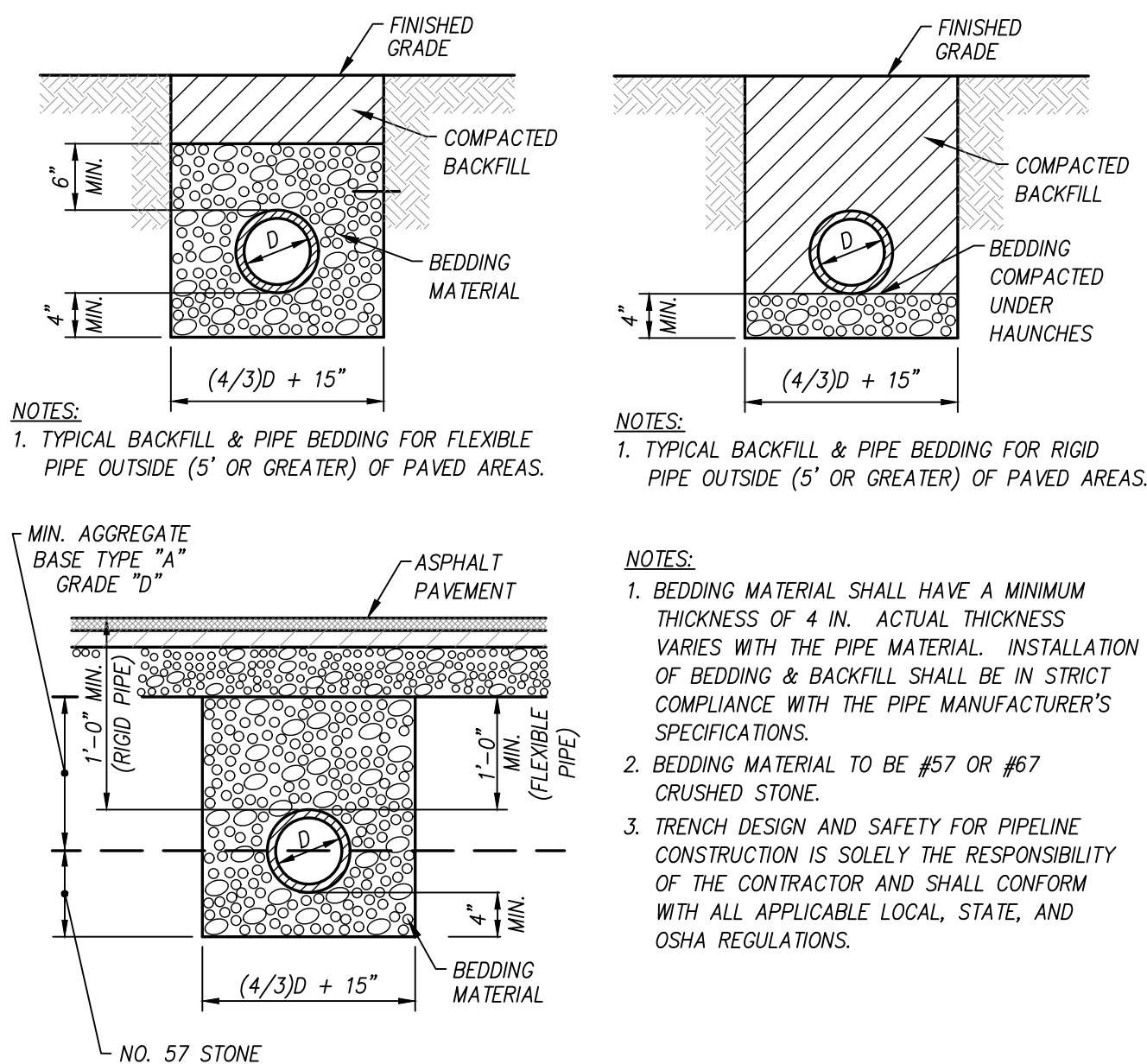
NOTES:
1. SEE SHEET C002 FOR GENERAL NOTES AND LEGENDS.
2. SEE SHEET C201 FOR STORM STRUCTURE AND PIPE TABLES.

ISSUE DESCRIPTION	
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CONCORD UNITED METHODIST CHURCH PRESCHOOL PLAY AREAS 11020 ROANE DRIVE FARRAGUT, TENNESSEE 37934	
PROJECT:	 CANNON & CANNON INC. 10025 Investment Drive, Suite 120 Knoxville, TN 37932 865.670.8555 www.cci-corp.com
CLIENT:	CONCORD UNITED METHODIST CHURCH 11020 ROANE DRIVE FARRAGUT, TENNESSEE 37934
CCI PROJ. NO.	00267-0005
DATE:	FEBRUARY 13, 2026
PM:	J. HUNT
DRAWN BY:	J. HUNT
FINAL EROSION CONTROL PLAN (PLAYGROUND)	
C202-P SHEET 6 OF 8	

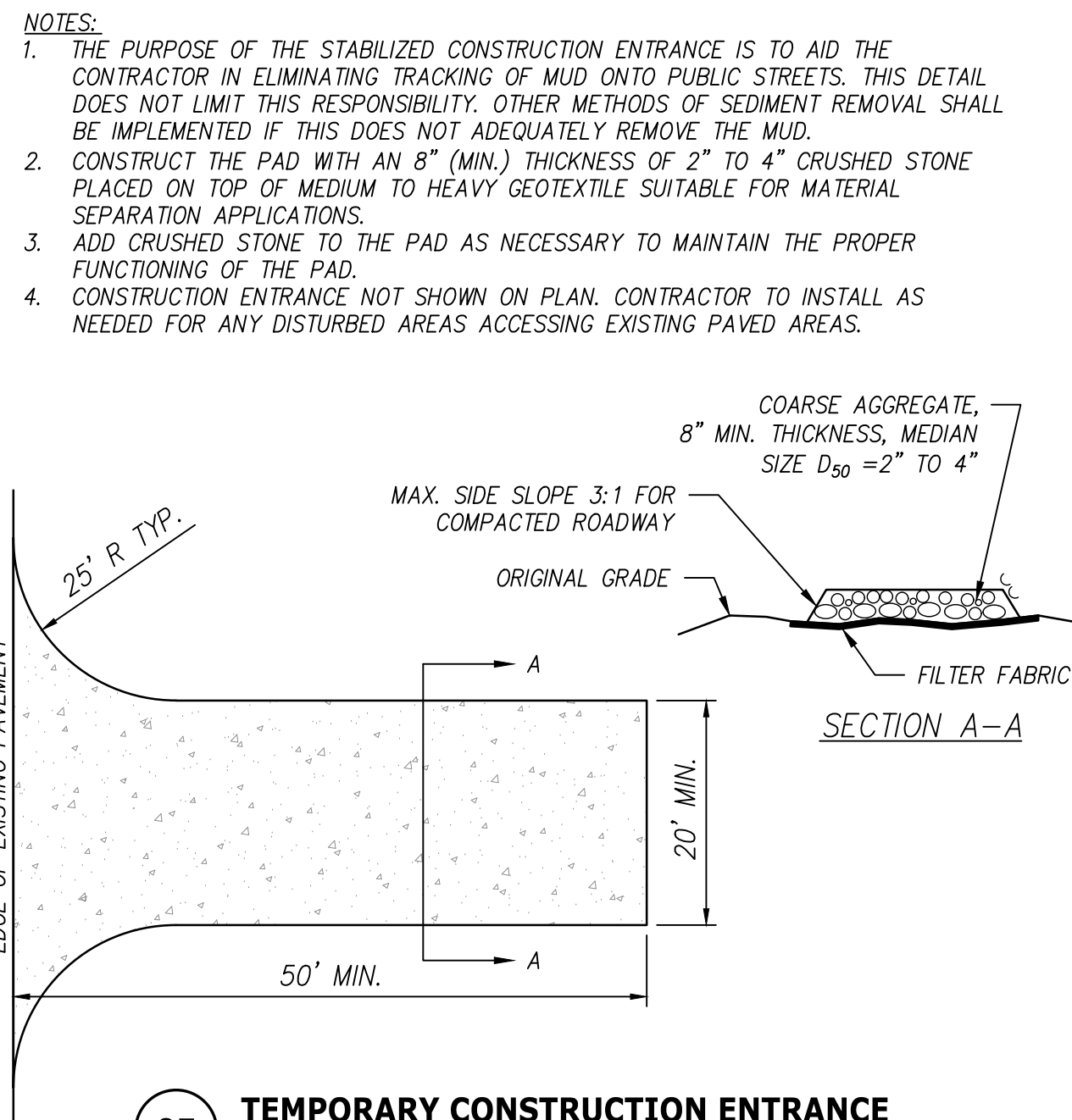


- NOTES:**
1. SIDEWALK CROSS SLOPE SHALL BE 1.5% MAXIMUM (1% MAXIMUM IN COK R.O.W.) AND SHALL BE SLOPED AWAY FROM BUILDINGS.
 2. SIDEWALKS SHALL HAVE A BROOM FINISH IN ACCORDANCE WITH TDOT SPECIFICATIONS.
 3. WHERE NECESSARY TO REMOVE PARTS OF EXISTING SIDEWALKS OR RAMPS, THE RESULTING EDGES SHALL BE CUT TO A NEAT LINE, AND ANY OFFSETS IN SUCH LINES SHALL BE MADE AT RIGHT ANGLES.
 4. MINERAL AGGREGATE BASE SHALL BE CRUSHED STONE, CLASS "A" AGGREGATE, GRADING "D".
 5. PREFORMED EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 25' O.C. AND WHERE THE SIDEWALK IS IN CONTACT WITH STREET RETURNS, ON BUILDING LINES, WHERE WALKS LEAD TO BUILDING ENTRANCES, AT FIXED OBJECTS AND OTHER LOCATIONS WHERE STRESSES MAY DEVELOP, EXPANSION JOINT SHALL BE 1" WIDE IN AREAS IN CONTACT WITH CURBULAR CURBS, BUILDINGS, RETAINING WALLS AND FIXED OBJECTS. ALL OTHER LOCATIONS SHALL BE 1/2" WIDE JOINTS.
 6. EQUALLY SPACE CONTRACTION JOINTS AT 5' O.C. (APPROXIMATE) BETWEEN EXPANSION JOINTS.
 7. SIDEWALK SHALL BE SLOPED AWAY FROM BUILDING.
 8. SIDEWALKS WHICH DO NOT MEET ADA STANDARDS WITH REGARD TO RUNNING SLOPE AND CROSS SLOPES WILL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
 9. INSTALL SIDEWALK PER TOWN OF FARRAGUT AND TDOT SPECIFICATIONS.

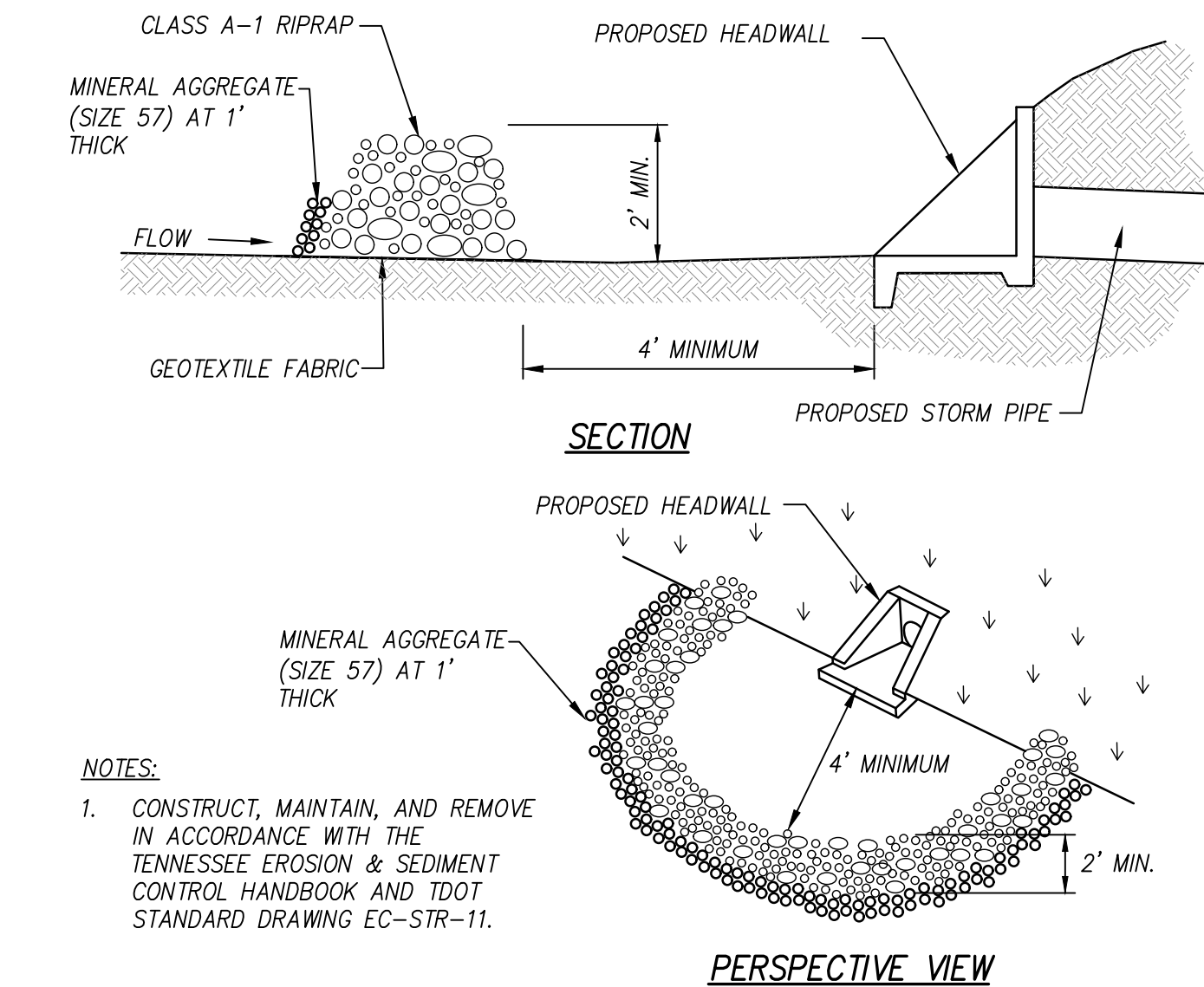
01 CONCRETE SIDEWALK
N.T.S.



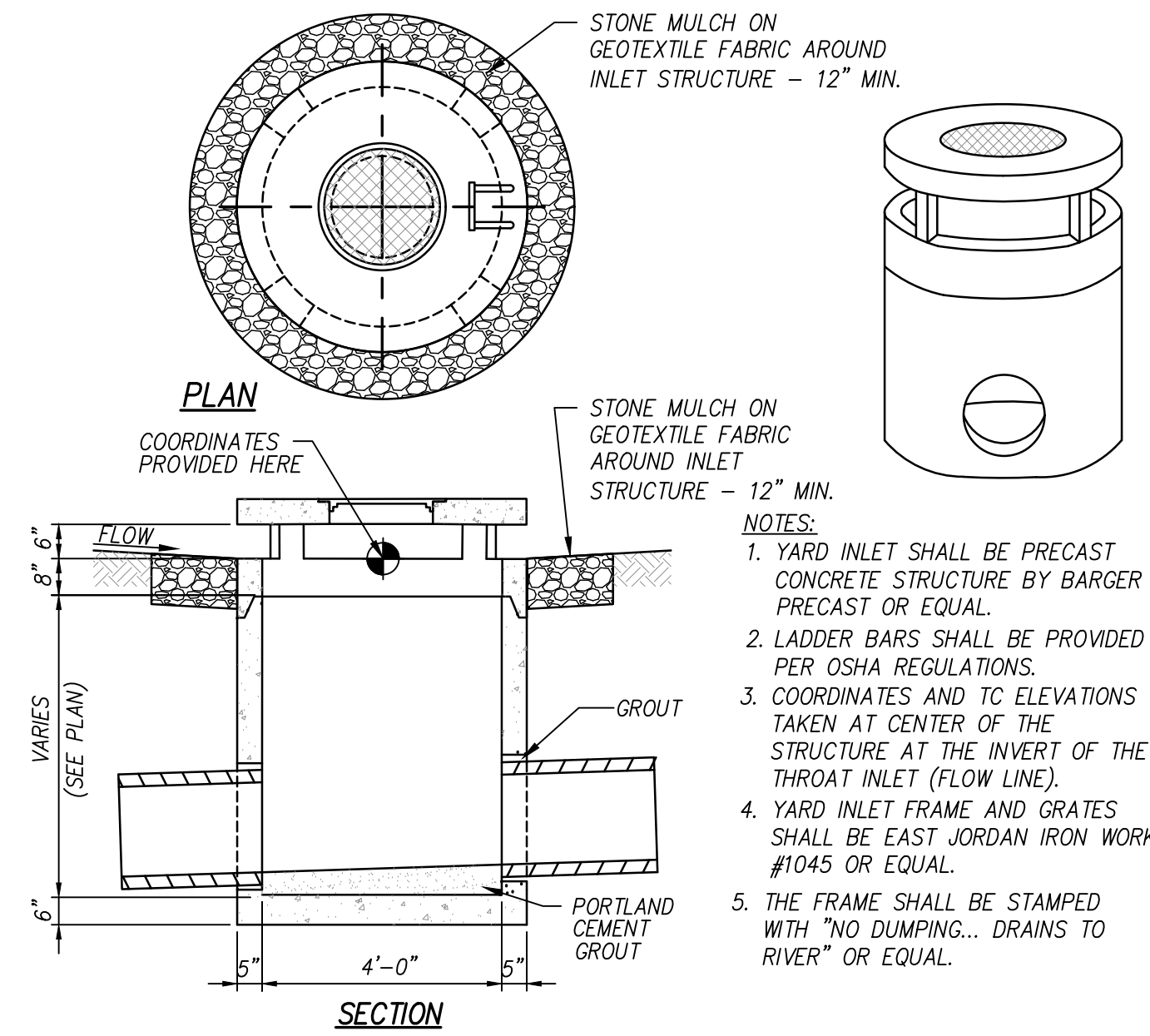
04 PIPE BEDDING & BACKFILL
N.T.S.



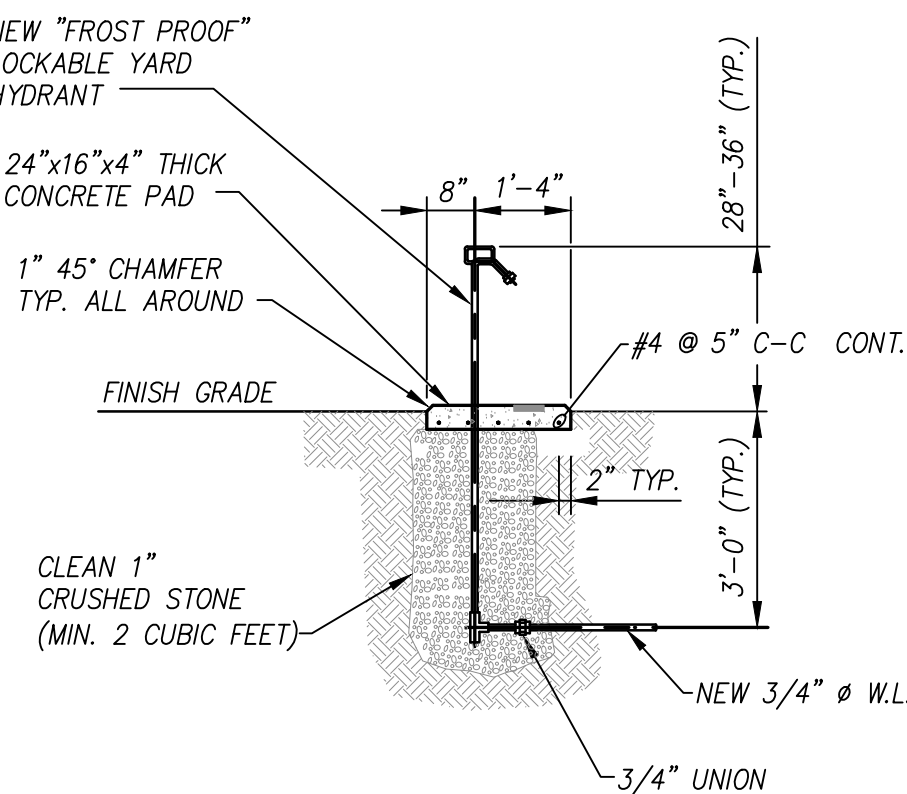
05 TEMPORARY CONSTRUCTION ENTRANCE
N.T.S.



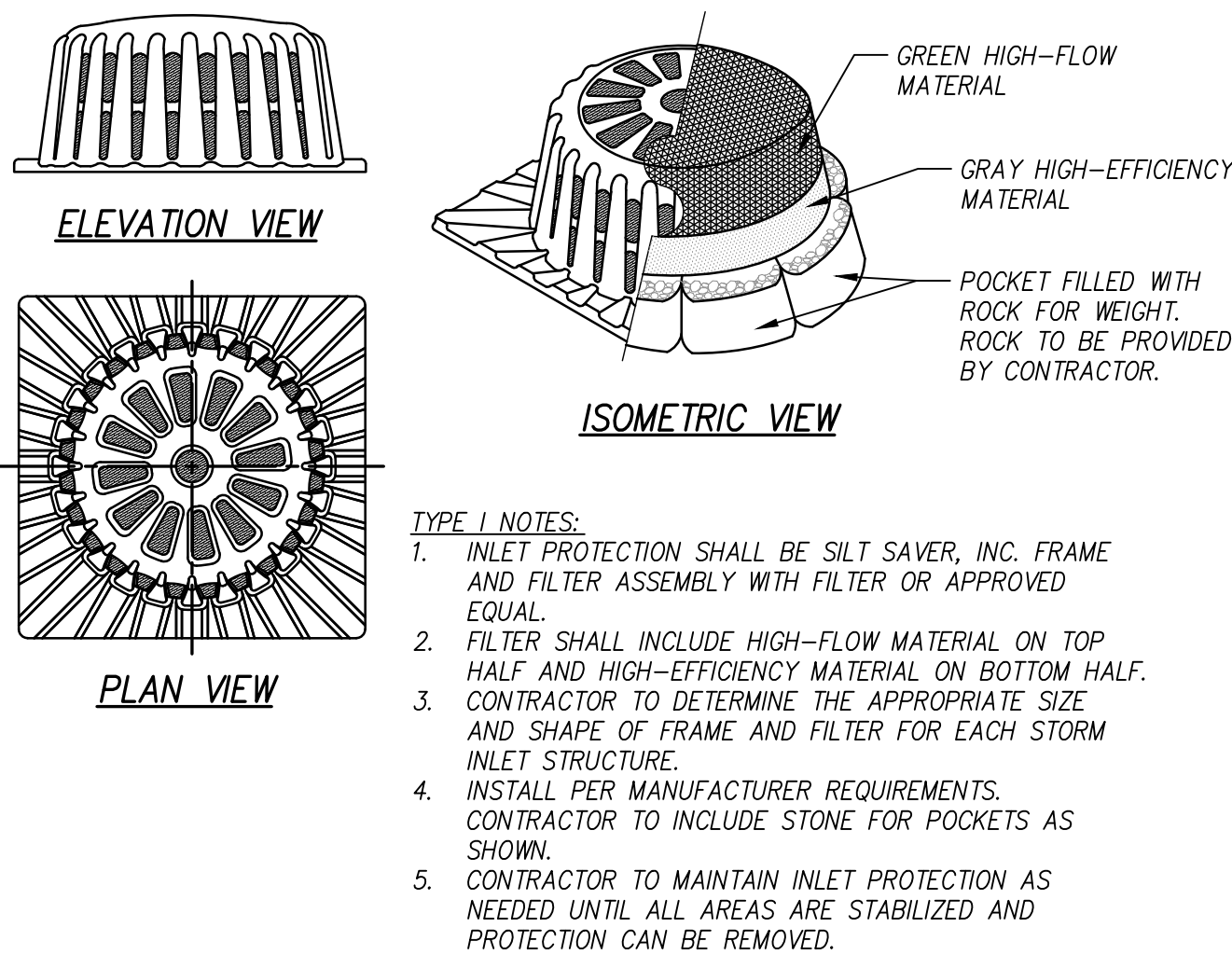
06 STONE FILTER RING
N.T.S.



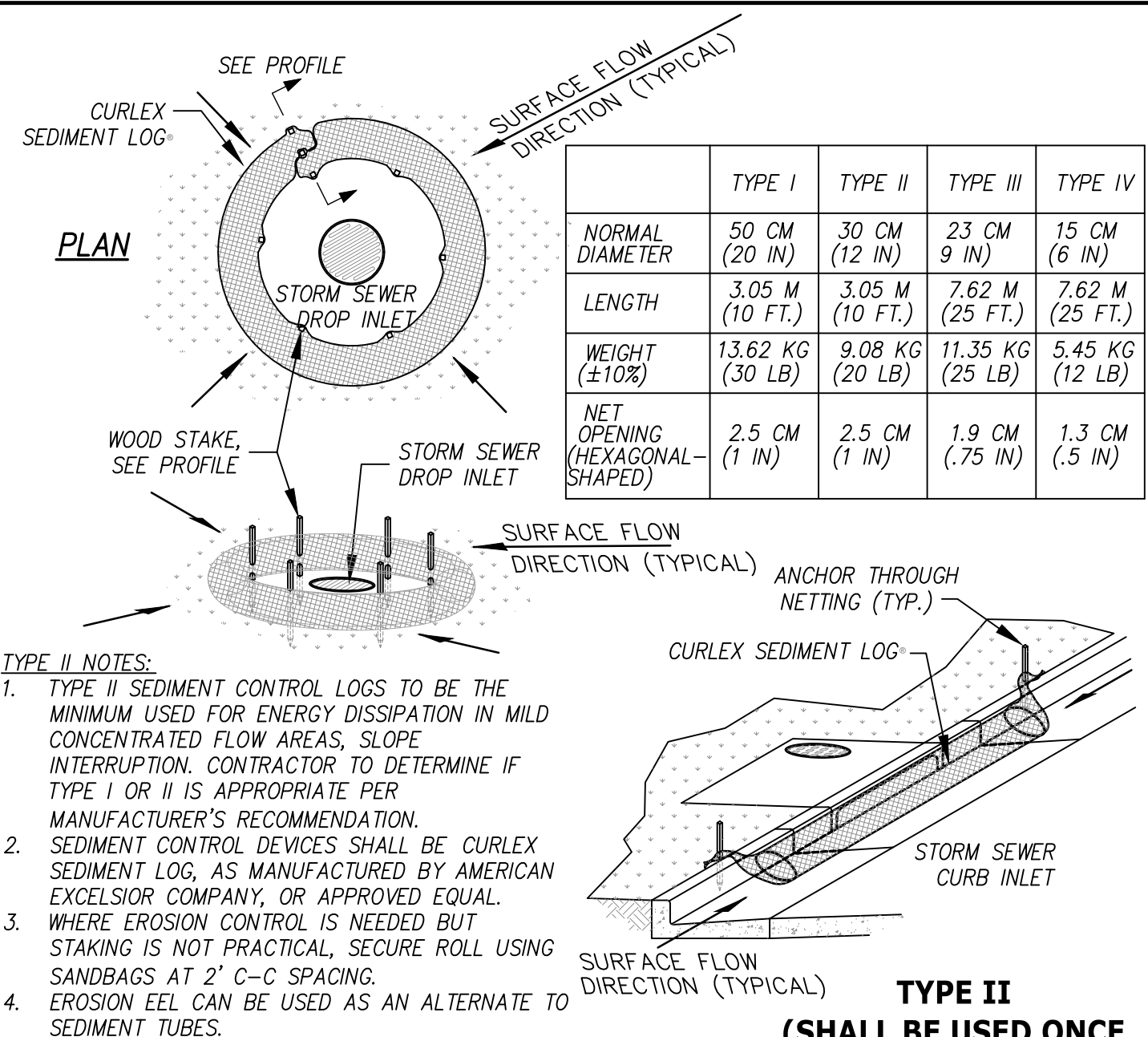
03 YARD INLET
N.T.S.



10 3/4" YARD HYDRANT
N.T.S.

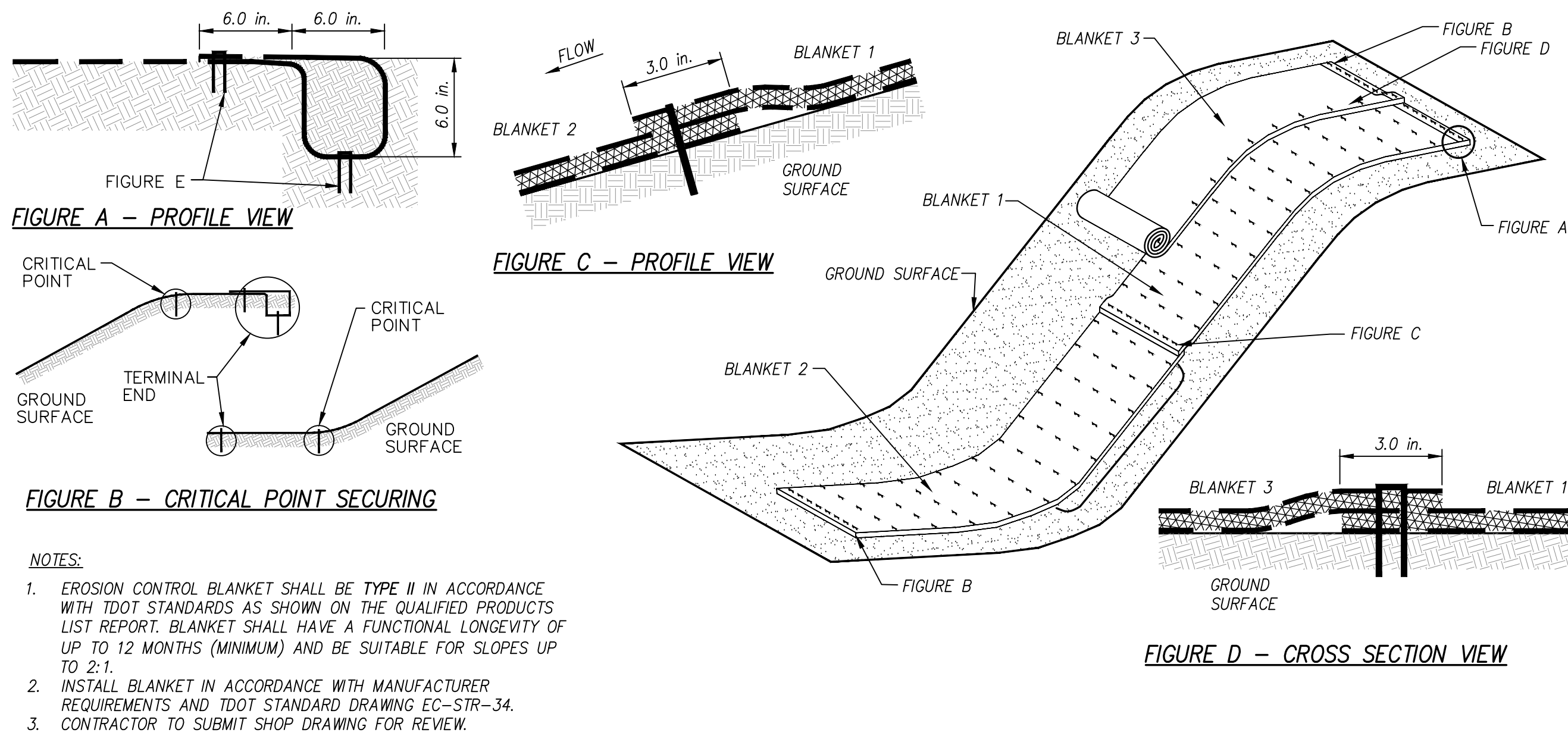


TYPE I (SHALL BE USED UNTIL STRUCTURE IS TO GRADE)



TYPE II (SHALL BE USED ONCE STRUCTURE IS TO GRADE)

07 TEMPORARY INLET PROTECTION
N.T.S.



08 EROSION CONTROL BLANKET
N.T.S.

ISSUE DESCRIPTION	
DATE:	
NO.	

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ASSTON R. HUNT
REGISTERED ENGINEER
No. 112487
STATE OF TENNESSEE
02/13/26

**CONCORD UNITED METHODIST CHURCH
PRESCHOOL PLAY AREAS**

11020 ROANE DRIVE
FARRAGUT, TENNESSEE 37934

CANNON & CANNON INC.

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865.670.8555
www.cci-corp.com

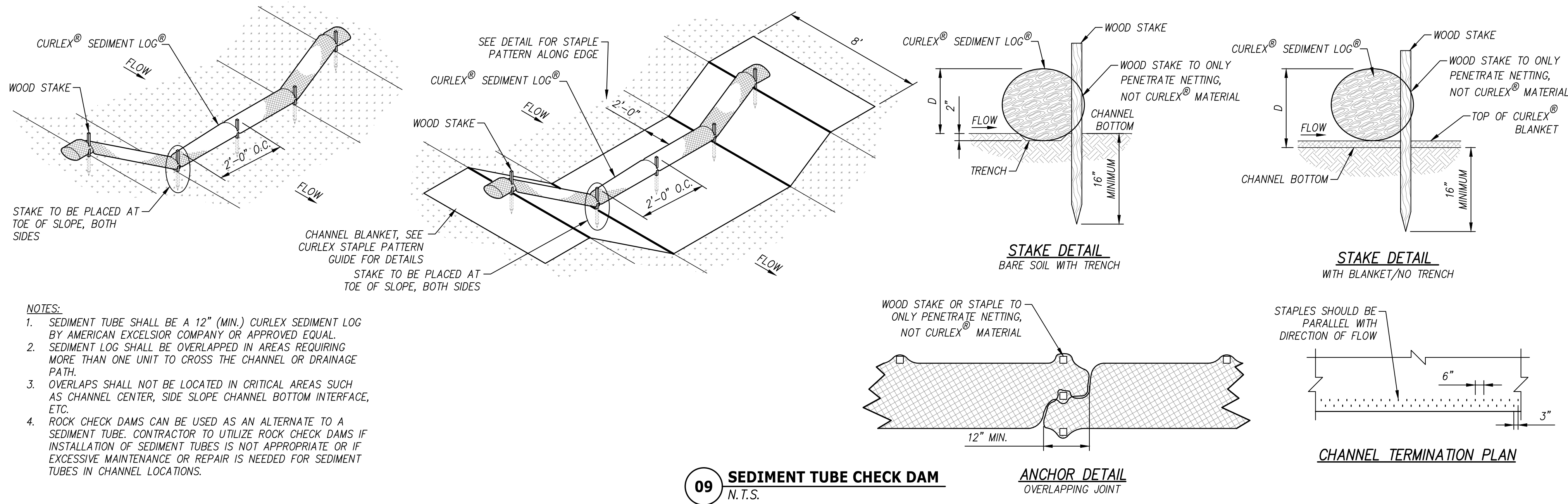
CLIENT:

**CONCORD UNITED
METHODIST CHURCH**
11020 ROANE DRIVE
FARRAGUT, TENNESSEE 37934

CCI PROJ. NO. 00267-0005
DATE: FEBRUARY 13, 2026
PM: J. HUNT
DRAWN BY: J. HUNT

**SITE DETAILS
(PLAYGROUND)**

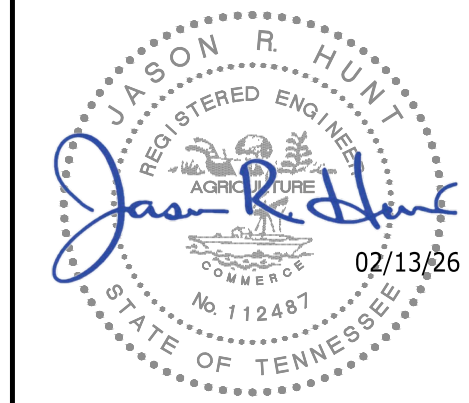
C301-P
SHEET 7 OF 8



- NOTES:
1. SEDIMENT TUBE SHALL BE A 12" (MIN.) CURLEX SEDIMENT LOG BY AMERICAN EXCELSIOR COMPANY OR APPROVED EQUAL.
 2. SEDIMENT LOG SHALL BE OVERLAPPED IN AREAS REQUIRING MORE THAN ONE UNIT TO CROSS THE CHANNEL OR DRAINAGE PATH.
 3. OVERLAPS SHALL NOT BE LOCATED IN CRITICAL AREAS SUCH AS CHANNEL CENTER, SIDE SLOPE CHANNEL BOTTOM INTERFACE, ETC.
 4. ROCK CHECK DAMS CAN BE USED AS AN ALTERNATE TO A SEDIMENT TUBE. CONTRACTOR TO UTILIZE ROCK CHECK DAMS IF INSTALLATION OF SEDIMENT TUBES IS NOT APPROPRIATE OR IF EXCESSIVE MAINTENANCE OR REPAIR IS NEEDED FOR SEDIMENT TUBES IN CHANNEL LOCATIONS.

09 SEDIMENT TUBE CHECK DAM
N.T.S.

ANCHOR DETAIL
OVERLAPPING JOINT



IF THIS DOCUMENT IS NOT SIGNED, SEALED, AND DATED, IT MAY NOT BE USED FOR CONSTRUCTION.

CONCORD UNITED METHODIST CHURCH
PRESCHOOL PLAY AREAS
11020 ROANE DRIVE
FARRAGUT, TENNESSEE 37934



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

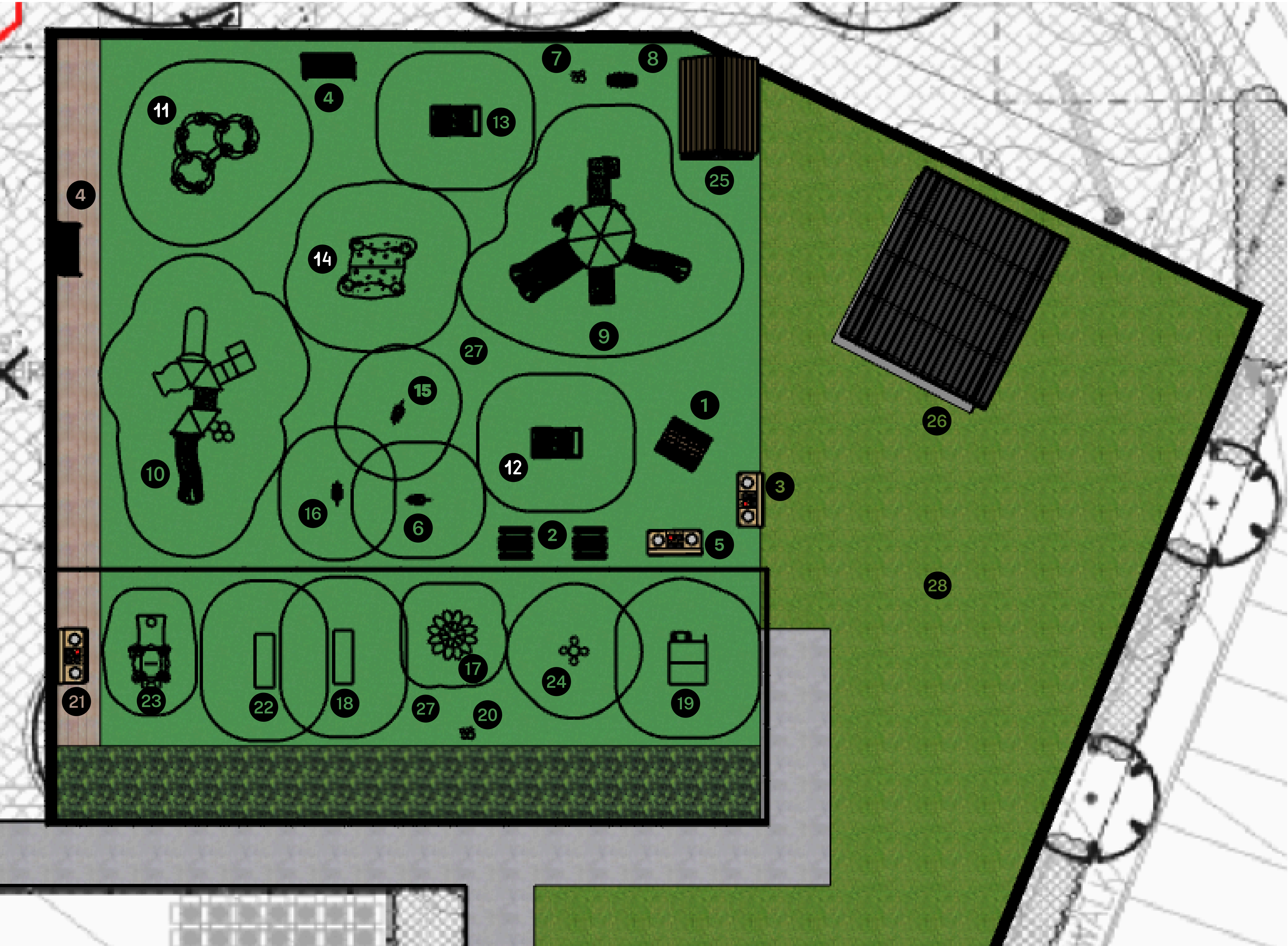
CLIENT:

CONCORD UNITED
METHODIST CHURCH
11020 ROANE DRIVE
FARRAGUT, TENNESSEE 37934

CCI PROJ. NO. 00267-0005
DATE: FEBRUARY 13, 2026
PM: J. HUNT
DRAWN BY: J. HUNT

SITE DETAILS
(PLAYGROUND)

C302-P
SHEET 8 OF 8



- 2-5YR Play Area - 7,900 SF**
- 4,450 SF Play Surface Area (Turf)
 - 3,450 SF Flex Surface Area (Grass)
- 6-23 Month Play Area - 20'x80' - 1,500 SF**
- 1,500 SF Play Surface Area (Turf)

Site Areas / Elements - 2-5YR

- 1

Metal House
- 5

Science Table
- 9

Large Combo #1
- 13

Fire Truck
- 2

Picnic Tables
- 6

Airplane
- 10

Large Combo #2
- 14

Tunnel w. Rock Wall
- 3

Mud Kitchen
- 7

Drums
- 11

Monkey Bars
- 15

Airplane on Springs
- 4

Benches
- 8

Xylophone
- 12

Jeep on Springs
- 16

Spring Whale

Site Areas / Elements - 6-23 MO

- 17

Tree
- 18

Mail Truck
- 19

House
- 20

Drums

MISC Elements

- 21

Mud Kitchen
- 22

Train
- 23

Climber Combo Unit
- 24

4 Person Seesaw Bouncer
- 25

Storage Shed
- 26

18'x22' Covered Shelter
- 27

Artificial Turf Surface
- 28

Natural Grass Surface

EPC

Elevate Play Collective

1784 W Northfield Blvd #313

Murfreesboro, TN 37129

info@elevateplaycollective.com

Project Name: Concord United Methodist Church
Design Name: Preschool Play Areas
Location: Knoxville, TN
Drawing Name: Site Layout

Important: Soft resilient surfacing should be placed in the use zones of all play equipment at depths that meet the critical fall heights set forth by the ASTM F1487 Standard and the U.S. Consumer Product Safety Commission

This play equipment is recommended for children ages:
2-5 and 6-23 Months

Project Number: 1025-46
Date: 7/21/25
Revisions: 9/30/25;
12/19/25
Drawn By: NSC

REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director

Subject: Approval of Resolution PC-26-02, a resolution to amend the Farragut Code of Ordinances, Appendix B - Subdivisions, Article IV., Development Prerequisite to Final Approval, Subsection A. Required Improvements., 10. Street Name and Traffic Signs, to provide for clarity on the maintenance of alternative support posts and/or street or traffic signs

Introduction & Background: The Subdivision Regulations provide the requirements for new public infrastructure. This includes street name and traffic related signs associated with public streets that are maintained by the Town. The standard support post for street name and traffic signs is a two-inch square metal tube pole. The Subdivision Regulations allow for an alternative support post, provided it is approved as part of the construction plans (preliminary plat) for the subdivision or development.

Discussion & Recommendations: The purpose of Resolution PC-26-02, which is included in the packet, is to address how alternative support posts and/or street name or traffic signs will be maintained since they would not be the type of post or sign the Town would re-install when such sign is damaged and/or needs to be replaced for maintenance purposes. Resolution PC-26-02 provides clarity on these situations by requiring covenants that are approved by the Town Attorney to be recorded and clearly specify that the responsibility will be with the homeowner's association or property owner's association. In all cases, the support post and/or street name/traffic sign would be required to comply with the MUTCD and the street names would have to be on a blue background.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion: To approve Resolution PC-26-02.

RESOLUTION PC-26-02

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO AMEND THE FARRAGUT CODE OF ORDINANCES, APPENDIX B - SUBDIVISIONS, ARTICLE IV., DEVELOPMENT PREREQUISITE TO FINAL APPROVAL, SUBSECTION A. REQUIRED IMPROVEMENTS., 10. STREET NAME AND TRAFFIC SIGNS, TO PROVIDE FOR CLARITY ON THE MAINTENANCE OF ALTERNATIVE SUPPORT POSTS AND/OR STREET OR TRAFFIC SIGNS

WHEREAS, the Farragut Municipal Planning Commission has adopted regulations governing the subdivision of land within the Town in the manner provided for in Section 13-4-303, Tennessee Code Annotated,

WHEREAS, one of the requirements for final plat approval is the installation of street name and traffic signs by the developer or their representative,

WHEREAS, in lieu of the standard support post and/or street or traffic sign layout, a developer or their representative may propose an alternative design for the support posts and/or street and traffic signs, that otherwise complies with the Town's street name and traffic sign regulations,

WHEREAS, in such a scenario, guidance is needed in the Subdivision Regulations on the maintenance of these alternative support posts and/or signs,

WHEREAS, the Farragut Municipal Planning Commission may amend the Subdivision Regulations in the manner provided for in Section 13-4-303, Tennessee Code Annotated, and after a public hearing has been held thereon;

WHEREAS, such public hearing was held on March 19, 2026; and

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission adopts the following amendments to the Farragut Code of Ordinances, Appendix B. – Subdivisions:

SECTION 1.

Article IV. Development Prerequisite to Final Plat Approval, Subsection A. Required Improvements., 10. Street Name and Traffic Signs, to add a second paragraph as follows:

10. *Street Name and Traffic Signs*. The subdivider shall provide and install street and traffic signs per the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD), latest edition. All street name signs shall be of blue background. All signs shall be mounted on two-inch square tube poles unless a proposed alternative is approved as part of the preliminary plat.

Where an alternative support post and/or street or traffic sign layout is proposed and otherwise complies with this section, the maintenance of such alternative support post and/or street or sign layout shall be the responsibility of the homeowner's or property management association and reflected in covenants approved by the Town Attorney and that are recorded and run with the land.

SECTION 2.

This amendment shall be in full force and effect from and after the date of passage of this Resolution.

RESOLUTION passed March 19, 2026.

Ron Pinchok, Chairman

Shannon Preston, Secretary

EXISTING LANGUAGE WITH CHANGES SHOWN

- a. All lots connected to a sewerage system shall be approved by the utility operating the system. Sanitary sewers shall meet all design specifications and requirements of the Tennessee Department of Environment and Conservation (TDEC), the County Health Department, and the utility which will be operating the system. Additionally, all utility valves or other control mechanisms and maintenance structures shall be located behind the curblin outside of the paved right-of-way. Only exceptions to this requirement shall be approved in writing by the town engineer.
 - b. All new or replacement sanitary sewer systems, together with attendant facilities, proposed to be located within an area subject to flood shall be designed and constructed so as to minimize or eliminate flood damage.
9. *Erosion Control.* The Planning Commission shall require that all new development to be in conformance with the grading, soil erosion and sedimentation control regulations as set forth by the Town of Farragut, Tennessee.

An erosion control bond is required prior to the issuance of a grading permit by the town. The amount will be determined by the town engineer at his (her) discretion based on area disturbed, surrounding area, and nearby waterways.

10. *Street Name and Traffic Signs.* The subdivider shall provide and install street and traffic signs per the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD), latest edition. All street name signs shall be of blue background. All signs shall be mounted on two-inch square tube poles unless a proposed alternative is approved as part of the preliminary plat.

Where an alternative support post and/or street or traffic sign layout is proposed and otherwise complies with this section, the maintenance of such alternative support post and/or street or sign layout shall be the responsibility of the homeowner's or property management association and reflected in covenants approved by the Town Attorney and that are recorded and run with the land.

11. *Two-Year Maintenance Bond.* The applicant shall place with the Town of Farragut a maintenance bond which covers roads, drainage, erosion control, sidewalk, and walking trail construction (the facilities). The purpose of the bond is to pay for or reimburse the town for the cost of any maintenance or repair required to be made (in the sole opinion of the town engineer) to the facilities during the two-year period following the completion of construction of the facilities, which have not been repaired by or at the expense of the constructing contractor.

The bond amount shall be determined on a project by project basis. The town engineer shall provide the planning commission staff and applicant with the appropriate bond amount based on the size and complexity of the project. The bond shall be for a period of two years. If all deficiencies have not been repaired by the end of the two-year period, the applicant may petition the planning commission staff to extend the maintenance bond for a period not to exceed one year. If all deficiencies have not been repaired by the end of the that one-year period, the staff will cash the maintenance bond. The applicant may appeal the cashing of the maintenance bond to the planning commission and request to extend the maintenance bond for a period not to exceed one year. If all deficiencies have not been repaired by the end of the one-year extension granted by the planning commission, the staff shall cash the maintenance bond.

The town will accept appropriately prepared and worded irrevocable letters of credit from a federally insured lending institution or appropriately prepared and worded escrow deposit agreements from a federally insured lending institution. The maintenance bond shall be approved by the planning commission staff prior to the planning commission secretary's signature being affixed to the final plat, with commencement of the two-year maintenance period beginning upon written notice of acceptance or approval of the town engineer.

REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director

Subject: Discussion and public hearing on Ordinance 26-07, an ordinance to amend the Farragut Code of Ordinances, Appendix A - Zoning, Chapter 4. General Provisions and Exceptions, Section VIII. - Farragut Municipal Flood Damage Prevention Regulations, Section C. General Provisions., 2. *Basis for Establishing the Areas of Special Flood Hazard*, to update the referenced Community Panel Numbers for 0243G and 0244G, to reference the LOMR effecting these panel numbers and that became effective February 10, 2026

Introduction & Background: Chapter 4 of the Town's Zoning Ordinance includes the Town's Flood Damage Prevention Regulations. As part of these regulations, there are flood insurance rate maps that identify and differentiate special flood hazard areas and other areas of flood hazard. For reference purposes, these maps are listed in the Flood Damage Prevention Regulations. As maps are updated, the regulations must also be updated to account for those map amendments.

Discussion & Recommendations: The purpose of Ordinance 26-07 is to acknowledge that Community Panel Numbers 0243G and 0244G were amended per the Letter of Map Revision (LOMR) that became effective on February 10, 2026 and which is included in the packet. The section that is being amended in the Flood Damage Prevention Regulations references the applicable Flood Insurance Rate Maps (FIRM) and all supporting technical data that establish and govern the areas of special flood hazard in the Town.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion: Along with Ordinance 26-07, included in the packet is Resolution PC-26-03 which recommends approval of Ordinance 26-07 to the Board of Mayor and Aldermen. The motion is to approve Resolution PC-26-03.

RESOLUTION PC-26-03

FARRAGUT MUNICIPAL PLANNING COMMISSION

AN RESOLUTION TO SUPPORT AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING THE FARRAGUT CODE OF ORDINANCES, APPENDIX A., ZONING, CHAPTER 4. GENERAL PROVISIONS AND EXCEPTIONS, SECTION VIII. - FARRAGUT MUNICIPAL FLOOD DAMAGE PREVENTION REGULATIONS, SECTION C. GENERAL PROVISIONS., *2. BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD*, TO UPDATE THE REFERENCED COMMUNITY PANEL NUMBERS FOR 0243G AND 0244G, TO ACKNOWLEDGE THE LOMR EFFECTING THESE PANEL NUMBERS AND THAT BECAME EFFECTIVE FEBRUARY 10, 2026

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

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

WHEREAS, a public hearing was held on this request on March 19, 2026;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 26-07.

ADOPTED this 19th day of March 2026.

Ron Pinchok, Chairman

Shannon Preston, Secretary

ORDINANCE:	Ordinance 26-07
PREPARED BY:	Shipley
REQUESTED BY:	Staff
CERTIFIED BY FMPC:	March 19, 2026
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE FARRAGUT CODE OF ORDINANCES, APPENDIX A - ZONING, CHAPTER 4. GENERAL PROVISIONS AND EXCEPTIONS, SECTION VIII. - FARRAGUT MUNICIPAL FLOOD DAMAGE PREVENTION REGULATIONS, SECTION C. GENERAL PROVISIONS., 2. *BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD*, TO UPDATE THE REFERENCED COMMUNITY PANEL NUMBERS FOR 0243G AND 0244G, TO REFERENCE THE LOMR EFFECTING THESE PANEL NUMBERS AND THAT BECAME EFFECTIVE FEBRUARY 10, 2026

WHEREAS, the Tennessee Code Annotated, Sections 13-7-201 through 13-7-210, has delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry,

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut have adopted Flood Damage Prevention Regulations as part of its participation in the National Flood Insurance Program and, as part of these regulations, have referenced the corresponding Flood Insurance Rate Maps (FIRM) that establish the areas of special flood hazard,

WHEREAS, the FIRM maps may from time to time be amended, including through Letter of Map Revision (LOMR) processes approved by the Federal Emergency Management Agency (FEMA),

WHEARAS, on February 10, 2026, a LOMR was officially approved by FEMA that amended the FIRM maps affecting Community Panel Numbers 0243G and 0244G,

WHEREAS, to reference these updates in the Flood Damage Prevention Regulations, the Board of Mayor and Aldermen wish to amend the Farragut Code of Ordinances, Appendix A - Zoning, Chapter 4. General Provisions and Exceptions, Section VIII. - Farragut Municipal Flood Damage Prevention Regulations, Section C. General Provisions., 2. *Basis for Establishing the Areas of Special Flood Hazard*, as follows:

SECTION 1.

2. *Basis for Establishing the Areas of Special Flood Hazard.* The Areas of Special Flood Hazard identified for the Town of Farragut, Tennessee, as identified by FEMA, and in its Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM), Community Panel Number(s) 47093C—0238F, 0239F, 0352F, 0356F, and 0360F dated, May 2, 2007, and Community Panel Number(s) 47093C—0241G, 0242G, 0243G, 0244G, and 0357G, dated August 5, 2013, **and for Panel Numbers 0243G and 0244G, as updated to reflect the Letter of Map Revision (LOMR) effective February 10, 2026**, along with all supporting technical data, are adopted by reference and declared to be a part of this ordinance.

SECTION 2.

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

Ron Williams, Mayor

Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this _____ day of _____, 2026, with approval recommended.

Ron Pinchok, Chairman

Shannon Preston, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

EXISTING LANGUAGE WITH CHANGES SHOWN

structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

Substantially improved existing manufactured home parks or subdivisions is where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

Variance is a grant of relief from the requirements of this ordinance.

Violation means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certification, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.

Water surface elevation means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, the North American Vertical Datum (NAVD) of 1988, or other datum, where specified, of floods of various magnitudes and frequencies in the floodplains of riverine areas.

C. General Provisions.

1. *Application.* This ordinance shall apply to all areas within the incorporated area of the Town of Farragut, Tennessee.
2. *Basis for Establishing the Areas of Special Flood Hazard.* The Areas of Special Flood Hazard identified for the Town of Farragut, Tennessee, as identified by FEMA, and in its Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM), Community Panel Number(s) 47093C—0238F, 0239F, 0352F, 0356F, and 0360F dated, May 2, 2007, and Community Panel Number(s) 47093C—0241G, 0242G, 0243G, 0244G, and 0357G, Dated August 5, 2013, **and for Panel Numbers 0243G and 0244G, as updated to reflect the Letter of Map Revision (LOMR) effective February 10, 2026,** along with all supporting technical data, are adopted by reference and declared to be a part of this ordinance.
3. *Requirement for Development Permit.* A development permit shall be required in conformity with this ordinance prior to the commencement of any development activities.
4. *Compliance.* No land, structure or use shall hereafter be located, extended, converted or structurally altered without full compliance with the terms of this ordinance and other applicable regulations.
5. *Abrogation and Greater Restrictions.* This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants or deed restrictions. However, where this ordinance conflicts or overlaps with another regulatory instrument, whichever imposes the more stringent restrictions shall prevail.
6. *Interpretation.* In the interpretation and application of this ordinance, all provisions shall be: (1) considered as minimum requirements; (2) liberally construed in favor of the governing body and; (3) deemed neither to limit nor repeal any other powers granted under Tennessee statutes.
7. *Warning and Disclaimer of Liability.* The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the Areas of Special Flood Hazard or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the Town of Farragut, Tennessee or by any officer or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.
8. *Penalties for Violation.* Violation of the provisions of this ordinance or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION			PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Town of Farragut Knox County Tennessee		BRIDGE FILL	1D HYDRAULIC ANALYSIS FLOODWAY UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 470387			
IDENTIFIER	Farragut Town Center at Biddle Farms		APPROXIMATE LATITUDE AND LONGITUDE: 35.879, -84.153 SOURCE: Other DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES			ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 47093C0243G DATE: August 5, 2013 TYPE: FIRM NO.: 47093C0244G DATE: August 5, 2013			DATE OF EFFECTIVE FLOOD INSURANCE STUDY: August 5, 2013 PROFILES: 124P, 196-197P FLOODWAY DATA TABLE: 14	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map

FLOODING SOURCES AND REVISED REACHES

Turkey Creek - From the downstream side of South Campbell Station Road to approximately 280 feet upstream of West End Avenue.

North Fork Turkey Creek - from the downstream side of South Campbell Station Road to approximately 830 feet upstream of South Campbell Station Road.

SUMMARY OF REVISIONS				
Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Turkey Creek	BFEs*	BFEs	YES	YES
	Floodway	Floodway	YES	YES
	Zone AE	Zone AE	YES	YES
	Zone X (shaded)	Zone X (shaded)	YES	YES
	Zone A	Zone AE	YES	YES
	Zone A	Zone X (unshaded)	YES	YES
North Fork Turkey Creek	BFEs	BFEs	YES	YES
	Floodway	Floodway	YES	YES
	Zone AE	Zone AE	YES	YES
	Zone X (shaded)	Zone X (shaded)	YES	YES

* BFEs - Base (1-percent-annual-chance) Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

David N. Bascom, Acting Director
Engineering and Modeling Division
Risk Analysis, Planning and Information Directorate



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

We provide the floodway designation to your community as a tool to regulate floodplain development. Therefore, the floodway revision we have described in this letter, while acceptable to us, must also be acceptable to your community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations.

NFIP regulations Subparagraph 60.3(b)(7) requires communities to ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management ordinances; therefore, responsibility for maintenance of the altered or relocated watercourse, including any related appurtenances such as bridges, culverts, and other drainage structures, rests with your community. We may request that your community submit a description and schedule of maintenance activities necessary to ensure this requirement.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance (base) flood discharges computed in the FIS for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

David N. Bascom, Acting Director
Engineering and Modeling Division
Risk Analysis, Planning and Information Directorate



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This revision has met our criteria for removing an area from the 1-percent-annual-chance (base) floodplain to reflect the placement of fill. However, we encourage you to require that the lowest adjacent grade and lowest floor (including basement) of any structure placed within the subject area be elevated to or above the Base (1-percent-annual-chance) Flood Elevation (BFE).

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Jacky Bell
Director, Mitigation Division
Federal Emergency Management Agency, Region IV
Rhodes Building, 3005 Chamblee Tucker Road
Atlanta, GA 30341
(770) 220-5406

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panels and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

David N. Bascom, Acting Director
Engineering and Modeling Division
Risk Analysis, Planning and Information Directorate



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

Name: *Knoxville News Sentinel*

Dates: October 6, 2025 and October 13, 2025

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in cursive script, reading "David N. Bascom".

David N. Bascom, Acting Director
Engineering and Modeling Division
Risk Analysis, Planning and Information Directorate

FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER-SURFACE ELEVATION (FEET NAVD)			
CROSS SECTION	DISTANCE	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
North Fork Beaver Creek								
A	497 ¹	160	861	1.9	1,018.0	1,014.5 ³	1,015.1	0.6
B	1,357 ¹	145	564	3.0	1,018.0	1,016.3 ³	1,017.0	0.7
C	2,946 ¹	165	515	2.7	1,020.6	1,020.6	1,021.3	0.7
D	3,720 ¹	120	326	4.0	1,025.3	1,025.3	1,025.8	0.5
E	4,214 ¹	55	221	5.9	1,029.6	1,029.6	1,030.5	0.9
F	5,569 ¹	70	247	4.8	1,040.3	1,040.3	1,040.7	0.4
G	5,904 ¹	75	245	4.8	1,041.5	1,041.5	1,042.2	0.7
H	6,661 ¹	65	234	4.6	1,046.8	1,046.8	1,047.7	0.9
I	8,469 ¹	60	139	4.9	1,065.4	1,065.4	1,065.7	0.3
J	9,169 ¹	27	100	6.8	1,072.6	1,072.6	1,073.0	0.4
K	10,725 ¹	35	123	3.6	1,095.7	1,095.7	1,096.7	1.0
North Fork Turkey Creek								
A	340 ²	40	384	3.7	843.7	843.7	844.4	0.7
B	2,564 ²	110	237	5.6	859.8	859.8	860.7	0.9
C	4,764 ²	100	407	3.0	877.7	877.7	878.4	0.7
D	5,754 ²	53	173	7.0	883.9	883.9	883.9	0.0
E	3,640 ²	65	267	6.3	870.1	870.1	870.1	0.0
F	8,518 ²	40	156	6.0	914.1	914.1	915.1	1.0
G	9,436 ²	40	206	4.5	924.1	924.1	924.8	0.7
H	10,972 ²	20	81	8.0	930.7	930.7	931.7	1.0
I	13,663 ²	30	258	2.0	944.4	944.4	945.4	1.0

¹Feet above confluence with Beaver Creek

²Feet above confluence with Turkey Creek

³Elevation computed without consideration of backwater effects from Beaver Creek

REVISED DATA

TABLE 14

FEDERAL EMERGENCY MANAGEMENT AGENCY

KNOX COUNTY, TN
AND INCORPORATED AREAS

FLOODWAY DATA

REVISED TO
REFLECT LOMR
EFFECTIVE: February 10, 2026

NORTH FORK BEAVER CREEK – NORTH FORK TURKEY CREEK

FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER-SURFACE ELEVATION (FEET NAVD)			
CROSS SECTION	DISTANCE	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
Turkey Creek								
A	6,864 ¹	300	1,457	2.4	815.7	807.1 ³	807.1	0.0
B	9,049 ¹	100	653	5.2	826.6	826.6	826.6	0.0
C	9,894 ¹	50	470	5.4	845.6	845.6	846.2	0.4
D	10,759 ¹	135	796	3.2	847.7	847.7	848.7	0.0
E	11,660 ¹	74	611	4.7	853.2	853.2	854.2	1.0
F	12,805 ¹	176	654	4.3	859.0	859.0	859.3	0.3
G	14,024 ¹	145	856	3.3	871.0	871.0	871.6	0.6
H	15,895 ¹	220	854	2.8	878.2	878.2	879.0	0.2
I	18,325 ¹	204	1,458	1.6	885.0	885.0	886.0	0.0
J	18,885 ¹	218	1,143	2.0	885.5	885.5	886.5	0.0
K	21,873 ¹	120	680	3.2	895.8	895.8	896.7	0.1
L	22,713 ¹	350	1,668	1.3	897.4	897.4	898.3	0.1
M	23,908 ¹	140	862	2.1	898.6	898.6	899.6	0.1
N	24,993 ¹	130	1,232	1.4	901.3	901.3	902.3	0.5
O	31,110 ¹	40	153	4.8	920.8	920.8	921.8	0.0
P	32,730 ¹	36	163	4.3	930.3	930.3	931.0	0.4
Q	33,396 ¹	50	138	4.7	935.0	935.0	935.3	0.3
R	34,210 ¹	62	125	3.8	942.4	942.4	942.8	0.4
S	34,714 ¹	44	134	3.6	947.4	947.4	948.3	0.9
T	35,514 ¹	26	85	5.7	953.8	953.8	954.6	0.8
West Hills Tributary								
A	1,061 ²	65	315	5.4	904.7	901.9 ⁴	902.8	0.9
B	2,536 ²	54	282	5.5	908.8	908.8	909.8	1.0
C	3,578 ²	120	469	2.7	916.5	916.5	917.5	1.0
D	4,448 ²	65	214	2.6	921.4	921.4	922.4	1.0
E	5,278 ²	36	103	5.1	927.7	927.7	928.4	0.7
F	5,623 ²	36	128	4.1	930.8	930.8	931.7	0.9

¹Feet above confluence with Tennessee River

²Feet above confluence with Ten Mile Creek

³Elevation computed without consideration of backwater effects from Tennessee River

⁴Elevation computed without consideration of backwater effects from Ten Mile Creek

REVISED DATA

TABLE 14

FEDERAL EMERGENCY MANAGEMENT AGENCY

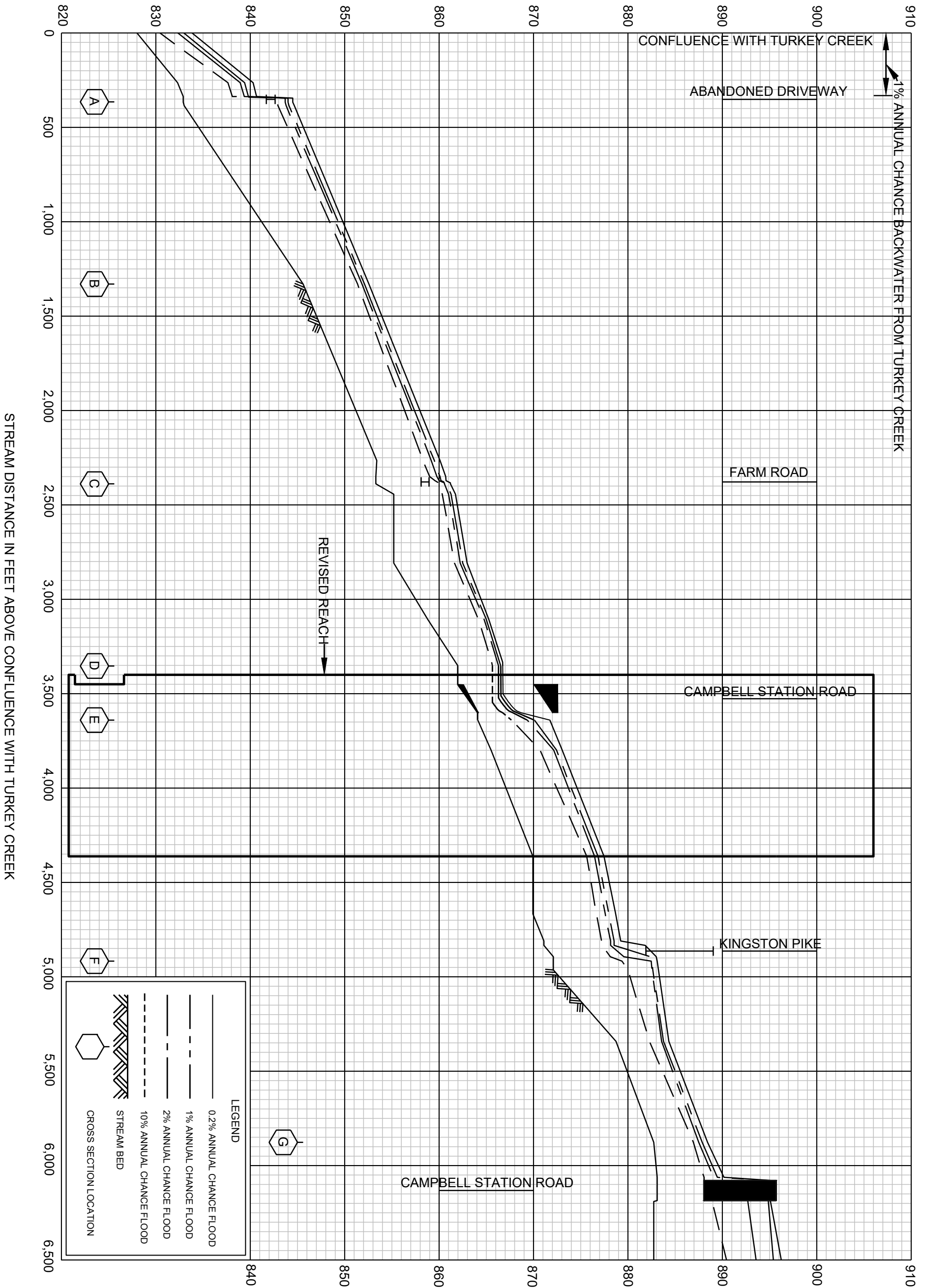
**KNOX COUNTY, TN
AND INCORPORATED AREAS**

FLOODWAY DATA

REVISED TO
REFLECT LOMR
EFFECTIVE: February 10, 2026

TURKEY CREEK – WEST HILLS TRIBUTARY

ELEVATION IN FEET (NAVD 88)



0.2% ANNUAL CHANCE FLOOD

1% ANNUAL CHANCE FLOOD

2% ANNUAL CHANCE FLOOD

10% ANNUAL CHANCE FLOOD

STREAM BED

CROSS SECTION LOCATION

FEDERAL EMERGENCY MANAGEMENT AGENCY

KNOX COUNTY, TN
AND INCORPORATED AREAS

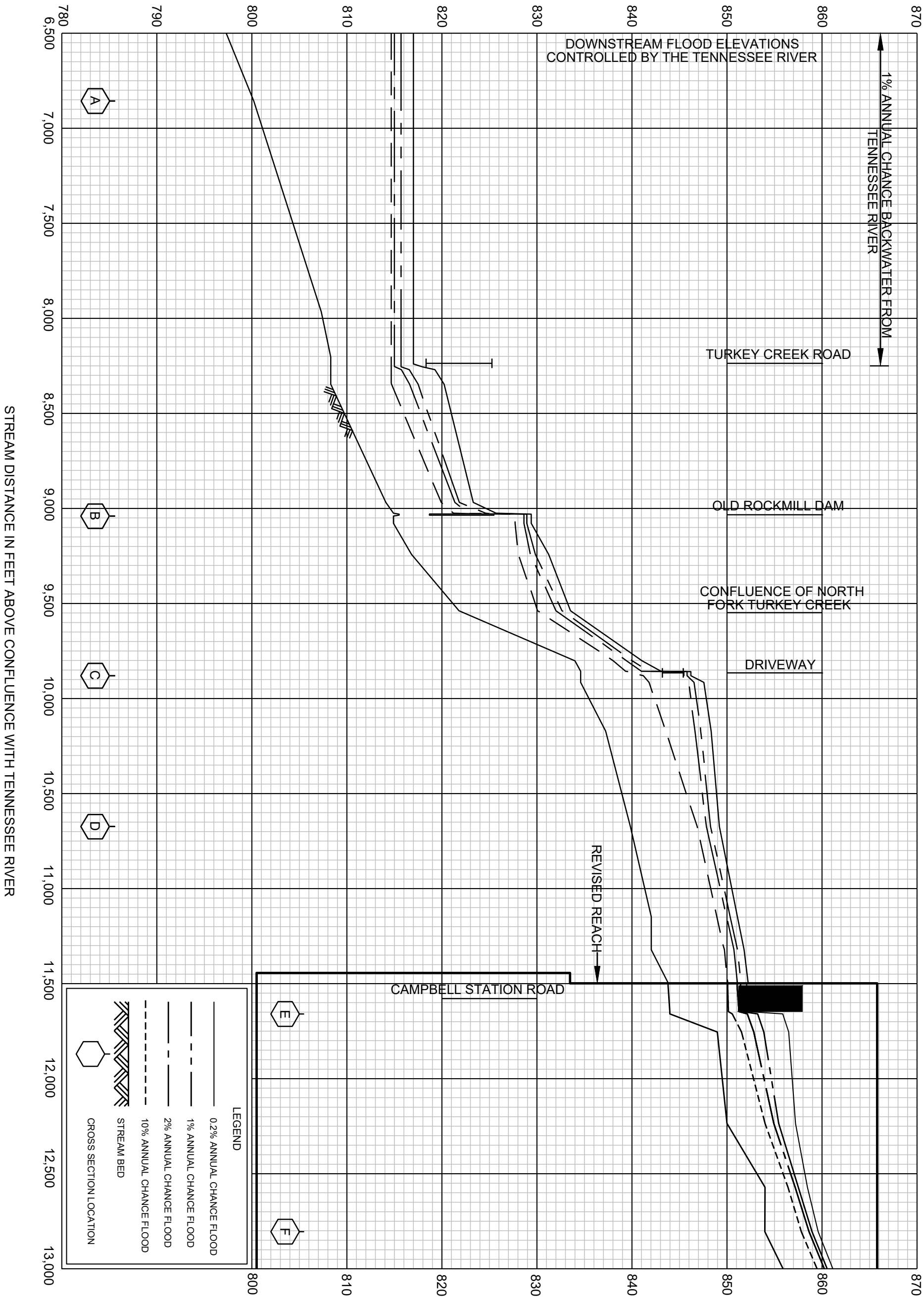
FLOOD PROFILES

REVISED TO
REFLECT LOMR
EFFECTIVE: February 10, 2026

NORTH FORK TURKEY CREEK

124P

ELEVATION IN FEET (NAVD 88)



FEDERAL EMERGENCY MANAGEMENT AGENCY

KNOX COUNTY, TN
AND INCORPORATED AREAS

FLOOD PROFILES

REVISED TO
REFLECT LOMR
EFFECTIVE: February 10, 2026

TURKEY CREEK

196P

ELEVATION IN FEET (NAVD 88)

STREAM DISTANCE IN FEET ABOVE CONFLUENCE WITH TENNESSEE RIVER

0.2% ANNUAL CHANCE FLOOD

1% ANNUAL CHANCE FLOOD

2% ANNUAL CHANCE FLOOD

10% ANNUAL CHANCE FLOOD

STREAM BED

CROSS SECTION LOCATION

LEGEND

REVISED TO
REFLECT LOMR
EFFECTIVE: February 10, 2026

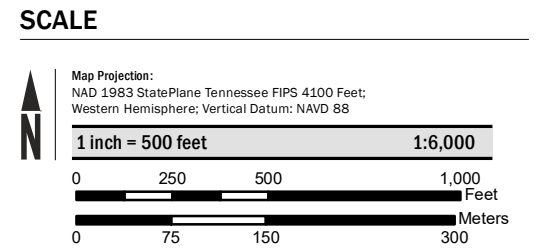
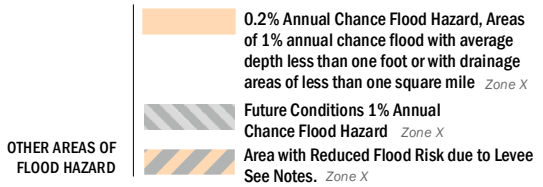
FEDERAL EMERGENCY MANAGEMENT AGENCY

KNOX COUNTY, TN
AND INCORPORATED AREAS

FLOOD PROFILES

TURKEY CREEK

197P





National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
KNOX COUNTY, TENNESSEE
and Incorporated Areas
PANEL 244 OF 430

Panel Contains:

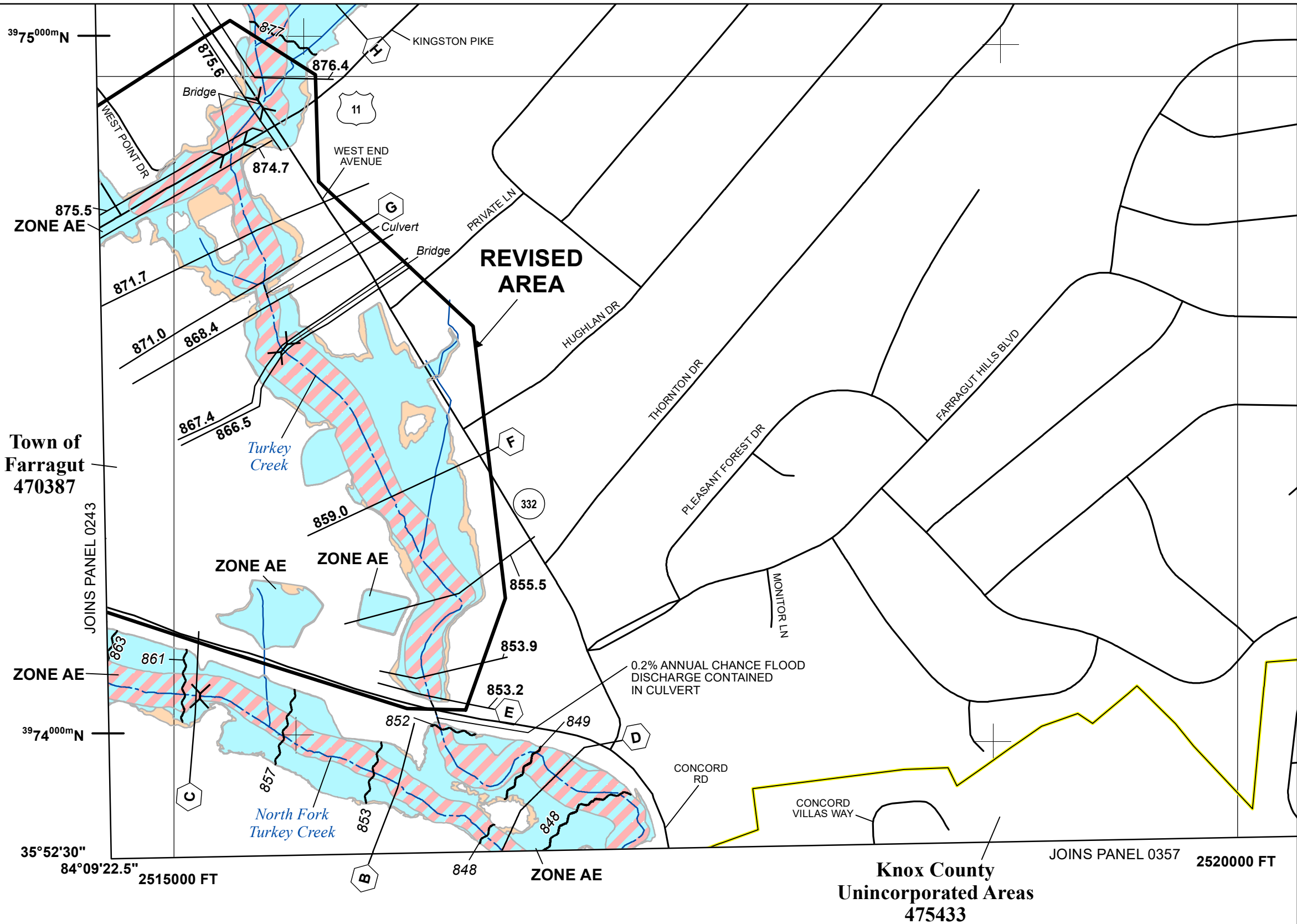
COMMUNITY	NUMBER	PANEL	SUFFIX
KNOXVILLE, CITY OF	475434	0244	G
KNOX COUNTY	475433	0244	G
FARRAGUT, TOWN OF	470387	0244	G



FEMA

REVISED TO
REFLECT LOMR
EFFECTIVE: February 10, 2026

VERSION NUMBER
2.1.3.0
MAP NUMBER
47093C0244G
MAP REVISED
AUGUST 5, 2013



REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director

Subject: Discussion on a request to amend the Future Land Use Map for 11830 Kingston Pike from Very Low Density Residential to Office/Light Industrial (Marzolf Investment, Applicant)

Introduction & Background: This discussion item is related to the next agenda item and involves a request to change the future land use map designation for Lot 3R1 (11830 Kingston Pike) from Very Low Density Residential to Office/Light Industrial.

Discussion & Recommendations: The area in question has historically been used for both residential and office purposes. The most recent use has been for office purposes (an insurance office) and a small parking lot exists on the south side of the existing building. To the north are office buildings that are zoned General Commercial but are classified as an Office/Light Industrial land use on the Future Land Use Map exhibit that is in the packet. The remainder of the area has single-family homes or land that is available for the construction of single-family homes. Lot 3R1, which is shown on the plat included in the packet, was part of a 1.81 acre tract that was rezoned from Office (O-1) to General Single-Family Residential (R-2) in 2020. A subdivision plat that divided the original tract into three lots, including Lot 3R1, was then approved in 2022 with the intent of providing for three house lots.

The applicant has secured approval from the current property owner for the request that is before you. The application for the future land use map amendment is included in the packet. The staff would note that the primary question for both the future land use map amendment and the zoning map amendment is whether the land use and zoning district are appropriate for this area. The applicant references the existing structure that was previously used as an insurance office. The focus of this discussion should be on the requested land use rather than how this structure could be used. If the land use and zoning were amended, this structure could be demolished, and a new office building constructed on the site.

Whether this would be appropriate, from the staff's perspective, is the primary question for both this and the next agenda item.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion: For discussion purposes only.

Farragut
Future Land Use Plan Amendment

Online Request #: PZ13054

Project #: 2026-449-FLU

Submitted by:
jeffrey marzolf
jeffreymarzolf@gmail.com
(865) 803-7921

Location: **11830 KINGSTON PIKE**

City: **FARRAGUT** State: **TN** Zip: **37934**

Contact Information

Applicant's Contact Information

Title: First Name: **Jeffrey** Last Name: **Marzolf** Suffix:

Business Name: **Marzolf Investment**

Mailing Address: **412 N Cedar Bluff Rd, Suite 101**

City: **KNOXVILLE** State: Zip:

Email Address: **jeffreymarzolf@gmail.com**

Cell Phone: **(865) 803-7921** Work Phone: Home Phone:

Owner's Contact Information

Title: First Name: **Troy and** Last Name: **Stavros** Suffix:
Evangella

Business Name:

Mailing Address: **120 Chaho Rd**

City: **KNOXVILLE** State: **TN** Zip: **37934**

Email Address: **KNOXVILLETROY@GMAIL.COM**

Cell Phone: **(865) 599-9444** Work Phone: Home Phone:

Application Questionnaire (* denotes required question)

Future Land Use

FLU: Benefit to Town *

I believe turning the 17 year vacant 1960s



You can complete this application and view updates online at [MGO Connect](#)

Describe the amendment's benefit to the Town.

rancher into something pretty and viable
addvalue to the town of Farragut. I would
maintain the property and be a good citizen
for the town of Farragut. In addition, having
been in business for 37 years I operate a very
high quality and very well respected wealth
management practice that would be a quality
addition for the citizens of Farragut - and fit in
with the many other high quality business that
are located there.

FLU: Zoning of Each Property to be Considered *

Current zoning is Residential, have also
applied for it to be re-zoned office

FLU: Proposed Future Use of Property (if known)

*

I propose to remodel the house and turn it
into a warm small office with southern
charm. My purpose being to re-locate my small
business - Marzolf Investment Group - into
the space. I currently have 3 employees and
myself, with 0-2 appointments on average per
day. Being a small office that is more of a
destination for people than retail space, we
would have little impact to traffic in that area.

FLU: Explanation *

Explain why the current future land use designation of this property/area should be changed.

The previous land use was for office, and was
changed to matched the zoning change in
2020/2021. The building has a parking lot
immediately in front of it (Farragut Chamber)
and has customer parking behind it as stated
earlier - it was previously used as a State Farm
office. The building is also adjacent to Turner
Homes as well as the Medical offices and
Concord Church to the side. I believe the lot
layout, parking, and proximity predispose this
property to an office use.

Property/Area Information *

List Physical Address(es) of ALL Property to be considered for amendment. (Upload as a file attachment if necessary)

11830 Kingston Pike Knoxville, TN 37934



You can complete this application and view updates online at [MGO Connect](#)

FLU: Impact on Infrastructure *

Describe the amendment's impact on the Town's infrastructure if developed (i.e. traffic impact).

The house is currently unoccupied. I would expect myself and 3 other cars to daily visit the business, with potentially 1-2 more for client appointments.

FLU: Environmental Impact *

Describe the amendment's environmental impact on the surrounding properties.

The remodel should not impact the enviroment - it will update and beautify what's there already.

FLU: Existing Use of Property to be Considered *

Property had previously been zoned as office and was a State Farm agency 17-years ago. The property has been vacant since then and is in disrepair. It is a 1960's brick rancher and has been neglected.

FLU: Proposed Future Land Use Designation *

Office

FLU: Current Future Land Use Designation *

Residential

Documents Uploaded

The following documents are attached to the Application.

Future Land Use Required Files

11830 kingston pike 02.02.2026 (1).pdf



You can complete this application and view updates online at [MGO Connect](#)

Certification of Ownership and Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 20200302, page 0057660, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

Owner(s) Name: Troy Stavros
Signature(s): Evangelia Stavros

Date: 6/12/22

Certification of Approval of Water System

I hereby certify that it has been certified to us that the water system(s) outlined or indicated on the final subdivision plat entitled Resubdivision of Lot 3 of The Property of Farragut Ditching Company have been installed in accordance with current local and state government requirements.

6/13/22 Christina Heise, Staff Engineer, First UD of Knox Co
Date Name, Title, and Agency
of Authorized Approving Agent

Certification of Approval of Sewer System

I hereby certify that it has been certified to us that the sewer systems outlined or indicated on the final subdivision plat entitled Resubdivision of Lot 3 of The Property of Farragut Ditching Company have been installed in accordance with current local and state government requirements.

6/13/22 Christina Heise, Staff Engineer, First UD of Knox Co
Date Name, Title, and Agency
of Authorized Approving Agent

Certification of Electric, Gas, and Telephone Availability

This is to certify that every lot within this subdivision has available to it a source for the service identified by signature(s) below which service source is adequate to accommodate the reasonable needs of such lot as to such service within such subdivision.

6/14/22 Travis Franklin, Engineer, KUB
Date Gas Name, Title, and Agency
of Authorized Approving Agent

6/15/22 Andrew McDaniel, System Engineer, LCUB
Date Electric Name, Title, and Agency
of Authorized Approving Agent

10/12/2022 TDS Telecom
Date Telephone Name, Title, and Agency
of Authorized Approving Agent

Certification of Addressing Department

This is to certify that the subdivision shown hereon has been reviewed for compliance with the Knox County Uniform Street Naming & Addressing System Ordinance, and the road names are hereby approved for recording.

John R. Whatehead
Knox County Addressing Division
6/27/2022
Date

Certification of Approval for Recording

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Farragut, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register of Deeds.

10-10-22
Date
Secretary, Planning Commission

Knox County Property Assessor

John R. Whatehead

Date

By

Certificate of Accuracy

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specification of the Subdivision Regulations.

I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice and that this is a category "T" survey and the ratio of precision of the unadjusted survey is 1:10,000 or better as shown hereon.

Flood

This is to certify that I have consulted the federal Insurance administration flood hazard boundary map and the property shown is not located in a special flood hazard area, unless otherwise noted.

All or part of this survey may have been performed using a dual frequency Topcon HiPer SR GPS receiver.

Positional accuracy: 10mm+1ppm horizontal, 15mm+1ppm vertical.

Type of GPS field procedure: Real Time Kinematic Network

Datum/EPOCH: Horizontal - NAD 83 Vertical - NAVD 1988

Published/Fixed control used: TDOT GNSS Reference Network

Geoid Model: 2017

Continued grid factors: None used

9/10/2021 Timothy J. Howell
Date Timothy J. Howell RLS 2263

Notes

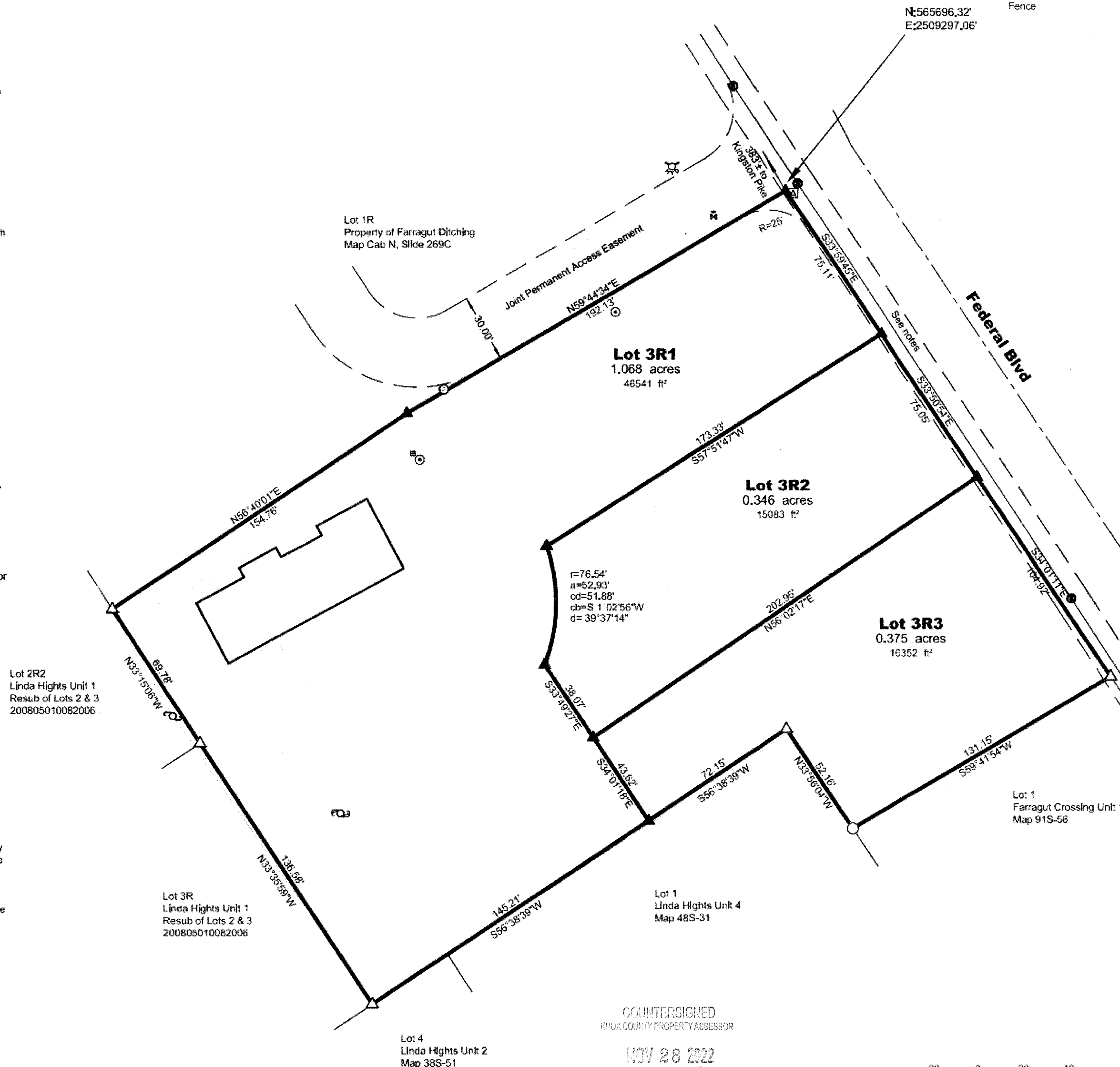
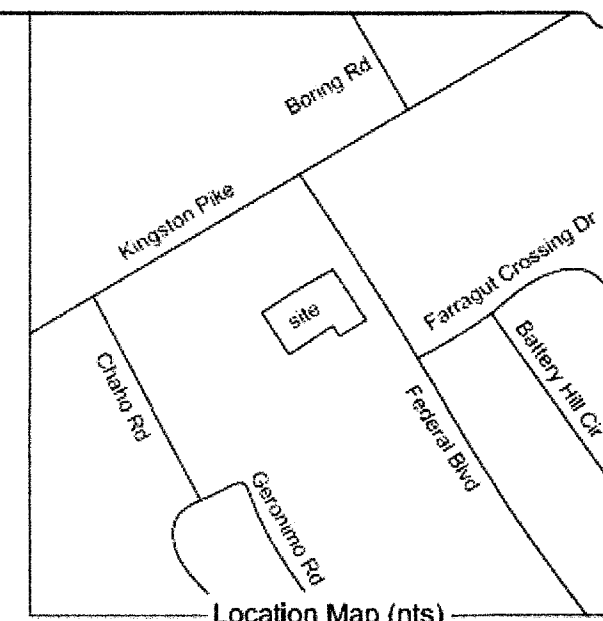
Zoned: R-2

1.79 acres divided into 3 lots

- Utility and Drainage Easements of five (5) feet in width, situated along both sides of all interior lot lines in a subdivision, shall be dedicated to the public and to appropriate utilities agencies. These required easements shall be ten (10) feet in width inside all exterior lot lines, including road right-of-way lines, where the adjoining lot or property is not subject to a similar easement at least five (5) feet in width except as modified by the subdivision variance. Other special drainage and utility easements may be required.
- Sanitary sewer easement of 7.5' each side of sewer line. (196703250036610)
- The purpose of this plat is to divide the property into 3 buildable lots.
- Title opinion not provided. Other easements, encroachments, etc. may exist and not be shown.

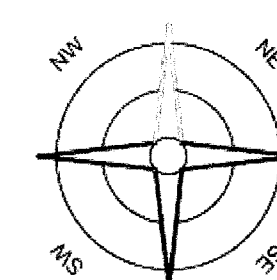
Legend

- Existing Iron Pin
- Set 1/2" Iron Pin
- Tree
- Inaccessible Point (big dog)
- Manhole
- Utility Pole
- Water Meter
- Water Valve
- Fire Hydrant
- Power Transformer
- Sewer Clean-out
- Gas Valve
- Gravel
- Pavement
- Concrete
- Decking
- Fence



Nick McBride
Register of Deeds
Knox County

202211280031631

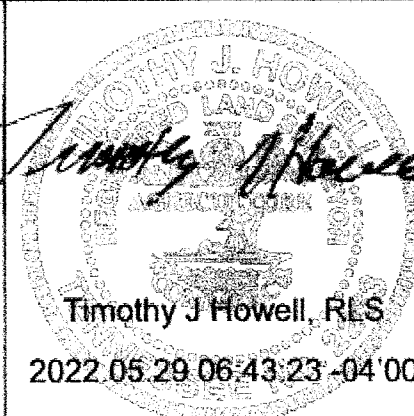


State Plane
(NAD 83)

Owner
Troy Stavros & Evangelia Stavros
120 Chaho Rd
Knoxville, TN 37934
865-599-9444

Showing property of same
Located in the FW Civil District of Knox County, Tennessee.
Tax Map 152C Group J, Parcel 25.00
For source of title see 20200302-0057660
January 16, 2021
Scale: 1" = 40'

Project: OHW
Drawing: Kingston Pike 11824



Timothy J. Howell, RLS 2263
(865) 742-2557
1707 N Ridge Ct
Sevierville, TN 37862
tim@tnlds.com
www.tnlds.com

Final Plat of the Resubdivision of Lot 3 of
The Property of
Farragut Ditching
Company

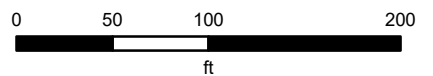


11830 Kingston Pike

Knoxville - Knox County - KUB Geographic Information System



Printed: 3/9/2026 at 10:51:48 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

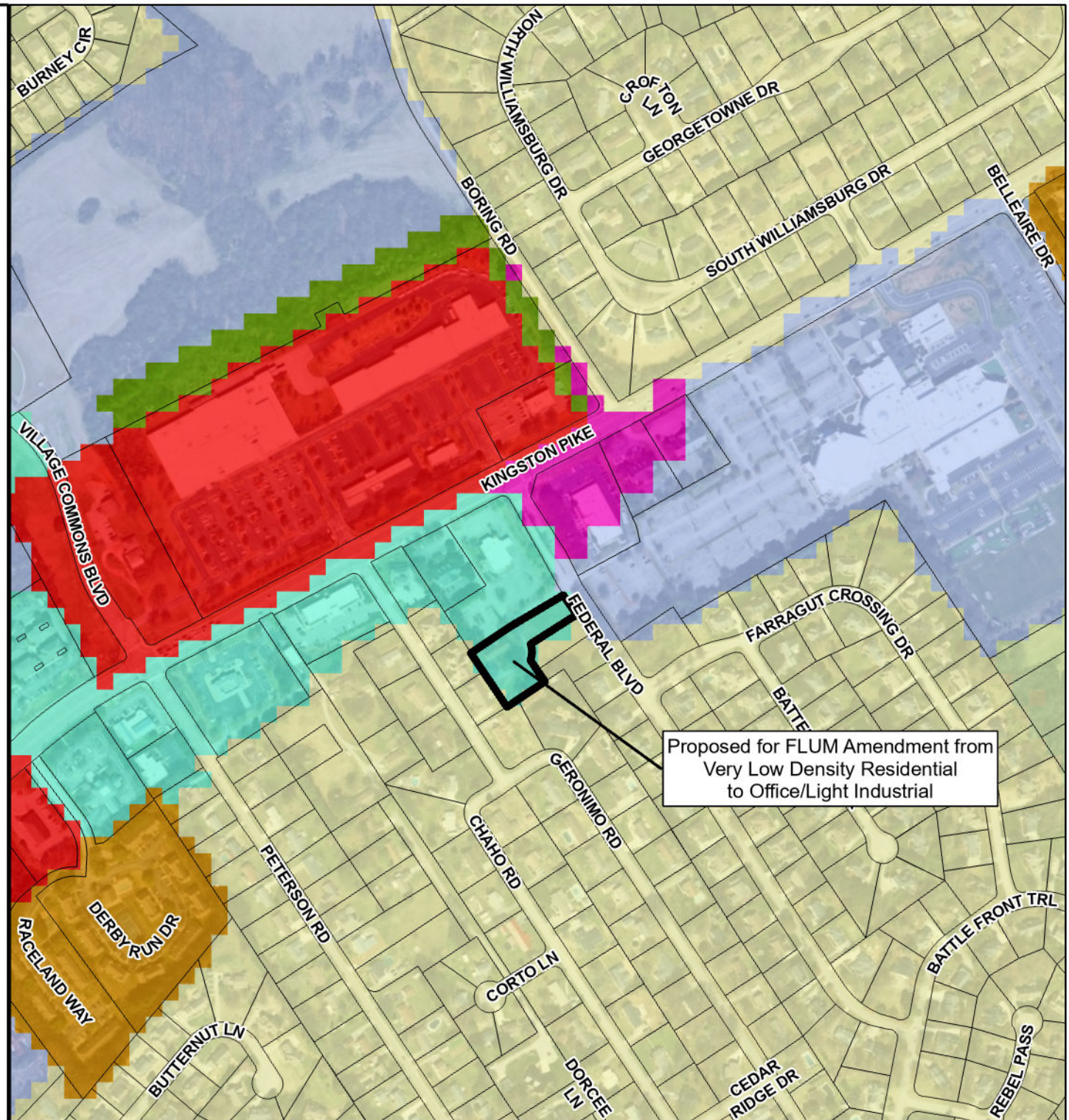
Exhibit A

FLUM Amendment of 11830 Kingston Pike

Proposed for FLUM Amendment from
Very Low Density Residential
to Office/Light Industrial

Legend

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



1:5,400

REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director

Subject: Discussion on a request to amend the Farragut Zoning Map for 11830 Kingston Pike from General Single Family Residential (R-2) to Office (O-1)(Marzolf Investment, Applicant)

Introduction & Background: Related to the previous item, this involves a zoning map amendment for the property at 11830 Kingston Pike.

Discussion & Recommendations: As noted in the previous item, the lot that is the subject of this zoning map amendment was originally part of a larger tract that was rezoned from Office (O-1) to General Single-Family Residential (R-2) in 2020. Then, a couple of years later, the original 1.81-acre tract was divided into three lots for the purpose of providing three house sites. The northernmost lot, Lot 3R1, which is the lot requested for rezoning, is slightly over one acre and has an existing building and small parking lot that was most recently used as an insurance office.

The other two lots are vacant and would remain zoned R-2. From the staff's perspective, the main question at this time is whether the O-1 District is appropriate for Lot 3R1. This area has been used for office and the area to the north is zoned General Commercial (C-1) and has a parking lot immediately abutting Lot 3R1. The O-1 Zone is frequently used in zoning as a transitional zone between commercial and residential. The staff would note that if this property were rezoned to O-1 there would be a 25-foot buffer required where it abuts property zoned residential. The size and configuration of Lot 3R1 would also limit the scale of any new office building and associated parking if the existing building were removed and the site redeveloped. These are all considerations with respect to this discussion item.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion: This is for discussion purposes only.

Farragut
Zoning Map Amendment (Rezoning)

Online Request #: PZ13052

Project #: 2026-448-RZ

Submitted by:
jeffrey marzolf
jeffreymarzolf@gmail.com
(865) 803-7921

Location: **11830 KINGSTON PIKE**

City: **FARRAGUT** State: **TN** Zip: **37934**

Contact Information

Applicant's Contact Information

Title: First Name: **Jeffrey** Last Name: **Marzolf** Suffix:

Business Name: **Marzolf Investment**

Mailing Address: **412 N Cedar Bluff Rd, Suite 101**

City: **KNOXVILLE** State: **TN** Zip:

Email Address: **jeffreymarzolf@gmail.com**

Cell Phone: **(865) 803-7921** Work Phone: Home Phone:

Owner's Contact Information

Title: First Name: **Troy and** Last Name: **Stavros** Suffix:
Evangella

Business Name:

Mailing Address: **120 Chaho Rd**

City: **Knoxville** State: **TN** Zip: **37934**

Email Address: **KNOXVILLETROY@GMAIL.COM**

Cell Phone: **(865) 599-9444** Work Phone: Home Phone:

Application Questionnaire (* denotes required question)

Rezoning

Location Information: Size of Tract 75.11 x 192.13 Approx 1.068 acres



You can complete this application and view updates online at [MGO Connect](#)

Owner List *

ALL owners of property involved must be listed below or attached to this application. List the Name, Address (Street, City, Zip) and Property owned.

Troy and Evangella Stravos120 Chaho
RdKnoxville, TN 37934

Location Information: Lot(s) Number

152CJ025 / Alt Parcel # 6996511830 Kingston
PikeLot 3R1

Change Requested From/To *

Current zoning is Residential - requesting the
property be re-zoned back to Office

Rezoning Application Certification *

I HEREBY CERTIFY THAT THE INVOLVED OWNERS OF ALL PROPERTY INVOLVED IN THIS REQUEST HAVE SIGNED OR ARE LISTED (ATTACHED OR LISTED) AND HAVE CONSENTED TO THIS APPLICATION OR I HEREBY CERTIFY THAT I AM THE LEGAL REPRESENTATIVE OF ALL OWNERS INVOLVED IN THIS REQUEST. Enter your full name to acknowledge.

Jeffrey Ward Marzolf

Location Information: Parcel(s) Number

152CJ025

Proposed Use of Property (Be specific) *

My business name is Marzolf Investment Group. I have been in the wealth management profession since 1989 or 37 years now. My intention is to remodel the current structure that has been vacant for 17 years and in poor condition, and remodel it into a warm and charming small office building that we could relocate my business into. It is myself and 3 employees currently and I may add 1 additional employee in the future. We typically have between 0-2 appointmentsper day, or 1-2 cars per day on average, which would result in very low traffic additions to what is currently being experienced.



You can complete this application and view updates online at [MGO Connect](#)

Existing Land Use *

Existing land use is residential - although currently the building has been vacant for 17 years - from what I've been told.

Location Information: Tax Map Number

Plat Book / Page= 2022128 / 31631

Previous Rezoning Applications *

List all Previous Rezoning Applications. (If none, enter N/A)

Property was zoned office prior to 2020, then rezoned to Residential after property changed ownership in 2020.

Project Name *

Marzolf Investment Group Relocation

Application Acknowledgement

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be compiled with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating the activity proposed. Enter your full name to acknowledge.

Jeffrey Ward Marzolf

Documents Uploaded

The following documents are attached to the Application.

11830 kp - contract - sellers agreement for land use and re-zoning.pdf

Rezoning Required Files

11830 kingston pike 02.02.2026.pdf



You can complete this application and view updates online at [MGO Connect](#)

ZONING MAP

