



Municipal Planning Commission Meeting
Thursday, September 17, 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) August 20, 2026 Minutes
- IV) Action Items
 - A) Discussion and public hearing on Resolution PC-26-08, a resolution for Planning Commission recommendation on Ordinance 26-18, an ordinance to amend the Farragut Zoning Map for the property at 13117 Harrison Road from Agricultural (A) to Attached Single-Family Residential (R-4), 12.25 Acres (Homestead Land Holdings, LLC., Applicant)
 - B) Discussion and public hearing on a re-subdivision plat for the Beulah Sue Scarbrough property at 933 N. Campbell Station Road 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 N. Campbell Station Road due to the minor nature of the subdivision, 5.91 Acres, Zoned R-1 (Batson Himes Norvell and Poe, Applicant)
 - C) Appointment of Tree Board representative for the Planning Commission
- V) Discussion Items
 - A) Discussion on a request to amend the Farragut Code of Ordinances, Appendix A - Zoning, Chapter 4, Section V., Subsection A. 3. so that the square footage required for fenced outdoor areas associated with day care facilities is 50 square feet per child

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

permitted by the State license. The Town's requirement is currently 100 square feet per child permitted by the State license (Studio Four Design a Michael Graves Company, Applicant)

B) Discussion on a request to review a parking space reduction, in accordance with the Farragut Code of Ordinances, Appendix A - Zoning, Chapter 4, Section XX., Subsection A., 4. Increasing or reducing required parking, for the commercial portion of the Serenade at Farragut, 421 N. Watt Road, 9.2 Acres, Zoned Neighborhood/Convenience Commercial (NCC)(The Architecture Collaborative, Applicant)

C) Planning and Zoning Training for Commissioners

VI) Approval of Utilities

A) Request for approval to install fiber underground along Neptune Drive from Brooklawn Street to Biddle Farms Boulevard (TDS Telecom, Applicant)

B) Request for approval to install fiber along an existing overhead line system and within an existing TDS conduit to service 603-635 N. Campbell Station Road (TDS Telecom, Applicant)

C) Request for approval of fiber installation along an existing overhead line system from 421 N. Watt Road to Kingston Pike to service 13140 Kingston Pike (Comcast, Applicant)

D) Request for approval to bore AT&T fiber under N. Campbell Station Road from 801 N. Campbell Station Road to 800 N. Campbell Station Road in association with a fiber upgrade project for AT&T (Star Construction, Applicant)

E) Request for approval to bore AT&T fiber within an existing AT&T easement from 701 Harrison Lane in Loudon County to Everett Road (Star Construction, Applicant)

VII) Citizens Forum

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

Public Participation Guidelines for Farragut Municipal Planning Commission meetings

At the end of each business meeting, there will be time reserved for public comment under the Citizen Forum agenda item. If you are interested in speaking, please fill out a blue comment card and turn it in to a staff member. This time is set aside specifically for comments on items that are not on the Planning Commission's agenda for the meeting. Each speaker will be given three (3) minutes to speak on his/her topic.

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

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

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

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

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

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

REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director

Subject: Election of Officers

Introduction & Background: This agenda item involves the appointment of a Chairman, Vice Chairman, and Secretary.

Discussion & Recommendations: Currently, the Chairman position is vacant. Commissioner Devlin is the current Vice-Chairman and Commissioner Preston is the current Secretary.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion: This is a Planning Commission decision.

REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director

Subject: August 20, 2026 Minutes

Introduction & Background: Minutes from August 20, 2026 meeting.

Discussion & Recommendations: Staff recommends approval.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion: To approve the minutes for the August 20, 2026 Farragut Municipal Planning Commission meeting.



Town of Farragut, Tennessee

Municipal Planning Commission Meeting

Farragut Town Hall
11408 Municipal Center Drive

Thursday, August 20, 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, Vice-Mayor Meyer, Commissioner Preston, Mayor Williams, Chairman Pinchok; in addition to staff and members of the press. Absent: Commissioner Wright and Commissioner Myers.

II) Approval of Agenda

Motion was made to approve the August 20, 2026, agenda. Moved by Mayor Williams, seconded by Vice-Mayor Meyer; voting yes, Commissioner Devlin, Vice-Mayor Meyer, Commissioner Preston, Mayor Williams, Chairman Pinchok; voting nay, None; Absent: Commissioner Wright and Commissioner Myers; motion Passed.

III) Approval of Minutes

A) July 16, 2026, Minutes

Motion was made to approve the July 16, 2026, minutes. Moved by Mayor Williams, seconded by Vice-Mayor Meyer; voting yes, Commissioner Devlin, Vice-Mayor Meyer, Commissioner Preston, Mayor Williams, Chairman Pinchok; voting nay, None; Absent: Commissioner Wright and Commissioner Myers; motion Passed.

IV) Action Items

A) Discussion and public hearing on a request for approval of a site plan for a proposed dental office at 11232 Outlet Drive, One Acre, Zoned OD-RE/E (SITE, Inc., Applicant)

Town Planner, Mark Shipley reviewed this item and recommended to approve the site plan subject to providing an irrevocable letter of credit for erosion control and site stabilization in the amount of \$7,700. Moved by Commissioner Devlin, seconded by Mayor Williams; voting yes, Commissioner Devlin, Vice-Mayor Meyer, Commissioner Preston, Mayor Williams, Chairman Pinchok; voting nay, None; Absent: Commissioner Wright and Commissioner Myers; motion Passed.

Prior to approval, Annette Hommel with SITE Incorporated spoke briefly on behalf of the applicant.

V) Discussion Items

A) Discussion on a request to rezone the property at 13117 Harrison Road from Agricultural (A) to Attached Single-Family Residential (R-4), 12.25 Acres

(Homestead Land Holdings, LLC., Applicant)

Town Planner, Mark Shipley, reviewed this discussion item.

Gary Kobialka - 13116 Harrison Road and Mitchel Thomas - 13120 Harrison Road spoke regarding the request.

Thomas Krajewski and Russ Rackley spoke on behalf of the applicant.

VI) Approval of Utilities

None.

VII) Citizens Forum

Brian Mohny – Saddlebrook Homes
Gillian Lindsey - 734 Andover Blvd

VIII) Adjournment

The meeting adjourned at 6:47 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 Resolution PC-26-08, a resolution for Planning Commission recommendation on Ordinance 26-18, an ordinance to amend the Farragut Zoning Map for the property at 13117 Harrison Road from Agricultural (A) to Attached Single-Family Residential (R-4), 12.25 Acres (Homestead Land Holdings, LLC., Applicant)

Introduction & Background: This item was discussed last month as a workshop item. This is now being presented as a resolution for recommendation to the Board of Mayor and Alderman.

Discussion & Recommendations: As discussed last month, the property is currently zoned Agricultural (A), which has a five acre minimum lot size per dwelling unit. The requested rezoning to the Attached Single Family Residential District (R-4) would permit a density of up to six dwelling units per acre. As also discussed, due to its proximity to N. Watt Road, Mayor Bob Leonard Park, and a Neighborhood Convenience Commercial (NCC) zoned property to the north that will have 30 townhomes and a roughly 25,000 square foot commercial building, the current Future Land Use Map which is included in the packet shows this property as Medium Density Residential (6-8 Dwelling Units per Acre).

One question that the staff asked during the discussion of this rezoning in August was whether this rezoning is premature, given the fact that the Town has initiated a Town-wide update to its Comprehensive Land Use Plan that will likely result in modifications to the existing Future Land Use Map. Since this property is over twelve acres and the requested rezoning would substantially increase the developable density of the property, the staff's recommendation is to deny the rezoning at this time until the Comprehensive Land Use Plan process is completed. At that time, the community's vision will be current and this, along with other rezoning requests, will be evaluated with more updated

community guidance.

The staff would also note that a key difference between the property that is the subject of this rezoning and the property to the north (where townhomes are proposed) is that the property to the north was previously zoned General Commercial. Consequently, when it was rezoned to NCC, the developable intensity was lessened. That is not the case with the rezoning request presented at this time.

Included in the packet is Resolution PC-26-08, which recommends approval of Ordinance 26-18 (also included in the packet), an ordinance that would amend the Farragut Zoning Map for the property at 13117 Harrison Road from Agricultural (A) to Attached Single Family Residential (R-4).

Recommended By:

Mark Shipley, Community Development Director

Proposed Motion:

For the reasons noted in the packet, to not support Resolution PC-26-08, which would recommend approval of Ordinance 26-18, an ordinance to amend the Farragut Zoning Map for the property at 13117 Harrison Road from Agricultural (A) to Attached Single-Family Residential (R-4).

RESOLUTION PC-26-08

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF A PORTION OF THE PROPERTY LOCATED AT 13117 HARRISON ROAD FROM AGRICULTURAL (A) TO ATTACHED SINGLE FAMILY RESIDENTIAL (R-4)

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

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

WHEREAS, a public hearing was held on this request on September 17, 2026;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval of Ordinance 26-18 to the Farragut Board of Mayor and Aldermen, an ordinance amending the Farragut Zoning Map, Ordinance 86-16, by rezoning a portion of the property located at 13117 Harrison Road, from (A) to (R-4).

ADOPTED this 17th day of September 2026.

Chairman (TBD)

Shannon Preston, Secretary

ORDINANCE: 26-18
PREPARED BY: Shipley
REQUESTED BY: Homestead Land Holdings, LLC
CERTIFIED BY FMPC: September 17, 2026
PUBLIC HEARING: _____
PUBLISHED IN: _____
DATE: _____
1ST READING: _____
2ND READING: _____
PUBLISHED IN: _____
DATE: _____

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

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

SECTION 1.

The Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning the property located at 13117 Harrison Road from Agricultural (A) to Attached Single-Family Residential (R-4) (See Exhibit A).

SECTION 2.

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

Alex Cain, Mayor

Hailey Russell, Town Recorder

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

Chairman (TBD)

Shannon Preston, Secretary

Exhibit A Ordinance 26-18

Rezone of 13117 Harrison Rd
Parcel 008, Tax Map 151

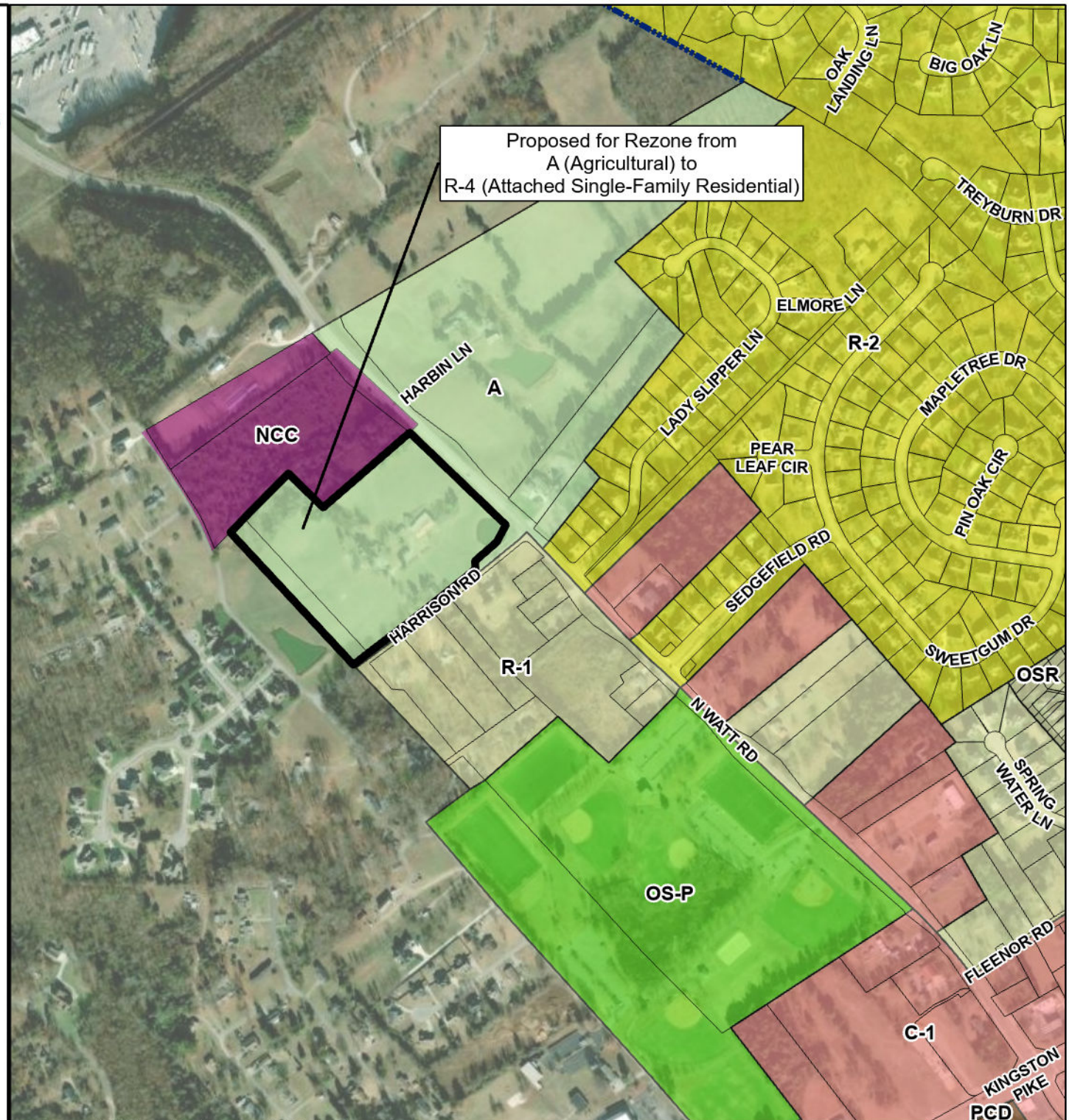
Proposed for Rezone from
A (Agricultural) to
R-4 (Attached Single-Family Residential)

Legend

-  Parcels
-  Subject Area
- Zoning**
-  A, Agricultural
-  OS-P, Open Space/Park
-  R-1, Rural Single-Family Residential
-  R-2, General Single-Family Residential
-  R-1/OSR, Open Space Residential Overlay
-  Neighborhood/Convenience Commercial
-  C-1, General Commercial
-  PCD, Planned Commercial Development
-  Subject Area



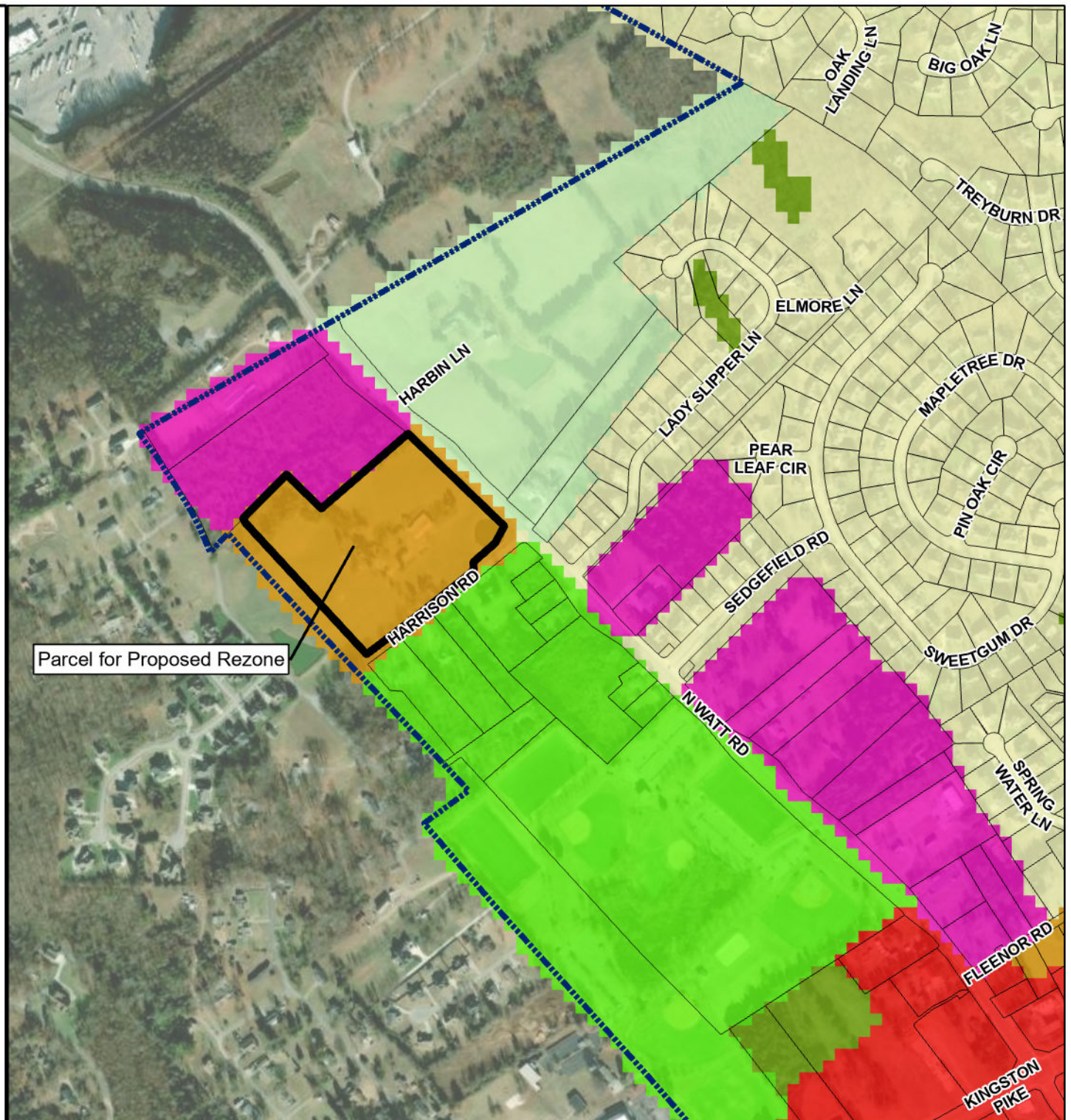
1:7,500



Future Land Use Map

Legend

-  Parcels
-  Subject Area
- Future Land Use**
-  Commercial
-  Open Space
-  Parks and Rec
-  Open Space Cluster Residential
-  Very Low Density Residential (2-4 DUs / Acre)
-  Med Density Residential (6-8 DUs / Acre)
-  Mixed Use Neighborhood (6-8 DUs / Acre)



1:7,500

REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director

Subject: Discussion and public hearing on a re-subdivision plat for the Beulah Sue Scarbrough property at 933 N. Campbell Station Road 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 N. Campbell Station Road due to the minor nature of the subdivision, 5.91 Acres, Zoned R-1 (Batson Himes Norvell and Poe, Applicant)

Introduction & Background:

This agenda item involves a request for approval of a re-subdivision plat that would divide the property referenced as 933 N. Campbell Station Road (Parcel 097, Tax Map 130) into two lots. The existing parcel is 5.91 acres and includes two dwelling units. The division of the property would provide each dwelling unit with its own separate lot. Related to this plat is a request for a variance from the requirement in the Subdivision Regulations for the construction of a pedestrian facility in association with this subdivision along the N. Campbell Station Road frontage. N. Campbell Station Road is an arterial street on the Major Road Plan and when subdivisions occur along the frontage of such streets a pedestrian facility is required.

The proposed justification for the variance is the minor nature of the re-subdivision plat being requested at this time. Separate action will be needed on the variance request and the plat.

Discussion & Recommendations:

Based on the minor nature of the re-subdivision plat being requested at this time, the staff supports the requested variance. Since this property could potentially be divided further, the applicant has added a note that any additional division will require a pedestrian facility along the frontage and provisions for vehicular access to abutting properties.

For additional clarification and assuming the variance is approved, the staff would recommend the following note also be added to the

plat: “The variance request to omit the requirement in the Subdivision Regulations to construct a pedestrian facility along the frontage of N. Campbell Station Road in association with this specific plat was approved by the Farragut Municipal Planning Commission at their meeting on September 17, 2026 based on the minor nature of this re-subdivision. The variance is specific to the subdivision reflected on this plat, and in no way affects the requirement to provide a pedestrian facility in the future should the properties be further divided or the Town of Farragut chooses to construct, at their cost, a pedestrian facility along the N. Campbell Station Road frontage of this property.”

In terms of the plat, the staff recommends approval with the above-referenced note being added and required signatures obtained.

Recommended By:

Mark Shipley, Community Development Director

Proposed Motion:

Variance. To approve the requested variance based on the minor nature of the re-subdivision plat being requested at this time and with the clarification note described in the staff discussion and recommendations being added.

Plat. To approve the plat with the clarification note being added and required signatures obtained.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER _____, PAGE _____, COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

PRINTED NAME: _____

SIGNATURE(S): _____

DATE: _____

TAXES AND ASSESSMENTS

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

SIGNED: _____
TOWN CLERK DATE

SIGNED: _____
KNOX COUNTY TRUSTEE DATE

CERTIFICATE OF APPROVAL OF STREET NAMES

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN REVIEWED FOR COMPLIANCE WITH THE KNOX COUNTY UNIFORM STREET NAMING & ADDRESSING SYSTEM ORDINANCE, AND THE ROAD NAMES ARE HEREBY APPROVED FOR RECORDING.

KNOX COUNTY ADDRESSING DIVISION

DATE _____

CERTIFICATE 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 WATER AND SEWER AVAILABILITY

I HEREBY CERTIFY THAT EVERY LOT WITHIN THIS RESUBDIVISION HAS AVAILABLE TO IT WATER AND SEWER SERVICE THAT IS ADEQUATE TO ACCOMMODATE THE REASONABLE NEEDS OF SUCH LOTS.

DATE _____

NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT

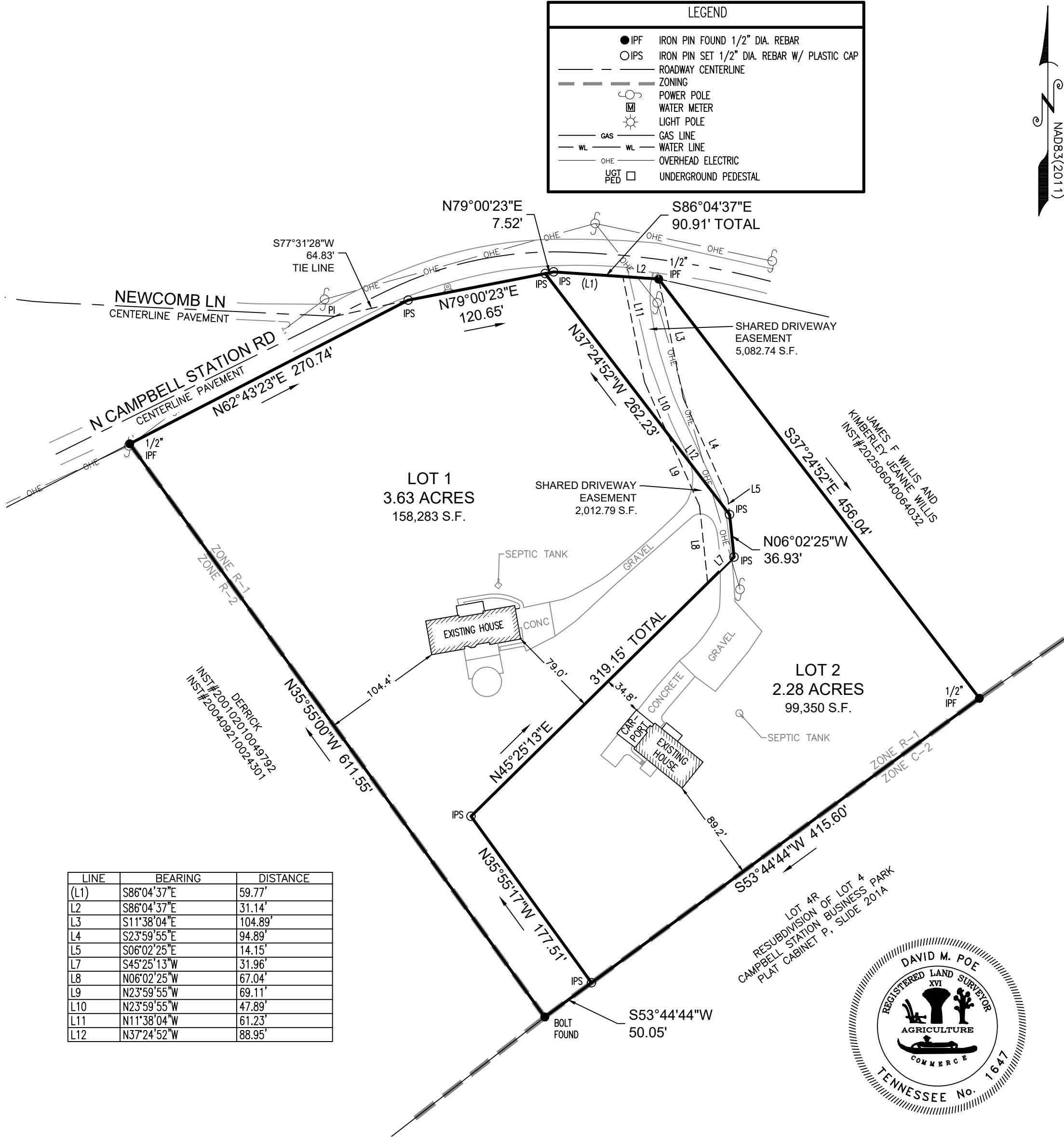
CERTIFICATE OF APPROVAL
[OF] PRIVATE SUBSURFACE SEWAGE DISPOSAL

GENERAL APPROVAL IS HEREBY GRANTED FOR LOTS PROPOSED HEREON AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LISTED AND/OR ATTACHED RESTRICTIONS.

BEFORE THE INITIATION OF CONSTRUCTION, THE LOCATION OF THE HOUSE OR OTHER STRUCTURES AND PLANS FOR THE SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE APPROVED BY THE LOCAL HEALTH AUTHORITY.

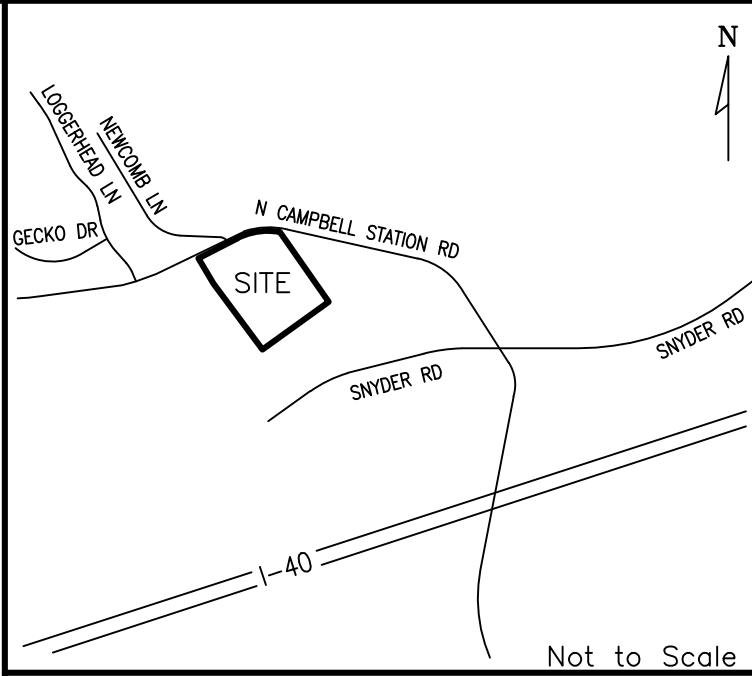
DATE: _____

NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT



LEGEND	
● IPF	IRON PIN FOUND 1/2" DIA. REBAR
○ IPS	IRON PIN SET 1/2" DIA. REBAR W/ PLASTIC CAP
---	ROADWAY CENTERLINE
---	ZONING
⊕	POWER POLE
⊕	WATER METER
⊕	LIGHT POLE
---	GAS LINE
WL	WATER LINE
OHE	OVERHEAD ELECTRIC
UGT	UNDERGROUND PEDESTAL

TN GRID
NAD83(2011)



LOCATION MAP

NOTES:

- IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAT.
- 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.
- QUALITY OF NORTH IS BASED ON GLOBAL POSITIONING SYSTEM DATA COLLECTED IN REAL TIME USING THE TENNESSEE GEODETIC REFERENCE NETWORK, AN ORDER B GEODETIC ACCURACY, RELATIVE TO THE NATIONAL GEODETIC SURVEY NAD83(2011). DISTANCES HAVE NOT BEEN REDUCED TO GRID.
- THIS PROPERTY IS ZONED FAR-R-1. BUILDING SETBACKS FOR THE R-1 ZONE ARE AS FOLLOWS:
FRONT: 35'
SIDE: 15' ON ANY ONE SIDE, NO LESS THAN 40' COMBINED
REAR: 25'
- THIS PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING 5.91 ACRES INTO 2 LOTS.
- THIS SITE HAS A PHYSICAL ADDRESS OF 933 N CAMPBELL STATION RD.
- THIS IS A CATEGORY 1 SURVEY AS DEFINED IN SECTION 0820-03-.05 "ACCURACY OF SURVEYS" IN THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYS.
- THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-CONFORMITIES FOR THE EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE NON-CONFORMING STATUS OF THE EXISTING STRUCTURES. DOCUMENTATION AS TO THE LEGAL STATUS OF THE STRUCTURES OR VARIANCES FROM THE BOARD OF ZONING APPEALS MAY BE REQUIRED AT SOME TIME LATER FOR PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS.
- THIS PLAT INDICATES ONE OR MORE SITE FEATURES THAT CROSS LOT LINES. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 47093C0243G, LAST REVISED AUGUST 5, 2013, FOR KNOX COUNTY, TENNESSEE AND INCORPORATED AREAS, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
- ANY ADDITIONAL DIVISION WILL REQUIRE PEDESTRIAN FACILITIES ALONG THE FRONTAGE AND PROVISIONS FOR VEHICULAR ACCESS TO ABUTTING PROPERTIES.
- THE SHARED ACCESS EASEMENT IS THE ONLY ACCESS PERMITTED FOR LOTS 1 AND 2 ONTO N. CAMPBELL STATION ROAD.

FINAL PLAT
OF
PROPERTY OF
BEULAH SUE SCARBROUGH

TAX MAP 130, PARCEL 097
6TH CIVIL DISTRICT, KNOX COUNTY
NORTH WARD, TOWN OF FARRAGUT, TENNESSEE

SCALE: 1" = 80' DATE: 05-12-2026



BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE (865) 588-6472
FAX (865) 588-6473
email@bhn-p.com

25882-FP

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REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director

Subject: Appointment of Tree Board representative for the Planning Commission

Introduction & Background: In the Town's Public Tree Care Ordinance, which is a requirement for the Town to be recognized as a Tree City, one of the seven members of the Tree Board is to be either a Board of Mayor and Alderman or a Planning Commission representative.

Discussion & Recommendations: Louise Povlin was the previous Planning Commission representative and her position is now vacant and either needs to be filled by a Planning Commission representative or a Board of Mayor and Alderman representative. The Tree Board meets as needed and is mostly responsible for the development of the annual tree planting list for public properties and coordinating the Arbor Day Celebration program that is also required for the Town to be recognized as a Tree City.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion: This is a Planning Commission decision.

REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director

Subject: Discussion on a request to amend the Farragut Code of Ordinances, Appendix A - Zoning, Chapter 4, Section V., Subsection A. 3. so that the square footage required for fenced outdoor areas associated with day care facilities is 50 square feet per child permitted by the State license. The Town's requirement is currently 100 square feet per child permitted by the State license (Studio Four Design a Michael Graves Company, Applicant)

Introduction & Background: This item is for discussion purposes only. As shown on the site plan included in the packet, the Goddard School off Loudon Road is planning to expand with a roughly 2,800 square foot addition. The site plan for this project was conditionally approved at the July 16, 2026 Planning Commission meeting. One of the approval conditions was 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 or a text amendment is approved by the Board of Mayor and Aldermen to follow the State of Tennessee requirement, as applied to the square footage needed for fenced outdoor play areas.

Discussion & Recommendations: In Chapter 4, Section V., of the Town's Zoning Ordinance, development requirements specific to day care facilities are provided. One of those requirements that the applicant's site plan would not satisfy is the requirement for a fenced outdoor play area of not less than 3,000 square feet or 100 square feet per child permitted by the State license, whichever is greater, is provided.

With the proposed addition, the Goddard School could have up to 158 children, which would result in a required fenced outdoor play area of at least 15,800 square feet. The applicant has requested a text amendment that would lower the requirement for a fenced outdoor play area from 100 square feet per child to 50 square feet per child permitted by the State license. Currently, the Tennessee

Department of Human Services requires an outdoor play area with a minimum of fifty (50) square feet of usable play space *for each child using the area at one time*.

The applicant's request would lessen the current Town requirement but provide more outdoor play area than the State requirement, because the allocation would still be based on the number of children permitted by the State license rather than the number of children using the area at one time — which is very difficult to measure. Though this is for discussion purposes only, the staff is in agreement with the applicant's request since it would still provide more fenced outdoor play area than required by the State.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion: For discussion only.

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

STRUCTURAL ENGINEER

SMITH ENGINEERING
SOLUTIONS

CIVL ENGINEERING

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STACY COX

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RYAN SMITH

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CHRIS SHARP

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GRAVES



Stacy Cox
00101360

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

PROJECT: 26043.00

Δ	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"

THE LINE SHOWN ABOVE IS
EXACTLY ONE INCH LONG
AT THIS SHEETS ORIGINAL
PAGE SIZE

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A

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SITE CALCULATIONS

1. 84,635 S.F. LOT
1.1A ACRES
70% MAX COVERAGE = 59,188 S.F.
PROPOSED LOT COVERAGE = 48,821 = 57%
2. PERVIOUS: 35,914 S.F.
IMPERVIOUS: 48,922 S.F. TOTAL
EXISTING: 46,822 S.F.
NEW: 2,539 S.F.
TOTAL: 84,635 S.F. LOT
3. 6,000 S.F. EXISTING OFFICE
5 SPACES PER 1,000 S.F. = 30 TOTAL PARKING SPACES
4. 8,000 S.F. EXISTING DAYCARE:
1 SPACE PER 25 CHILDREN @ 132 CHILDREN = 6 SPACES
1 SPACE PER EMPLOYEE @ 20 EMPLOYEES = 20 SPACES
TOTAL PARKING = 26 SPACES
5. 2,000 S.F. PROPOSED DAYCARE ADDITION
1 SPACE PER 25 CHILDREN @ 80+ CHILDREN = 1 SPACE PLUS
1 SPACE PER EMPLOYEE @ 4 EMPLOYEES = 4 SPACES
TOTAL PARKING = 4 SPACES
6. PARKING PROVIDED: 56 SPACES
HANDICAPPED: 3 SPACES
TOTAL PARKING: 59 TOTAL EXISTING SPACES PROVIDED
7. PLAYGROUND AREA: 11,690 S.F.
SHADE TREES
REQUIRED:
PROVIDED: 1 PER 1,000 S.F. = 8 SHADE TREES
15 SHADE TREES

PROPOSED
ADDITION
2,800 SF

**EXISTING
DAYCARE
8,000 SF**

**EXISTING
DENTAL OFFICE
6,000 SF**

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

ARCHITECTURAL SITE PLAN

1

2

3

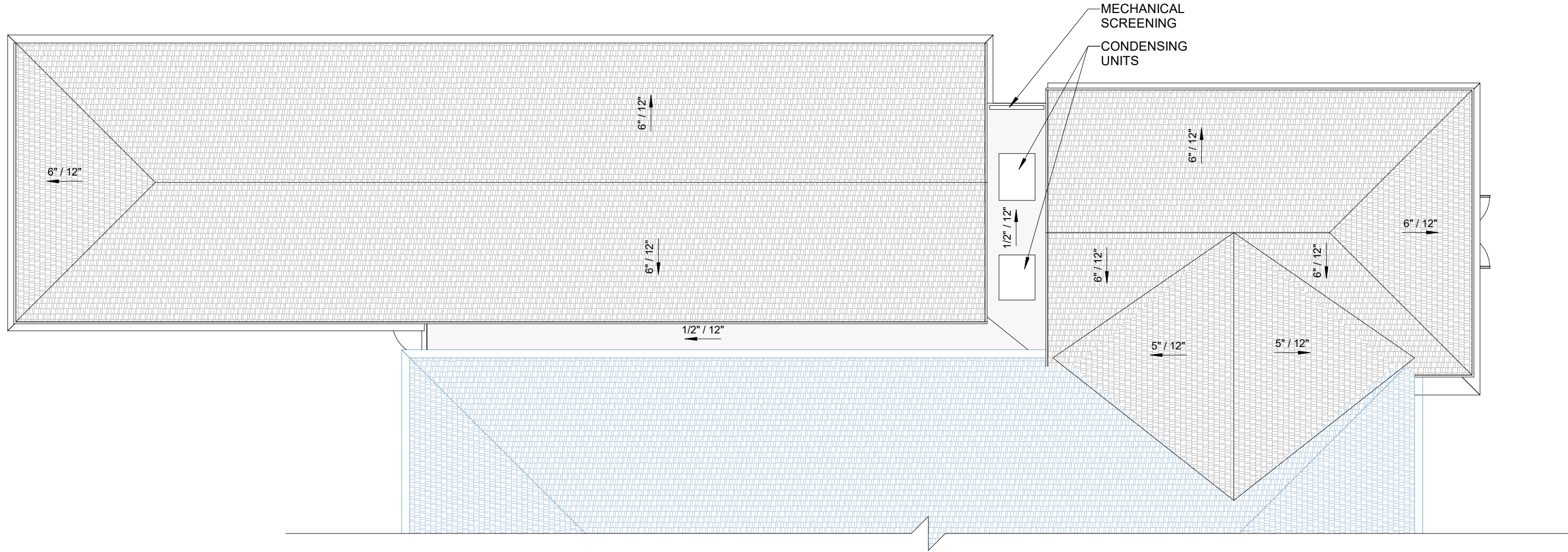
4

5

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

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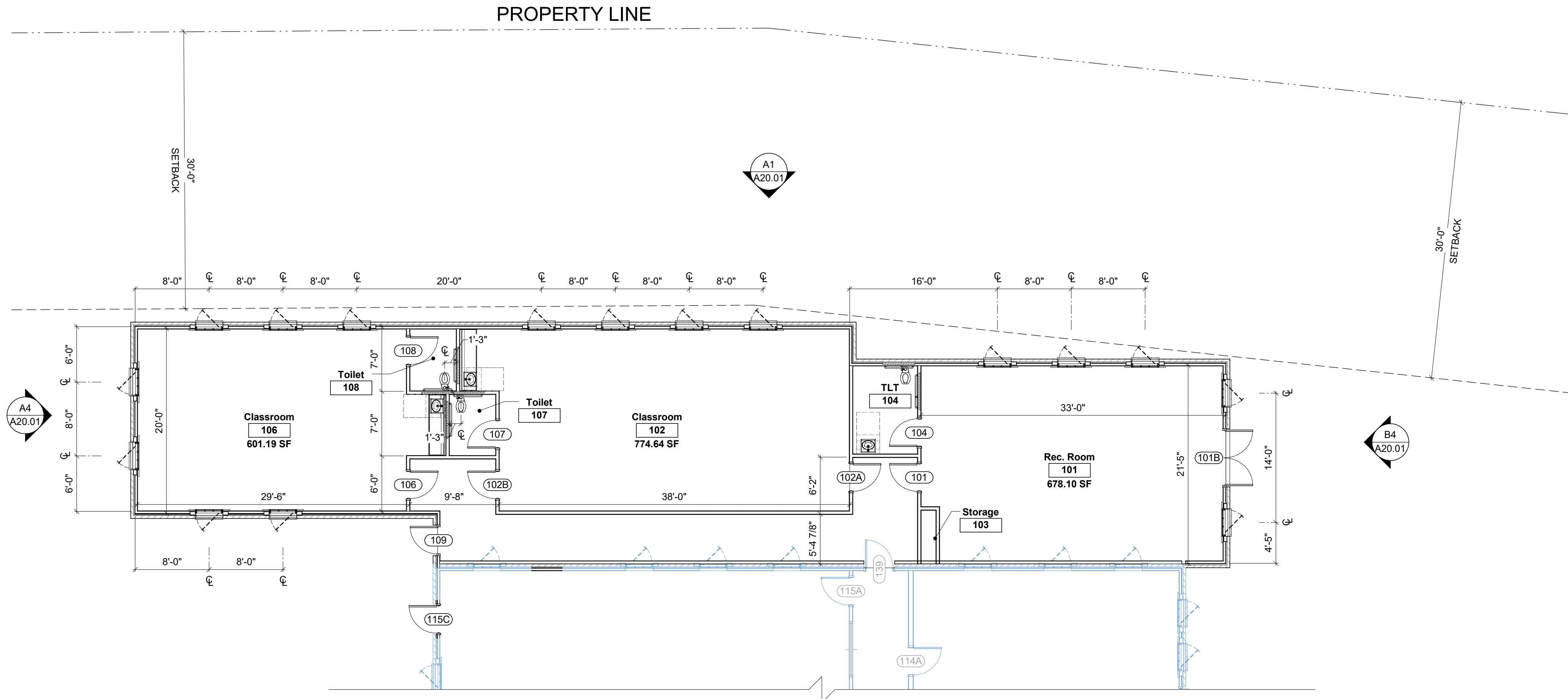


C1
A1.2 ROOF PLAN- AREA B

1/8" = 1'-0"

B

A



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

1/8" = 1'-0"

FLOOR PLAN NOTES

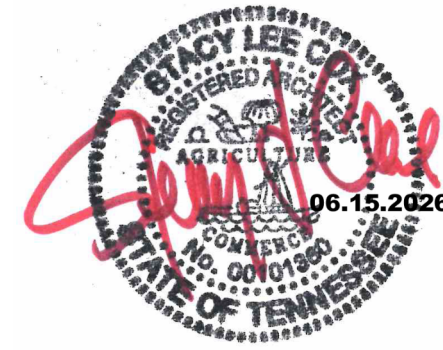
NUM.	NOTE

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URBAN ENGINEERING



Stacy Cox
00101360

GODDARD SCHOOL
FARRAGUT
GODDARD SCHOOL
125 LOUDOUN ROAD
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PROJECT: 26043.00

Δ	DATE	DESCRIPTION
1	2026.06.15	FARRAGUT PLANNING

SHEET NAME:

FLOOR PLAN

ORIG SUBMISSION: 2026.06.15

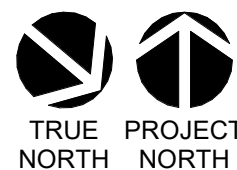
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FARRAGUT PLANNING

SHEET:

A1.2

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PAGE SIZE

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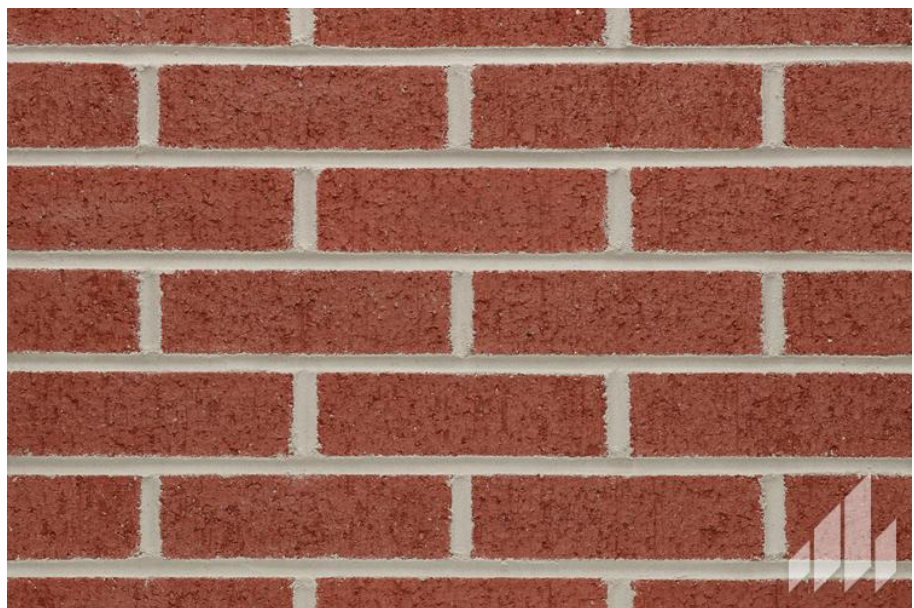
C1 A20.1	AI RENDER_FOR REFERENCE ONLY	NTS
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B

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

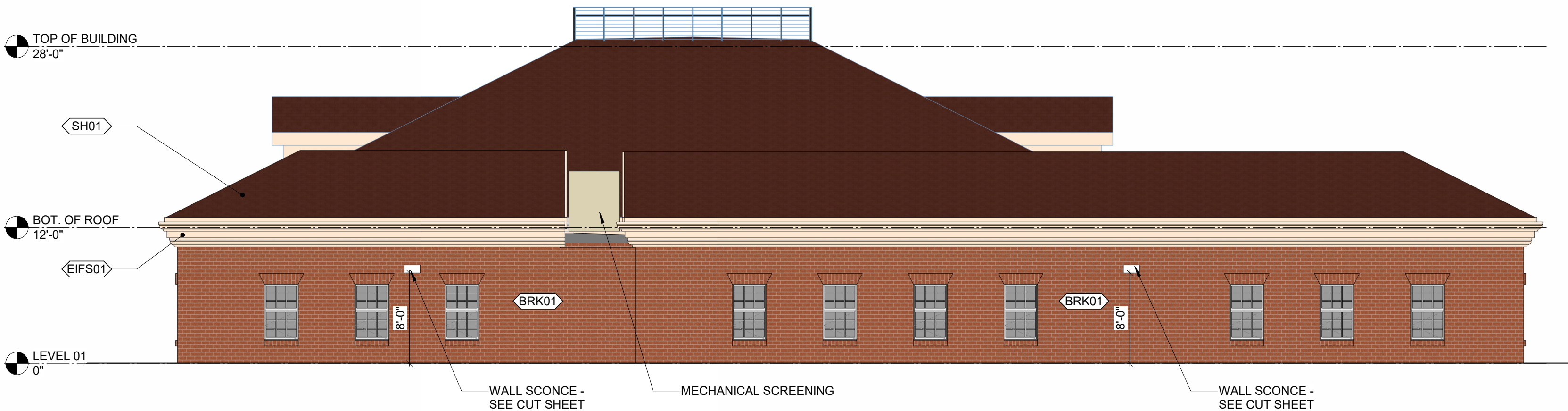


EIFS01



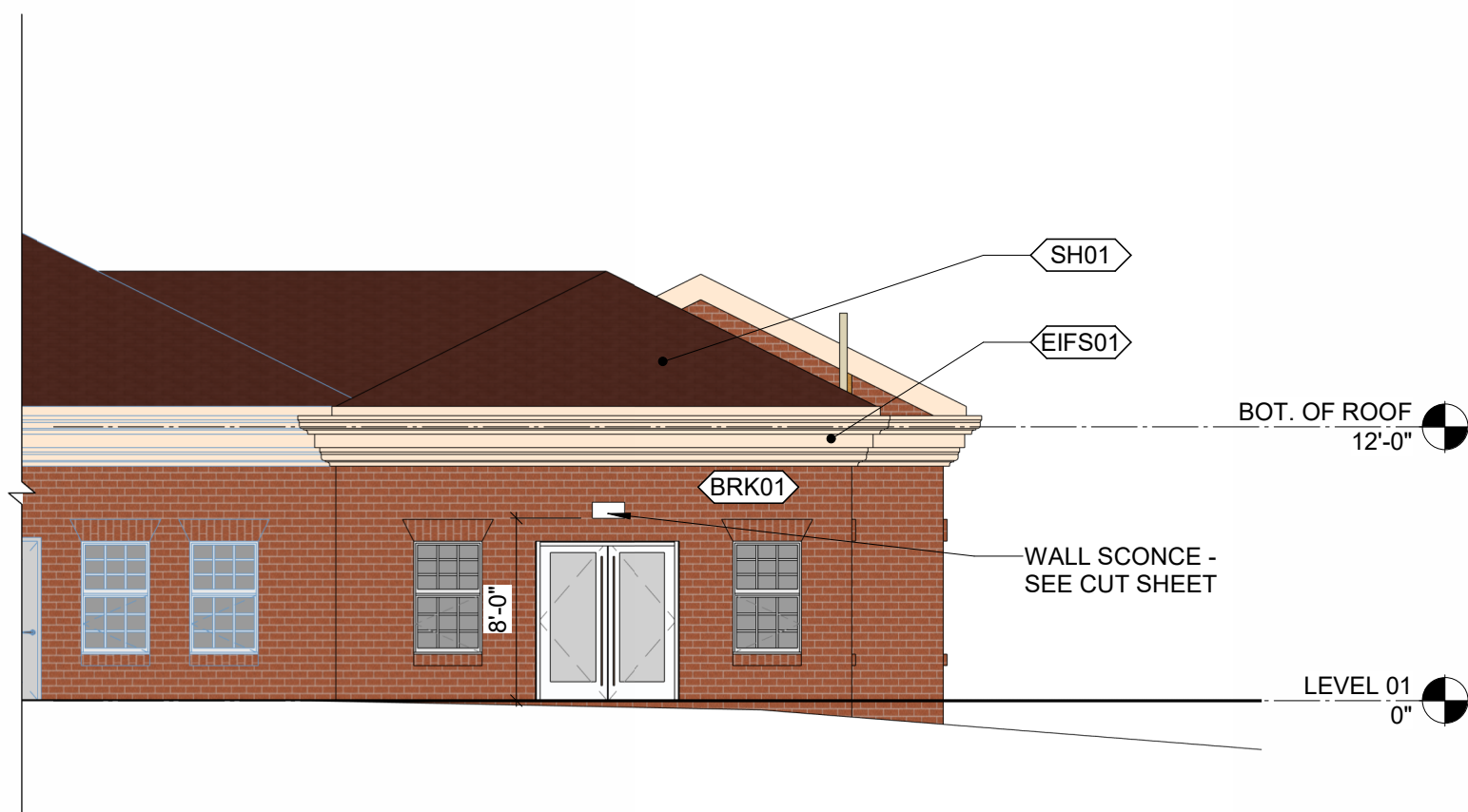
BRK01

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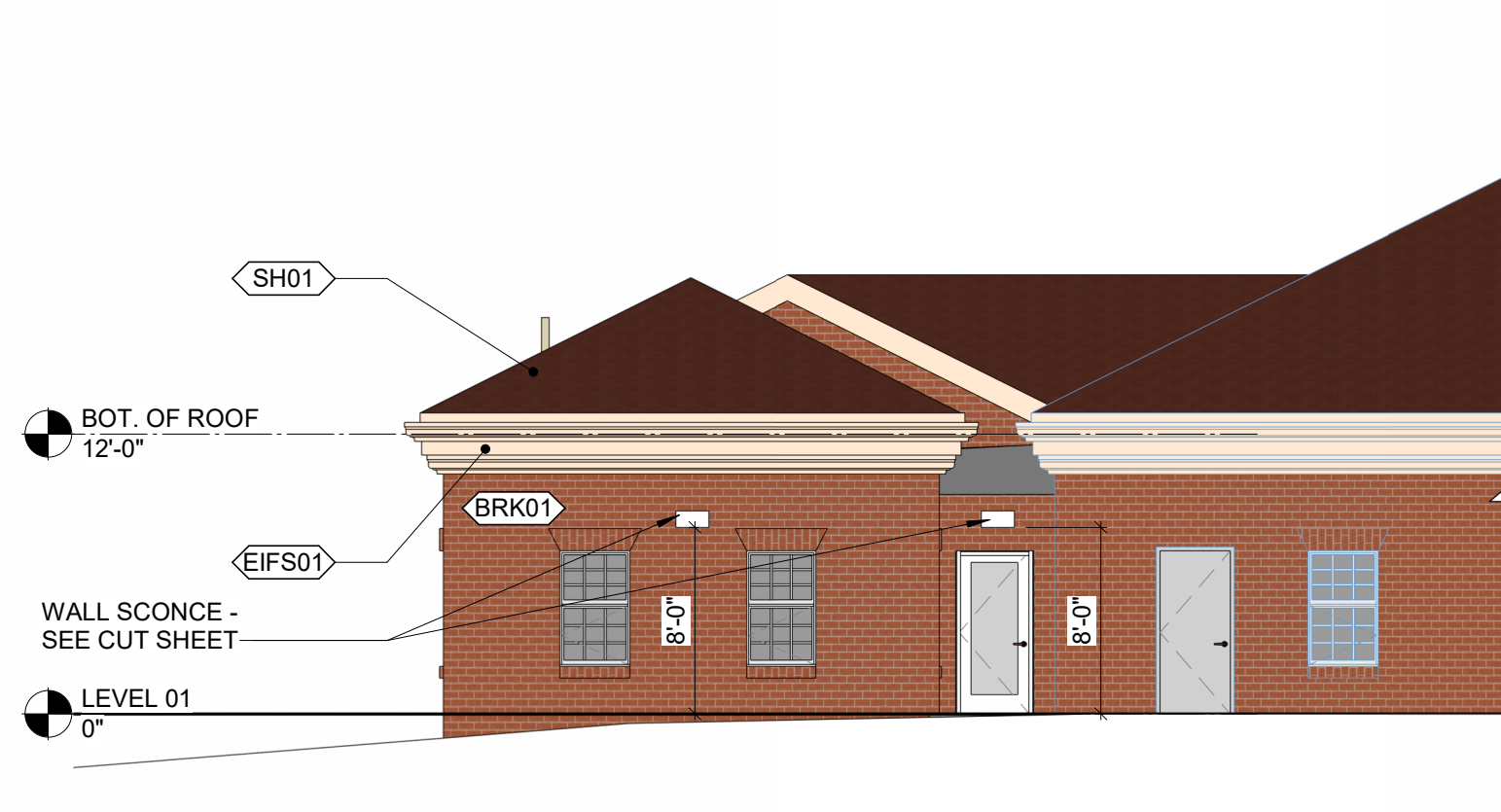


A1 A20.01	BUILDING ELEVATION_SOUTH	1/8" = 1'-0"
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B4 A20.01	BUILDING ELEVATION_WEST	1/8" = 1'-0"
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A4 A20.01	BUILDING ELEVATION_EAST	1/8" = 1'-0"
--------------	-------------------------	--------------



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GRAVES

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Stacy Cox
00101360

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

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

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REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director

Subject: Discussion on a request to review a parking space reduction, in accordance with the Farragut Code of Ordinances, Appendix A - Zoning, Chapter 4, Section XX., Subsection A., 4. Increasing or reducing required parking, for the commercial portion of the Serenade at Farragut, 421 N. Watt Road, 9.2 Acres, Zoned Neighborhood/Convenience Commercial (NCC)(The Architecture Collaborative, Applicant)

Introduction & Background: This discussion only item is related to the parking spaces to be provided for the commercial portion of the Serenade at Farragut Mixed Use Neighborhood project at 421 N. Watt Road. The residential portion of this project, which will include 30 townhomes, received preliminary plat approval on December 19, 2024.

Discussion & Recommendations: The applicant has now submitted a site plan (an initial version is included in the packet) for the commercial portion of the project, but before the plan is presented to the Planning Commission for their approval, the applicant is requesting input from the Planning Commission on the amount of parking that they are proposing. The commercial building is roughly 25,000 square feet and is proposed to have retail and two restaurants. The applicant has allocated parking based on these anticipated uses. Due to the high parking space requirements associated with restaurants, the applicant is 36 parking spaces short of the required amount of parking. For this project, based on the applicant's parking space allocation approach, there are 156 spaces required and 120 spaces provided.

In Chapter 4, Section XX. - Parking and Loading., Subsection A., 4. *Increasing or reducing required parking*, the Planning Commission may consider allowing a reduction from required parking where an applicant can demonstrate that the parking demands will be satisfied based on the demonstrated parking

demands that are typical to the proposed use(s) throughout a majority of the year.

The provisions for increasing or reducing required parking were added to the Zoning Ordinance several years ago to provide more flexibility in parking space requirements and to discourage overparking. From the staff's perspective, a parking deficit of 36 spaces is significant but could be mitigated with restaurants that cater to customers at very different times. For example, a breakfast-oriented café and a dinner-oriented restaurant. Ultimately, this would be managed by the property owner in the selection of tenants.

Another consideration is that, typically, a multiple-use commercial building is classified as a shopping center for parking space requirement purposes because the uses will likely change over time. For a commercial building with less than 50,000 gross square feet, there are five parking spaces required for each 1,000 square feet of gross floor area. If this classification is applied to the applicant's building, there would be 125 parking spaces required. This would result in a deficit of only five parking spaces.

Mixed Use Neighborhood projects are intended to be less intense in terms of the commercial elements associated with the project. This would include having more modest sized parking areas. These are some points to consider regarding the applicant's parking space deficit.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion: For discussion purposes only.

SITE PLAN

SERENADE AT FARRAGUT

TOWN OF FARRAGUT, KNOX COUNTY, TENNESSEE

SHEET INDEX

- 1) COVER SHEET
- 2) GENERAL NOTES
- 3) EXISTING CONDITIONS / SURVEY
- 4) SITE LAYOUT PLAN
- 5) GRADING AND DRAINAGE PLAN
- 6) DETAILS
- 7) DETAILS
- 8) DETAILS
- T1) TREE PRESERVATION/REMOVAL PLAN
- 9) UTILITY PLAN
- 10) UTILITY DETAILS
- 11) UTILITY DETAILS



LOCATION MAP

TOTAL AREA: 9.2 +/- ACRES
PRE-DEVELOPMENT WOODED AREA: 9.2 +/- ACRES
TOTAL DISTURBED AREA: 8.8 +/- ACRES

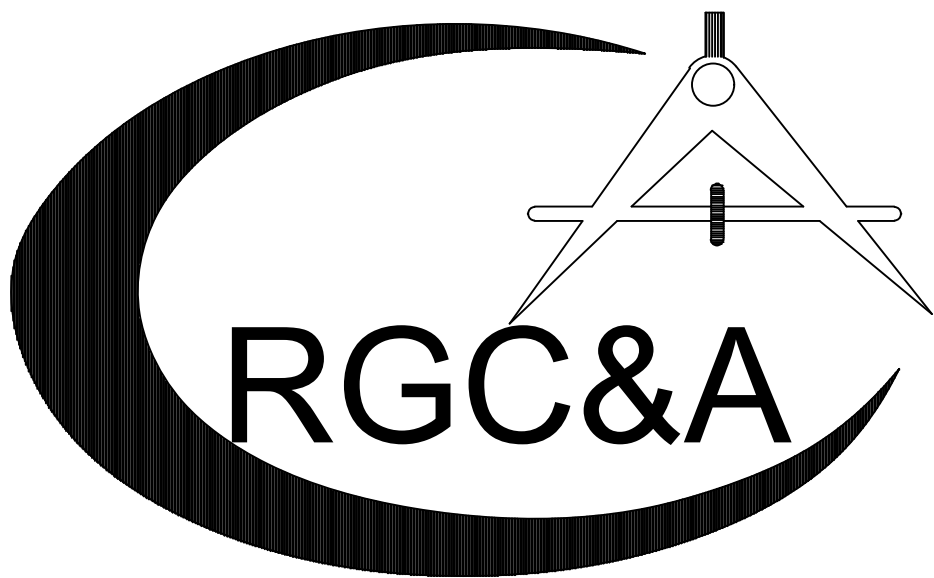
ADDRESS: 421 N WATT RD
CTL MAP: 151
PARCEL: 006

ZONING: NCC

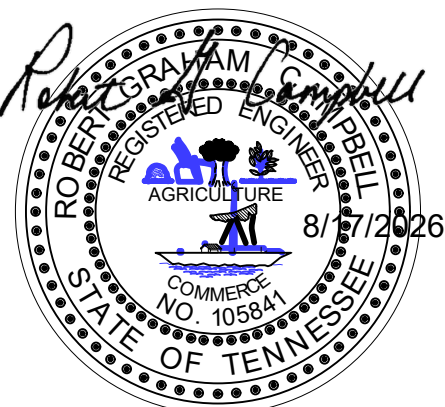
UTILITIES:
GAS - KUB
WATER - FUD
ELECTRIC - LCUB

DEVELOPER: EDDIE KHERANI
CHOTU, INC
3109 STEPHENS LANDING WAY
KNOXVILLE, TN 37932-1143
(865) 966-3100

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LN.
KNOXVILLE, TN. 37938
(865) 947-5996
621 WALL STREET
SEVIERVILLE, TN 37862
(865) 429-4683



ROBERT G. CAMPBELL & ASSOCIATES , L.P.
CONSULTING ENGINEERS
KNOXVILLE · SEVIERVILLE



GENERAL NOTES:

1. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF ANY EXISTING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON IS NOT GUARANTEED.
2. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND SHALL BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES AND TN811 PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED CROSSINGS WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. CONSTRUCTION/DEMOLITION; ALL CONSTRUCTION AND DEMOLITION CONDUCTED SHALL BE IN COMPLIANCE OF THE CURRENT EDITION OF TENNESSEE BUILDING CODE.
4. ALL DIMENSIONS SHALL BE TO FACE OF CURB UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL MAINTAIN ANY ACCESSSES TO ADJACENT RESIDENCES, BUSINESSES, AND PROPERTIES AT ALL TIMES AND NOTIFY THEM OF ANY DISRUPTIONS OF SERVICE OR ACCESS WITH A 24-HOUR NOTICE.
6. CONSTRUCTION ON THIS PROJECT SHALL BE IN ACCORDANCE WITH ALL APPLICABLE AND THE MOST CURRENT CITY, COUNTY, STATE, DOT AND UTILITY PROVIDER STANDARDS, SPECIFICATIONS, AND BUILDING CODES. ANY SUBSTITUTIONS, CHANGES, OR MODIFICATIONS SHALL BE APPROVED BY THE PROJECT ENGINEER, PLANNING DEPARTMENT STAFF, AND DEVELOPER PRIOR TO INSTALLATION/CONSTRUCTION OF CORRESPONDING ITEMS. THE CONTRACTOR SHALL WAIVE ANY ADDITIONAL COSTS CLAIMS FOR SUBSTITUTING OR MODIFYING FROM WHAT HAS BEN APPROVED.

ADA INSTRUCTIONS TO CONTRACTOR:

CONTRACTORS MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE CURRENT ADA STANDARDS AND REGULATIONS BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS OR UPDATES TO SAME. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE(S), PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

1. PARKING SPACES AND PARKING ACCESS AISLES SHALL NOT BE STEEPER THAN 1:48 (2.08%) IN ANY DIRECTION.
2. CURB RAMP RUNNING SLOPES SHALL NOT BE STEEPER THAN 1:12 (8.33%).
3. LANDINGS SHALL BE PROVIDED AT EACH END OF RAMPS, SHALL PROVIDE POSITIVE DRAINAGE, AND SHALL NOT BE STEEPER THAN 1:48 (2.08%) IN ANY DIRECTION.
4. EXTERIOR DOOR LANDINGS AND MANEUVERING CLEARANCES SHALL COMPLY WITH THE TOWN OF FARRAGUT ADOPTED BUILDING CODE, ICC A117-1-2017, AND THE APPROVED ARCHITECTURAL AND ACCESSIBILITY DETAILS. LANDING SLOPES SHALL NOT BE STEEPER THAN 1:48 (2.08%) IN ANY DIRECTION.
5. WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. PRIOR TO THE COMMENCEMENT OF WORK, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER IN WRITING OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA REQUIREMENTS.
6. THE CONTRACTOR MUST VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE IS OBSERVED OR EXISTS, CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-CONFORMING CONCRETE.
7. THE SITE SHALL BE FULLY COMPLIANT WITH THE TENNESSEE ACCESSIBILITY CODES (CHAPTER 10 AND 11 OF THE 2018 IBC) UNLESS AND EXCEPT IN AREAS WHERE AN APPROVED STATEMENT FROM A SITE ENGINEER, SURVEYOR OR ARCHITECT VERIFIES THAT SITE CONDITIONS EXIST WHERE THE TOPOGRAPHY OF THE SITE IS EXTREME AND ONLY ALTERNATE METHODS OF COMPLIANCE ARE POSSIBLE.
8. ALL ACCESSIBLE FEATURES SHALL COMPLY WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, THE TOWN OF FARRAGUT ADOPTED BUILDING CODE, ICC A117.1-2017, AND THE APPROVED ACCESSIBILITY DETAILS.

IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

GENERAL CONSTRUCTION AND GRADING NOTES:

1. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES AND OSHA STANDARDS ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BYTHE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER/DEVELOPER.
2. THE CONTRACTOR SHALL BE REQUIRED TO REVIEW AND ABIDE BY SPECIFICATIONS OF THE PLAN AND ALL SUPPORTING DOCUMENTS, PERMITS, AND REPORTS FOR THIS SITE, INCLUDING NOT BUT NOT LIMITED TO: EROSION AND SEDIMENTATION CONTROL PLAN AND GRADING AND DRAINAGE PLAN.
3. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN COMPARING THE PLANS TO ACTUAL FIELD CONDITIONS.
4. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE AND WITHOUT COMPENSATION.
5. UTILITY COORDINATION SHALL BE INCLUDED IN THE PROJECT SCHEDULE AND IT IS THE EXPLICIT RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE PROJECT SCHEDULE INCLUDES THE NECESSARY RELOCATIONS. THE CONTRACTOR WILL NOT BE PAID ADDITIONALLY FOR THIS COORDINATION. THE CONTRACTOR SHOULD SEEK ASSISTANCE FROM ALL UTILITY COMPANIES TO LOCATE AND PROTECT THEIR FACILITIES. IF CONFLICTS ARE FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.
6. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE

AUTHORIZED BY THE OWNER AND APPLICANT IN WRITING.

7. TRAFFIC CONTROL METHODS, SUCH AS BARRICADES, SUFFICIENT LIGHTS, SIGNS, ETC., MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC AND SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE CONSTRUCTION IN ACCORDANCE WITH CURRENT MUTCD STANDARDS.
8. CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES, FENCING AND OTHER APPROPRIATE SAFETY ITEMS/MEASURES NECESSARY TO PROTECT THE PUBLIC FROM THE WORK AREA CONSTRUCTION ACTIVITIES.
9. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
10. THE CONTRACTOR SHALL MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS NEAR CONSTRUCTION. IN TIME OF RAIN OR MUD, ROADS SHALL BE ABLE TO CARRY A FIRE TRUCK BY BEING PAVED OR HAVING A CRUSHED STONE BASE, ETC. WITH A MINIMUM WIDTH OF 20 FEET. ACCESS TO BUILDINGS THAT HAVE SPRINKLER OR STANDPIPE SYSTEMS SHALL BE WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTOR. (NFPA 1141 3-1)
11. BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS. ADDITIONAL BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES AND WET AREAS. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK.
12. BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX (6) INCHES IN COMPACTED FILL THICKNESS. A REPORT FROM A GEOTECHNICAL ENGINEER MAY BE REQUIRED BY THE GOVERNING MUNICIPALITY INSPECTOR. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE CONTRACTOR WILL ENSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT BE LIMITED TO: A) REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED, OR B) REGRADING AS REQUIRED BY THE ENGINEER, EXCEPT FOR THOSE DRAINAGE ITEMS SHOWN AT SPECIFIC LOCATIONS AND HAVING SPECIFIC PAY ITEMS IN THE DETAILED ESTIMATE. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.
14. THE CONTRACTOR SHALL PROVIDE ANY AND ALL EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL TESTS. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
15. SOIL TESTING AND ON-SITE INSPECTION SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. A GEOTECHNICAL ENGINEER IS REQUIRED TO INSPECT, TEST AND CERTIFY TO THE COMPACTION OF ALL LOAD BEARING FILLS. THE GEOTECHNICAL ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, THE OWNER AND TO THE OWNER'S REPRESENTATIVE AND SHALL PROMPTLY NOTIFY THE OWNER, HIS REPRESENTATIVE AND THE CONTRACTOR, SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET THESE SPECIFICATIONS.
16. ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
17. ALL PAVEMENT MARKINGS, REGULATORY SIGNS, AND STREET NAME SIGNS SHALL CONFORM TO CURRENT MUTCD STANDARDS.
18. ALL DAMAGE TO PUBLIC OR PRIVATE MAINTAINED STREETS DUE TO PROJECT CONSTRUCTION WILL BE REPAIRED AT NO COST TO THE OWNER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
19. A PRE-CONSTRUCTION MEETING WITH THE GOVERNING MUNICIPALITY, ENGINEER, OWNER OR OWNER'S REPRESENTATIVE, CONTRACTOR, AND SUB-CONTRACTORS IS REQUIRED PRIOR TO START OF PROJECT.
20. PRIOR TO ANY WORK IN THE STREET OR RIGHT-OF-WAYS AND PRIOR TO ANY PUBLIC ROAD LANE CLOSURE, THE CONTRACTOR IS REQUIRED TO CONTACT THE GOVERNING MUNICIPALITY (3) DAYS IN ADVANCE.
21. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF ANY SPILL CURB REQUIRED TO PROVIDE POSITIVE DRAINAGE TO STORM STRUCTURES AND PREVENT ANY LOW SPOTS OR "BIRD BATHS" WITHIN THE CURB & GUTTER OR PAVED SECTIONS.
22. NO VISUAL OBSTRUCTIONS SHALL BE WITHIN ANY SIGHT DISTANCE TRIANGLES BETWEEN 2 AND 8 FEET IN HEIGHT ABOVE FINISHED GRADE.
23. ANY VERTICAL DROPS MORE THAN 30" FROM A RETAINING WALL WILL REQUIRE A 42" HIGH SAFETY FENCE ALONG THE TOP OF WALL.
24. THE CONTRACTOR SHALL NOTE THAT EVERY OFFSET, FITTING, TIE-IN POINT, ETC. MAY NOT BE SHOWN ON THE PLANS. CONTRACTOR SHALL USE STANDARD CONSTRUCTION PROCEDURES TO FOLLOW THE PLANS AS CLOSELY AS POSSIBLE AND NOTIFY THE ENGINEER IF DISCREPANCIES ARE FOUND.
25. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS.
26. THE EARTHWORK ON THIS PLAN DOES NOT NECESSARILY BALANCE; OFFSITE BORROW OR WASTE MAY BE REQUIRED.
27. ALL CONCRETE PIPE SHALL BE REINFORCED CLASS III, UNLESS NOTED OTHERWISE.
28. ALL PIPE TO BE INSTALLED ON-SITE AND IN THE RIGHTS OF WAY SHALL MEET OR EXCEED THE DOT ASTM AND AASHTO SPECIFICATION REQUIREMENTS FOR SUCH PIPE MATERIAL. CONTRACTOR SHALL VERIFY APPROVAL WITH DOT FOR ALL PIPE MATERIALS TO BE USED IN THE RIGHT OF WAY.
29. ROOF DRAIN CONNECTIONS AND INLINE CATCH BASINS IN NON-TRAFFIC BEARING LOCATIONS MAY BE HDPE SYSTEMS SUCH AS "NYLOPLAST" BY ADS OR APPROVED EQUAL (SEE DETAILS FOR USE AS STORM DRAINAGE SYSTEM).
30. ALL ON-SITE PIPE SHALL BE INSTALLED MEETING COVER, BACKFILL AND BEDDING REQUIREMENTS PER TOWN OF FARRAGUT OR THE MANUFACTURER'S RECOMMENDATIONS, WHICHEVER IS MOST STRINGENT.
31. DOT PRE-CAST DRAINAGE STRUCTURES / MANHOLES CAN BE USED IN LIEU OF DOT STANDARD BRICK OR CONCRETE CATCH BASINS. ANY DEVIATION FROM THE SPECIFIED STRUCTURES SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION AND SHALL MAINTAIN COMPLIANCE WITH ALL CORRESPONDING DOT MATERIAL, DRAWING & DETAILED SPECIFICATIONS. NO "KNOCK-OUT" OR WAFFLE BOXES SHALL BE USED WITHOUT PERMISSION FROM THE ENGINEER.
32. ADDITIONAL SPECIFICATIONS AND REQUIREMENTS FOR FOOTER AND BUILDING PAD

PREPARATION AND COMPACTION MAY EXIST IN ARCHITECTURAL AND STRUCTURAL DRAWINGS AND SHALL BE EXECUTED/IMPLEMENTED AS REQUIRED.

33. DURING CONSTRUCTION AND DEMOLITION WHERE HOT WORK, MATERIALS SUBJECT TO SPONTANEOUS COMBUSTION, OR OTHER HAZARDOUS CONSTRUCTION OR DEMOLITION IS OCCURRING, THE OWNER OR THEIR DESIGNEE SHALL BE RESPONSIBLE FOR MAINTAINING A FIRE WATCH. THE FIRE WATCH SHALL CONSIST OF AT LEAST ONE PERSON WITH A MEANS OF COMMUNICATING AN ALARM TO 911, SHALL HAVE A WRITTEN ADDRESS POSTED IN A CONSPICUOUS LOCATION, AND SHALL MAINTAIN CONSTANT PATROLS. 2021 IFC SECTION 3304.5.

GENERAL UTILITY NOTES

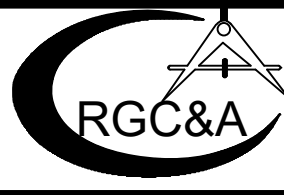
1. ALL EXISTING UTILITIES AND SERVICES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC, ETC. WITHIN THE LIMITS OF DISTURBANCE SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. UTILITY COORDINATION SHALL BE INCLUDED IN THE PROJECT SCHEDULE AND IT IS THE EXPLICIT RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE PROJECT SCHEDULE INCLUDES THE NECESSARY RELOCATIONS. THE CONTRACTOR WILL NOT BE PAID ADDITIONALLY FOR THIS COORDINATION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATIONS AND DEPTHS OF ALL EXISTING UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK AND TO TAKE WHATEVER STEPS NECESSARY TO PROVIDE FOR THEIR PROTECTION. THE ENGINEER HAS DILIGENTLY ATTEMPTED TO LOCATE AND INDICATE ALL EXISTING FACILITIES ON THESE PLANS. HOWEVER, THIS INFORMATION IS SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UTILITIES SHOWN OR NOT SHOWN. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
4. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR EXACT LOCATION AND PROTECTION OF THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND REPLACE ANY AND ALL DAMAGE MADE TO UTILITIES BY THE CONTRACTOR.
5. CONTRACTOR MUST APPLY FOR ALL UTILITY CONNECTION APPLICATIONS/PERMITS. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONNECTION FEES FOR CONSTRUCTION. REFER TO COVER SHEET FOR AVAILABLE UTILITY COMPANY LIST.
6. CONTRACTOR MUST OBTAIN ANY REQUIRED UTILITY DETAILS FOR RECONNECTION OF EXISTING SERVICES OR NEW SERVICE AND IS RESPONSIBLE FOR THE CONSTRUCTION OF EACH NEW SERVICE PER THE APPROPRIATE UTILITY COMPANY'S SPECIFICATIONS.
7. THE CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF ALL UNDERGROUND UTILITIES AND APPURTENANCES TO MINIMIZE DISTURBANCE TO CURBING, PAVING, AND COMPACTED SUB-GRADE.
8. IF CONFLICTS ARE FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.
9. ALL PIPE LENGTHS AND DISTANCES BETWEEN STRUCTURES ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE ALONG A HORIZONTAL PLANE.
10. THE CONTRACTOR SHALL PROVIDE ANY AND ALL EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL TESTS. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
11. SOILS TESTING AND ON-SITE INSPECTION SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. THE SOILS ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, THE OWNER AND THE OWNER'S REPRESENTATIVE AND SHALL PROMPTLY NOTIFY THE OWNER, HIS REPRESENTATIVE AND THE CONTRACTOR SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET THESE SPECIFICATIONS.
12. CONTRACTOR SHALL EXCAVATE ONLY ENOUGH TRENCH FOR WHICH PIPE CAN BE INSTALLED AND TRENCH BACKFILLED BY THE END OF EACH WORK DAY. ALL OSHA STANDARDS FOR TRENCH EXCAVATIONS SHALL BE OBSERVED BY ALL PARTIES INVOLVED WITH UTILITY INSTALLATIONS.
13. BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS. ADDITIONAL BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES AND WET AREAS. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK.
14. COMPACTION OF THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACKFILL MATERIAL SHALL BE FREE FROM VEGETATION, ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS, AND SHALL BE NON-PLASTIC IN NATURE, OR HAVE A TENDENCY TO SHIFT OR FLOW UNCHARACTERISTICALLY WHEN TAMPED. BACKFILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 6 INCHES IN COMPACTED FILL THICKNESS. A REPORT FROM A GEOTECHNICAL ENGINEER MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
15. RUNOFF FROM IMPERVIOUS AREAS SHALL NOT BE DIRECTED INTO THE SANITARY SEWER OR ONTO ADJACENT PROPERTIES.
16. ALL JOINTS ON THE STORM WATER CONVEYANCE SYSTEM SHALL BE WATERTIGHT.
17. ALL CONSTRUCTION ASSOCIATED WITH WATER AND SANITARY SEWER SHALL BE IN ACCORDANCE WITH FIRST UTILITY DISTRICT STANDARDS AND SPECIFICATIONS.
18. ALL ELECTRICAL SERVICE LINES TO OR AROUND THE PROPOSED STRUCTURE SHALL BE UNDERGROUND.
19. THE CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS AND DISTURBANCES WITH EXISTING USERS AND LOCAL MUNICIPALITY SO THAT ANY SERVICE INTERRUPTIONS ARE MINIMAL.
20. CONTRACTOR SHALL KEEP A RECORD PLAN SET SHOWING UTILITY CONSTRUCTION, LOCATIONS, CLEARANCES, ETC, AND PROVIDE A COPY TO THE ENGINEER TO ASSIST WITH PREPARATION OF AS-BUILT DRAWINGS. CONTACT ENGINEER IF EXPLANATION OF WHAT ITEMS ARE REQUIRED IF UNSURE, PRIOR TO BEGINNING CONSTRUCTION.
21. PAVEMENT CUTS FOR UTILITY INSTALLATIONS SHALL BE SAWCUT FOR STRAIGHT, CLEAN EDGES. PATCHES SHALL BE IN ACCORDANCE WITH GOVERNING MUNICIPALITY.
22. CONTRACTOR SHALL COORDINATE INSTALLATIONS OR CONDUITS ON SITE PRIOR TO PREPARING ROADWAY, DRIVE OR PARKING AREA SUBGRADES.

23. WATER SHALL NOT BE ALLOWED TO RISE WITHIN UNFILLED UTILITY TRENCHES AFTER PIPE HAS BEEN INSTALLED. BACKFILL IMMEDIATELY AFTER PIPE INSTALLATION.
24. PIPES IN STORM DRAINAGE STRUCTURES SHALL BE CUT FLUSH TO INSIDE WALLS. INVERTS SHALL BE POURED IN DRY CONDITIONS WITH STRUCTURES BEING PUMPED OUT PRIOR TO INVERTS IF REQUIRED.
25. ALL CASTINGS AND FERROUS MATERIAL PIPING ASSOCIATED WITH WATER, SEWER, AND STORM DRAINAGE SHALL BE DOMESTICALLY CAST.
26. CONTRACTOR SHALL PROVIDE SURVEY AS-BUILTS OF STORM DRAINAGE NETWORKS AND STORMWATER CONTROL MEASURE. STORM DRAINAGE AS-BUILTS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO BACKFILLING. THE STORMWATER CONTROL MEASURE AS-BUILT(S) MUST BE COMPLETED UPON FINAL CONSTRUCTION OF NEW CONVEYANCES AND SUBMITTED FOR THE ENGINEER TO REVIEW AND APPROVE. A SEALED AS-BUILT DRAWING MAY BE REQUIRED FOR STORMWATER CONTROL CERTIFICATION. CONTACT THE ENGINEER TO VERIFY.
27. CONTRACTOR SHALL PROVIDE EASEMENT SURVEYS FOR STORM DRAINAGE SYSTEMS AND STORMWATER CONTROL MEASURES. EASEMENTS SHALL BE PLATTED AND PRESENTED TO THE ENGINEER FOR REVIEW AND APPROVAL. SEE SITE PLAN, GRADING, AND STORM DRAINAGE PLAN SHEETS FOR EASEMENT LOCATIONS.
28. 28. ALL WATER AND SANITARY SEWER INSTALLATIONS SHALL CONFORM TO THE CURRENT STANDARDS, SPECIFICATIONS, AND DETAILS OF FIRST UTILITY DISTRICT (FUD) AND SHALL BE COORDINATED WITH AND APPROVED BY FUD.

CONSTRUCTION WASTE NOTES

1. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS (ACM) AND/OR OTHER HAZARDOUS MATERIALS SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.

NO.	DATE	DESCRIPTION	BY	CHKD.	
REVISIONS					



ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE · SEVIERVILLE

SERENADE AT FARRAGUT
NORTH WATT ROAD, FARRAGUT, TN

GENERAL NOTES

DESIGNED BY RGC&A	CHECKED BY RGC	SCALE N.T.S.	SHEET NO. 2
DRAWN BY EJM	DATE 08/17/26	FILE NO. 21106	



CLT MAP: 151
PARCEL: 005
KONSTYANTYN & LARISA ONOFRIYCHUK
DEED: 202010270034425



CLT MAP: 151
PARCEL: 008
WILLIAM E. & NANCY V. ALFORD
DEED: 200112190049879

- NOTES:
- EXISTING CONTOURS BASED ON SURVEY TOPOGRAPHY.

- LEGEND
- EX. GRADE
 - PROPOSED GRADE
 - EX. WATERLINE
 - EX. FENCE LINE
 - BOUNDARY LINE

TOTAL AREA: 9.2 +/- ACRES
PRE-DEVELOPMENT WOODED AREA: 9.2 +/- ACRES
TOTAL DISTURBED AREA: 8.8 +/- ACRES

ADDRESS: 421 N WATT RD
CTL MAP: 151
PARCEL: 006

ZONING: NCC

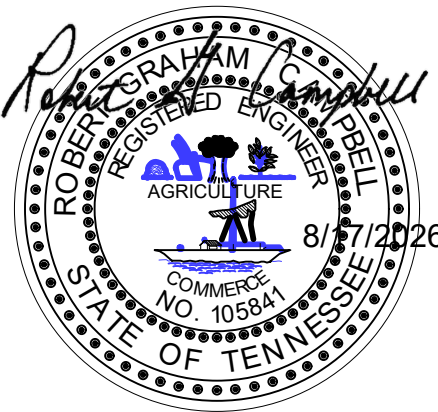
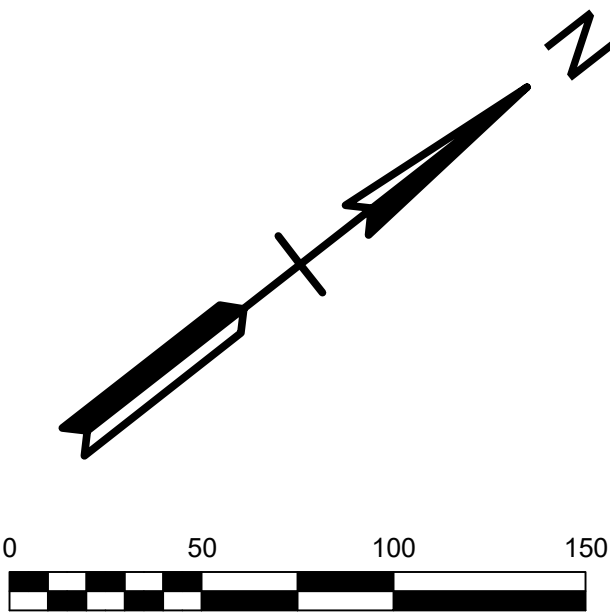
UTILITIES:
GAS - KUB
WATER - FUD
ELECTRIC - LCUB

DEVELOPER: EDDIE KHERANI
CHOTU, INC
3109 STEPHENS LANDING WAY
KNOXVILLE, TN 37932-1143
(865) 966-3100

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LN.
KNOXVILLE, TN. 37938
(865) 947-5996
621 WALL STREET
SEVIERVILLE, TN 37862
(865) 429-4683



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



NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				



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CONSULTING ENGINEERS
KNOXVILLE · SEVIERVILLE

SERENADE AT FARRAGUT
NORTH WATT ROAD, FARRAGUT, TN

EXISTING SITE

DESIGNED BY RGC&A	CHECKED BY RGC	SCALE 1"=50'
DRAWN BY EJM	DATE 08/17/26	FILE NO. 21106

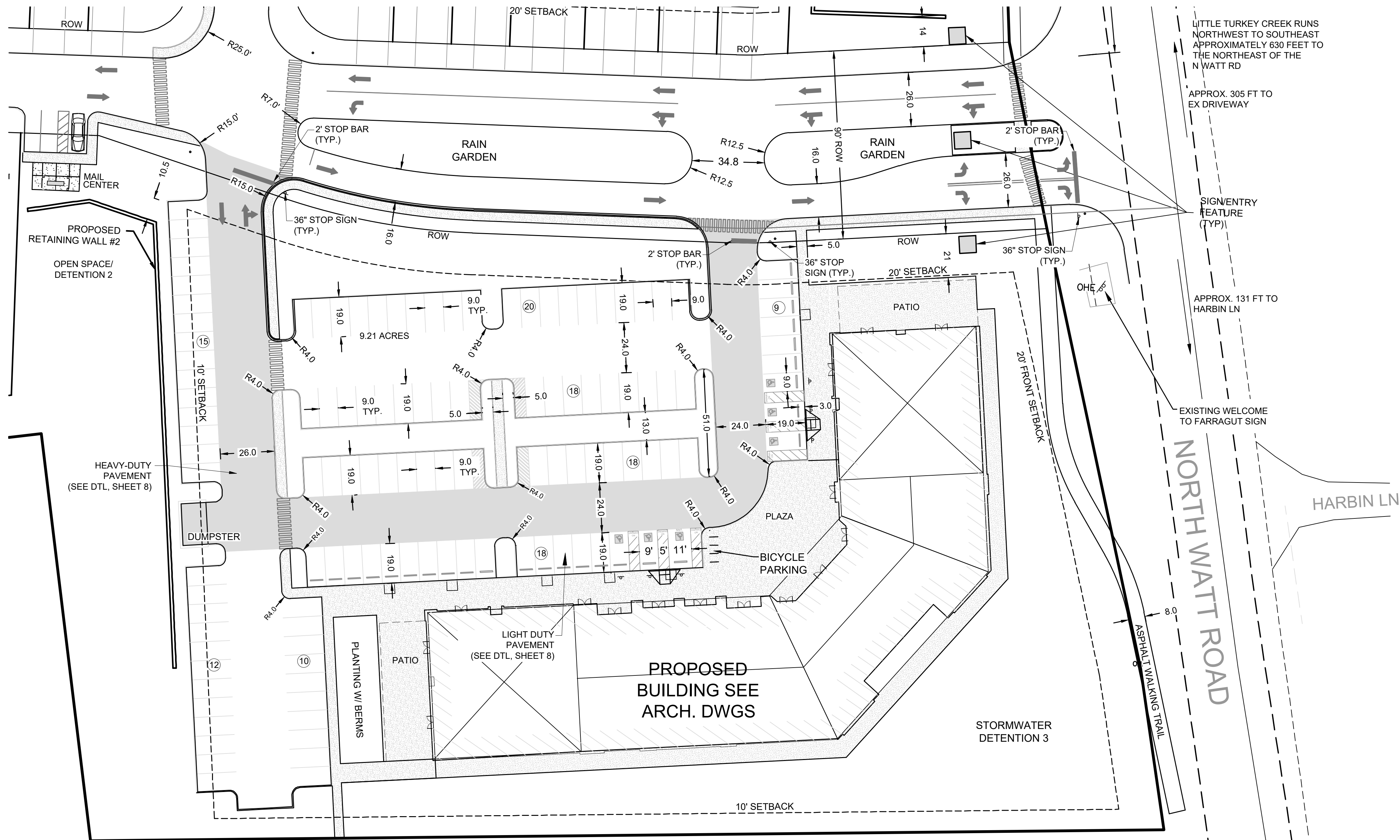
SHEET NO.	3
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SITE NOTES:

- BUILDING SETBACKS FOR NEIGHBORHOOD/CONVENIENCE COMMERCIAL DISTRICT (NCC) ARE AS FOLLOWS:
FRONT: NORTH WATT ROAD - 20' (ARTERIAL)
SIDE/REAR: RESIDENTIAL ZONING - 25'
SIDE/REAR: NON-RESIDENTIAL ZONING - 10'
- ALL SIGNS TO BE INSTALLED PER MUTCD CURRENT STANDARDS.
- REQUIRED PARKING: 156 SPACES
-RETAIL: 1 SPACE PER 250 SF OF GROSS FLOOR AREA
-GROSS FLOOR AREA = 13,100 SF
(13,100 SF)/(1 SPACE / 250 SF) = 52 SPACES
-RESTAURANT: 1SPACE PER 100 SF OF GROSS FLOOR AREA
-GROSS FLOOR AREA = 9,016 SF
(9,016 SF)/(1 SPACE / 100 SF) = 90 SPACES
-PATIO: 1 SPACE PER 200 SF OF GROSS FLOOR AREA
-GROSS FLOOR AREA = 2,804 SF
(2,804)/(1 SPACE / 200 SF) = 14 SPACES
- PROVIDED PARKING: 120 SPACES
- (1) VAN ADA AND 5 ADA PARKING SPACES PROVIDED
- CURB RADIUS 4' UNLESS SPECIFIED.
- THE CONTRACTOR SHALL HAVE AN APPROVED, STAMPED, AND SIGNED COPY OF THE SITE PLANS ON SITE.
- NO SITE GRADING CAN COMMENCE UNTIL A GRADING PERMIT HAS BEEN ISSUED.
- NO GRADING PERMIT WILL BE ISSUED UNTIL ALL EROSION AND SEDIMENT CONTROL IS IN PLACE ACCORDING TO THE SITE SPECIFIC SWPPP AND PASSES INSPECTION.
- ALL STORMWATER PIPES AND STRUCTURES REQUIRE INSPECTION BEFORE COVERING.
- TOWN OF FARRAGUT INSPECTOR IS TO BE ON SITE WHEN SEEDING AND MULCHING TAKE PLACE. PROOF OF PURCHASE SHOULD BE RETAINED THAT THE MIXTURE AMOUNTS, AND SEED AND STRAW ARE IN ACCORDANCE WITH TDEC EROSION AND SEDIMENT CONTROL MANUAL.
- AS-BUILT DRAWINGS WILL BE REQUIRED FOR ALL STORMWATER INFRASTRUCTURE INSTALLED AS PART OF THIS PROJECT. PROVIDE STORMWATER ASBUILTS IN PLAN VIEW FOR ALL STORMWATER INFRASTRUCTURE IN A DIGITAL FORMAT PREFERABLY ONE DWG AND ONE PDF VERSION. ASBUILTS WILL NEED TO SHOW:
A. ALL STORMWATER STRUCTURE INSTALLATIONS WITH INVERT AND TOP ELEVATIONS,
B. STORMWATER PIPE ROUTING, MATERIAL, SIZE, AND SLOPE,
C. IMPERVIOUS AREAS SUCH AS BUILDINGS AND PARKING AND DRIVE AISLE WITH PARCEL LINES,
D. SHOW THE TOTAL IMPERVIOUS AREA CALCULATED IN SQUARE FEET ON THE ASBUILT PLAN,
E. DETENTION POND CONTOUR LINES WITH VOLUME CALCULATED, AND THE POND OUTLET STRUCTURE WITH ALL OUTLET ORIFICES AND WEIRS ALONG WITH CORRESPONDING ELEVATIONS. PROVIDE ASBUILT DETENTION POND CERTIFICATION BY THE DESIGN ENGINEER THAT CONFIRMS POND BERM ELEVATIONS ARE PER PLAN, POND ROUTING IS PER DESIGN FOR ALL DESIGN STORMS, AND FREEBOARD FOR THE 100-YEAR STORM EVENT IS ADEQUATE.

LEGEND

	EX. EDGE OF PAVEMENT
	ROAD CENTERLINE
	SETBACK LINE
	CONCRETE
	BUILDING
	HEAVY-DUTY PAVEMENT
	LIGHT DUTY PAVEMENT

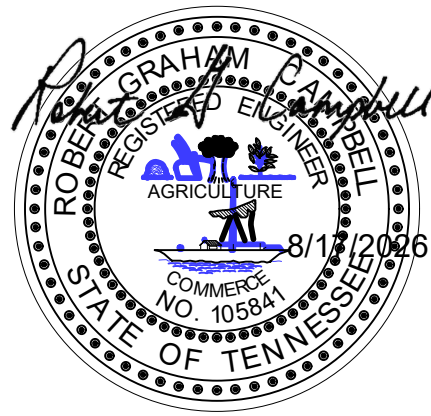
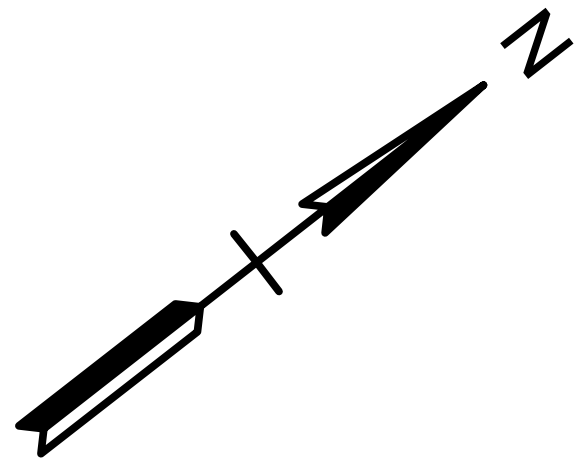


CLT MAP: 151
PARCEL: 008
WILLIAM E. & NANCY V. ALFORD
DEED: 200112190049879

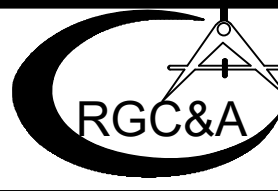
'A' ZONING



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



NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				



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CONSULTING ENGINEERS
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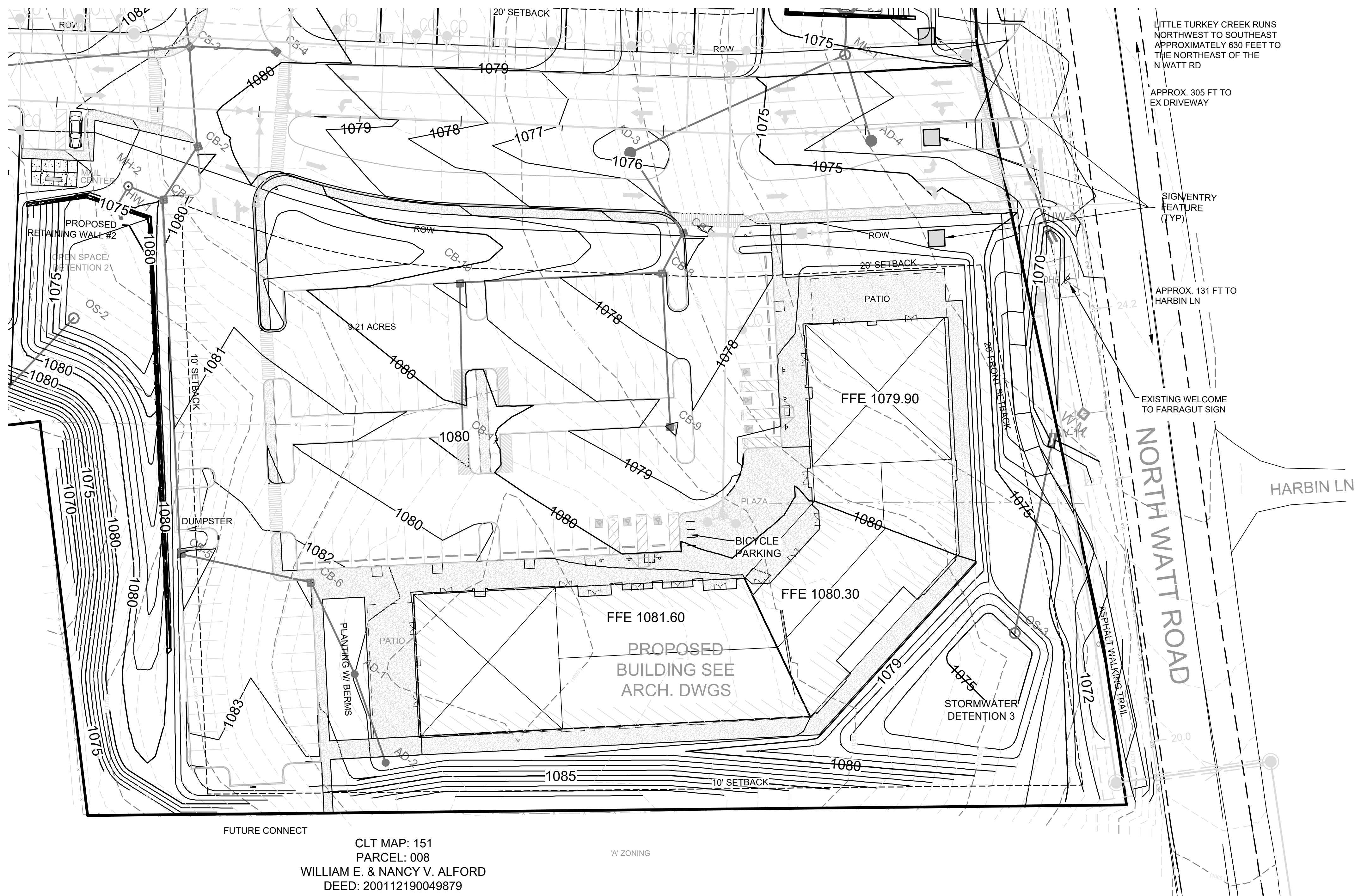
SERENADE AT FARRAGUT
NORTH WATT ROAD, FARRAGUT, TN

SITE LAYOUT PLAN

DESIGNED BY RGC&A	CHECKED BY RGC	SCALE 1"=30'	SHEET NO. 4
DRAWN BY EJM	DATE 08/17/26	FILE NO. 21106	

NOTES:

1. NO SITE GRADING CAN COMMENCE UNTIL A GRADING PERMIT HAS BEEN ISSUED.
2. NO GRADING PERMIT WILL BE ISSUED UNTIL ALL EROSION AND SEDIMENT CONTROL IS IN PLACE ACCORDING TO THE SITE SPECIFIC SWPPP AND PASSES INSPECTION.
3. ALL STORMWATER PIPES AND STRUCTURES REQUIRE INSPECTION BEFORE COVERING.
4. TOWN OF FARRAGUT INSPECTOR IS TO BE ON SITE WHEN SEEDING AND MULCHING TAKE PLACE. PROOF OF PURCHASE SHOULD BE RETAINED THAT THE MIXTURE AMOUNTS, AND SEED AND STRAW ARE IN ACCORDANCE WITH TDEC EROSION AND SEDIMENT CONTROL MANUAL.
5. REFER TO THE GRADING AND DRAINAGE PLAN SHEET(S) IN THE PREVIOUSLY SUBMITTED PRELIMINARY PLAT PLAN SET FOR STORM WATER DETENTION AND STORM SEWER DESIGN.
6. AS-BUILT DRAWINGS WILL BE REQUIRED FOR ALL STORMWATER INFRASTRUCTURE INSTALLED AS PART OF THIS PROJECT. PROVIDE STORMWATER ASBUILTS IN PLAN VIEW FOR ALL STORMWATER INFRASTRUCTURE IN A DIGITAL FORMAT PREFERABLY ONE DWG AND ONE PDF VERSION. ASBUILTS WILL NEED TO SHOW:
 - A. ALL STORMWATER STRUCTURE INSTALLATIONS WITH INVERT AND TOP ELEVATIONS,
 - B. STORMWATER PIPE ROUTING, MATERIAL, SIZE, AND SLOPE,
 - C. IMPERVIOUS AREAS SUCH AS BUILDINGS AND PARKING AND DRIVE AISLE WITH PARCEL LINES,
 - D. SHOW THE TOTAL IMPERVIOUS AREA CALCULATED IN SQUARE FEET ON THE ASBUILT PLAN,
 - E. DETENTION POND CONTOUR LINES WITH VOLUME CALCULATED, AND THE POND OUTLET STRUCTURE WITH ALL OUTLET ORIFICES AND WEIRS ALONG WITH CORRESPONDING ELEVATIONS. PROVIDE ASBUILT DETENTION POND CERTIFICATION BY THE DESIGN ENGINEER THAT CONFIRMS POND BERM ELEVATIONS ARE PER PLAN, POND ROUTING IS PER DESIGN FOR ALL DESIGN STORMS, AND FREEBOARD FOR THE 100-YEAR STORM EVENT IS ADEQUATE.

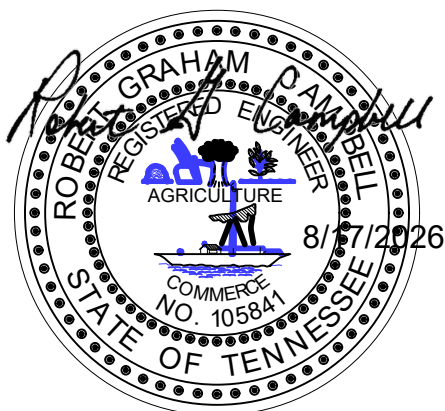
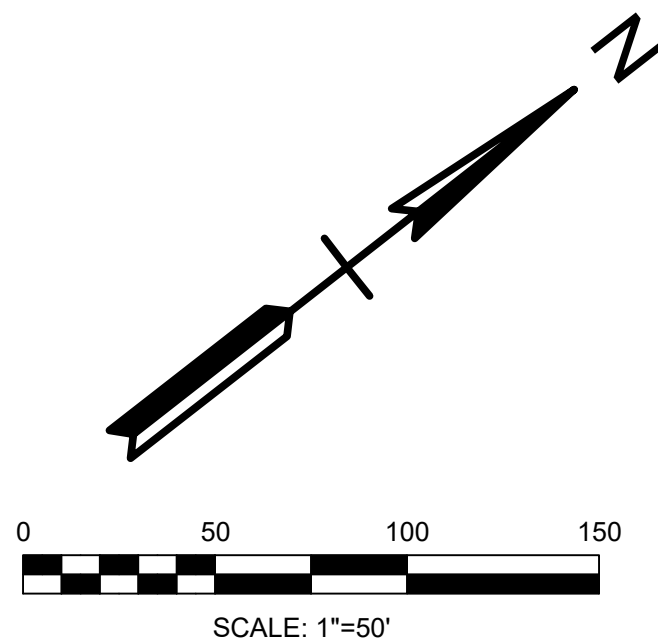


LEGEND

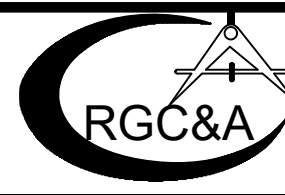
- EX. GRADE
- PROPOSED GRADE
- EX. STORM DRAIN
- EX. WATERLINE
- PR. COMBO STORM INLET
- PR. STORM INLET
- PR. OUTLET CONTROL STRUCTURE
- PR. JUNCTION BOX
- PR. FIRE HYDRANT W/ VALVE
- PR. GATE VALVE
- PR. WATER METER
- PR. SAN. SEWER CLEAN-OUT
- PR. SAN. SEWER MANHOLE
- EX. EDGE OF PAVEMENT
- ROAD CENTERLINE
- SETBACK LINE
- CONCRETE
- BUILDING



NOTE:
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NO.	DATE	DESCRIPTION	BY	CHKD.
1	8/7/26	REVISED GRADING PER OWNERS REQUEST	MCJ	RG
REVISIONS				

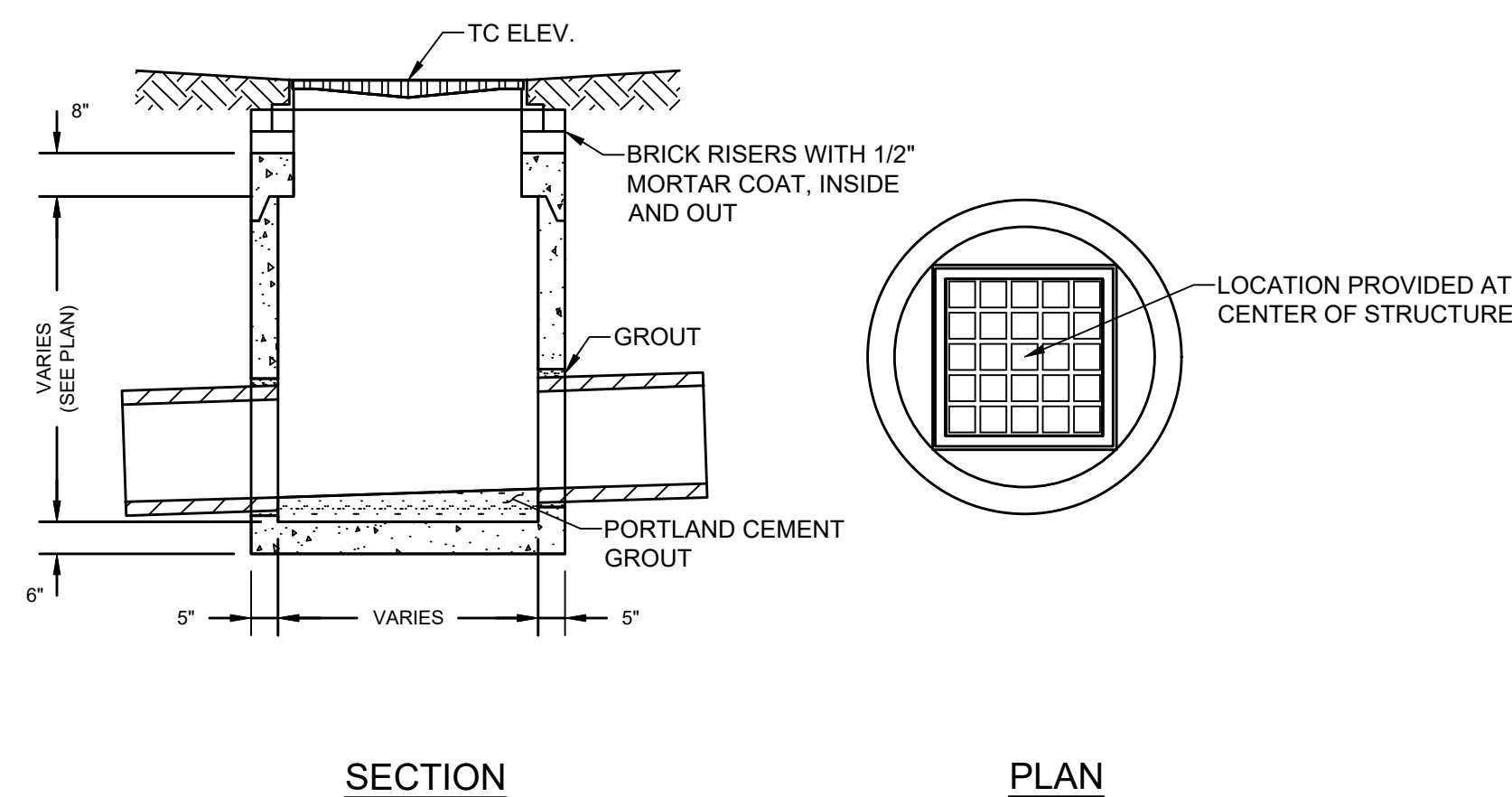


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CONSULTING ENGINEERS
KNOXVILLE · SEVIERVILLE

SERENADE AT FARRAGUT
NORTH WATT ROAD, FARRAGUT, TN

GRADING AND DRAINAGE PLAN

DESIGNED BY	CHECKED BY	SCALE	SHEET
RGC&A	RGC	1"=30'	NO. 5
DRAWN BY	DATE	FILE NO.	
EJM	08/17/26	21106	

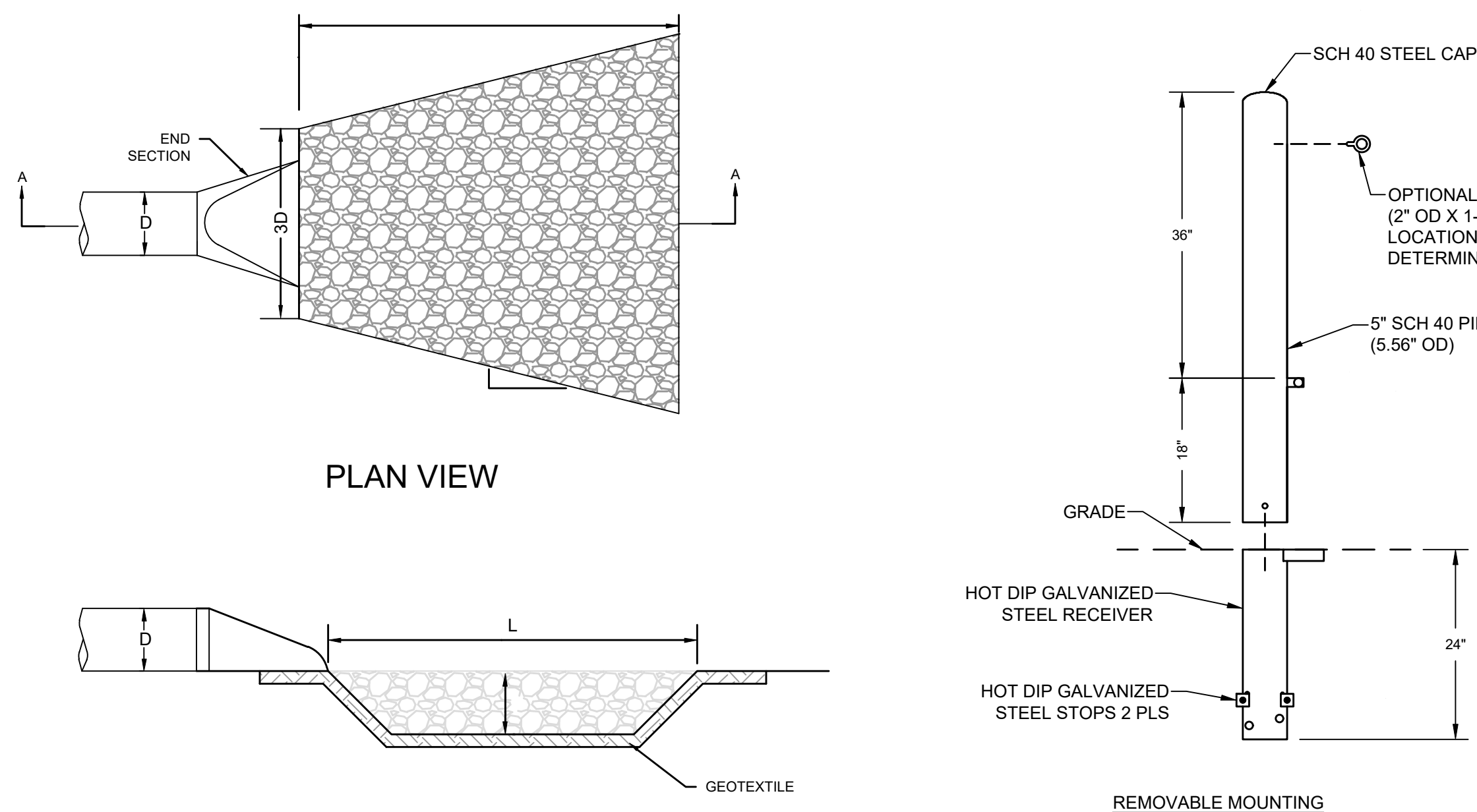


NOTES:

1. MANHOLES SHALL BE CIRCULAR OR SQUARE PRECAST CONCRETE STRUCTURE IN ACCORDANCE WITH ASTM C478 (LATEST REVISION). DIMENSION VARY DEPENDING ON PIPE SIZE AND LENGTH OF PIPES IN AND OUT OF STRUCTURE.
2. LADDER BARS SHALL BE PROVIDED PER OSHA REGULATIONS.
3. LOCATION AND TC ELEVATIONS GIVEN AT CENTER OF THE STRUCTURE
4. FRAME AND COVER SHALL BE E.J. USA, INC. MODEL NO. 1045, TYPE A SOLID COVER, OR EQUAL. THE COVER SHALL BE STAMPED WITH "STORM SEWER" AND "DUMP NO WASTE...DRAINS TO WATERWAYS" WITH FISH IMAGE, OR EQUAL.
5. ADJACENT SIDES OF THE FRAME AND COVER TO MATCH PAVEMENT CROSS SLOPE AND LONGITUDINAL SLOPE OR FLUSH WITH FINISHED GRADE.

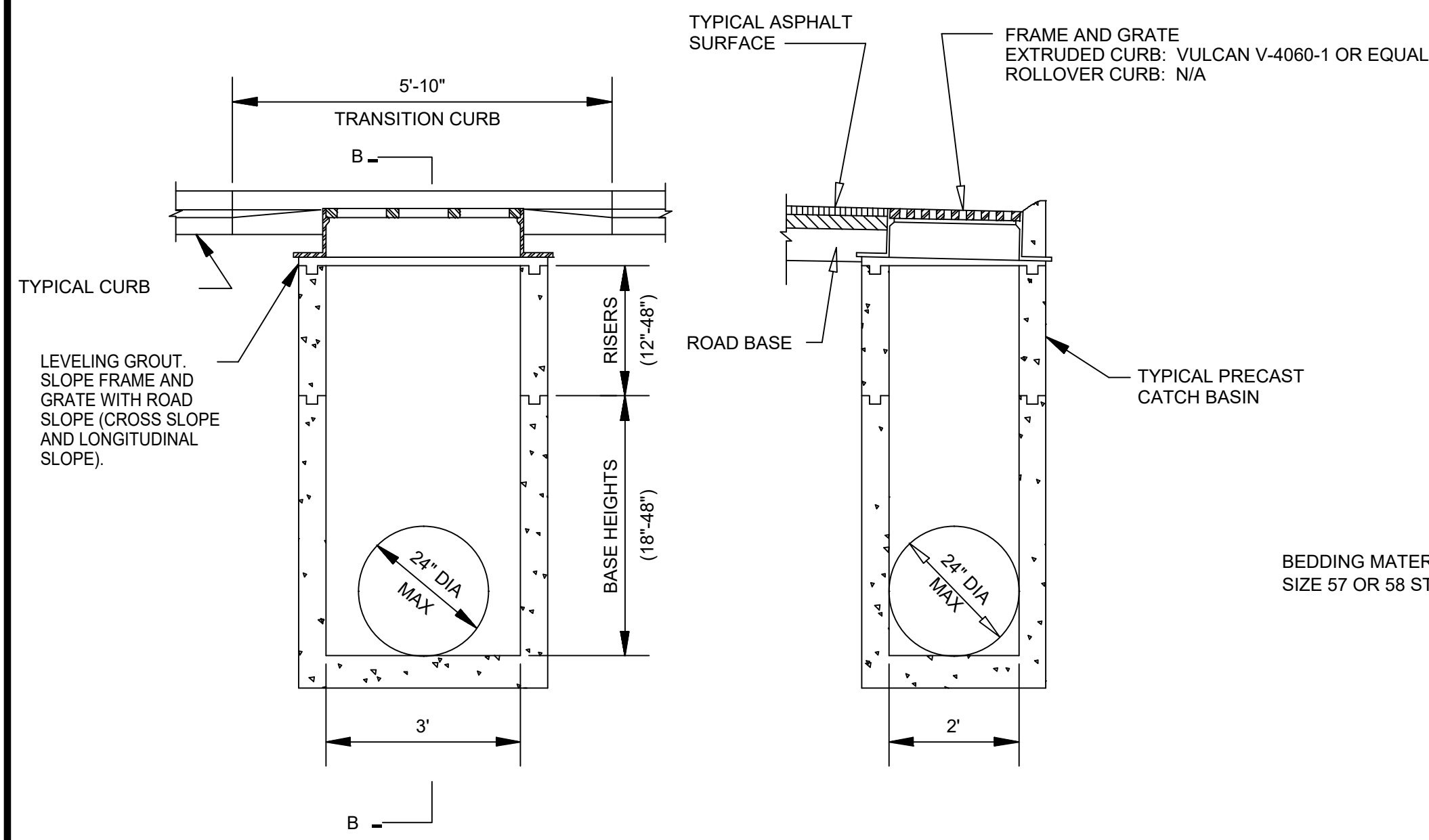
NOTES:

1. AREA DRAINS SHALL BE CIRCULAR OR SQUARE PRECAST CONCRETE STRUCTURE IN ACCORDANCE WITH ASTM C478 (LATEST REVISION). DIMENSIONS VARY DEPENDING ON PIPE SIZE AND ANGLE OF PIPES IN AND OUT OF STRUCTURE.
2. LADDER BARS SHALL BE PROVIDED PER OSHA REGULATIONS.
3. LOCATION AND TC ELEVATIONS GIVEN AT CENTER OF THE STRUCTURE.
4. FRAME AND GRATE SHALL BE EJ USA, INC. MODEL NO. V-5630 OR EQUAL. THE GRATE SHALL BE STAMPED WITH "DUMP NO WASTE... DRAINS TO WATERWAYS" WITH FISH IMAGE, OR EQUAL.
5. ADJUST ALL SIDES OF THE FRAME AND GRATE TO MATCH PAVEMENT CROSS SLOPE AND LONGITUDINAL SLOPE.

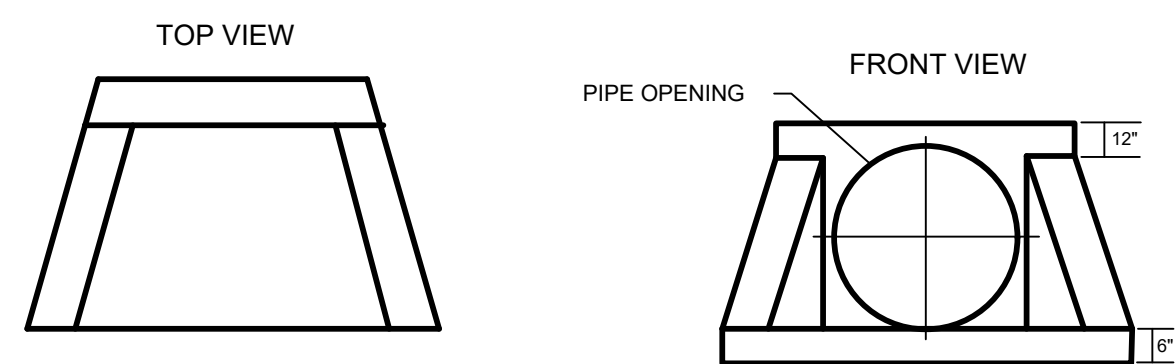


BOLLARD POLE DETAIL

AREA DRAIN DETAIL



PIPE BEDDING DETAIL

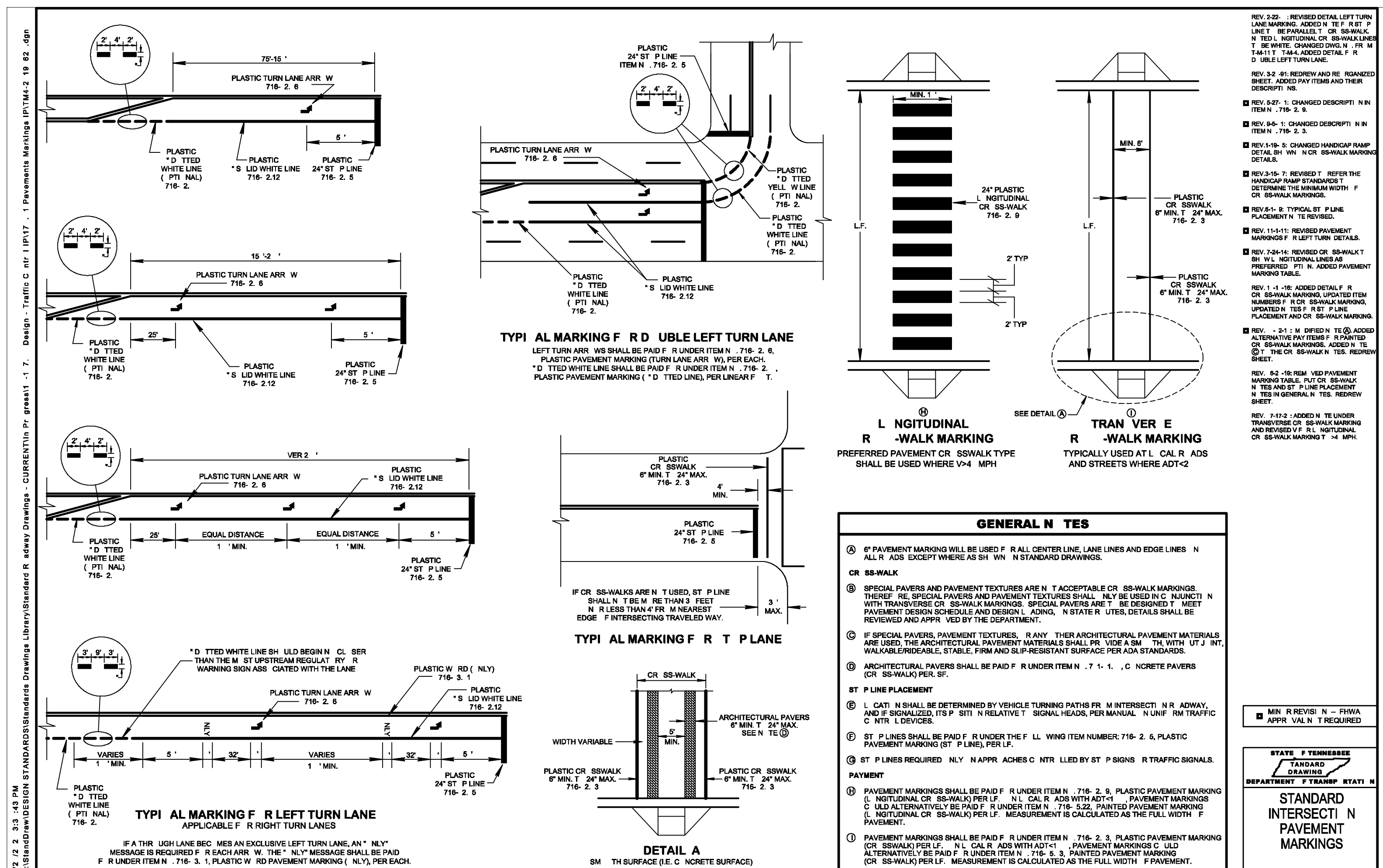


NOTES:

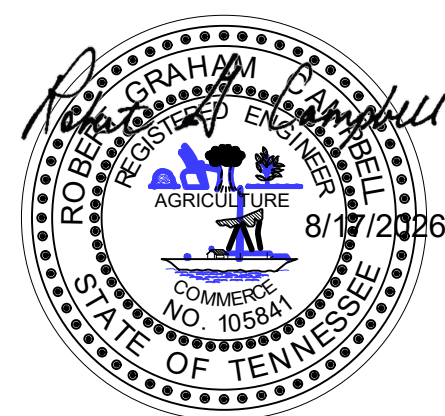
1. MINIMUM REINFORCING WIRE REINFORCEMENT 4 x 4 W7 x W7
2. SHERMAN DIXIE PRECAST HEADWALL, DRAWING ET-001 OR EQUAL

Diagram illustrating a cross-section of a grass-lined channel. The channel has a top width of 1.0 FT and a depth of 1.0. The side slopes are indicated by a 1:2.5 ratio (vertical to horizontal). The channel bed is labeled "EROSION CONTROL MATTING" and the sides are labeled "GRASS-LINED CHANNEL".

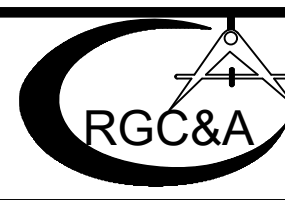
GRASS SWALE TYPICAL SECTION



CROSSWALK STRIPING DETAIL



NO.	DATE	DESCRIPTION	BY	CKD
REVISIONS				

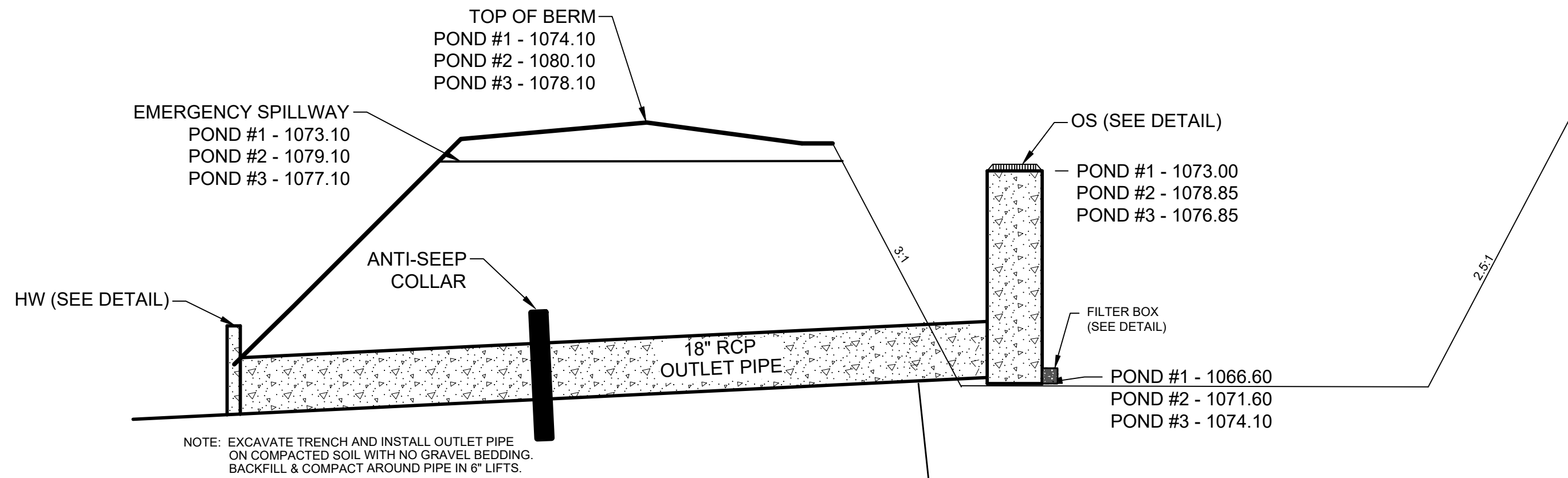


ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE · SEVIERVILLE

SERENADE AT FARRAGUT
NORTH WATT ROAD, FARRAGUT, TN

DETAILS

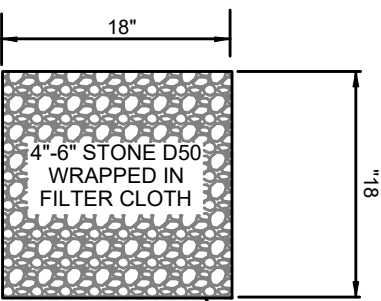
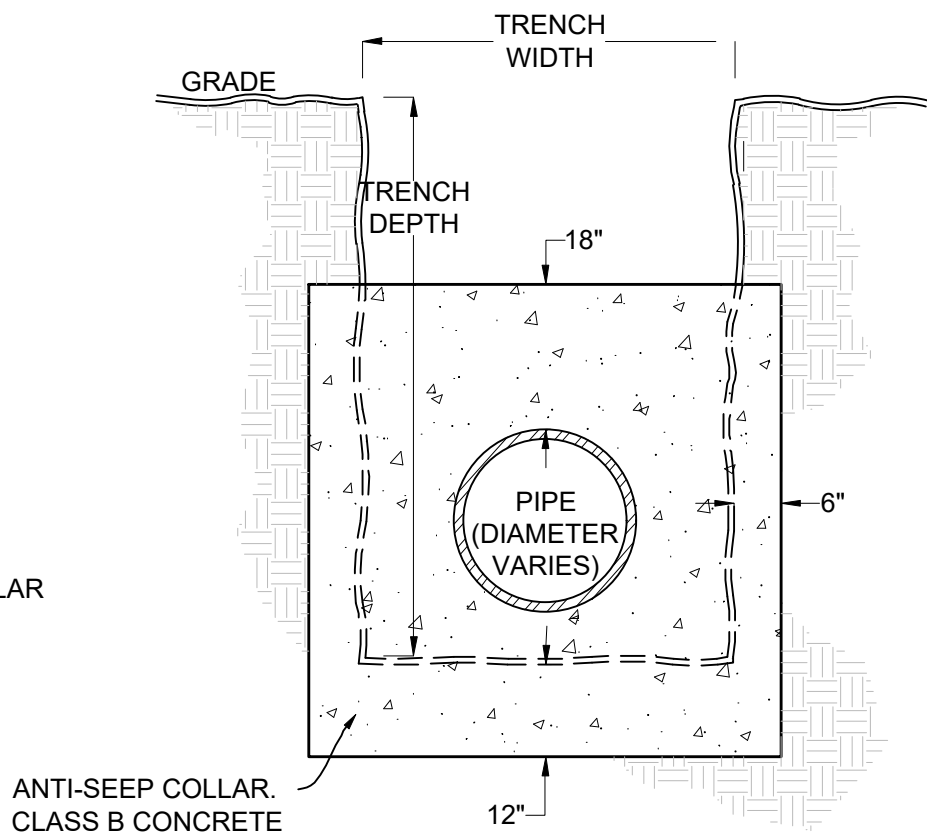
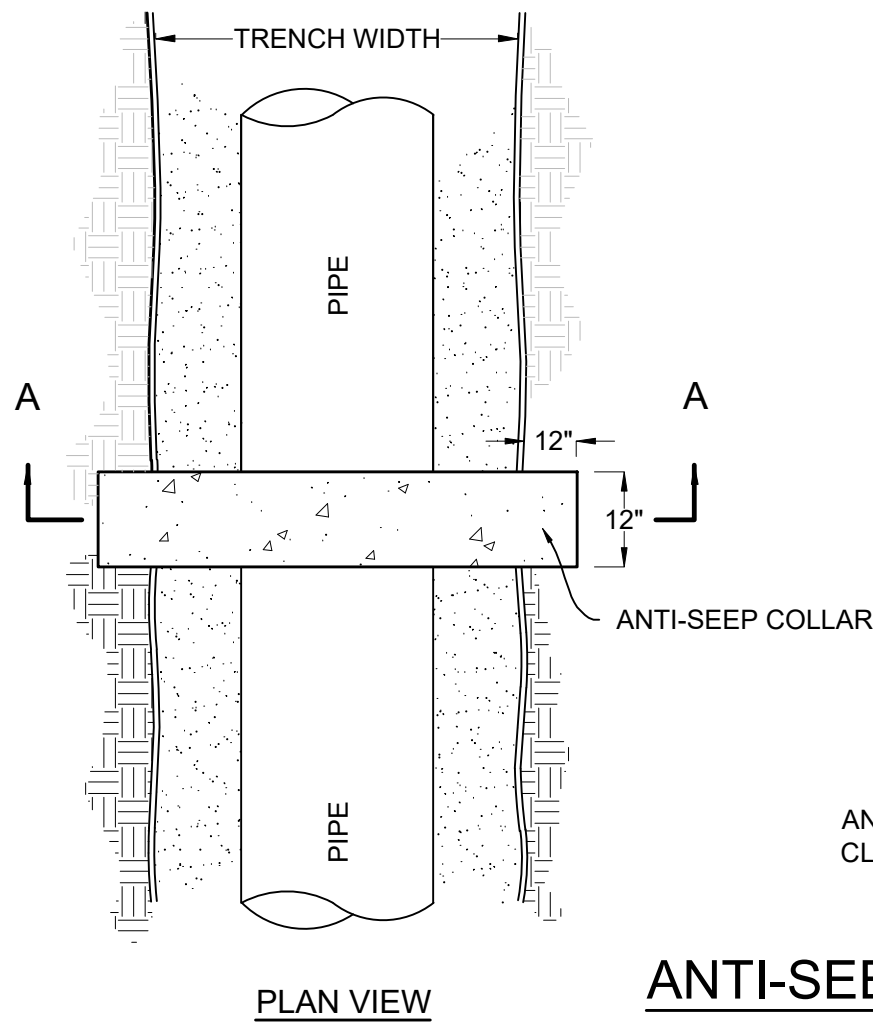
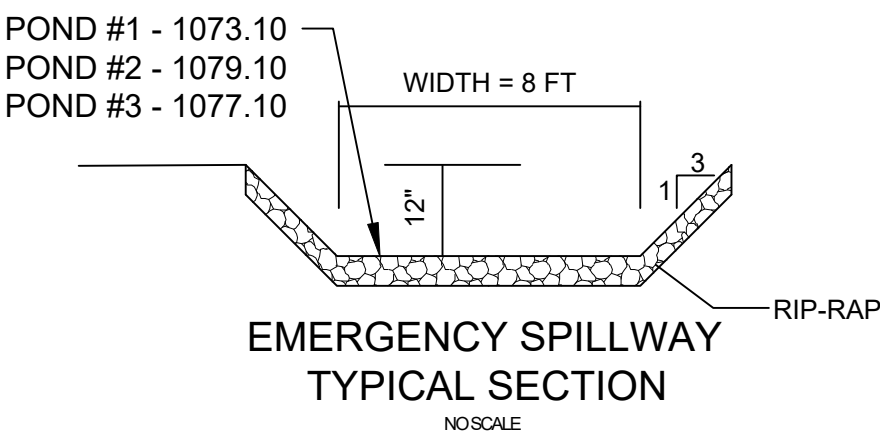
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DRAWN BY EJM	DATE 08/17/26	FILE NO. 21106	



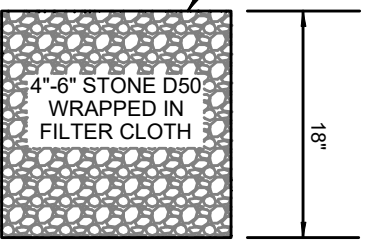
- GENERAL NOTES:
- 1) INSTALL POND AS FIRST ITEM OF CONSTRUCTION. SEED & STABILIZE IMMEDIATELY UPON COMPLETION OF GRADING.
 - 2) INSTALL OUTLET STRUCTURE AND OUTLET PIPE. PLUG CHANNEL PROTECTION ORIFICE AND WEIR DURING CONSTRUCTION AND INSTALL SKIMMER DEVICE FOR USE AS A TEMPORARY SEDIMENT BASIN.
 - 3) REMOVE ACCUMULATED SEDIMENT WHEN ALL UPSTREAM AREAS ARE STABILIZED.
 - 4) UNPLUG CHANNEL PROTECTION ORIFICE AND WEIR, REMOVE SKIMMER, AND INSTALL FIRST FLUSH FILTER WHEN ALL UPSTREAM AREAS ARE PERMANENTLY STABILIZED.
 - 5) POND WILL REMAIN FOR PERMANENT STORM WATER DETENTION.

DRY DETENTION BASIN
TYPICAL CROSS-SECTION

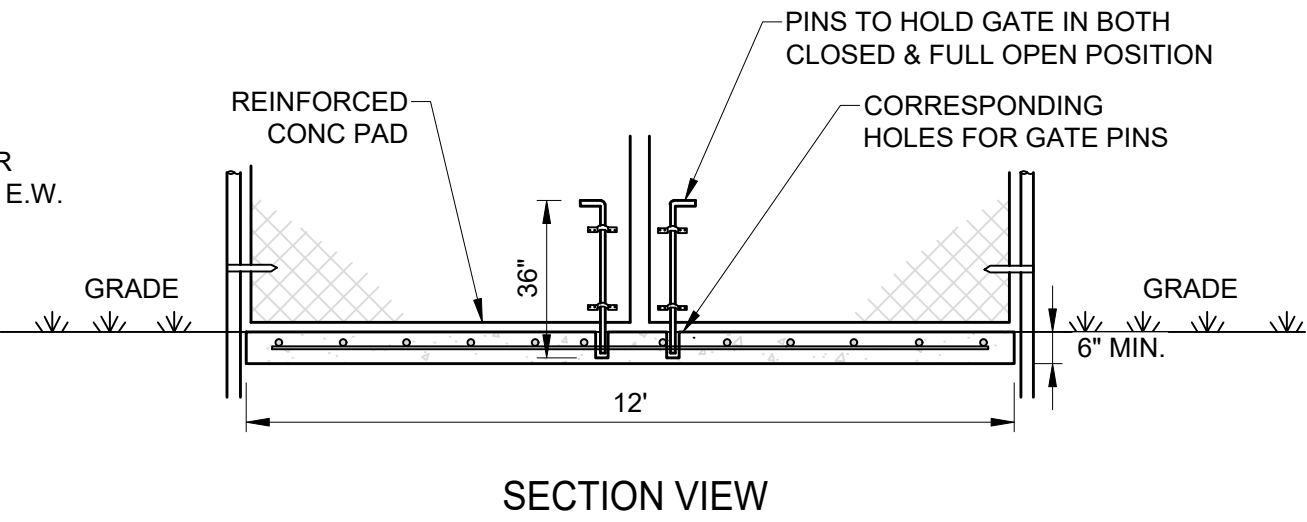
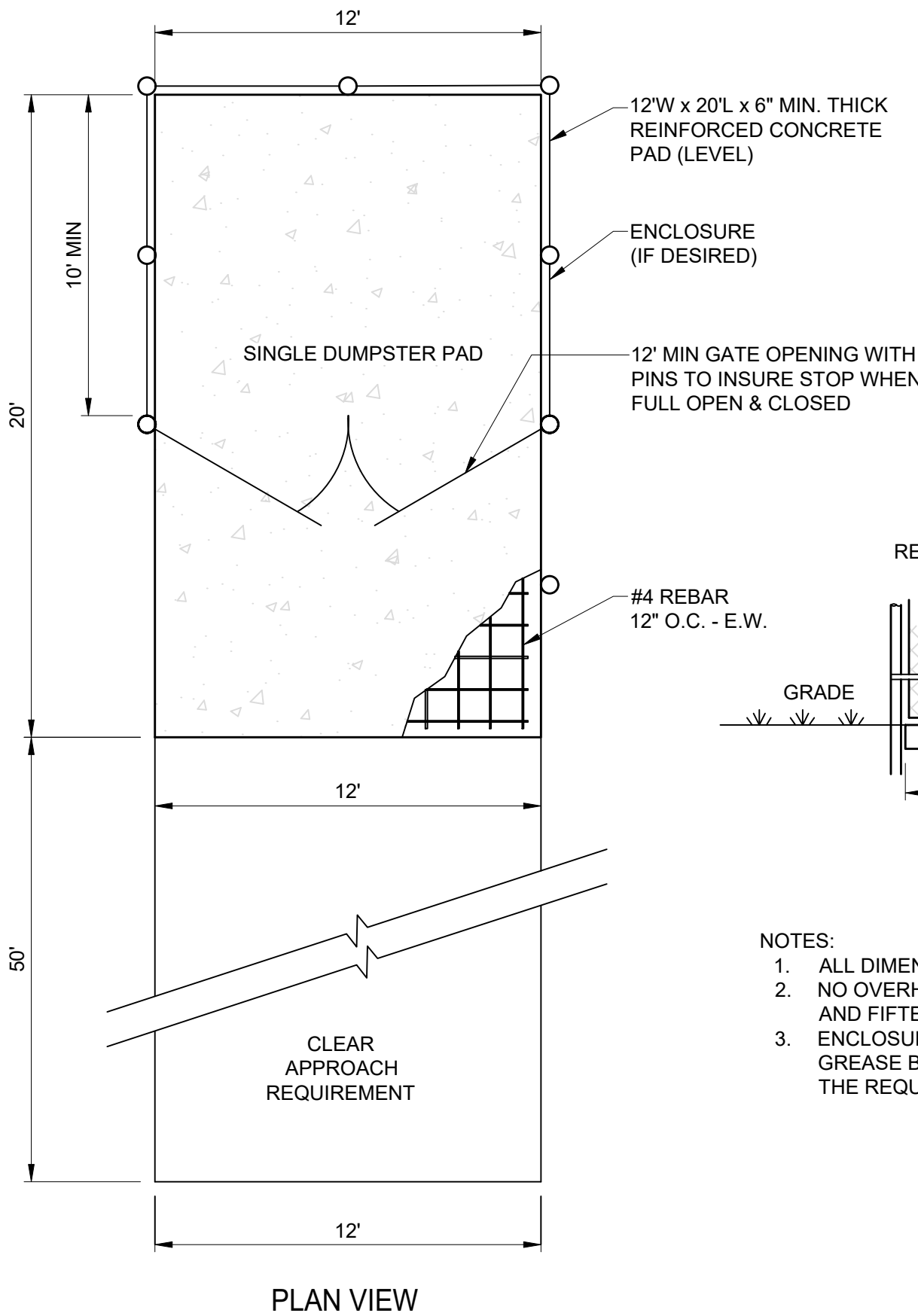
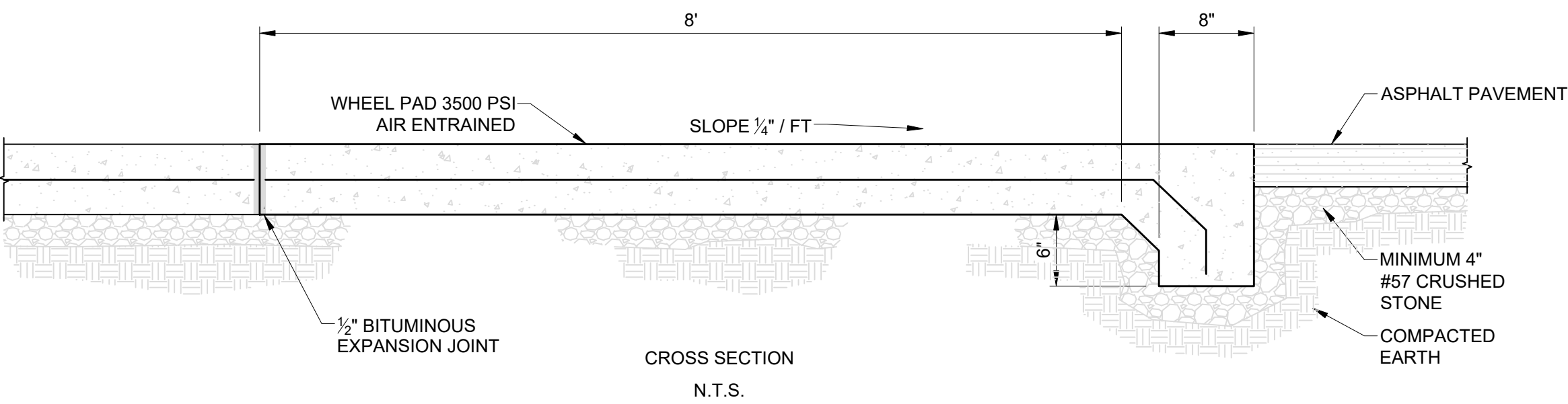
- CONSTRUCTION NOTES:
- 1) CLEAR BASIN AREA OF ALL ORGANIC MATERIALS.
 - 2) EXCAVATE CUTOFF TRENCH ALONG THE CENTERLINE OF THE DAM. TRENCH TO BE AT LEAST 2 FEET DEEP WITH BOTTOM WIDTH OF 4 FT & SIDE SLOPES LESS THAN 1:1.
 - 3) SCARIFY FILL AREAS.
 - 4) PLACE FILL IN 6" LAYERS USING MATERIAL WITH HIGH SILT/CLAY MATERIAL AND PROVIDE 95% COMPACTION.



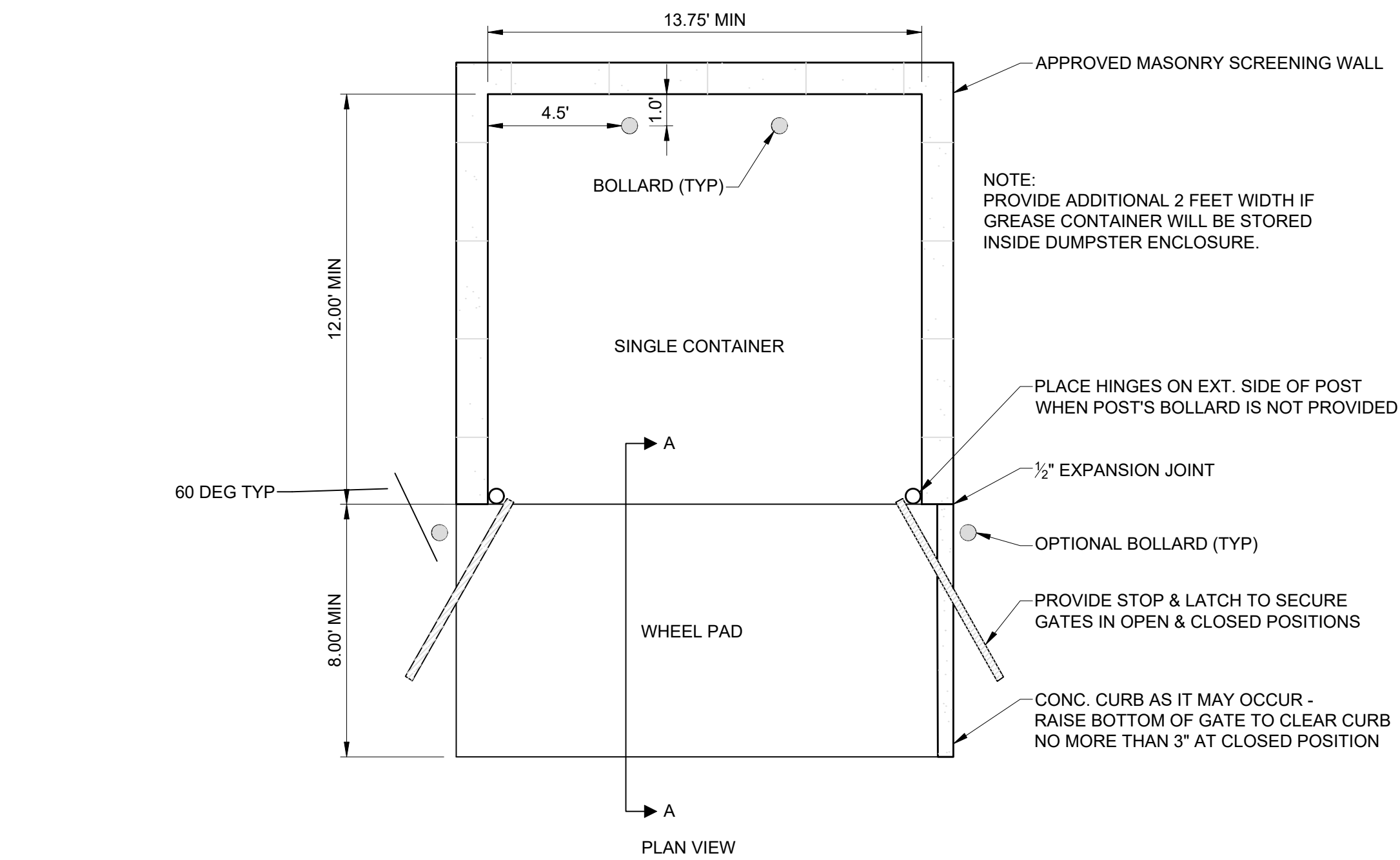
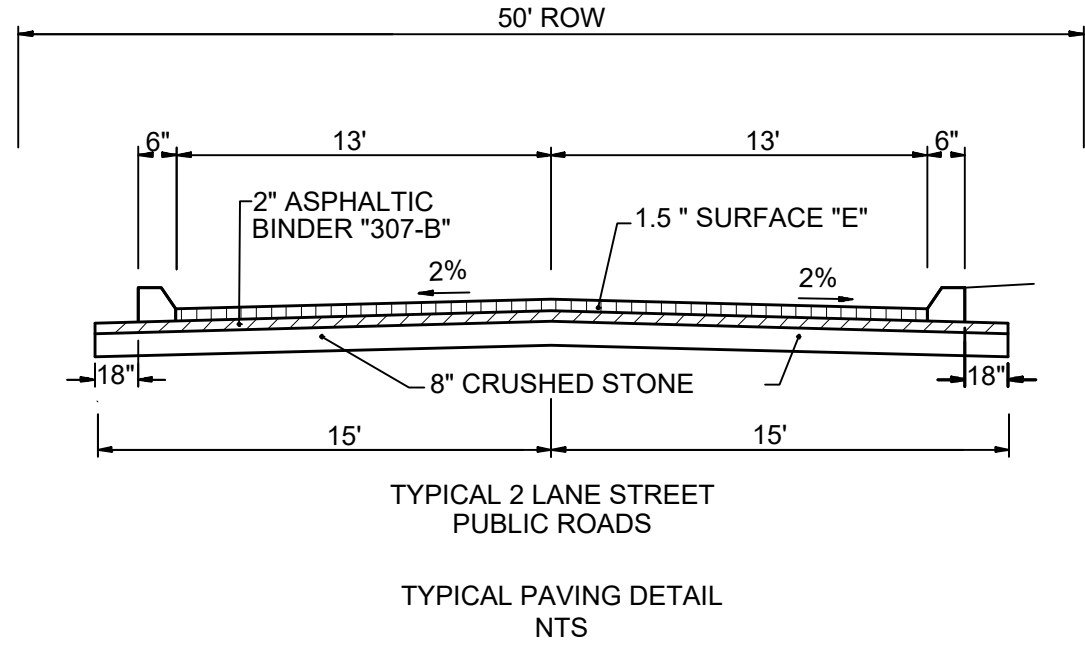
WELDED STEEL BOX WITH
HINGED LID ON TOP
(MIN #4 REBAR @ 2")



FIRST FLUSH FILTER DETAIL
WELDED STEEL CAGE



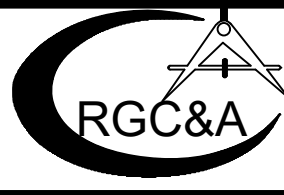
- NOTES:
1. ALL DIMENSIONS ARE INSIDE POSTS.
 2. NO OVERHEAD POWER LINES, CABLES OR WIRES WITHIN THIRTY (30) FEET OVERHEAD AND FIFTEEN (15) FEET AROUND ANY DUMPSTER PAD.
 3. ENCLOSURES ARE DESIGNED AS A DUMPSTER PAD ONLY AND DO NOT ALLOW FOR GREASE BINS, STORAGE, OR WASH OUT AREAS. SUFFICIENT SPACE IN ADDITION TO THE REQUIRED DUMPSTER PAD NEEDS TO BE ADDED TO ACCOMMODATE SUCH ITEMS.



1 DUMPSTER PAD DETAILS
SCALE: N.T.S.

1 SINGLE DUMPSTER PAD
SCALE: N.T.S.

NO.	DATE	DESCRIPTION	BY	CHKD.
1	8/7/26	REVISED GRADING PER OWNERS REQUEST	MCJ	RG
REVISIONS				



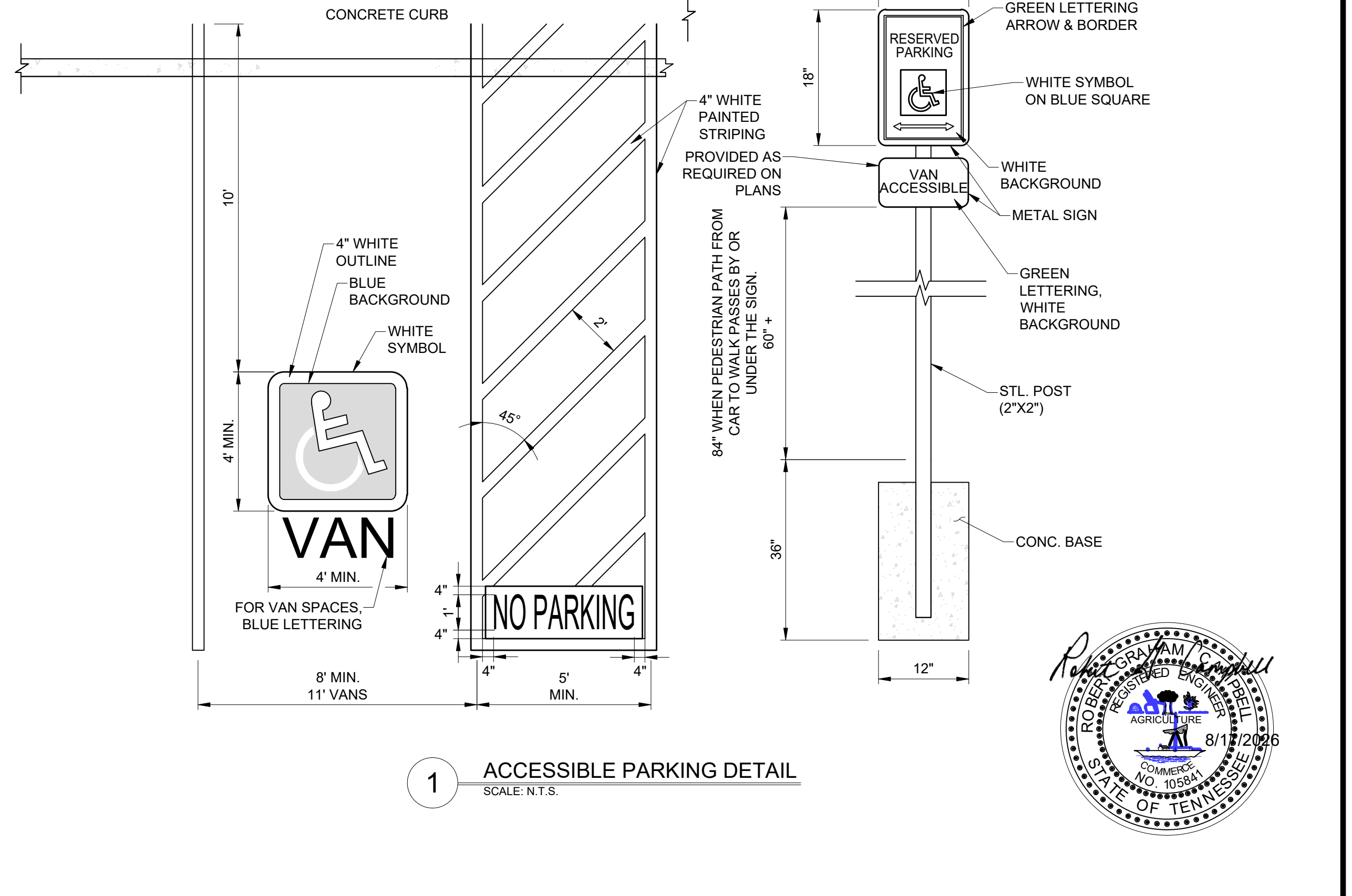
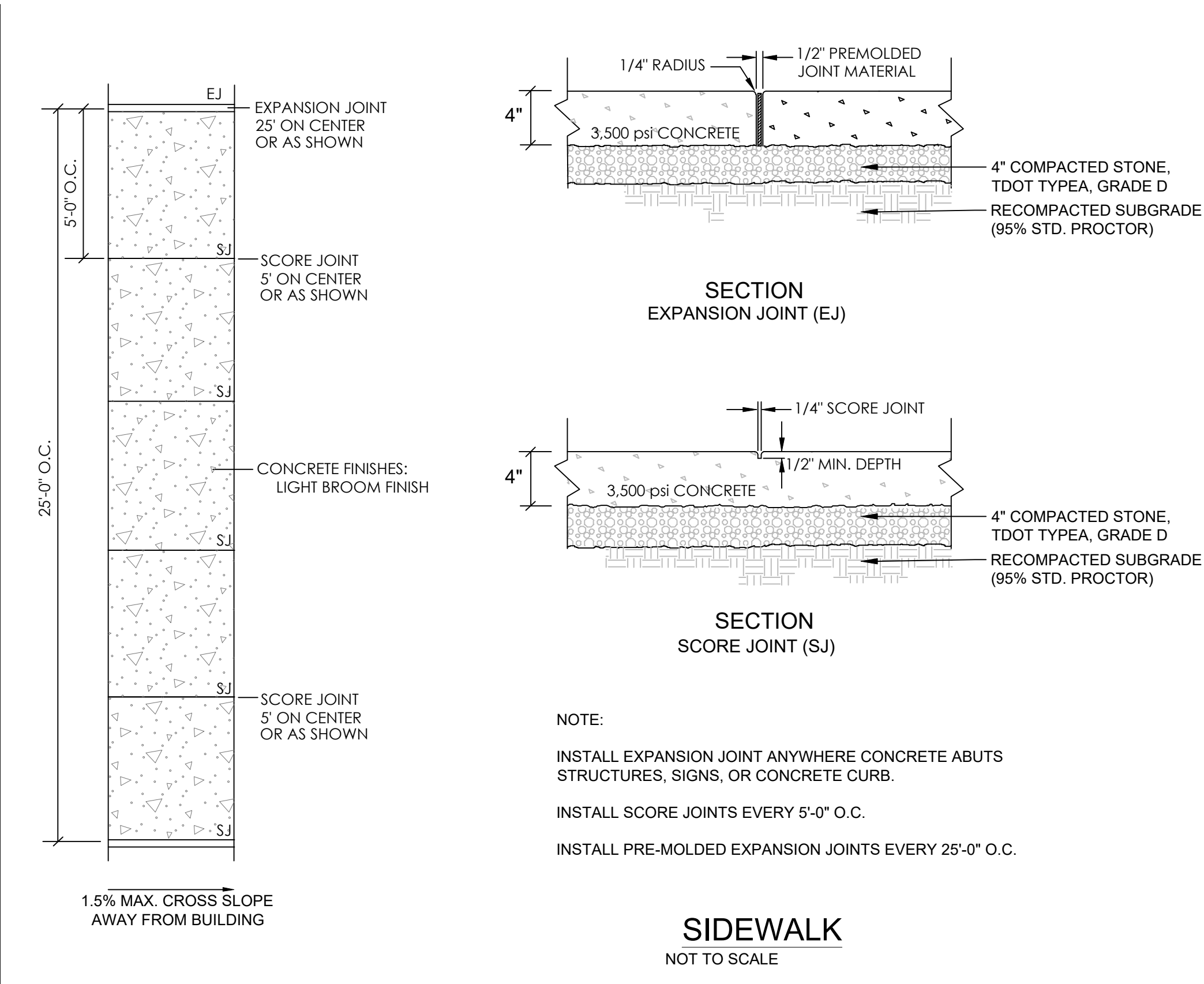
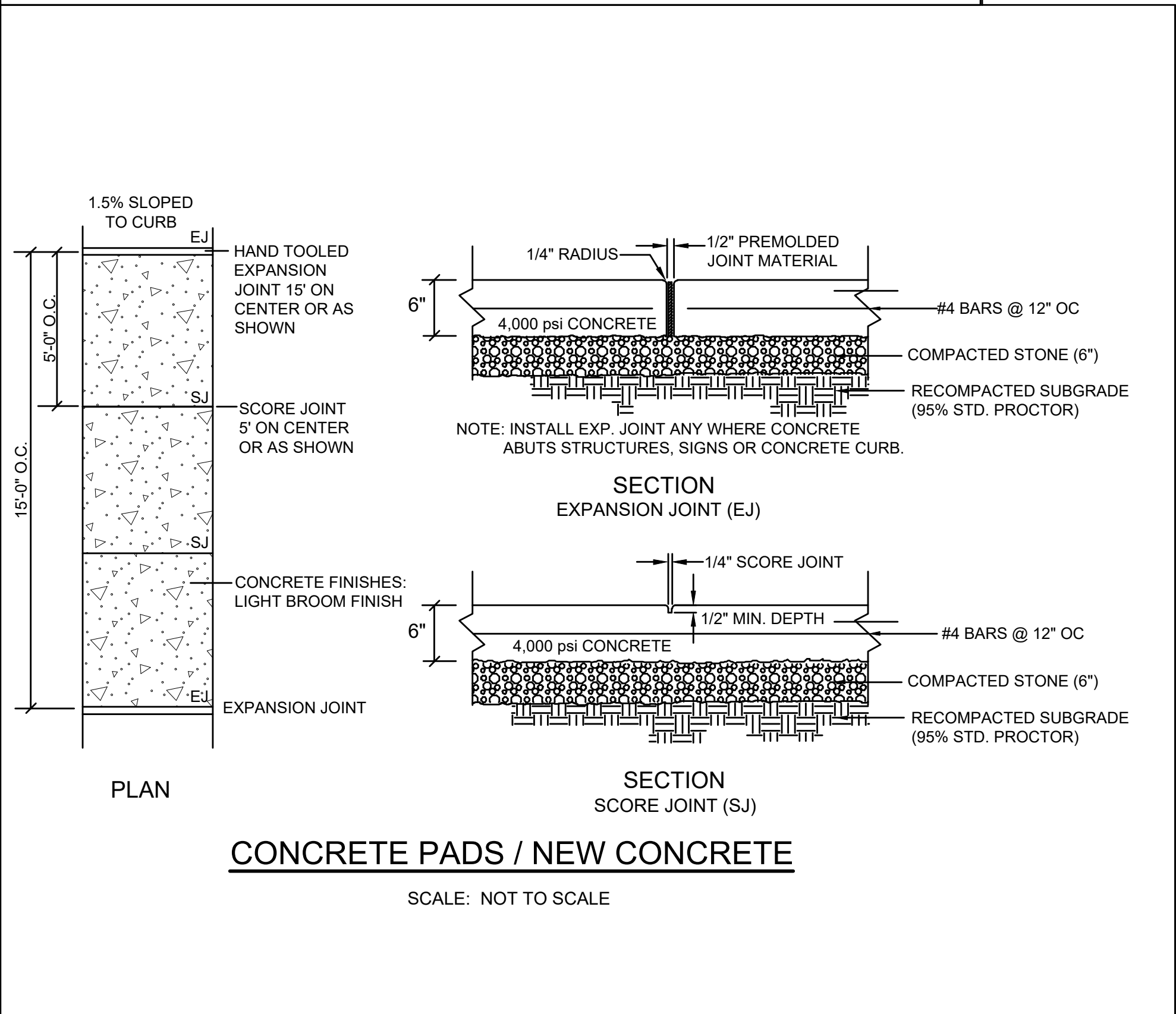
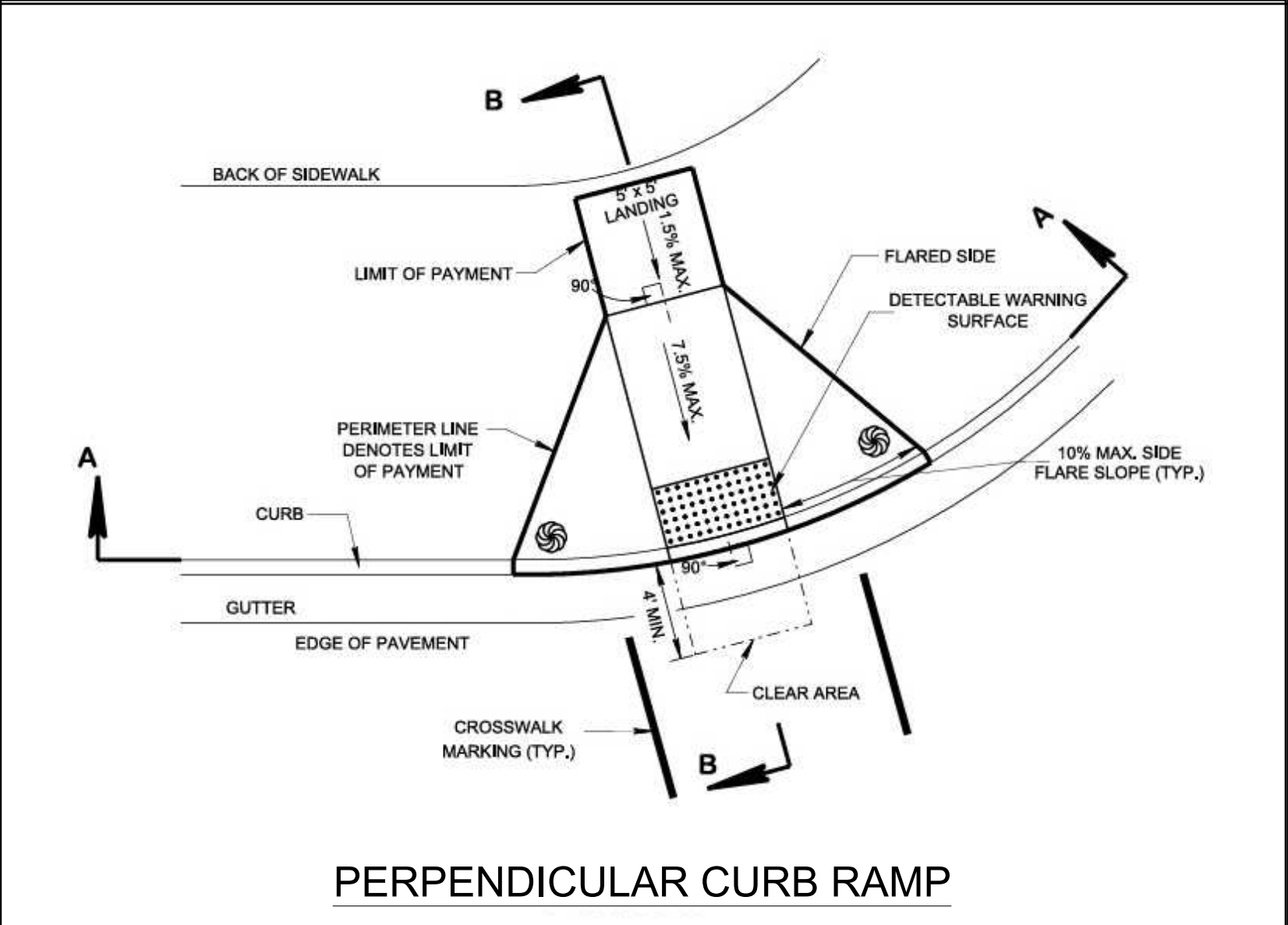
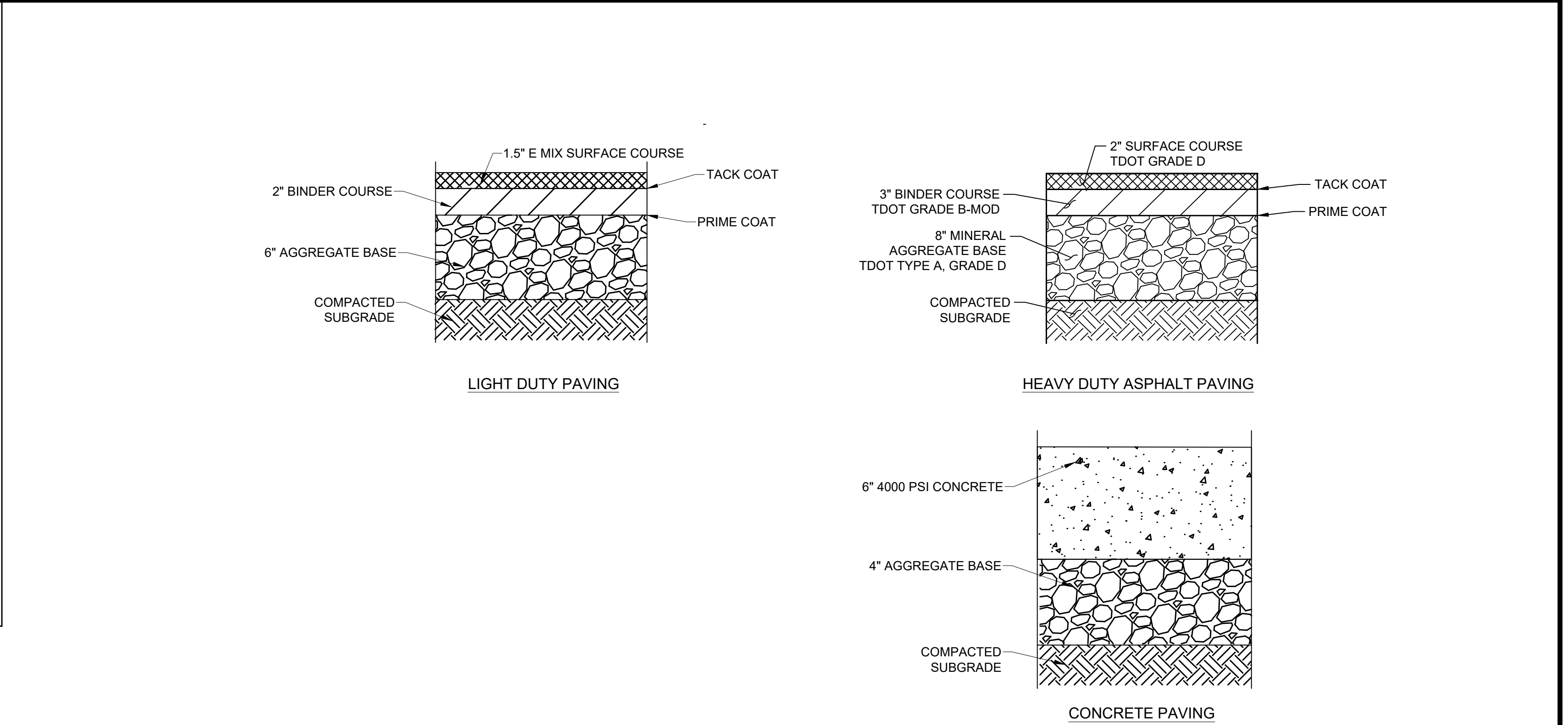
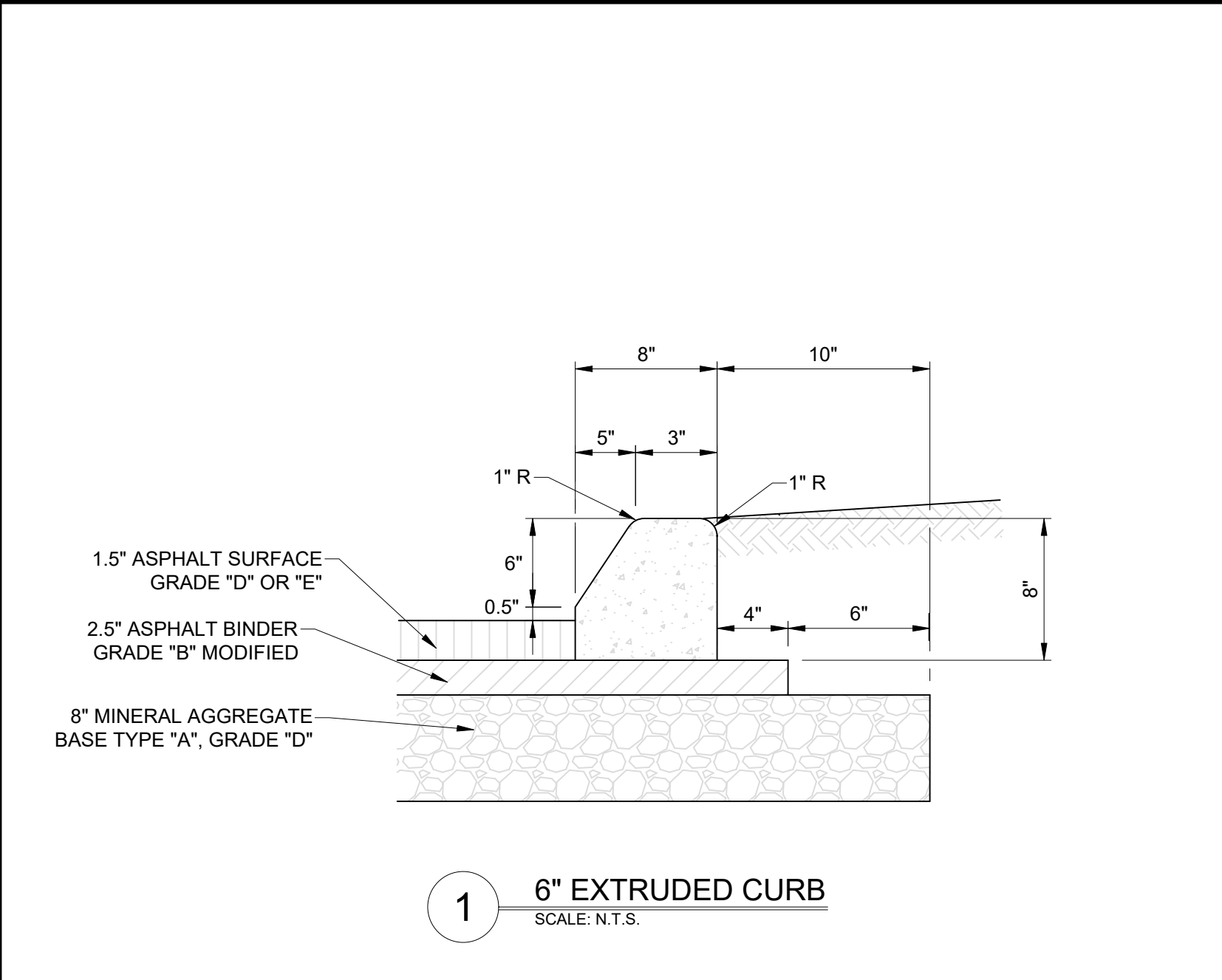
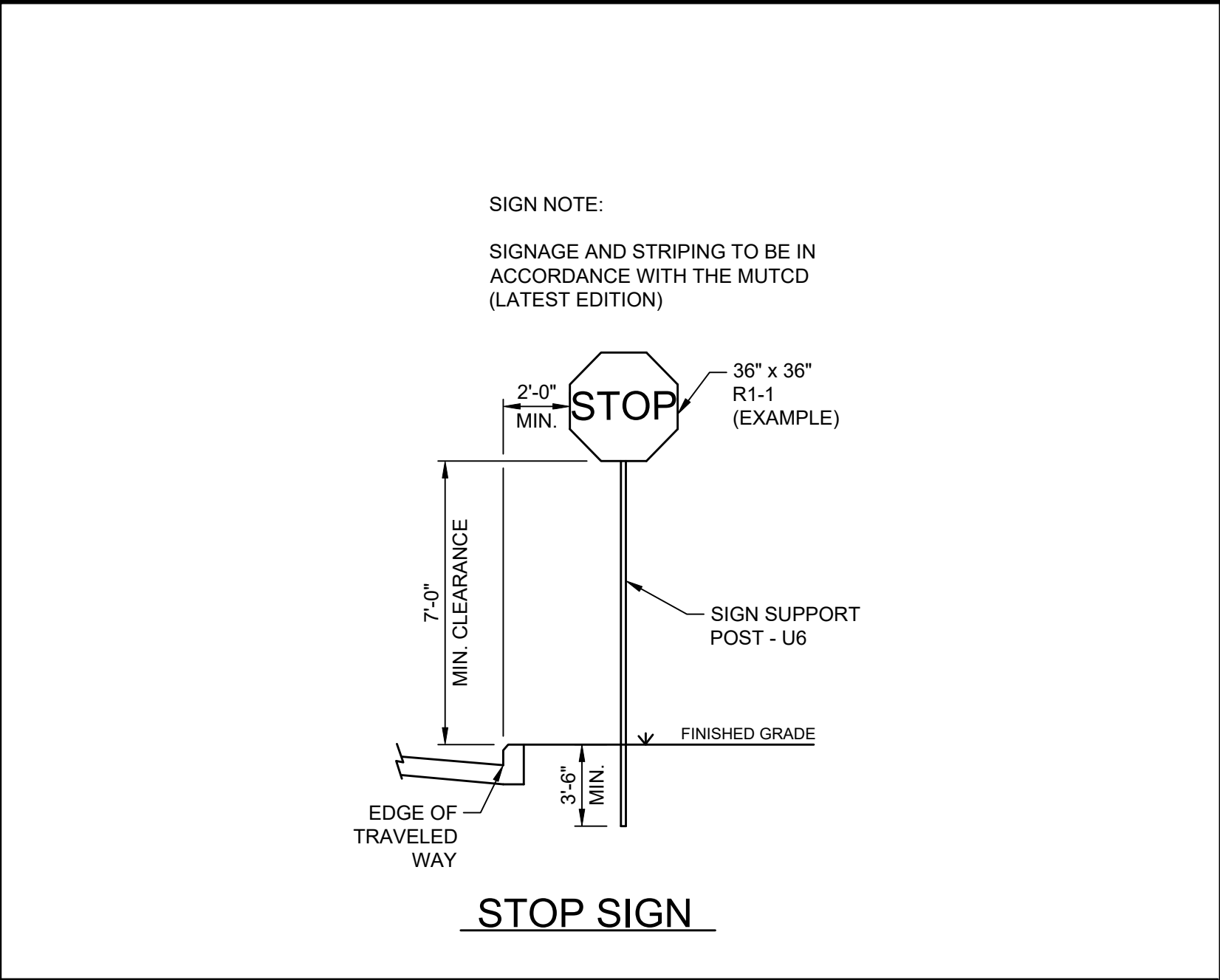
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CONSULTING ENGINEERS
KNOXVILLE · SEVIERVILLE

SERENADE AT FARRAGUT
NORTH WATT ROAD, FARRAGUT, TN

DETAILS

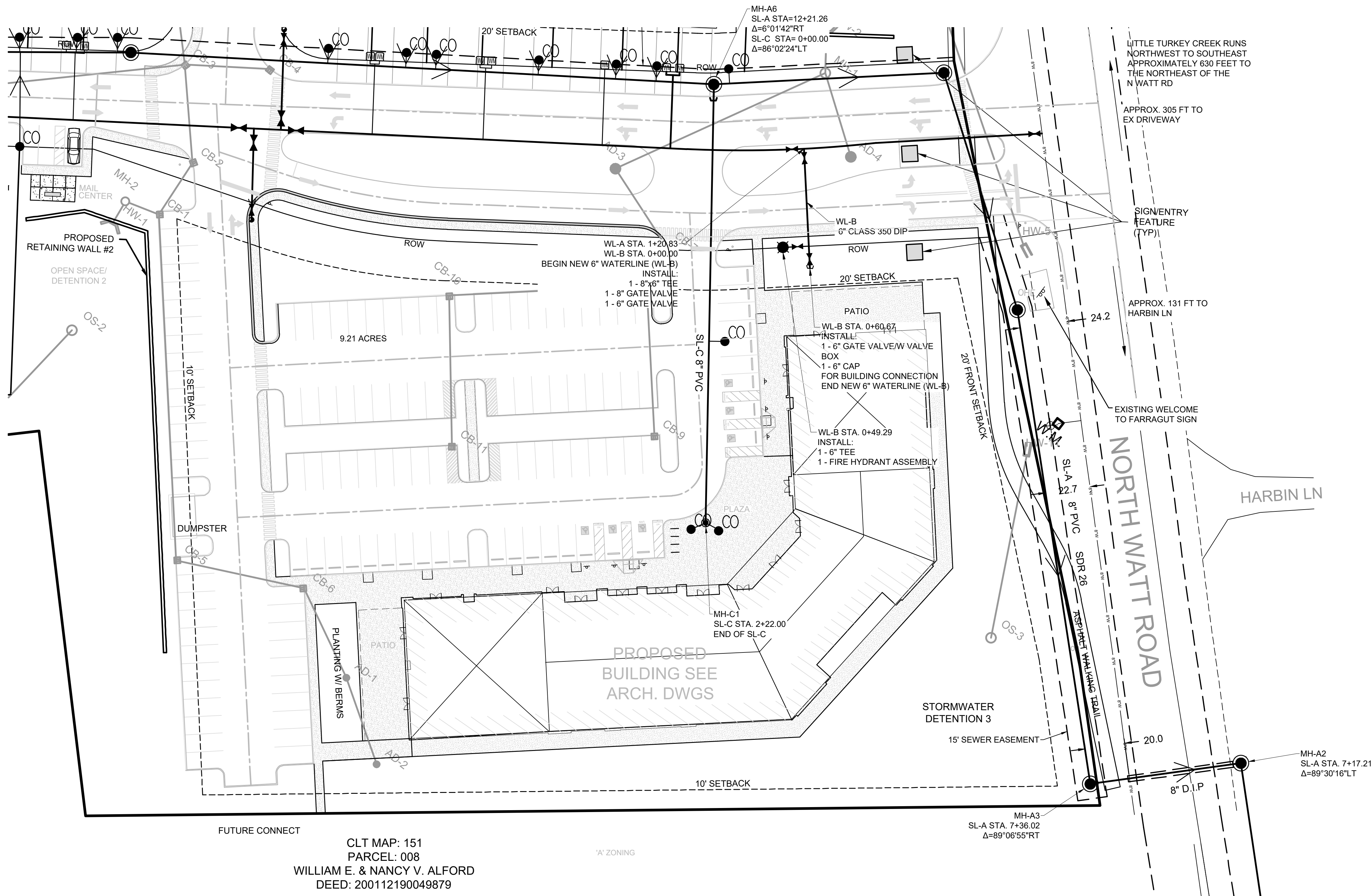
DESIGNED BY	CHECKED BY	SCALE	SHEET
RG	RG	N.T.S.	7
DRAWN BY	DATE	FILE NO.	
EJM	08/17/26	21106	





NOTES:

1. THE DEVELOPER IS RESPONSIBLE FOR ALL CONDUITS AND CABLES FROM TRANSFORMER TO THE BUILDING.
2. ANY UTILITY TRENCH LOCATED WITHIN A ROADWAY OR PAVED AREA, INCLUDING PRIVATE DRIVES AND PARKING LOTS, SHALL BE COMPLETELY BACKFILLED WITH COMPACTED STONE IN ACCORDANCE WITH FUD REQUIREMENTS.
3. ANY EXISTING UTILITY STRUCTURES SHALL BE BROUGHT INTO CONFORMANCE WITH FINISH GRADE IN ACCORDANCE WITH THE RULES, RATES, AND POLICIES OF FUD PRIOR TO ACCEPTANCE OF THE PROJECT.
4. REFER TO THE WATER AND SEWER SHEET(S) IN THE PREVIOUSLY SUBMITTED PRELIMINARY PLAT PLAN SET FOR WATER AND SANITARY SEWER PROFILES.

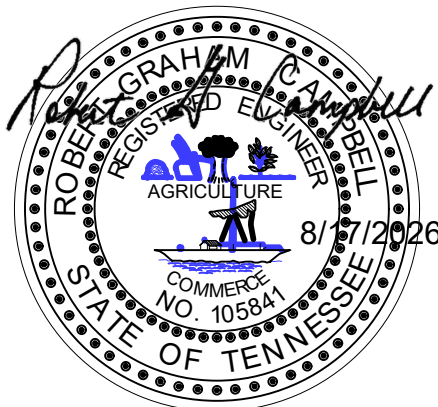
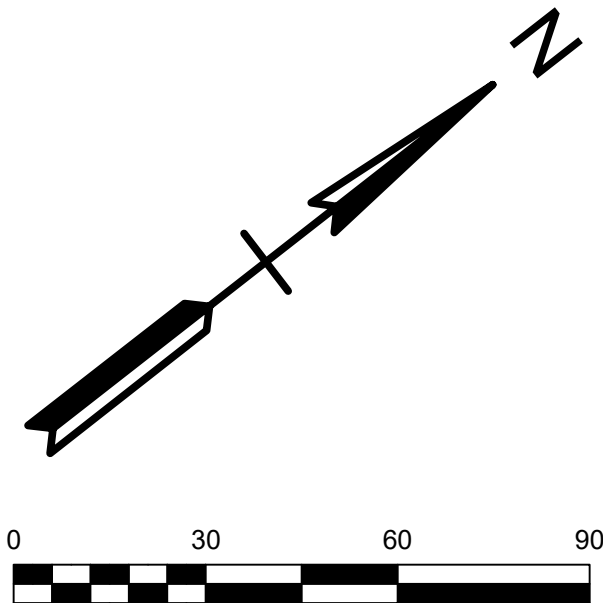


LEGEND

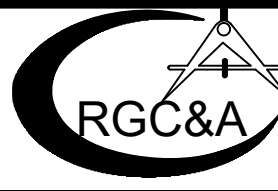
- EX. STORM DRAIN
- EX. WATERLINE
- EX. SAN. SEWER
- PR. COMBO STORM INLET
- PR. STORM INLET
- PR. JUNCTION BOX
- PR. OUTLET CONTROL STRUCTURE
- PR. FIRE HYDRANT W/ VALVE
- PR. GATE VALVE
- PR. WATER METER
- PR. SAN. SEWER CLEAN-OUT
- PR. SAN. SEWER MANHOLE
- PR. STORM DRAIN
- PR. WATERLINE
- PR. WATER LATERAL
- PR. SAN. SEWER
- PR. SAN. SEWER LATERAL
- EX. EDGE OF PAVEMENT
- ROAD CENTERLINE
- SETBACK LINE
- CONCRETE
- BUILDING



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



NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				

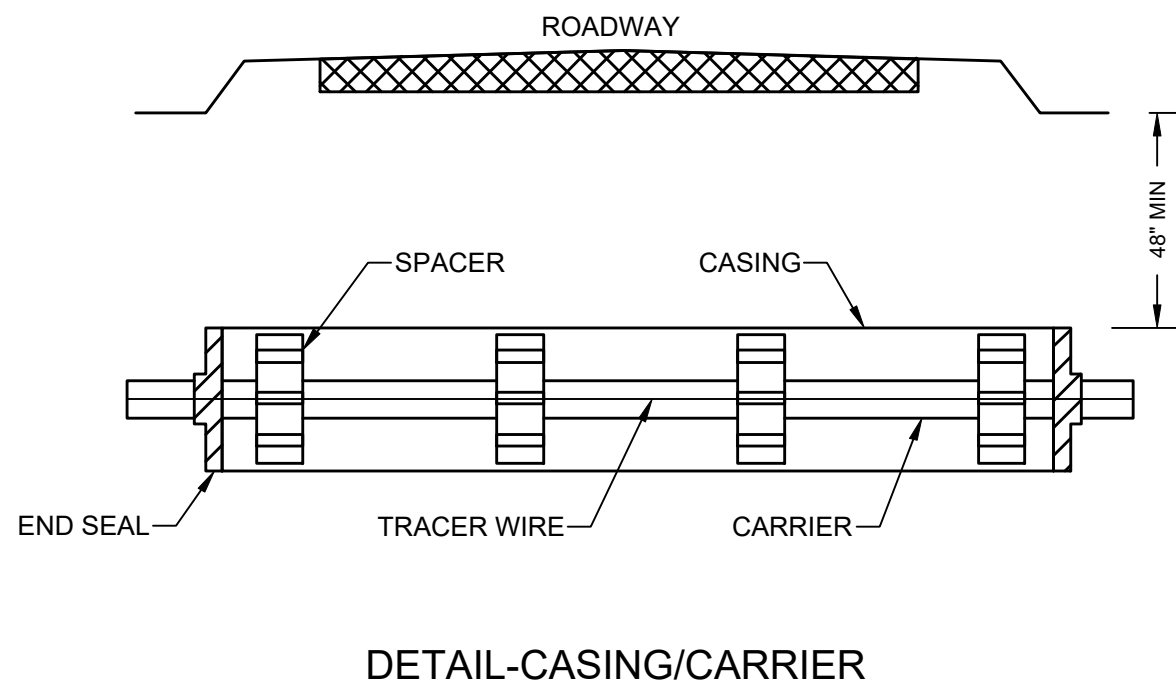
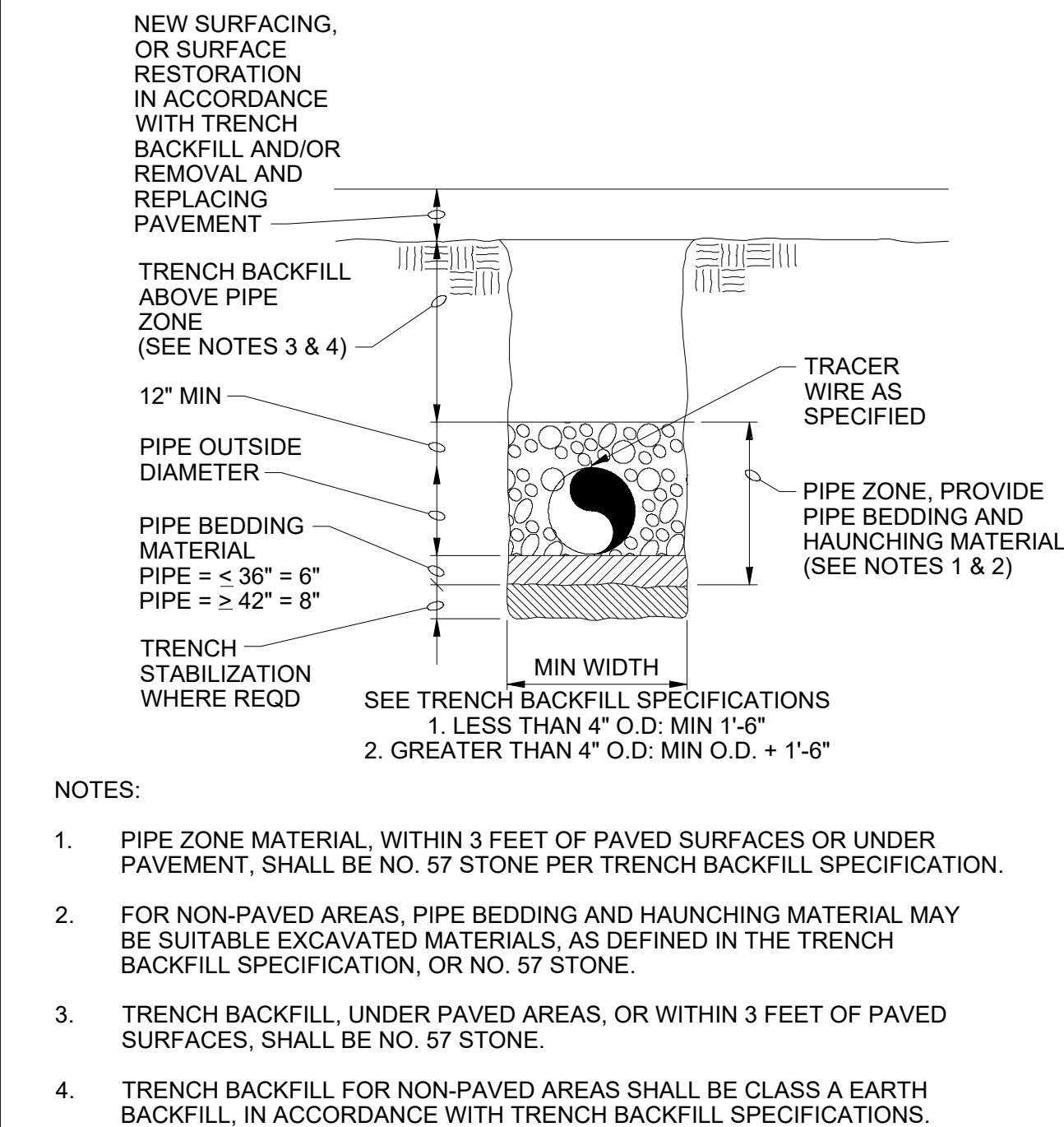
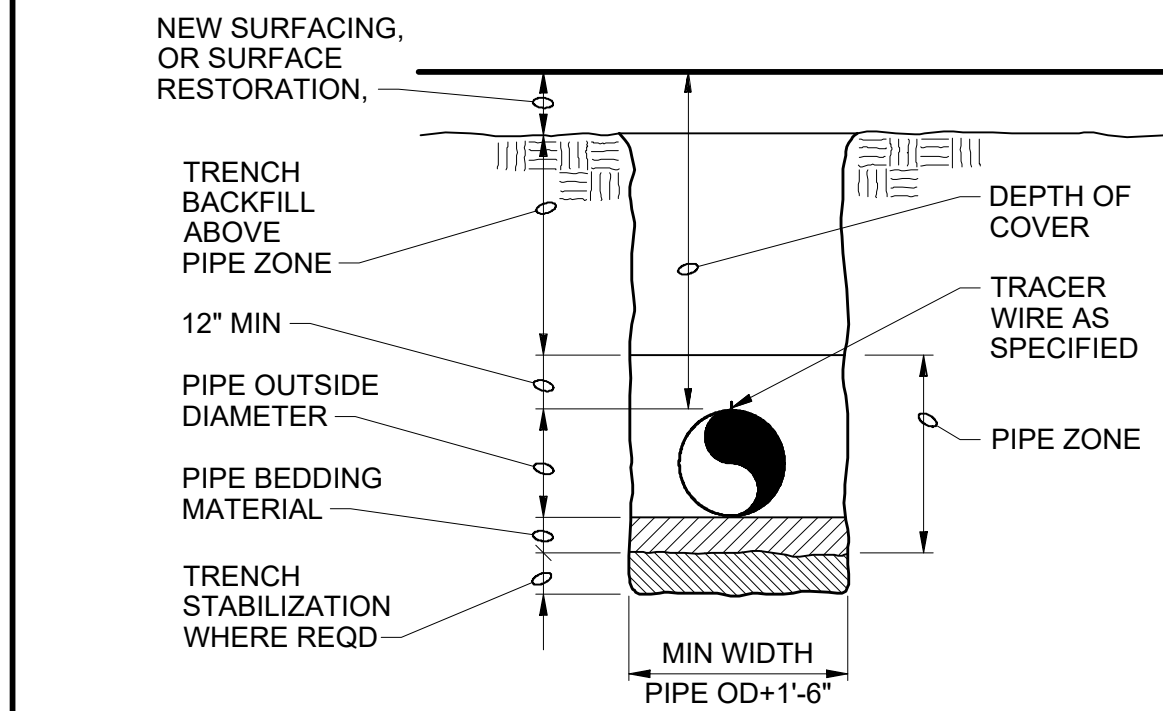
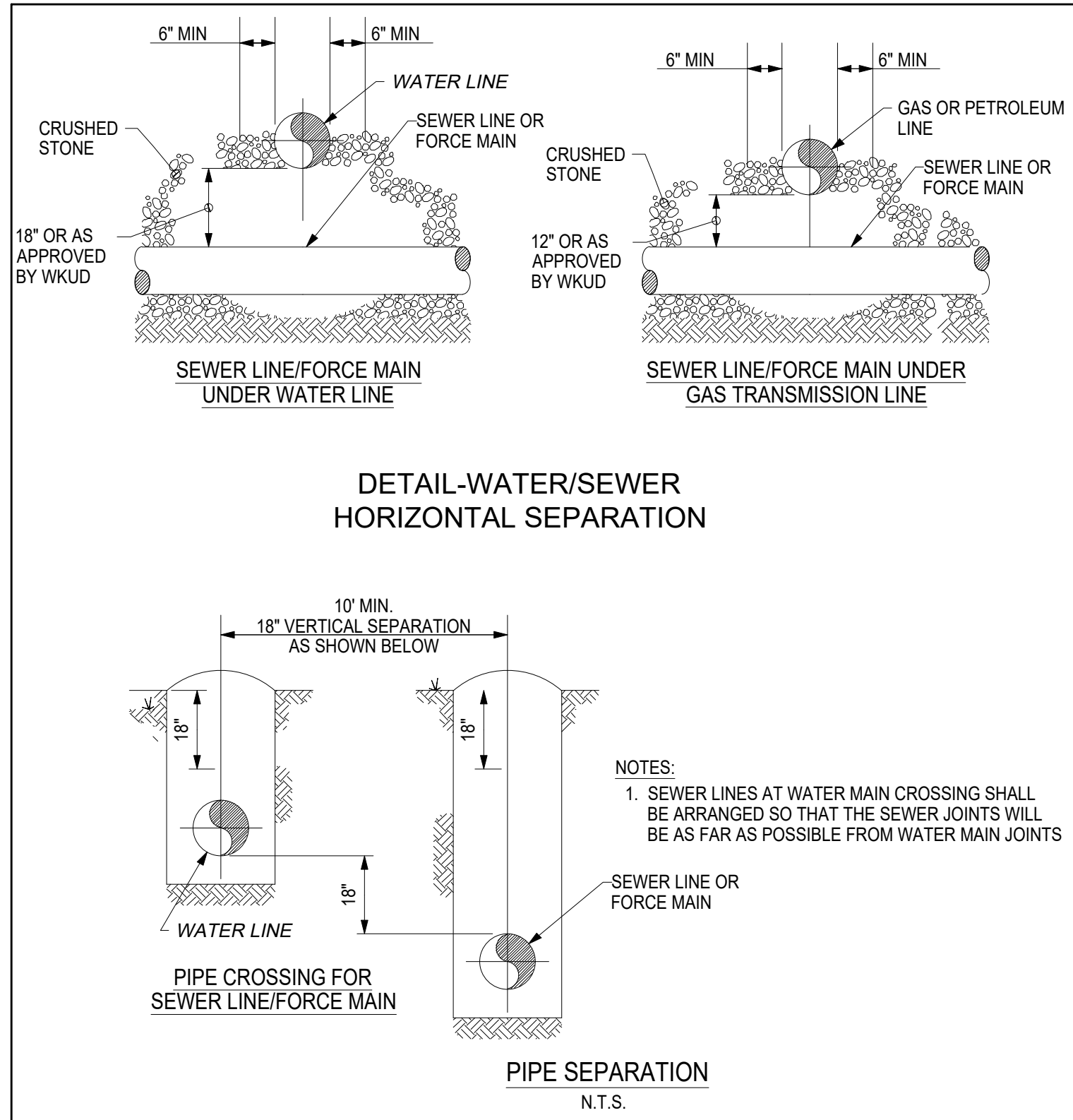
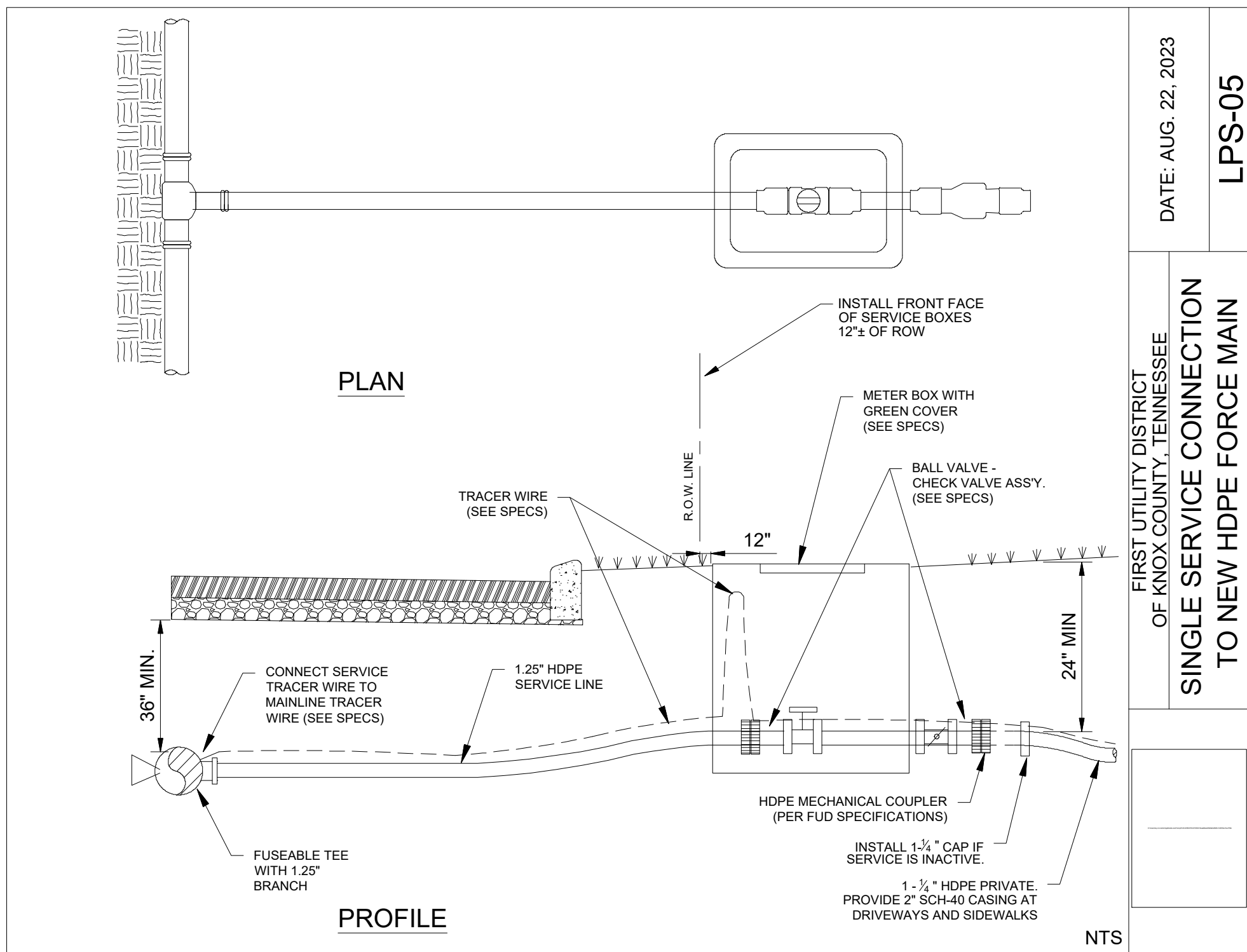
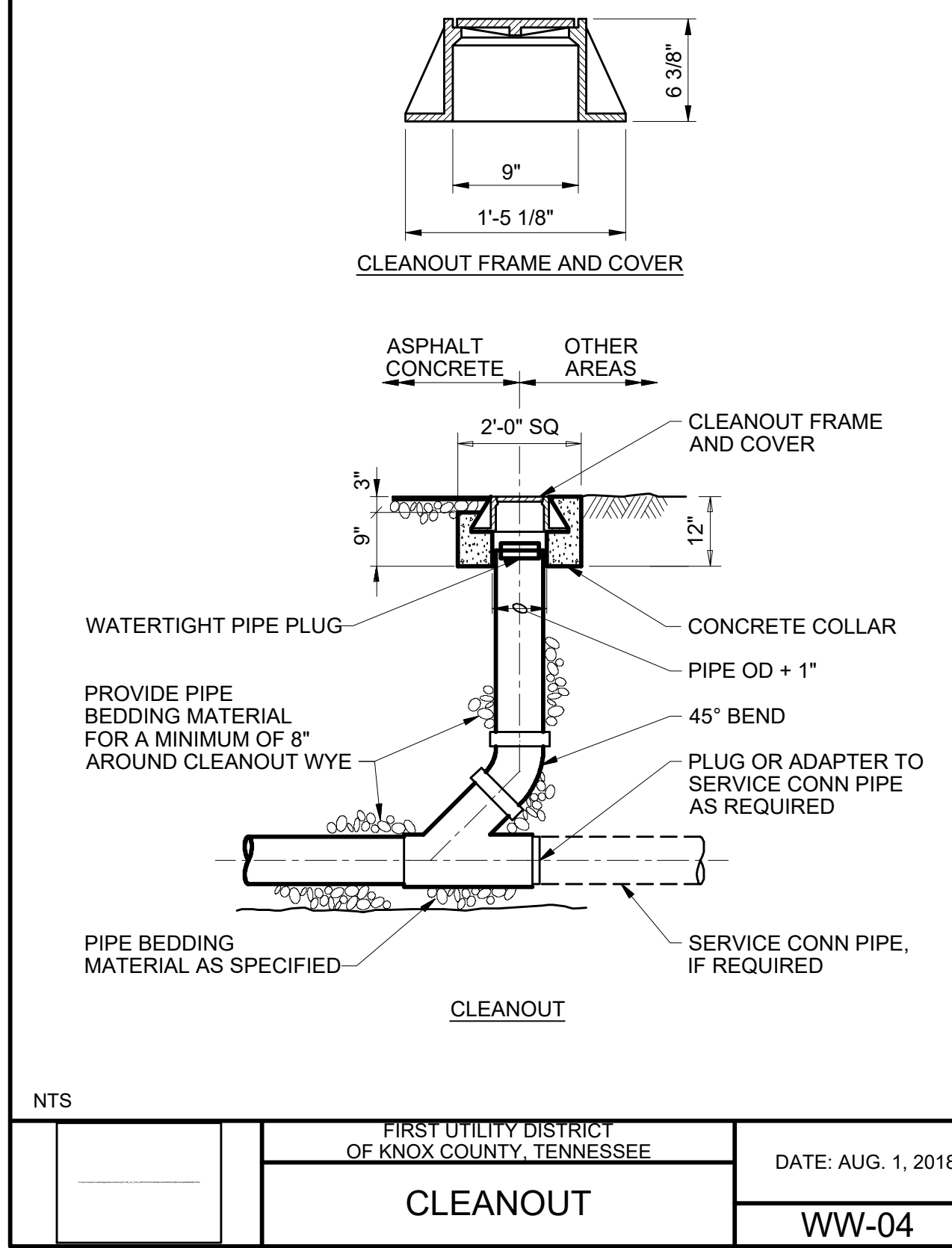
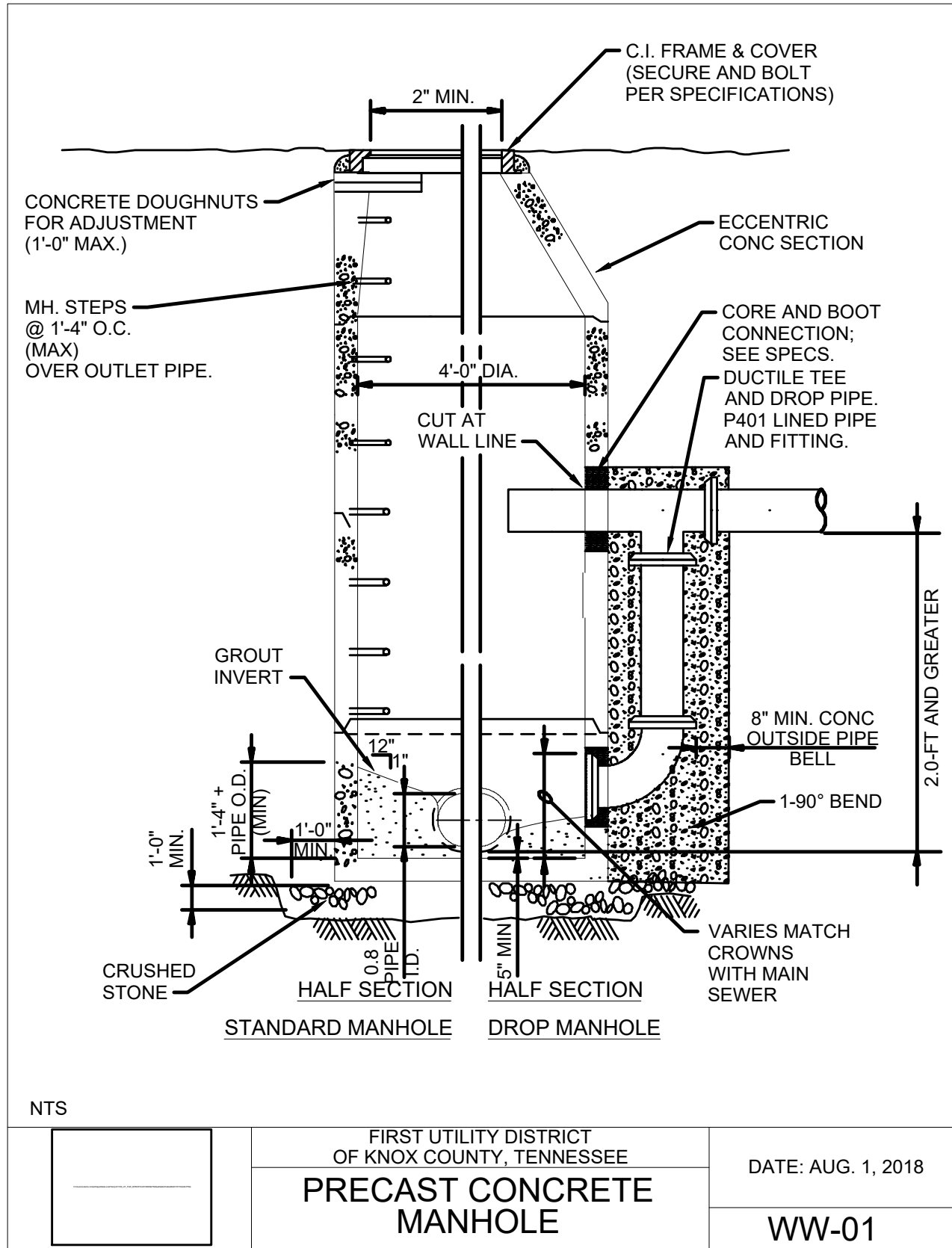


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SERENADE AT FARRAGUT
NORTH WATT ROAD, FARRAGUT, TN

UTILITY PLAN

DESIGNED BY RGC&A	CHECKED BY RGC	SCALE 1"=30'	SHEET NO. 11
DRAWN BY EJM	DATE 08/17/26	FILE NO. 21106	



CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

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

OSHA RULES SHALL APPLY

FUD MUST INSPECT CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY FUD INSPECTION OFFICE AT LEAST FIVE (5) DAYS PRIOR TO CONSTRUCTION AT (865) 966-9741



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

CONSTRUCTION SHALL ADHERE TO THE MOST CURRENT TDEC APPROVED STANDARD SPECIFICATIONS FOR WATER SYSTEM CONSTRUCTION FOR THE FIRST UTILITY DISTRICT



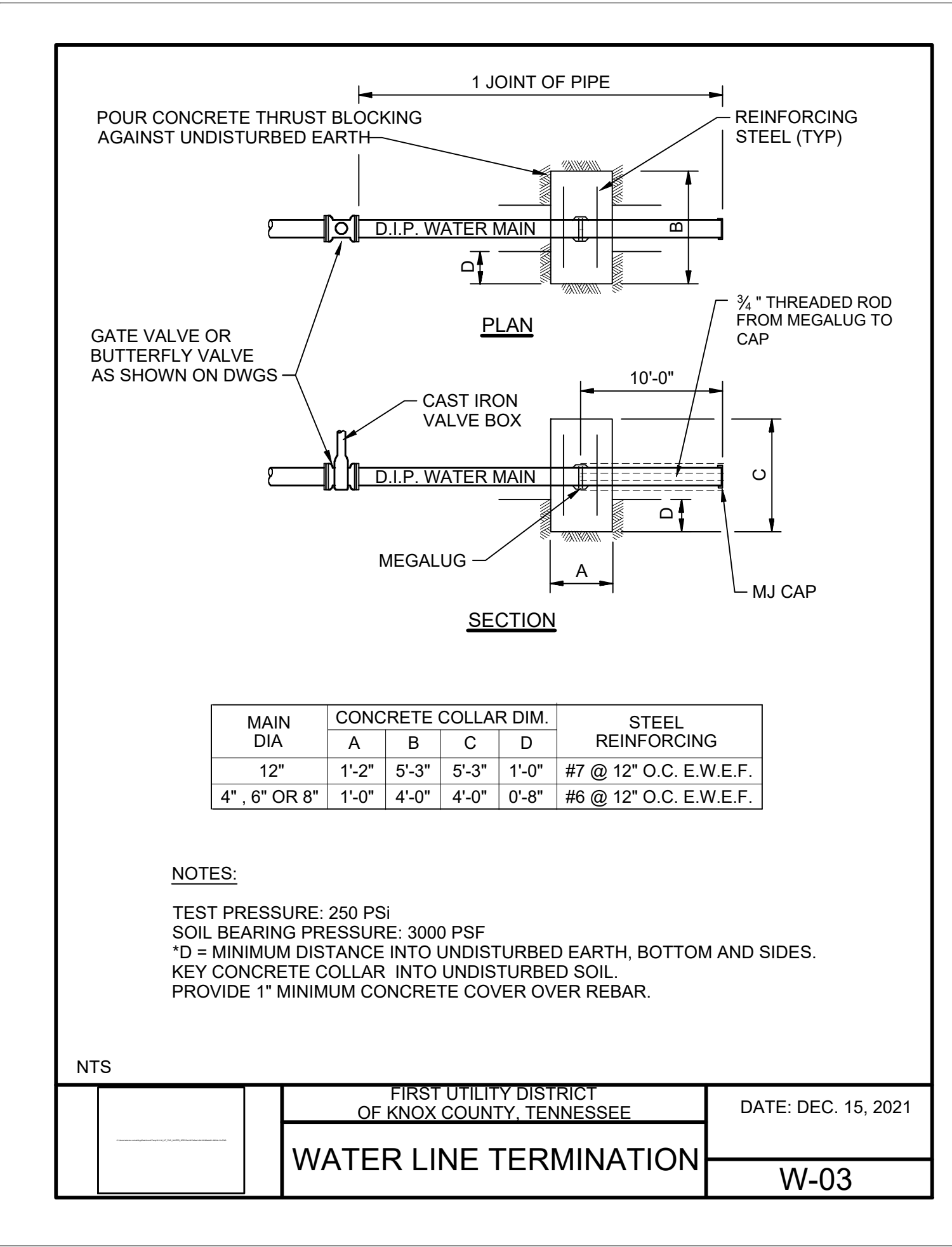
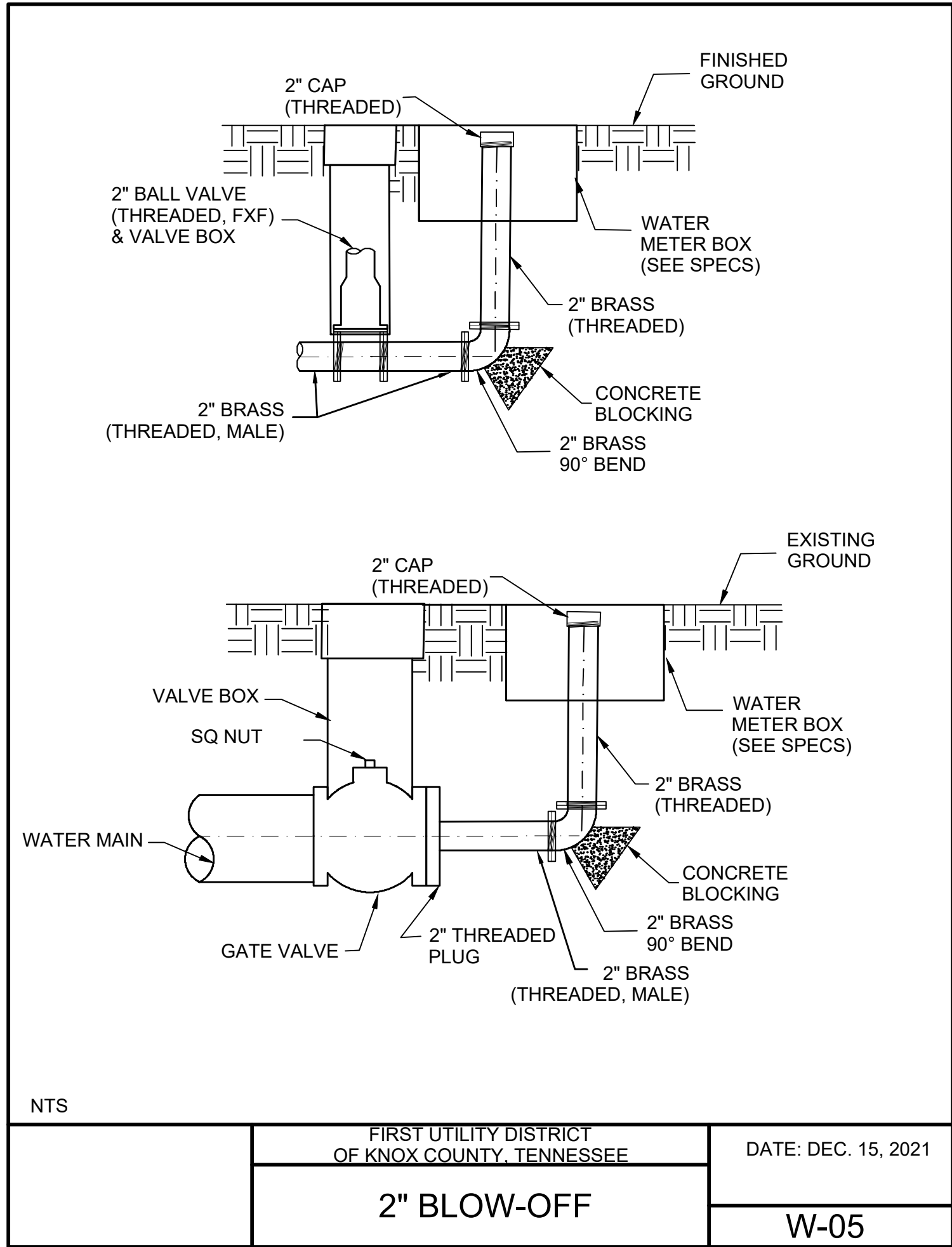
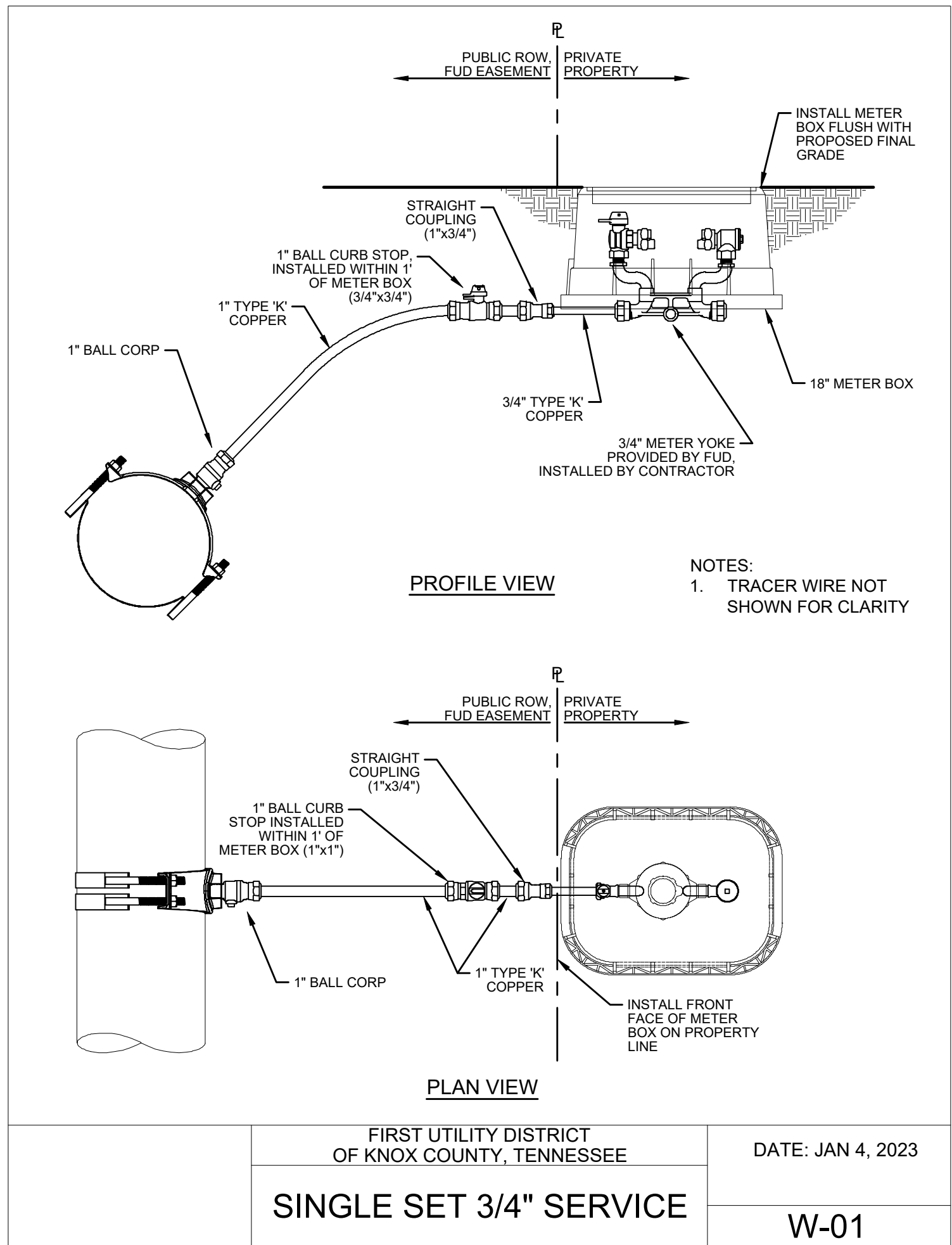
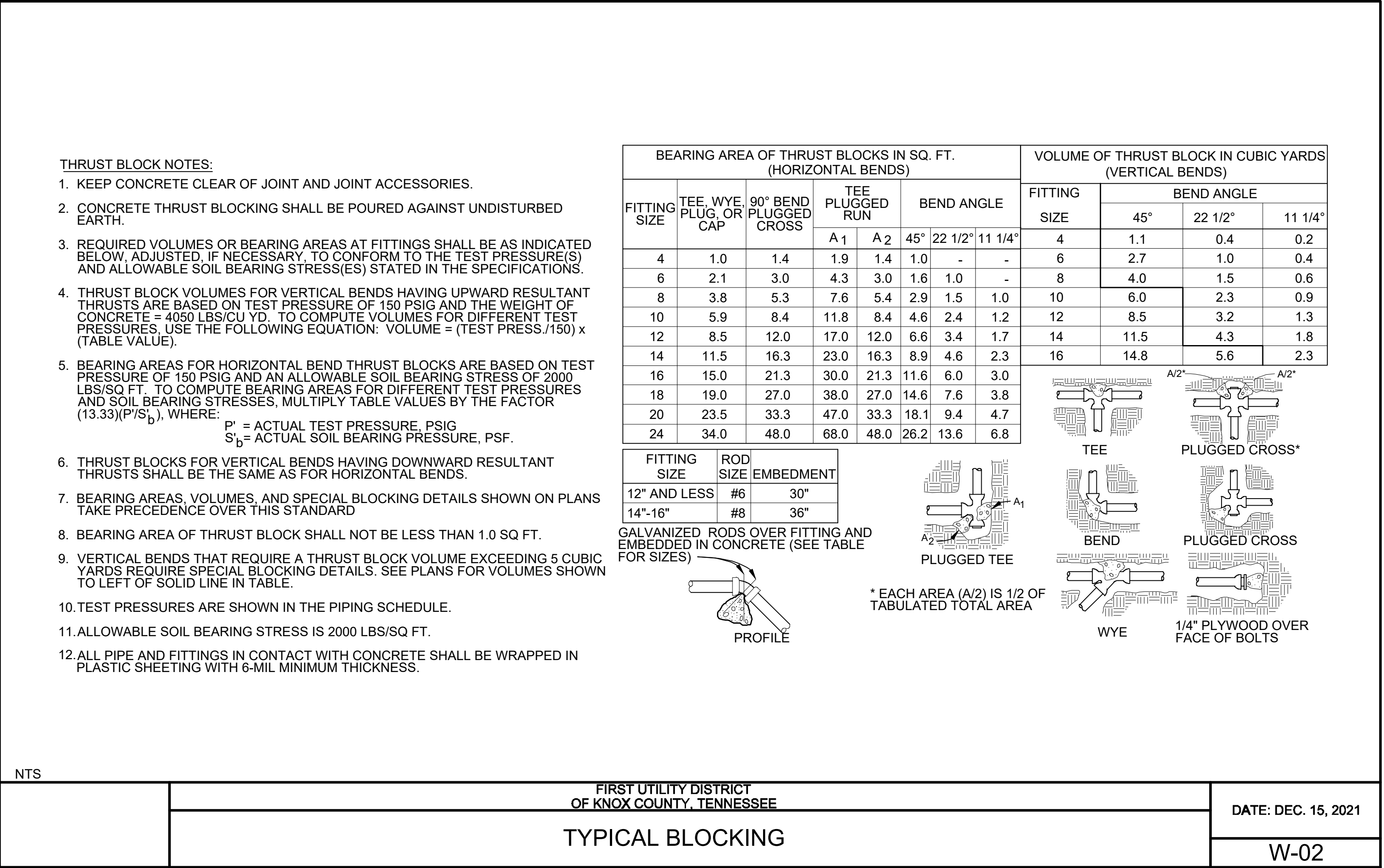
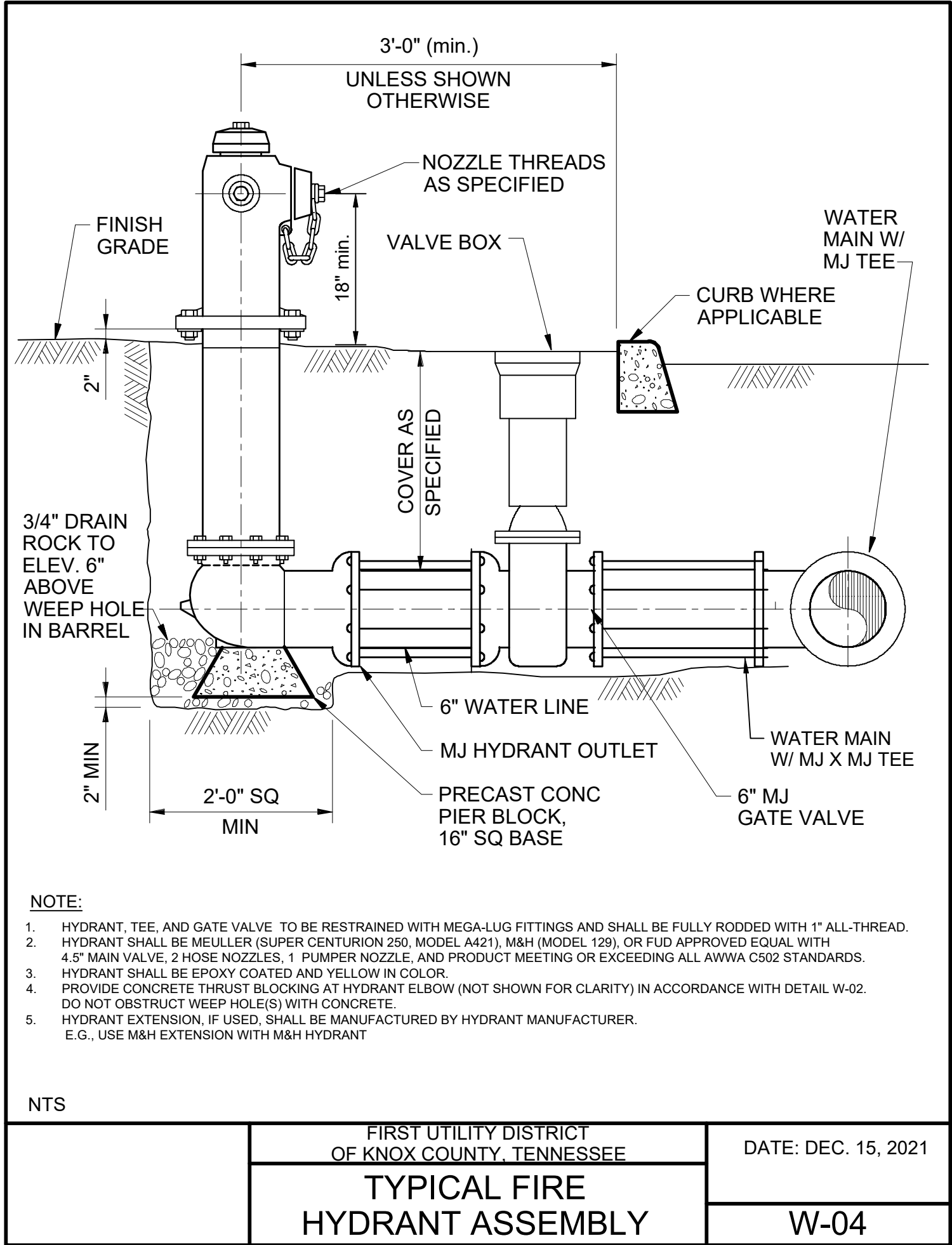
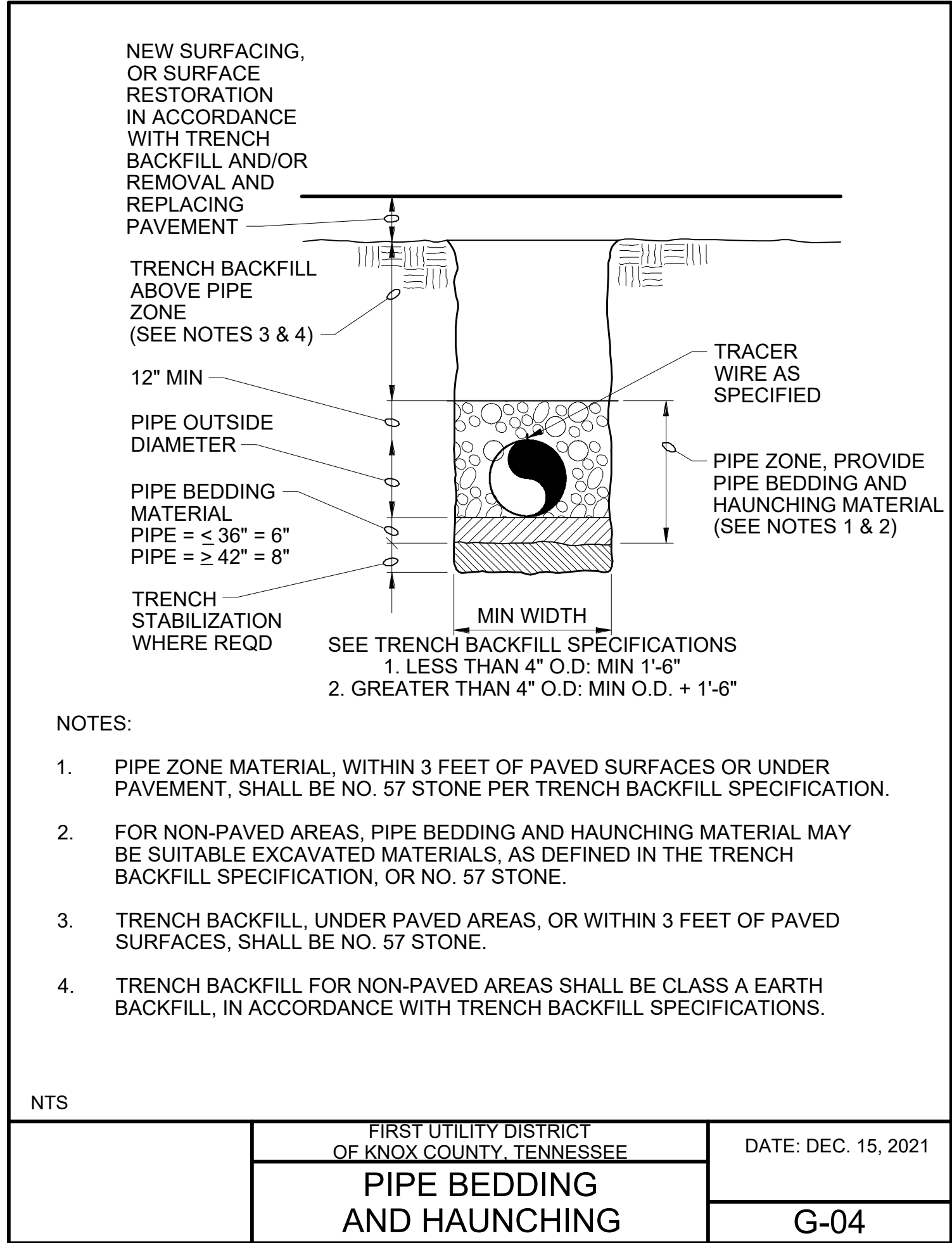
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CONSULTING ENGINEERS
KNOXVILLE · SEVIERVILLE

SERENADE AT FARRAGUT
NORTH WATT ROAD, FARRAGUT, TN

UTILITY DETAILS

DESIGNED BY RGC&A	CHECKED BY RGC	SCALE N.T.S.	SHEET NO. 12
DRAWN BY EJM	DATE 08/17/26	FILE NO. 21106	





- NOTES: (WATER)
- ALL WATERLINES SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED FUD SPECIFICATIONS.
 - ALL WATERLINES SHALL BE CLASS 350 D.I.P WITH SIZE AS INDICATED.
 - EXISTING WATERLINE PRESSURE FURNISHED BY OFFICIALS AT FUD.
 - CUSTOMERS WITH WATER PRESSURE ABOVE 100 PSI SHALL INSTALL PRESSURE REDUCING VALVES.
 - CONTRACTOR MUST HAVE A VALID CONTRACTOR UTILITY LICENSE FOR INSTALLATION OF UNDERGROUND PIPING.
 - ALL WATER VALVES SHALL BE PLACED OUTSIDE THE ROADWAY SURFACE.
 - LONG-SIDE WATER SERVICES SHALL BE INSTALLED BEFORE PAVING.

CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

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

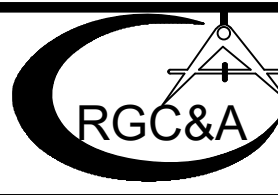
OSHA RULES SHALL APPLY

FUD MUST INSPECT CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY FUD INSPECTION OFFICE AT LEAST FIVE (5) DAYS PRIOR TO CONSTRUCTION AT (865) 966-9741

CONSTRUCTION SHALL ADHERE TO THE MOST CURRENT TDEC APPROVED STANDARD SPECIFICATIONS FOR WATER SYSTEM CONSTRUCTION FOR THE FIRST UTILITY DISTRICT



NO.	DATE	DESCRIPTION	BY	KCD.
REVISIONS				

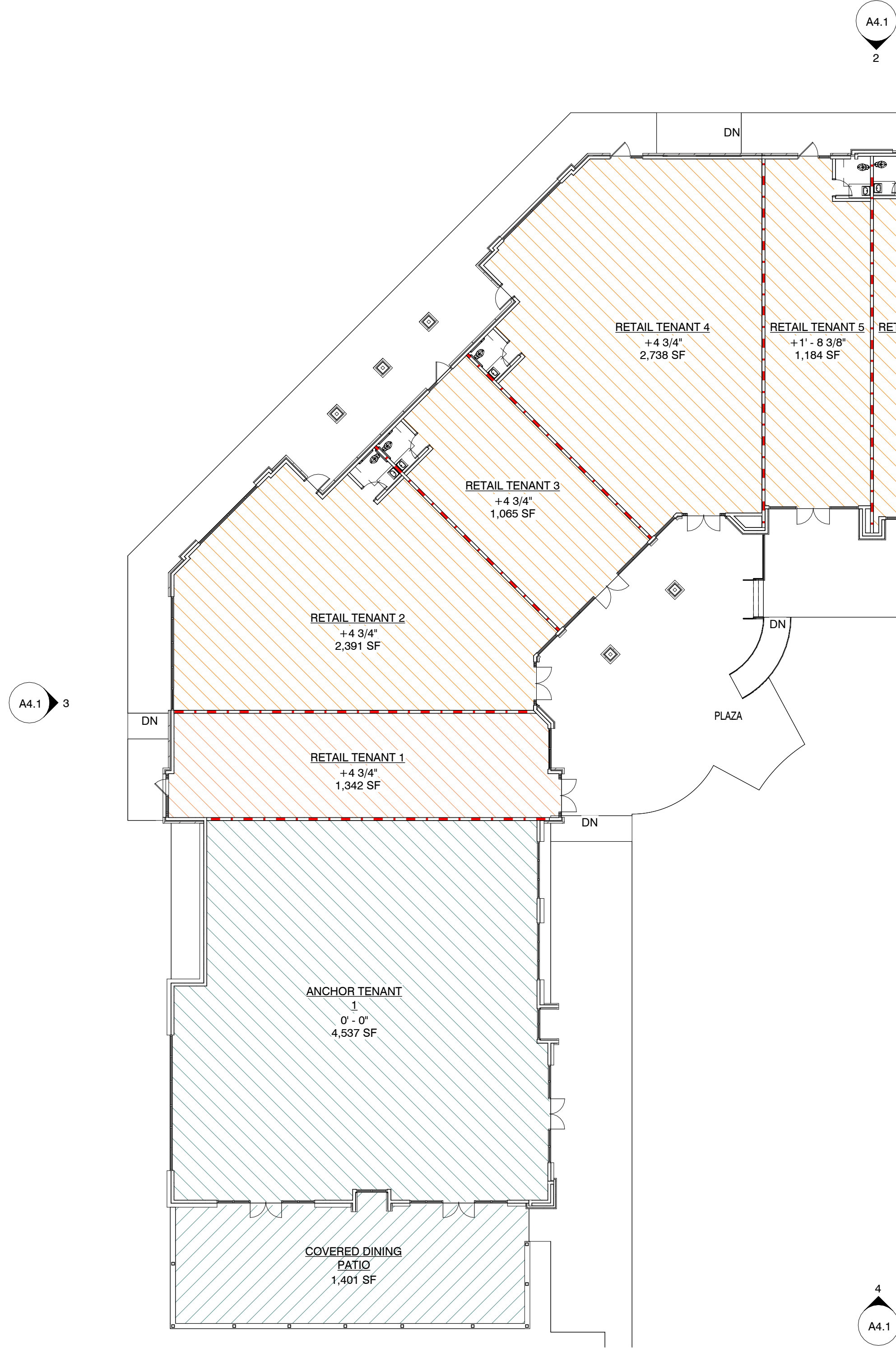


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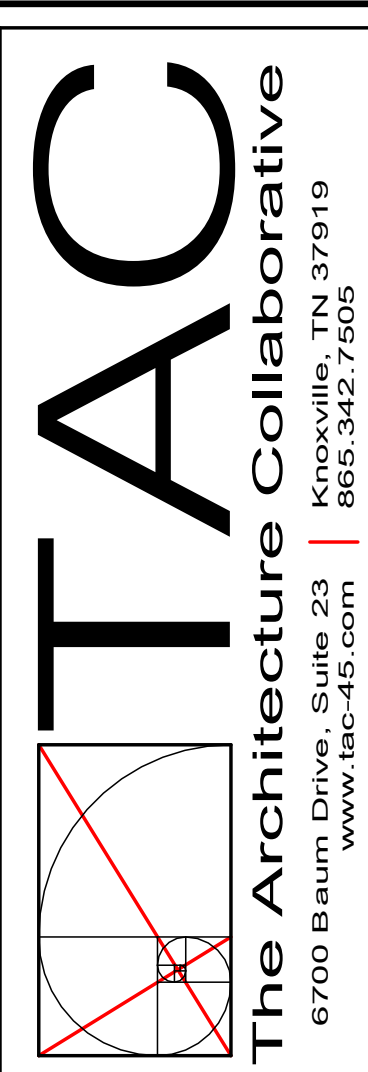
SERENADE AT FARRAGUT
NORTH WATT ROAD, FARRAGUT, TN

UTILITY DETAILS

DESIGNED BY RGC&A	CHECKED BY RGC	SCALE N.T.S.	SHEET NO. 13
DRAWN BY EJM	DATE 08/17/26	FILE NO. 21106	



RENTABLE SQFT	
Name	Area
A-2 - RESTAURANT	
ANCHOR TENANT 1	4,537 SF
ANCHOR TENANT 2	4,479 SF
COVERED DINING PATIO	1,401 SF
COVERED DINING PATIO	1,403 SF
	11,819 SF
M - MERCANTILE	
RETAIL TENANT 1	1,342 SF
RETAIL TENANT 2	2,391 SF
RETAIL TENANT 3	1,065 SF
RETAIL TENANT 4	2,738 SF
RETAIL TENANT 5	1,184 SF
RETAIL TENANT 6	1,238 SF
RETAIL TENANT 7	1,238 SF
RETAIL TENANT 8	1,902 SF
	13,100 SF
TOTAL SF THIS LEVEL	24,919 SF



A NEW MIXED USE DEVELOPMENT FOR:

THE SERENADE AT FARRAGUT

421 NORTH WATT ROAD
FARRAGUT, TN 37934

FOR REVIEW
ONLY

NOT FOR
CONSTRUCTION

THIS DRAWING IS ISSUED FOR:

SCHEMATIC DESIGN

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Revisions:	
No.	Date

Drawing Title:
LEVEL 1 FLOOR PLAN

Date: 08/17/2026

Project No.
24010

Sheet No.
A1.1



④ FRONT ELEVATION
3/32" = 1'-0"



③ LEFT ELEVATION
3/32" = 1'-0"



② REAR ELEVATION
3/32" = 1'-0"



① RIGHT ELEVATION
3/32" = 1'-0"

Revisions:

No.	Date

Drawing Title:
EXTERIOR ELEVATIONS

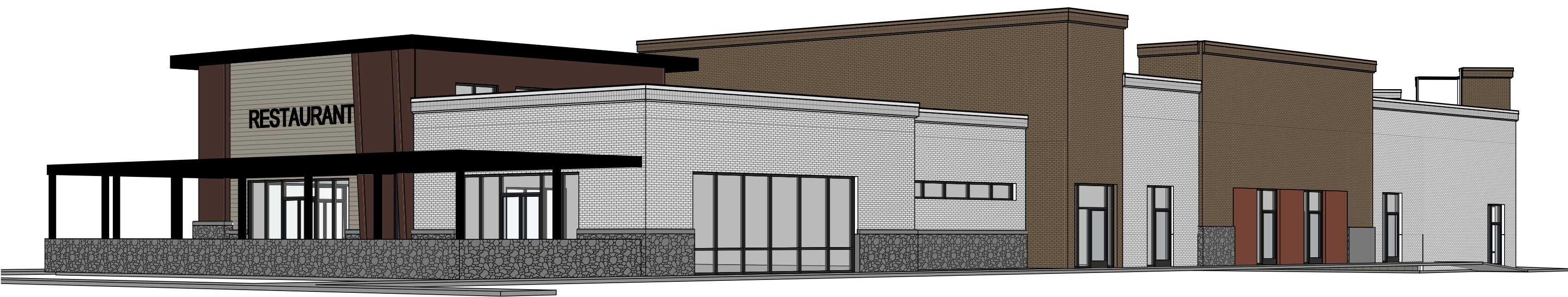
Date: 08/17/2026

Project No.
24010

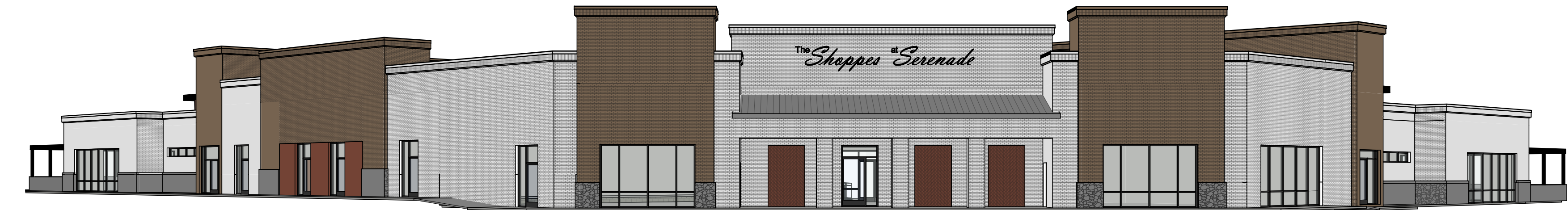
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A4.1



④ 3D View 4



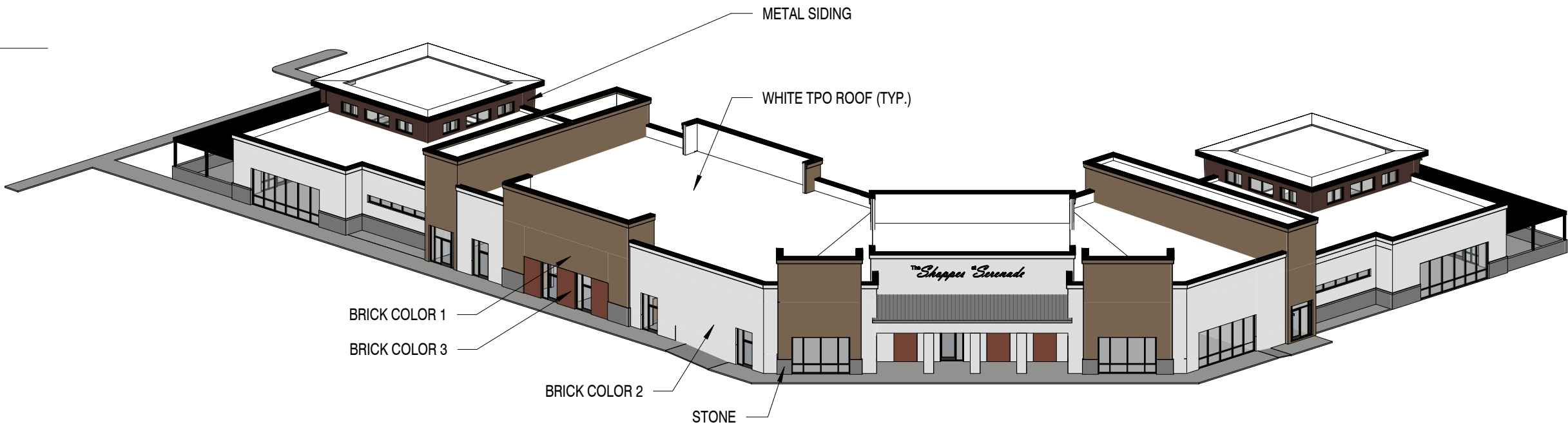
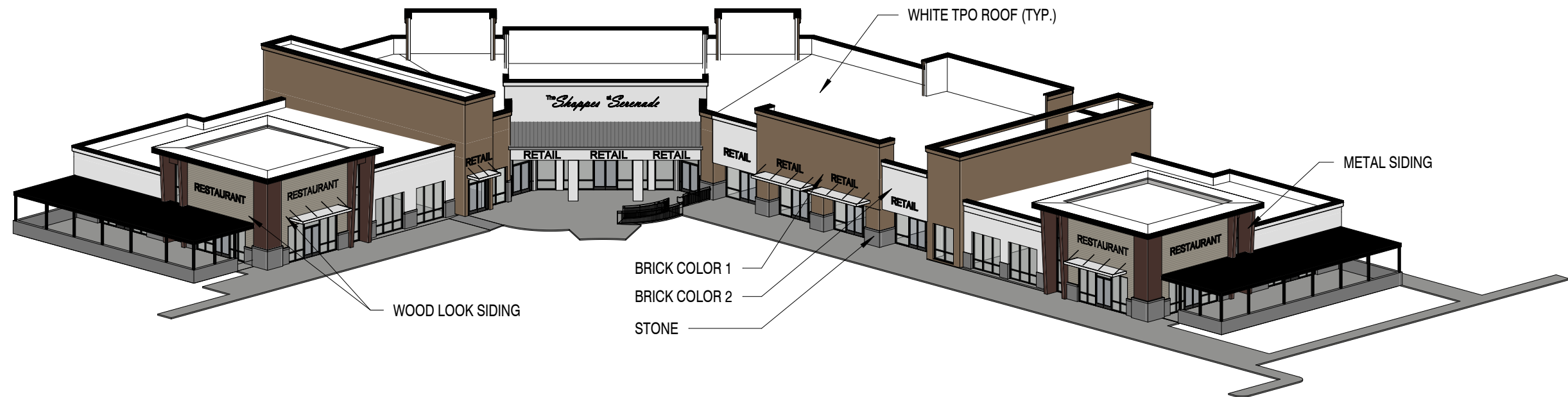
③ 3D View 3



② 3D View 2



① 3D View 1



Revisions:

No.	Date

Drawing Title:
3D VIEWS

Date: 08/17/2026

Project No.
24010

Sheet No.
A9.0

REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director

Subject: Planning and Zoning Training for Commissioners

Introduction & Background: This item will include a PowerPoint presentation (not in the packet) with a broad overview of Planning Commission roles and duties.

Discussion & Recommendations: This roughly one-hour session will count toward the four hours of training that Planning Commissioners must receive within twelve months of appointment or re-appointment.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion: Not applicable.

REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director

Subject: Request for approval to install fiber underground along Neptune Drive from Brooklawn Street to Biddle Farms Boulevard (TDS Telecom, Applicant)

Introduction & Background: As shown on the drawings included in the packet, this agenda item involves the extension of TDS fiber through directional boring from Brooklawn Street just north of the Pinnacle Bank and along the south side of Neptune Drive and then up a section of the east side of Biddle Farms Boulevard to service the Townhomes at Biddle Farms.

Discussion & Recommendations: The staff has reviewed the plans and is recommending approval subject to obtaining a right of way permit from the Town's Engineering Department. This will ensure that the installation is coordinated with the Town. The applicant's installer has a performance bond with the Town to also ensure that any affected areas are restored to their pre-construction condition.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion: To approve the request subject to obtaining a right of way permit from the Town's Engineering Department.

Knox County

NB JT - Farragut Town Center Townhomes-Biddle Farms - Concord, TN

Staking Sheet Package

0178BA_JT_250178027



Clarity ID: PR026604

WBS Code: TC-250178027

Company: TDS Telecom

July 29, 2025



July 29, 2025

Staking Sheet Package

NB JT - Farragut Town Center Townhomes-Biddle Farms - Concord, TN

Clarity Project ID: PR026604

WBS Code: TC-250178027

Company: TDS Telecom

Knox County

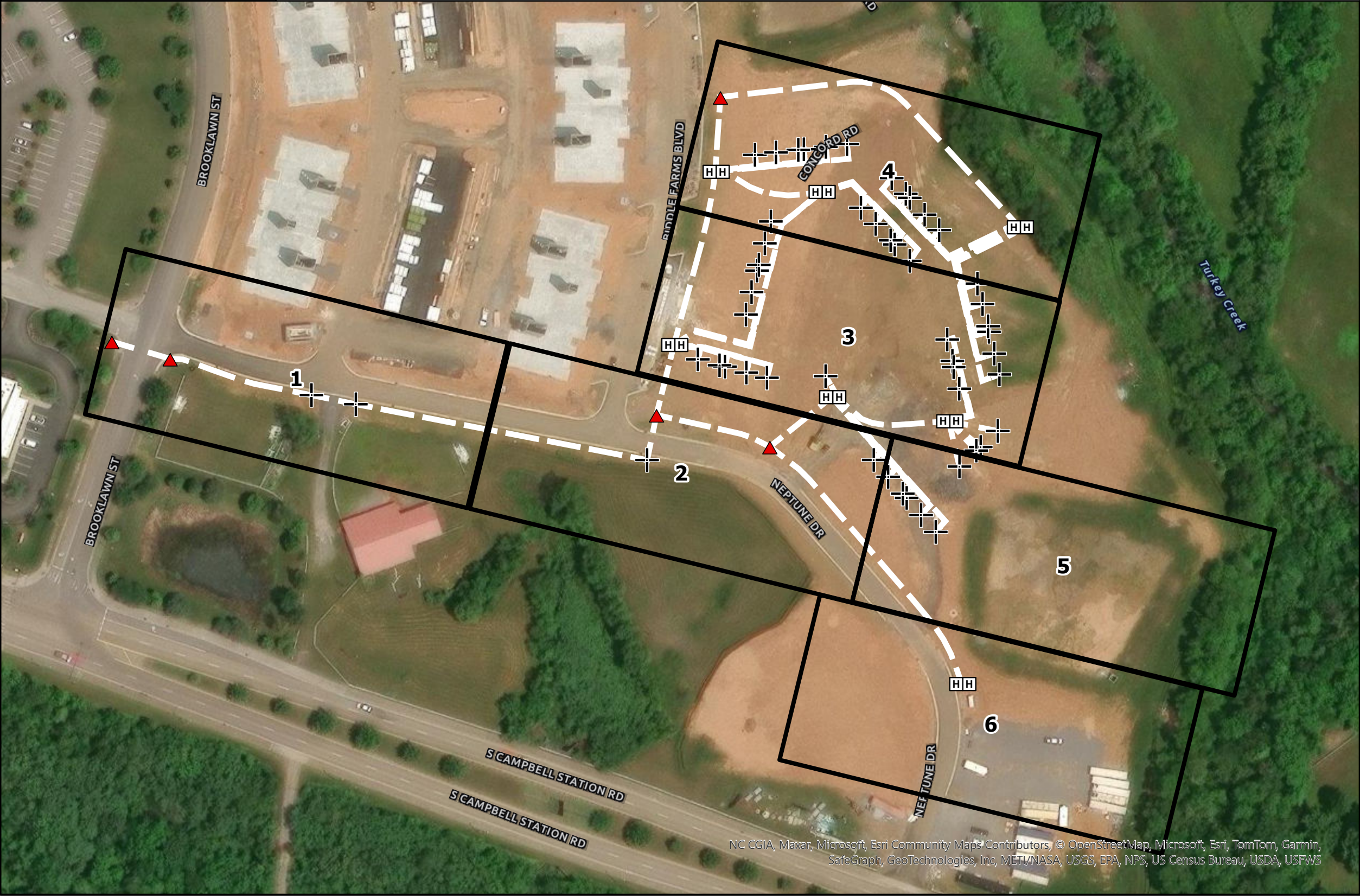
0178BA_JT_250178027

Contacts

Contact: THOMAS KRAJEWSKI
Phone Number: (865) 221-2067
Contact: Contact 2
Phone Number: Contact 2 Phone Number*



TDS Telecommunications LLC
525 Junction Rd.



- HH

Handhole

▲

Pedestal

●

Pole

■

Bore Pit

+

Install Method Transition

D INT

Internal Demarcation Point

EXT D

External Demarcation Point

MM

Existing Meet Me HH/Ped

*

Other

LGX

LGX

Splice Enclosure

Splice Enclosure

Aerial to Buried Cable Transition

Aerial to Buried Cable Transition

Cable Install Method Transition

Cable Install Method Transition

LGX-MUB Fiber Panel

LGX-MUB Fiber Panel

<all other values>

<all other values>
- 1X8

DS - 1:Primary 1X8
- 1X8

DS - 2:Secondary 1X8
- Overhead Guy Only

Overhead Guy Only
- 6M Strand Placed Prior to Cable Overlash

6M Strand Placed Prior to Cable Overlash
- Overlash Duct on Existing Aerial Strand

Overlash Duct on Existing Aerial Strand
- Overlash Duct on 6M Strand

Overlash Duct on 6M Strand
- Aerial

Aerial
- Micro Trench

Micro Trench
- Micro Trench Shallow

Micro Trench Shallow
- Plow

Plow
- Open Trench

Open Trench
- In Duct

In Duct
- Trench

Trench
- Bore

Bore
- Sidewalk Bore

Sidewalk Bore
- Existing Conduit

Existing Conduit
- Provided Duct

Provided Duct
- Direct Buried

Direct Buried
- Buried Service Entrance Assembly

Buried Service Entrance Assembly
- Check Path Type and Labor Unit

Check Path Type and Labor Unit
- Distribution Cable

Distribution Cable
- Transport Cable

Transport Cable
- Verify Transport

Verify Transport
- Status Field is Populated

Status Field is Populated
- Cable

Cable

Copper

Copper

Fiber

Fiber

Project

Project

Node Boundary

Node Boundary

Public Utility Easement

Public Utility Easement

TDS Leased Easement

TDS Leased Easement

TDS Owned Easement

TDS Owned Easement

CATV/Phone

CATV/Phone

Gas

Gas

Irrigation

Irrigation

Power

Power

Sewer

Sewer

Storm

Storm

Water

Water

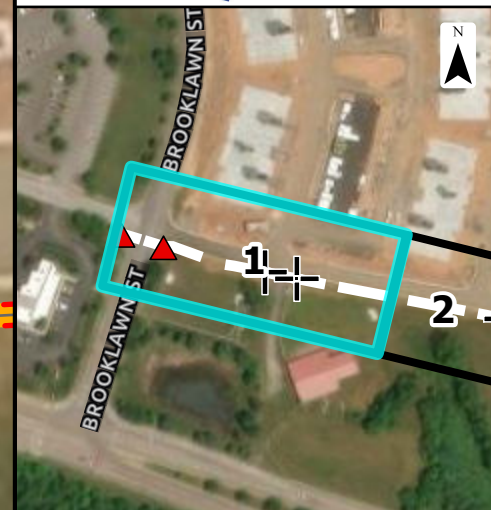
Culvert

Culvert

Road Centerline

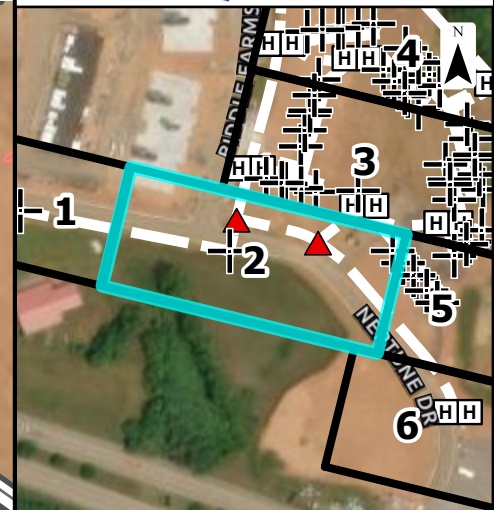
Road Centerline

NC CGIA, Maxar, Microsoft, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



1 inch = 40 feet

Page 44 of 76

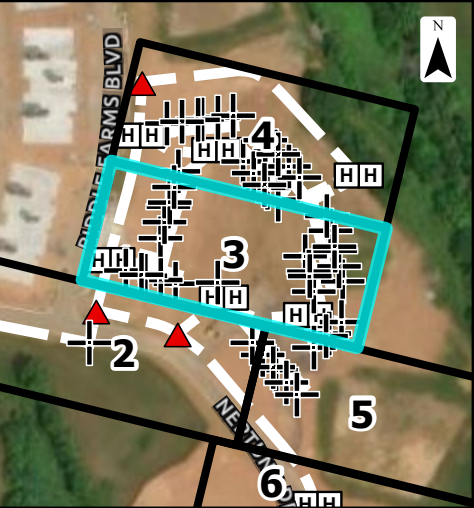


- | | | | |
|---|--|---|----------------------|
|  | Overhead Guy Only |  | Aerial |
|  | 6M Strand Placed Prior to Cable Overlash |  | Micro Trench |
|  | Overlash Duct on Existing Aerial Strand |  | Micro Trench Shallow |
|  | Overlash Duct on 6M Strand |  | Plow |
| | |  | Open Trench |
| | |  | In Duct |



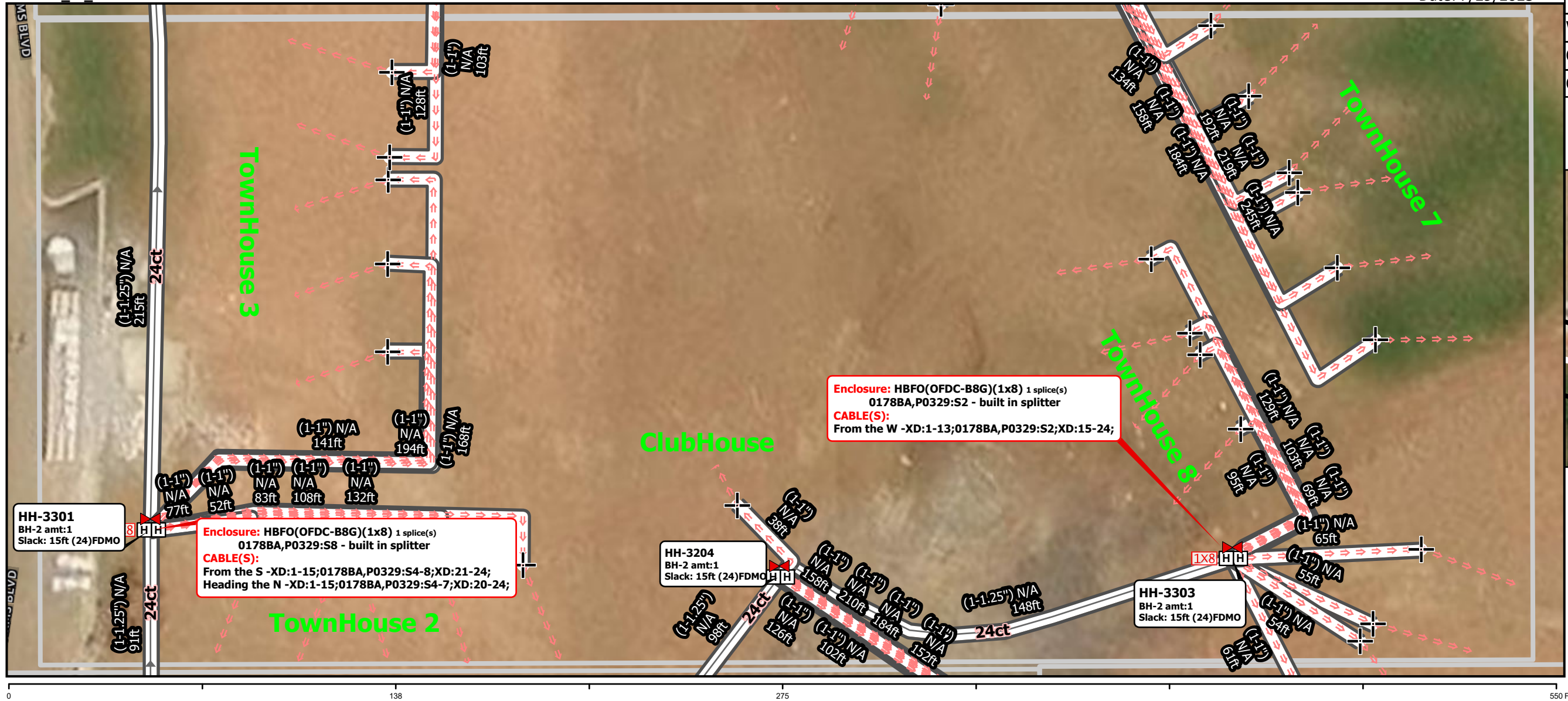
1 inch = 40 feet

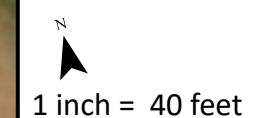
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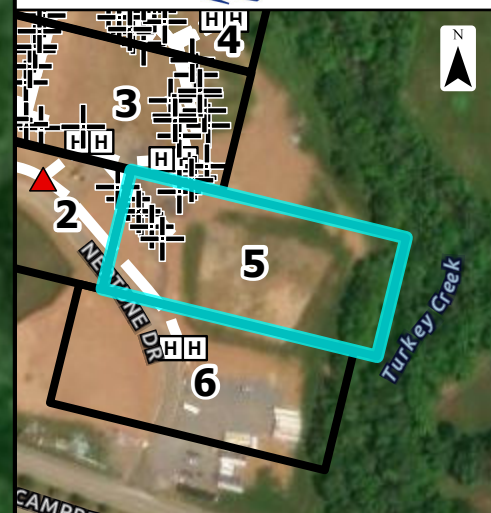


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1 inch = 40 feet

[illegible]

Page 47 of 76



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- | | | | |
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|  | Overlash Duct on 6M Strand |  | Plow |
| | |  | Open Trench |
| | |  | In Duct |

1 inch = 40 feet

[illegible]



-
- Legend for Figure 1: Cable Overlaid on Aerial Strand
- Overhead Guy Only
 - 6M Strand Placed Prior to Cable Overlash
 - Overlash Duct on Existing Aerial Strand
 - Overlash Duct on 6M Strand
 - Aerial
 - Micro Trench
 - Micro Trench Shallow
 - Plow
 - Open Trench
 - In Duct

1 inch = 40 feet

[illegible]



Exchange: CONCORD

~~Page 50 of 76~~



Construction:

- Project will require 1 OLT port for build, and 1 spare fiber for future.
- The OLT port will originate @ 0178BA, and it will run to 0178BF on fibers 328 and 329. Fibers were verified by FS.
- @ 0178BA fibers 328-329 will then be cross-connected to FDHBF out fibers 11 and 12 to use for project.
- All conduit will be placed by developer inside the JT project.
- Global will be required to plow and bore conduit from AP BF7100 FP6 along Neptune Dr to the start of the JT portion.
- At the end of the build TDS will place a BH-1 with fiber cable slack, and an installed splice enclosure with cable opened/prepped and ready for splicing on a future project.
- Developer is Thomas Krajewski (865) 221-2067
- Project Start - 35.8788277,-84.15519565
- Project End - 35.8778612,-84.1522724

Splicing:

- Build will require 1 OLT port 0178BA:P0329
- Spare fiber will be sent along with Primary for future build (0178BA:328)
- This will be a distributive split design using a 1x64 split ratio.

REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director

Subject: Request for approval to install fiber along an existing overhead line system and within an existing TDS conduit to service 603-635 N. Campbell Station Road (TDS Telecom, Applicant)

Introduction & Background: This fiber installation project which is included in the packet will extend TDS fiber along an existing overhead line system from 11689 Parkside Drive over N. Campbell Station Road and then within an existing conduit to service the businesses at 603-635 N. Campbell Station Road.

Discussion & Recommendations: The staff has reviewed the plans and is recommending approval subject to obtaining a right of way permit from the Town's Engineering Department. This will ensure that the installation is coordinated with the Town. The applicant's installer has a performance bond with the Town to also ensure that any affected areas are restored to their pre-construction condition.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion: To approve the project subject to obtaining a right of way permit from the Town's Engineering Department.

Knox County
CD - N Campbell Station Rd (2025 Line Extension) - Farragut, TN
Staking Sheet Package
0178AA_CD_TC-250178034



Clarity ID: PR027343
WBS Code: TC-250178034
Company: TDS Telecom

December 12, 2025



December 12, 2025

Staking Sheet Package

CD - N Campbell Station Rd (2025 Line Extension) - Farragut, TN

Clarity Project ID: PR027343

WBS Code: TC-250178034

Company: TDS Telecom

Knox County

0178AA_CD_TC-250178034

Contacts

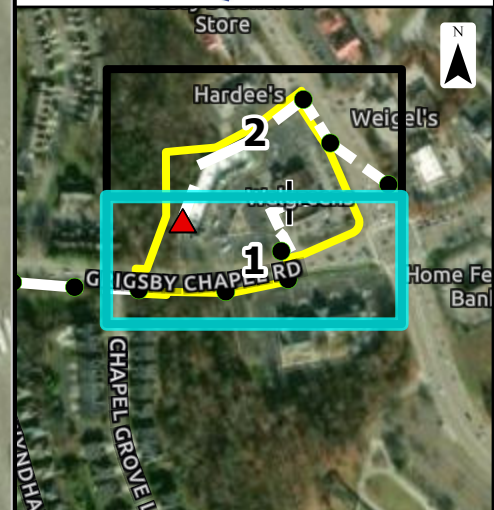
Contact: Andrew Smith
Phone Number: (865) 740-9630
Contact: Contact 2*
Phone Number: Contact 2 Phone Number*



TDS Telecommunications LLC
525 Junction Rd.



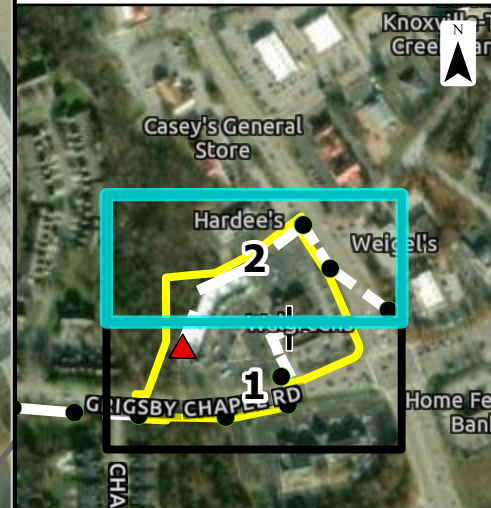
- [H] Handhole
- ▲ Pedestal
- Pole
- Bore Pit
- ✚ Install Method Transition
- [D] Internal Demarcation Point
- [EXT D] External Demarcation Point
- [M] Existing Meet Me HH/Ped
- * Other
- LGX
- ⚡ Splice Enclosure
- ✚ Aerial to Buried Cable Transition
- ✚ Cable Install Method Transition
- LGX-MUB Fiber Panel
- <all other values>
- [1X8] DS - 2:Secondary 1X8
- ~ Overhead Guy Only
- ~ 6M Strand Placed Prior to Cable Overlash
- ~ Overlash Duct on Existing Aerial Strand
- ~ Overlash Duct on 6M Strand
- ~ Aerial
- ~ Micro Trench
- ~ Micro Trench Shallow
- ~ Plow
- ~ Open Trench
- ~ In Duct
- ~ Trench
- ~ Bore
- ~ Sidewalk Bore
- ~ Existing Conduit
- ~ Provided Duct
- ~ Direct Buried
- ~ Buried Service Entrance Assembly
- ~ Check Path Type and Labor Unit
- ~ Distribution Cable
- ~ Transport Cable
- ~ Verify Transport
- ~ Status Field is Populated
- ⇒ ⇒ Cable
- ⇒ ⇒ Copper
- ⇒ ⇒ Fiber
- Project
- Node Boundary
- Public Utility Easement
- TDS Leased Easement
- TDS Owned Easement
- CATV/Phone
- Gas
- Irrigation
- Power
- Sewer
- Storm
- Water
- Culvert
- Road Centerline



- N
▲

1 inch = 80 feet

[illegible]



- | | | | |
|---|--|---|----------------------|
|  | Overhead Guy Only |  | Aerial |
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|  | Overlash Duct on Existing Aerial Strand |  | Micro Trench Shallow |
|  | Overlash Duct on 6M Strand |  | Plow |
| | |  | Open Trench |
| | |  | In Duct |

1 inch = 80 feet

[illegible]



WBS Code: TC-250178034
Clarity ID: PR027343
Company: TDS Telecom
Exchange: Concord

~~Page 57 of 76~~



Construction:

- TDS will build to 10 additional Commercial addresses.
- This build will be a combination of Centralized Split and Distributed Split
- This build will require 1 OLT Port
- TDS will have to relocate slack for 2 spans in order to place a new aerial enclosure.
- TDS will utilize the existing duct that is already in place.
- TDS will use the existing 100pr copper cable (no longer in service) that is currently in the duct as a pull string in order to install the new 24FD fiber cable being used.
- TDS will remove the existing copper pedestal and replace it with a BDO4 to house a new OFDC_B8G(1X8) case.
- Local contact is Andrew Smith (865) 740-9630.
- Project Start is 35.8929687,-84.1756973
- Project End is 35.8935369,-84.1752562

Splicing:

- Build will require 1 OLT port for the distributed split portion out of the Concord CO
- Primary Fiber will be 0178AA:1716
- TDS will place a HAFO(SC4) @ C15RD 005 because of limited slack availability.

REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director

Subject: Request for approval of fiber installation along an existing overhead line system from 421 N. Watt Road to Kingston Pike to service 13140 Kingston Pike (Comcast, Applicant)

Introduction & Background: This fiber installation project for Comcast, which is included in the packet, involves using an existing overhead utility line system starting on the west side of N. Watt Road at 421 N. Watt Road and crossing N. Watt Road to extend south along the east side of N. Watt Road to Kingston Pike to provide service to 13140 Kingston Pike.

Discussion & Recommendations: The staff has reviewed the plans and is recommending to approve the fiber installation project along the existing overhead utility line system subject to obtaining a right of way permit from the Town's Engineering Department. This will ensure that the installation is coordinated with the Town. The applicant's installer has a performance bond with the Town to also ensure that any affected areas are restored to their pre-construction condition. Affected areas will be minimal since this is an overhead utility line project.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion: To approve the fiber installation project along the existing overhead utility line system subject to obtaining a right of way permit from the Town's Engineering Department.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/30/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS **WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER CAC Specialty 320 Fillmore Street, Suite 200 Denver, CO 80206 www.cacgroup.com	CONTACT NAME: Kyla Franklin License No. 4283522 PHONE (A/C, No, Ext): E-MAIL ADDRESS: kyla.franklin@cacgroup.com INSURER(S) AFFORDING COVERAGE INSURER A: National Fire Insurance Co of Hartford INSURER B: Continental Casualty Company INSURER C: Valley Forge Insurance Company INSURER D: Allied World Specialty Insurance Company INSURER E: Starr Indemnity & Liability Company INSURER F:	FA# (A/C, No): NAIC # 20478 20443 20508 16624 38318
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COVERAGES**CERTIFICATE NUMBER:** 88625390**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:			7094906200	1/1/2026	3/1/2027	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$15,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
B	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY Liability Deductible- \$0			7094905063	1/1/2026	3/1/2027	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☒ DED ☒ RETENTION \$0			7094924132 Follows Form	1/1/2026	3/1/2027	EACH OCCURRENCE \$10,000,000 AGGREGATE \$10,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ N	N/A	AOS - 7 94906410 CA - 7 94907282	1/1/2026 1/1/2026	3/1/2026 3/1/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
D	Professional Liability			03132443	1/1/2026	3/1/2027	Limit per Claim/Agg. \$5,000,000
D	Pollution Liability			03132443	1/1/2026	3/1/2027	Limit per Occ./Agg. \$10,000,000
E	Inland Marine			ITC100065553926	1/1/2026	3/1/2027	See Attached Details

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDERTown of Farragut
11408 Municipal Center
Farragut TN 37934**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Grantland Rice IV

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ACORD 25 (2016/03)

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ADDITIONAL REMARKS SCHEDULE

AGENCY CAC Specialty		NAMED INSURED Source Broadband Services, LLC 1355 Windward Concourse, Suite 410 Alpharetta GA 30005	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance (03/16)

HOLDER: Town of Farragut

ADDRESS: 11408 Municipal Center Farragut TN 37934

Policy Forms:

General Liability

CNA75079XX- Blanket Additional Insured - Owners, Lessees or Contractors - with Products-Completed Operations Coverage Endorsement
CNA75008XX- Waiver of Transfer of Rights of Recovery Against Others to the Insurer Endorsement

Commercial Auto:

CNA71527XX - Additional Insured Primary and Non-Contributory
CA04441013- Waiver of Transfer of Rights of Recovery Against Others to Us (Waiver of Subrogation)

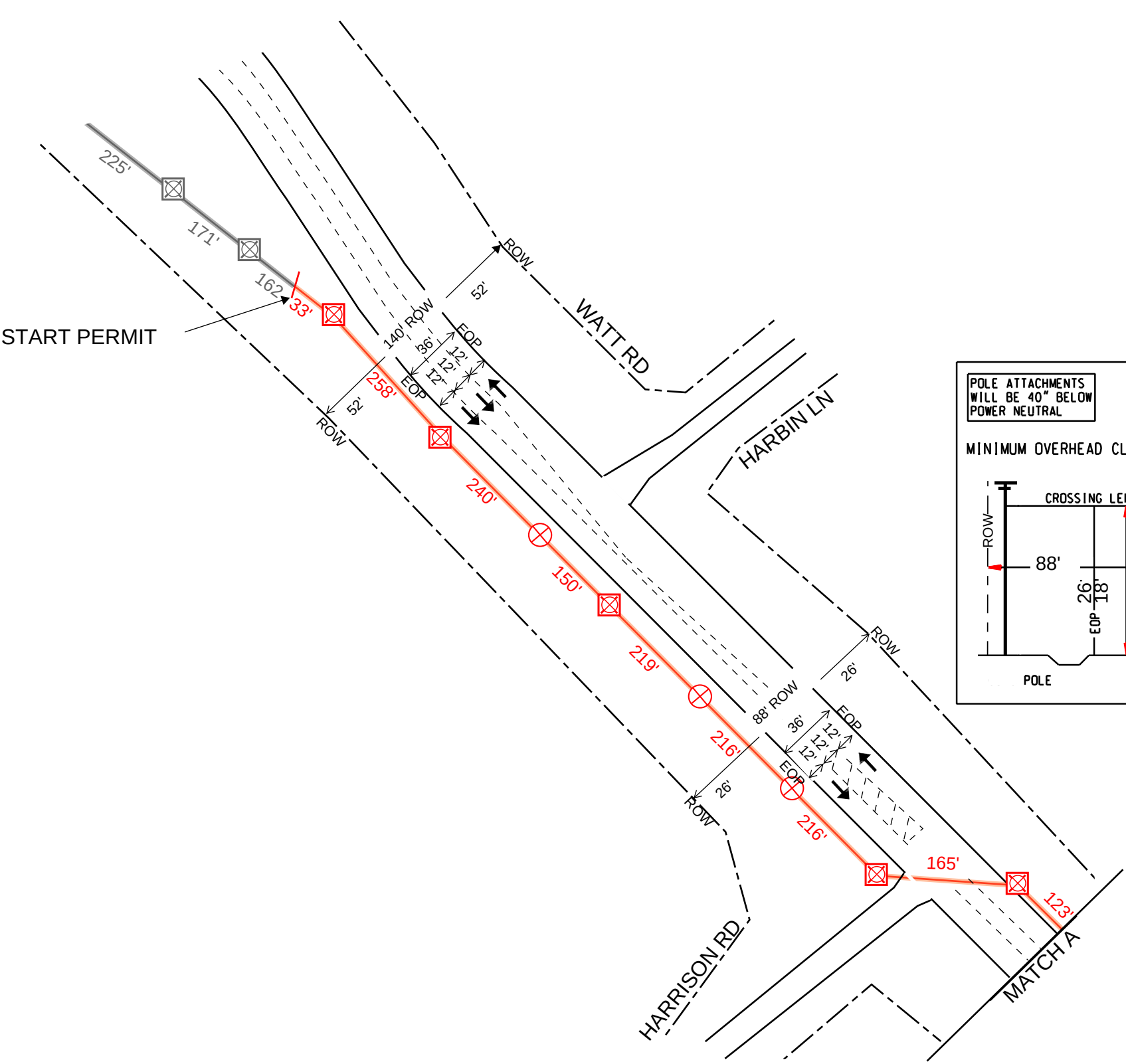
Workers Compensation/Employers Liability:

WC 00 03 13 04/84 and G-19160-B 11/97 - Waiver of Rights to Recover (Subrogation)

Inland Marine: Contractor's Equip, Inland Marine, Builders Risk/Installation Floater, Rented/Leased Equipment, Policy:

Contractor's Equipment Limit- any one occurrence: \$10,975,680
Equipment Leased/Borrowed/Rented (Short Term): \$500,000 Per Item/Max
Builders Risk/Installation Floater Limit: \$1,000,000 Per Occurrence

BP13387



SPEED
LIMIT
45
MPH

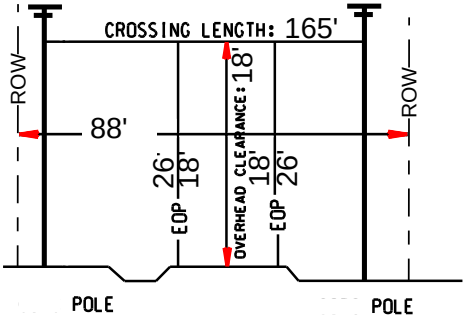


AERIAL LEGEND

- OVERLASH
- NEW AERIAL
- DROP POLE
- TELEPHONE POLE
- JOINT USE POLE
- JOINT USE / TRANS
- POWER POLE
- STEEL POLE
- CONCRETE POLE

POLE ATTACHMENTS
WILL BE 40" BELOW
POWER NEUTRAL

MINIMUM OVERHEAD CLEARANCE: 18'



IF YOU DIG IN TENNESSEE
CALL US FIRST
1-800-351-1111 OR 811
UNITED PROTECTION CENTER
ITS THE LAW

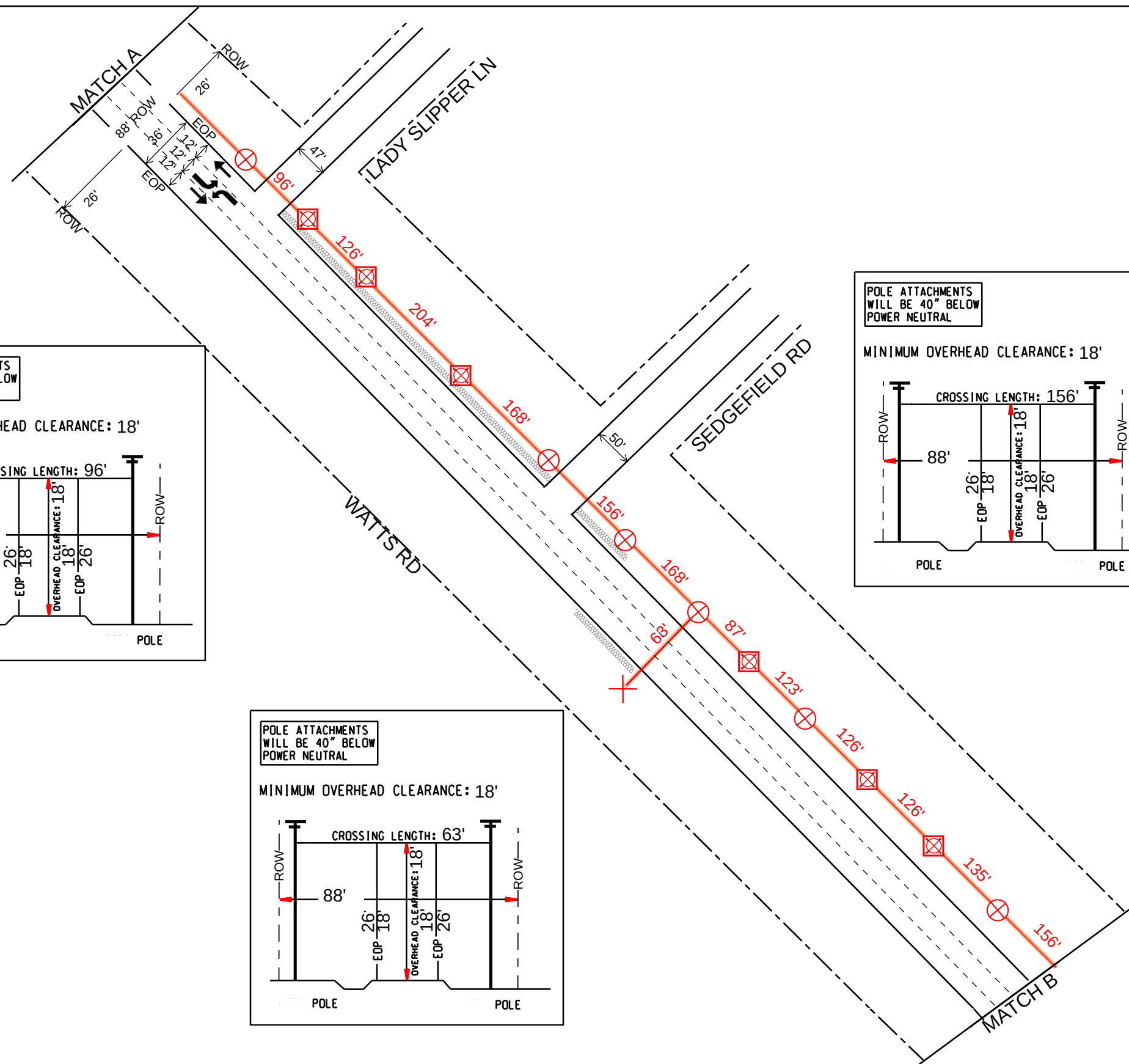


COMCAST CABLE
5720 Asheville Hwy
Knoxville, TN 37924

DESC: COMCAST is to aerially install a total of 6045' 48CT .5 fiber cable along existing poles in ROW to service 13140 Kingston Pike Farragut Tn 37934. JB0002519377

JOB# JB0002519377
PERMIT# TNKP13140-AE-CITY
OPP NAME: Farragut Junction
OPP ADDRESS: 13140 Kingston Pike Farragut Tn 37934

Farragut City
PERMIT APPLICATION



SPEED
LIMIT
45
MPH

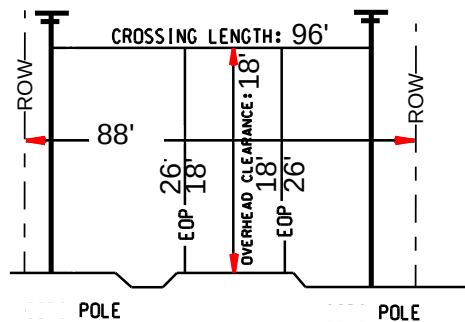


AERIAL LEGEND

- OVERLASH
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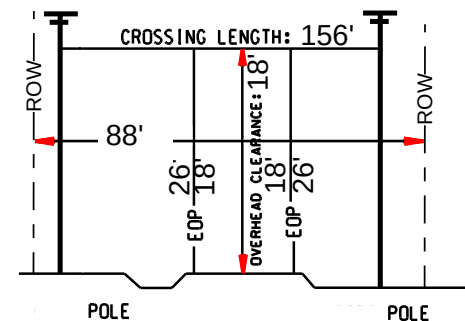
POLE ATTACHMENTS
WILL BE 40" BELOW
POWER NEUTRAL

MINIMUM OVERHEAD CLEARANCE: 18'



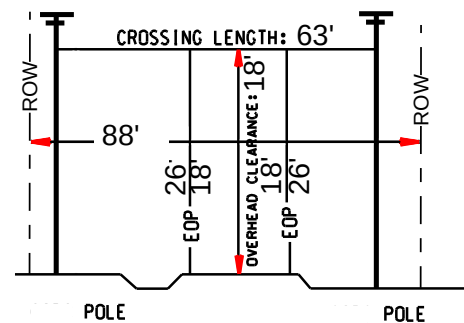
POLE ATTACHMENTS
WILL BE 40" BELOW
POWER NEUTRAL

MINIMUM OVERHEAD CLEARANCE: 18'



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WILL BE 40" BELOW
POWER NEUTRAL

MINIMUM OVERHEAD CLEARANCE: 18'



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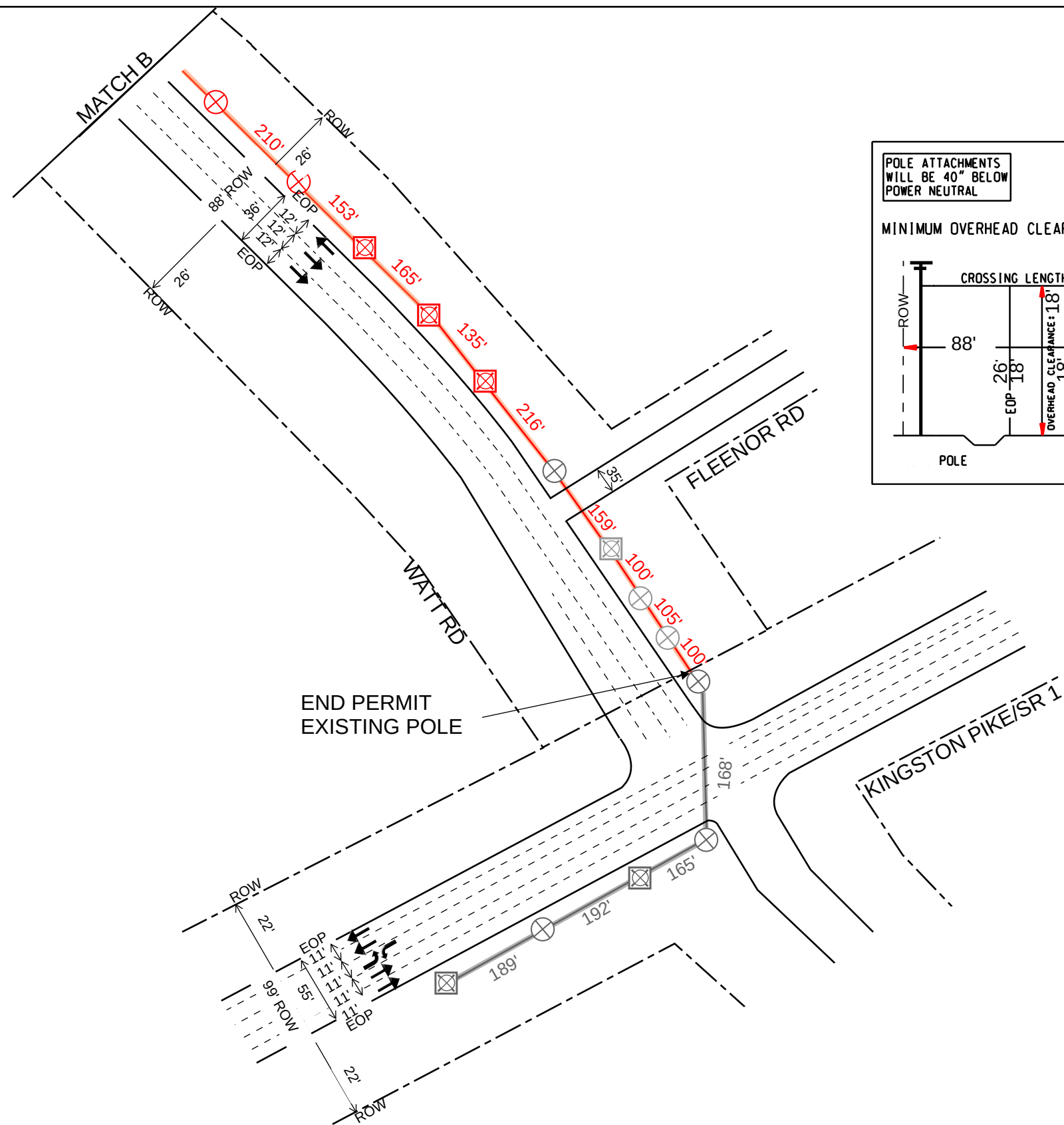


COMCAST CABLE
5720 Asheville Hwy
Knoxville, TN 37924

DESC: COMCAST is to aerially install a total of 6045' 48CT .5 fiber cable along existing poles in ROW to service 13140 Kingston Pike Farragut Tn 37934. JB0002519377

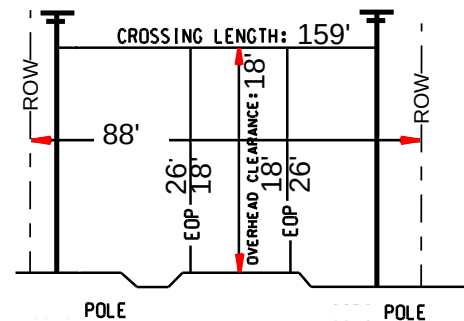
JOB# JB0002519377
PERMIT# TNKP13140-AE-CITY
OPP NAME: Farragut Junction
OPP ADDRESS: 13140 Kingston Pike Farragut Tn 37934

Farragut City
PERMIT APPLICATION



POLE ATTACHMENTS
WILL BE 40" BELOW
POWER NEUTRAL

MINIMUM OVERHEAD CLEARANCE: 18'



SPEED
LIMIT
45
MPH



AERIAL LEGEND

- OVERLASH
- NEW AERIAL
- DROP POLE
- TELEPHONE POLE
- JOINT USE POLE
- JOINT USE / TRANS
- POWER POLE
- STEEL POLE
- CONCRETE POLE



IF YOU DIG IN TENNESSEE
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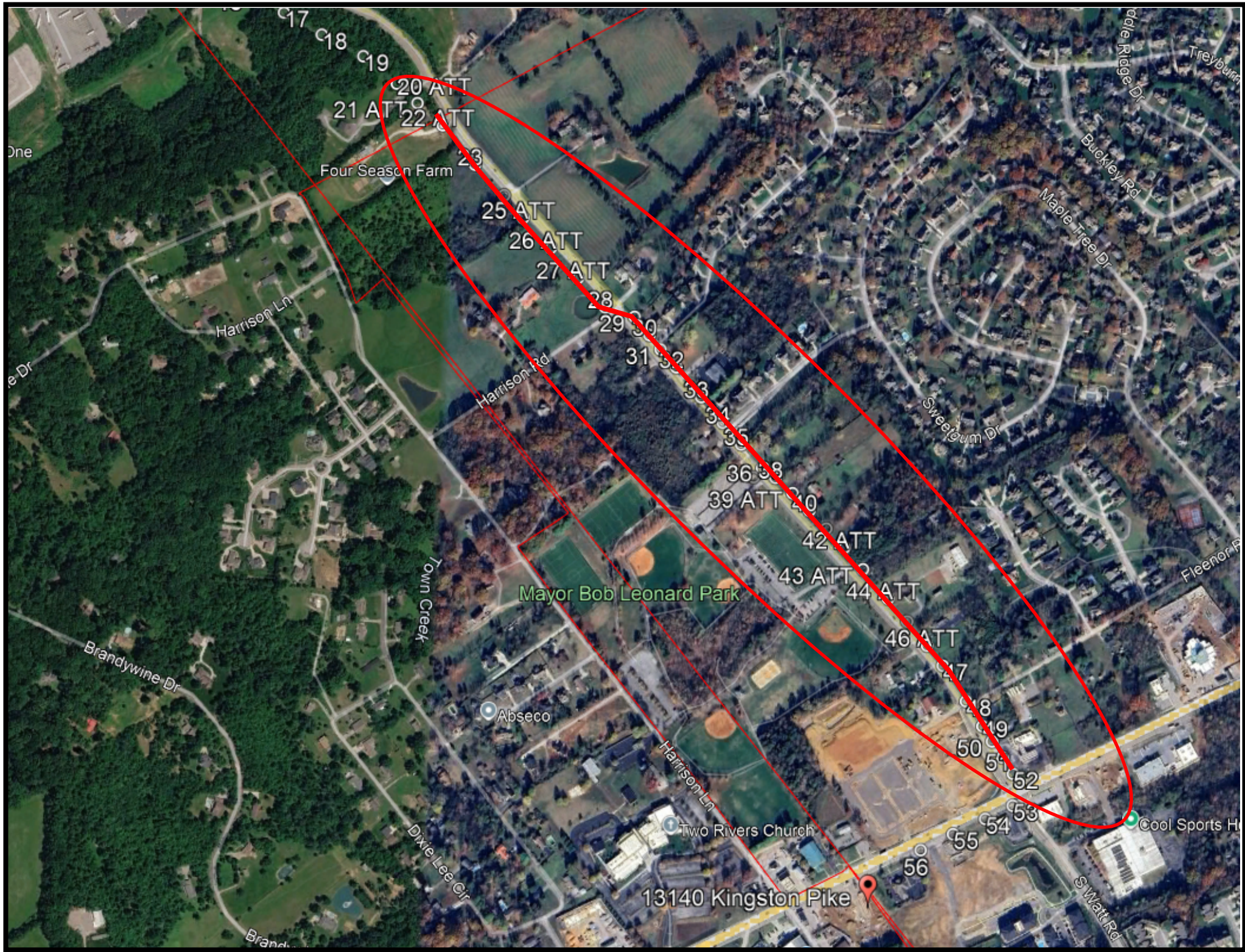


COMCAST CABLE
5720 Asheville Hwy
Knoxville, TN 37924

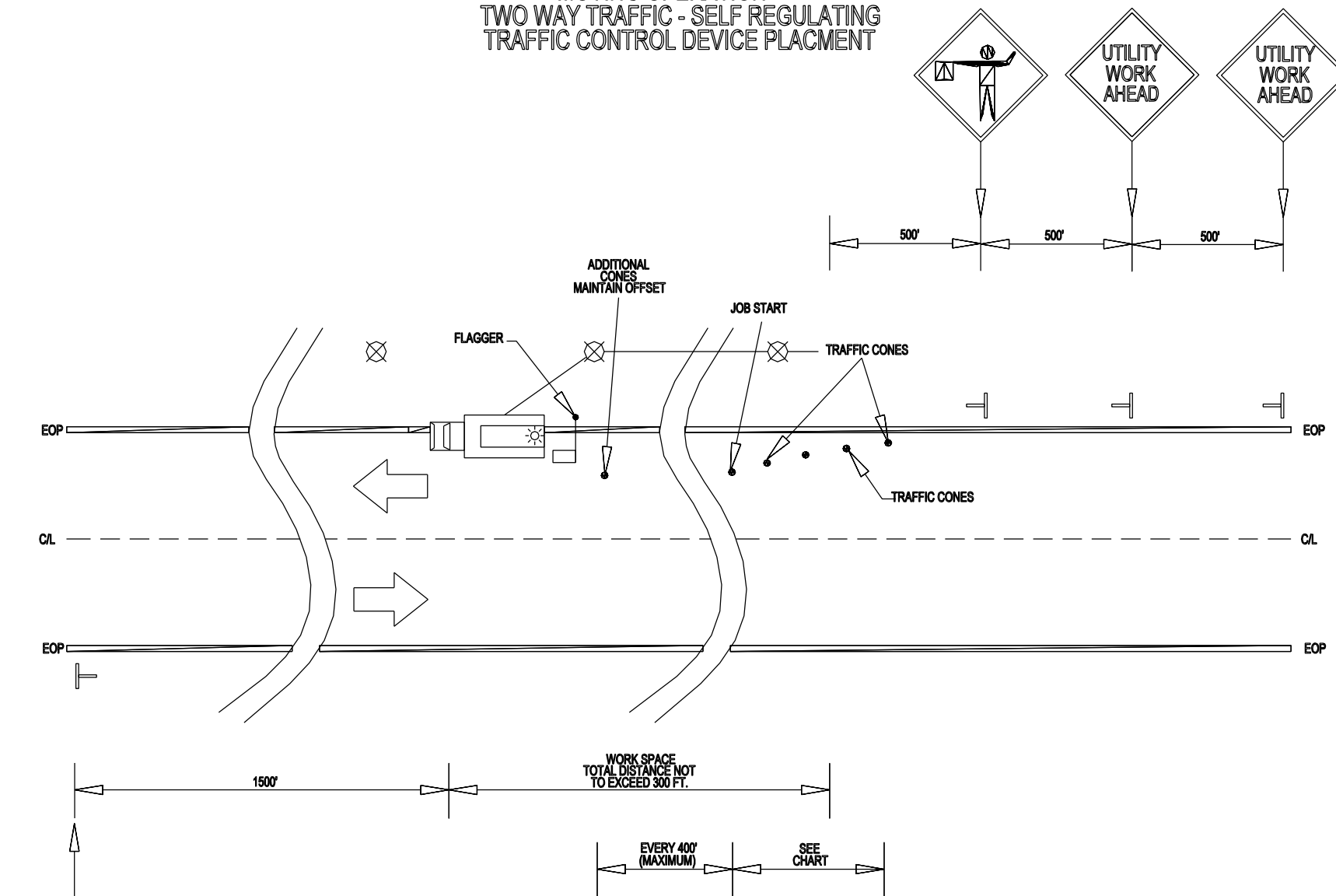
DESC: COMCAST is to aerially install a total of 6045' 48CT .5 fiber cable along existing poles in ROW to service 13140 Kingston Pike Farragut Tn 37934. JB0002519377

JOB# JB0002519377
PERMIT# TNKP13140-AE-CITY
OPP NAME: Farragut Junction
OPP ADDRESS: 13140 Kingston Pike Farragut Tn 37934

Farragut City
PERMIT APPLICATION



MOVING OPERATION TWO WAY TRAFFIC - SELF REGULATING TRAFFIC CONTROL DEVICE PLACEMENT



- NOTES: 1. NO PARKING OF VEHICLES/EQUIPMENT ON THE ROADWAY SHOULDER OPPOSITE OF THE WORK AREA.
2. DIAGRAM SHOWN FOR SPEED LIMIT OF 55MPH; FOR OTHER SPEED LIMITS, SEE CHART
3. OPEN PORTION OF AFFECTED TRAFFIC LANE MUST BE AT LEAST TEN (10) FEET IN WIDTH.
4. WHEN AERIAL FACILITIES ARE BEING PLACED WITH EQUIPMENT PARTIALLY ON THE TRAVELED PORTION OF THE HIGHWAY PLACE WARNING DEVICES AS ILLUSTRATED
*MAY USE "LANE NARROWS"

CONE AND WARNING SIGN SPACING AND TAPER LENGTHS					
SPEED LIMIT (MPH)	CONE SPACING (FT)	TAPER LENGTH (FT)	NUMBER OF CONES REQ'D	WARNING SIGN SPACING (FT)	MINIMUM SIGN SIZE
25	25	125	6	250	36"X36"
35	35	245	8	250	36"X36"
45	45	540	13	500	48"X48"
55	55	660	13	500	48"X48"
INTERSTATE, EXPRESSWAY AND LIMITED-ACCESS ROADWAYS				1000	48"X48"
				2640	48"X48"
				5280	48"X48"

REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director

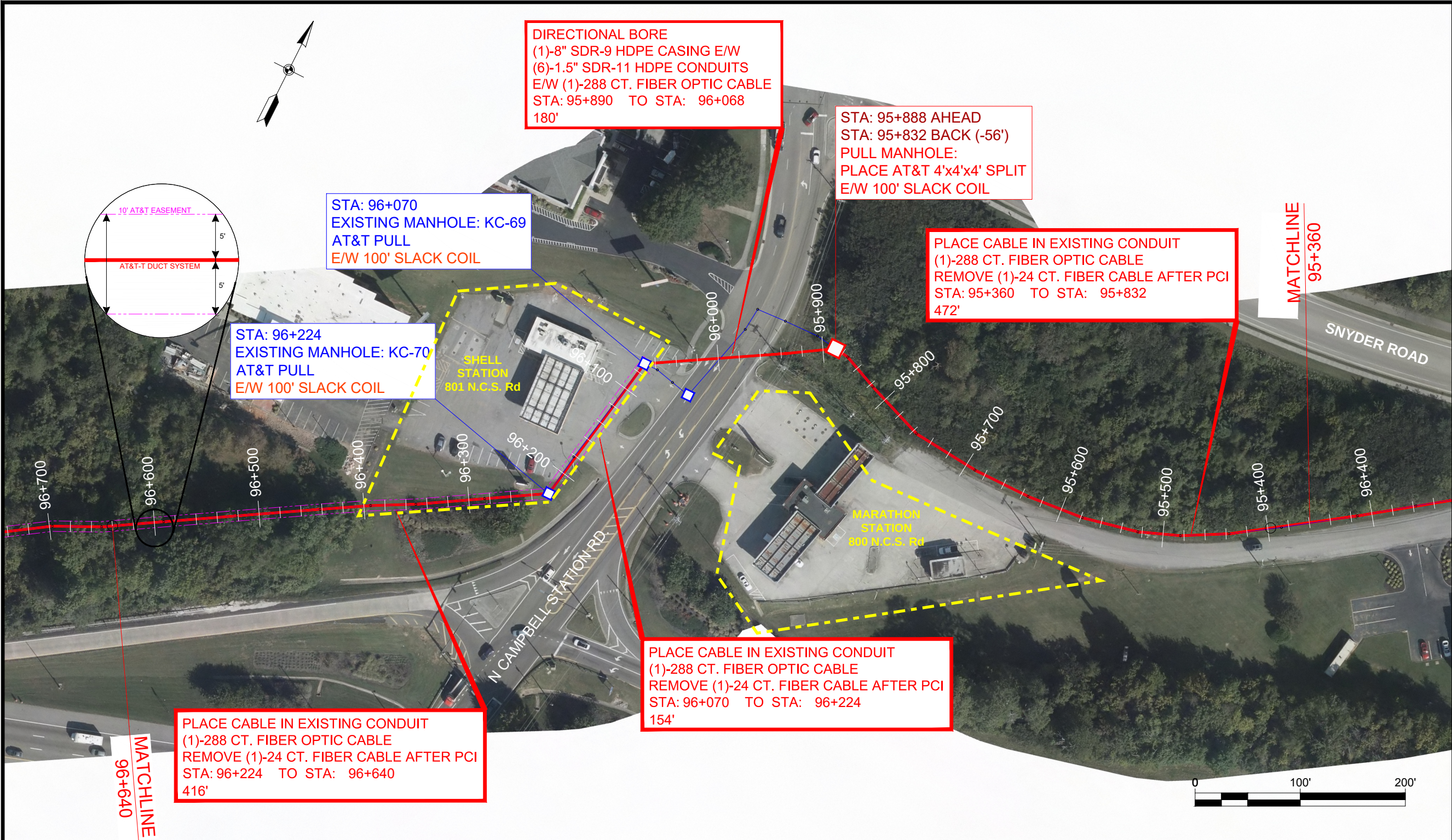
Subject: Request for approval to bore AT&T fiber under N. Campbell Station Road from 801 N. Campbell Station Road to 800 N. Campbell Station Road in association with a fiber upgrade project for AT&T (Star Construction, Applicant)

Introduction & Background: As shown on the plan sheet included in the packet, this fiber installation project involves a request for approval to bore under N. Campbell Station Road from 801 to 800 N. Campbell Station Road in association with a regional fiber upgrade project for AT&T. The remainder of the work in this area will be within existing conduit.

Discussion & Recommendations: The staff has reviewed the plans and is recommending approval subject to obtaining a right of way permit from the Town's Engineering Department. This will ensure that the installation is coordinated with the Town. The applicant's installer has a performance bond with the Town to also ensure that any affected areas are restored to their pre-construction condition.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion: To approve the requested project subject to obtaining a right of way permit from the Town's Engineering Department.



R/W WIDTH PERMITS
COUNTY PERMIT #
COUNTY FILE #
R/W WIDTH PERMITS
DETAILS

TO CHATTANOOGA, TN

TO KNOXVILLE, TN

(4)-2" PVC SCH. 40 CONDUITS
(2)-2" STEEL SCH. 40

(4)-2" PVC SCH. 40 CONDUITS
(2)-2" STEEL SCH. 40

REVISIONS:

NOTES:

NOTE:
ALL CONDUIT / CABLE MUST
BE PLACED AT A MINIMUM
DEPTH OF 48" UNLESS
OTHERWISE INSTRUCTED

REEL #8
MH#: KC-64 - STA. 89+403
MH#: KC-75 - STA. 101+290
GROUND FOOTAGE: 11,887'
CABLE FOOTAGE: 12,987'



PREPARED FOR RECORD

APPROVED FOR
OUTSIDE PLANT
ENGINEER
DATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS
PREPARED BY ME OR UNDER MY DIRECT SUPER-
VISION AND THAT I AM A DULY REGISTERED
ENGINEER UNDER THE LAWS OF THE STATE OF

SIGNED
DATE
REG. NO.



PROPRIETARY
USE PURSUANT TO COMPANY INSTRUCTIONS
SPECIFICATION SN-29321

PROJECT NUMBER

OWNERSHIP: 100%
LINE CODE:
CABLE CLLI: KNVLTNU5129

SCALE: 1" = 100'

KNOXVILLE
TO CHATTANOOGA
LIGHTGUIDE CABLE

KNOXVILLE C.O.
TO EVERETT ROAD REGEN
PHASE 1
CONSTRUCTION ISSUE

321DN076

REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director

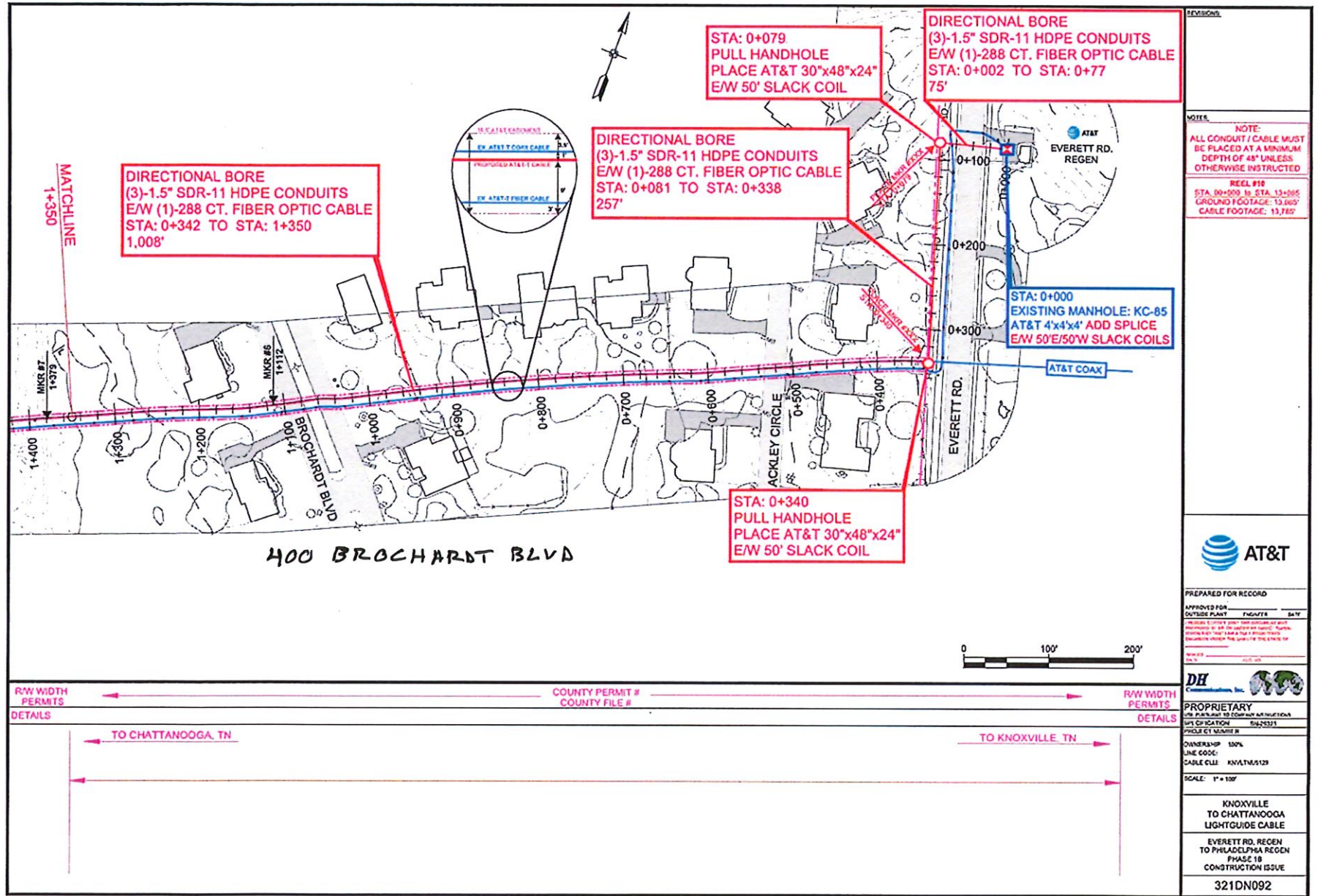
Subject: Request for approval to bore AT&T fiber within an existing AT&T easement from 701 Harrison Lane in Loudon County to Everett Road (Star Construction, Applicant)

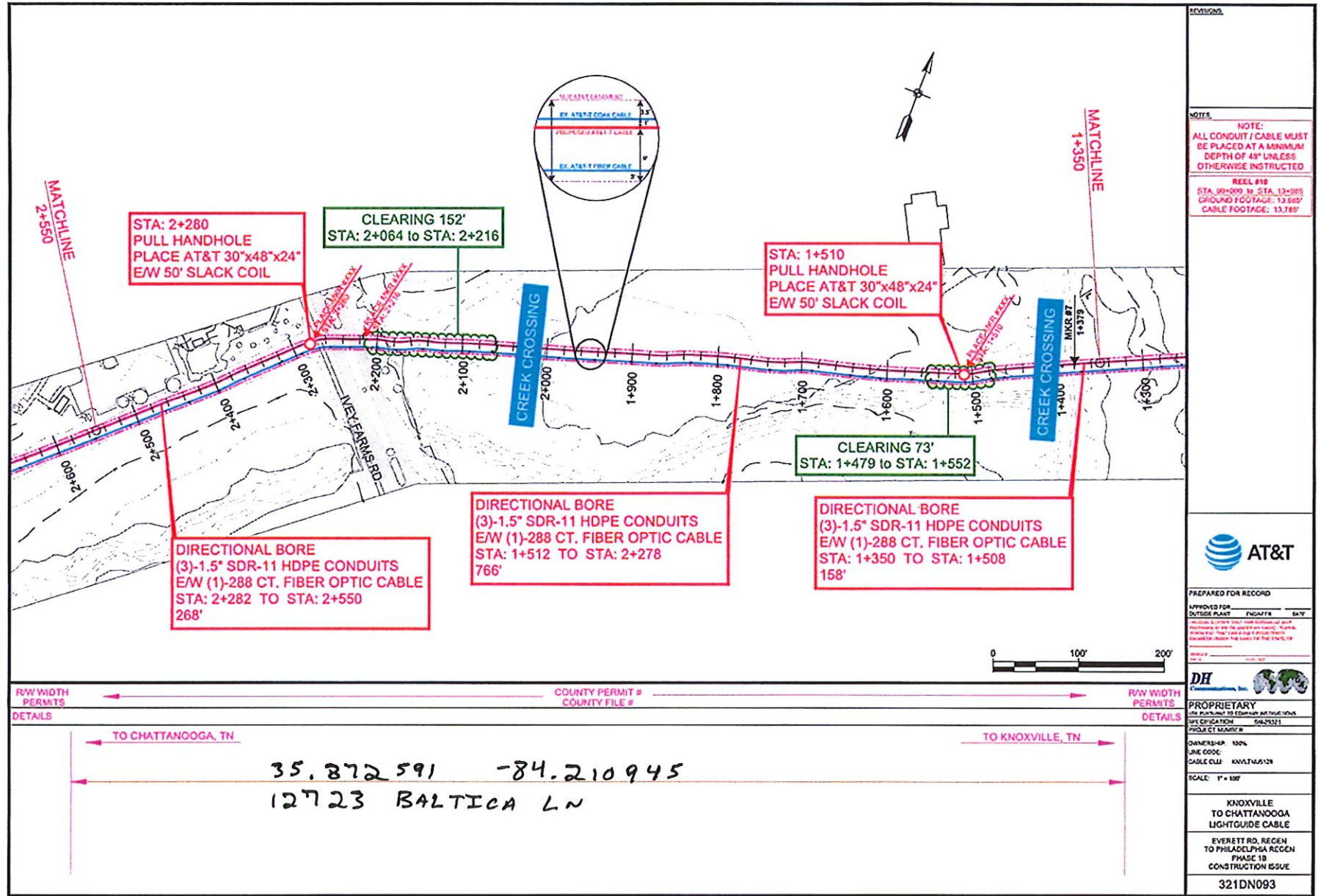
Introduction & Background: This fiber installation project is part of a regional update to AT&T's fiber network. The upgraded fiber will be bored within an existing AT&T easement entering the Town from the west crossing N. Watt Road at 201 N. Watt Road and bisecting the Cool Springs, Sedgefield, Saddle Ridge, Ivey Farms, and Fox Run Subdivisions before crossing Everett Road to terminate near 312 Everett Road.

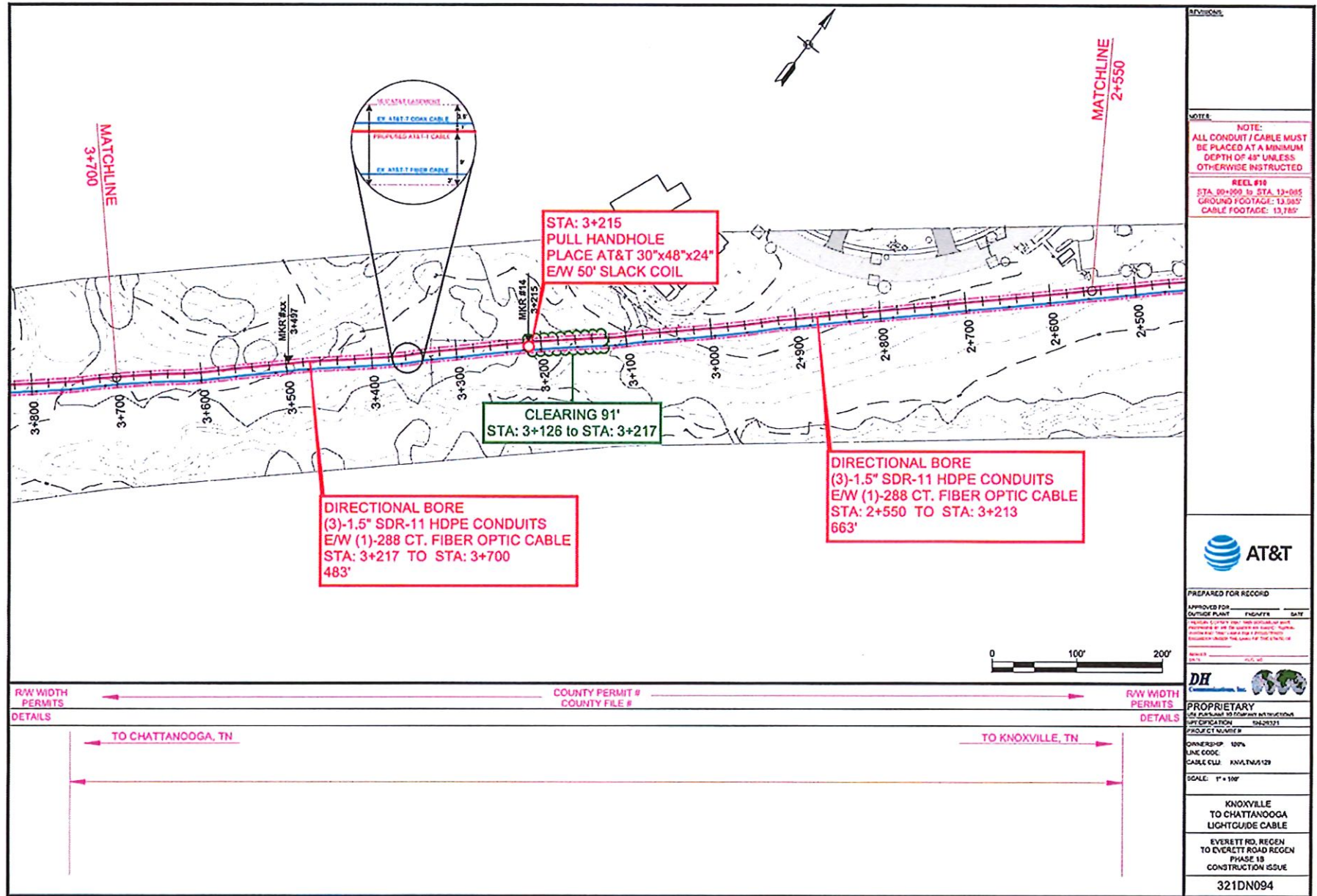
Discussion & Recommendations: Some reference to trenching is still on the plans and, as discussed with the Town's Engineering staff, this will need to be changed to note that all work will be using directional boring. This has been discussed with the applicant and they will be adjusting the plans.

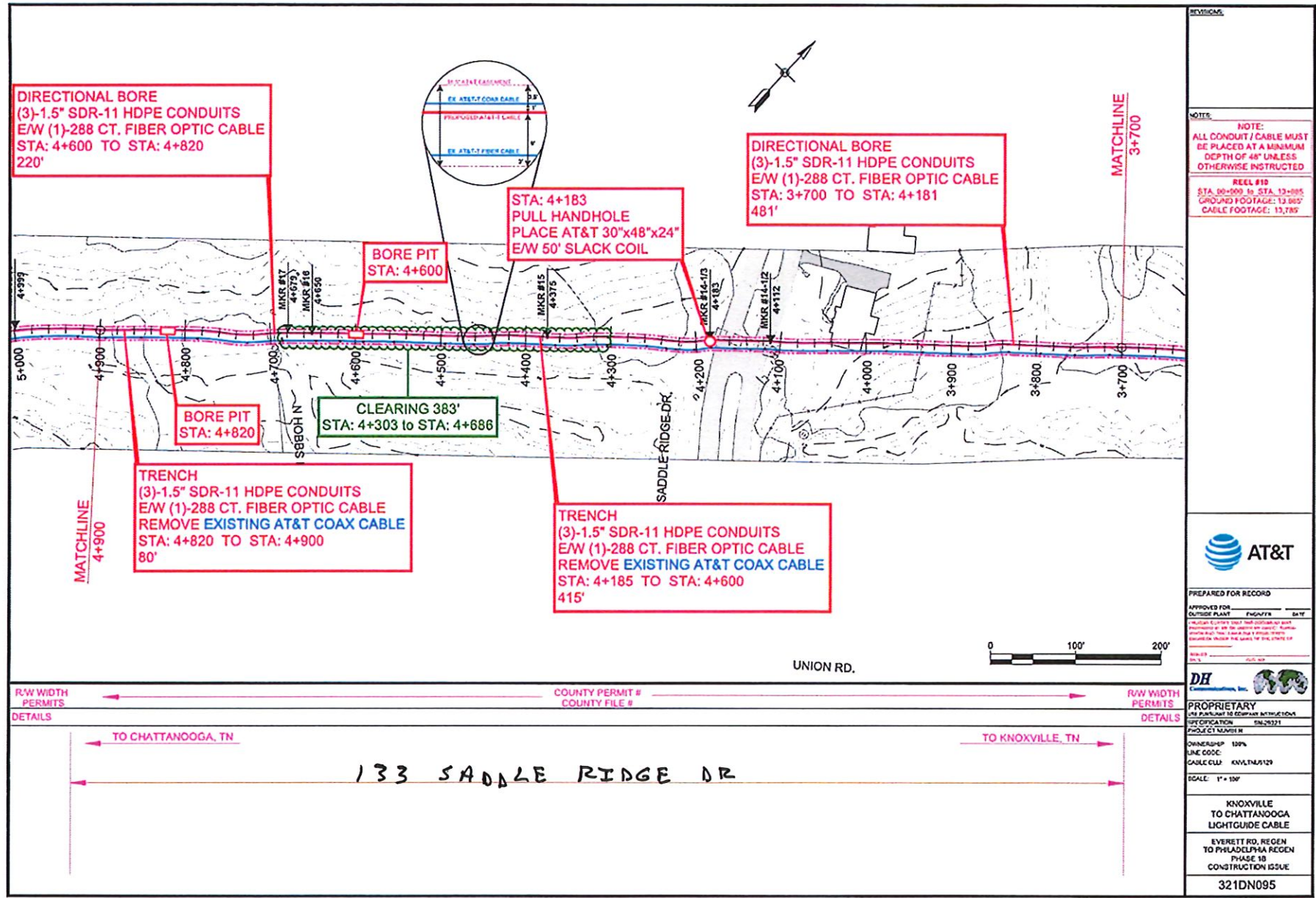
Recommended By: Mark Shipley, Community Development Director

Proposed Motion: The staff has reviewed the plans and is recommending approval subject to removing any reference to trenching and obtaining a right of way permit from the Town's Engineering Department. This will ensure that the installation is coordinated with the Town. The applicant's installer has a performance bond with the Town to also ensure that any affected areas are restored to their pre-construction condition.









REVISIONS		
NOTE: NOTE: ALL CONDUIT / CABLE MUST BE PLACED AT A MINIMUM DEPTH OF 48" UNLESS OTHERWISE INSTRUCTED		
REEL #10 STA. 30+000 TO STA. 13+000 GROUND FOOTAGE: 13,985' CABLE FOOTAGE: 13,785'		
 AT&T		
PREPARED FOR RECORD		
APPROVED FOR	PROJECT	DATE
I hereby certify that this document was prepared or on the basis on record. Further approval has been issued that it should remain in record for the purpose of this project of		
DATE	DATE	
04/20/2026	04/20/2026	
 DH Communications, Inc.		
PROPRIETARY THIS DOCUMENT IS THE PROPERTY OF DH COMMUNICATIONS, INC. IT IS TO BE USED ONLY FOR THE PROJECT IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DH COMMUNICATIONS, INC.		
OWNERSHIP	100%	
LINE CODE	KNOX/CHATT	
CABLE CLAS	KNOX/CHATT	
SCALE	1" = 100'	
KNOXVILLE TO CHATTANOOGA LIGHTGUIDE CABLE		
EVERETT RD. REGEN TO PHILADELPHIA REGEN PHASE 1B CONSTRUCTION ISSUE		
321DN095		

