



**Municipal Planning Commission Meeting**  
Thursday, April 16, 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 March 19, 2026 meeting.
- IV) Action Items
  - A) Request for approval of design plans for a traffic signal at the intersection of Jamestowne Boulevard and N. Campbell Station Road
  - B) Discussion and public hearing on a final plat for Phase 2, Unit 1 of the Grove at Boyd Station Subdivision, 16.15 Acres, 15 Lots, Zoned OSMR (Lynch Surveys, LLC., Applicant)
  - C) Discussion and public hearing on a final plat for the Stonemeade Subdivision, Parcels 070 and 072, Tax Map 142 off Boring Road, 39 Lots, Zoned R-3 (Lynch Surveys, LLC, Applicant)
  - D) Discussion and public hearing on a site plan for a covered canopy and enclosure along a portion of the Ingles storefront at 11847 Kingston Pike, Zoned C-1 (Robertson Loia Roof, P.C., Applicant)
  - E) Discussion and public hearing on Resolution PC-26-04, a resolution to amend the Future Land Use Map for 11830 Kingston Pike from Very Low Density Residential to Office/Light Industrial (Marzolf Investment, Applicant)
  - F) Discussion and public hearing on Resolution PC-26-05, a resolution for Planning Commission recommendation on Ordinance 26-08, an ordinance to amend the

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**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 Zoning Map for 11830 Kingston Pike from General Single-Family Residential (R-2) to Office (O-1) (Marzolf Investment, Applicant)

V) Discussion Items

A) Discussion on a request to amend the Farragut Code of Ordinances, Appendix A - Zoning, Chapter 3. - Specific District Regulations, to replace Section V. - Rural Single-Family Acre Residential District (R-1-S-A), with the Rural Large-Lot Estate District (RLE)

B) Approval of FY2027-FY2032 Capital Investment Plan

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, March 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, Commissioner Devlin, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston, Chairman Pinchok; in addition to staff and members of the press. Vice-Mayor Meyer and Commissioner Wright 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, Commissioner Greene, Commissioner Povlin, Commissioner Preston, Commissioner Myers, Chairman Pinchok, Commissioner Devlin; voting nay, None; motion Passed. Vice-Mayor Meyer and Commissioner Wright were absent.

III) Approval of Minutes

A) Approval of minutes from the February 19, 2026 meeting

Motion was made to approve the minutes from the February 19, 2026 meeting as presented. Moved by Mayor Williams, seconded by Commissioner Devlin; voting yes, Commissioner Greene, Commissioner Devlin, Commissioner Myers, Mayor Williams, Chairman Pinchok; voting nay, None; Commissioner Povlin and Commissioner Preston abstained; Vice-Mayor Meyer and Commissioner Wright were absent; motion Passed.

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)

Staff, Mark Shipley, reviewed this item and recommended approval of the right of way permit. Jonathan Holt was present on behalf of First Utility District.

Motion was made to follow the staff's recommendation. Moved by Commissioner Myers, seconded by Commissioner Greene; voting yes, Mayor Williams, Commissioner Greene, Commissioner Povlin, Commissioner Preston, Commissioner

Myers, Chairman Pinchok, Commissioner Devlin; voting nay, None; motion Passed. Vice-Mayor Meyer and Commissioner Wright were absent.

- 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)

Staff, Mark Shipley, reviewed this item and recommended approval of the right of way permit which would include coordination with Town staff on any closures or impacts to public infrastructure. James Christman was present on behalf of Charter Spectrum.

Motion was made to follow the staff's recommendation. Moved by Commissioner Povlin, seconded by Mayor Williams; voting yes, Mayor Williams, Commissioner Greene, Commissioner Povlin, Commissioner Preston, Commissioner Myers, Chairman Pinchok, Commissioner Devlin; voting nay, None; motion Passed. Vice-Mayor Meyer and Commissioner Wright were absent.

- 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)

Staff, Mark Shipley, reviewed this item and recommended approval of the site plan subject to providing a detail for the external lighting to verify compliance with the Town's Outdoor Site Lighting requirements and to obtain a building permit for the proposed pavilion.

Motion was made to follow the staff's recommendation. Moved by Commissioner Povlin, seconded by Commissioner Myers; voting yes, Mayor Williams, Commissioner Greene, Commissioner Povlin, Commissioner Preston, Commissioner Myers, Chairman Pinchok, Commissioner Devlin; voting nay, None; motion Passed. Vice-Mayor Meyer and Commissioner Wright were absent.

- 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)

Staff, Mark Shipley, reviewed this item and recommended approval of the site plan subject to obtaining a grading and building permit and providing a letter of credit for \$7,000 for erosion control.

Motion was made to follow the staff's recommendation. Moved by Commissioner Povlin, seconded by Mayor Williams; voting yes, Mayor Williams, Commissioner Greene, Commissioner Povlin, Commissioner Preston, Commissioner Myers, Chairman Pinchok, Commissioner Devlin; voting nay, None; motion Passed. Vice-Mayor Meyer and Commissioner Wright were absent.

- 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

Staff, Mark Shipley, reviewed this item and recommended approval of Resolution PC-26-02.

Motion was made to follow the staff's recommendation. Moved by Commissioner Povlin, seconded by Commissioner Myers; voting yes, Mayor Williams, Commissioner Greene, Commissioner Povlin, Commissioner Preston, Commissioner Myers, Chairman Pinchok, Commissioner Devlin; voting nay, None; motion Passed. Vice-Mayor Meyer and Commissioner Wright were absent.

- F) 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

Staff, Mark Shipley, reviewed this item and recommended approval of Resolution PC-26-03 which recommends approval of Ordinance 26-07 to the Board of Mayor and Aldermen.

Motion was made to follow the staff's recommendation. Moved by Commissioner Devlin, seconded by Commissioner Greene; voting yes, Mayor Williams, Commissioner Greene, Commissioner Povlin, Commissioner Preston, Commissioner Myers, Chairman Pinchok, Commissioner Devlin; voting nay, None; motion Passed. Vice-Mayor Meyer and Commissioner Wright were absent.

## VII) Citizens Forum

None.

The meeting adjourned at 7:59 PM.

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Municipal Planning Commission Secretary

## REPORT TO THE MUNICIPAL PLANNING COMMISSION

**Prepared By:** Darryl Smith, Town Engineer

**Subject:** Request for approval of design plans for a traffic signal at the intersection of Jamestowne Boulevard and N. Campbell Station Road

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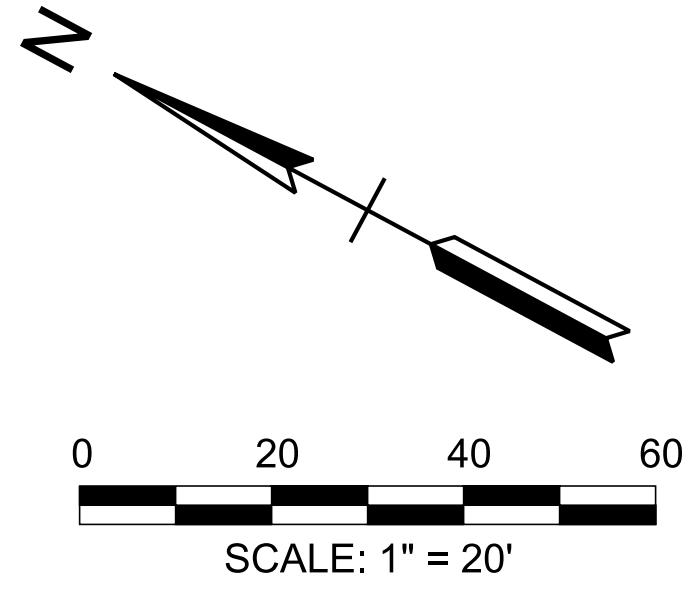
**Introduction & Background:** The purpose of this item is approval of final plans for a traffic signal at the intersection of Campbell Station Road with Jamestowne Boulevard.

**Discussion & Recommendations:** During budget discussions for FY2025-26, the Board of Mayor and Aldermen included funding for a new traffic signal at this intersection. The intent of the signal is to allow easier access to Campbell Station Road from Jamestowne Boulevard, while creating gaps in traffic that allow easier access from the High School entrance. Additionally, pedestrian crossings closer to the High School entrance will allow students easier and safer crossings of Campbell Station Road. The signal will be connected with our ATMS via fiber for control at Town Hall. The signal will include black powder-coated mast arms and poles, as well as black control cabinet to match others in the Town.

**Recommended By:** Darryl Smith, Town Engineer

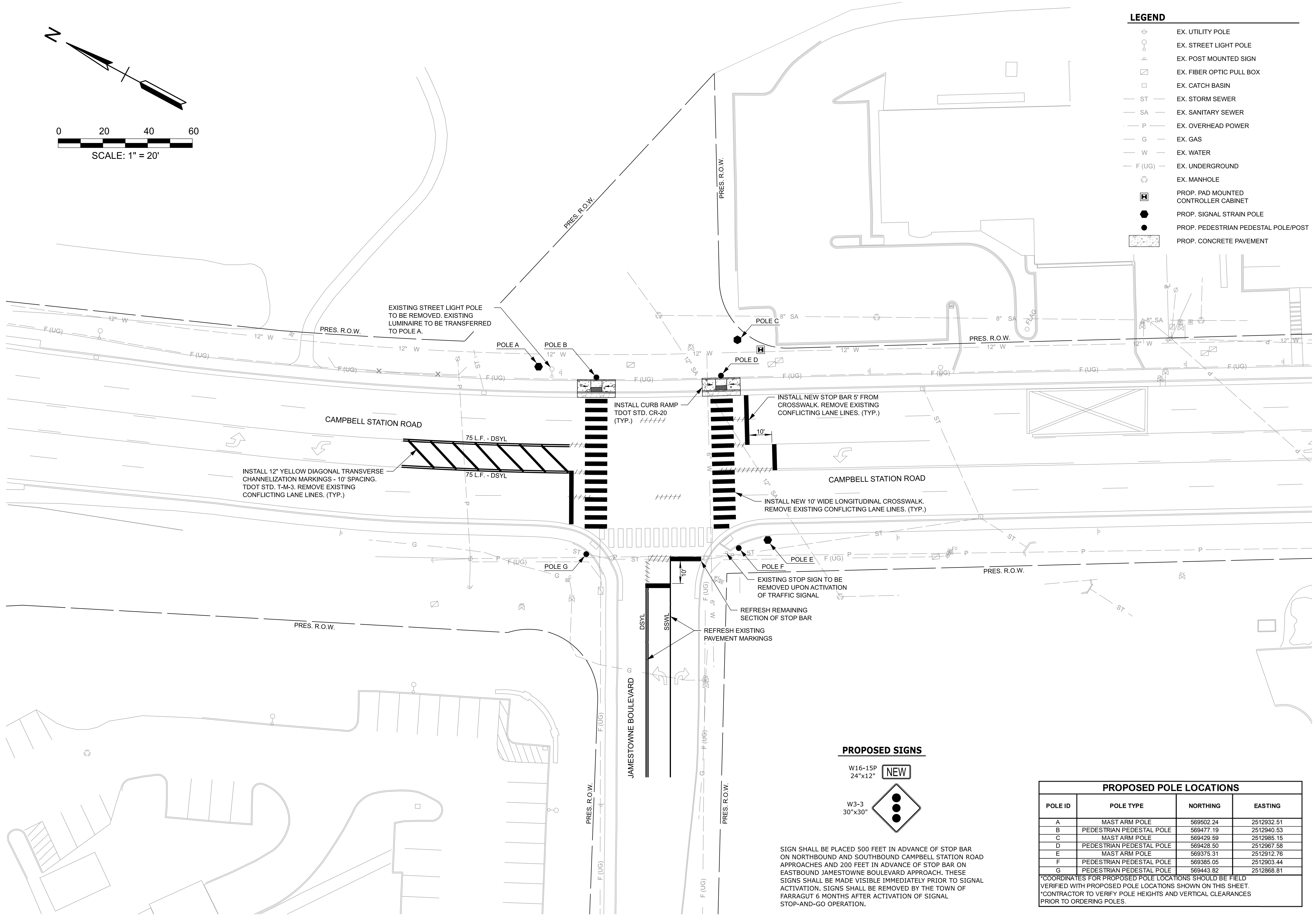
**Proposed Motion:** To approve final plans for traffic signal at Campbell Station Road and Jamestowne Boulevard.



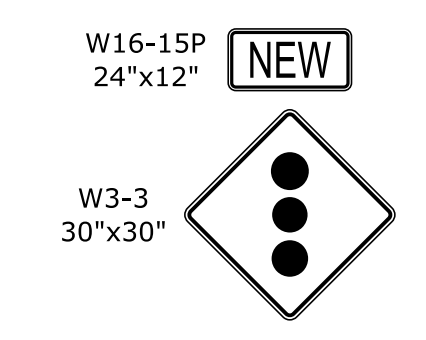


**LEGEND**

- ⊕ EX. UTILITY POLE
- EX. STREET LIGHT POLE
- ⊠ EX. POST MOUNTED SIGN
- ⊞ EX. FIBER OPTIC PULL BOX
- EX. CATCH BASIN
- ST — EX. STORM SEWER
- SA — EX. SANITARY SEWER
- P — EX. OVERHEAD POWER
- G — EX. GAS
- W — EX. WATER
- F (UG) — EX. UNDERGROUND
- ⊙ EX. MANHOLE
- ⊞ PROP. PAD MOUNTED CONTROLLER CABINET
- PROP. SIGNAL STRAIN POLE
- PROP. PEDESTRIAN PEDESTAL POLE/POST
- ▨ PROP. CONCRETE PAVEMENT



**PROPOSED SIGNS**



SIGN SHALL BE PLACED 500 FEET IN ADVANCE OF STOP BAR ON NORTHBOUND AND SOUTHBOUND CAMPBELL STATION ROAD APPROACHES AND 200 FEET IN ADVANCE OF STOP BAR ON EASTBOUND JAMESTOWNE BOULEVARD APPROACH. THESE SIGNS SHALL BE MADE VISIBLE IMMEDIATELY PRIOR TO SIGNAL ACTIVATION. SIGNS SHALL BE REMOVED BY THE TOWN OF FARRAGUT 6 MONTHS AFTER ACTIVATION OF SIGNAL STOP-AND-GO OPERATION.

**PROPOSED POLE LOCATIONS**

POLE ID	POLE TYPE	NORTHING	EASTING
A	MAST ARM POLE	569502.24	2512932.51
B	PEDESTRIAN PEDESTAL POLE	569477.19	2512940.53
C	MAST ARM POLE	569429.59	2512985.15
D	PEDESTRIAN PEDESTAL POLE	569428.50	2512967.58
E	MAST ARM POLE	569375.31	2512912.76
F	PEDESTRIAN PEDESTAL POLE	569385.05	2512903.44
G	PEDESTRIAN PEDESTAL POLE	569443.82	2512868.81

\*COORDINATES FOR PROPOSED POLE LOCATIONS SHOULD BE FIELD VERIFIED WITH PROPOSED POLE LOCATIONS SHOWN ON THIS SHEET.  
 \*CONTRACTOR TO VERIFY POLE HEIGHTS AND VERTICAL CLEARANCES PRIOR TO ORDERING POLES.

NO.	DATE:	ISSUE DESCRIPTION

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

**CAMPBELL STATION ROAD AT JAMESTOWNE BOULEVARD TRAFFIC SIGNAL DESIGN**

**CANNON & CANNON INC**

10025 Investment Drive, Suite 120  
 Knoxville, TN 37932

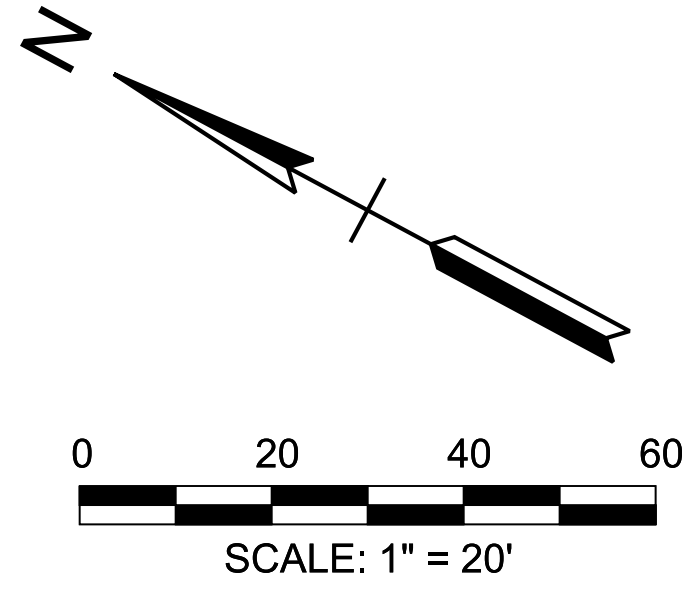
865.670.8555  
 www.cci-corp.com

CLIENT:  
**TOWN OF FARRAGUT**  
 11408 MUNICIPAL CENTER DRIVE  
 FARRAGUT, TENNESSEE 37934  
 865-966-7057

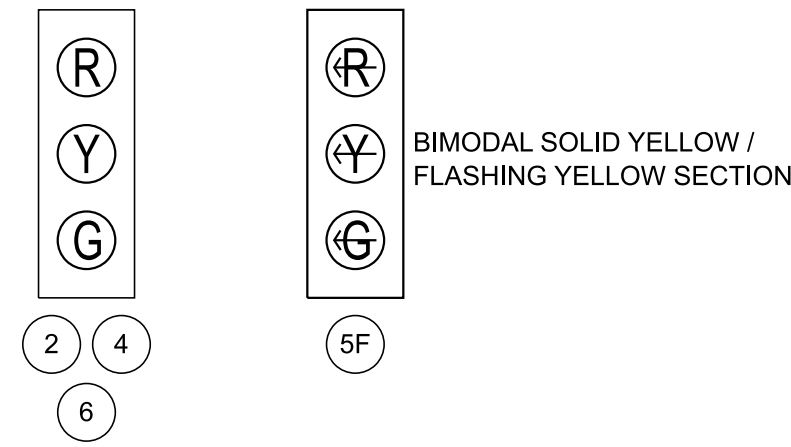
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DATE:	03/06/26
PM/PC:	BJH
DRAWN BY:	TSN

**PROPOSED LAYOUT**

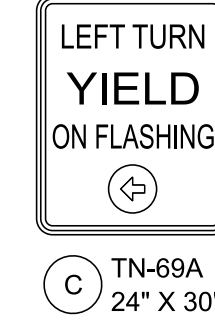
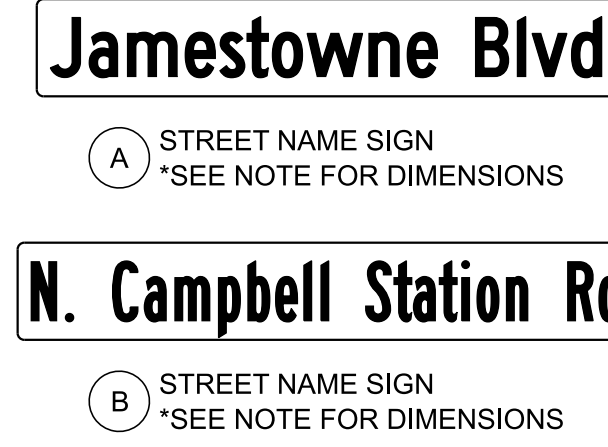
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**PROPOSED SIGNAL HEADS**



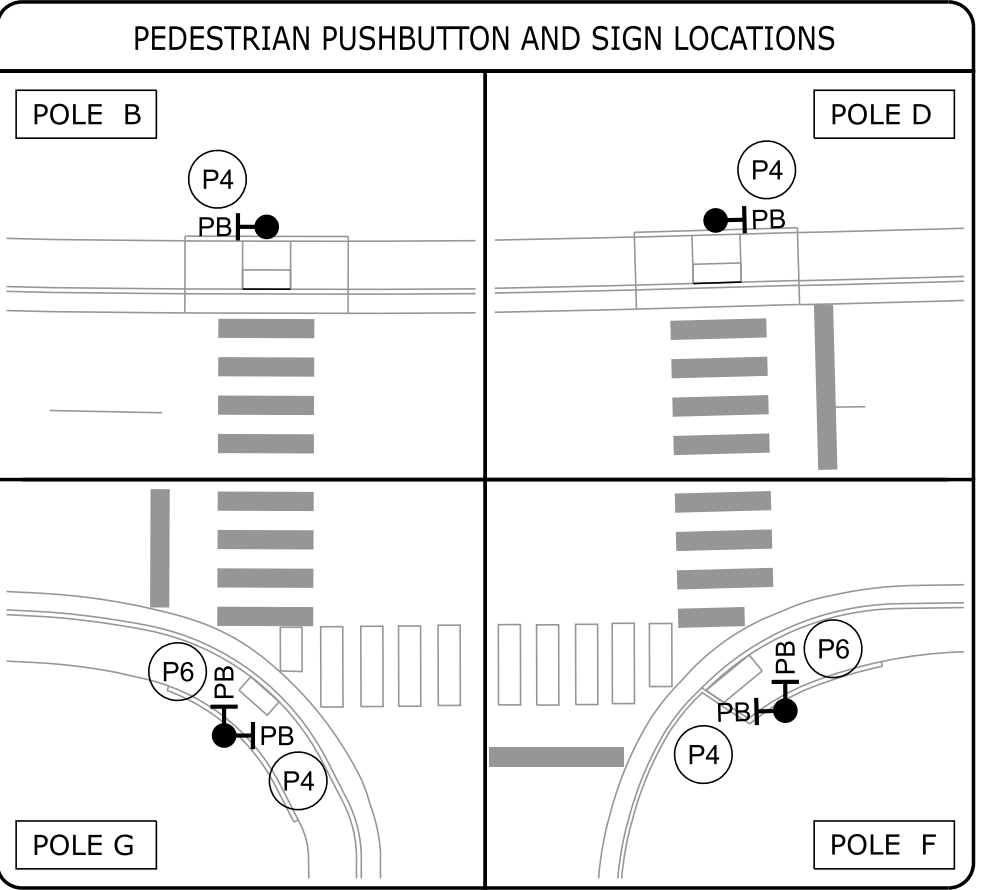
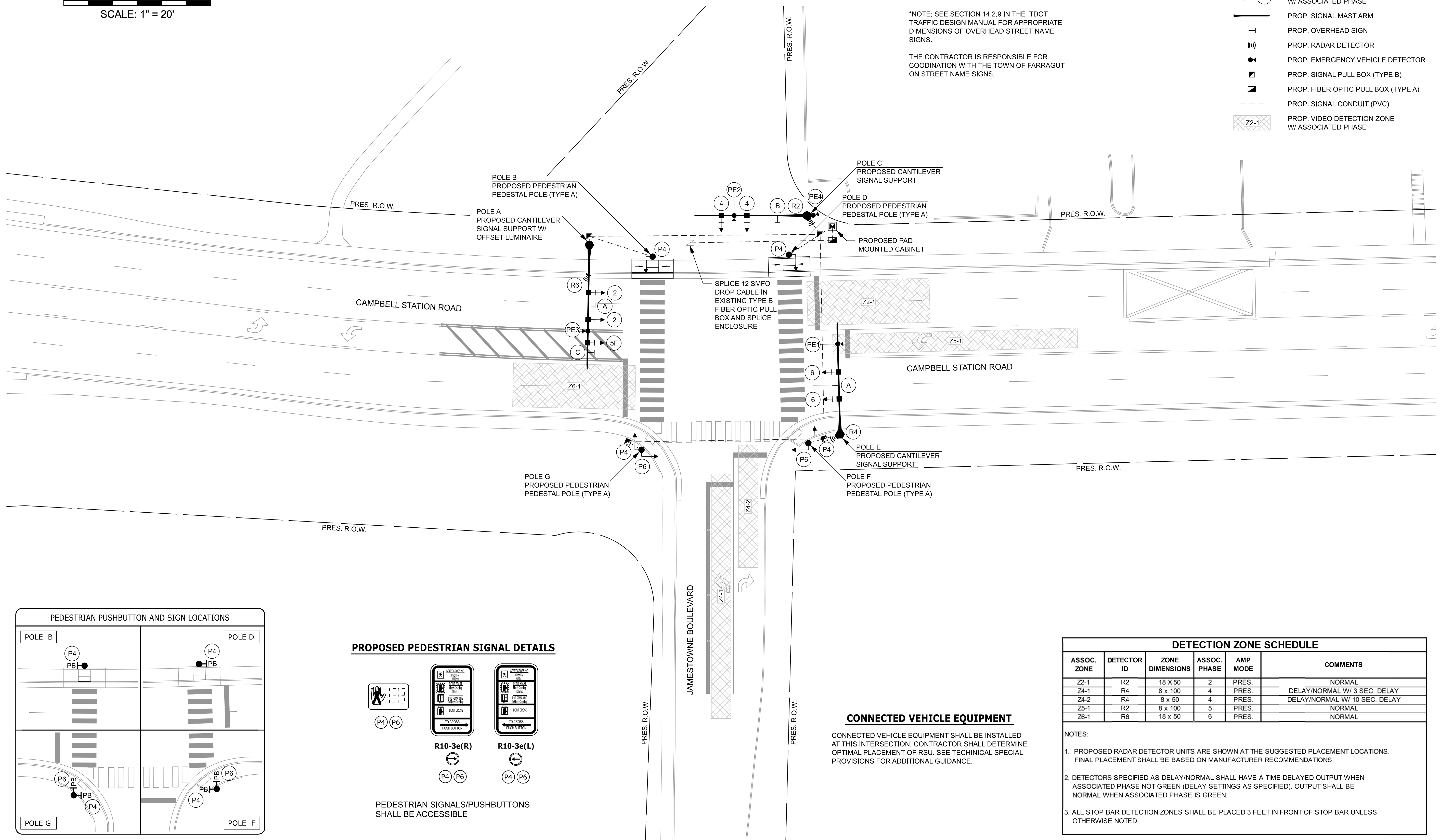
**PROPOSED OVERHEAD SIGNS**



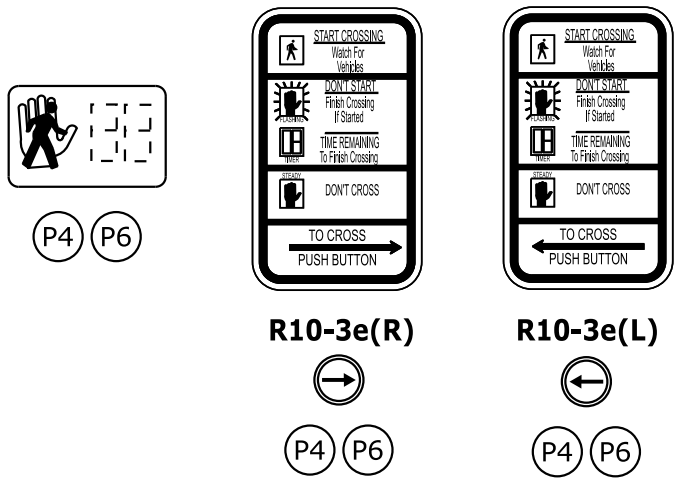
**LEGEND**

- EX. FIBER OPTIC PULL BOX
- ▣ PROP. PAD MOUNTED CONTROLLER CABINET
- PROP. SIGNAL STRAIN POLE
- PROP. PEDESTRIAN PEDESTAL POLE/POST
- ➔ (2) PROP. VEHICLE SIGNAL HEAD W/ ASSOCIATED PHASE
- ↑ (P2) PROP. PEDESTRIAN SIGNAL HEAD W/ ASSOCIATED PHASE
- ➔ (PB) (P2) PROP. PEDESTRIAN PUSHBUTTON W/ ASSOCIATED PHASE
- PROP. SIGNAL MAST ARM
- PROP. OVERHEAD SIGN
- PROP. RADAR DETECTOR
- PROP. EMERGENCY VEHICLE DETECTOR
- ▣ PROP. SIGNAL PULL BOX (TYPE B)
- ▣ PROP. FIBER OPTIC PULL BOX (TYPE A)
- PROP. SIGNAL CONDUIT (PVC)
- ▨ Z2-1 PROP. VIDEO DETECTION ZONE W/ ASSOCIATED PHASE

\*NOTE: SEE SECTION 14.2.9 IN THE TDOT TRAFFIC DESIGN MANUAL FOR APPROPRIATE DIMENSIONS OF OVERHEAD STREET NAME SIGNS.  
THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH THE TOWN OF FARRAGUT ON STREET NAME SIGNS.



**PROPOSED PEDESTRIAN SIGNAL DETAILS**



**CONNECTED VEHICLE EQUIPMENT**

CONNECTED VEHICLE EQUIPMENT SHALL BE INSTALLED AT THIS INTERSECTION. CONTRACTOR SHALL DETERMINE OPTIMAL PLACEMENT OF RSU. SEE TECHNICAL SPECIAL PROVISIONS FOR ADDITIONAL GUIDANCE.

DETECTION ZONE SCHEDULE					
ASSOC. ZONE	DETECTOR ID	ZONE DIMENSIONS	ASSOC. PHASE	AMP MODE	COMMENTS
Z2-1	R2	18 X 50	2	PRES.	NORMAL
Z4-1	R4	8 x 100	4	PRES.	DELAY/NORMAL W/ 3 SEC. DELAY
Z4-2	R4	8 x 50	4	PRES.	DELAY/NORMAL W/ 10 SEC. DELAY
Z5-1	R2	8 x 100	5	PRES.	NORMAL
Z6-1	R6	18 x 50	6	PRES.	NORMAL

- NOTES:
- PROPOSED RADAR DETECTOR UNITS ARE SHOWN AT THE SUGGESTED PLACEMENT LOCATIONS. FINAL PLACEMENT SHALL BE BASED ON MANUFACTURER RECOMMENDATIONS.
  - DETECTORS SPECIFIED AS DELAY/NORMAL SHALL HAVE A TIME DELAYED OUTPUT WHEN ASSOCIATED PHASE NOT GREEN (DELAY SETTINGS AS SPECIFIED). OUTPUT SHALL BE NORMAL WHEN ASSOCIATED PHASE IS GREEN.
  - ALL STOP BAR DETECTION ZONES SHALL BE PLACED 3 FEET IN FRONT OF STOP BAR UNLESS OTHERWISE NOTED.

NO.	DATE:	ISSUE DESCRIPTION

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

**TY NELSON**  
REGISTERED ENGINEER  
AGRICULTURE  
NO. 127161  
STATE OF TENNESSEE  
03/06/26

**CAMPBELL STATION ROAD AT  
JAMESTOWNE BOULEVARD  
TRAFFIC SIGNAL DESIGN**

**CANNON &  
CANNON INC**

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

CLIENT:  
**TOWN OF FARRAGUT**  
11408 MUNICIPAL CENTER DRIVE  
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865-966-7057

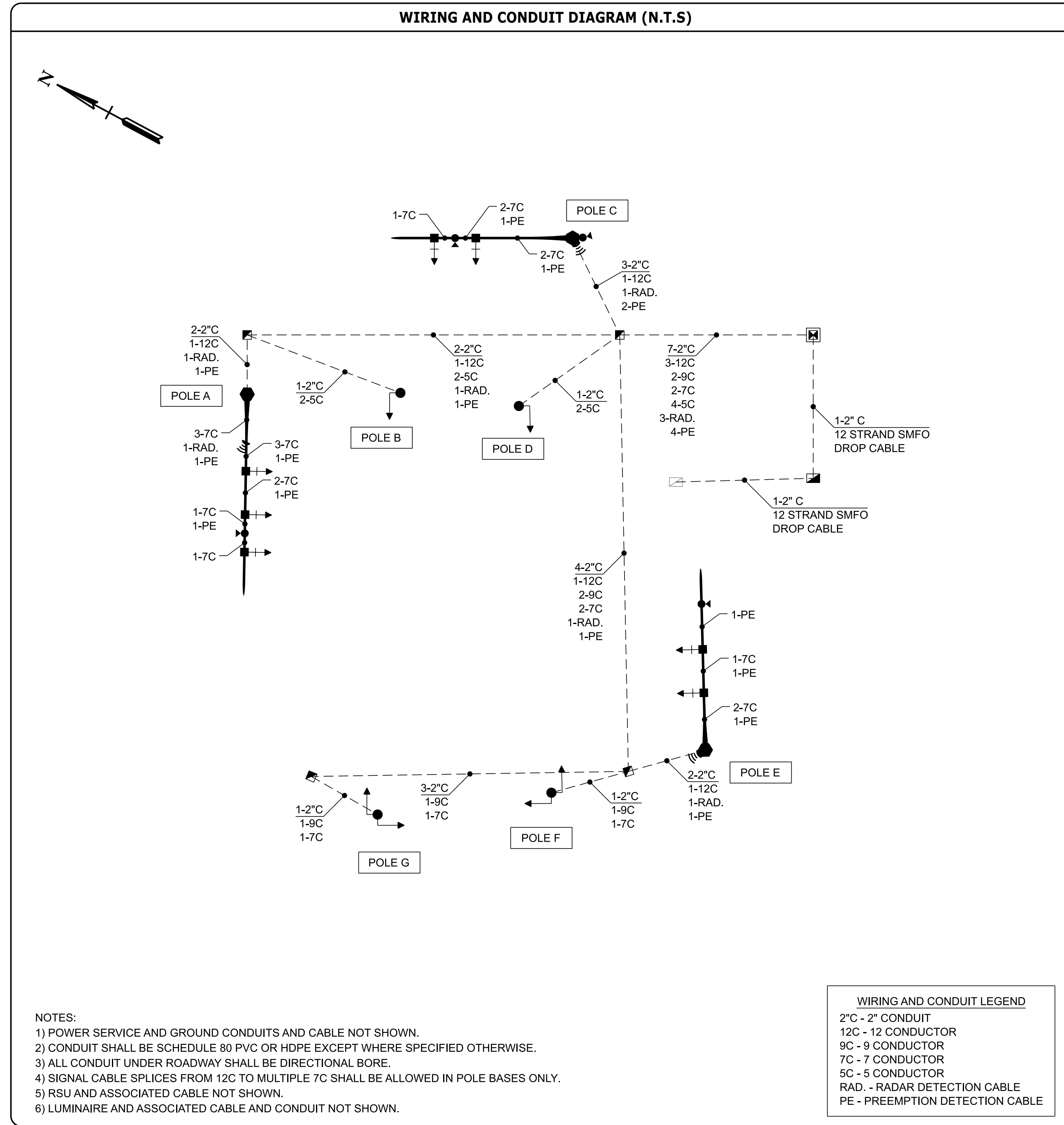
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**PROPOSED SIGNAL LAYOUT**

**3**

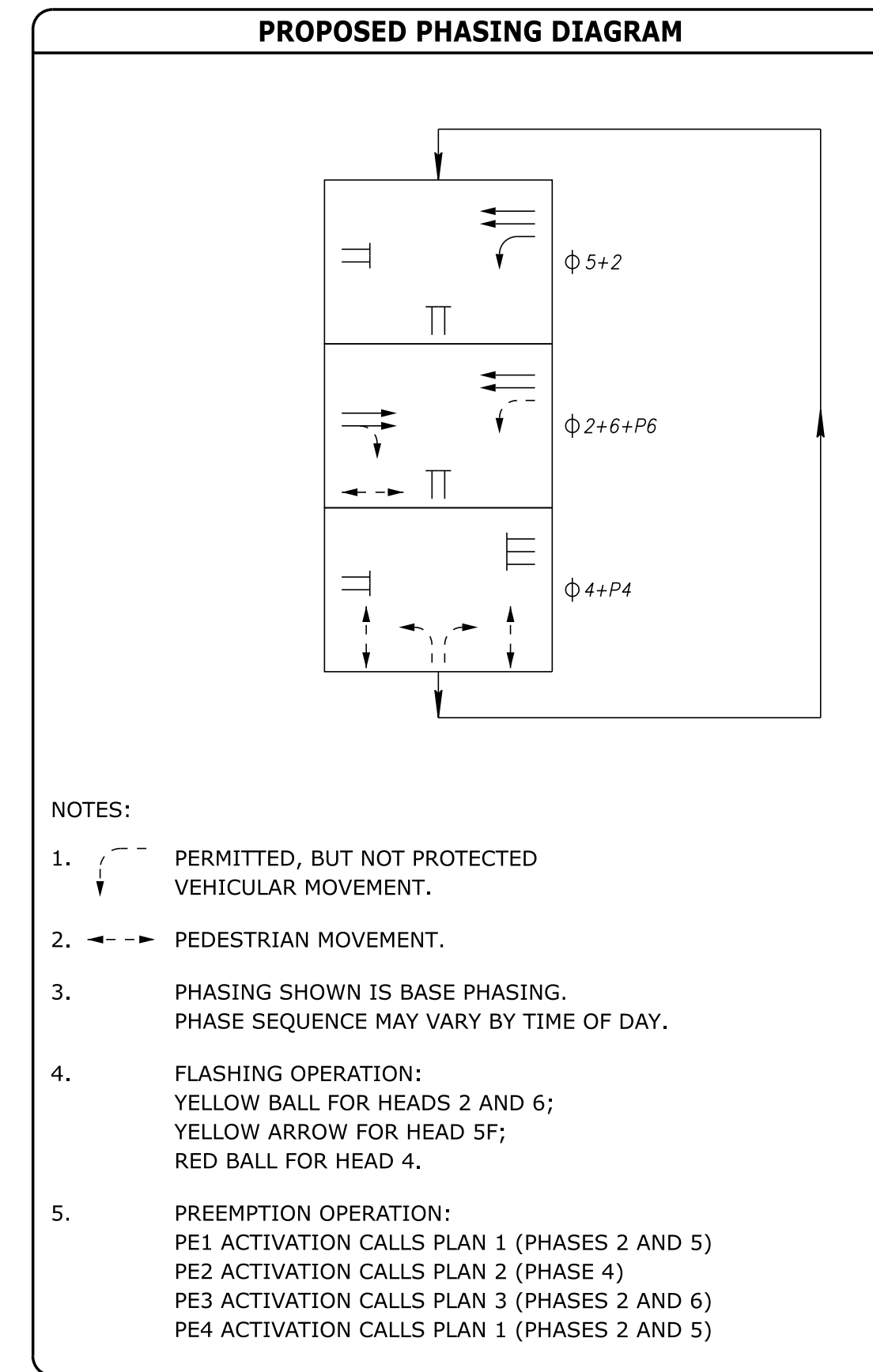
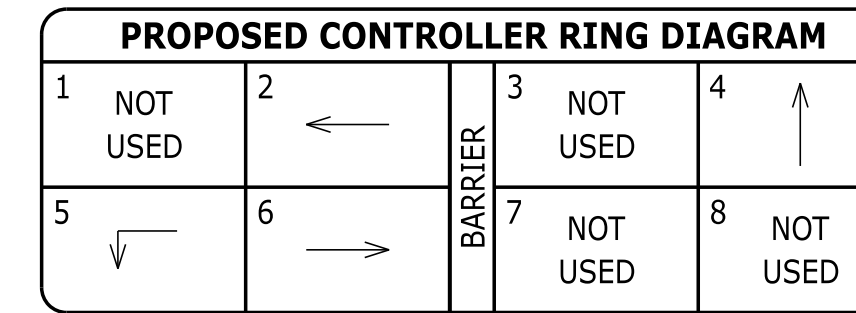
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PHASE	MINIMUM INITIAL	VEHICLE INTERVAL	MAX I	MAX II	CLEARANCE		PEDESTRIAN		RECALL TO	MEMORY POSITION	LEFT TURN OPERATION
					YELLOW	ALL RED	WALK	FLASHING DON'T WALK			
2	10	2	50	60	4.5	1.0	-	-	MIN	OFF	
4	6	1.0	20	30	4.0	2.5	7	15	-	OFF	
5	5	1.5	15	20	4.0	2.0	-	-	-	OFF	PT+PM
6	10	2.0	50	60	4.5	1.0	7	10	MIN	OFF	

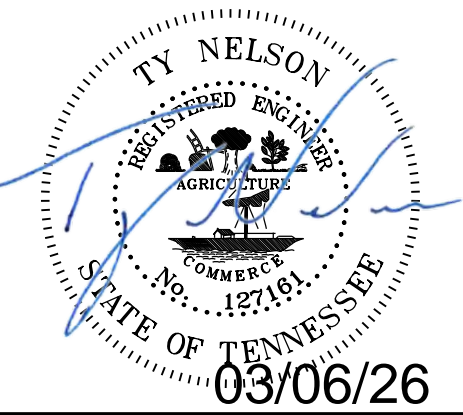
COORDINATION TIMING TO BE PROVIDED BY THE TOWN OF FARRAGUT



ISSUE DESCRIPTION

DATE:

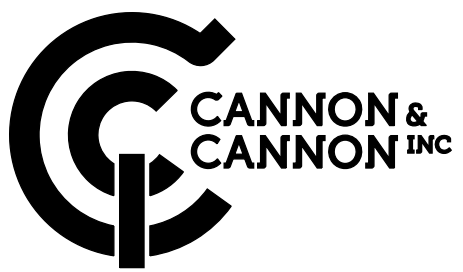
NO.



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**CAMPBELL STATION ROAD AT  
JAMESTOWNE BOULEVARD  
TRAFFIC SIGNAL DESIGN**

PROJECT:



10025 Investment Drive, Suite 120  
Knoxville, TN 37932

865.670.8555  
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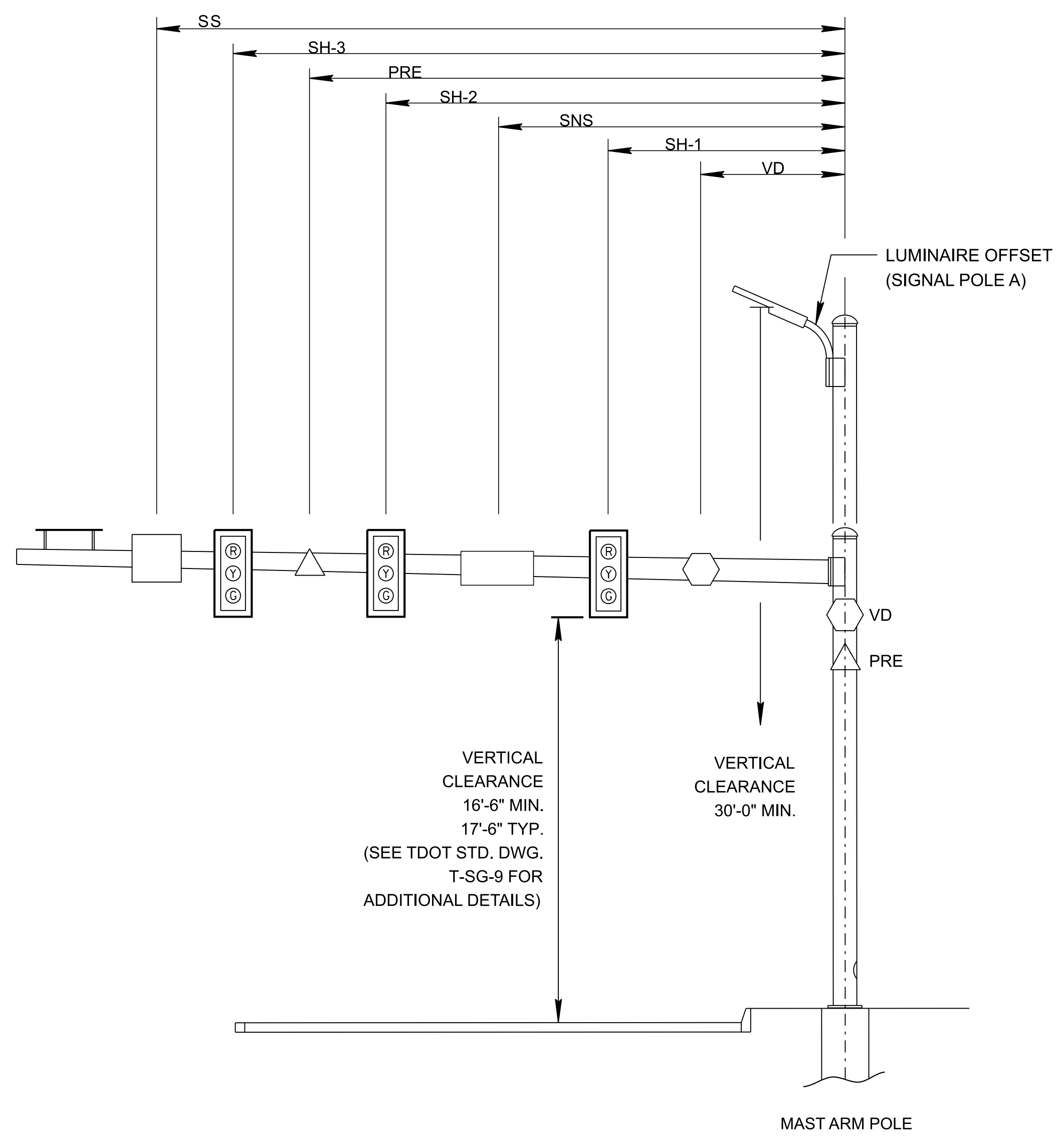
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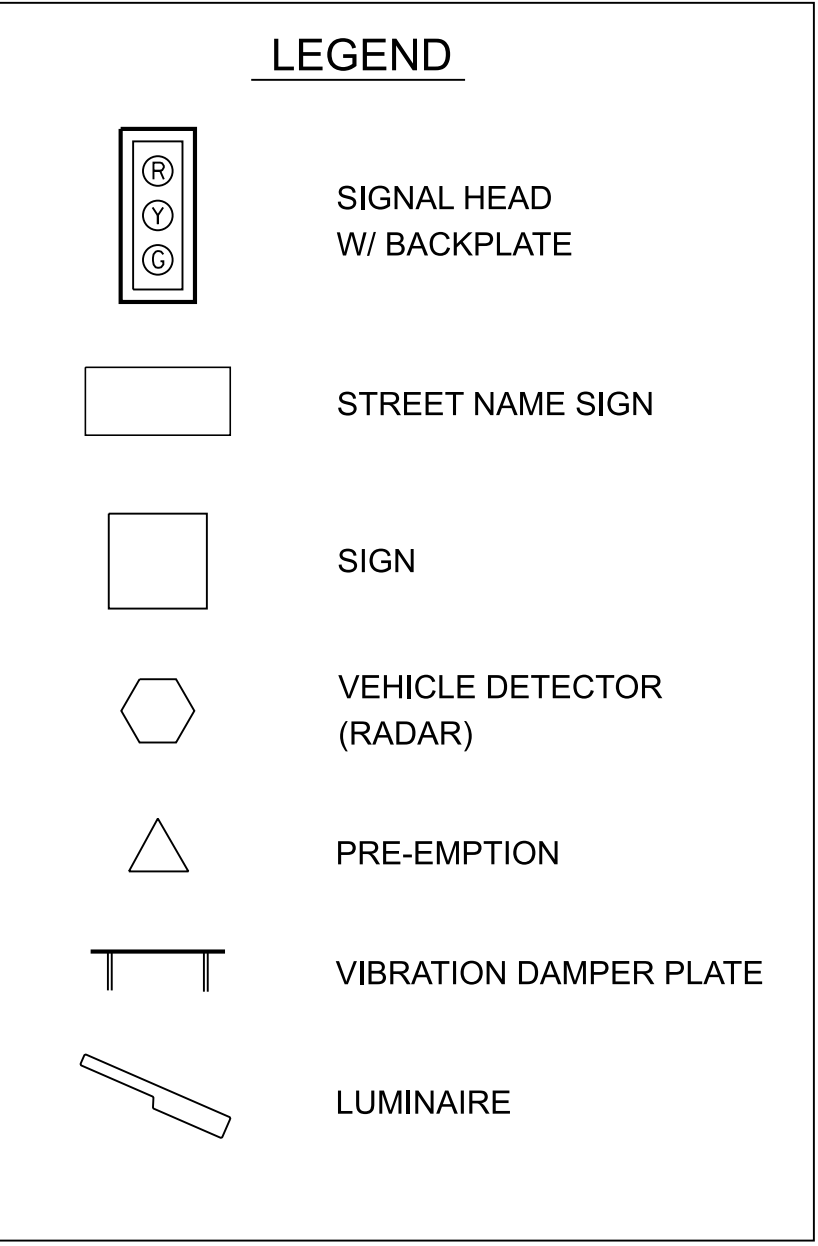
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**SIGNAL  
OPERATIONAL SETTINGS**

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PRE: PRE-EMPTION DEVICE  
 S: SIGN  
 SNS: STREET NAME SIGN  
 SH-X: SIGNAL HEAD  
 VD: VEHICLE DETECTOR



### TYPICAL SIGNAL SUPPORT POLE DATA TABLE

DESIGN MAST ARM, POLE, & FOUNDATION DATA												
POLE (TYPE)	POLE HEIGHT	ATTACHMENT HEIGHT	MAST ARM SPREAD	PRE	VD	SNS	SH-1	SNS	SH-2	PRE	SH-3	S
A (POLE WITH 1 MAST ARM)	35'	20'	50'		12'		19.5'	25.0'	30.5'	35.5'	40.0'	44.0'
C (POLE WITH 1 MAST ARM)	22'	20'	45'	0'	0'	12.0'	19.0'	27.0'	30.0'	35.0'	39.0'	
E (POLE WITH 1 MAST ARM)	22'	20'	45'		0'		14.5'	20.0'	25.5'	37.0'	35.0'	39.0'

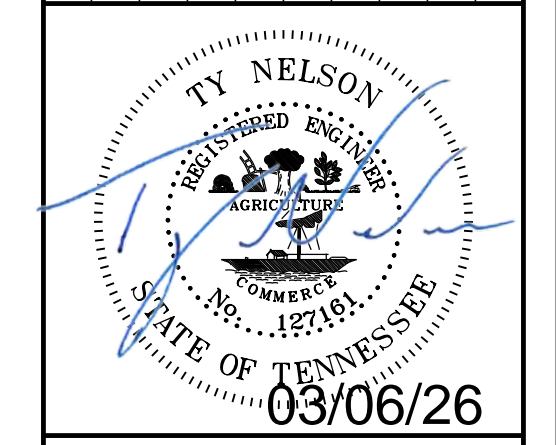
NOTES:  
 1. ALL ATTACHEMENT MEASUREMENTS ARE MEASURED FROM CENTER OF SIGNAL STRAIN POLE.  
 2. ALL MAST ARMS, PEDESTALS, AND POSTS SHALL BE BLACK POWDER COATED AND SHALL BE DESIGNED FOR THE VERTICAL CLEARANCES, ARM SPREAD, AND LOADINGS REQUIRED BY THIS DESIGN PLAN. THE DESIGN SHALL COMPLY WITH THE REQUIREMENTS OF T.D.O.T. STANDARD SPECIFICATION SECTION 730 AND T.D.O.T. STANDARD DRAWINGS T-SG-6, T-SG-9, AND T-SG-10.  
 3. FINAL DESIGN OF POLES AND FOUNDATION DEPTHS ARE THE RESPONSIBILITY OF THE POLE MANUFACTURER AND CONTRACTOR.  
 4. ALL MAST ARMS SHALL BE SUPPLIED WITH VIBRATION DAMPER PLATES PER TDOT STD. DRAWING T-SG-9.  
 5. VERTICAL CLEARANCE FROM PAVEMENT TO BOTTOM OF SIGNAL HEAD HOUSING: MIN = 16.5' MAX = 19.0'.  
 6. SIGNAL HEAD AND SIGN MOUNTING BRACKETS SHALL BE PER T.D.O.T. STANDARD DRAWING T-SG-9 OR EQUIVALENT.  
 7. OFFSET LUMINAIRE TO BE TRANSFERRED AND ATTACHED TO THE TOP OF SIGNAL POLE A. LUMINAIRE MOUNTING HEIGHT = 35'.  
 8. ALL FUTURE SIGNAL HEADS ARE INTENDED TO BE 3-SECTION SIGNAL HEADS.

MEASUREMENTS BASED ON FUTURE SIGNAL HEAD PLACEMENT FOR ADDED WESTBOUND APPROACH.  
 TABLE IS FOR POLE DESIGN PURPOSES ONLY.

INSTALLED MAST ARM, POLE, & FOUNDATION DATA												
POLE (TYPE)	POLE HEIGHT	ATTACHMENT HEIGHT	MAST ARM SPREAD	PRE	VD	SNS	SH-1	SNS	SH-2	PRE	SH-3	S
A (POLE WITH 1 MAST ARM)	35'	20'	50'		12'		19.5'	25.0'	30.5'	35.5'	40.0'	44.0'
C (POLE WITH 1 MAST ARM)	22'	20'	45'	0'	0'	12.0'	24.5'	35.0'	30.0'			
E (POLE WITH 1 MAST ARM)	22'	20'	45'		0'		14.5'	20.0'	25.5'	37.0'		

MEASUREMENTS BASED ON PROPOSED SIGNAL HEAD PLACEMENT. SEE SHEET 3.  
 TABLE IS FOR CURRENT DESIGN. NOTES 1-7 APPLY.

NO.	DATE:	ISSUE DESCRIPTION



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**CAMPBELL STATION ROAD AT  
 JAMESTOWNE BOULEVARD  
 TRAFFIC SIGNAL DESIGN**

PROJECT:

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

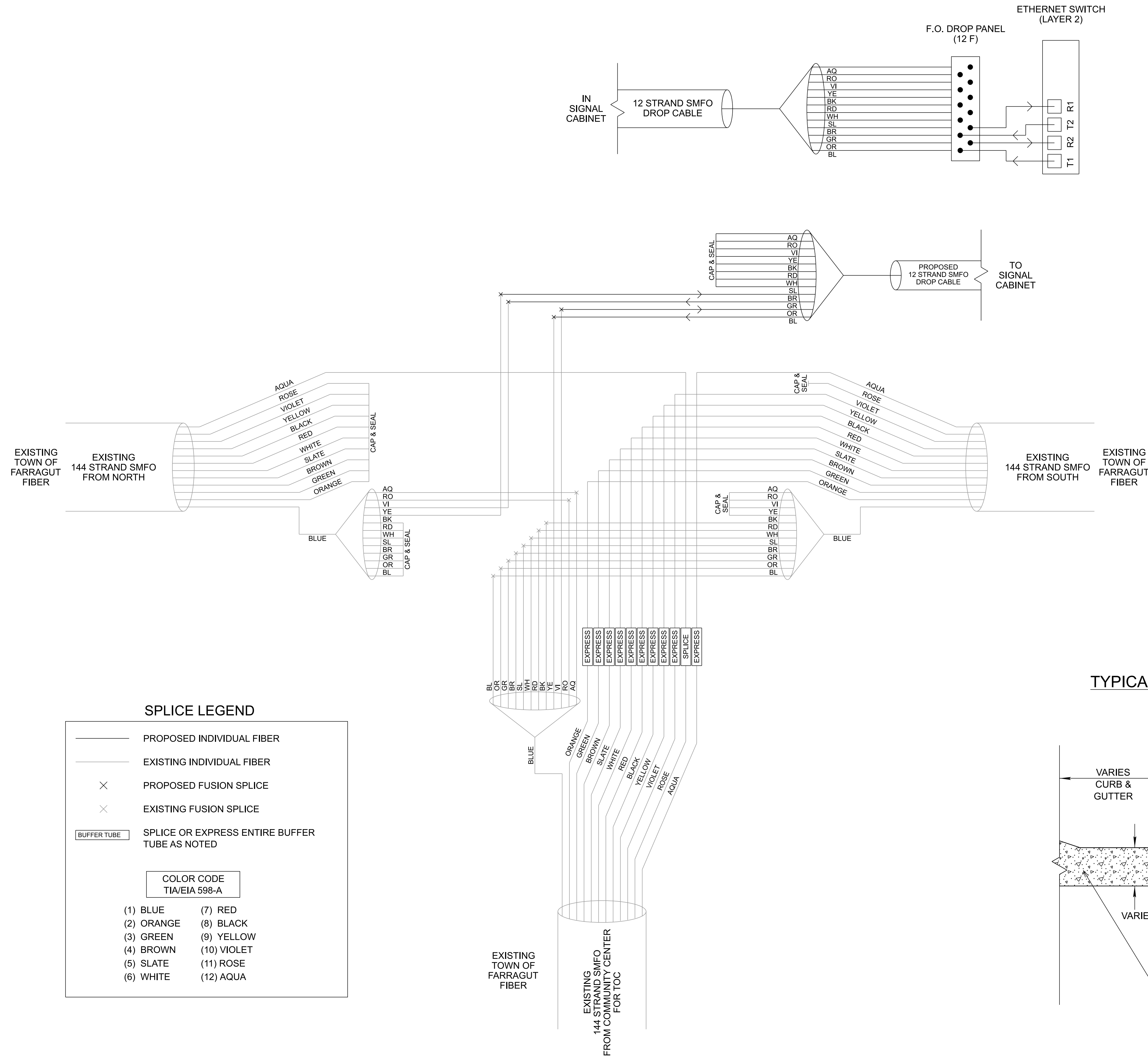
CLIENT:

**TOWN OF FARRAGUT**  
 11408 MUNICIPAL CENTER DRIVE  
 FARRAGUT, TENNESSEE 37934  
 865-966-7057

CCI PROJ. NO.	00394-0029.000
DATE:	03/06/26
PM/PC:	BJH
DRAWN BY:	TSN

**SIGNAL POLE TABLE**

# FIBER SPLICE DIAGRAM



ETHERNET SWITCH (LAYER 2)

F.O. DROP PANEL (12 F)

IN SIGNAL CABINET

12 STRAND SMFO DROP CABLE

PROPOSED 12 STRAND SMFO DROP CABLE

TO SIGNAL CABINET

EXISTING TOWN OF FARRAGUT FIBER

EXISTING 144 STRAND SMFO FROM NORTH

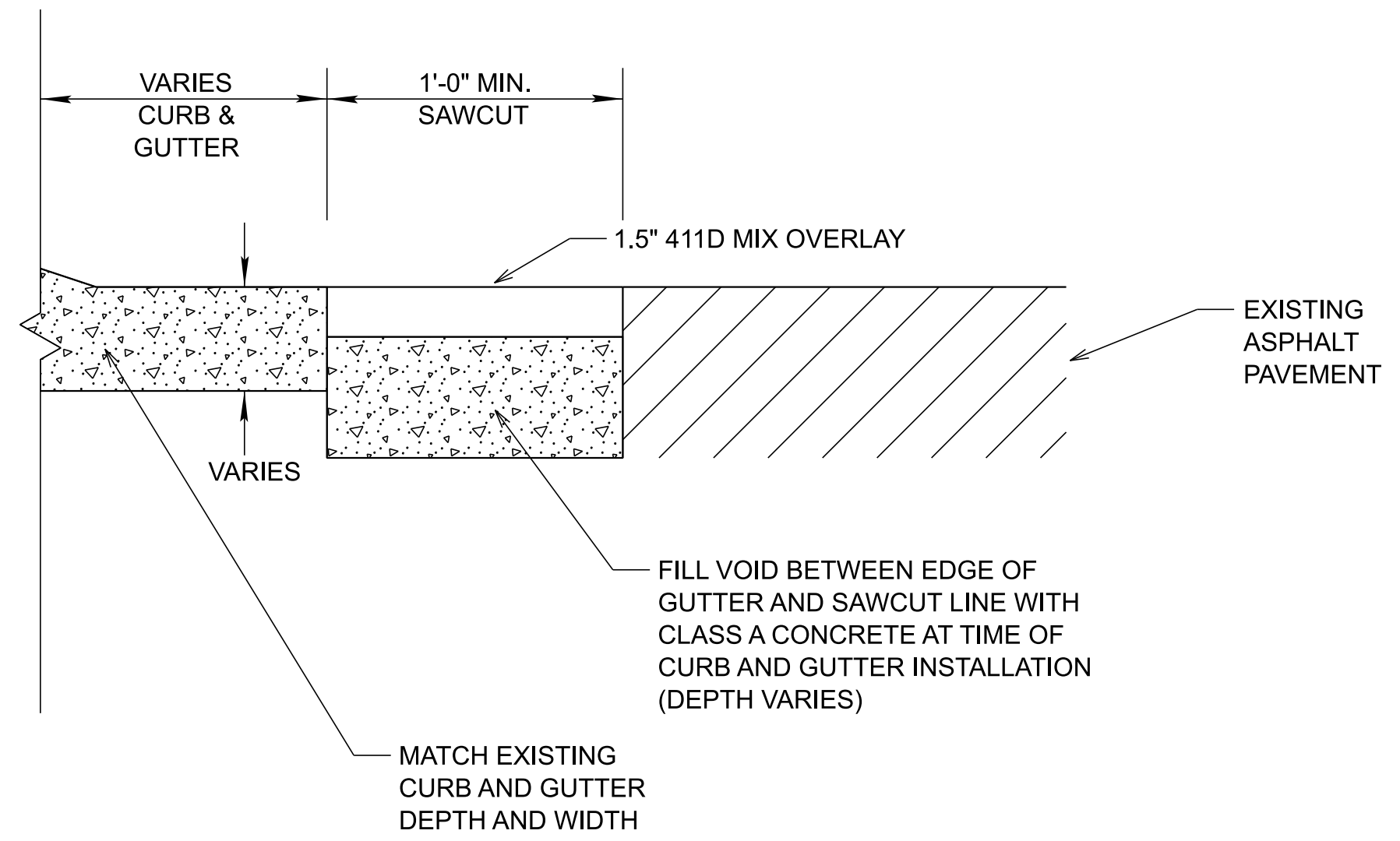
EXISTING 144 STRAND SMFO FROM SOUTH

EXISTING TOWN OF FARRAGUT FIBER

## SPLICE LEGEND

- PROPOSED INDIVIDUAL FIBER
  - EXISTING INDIVIDUAL FIBER
  - × PROPOSED FUSION SPLICE
  - × EXISTING FUSION SPLICE
  - BUFFER TUBE SPLICE OR EXPRESS ENTIRE BUFFER TUBE AS NOTED
- | COLOR CODE TIA/EIA 598-A |             |
|--------------------------|-------------|
| (1) BLUE                 | (7) RED     |
| (2) ORANGE               | (8) BLACK   |
| (3) GREEN                | (9) YELLOW  |
| (4) BROWN                | (10) VIOLET |
| (5) SLATE                | (11) ROSE   |
| (6) WHITE                | (12) AQUA   |

## TYPICAL SAWCUT TIE-IN (N.T.S.)



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**CAMPBELL STATION ROAD AT  
JAMESTOWNE BOULEVARD  
TRAFFIC SIGNAL DESIGN**

**CANNON & CANNON INC**

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

CLIENT:  
**TOWN OF FARRAGUT**  
11408 MUNICIPAL CENTER DRIVE  
FARRAGUT, TENNESSEE 37934  
865-966-7057

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**MISCELLANEOUS  
DETAILS**



3/6/2026 12:55:03 PM Z:\00394-0029\03-Drawings\02-Transportation\00394-0029\_SHT Quantities.dgn

FOOT NOTES	ITEM NO.	DESCRIPTION	QTY.	UNIT
	105-01	CONSTRUCTION STAKES, LINES AND GRADES	1	LS
1	202-03.01	REMOVAL OF ASPHALT PAVEMENT	4	SY
	202-08.15	REMOVAL OF CURB AND GUTTER (AREA NEAR CURB RAMPS)	35	LF
2	209-05	SEDIMENT REMOVAL	2	CY
2	209-09.43	CURB INLET PROTECTION (TYPE 4)	5	EACH
3	407-02.14	ASPHALT PAVEMENT REPAIR	4	SY
	407-20.05	SAW CUTTING ASPHALT PAVEMENT	40	LF
4	701-02.01	CONCRETE CURB RAMP (RETROFIT)	225	SF
	702-03	CONCRETE COMBINED CURB & GUTTER	4	CY
5	712-01	TRAFFIC CONTROL	1	LS
	713-14.21	STREET NAME SIGN (RIGID 0.100IN THICK)	39	SF
	713-15.36	REMOVE SIGN, SUPPORT & FOOTING	1	EACH
	713-16.21	SIGNS (TN-69A, LEFT TURN YIELD ON FLASHING YELLOW ARROW)	1	EACH
6	713-16.22	SIGNS (W3-3, SIGNAL AHEAD W/ W16-15P)	3	EACH
7	714-08.32	REMOVAL OF LIGHT STANDARD & FOUNDATION	1	EACH
8	714-09.47	LED LUMINAIRES (TRANSFER OFFSET LUMINAIRE)	1	EACH
9	716-02.04	PLASTIC PAVEMENT MARKING (CHANNELIZATION STRIPING)	15	SY
9	716-02.05	PLASTIC PAVEMENT MARKING (STOP LINE)	90	LF
9	716-02.09	PLASTIC PAVEMENT MARKING (LONGITUDINAL CROSS-WALK)	120	LF
10	716-08.01	REMOVAL OF PAVEMENT MARKING (LINE)	250	LF
10	716-08.05	REMOVAL OF PAVEMENT MARKING (STOP LINE)	15	LF
	716-12.02	ENHANCED FLATLINE THERMO PVMT MRKING (6IN LINE)	0.1	LM
	717-01	MOBILIZATION	1	LS
11	725-28.20	SYSTEM INTEGRATION	1	LS
	730-02.09	SIGNAL HEAD ASSEMBLY (130 WITH BACKPLATE)	6	EACH
	730-02.55	SIGNAL HEAD ASSEMBLY (130 A3FY WITH BACKPLATE)	1	EACH
	730-03.21	INSTALL PULL BOX (TYPE B)	7	EACH
	730-03.23	INSTALL PULL BOX (FIBER OPTIC - TYPE A)	1	EACH
11	730-03.33	FIBER OPTIC SPLICE FUSION	4	EACH
11	730-03.41	ETHERNET SWITCH (FIELD LAYER 2)	1	EACH
11	730-03.56	FIBER OPTIC DROP CABLE (12F)	150	LF
11	730-03.57	FIBER OPTIC DROP PANEL (12F)	1	EACH
12	730-05.01	ELECTRICAL SERVICE CONNECTION	1	EACH
	730-08.02	SIGNAL CABLE - 5 CONDUCTOR	700	LF
	730-08.03	SIGNAL CABLE - 7 CONDUCTOR	900	LF
	730-08.04	SIGNAL CABLE - 9 CONDUCTOR	400	LF
	730-08.05	SIGNAL CABLE - 12 CONDUCTOR	300	LF
13	730-12.23	CONDUIT 2" DIAMETER (DIRECTIONAL BORE)	700	LF
13	730-12.26	CONDUIT 2" DIAMETER (PVC SCHEDULE 80)	600	LF
14	730-13.07	VEHICLE DETECTOR (SIREN ACTIVATED PRIORITY CONTROL)	1	EACH
11, 15	730-13.12	VEHICLE DETECTOR (RADAR - STOP LINE)	1	EACH
11, 16, 20	730-15.07	CABINET (TS2 TYPE 2, BASE MOUNTED)	1	EACH
11, 17	730-16.14	CONTROLLER (ATC)	1	EACH

FOOT NOTES	ITEM NO.	DESCRIPTION	QTY.	UNIT
18, 20	730-23.28	PEDESTAL POLE (TYPE A)	4	EACH
18, 20	730-23.88	CANTILEVER SIGNAL SUPPORT (1 ARM @ 45')	2	EACH
18, 19, 20	730-25.01	CANTILEVER SIGNAL SUPPORT (1 ARM @ 50')	1	EACH
11, 21	730-26.11	COUNTDOWN PED SGNL HEAD W/AUDIBLE PUSH BUTTON & 15IN SIGN	6	EACH
11	730-35.50	ROAD SIDE UNIT (RSU)	1	EACH
2	740-11.01	TEMPORARY SEDIMENT TUBE 8IN	300	LF
2	801-03	WATER (SEEDING AND SODDING)	0.1	MG
2	803-01	SODDING (NEW SOD)	450	SY

**FOOTNOTES:**

- (1) PAY ITEM INCLUDES THE REMOVAL OF BASE MATERIAL IF NECESSARY.
- (2) SEE SUBSECTION 209.07 OF THE STANDARD SPECIFICATIONS FOR MAINTENANCE REPLACEMENT. ALL QUANTITIES ARE TO BE USED AS DIRECTED BY THE CITY'S REPRESENTATIVE.
- (3) PAY ITEM INCLUDES ALL NECESSARY BASE MATERIAL AND SITE PREPARATION FOR THE AREA OF REPAIR.
- (4) PAY ITEM INCLUDES 6" CURB ON BACK OF CURB RAMP.
- (5) PAY ITEM INCLUDES ALL TEMPORARY TRAFFIC CONTROL ACTIVITIES AND DEVICES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION SIGNS, CHANNELIZING DEVICES, BARRICADES, WARNING LIGHTS, ARROW BOARDS, AND MESSAGE SIGNS.
- (6) PAY ITEM INCLUDES ALL POSTS AND FOOTINGS RELATED TO INSTALLATION OF SIGNS.
- (7) FOUNDATION SHALL BE CUT TO ONE FOOT BELOW GROUND LEVEL.
- (8) PAY ITEM INCLUDES THE TRANSFER OF THE EXISTING OFFSET LUMINAIRE FROM EXISTING STREET LIGHT POLE TO SIGNAL POLE A. LUMINAIRE SHALL BE PAINTED WITH A BLACK POWDER COAT BEFORE TRANSFERING TO SIGNAL POLE A. PAY ITEM INCLUDES CONDUIT, WIRING, AND ALL NECESSARY ITEMS REQUIRED TO TRANSFER TO SIGNAL POLE A AND MAKE OPERATIONAL.
- (9) THE CONTRACTOR MAY ELECT TO SUBSTITUTE PREFORMED PLASTIC FOR THERMOPLASTIC. PREFORMED PLASTIC SHALL BE PAID FOR AT THE SAME UNIT PRICE BID FOR THERMOPLASTIC.
- (10) PAVEMENT MARKING REMOVAL SHALL BE COMPLETED USING WATERBLASTING, HYDROBLASTING, OR GRINDING TECHNIQUES TO MINIMIZE VISIBILITY OF EXISTING STRIPING.
- (11) SEE SPECIAL PROVISION 730F SUPPLEMENTAL (SP 730FS) IN THE PROJECT MANUAL FOR SPECIFICATION OF THESE ITEMS.
- (12) ITEM INCLUDES CONDUIT, CABLE, AND ALL OTHER ITEMS NECESSARY TO INSTALL ELECTRICAL SERVICE CONNECTION AT THE INTERSECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY TO OBTAIN THE ESTIMATE FOR ANY CHARGES BY THE UTILITY FOR PROVIDING ELECTRICAL SERVICE TO THE SIGNAL CONTROLLER. THESE CHARGES SHALL BE INCLUDED IN THE PRICE BID FOR THIS ITEM.
- (13) CONDUIT SHALL BE PVC SCHEDULE 80 OR HDPE. CONDUIT SHALL INCLUDE TRACER WIRE.
- (14) PAY ITEM SHALL BE SONEM 2000. ITEM INCLUDES 4 DETECTOR UNITS, HARDWARE, SOFTWARE, PROCESSOR, MOUNTING ASSEMBLIES, POWER CABLE, AND RELATED EQUIPMENT TO PROVIDE FOR ALL PREEMPTION DETECTION SHOWN ON PLANS.
- (15) STOP LINE RADAR DETECTION SHALL BE WAVETRONIX SMART SENSOR MATRIX. ITEM INCLUDES 3 SENSOR UNITS, HARDWARE, SOFTWARE, PROCESSOR, MOUNTING ASSEMBLIES, POWER CABLE, AND RELATED EQUIPMENT TO PROVIDE FOR ALL STOP BAR DETECTION ZONES AS SHOWN ON THE PLANS.
- (16) ITEM INCLUDES INSTALLATION OF CABINET AND FOUNDATION.
- (17) ITEM INCLUDES INSTALLATION OF CONTROLLER. CONTROLLER SHALL BE MCCAIN ATC EX2 NEMA.
- (18) ITEM INCLUDES THE COST OF THE FOUNDATION DESIGN AND, IF NECESSARY, THE SOIL EXPLORATION REQUIRED FOR THE DESIGN OF THE SIGNAL POLE FOUNDATION.
- (19) SIGNAL POLE SHALL HAVE A HEIGHT OF 32' FOR MOUNTING OF OFFSET LUMINAIRE. LUMINAIRE TO BE MOUNTED ABOVE THE MAST ARM.
- (20) ITEM SHALL BE BLACK POWDER COATED.
- (21) PUSHBUTTONS SHALL BE FULLY ACCESSIBLE CONFORMING TO ADA AND PROWAG STANDARDS.

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<p><b>CAMPBELL STATION ROAD AT JAMESTOWNE BOULEVARD TRAFFIC SIGNAL DESIGN</b></p>	
	
10025 Investment Drive, Suite 120 Knoxville, TN 37932 865.670.8555 www.cci-corp.com	
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ESTIMATED QUANTITIES	
7	

# NOTES

## SCOPE OF WORK

THIS PROJECT CONSISTS OF A NEW TRAFFIC SIGNAL AT THE EXISTING INTERSECTION OF CAMPBELL STATION ROAD AND JAMESTOWNE BOULEVARD IN THE TOWN OF FARRAGUT. THE SCOPE OF WORK INCLUDES THE INSTALLATION OF NEW MAST ARM POLES, CABINET, CONTROLLER, DETECTION, SIGNAL HEADS, PEDESTRIAN SIGNALS, CONDUIT, PULL BOXES, WIRING, FIBER COMMUNICATION, CONNECTED VEHICLE EQUIPMENT, EMERGENCY VEHICLE PREEMPTION, CURB RAMPS, PAVEMENT MARKING, SIGNING, TRAFFIC CONTROL, EROSION CONTROL, AND INCIDENTALS TO PROVIDE A FULL FUNCTIONAL TRAFFIC SIGNAL.

## SIGNALIZATION

- (1) THE DESIGN OF TRAFFIC SIGNAL SUPPORT POLES, MAST ARMS, STRAIN POLES, ETC. SHALL BE IN CONFORMANCE WITH THE AASHTO STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS, CURRENT EDITION. OVERHEAD CANTILEVERED TRAFFIC SIGNAL STRUCTURES SHALL BE DESIGNED FOR FATIGUE CATEGORY 1.
- (2) THE TRAFFIC SIGNAL CONTRACTOR MUST PREQUALIFY WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT). ONLY CONTRACTORS THAT HAVE BEEN PRE-QUALIFIED BY TDOT CAN PERFORM WORK ON THE TRAFFIC SIGNAL.
- (3) CONTRACTOR SHALL HAVE AN IMSA LEVEL II CERTIFIED TECHNICIAN ON-SITE DURING ALL CABINET RELATED CONSTRUCTION AND START-UP OPERATION OF THE SIGNAL.
- (4) CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE TOWN OF FARRAGUT FOR APPROVAL PRIOR TO ORDERING ALL MATERIALS.
- (5) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE TOWN OF FARRAGUT IN WRITING WHEN ALL WORK HAS BEEN COMPLETED AND THE SIGNAL INSTALLATION IS READY FOR FINAL INSPECTION.
- (6) EQUIPMENT AND INSTALLATION OF TRAFFIC SIGNAL SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THE TDOT STANDARD SPECIFICATIONS SECTION 730, THE TOWN OF FARRAGUT'S "SPECIAL PROVISIONS REGARDING SECTION 730FA-TRAFFIC SIGNALS", TDOT STANDARD TRAFFIC DESIGN DRAWINGS, AND THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
- (7) ALL EQUIPMENT SHALL MEET ALL APPLICABLE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION STANDARDS.
- (8) ALL NEW TRAFFIC SIGNAL HEADS SHALL BE INCANDESCENT STYLE L.E.D. (LIGHT EMITTING DIODE) TYPE WITH CLEAR LENSES MEETING THE CURRENT STANDARDS PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS. INCANDESCENT OR SCREW-IN MODULES ARE NOT ACCEPTABLE. COMPATIBILITY WITH CONFLICT MONITORS SHALL BE TESTED AND CONFIRMED. MANUFACTURER SHALL PROVIDE A MINIMUM FIVE-YEAR WARRANTY FOR OPERATION OF THE UNIT.
- (9) CIRCULAR INDICATIONS SHALL MEET "ITE VTSCH-LED CIRCULAR SIGNAL SUPPLEMENT" FOR EXPANDED/EXTENDED VIEW.
- (10) ARROW INDICATIONS SHALL MEET "ITE VTCSH-3 LED ARROW SPECIFICATION" FOR EXPANDED/EXTENDED VIEW.
- (11) SIGNAL HEADS SHALL BE BLACK IN COLOR AND EQUIPPED WITH BLACK SAFETY BACKPLATES WITH 2 INCH YELLOW RETROREFLECTIVE BORDERS AROUND THE FULL PERIMETER OF THE BACKPLATE. THE BORDER SHALL BE MADE OF TYPE III PRISMATIC OR BETTER MATERIAL.
- (12) PEDESTRIAN INDICATIONS SHALL MEET "ITE PTCSI PART 2".
- (13) ALL PEDESTRIAN SIGNAL HEADS SHALL BE BLACK IN COLOR.
- (14) ALL PEDESTRIAN TRAFFIC CONTROL INDICATIONS, WHERE CALLED FOR SHALL CONSIST OF LED MODULES DISPLAYING "WALKING PERSON" AND "HAND" SYMBOLS, ALONG WITH A PEDESTRIAN INTERVAL COUNTDOWN DISPLAY, WITHIN THE SAME FACE UNLESS OTHERWISE NOTED IN THE PLANS.
- (15) INDCANDESCENT OR SCREW-IN MODULES ARE NOT ACCEPTABLE.
- (16) COMPATIBILITY WITH CONFLICT MONITORS AND LOAD SWITCHES SHALL BE TESTED AND CONFIRMED.

- (17) PEDESTRIAN PUSHBUTTONS SHALL BE FULLY ACCESSIBLE AND AUDIBLE WITH A VIBRO-TACTILE SURFACE AND COMPLIANT WITH ALL REQUIREMENTS OF THE MUTCD, ADA, AND PROWAG. PUSHBUTTONS SHALL BE PEDSAFETY GUARDIAN APS MODEL.
- (18) ALL SIGNAL CABLE SHALL BE INTERNATIONAL MUNICIPAL SIGNAL ASSOCIATION (IMSA) APPROVED CABLE AND SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS.
- (19) NEW SIGNAL CONTROLLERS SHALL BE MCCAIN ATC EX2 NEMA.
- (20) NEW SIGNAL CABINET SHALL BE 16-CHANNEL TS2, TYPE 2 COMPLETE WITH PANELS, WIRING, AND OTHER INCIDENTALS REQUIRED FOR COMPLETE OPERATION.
- (21) SIGNAL HEADS, WHEN VISIBLE TO DRIVERS BUT NOT OPERATIONAL, SHALL BE COMPLETELY COVERED.
- (22) CONTRACTOR SHALL STAKE THE LOCATION OF POLES, PEDESTALS, AND PULLBOXES PRIOR TO INSTALLATION AND SHALL CONTACT THE TOWN OF FARRAGUT FOR APPROVAL. ANY FIELD ADJUSTMENTS SHALL REQUIRE APPROVAL BY THE TOWN.
- (23) LOCATIONS OF SIGNAL POLES AND PULL BOXES ARE APPROXIMATE AND CAN BE ADJUSTED UP TO 2 FEET IN THE FIELD TO AVOID UTILITY CONFLICT, SUBJECT TO THE APPROVAL OF THE ENGINEER. IF SIGNAL POLES REQUIRE RELOCATION, CONTRACTOR SHALL COORDINATION WITH THE ENGINEER TO ESTABLISH LOCATIONS OR ADDITIONAL SIDEWALK OR PUSHBUTTON POSTS TO MAINTAIN ADA ACCESSIBILITY TO PUSHBUTTONS.
- (24) CLOSELY COORDINATE FOOTING INSTALLATION WITH EXISTING UTILITIES. HAND DIG FOUNDATION OR VARY SIZE AS REQUIRED.
- (25) ALL TRAFFIC SIGNAL EQUIPMENT SHALL BE INSTALLED WITHIN THE RIGHT-OF-WAY. NO EXCEPTIONS WILL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE TOWN OF FARRAGUT.
- (26) CONTRACTOR SHALL CONTACT THE TOWN OF FARRAGUT ONE DAY PRIOR TO CONCRETE PLACEMENT FOR SIGNAL POLE FOUNDATIONS.
- (27) EACH POLE FOUNDATION SHALL INCLUDE AT LEAST ONE SPARE 2-INCH CONDUIT.
- (28) CONDUIT UNDER EXISTING ROADWAY PAVEMENT, PAVED DRIVEWAYS AND SIDEWALK SHALL BE DIRECTIONAL BORE INSTALLATION.
- (29) DETECTION SHALL BE RADAR DETECTION UTILIZING WAVETRONIX SMARTSENSOR MATRIX AND ADVANCE, LATEST VERSIONS. DETECTOR UNITS SHALL BE PLACED ON MANUFACTURER RECOMMENDED RISERS AND/OR EXTENSION ARMS TO MAXIMIZE DETECTION WITHIN THE DETECTION ZONES, EITHER CURRENT OR SPECIFIED ON THE SIGNAL LAYOUT SHEETS. SENSOR LOCATIONS MAY VARY FROM THAT SHOWN ON THE LAYOUT SHEETS IF THE REVISED LOCATION IMPROVES DETECTION ACCURACY. CONTRACTOR SHALL NOT REVISE THESE LOCATIONS WITHOUT RECEIVING APPROVAL FROM THE TOWN OF FARRAGUT.
- (30) ALL SIGNAL POLES, MAST ARMS, PEDESTALS, LUMINAIRES, AND CABINETS SHALL BE BLACK POWDER COATED.
- (31) EMERGENCY VEHICLE PREEMPTION DETECTION SHALL BE SONEM 2000.

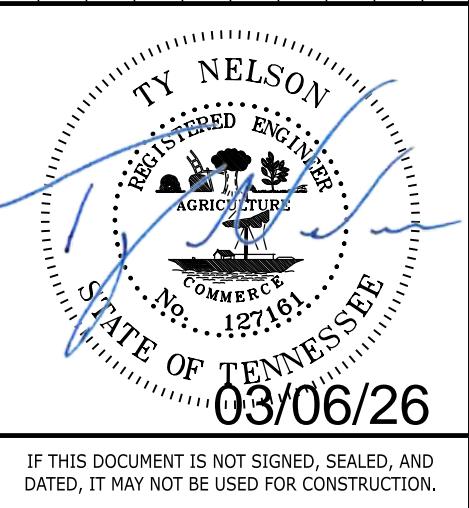
## CONSTRUCTION WORK ZONE & TRAFFIC CONTROL

- (1) TEMPORARY TRAFFIC CONTROL DEVICES AND MEASURES SHALL BE PROVIDED DURING CONSTRUCTION IN FULL COMPLIANCE WITH THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". THIS INCLUDES USE OF TYPICAL APPLICATION DIAGRAMS IN SECTION 6P WHERE APPLICABLE.
- (2) TRAFFIC CONTROL DEVICES SHALL NOT BE DISPLAYED OR ERECTED UNLESS RELATED CONDITIONS ARE PRESENT NECESSITATING WARNING.
- (3) NO LANE CLOSURES WILL BE PERMITTED MONDAY-FRIDAY FROM 6:00 A.M. TO 9:00 A.M. AND 3:00 P.M. TO 7:00 P.M. APPROVAL FOR EXCEPTIONS MUST BE OBTAINED FROM THE TOWN OF FARRAGUT.
- (4) LANE CLOSURES ON STATE ROUTES ARE TO BE APPROVED BY THE TOWN OF FARRAGUT ENGINEERING DEPARTMENT AT 865-966-7057

## MISCELLANEOUS

- (1) NOTHING IN THE NOTES OR SPECIAL PROVISIONS SHALL RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TOWARD THE SAFETY AND CONVENIENCE OF THE GENERAL PUBLIC AND THE RESIDENTS ALONG THE PROPOSED CONSTRUCTION AREA.
- (2) ANY DISTURBED AREA DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR AS ACCEPTABLE BY THE TOWN OF FARRAGUT.
- (3) ALL NEW PAVEMENT MARKINGS SHOWN ON THE PLANS SHALL BE THERMOPLASTIC.
- (4) EROSION CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
- (5) THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN A PROACTIVE METHOD TO PREVENT SOIL MATERIAL, LITTER, CONSTRUCTION DEBRIS, CONSTRUCTION WASTES, PETROLEUM PRODUCTS AND OTHER CHEMICAL POLLUTANTS FROM ENTERING WATERS OF THE STATE/U.S.

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11408 MUNICIPAL CENTER DRIVE  
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**NOTES**

**8**

**UTILITY**

- (1) THE LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE APPROXIMATE ONLY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE UPON THE TYPE, SIZE, AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION, AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) OR NOT MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. NOTIFICATION BY CALLING THE TENNESSEE ONE CALL SYSTEM, INC., AT 1-800-351-1111 AS REQUIRED BY TCA 65-31-106 WILL BE REQUIRED.
- (2) UNLESS OTHERWISE NOTED, ALL UTILITY ADJUSTMENTS WILL BE PERFORMED BY THE UTILITY OR ITS REPRESENTATIVE. THE CONTRACTOR AND UTILITY OWNERS WILL BE REQUIRED TO COOPERATE WITH EACH OTHER IN ORDER TO EXPEDITE THE WORK REQUIRED BY THIS CONTRACT. ON CONTRACTS WHERE CONSTRUCTION STAKES, LINES, AND GRADES ARE CONTRACT ITEMS, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE RIGHT-OF-WAY OR SLOPE STAKES, DITCH OR STREAM BED GRADES, OR OTHER ESSENTIAL SURVEY STAKING TO PREVENT CONFLICTS WITH THE HIGHWAY CONSTRUCTION. FREQUENTLY, THIS WILL BE REQUIRED AS THE FIRST ITEM OF WORK AND AT ANY LOCATION ON THE PROJECT DIRECTED BY THE ENGINEER.
- (3) THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT. THE COST OF PROTECTING UTILITIES FROM DAMAGE AND FURNISHING SPECIAL EQUIPMENT WILL BE INCLUDED IN THE PRICE BID FOR OTHER ITEMS OF CONSTRUCTION.
- (4) PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PROJECT. WHILE SOME WORK MAY BE REQUIRED 'AROUND' UTILITY FACILITIES THAT WILL REMAIN IN PLACE, OTHER UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS. ADVANCE CLEAR CUTTING MAY BE REQUIRED BY THE ENGINEER AT ANY LOCATION WHERE CLEARING IS CALLED FOR IN THE SPECIFICATIONS AND CLEAR CUTTING IS NECESSARY FOR A UTILITY RELOCATION. ANY ADDITIONAL COST WILL BE INCLUDED IN THE UNIT PRICE BID FOR THE CLEARING ITEM SPECIFIED IN THE PLANS.
- (5) THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY IN ACCORDANCE WITH TCA 65-31-106. NOTIFICATION BY CALLING THE TENNESSEE ONE CALL SYSTEM, INC AT 1-800-351-1111 WILL BE REQUIRED.

**UTILITY OWNERS**

**ELECTRIC:**  
**TVA**  
 400 West Summit Hill Drive  
 Knoxville, TN 37902  
 CONTACT: Stephen Williams  
 PHONE:  
 FAX:  
 Email: sewilliams@tva.gov

**GAS:**  
**COLONIAL PIPELINE COMPANY**  
 5033 N. Middlebrook Pike  
 Knoxville, TN 37921  
 CONTACT: Jason Fenech  
 PHONE: 865 360 5259  
 FAX: 865 584 5249  
 Email: jfenech@colpipe.com

**GAS:**  
**KINDER MORGAN**  
 5009 N Middlebrook Pike  
 Knoxville, TN 37921  
 CONTACT: Jose Pedraza  
 PHONE: 770 330 1696  
 FAX:  
 Email: kmencroachmentseast@kindermorgan.com

**SEWER / WATER:**  
**FIRST UTILITY DISTRICT**  
 122 Durwood Road  
 Knoxville, TN 37922  
 CONTACT: Edwin Deyton  
 PHONE: 865 218 3690  
 FAX:  
 Email: edeyton@fudknox.org

**TELEPHONE:**  
**AT&T CORP**  
 360 Gees Mill Business Parkway  
 Conyers, GA 30013  
 CONTACT: Trina Ivey  
 OFFICE PHONE: 678 641 5522  
 CELL PHONE: 770 335 8255  
 Email: ki2863@att.com

**TELEPHONE:**  
**IRIS**  
 211 Commerce Street, Suite 610  
 Nashville, TN 37201  
 CONTACT: Dwane Laxton  
 PHONE: 865 617 8711  
 FAX:  
 Email: dlaxton@iristransport.com

**TELEPHONE:**  
**WINDSTREAM COMMUNICATIONS**  
 102 Hillview Drive  
 Linden, TN 37096  
 CONTACT: Tommy Rayfield  
 PHONE: 931 994 1249  
 FAX:  
 Email: tommy.rayfield@windstream.com

**ELECTRIC:**  
**LENOIR CITY UTILITIES BOARD**  
 501 n Cedar Bluff Road  
 Knoxville, TN 37923  
 CONTACT: John Wheeler  
 PHONE: 865 988 0820  
 FAX: 865 687 5282  
 Email: jwheeler@lucub.com

**GAS:**  
**ENBRIDGE**  
 1575 Downtown West Blvd  
 Knoxville, TN 37919  
 CONTACT: Ross Pinney  
 PHONE: 218 349 9085  
 FAX:  
 Email: Ross.pinney@enbridge.com

**GAS:**  
**KNOXVILLE UTILITIES BOARD**  
 4505 Middlebrook Pike  
 Knoxville, TN 37921-5599  
 CONTACT: Tim Kelly  
 PHONE: 865 558 2450  
 FAX: 865 558 2436  
 Email: timothy.kelly@kub.org

**TELEPHONE:**  
**AT&T**  
 307 Dr. Martin Luther King Jr. Parkway  
 Morristown, TN 37813  
 CONTACT: Jay Frazier  
 PHONE: 865 387 2685  
 FAX:  
 Email: Jf092g@att.com

**TELEPHONE:**  
**CHARTER / SPECTRUM**  
 11517 Kingston Pike  
 Farragut, TN 37934  
 CONTACT: Billy Click  
 PHONE: 865 273 2710  
 FAX:  
 Email: billy.click@charter.com

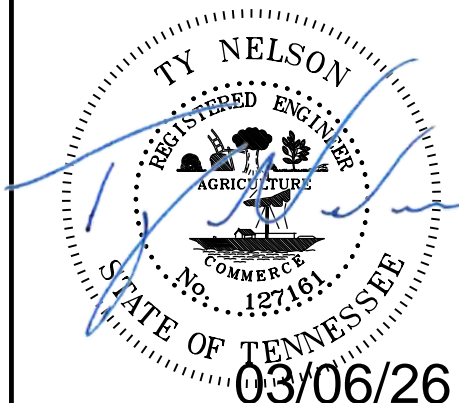

**TELEPHONE:**  
**MCI / VERIZON**  
 603 Warehouse Park Lane  
 Knoxville, TN 37932  
 CONTACT: Stanley Majka  
 PHONE: 615 428 4943  
 FAX:  
 Email: stanley.m.majka@verizon.com

**TELEPHONE:**  
**SEGRA**  
 320 N cedar Bluff Road, Suite 102  
 Knoxville, TN 37923  
 CONTACT: Alicia Manzi  
 PHONE: 803 250 9687  
 FAX:  
 Email: Alicia.manzi@segra.com

**TELEPHONE:**  
**TDS**  
 3250 Mynatt Avenue  
 Knoxville, TN 37919  
 CONTACT: Russell Jones  
 PHONE: 802 485 3836  
 FAX:  
 Email: Russell.jones@tdstelecom.com

**TELEPHONE:**  
**WOW**  
 10115 Sherrill Blvd  
 Knoxville, TN 37932  
 CONTACT: Carl Diggs  
 PHONE: 866 496 9669  
 FAX:  
 Email: Carl.diggs@wowinc.com

**TELEPHONE:**  
**XFINITY**  
 3399 Peachtree Road, Suite 550  
 Atlanta, GA 30326  
 CONTACT: Mark Stacey  
 PHONE:  
 FAX:  
 Email: mark\_stacey@comcast.com

ISSUE DESCRIPTION	
DATE:	
NO.:	
	
IF THIS DOCUMENT IS NOT SIGNED, SEALED, AND DATED, IT MAY NOT BE USED FOR CONSTRUCTION.	
PROJECT: CAMPBELL STATION ROAD AT JAMESTOWNE BOULEVARD TRAFFIC SIGNAL DESIGN	
	
10025 Investment Drive, Suite 120 Knoxville, TN 37932 865.670.8555 www.cci-corp.com	
CLIENT:	
TOWN OF FARRAGUT 11408 MUNICIPAL CENTER DRIVE FARRAGUT, TENNESSEE 37934 865-966-7057	
CCI PROJ. NO.	00394-0029.000
DATE:	03/06/26
PM/PC:	BJH
DRAWN BY:	TSN
UTILITY NOTES AND UTILITY OWNERS	
9	

3/6/2026 12:56:16 PM  
 Z:\00394-0029\03-Drawings\02-Transportation\00394-0029\_SHT Utility Notes and Utility Owners.dgn

## REPORT TO THE MUNICIPAL PLANNING COMMISSION

**Prepared By:** Mark Shipley, Community Development Director

**Subject:** Discussion and public hearing on a final plat for Phase 2, Unit 1 of the Grove at Boyd Station Subdivision, 16.15 Acres, 15 Lots, Zoned OSMR (Lynch Surveys, LLC., Applicant)

---

**Introduction & Background:** This final plat includes the next phase of the Grove at Boyd Station Subdivision. The phase has 15 house lots and two open space lots. This phase also includes the roundabout and associated improvements to Boyd Station Road.

**Discussion & Recommendations:** Included in the packet is the latest version of the final plat. The staff conducted a site inspection on April 6 and found the site to be in a condition ready for Planning Commission action. The staff is recommending approval of the plat subject to the following conditions:

1. Providing a 2-year maintenance letter of credit for the roadway, pedestrian facilities, and stormwater detention in an amount of \$52,000.
2. Providing a completion letter of credit for pedestrian facilities in an amount of \$90,000.
3. Providing a completion letter of credit for landscaping in an amount of \$22,000.
4. Providing a copy of the covenants for the Town Attorney's review.
5. Obtaining all required signatures.
6. Completing site-related punchlist items.
7. Please modify Note #13. There is no walking trail on Lot OS-8.

**Recommended By:** Mark Shipley, Community Development Director

**Proposed Motion:** To approve the final plat subject to the following conditions:

1. Providing a 2-year maintenance letter of credit for the roadway, pedestrian facilities, and stormwater detention in an amount of \$52,000.
2. Providing a completion letter of credit for pedestrian facilities in an amount of \$90,000.
3. Providing a completion letter of credit for landscaping in an amount of \$22,000.
4. Providing a copy of the covenants for the Town Attorney's review.
5. Obtaining all required signatures.
6. Completing site-related punchlist items.
7. Please modify Note #13. There is no walking trail on Lot OS-8.

**TOTAL AREA (THIS PHASE)**  
703,343 sq. ft.  
16.15 Acres

**TOTAL BUILDING LOTS THIS PHASE:** 15

**OPEN SPACE REQUIRED:** 0.35 x 16.15 = 5.65 ACRES

**OPEN SPACE THIS PHASE:** 5.69 ACRES

Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument # \_\_\_\_\_

**TOTAL BUILDING AREA**  
0.75 X 132.16 = 99.12 AC  
99.12 AC X 0.25 = 24.78 AC  
24.78 AC / 285 = 0.087 AC  
=3787.4 SF/DU

**TOTAL LOT COVERAGE**  
0.75 X 132.16 = 99.12 AC  
99.12 AC X 0.35 = 34.69 AC  
34.68 AC / 285 = 0.1217 AC  
=5302.4 SF/DU

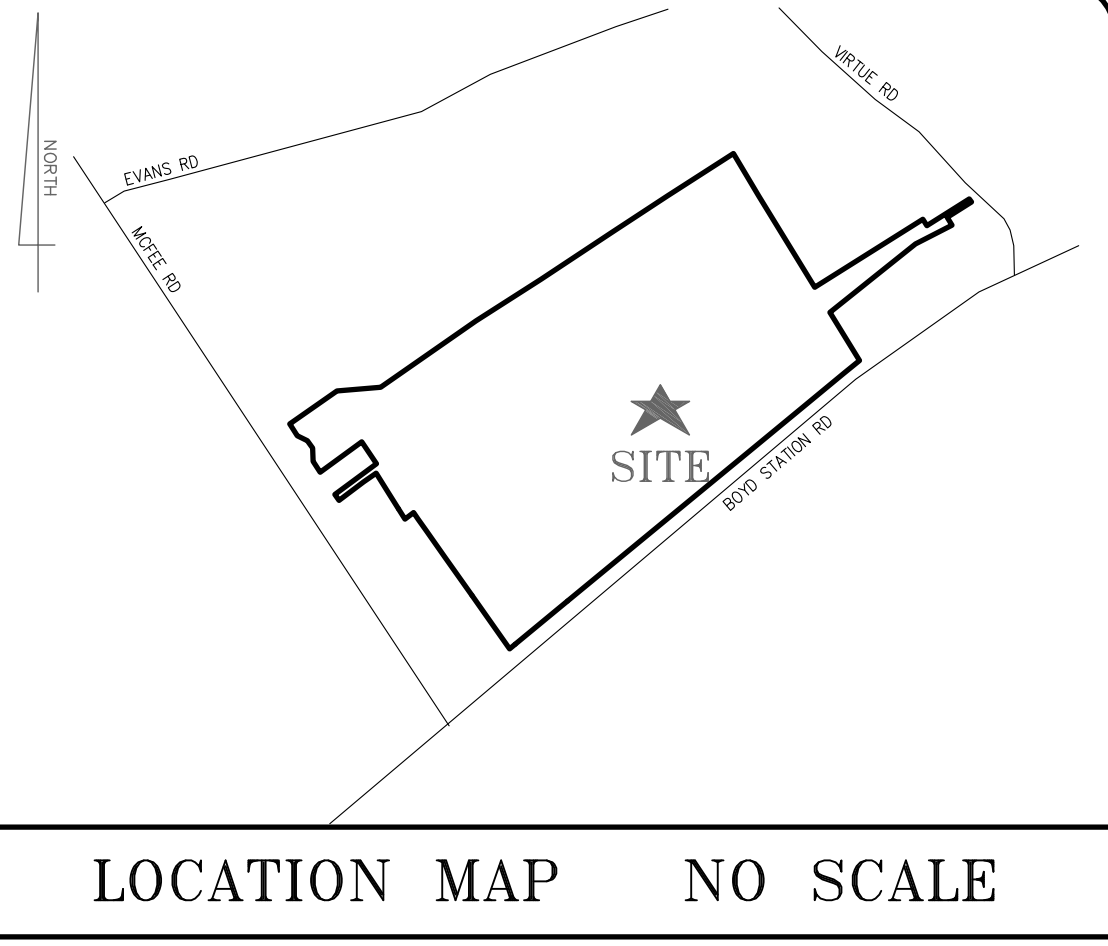
**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number \_\_\_\_\_ page \_\_\_\_\_ 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 \_\_\_\_\_

Date \_\_\_\_\_

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



**Certificate 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 GROVE AT BOYD STATION PHASE 2 UNIT 1 have been installed in accordance with current local and state government requirements.

DATE \_\_\_\_\_ FIRST UTILITY DISTRICT \_\_\_\_\_

**CERTIFICATION OF BONDING FOR REQUIRED IMPROVEMENTS**

I certify that a security bond in the amount of \$ \_\_\_\_\_ has been posted with the Planning Commission to assure the completion of streets, sidewalks, utilities, and other required improvements.

Date \_\_\_\_\_ Town Engineer \_\_\_\_\_ License No. \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF STREET NAMES**

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.

Knox County Addressing Division \_\_\_\_\_ Date \_\_\_\_\_

**Certificate 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 with such subdivision.

Gas (KUB) \_\_\_\_\_ Date \_\_\_\_\_  
Electric (LCUB) \_\_\_\_\_ Date \_\_\_\_\_  
Telephone (TDS) \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE 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 GROVE AT BOYD STATION PHASE 2 UNIT 1 have been installed in accordance with current local and state government requirements.

Name, Title, and Agency of Authorized Approving Agent \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATION OF COMMON AREAS DEDICATION**

As owner, in recording this plat I have designated certain areas of land shown hereon as common areas intended for use by the homeowners within GROVE AT BOYD STATION PHASE 2 UNIT 1 for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions," applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

Date/ Owner \_\_\_\_\_

**Certificate of Approval for Recording**

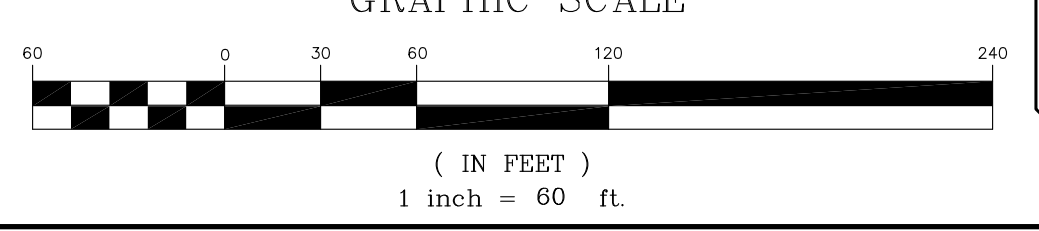
I hereby certify that the subdivision plat shown here has been found to comply with the subdivision regulations for Farragut, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the planning commission and that it has been approved for recording in the office of the county register of deeds.

Date/ Secretary, Planning Commission: \_\_\_\_\_

**CERTIFICATE FOR STREET APPROVAL**

I certify that streets, sidewalks, and other required improvements have been installed in an acceptable manner and according to Town specifications, or that a security bond in the amount of \$ \_\_\_\_\_ has been posted with the Planning Commission to assure completion of all required improvements in case of default. Streets are public streets maintained at public expense.

Town Engineer License No. \_\_\_\_\_ Date \_\_\_\_\_



LINE LEGEND	
	PERIPHERAL SETBACK
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	DETENTION EASEMENT
	WATER LINE EASEMENT

CURVE TABLE				CURVE TABLE			
CURVE	BEARING	CHORD	LENGTH	CURVE	BEARING	CHORD	LENGTH
C1	N65°39'21"E	295.40	450.00	C17	N70°50'01"W	15.60	250.00
C2	S43°44'46"W	63.60	60.00	C18	N70°50'01"W	17.38	275.00
C3	N69°38'33"E	101.08	475.00	C19	N71°12'20"W	17.25	225.00
C4	N59°20'12"E	69.54	475.00	C20	N46°42'57"W	182.19	240.00
C5	N50°56'27"E	69.54	475.00	C21	N56°19'22"W	116.52	265.00
C6	N46°37'08"E	2.06	475.00	C22	N36°27'59"W	49.21	178.00
C7	N59°47'32"E	193.60	425.00	C23	N40°19'04"W	57.65	300.00
C8	S68°11'47"W	48.07	65.00	C24	N10°22'43"W	52.96	118.00
C9	N74°19'53"E	31.60	58.87	C25	S64°03'12"E	43.43	50.00
C10	S82°41'51"W	52.74	65.00	C26	N26°22'37"E	80.93	100.00
				C27	N49°25'20"E	84.89	545.91
				C28	N58°36'23"E	89.93	545.91
				C29	N58°21'41"W	78.71	208.90

SYMBOL LEGEND	
	IRON ROD (SIZE&TYPE)
	IRON ROD SET

**Certification of Class and Accuracy of Survey**

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE. CERTIFICATE OF SURVEY 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. This is a Category I Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.

Date \_\_\_\_\_ RYAN S. LYNCH Registered Surveyor No. 2447



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

REVISIONS	
DRAWN BY: M.STRANGE	1 03/05/2026 RENAMED PHASE
CHECKED BY: R. LYNCH	2 04/01/2026 TOF COMMENTS
APPROVED BY: R.S.L.	3
SCALE: 1"=60'	4
DATE: 08/28/2025	5
	6

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

**GROVE AT BOYD STATION - PHASE 2 UNIT 1**  
CLT: 162 PART OF 050  
Town of Farragut, Tennessee  
District 6, Knox County, Tennessee

PROJECT NO.  
4400-16

## REPORT TO THE MUNICIPAL PLANNING COMMISSION

**Prepared By:** Mark Shipley, Community Development Director

**Subject:** Discussion and public hearing on a final plat for the Stonemeade Subdivision, Parcels 070 and 072, Tax Map 142 off Boring Road, 39 Lots, Zoned R-3 (Lynch Surveys, LLC, Applicant)

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**Introduction & Background:** This agenda item involves a request for approval of a final plat for a new subdivision off Boring Road just west of the Baldwin Park Subdivision. The subdivision is named Stonemeade and includes 32 building lots and seven open space lots.

**Discussion & Recommendations:** As shown, the subdivision substantially complies with the preliminary plat and includes secondary access to the south into the Farragut Villages Senior Living Community. Two sections of shared use path tie into paths that stub into this development from the east and south. Stormwater detention is situated in the southeast portion of the subdivision.

The staff visited the site on April 6 and found it to be in a condition for Planning Commission consideration. The staff recommends approval of the plat subject to the following conditions:

1. Including a plat note related to the HOA maintaining the alternative street name signs per the covenants to be approved by the Town Attorney.
2. Please label all sections of the buffer strip and include a plat note that the buffer strip shall be planted in the Fall of 2026 to meet Town of Farragut buffer strip requirements.
3. Completing site-related punchlist items.
4. Please submit a maintenance letter of credit for roadway, pedestrian facilities, drainage, and detention basin for \$60,000.
5. Assuming sidewalk is to be completed as homes are constructed, please submit a completion letter of credit for

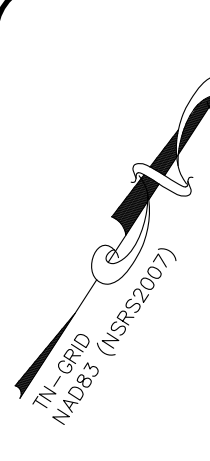
\$138,000. Add \$80,000 if asphalt surface is to be part of completion letter of credit.

6. Please submit a landscape completion letter of credit for \$35,000 for buffer, detention basin, and streetscape trees.
7. Obtaining all required signatures.

**Recommended By:** Mark Shipley, Community Development Director

**Proposed Motion:** To approve the final plat subject to the following conditions:

1. Including a plat note related to the HOA maintaining the alternative street name signs per the covenants to be approved by the Town Attorney.
2. Please label all sections of the buffer strip and include a plat note that the buffer strip shall be planted in the Fall of 2026 to meet Town of Farragut buffer strip requirements.
3. Completing site-related punchlist items.
4. Please submit a maintenance letter of credit for roadway, pedestrian facilities, drainage, and detention basin for \$60,000.
5. Assuming sidewalk is to be completed as homes are constructed, please submit a completion letter of credit for \$138,000. Add \$80,000 if asphalt surface is to be part of completion letter of credit.
6. Please submit a landscape completion letter of credit for \$35,000 for buffer, detention basin, and streetscape trees.
7. Obtaining all required signatures.



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

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

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	N11°00'55"E	144.29	100.00	161.17
C2	S11°22'20"W	143.16	100.00	159.55
C3	N11°37'36"W	77.21	100.00	79.27
C4	S00°50'38"E	41.33	100.00	41.63
C5	N79°03'58"W	34.68	25.00	38.32
C6	S10°56'02"W	36.02	25.00	40.22
C7	N10°57'42"E	36.04	25.00	40.25
C8	N79°02'18"W	34.66	25.00	38.29
C9	S48°12'01"W	38.59	125.00	38.75
C10	S22°07'52"W	73.88	125.00	75.00
C11	S12°44'47"E	73.88	125.00	75.00
C12	S31°53'08"E	10.69	125.00	10.69
C13	S11°22'20"W	107.37	75.00	119.66
C14	S03°24'39"E	28.70	125.00	28.76
C15	S06°25'57"W	23.12	25.00	24.04
C16	N18°30'03"W	40.93	75.00	41.46
C17	N04°12'31"E	17.95	75.00	18.00
C18	N05°10'50"W	70.01	125.00	70.96
C19	S09°15'58"W	4.77	75.00	4.77
C20	S07°07'53"W	17.23	125.00	17.24
C21	S03°24'39"E	28.70	125.00	28.76
C22	N32°57'09"E	61.57	75.00	63.45
C23	S45°24'53"W	10.20	25.00	10.27
C24	N50°00'45"E	31.23	125.00	31.31
C25	N20°47'25"E	93.84	125.00	96.20
C26	N18°12'26"W	72.88	125.00	73.96
C27	N13°13'11"W	56.04	75.00	57.43

SYMBOL LEGEND	
○	FOUND MONUMENTATION (WITH SIZE & TYPE)
●	SET MONUMENT (SEE NOTE 1)
—S—S—	SANITARY SEWER EASEMENT
—D—D—	DRAINAGE EASEMENT

**CERTIFICATION OF COMMON AREAS DEDICATION**

As owner, in recording this plat I have designated certain areas of land shown hereon as common areas intended for use by the homeowners within (Name of Subdivision) for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions," applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

Owner \_\_\_\_\_  
Date \_\_\_\_\_

**CERTIFICATION OF BONDING FOR REQUIRED IMPROVEMENTS**

I certify that a security bond in the amount of \$\_\_\_\_\_ has been posted with the Planning Commission to assure the completion of streets, sidewalks, utilities, and other required improvements.

Town Engineer License No. \_\_\_\_\_  
Date \_\_\_\_\_

**CERTIFICATE 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 \_\_\_\_\_ have been installed in accordance with current local and state government requirements.

Name, Title, and Agency of Authorized Approving Agent \_\_\_\_\_  
Date \_\_\_\_\_

**CERTIFICATE 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 \_\_\_\_\_ have been installed in accordance with current local and state government requirements.

Name, Title, and Agency of Authorized Approving Agent \_\_\_\_\_  
Date \_\_\_\_\_

**CERTIFICATE 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.

Date \_\_\_\_\_ GAS —Name, Title, and Agency of Authorized Approving Agent \_\_\_\_\_  
Date \_\_\_\_\_ ELECTRIC —Name, Title, and Agency of Authorized Approving Agent \_\_\_\_\_  
Date \_\_\_\_\_ TELEPHONE —Name, Title, and Agency of Authorized Approving Agent \_\_\_\_\_

GPS SURVEY NOTE:  
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON VR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1,L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD83, GEOID09. PRECISION OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.

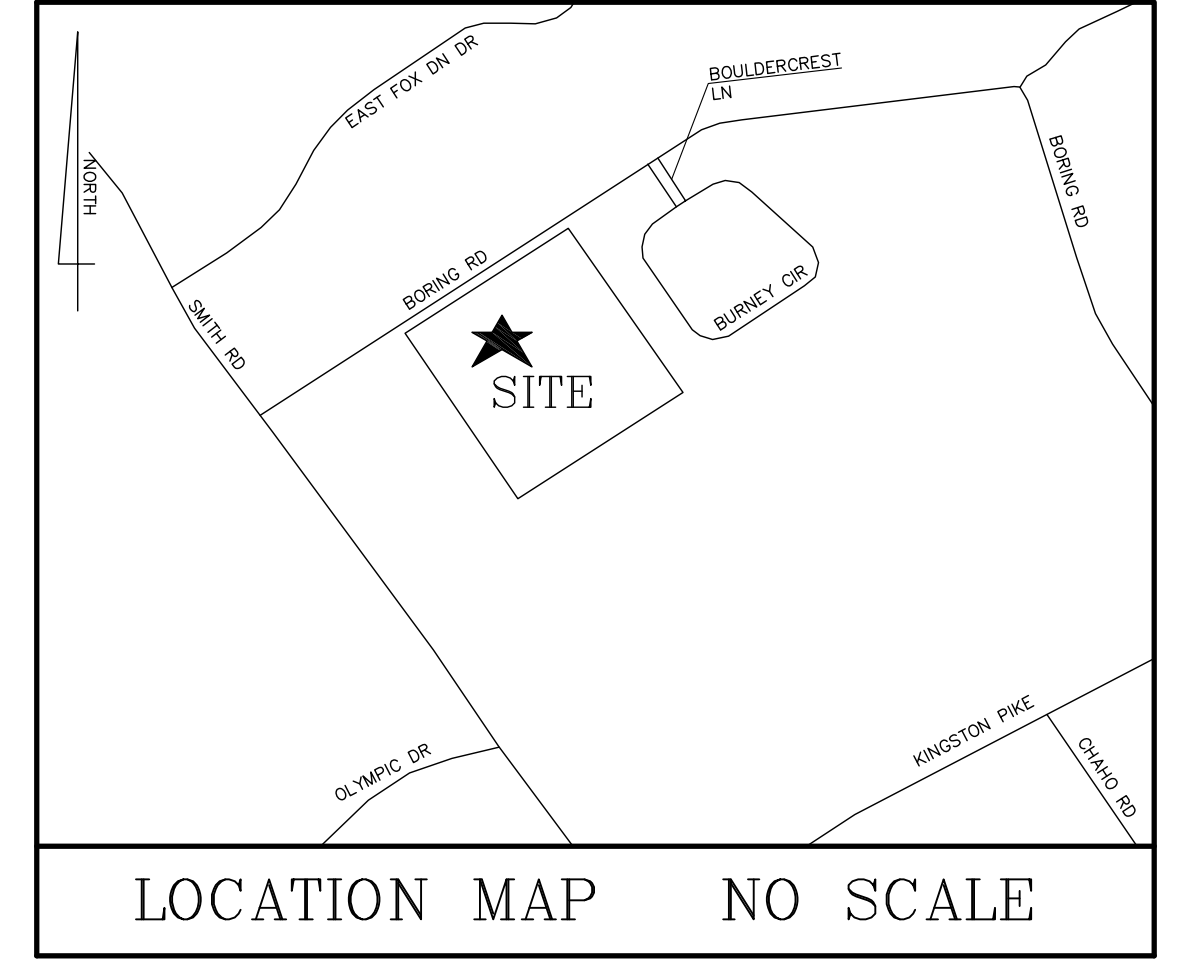
LINE LEGEND	
—X—X—X—	EXISTING FENCE
— — — — —	WALKING TRAIL EASE.
— — — — —	SANITARY SEWER EASE.
— — — — —	DRAINAGE EASE.
— — — — —	RETAINING WALL EASE.
— — — — —	PERIPHERAL SETBACK
— — — — —	DETENTION BASIN / WATER QUALITY EASEMENT

**CERTIFICATE 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 instrument Number: 202410020018466, County Register's 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 \_\_\_\_\_  
Date \_\_\_\_\_

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



- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
- CLT TAX MAP 142 PARCELS 072 & 070.
- DEED REFERENCES - PARCEL 070: 20241002-0018466  
PARCEL 072: 20241002-0018466
- THIS PROPERTY IS ZONED R-3 MINIMUM SETBACKS:  
FRONT: 20' SIDE: 10' REAR: 25' (EXCEPT ALONG BUFFER THEN IS 20')  
PERIPHERAL: 25'  
BUILDING COVERAGE MAX IS 30% TOTAL COVERAGE MAX IS 40%
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0277G EFFECTIVE DATE: AUGUST 5, 2013.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83(NSRS2007)
- 10' UTILITY AND DRAINAGE EASEMENTS ALONG ALL LOT LINES ADJOINING STREETS AND PRIVATE R.O.W.S (INCLUDING JOINT PERMANENT EASEMENTS). 5' UTILITY AND DRAINAGE EASEMENTS ALONG ALL INTERIOR LOT LINES AND ANY OTHER EXTERIOR LOT LINES, EXCEPT ON LINE WITH 0 SETBACKS.
- REMOVED.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THE WATER AND SEWER LINES INSTALLED IN THIS SUBDIVISION AND/OR AS SHOWN HEREON SHALL HAVE A 15-FOOT-WIDE EASEMENT, ON CENTER, SUBJECT TO THE RESTRICTIONS AND CONDITIONS OF RECORD PER INSTRUMENT #20090810001396 ON FILE AT THE KNOX COUNTY REGISTER OF DEEDS OFFICE. THE FULL EXTENT OF ALL SAID WATER AND SEWER LINE EASEMENTS ARE EITHER LOCATED WHOLLY WITHIN THE PLATTED ROAD RIGHTS-OF-WAY AND/OR NOTED STANDARD LOT LINE UTILITY AND DRAINAGE EASEMENTS, OR WHERE NOT LOCATED WHOLLY WITHIN, ARE SHOWN SEPARATELY ON THIS PLAT.
- 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED.
- LOTS 33 THRU 37 ARE TO BE OPEN SPACE LOTS FOR A TOTAL OF 66,964 SQ.FT. OF OPEN SPACE AREA, BEING 12% OF THE TOTAL AREA.
- THE PURPOSE OF THIS PLAT IS TO CREATE 32 BUILDING LOTS, 7 OPEN SPACE LOTS, AND DEDICATE RIGHT OF WAY AND EASEMENTS AS SHOWN.

FINAL PLAT OF:

**Stonemead Subdivision**  
Boring Road  
Tax ID: 142 070 & 072  
District FW, Knox County, Tennessee

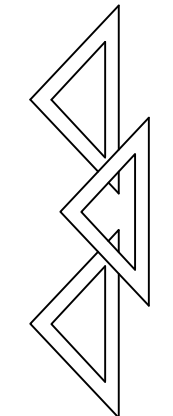
**HOMESTEAD LAND HOLDINGS, LLC**  
122 Perimeter Park Drive  
Knoxville, Tennessee 37922  
Phone 865-966-8700

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

PROJECT NO. 4980  
SHEET NO. 1 of 1

REVISONS	DATE	DESCRIPTION
1	01/29/2026	road names
2	04/01/2026	FUD COMMENTS
3		
4		
5		
6		

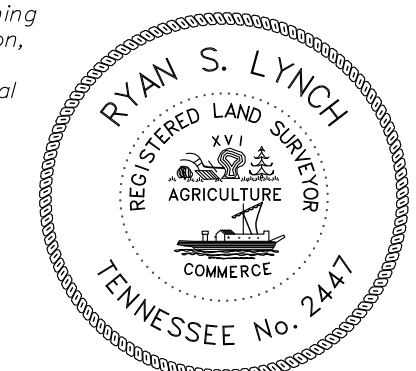
DRAWN BY: M.STRANGE  
CHECKED BY: R. LYNCH  
APPROVED BY: R.S.L.  
SCALE: 1"=50'  
DATE: 01/12/2026



**Certification of Class and Accuracy of Survey**  
I HEREBY CERTIFY THAT THIS IS A CATEGORY "TV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

**CERTIFICATE OF SURVEY 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. This is a Category Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.

Registered Surveyor  
No.: 2447  
Date \_\_\_\_\_



**CERTIFICATE 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.

Secretary, Planning Commission  
Date \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF STREET NAMES**

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.

Knox County Addressing Division  
Date \_\_\_\_\_

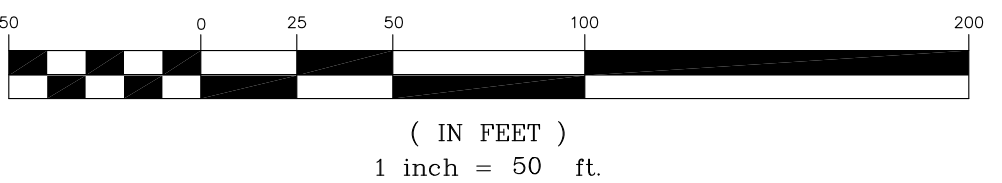
**CERTIFICATE FOR STREET APPROVAL**

I certify that streets, sidewalks, and other required improvements have been installed in an acceptable manner and according to Town specifications, or that a security bond in the amount of \$\_\_\_\_\_ has been posted with the Planning Commission to assure completion of all required improvements in case of default. Streets are public streets maintained at public expense.

Town Engineer License No. \_\_\_\_\_  
Date \_\_\_\_\_



GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

## REPORT TO THE MUNICIPAL PLANNING COMMISSION

**Prepared By:** Mark Shipley, Community Development Director

**Subject:** Discussion and public hearing on a site plan for a covered canopy and enclosure along a portion of the Ingles storefront at 11847 Kingston Pike, Zoned C-1 (Robertson Loia Roof, P.C., Applicant)

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**Introduction & Background:** This agenda item involves a request for approval of a site plan to add a covered canopy seating area to the east of the east side entrance into the Ingles. Also included in this project is an enclosed cart corral area to the west of the west side entrance into the Ingles. The remainder of the work associated with this project is interior.

**Discussion & Recommendations:** One of the initial staff comments on this site plan was related to the covered canopy seating area extending across the existing sidewalk along the building frontage. The revised site plan that is included in the packet addresses this by providing an accessible route through the canopy seating area. A remaining comment is that this accessible route needs to be visually delineated and the furniture in this seating area needs to be fixed so it doesn't end up blocking the accessible route. Additional space is also needed where the accessible route enters the proposed covered canopy seating area on the east side.

The staff recommends approval of the site plan subject to the following conditions:

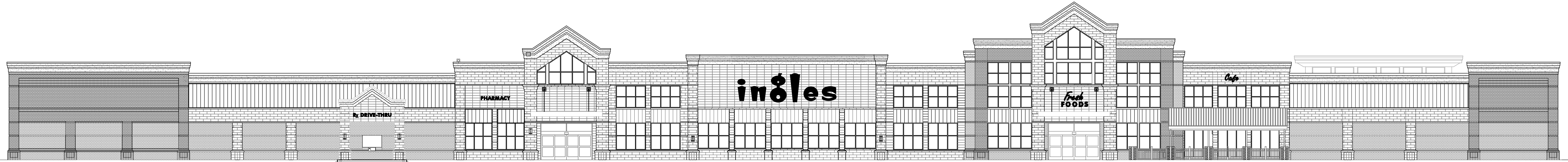
1. The accessible route needs to be visually delineated and the furniture in this seating area needs to be fixed so it doesn't end up blocking the accessible route.
2. Additional space is also needed where the accessible route enters the proposed covered canopy seating area on the east side.
3. Any additional signage will require separate permitting and evaluation under the Town's Sign Ordinance.

4. If there are any external lights associated with this project please provide a cut sheet detail to verify compliance with the Town's Outdoor Site Lighting requirements.

**Recommended By:** Mark Shipley, Community Development Director

**Proposed Motion:** To approve the site plan subject to the following conditions:

1. The accessible route needs to be visually delineated and the furniture in this seating area needs to be fixed so it doesn't end up blocking the accessible route.
2. Additional space is also needed where the accessible route enters the proposed covered canopy seating area on the east side
3. Any additional signage will require separate permitting and evaluation under the Town's Sign Ordinance.
4. If there are any external lights associated with this project please provide a cut sheet detail to verify compliance with the Town's Outdoor Site Lighting requirements.



# ingles

Markets Incorporated

## STORE 91 FARRAGUT, TN

(KNOX COUNTY)

**PROJECT:** INGLES STORE #91  
**ADDRESS:** 11841 KINGSTON PIKE  
 FARRAGUT, TENNESSEE, 37934  
 KNOX COUNTY

**PROPOSED USE:** SUPER-MARKET

**OWNER:** INGLES MARKETS INCORPORATED  
 P.O. BOX 6676  
 ASHEVILLE, NC 28816

**CONTACT:** MR. PRESTON KENDALL  
 PHONE NUMBER: #828-664-2441 ex. 563

**DESIGNER OF RECORD:** ROBERTSON LOJA ROOF P.C.,  
 3460 PRESTON RIDGE ROAD  
 ALPHARETTA, GEORGIA 30005

DESIGNER	NAME	LICENSE	PHONE NUMBER
ARCHITECTURAL	Samia Coker	106604	TTO / 614-2600
ELECTRICAL	Scott E. Walker	105988	TTO / 614-2600
PLUMBING	Nimir Desai	118128	TTO / 614-2600
MECHANICAL	Nimir Desai	118128	TTO / 614-2600
STRUCTURAL	Taylor Robertson	014021	TTO / 614-2600
SPRINKLER / FIRE ALARM	Nimir Desai	118128	TTO / 614-2600

**BUILDING CODE SUMMARY:**

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL EXISTING BUILDING CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2017 NFPA 70 NATIONAL ELECTRICAL CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 NFPA 101 LIFE SAFETY CODE
- ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES ICC A117.1-2017, ANSI AMERICAN NATIONAL STANDARD

**CODE ENFORCEMENT:** TOWN OF FARRAGUT

**REMODEL BUILDING DATA:**

MERCANTILE, CONSTRUCTION TYPE: IIB

**EXISTING BUILDING DATA:**

GROSS BUILDING AREA (SQ FT): 43,734

**SCOPE OF RENOVATION :**

THE MAIN RENOVATION CONCEPT IS TO UPGRADE EXISTING STORE WITH THE LATEST PROTOTYPICAL STORE DELI/PRODUCE DESIGN LAYOUT.

**CANOPY SEATING AREA :**

- PLACE A PROTOTYPICAL CANOPY SEATING AREA WITH FENCE PIERS, IN FRONT OF THE EXISTING EATING AREA PENETRATION.
- FENCE PIERS ARE TO BE STONE TO MATCH THE EXISTING BRICK OF THE STORE.
- PATIO AREA INSERTED INTO EXISTING SIDEWALK LAYOUT TO THE RIGHT OF THE RIGHT ENTRY INTO THE STORE.

**LATEST DELI AND PRODUCE DEPARTMENT DESIGNS INSERTED TO REPLACE EXISTING DEPTS :**

- DEMOLISH COMPLETELY THE EXISTING PRODUCE PREP, COOLERS, AND PRODUCE SALES AREA, INCLUDING ALL WALLS, HARD TILE FLOORS, AND SOFFITS.
- INSERT A PROTOTYPICAL DELI DEPT. INTO THIS OPEN SPACE AND SET AGAINST THE EXISTING FRONT WALL OF THE STORE.
- PLACE THE DRINK COUNTER AGAINST THIS FRONT WALL, LOCATED TO THE LEFT OF THE DELI.
- DEMOLISH COMPLETELY THE EXISTING HALF WALLS OF THE EATING AREA.
- DEMOLISH COMPLETELY THE EXISTING DELI DEPARTMENT, INCLUDING ALL WALLS, HARD TILE FLOORS, AND SOFFITS, TO OPEN AREA FOR NEW PRODUCE DESIGN LAYOUT.
- INSERT THE NEW PROTOTYPICAL PRODUCE LAYOUT INTO THIS NEWLY OPENED AREA.
- REMOVE THE DROP CEILING TO THE RIGHT OF COLUMN LINE 7 TO HAVE A CONTINUOUS OPEN TO STRUCTURE ABOVE THE NEW PRODUCE DEPT.
- QUARRY TILE NEW PREP AREAS OF THE DELI DEPT AND BAKERY.
- PREP FOR NEW FREEZER UNDERSLAB INSULATION AND CONCRETE SLAB FLOOR.
- PREP CONCRETE FLOOR FOR DELI COOLER.
- SALES AREA TO RECEIVE NEW LVT TILE LAYOUT
- ADD IN THE REFRIGERATION FITS OR OVERHEAD DROPS TO ALL NEW CASES IN THE NEW DEPT. LAYOUTS WHERE REQUIRED.
- TRENCH IN ALL UNDERSLAB NEW REFRIGERATION CIRCUIT LINES TO TRENCH/CHASE IN CORNER OF NEW DELI COOLER
- INSERT THE NEW PROTOTYPICAL BAKERY AND POPCORN STATION
- THE NEW DELI SOFFIT IS TO BE INTEGRATED INTO THE NEW BAKERY SOFFIT AT THE DELI/BAKERY FREEZER WALL LINE.

**STOCKROOM UPDATES :**

- THE EXISTING PRODUCE COOLER IS TO BECOME THE NEW LOCATION FOR THE DELI/ BAKERY FREEZER.
- ADD NEW PRODUCE COOLER ADJACENT TO EXITING MEETINGS/ OFFICE.
- PLACE A 7 FOOT DOUBLE SERVICE DOOR IN THE SALES BACK WALL BETWEEN THE FROZEN FISH DOOR CASES (MODIFIED LINE) AND THE LUNCHEON MEATS CASES (MODIFIED LINE).

**SALES FLOOR :**

- REPLACE THE EXISTING METAL HALIDE CEILING LIGHTS WITH THE PROTOTYPICAL 8 FOOT LED UNITS THROUGH OUT THE OPEN CEILING AREA.

**SALES RIGHT GONDOLA SHELVING LAYOUT UPDATES :**

- LEFT GONDOLA SPLIT LINE IS NOW PLACED ALONG COLUMN LINE 5.
- EXISTING 100 FOOT GONDOLA LINE ALONG COLUMN LINE 7 IS TO BE REPLACED WITH THE LEFT PRODUCE CASES LINES, DRINK CASES, AND SHELVING GROUP OF THE NEW PROTOTYPICAL LAYOUT.
- DIVIDE THE EXISTING 100 FOOT GONDOLA LINES WITH A SPECIAL CRAFTED 46 FOOT GONDOLA UNIT IN THE FRONT GROUP AND A 44 FOOT REAR GROUP GONDOLA, SEPARATED BY 9'-14" WIDE CROSS AISLE.

**SALES LEFT GONDOLA SHELVING LAYOUT UPDATES :**

- REPLACE 100 FOOT GONDOLA SHELVING UNITS WITH THE SPECIAL CRAFTED 46 FOOT FRONT GROUP AND A 44 FOOT REAR GROUP AND SEPARATED BY 9'-14" WIDE CROSS AISLE. APPLY FURTHER MODIFICATIONS TO A NUMBER OF THE BACK AND FRONT UNITS.
- MODIFY HBC SHELVING LINES.
- MODIFY CARDS/BABY SHELVING UNITS IN REAR OF HBC GROUP.
- RE-SEQUENCE AISLE MARKER MARQUES AS SHOWN.

**ARCHITECTURAL**

- CVR COVER SHEET
- F11 FIXTURE PLAN
- F12 FIXTURE REFRIGERATION PLAN
- A1.0 SLAB PLACEMENT AND DEMOLITION PLANS
- A1.1 FLOOR PLAN & DEMO FLOOR PLAN
- A1.2 FLOOR FINISH PLAN
- A1.3 INTERIOR KEY PLAN
- A1.4 SOFFIT FRAMING PLAN
- A1.5 REFLECTED GRID CEILING PLAN
- A1.6 REFLECTED EXPOSED CEILING PLAN
- A1.7 LEFT ENTRY CART CORRAL ENCLOSURE FLOOR PLANS AND ELEVATIONS
- A1.8 LEFT ENTRY CART CORRAL ENCLOSURE SECTIONS AND DETAILS
- A1.9 EXISTING LANDSCAPE MODIFICATION PLAN
- A2.1 OUTSIDE PATIO CANOPY
- A2.2 DAIRY COOLER EXPANSION PLAN, ELEVATION, AND SECTION
- A2.4 NEW COOLER PLANS AND DETAILS
- A5.1 INTERIOR ELEVATIONS AND DETAILS
- A5.2 RESTROOM PLANS, ELEVATIONS, SECTIONS & DETAILS
- A6.1 INTERIOR SOFFIT SECTIONS AND DETAILS
- A6.2 INTERIOR SOFFIT SECTIONS AND DETAILS

**STRUCTURAL**

- S1 FOUNDATION AND FRAMING PLANS AND ELEVATIONS
- S2 CANOPY FRAMING DETAILS
- S3 SOFFIT FRAMING PLANS AND DETAILS
- S4 FOUNDATION AND FRAMING DETAILS
- S5 FOUNDATION PLAN AND DETAIL

**PLUMBING**

- P1.1 SANITARY FLOOR PLAN
- P1.2 WATER FLOOR PLAN
- P1.3 GAS PIPING PLAN
- P1.4 STUB-UP PLAN
- P1.5 SANITARY RISER DIAGRAM
- P1.6 WATER RISER DIAGRAM
- PD1.1 SANITARY DEMOLITION PLAN
- PD1.2 WATER DEMOLITION PLAN
- PD1.3 GAS DEMOLITION PLAN

**MECHANICAL**

- M1.1 HVAC FLOOR PLANS
- M3.1 HVAC SCHEDULES, NOTES & DETAILS
- M3.2 HVAC DETAILS
- M3.3 HVAC DETAILS

**ELECTRICAL**

- E1.1 FLOOR PLAN - LIGHTING
- E1.2 FLOOR PLAN - POWER AND SYSTEMS
- E1.3 FLOOR PLAN - REFRIGERATION
- E2.1 PARTIAL FLOOR PLANS - POWER
- E3.1 SCHEDULES AND DETAILS
- E3.2 SCHEDULES AND DETAILS
- E4.1 PANELBOARD SCHEDULE AND ELECTRICAL RISER DIAGRAM



NO.	DATE	DESCRIPTION
1	03/06/2025	ISSUE FOR PERMIT
2	03/06/2025	ISSUE FOR PERMIT
3	03/06/2025	ISSUE FOR PERMIT
4	03/06/2025	ISSUE FOR PERMIT



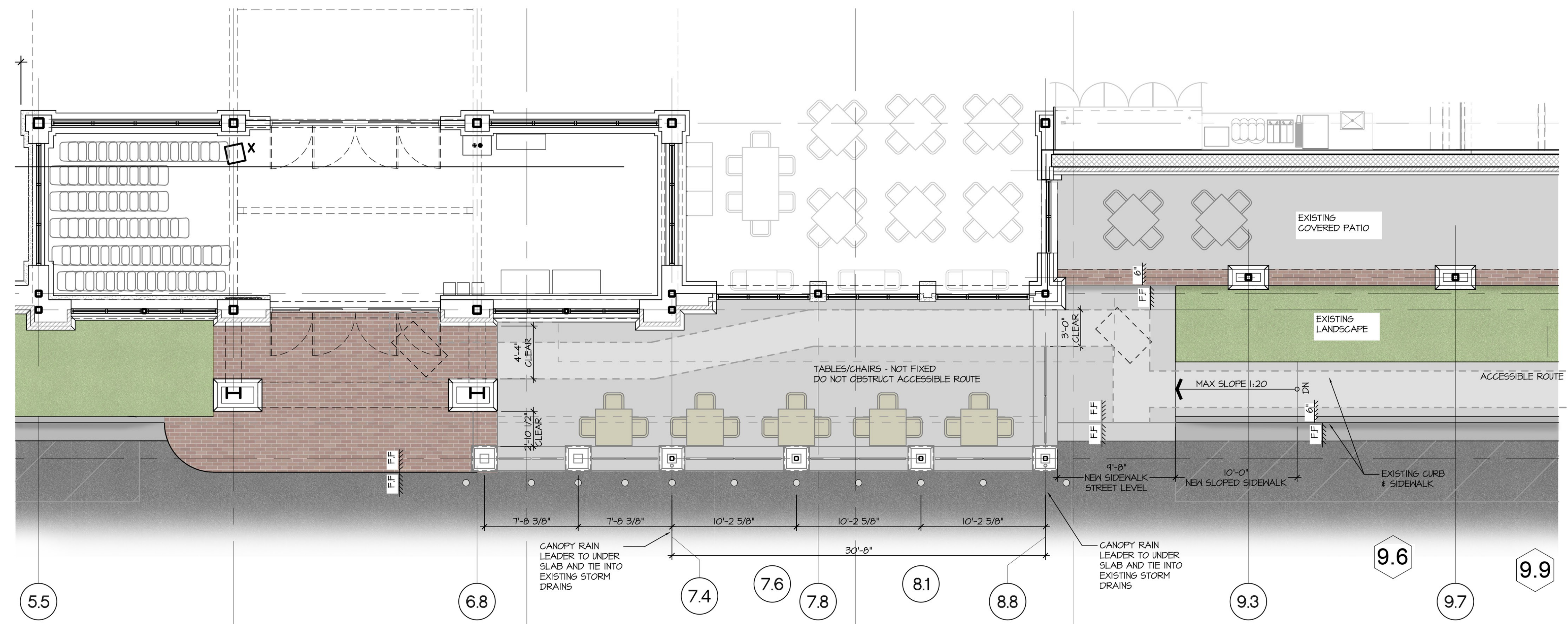
NEW SLOPED/NOTCHED SILL WATERTABLE COURSE (STN-1) TO MATCH EXISTING  
 NEW BULLNOSE3 STONE WATERTABLE COURSE (STN-1) TO MATCH EXISTING  
 FILL-IN BETWEEN EXISTING COLUMNS WITH STONE (STN-1) BASE TO MATCH EXISTING



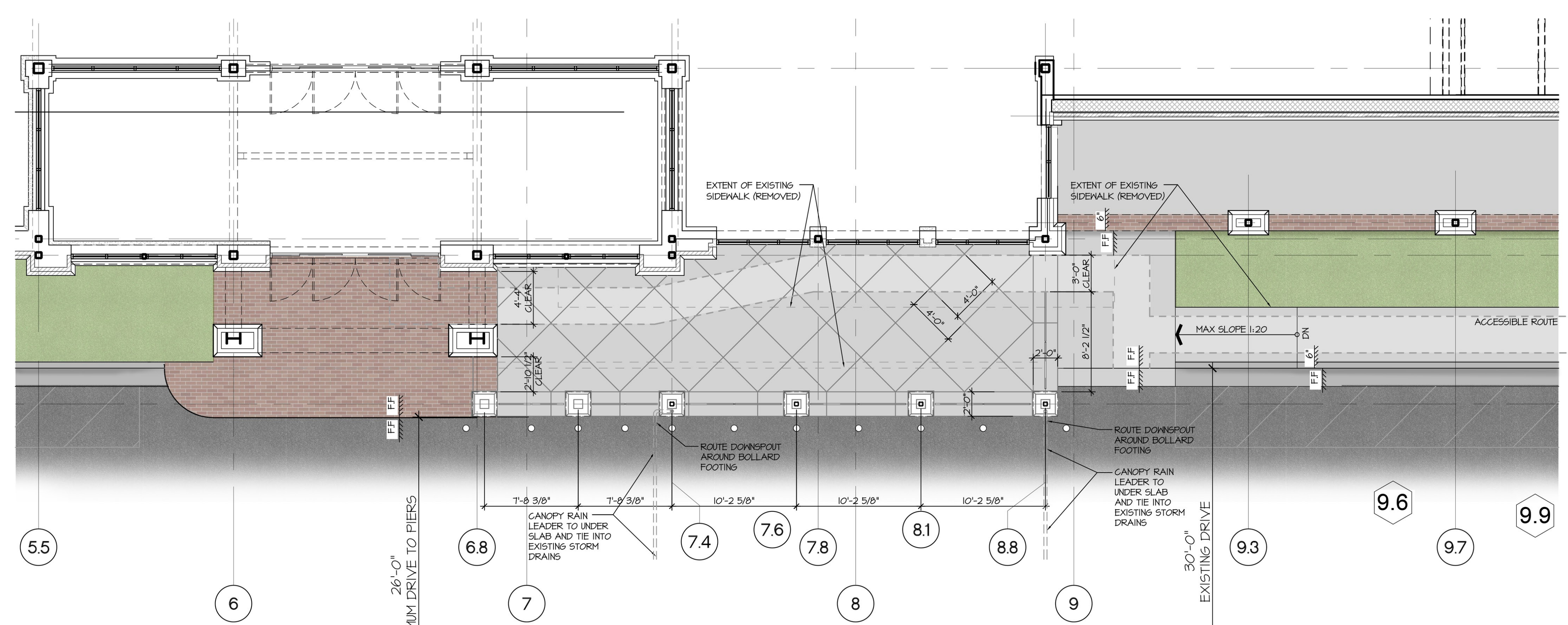
4" COPPER DOWNSPOUT (DWV PIPE) WITH ASTM B306  
 4x4 EXPOSED STEEL COLUMN, PAINTED BLACK, TYP.  
 4" COPPER DOWNSPOUT (DWV PIPE) WITH ASTM B306

MATERIAL LEGEND	
	STN-1 STONE AND WATERTABLE (TO MATCH EXISTING); 8"X24"X4" MODULAR STONE UNITS ARRISCRAFT INTERNATIONAL; COLOR: WHEAT
	SSR-1 METAL ROOF PANELS (TO MATCH EXISTING); ROOF, AWNINGS, GUTTERS, FLASHING; MCELROY; PREFIN COLOR: ASH GRAY
	STAINLESS STEEL BOLLARDS
	COPPER DOWNSPOUTS
	LOW-E GLAZING
	STOREFRONT: ANODIZED ALUMINUM CLEAR
	COLUMNS AND FENCE: BLACK

3 FRONT ELEVATION  
 A2.1b



2 FIXTURE PLAN  
 A2.1b SCALE: 3/16" = 1'-0"



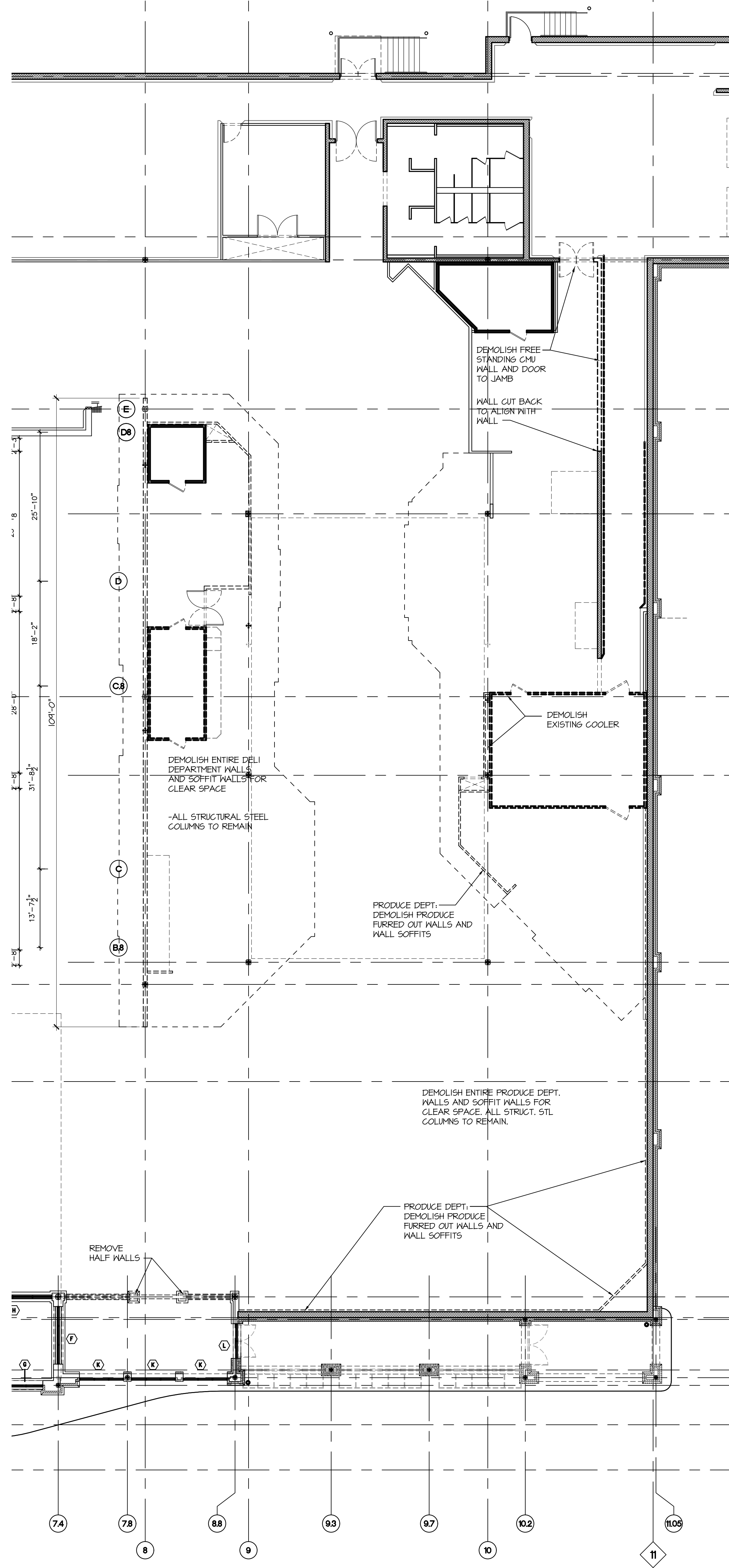
1 PATIO ENLARGED PLAN  
 A2.1b SCALE: 3/16" = 1'-0"

- STEEL FRAMING COMPONENTS**
- General: Provide components of sizes indicated but not less than that required to comply with ASTM C 754 with a maximum deflection of L/120 at 5 lb/ft per sq. ft. lateral loading condition. Unless otherwise indicated, provide components complying with the following:
    - Finish: Manufacturer's standard corrosion resistant coating.
    - Thickness: 0.0178 inch.
    - Depth: As indicated.
  - Wire for Hangers and Ties: ASTM A 641, Class 1 zinc coating, soft temper.
  - Channels: Cold rolled steel, 0.05980 inch minimum thickness of base (uncoated) metal and 7/16 inch wide flanges.
  - Steel Rigid Furring Channels: ASTM C 645, hat shaped depth of 7/8 inch.
  - Steel Studs: ASTM C 645, with flange edges bent back 90 degrees and doubled over to form 3/16 inch minimum lip (return), minimum thickness of base (uncoated) metal.
  - Steel Stud Gauges - for interior vertical non-load bearing wall and vertical soffit framing.
 

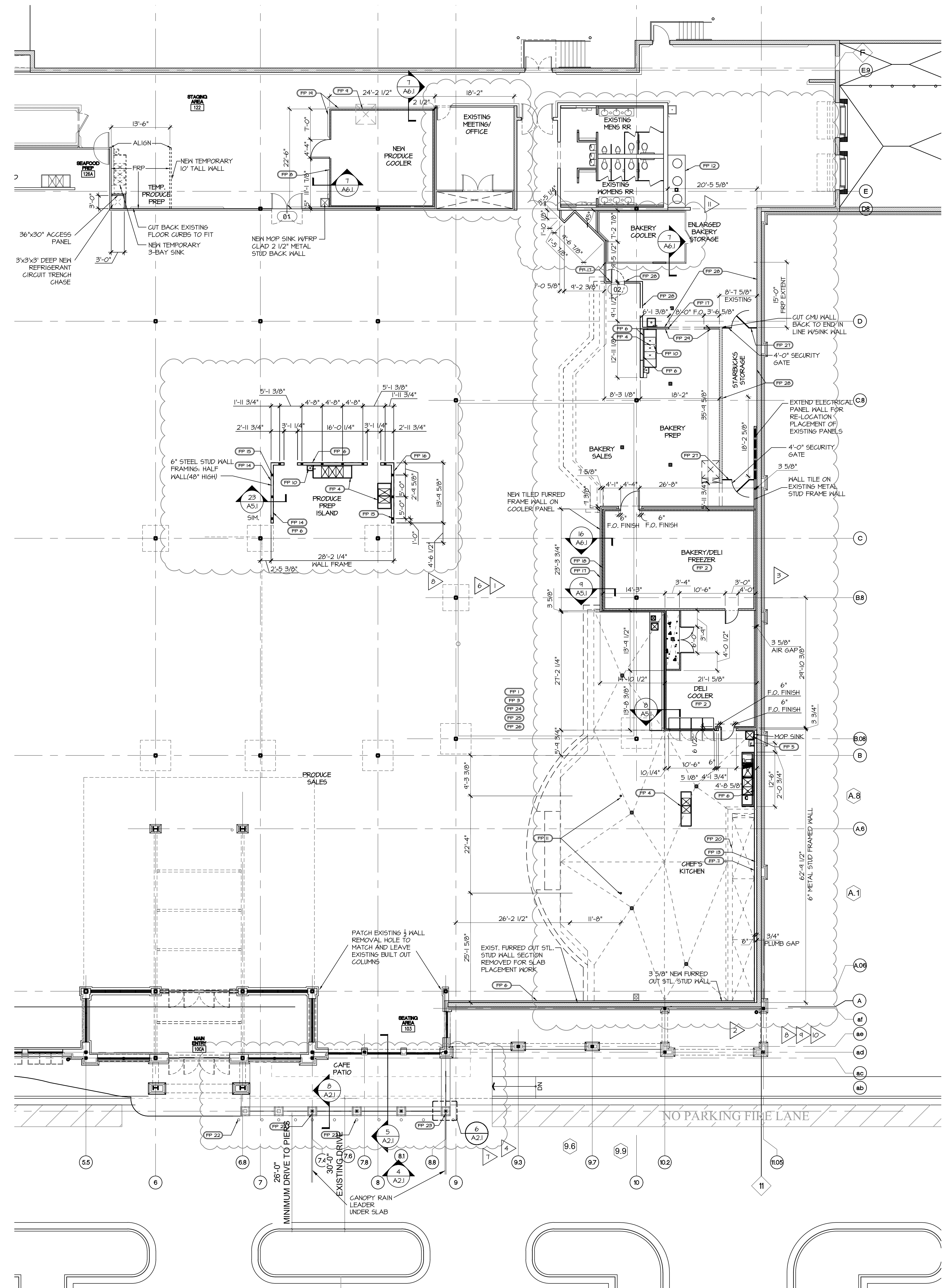
Unsupported Ht.	3-5/8" gyp. Bd. both sides	6" gyp. Bd. both sides	5-5/8" chase wall
0 to 14'	3625125-18 @ 24" o.c.	6005125-18 @ 24" o.c.	3625125-18 @ 24" o.c.
14' to 16'	3625125-33 @ 16" o.c.	6005125-18 @ 24" o.c.	3625125-18 @ 24" o.c.
16' to 18'	Not Allowed	6005125-18 @ 24" o.c.	3625125-18 @ 24" o.c.
18' to 24'	Not Allowed	6005125-33 @ 24" o.c.	3625125-18 @ 24" o.c.
20' to 24'	Not Allowed	6005125-33 @ 16" o.c.	3625125-18 @ 24" o.c.

- Chase wall partitions shall have horizontal cross braces at 48 inches o.c. maximum.
  - Wall bracing shall be the same studs as the wall studs.
  - Provide horizontal bracing as required by the stud manufacturer.
  - All studs shall have a minimum yield strength of Fy=33ksi unless otherwise noted.
- Fasteners for Metal Framing: Provide fasteners of type, material, size, corrosion resistance, holding power, and other properties required to fasten steel framing and furring members securely to substrates involved, complying with the recommendations of gypsum board manufacturers for applications indicated.

Key Value	Keynote Text
FP 1	ALL DIMENSIONS ARE TO STUD FACE, MASONRY FACE OR COLUMN CENTERLINE, UNLESS OTHERWISE NOTED.
FP 2	COOLERS/FREEZERS ARE SUPPLIED AND INSTALLED BY INGLES MARKETS INC. COOLERS/FREEZERS TO BE INSTALLED BEFORE PARTITION WALLS. REFER TO MECHANICAL/ELECTRICAL SYSTEMS SHOP DRAWINGS FOR COOLER/FREEZER DETAILS AND DIMENSIONS.
FP 3	LOCATE AND INSTALL FIRE EXTINGUISHERS (BY OWNER) AS PER N.F.P.A. 10 CODE SPECS AND LOCAL FIRE MARSHALL AND ORDINANCES.
FP 4	STAINLESS STEEL SINK. SEE PLUMBING PLANS.
FP 5	SANITIZING UNIT. SEE PLUMBING PLANS.
FP 6	INSTALL 1/2" CEMENT BACKER BOARD TO 4'-0" A.F.F. WITH MOISTURE RESISTANT GYP BOARD ABOVE IN PREP AREAS.
FP 7	1/2" CEMENT BACKER BOARD ON EXHAUST HOOD WALL UP TO CEILING.
FP 8	STEEL CONCRETE BUMPER CURB 90° FROM HINGE SIDE OF COOLER/FREEZER DOORS.
FP 9	PROVIDE 3W X 3H METAL ACCESS PANEL IN WALLS. SET 10'-0" A.F.F. TO ACCESS ENCLOSURES ABOVE COOLERS AND RESTROOMS (SEE AS.1 FOR LOCATIONS AND 6" A.F.F. TO ACCESS REFRIGERANT LINE TRENCHES. PAINT TO MATCH WALL SPLASH DIVIDERS BETWEEN SINK BASINS).
FP 10	ALL INTERIOR EXPOSED STEEL COLUMNS TO BE PAINTED TO MATCH EXISTING. (TYP)
FP 11	5' ELEVATED CONCRETE PLATFORM SET FOR RECLAIM TANK AND WATER HEATERS AND ELECTRICAL PANELS.
FP 12	6" STEEL STUD FRAMED FURRING WALL BRACED TO EXTERIOR CMU WALL AND TO ROOF STRUCTURE. (SEE DETAILS ON AS.1)
FP 14	6" STEEL STUD WALL FRAMED HALF WALL (SEE AS.1)
FP 15	3" STEEL POST IN HALF WALL.
FP 16	LOUVERED ACCESS PANEL FOR STUDDOR VENT LOCATED ON OUTSIDE OF WALL BEHIND SHELVING AND MOUNTED AT 3'-0" A.F.F.
FP 17	4" STEEL STUD WALL WITH 1/2" GYP. BRD - BRACE TO ROOF STRUCTURE. (SEE DETAIL 15A6.1)
FP 18	FREEZER FLOOR HEATER CABLES CONDUITS.
FP 19	TYPICAL PROTECTIVE CURB (SEE DETAIL 10A5.1) SET AT COOLER PANELS (BACK ROOMS).
FP 20	EQUIPMENT EXHAUST HOOD 84" MAX ALLOWABLE.
FP 21	PROVIDE BLOCKING IN THE FOLLOWING LOCATIONS, FIRE EXTINGUISHERS, GATES, TOILET PARTITIONS, WALL MOUNTED SHELVING, AND WALL MOUNTED SIGNS.
FP 22	MOCUE PIPE BOLLARD W/ 6" 5" STAINLESS STEEL SLEEVE (SEE DETAIL 10A2.1).
FP 23	GENERAL: CONTRACTOR IS RESPONSIBLE FOR CONNECTING DOWNSPOUTS AND UNDERGROUND RAIN LEADERS TO STORM DRAIN.
FP 24	GENERAL: CONTRACTOR SHALL PROVIDE A COMPLETE AUTOMATIC FIRE SUPPRESSION SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13 AND FACTORY MANUAL. SPRINKLER SHOP DRAWINGS SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.
FP 25	DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. CONTACT ARCHITECT FOR CLARIFICATIONS.
FP 26	COPIES OF ALL FINAL DRAWINGS (AS-BUILTS) OF ALL TRADES, ARE TO BE STORED IN THE MECHANICAL/ELECTRICAL ROOM. A 6" PVC, 36" LENGTH OF PIPE (SUPPLIED BY PLUMBER) IS TO BE MOUNTED ON WALL NEXT TO ENTRY DOOR.
FP 27	BLACK VINYL CLAD CHAIN LINK FENCING TO 9'-0" A.F.F. CONT. ALL FENCE GATES ARE 3'-0" EXCEPT WHERE NOTED.
FP 28	FRP-1 CLADDING TO 8'-0" A.F.F.
FP 29	INSTALL 1/2" CEMENT BACKER BOARD TO 4'-0" A.F.F. WITH MOISTURE RESISTANT GYP BOARD ABOVE IN PREP AREAS.
FP 30	REFER TO SPECIFICATION SECTION 05255 FOR INTERIOR STEEL STUD GAUGES, UNLESS OTHERWISE NOTED.



**DEMO FLOOR PLAN**  
SCALE: 3/32" = 1'-0"



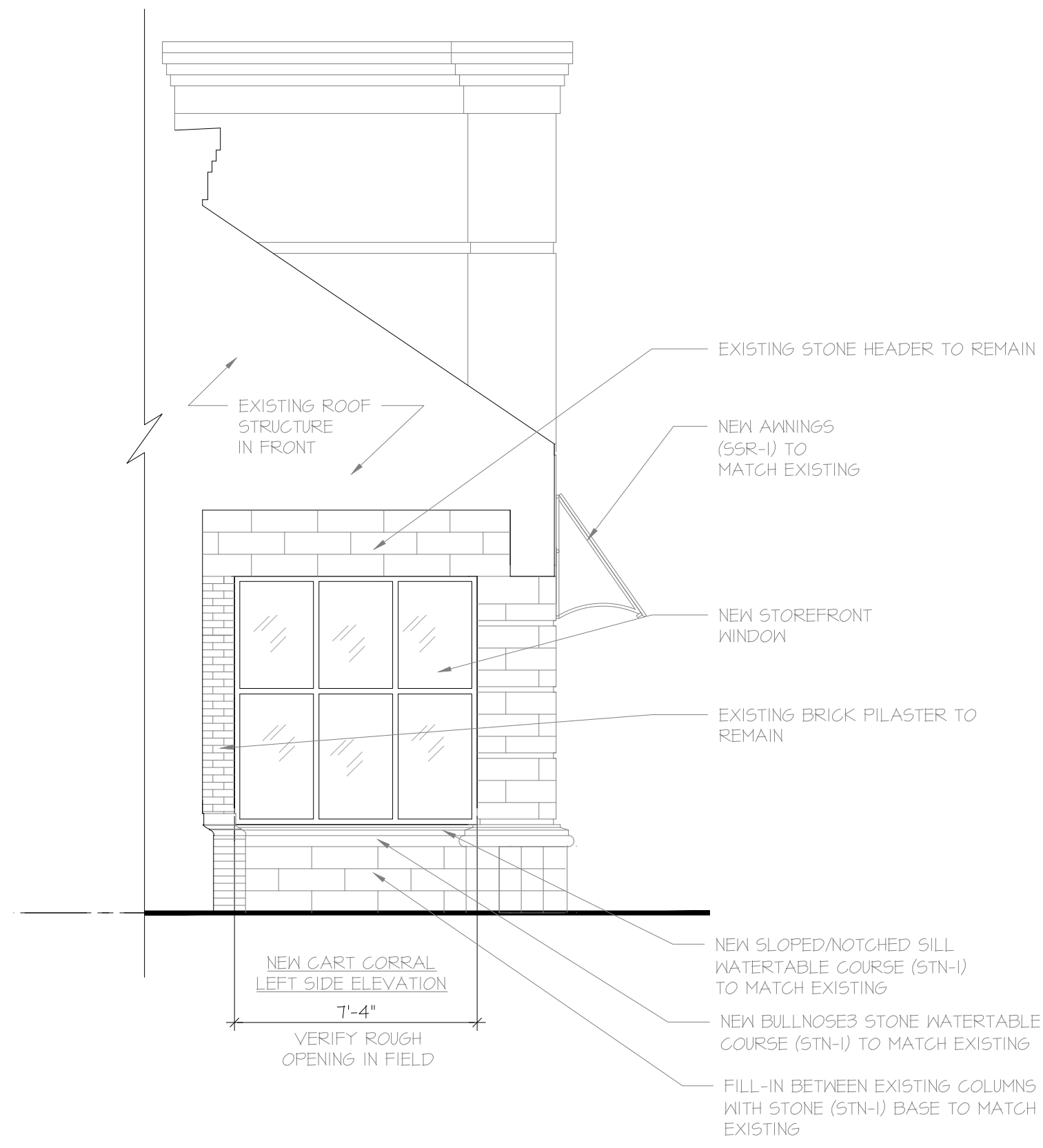
**FLOOR PLAN**  
SCALE: 3/32" = 1'-0"



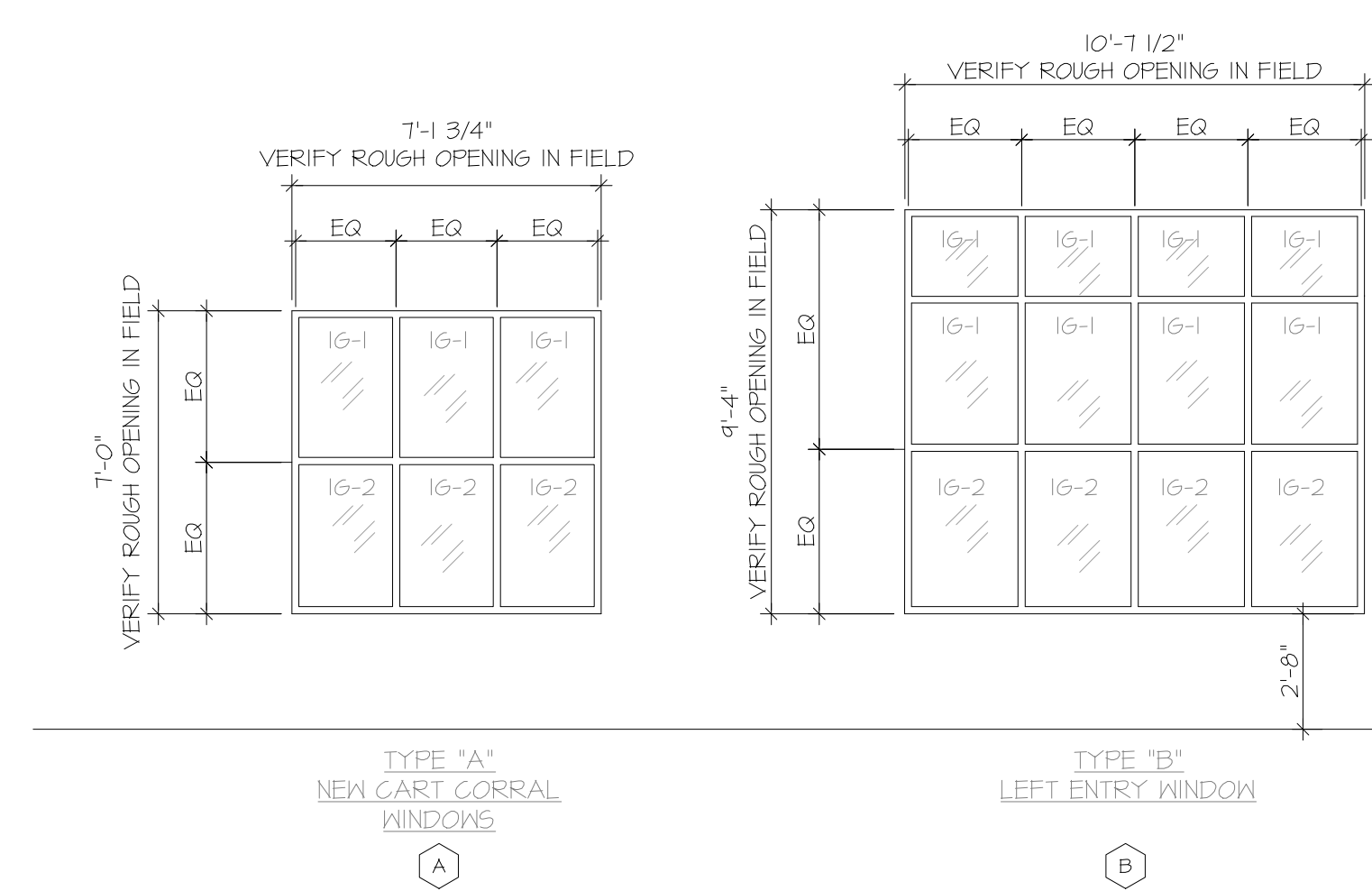
NO.	DATE	DESCRIPTION
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2	02/01/2025	ISSUE FOR PERMIT
3	02/01/2025	ISSUE FOR PERMIT
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5	02/01/2025	ISSUE FOR PERMIT
6	02/01/2025	ISSUE FOR PERMIT
7	02/01/2025	ISSUE FOR PERMIT
8	02/01/2025	ISSUE FOR PERMIT
9	02/01/2025	ISSUE FOR PERMIT
10	02/01/2025	ISSUE FOR PERMIT
11	02/01/2025	ISSUE FOR PERMIT
12	02/01/2025	ISSUE FOR PERMIT



NEW STOREFRONT WINDOWS  
 NEW SLOPED/NOTCHED SILL WATERTABLE COURSE (5TN-U) TO MATCH EXISTING  
 NEW BULLNOSE STONE WATERTABLE COURSE (5TN-U) TO MATCH EXISTING  
 FILL-IN BETWEEN EXISTING COLUMNS WITH STONE (5TN-U) BASE TO MATCH EXISTING

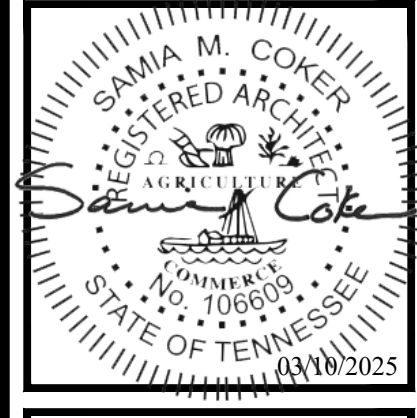
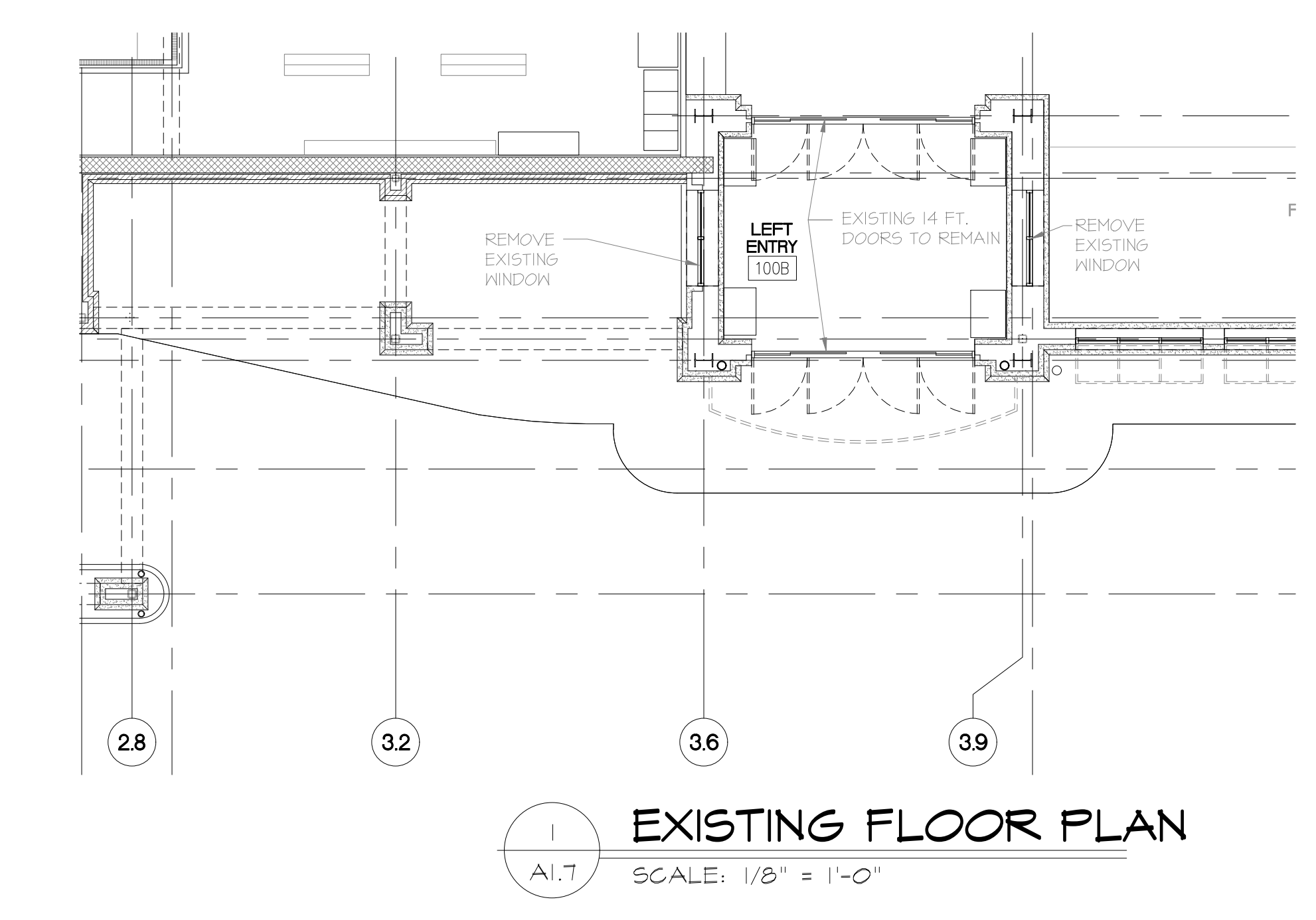
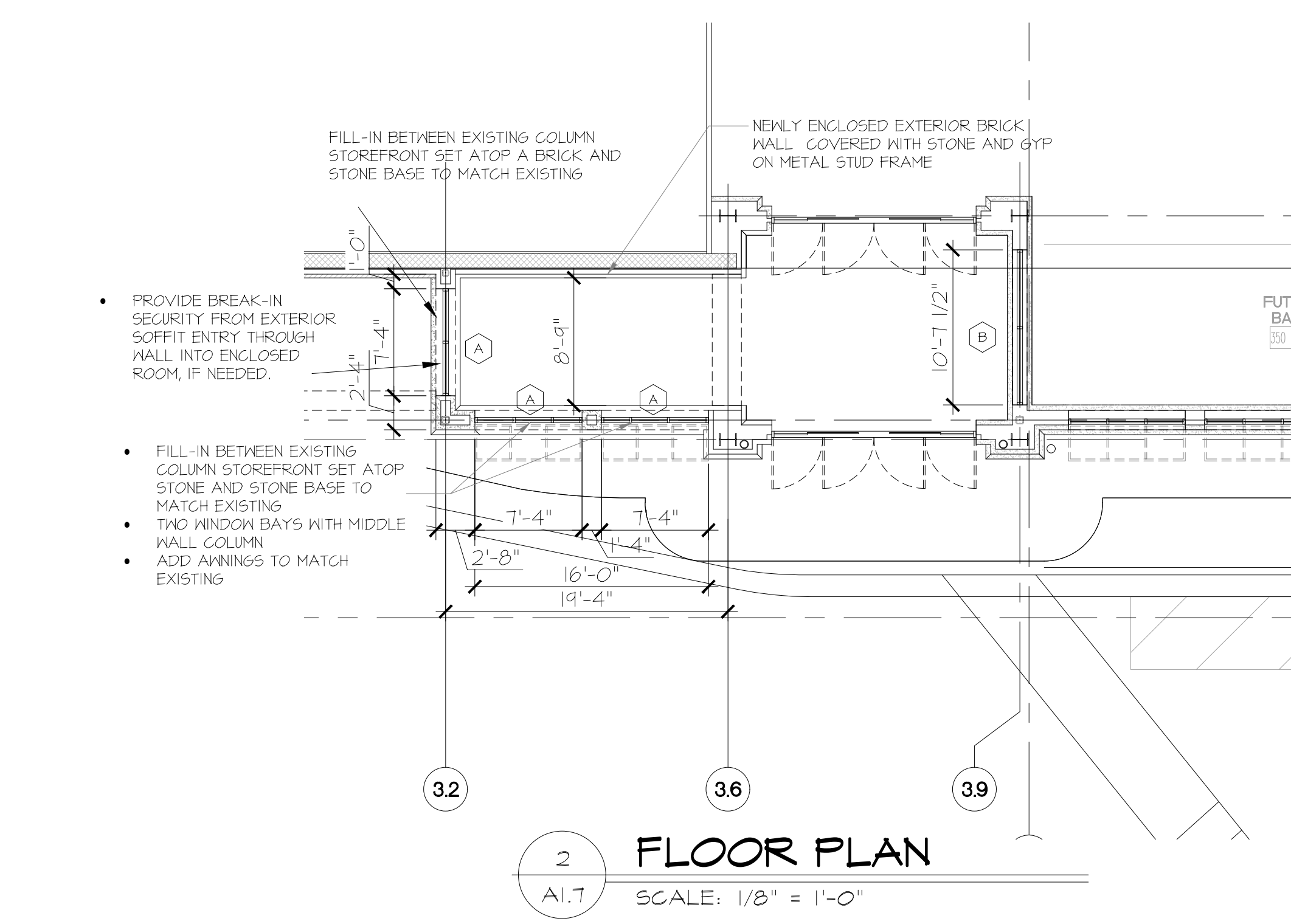
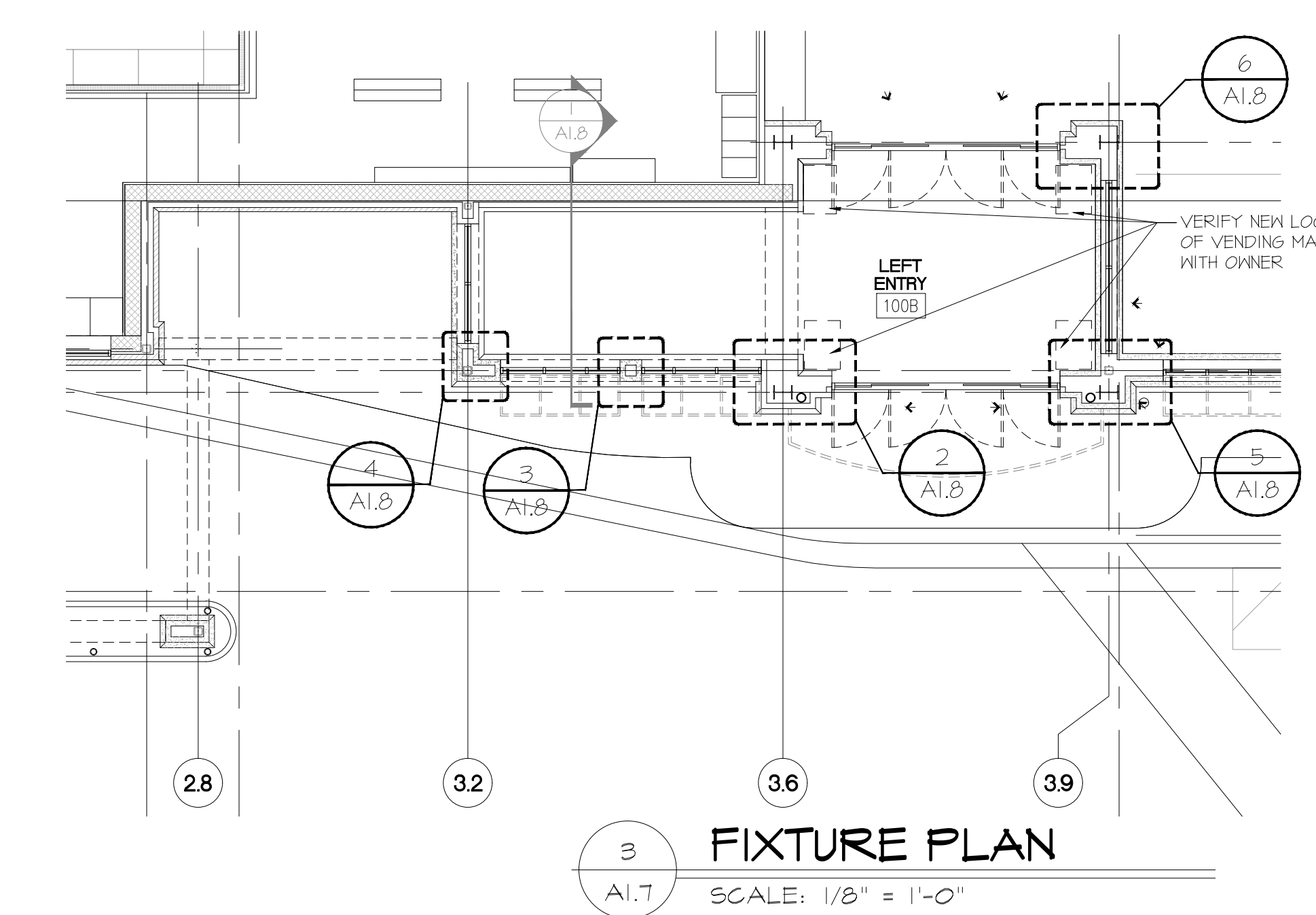
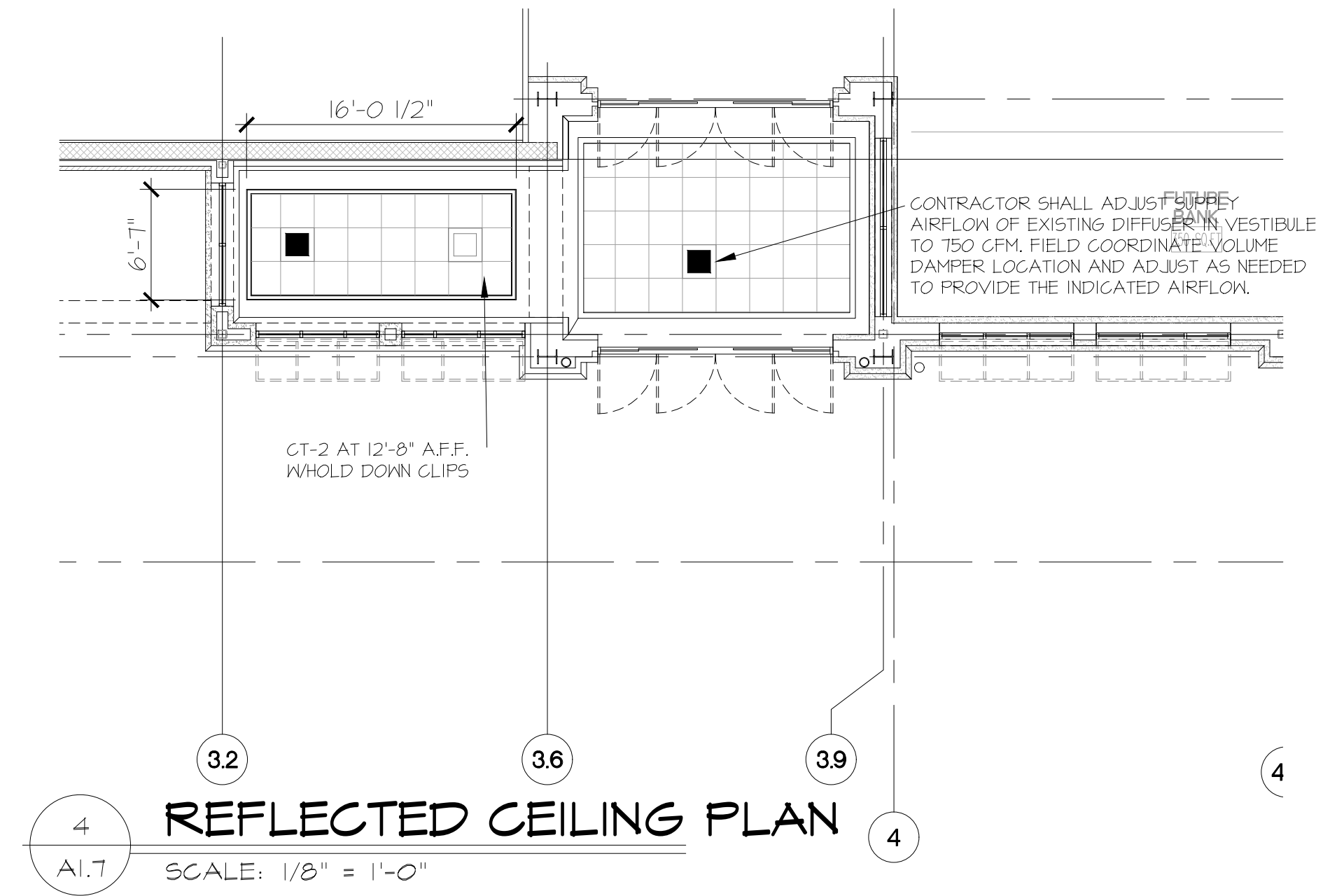


**5 ELEVATIONS**  
 AI.T SCALE: 1/4" = 1'-0"

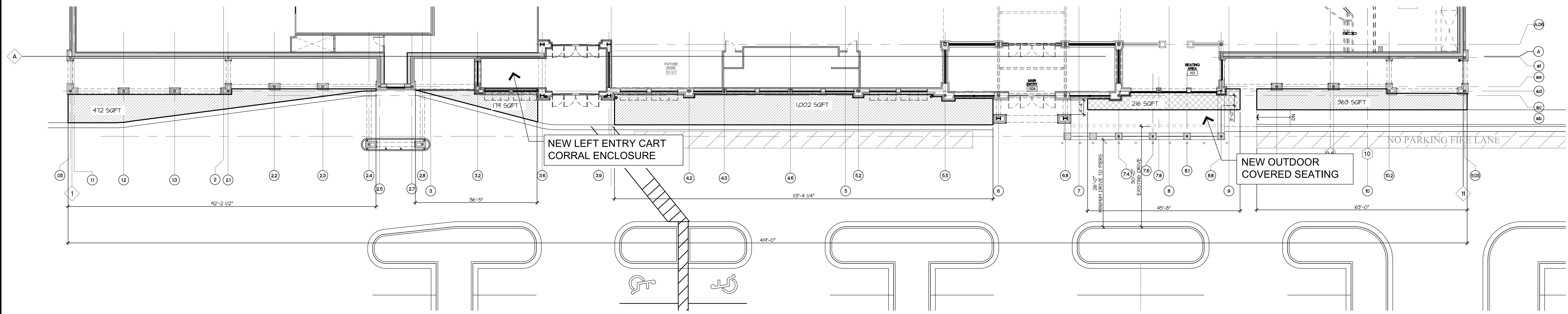


**6 WINDOW SCHEDULE**  
 AI.T SCALE: 1/4" = 1'-0"

1G-1	GLAZING SYSTEM 1" INSULATED, HEAT STRENGTHENED GLASS LOW-E CLEAR, SEE SPECS.
1G-2	INSULATED HEAT STRENGTHENED AND TEMPERED GLASS.
<b>WINDOW NOTES:</b>	
1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS FROM TO FABRICATION AND INFORM THE ARCHITECT OF ANY DISCREPANCIES IF FOUND.	
2. WINDOW FRAMES ARE 2" UNLESS NOTED OTHERWISE.	
3. SEE FLOOR PLAN FOR WINDOW TYPE REFERENCES.	
<b>FINISHES</b>	
5TN-U	8"x24"x4" MODULAR STONE UNITS HANDBRAFF INTERNATIONAL COLOR: WHEAT (MATCH EXISTING)
SSR-U	STANDING SEAM METAL ROOF, MCELROY, COLOR: "ASH GRAY" PREFIN
FB	SHERWIN WILLIAMS, COLOR: "HOT GREEN"(CUSTOM COLOR) (DARKENING HOME WHITE)



NO.	DATE	DESCRIPTION



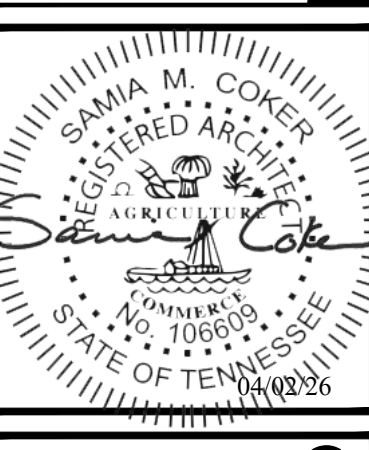
FRONTAGE LANDSCAPING REQUIREMENTS:

REQUIRED	EXISTING	REMODEL
419 x 2.5 = 1041.5 sq ft	412 174 1002 216 363	412 174 1002 363
	2,232 sq ft	2,016 sq ft

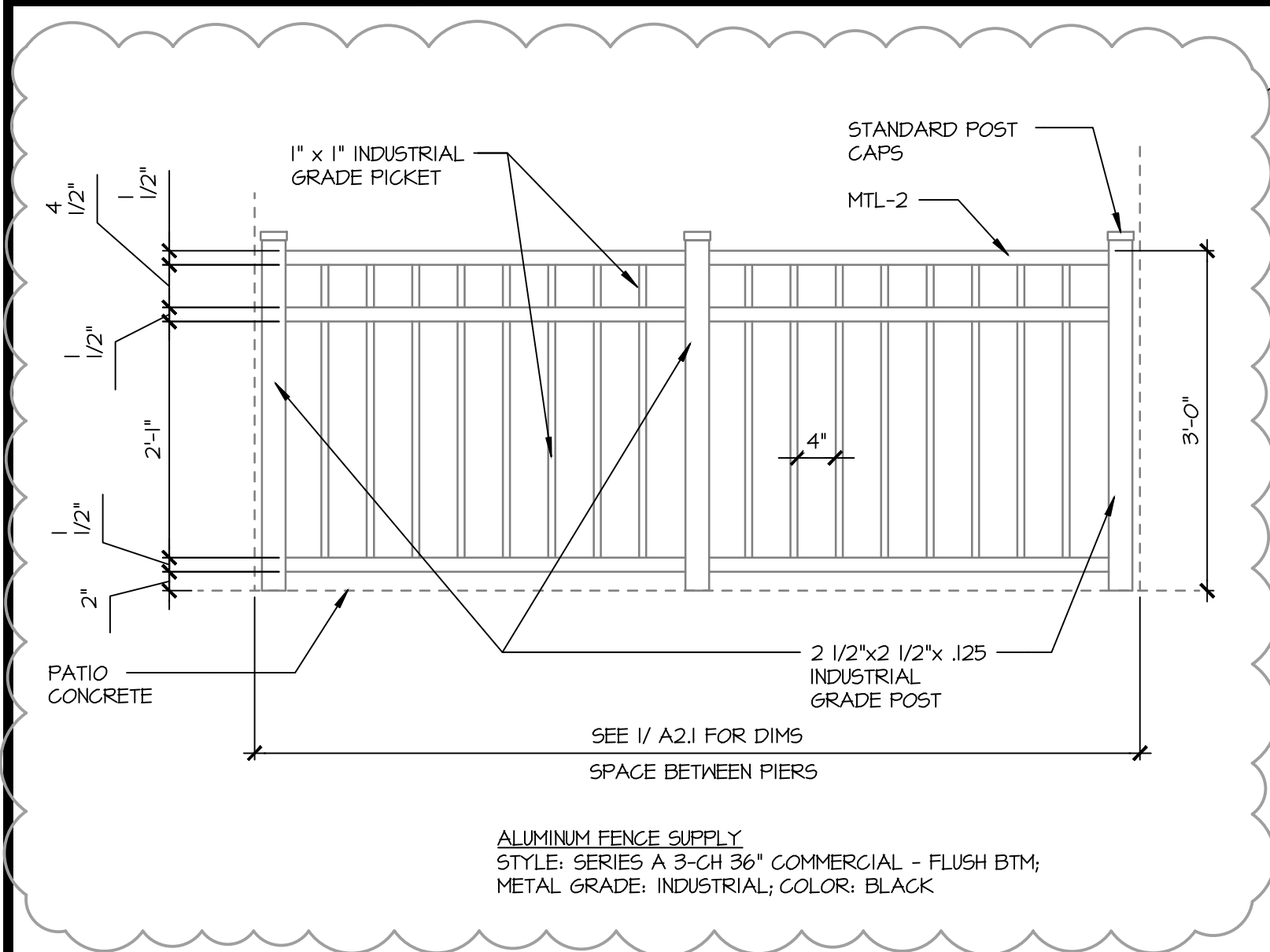
LEGEND:

EXISTING LANDSCAPE	
REMOVED LANDSCAPE	

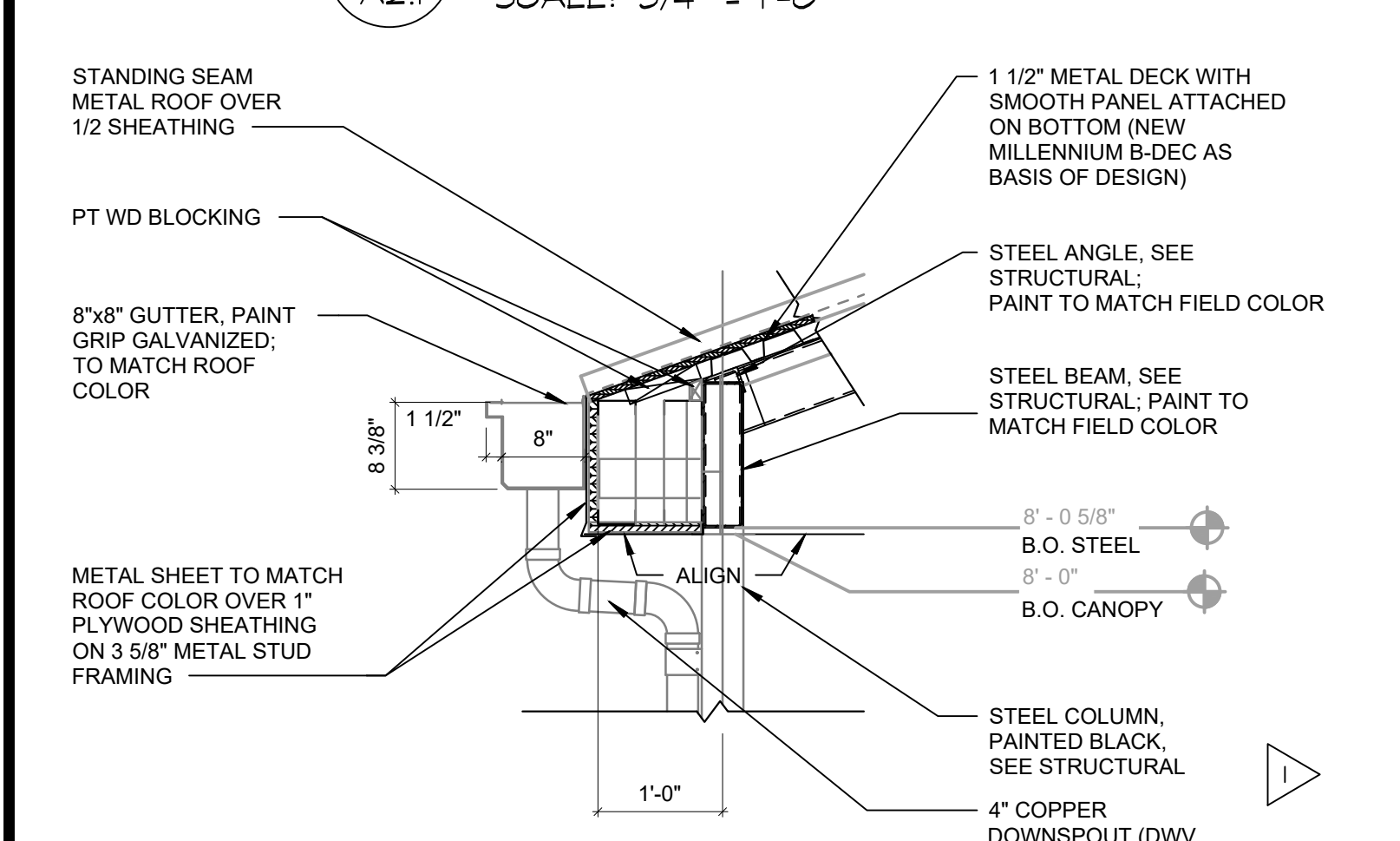
1  
A1.9 EXISTING LANDSCAPE MODIFICATION/ COMPLIANCE PLAN  
SCALE: 3/32" = 1'-0"



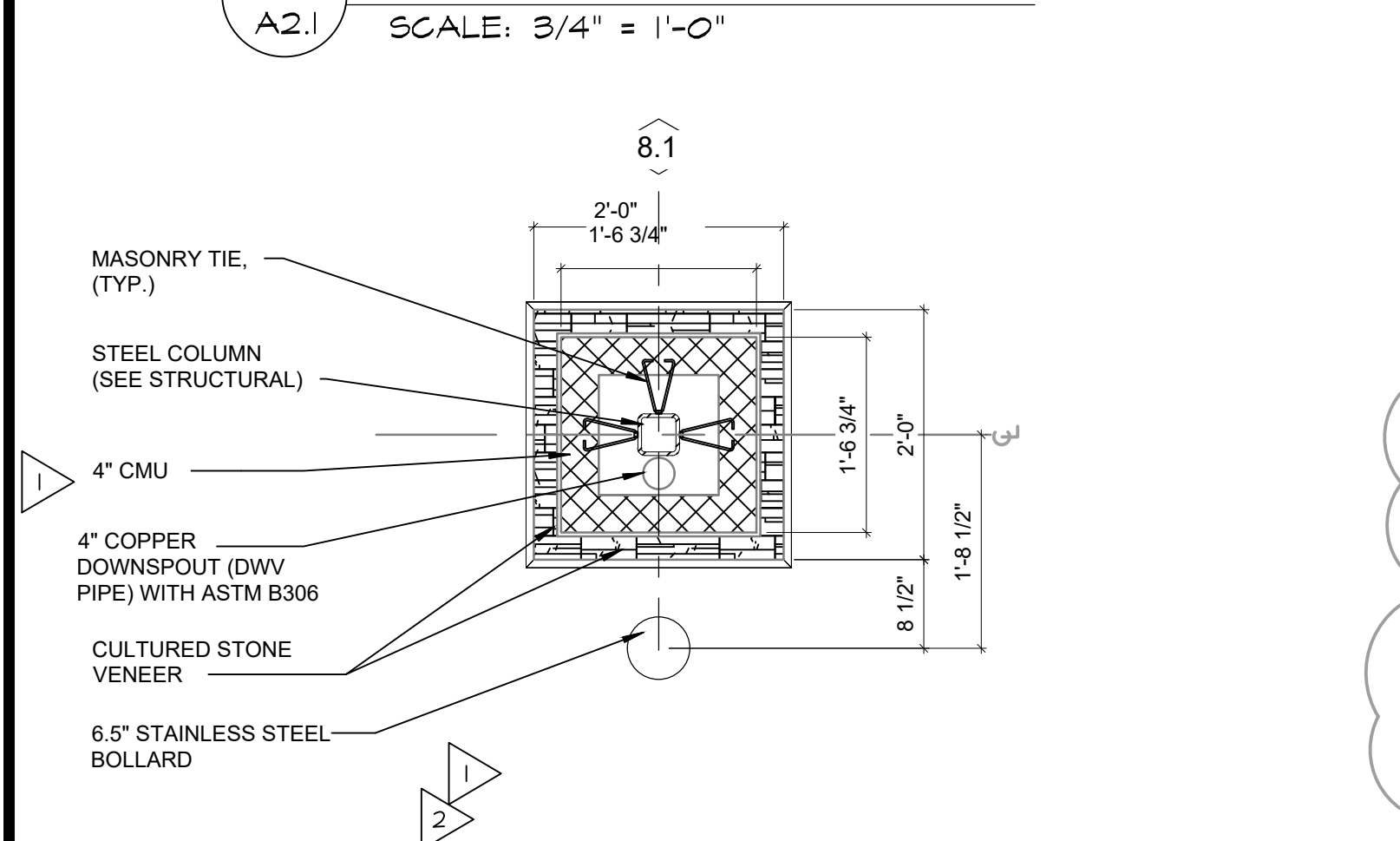
NO.	DATE	DESCRIPTION
1	03/06/2025	PERMIT REQUIREMENTS COORDINATION



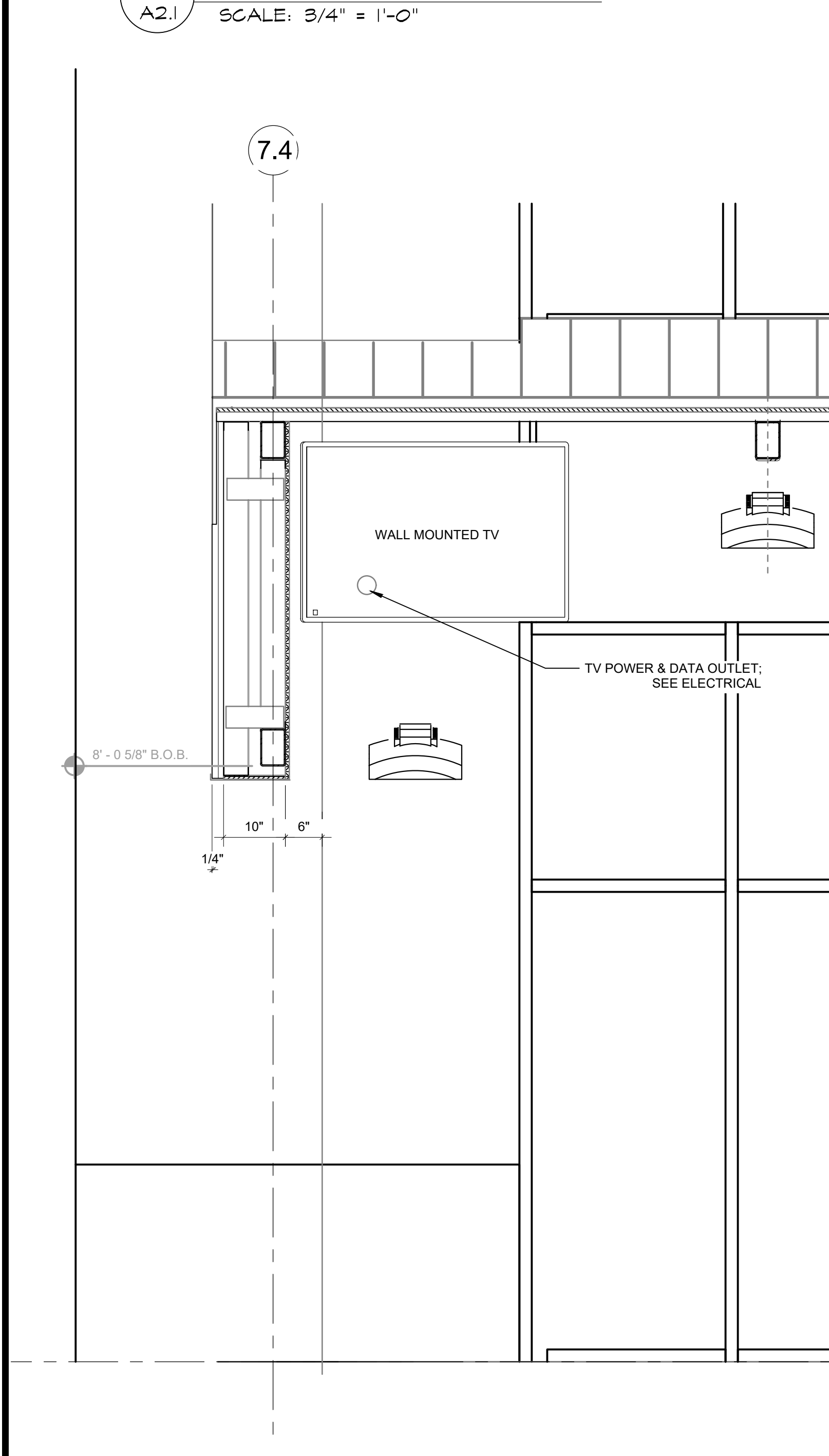
**8 PATIO FENCE DETAIL**  
A2.1 SCALE: 3/4" = 1'-0"



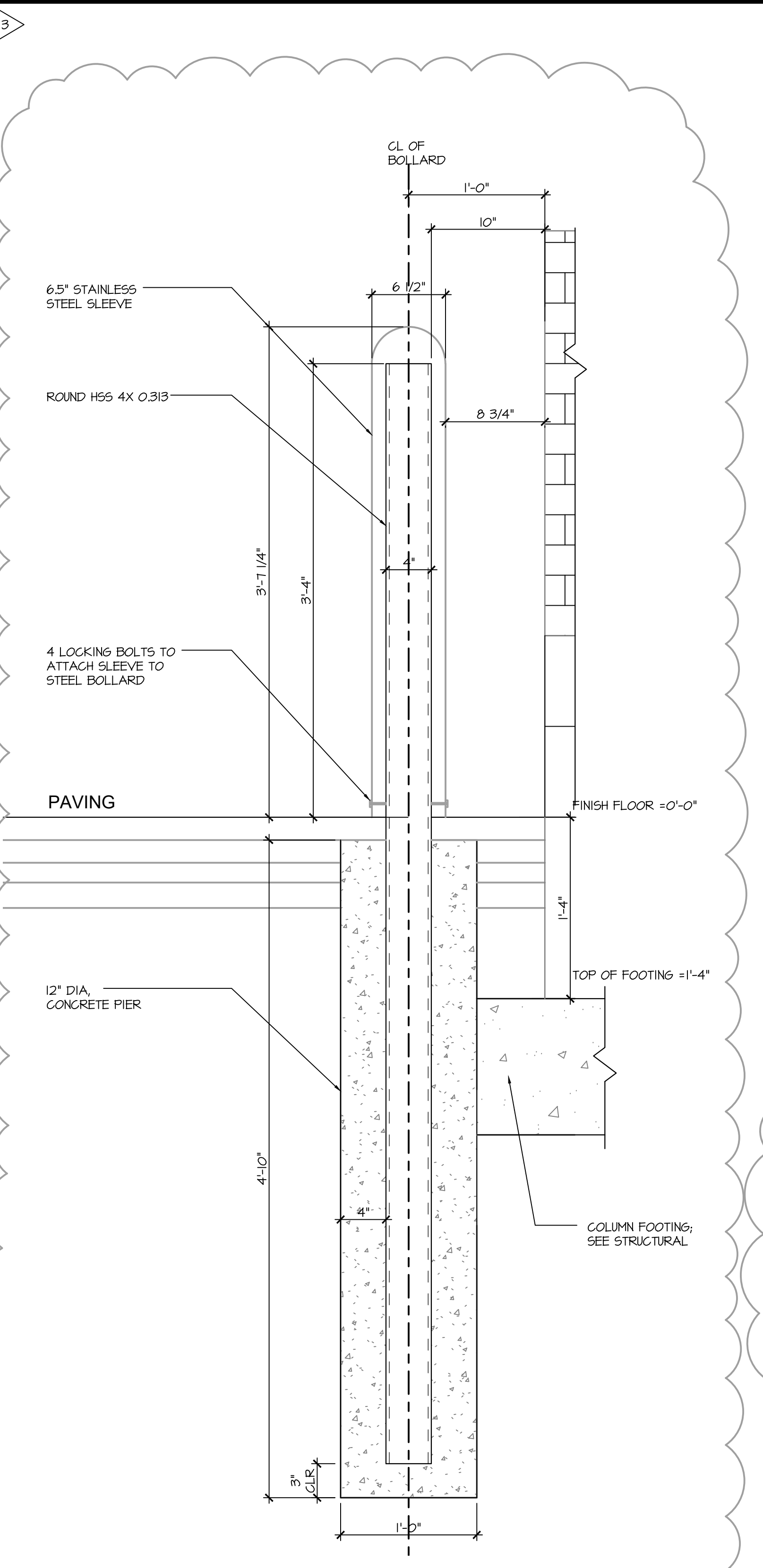
**7 PATIO CANOPY EDGE DETAIL**  
A2.1 SCALE: 3/4" = 1'-0"



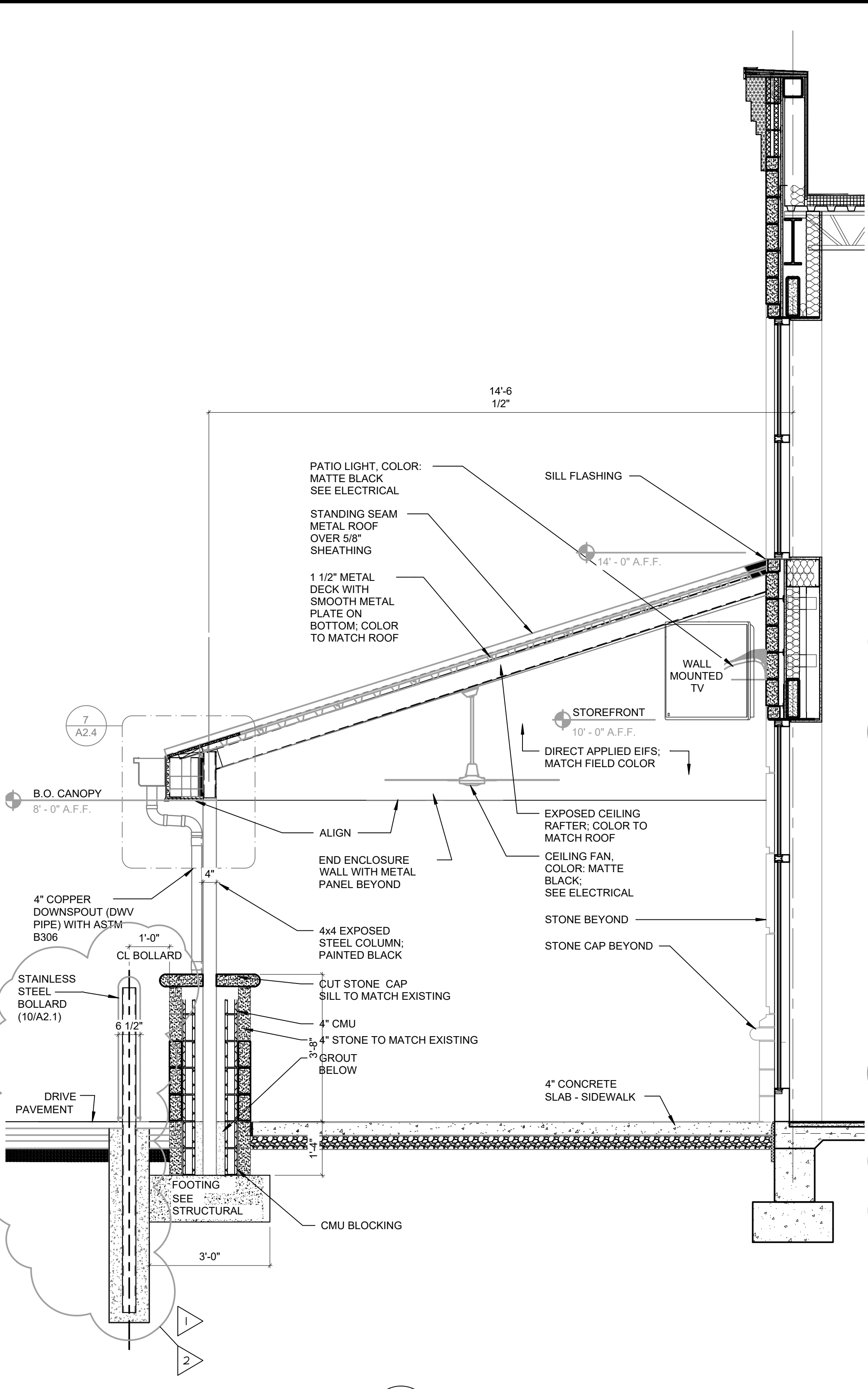
**6 PATIO PILASTER**  
A2.1 SCALE: 3/4" = 1'-0"



**4 PATIO CANOPY SECTION**  
A2.1 SCALE: 3/4" = 1'-0"



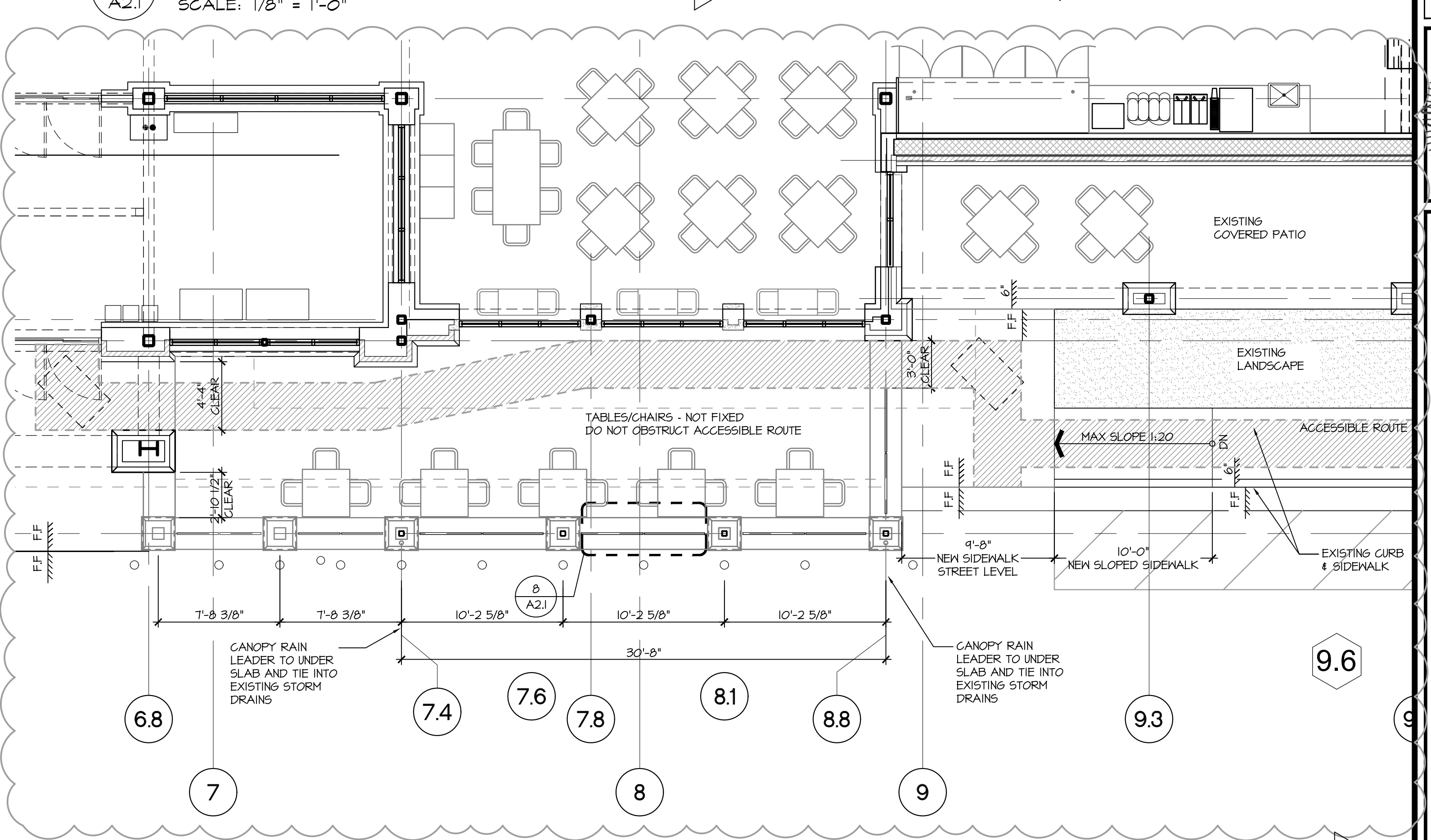
**10 STAINLESS STEEL BOLLARD**  
A2.1 SCALE: 1 1/2" = 1'-0"



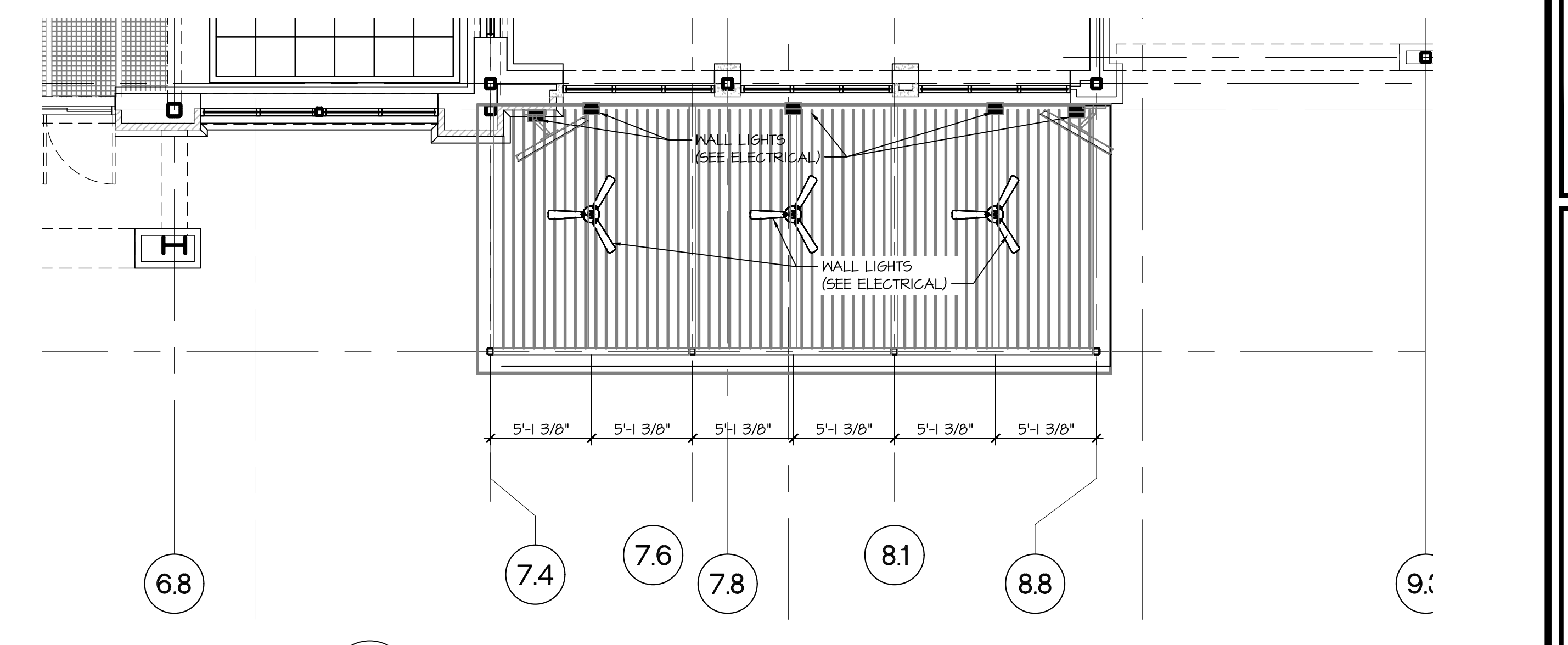
**5 PATIO CANOPY SECTION**  
A2.1 SCALE: 1/2" = 1'-0"



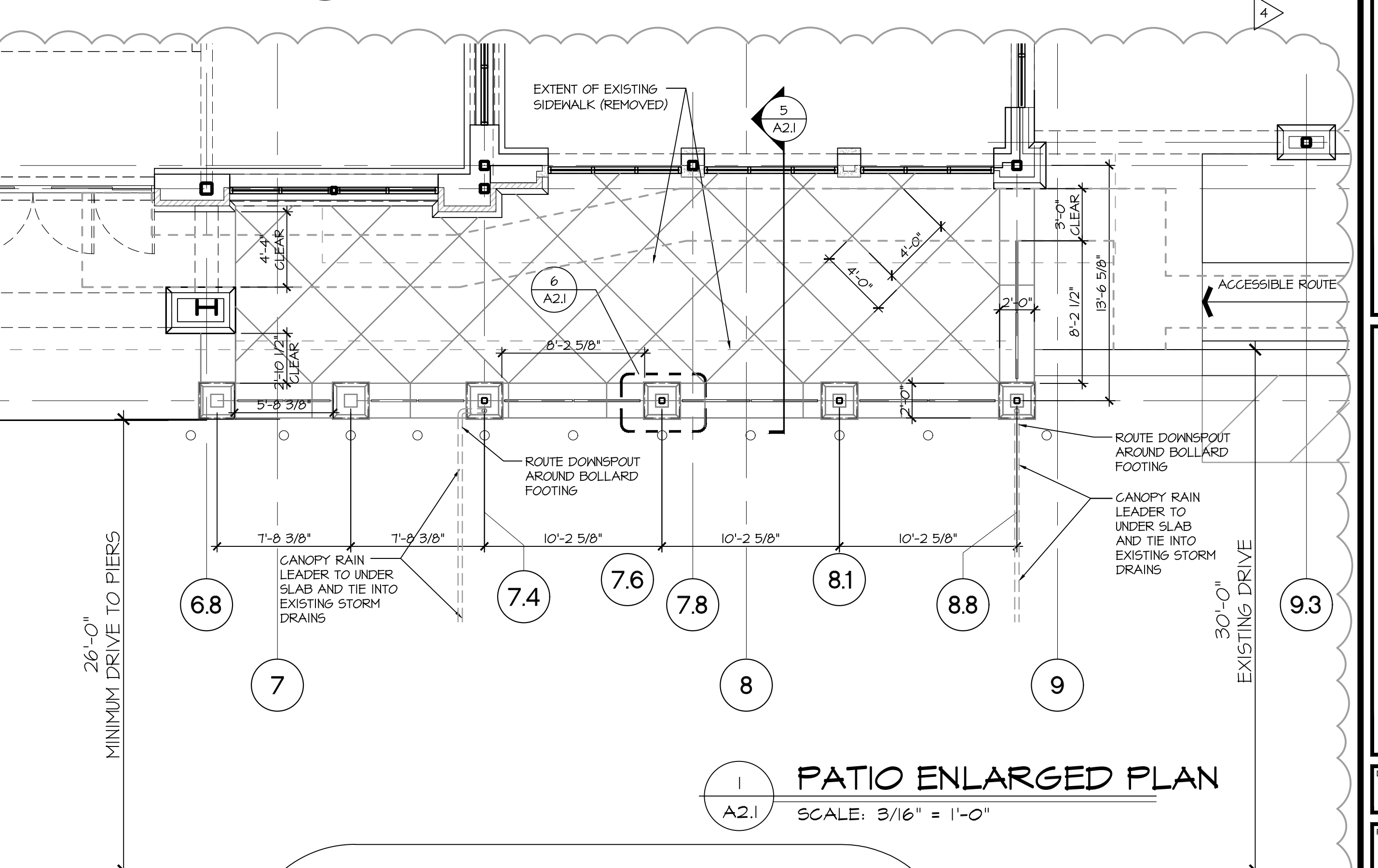
**1 FRONT ELEVATION**  
A2.1 SCALE: 1/8" = 1'-0"



**3 FIXTURE PLAN**  
A2.1 SCALE: 3/16" = 1'-0"

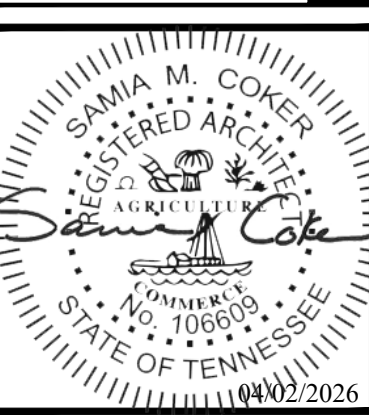


**2 REFLECTED CEILING ENLARGED PLAN**  
A2.1 SCALE: 3/16" = 1'-0"



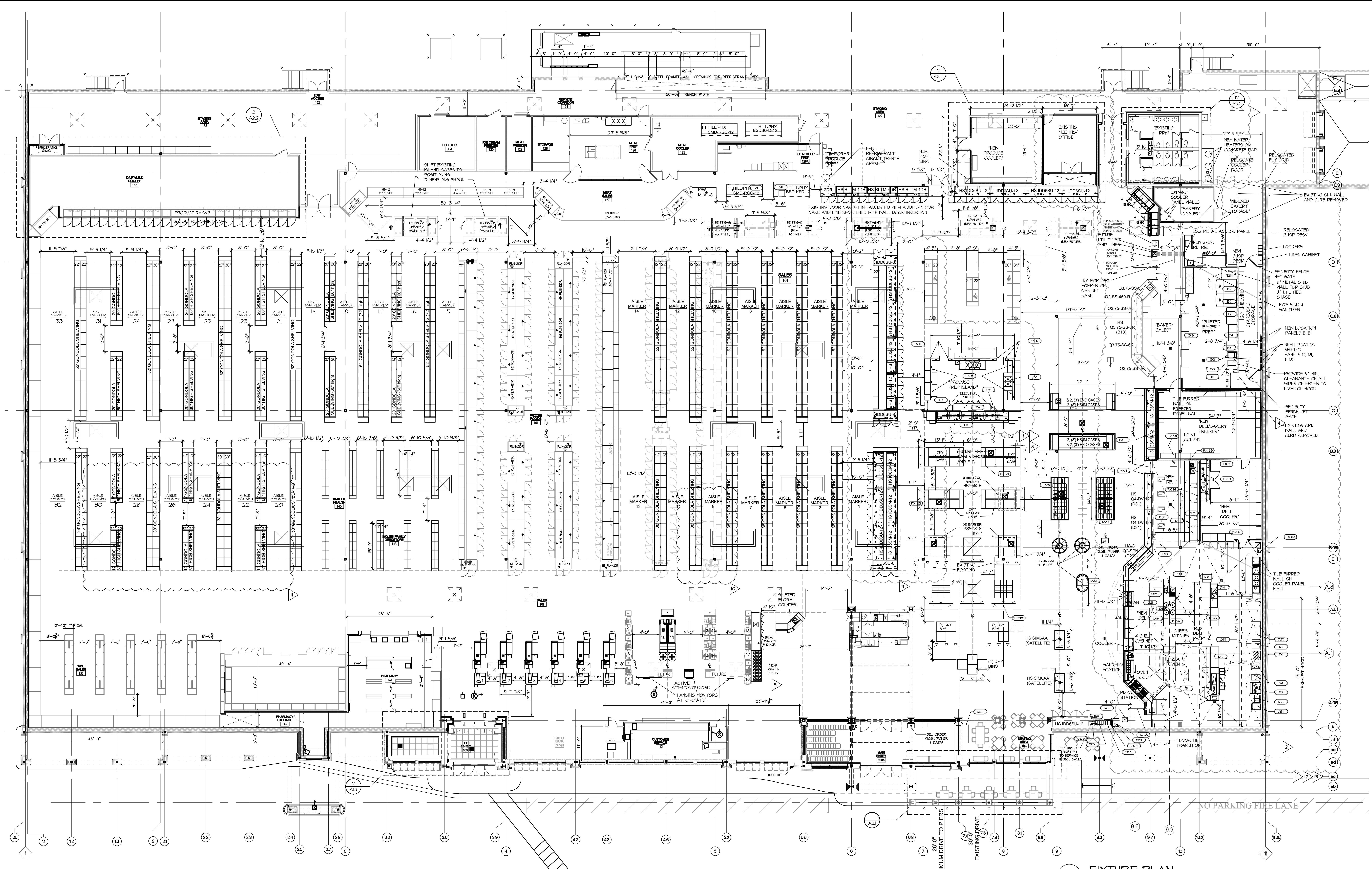
**1 PATIO ENLARGED PLAN**  
A2.1 SCALE: 3/16" = 1'-0"

NO.	DATE	DESCRIPTION
1	02/07/2025	CD - REFERENCE FRONT EXTERIOR BOLLARD ABOUT THE PATIO RIGHT ENTRY
2	02/07/25	LOD #03 SEE PAGE FRONT EXTERIOR OF RENOVATION & BOLLARD WITH 03' RESIZABLE BOLLARD
3	02/07/25	LOD #03 SEE PAGE FRONT EXTERIOR OF RENOVATION & BOLLARD WITH 03' RESIZABLE BOLLARD
4	02/07/25	LOD #03 SEE PAGE FRONT EXTERIOR OF RENOVATION & BOLLARD WITH 03' RESIZABLE BOLLARD



**REVISIONS**

NO.	DATE	DESCRIPTION
1	04/01/2024	ISSUE FOR PERMITS
2	04/01/2024	ISSUE FOR PERMITS
3	04/01/2024	ISSUE FOR PERMITS
4	04/01/2024	ISSUE FOR PERMITS
5	04/01/2024	ISSUE FOR PERMITS
6	04/01/2024	ISSUE FOR PERMITS
7	04/01/2024	ISSUE FOR PERMITS
8	04/01/2024	ISSUE FOR PERMITS
9	04/01/2024	ISSUE FOR PERMITS
10	04/01/2024	ISSUE FOR PERMITS
11	04/01/2024	ISSUE FOR PERMITS
12	04/01/2024	ISSUE FOR PERMITS
13	04/01/2024	ISSUE FOR PERMITS
14	04/01/2024	ISSUE FOR PERMITS



**FIXTURE PLAN**  
SCALE: 3/32" = 1'-0"

**DELI DEPARTMENT**

Type Mark	Description	Model	Manufacturer
D1	STONE HEARTH PIZZA OVEN, RADIANT FLAME, NATURAL GAS FIRED	FIRE DECK 6045 (WS-FD-6045-RF-R)	WOOD STONE
D2	44" Double Prep WOK (GAS)	PES	PRIME EQUIPMENT SERVICES
D3	VEGGIE SINK- DELI COUNTER	INTEGRATED INTO DELI PREP WORK COUNTER (D16)	SELECT STAINLESS
D4	PRESSURE FRYER	PKM	BKI
D5	LANDING TABLE	LTS	BKI
D6	ELECTRIC RESTAURANT RANGE	EV36S-6FP208	HOBART
D7	CONVECTION OVEN (ELECTRIC)	HECSX	POWERBOK SYSTEMS
D8	POWER SOAK SYSTEM		
D9	HAND WASH SINK W/ TOWEL LINT		SELECT STAINLESS
D10	MOP SERVICE BASIN, MOLDED-STONE	MSB-2424	FIAT PRODUCTS
D11	WORK COUNTER	ING-244CBD-32-B2121-B1010-SG-2	SELECT STAINLESS
D12	ELECTRIC FOOD SLICER	GSP HD SERIES	BIZERBA
D13	SHRINK WRAP MACHINE	102-A	SELECT STAINLESS
D14	2 COMPARTMENT SINK		TURBOCHEF
D15	TOASTER OVEN	TORNADO 2	SELECT STAINLESS
D16	WORK COUNTER	ING-1807CBD-50-REF	RANDALL UNIFIED BRANDS
D17	REFRIGERATED WORK COUNTER with INTEGRATED BLAST CHILLER	RC-110WT	SELECT STAINLESS
D18	POT RACK STAND	ING-3636-POTRACKSTAND	SELECT AIR SYSTEMS, INC
D19	EXHAUST HOOD	EC-FR1	INTEGRATED INTO DELI PREP WORK COUNTER (D16)
D20	HAND SINK- DELI COUNTER		FC-6D-LMB
D21	HOT WELL (countertop)	ENTYCE TY3-4XB-H	HUSSMANN
D22	HOT FOOD ISLAND	VGG-8	AMTEKO
D23	2 ROTISSERIE OVEN	SOUP KIOSK	RC-1
D24	ISLAND SOUP BAR	HOT/COOL FOOD BARS	AMTEKO
D25	RICE COOKER (2X)	SOLSOLE (SE) series - SE14RS-2FD	PITCO
D26	SOUP AND SALAD UNITS	G22-SFN	SELECT STAINLESS
D27	FRYER (2X) w/ FILTER DRAWER	HS-1000	HUSSMANN
D28	HAND SINK- DELI	HS-1000	HUSSMANN
D29	REFRIGERATED CASES	HS-1000	HUSSMANN
D30	REFRIGERATED CASES	HS-1000	HUSSMANN
D31	REFRIGERATED CASES	HS-1000	HUSSMANN
D32	REFRIGERATED CASES	HS-1000	HUSSMANN
D33	REFRIGERATED CASES	HS-1000	HUSSMANN
D34	ELECTRIC GRIDDLE	HS-1000	STAR-MAX

**FIXTURE FLOOR PLAN KEYNOTES**

Key Value	Keynote Text
FX.1	6" X 6" X 18" HIGH STAINLESS STEEL CASE GUARD
FX.3	PAPER TOWEL DISPENSER AND SOAP DISPENSER ON WALL ABOVE HAND SINK. LOCATE ON END OF COUNTER WHERE SINK IS IN COUNTER ISLAND.
FX.5	2, 3/0A ELECTRICAL OUTLETS MOUNTED ON TOP OF CASES
FX.6	SINK PROVIDED BY INGLES. ALL PLUMBING BY GENERAL CONTRACTOR.
FX.7	FREEZER SLAB HEATER CABLE CONDENS LINE DROPS LINE PLACEMENT.
FX.8	TWO ELECTRICAL OUTLETS IN ONE CIRCUIT ON EACH SIDE OF HALF WALLS.
FX.9	18" HIGH SPLASH GUARD BETWEEN SINK BASINS.
FX.10	ELECTRICAL OUTLET MOUNTED ON TOP OF CASES
FX.12	2" X 2" X 48" HIGH STAINLESS STEEL WALL GUARD (TYPICAL FOR TILED 1/2 WALL CORNERS IN SALES AREA)
FX.13	4 DEDICATED CIRCUIT ELECTRIC OUTLETS FOR NUT GRINDER MACHINES
FX.14	TILE ON CURBED UP 1/2" OVP BRD ON 7/8" HAT CHANNEL HORIZONTAL @ 16" O.C. ATTACHED TO STUDS OF THE DELI COOLER PANEL.
FX.20	TOP OF CASES METER PUMP UNIT FOR SERVICE TO OPEN SHELF PRODUCE CASES.
FX.38	LIGHT FIXTURE SET. SEE SHEET E.1.
FX.54	SHOP DESK
FX.58	WALL OUTLET SET HIGH FLUSH INTO COOLER PANEL AT 8'-0" A.F.F. AND 1'-6" FROM CORNER
FX.59	WALL OUTLET SET TO SERVE MOBILE TABLE TOP EQUIPMENT.
FX.60	DIMMER SWITCH AND FIRE SUPPRESSION SWITCH BOXES TO BE SET FLUSH INTO FREEZER PANEL WALL.
FX.62	STUB-UP ELECTRICAL FLOOR OUTLET AT WINE SHELF LOCATION
FX.63	EMERGENCY EYEWASH STATIONS, SELECT STAINLESS "GUARDIAN G180L"
FX.68	CAP POWERDATA STUB-UP TO HIDE BELOW FINISH FLOOR TERRAZZO FOR FUTURE CHECK-OUT REGISTER

**DRINK COUNTER - CAFE DINING**

Type Mark	Description	Model	Manufacturer
DC1	FREE STYLE MACHINE (COUNTERTOP), SELF SERVE SERIES 7000	COCA-COLA	FOLLET
DC2	ICE MACHINE (SET ON TOP OF HORIZON CHEVLET)		
DC3	SLUSH DISPENSER	ITB	BUNN
DC4	SLUSH DISPENSER	ULTRA-2, HP	BUNN
DC5	MICROWAVE	NE-1022P	PANASONIC
DC7	MICROWAVE	8FT UNIT - 3 bins	L.S. DISPLAYS
DC9	TRASH BINS		

**PRODUCE DEPARTMENT**

Type Mark	Description	Model	Manufacturer
P1	3 COMPARTMENT SINK	ING-382030-2024-HFSL-HS-L-3F	SELECT STAINLESS
P2	2 COMPARTMENT SINK		SELECT STAINLESS
P3	SHRINK WRAP MACHINE	107-A	SELECT STAINLESS
P4	REFRIGERATED WORK COUNTER	ING-147CBD-30-CUSTOM	SELECT STAINLESS
P5	REFRIGERATED CASES	CZALE	HUSSMANN
P6	12"x12" PINEAPPLE CORNER TABLE		

**BAKERY DEPARTMENT**

Type Mark	Description	Model	Manufacturer
B1	DONUT FRYER	8G-2	BKI
B2	DONUT GLAZER	DNF-F	BKI
B3	EXHAUST HOOD	SEE MECH.	SELECT AIR SYSTEMS, INC
B4	2 WIDE RETARDER	RPW2E	BAKTER
B5	DONUT PROOFER	PW1E	BAKTER
B6	2 WIDE PROOFER	PW2E	BAKTER
B7	OVEN	OV500E1	BAKTER
B8	MIXER	M600	HOBART
B9	POTRACK STAND	CUSTOM UNIT	SELECT STAINLESS
B10	MOP SERVICE BASIN, MOLDED-STONE	MSB-2424	FIAT PRODUCTS
B11	3 COMPARTMENT SINK	ING-382030-2024-HFSL-HS-L-3F	SELECT STAINLESS
B12	SHRINK WRAP MACHINE	107-A	SELECT STAINLESS
B13	BREAD SLICER	ME	BEKEL
B14	SCALE	QUANTUM MAX	HOBART
B15	BAKERY SERVICE WORK COUNTER	CUSTOM UNITS	EAGLE SPECFAB DIVISION
B16	WORKTABLE	30 x 72	SELECT STAINLESS
B17	REFRIGERATOR	G2070	TRULSEN
B18	REFRIGERATED MULTI-DECK & FRONT SELF SERVICE MERCHANDISER GROUP	Q2-SS-GR 4 - 450-R GROUP	HUSSMANN
B19	POPCORN POPPER ATOP BASE CABINE	2845	GOLD MEDAL PRODUCTS
B20	POPCORN TUMBLER	2703-00-110	GOLD MEDAL PRODUCTS
B21	POPCORN KARMEL KOOL TABLE	2169-00-010	GOLD MEDAL PRODUCTS
B22	CORN TREAT W/BASE	2410-00-202	GOLD MEDAL PRODUCTS

**REFRIGERATION NOTES**

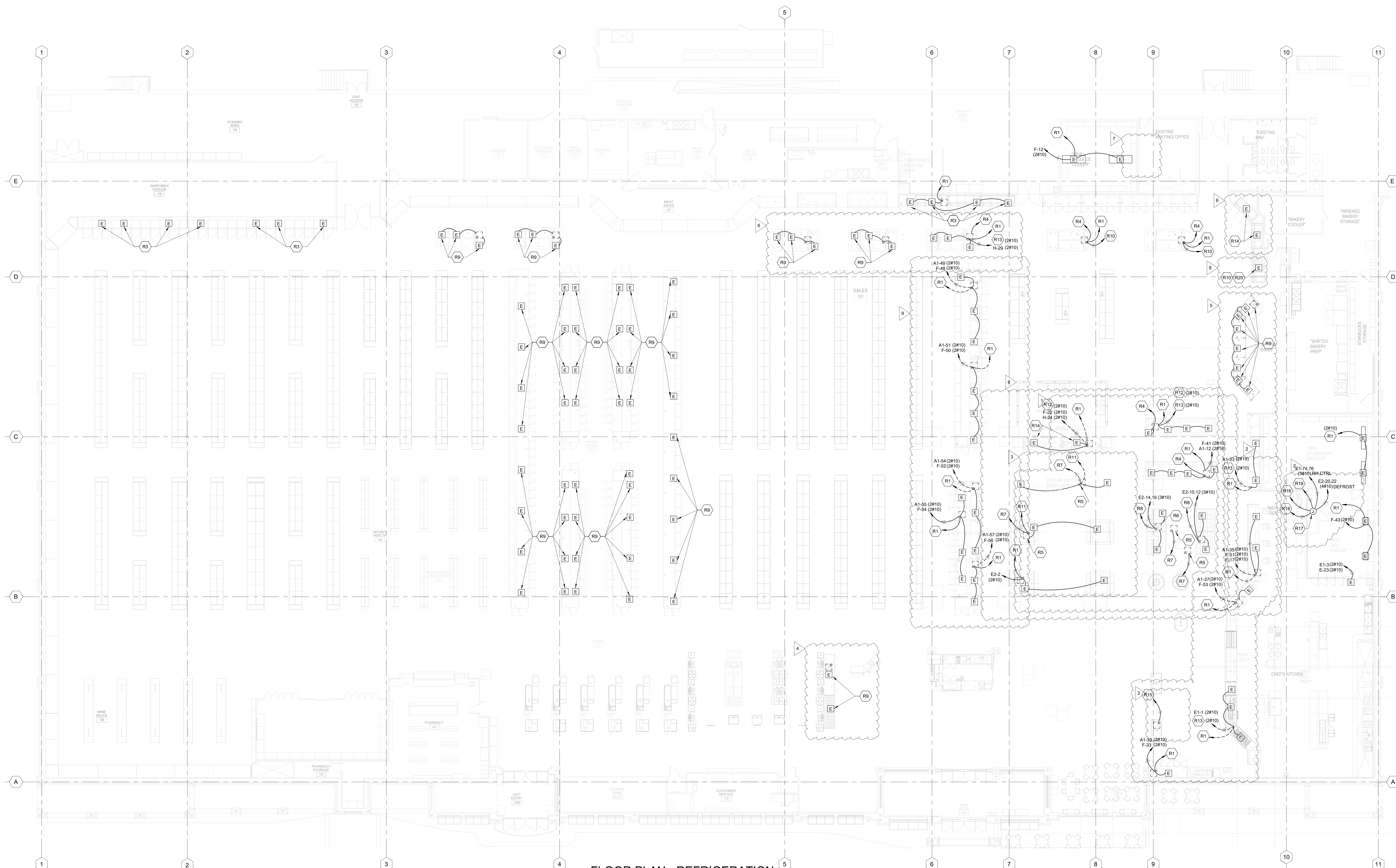
- ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF REFRIGERATION EQUIPMENT CIRCUITS, CONTROL AND ROUTING REQUIREMENTS WITH THE REFRIGERATION CONTRACTOR AND SHALL MODIFY PLANS AND INSTALL ACCORDINGLY.
- PROVIDE SEALS ON ALL CONDUIT RUNS PENETRATING REFRIGERATION CONSTRUCTION.
- REFER TO 3E3.2 FOR FREEZER DOOR WIRING.
- ALL REFRIGERATION CONDUITS ARE 3/4" MINIMUM, LARGER WHERE NOTED.
- REFRIGERATION EQUIPMENT LOADS, CONNECTION, ETC. ARE BASED ON HUSSMANN CORP.
- REFRIGERATED BAKERY SALES CASES ARE FURNISHED BY STRUCTURAL CONCEPTS CORP. WITH REFRIGERATION BY HUSSMANN CORP.
- REFER TO FINAL HUSSMANN DRAWINGS AND ARCHITECTURAL SHEET F1.2 FOR EXACT REFRIGERATION CONTROL CIRCUITRY AND ADDITIONAL INFORMATION.

**REFRIGERATION PLAN KEYNOTES**

VALUE	NOTE
R1	(1) 4-CONDUCTOR #18 TSP IN 3/4" CONDUIT SHALL BE RUN FROM PROBE IN EACH REFRIGERATION SYSTEM TO REFRIGERATION RACK PANEL. CABLE SHALL BE BY REFRIGERATION CONTRACTOR AND CONDUIT SHALL BE BY ELECTRICAL CONTRACTOR. SHIELDED CABLE SHALL BE RUN IN DEDICATED CONDUIT. SEE SHEET F1.2 FOR REFRIGERATION RACK DESIGNATION.
R3	CONNECT NEW/RELOCATED REFRIGERATED CASE TO EXISTING CIRCUITS SERVING PREVIOUSLY DEMOLISHED CASE (2#10 TO 20A/1P CIRCUIT IN PANEL A1 FOR LIGHTING, 2#10 TO 20A/1P CIRCUIT IN PANEL H FOR ANTI-SWEATS, 2#10 TO 20A/1P CIRCUIT IN PANEL F FOR THE FANS) OR NEAREST 120/208V PANEL WITH AVAILABLE SPACE FOR FANS AND ANTI-SWEATS ONLY. NEW REFRIGERATED CASE TO BE CONNECTED TO NEW REFRIGERATION CIRCUITS (DEFROST, TEMPERATURE SENSOR, DEFROST TERMINATION SENSOR, ETC.) AS REQUIRED AND ROUTE THE NEW SENSOR WIRE TO NEW REFRIGERATION LINE. REUSE EXISTING PIT IN THIS AREA FOR POWER AND REFRIGERATION WIRING. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF REFRIGERATION LINE AND PIT. PROVIDE NEW WIRING AS REQUIRED. MAKE ALL FINAL CONNECTIONS.
R4	PROVIDE 3/4" IN 3/4" CONDUIT FROM PIT TO RACK IN MACHINE HOUSE SERVING CASE. SEE SHEET F1.2 FOR REFRIGERATION RACK DESIGNATION.
R5	RUN CONDUITS AND WIRING FOR FUTURE ISLAND CASE.
R6	CONNECT TO PIT/VAL SUPPLIED BY MANUFACTURER OF SALAD BAR.
R7	PROVIDE 3/4" EMPTY CONDUIT WITH PULL WIRE TO REFRIGERATION RACK PANEL FOR FUTURE REFRIGERATION CASE. SEE SHEET F1.2 FOR REFRIGERATION RACK DESIGNATION.
R8	(3) 4-CONDUCTOR #18 TSP IN 3/4" CONDUIT SHALL BE RUN FROM PROBE IN EACH REFRIGERATION SYSTEM TO REFRIGERATION RACK PANEL. CABLE SHALL BE BY REFRIGERATION CONTRACTOR AND CONDUIT SHALL BE BY ELECTRICAL CONTRACTOR. SHIELDED CABLE SHALL BE RUN IN DEDICATED CONDUIT. SEE SHEET F1.2 FOR REFRIGERATION RACK DESIGNATION.
R9	EXISTING REFRIGERATED CASE(S) TO BE RELOCATED. REROUTE ALL EXISTING POWER CIRCUITS (FANS, LIGHTS, ANTI-SWEATS) FROM PANELS TO NEW LOCATION. REROUTE ALL EXISTING DEFROST CIRCUITS AS REQUIRED FROM REFRIGERATION SOURCE TO NEW LOCATION IF NECESSARY. REFER TO DEFROST WIRING DETAIL IN REFRIGERATION PLANS FOR ADDITIONAL INFORMATION. COORDINATE WITH REFRIGERATION INSTALLER PRIOR TO INSTALLATION. PROVIDE NEW WIRING AS REQUIRED. REFER TO FUTURE REFRIGERATION PLAN SHEET F1.2 FOR GROUPING OF CASES. REUSE EXISTING CONDUIT, JUNCTION BOXES, CORD DROPS, ETC. WHERE POSSIBLE. PROVIDE ALL DEVICES AS REQUIRED. MAKE ALL FINAL CONNECTIONS.
R10	PROVIDE (1) 3/4" EMPTY CONDUIT WITH PULL WIRE EACH TO PANELS A1, F, AND H FOR FUTURE REFRIGERATED CASE (TOTAL OF 3).
R11	CONTRACTOR SHALL STUB-UP CONDUIT PER DETAIL 3E3.1 WITH 6'-0" OF FLEX CONDUIT.
R12	ROUTE TO SPARE 20A/1P BREAKER AVAILABLE IN PANEL A1 OR NEAREST 120V ELECTRICAL PANEL WITH AVAILABLE SPACE. IF 20A/1P BREAKER IS NOT AVAILABLE, PROVIDE NEW AS REQUIRED. PROVIDE ALL DEVICES AS REQUIRED. MAKE ALL FINAL CONNECTIONS.
R13	ROUTE TO SPARE 20A/1P BREAKER AVAILABLE IN PANEL F OR NEAREST 120V ELECTRICAL PANEL WITH AVAILABLE SPACE. IF 20A/1P BREAKER IS NOT AVAILABLE, PROVIDE NEW AS REQUIRED. PROVIDE ALL DEVICES AS REQUIRED. MAKE ALL FINAL CONNECTIONS.

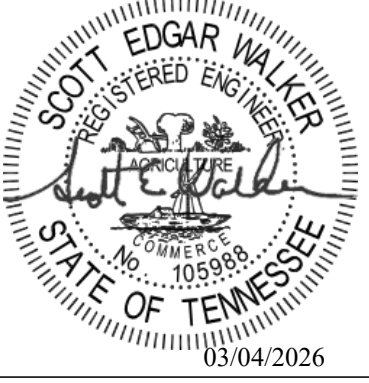
**REFRIGERATION PLAN KEYNOTES**

VALUE	NOTE
R14	CONNECT NEW/RELOCATED REFRIGERATED CASE TO EXISTING POWER CIRCUITS (FANS, LIGHTS, ANTI-SWEATS) PREVIOUSLY SERVING DEMOLISHED/RELOCATED CASE. NEW/RELOCATED REFRIGERATED CASE(S) TO BE CONNECTED TO ALL EXISTING REFRIGERATION CIRCUITS (DEFROST, TEMPERATURE SENSOR, DEFROST TERMINATION SENSOR, ETC.) AS REQUIRED. CONTRACTOR TO VERIFY EXISTING REFRIGERATION CIRCUITRY IS ROUTED TO THE APPROPRIATE REFRIGERATION RACK (SEE SHEET R1) AND REROUTE IF NECESSARY. REFER TO DEFROST WIRING DETAIL IN REFRIGERATION PLANS FOR ADDITIONAL INFORMATION. COORDINATE WITH REFRIGERATION INSTALLER PRIOR TO INSTALLATION. PROVIDE NEW WIRING AS REQUIRED. REROUTE CONDUIT AND CONDUITS TO NEW LOCATION AS REQUIRED. REFER TO REFRIGERATED EQUIPMENT LAYOUT PLAN (SHEET R1) FOR GROUPING OF CASES. REUSE EXISTING CONDUIT, JUNCTION BOXES, CORD DROPS, ETC. WHERE POSSIBLE. PROVIDE ALL DEVICES AS REQUIRED. MAKE ALL FINAL CONNECTIONS.
R15	PROVIDE AN EMPTY 3/4" CONDUIT WITH PULL WIRE FROM STUB-UP TO PANEL E1 FOR FUTURE CASE.
R16	(1) 4-CONDUCTOR #18 TSP - 3#10 C SHALL BE RUN FROM PROBE IN EACH GROUP OF EQUIPMENT TO RACK PANEL IN MACHINE ROOM (MR) OR TO REMOTE HEADER (RHA OR RHD) AS REQUIRED. CABLE SHALL BE BY REFRIGERATION CONTRACTOR. CONDUIT SHALL BE BY ELECTRICAL CONTRACTOR. SHIELDED CABLE SHALL BE RUN IN DEDICATED CONDUIT.
R17	REMOTE HEADER CONTROL, PANEL 208V, 1 PH, LOCATED IN CHASE. CIRCUIT TO 152P CIRCUIT BREAKER IN PANEL INDICATED.
R18	(1) 4-CONDUCTOR #18 TSP - 12" C TO REFRIGERATION UNIT ON ROOF.
R19	(1) 4-CONDUCTOR #18 TSP - 3#10 C SHALL BE RUN FROM PROBE IN EACH GROUP OF EQUIPMENT TO EXISTING REMOTE HEADER (RHD) IN THE BACK OF THE STORE AS REQUIRED. CABLE SHALL BE BY REFRIGERATION CONTRACTOR. CONDUIT SHALL BE BY ELECTRICAL CONTRACTOR. SHIELDED CABLE SHALL BE RUN IN DEDICATED CONDUIT.
R20	PROVIDE (2) 3/4" EMPTY CONDUIT WITH PULL WIRE TO EXISTING REMOTE HEADER IN THE BACK OF THE STORE FOR FUTURE CASE. COORDINATE EXACT ROUTING WITH REFRIGERATION CONTRACTOR AND PROJECT MANAGER PRIOR TO INSTALLATION.



**FLOOR PLAN - REFRIGERATION**  
3/32" = 1'-0"

**ROBERTSON LOJA ROOF**  
ARCHITECTS & ENGINEERS  
3460 Preston Ridge Road, Suite 275, Alpharetta, GA, 30005  
770.674.2600 / www.rlrpe.com



**ingles**

**Ingles Store #91 Renovation**  
11847 Kingston Pike  
Farragut, Tennessee 37934  
**Ingles Markets Inc.**  
P.O. Box 6076, Ashburn, NC 28816

NO.	DATE	DESCRIPTION
1	07/16/2025	ISSUE FOR PERMIT
2	07/16/2025	ISSUE FOR PERMIT
3	07/16/2025	ISSUE FOR PERMIT
4	07/16/2025	ISSUE FOR PERMIT
5	08/04/2025	ISSUE FOR PERMIT
6	08/04/2025	ISSUE FOR PERMIT
7	08/04/2025	ISSUE FOR PERMIT
8	08/04/2025	ISSUE FOR PERMIT
9	08/04/2025	ISSUE FOR PERMIT

**FLOOR PLAN - REFRIGERATION**

DATE: 03/06/2025

PROJECT NUMBER: 23239

SHEET NUMBER: E1.3

## REPORT TO THE MUNICIPAL PLANNING COMMISSION

**Prepared By:** Mark Shipley, Community Development Director

**Subject:** Discussion and public hearing on Resolution PC-26-04, a resolution to amend the Future Land Use Map for 11830 Kingston Pike from Very Low Density Residential to Office/Light Industrial (Marzolf Investment, Applicant)

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**Introduction & Background:** This was discussed last month 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:** As noted last month and related to the next agenda item, 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.

Prior to last month's Planning Commission meeting, a number of residents in the Farragut Crossing Subdivision expressed concerns over both the Future Land Use Map amendment and the Zoning Map amendment. A primary concern was what could be developed on the lot if it were changed back to an office use and office zoning district. Also of concern was any precedent that this could establish. The applicant was encouraged to meet with the HOA to review the request and address concerns that were raised.

The applicant held a meeting with the Farragut Crossing HOA in early April to review this in more detail and will be present to update the Commission on what was discussed. The applicant asked that this be placed on the agenda for approval. Since this portion of the Future Land Use Map is not within the Mixed Use Town Center, the Planning Commission can approve the change without it going to the Board of Mayor and Aldermen. As the staff noted last month, the main question from the staff's perspective is whether the proposed land use designation is appropriate for this property given its context.

Included in the packet is Resolution PC-26-04, which recommends approval to amend the Future Land Use Map designation for Lot 3R1 (11830 Kingston Pike) from Very Low Density Residential to Office/Light Industrial.

**Recommended By:** Mark Shipley, Community Development Director

**Proposed Motion:** To approve Resolution PC-26-04.

**RESOLUTION PC-26-04**

**FARRAGUT MUNICIPAL PLANNING COMMISSION**

**A RESOLUTION TO APPROVE AN AMENDMENT TO THE FUTURE LAND USE MAP IN THE COMPREHENSIVE LAND USE PLAN UPDATE, DECEMBER 2012, TO AMEND THE DESIGNATION FOR THE LAND SITUATED AT 11830 KINGSTON PIKE FROM VERY LOW DENSITY RESIDENTIAL TO OFFICE/LIGHT INDUSTRIAL**

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

**WHEREAS**, the Farragut Municipal Planning Commission, after holding a public hearing as required by T.C.A. § 13-4-202(a), adopted the Comprehensive Land Use Plan Update (the “Plan”) on December 12, 2012; and

**WHEREAS**, The Farragut Municipal Planning Commission desires to amend the Plan as described in the above caption;

**NOW, THEREFORE, BE IT RESOLVED** that the Farragut Municipal Planning Commission hereby amends the Plan through approval of Resolution PC-26-04 as shown on Exhibit A.

ADOPTED this 16<sup>th</sup> day of April 2026.

---

Ron Pinchok, Chairman

---

Shannon Preston, Secretary

**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  
Evangella** Last Name: **Stavros** Suffix:

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 addsvalue 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 PikeKnoxville, 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 Register's 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): Evangella Stavros  
Evangella 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 Christina Heise  
Date Name, Title, and Agency signature  
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 Christina Heise  
Date Name, Title, and Agency signature  
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 Travis Franklin  
Date Gas Name, Title, and Agency signature  
of Authorized Approving Agent

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

10/12/2022 TDS Telecom Thomas Nitz  
Date Telephone Name, Title, and Agency signature  
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 6/27/2022  
Knox County Addressing Division 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.

10-18-22 Stallman  
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/Elevation: Horizontal - NAD 83 Vertical - NAVD 1988

Published/Fixed control used: TDOT GNSS Reference Network

Geoid Model: 2017

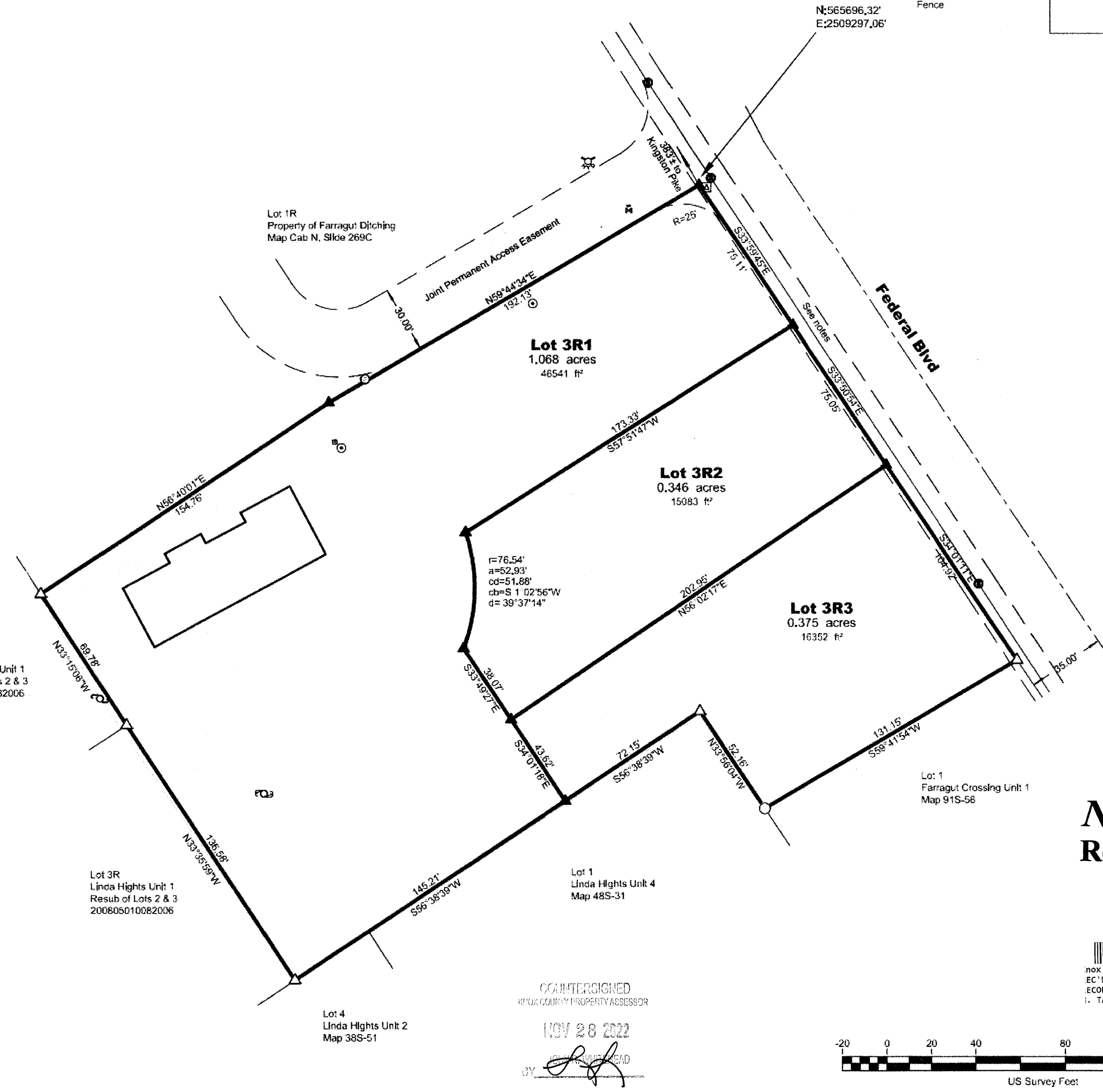
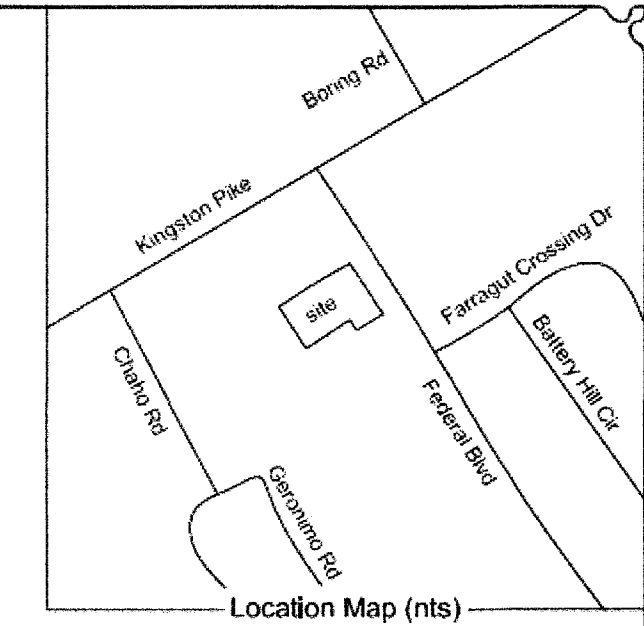
Continued grid factors: None used

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.

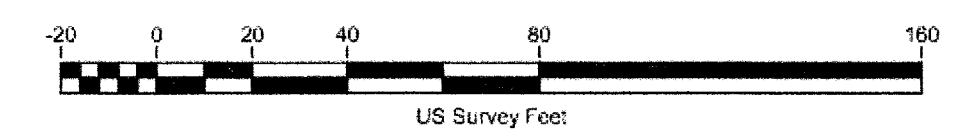
- Legend:
- Existing Iron Pin
  - Set 1/2" Iron Pin
  - Tree
  - Inaccessible Point (big dog)
  - Manhole
  - Utility Pole
  - Water Meter
  - Water Valve
  - Fire Hydrant
  - Power Transformer
  - Sewer Clean-out
  - Gas Valve
  - Gravel
  - Pavement
  - Concrete
  - Decking



**Nick McBride**  
Register of Deeds  
Knox County

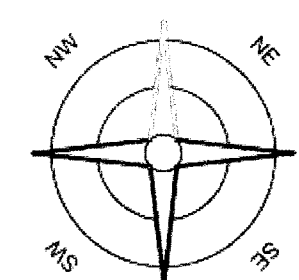
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Knox County, TN Page: 1 of 1  
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I. TAX: \$0.00 T. TAX: \$0.00  
**202211280031631**

CO-SIGNATURED  
KNOX COUNTY PROPERTY ASSESSOR  
NOV 28 2022  
BY: John R. Whatehead



Timothy J. Howell  
**Timothy J. Howell, RLS 2263**  
(865) 742-2557  
1707 N Ridge Ct  
Sevierville, TN 37862  
tim@tnlds.com  
www.tnlds.com  
2022.05.29 06:43:23 -04'00

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



State Plane  
(NAD 83)

Owner  
Troy Stavros & Evangella 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

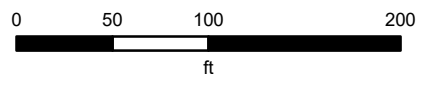


11830 Kingston Pike

Knoxville - Knox County - KUB Geographic Information System



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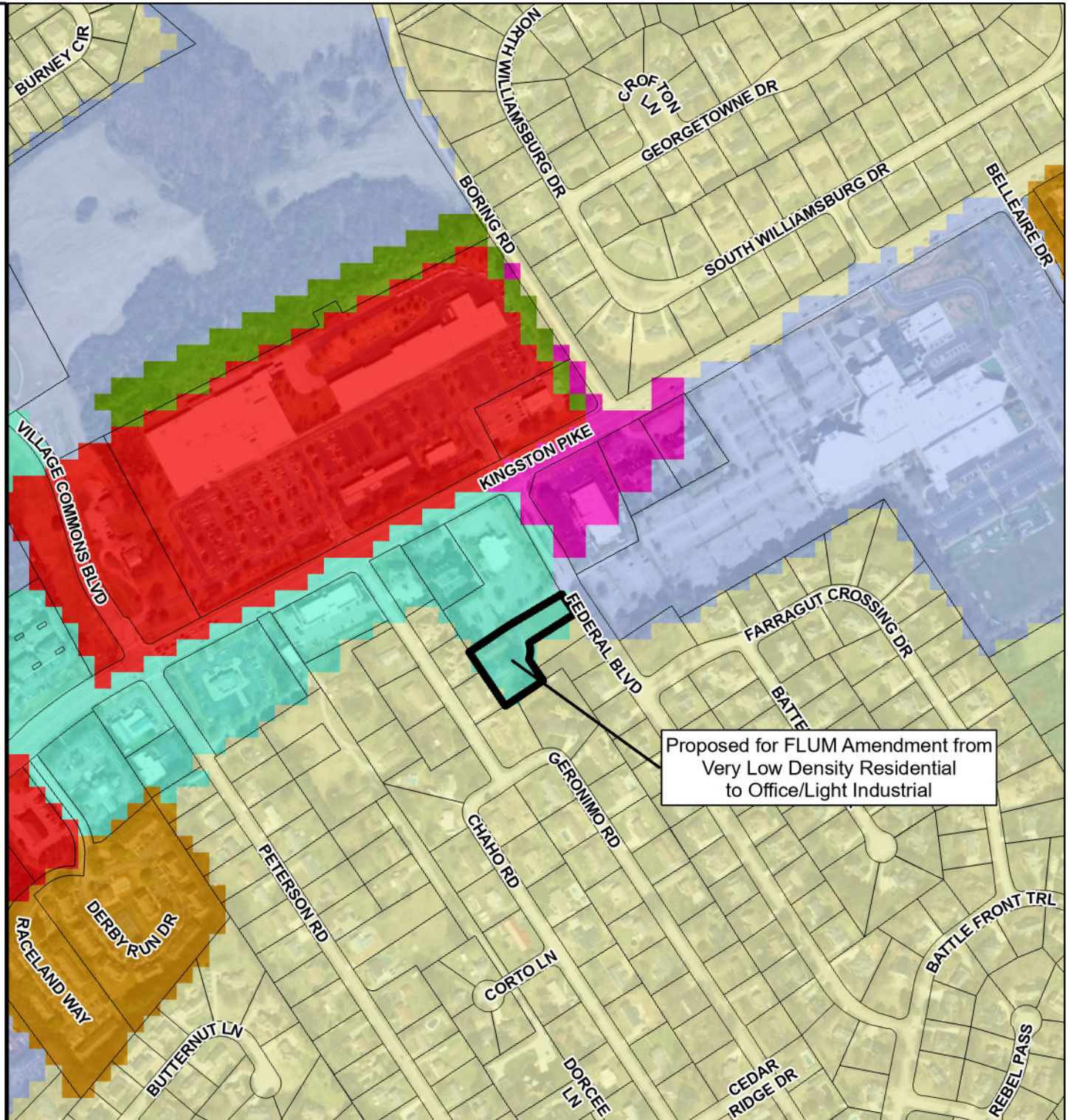
KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any 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 and public hearing on Resolution PC-26-05, a resolution for Planning Commission recommendation on Ordinance 26-08, an ordinance 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 agenda item, this was also discussed at last month's Planning Commission meeting.

**Discussion & Recommendations:** As noted last month, 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 item and were mentioned at the workshop session.

Prior to last month's meeting, several residents in the Farragut

Crossing Subdivision expressed concerns over rezoning this back to the Office Zoning District. There were concerns specifically over the precedent and what could be developed on the lot if it were rezoned. Planning Commissioners advised the applicant to meet with the Farragut Crossing HOA to discuss their concerns. The applicant did conduct a meeting with the HOA and can update the Commission on what was discussed.

The applicant has provided a usable area layout of what could be the buildable portion of the lot if rezoned to Office. Also included in the packet is Resolution PC-26-05 which recommends approval of Ordinance 26-08, which is also included in the packet, to the Board of Mayor and Aldermen.

**Recommended By:** Mark Shipley, Community Development Director

**Proposed Motion:** To approve Resolution PC-26-05.

ZONING AND BUILDING CODE NOTES

**AUTHORITY HAVING JURISDICTION**  
TOWN OF FARRAGUT

**ADOPTED CODES**  
2018 IBC (INTERNATIONAL BUILDING CODE)  
2018 IEBC (INTERNATIONAL EXISTING BUILDING CODE)

**ZONING INFORMATION**  
EXISTING ZONING : FAR-R2  
PROPOSED RE-ZONING : FAR- O-1 (OFFICE DISTRICT)

**BUILDING OCCUPANCY :** (B) BUSINESS  
**BUILDING TYPE :** TYPE V  
(PREVIOUSLY SINGLE FAMILY RESIDENTIAL STRUCTURE)

**SETBACKS**  
**FRONT :** 70' (WHERE A PARKING LOT IS SITUATED IN THE FRONT YARD BETWEEN A BUILDING AND AN ABUTTING STREET, ALL BUILDINGS SHALL BE SET BACK FROM THE NEAREST POINT OF ANY RIGHT-OF-WAY A MINIMUM OF 70 FEET)  
**SIDE :** 20' MIN., NOT LESS THAN 50' COMBINED  
**REAR :** 30'

**BUFFER STRIPS**  
THERE SHALL BE A BUFFER STRIP A MINIMUM OF 25 FEET IN WIDTH ON ALL SIDE AND REAR PROPERTY LINES WHEN THE ABUTTING PROPERTY IS ZONED RESIDENTIAL OR AGRICULTURE.

EXISTING, MATURE VEGETATION SHALL BE PRESERVED AND INCORPORATED INTO THE BUFFER STRIP.

**MAX. LOT COVERAGE**  
70%

**HEIGHT REGULATIONS**  
35 FEET, NO STRUCTURE TO EXCEED 2.5 STORIES

**PARKING REQUIREMENT**  
BUSINESS OFFICES : 1 PER 300 GSF

**BUILDABLE AREA AND LOT SUMMARY**  
TOTAL LOT SF : 45,738 SF (1.05 ACRES)  
MAX. IMPERVIOUS AREA (70%) : 32,017 SF

SETBACKS AND BUFFER STRIPS ARE THE MAIN CONSTRAINT WITH 11830 KINGSTON PIKE LOT ALONG WITH THE IRREGULAR LOT SIZE.

WITH THE SETBACKS AND BUFFER STRIPS (WHEN ABUTTING RESIDENTIAL), THE LOT IS LIMITED TO APPROX. 14,150 SF OF USABLE AREA FOR BUILDING COVERAGE, PARKING LOTS, SIDEWALKS, DRIVE ISLES, ETC.

THE GRAY AREA INDICATED ON THE PLAN IS USABLE AREA, BUT WITH THE WIDTH AND LENGTH, YOU AREN'T ABLE TO HAVE PARKING AS IT WOULD BE CONSIDERED A DEAD END AND COULD NOT MEET CODE.

**MAX. DEVELOPMENT POTENTIAL**

**1 STORY:**  
FOOTPRINT: 6,738 SF  
SPACES NEEDED: 22  
PARKING AREA: 7,260 SF  
TOTAL BUILDING GSF: 6,738 SF

**2 STORIES:**  
FOOTPRINT: 4,422 SF  
SPACES NEEDED: 30  
PARKING AREA: 9,900 SF  
TOTAL BUILDING GSF: 8,844 SF

**2.5 STORIES (MAX ALLOWED):**  
FOOTPRINT: 3,773 SF  
SPACES NEEDED: 32  
PARKING AREA: 10,560 SF  
TOTAL BUILDING GSF: 9,433 SF

111 FEDERAL BLVD.  
FAR : R-2

204 GERONIMO RD.  
FAR: R-2

124 CHAHO RD.  
FAR: R-2

FAR: R-2

FAR: R-2

120 CHAHO RD.  
FAR: R-2

116 CHAHO RD.  
FAR: R-2

11704 KINGSTON PIKE  
FAR: R-3

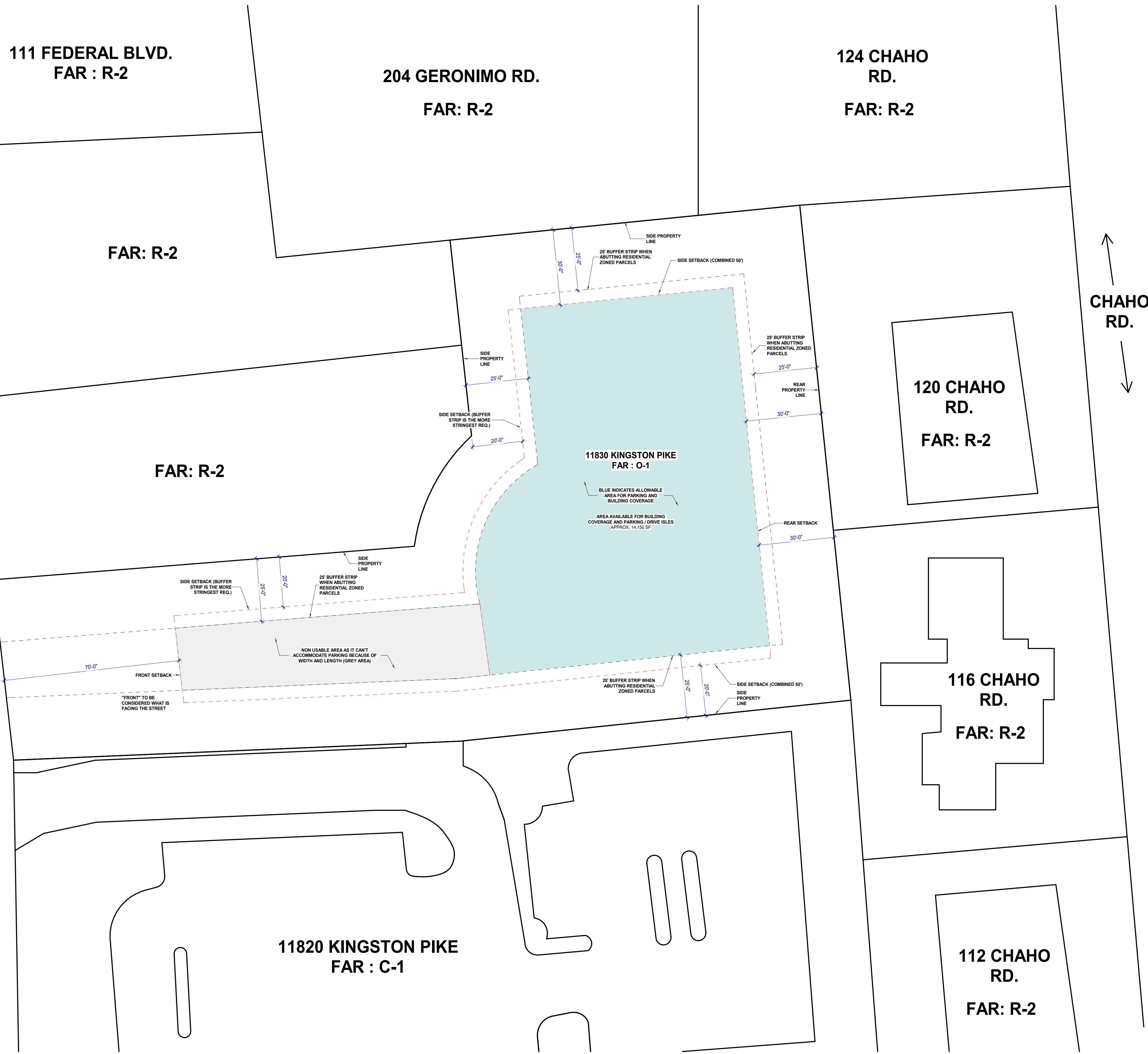
FEDERAL BLVD.

1180 KINGSTON PIKE  
FAR: C-1

11820 KINGSTON PIKE  
FAR : C-1

112 CHAHO RD.  
FAR: R-2

CHAHO RD.



JEFF MARZOLF  
FEASIBILITY STUDY

11830 KINGSTON PIKE  
KNOXVILLE, TN 37934

VICINITY PLAN

Rev.	Description	Date

ZONING STUDY

A021

**RESOLUTION PC-26-05**

**FARRAGUT MUNICIPAL PLANNING COMMISSION**

**A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF THE PROPERTY REFERENCED AS 11830 KINGSTON PIKE FROM GENERAL SINGLE FAMILY RESIDENTIAL (R-2) TO OFFICE (O-1)**

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

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

**WHEREAS**, a public hearing was held on this request on April 16, 2026;

**NOW, THEREFORE, BE IT RESOLVED** that the Farragut Municipal Planning Commission hereby recommends approval of Ordinance 26-08 to the Farragut Board of Mayor and Aldermen, an ordinance amending the Farragut Zoning Map, Ordinance 86-16, by rezoning the property at 11830 Kingston Pike, from R-2 to O-1.

ADOPTED this 16<sup>th</sup> day of April 2026.

---

Ron Pinchok, Chairman

---

Shannon Preston, Secretary

**ORDINANCE:** 26-08  
**PREPARED BY:** Shipley  
**REQUESTED BY:** Marzolf Investment  
**CERTIFIED BY FMPC:** April 16, 2026  
**PUBLIC HEARING:** \_\_\_\_\_  
**PUBLISHED IN:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_  
**1ST READING:** \_\_\_\_\_  
**2ND READING:** \_\_\_\_\_  
**PUBLISHED IN:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO SECTION 13-4-201, TENNESSEE CODE ANNOTATED.**

**BE IT ORDAINED** by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended as follows:

**SECTION 1.**

The Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning the property referenced as 11830 Kingston Pike from General Single-Family Residential (R-2) to Office (O-1) (See Exhibit A).

**SECTION 2.**

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

\_\_\_\_\_  
Ron Williams, Mayor

\_\_\_\_\_  
David Smoak, Interim Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this \_\_\_\_ day of \_\_\_\_\_, 2026, with approval recommended by the Farragut Municipal Planning Commission (FMPC).

\_\_\_\_\_  
Ron Pinchok, Chairman











\_\_\_\_\_  
Shannon Preston, Secretary

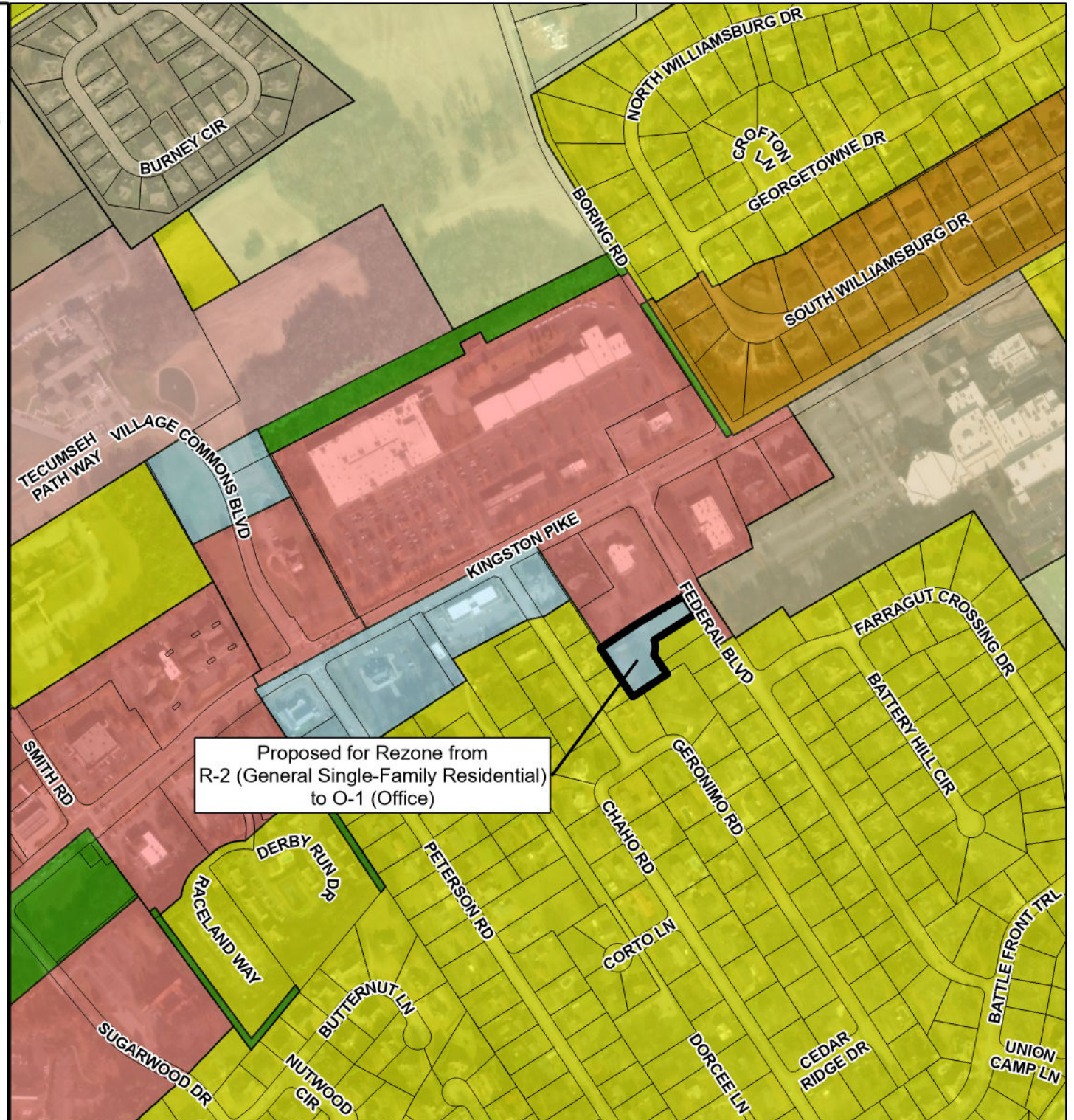
## Exhibit A Ordinance 26-08

Rezone of 11830 Kingston Pike  
Parcel 025, Tax Map 152CJ

Proposed for Rezone from  
R-2 (General Single-Family Residential)  
to O-1 (Office)

### Legend

-  Parcels
-  Subject Area
-  B-1, Buffer
-  S-1, Community Service
-  R-1, Rural Single-Family Residential
-  R-2, General Single-Family Residential
-  R-3, Small Lot Single-Family Residential
-  R-5, Two-Family Residential
-  O-1, Office
-  C-1, General Commercial



1:6,000

## REPORT TO THE MUNICIPAL PLANNING COMMISSION

**Prepared By:** Mark Shipley, Community Development Director

**Subject:** Discussion on a request to amend the Farragut Code of Ordinances, Appendix A - Zoning, Chapter 3. - Specific District Regulations, to replace Section V. - Rural Single-Family Acre Residential District (R-1-S-A), with the Rural Large-Lot Estate District (RLE)

---

**Introduction & Background:**

This topic was discussed at the February Planning Commission. At that time, the staff was looking to modify the Agricultural (A) Zoning District to provide for a smaller minimum lot size. Based on citizen comments and feedback provided by the Planning Commission, the staff is now recommending to leave the Agricultural Zoning District unchanged. Instead, the proposed language that is included in the packet would replace the existing Rural Single-Family Acre Residential Zoning District (R-1-S-A) with a new district called Rural Large-Lot Estate (RLE).

Unlike the (A) Zoning District, there are no properties in the Town zoned R-1-S-A and this district has not been used in many years. As proposed, the RLE District would help to provide for a development option that could advance the strategy in the CLUP of enhancing the Town's natural identity. The RLE District would require a minimum lot size of two acres and, since a property would have to be rezoned to this district, the uses permitted are very limited and intended to protect rural character while allowing limited development.

Another provision in the RLE District is to allow the Planning Commission to waive or reduce certain development requirements without the need for separate variances. This helps address some of the issues with previous large lot developments that needed multiple variances from requirements that were more targeted toward traditional residential developments with much smaller lot sizes.

**Discussion &**

This agenda item is for discussion purposes only. If the Planning

**Recommendations:** Commission agrees with the approach and language proposed by the staff, the staff will put together an ordinance for consideration at the May Planning Commission meeting.

**Recommended By:** Mark Shipley, Community Development Director

**Proposed Motion:** For discussion purposes only.

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## Sec. V. Rural Large-Lot Estate District (RLE).

- A. *General description.* The RLE District is established to help provide for the following:
1. A very low-density residential development option that retains rural character.
  2. Protection of agricultural lands and natural resources.
  3. Reductions in public infrastructure and public services in comparison to more dense residential developments.
- B. *Permitted uses and structures.*
1. Detached single-family dwellings.
  2. Agricultural uses.
  3. Agricultural accessory uses and structures.
  4. Residential accessory uses and structures.
  5. Customary Home Occupations, as regulated in Chapter 4.
  6. Signs as regulated in the Farragut Municipal Code.
  7. Utility uses.
- C. *Area regulations.*
1. *Front Yard.* All structures, excluding fences, landscape structures, walls, entrance pillars, and certain utility structures, shall be set back from the nearest point of any right-of-way a minimum of 35 feet.  
  
Landscape structures, walls, and entrance pillars shall be set back from the nearest point of any right-of-way a minimum of 10 feet. Fences may extend to the property lines provided no visibility obstructions are created where such fence is within a front yard. Drainage and utility easements must also be accessible and not affected by fence placement or type. Utility structures that serve more than one lot shall be within the right of way or the standard utility easement along property lines.
  2. *Side yard.*
    - a. All principal buildings used as a residence shall be set back a total on two sides of at least 50 feet, but not less than 20 feet on any one side;
    - b. All agricultural structures, excluding fences, shall be set back a minimum of 35 feet; and
    - c. All non-agricultural accessory structures, excluding fences, shall be set back a minimum of 10 feet.
  3. *Rear yard.*
    - a. All principal buildings used as a residence shall be setback a minimum of 25 feet;
    - b. All agricultural structures, excluding fences, shall be set back a minimum of 35 feet; and
    - c. All non-agricultural accessory structures, excluding fences, shall be set back a minimum of 10 feet.
  4. *Lot width.*
    - a. Each lot shall front on a public street for a minimum of 75 feet.

- 
5. *Maximum lot coverage.*
    - a. Total building coverage: 15 percent.
    - b. Total lot coverage: 25 percent.
  6. *Size regulations.* No non-agricultural accessory building shall exceed 30 percent of the footprint of the principal building that is used as a residence or 600 square feet in size, whichever is greater.
  7. *Lot size.* The minimum lot size shall be two acres.
- D. *Height regulations.*
1. No principal building shall exceed 2½ stories, or 35 feet in height.
  2. Non-agricultural accessory structures shall not exceed 15 feet in height.
  3. Agricultural structures are exempt from the height regulations.
- E. *Off-street parking.* As regulated in Chapter 4.
- F. *Development regulations.*

Due to the large lot acreage and lower development density associated with this district, the Planning Commission may waive or reduce certain development related requirements without the need for separate variances as part of their review of a concept plan and/or preliminary plat. Those development related requirements where this may apply include the following:

1. *Open space.* The 10% open space requirement may be waived given the open space nature of this district.
2. *Street width.* The street width may be reduced from the local street standards given the lack of on-street parking and lot sizes. The minimum street width, however, must still comply with any Fire Code-related requirements applying to access.
3. *Street drainage.* Open ditch drainage may be permitted in lieu of curb and gutter if supported by the Town Engineer.
4. *Stormwater detention.* Depending on the property and the scale and/or arrangement of lots within the development, stormwater detention may be waived or reduced if supported by the Town Engineer.
5. *Pedestrian facilities along spine streets.* Any development in the RLE District must include a plan for shared use paths with a focus on providing connections to abutting properties rather than such facilities being installed along the streets internal to the development. The requirement for a sidewalk along one side of the main spine street may be waived in lieu of connections provided through shared use paths. This would help lessen the amount of hardscape within the right of way and contribute to a more rural character while still promoting connectivity.

## REPORT TO THE MUNICIPAL PLANNING COMMISSION

**Prepared By:** David Smoak, Town Administrator

**Subject:** Approval of FY2027-FY2032 Capital Investment Plan

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**Introduction & Background:**

The purpose of this agenda item is to review and approve the FY2027-FY2032 Capital Investment Plan.

The annual budget for the Town of Farragut must be approved prior to July 1, 2026, which is the start of the fiscal year for our community. Part of the budget process, which the planning commission participates in, is recommending to the Board of Mayor and Aldermen the capital projects to be considered over the next 6 years in the Town of Farragut.

**Discussion & Recommendations:**

The Capital Investment Program (CIP) Fund budget has a total of \$8,778,000 in projects planned to get underway in FY27. These projects include Enterprise Resource Planning software upgrades for Community Development; upgrades to various park facilities; design and engineering for improvements to McFee Road and the entrance to the McFee Road property; construction of improvements to various streets and crosswalks for the new Farragut Elementary School; intersection improvements at Grigsby Chapel Road/St. John Court; construction of a roundabout at Watt Road at the southern entrance to Mayor Bob Leonard Park; and adaptive traffic signal upgrades throughout Farragut.

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

**Recommended By:** David Smoak, Town Administrator

**Proposed Motion:** To recommend approval of the FY2027-FY2032 Capital Investment Plan to the Farragut Board of Mayor and Aldermen.



**Capital Investment Program-310**

Beginning Balance	17,420,485	16,342,485	11,290,682	7,678,182	6,688,682	3,756,182	
<b>General Government Projects</b>	<b>FY2027</b>	<b>FY2028</b>	<b>FY2029</b>	<b>FY2030</b>	<b>FY2031</b>	<b>FY2032</b>	<b>Total</b>
Land Acquisition	300,000	-	-	-	-	-	300,000
Enterprise Resource Planning (ERP)	150,000	-	-	-	-	-	150,000
<b>General Government Projects Total</b>	<b>450,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>450,000</b>
<b>Parks &amp; Recreation</b>	<b>FY2027</b>	<b>FY2028</b>	<b>FY2029</b>	<b>FY2030</b>	<b>FY2031</b>	<b>FY2032</b>	<b>Total</b>
Anchor Park Fencing	65,000	-	-	-	-	-	65,000
Anchor Park Playground and ADA Access	-	425,000	-	-	-	-	425,000
MBLP Ball Diamond Improvements	106,000	80,000	80,000	32,000	200,000	-	498,000
MBLP Field 3 Turf Replacement	-	-	725,000	-	-	-	725,000
MBLP Pathway Replacement	930,000	-	-	-	-	-	930,000
McFee Park Phase 5: Dog Park	400,000	-	-	-	-	-	400,000
McFee Road Property	400,000	1,625,000	350,000	-	-	-	2,375,000
McFee Park Splash Pad Elements	-	-	80,000	-	-	-	80,000
McFee Soccer Field - Synthetic Turf	-	1,025,000	-	-	-	-	1,025,000
Pocket Park Development	-	-	475,000	-	-	-	475,000
<b>Parks Total</b>	<b>1,901,000</b>	<b>3,155,000</b>	<b>1,710,000</b>	<b>32,000</b>	<b>200,000</b>	<b>-</b>	<b>6,998,000</b>
<b>Transportation &amp; Infrastructure Projects</b>	<b>FY2027</b>	<b>FY2028</b>	<b>FY2029</b>	<b>FY2030</b>	<b>FY2031</b>	<b>FY2032</b>	<b>Total</b>
Adaptive Traffic Signal Upgrades	250,000	100,000	-	-	-	-	350,000
Battery Backups at Priority Intersections	192,000	-	-	-	-	-	192,000
Boring Road Closure	50,000	-	-	-	-	-	50,000
Boring Road Mid-Block Pedestrian Crossing	150,000	-	-	-	-	-	150,000
Boring Road/Smith Road Intersection Improvements	75,000	-	-	-	-	-	75,000
Campbell Station Road/Eddy Courtney Way Intersection Improvements	-	-	500,000	-	-	-	500,000
Evans Road Multi-Modal Improvements	-	-	820,000	730,000	2,500,000	-	4,050,000
Everett Road Greenway Connection	150,000	-	-	-	-	-	150,000
Grigsby Chapel Road/St. John Court Intersection Improvements	700,000	-	-	-	-	-	700,000
I-40/Campbell Station Interchange	500,000	2,062,500	2,062,500	2,062,500	2,062,500	-	8,750,000
Illuminated Street Signs	220,000	300,000	-	-	-	-	520,000
KP Pedestrian Underpass at N. Fork Turkey Creek	-	-	150,000	675,000	-	-	825,000
KP/West End Intersection Improvements	-	-	20,000	50,000	-	-	70,000
Municipal Center Drive and Jamestown Blv Extension Study	126,000	-	-	-	-	-	126,000
Municipal Center Drive Extension to Kingston Pike	-	-	-	300,000	600,000	3,000,000	3,900,000
Old Stage Road Pedestrian Crossings	-	335,000	-	-	-	-	335,000
Old Stage/McFee New Signal	-	-	-	80,000	750,000	-	830,000
Red Mill Trailhead	150,000	-	-	-	-	-	150,000
Sonja Drive/Admiral Road Multi-Modal Improvements	75,000	575,000	1,400,000	-	-	-	2,050,000
Stormwater Improvements	400,000	400,000	400,000	400,000	400,000	400,000	2,400,000
Sugarwood Drive Access to Kingston Pike	1,800,000	-	-	-	-	-	1,800,000
Traffic Monitoring Cameras	119,000	-	-	-	-	-	119,000
Turkey Creek Road Multi-Modal Improvements	500,000	2,200,000	-	-	-	-	2,700,000
Virtue Road-Phase II Multi-Modal Improvements (Brookmere to Boyd Station)	-	8,246,513	-	-	-	-	8,246,513
Watt Road Roundabout	970,000	-	-	-	-	-	970,000
<b>Transportation and Infrastructure Total</b>	<b>6,427,000</b>	<b>14,219,013</b>	<b>5,352,500</b>	<b>4,297,500</b>	<b>6,312,500</b>	<b>3,400,000</b>	<b>40,008,513</b>
							-
<b>CIP Expenditure Total</b>	<b>8,778,000</b>	<b>17,374,013</b>	<b>7,062,500</b>	<b>4,329,500</b>	<b>6,512,500</b>	<b>3,400,000</b>	<b>47,456,513</b>

<b>Funding Sources</b>	<b>FY2027</b>	<b>FY2028</b>	<b>FY2029</b>	<b>FY2030</b>	<b>FY2031</b>	<b>FY2032</b>	<b>Total</b>
LPRF Grant (Mcfee Park)	200,000	-	-	-	-	-	<b>200,000</b>
McFee Rd Property Grant TDEC	400,000	1,625,000	350,000	-	-	-	<b>2,375,000</b>
KRTPO Federal Grant	-	6,597,210	-	-	-	-	<b>6,597,210</b>
Municipal Center Drive Extension Grant	-	-	-	240,000	480,000	2,400,000	<b>3,120,000</b>
Interest Earnings	100,000	100,000	100,000	100,000	100,000	100,000	<b>600,000</b>
Transfer from General Fund	7,000,000	4,000,000	3,000,000	3,000,000	3,000,000	900,000	<b>20,900,000</b>
CIP Reserves	1,078,000	5,051,803	3,612,500	989,500	2,932,500	-	<b>13,664,303</b>
<b>Funding Total</b>	<b>8,778,000</b>	<b>17,374,013</b>	<b>7,062,500</b>	<b>4,329,500</b>	<b>6,512,500</b>	<b>3,400,000</b>	<b>47,456,513</b>
Total CIP Funding Sources	8,778,000	17,374,013	7,062,500	4,329,500	6,512,500	3,400,000	<b>47,456,513</b>
Total CIP Expenditures	8,778,000	17,374,013	7,062,500	4,329,500	6,512,500	3,400,000	<b>47,456,513</b>
<b>Revenue over (under) expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Ending Fund Balance</b>	<b>16,342,485</b>	<b>11,290,682</b>	<b>7,678,182</b>	<b>6,688,682</b>	<b>3,756,182</b>	<b>3,756,182</b>	
<b>Assigned Fund Balance</b>							
Land Acquisition	300,000	600,000	600,000	600,000	600,000	600,000	
Stormwater Projects	762,034	1,162,034	1,562,034	1,962,034	2,362,034	2,762,034	
Outstanding Projects	2,000,000	-	-	-	-	-	
<b>Total Assigned Balance</b>	<b>3,062,034</b>	<b>1,762,034</b>	<b>2,162,034</b>	<b>2,562,034</b>	<b>2,962,034</b>	<b>3,362,034</b>	
<b>Available Fund Balance</b>	<b>13,280,451</b>	<b>9,528,648</b>	<b>5,516,148</b>	<b>4,126,648</b>	<b>794,148</b>	<b>394,148</b>	

**TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM**

<b>RESPONSIBLE DEPARTMENT</b>	<b>PROJECT TITLE</b>	<b>PROJECT MANAGER</b>	<b>ACCOUNT NO.</b>
Administration	Land Acquisition		310-43990

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

**IMPACT ON OPERATING BUDGET**

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
Land/Right of Way							\$0
Design/Engineering							\$0
Construction							\$0
Property	\$300,000	\$0	\$0	\$0	\$0	\$0	\$300,000
<b>Total Cost</b>	<b>\$300,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$300,000</b>
Source of Funds	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
CIP	\$300,000	\$0	\$0	\$0	\$0	\$0	\$300,000
Grants							
Other							
<b>Total Source</b>	<b>\$300,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$300,000</b>



**TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM**

<b>RESPONSIBLE DEPARTMENT</b>	<b>PROJECT TITLE</b>	<b>PROJECT MANAGER</b>	<b>ACCOUNT NO.</b>
Community Development	<b>Enterprise Resource Planning (ERP) Software - Community Development</b>	Mark Shipley	310-41640-9450

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

**BACKGROUND/HISTORY**  
 In Fiscal Year 2026, the Town implemented ERP Software for its human resources and finance functions. The Town has been using MGO as its community development software since 2019. The goal is to replace MGO with GovSense for permittings, planning, inspections, and code enforcement so that all operations are using the same system and operations are more efficient.

**IMPACT ON OPERATING BUDGET**  
 The initial installation/purchase of licenses of GovSense is \$150,000. Annual operating costs to maintain the licenses will be \$50,000.

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
Land/Right of Way							
Design/Engineering							
Utility Relocation							
Construction							
Software	\$150,000						\$150,000
Equipment/Furnishings							
Other							
<b>Total Cost</b>	<b>\$150,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$150,000</b>
Source of Funds	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
CIP	\$150,000						\$150,000
Grants							\$0
Other							\$0
<b>Total Source</b>	<b>\$150,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$150,000</b>



Project Schedule	Start	Finish
Implementation	7/1/2026	
Go Live		6/30/2027
<b>Total Project</b>	<b>7/1/2025</b>	<b>6/30/2026</b>


TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

<b>RESPONSIBLE DEPARTMENT</b>	<b>PROJECT TITLE</b>	<b>PROJECT MANAGER</b>	<b>ACCOUNT NO.</b>
Parks & Recreation	Anchor Park Fencing	Parks & Rec Director	

**PROJECT DESCRIPTION**  
 Replacing the outfield fencing on the Diamond field and the fencing along the rectangle field and trail.

**BACKGROUND/HISTORY**  
 The softball and railroad fencing is original to the park - circa 1985. The new fencing will surround the baseball diamond as well as fence in the area south of the soccer field.

**IMPACT ON OPERATING BUDGET**  
 No additional cost projected for this project.

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total						
Land/Right of Way							\$0						
Design/Engineering	\$5,000						\$5,000						
Utility Relocation							\$0						
Construction	\$60,000						\$60,000						
Landscaping							\$0						
Equipment/Furnishings							\$0						
Other							\$0						
<b>Total Cost</b>	<b>\$65,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$65,000</b>						
Source of Funds	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total	Project Schedule	Start	Finish			
CIP	\$65,000						\$65,000	Land/Right of Way					
Grants								Design/Engineering					
Other								Utility Relocation					
<b>Total Source</b>	<b>\$65,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$65,000</b>	Construction	9/15/2026	11/15/2026			
								<b>Total Project</b>					

**TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM**

<b>RESPONSIBLE DEPARTMENT</b>	<b>PROJECT TITLE</b>	<b>PROJECT MANAGER</b>	<b>ACCOUNT NO.</b>
PARD/Engineering	<b>Anchor Park Playground and ADA Access</b>	Park & Rec Director/Town Engineer	

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

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

**IMPACT ON OPERATING BUDGET**  
 P&R Staff costs (\$1,500) - General cleanup, Monthly playground inspections

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
Land/Right of Way							\$0
Design/Engineering		\$25,000					\$25,000
Utility Relocation							\$0
Construction		\$400,000					\$400,000
Landscaping							\$0
Equipment/Furnishings							\$0
Other							\$0
<b>Total Cost</b>	<b>\$0</b>	<b>\$425,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$425,000</b>



Source of Funds	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	Total	Project Schedule	Start	Finish
CIP		\$425,000					\$425,000	Land/Right of Way		
Grants							\$0	Design/Engineering		
Other							\$0	Utility Relocation		
<b>Total Source</b>	<b>\$0</b>	<b>\$425,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$425,000</b>	Construction	<b>7/1/2027</b>	<b>11/1/2027</b>
								<b>Total Project</b>		


**TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM**

<b>RESPONSIBLE DEPARTMENT</b>	<b>PROJECT TITLE</b>	<b>PROJECT MANAGER</b>	<b>ACCOUNT NO.</b>
PARD	<b>MBLP Ball Diamond Improvements</b>	Park & Rec Director	

**PROJECT DESCRIPTION**  
 Improvements are needed at all 4 of the Mayor Bob Leonard Park Ball Diamonds. The following will detail the major renovation and the years we project these improvements over the next five years. Improvements include dugout renovations (FY27), new backstop and field fencing for East & West Diamonds (FY28), new backstop and field fencing for Upper & Lower Diamonds (FY29), new spectator bleacher seating with ADA pathways to the bleachers (FY30), and irrigation system upgrades (if needed) (FY31).

**BACKGROUND/HISTORY**  
 Parks and Recreation continues to get requests for baseball/softball tournaments at Mayor Bob Leonard Park. Although our fields are well maintained and better than many of our neighboring communities, all four of these fields need cosmetic upgrades; especially the East and West ball diamonds, which have not seen any improvements in more than 15 years. The most critical improvement is players dugouts at each of the 4 fields. We are projecting that project for FY27. The current floors are dirt, the roofing and benches are old, They will also be expanded. As mentioned above, fencing, including backstops (FY28 and FY29), spectator bleachers (FY30), and irrigation upgrades (if needed) (FY31). Infield dirt and outfield turf maintenance as well as updated scoreboard and foul poles are not included as capital items, as they are ongoing operational expenses.

**IMPACT ON OPERATING BUDGET**  
 Annual P&R Staff costs = \$4,000. \$500 per field for dugout upkeep and maintenance.

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total						
Land/Right of Way							\$0						
Design/Engineering	\$10,000						\$10,000						
Utility Relocation							\$0						
Construction	\$96,000	80000	\$80,000	\$32,000	\$200,000		\$488,000						
Landscaping							\$0						
Equipment/Furnishings							\$0						
Other							\$0						
<b>Total Cost</b>	<b>\$106,000</b>	<b>\$80,000</b>	<b>\$80,000</b>	<b>\$32,000</b>	<b>\$200,000</b>	<b>\$0</b>	<b>\$498,000</b>						
Source of Funds	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total	Project Schedule	Start	Finish			
CIP	\$106,000	\$80,000	\$80,000	\$32,000	\$200,000		\$498,000	Land/Right of Way					
Grants							\$0	Design/Engineerin	7/1/2026	8/15/2026			
Other							\$0	Utility Relocation					
<b>Total Source</b>	<b>\$106,000</b>	<b>\$80,000</b>	<b>\$80,000</b>	<b>\$32,000</b>	<b>\$200,000</b>	<b>\$0</b>	<b>\$498,000</b>	Construction	10/1/2026	3/1/2027			
								<b>Total Project</b>					


**TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM**

<b>RESPONSIBLE DEPARTMENT</b>	<b>PROJECT TITLE</b>	<b>PROJECT MANAGER</b>	<b>ACCOUNT NO.</b>
PARD/Eng	<b>MBLP Field 3 Turf Replacement</b>	Park & Rec Director/Town Engineer	

**PROJECT DESCRIPTION**  
 Replace the turf (carpet) on field1, repair any issues in the drainage system and the concrete border. Actual construction on this project would not start until FY29 but the contract needs to be approved in the spring so that the carpet can be ordered. The field would be closed for about 1 to 1 1/2 months.

**BACKGROUND/HISTORY**  
 This field was installed in late 2017. Twelve years of play on a synthetic turf field is on the high end. We will continue to monitor.

**IMPACT ON OPERATING BUDGET**  
 No additional costs.

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total			
Land/Right of Way							\$0			
Design/Engineering							\$0			
Utility Relocation							\$0			
Construction			\$725,000				\$725,000			
Landscaping							\$0			
Equipment/Furnishings							\$0			
Other							\$0			
<b>Total Cost</b>	<b>\$0</b>	<b>\$0</b>	<b>\$725,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$725,000</b>			
Source of Funds	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total	Project Schedule	Start	Finish
CIP			\$725,000				\$725,000	Land/Right of Way		
Grants								Design/Engineering		
Other								Utility Relocation		
<b>Total Source</b>	<b>\$0</b>	<b>\$0</b>	<b>\$725,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$725,000</b>	Construction	2/1/2029	4/1/2029
								<b>Total Project</b>		

**TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM**

<b>RESPONSIBLE DEPARTMENT</b>	<b>PROJECT TITLE</b>	<b>PROJECT MANAGER</b>	<b>ACCOUNT NO.</b>
PARD	MBLP Pathway Replacement	Park & Rec Director	

**PROJECT DESCRIPTION**  
 Replacement of all pathways at MBLP except for the ADA pathway replacements that were completed in FY25.

**BACKGROUND/HISTORY**  
 With the exception of pathways replaced in FY25, current Mayor Bob Leonard Park pathways are original to the park and have not been upgraded. They are crumbling in places, cracked in places, and wearing thin in places, causing standing water issues and tripping hazards. This project will remove and replace the entire pathway system at MBLP (64,700 square feet) with new concrete pathways except for the ADA pathway replacements that were completed in the summer of 2025. This project does not include boardwalk replacements.

**IMPACT ON OPERATING BUDGET**  
 P&R Annual costs (\$10,000). Parks Maintenance mowing and weedeating along new path.

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
Land/Right of Way							\$0
Design/Engineering	\$30,000						\$30,000
Utility Relocation							\$0
Construction	\$900,000						\$900,000
Landscaping							\$0
Equipment/Furnishings							\$0
Other							\$0
<b>Total Cost</b>	<b>\$930,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$930,000</b>



Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total	Project Schedule	Start	Finish
CIP	\$930,000						\$930,000	Land/Right of Way		
Grants							\$0	Design/Engineerin	7/10/2026	9/15/2026
Other							\$0	Utility Relocation		
<b>Total Source</b>	<b>\$930,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$930,000</b>	Construction	2/15/2027	6/15/2027
								<b>Total Project</b>		

**TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM**

RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
PARD	McFee Park Phase 5 - Dog Park	Park & Rec Director	

**PROJECT DESCRIPTION**  
 This project includes a Dog Park and 2-stall restroom off the Phase 4 Parking Lot. The Dog Park at McFee Park will be a dedicated and fenced place for dogs to be able to run off leash and play with their owners in an enclosed area, without having to worry about them running off after every squirrel or car that goes by. The project also includes an equally requested addition to parks, another restroom facility. This will serve those at the dog park, but also anyone passing by on a walk or run, or someone coming over from the bike trails near this area.

**BACKGROUND/HISTORY**  
 The addition of a dog park to the Farragut park system has long been a prominent citizen request. The McFee Master Plan includes a two-area dog park in the southwest section of the park. 50% of projects costs are covered by an LPRF Grant.

**IMPACT ON OPERATING BUDGET**  
**Annual Costs (\$12,000):** Utilities (\$3000); PARD staff costs (\$2000) - trash pickup, general cleanup, restroom opening (weekends/holidays) and closing (daily); PM staff costs (6,000) for mowing, weedeating, reseeding, restroom cleaning, stocking, repairs; Supplies (paper, seed, straw, trash bags, dog waste bags, etc. (\$1000)

Source of Funds	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
Land/Right of Way							\$0
Design/Engineering							\$0
Utility Relocation							\$0
Construction	\$400,000						\$400,000
Landscaping							\$0
Equipment/Furnishings							\$0
Other							\$0
<b>Total Cost</b>	<b>\$400,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$400,000</b>



Source of Funds	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
CIP	\$200,000						\$200,000
Grants	\$200,000						\$200,000
Other							\$0
<b>Total Source</b>	<b>\$400,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$400,000</b>

Project Schedule	Start	Finish
Land/Right of Way		
Design/Engineering	06/01/25	11/01/25
Utility Relocation		
Construction	02/01/26	10/01/26
<b>Total Project</b>		

TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

<b>RESPONSIBLE DEPARTMENT</b>	<b>PROJECT TITLE</b>	<b>PROJECT MANAGER</b>	<b>ACCOUNT NO.</b>
PARD/Engineering	McFee Road Property	Park & Rec Director/Town Engineer	

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

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

**IMPACT ON OPERATING BUDGET**  
 No additional cost.

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
Master Plan							\$0
Design/Engineering	\$400,000						\$400,000
Utility Relocation							\$0
Construction		\$1,300,000	\$350,000				\$1,650,000
Landscaping		\$300,000					\$300,000
Equipment/Furnishings							\$0
Other		\$25,000					\$25,000
<b>Total Cost</b>	<b>\$400,000</b>	<b>\$1,625,000</b>	<b>\$350,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,375,000</b>



Source of Funds	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total	Project Schedule	Start	Finish
CIP							\$0	Land/Right of Way		
Grants	\$400,000	\$1,625,000	\$350,000	\$0	\$0	\$0	\$2,375,000	Design/Engineering		
Other							\$0	Utility Relocation		
<b>Total Source</b>	<b>\$400,000</b>	<b>\$1,625,000</b>	<b>\$350,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,375,000</b>	Construction		
								<b>Total Project</b>		


**TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM**

<b>RESPONSIBLE DEPARTMENT</b>	<b>PROJECT TITLE</b>	<b>PROJECT MANAGER</b>	<b>ACCOUNT NO.</b>
PARD	McFee Splashpad Filtration/Elements	Park & Rec Director	

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

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

**IMPACT ON OPERATING BUDGET**  
 P&R Annual Costs \$31,350. Parks Maintenance staff costs, \$12,000. Chemical and upkeep costs \$19,350

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total					
Land/Right of Way												
Design/Engineering												
Utility Relocation												
Construction												
Landscaping												
Equipment/Furnishings			\$80,000				\$80,000					
Other												
<b>Total Cost</b>	<b>\$0</b>	<b>\$0</b>	<b>\$80,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$80,000</b>					
Source of Funds	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total	Project Schedule	Start	Finish		
CIP			\$80,000				\$80,000	Land/Right of Way				
Grants								Design/Engineering				
Other								Utility Relocation				
<b>Total Source</b>	<b>\$0</b>	<b>\$0</b>	<b>\$80,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$80,000</b>	Construction	10/1/2028	12/1/2028		
								<b>Total Project</b>				

**TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM**

<b>RESPONSIBLE DEPARTMENT</b>	<b>PROJECT TITLE</b>	<b>PROJECT MANAGER</b>	<b>ACCOUNT NO.</b>
PARD/Eng	<b>McFee Soccer Field - Synthetic Turf</b>	Park & Rec Director/Town Engineer	

**PROJECT DESCRIPTION**  
 The Soccer Field at McFee Park is a grass field that is heavily used, which requires constant upkeep and seasonal re-seeding and top dressing. Because of the heavy use and the makeup of the grass, goal area grass needs to be re-sodded yearly. We would like to see this upgrade in FY28.

**BACKGROUND/HISTORY**  
 This grass field was installed in phase 2 of McFee Park (2018). It is a field that sees a lot of play both day time and evenings, even though it is grass. Adding a Synthetic Surface at McFee will add an additional field rental opportunity and alleviate some of the congestion at MBLP.

**IMPACT ON OPERATING BUDGET**  
 No additional costs.

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
Land/Right of Way							\$0
Design/Engineering		\$25,000					\$25,000
Construction		1,000,000					\$1,000,000
Landscaping							\$0
Equipment/Furnishings							\$0
Other							\$0
<b>Total Cost</b>	<b>\$0</b>	<b>\$1,025,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,025,000</b>
Source of Funds	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
CIP		\$1,025,000					\$1,025,000
Grants							
Other							
<b>Total Source</b>	<b>\$0</b>	<b>\$1,025,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,025,000</b>



Project Schedule	Start	Finish
Land/Right of Way		
Design/Engineering	07/15/27	09/15/27
Utility Relocation		
Construction	11/1/2017	04/15/28
<b>Total Project</b>		

TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
PARD	Pocket Park Development	Park & Rec Director	


This project would upgrade an existing town-owned property into a pocket park featuring a small accessible parking lot, park benches, walking paths, exercise equipment, playground equipment, or other upgrades.

**BACKGROUND/HISTORY**

The Town owns a handful of properties, that offer sufficient useable land (.5 to 2 acres) to introduce a small park for area residents. Town owned properties located behind 407 Dixieview Road and across from 11505 Gates Mile Drive are potential candidates. Considerations would include access for the public, relatively flat, useable land, location relative to private neighborhood amenities, and proximity to other parks

**IMPACT ON OPERATING BUDGET**

Annual P&R Staff costs = \$2,000 for mowing and equipment upkeep.

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total						
Land/Right of Way							\$0						
Design/Engineering			\$75,000				\$75,000						
Utility Relocation							\$0						
Construction			\$150,000				\$150,000						
Landscaping							\$0						
Equipment/Furnishings			\$250,000				\$250,000						
Other													
<b>Total Cost</b>	<b>\$0</b>	<b>\$0</b>	<b>\$475,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$475,000</b>						
Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total	Project Schedule	Start	Finish			
CIP	\$0	\$0	\$475,000	\$0	\$0	\$0	\$475,000	Land/Right of Way					
Grants							\$0	Design/Engineering					
Other							\$0	Utility Relocation					
<b>Total Source</b>	<b>\$0</b>	<b>\$0</b>	<b>\$475,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$475,000</b>	Construction					
								<b>Total Project</b>					

**TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM**

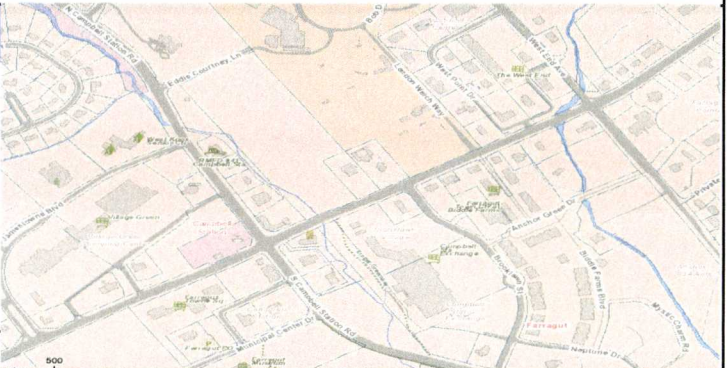
<b>RESPONSIBLE DEPARTMENT</b>	<b>PROJECT TITLE</b>	<b>PROJECT MANAGER</b>	<b>ACCOUNT NO.</b>
Engineering	<b>Adaptive Traffic Signal Upgrades</b>	Town Engineer	310-41670-3430

**PROJECT DESCRIPTION**  
 This project includes adding adaptive technology to the signals at the Town's major intersections, including the Kingston Pike corridor between West End Boulevard and Campbell Station Road, as well as Campbell Station intersections at Parkside/Grigsby Chapel and both Interstate 40 off-ramps.

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

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

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
PE/NEPA							\$0
PE/Design							\$0
Land/Right of Way							\$0
Utility Relocation							\$0
Construction	\$250,000	\$100,000	\$0	\$0	\$0	\$0	\$350,000
Equipment/Furnishings							\$0
Other							\$0
<b>Total Cost</b>	<b>\$250,000</b>	<b>\$100,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$350,000</b>



Source of Funds	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
CIP	\$250,000	\$100,000	\$0		\$0	\$0	\$350,000
Grants							\$0
Other							\$0
<b>Total Source</b>	<b>\$250,000</b>	<b>\$100,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$350,000</b>

Project Schedule	Start	Finish
PE/NEPA		
PE/Design		
ROW		
Construction		
<b>Total Project</b>		


**TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM**

<b>RESPONSIBLE DEPARTMENT</b>	<b>PROJECT TITLE</b>	<b>PROJECT MANAGER</b>	<b>ACCOUNT NO.</b>
Engineering	<b>Battery Backups at Priority Intersections</b>	Town Engineer	

**PROJECT DESCRIPTION**  
 This project will replace two Nema TS2 cabinets with upgraded ATC cabinets at Kingston Pike/Campbell Station Road and Campbell Station Road/Parkside Drive, and will add battery backups at the following intersections: Kingston Pike intersections at Campbell Station Road, Brooklawn Street, Lendon Welch Way and Concord Road/West End Drive, as well as Campbell Station Road at Parkside Drive and I-40/75 Westbound off-ramp.

**BACKGROUND/HISTORY**  
 ATC cabinets at Kingston Pike/Campbell Station and Campbell Station/Parkside can accommodate the battery backup within the cabinet instead of requiring a separate housing to be erected outside the cabinet. Additionally, the ATC cabinets provide an increased number of channels for signal operation. Currently, KP/CSR is operating at capacity with regard to signal phase programming. Replacement of the Nema TS2 cabinets will allow us two spare cabinets, a necessity given the substantial lead time on replacement.

**IMPACT ON OPERATING BUDGET**  
 \$2,500 per year

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total						
PE/NEPA							\$0						
PE/Design							\$0						
Land/Right of Way							\$0						
Utility Relocation							\$0						
Construction	\$104,000						\$104,000						
Equipment/Furnishings	\$88,000						\$88,000						
Other							\$0						
<b>Total Cost</b>	<b>\$192,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$192,000</b>						
Source of Funds	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total				Project Schedule	Start	Finish
CIP	\$192,000						\$192,000	PE/NEPA					
Grants							\$0	PE/Design					
Other							\$0	ROW					
<b>Total Source</b>	<b>\$192,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$192,000</b>	Construction	Fall 2026	Winter 2027			
								<b>Total Project</b>	Fall 2026	Winter 2027			

**TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM**

<b>RESPONSIBLE DEPARTMENT</b> Engineering	<b>PROJECT TITLE</b> Boring Road Closure	<b>PROJECT MANAGER</b> Town Engineer	<b>ACCOUNT NO.</b>
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**PROJECT DESCRIPTION**  
This project includes closure of Boring Road at Kingston Pike.

**BACKGROUND/HISTORY**  
With the new elementary school at Boring Road, it may be necessary to close Boring Road at Kingston Pike to force Boring Road traffic to exit onto Smith Road to reach Kingston Pike.

**IMPACT ON OPERATING BUDGET**  
\$0 per year

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total			
PE/NEPA							\$0			
PE/Design							\$0			
Land/Right of Way							\$0			
Utility Relocation							\$0			
Construction	\$50,000						\$50,000			
Equipment/Furnishings							\$0			
Other							\$0			
<b>Total Cost</b>	<b>\$50,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$50,000</b>			
Source of Funds	FY2027	FY2028	FY2029	FY20230	FY2031	FY2032	Total		Project Schedule	Start
CIP	\$50,000						\$50,000	PE/NEPA		
Grants							\$0	PE/Design		
Other							\$0	ROW		
<b>Total Source</b>	<b>\$50,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$50,000</b>	Construction		
<b>Total Project</b>										

**TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM**

<b>RESPONSIBLE DEPARTMENT</b>	<b>PROJECT TITLE</b>	<b>PROJECT MANAGER</b>	<b>ACCOUNT NO.</b>
Engineering	<b>Boring Road Mid-Block Pedestrian Crossing</b>	Town Engineer	310-43920-2761

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

**BACKGROUND/HISTORY**  
 With the new elementary school at Boring Road, additional improvements at Boring Road may be necessary to improve pedestrian access. This project was originally budgeted for FY26. However, construction of the roadway improvements to Boring Road (by Knox County Schools) are not scheduled to be constructed until late FY27. We will plan to install as soon as the sidewalk and curb & gutter is completed on the south side of Boring Road.

**IMPACT ON OPERATING BUDGET**  
 \$500 per year

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
PE/NEPA							\$0
PE/Design							\$0
Land/Right of Way							\$0
Utility Relocation							\$0
Construction	\$150,000						\$150,000
Equipment/Furnishings							\$0
Other							\$0
<b>Total Cost</b>	<b>\$150,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$150,000</b>



Source of Funds	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total	Project Schedule	Start	Finish
CIP	\$150,000						\$150,000	PE/NEPA		
Grants							\$0	PE/Design	Fall 2025	Winter 2026
Other							\$0	ROW		
<b>Total Source</b>	<b>\$150,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$150,000</b>	Construction	Summer 2026	Fall 2026
<b>Total Project</b>										

**TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM**

<b>RESPONSIBLE DEPARTMENT</b>	<b>PROJECT TITLE</b>	<b>PROJECT MANAGER</b>	<b>ACCOUNT NO.</b>
Engineering	<b>Boring Road Improvements at Smith Road</b>	Town Engineer	

**PROJECT DESCRIPTION**

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

**BACKGROUND/HISTORY**

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

**IMPACT ON OPERATING BUDGET**

\$0

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total			
PE/NEPA							\$0			
PE/Design							\$0			
Land/Right of Way							\$0			
Utility Relocation							\$0			
Construction	\$75,000						\$75,000			
Equipment/Furnishings							\$0			
Other							\$0			
<b>Total Cost</b>	<b>\$75,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$75,000</b>			
Source of Funds	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total		Project Schedule	Start
CIP	\$75,000						\$75,000	PE/NEPA		
Grants							\$0	PE/Design		
Other							\$0	ROW		
<b>Total Source</b>	<b>\$75,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$75,000</b>	Construction		
<b>Total Project</b>										

**TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM**

<b>RESPONSIBLE DEPARTMENT</b> Engineering	<b>PROJECT TITLE</b> Campbell Station Road at Eddie Courtney Lane Pedestrian Crossing	<b>PROJECT MANAGER</b> Town Engineer	<b>ACCOUNT NO.</b>
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**PROJECT DESCRIPTION**  
This project includes improvements at intersection of Campbell Station Road and Eddie Courtney Lane, including installation of a Hawk signalized pedestrian crossing of Campbell Station Road.

**BACKGROUND/HISTORY**  
These improvements should improve pedestrian access to the High School from Campbell Station Road.

**IMPACT ON OPERATING BUDGET**  
\$1000 per year

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
PE/NEPA							\$0
PE/Design							\$0
Land/Right of Way							\$0
Utility Relocation							\$0
Construction			\$500,000				\$500,000
Equipment/Furnishings							\$0
Other							\$0
<b>Total Cost</b>	<b>\$0</b>	<b>\$0</b>	<b>\$500,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$500,000</b>



Source of Funds	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
CIP			\$500,000				\$500,000
Grants							\$0
Other							\$0
<b>Total Source</b>	<b>\$0</b>	<b>\$0</b>	<b>\$500,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$500,000</b>

Project Schedule	Start	Finish
PE/NEPA		
PE/Design	Summer 2028	Fall 2028
ROW		
Construction	Winter 2029	Summer 2029
<b>Total Project</b>		

TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

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

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

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

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

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
Land/Right of Way				\$730,000			\$730,000
Design/Engineering			\$820,000				\$820,000
Utility Relocation							\$0
Construction					\$2,500,000		\$2,500,000
Landscaping							\$0
Equipment/Furnishings							\$0
Other							\$0
<b>Total Cost</b>	<b>\$0</b>	<b>\$0</b>	<b>\$820,000</b>	<b>\$730,000</b>	<b>\$2,500,000</b>	<b>\$0</b>	<b>\$4,050,000</b>



Source of Funds	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total	Project Schedule	Start	Finish
CIP			\$820,000	\$730,000	\$2,500,000	\$0	\$4,050,000	Land/Right of Way	Spring 2029	spring 2030
Grants							\$0	Design/Engineering	Fall 2028	Spring 2029
Other							\$0	Utility Relocation	Spring 2029	Winter 2030
<b>Total Source</b>	<b>\$0</b>	<b>\$0</b>	<b>\$820,000</b>	<b>\$730,000</b>	<b>\$2,500,000</b>	<b>\$0</b>	<b>\$4,050,000</b>	Construction	Sum 2030	summer 2031
								<b>Total Project</b>	<b>Fall 2028</b>	<b>Fall 2031</b>

TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
Engineering	Everett Road Greenway Connection	Assistant Town Engineer	310-43910-9820

**PROJECT DESCRIPTION**

The greenway on the north side of Fox Run subdivision terminates at Everett Road, approximately 560 feet north of a greenway terminus at the rear of Split Rail Farm. This project includes construction of curb & gutter and 6' sidewalk on the west side of Everett Road to connect the two greenways.

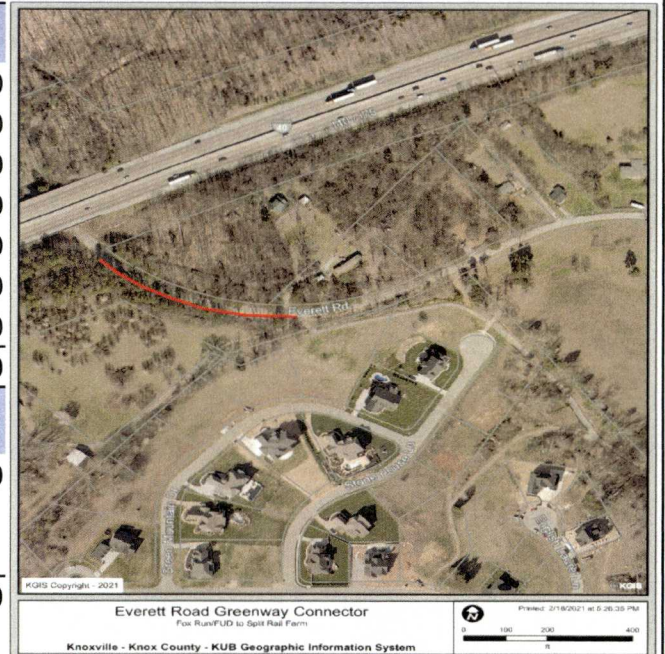
**BACKGROUND/HISTORY**

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

**IMPACT ON OPERATING BUDGET**

Increase greenway maintenance (\$500 per year)

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
Land/Right of Way							\$0
Design/Engineering							\$0
Utility Relocation							\$0
Construction	\$150,000						\$150,000
Landscaping							\$0
Equipment/Furnishings							\$0
Other							\$0
<b>Total Cost</b>	<b>\$150,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$150,000</b>
Source of Funds	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
CIP	\$150,000	\$0	\$0	\$0	\$0	\$0	\$150,000
Grants							
Other							
<b>Total Source</b>	<b>\$150,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$150,000</b>




**TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM**

<b>RESPONSIBLE DEPARTMENT</b>	<b>PROJECT TITLE</b>	<b>PROJECT MANAGER</b>	<b>ACCOUNT NO.</b>
Engineering	<b>Grigsby Chapel Road/St. John Court Intersection Improvements</b>	Town Engineer	

**PROJECT DESCRIPTION**  
 This project includes design and installation of a new traffic signal (with illuminated street name signs) at the intersection of Grigsby Chapel Road and St. John Court.

**BACKGROUND/HISTORY**  
 Residents of Berkeley Park Subdivision and parents of students at St. John Neumann Catholic School have requested a traffic signal at this location for several years. Sight distance to the east from St. John Court is partially blocked, and gaps in traffic are rare. Signal warrant analysis has indicated the intersection did not meet warrants as recently as 2021, but updated analysis in 2025 indicated the location now meet warrants.

**IMPACT ON OPERATING BUDGET**  
 \$1,000 per year

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total						
PE/NEPA							\$0						
PE/Design	\$70,000						\$70,000						
Land/Right of Way							\$0						
Utility Relocation							\$0						
Construction	\$630,000						\$630,000						
Equipment/Furnishings							\$0						
Other							\$0						
<b>Total Cost</b>	<b>\$700,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$700,000</b>						
Source of Funds	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total				Project Schedule	Start	Finish
CIP	\$700,000						\$700,000	PE/NEPA					
Grants							\$0	PE/Design	Aug-26	Jan-27			
Other							\$0	ROW					
<b>Total Source</b>	<b>\$700,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$700,000</b>	Construction	Mar-27	Jan-28			
								<b>Total Project</b>	Aug-26	Jan-28			

**TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM**

<b>RESPONSIBLE DEPARTMENT</b>	<b>PROJECT TITLE</b>	<b>PROJECT MANAGER</b>	<b>ACCOUNT NO.</b>
Administration	<b>Campbell Station Road/I-40 Interchange</b>	Town Engineer & TDOT	310-43800-9050

**PROJECT DESCRIPTION**

This project includes a "diverging diamond" interchange configuration, where the sides of Campbell Station Road will be swapped to opposite sides of the roadway to allow free left turn movements without signals. The only signalization will be at each end (north and south) of the interchange, making it one of the most efficient designs available.

**IMPACT ON OPERATING BUDGET**

\$1000 per year for resurfacing/stripping.

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
Land/Right of Way							\$0
Design/Engineering							\$0
Utility Relocation							\$0
Construction							\$0
Landscaping							\$0
Equipment/Furnishings							\$0
Payment to TDOT	\$500,000	\$2,062,500	\$2,062,500	\$2,062,500	\$2,062,500	\$0	\$8,750,000
<b>Total Cost</b>	<b>\$500,000</b>	<b>\$2,062,500</b>	<b>\$2,062,500</b>	<b>\$2,062,500</b>	<b>\$2,062,500</b>	<b>\$0</b>	<b>\$8,750,000</b>
Source of Funds	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
CIP	\$500,000	\$2,062,500	\$2,062,500	\$2,062,500	\$2,062,500	\$0	\$8,750,000
Grants							
Other							
<b>Total Source</b>	<b>\$500,000</b>	<b>\$2,062,500</b>	<b>\$2,062,500</b>	<b>\$2,062,500</b>	<b>\$2,062,500</b>	<b>\$0</b>	<b>\$8,750,000</b>




**TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM**

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

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

**BACKGROUND/HISTORY**  
 The Town had illuminated street signs installed at several intersections in FY2026. In FY27, this project will add the signs to Campbell Station/Snyder Road, Campbell Station Road/I-40/75 off ramps, Parkside Drive/Red Robin, Parkside/At Home, Parkside/Lakes Edge, Parkside/Publix, Kingston Pike/Watt Road, and Concord Road/Turkey Creek Road. FY2028 will include remaining intersections within the Town.

**IMPACT ON OPERATING BUDGET**  
 \$500 per year

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total						
PE/NEPA							\$0						
PE/Design							\$0						
Land/Right of Way							\$0						
Utility Relocation							\$0						
Construction	\$220,000	300,000					\$520,000						
Equipment/Furnishings							\$0						
Other							\$0						
<b>Total Cost</b>	<b>\$220,000</b>	<b>\$300,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$520,000</b>						
Source of Funds	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total				Project Schedule	Start	Finish
CIP	\$220,000	300,000					\$520,000	PE/NEPA					
Grants							\$0	PE/Design					
Other							\$0	ROW					
<b>Total Source</b>	<b>\$220,000</b>	<b>\$300,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$520,000</b>	Construction	Spring 2026	Spring 2028			
								<b>Total Project</b>					

**TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM**

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

**PROJECT DESCRIPTION**

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

**BACKGROUND/HISTORY**

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

**IMPACT ON OPERATING BUDGET**

Approximately \$2000 per year for cleanout.

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Land/Right of Way						
Design/Engineering						
Utility Relocation						
Construction			\$150,000	\$675,000		\$825,000
Landscaping						
Equipment/Furnishings						
Other						
<b>Total Cost</b>	<b>\$0</b>	<b>\$0</b>	<b>\$150,000</b>	<b>\$675,000</b>	<b>\$0</b>	<b>\$825,000</b>
Source of Funds	FY2027	FY2028	FY2029	FY2030	FY2031	Total
CIP			\$150,000	\$675,000		\$825,000
Bonds						
Other						
<b>Total Source</b>	<b>\$0</b>	<b>\$0</b>	<b>\$150,000</b>	<b>\$675,000</b>	<b>\$0</b>	<b>\$825,000</b>



**TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM**

<b>RESPONSIBLE DEPARTMENT</b>	<b>PROJECT TITLE</b>	<b>PROJECT MANAGER</b>	<b>ACCOUNT NO.</b>
Engineering	<b>Kingston Pike Multi-Modal at West End Boulevard</b>	Town Engineer	

**PROJECT DESCRIPTION**


This project includes new sidewalk in the northeast quadrant of the intersection of Kingston Pike at West End Boulevard and across the frontage of Farragut Cleaners, along with new curb ramps and crosswalk to meet ADA requirements.

**BACKGROUND/HISTORY**

With completion of sidewalk along Kingston Pike and along Admiral Road, this sidewalk connection will provide a safer (and ADA compliant) route for pedestrians near West End Boulevard.

**IMPACT ON OPERATING BUDGET**

\$500 per year

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total			
PE/NEPA							\$0			
PE/Design			\$20,000				\$20,000			
Land/Right of Way							\$0			
Utility Relocation							\$0			
Construction				50,000			\$50,000			
Equipment/Furnishings							\$0			
Other							\$0			
<b>Total Cost</b>	<b>\$0</b>	<b>\$0</b>	<b>\$20,000</b>	<b>\$50,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$70,000</b>			
Source of Funds	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total			
CIP			\$20,000	50,000			\$70,000	PE/NEPA		
Grants							\$0	PE/Design	Summer 2028	Spring 2029
Other							\$0	ROW		
<b>Total Source</b>	<b>\$0</b>	<b>\$0</b>	<b>\$20,000</b>	<b>\$50,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$70,000</b>	Construction	Summer 2029	Spring 2030
<b>Total Project</b>										


**TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM**

<b>RESPONSIBLE DEPARTMENT</b>	<b>PROJECT TITLE</b>	<b>PROJECT MANAGER</b>	<b>ACCOUNT NO.</b>
Engineering	<b>Municipal Center Drive and Jamestowne Boulevard Extension Study</b>	Town Engineer	

**PROJECT DESCRIPTION**  
 This project is a study of the practicality of of extension of Municipal Center Drive to the western portion of Municipal Center Drive and connecting to an extension of Jamestowne Boulevard from Kingston Pike. The study will consider improvements to traffic operations and safety for pedestrians within Farragut’s Town Center area, relieving congestion at the intersection of SR-1 (Kingston Pike) and SR-332 (Campbell Station Road) in Farragut.

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

**IMPACT ON OPERATING BUDGET**  
 \$0

<b>Project Costs</b>	<b>FY2027</b>	<b>FY2028</b>	<b>FY2029</b>	<b>FY2030</b>	<b>FY2031</b>	<b>FY2032</b>	<b>Total</b>			
PE/NEPA							\$0			
PE/Design							\$0			
Land/Right of Way							\$0			
Utility Relocation							\$0			
Construction							\$0			
Equipment/Furnishings							\$0			
Other(Study)	\$126,000						\$126,000			
<b>Total Cost</b>	<b>\$126,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$126,000</b>			
<b>Source of Funds</b>	<b>FY2027</b>	<b>FY2028</b>	<b>FY2029</b>	<b>FY2030</b>	<b>FY2031</b>	<b>FY2032</b>	<b>Total</b>		<b>Project Schedule</b>	<b>Start</b>
CIP	\$15,000			\$0	\$0	\$0	\$15,000	Study	Fall 2026	Spring 2027
Grants	\$111,000			\$0	\$0	\$0	\$111,000	PE/Design		
Other							\$0	ROW		
<b>Total Source</b>	<b>\$126,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$126,000</b>	Construction		
<b>Total Project</b>										

**TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM**

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

**PROJECT DESCRIPTION**  
 This project includes extension of Municipal Center Drive across the Ford property to Municipal Center Drive behind Kohl's. Jamestowne Boulevard will be extended from Kingston Pike to the south to intercept Municipal Center Drive, and the Kohl's entrance will be moved from Kingston Pike to Jamestowne Boulevard. The current schedule assumes the Construction phase will begin FY2033, with estimated construction cost of \$5,000,000.

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

**IMPACT ON OPERATING BUDGET**  
 \$1000 per year maintenance for signal, \$500 per year maintenance of new roads

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total						
PE/NEPA				\$300,000			\$300,000						
PE/Design					\$600,000		\$600,000						
Land/Right of Way						\$3,000,000	\$3,000,000						
Utility Relocation							\$0						
Construction							\$0						
Equipment/Furnishings							\$0						
Other							\$0						
<b>Total Cost</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$300,000</b>	<b>\$600,000</b>	<b>\$3,000,000</b>	<b>\$3,900,000</b>						
Source of Funds	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total				Project Schedule	Start	Finish
CIP				\$60,000	\$120,000	\$600,000	\$780,000	PE/NEPA					
Grants				\$240,000	\$480,000	\$2,400,000	\$3,120,000	PE/Design					
Other							\$0	ROW					
<b>Total Source</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$300,000</b>	<b>\$600,000</b>	<b>\$3,000,000</b>	<b>\$3,900,000</b>	Construction					
<b>Total Project</b>													

**TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM**

RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
Engineering	<b>Old Stage Road Pedestrian Crossings</b>	Town Engineer	

**PROJECT DESCRIPTION**  
 This project includes construction of mid-block pedestrian crossings of Old Stage Road near Dixon Road and approximately 675 feet east of McFee Road. The two locations will include flashing beacons to warn motorists when a pedestrian enters the crosswalk, similar to pedestrian crossings on Turkey Creek Road.

**BACKGROUND/HISTORY**  
 Location 1 (near Dixon Road, at the end of Pony Express Drive) already includes a greenway tie to the sidewalk on the north side of Old Stage Road, along with curb ramps to allow crossing. The project includes replacement of these ramps to meet ADA compliance. Location 2 (675 feet east of McFee Road) is located near the end of sidewalk on the north side of Old Stage Road, and will require new curb ramps as well.

**IMPACT ON OPERATING BUDGET**  
 \$500 per year maintenance

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
PE/NEPA							\$0
PE/Design		\$35,000					\$35,000
Land/Right of Way							\$0
Utility Relocation							\$0
Construction		\$300,000					\$300,000
Equipment/Furnishings							\$0
Other							\$0
<b>Total Cost</b>	<b>\$0</b>	<b>\$335,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$335,000</b>



Source of Funds	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total	Project Schedule	Start	Finish
CIP		\$335,000					\$335,000	PE/NEPA		
Grants							\$0	PE/Design	Fall 2026	Winter 2027
Other							\$0	ROW		
<b>Total Source</b>	<b>\$0</b>	<b>\$335,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$335,000</b>	Construction	Spring 2027	Summer 2027
								<b>Total Project</b>	Fall 2026	Summer 2027

**TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM**

<b>RESPONSIBLE DEPARTMENT</b>	<b>PROJECT TITLE</b>	<b>PROJECT MANAGER</b>	<b>ACCOUNT NO.</b>
Engineering	<b>Old Stage Road - McFee Road Traffic Signal</b>	Town Engineer	

**PROJECT DESCRIPTION**


This project includes design and installation of a new traffic signal (with illuminated street name signs) at the intersection of Old Stage Road and McFee Road.

**BACKGROUND/HISTORY**

The Town has received requests for a traffic signal at Old Stage Road and McFee Road for several years. While warrant analysis has shown an acceptable level of service at this location, traffic growth in the area continues. We anticipate the need for a traffic signal in the future.

**IMPACT ON OPERATING BUDGET**

\$1,000 per year

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total			
PE/NEPA							\$0			
PE/Design				\$80,000			\$80,000			
Land/Right of Way							\$0			
Utility Relocation							\$0			
Construction					\$750,000		\$750,000			
Equipment/Furnishings							\$0			
Other							\$0			
<b>Total Cost</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$80,000</b>	<b>\$750,000</b>	<b>\$0</b>	<b>\$830,000</b>			
Source of Funds	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total	Project Schedule	Start	Finish
CIP				\$80,000	\$750,000		\$830,000	PE/NEPA		
Grants							\$0	PE/Design	Spring 2030	Fall 2030
Other							\$0	ROW		
<b>Total Source</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$80,000</b>	<b>\$750,000</b>	<b>\$0</b>	<b>\$830,000</b>	Construction	Fall 2030	Summer 2031
								<b>Total Project</b>	Spring 2030	Summer 2031

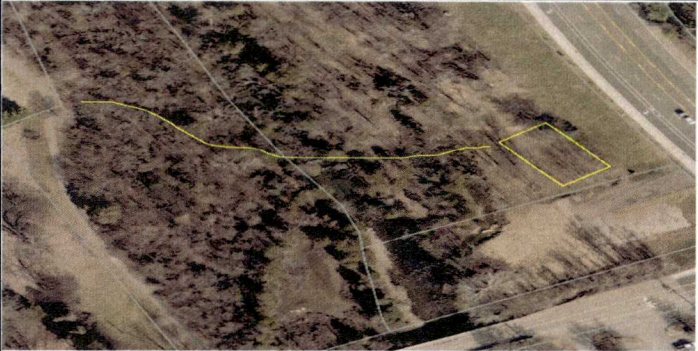
TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

<b>RESPONSIBLE DEPARTMENT</b> PARD / Engineering	<b>PROJECT TITLE</b> Red Mill Dam Trailhead	<b>PROJECT MANAGER</b> Parks and Rec Director / Assistant Town Engineer	<b>ACCOUNT NO.</b>
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**PROJECT DESCRIPTION**  
This project includes construction of approximately 650 linear feet of trail and parking lot. Access will be from Concord Road, with parking at the vacant parcel at the intersection of Concord and Turkey Creek Roads. Construction estimate includes trail and pedestrian access to the Red Mill Dam.

**BACKGROUND/HISTORY**  
This project will include a trail and pedestrian access to the Red Mill Dam.

**IMPACT ON OPERATING BUDGET**  
PM costs (\$2,000) for mowing and weedeating parking and trail area

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total				
Land/Right of Way											
Design/Engineering							\$0				
Utility Relocation											
Construction	\$150,000						\$150,000				
Landscaping											
Equipment/Furnishings											
Other											
<b>Total Cost</b>	<b>\$150,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$150,000</b>				
Source of Funds	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total	Project Schedule	Start	Finish	
CIP	\$150,000						\$150,000	Land/Right of Way			
Grants								Design/Engineering			
Other								Utility Relocation			
<b>Total Source</b>	<b>\$150,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$150,000</b>	Construction	05/15/26	09/15/26	
								<b>Total Project</b>			

TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

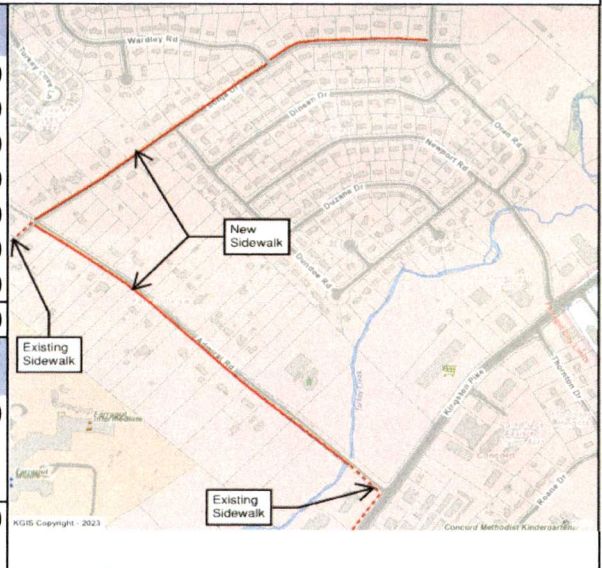
<b>RESPONSIBLE DEPARTMENT</b>	<b>PROJECT TITLE</b>	<b>PROJECT MANAGER</b>	<b>ACCOUNT NO.</b>
Engineering	Sonja Drive/Admiral Road Multi-Modal	Assistant Town Engineer	310-43910-2870

**PROJECT DESCRIPTION**  
 This project is construction of a 5' concrete sidewalk along Sonja Drive from Admiral Road to Uran Road, and along Admiral Road from Sonja Drive to approximately 200 feet south of Kingston Pike. The approximately 2,900' of new sidewalk will provide a safe pedestrian path for the families and students within Stonecrest to access the Farragut Public Schools. The \$75,000 budget for Design in FY2027 is for supplement for redesign.

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

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

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
Land/Right of Way		\$575,000					\$575,000
Design/Engineering	\$75,000						\$75,000
Utility Relocation							\$0
Construction			\$1,400,000				\$1,400,000
Landscaping							\$0
Equipment/Furnishings							\$0
Other							\$0
<b>Total Cost</b>	<b>\$75,000</b>	<b>\$575,000</b>	<b>\$1,400,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,050,000</b>
Source of Funds	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
CIP	\$75,000	\$575,000	\$1,400,000				\$2,050,000
Grants							
Other							
<b>Total Source</b>	<b>\$75,000</b>	<b>\$575,000</b>	<b>\$1,400,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,050,000</b>



**TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM**

<b>RESPONSIBLE DEPARTMENT</b>	<b>PROJECT TITLE</b>	<b>PROJECT MANAGER</b>	<b>ACCOUNT NO.</b>
Engineering	<b>Stormwater Improvements</b>	Assistant Town Engineer	310-43150-4800

**PROJECT DESCRIPTION**  
 Engineering and construction for stormwater pipe evaluation, repair, and replacement.  
 \* FY22 and FY23 was funded through American Rescue Plan Act funds

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

**IMPACT ON OPERATING BUDGET**  
 \$0

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
Land/Right of Way							
Design/Engineering							\$0
Utility Relocation							
Construction	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$2,400,000
Landscaping							
Equipment/Furnishings							
Other							
<b>Total Cost</b>	<b>\$400,000</b>	<b>\$400,000</b>	<b>\$400,000</b>	<b>\$400,000</b>	<b>\$400,000</b>	<b>\$400,000</b>	<b>\$2,400,000</b>
Source of Funds	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
CIP	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$2,400,000
Bonds							
Other*							
<b>Total Source</b>	<b>\$400,000</b>	<b>\$400,000</b>	<b>\$400,000</b>	<b>\$400,000</b>	<b>\$400,000</b>	<b>\$400,000</b>	<b>\$2,400,000</b>



**TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM**

<b>RESPONSIBLE DEPARTMENT</b>	<b>PROJECT TITLE</b>	<b>PROJECT MANAGER</b>	<b>ACCOUNT NO.</b>
Engineering	<b>Sugarwood Drive Access to Kingston Pike</b>	Town Engineer	310-43400-2540

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

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

**IMPACT ON OPERATING BUDGET**  
 \$500 per year for resurfacing

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
PE/NEPA							\$0
PE/Design							\$0
Land/Right of Way	\$400,000						\$400,000
Utility Relocation							\$0
Construction	\$1,400,000						\$1,400,000
Equipment/Furnishings							\$0
Other							\$0
<b>Total Cost</b>	<b>\$1,800,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,800,000</b>



Source of Funds	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
CIP	\$1,800,000		\$0	\$0	\$0	\$0	\$1,800,000
Grants							\$0
Other							\$0
<b>Total Source</b>	<b>\$1,800,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,800,000</b>

Project Schedule	Start	Finish
PE/NEPA		
PE/Design	fall 2025	spring 2026
ROW	spring 2026	fall 2026
Construction	spring 2027	spring 2028
<b>Total Project</b>	<b>spring 2027</b>	<b>spring 2028</b>

**TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM**

<b>RESPONSIBLE DEPARTMENT</b>	<b>PROJECT TITLE</b>	<b>PROJECT MANAGER</b>	<b>ACCOUNT NO.</b>
Engineering	<b>Traffic Monitoring Cameras at Various Intersections</b>	Town Engineer	

**PROJECT DESCRIPTION**  
 This project will add traffic monitoring cameras at various signalized intersections to assist staff with the monitoring of traffic. Locations include Kingston Pike at Virtue Road, Peterson Road, Federal Boulevard, Old Stage Road, Lendon Welch Way and Everett Road; Campbell Station Road at Herron Road, Concord Road, Municipal Center Drive, Brooklawn Street, Old Colony Trail and Turkey Creek Road; Parkside Drive at Publix, Lakes Edge Drive and At Home; Concord Road at Anchor Green Drive and Loop Road

**BACKGROUND/HISTORY**

**IMPACT ON OPERATING BUDGET**  
 \$2,000 per year in maintenance costs

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
PE/NEPA							\$0
PE/Design							\$0
Land/Right of Way							\$0
Utility Relocation							\$0
Construction	\$119,000						\$119,000
Equipment/Furnishings							\$0
Other							\$0
<b>Total Cost</b>	<b>\$119,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$119,000</b>



Source of Funds	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
CIP	\$119,000						\$119,000
Grants							\$0
Other							\$0
<b>Total Source</b>	<b>\$119,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$119,000</b>

Project Schedule	Start	Finish
PE/NEPA		
PE/Design		
ROW		
Construction	Fall 2026	Spring 2027
<b>Total Project</b>	<b>Fall 2026</b>	<b>Spring 2027</b>

TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

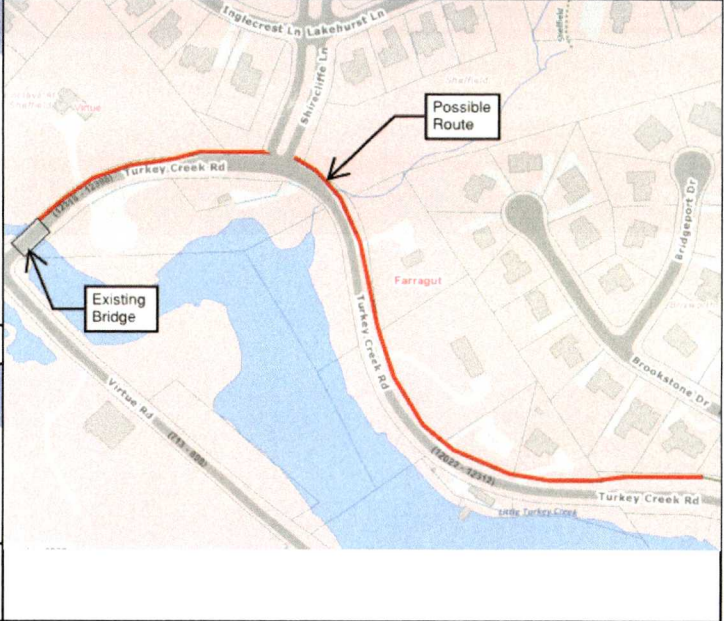
RESPONSIBLE DEPARTMENT	PROJECT TITLE	PROJECT MANAGER	ACCOUNT NO.
Engineering	Turkey Creek Road Multi-modal Improvements	Town Engineer	310-43910-2880

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

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

**IMPACT ON OPERATING BUDGET**  
 \$500 per year resurfacing

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
Land/Right of Way	\$500,000						\$500,000
Design/Engineering							\$0
Utility Relocation							\$0
Construction		\$2,200,000					\$2,200,000
Landscaping							\$0
Equipment/Furnishings							\$0
Other							\$0
<b>Total Cost</b>	<b>\$500,000</b>	<b>\$2,200,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,700,000</b>
Source of Funds	FY2027	FY2028	FY2029	FY2030	FY2031	FY2031	Total
CIP	\$500,000	\$2,200,000	\$0	\$0	\$0	\$0	\$2,700,000
Grants							\$0
Other							\$0
<b>Total Source</b>	<b>\$500,000</b>	<b>\$2,200,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,700,000</b>



**TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM**

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

**PROJECT DESCRIPTION**

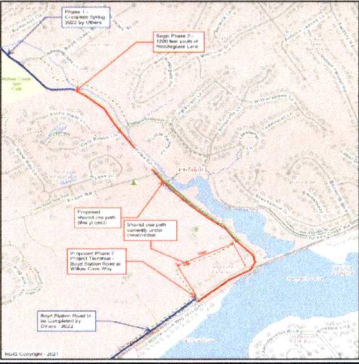
This project includes reconstruction of Virtue Road from 1200' feet south of Needlegrass Lane to Boyd Station Road at Willow Cove Way. The project is currently being designed to include two 11' lanes, with curb & gutter, 6' grass strip, and 10' greenway. The greenway will include a boardwalk on the eastern side of Virtue Road approximately 1400 feet.

**BACKGROUND/HISTORY**

Improvements to Virtue Road from Kingston Pike to 1200' feet south of Needlegrass Lane were completed in Spring 2022. This project will continue those improvements to Boyd Station Road at Willow Cove Way. PE-NEPA, PE-Design and ROW phases were funded with 80/20 federal/local split through the Knoxville Regional Transportation Planning Organization's 2023-2026 TIP. Construction funding is in the 2026-2029 TIP.

**IMPACT ON OPERATING BUDGET**

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

<b>Project Costs</b>	<b>FY2027</b>	<b>FY2028</b>	<b>FY2029</b>	<b>FY2030</b>	<b>FY2031</b>	<b>FY2032</b>	<b>Total</b>			
PE/NEPA							\$0			
PE/Design							\$0			
Land/Right of Way							\$0			
Utility Relocation							\$0			
Construction		8,246,513					\$8,246,513			
Equipment/Furnishings							\$0			
Other							\$0			
<b>Total Cost</b>	<b>\$0</b>	<b>\$8,246,513</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,246,513</b>			
<b>Source of Funds</b>	<b>FY2027</b>	<b>FY2028</b>	<b>FY2029</b>	<b>FY2030</b>	<b>FY2031</b>	<b>FY2032</b>	<b>Total</b>	<b>Project Schedule</b>	<b>Start</b>	<b>Finish</b>
CIP		1,649,303					\$1,649,303	PE/NEPA	Winter '23	Spring '24
Grants							\$0	PE/Design	Spring '24	Spring '25
KRTPO (federal)		6,597,210					\$6,597,210	ROW	Winter '26	Summer '27
<b>Total Source</b>	<b>\$0</b>	<b>\$8,246,513</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,246,513</b>	Construction	Fall '27	Spring '29
								<b>Total Project</b>	Winter '23	Spring '29


TOWN OF FARRAGUT CAPITAL INVESTMENT PROGRAM

<b>RESPONSIBLE DEPARTMENT</b> Engineering	<b>PROJECT TITLE</b> Watt Road Roundabout	<b>PROJECT MANAGER</b> Assistant Town Engineer	<b>ACCOUNT NO.</b> 310-43962
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**PROJECT DESCRIPTION**  
This project consists of construction of a roundabout on Watt Road at the southern entrance to Mayor Bob Leonard Park.

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

**IMPACT ON OPERATING BUDGET**  
Minor increases to ROW mowing and maintenance (\$1,500/yr).

Project Costs	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total			
Land/Right of Way	\$120,000						\$120,000			
Design/Engineering							\$0			
Utility Relocation							\$0			
Construction	850,000						\$850,000			
Landscaping							\$0			
Equipment/Furnishings							\$0			
Other							\$0			
<b>Total Cost</b>	<b>\$970,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$970,000</b>			
Source of Funds	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total	Project Schedule	Start	Finish
CIP	\$970,000	\$0	\$0	\$0	\$0	\$0	\$970,000	Land/Right of Way	Spring 2026	summer 2026
Grants								Design/Engineering	Winter 2024	Spring 2026
Other								Utility Relocation	Spring 2026	Summer 2026
								Construction	Summer 2026	Spring 2027
<b>Total Source</b>	<b>\$970,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$970,000</b>	<b>Total Project</b>	Winter 2024	Spring 2027