



Municipal Planning Commission Meeting
Thursday, July 16, 2026 at **6:00 PM**

Farragut Town Hall
11408 Municipal Center Drive

AGENDA

- I) Call to Order
 - A) Election of Officers
- II) Approval of Agenda
- III) Approval of Minutes
 - A) Approval of minutes for the June 18, 2026 meeting.
- IV) Action Items
 - A) Discussion and public hearing on a preliminary plat for Grigsby Park, Phase 2, 6.9 Acres, 18 Lots, Zoned R-4 and Floodplain District (Urban Engineering, Inc., Applicant)
 - B) Discussion and public hearing on a final plat to approve the division of Parcel 55, Tax Map 152 into two lots and a request to approve a variance from the requirement in the Subdivision Regulations to construct a pedestrian facility along the parcel's frontage of Turkey Creek Road due to the minor nature of the subdivision, .63 Acres, Zoned R-2 (Michael Ogle, Appalachian Surveys, Applicant)
 - C) Discussion and public hearing on a site plan for a 2,800 square foot addition to the Goddard School Farragut, 125 Loudoun Road, Zoned C-1 (Studio Four Design, a Michael Graves Company, Applicant)
- V) Discussion Items
- VI) Approval of Utilities
- VII) Citizens Forum

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

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.

REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director

Subject: Approval of minutes for the June 18, 2026 meeting.

Introduction & Background: Minutes for the June 18, 2026 meeting.

Discussion & Recommendations: No modifications recommended.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion: To approve the minutes for the June 18, 2026 meeting as submitted.



**Town of Farragut, Tennessee
Municipal Planning Commission Meeting**

Farragut Town Hall
11408 Municipal Center Drive

Thursday, June 18, 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: Commissioner Devlin, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston, Commissioner Wright, Mayor Williams, Chairman Pinchok; in addition to staff and members of the press. Absent: Vice-Mayor Meyer.

II) Approval of Agenda

Agenda Item IV) D) is requested for postponement by the applicant.

IV.D. Discussion and public hearing on a preliminary plat for Grigsby Park, Phase 2 (Urban Engineering, Inc., Applicant) — 2.75 acres, 47 lots, zoned R-4 and Floodplain District — was postponed at the applicant's request.

Motion was made to approve the amended agenda. Moved by Commissioner Povlin, seconded by Mayor Williams; voting yes, Commissioner Devlin, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston, Commissioner Wright, Mayor Williams, Chairman Pinchok; voting nay, None; motion passed.

III) Approval of Minutes

A) Approval of minutes for the May 21, 2026 meeting.

Motion was made to approve the minutes as presented. Moved by Commissioner Povlin, seconded by Mayor Williams; voting yes, Commissioner Greene, Commissioner Povlin, Commissioner Wright, Mayor Williams, Chairman Pinchok; voting nay, None; Abstain, Commissioner Preston, Commissioner Devlin, Commissioner Myers due to being absent for the May 21, 2026, meeting; motion passed.

IV) Action Items

A) Appointment of Youth Representative for the next fiscal year

Motion was made to appoint Kaylee Jin as the Youth Representative for the upcoming fiscal year. Moved by Commissioner Povlin, seconded by Mayor Williams; voting yes, Commissioner Devlin, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston, Commissioner Wright, Mayor Williams, Chairman

Pinchok; voting nay, None; motion passed.

- B) Discussion and public hearing on Resolution PC-26-07, a resolution for Planning Commission recommendation on Ordinance 26-13, an ordinance to amend the Farragut Zoning Map for a portion of the property located at 817 Virtue Road from S-1 (Community Service) and Agricultural (A) to R-1 (Rural Single-Family Residential), 8.55 Acres (Benchmark Associates, Inc., Applicant)

Motion was made to approve Resolution PC-26-07. Moved by Mayor Williams, seconded by Commissioner Povlin; voting yes, Commissioner Devlin, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston, Commissioner Wright, Mayor Williams, Chairman Pinchok; voting nay, None; motion passed.

- C) Discussion and public hearing on a final plat for Phase 2, Unit 2 of the Grove at Boyd Station Subdivision, 15.86 Acres, 32 Lots, Zoned R-1/OSMR (Lynch Surveys, LLC., Applicant)

Motion was made to approve the final plat subject to the following conditions:

1. Providing a completion letter of credit in a dollar amount to be determined by the Town Engineer to cover surface course, sidewalks, and streetscaping.
2. Providing a maintenance letter of credit in a dollar amount to be determined by the Town Engineer to cover streets, pedestrian facilities, stormwater, and streetscaping.
3. Correcting Note #13 regarding an open space lot that is referenced but is not part of this unit.

Moved by Commissioner Myers, seconded by Commissioner Povlin; voting yes, Commissioner Devlin, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston, Commissioner Wright, Mayor Williams, Chairman Pinchok; voting nay, None; motion passed.

- D) Discussion and public hearing on a preliminary plat for Grigsby Park, Phase 2, 27.5 Acres, 47 Lots, Zoned R-4 and Floodplain District (Urban Engineering, Inc., Applicant)

Postponed at the applicant's request.

V) Discussion Items

None.

VI) Approval of Utilities

- A) Request for approval of a mostly aerial fiber installation for Charter/Spectrum along a section of Concord Road near 116 Concord Road (Mastec, Applicant)

Charter representative James Chrisman advised the commissioners that he was under the impression the installation would be completed via aerial crossing rather than boring; however, he acknowledged that may have changed.

Community Development Director Mark Shipley advised that either method would be acceptable, subject to the commissioners' approval.

Motion was made to approve the fiber cable extension project with the caveat to either doing overhead or directional boring under Concord Road, subject to obtaining a right of way permit from the Town and coordinating the work with the Town's Engineering Department. Moved by Commissioner Myers, seconded by Commissioner Povlin; voting yes, Commissioner Devlin, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston, Commissioner Wright, Mayor Williams, Chairman Pinchok; voting nay, None; motion passed.

- B) Request for approval of an aerial fiber installation for Charter/Spectrum along a section of N. Campbell Station Road and ending at 11656 Parkside Drive (Mastec, Applicant)

Motion was made to approve the fiber cable extension project subject to obtaining a right of way permit from the Town and coordinating the work with the Town's Engineering Department. Moved by Commissioner Myers, seconded by Commissioner Povlin; voting yes, Commissioner Devlin, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston, Commissioner Wright, Mayor Williams, Chairman Pinchok; voting nay, None; motion passed.

VII) Citizens Forum

None.

The meeting adjourned at 6:21 p.m.

Municipal Planning Commission Secretary

REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director

Subject: Discussion and public hearing on a preliminary plat for Grigsby Park, Phase 2, 6.9 Acres, 18 Lots, Zoned R-4 and Floodplain District (Urban Engineering, Inc., Applicant)

**Introduction &
Background:**

This agenda item involves a request for approval of a preliminary plat for the next phase of the Grigsby Park townhome development off Grigsby Chapel Road. Phase I of this project has 14 platted houselots with a temporary turnaround that was required until the next phase was constructed. The plat for Phase I was recorded in April of 2024. Currently, one building with eight dwelling units has been constructed in Phase I. The remainder of Phase I as well as Phases II and III have been purchased by a different developer/builder.

The preliminary plat for Phase II, which is included in the packet, provides for 18 dwelling units and a community amenity area with a small parking lot. This amenity area will ultimately require a separate site plan review and approval. The preliminary plat presented at this time would provide for the new infrastructure (street, drainage, utilities, pedestrian facility) needed to serve the proposed dwelling units in Phase II. This phase will involve a crossing of a tributary of the North Fork of Turkey Creek and a section of the Grigsby Chapel Greenway.

Also of note is that this development does not include a secondary access and, as a result, all units must have code-compliant sprinkler systems. A variance from the secondary access requirement and the cul-de-sac length will need to be requested and approved as part of the final phase of this development. For Phase II, a note will need to be added to the plat addressing the requirement to have code-complaint sprinkler systems in each unit.

**Discussion &
Recommendations:**

The staff has reviewed the preliminary plat for Phase II and is recommending approval subject to the following conditions:

1. Please add a note to the plat that all units must have code-compliant sprinkler systems.
2. Please correct the street name to match the name included on the final plat of record. That name is October Glory Lane.
3. Please provide signage and crosswalk markings where the road bisects both the sidewalk at the amenity area and the Grigsby Chapel Greenway. This can also help serve as required traffic-calming through either lane narrowing or a raised crosswalk cross-section.
4. Please modify Unit 28 so that it is not within the 50-foot peripheral building setback. A note is also needed to clarify that no portion of any building can be within the 50-foot peripheral building setback or the 50-foot building setback from the sinkhole lip elevation. Unit 58, for example, is very close to the 50-foot building setback from the sinkhole lip elevation.
5. Please submit an irrevocable letter of credit for erosion control in the amount of \$41,000.
6. Please review the storm sewer section behind Unit 18 to provide more space between where the drainage easement would be and the unit.
7. Please document that the culvert under the North Fork of Turkey Creek tributary is sized and designed to accommodate the 100-year flood.
8. Please show storm sewer and associated structures on Sheet C-6.
9. FUD will ultimately need to sign off on the water and sewer sheets.
10. In the final stamped approved plan set, all utility sheets must be "for construction."
11. A separate landscape plan will need to be submitted to the VRRB for review and approval prior to approval of the final plat. Please note that trees located on private property cannot be used for streetscaping unless this is specifically provided for in recorded covenants that address maintenance and replacement. This needs to be accounted for in a plan note with the preliminary plat if this approach is desired.
12. Will telephone and fiber be in same trench with electric?
13. Unless the required secondary access can be provided with

the final phase, all units must have sprinkler systems and a variance from the secondary access requirement and the cul-de-sac length will need to be requested and approved. For the Phase II plat, please add a note addressing this requirement.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion: To approve the preliminary plat subject to the following conditions:

1. Please add a note to the plat that all units must have code-compliant sprinkler systems.
2. Please correct the street name to match the name included on the final plat of record.
3. Please provide signage and crosswalk markings where the road bisects both the sidewalk at the amenity area and the Grigsby Chapel Greenway. This can also help serve as required traffic-calming through either lane narrowing or a raised crosswalk cross-section.
4. Please modify Unit 28 so that it is not within the 50-foot peripheral building setback. A note is also needed to clarify that no portion of any building can be within the 50-foot peripheral building setback or the 50-foot building setback from the sinkhole lip elevation. Unit 58, for example, is very close to the 50-foot building setback from the sinkhole lip elevation.
5. Please submit an irrevocable letter of credit for erosion control in the amount of \$41,000.
6. Please review the storm sewer section behind Unit 18 to provide more space between where the drainage easement would be and the unit.
7. Please document that the culvert under the North Fork of Turkey Creek tributary is sized and designed to accommodate the 100-year flood.

8. Please show storm sewer and associated structures on Sheet C-6.
9. FUD will ultimately need to sign off on the water and sewer sheets.
10. In the final stamped approved plan set, all utility sheets must be "for construction."
11. A separate landscape plan will need to be submitted to the VRRB for review and approval prior to approval of the final plat. Please note that trees located on private property cannot be used for streetscaping unless this is specifically provided for in recorded covenants that address maintenance and replacement. This needs to be accounted for in a plan note with the preliminary plat if this approach is desired.
12. Will telephone and fiber be in same trench with electric?
13. Unless the required secondary access can be provided with the final phase, all units must have sprinkler systems and a variance from the secondary access requirement and the cul-de-sac length will need to be requested and approved. For the Phase II plat, please add a note addressing this requirement.

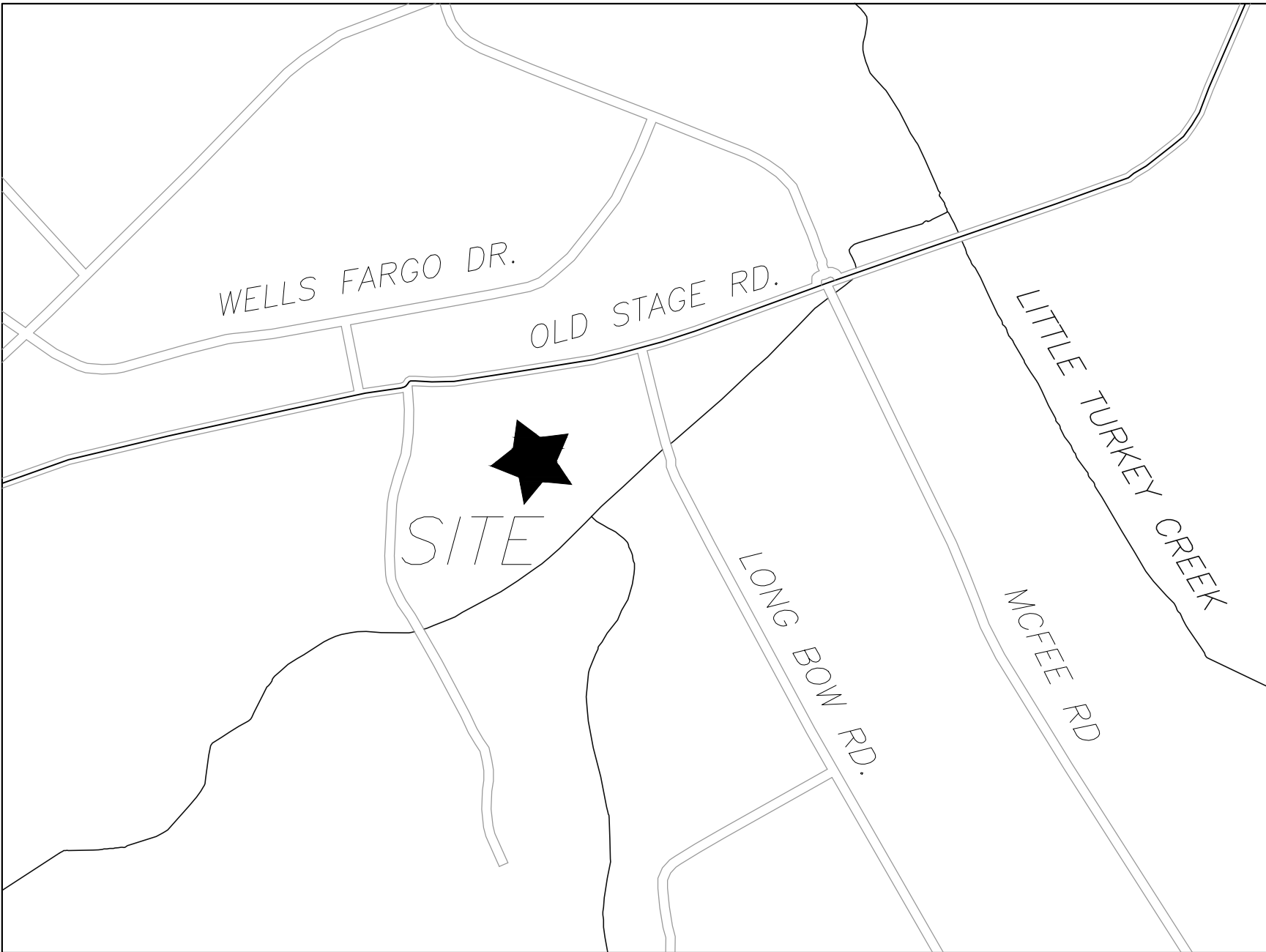
PRELIMINARY PLAT

U.E.I. PROJECT NO. 2106017

GRIGSBY PARK – PHASE II

SITE ADDRESS: 0 FRETZ ROAD, FARRAGUT, TENNESSEE 37934
CLT MAP 130, PARCEL 116.01

SHEET INDEX



LOCATION MAP

OWNER/DEVELOPER:
RIVERPARK HOMES & DEVELOPMENT, LLC
621 GWINHURST ROAD
KNOXVILLE, TN 37934
(865) 607-4412
tanertimber@gmail.com



SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924
chris@urban-eng.com

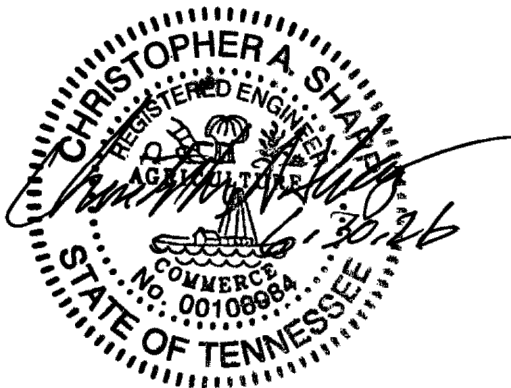
LANDSCAPE ARCHITECT:
BEASLEY LANDSCAPE ARCHITECTS
PATRICK BEASLEY
2616 TEEPLE STREET
KNOXVILLE, TN 37917
(865) 441-4428
patrick@beasleyla.com

SPECIFICATIONS

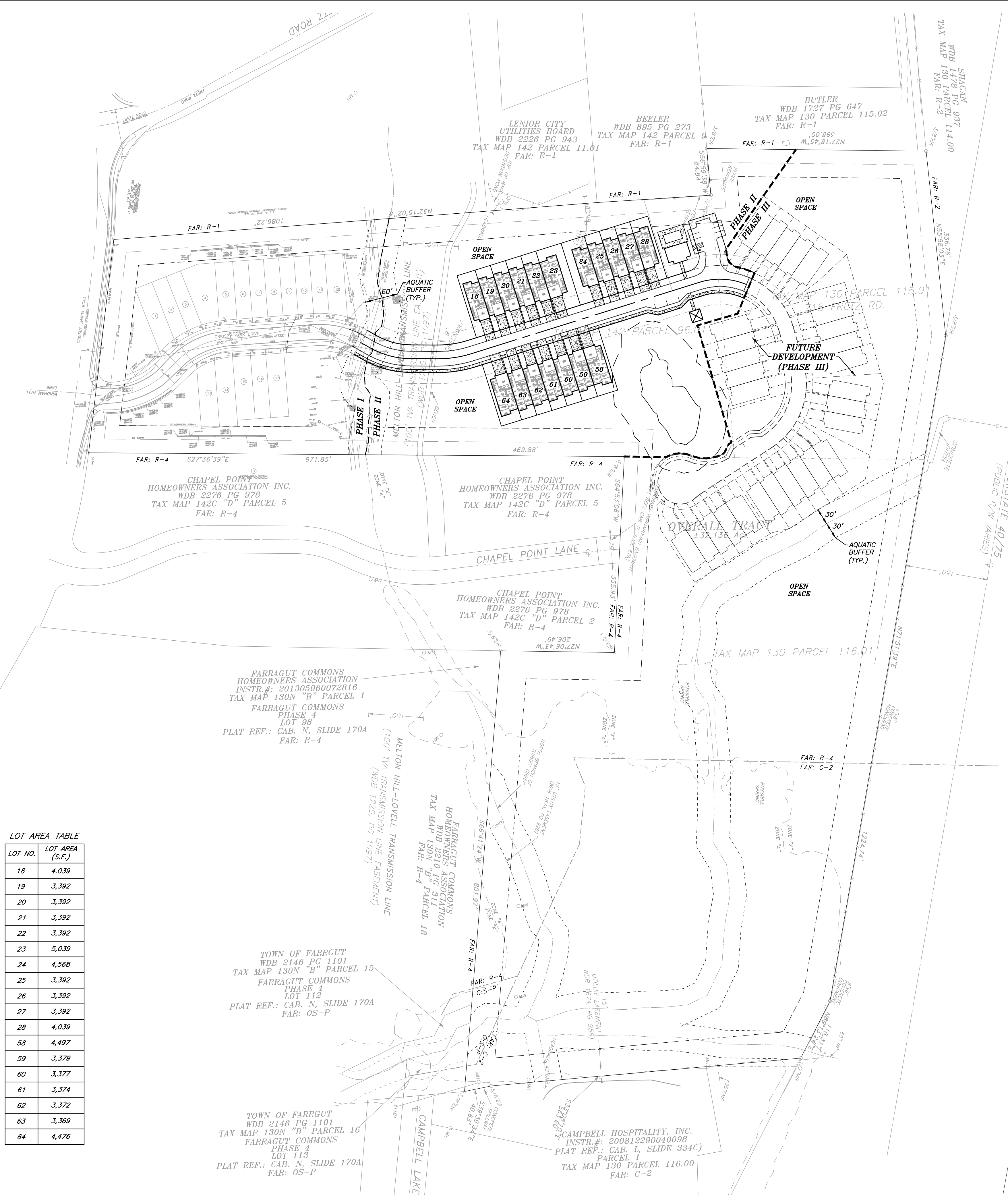
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

- ELECTRICAL – AS DIRECTED BY LCUB
- GAS – AS DIRECTED BY KUB
- WATER & SEWER – AS DIRECTED BY FIRST UTILITY DISTRICT
- CABLE TV – AS DIRECTED BY CHARTER
- TELEPHONE – AS DIRECTED BY TDS
- TOWN OF FARRAGUT – ALL APPLICABLE TOWN REGULATIONS AND ORDINANCES

TITLE	SHEET
TITLE SHEET	C-0
PRELIMINARY PLAT – OVERALL	C-1
PRELIMINARY PLAT	C-2
GRADING PLAN	C-3
DRAINAGE PLAN	C-4
DRAINAGE PROFILES	C-5
ROAD 'A' PROFILE	C-6
EROSION & SEDIMENT CONTROL PLAN (PHASE 1)	C-7
EROSION & SEDIMENT CONTROL PLAN (PHASE 2)	C-8
EROSION & SEDIMENT CONTROL PLAN (PHASE 3)	C-9
CONSTRUCTION DETAILS	C-10 THRU C-13
PUBLIC SANITARY SEWER PLAN	SA-1
PUBLIC SANITARY SEWER PROFILE	SA-2
PUBLIC WATER PLAN	WA-1
PUBLIC WATER PROFILE	WA-2
GAS MAIN BACKBONE PLAN (BY OTHERS)	G-1 THRU G-3
ELECTRIC / TELEPHONE / FIBER OPTIC PLAN (BY OTHERS)	E-1
TREE PROTECTION AND REPLACEMENT PLAN	L100
LANDSCAPE REQUIREMENTS NOTES	L101
STREETSCAPE AND LANDSCAPE PLAN	L102



2	6/30/26	SUBMITTAL 2
1	5/18/26	SUBMITTAL 1
ISSUE NO.	DATE	DESCRIPTION



LOT AREA TABLE	
LOT NO.	LOT AREA (S.F.)
18	4,039
19	3,392
20	3,392
21	3,392
22	3,392
23	5,039
24	4,568
25	3,392
26	3,392
27	3,392
28	4,039
58	4,497
59	3,379
60	3,377
61	3,374
62	3,372
63	3,369
64	4,476

SITE DATA (PHASE 2):

A. PHASE 2 AREA	6.90 ACRES
B. ZONING	R-4
C. DETENTION POND EASEMENT SINKHOLE EASEMENT	0.39 ACRES (16,492 S.F.) 0.93 ACRES (40,418 S.F.)
D. STREET RIGHT-OF-WAY	0.94 ACRES (40,843 S.F.)
E. NET OPEN SPACE	4.39 ACRES (191,148 S.F.)
F. RATIO E TO A	63.6% > 10% (O.K.)
G. STREET & SIDEWALK UNIT INDIVIDUAL DRIVE ROOFS	24,794 S.F. 11,810 S.F. 37,395 S.F.
TOTAL IMPERVIOUS AREA	73,999 S.F. = 1.70 ACRES
H. G / A	24.6% < 60% O.K.
I. TOTAL NUMBER OF LOTS:	
PHASE 1 = 17 BUILDABLE	
PHASE 2 = 18 BUILDABLE	
TOTAL = 35 BUILDABLE	



PRELIMINARY PLAT NOTES:

- UTILITY EASEMENTS WILL BE RESERVED ALONG THE AS-BUILT CENTERLINE OF DISTRIBUTION LINES LOCATED OUTSIDE THE RIGHTS-OF-WAYS AND ALONG SERVICE LINES THAT TRAVEL THROUGH MORE THAN ONE LOT. EASEMENTS TO BE RECORDED AT FINAL PLAT. EASEMENT WIDTHS ARE AS FOLLOWS:

WATER AND SEWER: 15 FEET (TOTAL)
GAS, TELEPHONE, CABLE AND ELECTRIC: 10 FEET (TOTAL)
- THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN. ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
- WALKING TRAILS SHALL BE LOCATED WITHIN TWENTY (20) FOOT GREENWAY/WALKING TRAIL EASEMENTS UNLESS TRAIL EASEMENTS MANDATE DIFFERENT WIDTHS (AS NOTED). THE TWENTY (20) FOOT EASEMENTS SHALL BE IN FAVOR OF THE TOWN OF FARRAGUT AND RESERVED FOR PUBLIC USE. THE TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF USE OF SAID EASEMENTS.
- THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS PROVIDED TO URBAN ENGINEERING, INC. THE SURVEY WAS COMPLETED BY SITE, INCORPORATED AND HAS NOT BEEN VERIFIED BY UEI.
- THE PROPERTY IS ZONED R-4. SETBACKS ARE AS FOLLOWS:

PERIPHERAL: 50';
FRONT YARD: 20';

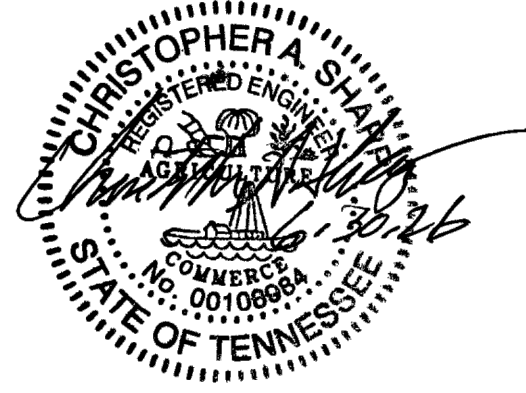
SIDE YARD: THE TOTAL MINIMUM DISTANCE BETWEEN BUILDINGS SHALL BE BASED ON THE TOTAL NUMBER OF BUILDINGS CONSTRUCTED IN A ROW MULTIPLIED BY 12. THE MINIMUM DISTANCE BETWEEN TWO ADJACENT BUILDINGS SHALL BE TEN FEET;

REAR YARD: THE MINIMUM DISTANCE BETWEEN BUILDINGS WHEN REARS OF BUILDINGS ARE ADJACENT SHALL BE 40';

SIDE/REAR: THE MINIMUM DISTANCE BETWEEN BUILDINGS WHEN SIDES/REARS OF BUILDINGS ARE ADJACENT SHALL BE 25';

BUFFER STRIP: THERE SHALL BE A BUFFER STRIP A MINIMUM OF 25' IN WIDTH ON ALL FRONT, SIDE, AND REAR PERIPHERAL PROPERTY LINES. THE BUFFER STRIP SHALL BE INCLUDED IN THE REQUIRED PERIPHERAL BUILDING SETBACK, SHALL BE PLANTED AND PLATTED AT THE TIME OF SUBDIVISION, AND SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ORGANIZATION.
- 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHTS-OF-WAY, 5' EACH SIDE ALL INTERIOR LOT LINES EXCEPT UNDER BUILDINGS.
- THE DEVELOPMENT'S HOMEOWNERS ASSOCIATION WILL OWN AND MAINTAIN THE OPEN SPACE AND DETENTION FACILITIES.
- THE TOTAL AREA OF THE OVERALL DEVELOPMENT IS 32.15-ACRES.
- PROPOSED ASPHALT TRAILS ARE 8' IN WIDTH UNLESS OTHERWISE NOTED.
- ALL UNITS TO HAVE 2-CAR GARAGES.
- AREAS DESIGNATED OPEN SPACE ARE NON-BUILDABLE (ASIDE FROM SUBDIVISION MONUMENT SIGNS).
- PROPOSED OPEN SPACE WITHIN PHASE 2 (EXCLUDING DETENTION AND SINKHOLE EASEMENTS) = 19.97 ACRES (72.6%).
- LOTS BORDERING DETENTION PONDS WILL REQUIRE MINIMUM FLOOR ELEVATIONS TO BE NOTED ON THE FINAL PLAT.
- DETENTION POND EASEMENTS WILL BE PROVIDED ON THE FINAL PLAT.
- THE DEVELOPER WILL PROVIDE TRAFFIC CONTROL DEVICES AND STREET SIGNS AS DIRECTED BY THE TOWN OF FARRAGUT. ALL TRAFFIC CONTROL DEVICES SHALL BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- MAXIMUM LOT COVERAGE: TOTAL LOT COVERAGE: 50%, EXCEPT AS PROVIDED FOR ELSEWHERE IN THIS ORDINANCE.
- OPEN SPACE: A MINIMUM OF TEN PERCENT (10%) OF THE GROSS LAND AREA OF THE DEVELOPMENT SHALL BE RESERVED AS OPEN SPACE AS REGULATED IN THE FARRAGUT SUBDIVISION REGULATIONS.
- FOR STORM SEWERS OUTSIDE ROAD RIGHTS OF WAYS, EASEMENTS SHALL BE CENTERED ABOUT THE SEWERS AND SHALL BE THE FOLLOWING WIDTHS:

0' DEEP - 8' DEEP: 20' TOTAL
8' DEEP - 12' DEEP: 30' TOTAL
> 12' DEEP: MINIMUM OF 40' TOTAL
- APPROVAL OF THE PRELIMINARY PLAT DOES NOT CONSTITUTE APPROVAL OF THE FINAL PLAT.
- INSTALL SCH. 40 CONDUIT AT LCUB CROSSINGS. SIZE TO BE CONFIRMED W/ LCUB.
- THERE ARE NO PROPOSED ANTENNAS AS PART OF THIS DEVELOPMENT.



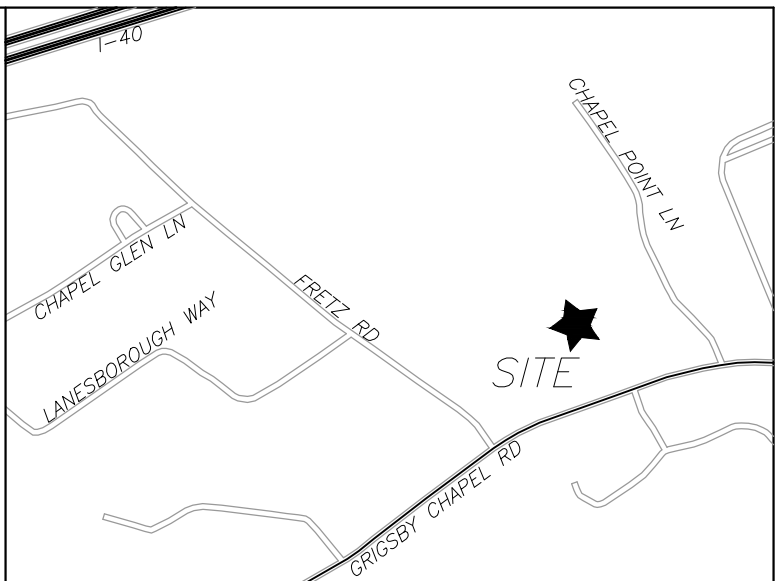
SHEET C-1

PRELIMINARY PLAT - OVERALL		
GRIGSBY PARK - PHASE II		
SITE ADDRESS: 0 FRETZ ROAD, FARRAGUT (37934)		
DIST. FW	KNOX COUNTY	
TOWN OF FARRAGUT	TENNESSEE	
CLT MAPS 130	PARCEL 116.01	
SCALE: 1"=100'	MAY 18, 2026	
OWNER/DEVELOPER:		
RIVERPARK HOMES & DEVELOPMENT, LLC.		
621 GWINHURST ROAD		
KNOXVILLE, TN 37934		
(865) 607-4412		
URBAN ENGINEERING, INC.		
10330 HARDIN VALLEY RD, #201		
KNOXVILLE, TENNESSEE 37932		
(865) 966-1924		
DWN: BS	CHK: CAS	DWG. NO. 2106017

REVISION	DATE	DESCRIPTION	BY
1	6/30/26	GENERAL REVISIONS	BS

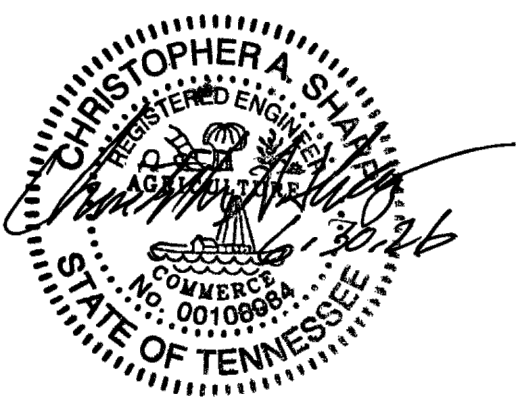
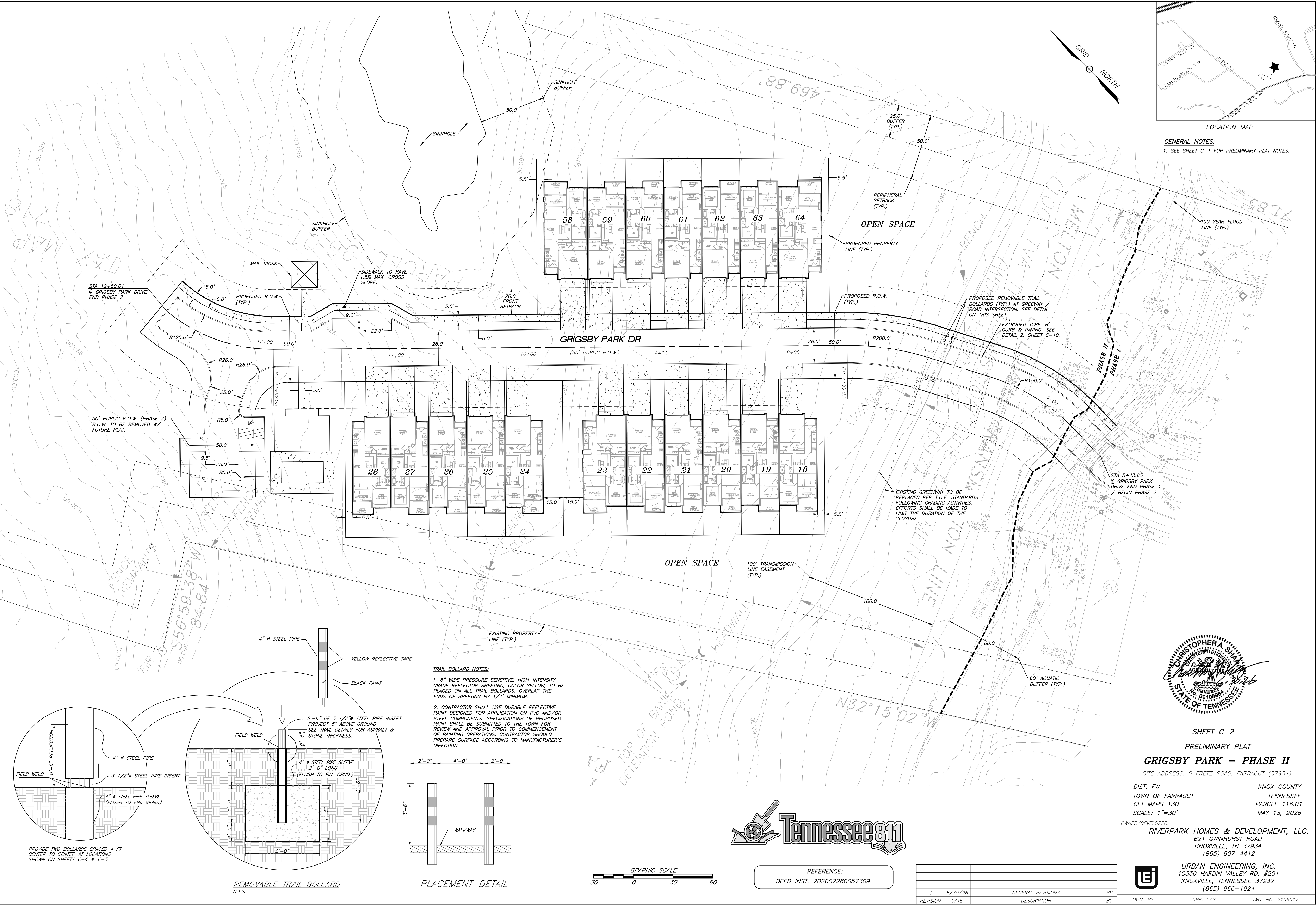
REFERENCE:
DEED INST. 202002280057309





LOCATION MAP

GENERAL NOTES:
1. SEE SHEET C-1 FOR PRELIMINARY PLAT NOTES.



SHEET C-2

PRELIMINARY PLAT

GRIGSBY PARK - PHASE II

SITE ADDRESS: 0 FRETZ ROAD, FARRAGUT (37934)

DIST. FW KNOX COUNTY
TOWN OF FARRAGUT TENNESSEE
CLT MAPS 130 PARCEL 116.01
SCALE: 1"=30' MAY 18, 2026

OWNER/DEVELOPER:
RIVERPARK HOMES & DEVELOPMENT, LLC.
621 GWINHURST ROAD
KNOXVILLE, TN 37934
(865) 607-4412



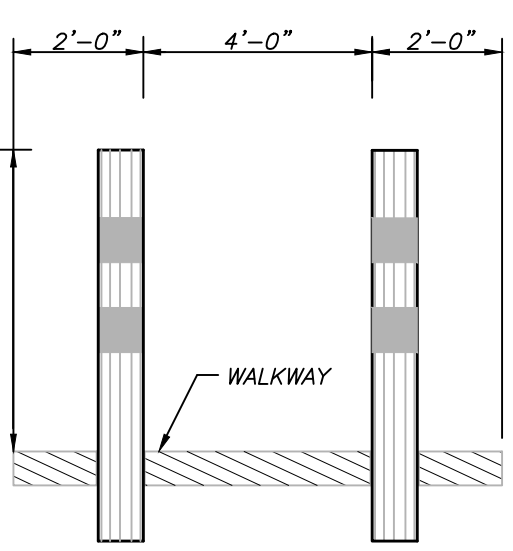
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: BS CHK: CAS DWG. NO. 2106017

REVISION	DATE	DESCRIPTION	BY
1	6/30/26	GENERAL REVISIONS	BS



REFERENCE:
DEED INST. 202002280057309



PLACEMENT DETAIL

REMOVABLE TRAIL BOLLARD
N.T.S.

PROVIDE TWO BOLLARDS SPACED 4 FT
CENTER TO CENTER AT LOCATIONS
SHOWN ON SHEETS C-4 & C-5.

GRADING NOTES:

1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
2. CLEAR AND GRUB PER SPECS. REMOVE TREES, BRUSH, DEBRIS, AND STUMPS FROM THE PROJECT AREA. REMOVE ALL BUILDINGS, DRIVES, CROSS FENCES, AND MISCELLANEOUS EQUIPMENT.
3. STRIP AND STOCKPILE TOPSOIL NEEDED FOR RESPREADING AND SEEDING. SURROUND TOPSOIL PILES WITH SILT FENCE, STRAW BALES TEMPORARY SEEDING OR ADDITIONAL MEASURES AS NEEDED TO PREVENT EROSION/SEDIMENTATION.
4. AFTER STRIPPING AND REMOVAL, PROOF ROLL ENTIRE DISTURBED AREA WITH TANDEM TRUCK FULLY LOADED WITH EARTH. REMOVE ANY AREAS WHICH ARE SOFT OR YIELDING UNDER LOAD AND REPLACE WITH NEW MATERIAL MEETING PROJECT SPECIFICATIONS.
5. IF UNSUITABLE SUBGRADE MATERIALS ARE ENCOUNTERED, THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT WITH APPROVED MATERIAL FROM ONSITE. UNSUITABLE MATERIALS ARE THOSE CLASSIFIED AS MH, CH, OH, OL, AND PEAT IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM.

GRADING NOTES:

6. THE CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATIONS AND GRADING TO BRING THE PROJECT TO FINISHED PLAN GRADE. THIS INCLUDES (IF NEEDED) UNDERCUT AND DEWATERING. ANY GRADE ADJUSTMENTS TO ACHIEVE BALANCE MUST BE APPROVED IN WRITING BY THE ENGINEER. IT IS INTENDED THAT THE EARTH WORK WILL BALANCE ONSITE. HOWEVER, IF OFFSITE BORROW IS REQUIRED, SELECT EARTH BORROW MATERIAL SHALL HAVE A PLASTICITY INDEX OF LESS THAN 30 AND A MAXIMUM DRY DENSITY OF NO LESS THAN 90 LBS PER CUBIC FOOT AND SHALL BE PROVIDED BY THE CONTRACTOR FROM AN APPROVED BORROW SOURCE.
7. COMPACTION REQUIREMENTS ARE AS FOLLOWS: (IN 8" LIFTS)
 - A. *TOP 24" OF SUBGRADE UNDER PAVED AREAS - 100 PERCENT STANDARD PROCTOR
 - *LOWER THAN 24" BELOW PAVED AREA - 95 PERCENT STANDARD PROCTOR
 - B. AREAS WITHIN THE BUILDING ENVELOPE TO BE PREPARED IN ACCORDANCE WITH RECOMMENDATIONS IN REPORT OF GEOTECHNICAL INVESTIGATION AND/OR AS DIRECTED BY THE SOILS ENGINEER, BUT IN NO CASE LESS THAN 98% STANDARD PROCTOR.
 - C. ALL FINISHED YARD AREAS SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL. YARD FINISHED GRADES SHOWN ARE AFTER PLACEMENT OF 4" TOPSOIL. ALL FINISHED YARD SURFACES SHALL BE SMOOTHLY AND UNIFORMLY GRADED, FREE FROM IRREGULARITIES, AND SHALL BE FULLY FUNCTIONAL TO PROVIDE POSITIVE DRAINAGE AT ALL LOCATIONS.

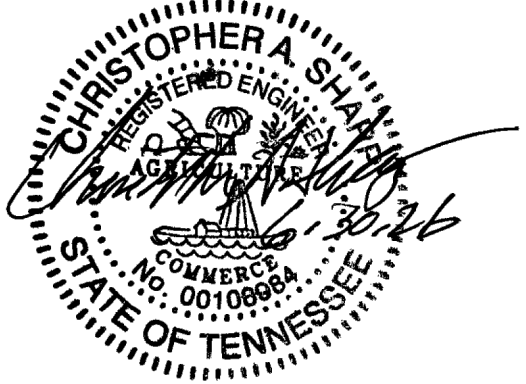
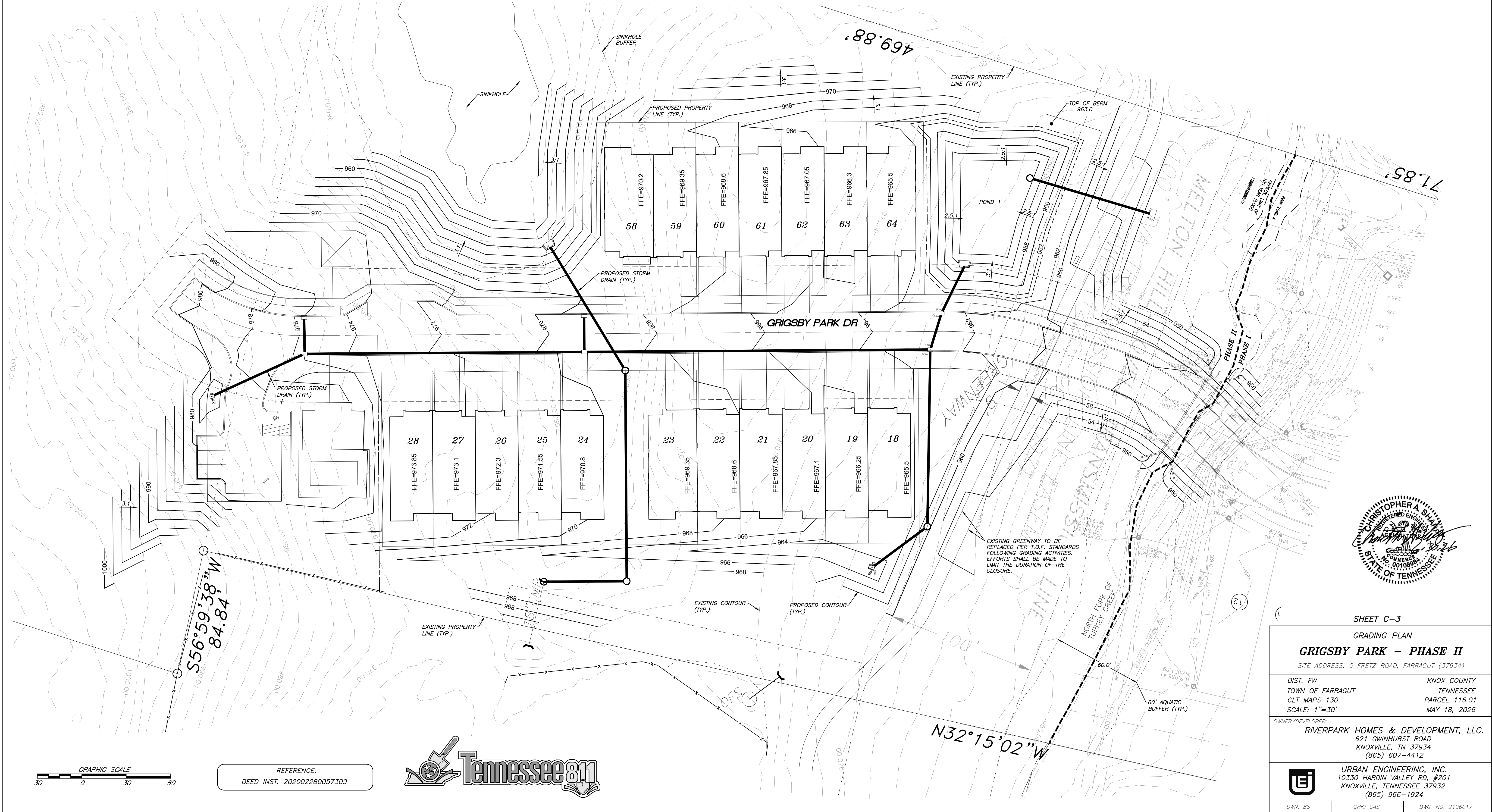
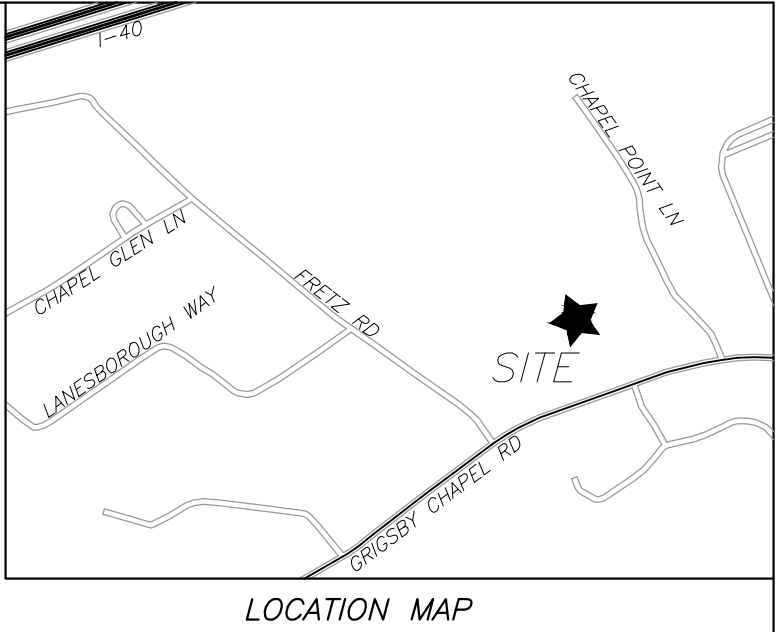
GRADING NOTES:

9. ALL WORK SHALL BE SEQUENCED AND COMPLETED IN ACCORDANCE WITH THE SWPPP AND RELATED PERMITS ISSUED BY THE TDEC. (COPIES FURNISHED TO CONTRACTOR.)
10. THE SUBJECT PROJECT IS NOT LOCATED WITHIN A FLOOD HAZARD AREA BASED ON CURRENT FEMA STUDIES.
11. AVOID DAMAGE TO ALL EXISTING TREES WHICH ARE OUTSIDE OF GRADING LIMITS WHETHER OR NOT THEY ARE SPECIFICALLY MARKED.
12. THE CONTRACTOR SHALL AVOID TRACKING MUD AND SILT ONTO EXISTING ROADS AND SHALL BE RESPONSIBLE FOR CLEANUP OF ANY VIOLATION.
13. THE FINAL PLAT SHALL PROVIDE DRAINAGE EASEMENTS ALONG ALL LOT LINES PLUS OFFSTREET DRAINAGE WAYS AND STRUCTURES.
14. THE FINAL PLAT SHALL SPECIFY MINIMUM FLOOR ELEVATIONS FOR ALL LOTS SUBJECT TO POTENTIAL HIGH WATER FROM AS-BUILT DETENTION PONDS.
15. NO DEBRIS SHALL BE BURIED ONSITE.
16. INSTALL SILT AND TREE PRESERVATION FENCES AND MARK PROJECT EXTERIOR PROPERTY LINES BEFORE ISSUING GRADING PERMIT.

GRADING NOTES:

17. THE TOTAL AREA DISTURBED IS APPROXIMATELY 4.5 ACRES.
18. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF SOIL AND/OR NATIVE VEGETATION WITHIN THE AQUATIC BUFFER EXCEPT AS PERMITTED BY THE TOWN OF FARRAGUT.
19. THE MINIMUM FLOOR ELEVATION FOR LOT 64 IS 1' ABOVE THE TOP OF BERM.
20. TURF REINFORCEMENT MAT SHALL BE INSTALLED ON ALL SLOPES 3:1 OR STEEPER.

1	6/30/26	GENERAL REVISIONS	BS	
REVISION	DATE	DESCRIPTION	BY	



SHEET C-3

GRADING PLAN

GRIGSBY PARK - PHASE II

SITE ADDRESS: 0 FRETZ ROAD, FARRAGUT (37934)

DIST. FW	KNOX COUNTY
TOWN OF FARRAGUT	TENNESSEE
CLT MAPS 130	PARCEL 116.01
SCALE: 1"=30'	MAY 18, 2026

OWNER/DEVELOPER:
RIVERPARK HOMES & DEVELOPMENT, LLC.
621 GWINHURST ROAD
KNOXVILLE, TN 37934
(865) 607-4412



URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: BS	CHK: CAS	DWG. NO. 2106017
---------	----------	------------------



REFERENCE:
DEED INST. 202002280057309





DRAINAGE NOTES:

1. ALL CONCRETE PIPE SHALL BE CLASS III.
2. IF APPLICABLE, CORRUGATED POLYETHYLENE PIPE (HDPE) SHALL BE AASHTO M-252/M-294 TYPE S WITH SOIL-TIGHT JOINTS WITH RUBBER GASKET CONFORMING TO ASTM F477 (HANCOR HI-Q OR ADS N-12 ARE ACCEPTABLE PRODUCTS). REFER TO TDOT STANDARD DWG D-PB-2 FOR ADDITIONAL INSTALLATION REQUIREMENTS.
3. ALL WORK SHALL BE SEQUENCED AND COMPLETED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION CONTROL HANDBOOK AND THE RULES AND REGULATIONS OF KNOX COUNTY.
4. ALL PIPING UNDER OR WITHIN 3' OF ASPHALT DRIVES SHALL BE BACKFILLED WITH STONE.
5. ALL CATCH BASINS, AREA DRAIN GRATES AND MANHOLE COVERS REQUIRE PERMANENTLY CAST ENVIRONMENTAL MESSAGE, I.E. "NO DUMPING, DRAINS TO RIVER".
6. CASTINGS FOR THE PROPOSED STRUCTURES ARE AS FOLLOWS:
MANHOLES: V-1045 FRAME, 1040 COVER
OUTLET STRUCTURES (OS): WELDED BAR GRATE
CATCH BASINS (CB): V-4074-2
AREA DRAINS (AD): V-4880-2
7. ALL MATERIALS AND INSTALLATION METHODS SHALL BE PER TDOT'S SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.
8. EASEMENTS SHALL BE PLATTED FOR STORMWATER QUALITY, DETENTION, POND ACCESS AND ALONG POST-DEVELOPED CONVEYANCES FOR OFFSITE WATER PRIOR TO BOND / LETTER OF CREDIT RELEASE.
9. ALL DRAINAGE STRUCTURES SHALL BE PRECAST CONCRETE.
10. CONCRETE INVERTS SHALL BE POURED IN ALL CATCH BASINS AND AREA DRAINS. WITH THE EXCEPTION OF NYLOPLAST DRAIN BASINS (IF APPLICABLE).



REFERENCE:
DEED INST. 202002280057309

REVISION	DATE	DESCRIPTION	BY
1	6/30/26	GENERAL REVISIONS	BS

DWN: CLM	CHK: CAS	DWG. NO. 2106017
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URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TN 37932
(865) 966-1924

SHEET C-4

DRAINAGE PLAN

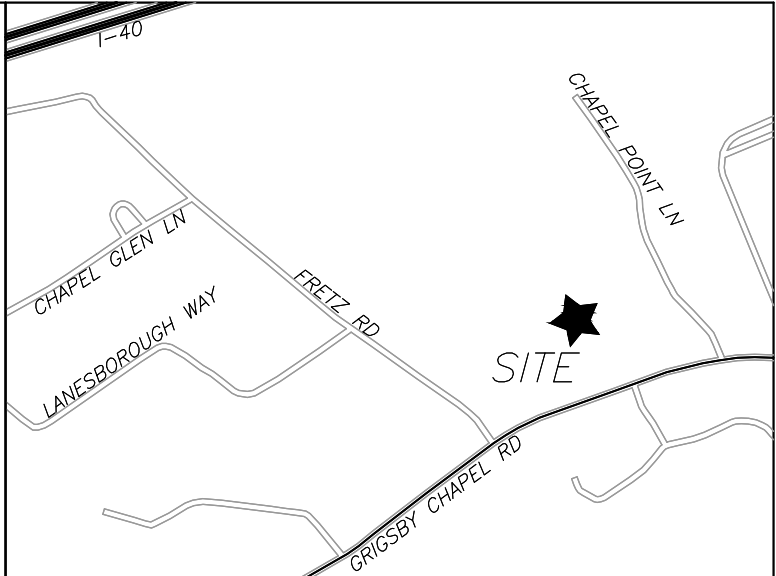
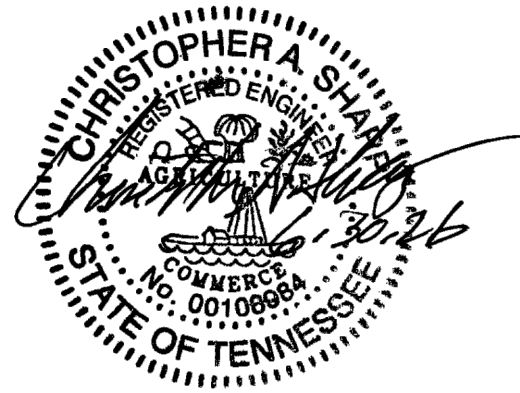
GRIGSBY PARK PHASE II

SITE ADDRESS: 0 FRETZ ROAD, FARRAGUT (37934)

DIST. FW TOWN OF FARRAGUT
CLT MAPS 130 & 142
SCALE: 1"=30'

KNOX COUNTY TENNESSEE
PARCELS 116.01 & 96
MAY 18, 2026

OWNER/DEVELOPER:
RIVERPARK HOMES & DEVELOPMENT, LLC.
621 GWINHURST ROAD
KNOXVILLE, TN 37934
(865) 607-4412



TAX MAP 718

5/8" EIR
S56°59'38"W
84.84'

TOP OF BANK
DETENTION POND

N32°15'02"W

60' AQUATIC BUFFER (TYP.)

NORTH FORK OF TURKEY CREEK

PROPOSED TDOT LRFD 8'x6' CULVERT (75'-SKEW)
INV=948.0

MH I-1
TOP=962.0
INV. IN=957.7
INV. OUT=957.6

115.9 L.F. 18" RCP
@ 1.16%

CB B-2
TOP=962.65
INV. IN=959.15 (LINE 'B')
INV. IN=956.25 (LINE 'I')
INV. OUT=956.15

23.0 L.F. 18" RCP
@ 1.09%

CB B-1
TOP=962.45
INV. IN=955.9
INV. OUT=955.8

EW B-1
INV.=955.5

OS A-1
TOP=962.0
INV. OUT=951.9

82.1 L.F. 18" RCP
@ 1.10%

PROPOSED PROPERTY LINE (TYP.)

137.7 L.F. 18" RCP
@ 0.51%

MH C-2
TOP=968.3
INV. IN=960.9
INV. OUT=960.8

MH C-3
TOP=967.0
INV. IN=961.3
INV. OUT=961.2
REMOVE EXISTING ENDWALL AND
INSTALL MANHOLE ON PIPE END.

51.4 L.F. 18" RCP
@ 0.58%

MH C-1
TOP=968.8
INV. IN=960.1
INV. OUT=960.0

229.8 L.F. 18" RCP
@ 2.70%

CB D-1
TOP=969.1
INV. OUT=965.6

21.9 L.F. 18" RCP
@ 0.68%

95.3 L.F. 18" RCP
@ 0.52%

EW C-1
INV.=959.5

18" CMP

EXISTING PROPERTY LINE (TYP.)

HEADWALL

TOP OF BANK

DETENTION POND

60' AQUATIC BUFFER (TYP.)

NORTH FORK OF TURKEY CREEK

PROPOSED TDOT LRFD 8'x6' CULVERT (75'-SKEW)
INV=948.0

115.9 L.F. 18" RCP
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INV. IN=955.9
INV. OUT=955.8

EW B-1
INV.=955.5

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TOP=962.0
INV. OUT=951.9

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@ 1.10%

PROPOSED PROPERTY LINE (TYP.)

95.3 L.F. 18" RCP
@ 0.52%

EW C-1
INV.=959.5

21.9 L.F. 18" RCP
@ 0.68%

CB D-1
TOP=969.1
INV. OUT=965.6

229.8 L.F. 18" RCP
@ 2.70%

MH C-1
TOP=968.8
INV. IN=960.1
INV. OUT=960.0

MH C-3
TOP=967.0
INV. IN=961.3
INV. OUT=961.2
REMOVE EXISTING ENDWALL AND
INSTALL MANHOLE ON PIPE END.

51.4 L.F. 18" RCP
@ 0.58%

MH C-2
TOP=968.3
INV. IN=960.9
INV. OUT=960.8

137.7 L.F. 18" RCP
@ 0.51%

CB B-2
TOP=962.65
INV. IN=959.15 (LINE 'B')
INV. IN=956.25 (LINE 'I')
INV. OUT=956.15

23.0 L.F. 18" RCP
@ 1.09%

CB B-1
TOP=962.45
INV. IN=955.9
INV. OUT=955.8

EW B-1
INV.=955.5

OS A-1
TOP=962.0
INV. OUT=951.9

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INV. OUT=965.6

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MH C-3
TOP=967.0
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@ 2.70%

MH C-1
TOP=968.8
INV. IN=960.1
INV. OUT=960.0

MH C-3
TOP=967.0
INV. IN=961.3
INV. OUT=961.2
REMOVE EXISTING ENDWALL AND
INSTALL MANHOLE ON PIPE END.

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MH C-2
TOP=968.3
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INV. OUT=960.8

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CB B-2
TOP=962.65
INV. IN=959.15 (LINE 'B')
INV. IN=956.25 (LINE 'I')
INV. OUT=956.15

23.0 L.F. 18" RCP
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CB B-1
TOP=962.45
INV. IN=955.9
INV. OUT=955.8

EW B-1
INV.=955.5

OS A-1
TOP=962.0
INV. OUT=951.9

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INV. OUT=965.6

229.8 L.F. 18" RCP
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MH C-1
TOP=968.8
INV. IN=960.1
INV. OUT=960.0

MH C-3
TOP=967.0
INV. IN=961.3
INV. OUT=961.2
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INV. OUT=960.8

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TOP=962.65
INV. IN=959.15 (LINE 'B')
INV. IN=956.25 (LINE 'I')
INV. OUT=956.15

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INV. IN=955.9
INV. OUT=955.8

EW B-1
INV.=955.5

OS A-1
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PROPOSED PROPERTY LINE (TYP.)

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INV. OUT=965.6

229.8 L.F. 18" RCP
@ 2.70%

MH C-1
TOP=968.8
INV. IN=960.1
INV. OUT=960.0

MH C-3
TOP=967.0
INV. IN=961.3
INV. OUT=961.2
REMOVE EXISTING ENDWALL AND
INSTALL MANHOLE ON PIPE END.

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INV. IN=960.9
INV. OUT=960.8

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INV. IN=956.25 (LINE 'I')
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TOP=962.45
INV. IN=955.9
INV. OUT=955.8

EW B-1
INV.=955.5

OS A-1
TOP=962.0
INV. OUT=951.9

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INV. OUT=965.6

229.8 L.F. 18" RCP
@ 2.70%

MH C-1
TOP=968.8
INV. IN=960.1
INV. OUT=960.0

MH C-3
TOP=967.0
INV. IN=961.3
INV. OUT=961.2
REMOVE EXISTING ENDWALL AND
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INV. OUT=955.8

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INV.=955.5

OS A-1
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INV. OUT=951.9

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@ 0.68%

CB D-1
TOP=969.1
INV. OUT=965.6

229.8 L.F. 18" RCP
@ 2.70%

MH C-1
TOP=968.8
INV. IN=960.1
INV. OUT=960.0

MH C-3
TOP=967.0
INV. IN=961.3
INV. OUT=961.2
REMOVE EXISTING ENDWALL AND
INSTALL MANHOLE ON PIPE END.

51.4 L.F. 18" RCP
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MH C-2
TOP=968.3
INV. IN=960.9
INV. OUT=960.8

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INV. IN=959.15 (LINE 'B')
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INV. OUT=956.15

23.0 L.F. 18" RCP
@ 1.09%

CB B-1
TOP=962.45
INV. IN=955.9
INV. OUT=955.8

EW B-1
INV.=955.5

OS A-1
TOP=962.0
INV. OUT=951.9

82.1 L.F. 18" RCP
@ 1.10%

PROPOSED PROPERTY LINE (TYP.)

95.3 L.F. 18" RCP
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INV.=959.5

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@ 0.68%

CB D-1
TOP=969.1
INV. OUT=965.6

229.8 L.F. 18" RCP
@ 2.70%

MH C-1
TOP=968.8
INV. IN=960.1
INV. OUT=960.0

MH C-3
TOP=967.0
INV. IN=961.3
INV. OUT=961.2
REMOVE EXISTING ENDWALL AND
INSTALL MANHOLE ON PIPE END.

51.4 L.F. 18" RCP
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TOP=968.3
INV. IN=960.9
INV. OUT=960.8

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INV. IN=959.15 (LINE 'B')
INV. IN=956.25 (LINE 'I')
INV. OUT=956.15

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@ 1.09%

CB B-1
TOP=962.45
INV. IN=955.9
INV. OUT=955.8

EW B-1
INV.=955.5

OS A-1
TOP=962.0
INV. OUT=951.9

82.1 L.F. 18" RCP
@ 1.10%

PROPOSED PROPERTY LINE (TYP.)

95.3 L.F. 18" RCP
@ 0.52%

EW C-1
INV.=959.5

21.9 L.F. 18" RCP
@ 0.68%

CB D-1
TOP=969.1
INV. OUT=965.6

229.8 L.F. 18" RCP
@ 2.70%

MH C-1
TOP=968.8
INV. IN=960.1
INV. OUT=960.0

MH C-3
TOP=967.0
INV. IN=961.3
INV. OUT=961.2
REMOVE EXISTING ENDWALL AND
INSTALL MANHOLE ON PIPE END.

51.4 L.F. 18" RCP
@ 0.58%

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TOP=968.3
INV. IN=960.9
INV. OUT=960.8

137.7 L.F. 18" RCP
@ 0.51%

CB B-2
TOP=962.65
INV. IN=959.15 (LINE 'B')
INV. IN=956.25 (LINE 'I')
INV. OUT=956.15

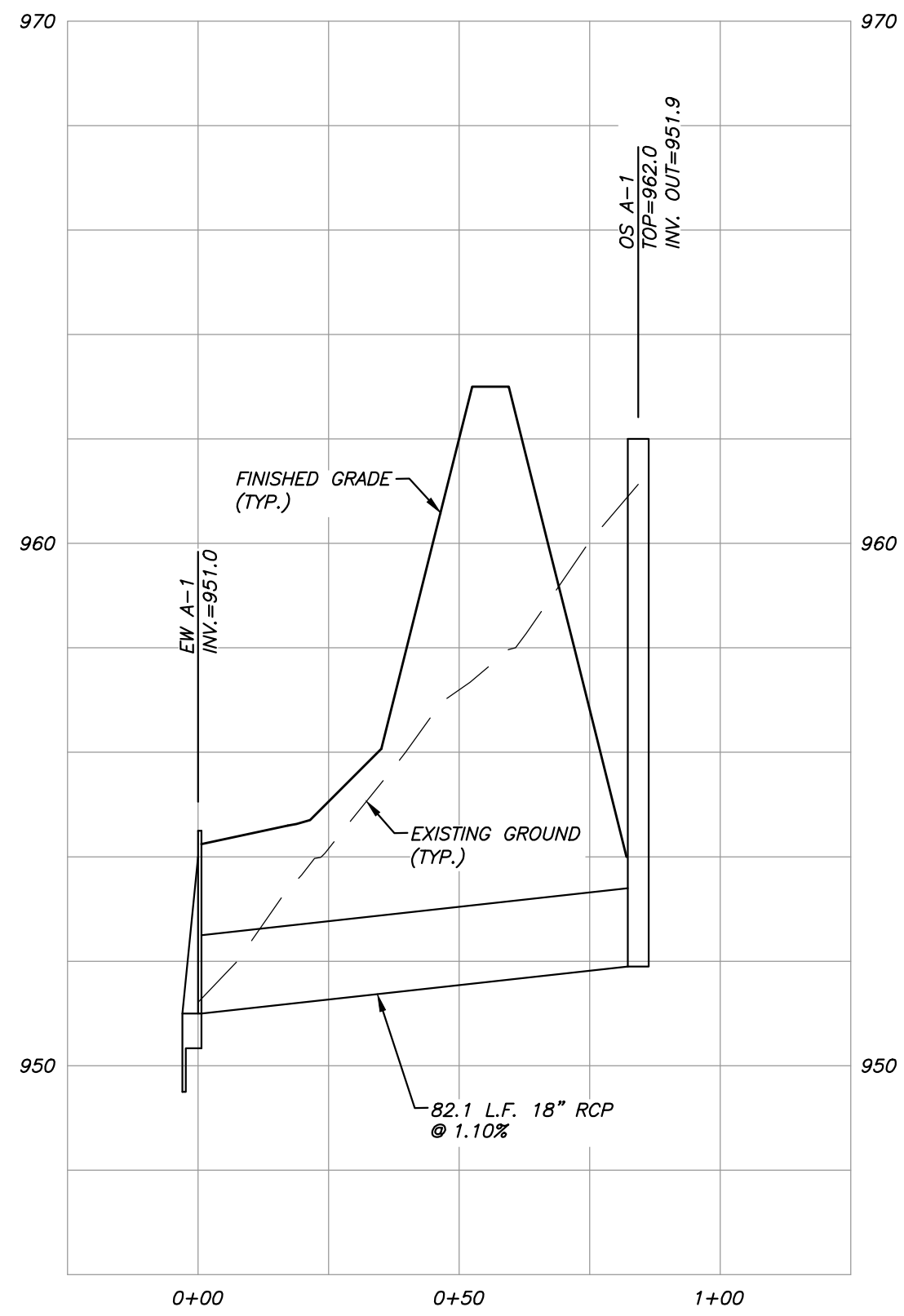
23.0 L.F. 18" RCP
@ 1.09%

CB B-1
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INV. IN=955.9
INV. OUT=955.8

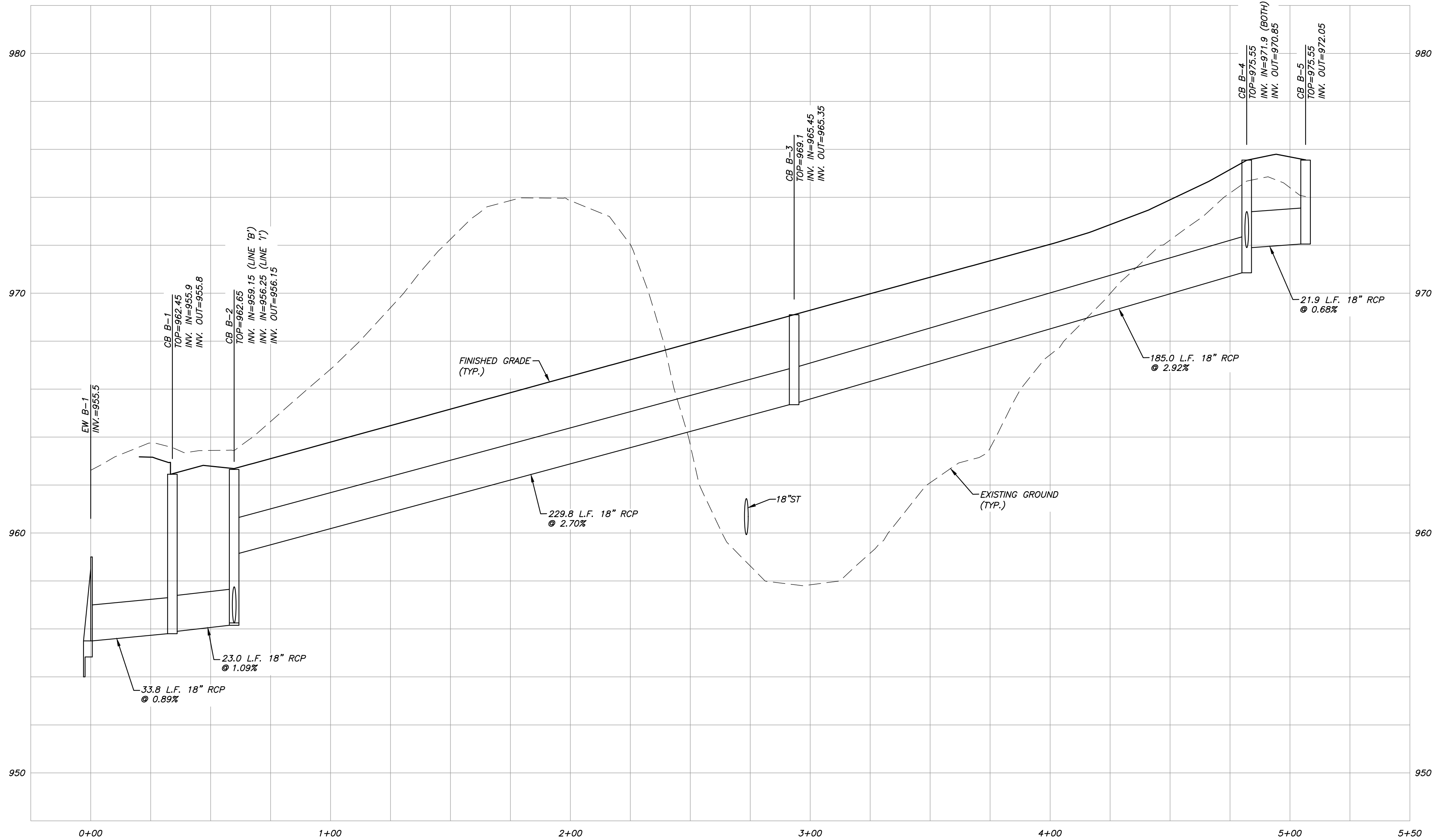
EW B-1
INV.=955.5

OS A-1
TOP=962.0
INV. OUT=951.9

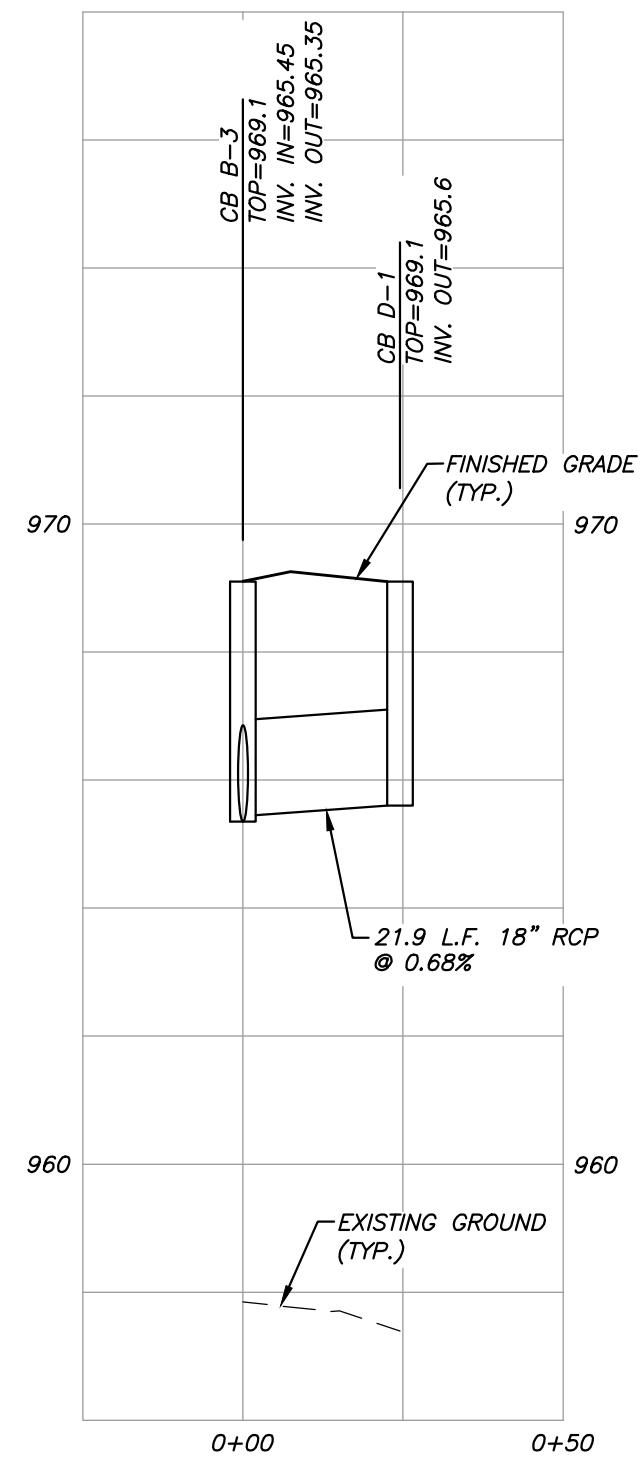
82.1 L.F. 18" RCP
@ 1.10%



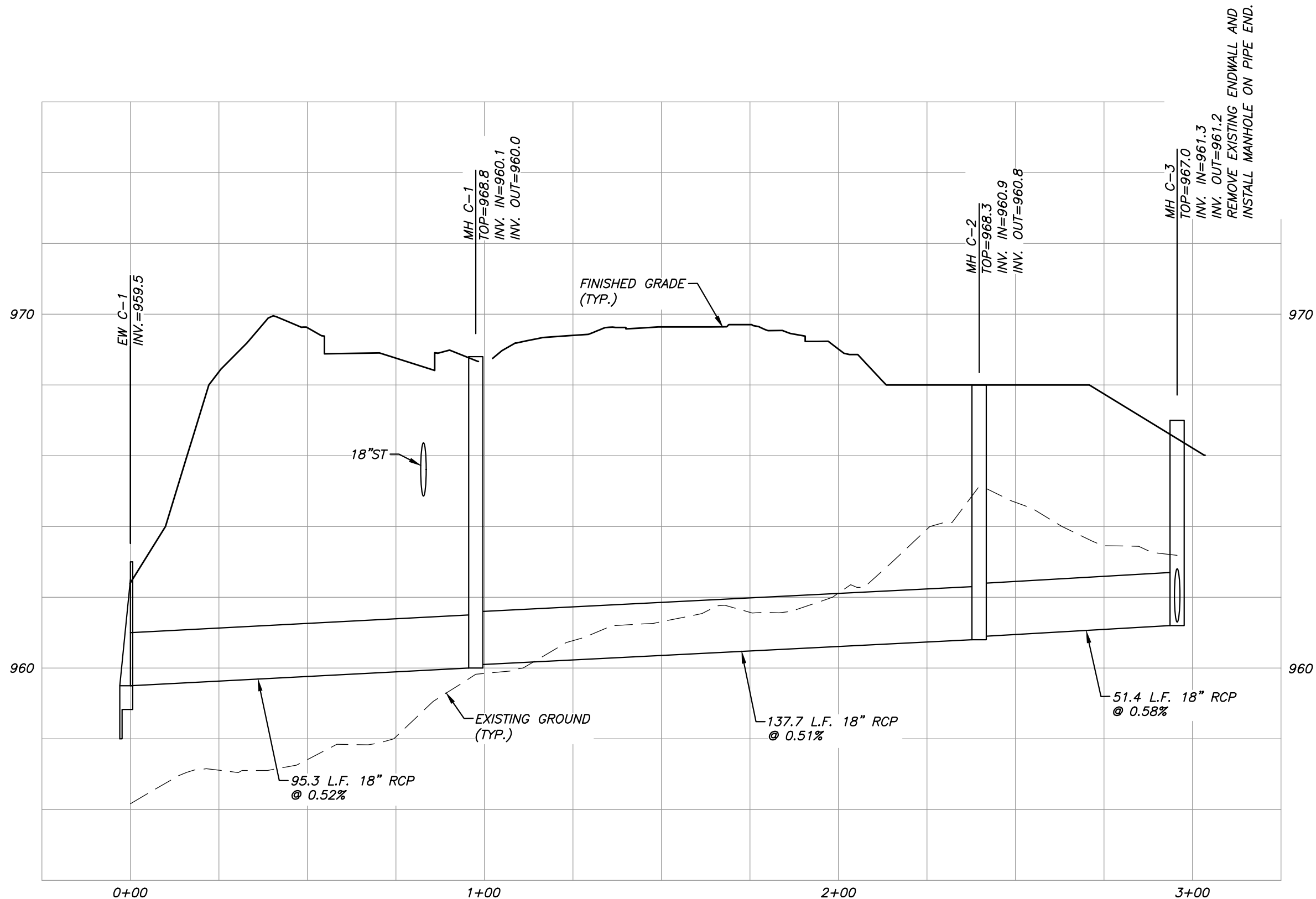
PROFILE VIEW: STORM LINE 'A'
1"=30' (HORIZONTAL)
1"=3' (VERTICAL)



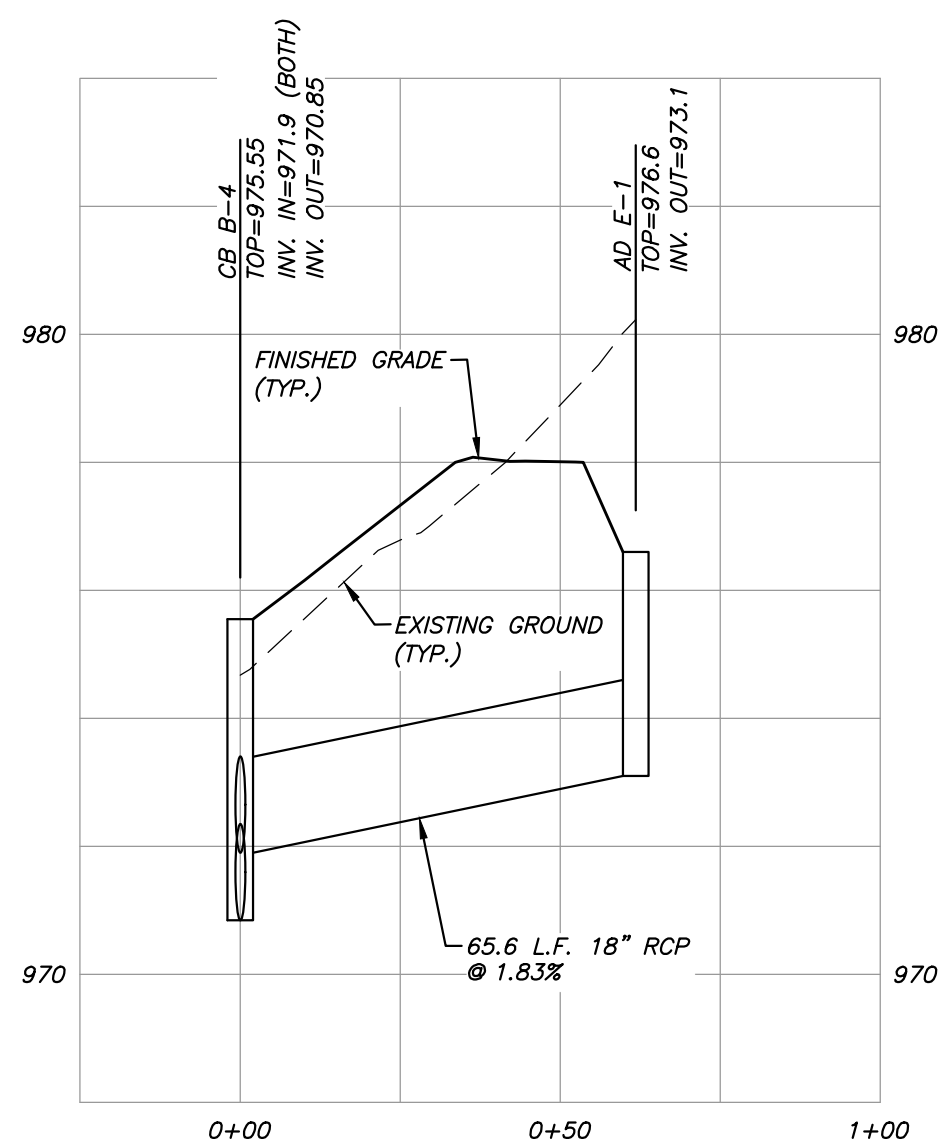
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1"=30' (HORIZONTAL)
1"=3' (VERTICAL)



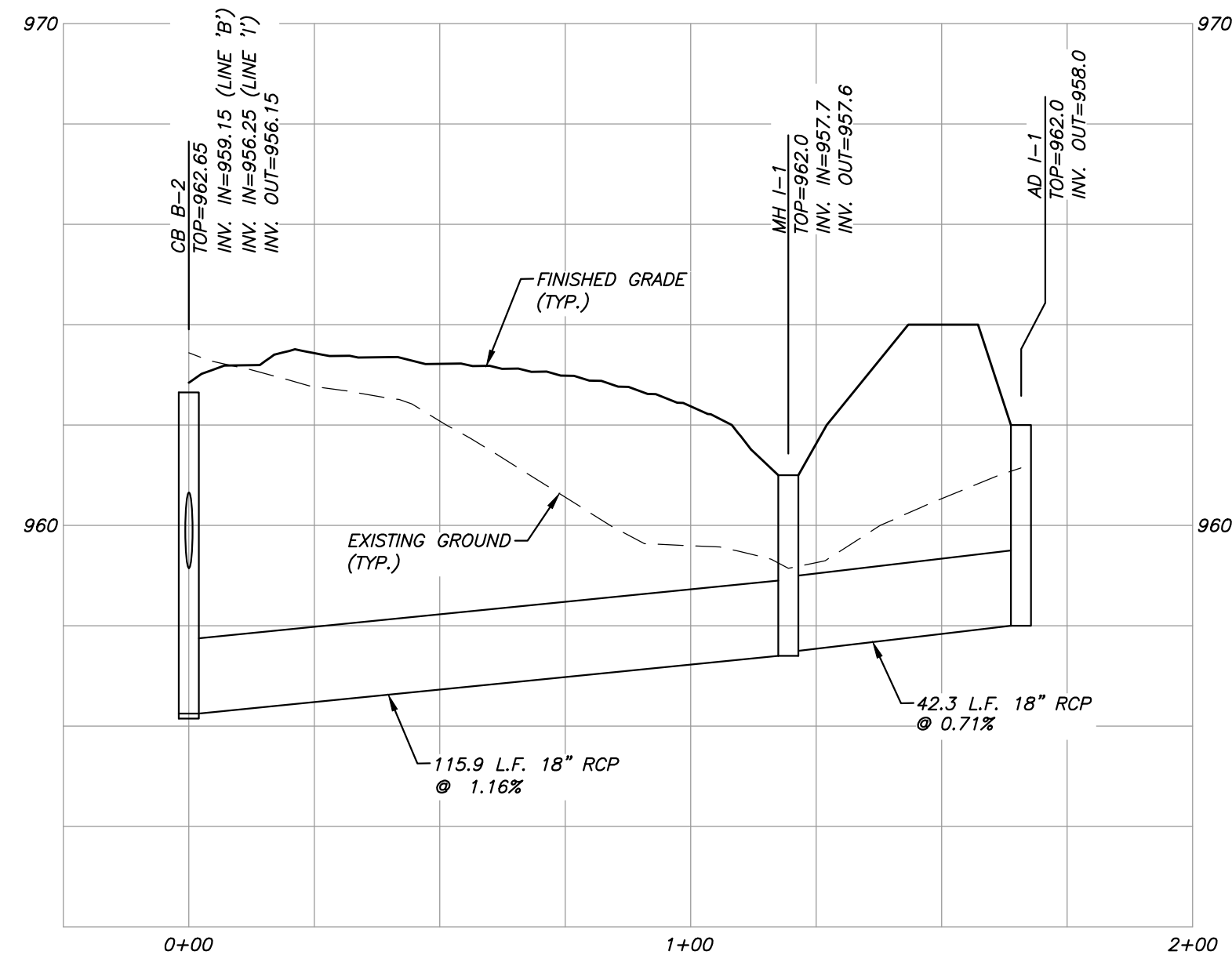
PROFILE VIEW: STORM LINE 'D'
1"=30' (HORIZONTAL)
1"=3' (VERTICAL)



PROFILE VIEW: STORM LINE 'C'
1"=30' (HORIZONTAL)
1"=3' (VERTICAL)



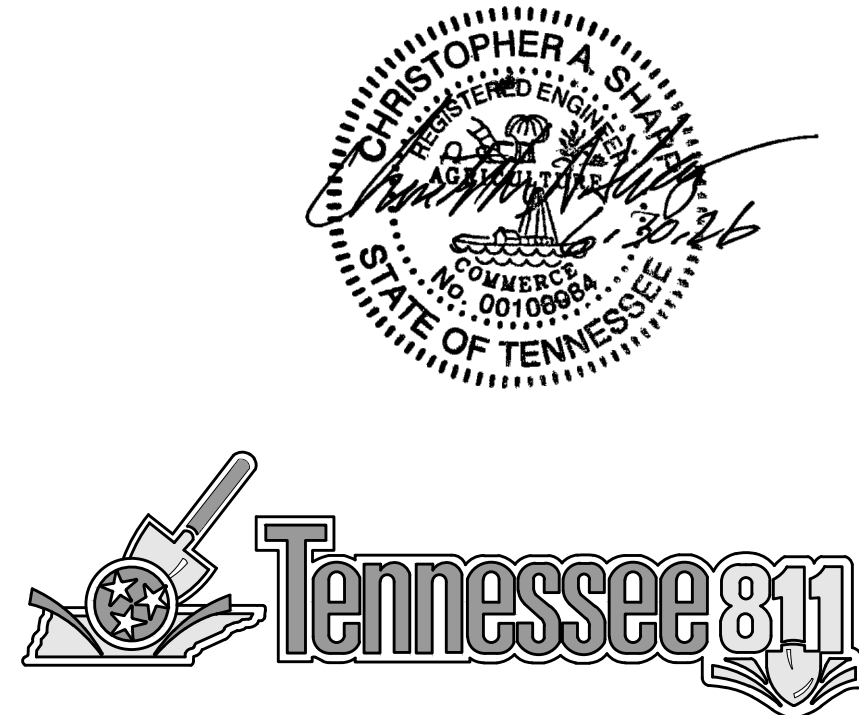
PROFILE VIEW: STORM LINE 'E'
1"=30' (HORIZONTAL)
1"=3' (VERTICAL)



PROFILE VIEW: STORM LINE 'I'
1"=30' (HORIZONTAL)
1"=3' (VERTICAL)



REVISION	DATE	DESCRIPTION	BY
1	6/30/26	GENERAL REVISIONS	BS

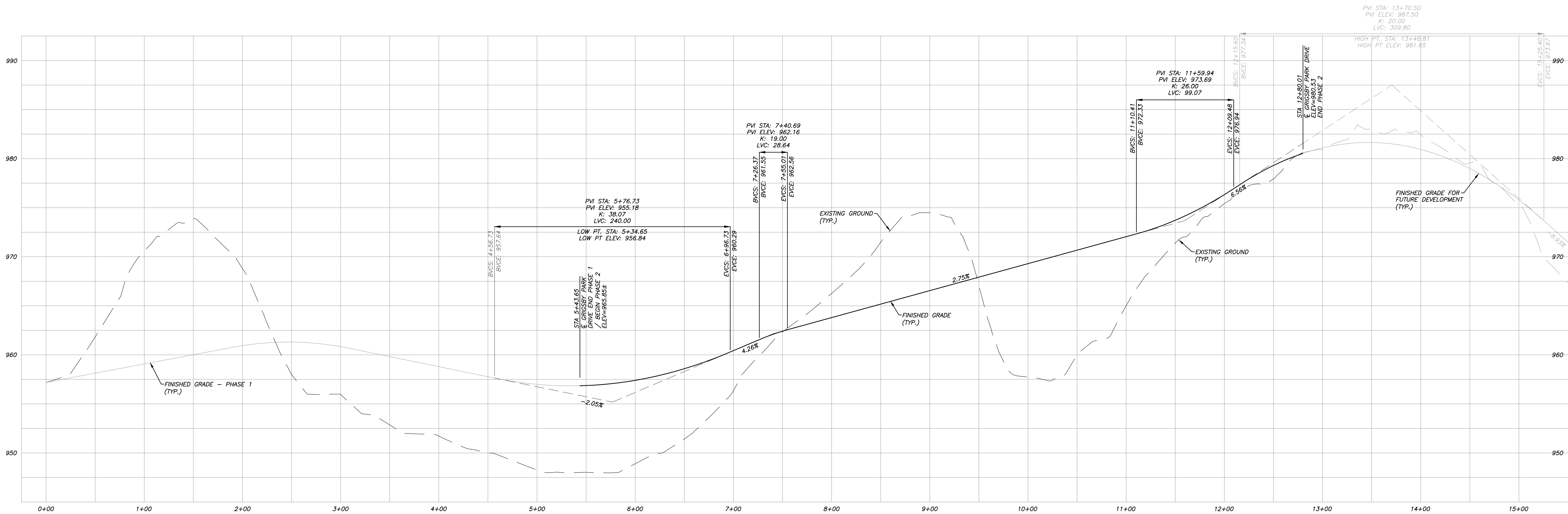


SHEET C-5
DRAINAGE PROFILES
GRIGSBY PARK PHASE II
SITE ADDRESS: 0 FRETZ ROAD, FARRAGUT (37934)

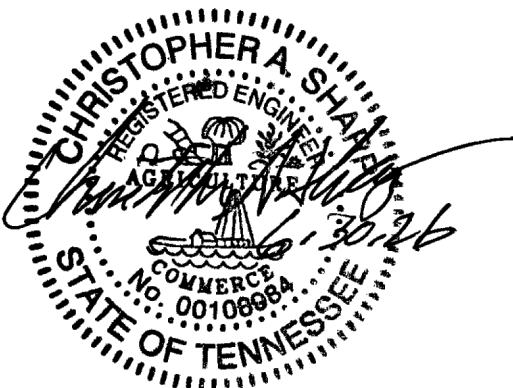
DIST. FW	KNOX COUNTY
TOWN OF FARRAGUT	TENNESSEE
CLT MAPS 130 & 142	PARCELS 116.01 & 96
SCALE: AS NOTED	MAY 18, 2026

OWNER/DEVELOPER:
RIVERPARK HOMES & DEVELOPMENT, LLC.
621 GWINHURST ROAD
KNOXVILLE, TN 37934
(865) 607-4412

	URBAN ENGINEERING, INC. 10330 HARDIN VALLEY ROAD, SUITE 201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924	
DWN: CLM	CHK: CAS	DWG. NO. 2106017



PROFILE VIEW: ROAD 'A': STA 0+00 THRU STA 15+50
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)



REVISION	DATE	DESCRIPTION	BY
1	6/30/26	GENERAL REVISIONS	BS

SHEET C-6

ROAD PROFILE

GRIGSBY PARK PHASE II

SITE ADDRESS: GRIGSBY CHAPEL, KNOXVILLE 37934

DIST. FW

TOWN OF FARRAGUT

CLT MAPS 130 & 142

SCALE: AS NOTED

KNOX COUNTY

TENNESSEE

PARCELS 116.01 & 96

MAY 18, 2026

OWNER/DEVELOPER:
RIVERPARK HOMES & DEVELOPMENT, LLC.
621 GWINHURST ROAD
KNOXVILLE, TN 37934
(865) 607-4412

URBAN ENGINEERING, INC.

10330 HARDIN VALLEY ROAD, SUITE 201

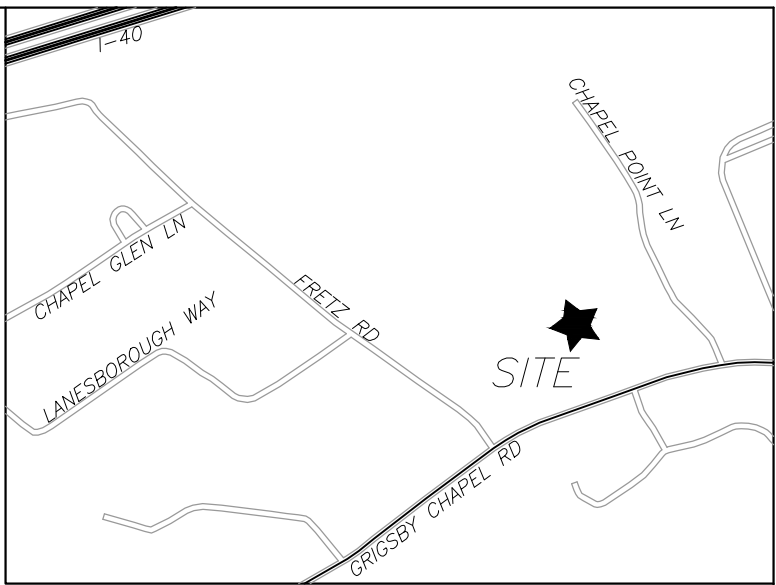
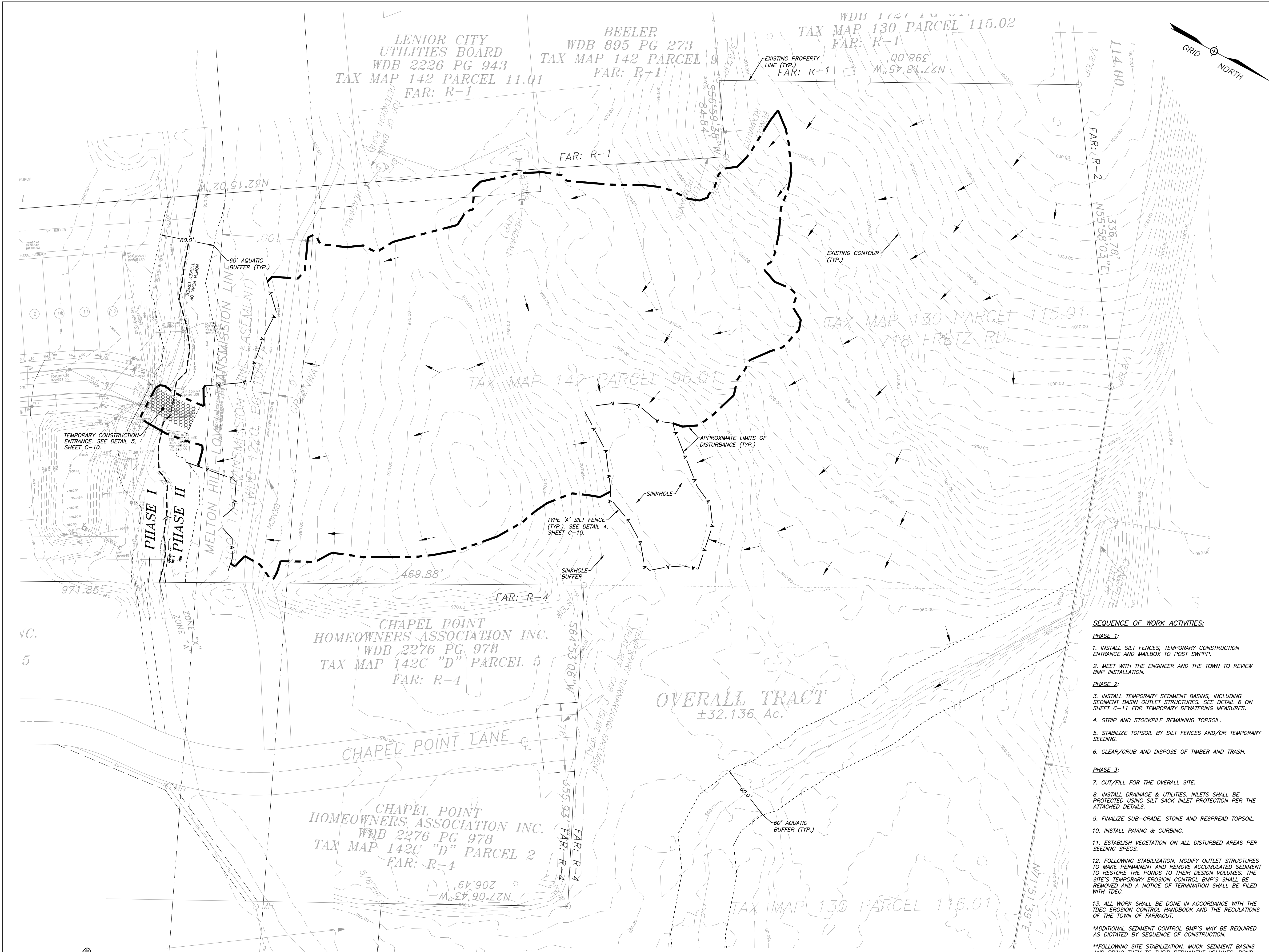
KNOXVILLE, TENNESSEE 37932

(865) 966-1924

DWN: CLM

CHK: CAS

DWG. NO. 2106017



EROSION & SEDIMENT CONTROL NOTES

1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
2. THE CONTRACTOR SHALL MEET ONSITE WITH THE ENGINEER TO APPROVE THE LOCATION OF THE SILT FENCES AND OTHER EROSION CONTROL FEATURES PRIOR BREAKING GROUND.
3. THE CONTRACTOR SHALL AVOID TRACKING MUD AND SILT ONTO EXISTING ROADS AND SHALL BE RESPONSIBLE FOR CLEANUP OF ANY VIOLATION.
4. ALL CONSTRUCTION SHALL COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
5. ALL UNIMPROVED AREAS SHALL BE LANDSCAPED OR GRASSED. GRASS SPECIFICATIONS AS FOLLOWS:

TOPSOIL TO UNIFORM DEPTH OF 4"
AGRICULTURAL LIME - 3 TONS/ACRE
3.0 LBS. KY 31 FESCUE PER 1,000 SQ. FT.
0.5 LBS. ENGLISH RYE PER 1,000 SQ. FT.
10 LBS. DRY FERTILIZER (12-24-24 OR EQUAL) PER 1,000 SQ. FT.

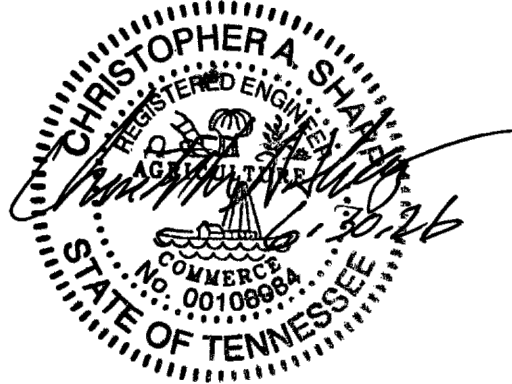
100 LBS DRY STRAW PER 1,000 SQ. FT. (EXCEPT WHERE EROSION CONTROL FABRIC REQUIRED)

ALL GRASSED SLOPES 3:1 OR STEEPER TO HAVE ECM (VERDYOL OR EQUAL)

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH A FULL, EVEN STAND OF VEGETATION ON THE AREAS TO BE SEEDED. SPARSE AREAS SHALL BE SCARIFIED AND RESEEDED UNTIL A FULL STAND IS ESTABLISHED.
6. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION OF SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
7. SEE DETAILS ON SHEET C-11 FOR OUTLET STRUCTURE HOLES THAT ARE TO REMAIN PLUGGED DURING CONSTRUCTION.
8. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE GRADING PERMITEE.
9. THE PROPOSED SEDIMENT CONTROL MEASURES ARE DESIGNED TO ACCOMMODATE A 5-YEAR, 24-HOUR STORM.
10. THE TOTAL AREA DISTURBED AS PART OF PHASE II OF THIS PROJECT IS APPROXIMATELY 4.5-ACRES.
11. TEMPORARY SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND ON SOIL STOCKPILES. PERMANENT SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE COMPLETED AND WHEN CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. SEED AREAS THAT SHOW SIGNS OF EXCESSIVE EROSION.
12. THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY.

SEQUENCE OF WORK ACTIVITIES:

- PHASE 1:**
1. INSTALL SILT FENCES, TEMPORARY CONSTRUCTION ENTRANCE AND MAILBOX TO POST SWPPP.
 2. MEET WITH THE ENGINEER AND THE TOWN TO REVIEW BMP INSTALLATION.
- PHASE 2:**
3. INSTALL TEMPORARY SEDIMENT BASINS, INCLUDING SEDIMENT BASIN OUTLET STRUCTURES. SEE DETAIL 6 ON SHEET C-11 FOR TEMPORARY DEWATERING MEASURES.
 4. STRIP AND STOCKPILE REMAINING TOPSOIL.
 5. STABILIZE TOPSOIL BY SILT FENCES AND/OR TEMPORARY SEEDING.
 6. CLEAR/GRUB AND DISPOSE OF TIMBER AND TRASH.
- PHASE 3:**
7. CUT/FILL FOR THE OVERALL SITE.
 8. INSTALL DRAINAGE & UTILITIES. INLETS SHALL BE PROTECTED USING SILT SACK INLET PROTECTION PER THE ATTACHED DETAILS.
 9. FINALIZE SUB-GRADE, STONE AND RESPREAD TOPSOIL.
 10. INSTALL PAVING & CURBING.
 11. ESTABLISH VEGETATION ON ALL DISTURBED AREAS PER SEEDING SPECS.
 12. FOLLOWING STABILIZATION, MODIFY OUTLET STRUCTURES TO MAKE PERMANENT AND REMOVE ACCUMULATED SEDIMENT TO RESTORE THE PONDS TO THEIR DESIGN VOLUMES. THE SITE'S TEMPORARY EROSION CONTROL BMP'S SHALL BE REMOVED AND A NOTICE OF TERMINATION SHALL BE FILED WITH TDEC.
 13. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE TDEC EROSION CONTROL HANDBOOK AND THE REGULATIONS OF THE TOWN OF FARRAGUT.
- *ADDITIONAL SEDIMENT CONTROL BMP'S MAY BE REQUIRED AS DICTATED BY SEQUENCE OF CONSTRUCTION.**
- **FOLLOWING SITE STABILIZATION, MUCK SEDIMENT BASINS AND BRING THEM TO THEIR PERMANENT VOLUMES. POND SLOPES SHALL BE MATTED AND SEEDED IMMEDIATELY UPON ATTAINING FINISHED ELEVATIONS.**



SHEET C-7

EROSION & SEDIMENT CONTROL PLAN - PHASE 1

GRIGSBY PARK - PHASE II

SITE ADDRESS: 0 FRETZ ROAD, FARRAGUT (37934)

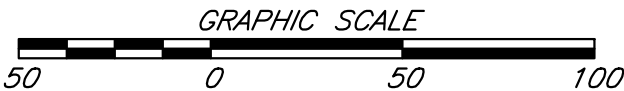
DIST. FW	KNOX COUNTY
TOWN OF FARRAGUT	TENNESSEE
CLT MAPS 130	PARCEL 116.01
SCALE: 1"=50'	MAY 18, 2026

OWNER/DEVELOPER:
RIVERPARK HOMES & DEVELOPMENT, LLC.
621 GWINHURST ROAD
KNOXVILLE, TN 37934
(865) 607-4412



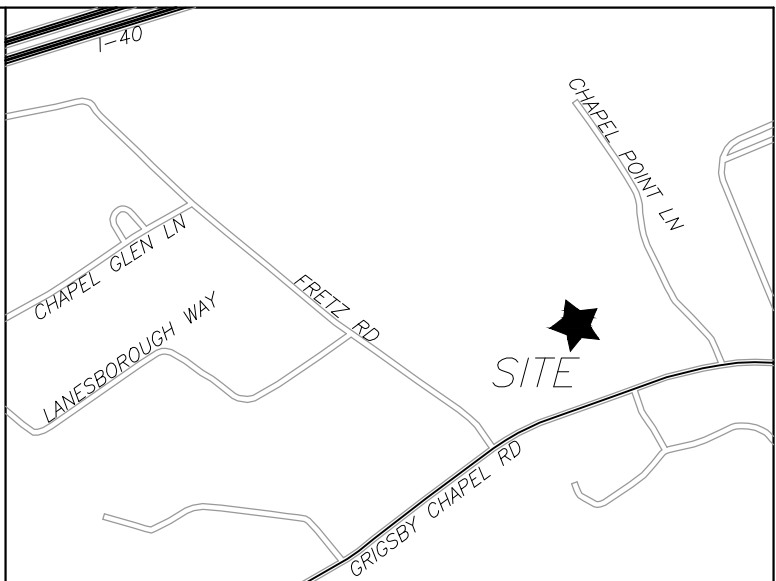
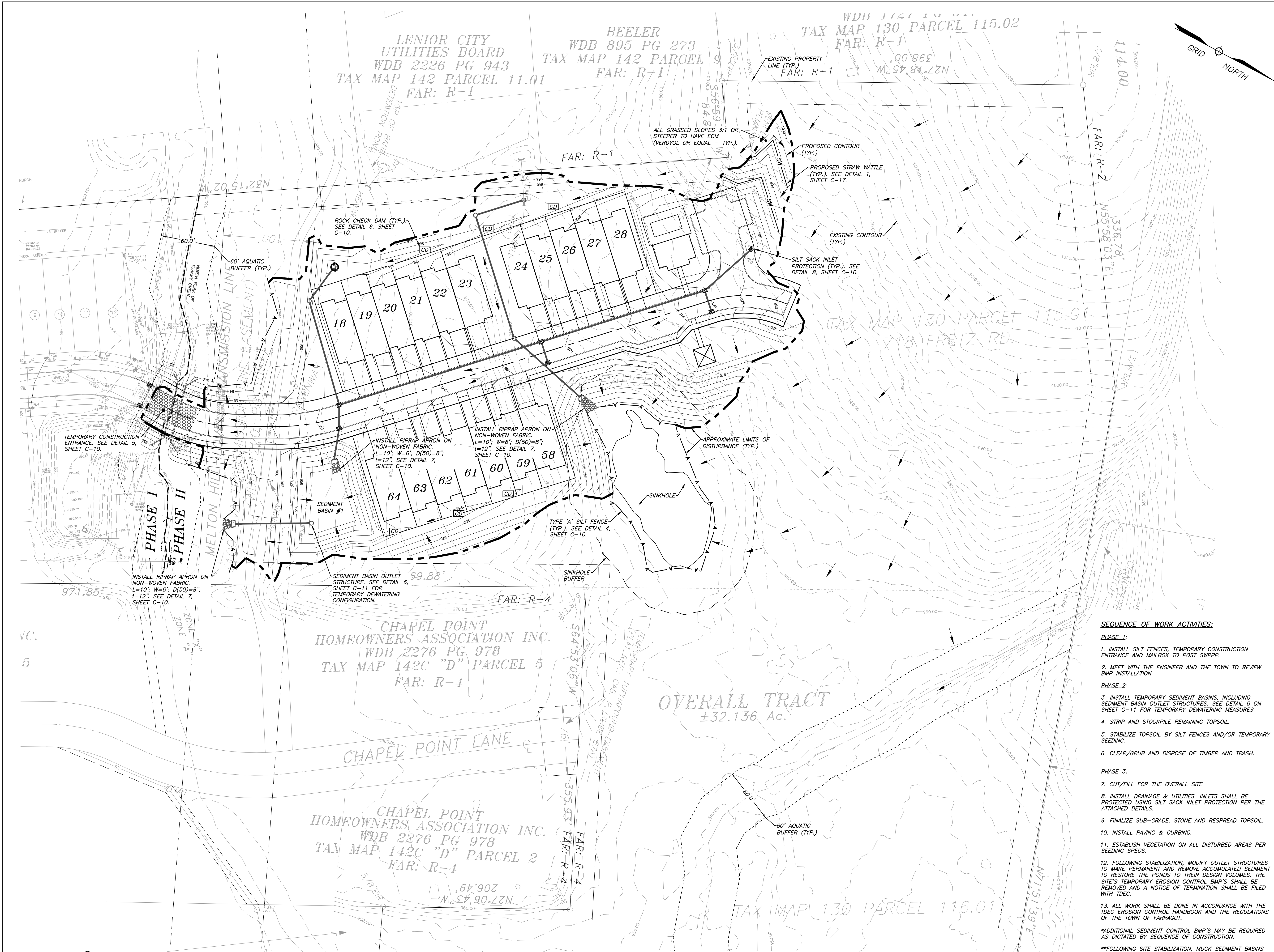
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: BS	CHK: CAS	DWG. NO. 2106017
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REFERENCE:
DEED INST. 202002280057309

REVISION	DATE	DESCRIPTION	BY
1	6/30/26	GENERAL REVISIONS	BS



EROSION & SEDIMENT CONTROL NOTES

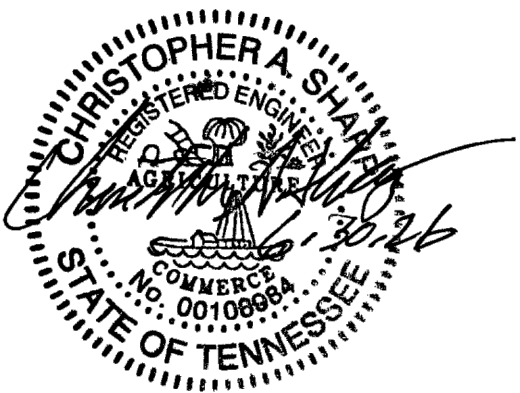
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3.0 LBS. KY 31 FESCUE PER 1,000 SQ. FT.
0.5 LBS. ENGLISH RYE PER 1,000 SQ. FT.
10 LBS. DRY FERTILIZER (12-24-24 OR EQUAL) PER 1,000 SQ. FT.
100 LBS DRY STRAW PER 1,000 SQ. FT. (EXCEPT WHERE EROSION CONTROL FABRIC REQUIRED)
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- THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION OF SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
- SEE DETAILS ON SHEET C-11 FOR OUTLET STRUCTURE HOLES THAT ARE TO REMAIN PLUGGED DURING CONSTRUCTION.
- ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE GRADING PERMITTEE.
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- PHASE 1:
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- PHASE 2:
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 - STRIP AND STOCKPILE REMAINING TOPSOIL.
 - STABILIZE TOPSOIL BY SILT FENCES AND/OR TEMPORARY SEEDING.
 - CLEAR/GRUB AND DISPOSE OF TIMBER AND TRASH.
- PHASE 3:
- CUT/FILL FOR THE OVERALL SITE.
 - INSTALL DRAINAGE & UTILITIES. INLETS SHALL BE PROTECTED USING SILT SACK INLET PROTECTION PER THE ATTACHED DETAILS.
 - FINALIZE SUB-GRADE, STONE AND RESPREAD TOPSOIL.
 - INSTALL PAVING & CURBING.
 - ESTABLISH VEGETATION ON ALL DISTURBED AREAS PER SEEDING SPECS.
 - FOLLOWING STABILIZATION, MODIFY OUTLET STRUCTURES TO MAKE PERMANENT AND REMOVE ACCUMULATED SEDIMENT TO RESTORE THE PONDS TO THEIR DESIGN VOLUMES. THE SITE'S TEMPORARY EROSION CONTROL BMP'S SHALL BE REMOVED AND A NOTICE OF TERMINATION SHALL BE FILED WITH TDEC.
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*ADDITIONAL SEDIMENT CONTROL BMP'S MAY BE REQUIRED AS DICTATED BY SEQUENCE OF CONSTRUCTION.

**FOLLOWING SITE STABILIZATION, MUCK SEDIMENT BASINS AND BRING THEM TO THEIR PERMANENT VOLUMES. POND SLOPES SHALL BE MATTED AND SEEDED IMMEDIATELY UPON ATTAINING FINISHED ELEVATIONS.



SHEET C-9

EROSION & SEDIMENT CONTROL PLAN - PHASE 3

GRIGSBY PARK - PHASE II

SITE ADDRESS: 0 FRETZ ROAD, FARRAGUT (37934)

DIST. FW	KNOX COUNTY
TOWN OF FARRAGUT	TENNESSEE
CLT MAPS 130	PARCEL 116.01
SCALE: 1"=50'	MAY 18, 2026

OWNER/DEVELOPER:
RIVERPARK HOMES & DEVELOPMENT, LLC.
621 GWINHURST ROAD
KNOXVILLE, TN 37934
(865) 607-4412

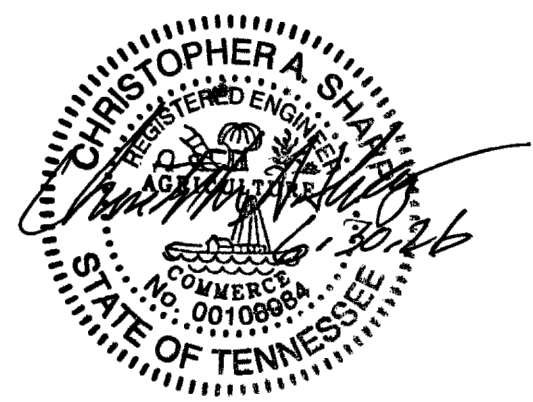
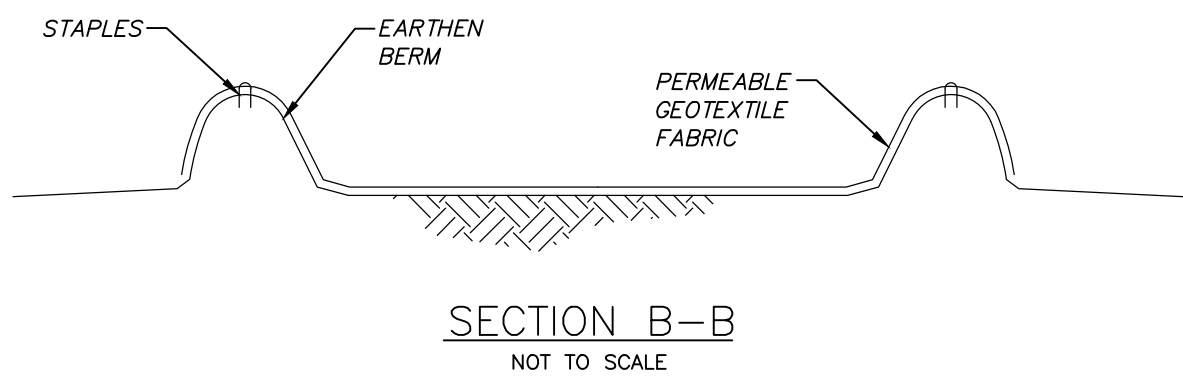
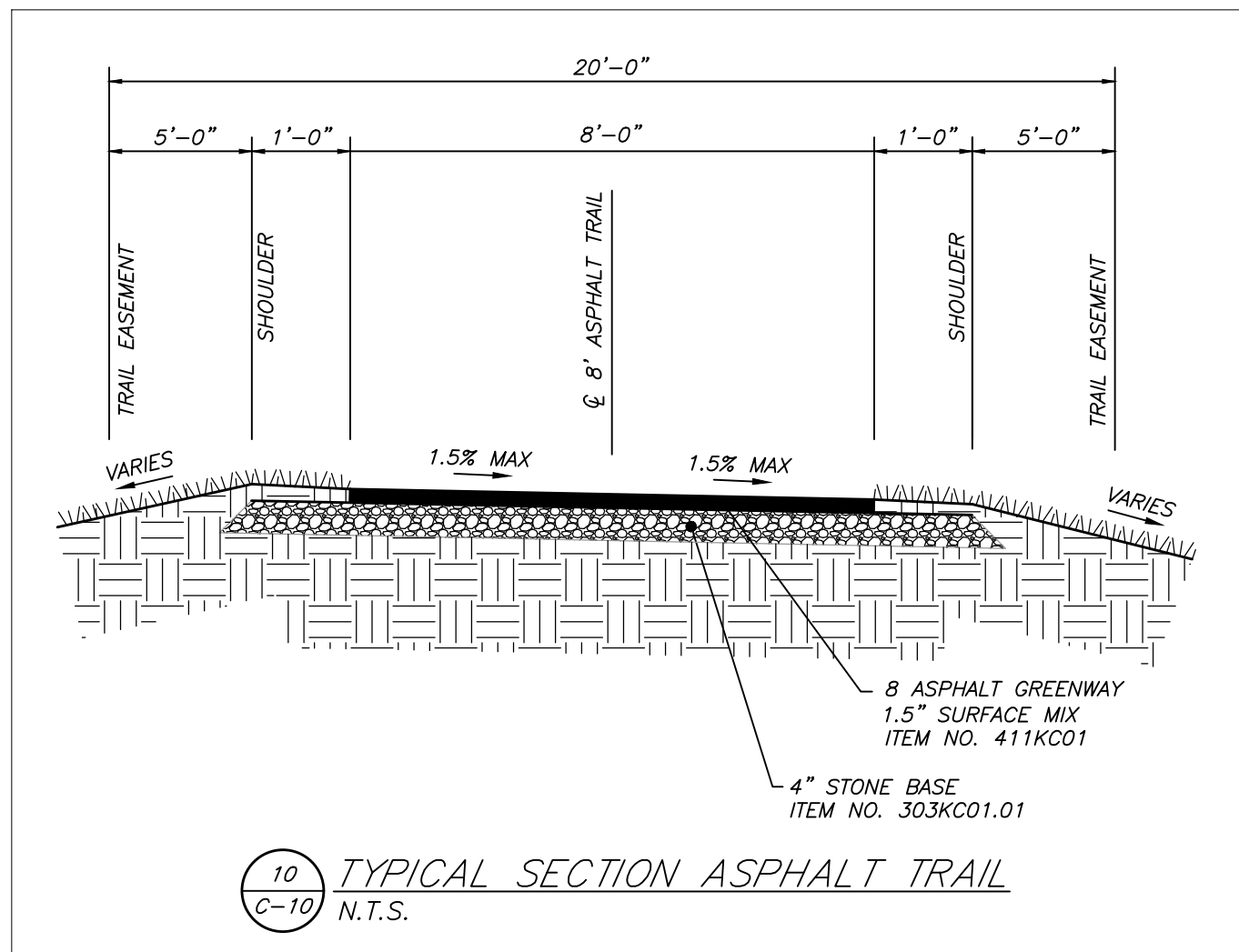
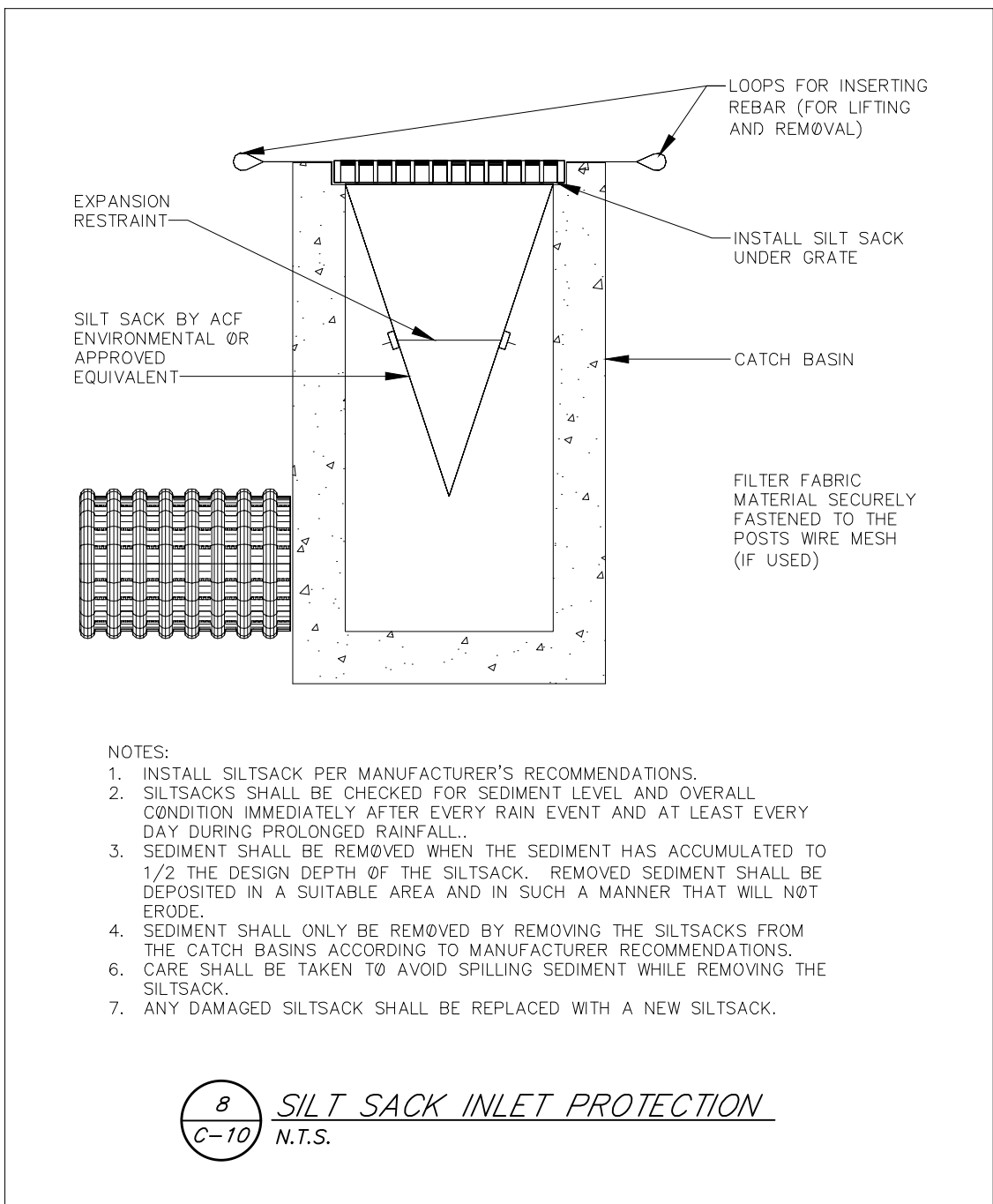
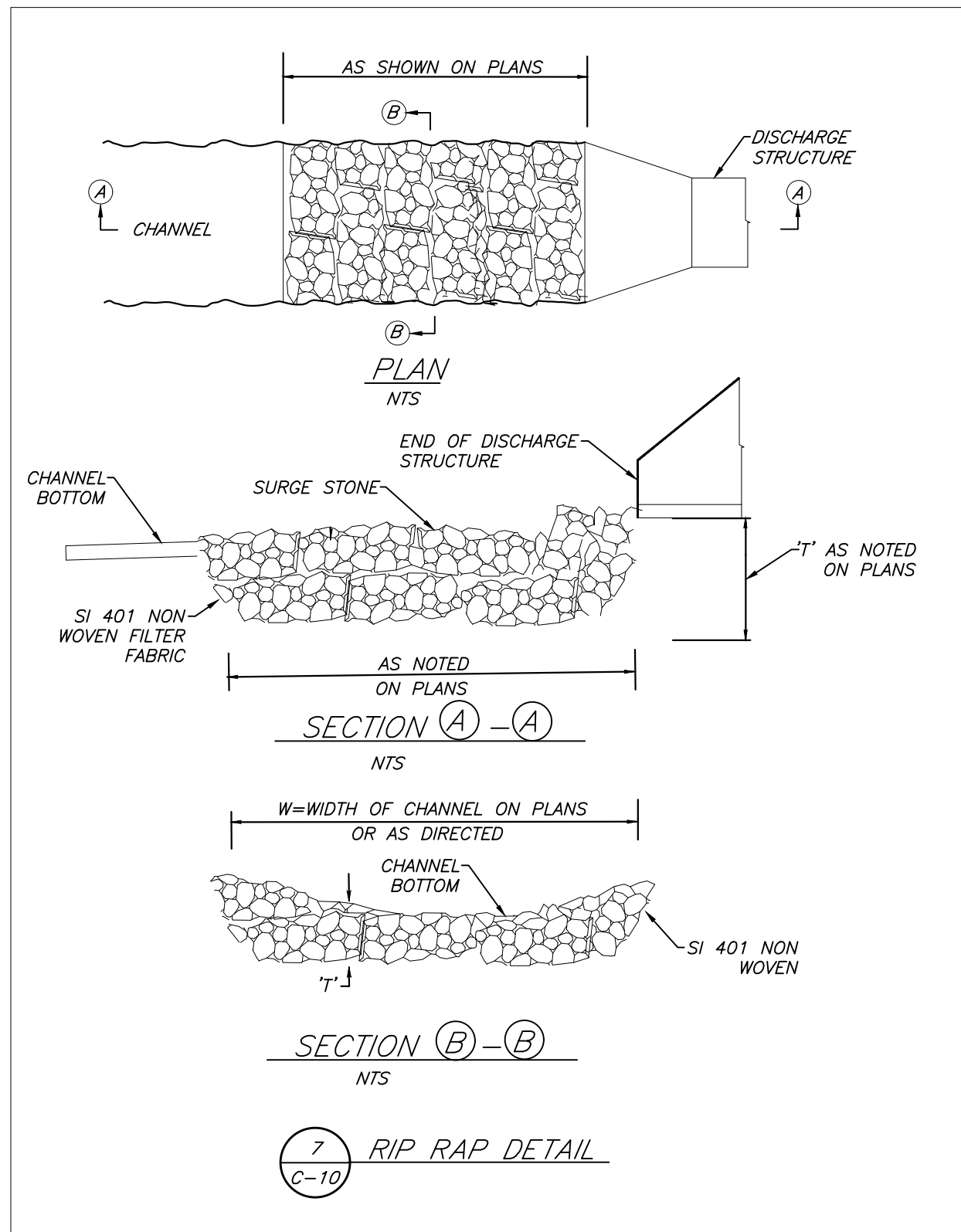
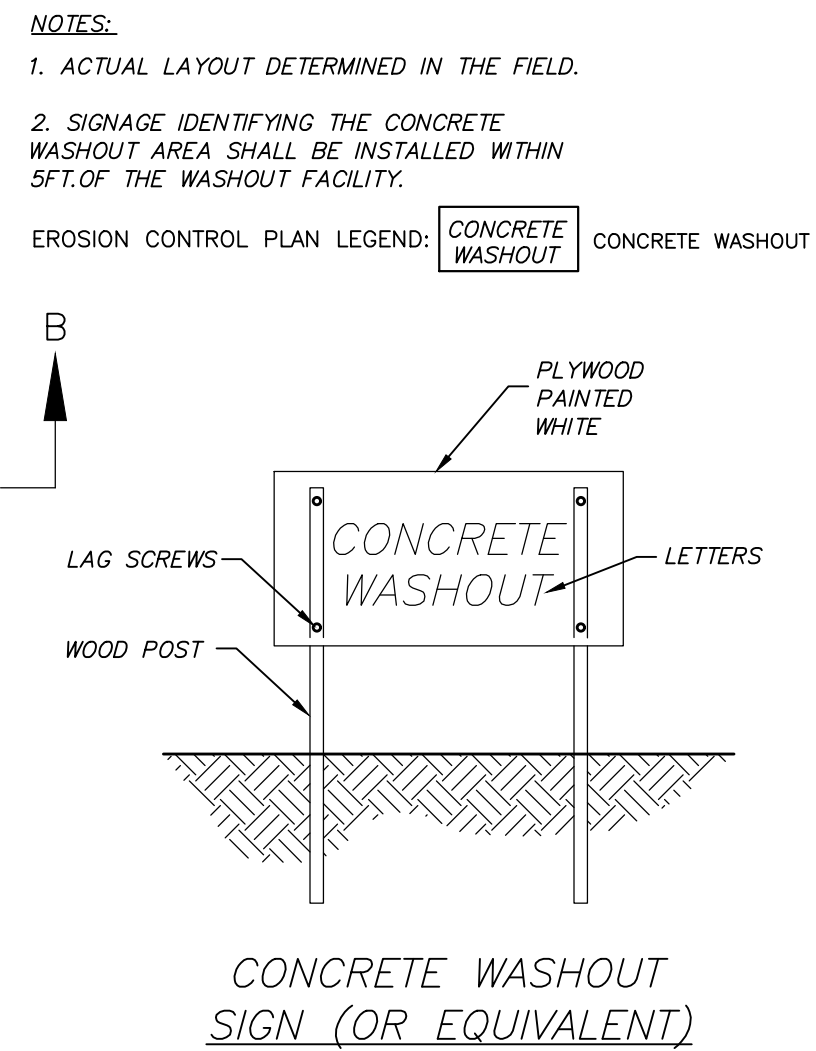
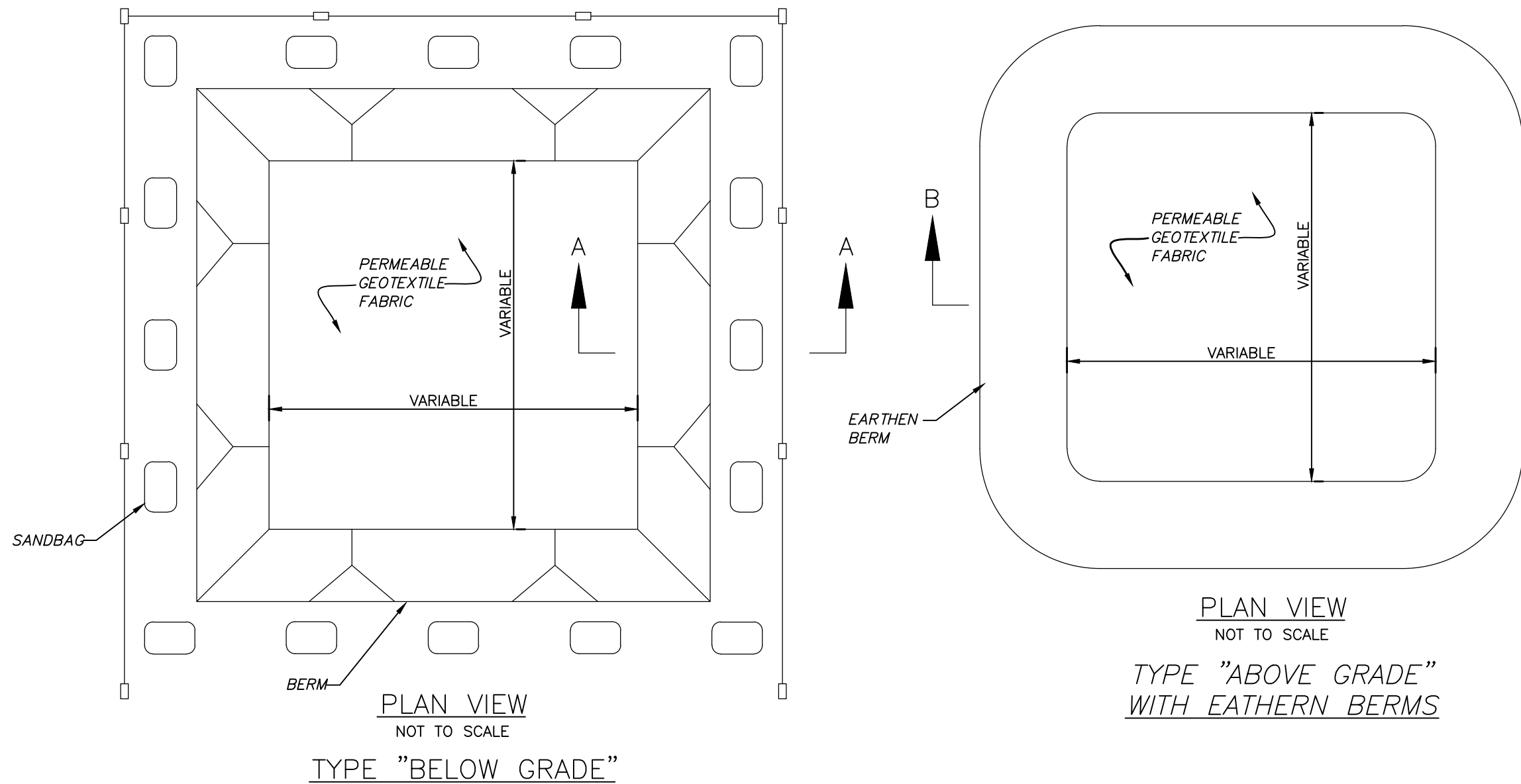
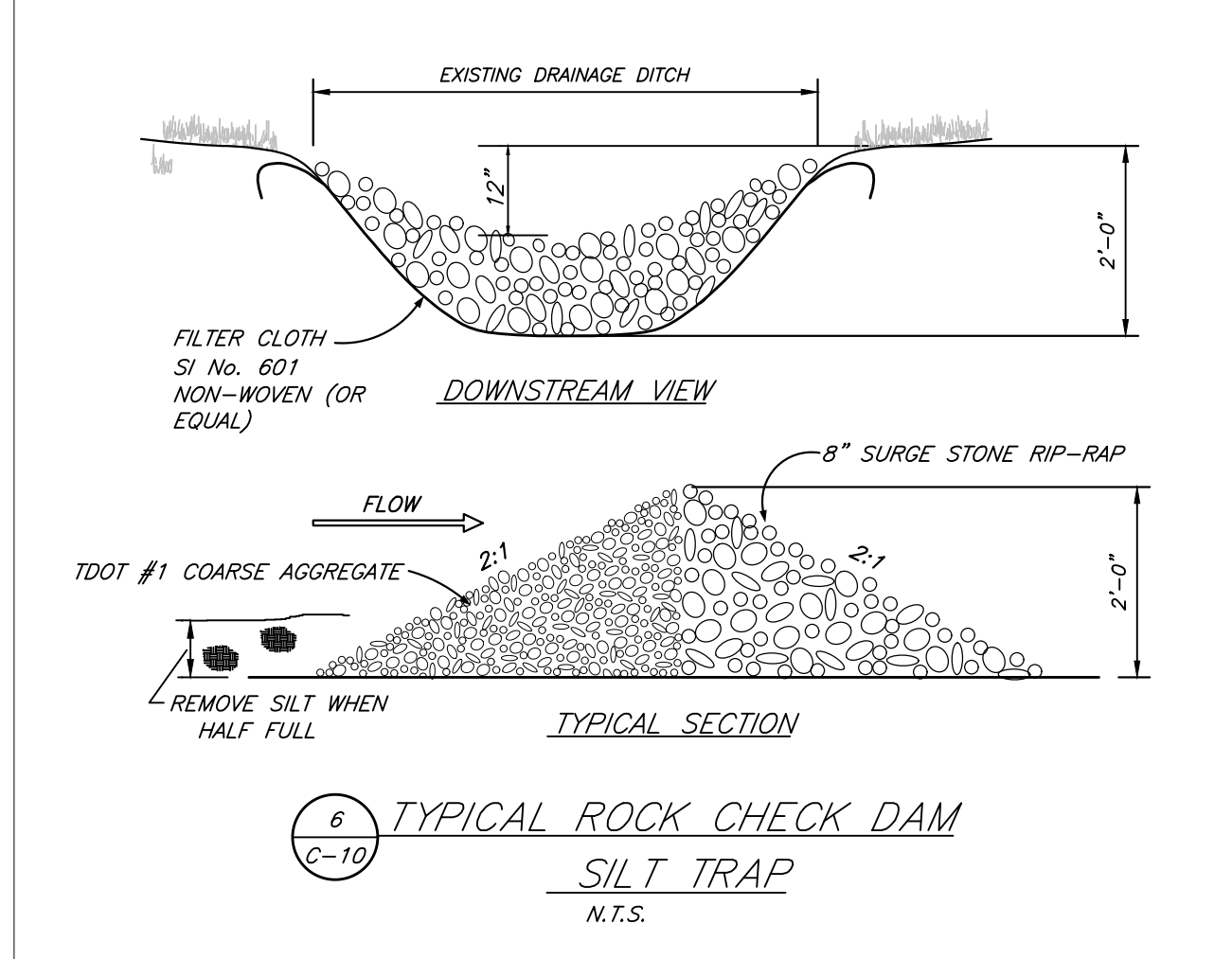
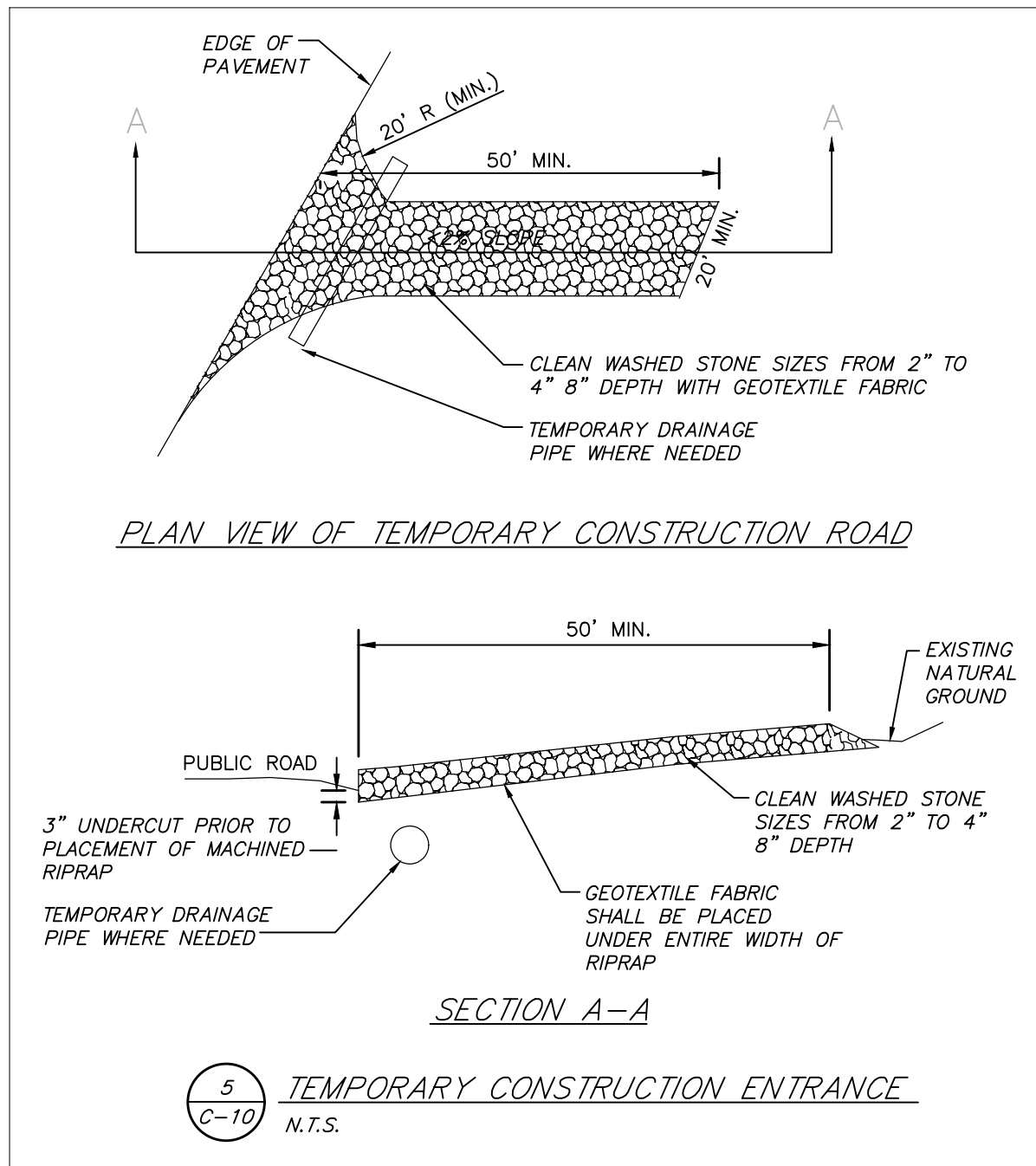
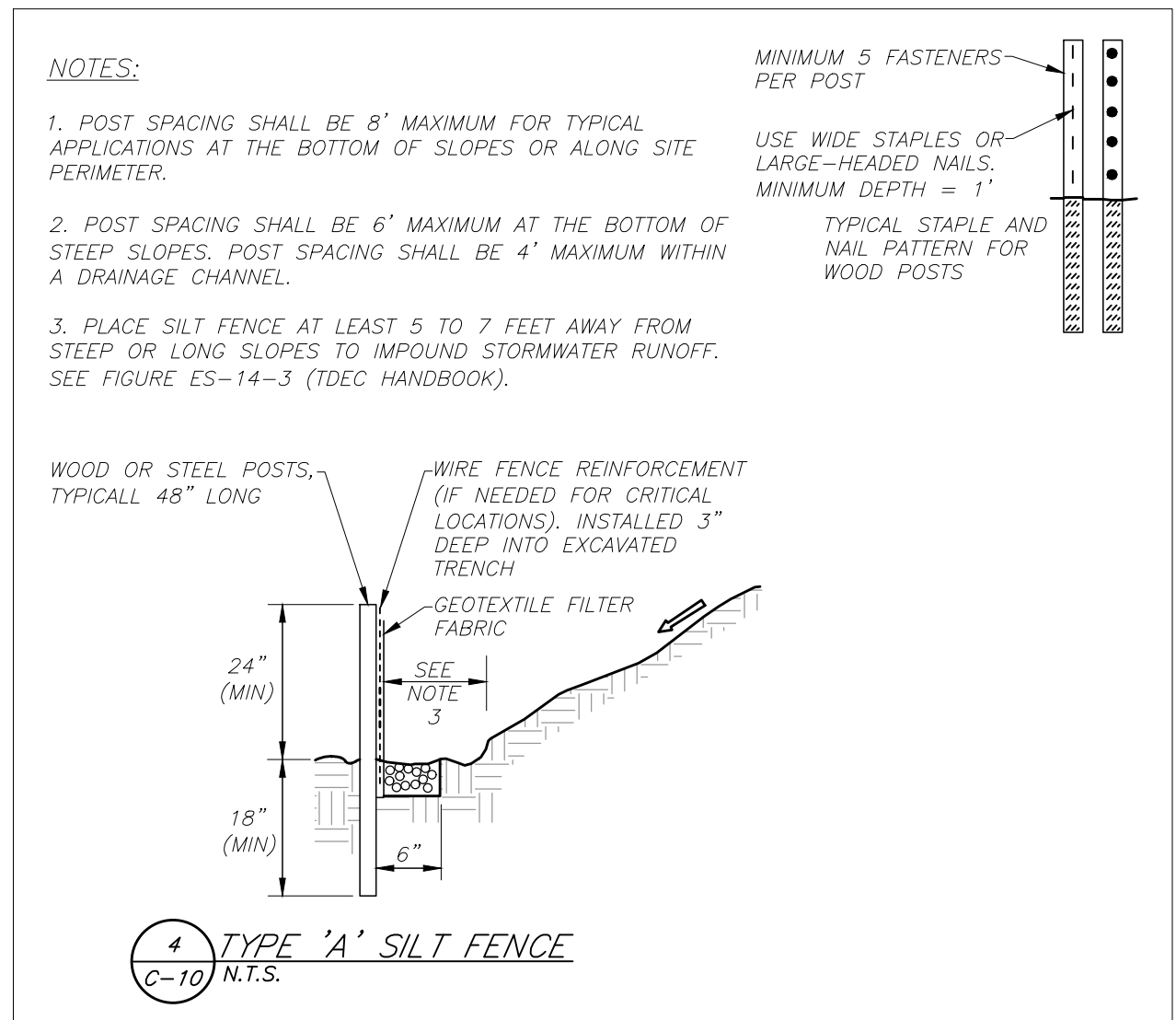
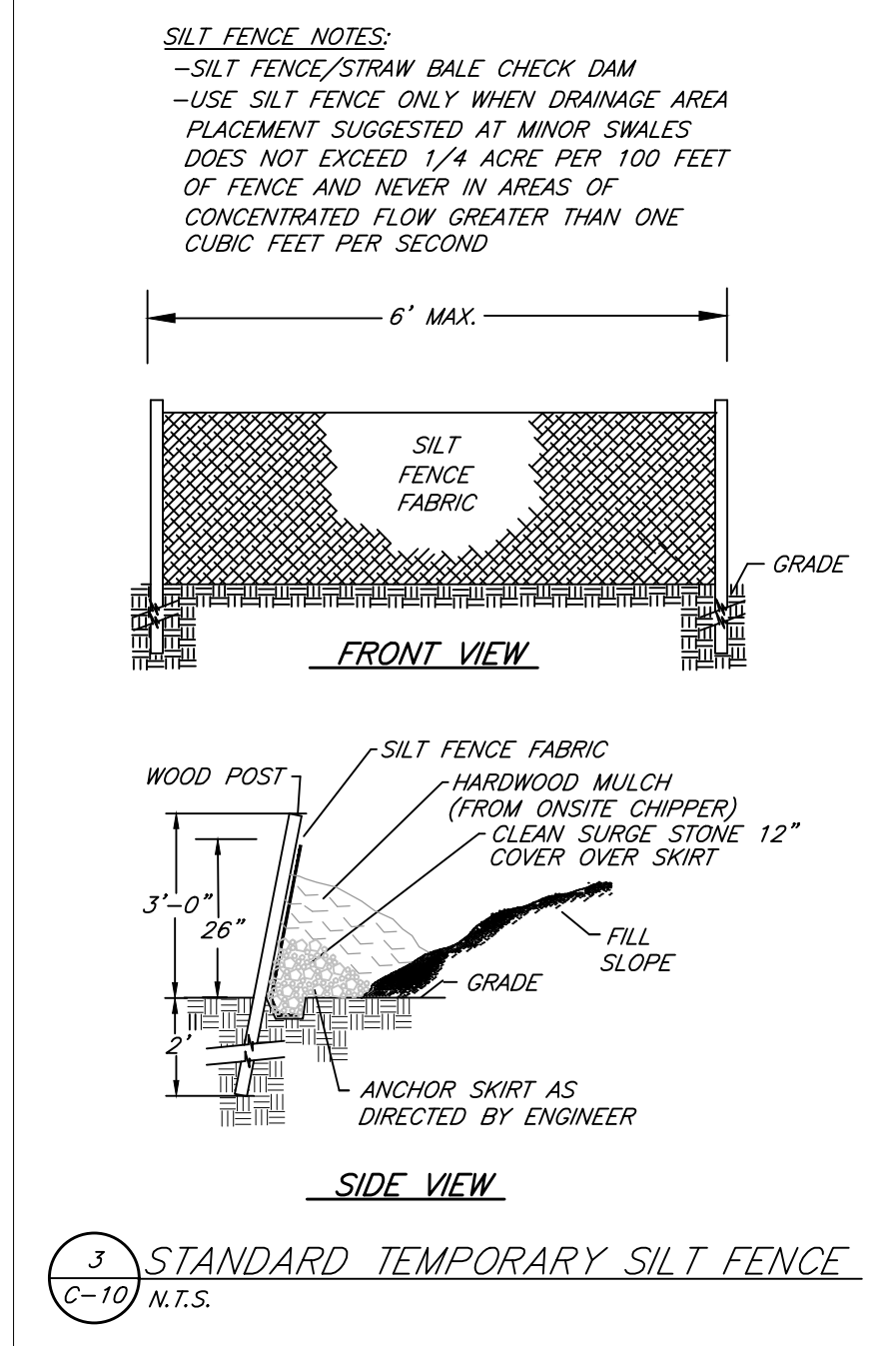
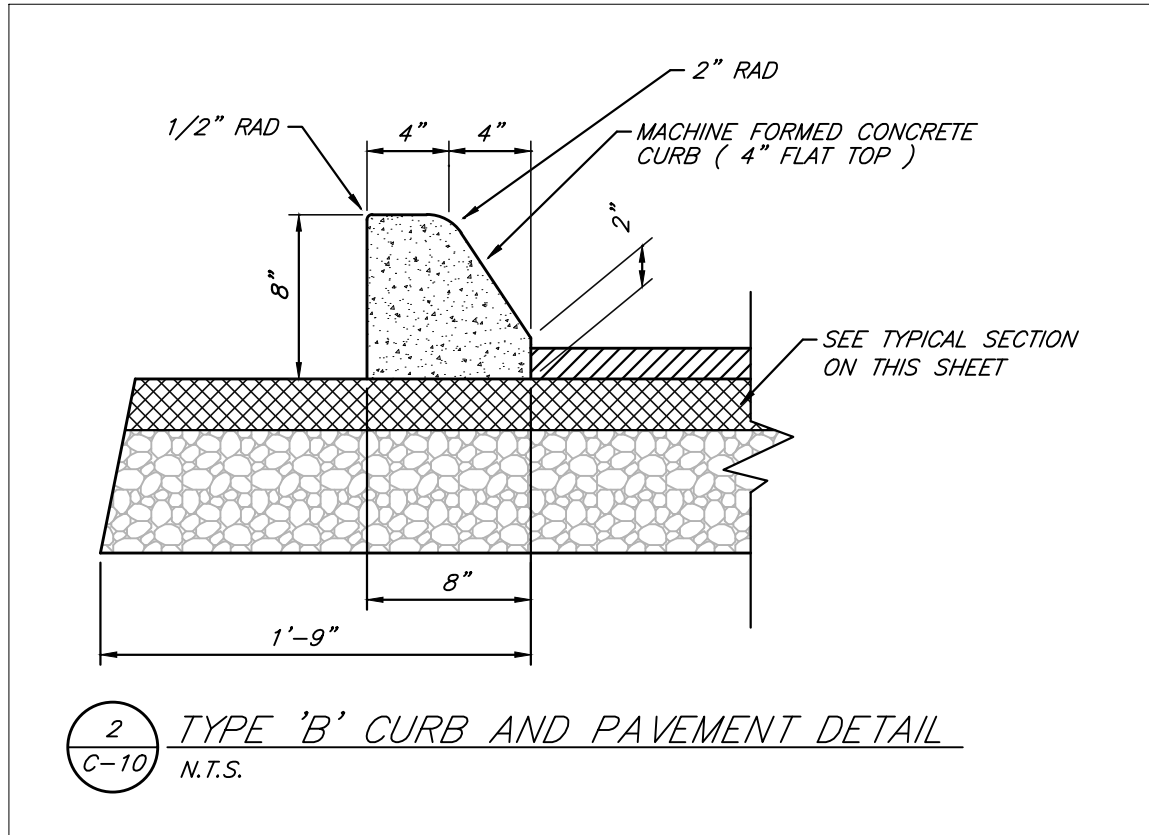
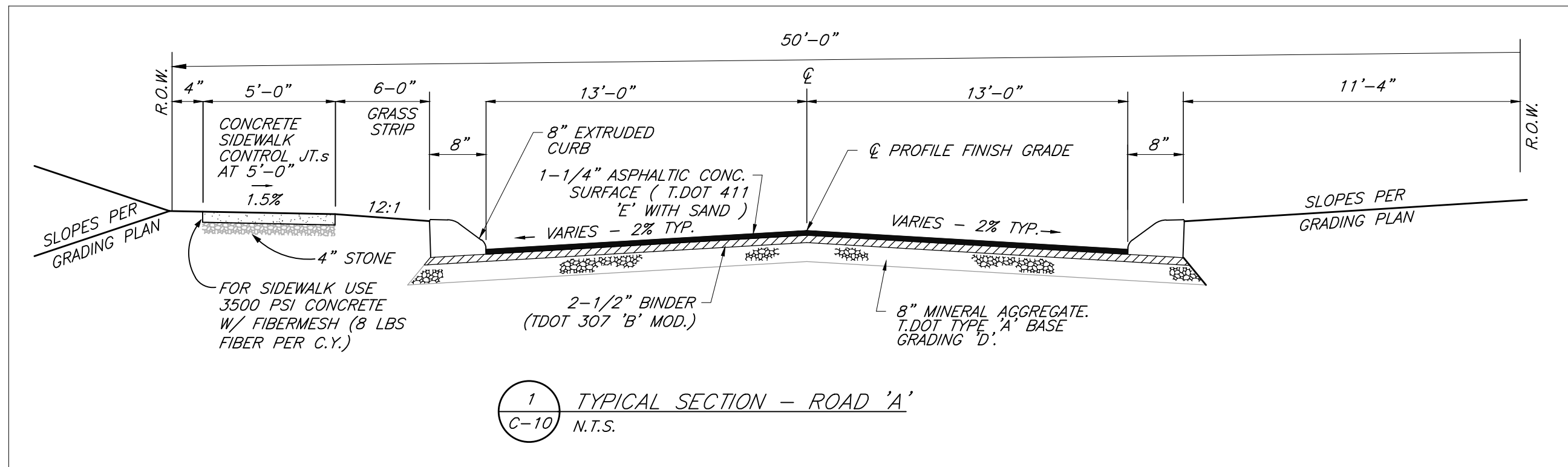
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: BS CHK: CAS DWG. NO. 2106017



REFERENCE:
DEED INST. 202002280057309

REVISION	DATE	DESCRIPTION	BY
1	6/30/26	GENERAL REVISIONS	BS



1	6/30/26	GENERAL REVISIONS	BS
REVISION	DATE	DESCRIPTION	BY

DWN: CLM	CHK: CAS	DWG. NO. 2106017
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SHEET C-10

CONSTRUCTION DETAILS

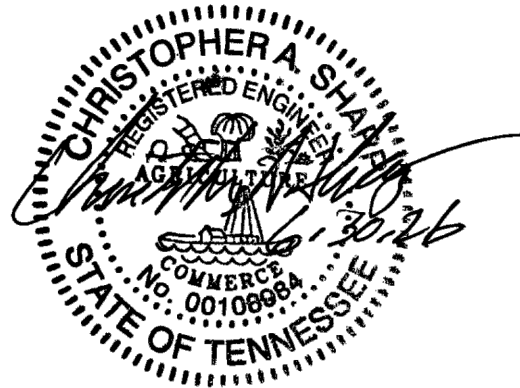
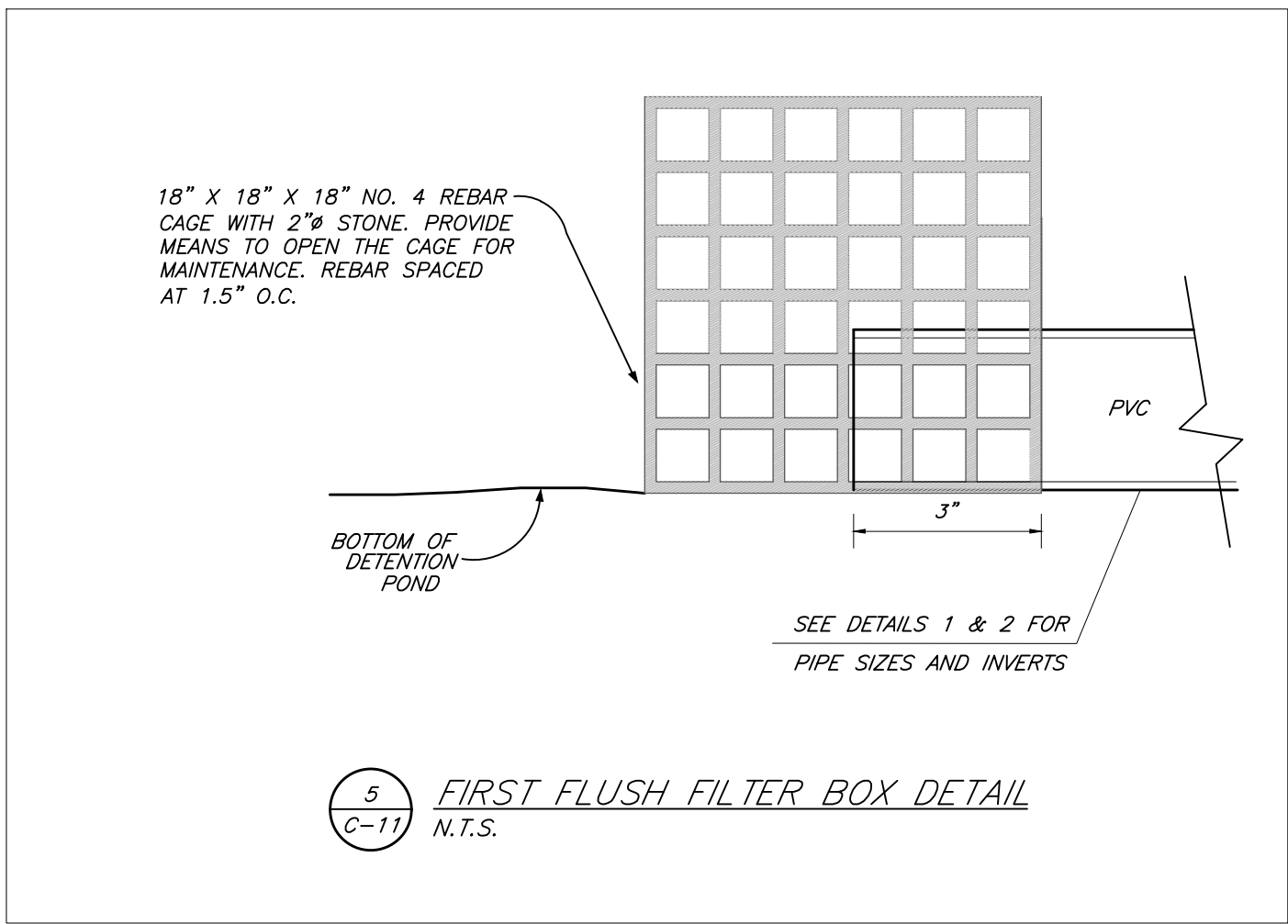
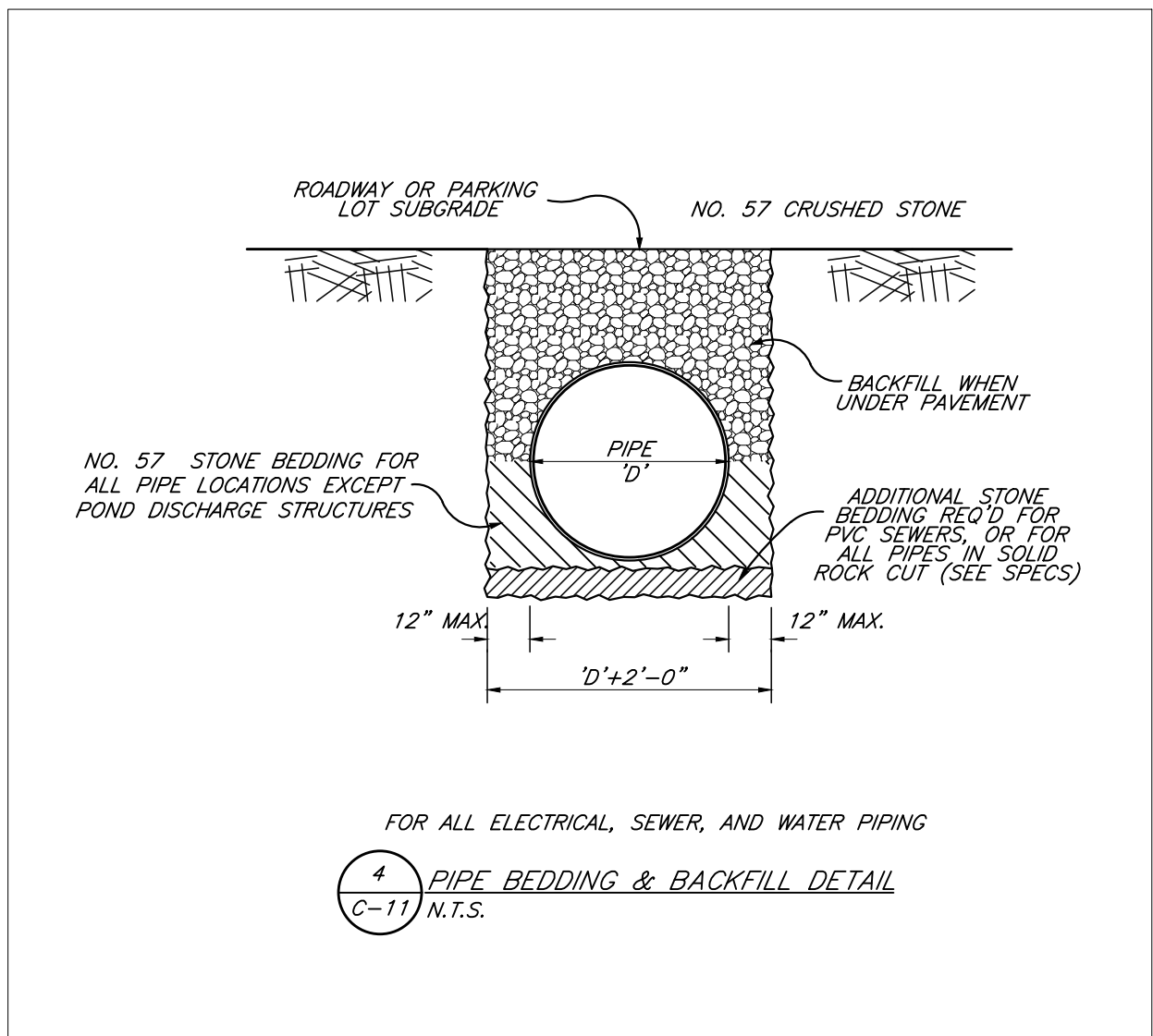
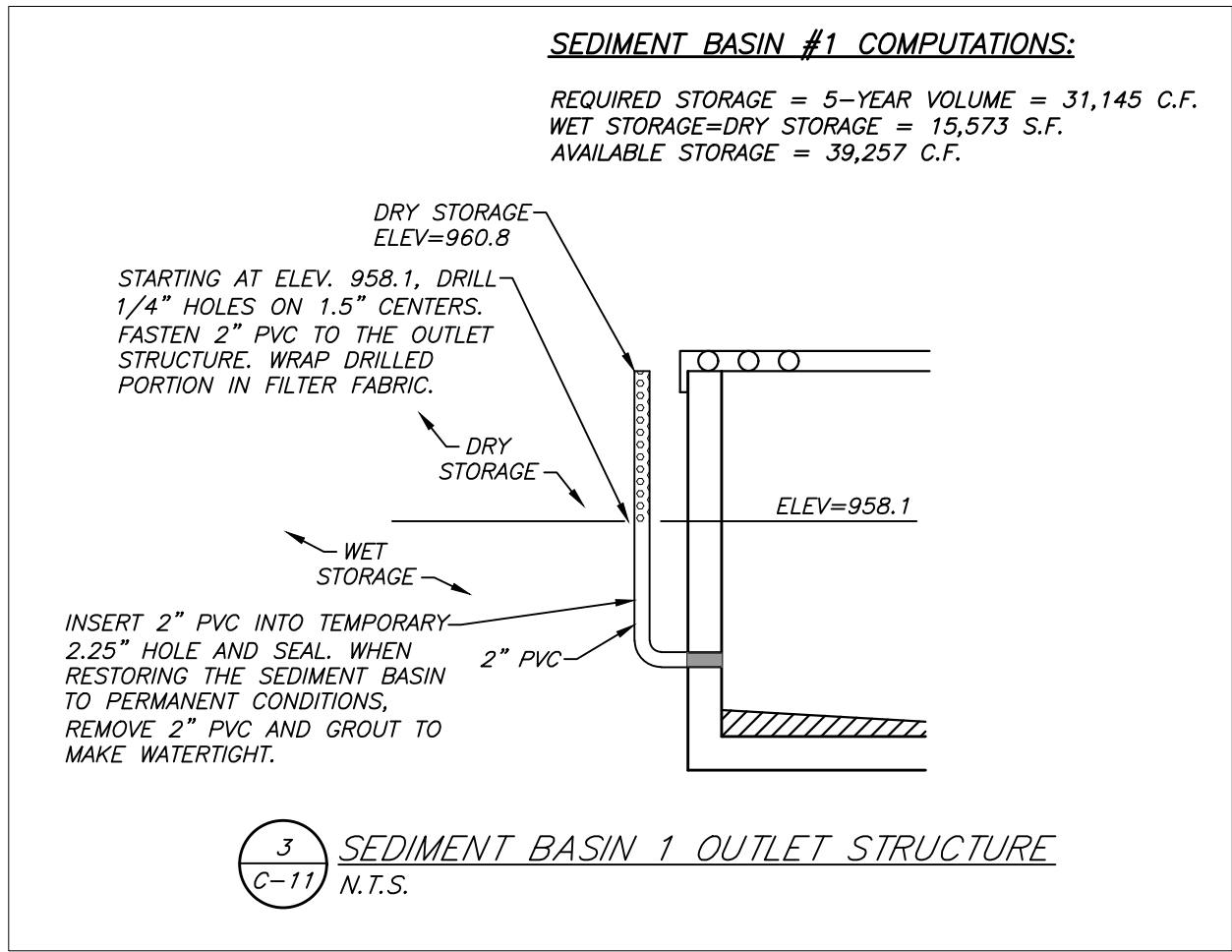
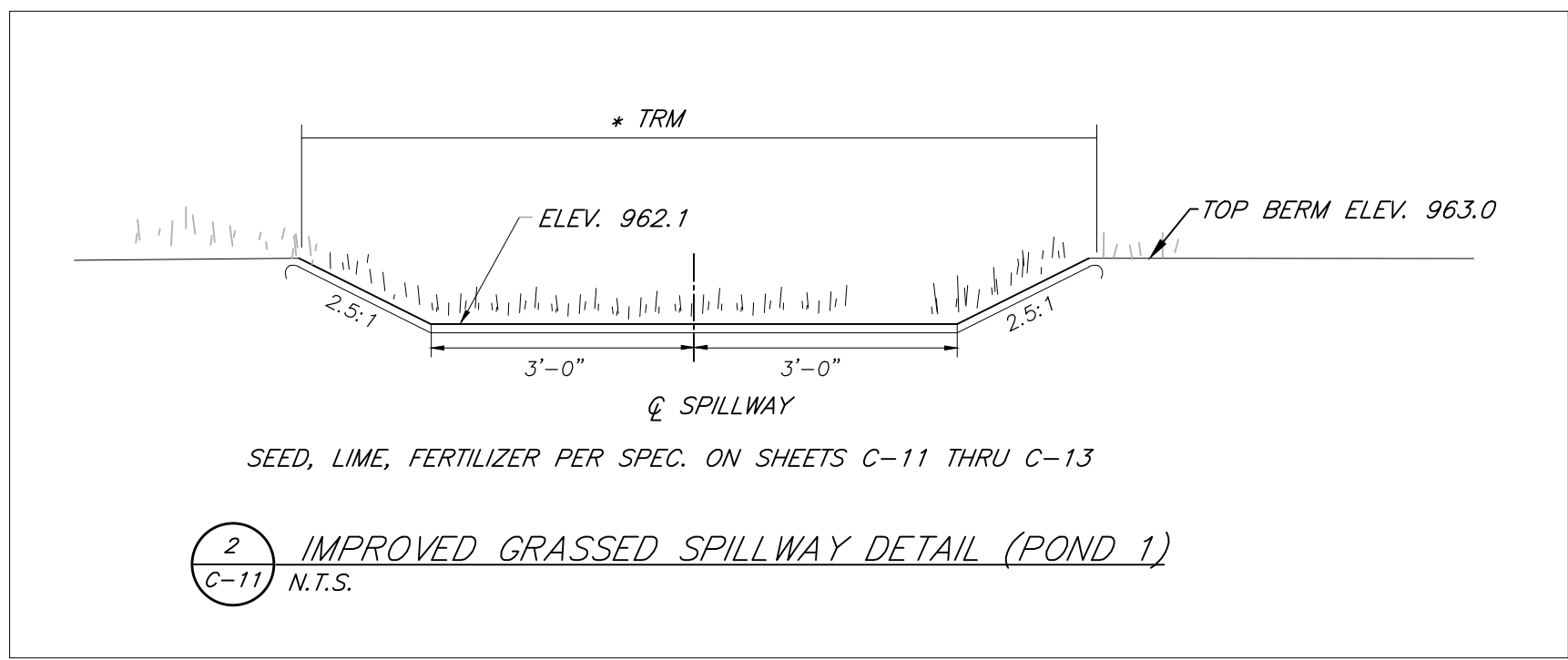
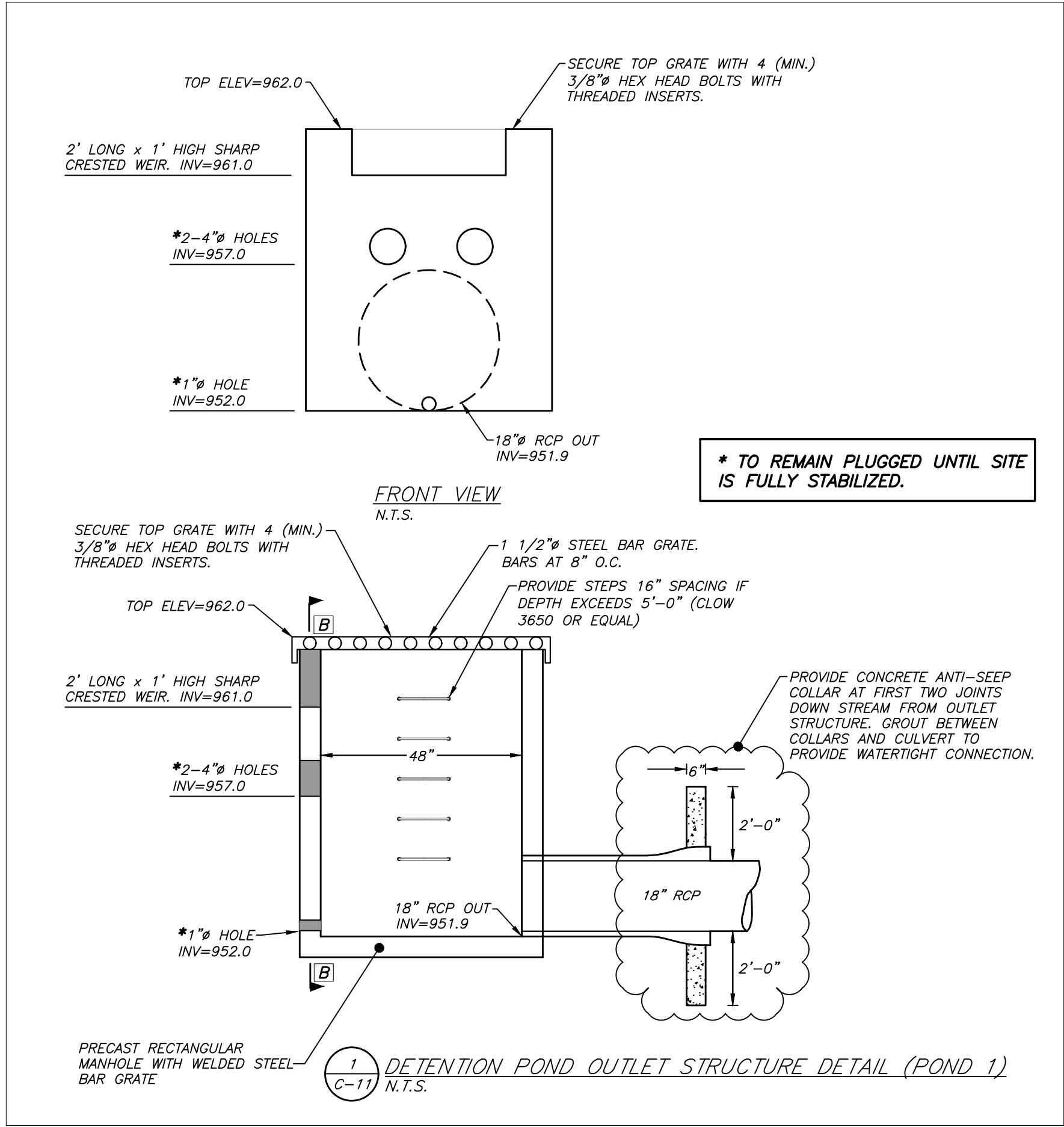
GRIGSBY PARK PHASE II

SITE ADDRESS: 0 FRETZ ROAD, FARRAGUT (37934)

DIST. FW	KNOX COUNTY
TOWN OF FARRAGUT	TENNESSEE
CLT MAPS 130 & 142	PARCELS 116.01 & 96
SCALE: N.T.S.	MAY 18, 2026

OWNER/DEVELOPER:
RIVERPARK HOMES & DEVELOPMENT, LLC.
 621 GWINHURST ROAD
 KNOXVILLE, TN 37934
 (865) 607-4412

URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY ROAD, SUITE 201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924



1	6/30/26	GENERAL REVISIONS	BS	
REVISION	DATE	DESCRIPTION	BY	
DWN: CLM	CHK: CAS	DWG. NO. 2106017		

SHEET C-11		
CONSTRUCTION DETAILS		
GRIGSBY PARK PHASE II		
SITE ADDRESS: 0 FRETZ ROAD, FARRAGUT (37934)		
DIST. FW	KNOX COUNTY	
TOWN OF FARRAGUT	TENNESSEE	
CLT MAPS 130 & 142	PARCELS 116.01 & 96	
SCALE: AS NOTED	MAY 18, 2026	
OWNER/DEVELOPER:		
RIVERPARK HOMES & DEVELOPMENT, LLC.		
621 GWINHURST ROAD		
KNOXVILLE, TN 37934		
(865) 607-4412		
URBAN ENGINEERING, INC.		
10330 HARDIN VALLEY ROAD, SUITE 201		
KNOXVILLE, TENNESSEE 37932		
(865) 966-1924		

DWN: CLM	CHK: CAS	DWG: N. 2106017
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Slope Installation
Instructions EXCEL PP5-8™

Step 1 - Site Preparation

Prepare site to establish profile and grade. Remove debris, rocks, clods, etc. Ground surface should be smooth prior to installation to ensure blanket remains in contact with slope.

Step 2 - Seeding

Seeding of site should be conducted to design requirements or to follow local or state seeding requirements as necessary.

Step 3 - Staple Selection

At a minimum, 6 in. long by 1 in. crown, 11 gauge staples are to be used to secure the blanket to the ground surface. Installation in rocky, sandy or other loose soil may require longer staples.

Step 4 - Excavate Anchor Trench and Secure Blanket

Excavate a trench along the top of the slope to secure the upstream end of the blanket. The trench should run along the length of the installation, be 6 in. wide and 6 in. deep. Staple blanket along bottom of trench, fill with compacted soil, overlap blanket towards toe of slope and secure with row of staples (shown in Figures A, E and F).

Step 5 - Secure Body of Blanket

Roll blanket down slope from anchor trench. Staple body of blanket following the pattern shown in Figure D. Leave end of blanket unstapled to allow for overlap shown in Figure B. Place downstream blanket underneath upstream blanket to form shingle pattern. Staple seam as shown in Figure E. Secure downstream blanket with stapling pattern shown in Figure D. Stapling pattern shown in Figure D reflects minimum staples to be used. More staples may be required to ensure blanket is sufficiently secured to resist mooring and foot traffic and to ensure blanket is in contact with soil surface over the entire area of blanket. Further, critical points require additional staples. Critical points are identified in Figure G.

Step 6 - Continue Along Slope - Complete Installation

Overlap adjacent blankets as shown in Figure C and repeat Step 5. Secure toe of slope using stapling pattern shown in Figure E. Secure edges of installation by stapling at 1.5' intervals along the terminal edge.

*** Drawings Not to Scale**

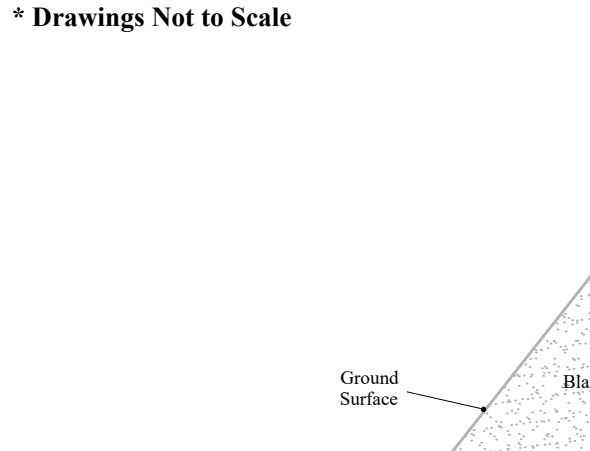


Figure A

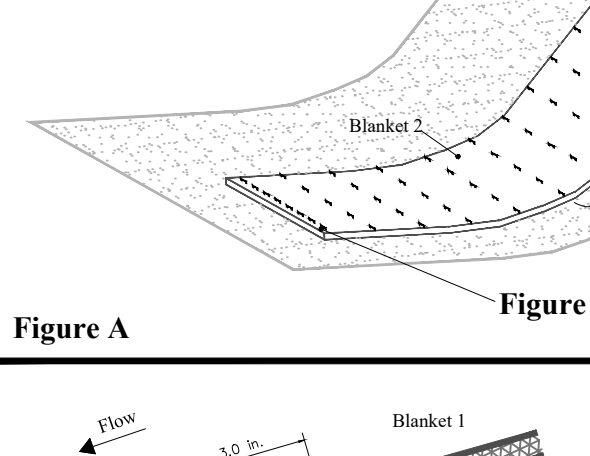


Figure B - Profile View

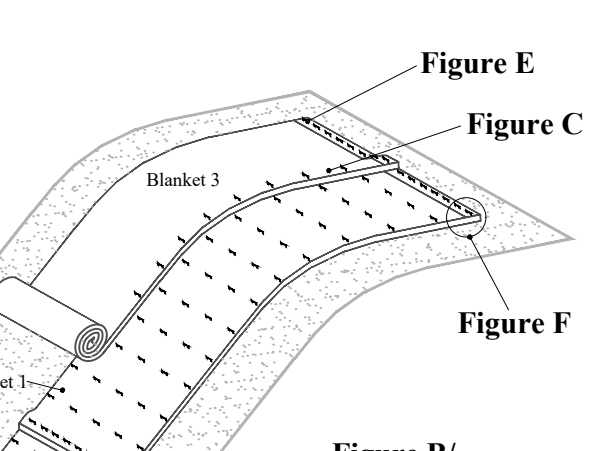


Figure C

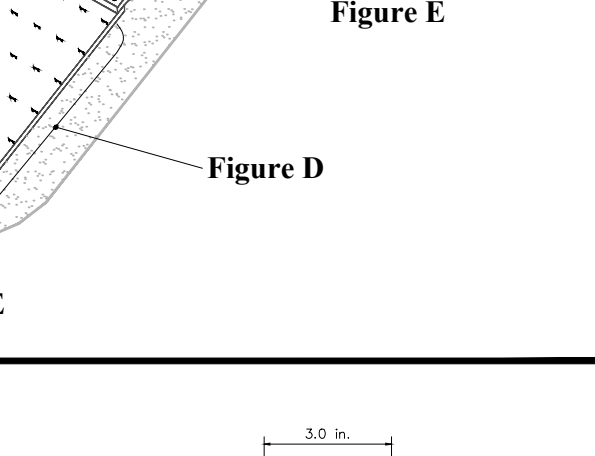


Figure D - Plan View

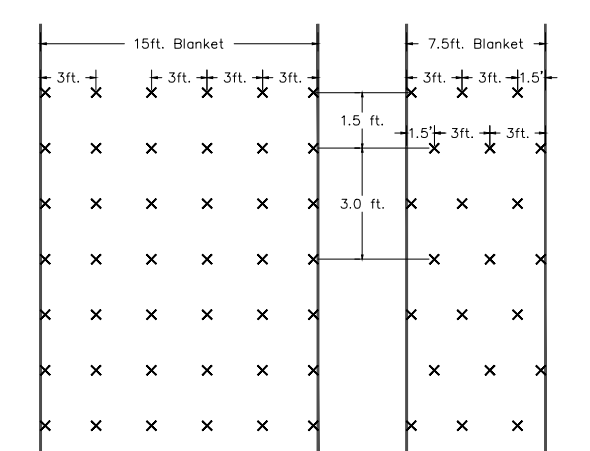


Figure E - Plan View

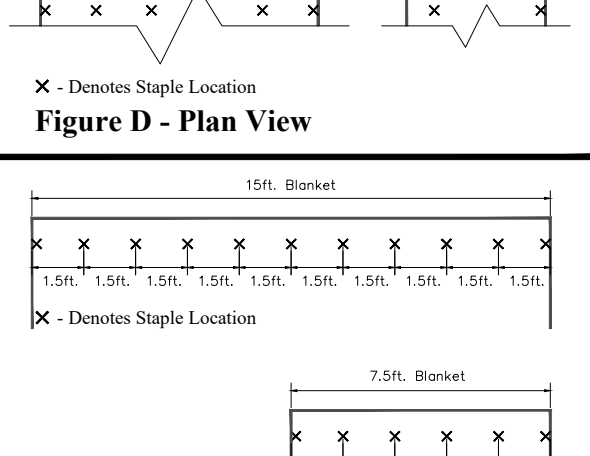


Figure F - Profile View

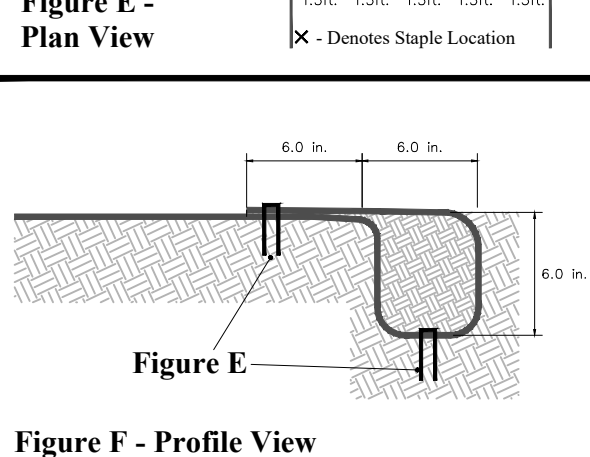


Figure G - Critical Point Securing

Product Application/Equivalency Specifications

Excel PP5-8 is produced by Western Excelsior and consists of a permanent Rolled Erosion Control Product (RECP) comprised of a synthetic fiber blend matrix mechanically (stitch) bound between two, UV stable heavy duty synthetic nets (top and bottom). The expected longevity of Excel PP5-8 is greater than 36 months (actual longevity dependent on field and climatic conditions). Excel PP5-8 is designed and manufactured to provide immediate erosion control and permanent turf reinforcement and is comprised of physical properties sufficient to provide the intended longevity and performance. Product specifications may be found on document WE_EXCEL_PP58_SPEC and performance information may be found on document WE_EXCEL_PP58_PERF. All documents are available from Western Excelsior Technical Support or www.westernexcelsior.com. Additional to above, equivalent products to Excel PP5-8 must meet identical criteria as Excel PP5-8 as follows:

1. Consist of synthetic fiber matrix confined between two UV stable, heavy duty synthetic nets.
2. Sufficient tensile strength, thickness and coverage to maintain integrity during installation and ensure material performance. Provide permanent turf reinforcement with longevity greater than three years, immune from moisture damage or chemical conditions within the soil.
3. Listing within AASHTO NTPED database.
4. Meet ECTC specification for category 5A product.

Document # WE_EXCEL_PP58_SII



Instalación en Pendiente
Instrucciones EXCEL PP5-8

*** El Dibujo No Está a Escala**

Paso 1 - Preparación del Lugar

Prepáre el lugar según el perfil del diseño y de la pendiente. Remueva el escombros, piedras, y terrones, etc. La superficie de la tierra debe estar lisa antes de la instalación para asegurar que el cojin permanezca en contacto con la pendiente.

Paso 2 - Semilla

El sembrado de la semilla en el lugar se debe hacer de acuerdo a los requisitos del diseño o a los requisitos locales y estatales, según sea necesario.

Paso 3 - Selección de Grapas

Lo mínimo que se debe usar son grapas de calibre 11, de 6 in. de largo y 1 in. de corona para sujetar el cojin a la superficie de la tierra. La instalación en tierra rocosa, arenosa o suelta puede requerir grapas más largas.

Paso 4 - Excave Zanja para Anclaje y Sujete el Cojin

Excave una zanja a lo largo de la parte superior de la pendiente para sujetar la punta de arriba del cojin. La zanja debe correr a lo largo de la instalación, tener 6 in. de ancho y 6 in. de profundidad. Engrape el cojin a lo largo del fondo de la zanja. Llene la zanja con tierra compactada, empale el cojin hacia la parte inferior de la pendiente y sujételo con una hilera de grapas (Vea las Figuras A, E y F).

Paso 5 - Sujete el Cuerpo del Cojin

Desenrolle el cojin hacia abajo desde la zanja de anclaje. Engrape el cuerpo del cojin siguiendo el patrón que se muestra en la Figura D. Deje la punta del cojin sin engrapar para que lo pueda empalar como se muestra en la Figura B. Coloque el cojin bajo por debajo del de arriba para formar un patrón como de lejas. Engrape las uniones como se muestra en la Figura E. Sujete el cojin de bajada con el patrón de engrapado que se muestra en la Figura D. El patrón de engrapado de la Figura D refleja el mínimo de grapas que se debe usar. Se pueden requerir más grapas para asegurar que el cojin quede sujeto al suficiente para resistir podadoras y tráfico a pie y para asegurar que el cojin permanezca en contacto con la superficie de la tierra en toda el área. Además, los puntos críticos requieren grapas adicionales. Los puntos críticos están identificados en la Figura G.

Paso 6 - Continúe a lo largo de la Pendiente - Termine la Instalación

Empale los cojines adyacentes como se muestra en la Figura C y repita el Paso 5. Sujete la parte inferior de la pendiente usando el patrón de grapas que se muestra en la Figura F. Sujete las orillas de la instalación engrapando a intervalos de 1.5' a lo largo de la orilla.

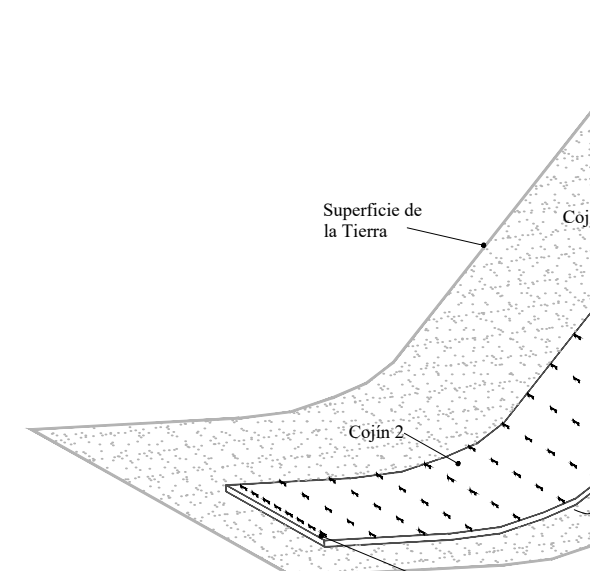


Figura A

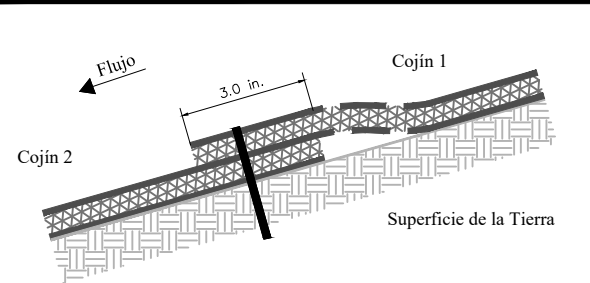


Figura B - Vista de Perfil

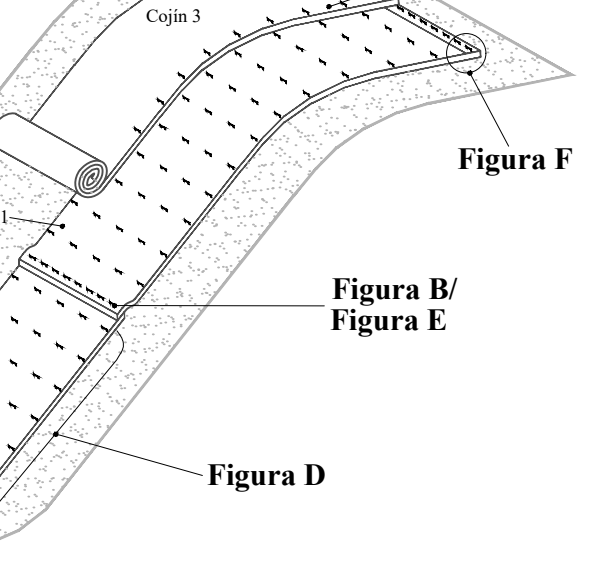


Figura C - Corte de Vista Transversal

Figura D: Diagrama de un cojin (Cojin 1) con un patrón de engrapado en forma de 'lejas' (interlocking) para asegurar la unión. Se muestra la 'Superficie de la Tierra'.

Figura E: Diagrama de un cojin (Cojin 1) con un patrón de engrapado en forma de 'lejas' (interlocking) para asegurar la unión. Se muestra la 'Superficie de la Tierra'.

Figura F: Diagrama de un cojin (Cojin 1) con un patrón de engrapado en forma de 'lejas' (interlocking) para asegurar la unión. Se muestra la 'Superficie de la Tierra'.

Figura G: Diagrama de un cojin (Cojin 1) con un patrón de engrapado en forma de 'lejas' (interlocking) para asegurar la unión. Se muestra la 'Superficie de la Tierra'.

Figura A

Figura B - Vista de Perfil

Figura C - Corte de Vista Transversal

Figura D

Figura E

Figura F - Vista de Perfil

Figura G - Sujeción de Puntos Críticos

Figura B

Figura C

Figura D

Figura E

Figura F

Figura G

Figura A

Figura B - Vista de Perfil

Figura C - Corte de Vista Transversal

Figura D

Figura E

Figura F - Vista de Perfil

Figura G - Sujeción de Puntos Críticos

Figura B

Figura C

Figura D

Figura E

Figura F

Figura G

Figura A

Figura B - Vista de Perfil

Figura C - Corte de Vista Transversal

Figura D

Figura E

Figura F - Vista de Perfil

Figura G - Sujeción de Puntos Críticos

Figura B

Figura C

Figura D

Figura E

Figura F

Figura G

Figura A

Figura B - Vista de Perfil

Figura C - Corte de Vista Transversal

Figura D

Figura E

Figura F - Vista de Perfil

Figura G - Sujeción de Puntos Críticos

Figura B

Figura C

Figura D

Figura E

Figura F

Figura G

Figura A

Figura B - Vista de Perfil

Figura C - Corte de Vista Transversal

Figura D

Figura E

Figura F - Vista de Perfil

Figura G - Sujeción de Puntos Críticos

Figura B

Figura C

Figura D

Figura E

Figura F

Figura G

Figura A

Figura B - Vista de Perfil

Figura C - Corte de Vista Transversal

Figura D

Figura E

Figura F - Vista de Perfil

Figura G - Sujeción de Puntos Críticos

Figura B

Figura C

Figura D

Figura E

Figura F

Figura G

Figura A

Figura B - Vista de Perfil

Figura C - Corte de Vista Transversal

Figura D

Figura E

Figura F - Vista de Perfil

Figura G - Sujeción de Puntos Críticos

Figura B

Figura C

Figura D

Figura E

Figura F

Figura G

Figura A

Figura B - Vista de Perfil

Figura C - Corte de Vista Transversal

Figura D

Figura E

Figura F - Vista de Perfil

Figura G - Sujeción de Puntos Críticos

Figura B

Figura C

Figura D

Figura E

Figura F

Figura G

Figura A

Figura B - Vista de Perfil

Figura C - Corte de Vista Transversal

Figura D

Figura E

Figura F - Vista de Perfil

Figura G - Sujeción de Puntos Críticos

Figura B

Figura C

Figura D

Figura E

Figura F

Figura G

Figura A

Figura B - Vista de Perfil

Figura C - Corte de Vista Transversal

Figura D

Figura E

Figura F - Vista de Perfil

Figura G - Sujeción de Puntos Críticos

Figura B

Figura C

Figura D

Figura E

Figura F

Figura G

Figura A

Figura B - Vista de Perfil

Figura C - Corte de Vista Transversal

Figura D

Figura E

Figura F - Vista de Perfil

Figura G - Sujeción de Puntos Críticos

Figura B

Figura C

Figura D

Figura E

Figura F

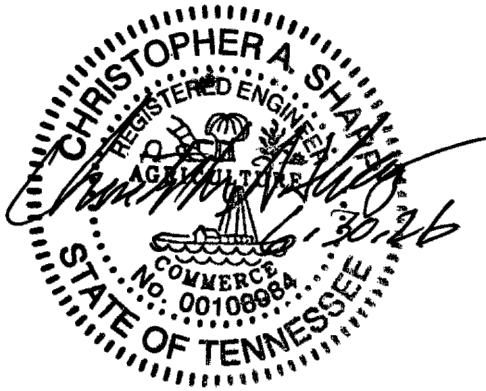
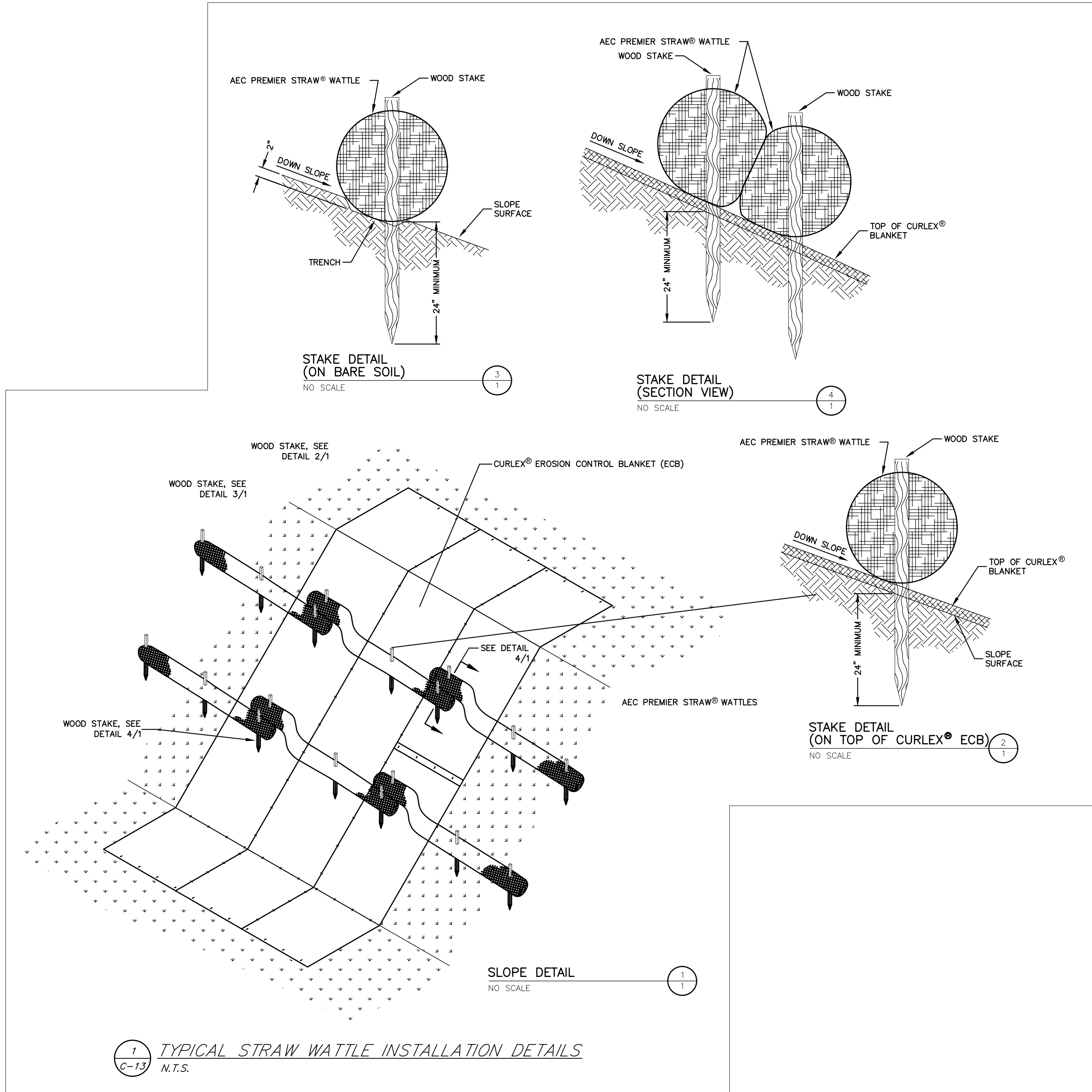
Figura G

Figura A

Figura B - Vista de Perfil

Figura C - Corte de Vista Trans

Page 24 of 47



1	6/30/26	GENERAL REVISIONS	BS
REVISION	DATE	DESCRIPTION	BY

DWN: CLM	CHK: CAS	DWG. NO. 2106017
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SHEET C-13

CONSTRUCTION DETAILS

GRIGSBY PARK PHASE II

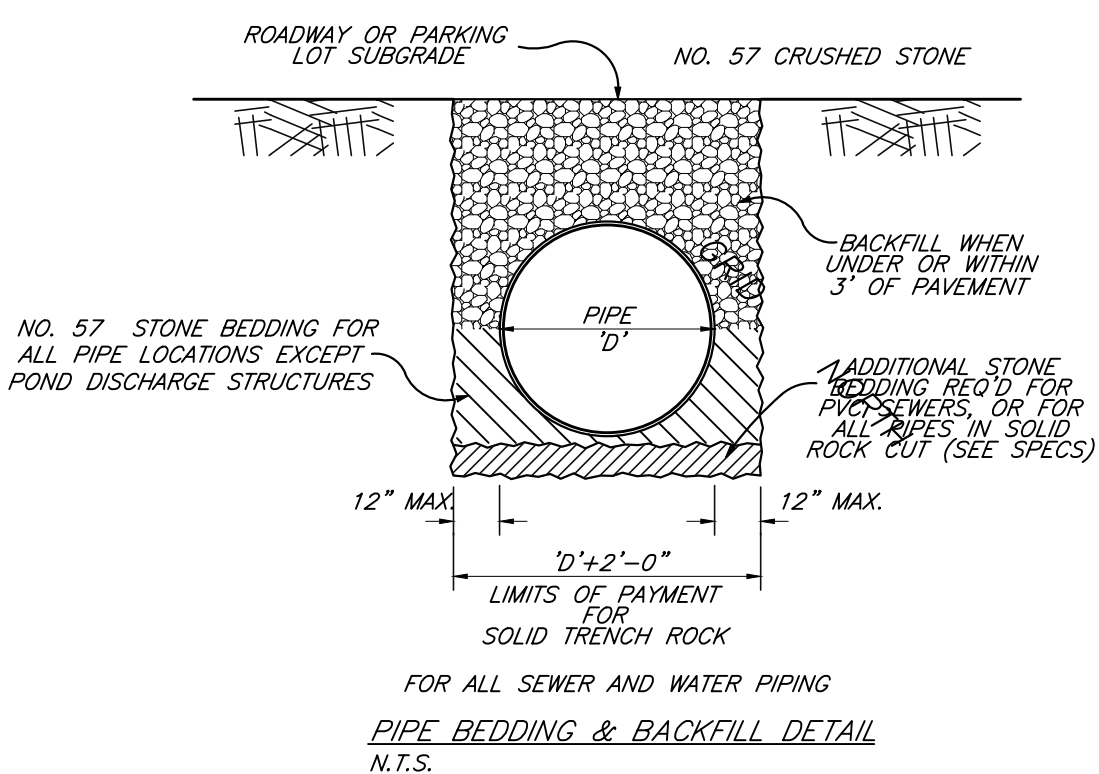
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DIST. FW	KNOX COUNTY
TOWN OF FARRAGUT	TENNESSEE
CLT MAPS 130 & 142	PARCELS 116.01 & 96
SCALE: AS NOTED	MAY 18, 2026

OWNER/DEVELOPER:
RIVERPARK HOMES & DEVELOPMENT, LLC.
621 GWINHURST ROAD
KNOXVILLE, TN 37934
(865) 607-4412

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

- LEGEND:**
- 3"-FM— PROPOSED 3" FORCE MAIN
 - E1 ○ PROPOSED EONE PUMP
 - PROPOSED SEWER SERVICE
 - F T PROPOSED FLUSHING STATION
 - SARV ○ PROPOSED SEWER AIR RELEASE VALVE
 - PROPOSED SINGLE WATER SERVICE
 - EXISTING WATER VALVE
 - PROPOSED AIR RELEASE VALVE
 - PROPOSED FIRE HYDRANT ASSEMBLY
 - WA— PROPOSED WATER MAIN
 - ELEC— PROPOSED ELECTRIC CONDUIT
 - E— PROPOSED ELECTRIC CONDUIT
 - GAS— PROPOSED GAS MAIN
 - G— PROPOSED GAS SERVICE

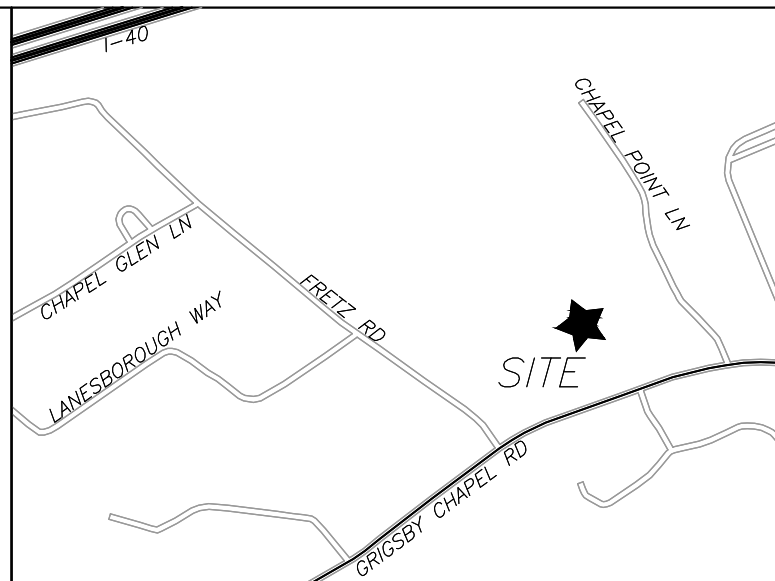


FUD SEWER NOTES:

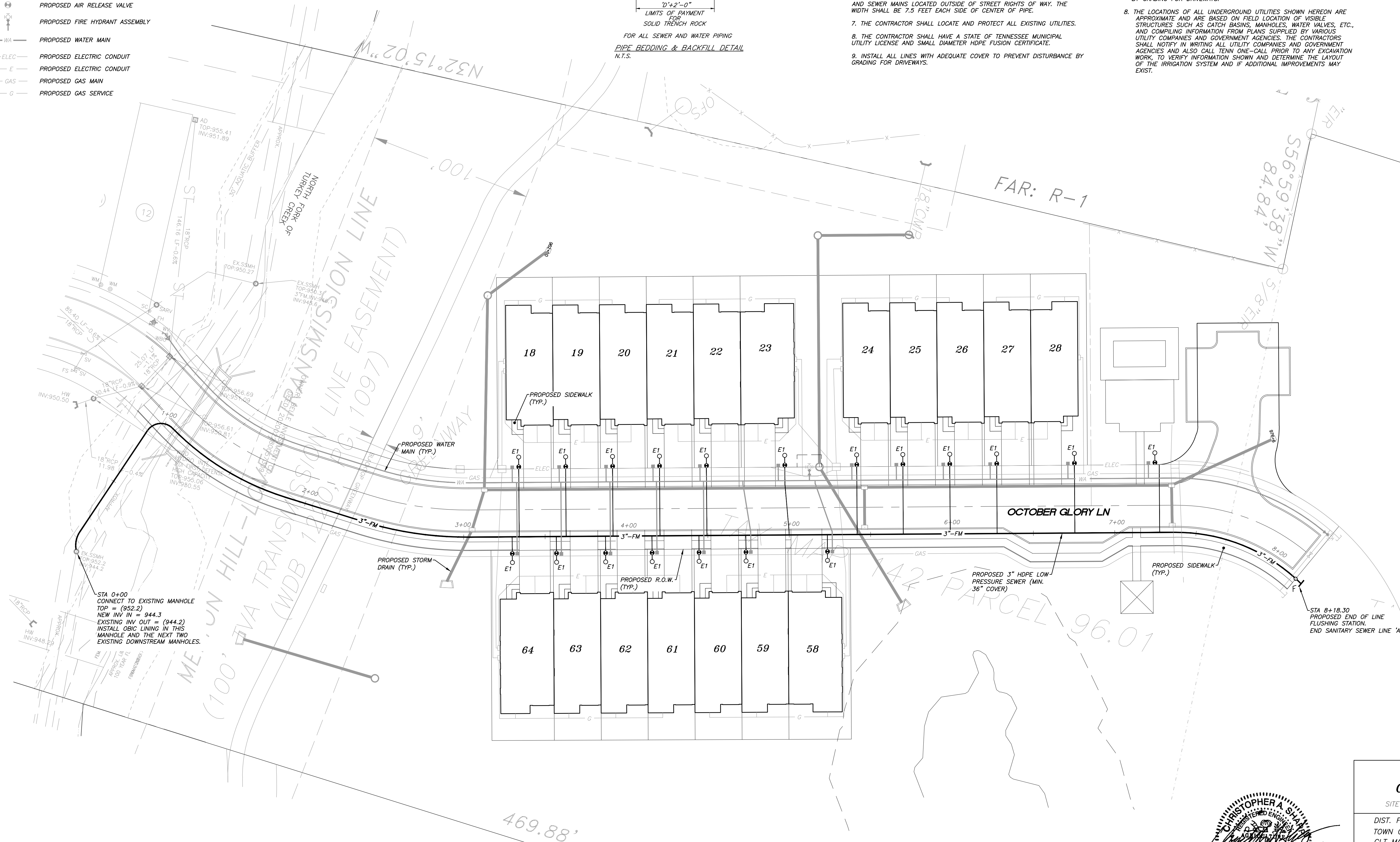
1. ALL WORK TO BE PERFORMED WILL BE IN ACCORDANCE WITH THE FIRST UTILITY DISTRICT WATER AND WASTEWATER DEPARTMENT (CURRENT EDITION) SPECIFICATIONS AND DETAILS.
2. SEWER LINE MATERIALS, INSTALLATION AND TESTING PER FIRST UTILITY DISTRICT WATER AND WASTEWATER DEPARTMENT STANDARDS (CURRENT EDITION).
3. REFER TO PIPE BEDDING DETAIL ON THIS SHEET.
4. PIPE SHALL BE BACKFILLED WITH STONE WHEN UNDER OR WITHIN 3 FEET OF PAVEMENT. REFER TO DETAIL, THIS SHEET.
5. THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE ASBUILT DRAWINGS.
6. THE FINAL PLAT SHALL PROVIDE A PERMANENT EASEMENT FOR WATER AND SEWER MAINS LOCATED OUTSIDE OF STREET RIGHTS OF WAY. THE WIDTH SHALL BE 7.5 FEET EACH SIDE OF CENTER OF PIPE.
7. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITIES.
8. THE CONTRACTOR SHALL HAVE A STATE OF TENNESSEE MUNICIPAL UTILITY LICENSE AND SMALL DIAMETER HDPE FUSION CERTIFICATE.
9. INSTALL ALL LINES WITH ADEQUATE COVER TO PREVENT DISTURBANCE BY GRADING FOR DRIVEWAYS.

GENERAL NOTES:

1. BACKFILL TRENCHES UNDER PAVEMENT WITH CRUSHED STONE.
2. SET ALL CASTINGS TO MATCH FINISH YARD GRADES.
3. THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE AS-BUILT DRAWINGS.
4. THE FINAL PLAT SHALL PROVIDE A PERMANENT EASEMENT FOR WATER AND SEWER MAINS LOCATED OUTSIDE OF STREET RIGHTS OF WAY. THE WIDTH SHALL BE 7.5 FEET EACH SIDE OF CENTER OF PIPE.
5. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITIES.
6. THE CONTRACTOR SHALL HAVE A STATE OF TENNESSEE MUNICIPAL UTILITY LICENSE.
7. INSTALL ALL LINES WITH ADEQUATE COVER TO PREVENT DISTURBANCE BY GRADING FOR DRIVEWAYS.
8. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.



LOCATION MAP



REFERENCE:
DEED INST. 202002280057309

REVISION	DATE	DESCRIPTION	BY
1	6/30/26	GENERAL REVISIONS	BS

SHEET SA-1

PUBLIC SANITARY SEWER PLAN

GRIGSBY PARK PHASE II

SITE ADDRESS: 0 FRETZ ROAD, FARRAGUT (37934)

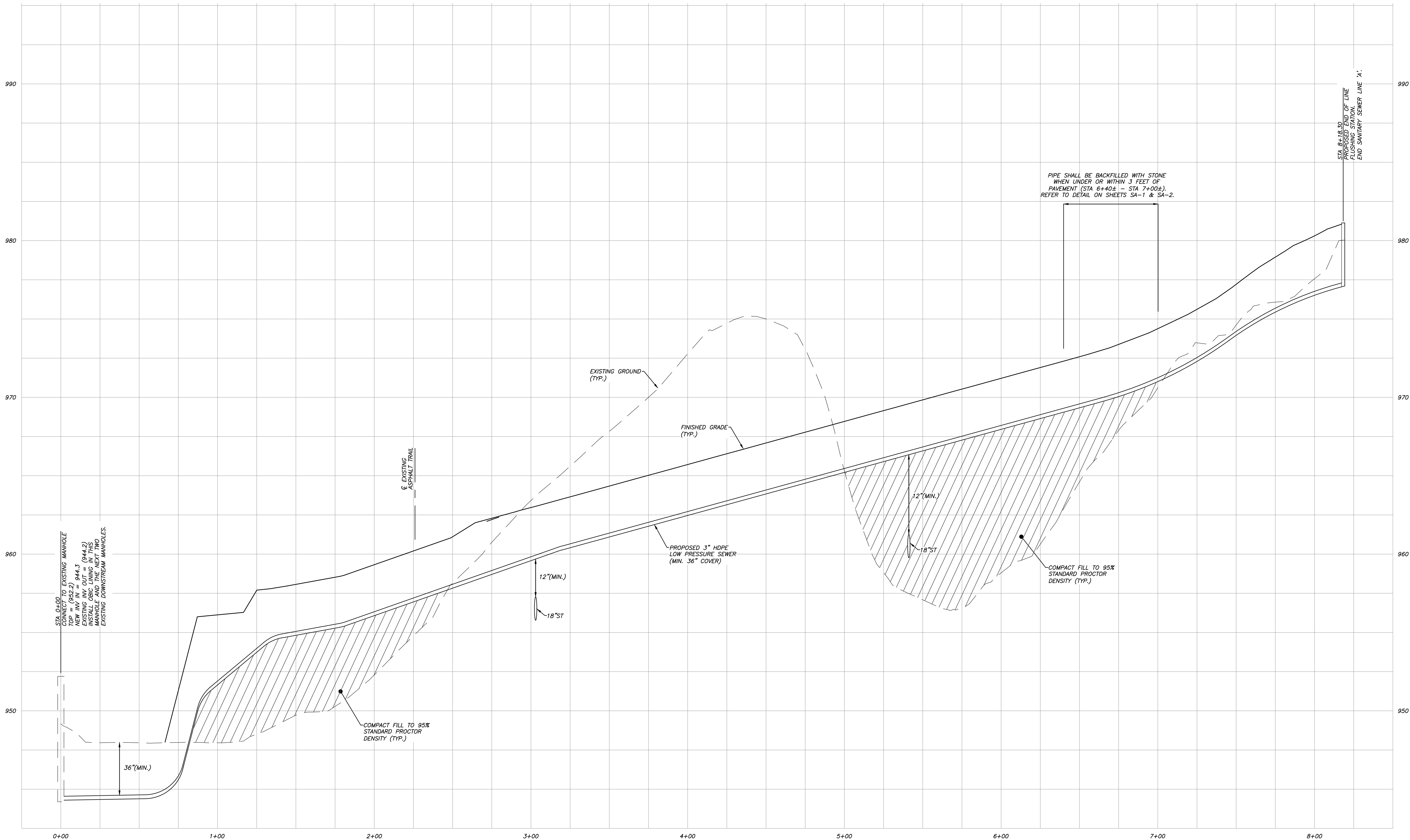
DIST. FW TOWN OF FARRAGUT CLT MAPS 130 & 142 SCALE: 1"=30'

KNOX COUNTY TENNESSEE PARCELS 116.01 & 96 MAY 18, 2026

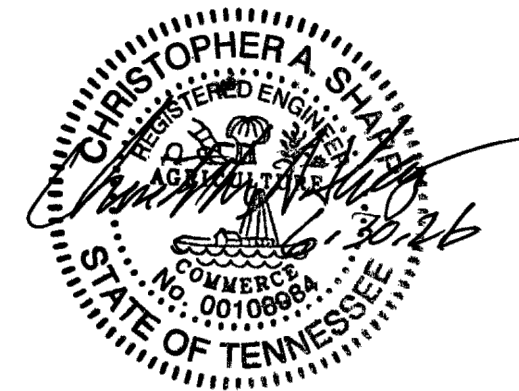
OWNER/DEVELOPER: RIVERPARK HOMES & DEVELOPMENT, LLC. 621 GWINHURST ROAD KNOXVILLE, TN 37934 (865) 607-4412

URBAN ENGINEERING, INC. 10330 HARDIN VALLEY ROAD, SUITE 201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924

DWN: CLM CHK: CAS DWG. NO. 2106017



SANITARY SEWER LINE 'A' PROFILE (STA 0+00 THRU 7+75)
1"=30' (HORIZONTAL)
1"=3' (VERTICAL)



REFERENCE:
DEED INST. 202002280057309

REVISION	DATE	DESCRIPTION	BY
1	6/30/26	GENERAL REVISIONS	BS

SHEET SA-2

PUBLIC SANITARY SEWER PROFILE

GRIGSBY PARK PHASE II

SITE ADDRESS: 0 FRETZ ROAD, FARRAGUT (37934)

DIST. FW

TOWN OF FARRAGUT

CLT MAPS 130 & 142

SCALE: AS NOTED

KNOX COUNTY

TENNESSEE

PARCELS 116.01 & 96

MAY 18, 2026

OWNER/DEVELOPER:
RIVERPARK HOMES & DEVELOPMENT, LLC.
621 GWINHURST ROAD
KNOXVILLE, TN 37934
(865) 607-4412

URBAN ENGINEERING, INC.

10330 HARDIN VALLEY ROAD, SUITE 201

KNOXVILLE, TENNESSEE 37932

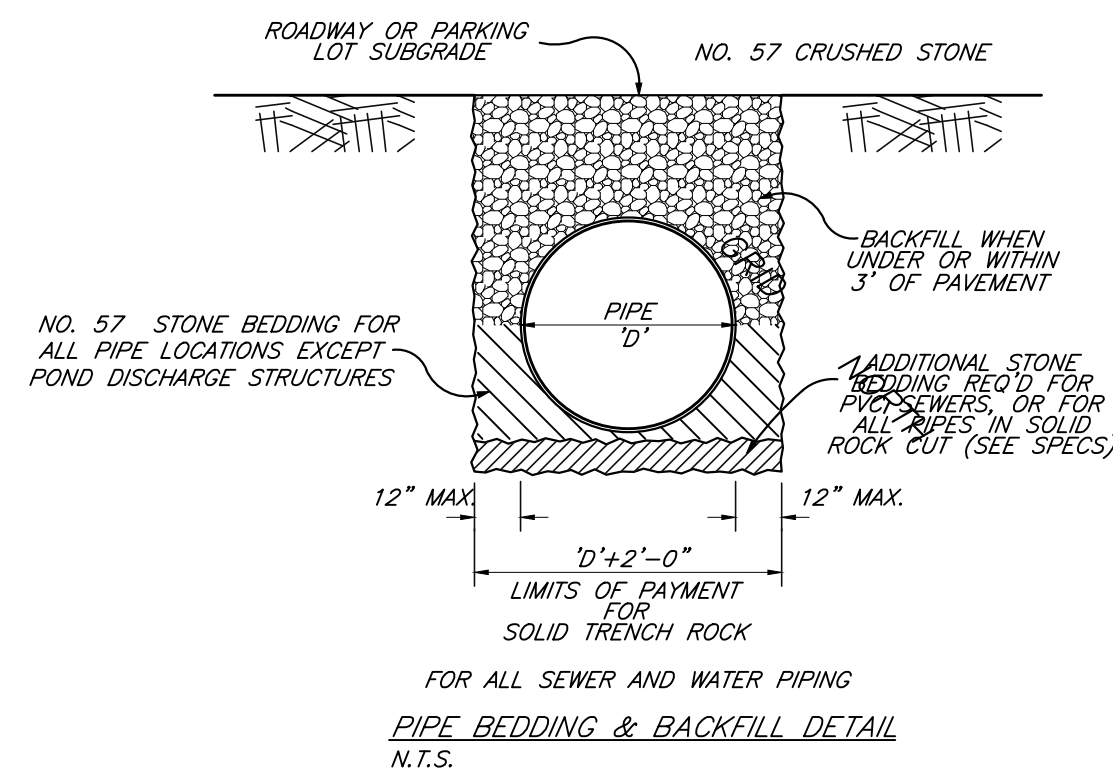
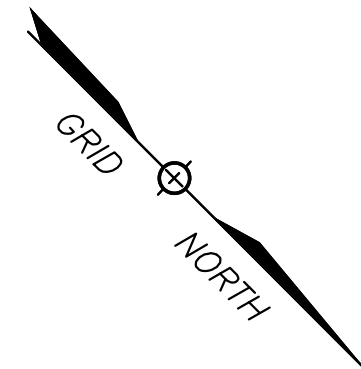
(865) 966-1924

DWN: CLM

CHK: CAS

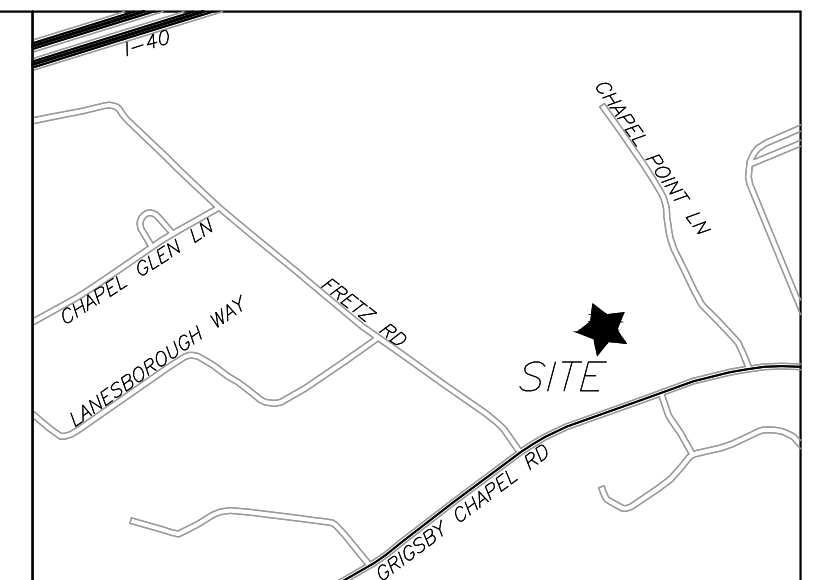
DWG. NO. 2106017

	PROPOSED SINGLE WATER SERVICE
	EXISTING WATER VALVE
	PROPOSED AIR RELEASE VALVE
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED WATER MAIN

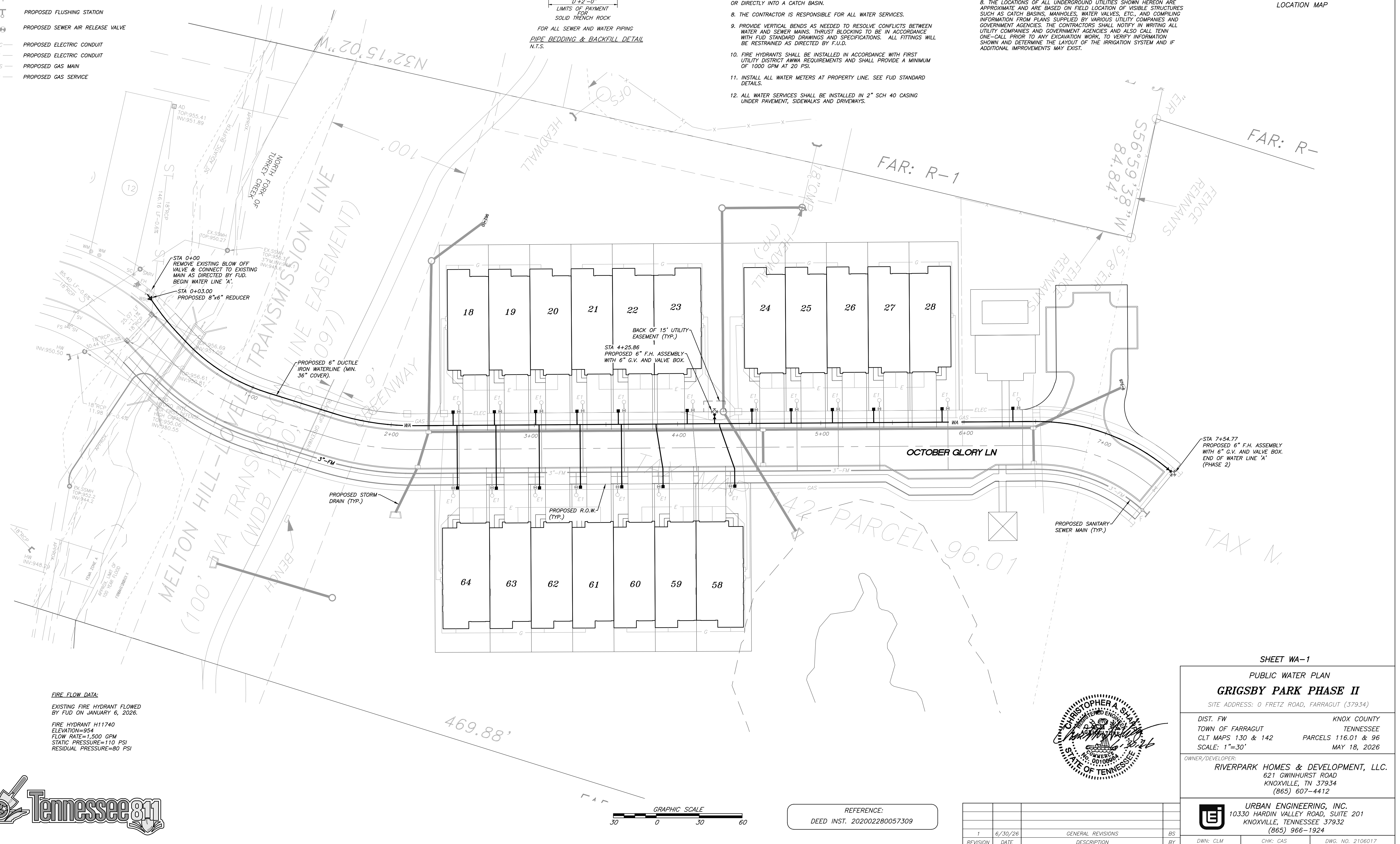


1. ALL WORK TO BE PERFORMED WILL BE IN ACCORDANCE WITH THE FIRST UTILITY DISTRICT WATER AND WASTEWATER DEPARTMENT (CURRENT EDITION) SPECIFICATIONS AND DETAILS.
2. WATER LINE MATERIALS, INSTALLATION AND TESTING PER FIRST UTILITY DISTRICT WATER AND WASTEWATER DEPARTMENT STANDARDS (CURRENT EDITION).
3. FUD SHALL PERFORM ALL ACTIVE WATER LINE TAPS REQUIRED FOR THIS PROJECT.
4. SERVICE LINES SHALL BE TYPE 'K' COPPER, 1" SINGLES, 1" DOUBLES AND HAVE 30" MINIMUM COVER PER FUD SPECIFICATIONS.
5. REFER TO PIPE BEDDING DETAIL ON THIS SHEET.
6. WATER MAINS SHALL BE CLASS 350 DUCTILE IRON (AWWA C151).
7. SET BLOWOFFS SO DISCHARGED WATER GOES ONTO STREET VAPEMENT OR DIRECTLY INTO A CATCH BASIN.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL WATER SERVICES.
9. PROVIDE VERTICAL BENDS AS NEEDED TO RESOLVE CONFLICTS BETWEEN WATER AND SEWER MAINS. THRUST BLOCKING TO BE IN ACCORDANCE WITH FUD STANDARD DRAWINGS AND SPECIFICATIONS. ALL FITTINGS WILL BE RESTRAINED AS DIRECTED BY F.U.D.
10. FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH FIRST UTILITY DISTRICT AWA REQUIREMENTS AND SHALL PROVIDE A MINIMUM OF 1000 GPM AT 20 PSI.
11. INSTALL ALL WATER METERS AT PROPERTY LINE. SEE FUD STANDARD DETAILS.
12. ALL WATER SERVICES SHALL BE INSTALLED IN 2" SCH 40 CASING UNDER PAVEMENT, SIDEWALKS AND DRIVEWAYS.

1. BACKFILL TRENCHES UNDER PAVEMENT WITH CRUSHED STONE.
2. SET ALL CASTINGS TO MATCH FINISH YARD GRADES.
3. THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE AS-BUILT DRAWINGS.
4. THE FINAL PLAT SHALL PROVIDE A PERMANENT EASEMENT FOR WATER AND SEWER MAINS LOCATED OUTSIDE OF STREET RIGHTS OF WAY. THE WIDTH SHALL BE 7.5 FEET EACH SIDE OF CENTER OF PIPE.
5. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITIES.
6. THE CONTRACTOR SHALL HAVE A STATE OF TENNESSEE MUNICIPAL UTILITY LICENSE.
7. INSTALL ALL LINES WITH ADEQUATE COVER TO PREVENT DISTURBANCE BY GRADING FOR DRIVEWAYS.
8. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND THE LOCAL AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN ON THE PLANS AND THE LOCATION OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.



LOCATION MAP

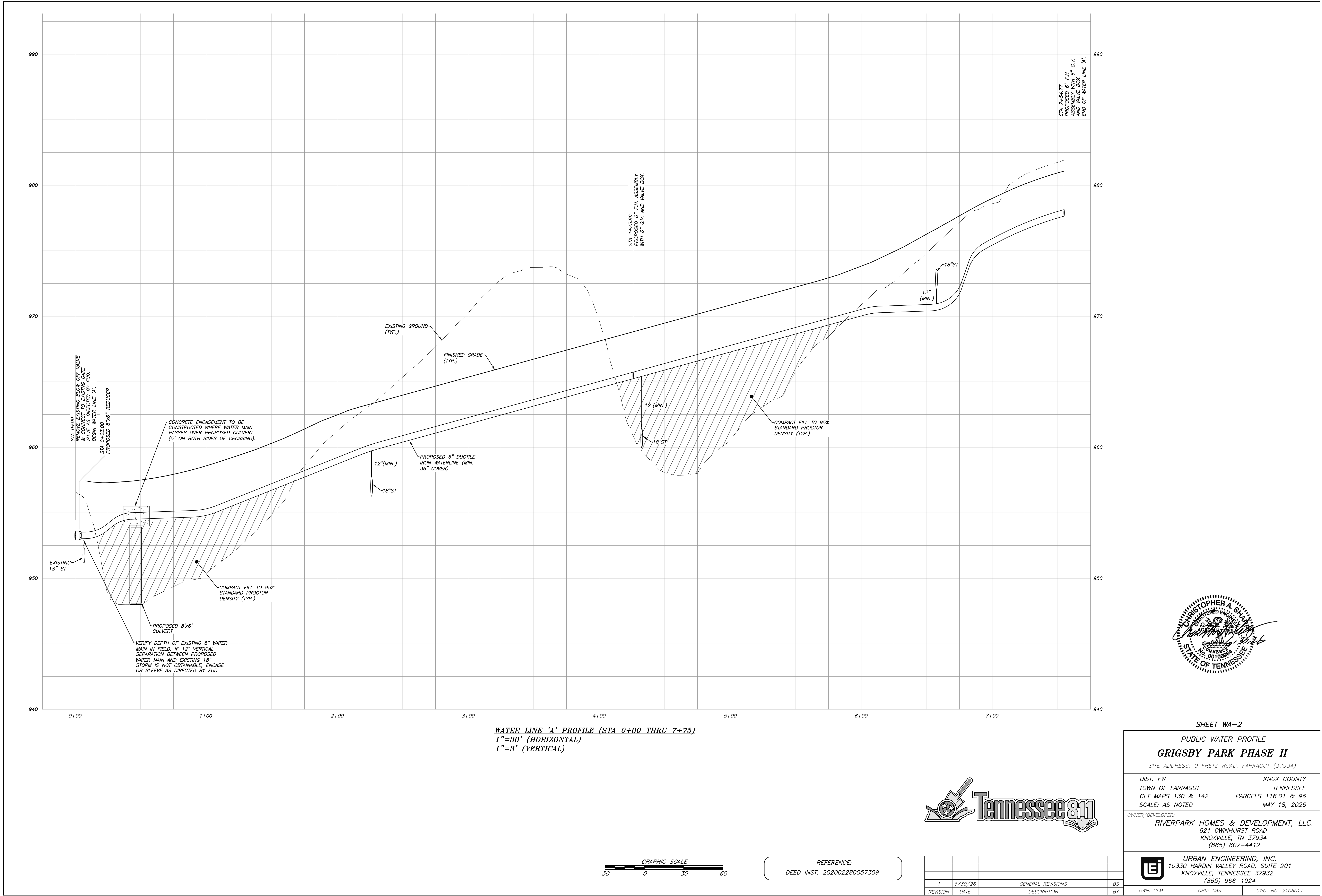


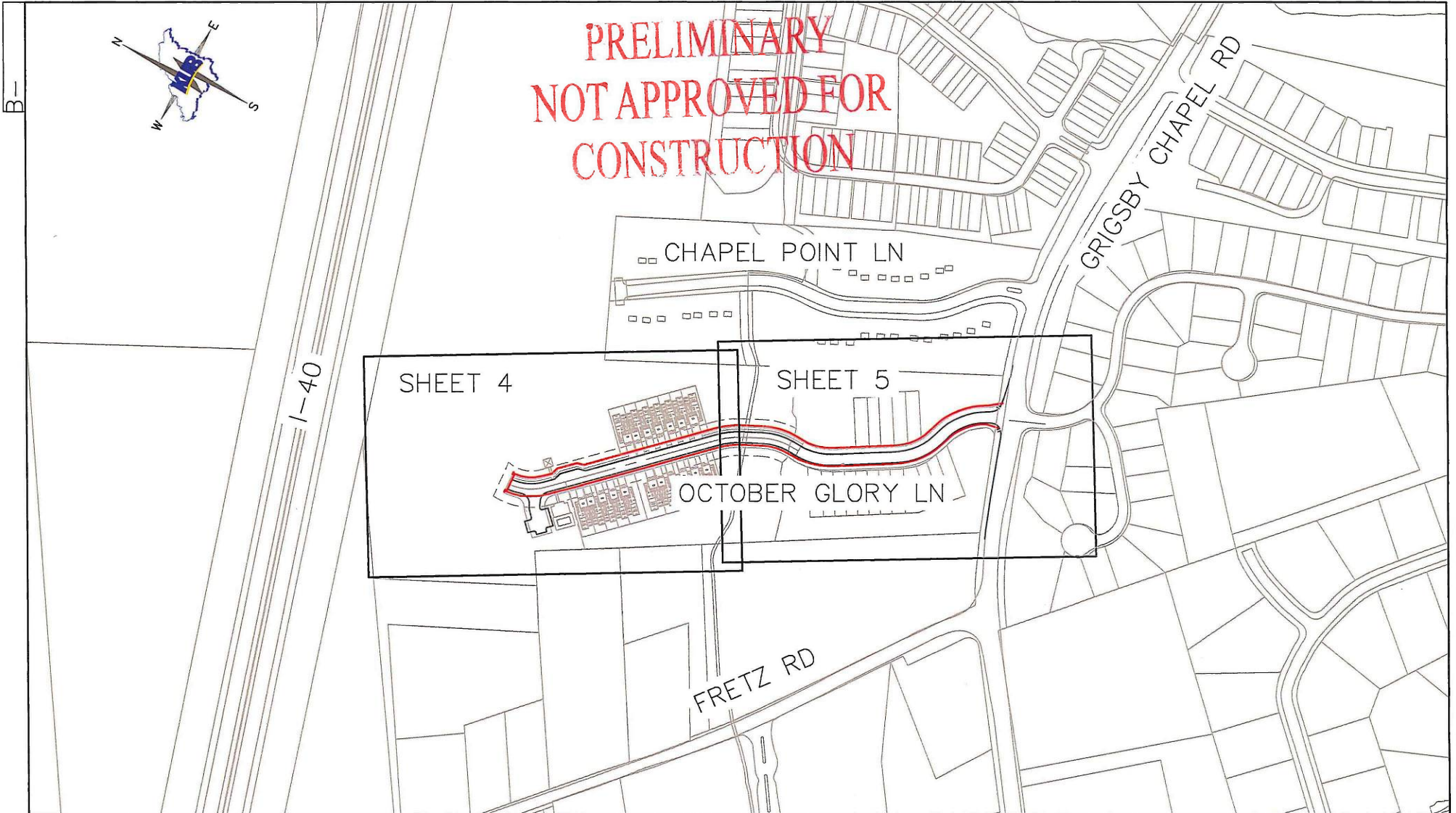
DWN: CLM	CHK: CAS	DWG. NO. 2106017
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DEED INST. 202002280057309

						 URBAN ENGINEERING, INC. 10330 HARDIN VALLEY ROAD, SUITE 201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924
1	6/30/26	GENERAL REVISIONS		BS		
REVISION	DATE	DESCRIPTION		BY		
DWN: CLM	CHK: CAS	DWG. NO. 2106017				



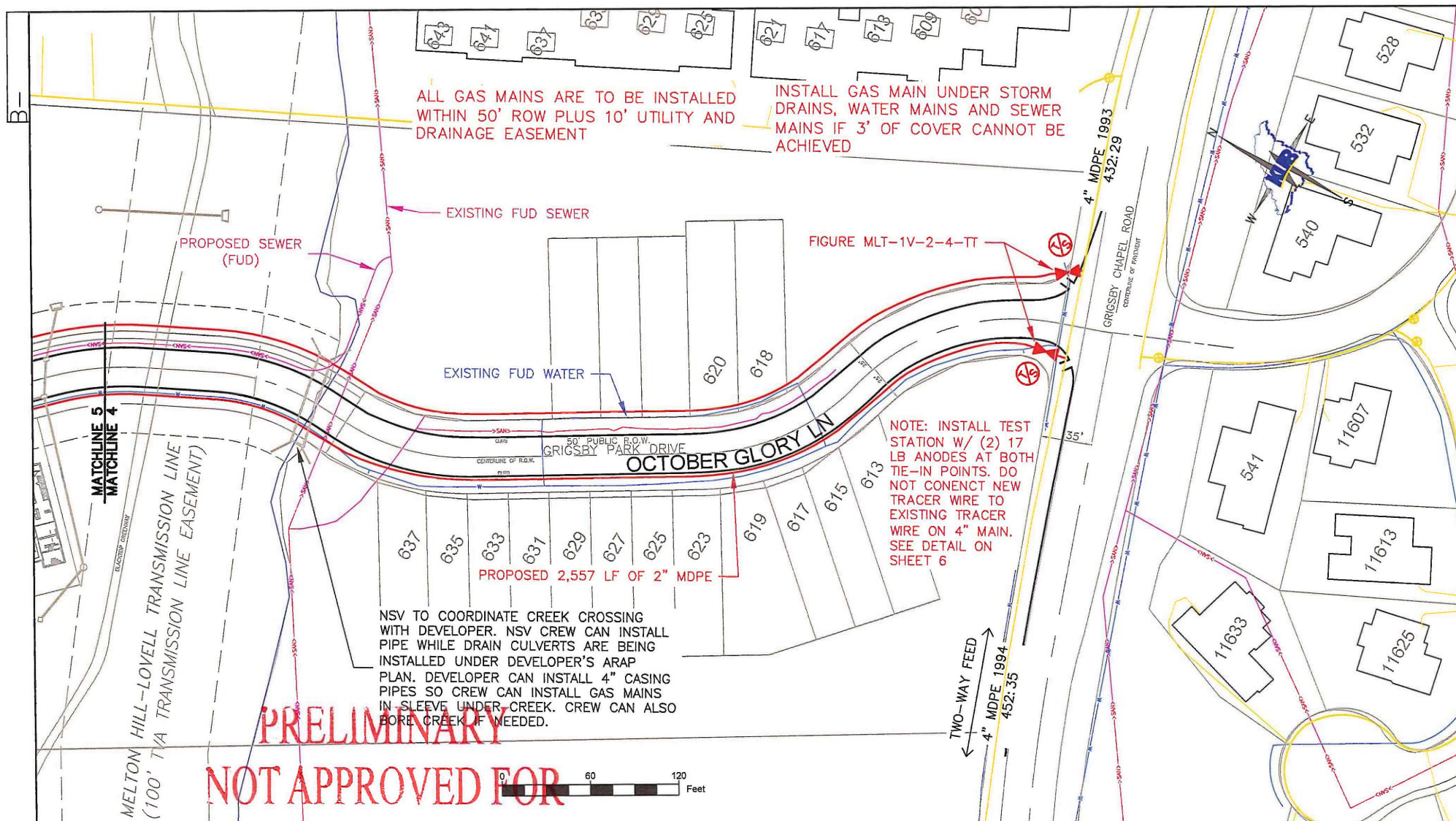




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4									
3									
2									
1									
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Knoxville Utilities Board
 ENGINEERING
 GRIGSBY CHAPEL RD PHASE 2 - NSV
 NSV GAS
 INSTALL 2,557 LF OF 2" MDPE
 KEY SHEET
 SCALE: N.T.S.

KUB
 SHEET 3 of 7
 B-



REV	DESCRIPTION	DRAWN BY	CHK.	APPV.	EST#	JOB#	MAXIMO#	W.F.P.I.#	DATE
5									
4									
3									
2									
1									
0	FIRST ISSUE OF DRAWING	8432 (CAB)	7039 (TJK)	7039 (TJK)		J0025232		0086129771	6/26/2026

Knoxville Utilities Board
ENGINEERING
GRIGSBY CHAPEL RD PHASE 2 - NSV
NSV GAS
INSTALL 2,557 LF OF 2" MDPE
PLAN VIEW 4

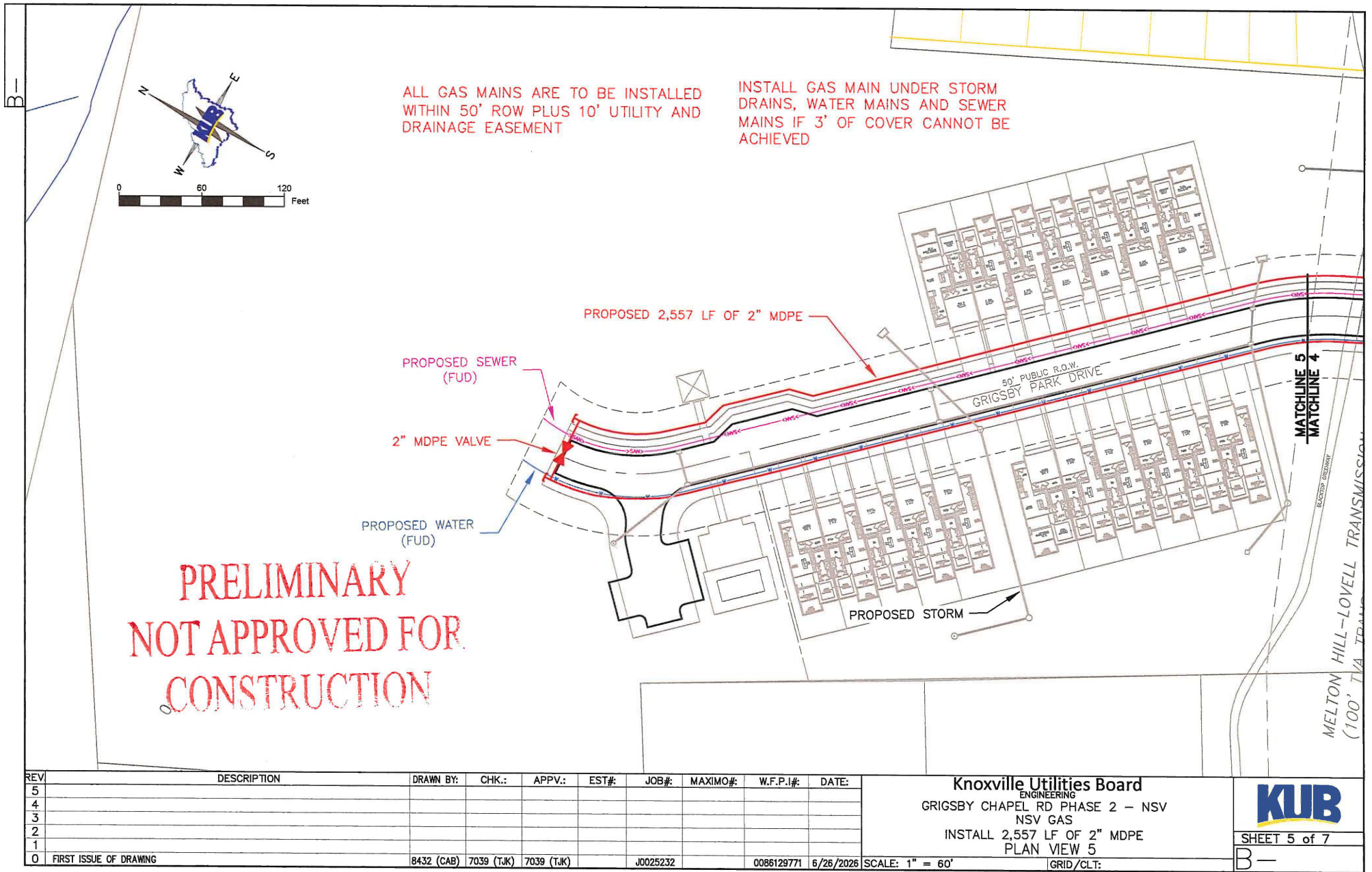
SCALE: 1" = 60'

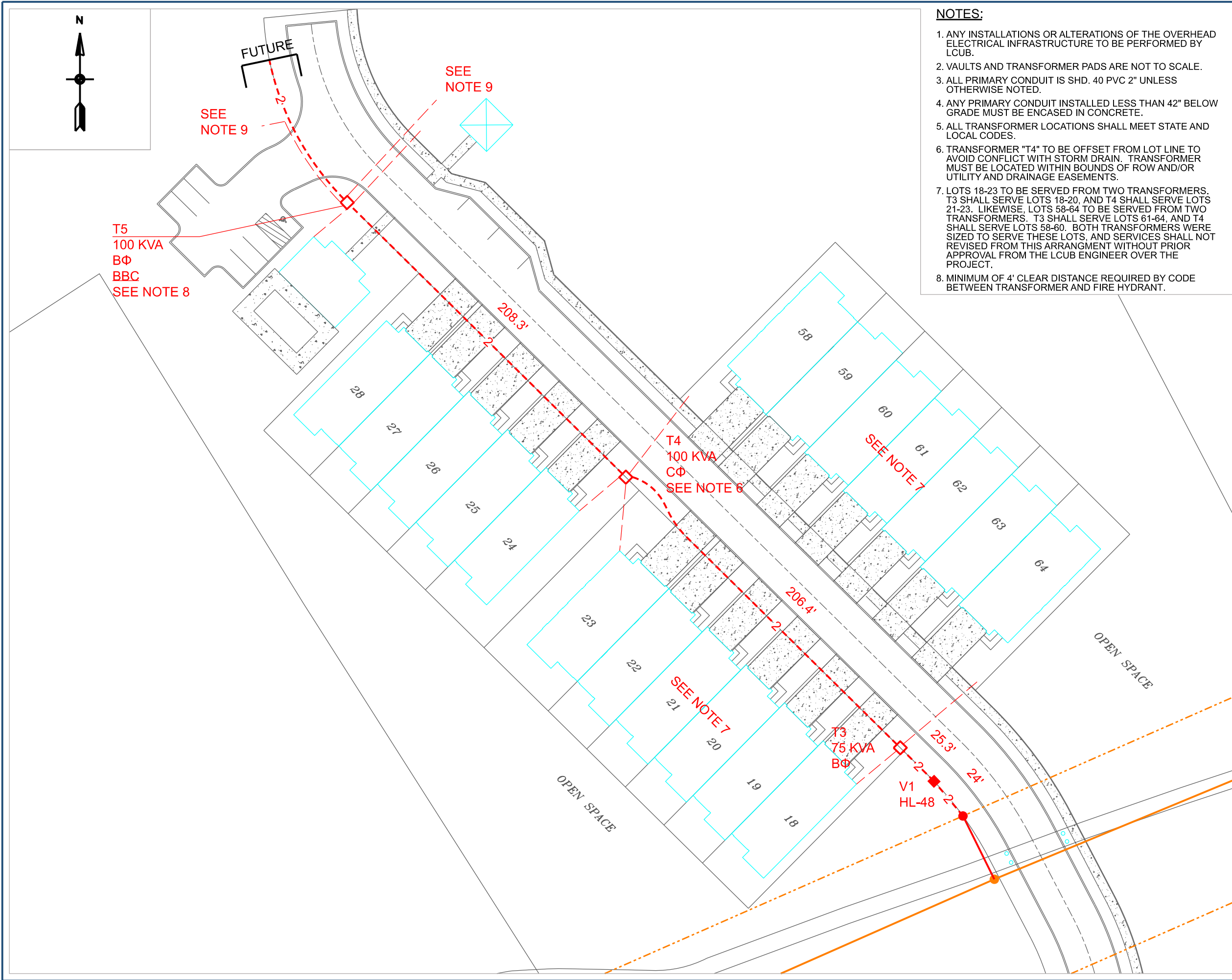
GRID/CLT:

KUB

SHEET 4 of 7

B-





- NOTES:
1. ANY INSTALLATIONS OR ALTERATIONS OF THE OVERHEAD ELECTRICAL INFRASTRUCTURE TO BE PERFORMED BY LCUB.

2. VAULTS AND TRANSFORMER PADS ARE NOT TO SCALE.

3. ALL PRIMARY CONDUIT IS SHD. 40 PVC 2" UNLESS OTHERWISE NOTED.

4. ANY PRIMARY CONDUIT INSTALLED LESS THAN 42" BELOW GRADE MUST BE ENCASED IN CONCRETE.

5. ALL TRANSFORMER LOCATIONS SHALL MEET STATE AND LOCAL CODES.

6. TRANSFORMER "T4" TO BE OFFSET FROM LOT LINE TO AVOID CONFLICT WITH STORM DRAIN. TRANSFORMER MUST BE LOCATED WITHIN BOUNDS OF ROW AND/OR UTILITY AND DRAINAGE EASEMENTS.

7. LOTS 18-23 TO BE SERVED FROM TWO TRANSFORMERS. T3 SHALL SERVE LOTS 18-20, AND T4 SHALL SERVE LOTS 21-23. LIKEWISE, LOTS 58-64 TO BE SERVED FROM TWO TRANSFORMERS. T3 SHALL SERVE LOTS 61-64, AND T4 SHALL SERVE LOTS 58-60. BOTH TRANSFORMERS WERE SIZED TO SERVE THESE LOTS, AND SERVICES SHALL NOT BE REVISED FROM THIS ARRANGMENT WITHOUT PRIOR APPROVAL FROM THE LCUB ENGINEER OVER THE PROJECT.

8. MINIMUM OF 4' CLEAR DISTANCE REQUIRED BY CODE BETWEEN TRANSFORMER AND FIRE HYDRANT.
- NOTES (CONT.):
9. SERVICE FROM MAIL KIOSK TO COME FROM T5 IF NEEDED. TRANSFORMER "T5" SHALL ALSO SERVE SOME TOWNHOMES IN PHASE 3. THESE SERVICE CONDUITS SHALL BE INSTALLED AS A PART OF THIS PHASE OF THE DEVELOPMENT.

10. SECONDARY LINES ARE SHOWN SOLELY TO INDICATE WHICH FACILITIES/METERS ARE TO BE POWERED FROM EACH TRANSFORMER. THE SPECIFICATIONS OF THE SECONDARY CONDUITS SHALL BE DETERMINED BY THE DEVELOPER/OWNER AND ALL APPLICABLE STATE AND LOCAL CODES. PRIOR TO ANY PERMANENT SERVICE CONNECTIONS, DEVELOPER/OWNER MUST INFORM THE LCUB ENGINEER OR INSPECTOR OVER THE PROJECT IF ANY SERVICE CONDUCTOR WILL BE LARGER THAN 500MCM (AL OR CU) OR IF ANY TRANSFORMER REQUIRES MORE THAN EIGHT (8) SERVICE CONNECTIONS.

LEGEND

---#---

NUMBER OF CONDUITS

URD PRIMARY

URD SECONDARY

————

OH PRIMARY

TRANSMISSION ROW

—

INSTALL

—

REMOVE

—

EXISTING TO REMAIN

BAC

BREAK ALL CONDUITS

BBC

BREAK BOTH CONDUITS

LCUB

Going the Extra Mile

7698 Creekwood Park Blvd
P.O. Box 449
Lenoir City, TN 37772
Office (844) 687-5282
www.LCUB.com

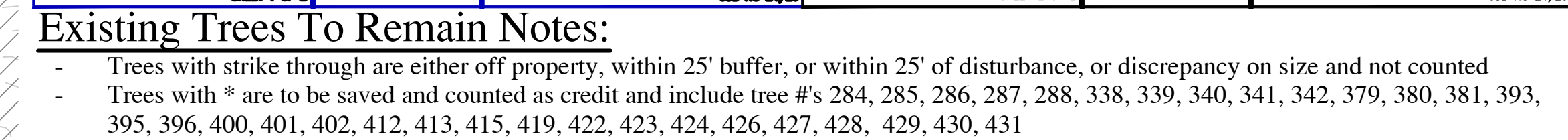
REV. NO.	DATE	REV. BY.	DESCRIPTION
0	6/23/2026	AM	ORIGINAL ISSUE

GRIGSBY PARK
PHASE 2

OCTOBER GLORY LN

UNDERGROUND
ELECTRIC DESIGN

Designed By:	A. MCDANIEL	Date:	6/23/2026
Drawn By:	A. MCDANIEL	Scale:	1"=50'
Approved By:		Job Order #:	15471A
Page Number:	Page 1 of 1		



/// Total Replacement Trees Required = 470 Trees

Total Tree Credits = 1170 Credits

Tree Protection Notes

A = 4 foot height, orange, plastic construction fencing fastened to metal post.
B = Metal post.

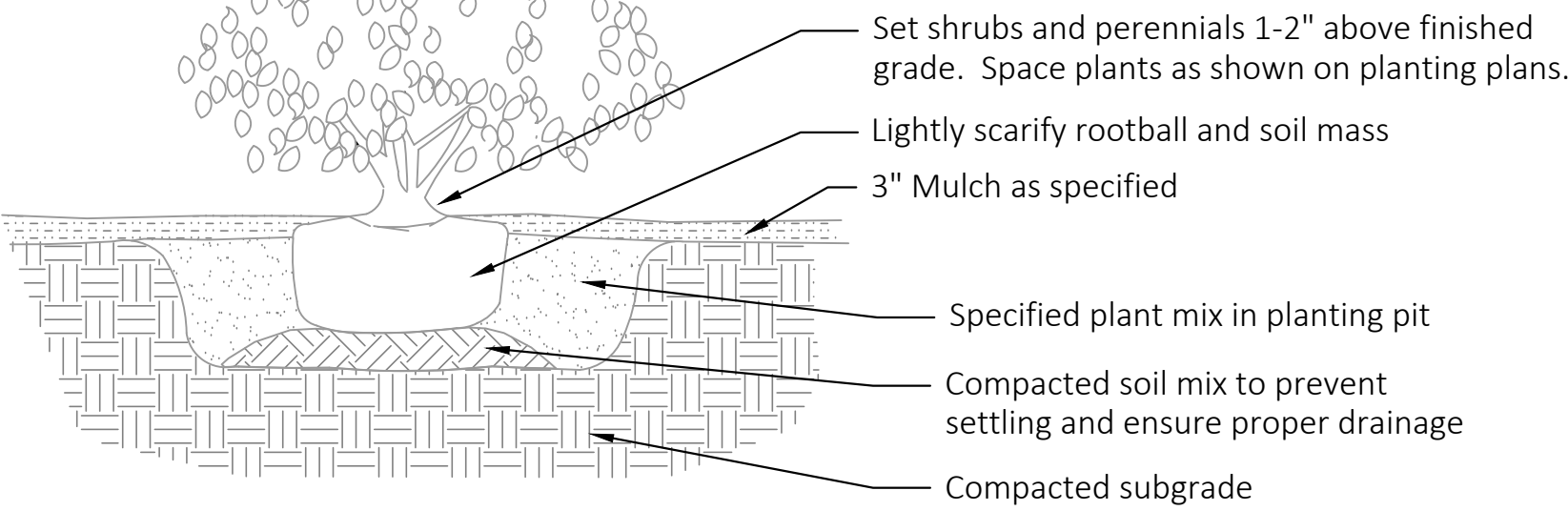




Site Prep & Tree Protection Notes:

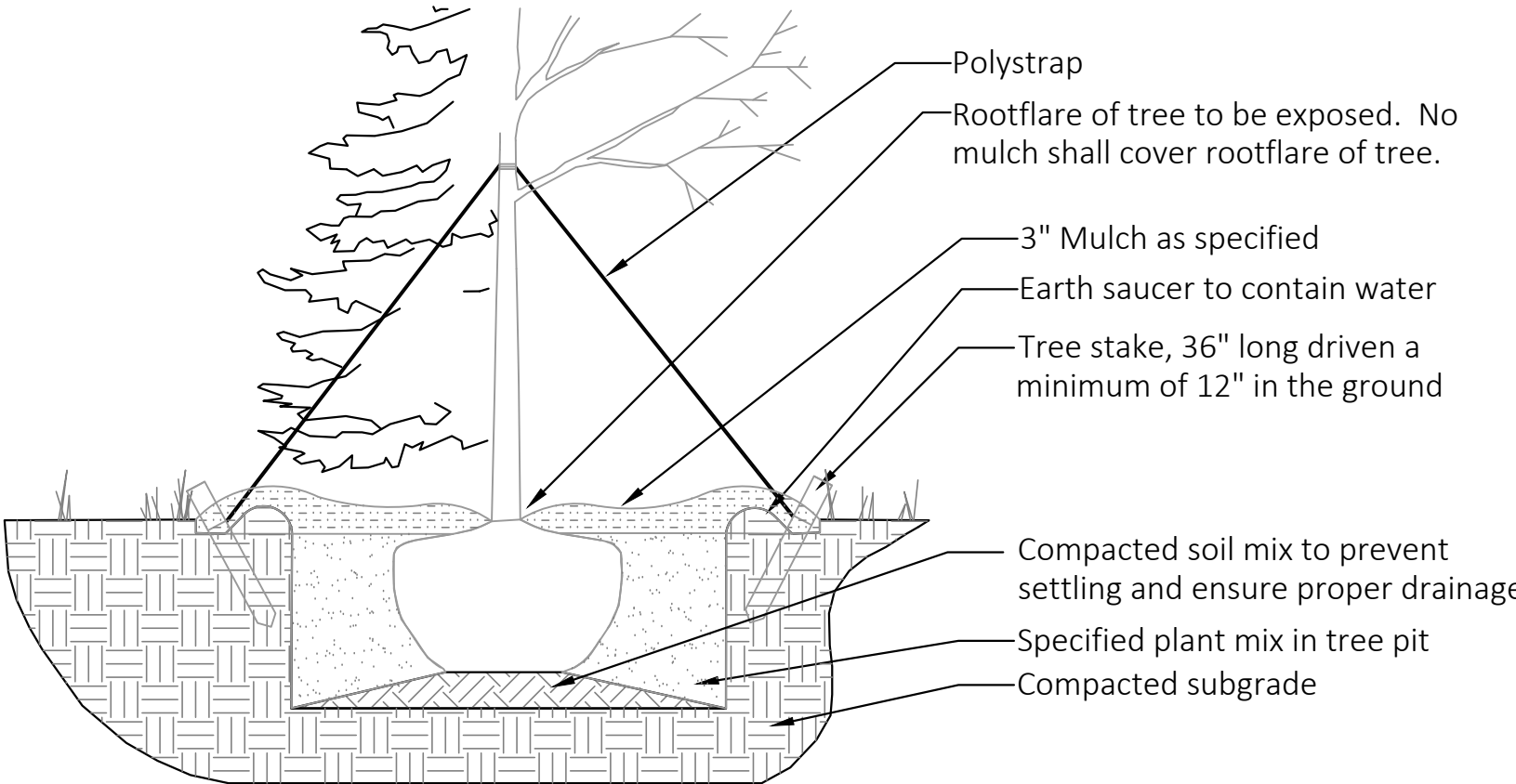
Planting Notes:

- Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
- Contractor to provide allowance for soil ammendments, percolation tests, soil tests, mulch.
- Contractor to provide one year warranty for all plant material from date of substantial completion.
- Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, application of insecticides/herbicides, and general landscape clean-up) until substantial completion notice is provided by the owner or landscape architect.
- The contractor shall locate and verify all existing utilities prior to planting and report any conflicts to the landscape architect. Perform work in compliance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide for permits required by local authorities.
- All plant material to be specimen quality as established by the American Association of Nurserymen, horticultural standards, latest edition. quality of the plant material to be judged by the landscape architect. Inferior plant material to be rejected.
- Plant material to be free of disease, weeds and insect pests. Damaged plant material shall be rejected.
- Planting plans may need to be adjusted in the field. Contractor to coordinate layout of plant material with landscape architect for on site approval prior to installation.
- Test plant beds and plant pits for adequate drainage. Hardpan or moisture barriers shall be broken, or drain pipes to be installed to provide proper drainage of plant areas. Plant pits shall be excavated to the bottom of the pit. Fill each plant pit with water and observe the pit for 2 hours. If the water has not dissipated by 50% within 2 hours, notify landscape architect of such in writing before installing plants in the questionable area. Otherwise contractor shall be held liable for plants.
- Trees shall be installed 3" above finish grade in hardpan areas to provide good drainage unless otherwise directed.
- Tree pit and shrub pit to be twice the size of the root mass. Fill with plant mix.
- Broken root balls for trees shall be rejected. Contractor to check root balls and expose rootflares to check for root girdling. Do not assume the rootflare is exposed upon purchase from the nursery.
- Any plant materials shipped to site in uncovered vehicles/ trailer shall be rejected regardless of season.
- All tree scars over 1 -1/2" shall be rejected and tree to be replaced.
- All shrubs to be dense and full. All trees to have a symmetrical growth habit (360 degrees) unless uncharacteristic to plant type or otherwise noted on plans.
- Remove all excess growth of trees and shrubs as directed by landscape architect. Do not cut central leader.
- If rootball is wrapped in non-biodegradeable burlap, remove entire wrap after placed in pit.



Shrub & Perennial Planting

Scale: NTS



- General Notes:
- Excavate tree pit to a depth equal to depth of rootball plus 24", and a width equal to two times the diameter of the rootball.
 - Fill tree pit with water and confirm percolation rate. (Notify landscape architect if poor drainage conditions exist.)
 - Install tree per detail avoiding any damage to rootball or trunk of tree.
 - Add specified plant mix and soil ammendments.
 - Remove burlap on top 1/3 of tree rootball. Remove burlap on top 1/3 of tree rootball.
 - Immediately soak tree pit with water and remove any air pockets that may have occurred during backfilling.
 - Stake and guy tree with specified materials.

General Tree Planting

Scale: NTS

Grigsby
Park
Phase 2
Grigsby Chapel
Road
Farragut,
Tennessee
37934

Submittal Record

Preliminary Plans
Not for Construction

June 05, 2026

Planting Notes
and Details

L101

REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director

Subject: Discussion and public hearing on a final plat to approve the division of Parcel 55, Tax Map 152 into two lots and a request to approve a variance from the requirement in the Subdivision Regulations to construct a pedestrian facility along the parcel's frontage of Turkey Creek Road due to the minor nature of the subdivision, .63 Acres, Zoned R-2 (Michael Ogle, Appalachian Surveys, Applicant)

**Introduction &
Background:**

This agenda item involves a request to properly approve the division of Parcel 55, Tax Map 152 into two lots. As you may recall, the parcel in question is bisected by Turkey Creek Road with one portion along Fort Loudoun Lake and the other portion on the opposite side of Turkey Creek Road. This arrangement of parcels is common along Turkey Creek Road and, in most cases, the portion that fronts on the lake includes a boat dock. In the case of the parcel in question, the portion abutting the lake has an existing home and the non-lake portion is vacant.

Though recognized by the Town as one parcel (since it had not been divided with the approval of the Planning Commission), the parcel was sold, pursuant to an online auction, to two different property owners. One owner purchased the lakeside portion and the other the non-lake portion. An issue that was brought to the attention of the property owner that purchased the non-lake portion of the parcel was that the Town's Zoning Ordinance only permits one dwelling unit on a parcel. Since the lake portion of the parcel recognized by the Town already has a dwelling unit, the larger portion of the parcel on the opposite side of the lake was not permitted a dwelling unit.

**Discussion &
Recommendations:**

At the request of the applicant and after consulting with the Town Attorney, this issue was presented to the Planning Commission as a workshop discussion item prior to the July 17, 2025 meeting. Based on the unique circumstances noted under the "Variance Request" portion of a memo that was provided to the Planning

Commission, the Planning Commission was receptive to eventually approving a plat that would legally subdivide this parcel into two lots so that the owners of Tract 1 could construct a dwelling unit on that portion of the existing parcel. Since dividing the existing parcel into two smaller lots would exacerbate the parcel's existing nonconforming condition, in terms of lot size and setbacks, which are both governed in the Zoning Ordinance, the Board of Zoning Appeals would ultimately need to consider such variance request before the Planning Commission could approve a subdivision of the parcel.

When this was originally discussed with the Planning Commission, the parcel was zoned Agricultural. The minimum lot size in the Agricultural Zoning District is five acres. This parcel and the others in the immediate area that are zoned Agricultural are well below five acres. After reviewing this with Town staff and the Town Attorney, it was suggested that the parcel should be rezoned to a zoning district more appropriate to the size and function of the parcel in question. This would also lessen the amount of variances that would be needed from the Board of Zoning Appeals. It was recommended that the parcel be rezoned to General Single-Family Residential (R-2) since that is the same district as the abutting Brixworth Subdivision. Should the parcel in question be ultimately approved as two lots, the lot on the non-lake portion, which is 20,521 square feet, would be compliant with the minimum lot size of 15,000 square feet that is associated with the R-2 Zoning District. The lake portion of the parcel, which is 9,403 square feet, would still be noncompliant in terms of lot size but substantially more compliant than its Agricultural zoning at that time.

The Planning Commission encouraged the applicant to pursue the rezoning and, once permission was obtained from both property owners, the rezoning was presented to the Planning Commission for their recommendation at the December 18, 2025 meeting. The Commission unanimously recommended approval of the rezoning, and the rezoning was subsequently unanimously approved at both the first and second readings at the Board of Mayor and Aldermen meetings on January 22, 2026, and February 12, 2026.

With the rezoning complete, the applicant then proceeded with a request at the Board of Zoning Appeals meeting on February 25, 2026 for a variance from the minimum lot size for the 9,403 square foot portion of the existing parcel, subject to the Planning

Commission approving the subdivision of the existing parcel. Based on a number of unique characteristics associated with this matter and the property itself, the Board of Zoning Appeals unanimously approved the requested variance, subject to a plat being presented to and approved by the Planning Commission.

The requested plat that would properly divide Parcel 55, Tax Map 152 into two lots is included in the packet. Related to this plat is a request for a variance from the requirement in the Subdivision Regulations for the construction of a sidewalk in association with this subdivision along both sides of Turkey Creek Road since this road is classified as a collector street on the Major Road Plan. The proposed justification for the variance is the minor nature of the subdivision being requested at this time. Separate action will be needed on the plat and the variance request.

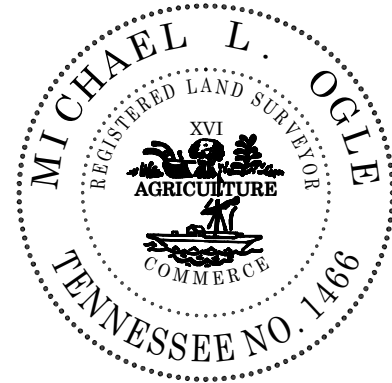
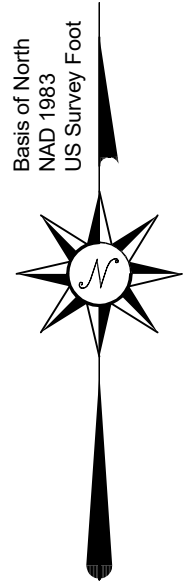
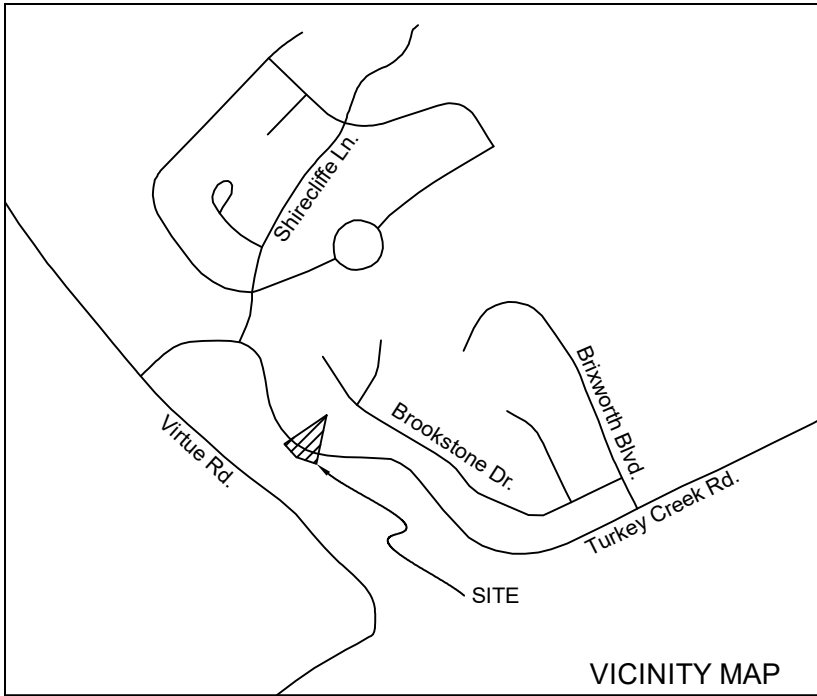
The staff recommends approval of the plat subject to obtaining the required signatures and adding a note to the plat that "based on current legal requirements, the residence structure shown on Tract 2 is allowed to remain provided the existing footprint is not altered other than complete removal." The staff also recommends approval of the requested variance to construct a sidewalk along both sides of Turkey Creek Road in association with this subdivision due to the minor nature of the subdivision being requested at this time.

Recommended By:

Mark Shipley, Community Development Director

Proposed Motion:

To approve the plat subject to obtaining the required signatures and adding a note to the plat that "based on current legal requirements, the residence structure shown on Tract 2 is allowed to remain provided the existing footprint is not altered other than complete removal" and to approve the requested variance to construct a sidewalk along both sides of Turkey Creek Road in association with this subdivision due to the minor nature of the subdivision being requested at this time.



CERTIFICATION
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 IV Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000, and is in compliance with the current Tennessee Minimum Standards of Practice.

Michael L. Ogle
Tennessee Registered Surveyor #1466
Appalachian Surveys
235 John Bouldin Dr. - Maryville, Tn. 37801
Phone (865) 981-3739
email: mogle.surveys@gmail.com

Ball Family Trust
Lot 17 Brixworth Unit 1
Plat L229-A&B
Deed 20230307-0048527

Shirley Hawkins
Parcel ID 152 03302
Deed 20071010-0030474

Tract 1
April and Dustin Anderson
Parcel ID 152-05501
Deed 20230719-0003228
0.452 Acres
19667 Sq. Feet
5% impervious area

Angela Denny
Parcel ID 152-056
Deed 20240718-0003494

Shirley Hawkins
Parcel ID 152 03302
Deed 20071010-0030474

20' dock access easement
serving Parcel 152-055.01

Little Turkey Creek
Tributary to Fort Loudon
Lake

Tract 2
Elite Construction LLC
Parcel ID 152-055
Deed 20230703-0000280
0.182 Acres
7939 Sq. Feet
between 813 contour and Turkey Creek Rd.
18% impervious area

Kenneth Howard
Parcel ID 152-057
Deed 20230628-0069384

LEGEND

These standard symbols will be found in the drawing.

- 1/2" IRF Iron Rod Found
- 1/2" IRS Iron Rod Set
- ⊕ IPF Iron Pipe Found
- △ point not monumented
- ◆ PP Power Pole

- E — E — E — E — Overhead Electric
- — — — — Centerline of Road
- - - - - Building Setback Line
- - - - - Gravel Drive
- x - x - x - Fence

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

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.

Date _____ Name, Title, and Agency of Authorized Approving Agent

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.

Date _____ Name, Title, and Agency of Authorized Approving Agent

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.

Date _____

Knox County Addressing Division

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.

DATE _____

Town Engineer _____ License No: _____

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 _____ and Book Number _____, page _____ at the 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.

Date _____

April Anderson _____

Date _____

Dustin Anderson _____

Date _____

Elite Construction LLC (agent) _____

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

Notes:

- In accordance with FEMA Rate Map 47093C0356F, effective on 5/2/2007 a portion of Elite Construction LLC property is in a special flood hazard area as shown on this map.
- A five foot customary utility, drainage, and construction easement is provided on each side of interior lot lines. A ten foot customary utility, drainage, and construction easement is provided on the inside of road rights of ways and lot lines along the periphery of the subdivision.
- Setbacks 30' Front, 30' total on sides with a minimum of 10' on any one side, 25' rear.
- Zoning R-2
- RTK GPS was used on 100% of this survey. datum is NAD 83 CORS 96 (TDOT network correction). The GPS base and receiver were Carlson BRX7s and exceed dual frequencies. All GPS measured points were reduced to ground with a grid to ground factor of 1.0000. hrms values recorded were less than 0.053' ft at each corner.
- No Instruments of Record reflecting easements, rights of way, and/or ownership were furnished to the Surveyor, except as shown hereon. The Surveyor has made no attempt to access the public records for any easements. Subject to any easements, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied.
- The purpose for the plat is to bring a previously subdivided parcel into compliance with subdivision regulations that existed at the time of conveyance.
- Variance to approve lot size smaller than allowed for tract 2 was approved on February 25, 2026 Board of zoning appeals meeting

A Survey of the April and Dustin
Anderson property
and the Elite Construction LLC
property
Being Tracts 1 and 2 of the
Estate of Dora Knipp Turner

Civil Dist 06, Knox County City of Farragut, Tn.
Tax Map 152 Parcel 055.00 and 055.01
Scale 1" = 30' Date 05-12-2026
Zoning R-2



REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director

Subject: Discussion and public hearing on a site plan for a 2,800 square foot addition to the Goddard School Farragut, 125 Loudoun Road, Zoned C-1 (Studio Four Design, a Michael Graves Company, Applicant)

Introduction & Background: This agenda item involves a request for approval of a 2,800 square foot addition to the existing 8,200 square foot Goddard School off Loudoun Road.

Discussion & Recommendations: The proposed addition would provide space for 26 additional children and four additional employees. As shown on the revised site plan included in the packet, this creates a small parking shortage of two spaces. The Planning Commission may consider a reduction provided the applicant can show that the lower amount can accommodate the parking demands that are typical for the use(s) throughout a majority of the year. In addition to the Goddard School, this property also includes a dental office in a separate building. The parking provisions will need to be coordinated with the dental office owner as well to ensure that they are okay with the two-space deficit being created by this addition.

Another staff comment on the revised site plan is a verification that the required square footage of fenced outdoor play area, per the Town's Zoning Ordinance, is provided. The requirement is at least 100 square feet per child permitted by the State license. It appears that there could be up to 158 children which would result in an fenced outdoor play area of at least 15,800 square feet. It does not appear that this requirement is met on the revised site plan and will be one of the conditions that must be addressed in order for the plan to be approved.

In addition to the parking and fenced outdoor play area comments noted above, the other remaining staff comments on the site plan are as follows and would be additional conditions for any approval

of the site plan:

1. Sprinkler coverage is required for the addition. Notification devices will need to be added to the existing fire alarm.
2. A design professional will need to design and develop documents conforming to the 2018 IEBC Chapter 11 minimum requirements.
3. There are three healthy sycamores near the south end of the addition. An arborist review with recommendations and implementation will be required to ensure they are saved. Tree protection fencing must be provided and shown on the site plan along with a detail. Recommendations from an arborist will need to also be incorporated into the site plan set.
4. Given that the building setback from the west property line is 20 feet rather than 30 feet, consideration should be given to reducing the length of the building and increasing the width. This could help with tree preservation and provide space for the expansion of the fenced outdoor play area.
5. Please submit Drainage Fee of \$76.00.
6. A landscape plan will be required for this project. As part of this plan the existing vs. proposed trees must be addressed and the buffer strip along Roane Drive must be supplemented to meet the buffer strip plant material requirements per 100 linear feet of buffer strip.
7. Please provide a detail for the HVAC screen on the roof of the addition.

Recommended By:

Mark Shipley, Community Development Director

Proposed Motion:

Should the Planning Commission approve the site plan, the staff would recommend that such approval be subject to the following conditions:

1. That the Planning Commission is okay with the two-space parking shortage if the applicant can show that the lower amount can accommodate the parking demands that are

typical for the use(s) throughout a majority of the year. The parking provisions must also be coordinated with and approved by the dental office owner to ensure that they are okay with the two-space deficit being created by this addition.

2. That a fenced outdoor play area, per the Town's Zoning Ordinance, is provided to meet the requirement that at least 100 square feet is provided per child permitted by the State license.
3. Sprinkler coverage is required for the addition. Notification devices will need to be added to the existing fire alarm.
4. A design professional will need to design and develop documents conforming to the 2018 IEBC Chapter 11 minimum requirements.
5. There are three healthy sycamores near the south end of the addition. An arborist review with recommendations and implementation will be required to ensure they are saved. Tree protection fencing must be provided and shown on the site plan along with a detail. Recommendations from an arborist will need to also be incorporated into the site plan set.
6. Given that the building setback from the west property line is 20 feet rather than 30 feet, consideration should be given to reducing the length of the building and increasing the width. This could help with tree preservation and provide space for the expansion of the fenced outdoor play area.
7. Please submit Drainage Fee of \$76.00.
8. A landscape plan will be required for this project. As part of this plan the existing vs. proposed trees must be addressed and the buffer strip along Roane Drive must be supplemented to meet the buffer strip plant material requirements per 100 linear feet of buffer strip.
9. Please provide a detail for the HVAC screen on the roof of the addition.

GODDARD SCHOOL FARRAGUT

PROJ: 26043.00
GODDARD SCHOOL
125 LOUDOUN ROAD
FARRAGUT, TN 37934

DRAWING SUBMISSIONS		
ISSUE	DESCRIPTION	DATE
1	FARRAGUT PLANNING	2026.06.15
2	REV. #1	2026.07.10

SHEET INDEX				
NUMBER	NAME	ORIG ISSUE	REV#	CURRENT
PROJECT INFORMATION				
G0.00	COVER SHEET	2026.06.15	2	2026.07.10
SITE				
AL1.01	OVERALL SITE PLAN (BUILDINGS)	2026.06.15	2	2026.07.10
FLOOR PLANS				
A1.2	FLOOR PLAN	2026.06.15	1	2026.06.15
EXTERIOR ELEVATIONS				
A20.01	EXTERIOR ELEVATIONS	2026.06.15	1	2026.06.15

SITE INFORMATION

ZONING: FAR-C-1
ADJACENT PROPERTIES ZONING: FAR-C-1 & FAR-R-2
TAX MAP: KNOX COUNTY
PROPERTY OWNER INFORMATION: ESSEX POINTE PARTNERSHIP %
TJ DEVELOPMENT & MANAGEMNET CO LLC
355 TRANE LANE KNOXVILLE, TN 37919
DAYCARE CONTACT: JOHN PATTEN
JPATTON@ASCENDLEARNINGPARTNERS.COM

BUILDING INFORMATION

BUILDING TYPE: V-B
OCCUPANCY TYPE: E: EDUCATION
BUILDING SF: EXISTING: 8,200 SF
NEW: 2,800 SF
BUILDING HEIGHT: 28 FT
SPRINKLER: YES, PER NFPA 13



CURRENT ISSUE: 2026.07.10 REV. #1

ARCHITECT

STUDIO FOUR DESIGN,
A MICHAEL GRAVES COMPANY
18 EMORY PLACE, SUITE 100
KNOXVILLE, TN 37917

T 865.523.5001

STACY COX
SCOX@MICHAELGRAVES.COM

STRUCTURAL ENGINEER

SMITH ENGINEERING
SOLUTIONS

RYAN SMITH
RYAN@SMITHEENGINEERINGSOLUTIONS.COM

CIVL ENGINEERING

URBAN ENGINEERING

CHRIS SHARP
CHRIS@URBAN-ENG.COM

MICHAEL
GRAVES

THE LINE SHOWN ABOVE IS
A PAVED SURFACE INCLUDING
A 4' WIDE SIDEWALK
PAGE SIZE

D

C

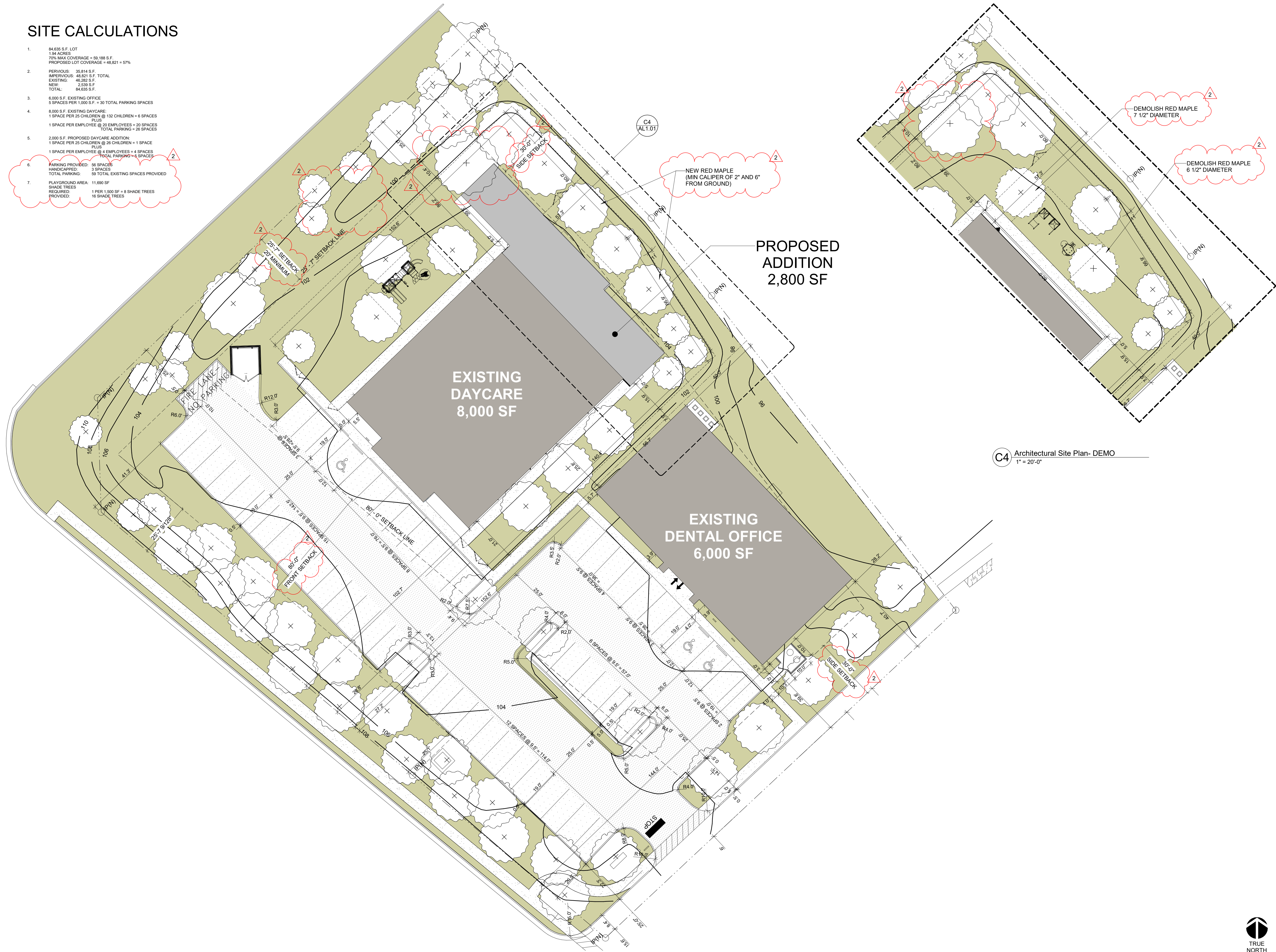
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7/11/2026 12:24:27 PM

SITE CALCULATIONS

- 84,835 S.F. LOT
1.84 ACRES
70% MAX COVERAGE = 59,385 S.F.
PROPOSED LOT COVERAGE = 48,821 = 57%
- PERVIOUS: 35,814 S.F. TOTAL
IMPERVIOUS: 48,821 S.F. TOTAL
EXISTING: 46,282 S.F.
NEW: 2,539 S.F.
TOTAL: 84,835 S.F.
- 6,000 S.F. EXISTING OFFICE
5 SPACES PER 1,000 S.F. = 30 TOTAL PARKING SPACES
- 8,000 S.F. EXISTING DAYCARE
1 SPACE PER 25 CHILDREN @ 132 CHILDREN = 6 SPACES
PLUS
1 SPACE PER EMPLOYEE @ 20 EMPLOYEES = 4 SPACES
TOTAL PARKING = 26 SPACES
- 2,000 S.F. PROPOSED DAYCARE ADDITION:
1 SPACE PER 25 CHILDREN @ 26 CHILDREN = 1 SPACE
PLUS
1 SPACE PER EMPLOYEE @ 4 EMPLOYEES = 4 SPACES
TOTAL PARKING = 35 SPACES
- PARKING PROVIDED: 58 SPACES
HANDICAPPED: 3 SPACES
TOTAL PARKING: 59 TOTAL EXISTING SPACES PROVIDED
- PLAYGROUND AREA: 11,690 SF
SHADE TREES REQUIRED: 1 PER 1,500 SF = 8 SHADE TREES
PROVIDED: 16 SHADE TREES



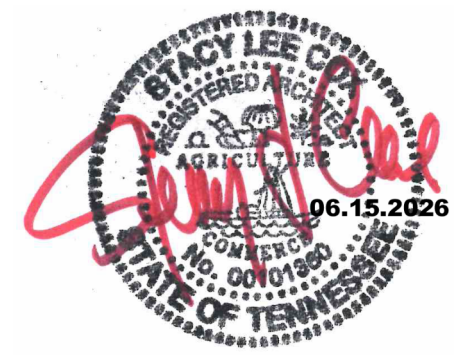
C4 Architectural Site Plan- DEMO
1" = 20'-0"

MICHAEL
GRAVES

ARCHITECT:
STUDIO FOUR DESIGN,
A MICHAEL GRAVES COMPANY
18 Emory Place, Suite 100
Knoxville, TN 37917
T 865-523-5001
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STRUCTURAL ENGINEER
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URBAN ENGINEERING



Stacy Cox
00101360

GODDARD SCHOOL
FARRAGUT
GODDARD SCHOOL
125 LOUDOUN ROAD
FARRAGUT, TN 37934

PROJECT: 26043.00

DATE	DESCRIPTION
1 2026.06.15	FARRAGUT PLANNING
2 2026.07.10	REV. #1

SHEET NAME:

OVERALL SITE PLAN
(BUILDINGS)

ORIG SUBMISSION: 2026.06.15

CURRENT: 2026.07.10

REV. #1

SHEET:

AL1.01



1" = 20'-0"

A1
AL1.01 ARCHITECTURAL SITE PLAN

1

2

3

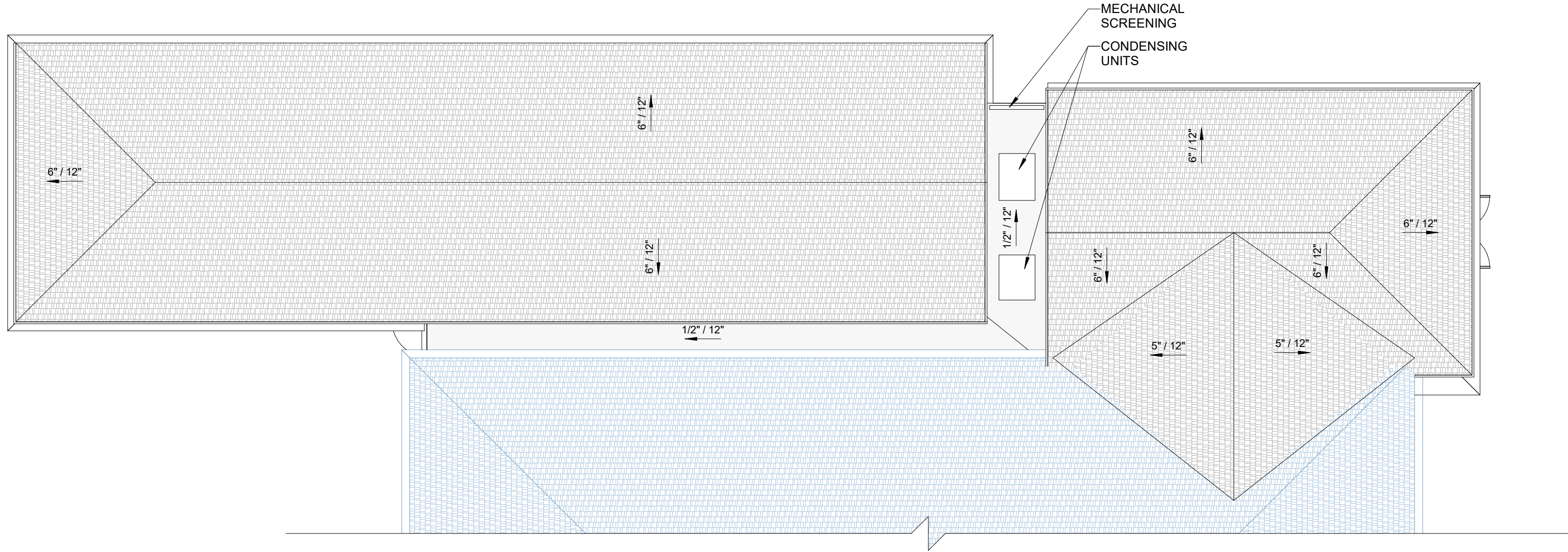
4

5

THE LINE SHOWN ABOVE IS
A 1/8" SCALE REPRESENTATION
OF THE BUILDING'S
PAGE SIZE

D

C

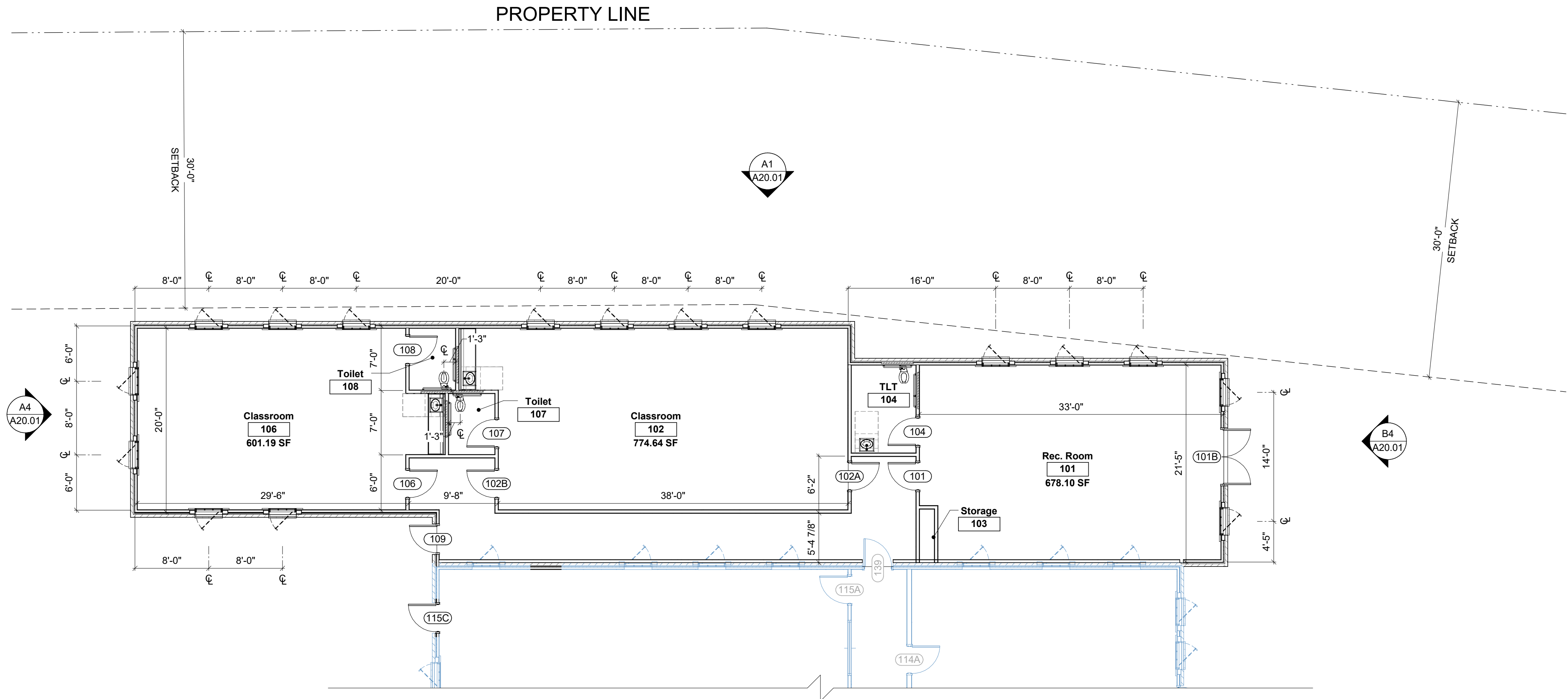


C1
A1.2 ROOF PLAN- AREA B

1/8" = 1'-0"

B

A



A1
A1.2 FLOOR PLAN- LEVEL 01- AREA B

1/8" = 1'-0"

FLOOR PLAN NOTES

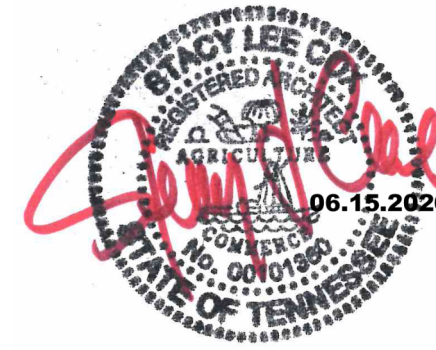
NUM. NOTE

MICHAEL GRAVES

ARCHITECT:
STUDIO FOUR DESIGN,
A MICHAEL GRAVES COMPANY
18 Emory Place, Suite 100
Knoxville, TN 37917
T 865-523-5001
STUDIOFOURDESIGN.COM

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Δ	DATE	DESCRIPTION
1	2026.06.15	FARRAGUT PLANNING

SHEET NAME:

FLOOR PLAN

ORIG SUBMISSION: 2026.06.15

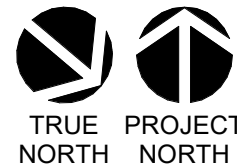
CURRENT: 2026.06.15

FARRAGUT PLANNING

SHEET:

A1.2

7/1/2026 12:24:09 PM



THE LINE SHOWN ABOVE IS
A SPACING GUIDE FOR
A 1/4" SCALE SHEET.
PAGE SIZE

D

C



C1
A20.1 AI RENDER_FOR REFERENCE ONLY

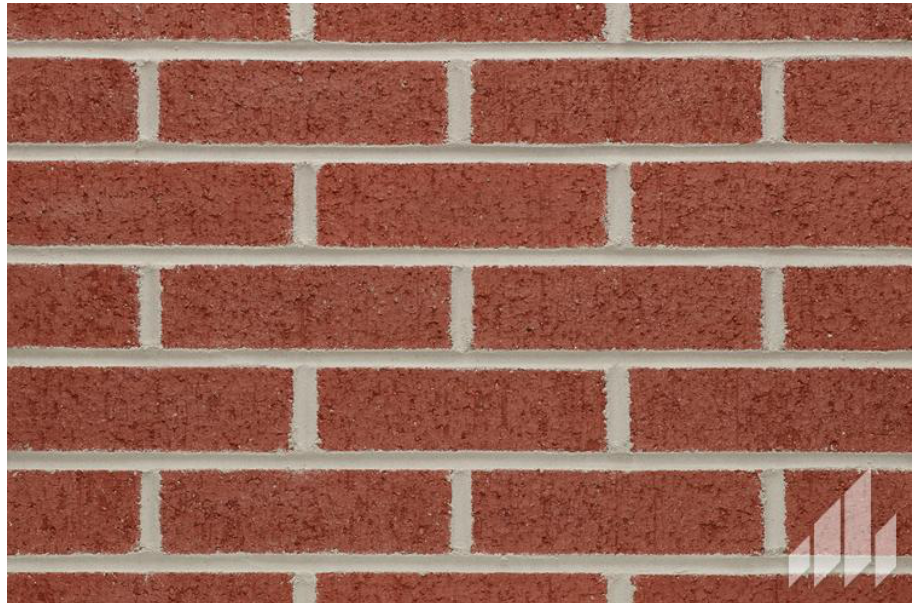
NTS

B

MATERIAL LEGEND (EXTERIOR)	
TAG	MATERIAL DESCRIPTION
BRK01	GENERAL SHALE; M/S RED RANGE WIRECUT
EIFS01	EIFS FINISH TO MATCH EXISTING - CONTRACTOR TO COLOR MATCH
SH01	BROWN ASPHALT SHINGLES TO MATCH EXISTING

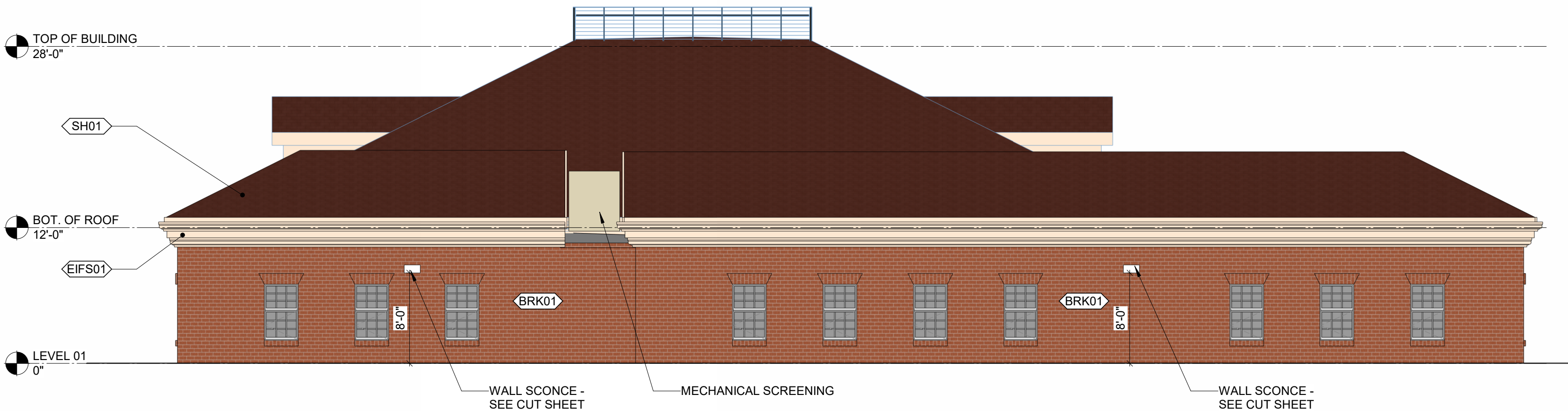


EIFS01



BRK01

A



A1
A20.01 BUILDING ELEVATION_SOUTH

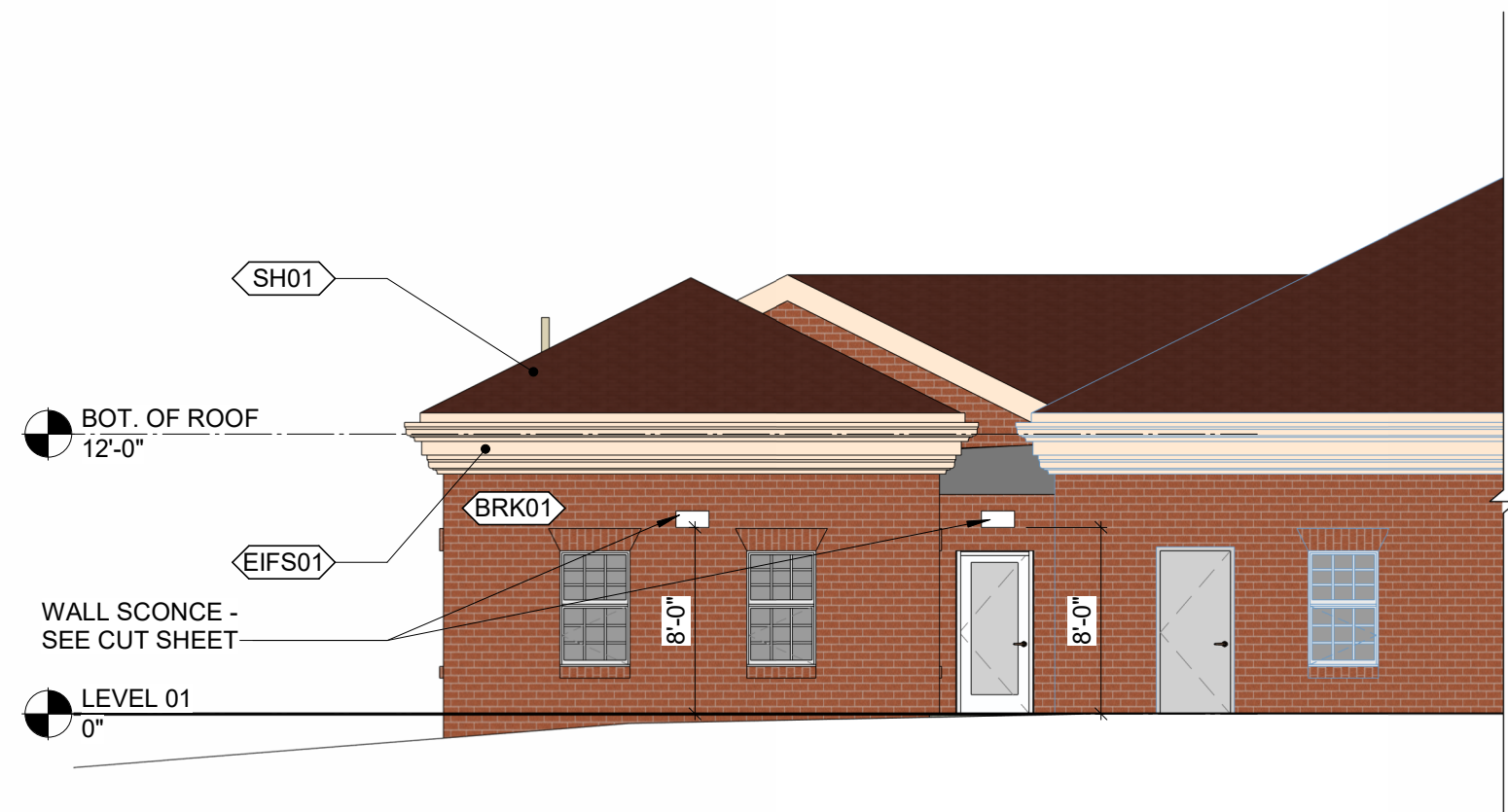
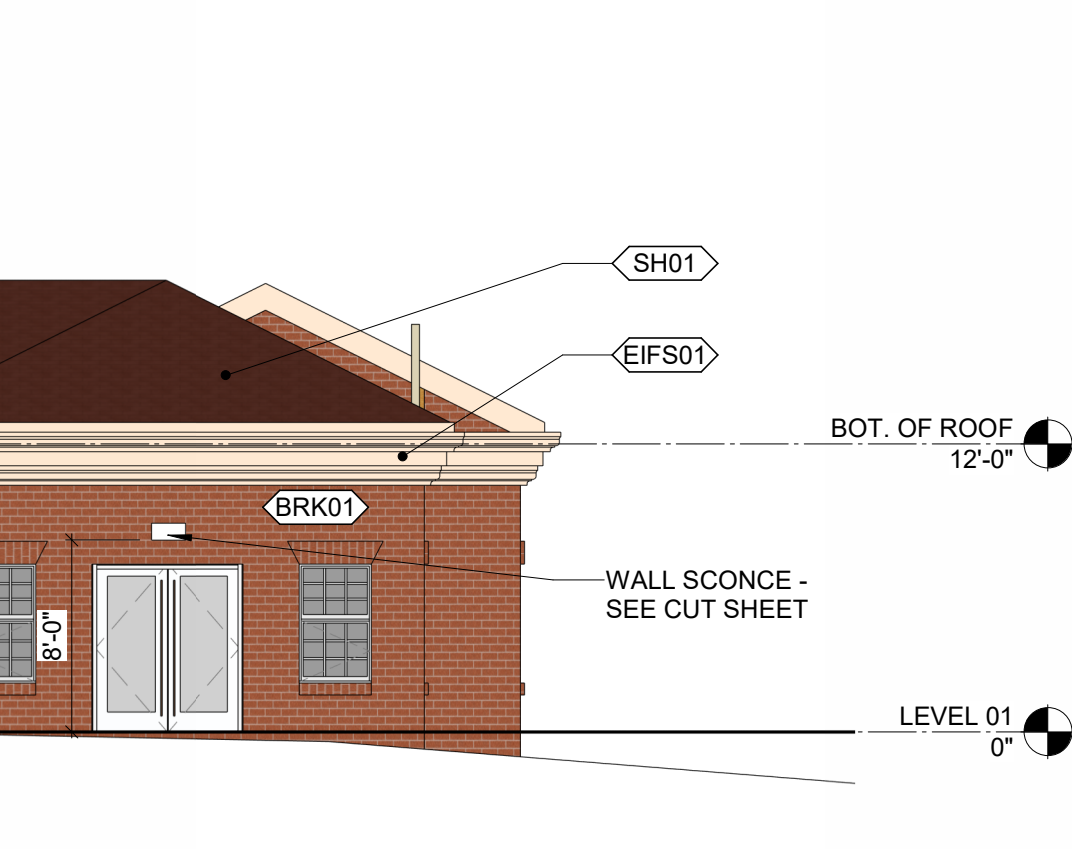
1/8" = 1'-0"

B4
A20.01 BUILDING ELEVATION_WEST

1/8" = 1'-0"

A4
A20.01 BUILDING ELEVATION_EAST

1/8" = 1'-0"

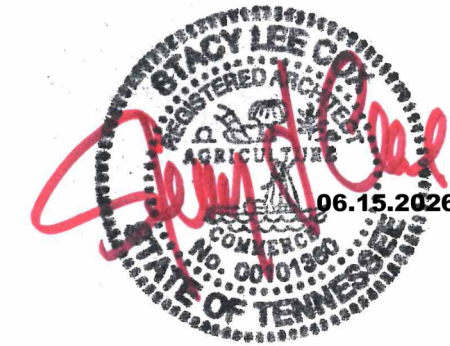


MICHAEL GRAVES

ARCHITECT:
STUDIO FOUR DESIGN,
A MICHAEL GRAVES COMPANY
18 Emory Place, Suite 100
Knoxville, TN 37917
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PROJECT: 26043.00

Δ	DATE	DESCRIPTION
1	2026.06.15	FARRAGUT PLANNING

SHEET NAME:

EXTERIOR ELEVATIONS

ORIG SUBMISSION: 2026.06.15

CURRENT: 2026.06.15

FARRAGUT PLANNING

SHEET:

A20.01