

**A G E N D A**  
**FARRAGUT MUNICIPAL PLANNING COMMISSION**

**February 18, 2016**  
**7:00 p.m. Farragut Town Hall**

For questions please either e-mail Mark Shipley at [mark.shipley@townoffarragut.org](mailto:mark.shipley@townoffarragut.org) or Ashley Miller at [ashley.miller@townoffarragut.org](mailto:ashley.miller@townoffarragut.org) or call them at 865-966-7057.

1. **Citizen Forum**
2. **Approval of agenda**
3. **Approval of minutes – January 21, 2016**
4. **Discussion and public hearing on a final plat for Chantilly Acres at McFee Subdivision, located at 932 and 1006 McFee Road, Parcels 18 and 18.01, Map 162, Zoned R-1, 5 Lots, 5.46 Acres (Southern Beach Holdings, LLC, Applicant)**  
  
***NOTE: This item will be recommended for postponement.***
5. **Discussion and public hearing on a final plat for Phase III of the Briarstone Subdivision (formerly the Villas at Anchor Park Subdivision property) located on the north side of Turkey Creek Road across from Anchor Park, a portion of Parcel 59, Tax Map 152, Zoned R-1/OSMR, 20 Lots, 12.95 Acres (Saddlebrook Properties, LLC, Applicant)**
6. **Discussion and public hearing on a plat of correction to modify side yard setback requirements for the Sheffield Subdivision – Phase II, Parcel 52.03, Tax Map 152, 27.4 Acres, 56 Lots, Zoned R-1/OSR (Saddlebrook Properties, LLC, Applicant)**
7. **Discussion and public hearing on a request to measure the north limit of the recommended OS-P zoning district abutting Union Road for the property at 12639 Kingston Pike, Parcel 58, Tax Map 151, from the existing right of way of Union Road rather than the required right of way of Union Road based on its classification on the Major Road Plan**
8. **Discussion and public hearing on amendments to Chapter 2 of the Farragut Zoning Ordinance to amend and provide for new definitions related to elderly housing**
9. **Discussion and public hearing on amendments to the text of Chapter 3 of the Farragut Zoning Ordinance, Section XX., Community Service District (S-1), to replace it with new requirements, Section XI., Multi-Family Residential District (R-6) and Section**

*It is the policy of the Town of Farragut not to discriminate on the basis of race, color, national origin, age, sex, or disability 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.*

**XXVIII., Open Space Multi-Family Residential Overlay (OSMFR), to remove elderly and group housing provisions and nursing homes as permitted uses, and Section XII., General Commercial District (C-1), to replace elderly housing with assisted-care living facilities as a permitted use**

- 10. Discussion and public hearing on amendments to the text of Chapter 4 of the Farragut Zoning Ordinance, Section VII., Elderly Housing, to replace it with Senior Living Community provisions, Section X., Group or Cluster Housing Projects, to remove the provisions associated with group or cluster housing projects, Section XVIII. E., Nursing Home Regulations, to amend the area regulations, Section XX. A. 3., Parking and Loading, to amend the parking provisions associated with independent living and assisted-care living facilities**
- 11. Discussion on a request to amend the 2012 Comprehensive Land Use Plan for Parcel 117, Tax Map 142, located at the intersection of N. Campbell Station Road and Herron Road, approximately 4.5 Acres, from Very Low Density Residential to Civic/Institutional (Peter Falk for Autumn Care II, LLC, Applicant)**
- 12. Discussion on a request to rezone Parcel 117, Tax Map 142, located at the intersection of N. Campbell Station Road and Herron Road, approximately 4.5 Acres, from R-2 to S-1/Civic/Institutional (Peter Falk for Autumn Care II, LLC, Applicant)**
- 13. Public hearing on proposed locations for new utilities**

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MINUTES  
FARRAGUT MUNICIPAL PLANNING COMMISSION

January 21, 2016

**MEMBERS PRESENT**

Rita Holladay, Chairman  
Ed St. Clair, Vice-Chairman  
Ed Whiting, Secretary  
Ralph McGill, Mayor  
Annette Brun  
Betty Dick  
Noah Myers  
Louise Povlin

**MEMBERS ABSENT**

**Staff Representatives:** Mark Shipley, Community Development Director  
David Smoak, Town Administrator

Chairman Holladay called the meeting to order at 7 p.m.

**CITIZEN FORUM**

Chairman Holladay noted that the planning commission members will be receiving letters from the state and that paperwork is due by the end of the month.

**APPROVAL OF AGENDA**

*Commissioner St. Clair moved to approve the January 21, 2016 agenda. Commissioner Povlin seconded the motion and the motion passed 8-0.*

**APPROVAL OF MINUTES**

*Commissioner St. Clair moved to approve the December 17, 2015 minutes. Commissioner Povlin seconded the motion and the motion passed 8-0. Commissioner Myers asked that the April 2015 minutes be modified to reflect that the vote on the amendment to the future land use map in the CLUP for the property at 12639 Kingston Pike be amended to note that Commissioner Myers had abstained.*

**AGENDA ITEMS**

**DISCUSSION AND PUBLIC HEARING ON A SITE PLAN CLARIFICATION RELATED TO THE MONO-PINE STEALTH APPLICATION PROPOSED FOR A TELECOMMUNICATIONS TOWER TO BE SITUATED ON A PORTION OF PARCEL 37.03, TAX MAP 153, LOCATED OFF OF CONCORD ROAD ADJOINING CLARITY POINTE AND FIRST UTILITY DISTRICT, ZONED C-1**

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

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**AND TELECOMMUNICATIONS TOWER OVERLAY, 5.24 ACRES (Branch Towers, Applicant)**

Staff recommended that the applicant pursue a mono-pine stealth application that would be similar to the drawing that was handed out at the November 19, 2015 planning commission meeting.

*The applicant indicated that the wider stealth application that was shown on the handout distributed at the November meeting was not structurally feasible and a dimension of roughly 24 feet in width would be the widest mono-pine stealth application possible for a tower of this height. Commissioner Myers moved to accept the mono-pine stealth application with the 24 foot wide span at the base with the recommendation that measures be employed to lessen the "bottle brush" appearance of the stealth application proposed. Such measures could be forwarded to the Town staff for review. The staff may then forward to the planning commissioners via e-mail if there is any uncertainty as to whether the measures were properly addressed. Motion was seconded by Commissioner Povlin and motion passed unanimously.*

**DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR THE OVERLOOK AT CAMPBELL STATION, PARCELS 108 AND 109, TAX MAP 130, ZONED R-6/OSMFR, 820 N. CAMPBELL STATION ROAD, 31.94ACRES (GBS Engineering, Applicant)**

Staff recommended postponement due to the number of remaining items. The staff noted that if the commission wished to vote on the site plan the staff would recommend that any approval be subject to the following comments being satisfactorily addressed as verified in writing by the Town staff:

- a. Please update the fire flow data on sheet C 7.0 to reflect the new construction type and building size;
- b. Please provide a remote emergency access road, in accordance with IFC D106, to provide a secondary access for emergency purposes. The note referenced on the drawings does not provide any specific data on the grass paver design or confirm that it will support the required 30,000 pound loading. Additionally, as submitted, the secondary access does not provide adequate turning radius to negotiate a right turn, immediately followed by a left turn, at the gate into the aisle way. Additional gate specifications and locking arrangements should be provided;
- c. Please provide current fire hydrant flow data for the closest fire hydrants used to satisfy Appendix B and C. Data shall be less than 1 year old and include name of agency performing test, static pressure, residual pressure and flow in GPM (data is from 2013);

- d. Please provide written approval from First Utility District of Knox County. The data provided is from 2013;
- e. Please provide hydraulic data to prove that adequate water, for fire suppression, can be provided given the new theoretical connections to the utility water system. No engineered flow data design was provided to prove that the fire flow requirements could be met at all fire hydrants within the complex;
- f. Please address specifically how the areas shown as permanent open space will be memorialized as such in a manner that runs with the land. A plat will be needed which will likely reference a covenant or permanent open space easement or lot that is recorded and that describes the open space land areas and that they are to be left undisturbed in perpetuity. The exact approach to address this will need to be reviewed in consultation with the Town staff and Town attorney;
- g. The additional disturbance along the drainageway is inconsistent with the intent of the OSMFR Zoning District Overlay. This additional disturbance will cause the removal of specimen trees that could otherwise be saved with the prior submittal that was discussed with the planning commission where the bridge would completely span the drainageway. The staff does not support this increased disturbance since alternate measures are available and have already been proposed by the applicant;
- h. As was noted when this last came before the planning commission, this new site plan must adhere to all aspects of the adopted Architectural Design Standards (ADS). The plan that has been submitted is in conflict with the following standards:
  - 1. Standard 1.1 b. Standard 1.9 c. Align internal drive aisles to allow for future connections to adjoining properties (*the staff would recommend the site grading be re-visited to provide for an opportunity for a future connection to the south*);
  - 2. Standard 1.15 b. Avoid site development patterns that leave small patches of uncoordinated open spaces (*the open space created by building two buildings on the north side of the drainage area creates an odd shaped open space that will be more difficult to identify and protect*);
  - 3. Standard 2.6 a. Incorporate iconic design features such as well-defined entries or tower elements into the design of a new development that is large scale or located in a highly visible location (*this would be reflected in a building design feature(s), visible from N. Campbell Station Road, that creates a unique and inviting visual element for this development*);
- i. Please show the latest parking lot island modifications on all sheets;
- j. Please ensure that the acreage is consistent on all sheets and includes the annexed tract;
- k. Staff is concerned about the proposed units on the other side of the stream being situated within a huge drainage (depositional) area and what this could mean for building foundations and earth moving work to properly amend the soil for its intended purpose;

- l. A new landscape plan is required and must be approved prior to the issuance of a grading permit;
- m. Building C is within 100 feet of property zoned residential and cannot exceed 3 stories or 45 feet;
- n. The depth and slope of some of the storm sewers is of great concern;
- o. Please place ALL silt fence on contour;
- p. Please remove the extra line that is in conflict with the tree protection fencing shown on the tree protection plan;
- q. The lighting plan must be completely revised. Some lights have been added which create significant violations of the Outdoor Site Lighting requirements in the zoning ordinance. The maximum footcandles permitted at the property line where the abutting property is zoned non-commercial or non-office is .5. The plan shows footcandles of up to 50.1 footcandles at an adjoining property line. Also, the footcandles at a street right of way or adjoining property zoned commercial or office cannot exceed 3.0. The plan shows footcandles exceeding 40 in a number of areas along the property line of the adjoining commercial and office zoning districts. Also, the lighting plan does not include the entire site. These are very significant lighting issues that must be corrected;
- r. Please ensure that ALL external lighting fixtures and their locations are shown on the lighting plans;
- s. All HVAC units must be screened by the building they are serving. Consequently, the screening measures must be connected to and part of the building. They cannot be detached from the building. Please correct;
- t. There are two (2) sheet number 55's. Also, Sheets 77 and 78 are out of place in the set;
- u. Please submit irrevocable letter of credit for erosion control for \$95,000;
- v. Please submit Drainage Fee of \$8,130; and
- w. Please submit NOC.

*After a very long discussion, Commissioner Myers moved to approve the site plan subject to the remaining staff comments with the exception of removing Comments g, h (1 and 2), k, and n. Motion was seconded by Commissioner Povlin and motion passed unanimously.*

**DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE PARCELS 18 AND 18.01, TAX MAP 162, LOCATED AT 1006 MCFEE ROAD, APPROXIMATELY 6 ACRES, FROM R-1 TO R-2 (John and Teresa Kirkland, Applicants)**

Staff recommended that this request be considered in relation to the vision of the CLUP for this general area. Resolution PC-16-02 recommended approval of Ordinance 16-03.

*Motion was made by Commissioner St. Clair to approve Resolution PC-16-02 which recommended approval of Ordinance 16-03. Motion was seconded by Commissioner Povlin and motion passed unanimously.*

**DISCUSSION AND PUBLIC HEARING ON A REQUEST TO AMEND THE 2012 COMPREHENSIVE LAND USE PLAN (CLUP) FOR A PORTION OF THE PROPERTY LOCATED AT 12639 KINGSTON PIKE, 30.13 ACRES, FROM CIVIC INSTITUTIONAL TO COMMERCIAL (Paul R. Swan, Applicant)**

The staff indicated that they would not support the request to amend the future land use map for the portion of the property at 12639 Kingston Pike that is currently designated as Civic Institutional to Commercial. The request to change this to Commercial would be inconsistent with the action recently taken by the planning commission in relation to the same request and would be inconsistent with the transitional provisions and future land uses specified for the general area in the CLUP.

*After a long discussion, a motion was made by Commissioner St. Clair to amend the future land use map in the CLUP for the portion of the property with the Civic Institutional classification to a new classification of Open Space. Motion was seconded by Commissioner Brun and motion passed 7-0-1 with Commissioner Myers abstaining.*

**DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE PARCEL 58, TAX MAP 151, 12639 KINGSTON PIKE, 30.13 ACRES, FROM R-2 AND FLOODPLAIN TO C-1, FLOODPLAIN, AND OPEN SPACE/PARK (Paul R. Swan, Applicant)**

Staff does not support Resolution PC-16-01 which recommends approval of Ordinance 16-02. Staff would support a rezoning to C-1 for the portion of the property that is designated as Commercial on the future land use map.

*Motion was made by Commissioner St. Clair to approve Resolution PC-16-01 with the OS-P portion of the request being extended to include the entire Union Road frontage from the south edge of the required right of way of Union Road, per its classification on the Major Road Plan, to a depth of 150 feet into the property. Motion was seconded by Commissioner Dick and motion passed 7-0-1 with Commissioner Myers abstaining.*

**DISCUSSION ON AMENDMENTS TO CHAPTER 2 OF THE FARRAGUT ZONING ORDINANCE TO PROVIDE FOR NEW DEFINITIONS RELATED TO ELDERLY HOUSING**

For discussion purposes only.

**DISCUSSION ON AMENDMENTS TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, CHAPTER 3. SECTION XX., COMMUNITY SERVICE DISTRICT (S-1), TO REPLACE IT WITH A CIVIC/INSTITUTIONAL ZONING DISTRICT**

For discussion purposes only.

**DISCUSSION ON THE CREATION OF SENIOR LIVING COMMUNITY PROVISIONS IN CHAPTER 4 OF THE FARRAGUT ZONING ORDINANCE**

For discussion purposes only.

**DISCUSSION ON AMENDMENTS TO THE COMPREHENSIVE LAND USE PLAN**

For discussion purposes only.

**PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES**

None at this time

**ADJOURNMENT**

The meeting adjourned at 11:45 p.m.

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Edwin K. Whiting, Secretary

**MINUTES  
FARRAGUT MUNICIPAL PLANNING COMMISSION**

**April 16, 2015**

**MEMBERS PRESENT**

Ed St. Clair, Vice-Chairman  
Ron Honken, Alderman  
Ed Whiting, Secretary  
Ralph McGill, Mayor  
Annette Brun  
Betty Dick  
Noah Myers  
Louise Povlin

**MEMBERS ABSENT**

Rita Holladay, Chairman

**Staff Representatives:** Mark Shipley, Community Development Director  
Ashley Miller, Assistant Community Development Director  
Gary Palmer, Assistant Town Administrator  
David Smoak, Town Administrator

Vice-Chairman St. Clair called the meeting to order at 7 p.m.

**CITIZEN FORUM**

Robert Hill addressed the planning commission regarding making a request to the Board of Mayor and Aldermen to fund a traffic study on Kingston Pike between Old Stage Road and Concord Road.

**APPROVAL OF AGENDA**

*Commissioner Dick moved to approve the April 16, 2015 agenda with the items #6 and #7 being removed at the request of the applicant. Commissioner Whiting seconded the motion and the motion passed 8-0.*

**APPROVAL OF MINUTES**

*Commissioner Honken moved to approve the March 19, 2015 minutes as submitted. Mayor McGill seconded the motion and the motion passed 6-0-2 with Commissioner Myers and Povlin abstaining because they were absent.*

**AGENDA ITEMS**

**DISCUSSION AND PUBLIC HEARING ON A PRELIMINARY PLAT FOR PHASE 2 OF THE BRIARSTONE SUBDIVISION (FORMERLY THE VILLAS AT ANCHOR PARK SUBDIVISION PROPERTY) LOCATED ON THE NORTH SIDE OF TURKEY CREEK ROAD ACROSS FROM ANCHOR PARK, A PORTION OF PARCEL 59, TAX MAP 152, 19.37 ACRES (Saddlebrook Properties, LLC, Applicant)**

Staff recommended approval subject to the following items being satisfactorily addressed:

- 1) The street light shown on Sheet 7 does not comply with the Town's requirements for residential subdivision street lighting – e.g. the globe glass must be frosted;
- 2) FUD will need to sign off on the water and sewer plans;

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- 3) Buffer strips are not mandatory in the R-1/OSMR but may be required by the planning commission in order to promote compatibility with an abutting land use. If the planning commission wishes to continue the buffer strip through this phase some of the grading proposed will likely need to be adjusted. Grading in a buffer strip is only permitted where there is no tree cover and the finished slopes will be no steeper than 4:1 and all of the plant units per 100 linear feet of buffer can be installed. If a buffer strip is required, a landscape plan for the buffer (in addition to and part of the plan required for the detention basins) will be required. The landscape plan will have to be approved and a completion letter of credit provided prior to approval of the final plat;
- 4) Submitting a copy of the NOC;
- 5) Submitting an irrevocable letter of credit for \$90,000 for erosion control in Phase II;
- 6) Obtaining a sign permit for the entrance signage;
- 7) Improving the stabilization and grass stand on the bank area along the western portion of Phase I, Briarstone; and
- 8) Submitting a Drainage Fee of \$1050.

*Commissioner Honken moved to approve a preliminary plat for Phase 2 of the Briarstone Subdivision subject staff's recommendations but removing item #3. Commissioner Brun seconded the motion and the motion passed 8-0.*

**DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR THE HANOVER COURT SUBDIVISION, LOCATED ON OLD STAGE ROAD AT THE S. WATT ROAD INTERSECTION, PARCELS 94.02 AND 94.03, TAX MAP 151, ZONED R-1 AND R-4, 36 LOTS, 9.87 ACRES (Matthew Sturgill, LLC, Applicant)**

The staff indicated that in terms of the plat the remaining comments are as follows:

- 1) A sign easement will need to be platted. Please ensure that the sign easement area is enlarged so that any proposed signage will be outside the visibility triangle;

The staff indicated that, in terms of non-plat related items, the following items remain incomplete:

- 1) The walking trail needs to be completed;
- 2) A landscape completion letter of credit for \$20,000 must be provided. Once the required plant material has been installed this will need to be replaced with a maintenance letter of credit;
- 3) The covenants and restrictions must be approved by the Town Attorney and recorded prior to the issuance of building permits;
- 4) All disturbed areas must be stabilized with a uniform stand of perennial grass over at least 90% of the site prior to the Town signing off on the final plat. Work has not been initiated in this regard;
- 5) A completion letter of credit for surface course and sidewalks for \$63,000; and
- 6) A two-year maintenance letter of credit for streets, pedestrian facilities, and drainage for \$39,000;

- 7) Completion of all items on staff's punchlist, including stabilization of all disturbed areas;
- 8) Providing verification of slope, volume and capacity of detention basin;
- 9) Staff's understanding is that the roadway surface course is to be installed shortly after recording of the Final Plat. We strongly recommend this installation as soon as possible, as the binder has been exposed for approximately seven years.

Staff recommended postponement due mainly to the incomplete status of the field items.

*Matt Sturgill was present and asked that the plat be approved with the understanding that all of the remaining items would be satisfactorily addressed. Commissioner Myers moved to approve the final plat for the Hanover Court Subdivision subject to all of the outstanding items noted be staff being addressed. Commissioner Honken seconded the motion and the motion passed 8-0.*

**DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE PARCEL 36, TAX MAP 142, 12422 UNION ROAD, 25.75 ACRES, FROM R-2 TO R-1/OSR (Homestead Land Holdings, LLC, Applicant)**

*Item removed from the agenda at the request of the applicant.*

**DISCUSSION AND PUBLIC HEARING ON A CONCEPT PLAN FOR UNION GROVE SUBDIVISION, LOCATED ON UNION ROAD, PARCEL 36, TAX MAP 142, ZONED R-2, 50 LOTS, 25.75 ACRES (Homestead Land Holdings, LLC, Applicant)**

*Item removed from the agenda at the request of the applicant.*

**DISCUSSION AND PUBLIC HEARING ON A REQUEST TO AMEND THE 2012 COMPREHENSIVE LAND USE PLAN FOR THE PROPERTY LOCATED AT 12639 KINGSTON PIKE, 30.13 ACRES, FROM MEDIUM DENSITY RESIDENTIAL AND LOW DENSITY RESIDENTIAL TO COMMERCIAL (Horne Real Estate, LLC, Applicant)**

The staff recommended approval of the request to amend the future land use map for the portion of this property that is designated as Medium Density Residential to Commercial. The staff recommended that the portion designated as Low Density Residential be Civic/Institutional and the Open Space designation remain unchanged.

*Commissioner Honken moved to approve the request to amend the future land use map per staff's recommendation. Commissioner Brun seconded the motion and the motion passed 7-0-1 with Commissioner Myers abstaining.*

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**DISCUSSION ON A REQUEST TO REZONE PARCEL 58, TAX MAP 151, 12639 KINGSTON PIKE, 30.13 ACRES, FROM R-2 AND FLOODPLAIN TO C-1 AND FLOODPLAIN (Horne Real Estate, LLC, Applicant)**

For discussion purposes only.

**DISCUSSION ON A REQUEST TO REZONE PARCELS 54.01, 57, AND A PORTION OF 54, TAX MAP 151, 12723, 12733 AND 12743 UNION ROAD, 111.5 ACRES, FROM A TO R-1/OSR (Development Ventures, G.P., Applicant)**

For discussion purposes only.

**DISCUSSION ON A REQUEST TO AMEND THE 2012 COMPREHENSIVE LAND USE PLAN FOR THE PROPERTY LOCATED TO THE WEST OF VILLAGE VETERINARY AND TO THE EAST OF THE FORMER PHILLIPS 66 ON KINGSTON PIKE, 16.23 ACRES, FROM OFFICE/LIGHT INDUSTRIAL TO MIXED USE TOWN CENTER (Craig Allen, Applicant)**

For discussion purposes only.

**DISCUSSION ON A REQUEST TO REZONE PARCEL 131, TAX MAP 142, LOCATED TO THE WEST OF VILLAGE VETERINARY AND TO THE EAST OF THE FORMER PHILLIPS 66 ON KINGSTON PIKE, 16.23 ACRES, FROM O-1 TO TCD (Craig Allen, Applicant)**

For discussion purposes only.

**DISCUSSION AND PUBLIC HEARING ON THE FY 2016-2020 CAPITAL INVESTMENT PLAN**

Staff recommended approval of the FY 2016-2020 CIP to the Board of Mayor and Aldermen.

*Commissioner Honken moved to approve the FY 2016-2020 CIP with a recommendation to move up Union Road improvements as a top priority, to note that the Concord Road lighting design should not counter the Town's branding initiatives, and that the Virtue Road signal pole and mast arm be black.. Commissioner Povlin seconded the motion and the motion passed 8-0.*

**PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES**

None at this time

**ADJOURNMENT**

The meeting adjourned at 10:03 p.m.

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Edwin K. Whiting, Secretary

**MEETING DATE:** February 18, 2016

## **REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION**

**PREPARED BY:** Mark Shipley, Community Development Director

**SUBJECT:** Discussion and public hearing on a final plat for Chantilly Acres at McFee Subdivision, located at 932 and 1006 McFee Road, Parcels 18 and 18.01, Map 162, Zoned R-1, 5 Lots, 5.46 Acres (Southern Beach Holdings, LLC, Applicant)

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**NOTE:** Revisions to the plat have not been submitted and the staff will recommend that this item be postponed. This has been conveyed to the applicant.

MEETING DATE: February 18, 2016

## REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

**PREPARED BY:** Mark Shipley, Community Development Director

**SUBJECT:** Discussion and public hearing on a final plat for Phase III of the Briarstone Subdivision (formerly the Villas at Anchor Park Subdivision property) located on the north side of Turkey Creek Road across from Anchor Park, a portion of Parcel 59, Tax Map 152, Zoned R-1/OSMR, 20 Lots, 12.95 Acres (Saddlebrook Properties, LLC, Applicant)

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**INTRODUCTION AND BACKGROUND:** On April 16, 2015 a preliminary plat was approved for Phase II of the Briarstone Subdivision. Work was initiated on the construction of public improvements and a final plat for Phase II was submitted for a portion of the property encompassed by the Phase II preliminary plat. This final plat included 14 houselots and was recorded on January 1, 2016.

Now the applicant is requesting to plat the remainder of the lots that were included in the Phase II preliminary plat. This final plat for Phase III includes 19 houselots and one large open space lot with walking trail connections to Bobolink Drive and Finch Road in the Audubon Hills Subdivision. A vehicular connection to Audubon Hills will be provided via Dunlin Lane in the next phase of Briarstone that was approved as the preliminary plat for Phase III.

**RECOMMENDATION:** Included in your packet is a copy of the revised final plat and the staffs' comments on the initial final plat that was submitted. The staff will make a recommendation at the meeting. In terms of the field items, the project is far enough along to be considered for final plat approval. The surface course for both the road and the walking trails will be provided when the weather permits and sidewalks will be constructed as houses are being built. The applicant will be providing a letter of credit to cover these incomplete items.

## Ashley Miller

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**From:** Mark Shipley  
**Sent:** Wednesday, January 27, 2016 10:47 AM  
**To:** bmohney@saddlebrookproperties.com; Russ Rackley (rnrackley@rackleyengineering.com); Ryan Lynch  
**Cc:** Ashley Miller; Darryl Smith; David Sparks; Gary Palmer  
**Subject:** briarstone phase iii final plat

Comments on the above plat.

January 27, 2016

Mr. Ryan Lynch  
Lynch Surveys, LLC  
4405 Coster Road  
Knoxville, TN 37912  
[rlynch@lynchsurvey.com](mailto:rlynch@lynchsurvey.com)

**SUBJECT: STAFF COMMENTS ON THE FINAL PLAT FOR PHASE III OF THE BRIARSTONE SUBDIVISION**

Dear Ryan:

The Town staff has reviewed the above referenced plat for compliance with the Town's regulations. **This item will be discussed at the Staff/Developer Meeting at the Farragut Town Hall on Tuesday, February 2, at 9:00 a.m.** The purpose of this meeting is to discuss questions you may have on staff comments.

Please address these comments and resubmit the corrected plat sheets by no later than **Monday, February 8**. When the plat is resubmitted, please include a letter which addresses these comments and that indicates where the information can be found on the plat sheets.

Planning Division: (Contact Mark Shipley at [mark.shipley@townoffarragut.org](mailto:mark.shipley@townoffarragut.org))

1. Please finalize the Briarstone concept plan. This was approved back in August but never finalized (please see FMPC minutes below);
2. Related to the previous comment, please revisit the peripheral building setback line in relation to what will become Briarstone Phase IV (final plat);
3. Are you addressing the zoning line issue with the Scarborough property with the next phase of Briarstone?
4. Please correct the total lot number on the final plat;
5. Please add the total building area and total lot coverage calculations to all sheets of the plat;
6. Please add the general notes to all sheets;
7. Please remove "except under buildings" from Note 2;
8. Please update Note 6 with the correct acreage;
9. Please get with staff on Note 10;
10. Please revise Note 9 to reflect the correct open space lot number and denote who is responsible for ownership and maintenance of the open space lot. Lot 20 was platted with Phase II;

11. Since the property to the west has been rezoned to R-1/OSMR, the grey wording area noting the zoning line designation on the plat will need to be updated;
12. Please add the Release of Easement(s) Certificate to the plat;
13. Are property owners being made aware of the FUD stamp that is being added to plats? Do they understand what this stamp means for their property?
14. The staff will check the required landscaping (detention basin and 4 replacement trees for hackberry tree removed). A 2-year maintenance letter of credit for \$5,000 will be required;
15. Please provide a recorded copy of the covenants prior to the issuance of a building permit;
16. Please spell out Dunlin Lane (not Ln);
17. In order to avoid a situation where a property owner alleges that they were unaware of a walking trail being constructed adjacent to their lot, please complete all walking trails prior to recording of the plat;

Engineering Division: (Contact Darryl Smith at [Darryl.smith@townoffarragut.org](mailto:Darryl.smith@townoffarragut.org))

18. Please complete all remaining items on staff's punchlist, including grow-in of stabilization. Does the applicant wish to post a completion LOC for surface course and sidewalk? If so, staff can provide LOC amount.

In addition to the e-mail addresses provided above you may also call the designated staff person(s) at 865-966-7057 if you have any questions on the above items. Unless specified otherwise, please include all requested information on the plans. Thank you for your assistance.

Sincerely,

Mark Shipley, AICP  
Community Development Director

Darryl W. Smith, P.E.  
Town Engineer

OWNER: KNOXF1 TWO, LLC  
 EMAIL: DFISER@FISERINC.COM  
 ADDRESS: 132 SHERLAKE LANE  
 KNOXVILLE, TN 37950  
 PHONE: 865-691-1200

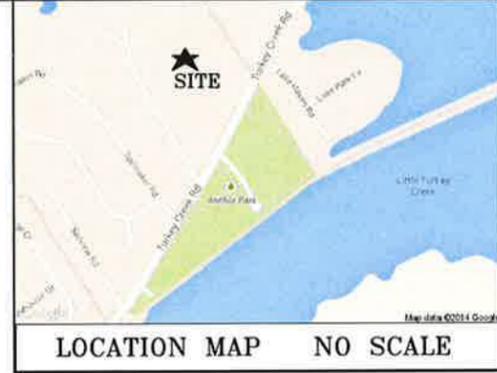
The First Utility District  
 Easement shown on and  
 dedicated by this map is  
 subject to the Restrictions and  
 Conditions of record as  
 Instrument #2009080001396  
 in the Office of the Register  
 for Knox County

**PHASE III**  
**TOTAL AREA = 12.952 AC**  
**TOTAL OPEN SPACE = 6.679 AC**  
**TOTAL R.O.W. = 1.039 AC**  
**TOTAL LOTS = 19**

**TOTAL BUILDING AREA**  
**0.75 X 36.39 = 27.29 AC**  
**27.29 AC X 0.25 = 6.82 AC**  
**6.82 AC / 73 = 0.0934 AC**  
**=4069.6 SF**

**TOTAL LOT COVERAGE**  
**0.75 X 36.39 = 27.29 AC**  
**27.29 AC X 0.35 = 9.55**  
**AC 9.55 AC / 73 = 0.1308**  
**AC =5698.6 SF**

| SYMBOL LEGEND          |                    |
|------------------------|--------------------|
| ○ IRON PIN (SIZE&TYPE) | ☒ CATCH BASIN      |
| ○ IRON PIN SET         | ⊕ SANITARY MANHOLE |
| LINE LEGEND            |                    |
| — SA —                 | SEWER LINE         |
| — ST —                 | STORM SEWER LINE   |



OWNER: KNOXF1 TWO, LLC  
 EMAIL: DFISER@FISERINC.COM  
 ADDRESS: 132 SHERLAKE LANE  
 KNOXVILLE, TN 37950  
 PHONE: 865-691-1200

**BRIARSTONE PHASE 3, FUTURE DEVELOPMENT, AND OPEN SPACE**  
**Certificate of Generation and Dedication**

I, (we) hereby certify that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

OWNER: KNOXF1 TWO, LLC  
 DATE: \_\_\_\_\_ 20\_\_\_\_  
 BY: DAVID B. FISER, MANAGING MEMBER

**CERTIFICATION OF COMMON AREAS DEDICATION**

As owner, in recording this plan I have designated certain areas of land shown hereon as common areas intended for use by the homeowners within BRIARSTONE SUBDIVISION PHASE 3 for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

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

OWNER: KNOXF1 TWO, LLC  
 BY: DAVID B. FISER, MANAGING MEMBER

**CERTIFICATE OF APPROVAL OF WATER SYSTEM**

I hereby certify that it has been certified to us that the water system(s) outlined or indicated on the final subdivision plat entitled, BRIARSTONE SUBDIVISION PHASE 3 - have been installed in accordance with current local and state government requirements.

Date Name, Title, and Agency of Authorized Approving Agent

**CERTIFICATE OF APPROVAL OF SEWER SYSTEM**

I hereby certify that it has been certified to us that the sewer systems outlined or indicated on the final subdivision plat entitled, BRIARSTONE SUBDIVISION PHASE 3 - have been installed in accordance with current local and state government requirements.

Date Name, Title, and Agency of Authorized Approving Agent

**CERTIFICATE OF APPROVAL FOR RECORDING**

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

Date / Secretary, Planning Commission

**CERTIFICATE 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

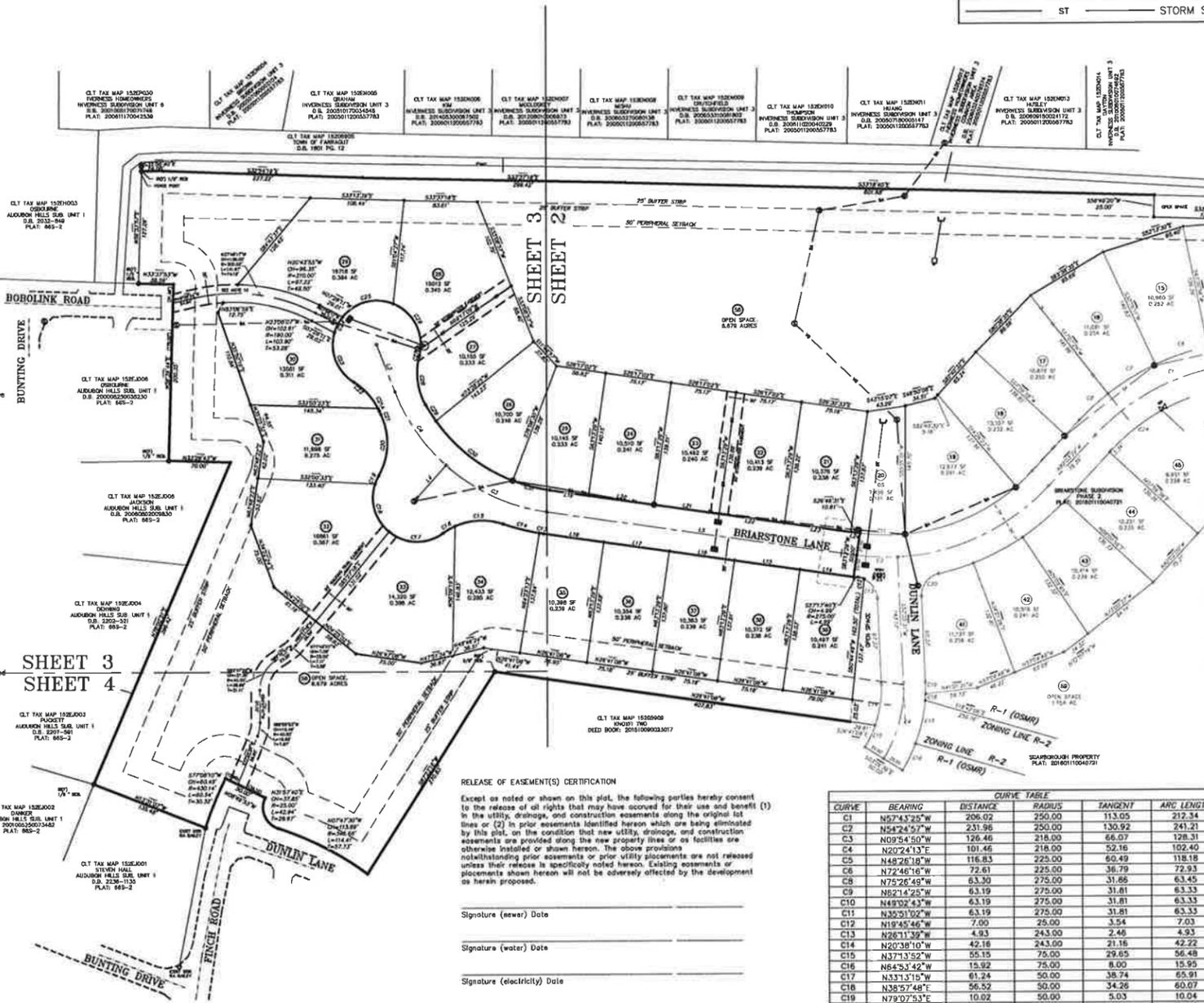
**Certificate of Electric, Gas and Telephone Availability**

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 sources is adequate to accommodate the reasonable needs of such lot as to such service with such subdivision.

**CERTIFICATE FOR STREET APPROVAL**

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

DATE \_\_\_\_\_ TOWN ENGINEER \_\_\_\_\_  
 License No. \_\_\_\_\_



- GENERAL NOTES**
- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. (FINAL PLAT)
  - A FIVE (5') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, A TEN (10') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES.
  - DEED REFERENCE: INSTRUMENT, NO. 201409300018574
  - PROPERTY SHOWN ON CLT 152 059
  - PROPERTY ZONE R1/OSMR (RURAL SINGLE-FAMILY RESIDENTIAL DISTRICT) (OPEN SPACE MIXED RESIDENTIAL OVERLAY DISTRICT)
  - MINIMUM BUILDING SETBACKS FOR (OSMR) ZONING ARE AS FOLLOWS:  
 FRONT YARD: 20 FEET  
 FRONT FACING GARAGE: 30 FEET  
 SIDE YARD: 20 FEET BETWEEN BUILDINGS  
 PERIPHERY PROPERTY LINE: 50 FEET
  - ALL WALKING TRAILS SHALL HAVE A 20' EASEMENT IN FAVOR OF THE TOWN OF FARRAGUT AND ARE RESERVED FOR PUBLIC USE. TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF TRAILS AND EASEMENTS UPON THE RELEASE OF THE 2-YEAR MAINTENANCE LETTER OF CREDIT RELATED TO THE WALKING TRAILS.
  - A 15' UTILITY EASEMENT EXISTS, 7.5 EITHER SIDE OF WATER AND SEWER LINES AS INSTALLED.
  - LOT 5B IS OPEN SPACE
  - 20 FOOT WALKING TRAIL EASEMENT: WALKING TRAIL IS TO BE 8 FEET IN WIDTH, 4 FEET FROM BOTH SIDES OF THE CENTER-LINE OF TRAIL IS MAINTAINED BY THE TOWN OF FARRAGUT, AREA OUTSIDE THE 8 FOOT TRAIL EASEMENT IS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION
  - THE PURPOSE OF THIS PLAT IS TO CREATE 19 SINGLE FAMILY LOTS AND DEDICATE PUBLIC R.O.W FOR FUTURE DEVELOPMENT AND DEDICATE OPEN SPACE LOTS AND WALKING TRAIL EASEMENTS.

**RELEASE OF EASEMENT(S) CERTIFICATION**

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit (1) in the utility, drainage, and construction easements along the original lot lines or (2) in prior easements identified hereon which are being eliminated by this plat, on the condition that new utility, drainage, and construction easements are provided along the new property lines or as facilities are otherwise installed or shown hereon. The above provisions notwithstanding prior easements or prior utility placements are not released unless their release is specifically noted hereon. Existing easements or placements shown hereon will not be adversely affected by the development as herein proposed.

Signature (sewer) Date \_\_\_\_\_

Signature (water) Date \_\_\_\_\_

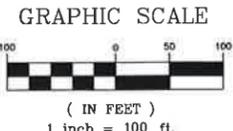
Signature (electricity) Date \_\_\_\_\_

Signature (gas) Date \_\_\_\_\_

Signature (telephone) Date \_\_\_\_\_

Signature (cable) Date \_\_\_\_\_

Signature (Town of Farragut) Date \_\_\_\_\_



| CURVE TABLE |             |          |        |         |            |
|-------------|-------------|----------|--------|---------|------------|
| CURVE       | BEARING     | DISTANCE | RADIUS | TANGENT | ARC LENGTH |
| C1          | N87°13'23"W | 206.02   | 250.00 | 113.05  | 212.34     |
| C2          | N54°24'57"W | 231.96   | 250.00 | 130.92  | 241.21     |
| C3          | N09°54'50"W | 126.46   | 218.00 | 66.07   | 128.31     |
| C4          | N20°24'13"E | 101.46   | 218.00 | 52.16   | 102.40     |
| C5          | N48°28'19"W | 116.83   | 225.00 | 60.49   | 118.18     |
| C6          | N72°46'16"W | 72.61    | 225.00 | 36.79   | 72.93      |
| C8          | N75°28'49"W | 63.30    | 275.00 | 31.86   | 63.45      |
| C9          | N82°14'25"W | 63.19    | 275.00 | 31.81   | 63.33      |
| C10         | N48°02'43"W | 63.19    | 275.00 | 31.81   | 63.33      |
| C11         | N30°51'02"W | 63.19    | 275.00 | 31.81   | 63.33      |
| C12         | N19°45'46"W | 7.00     | 25.00  | 3.54    | 7.03       |
| C13         | N86°11'59"W | 4.93     | 243.00 | 2.46    | 4.93       |
| C14         | N20°38'10"W | 42.16    | 243.00 | 21.16   | 42.22      |
| C15         | N37°13'52"W | 55.15    | 75.00  | 29.65   | 56.48      |
| C16         | N64°53'42"W | 15.92    | 75.00  | 8.00    | 15.95      |
| C17         | N33°13'19"W | 61.24    | 50.00  | 38.74   | 65.91      |
| C18         | N35°57'44"E | 56.52    | 50.00  | 34.26   | 60.07      |
| C19         | N79°07'53"E | 10.02    | 50.00  | 5.03    | 10.04      |
| C20         | N57°13'03"E | 69.64    | 75.00  | 39.32   | 72.42      |
| C21         | N30°04'03"E | 4.36     | 243.00 | 2.18    | 4.36       |
| C21A        | N29°20'24"E | 3.25     | 75.00  | 1.63    | 3.25       |
| C22         | N13°35'17"E | 43.84    | 75.00  | 22.92   | 44.49      |
| C23         | N32°01'58"E | 57.98    | 50.00  | 35.58   | 61.84      |
| C24         | N82°31'49"E | 26.00    | 50.00  | 13.46   | 26.30      |
| C25         | S47°31'53"E | 57.17    | 50.00  | 34.84   | 60.86      |
| C26         | S23°50'40"W | 59.49    | 50.00  | 37.01   | 63.72      |
| C27         | S47°58'22"W | 8.31     | 50.00  | 4.17    | 8.32       |
| C28         | S47°58'22"W | 55.98    | 75.00  | 30.17   | 57.37      |
| C29         | S22°47'37"W | 21.88    | 193.00 | 11.01   | 22.00      |
| C30         | S02°50'05"W | 110.88   | 193.00 | 57.88   | 112.46     |
| C31         | S20°19'01"E | 43.42    | 193.00 | 21.85   | 43.51      |
| C32         | S33°18'29"E | 51.19    | 225.00 | 25.76   | 51.30      |
| C33         | S57°41'58"E | 138.02   | 225.00 | 72.50   | 140.28     |
| C34         | S78°48'30"E | 25.50    | 225.00 | 12.77   | 25.51      |
| C35         | S77°27'58"E | 44.01    | 275.00 | 22.08   | 44.68      |
| C36         | S66°18'49"E | 63.20    | 275.00 | 31.81   | 63.34      |
| C37         | S53°04'57"E | 63.20    | 275.00 | 31.81   | 63.34      |
| C38         | S39°56'16"E | 62.71    | 275.00 | 31.56   | 62.85      |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | N33°32'27"W | 95.91    |
| L2         | N82°32'27"W | 78.59    |
| L3         | N33°13'16"E | 57.50    |
| L4         | N83°03'10"W | 49.44    |
| L5         | N26°46'31"W | 355.88   |
| L6         | N45°52'42"W | 30.05    |
| L7         | S60°04'56"W | 50.00    |
| L8         | S33°27'27"E | 6.00     |
| L9         | S56°36'33"W | 6.33     |
| L10        | N33°23'27"W | 24.22    |
| L11        | N33°23'27"W | 69.78    |
| L12        | N82°32'27"W | 1.34     |
| L13        | N82°32'27"W | 75.04    |
| L14        | N26°46'31"W | 61.52    |
| L15        | N26°46'31"W | 75.18    |
| L16        | N26°46'31"W | 75.18    |
| L17        | N26°46'31"W | 75.18    |
| L18        | N45°52'42"W | 69.23    |
| L19        | S26°46'31"E | 44.61    |
| L20        | S26°46'31"E | 75.16    |
| L21        | S26°46'31"E | 75.16    |
| L22        | S26°46'31"E | 75.16    |
| L23        | S26°46'31"E | 75.16    |
| L24        | S26°46'31"E | 10.61    |
| L25        | S33°27'27"E | 55.34    |
| L26        | S82°03'22"E | 23.05    |
| L27        | S33°27'27"E | 0.59     |
| L28        | S33°27'27"E | 35.18    |
| L29        | S33°27'27"E | 21.26    |



02/10/2016  
 CERTIFICATE OF SURVEY ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specification of the Subdivision Regulations. This is a Category 1 Land Survey with the ratio of precision of the unadjusted survey is not less than 1:10,000.

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

|  |   |   |  |   |   |
|--|---|---|--|---|---|
| <b>LYNCH SURVEYS LLC</b><br>SUBDIVISIONS   AS-BUILTS   SITE DESIGN<br>4405 COSTER RD. KNOXVILLE, TENN. 37912<br>865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM | DRAWN BY: R. LYNCH<br>CHECKED BY: R. LYNCH<br>SCALE: 1"=50'<br>DATE: 01/19/2016 | REVISIONS<br>1 TOF COMMENTS 02/04/2016<br>2<br>3<br>4<br>5<br>6 | SURVEY FOR:<br><b>Saddlebrook Properties, LLC</b><br><b>122 Perimeter Park Road</b><br><b>Knoxville, Tennessee 37922</b><br><b>Phone: 865-690-3200</b> | <b>Briarstone Subdivision Phase 3</b><br>-<br><b>Town of Farragut, Tennessee</b><br><b>District 6, Knox County, Tennessee</b> | <b>PROJECT NO.</b><br><b>Sheet 1/4</b><br><b>3718</b> |
|  | <b>FINAL PLAT OF</b>  |   |  | <b>2447</b>   |   |

**RELEASE OF EASEMENT(S) CERTIFICATION**  
 Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit (1) in the utility, drainage, and construction easements along the original lot lines or (2) in prior easements identified hereon which are being eliminated by this plat, on the condition that new utility, drainage, and construction easements are provided along the new property lines or as facilities are otherwise installed or shown hereon. The above provisions notwithstanding prior easements or prior utility placements are not released unless their release is specifically noted hereon. Existing easements or placements shown hereon will not be adversely affected by the development as herein proposed.

Signature (sewer) Date \_\_\_\_\_  
 Signature (water) Date \_\_\_\_\_  
 Signature (electricity) Date \_\_\_\_\_  
 Signature (gas) Date \_\_\_\_\_  
 Signature (telephone) Date \_\_\_\_\_  
 Signature (cable) Date \_\_\_\_\_  
 Signature (Town of Farragut) Date \_\_\_\_\_

**CERTIFICATION OF COMMON AREAS DEDICATION**  
 As owner, in recording this plat I have designated certain areas of land shown hereon as common areas intended for use by the homeowners within BRIARSTONE SUBDIVISION PHASE 3 for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.  
 \*Dedication of Covenants and Restrictions,\* applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

OWNER: KNOXFI TWO, LLC  
 BY: DAVID B. FISER, MANAGING MEMBER

**CERTIFICATE OF APPROVAL OF WATER SYSTEM**  
 I hereby certify that it has been certified to us that the water system(s) outlined or indicated on the final subdivision plat entitled BRIARSTONE SUBDIVISION PHASE 3 - have been installed in accordance with current local and state government requirements.

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

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Date / Secretary Planning Commission \_\_\_\_\_

**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 \_\_\_\_\_

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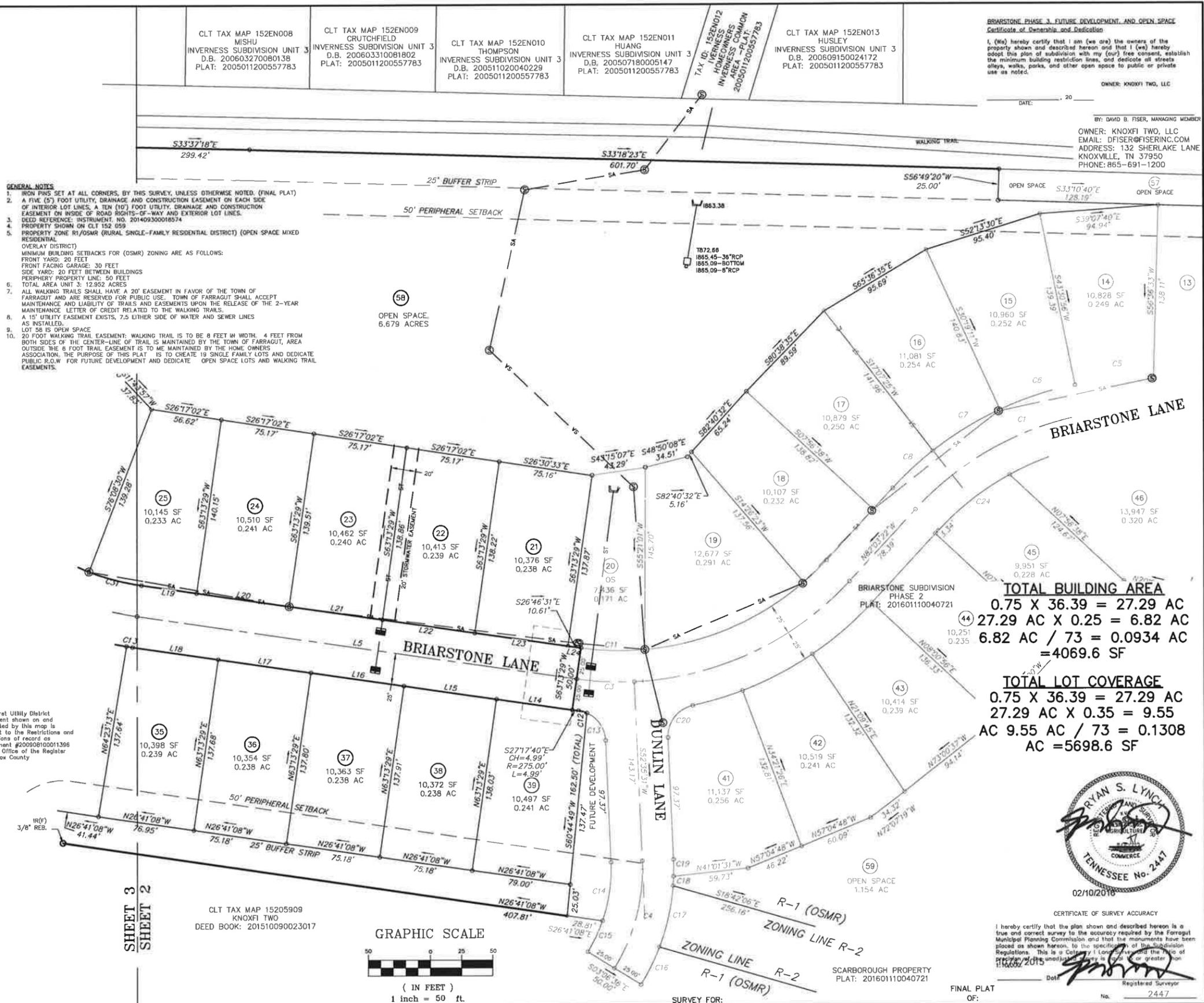
Date \_\_\_\_\_ GAS Name, Title & Agency of Authorized Approving Agent \_\_\_\_\_  
 Date \_\_\_\_\_ ELECTRIC Name, Title & Agency of Authorized Approving Agent \_\_\_\_\_  
 Date \_\_\_\_\_ TELEPHONE Name, Title & Agency of Authorized Approving Agent \_\_\_\_\_

**CERTIFICATE FOR STREET APPROVAL**  
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DATE \_\_\_\_\_ TOWN ENGINEER \_\_\_\_\_  
 License No.: \_\_\_\_\_

- GENERAL NOTES**
- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. (FINAL PLAT)
  - A FIVE (5) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, A TEN (10) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES.
  - DEED REFERENCE: INSTRUMENT NO. 201409300018574
  - PROPERTY SHOWN ON CLT 152-059
  - PROPERTY ZONE R1/OSMR (RURAL SINGLE-FAMILY RESIDENTIAL DISTRICT) (OPEN SPACE MIXED RESIDENTIAL OVERLAY DISTRICT) MINIMUM BUILDING SETBACKS FOR (OSMR) ZONING ARE AS FOLLOWS:  
 FRONT YARD: 20 FEET  
 FRONT FACING GARAGE: 30 FEET  
 SIDE YARD: 20 FEET BETWEEN BUILDINGS  
 PERIPHERY PROPERTY LINE: 50 FEET
  - TOTAL AREA UNIT 3: 12,952 ACRES
  - ALL WALKING TRAILS SHALL HAVE A 20' EASEMENT IN FAVOR OF THE TOWN OF FARRAGUT AND ARE RESERVED FOR PUBLIC USE. TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF TRAILS AND EASEMENTS UPON THE RELEASE OF THE 2-YEAR MAINTENANCE LETTER OF CREDIT RELATED TO THE WALKING TRAILS.
  - A 15' UTILITY EASEMENT EXISTS, 7.5 EITHER SIDE OF WATER AND SEWER LINES AS INSTALLED.
  - LOT 58 IS OPEN SPACE
  - 20 FOOT WALKING TRAIL EASEMENT: WALKING TRAIL IS TO BE 8 FEET IN WIDTH, 4 FEET FROM BOTH SIDES OF THE CENTER-LINE OF TRAIL IS MAINTAINED BY THE TOWN OF FARRAGUT, AREA OUTSIDE THE 8 FOOT TRAIL EASEMENT IS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. THE PURPOSE OF THIS PLAT IS TO CREATE 19 SINGLE FAMILY LOTS AND DEDICATE PUBLIC R.O.W FOR FUTURE DEVELOPMENT AND DEDICATE OPEN SPACE LOTS AND WALKING TRAIL EASEMENTS.

The First Utility District Easement shown on and dedicated by this map is subject to the Restrictions and Conditions of record as instrument #200909100011306 in the Office of the Registrar for Knox County



**TOTAL BUILDING AREA**  
 0.75 X 36.39 = 27.29 AC  
 27.29 AC X 0.25 = 6.82 AC  
 6.82 AC / 73 = 0.0934 AC  
 = 4069.6 SF

**TOTAL LOT COVERAGE**  
 0.75 X 36.39 = 27.29 AC  
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 I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the Subdivision Regulations. This is a Corrected Copy and the true and correct copy of this plat is on file in the Office of the County Register of Deeds.  
 Date \_\_\_\_\_ Registered Surveyor No. 2447

CLT TAX MAP 15205909  
 KNOXFI TWO  
 DEED BOOK: 201510090023017

**GRAPHIC SCALE**  
 50 0 25 50  
 ( IN FEET )  
 1 inch = 50 ft.

| REVISIONS            |                           |
|----------------------|---------------------------|
| DRAWN BY: R. LYNCH   | 1 TOP COMMENTS 02/04/2016 |
| CHECKED BY: R. LYNCH | 2                         |
| APPROVED BY: R.S.L.  | 3                         |
| SCALE: 1"=50'        | 4                         |
| DATE: 01/19/2016     | 5                         |
|                      | 6                         |

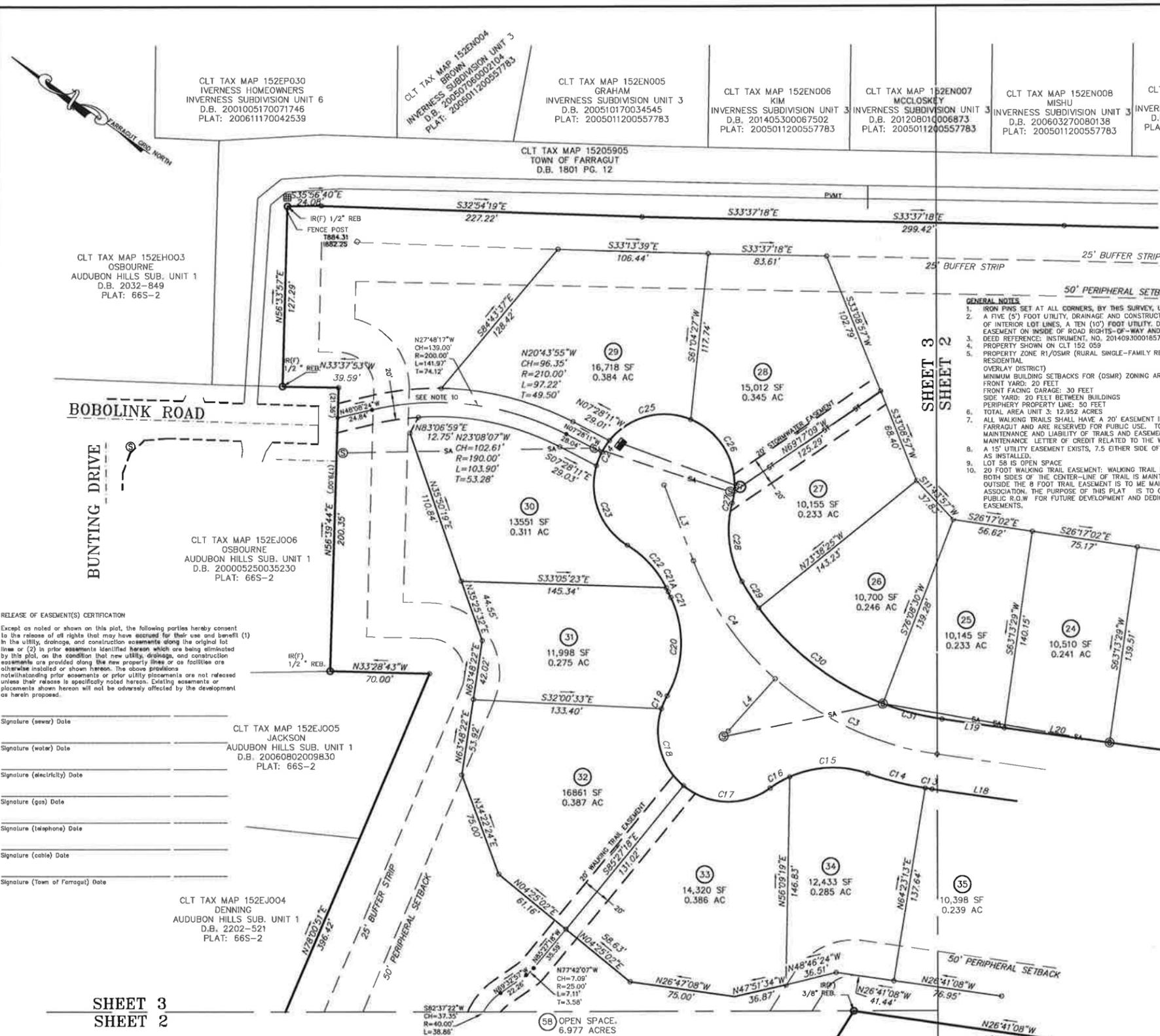
Saddlebrook Properties, LLC  
 122 Perimeter Park Road  
 Knoxville, Tennessee 37922  
 Phone: 865-690-3200

Briarstone Subdivision Phase 3  
 Town of Farragut, Tennessee  
 District 6, Knox County, Tennessee

PROJECT NO.  
 Sheet 2/4  
 3718

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





**BRIARSTONE PHASE 3, FUTURE DEVELOPMENT, AND OPEN SPACE**  
**Certificate of Ownership and Dedication**

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

OWNER: KNOXFI TWO, LLC  
 DATE: \_\_\_\_\_ 20\_\_\_\_  
 BY: DAVID B. FISER, MANAGING MEMBER

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

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

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

Knox County Addressing Division / Date: \_\_\_\_\_

**Certificate of Electric, Gas and Telephone Availability**  
 This is to certify that every lot within this subdivision has available to it a source for the service identified by signature(s) below which service source is adequate to accommodate the reasonable needs of such lot as to such service with such subdivision.

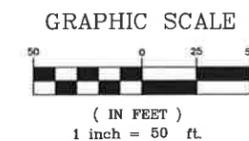
The First Utility District Easement shown on and dedicated by this map is subject to the Restrictions and Conditions of record as Instrument #200908100011396 in the Office of the Register for Knox County.

DATE: \_\_\_\_\_ TOWN ENGINEER: \_\_\_\_\_  
 License No.: \_\_\_\_\_

**SHEET 3**  
**SHEET 2**

**TOTAL BUILDING AREA**  
 0.75 X 36.39 = 27.29 AC  
 27.29 AC X 0.25 = 6.82 AC  
 6.82 AC / 73 = 0.0934 AC = 4069.6 SF

**TOTAL LOT COVERAGE**  
 0.75 X 36.39 = 27.29 AC  
 27.29 AC X 0.35 = 9.55 AC  
 9.55 AC / 73 = 0.1308 AC = 5698.6 SF



CLT TAX MAP 15205909  
 KNOXFI TWO  
 DEED BOOK: 201510090023017

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



**CERTIFICATE OF SURVEY ACCURACY**  
 I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the measurements have been placed as shown hereon, to the specifications of the Subdivision Regulations. This is a Category 1 Land Survey and the ratio of precision of the measurements is greater than 1:10,000.

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

|  |  |  |  |   |
|--|--|--|--|---|
| <b>LYNCH SURVEYS LLC</b><br>SUBDIVISIONS   AS-BUILTS   SITE DESIGN<br>4405 COSTER RD. KNOXVILLE, TENN. 37912<br>865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM | <b>REVISIONS</b><br>1 TOP COMMENTS 02/04/2016<br>2<br>3<br>4<br>5<br>6 | <b>Saddlebrook Properties, LLC</b><br>122 Perimeter Park Road<br>Knoxville, Tennessee 37922<br>Phone: 865-690-3200 | <b>Briarstone Subdivision Phase 3</b><br>-<br><b>Town of Farragut, Tennessee</b><br>District 6, Knox County, Tennessee | <b>PROJECT NO.</b><br><b>Sheet 3/4</b><br><b>3718</b> |
|  | <b>FINAL PLAT OF</b> No. 2447  |  |  |   |

The Final Utility District Easement shown on and dedicated by this map is subject to the Restrictions and Conditions of record as Instrument #200908100011396 in the Office of the Register for Knox County

OWNER: KNOXFI TWO, LLC  
 EMAIL: DFISER@FISERINC.COM  
 ADDRESS: 132 SHERLAKE LANE  
 KNOXVILLE, TN 37950  
 PHONE: 865-691-1200

RELEASE OF EASEMENT(S) CERTIFICATION

Except as noted or shown on this plot, the following parties hereby consent to the release of all rights that may have occurred for their use and benefit (1) in the utility, drainage, and construction easements along the original lot lines or (2) in prior easements identified hereon which are being eliminated by this plot, on the condition that new utility, drainage, and construction easements are provided along the new property lines or easement facilities are otherwise installed or shown hereon. The above provisions notwithstanding, prior easements or prior utility placements are not released unless their release is specifically noted hereon. Existing easements or placements shown hereon will not be adversely affected by the development as herein proposed.

Signature (sewer) Date \_\_\_\_\_  
 Signature (water) Date \_\_\_\_\_  
 Signature (electricity) Date \_\_\_\_\_  
 Signature (gas) Date \_\_\_\_\_  
 Signature (telephone) Date \_\_\_\_\_  
 Signature (cable) Date \_\_\_\_\_  
 Signature (Town of Farragut) Date \_\_\_\_\_

OWNER: KNOXFI TWO, LLC  
 EMAIL: DFISER@FISERINC.COM  
 ADDRESS: 132 SHERLAKE LANE  
 KNOXVILLE, TN 37950  
 PHONE: 865-691-1200

BRIARSTONE PHASE 3, FUTURE DEVELOPMENT, AND OPEN SPACE  
 Certificate of Ownership and Dedication

I, (We) hereby certify that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

OWNER: KNOXFI TWO, LLC

DATE: \_\_\_\_\_ 20\_\_\_\_

BY: DAVID B. FISER, MANAGING MEMBER

CERTIFICATION OF COMMON AREAS DEDICATION

As owner, in recording this plot I have designated certain areas of land shown hereon as common areas intended for use by the homeowners within BRIARSTONE SUBDIVISION PHASE 3 for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision. \*Dedication of Covenants and Restrictions, applicable to the above named subdivision, is hereby incorporated and made a part of this plot.

OWNER: KNOXFI TWO, LLC  
 BY: DAVID B. FISER, MANAGING MEMBER

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that it has been certified to us that the water system(s) outlined or indicated on the final subdivision plot entitled BRIARSTONE SUBDIVISION PHASE 3 - have been installed in accordance with current local and state government requirements.

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

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that it has been certified to us that the sewer systems outlined or indicated on the final subdivision plot entitled BRIARSTONE SUBDIVISION PHASE 3 - have been installed in accordance with current local and state government requirements.

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

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date / Secretary, Planning Commission

CERTIFICATE 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

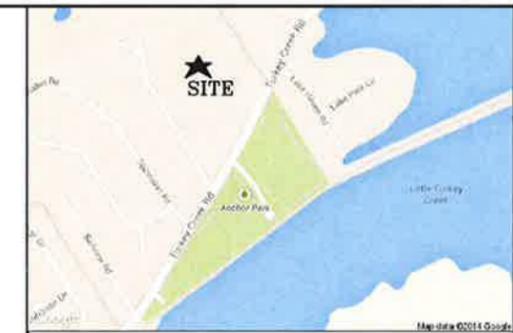
This is to certify that every lot within this subdivision has available to it a source for the service identified by signature(s) below which service source is adequate to accommodate the reasonable needs of such lot or lots such service with such subdivision.

DATE Name, Title & Agency of Authorized Approving Agent  
 \_\_\_\_\_  
 DATE Name, Title & Agency of Authorized Approving Agent  
 \_\_\_\_\_  
 DATE Name, Title & Agency of Authorized Approving Agent  
 \_\_\_\_\_

CERTIFICATE FOR STREET APPROVAL  
 I certify that streets, sidewalks, and other required improvements have been installed in an acceptable manner and according to Town specifications, or that a security bond in the amount of \$ \_\_\_\_\_ has been posted with the Planning Commission to assure completion of all required improvements in case of default. Streets (and) public streets maintained at public expense.  
 DATE TOWN ENGINEER  
 \_\_\_\_\_  
 License No. \_\_\_\_\_

**TOTAL BUILDING AREA**  
 0.75 X 36.39 = 27.29 AC  
 27.29 AC X 0.25 = 6.82 AC  
 6.82 AC / 73 = 0.0934 AC  
 = 4069.6 SF

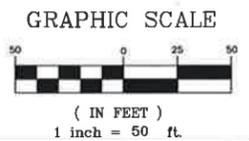
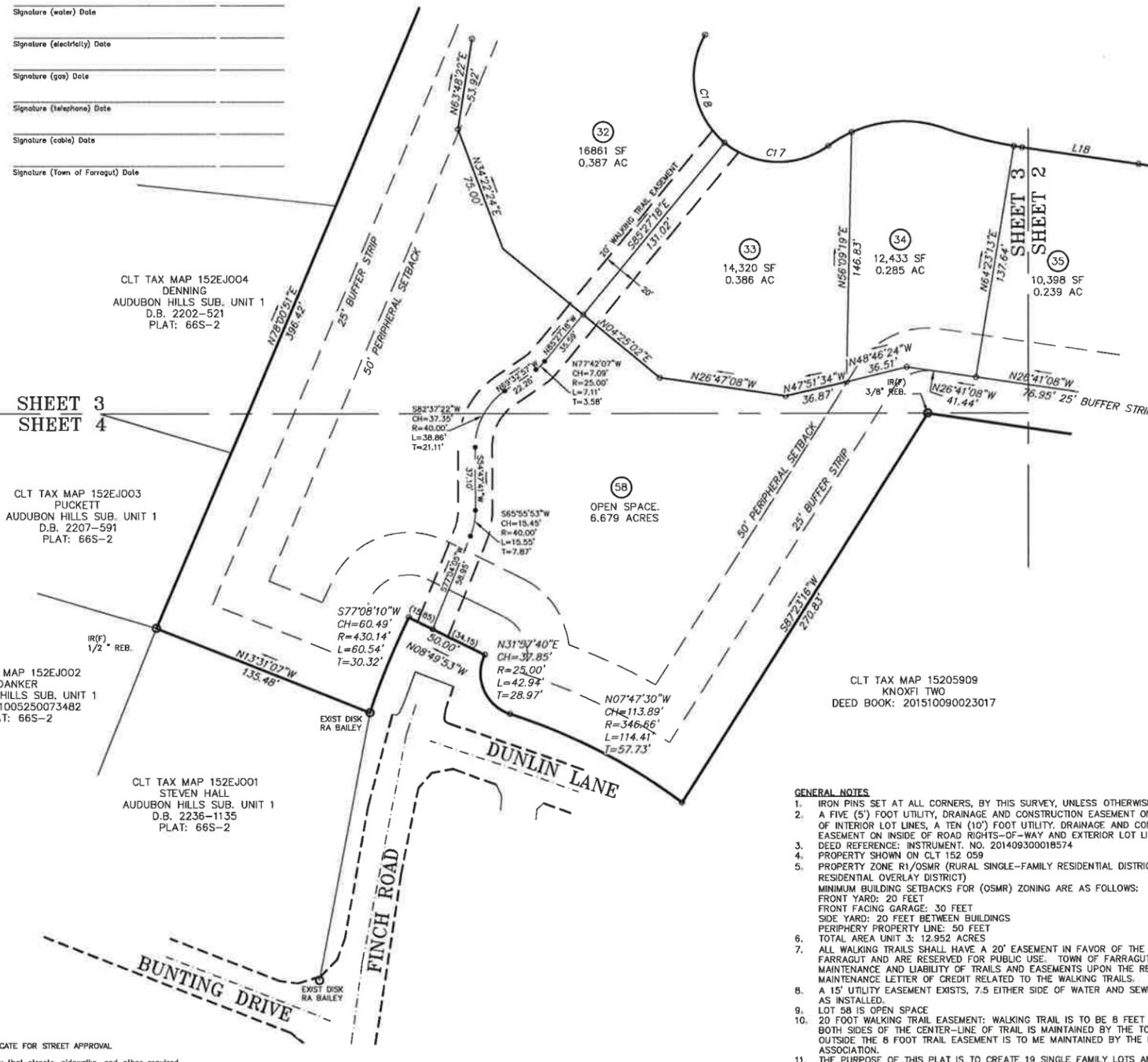
**TOTAL LOT COVERAGE**  
 0.75 X 36.39 = 27.29 AC  
 27.29 AC X 0.35 = 9.55 AC  
 9.55 AC / 73 = 0.1308 AC  
 = 5698.6 SF



LOCATION MAP NO SCALE

| CURVE | BEARING     | DISTANCE | RADIUS | TANGENT | ARC LENGTH |
|-------|-------------|----------|--------|---------|------------|
| C1    | N57°43'25"W | 206.02   | 250.00 | 113.05  | 212.54     |
| C2    | N54°24'57"W | 231.96   | 250.00 | 130.92  | 241.21     |
| C3    | N09°54'50"W | 126.46   | 218.00 | 66.07   | 128.31     |
| C4    | N20°24'13"E | 101.48   | 218.00 | 52.16   | 102.40     |
| C5    | N48°28'18"W | 118.83   | 225.00 | 60.49   | 118.18     |
| C6    | N72°46'16"W | 72.61    | 225.00 | 36.79   | 72.93      |
| C8    | N78°26'49"W | 63.30    | 275.00 | 31.86   | 63.45      |
| C9    | N62°14'25"W | 63.19    | 275.00 | 31.81   | 63.33      |
| C10   | N49°32'43"W | 63.19    | 275.00 | 31.81   | 63.33      |
| C11   | N35°21'02"W | 63.19    | 275.00 | 31.81   | 63.33      |
| C12   | N19°45'46"W | 7.00     | 25.00  | 3.54    | 7.03       |
| C13   | N26°11'39"W | 4.93     | 243.00 | 2.46    | 4.93       |
| C14   | N20°38'10"W | 42.16    | 243.00 | 21.16   | 42.22      |
| C15   | N37°13'52"W | 55.15    | 25.00  | 29.65   | 56.48      |
| C16   | N04°53'42"W | 15.92    | 75.00  | 8.09    | 15.92      |
| C17   | N33°13'15"W | 61.24    | 50.00  | 36.74   | 65.91      |
| C18   | N38°57'48"E | 56.52    | 50.00  | 34.26   | 60.07      |
| C19   | N72°07'53"E | 10.02    | 50.00  | 5.03    | 10.04      |
| C20   | N57°13'03"E | 69.84    | 75.00  | 39.32   | 72.42      |
| C21   | N30°14'03"E | 4.36     | 243.00 | 2.18    | 4.36       |
| C21A  | N29°20'24"E | 3.25     | 75.00  | 1.63    | 3.25       |
| C22   | N13°35'17"E | 43.84    | 75.00  | 22.92   | 44.49      |
| C23   | N32°01'38"E | 57.98    | 50.00  | 35.58   | 61.84      |
| C24   | N82°31'49"E | 26.00    | 50.00  | 13.46   | 26.30      |
| C25   | S47°31'53"E | 57.17    | 50.00  | 34.84   | 60.86      |
| C26   | S23°30'40"W | 59.49    | 50.00  | 37.01   | 63.72      |
| C27   | S65°07'11"W | 8.31     | 50.00  | 4.17    | 8.32       |
| C28   | S47°58'22"W | 55.98    | 75.00  | 30.17   | 57.37      |
| C29   | S22°47'37"W | 21.98    | 193.00 | 11.01   | 22.00      |
| C30   | S02°50'06"W | 110.88   | 193.00 | 57.88   | 112.46     |
| C31   | S20°19'01"E | 43.42    | 193.00 | 21.85   | 43.51      |
| C32   | S33°18'25"E | 51.19    | 225.00 | 25.76   | 51.30      |
| C33   | S57°41'58"E | 138.02   | 225.00 | 72.50   | 140.28     |
| C34   | S78°48'30"E | 25.50    | 225.00 | 12.77   | 25.51      |
| C35   | S72°27'58"E | 44.01    | 275.00 | 22.08   | 44.06      |
| C36   | S66°15'42"E | 63.20    | 275.00 | 31.81   | 63.34      |
| C37   | S63°04'57"E | 63.20    | 275.00 | 31.81   | 63.34      |
| C38   | S39°56'16"E | 62.71    | 275.00 | 31.56   | 62.85      |

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N33°23'27"W | 95.51'   |
| L2   | N82°03'22"W | 78.59'   |
| L3   | N33°03'30"E | 57.00'   |
| L4   | N83°03'10"W | 49.44'   |
| L5   | N26°46'31"W | 355.88'  |
| L6   | N34°55'42"W | 51.00'   |
| L7   | S60°04'50"W | 50.00'   |
| L8   | S33°23'27"E | 6.60'    |
| L9   | S58°30'33"W | 6.31'    |
| L10  | N33°23'27"W | 24.22'   |
| L11  | N33°23'27"W | 69.78'   |
| L12  | N82°03'22"W | 3.34'    |
| L13  | N82°03'22"W | 75.94'   |
| L14  | N26°46'31"W | 61.12'   |
| L15  | N26°46'31"W | 75.18'   |
| L16  | N26°46'31"W | 75.18'   |
| L17  | N26°46'31"W | 75.18'   |
| L18  | N26°46'31"W | 69.23'   |
| L19  | S26°46'31"E | 44.61'   |
| L20  | S26°46'31"E | 75.16'   |
| L21  | S26°46'31"E | 75.16'   |
| L22  | S26°46'31"E | 75.16'   |
| L23  | S26°46'31"E | 75.16'   |
| L24  | S26°46'31"E | 10.61'   |
| L25  | S82°03'22"E | 55.34'   |
| L26  | S82°03'22"E | 23.00'   |
| L27  | S33°23'27"E | 0.59'    |
| L28  | S33°23'27"E | 75.16'   |
| L29  | S33°23'27"E | 21.26'   |



- GENERAL NOTES**
- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. (FINAL PLAT)
  - A FIVE (5) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, A TEN (10) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES.
  - DEED REFERENCE: INSTRUMENT NO. 201408300018574
  - PROPERTY SHOWN ON CLT 152 059
  - PROPERTY ZONE R1/OSMR (RURAL SINGLE-FAMILY RESIDENTIAL DISTRICT) (OPEN SPACE MIXED RESIDENTIAL OVERLAY DISTRICT)  
 MINIMUM BUILDING SETBACKS FOR (OSMR) ZONING ARE AS FOLLOWS:  
 FRONT YARD: 20 FEET  
 FRONT FACING GARAGE: 30 FEET  
 SIDE YARD: 20 FEET BETWEEN BUILDINGS  
 PERIPHERY PROPERTY LINE: 50 FEET  
 TOTAL AREA UNIT 3: 12.952 ACRES
  - ALL WALKING TRAILS SHALL HAVE A 20' EASEMENT IN FAVOR OF THE TOWN OF FARRAGUT AND ARE RESERVED FOR PUBLIC USE. TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF TRAILS AND EASEMENTS UPON THE RELEASE OF THE 2-YEAR MAINTENANCE LETTER OF CREDIT RELATED TO THE WALKING TRAILS.
  - A 15' UTILITY EASEMENT EXISTS, 7.5 EITHER SIDE OF WATER AND SEWER LINES AS INSTALLED.
  - LOT 5B IS OPEN SPACE
  - 20 FOOT WALKING TRAIL EASEMENT: WALKING TRAIL IS TO BE 8 FEET IN WIDTH, 4 FEET FROM BOTH SIDES OF THE CENTER-LINE OF TRAIL IS MAINTAINED BY THE TOWN OF FARRAGUT, AREA OUTSIDE THE 8 FOOT TRAIL EASEMENT IS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
  - THE PURPOSE OF THIS PLAT IS TO CREATE 19 SINGLE FAMILY LOTS AND DEDICATE PUBLIC R.O.W FOR FUTURE DEVELOPMENT AND DEDICATE OPEN SPACE LOTS AND WALKING TRAIL EASEMENTS.



02/10/2016

CERTIFICATE OF SURVEY ACCURACY  
 I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the Subdivision Regulations. This is a Category 1 Land Survey and the ratio of error per foot is undetectable or is less than 1:10,000.  
 Date \_\_\_\_\_ Registered Surveyor  
 \_\_\_\_\_ No. 2447

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



| REVISIONS |                         |
|-----------|-------------------------|
| 1         | TOP COMMENTS 02/04/2016 |
| 2         |                         |
| 3         |                         |
| 4         |                         |
| 5         |                         |
| 6         |                         |

Saddlebrook Properties, LLC  
 122 Perimeter Park Road  
 Knoxville, Tennessee 37922  
 Phone: 865-690-3200

Briarstone Subdivision Phase 3  
 Town of Farragut, Tennessee  
 District 6, Knox County, Tennessee

PROJECT NO.  
 Sheet 4/4  
 3718

MEETING DATE: February 18, 2016

## REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

**PREPARED BY:** Mark Shipley, Community Development Director

**SUBJECT:** Discussion and public hearing on a plat of correction to modify side yard setback requirements for the Sheffield Subdivision – Unit 2, Parcel 52.03, Tax Map 152, 27.4 Acres, 56 Lots, Zoned R-1/OSR (Saddlebrook Properties, LLC, Applicant)

---

**INTRODUCTION AND BACKGROUND:** This item involves a minor modification to a plat note included on the recorded plat for Unit 2 of the Sheffield Subdivision. The Sheffield Subdivision is zoned R-1/OSR. In this zoning district there is a setback requirement of 20 feet between buildings. In relation to side setbacks this has been applied in a number of ways in different subdivisions. Some have platted building envelopes, like Unit 1 of Sheffield, to pre-plan the building placement. Some have permitted zero lot lines with 20 foot setbacks on the adjacent lot. Some have ensured, during the building permit process, that buildings would be 20 feet apart by showing the proposed unit and the distances to the adjacent units prior to the issuance of a permit.

When Unit 2 of Sheffield was platted in June of 2014, the side setbacks were addressed in a plat note which stated: "*Side Yard: (Minimum of 20 feet between buildings) 10 feet unless shown otherwise.*" The applicant is requesting to remove the "10 feet unless shown otherwise" language in order to provide for additional flexibility in building placement. Essentially, the placement would be governed by the requirement that the buildings be situated at least 20 feet apart. This is the same side setback application that is being used in the Briarstone Subdivision. As noted above, in order to ensure compliance with the building separation requirements, when a building permit is submitted, the site plan would need to demonstrate that the proposed building would be at least 20 feet from any adjacent building.

**RECOMMENDATION:** Since the requested amendment to the plat note would maintain compliance with the R-1/OSR setback requirements and since what the applicant is proposing is already being used in other developments, the staff recommends approval of the plat note modification. In this single-family detached development there is no requirement for a percentage of homeowner approval for such a modification.

TOTAL AREA = 26.932 AC  
TOTAL LOTS = 56



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

DATE: \_\_\_\_\_ TOWN ENGINEER: \_\_\_\_\_  
License No.: \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF WATER SYSTEM**  
I hereby certify that it has been certified to us that the water system(s) outlined or indicated on the final subdivision plat entitled SHEFFIELD UNIT II - have been installed in accordance with current local and state government requirements.

Date Name, Title, and Agency of Authorized Approving Agent: \_\_\_\_\_  
**TOTAL COVERAGE / BUILDING AREA NOTE FROM SHEFFIELD PHASE I PLAT PERTAINING TO ENTIRE SUBDIVISION AND DEVELOPMENT:**  
TOTAL BUILDING AREA: 0.75 X 116.27 = 87.2025 AC (3796540.9 SF)  
87.2025 AC X 0.25 = 21.8006 AC (949634.136 SF)  
21.8006 AC / 193 = 0.1130 AC (4922.28 SF)  
TOTAL LOT COVERAGE: 0.75 X 116.27 = 87.2025 AC (3796540.9 SF)  
87.2025 AC X 0.35 = 30.5209 AC (1329490.404 SF)  
30.5209 AC / 193 = 0.1581 AC (6866.836 SF)

| Area Calculations           | Unit 1       | Unit 2       | Total Development | Total Dev (ac) |
|-----------------------------|--------------|--------------|-------------------|----------------|
| Total Area Ag               | 521,217.17   | 0            | 521,217.17        | 11.97          |
| OS Req. Ag (10%)            | 52,121.72    | 0            | 52,121.72         | 1.20           |
| OS Provided Ag              | 66,715.76    | 0            | 66,715.76         | 1.53           |
| Total Area OSR              | 2,701,812.46 | 1,168,932.28 | 3,870,744.74      | 88.66          |
| OS Req. (15%)               | 945,634.36   | 409,133.30   | 1,354,767.66      | 31.10          |
| OS Provided                 | 1,221,484.83 | 292,561.09   | 1,514,045.93      | 34.76          |
| OS Prov. - Req.             | 275,850.47   | 116,972.30   | 159,278.17        | 3.66           |
| Unit 1                      | Area (SF)    | Area (AC)    |                   |                |
| Total Area                  | 3,223,223.71 | 74.00        |                   |                |
| Open Space                  |              |              |                   |                |
| Lot 11                      | 346,397.38   | 7.95         |                   |                |
| Lot 205                     | 4,197.67     | 0.10         |                   |                |
| Lot 115                     | 111,435.90   | 2.56         |                   |                |
| Lot 99                      | 643,760.96   | 14.78        |                   |                |
| Lot 98                      | 47,917.28    | 1.10         |                   |                |
| Lot 201                     | 53,092.92    | 1.22         |                   |                |
| Lot 206                     | 14,602.72    | 0.34         |                   |                |
| Lot 204 (A)                 | 66,715.76    | 1.53         |                   |                |
| Total Unit 1 (A)            | 66,715.76    | 1.53         |                   |                |
| Total Unit 1 (OSR)          | 1,221,484.83 | 28.04        |                   |                |
| 91 Lots = 8 Open Space Lots |              |              |                   |                |
| Unit 2                      | Area (SF)    | Area (AC)    |                   |                |
| Total Area                  | 1,173,189.03 | 26.93        |                   |                |
| Open Space                  |              |              |                   |                |
| Lot 28                      | 17,317.00    | 0.40         |                   |                |
| Lot 34                      | 275,241.09   | 6.32         |                   |                |
| 54 Lots = 2 Open Space Lot  |              |              |                   |                |

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

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

**CERTIFICATE 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**  
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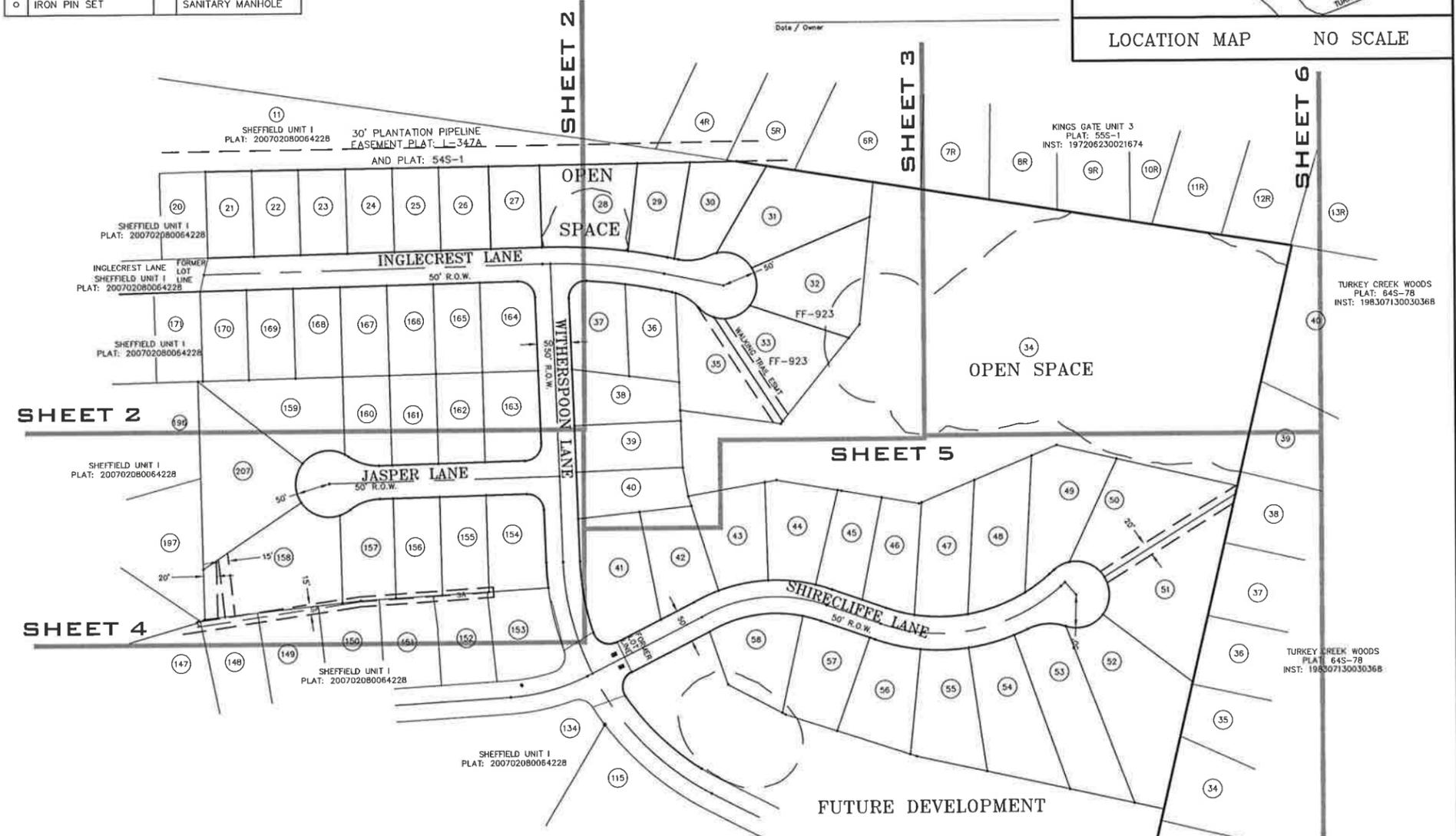
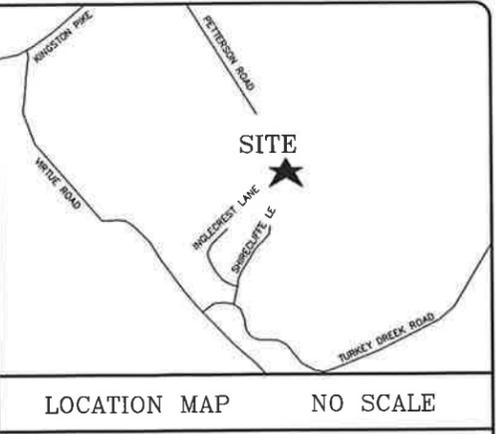
DATE: \_\_\_\_\_ GAS: \_\_\_\_\_ Name, Title & Agency of Authorized Approving Agent: \_\_\_\_\_  
DATE: \_\_\_\_\_ ELECTRIC: \_\_\_\_\_ Name, Title & Agency of Authorized Approving Agent: \_\_\_\_\_  
DATE: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_ Name, Title & Agency of Authorized Approving Agent: \_\_\_\_\_

**SYMBOL LEGEND**

|                        |                  |
|------------------------|------------------|
| ○ IRON PIN (SIZE&TYPE) | CATCH BASIN      |
| ○ IRON PIN SET         | SANITARY MANHOLE |

- GENERAL NOTES**
- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. (FINAL PLAT)
  - A FIVE (5') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, A TEN (10') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES.
  - LOTS 51 AND 52 WILL REQUIRE A SUMP PUMP FOR BASEMENT SEWER, IF BASEMENT SEWER IS PROPOSED.
  - DEED REFERENCE: INSTRUMENT NO. 200701290061440
  - PROPERTY SHOWN ON OLT 152 PARCEL 52.03
  - PROPERTY ZONE R1, OSR
  - TOTAL AREA UNIT 1: 26.297 ACRES: 1,172,919 SF
  - LOTS 28 AND 34 ARE PERMANENT OPEN SPACE AND ARE TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
  - ALL WALKING TRAILS SHALL HAVE A 20' EASEMENT IN FAVOR OF THE TOWN OF FARRAGUT AND ARE RESERVED FOR PUBLIC USE. TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF TRAILS AND EASEMENTS UPON THE RELEASE OF THE 2-YEAR MAINTENANCE LETTER OF CREDIT RELATED TO THE WALKING TRAILS.
  - A 15' UTILITY EASEMENT EXISTS, 7.5 EITHER SIDE OF WATER AND SEWER LINES AS INSTALLED.
  - THIS NOTE IS INTENTIONALLY OMITTED.
  - BUILDING SETBACKS FOR (R1, OSR) ZONING ARE AS FOLLOWS:  
FRONT YARD: 30 FEET  
FRONT FACING GARAGE: 30 FEET  
SIDE YARD: MINIMUM OF 20 FEET BETWEEN BUILDINGS.  
REAR: 25 FEET  
PERIPHERY PROPERTY LINE: 50 FEET
  - GRID NORTH IS BASED ON BEARING OF S82°09'10"E BETWEEN TOP CONTROL POINT No. 022 AND 023R. (DISTANCES HAVE NOT BEEN REDUCED TO GRID)
  - LOTS 28 AND 34 ARE PERMANENT OPEN SPACE LOTS, PERMITTED FOR WALKING TRAILS ONLY.

**Certificate of Ownership and Dedication**  
I, (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.  
DATE: \_\_\_\_\_ OWNER: \_\_\_\_\_  
**CERTIFICATION OF COMMON AREAS DEDICATION**  
As owner, in recording this plat I have designated certain areas of land shown hereon as common areas intended for use by the homeowners within SHEFFIELD UNIT II for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.  
"Declaration of Covenants and Restrictions," applicable to the above named subdivision, is hereby incorporated and made a part of this plat.  
Date / Owner: \_\_\_\_\_



**CERTIFICATE OF SURVEY ACCURACY**  
I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specification of the Subdivision Regulations. This is a Category I Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.  
Date: \_\_\_\_\_ Registered Surveyor: \_\_\_\_\_ No. 2447

**CORRECTIVE PLAT NOTE:**  
THE PURPOSE OF THIS PLAT IS TO CORRECT THE SIDE YARD SETBACK NOTE NUMBER 12. THIS REVISED NOTE HEREBY SUPERSEDES AND CORRECTS ALL PRIOR RECORDED PLAT NOTE 12 ON SHEETS 1-6 OF SHEFFIELD UNIT 2. NO LOT LINES OR AREAS ARE BEING MODIFIED BY THIS PLAT.

OWNER:  
DAVID B. FISER  
132 SHERLAKE DR  
KNOXVILLE, TN 37922  
PHONE: (865) 693-0711  
dfiser@fiserinc.com

RECEIVED  
JAN 28 2016  
TOWN OF FARRAGUT

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



**REVISIONS**

|                              |
|------------------------------|
| 1 FINAL 05/09/14             |
| 2 SIDE YARD NOTE 12/12/28/16 |
| 3                            |
| 4                            |
| 5                            |
| 6                            |

Saddlebrook Properties LLC  
122 Perimeter Park Road  
Knoxville, Tennessee 37922  
Phone: (865) 690-3200

Sheffield Subdivision - Unit 2  
Turkey Creek Road  
Town of Farragut, Tennessee  
District 6, Knox County, Tennessee

Sheet 1 of 6  
PROJECT NO. 3622-3

**MEETING DATE:** February 18, 2016

## **REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION**

**PREPARED BY:** Mark Shipley, Community Development Director

**SUBJECT:** Discussion and public hearing on a request to measure the north limit of the recommended OS-P zoning district abutting Union Road for the property at 12639 Kingston Pike, Parcel 58, Tax Map 151, from the existing right of way of Union Road rather than the required right of way of Union Road based on its classification on the Major Road Plan

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**INTRODUCTION AND BACKGROUND:** At the planning commission meeting last month, a recommendation was made concerning the rezoning of the property at 12639 Kingston Pike. The commission recommended as a transitional land use between the General Commercial Zoning District that was approved for much of the property and the non-commercial property to the north of Union Road that the entire frontage of the property along Union Road to a depth of 150 feet be rezoned along with the area to the east of the floodway to Open Space/Park.

During the discussion the north boundary of the OS-P line was to start from the required right of way for Union Road based on its classification on the Major Road Plan. The section of Union Road that abuts this property is classified as a Major Collector and the required right of way is at total of 60 feet (30 feet from the centerline on each side). The intent of measuring from the required right of way was to maintain as much transitional open space as possible so that it could be excluded to a greater extent from the land that will be needed for roadway improvements. In other words, avoid creating open space on an area that will be part of a future roadway improvement project.

**RECOMMENDATION:** On February 11, the rezoning was considered by the Board of Mayor and Aldermen on first reading. The north boundary of the OS-P line along Union Road was discussed in some depth. The applicant requested that the measurement be taken from the existing right of way which would appear to be generally 20 feet from the centerline of Union Road. The Board of Mayor and Aldermen agreed with the applicant and voted to measure the OS-P line from the exiting right of way rather than the required right of way.

Since this action differed from the planning commission's action in a manner that would lessen the area devoted to the Open Space/Park District, the Town Attorney advised that this would need to be taken back to the planning commission for their action. Though it does not involve a substantial area, the staff would prefer that the measurement be taken from the required right of way since it would provide for a 10 foot wider section of transitional open space.



LIVE CLOSER • GO FURTHER  
**farragut**

**Ordinance 16-02  
Exhibit A**

Rezone  
Parcel 58, Tax Map 151

From  
R-2 (General Single-Family Residential)  
and FPD (Floodplain Overlay) Districts  
to

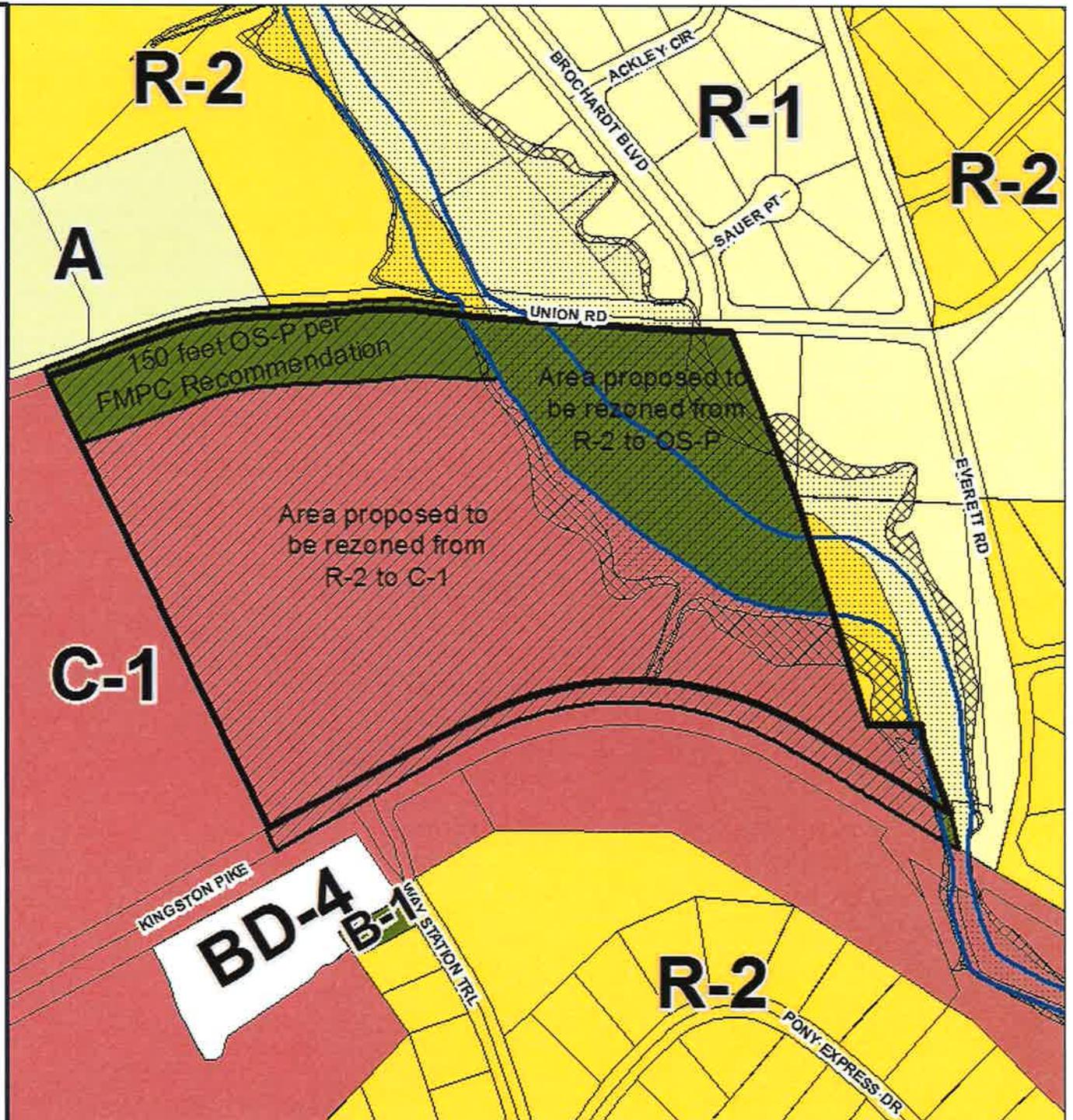
C-1 (General Commercial),  
OS-P (Open Space/Park), and  
FPD (Floodplain Overlay) Districts

**Legend**

-  Subject Property
-  FEMA\_Floodway
-  FPD-100 Year
-  FPD-500 Year
-  Proposed OS-P
-  Proposed C-1
-  Parcels
-  A, Agricultural
-  B-1, Buffer
-  R-1, Rural Single-Family Residential
-  R-2, General Single-Family Residential
-  C-1, General Commercial
-  Streets



1 in = 300 ft



MEETING DATE: February 18, 2016

## REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

**PREPARED BY:** Mark Shipley, Community Development Director

**SUBJECT:** Discussion and public hearing on amendments to Chapter 2 of the Farragut Zoning Ordinance to amend and provide for new definitions related to elderly housing

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**INTRODUCTION AND BACKGROUND:** At the previous two planning commission meetings, the staff presented some modifications to the definitions chapter of the zoning ordinance as it relates to elderly housing. Those modifications included replacing elderly housing where the term is used in the zoning ordinance with a new term “assisted-care living facility” and creating two new terms that address additional elderly care type projects. Those new terms are “independent living and care facility” and “senior living community.” For additional clarification, the staff has also included a definition for “primarily aged persons” which is referenced in the assisted-care living facility definition.

**RECOMMENDATION:** As the staff has indicated at the previous workshop sessions, these proposed definitions reflect terminology that is used in the elderly care profession and the Tennessee Code Annotated. Included in your packet is Resolution PC-16-03 which recommends approval of Ordinance 16-04, an ordinance to amend and provide for new definitions related to elderly housing. The staff recommends approval of Resolution PC-16-03.

**RESOLUTION PC-16-03**

**FARRAGUT MUNICIPAL PLANNING COMMISSION**

**A RESOLUTION TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 2. DEFINITIONS, TO CHANGE THE DEFINITIONS REFERENCING ELDERLY HOUSING AND PROVIDE FOR NEW DEFINITIONS**

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

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

**WHEREAS**, a public hearing was held on this request on February 18, 2016;

**NOW, THEREFORE, BE IT RESOLVED** that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 16-04.

ADOPTED this 18<sup>th</sup> day of February, 2016.

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Rita Holladay, Chairman

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Edwin K. Whiting, Secretary

**ORDINANCE:** 16-04  
**PREPARED BY:** Shipley  
**REQUESTED BY:** Staff  
**CERTIFIED BY FMPC:** February 18, 2016  
**PUBLIC HEARING:** \_\_\_\_\_  
**PUBLISHED IN:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_  
**1ST READING:** \_\_\_\_\_  
**2ND READING:** \_\_\_\_\_  
**PUBLISHED IN:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

**AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 2. DEFINITIONS, TO CHANGE THE DEFINITIONS REFERENCING ELDERLY HOUSING AND PROVIDE FOR NEW DEFINITIONS**

**WHEREAS**, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 2, Definitions, of the Farragut Zoning Ordinance, Ordinance 86-16,

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

**SECTION 1.**

The Farragut Zoning Ordinance, Chapter 2, Definitions, is amended by deleting the following definitions:

Elderly housing: The grouping or clustering of three (3) or more attached elderly housing units or attached single-family dwelling units. Elderly housing is intended for occupancy primarily by nontransient persons who are sixty (60) years of age or older. Elderly housing shall include central dining and kitchen facilities.

Elderly housing unit: One (1) or more rooms, with a kitchen or kitchenette, including a bath, designed for nontransient occupancy primarily by persons who are sixty (60) years of age or older. An elderly housing unit shall be distinguished from a dwelling unit or lodging unit.

**SECTION 2.**

The Farragut Zoning Ordinance, Chapter 2, Definitions, is amended by deleting in its entirety and substituting in lieu thereof the following definitions:

Boarding house: A building containing two (2) or more lodging units where, for compensation and by prearrangement for definite but relatively short-term periods, meals

are provided. Assisted-care living facility shall not be considered as a boarding house. Such uses are permitted only in those zones permitting hotels or motels.

Dwelling: A building containing one (1) or more dwelling units. A dwelling does not include hotels, motels, boarding houses, assisted-care living facility, nursing homes, mobile homes, or rooming houses.

Dwelling unit: One (1) or more rooms designed as an independent living facility for no more than one (1) family. A dwelling unit shall have permanent provisions for living, sleeping, cooking, and sanitation. A dwelling unit shall be distinguished from an assisted-care living unit, lodging unit, and nursing home unit.

### **SECTION 3.**

The Farragut Zoning Ordinance, Chapter 2, Definitions, is amended by adding the following definitions:

**Assisted-Care Living Facility:** A building, establishment, complex or distinct part thereof that accepts primarily aged persons for domiciliary care and services. Such facilities are licensed by the State of Tennessee. The parcel or tract of land and the units within the facility shall remain under single ownership so that individual units are not transferrable in fee simple.

**Assisted-Care Living Facility Resident:** Primarily an aged person who requires domiciliary care, and who upon admission to the facility, if not ambulatory, is capable of self-transfer from the bed to a wheelchair or similar device and is capable of propelling such wheelchair or similar device independently. Such a resident may require one or more of the following services: room and board, assistance with non-medical activities of daily living, administration of typically self-administered medications, and medical services subject to the limitations of these rules.

**Independent Living and Care Facility:** A residential use that could be single-family detached or attached to house older persons who are frail but not infirmed that require a lower level assistance than residents in assisted-care living facilities. Independent living residents do not require assistance or acute nursing home care but rather receive limited services including, but not restricted to nursing care, meals, housekeeping, social programs, daily maintenance and other services. Such homes may be licensed by the State of Tennessee as homes for the aged and are intended to be residential in character and will generate lower levels of impact than traditional residential units. Independent care facilities may be part of a Senior Living Community. The parcel or tract of land and the units within the facility shall remain under single ownership so that individual units are not transferrable in fee simple.

**Primarily Aged Persons:** A minimum of fifty-one percent (51%) of the population of the facility is at least sixty- two (62) years of age.

**SECTION 4.**

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

\_\_\_\_\_  
Dr. Ralph McGill, Mayor

\_\_\_\_\_  
Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this \_\_\_\_ day of \_\_\_\_\_, 2016, with approval recommended.

\_\_\_\_\_  
Rita Holladay, Chairman

\_\_\_\_\_  
Edwin K. Whiting, Secretary

**FARRAGUT MUNICIPAL PLANNING COMMISSION**

**MEETING DATE:** February 18, 2016

## **REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION**

**PREPARED BY:** Mark Shipley, Community Development Director

**SUBJECT:** Discussion and public hearing on amendments to the text of Chapter 3 of the Farragut Zoning Ordinance, Section XX., Community Service District (S-1), to replace it with new requirements, Section XI., Multi-Family Residential District (R-6) and Section XXVIII., Open Space Multi-Family Residential Overlay (OSMFR), to remove elderly and group housing provisions and nursing homes as permitted uses, and Section XII., General Commercial District (C-1), to replace elderly housing with assisted-care living facilities as a permitted use

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**INTRODUCTION AND BACKGROUND:** This agenda item involves amendments to Chapter 3 of Farragut Zoning Ordinance in relation to the S-1 (Community Service) Zoning District and permitted uses in the multi-family residential and general commercial zoning districts.

As discussed last month, the S-1 Zoning District is being replaced with new requirements. The S-1 title will remain so that properties that are zoned S-1 will not need to be rezoned. In relation to the multi-family residential zoning districts, elderly and group housing and nursing homes have been removed as permitted uses.

In the C-1 Zoning District, elderly housing (now referred to as assisted-care living facilities) and nursing homes have been retained as permitted uses. The assisted living and nursing home facilities that currently exist in the town are on properties that are zoned C-1. Removing such uses from the C-1 Zoning District would create non-conforming uses which would not be desirable.

**RECOMMENDATION:** Included in your packet is Resolution PC-16-04 which recommends approval of Ordinance 16-05, an ordinance to amend different aspects of Chapter 3 of the Farragut Zoning Ordinance as outlined above. The staff recommends approval of Resolution PC-16-04.

**RESOLUTION PC-16-04**

**FARRAGUT MUNICIPAL PLANNING COMMISSION**

**A RESOLUTION TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3. SPECIFIC DISTRICT REGULATIONS, SECTION XX., COMMUNITY SERVICE DISTRICT (S-1), TO PROVIDE FOR NEW PROVISIONS, AND SECTIONS XI., MULTI-FAMILY RESIDENTIAL DISTRICT (R-6), XII., GENERAL COMMERCIAL DISTRICT (C-1), AND XXVIII., OPEN SPACE MULTI-FAMILY RESIDENTIAL OVERLAY (OSMFR), TO CHANGE THE PERMITTED USES**

**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 February 18, 2016;

**NOW, THEREFORE, BE IT RESOLVED** that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 16-05.

ADOPTED this 18<sup>th</sup> day of February, 2016.

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Rita Holladay, Chairman

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Edwin K. Whiting, Secretary

**ORDINANCE:** 16-05  
**PREPARED BY:** Shipley  
**REQUESTED BY:** Staff  
**CERTIFIED BY FMPC:** February 18, 2016  
**PUBLIC HEARING:** \_\_\_\_\_  
**PUBLISHED IN:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_  
**1ST READING:** \_\_\_\_\_  
**2ND READING:** \_\_\_\_\_  
**PUBLISHED IN:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

**AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3. SPECIFIC DISTRICT REGULATIONS, SECTION XX., COMMUNITY SERVICE DISTRICT (S-1), TO PROVIDE FOR NEW PROVISIONS, AND SECTIONS XI., MULTI-FAMILY RESIDENTIAL DISTRICT (R-6), XII., GENERAL COMMERCIAL DISTRICT (C-1), AND XXVIII., OPEN SPACE MULTI-FAMILY RESIDENTIAL OVERLAY (OSMFR), TO CHANGE THE PERMITTED USES**

**WHEREAS,** the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 3, Specific District Regulations, of the Farragut Zoning Ordinance, Ordinance 86-16,

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

**SECTION 1.**

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section XX. Community Service District (S-1, is amended by deleting in its entirety and substituting in lieu thereof the following:

**XX. – Community Service District (S-1)**

- A. General description. Consistent with adopted plans and policies of the Town, this district is intended primarily to provide for the development of community and public types uses. This district is also intended as a transitional district to lower density residential by providing for low impact quasi institutional/residential uses that have minimal traffic demands. Key to this district is continuity in general building and site development form.
- B. Permitted principal and accessory uses and structures. Property and buildings in the Community Service District (S-1) shall be used only for the following purposes:
  - 1. Assisted-care living facilities

2. Cemeteries and historical monuments
3. Churches and other places of worship
4. Community facilities
5. Cultural activities
6. Independent living and care facility
7. Nursing homes
8. Parks
9. Schools, public and private
10. Senior living community
11. Utility uses

C. Minimum development requirements.

1. The property must directly access a street that is classified on the Major Road Plan as a collector or arterial.
2. A site plan and landscape plan for the development shall be submitted as regulated in Chapter 4.
3. The approved plan shall be in compliance with the Farragut Comprehensive Land Use Plan, the Pedestrian and Bicycle Plan, the Architectural Design Standards, and all other adopted plans and ordinances of the Town of Farragut, as amended.
4. Prior to site plan submittal, the applicant shall conduct a site inventory of the natural features on the property so as to determine those areas that should be preserved and those that may be most appropriate for development. This inventory should be discussed with the Town staff prior to finalizing plans for review. The inventory should demonstrate that the Town's adopted land use related documents, such as the Tree Protection Ordinance, the Sinkhole Ordinance, the Stormwater Ordinance, and other adopted documents that may be applicable to the proposed development have been referenced.

From the site inventory, a sketch plan is required in consultation with the Town staff with the first step in the preparation of such plan being the establishment of potential building locations that would minimize site grading and preserve to the greatest extent possible the natural topography, especially where tree covered areas exist. The road and trail systems would then be connected through the development and to abutting properties. The maximum slope created as a result of a proposed development shall not be greater than 2.5:1 (run/rise).

D. Area regulations.

1. Setback requirements.
  - a. Front yard. All structures, including parking lots, shall be set back a minimum of twenty (20) feet from the nearest point of any right of way. This excludes signage (which would be subject to the provisions in the sign ordinance), detention basin structures (if associated with a low impact development measure), and/or non-roofed structures that provide for pedestrian engagement with the public street (such as outdoor patios, pedestrian facilities, sitting areas, public art). With the exception of

linear pedestrian facilities that connect to similar facilities in the right of way, no structures shall encroach into the public right of way and/or platted utility easements. Service areas and their associated structures (e.g. dumpsters, loading areas, utility buildings) shall be located to the side or rear of a building so as to minimize visual impacts from the street and foster a more pedestrian friendly streetscape.

- b. Side and rear yards. Unless provided for otherwise in this ordinance, where an adjacent property is zoned residential and/or agriculture, all principal buildings that are positioned along a side or rear property line shall be set back a minimum of fifty (50) feet from the nearest side or rear property line (s).

Where an adjacent property is zoned non-residential and/or non-agriculture, all structures shall be set back a minimum of twenty-five (25) feet from the nearest side or rear property line (s).

- c. Accessory structures. Unless specified otherwise in this ordinance, where an adjacent property is zoned residential and/or agriculture, all accessory structures, excluding fences, pedestrian facilities, signage, and structures associated with low impact development stormwater measures, shall be set back a minimum of fifty (50) feet from the nearest side or rear property line. Mechanical units five (5) tons or greater, dumpsters, and other service areas shall be set back a minimum of one-hundred (100) feet from all side or rear property lines where the abutting property is zoned residential and/or agriculture.

## 2. Transition areas.

- a. Unless specified otherwise in this ordinance, where an abutting property is zoned residential and/or agriculture, a transition area of at least fifty (50) feet in width shall be provided. The intent of a transition area is to provide for a visually appealing interface to an abutting residential area that will serve to establish protection for but also context appropriate integration with the surrounding plan of development. Transition areas shall accommodate the connectivity requirements of this district. This will result in some modest breaks in the transition element. As provided for in this district, transition areas shall include, at a minimum, any one of the following or a combination thereof:

1. A landscaped low impact development stormwater management area, such as a rain garden(s), bioswale(s), or naturalized areas with existing and/or new tree plantings that, in total, consume the full depth of the transition area. At a minimum, such an area shall include a plant unit count that equals the count required for a thirty-five (35) foot buffer strip, as provided for in Chapter 4 of this ordinance. Under this option, the arrangement of plant material may include more flexibility than an traditional buffer strip planting, provided this arrangement best promotes the intended stormwater function of the low impact development measure(s);
2. A heavily landscaped pocket park area designed for passive use and that is approved as part of a site and landscape plan as an equivalent to other natural transition measures provided for in this subsection. Such area could serve as a

shared amenity between a use in this district and an abutting residential neighborhood;

3. A traditional planted buffer strip area that complies with the thirty-five (35) foot buffer strip plantings provided for in Chapter 4 of this ordinance;
4. An existing tree covered area that consumes largely the full depth of the transition area and where the existing tree count within such area clearly exceeds the plant unit count and minimum tree sizes for a thirty-five (35) foot buffer strip per 100 linear feet;
5. Where freestanding attached and detached independent and catered living residential buildings are proposed around the periphery of a senior living community that abuts property zoned residential and/or agriculture, such buildings may be proposed as the transitional element. In order to qualify as such, buildings shall be generally consistent with the predominant size, scale, height, and arrangement of residential structures that abut that portion of the senior living community. Where the abutting property is undeveloped and zoned residential and/or agriculture and transitional buildings are proposed along this interface in the senior living community, the size, scale, height, and arrangement of residential structures shall be reviewed as part of the concept plan that is required for the senior living community.

As part of the analysis of appropriateness of the transitional buildings along the undeveloped properties, the planning commission shall consider the surrounding context and the overall concept plan proposed by the applicant. Buildings proposed for transitional elements shall comply with the setbacks, platted building envelopes, and landscape planting required in association with a senior living community. These specific provisions are addressed in Chapter 4 of this ordinance.

Where a development combines different transition elements these shall be considered as part of the sketch plan or, as applicable, concept plan and then reflected on the site and landscape plans. Such an approach must clearly fulfill the intent of the transition area provision. Existing tree covered areas within transitions shall be protected. Exceptions would apply for the removal of invasive exotic plant material and context appropriate pedestrian and/or vehicular connections and utilities adjacent to such improvements that bisect the transition area in a generally perpendicular manner.

Transition areas shall not be required for developments that abut properties that are not zoned residential and/or agriculture.

#### E. Streetscape and outdoor open space

As part of a site plan review, a context appropriate active and interconnected streetscape with visually appealing and functional public spaces is encouraged. Some specific design objectives would be as follows:

1. Locate and orient outdoor open space (e.g. plazas, courtyards, patios, outdoor seating and benches, small park spaces or landscaped features) to provide a focal point to be actively used.

2. Provide landscape enhancements (e.g. bioswales, rain gardens, planters, flower gardens) to add visual interest, screen parking areas, and complement outdoor open spaces.

F. Connectivity

Development shall provide for context appropriate pedestrian and vehicular connectivity. This shall include providing connections within the property and to abutting properties, pedestrian connections into the development from the public street(s), and the construction of pedestrian facilities along the public street(s) frontages.

G. Low Impact Development

Development shall incorporate a minimum of one (1) of the following Low Impact Development (LID) practices into the design:

1. Twenty-five (25) percent of the parking lot being constructed with permeable pavers;
2. Stormwater runoff draining to rain gardens;
3. A building(s) being constructed with a vegetated roof, commonly referred to as a green roof;
4. Stormwater draining to bios wales/bioretention facilities; or
5. Rainwater being harvested for irrigation or gray water uses.

H. Maximum Lot Coverage

Total lot coverage — Seventy (70) percent, except as provided for elsewhere in this ordinance.

I. Land area

Minimum lot size of three (3) acres, except as provided for elsewhere in this ordinance.

J. Height

No principal building shall exceed two and one-half (2.5) stories or thirty-five (35) feet in height, except as provided for elsewhere in this ordinance. No accessory structure shall exceed fifteen (15) feet in height, except as provided for elsewhere in this ordinance.

K. Parking, as regulated in Chapter 4.

L. Lighting, as regulated in Chapter 4.

## **SECTION 2.**

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section XI., Multi-family Residential District (R-6), B., Permitted Uses and Structures, Subsection 3., Elderly and Group Housing and Subsection 4., Nursing Homes, are hereby deleted in their entirety and Section B renumbered accordingly.

**SECTION 3.**

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section XII., General Commercial District (C-1), B., Permitted Principal and Accessory Uses and Structures, Subsection 17., Elderly Housing, is hereby deleted in its entirety and substituting in lieu thereof the following:

- 17. Assisted-care living facility as regulated in Chapter 4.

**SECTION 4.**

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section XXVIII., Open Space Multi-Family Residential Overlay District (OSMFR), C., Permitted Uses and Structures, Subsection 3., Elderly and Group Housing and Subsection 4., Nursing Homes, uses are hereby deleted in their entirety and Section C renumbered accordingly.

**SECTION 5.**

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

\_\_\_\_\_  
Dr. Ralph McGill, Mayor

\_\_\_\_\_  
Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this \_\_\_\_ day of \_\_\_\_\_, 2016, with approval recommended.

\_\_\_\_\_  
Rita Holladay, Chairman

\_\_\_\_\_  
Edwin K. Whiting, Secretary

**FARRAGUT MUNICIPAL PLANNING COMMISSION**

MEETING DATE: February 18, 2016

## REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

**PREPARED BY:** Mark Shipley, Community Development Director

**SUBJECT:** Discussion and public hearing on amendments to the text of Chapter 4 of the Farragut Zoning Ordinance, Section VII., Elderly Housing, to replace it with Senior Living Community provisions, Section X., Group or Cluster Housing Projects, to remove the provisions associated with group or cluster housing projects, Section XVIII. E., Nursing Home Regulations, to amend the area regulations, Section XX. A. 3., Parking and Loading, to amend the parking provisions associated with independent living and assisted-care living facilities

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**INTRODUCTION AND BACKGROUND:** This agenda item involves amendments to Chapter 4 of Farragut Zoning Ordinance that would replace the Elderly Housing section with a new section for a Senior Living Community. Also proposed is the removal of the Group or Cluster Housing Projects section. This is a section that is never used and that is not relevant to the existing zoning ordinance.

The Nursing Home provisions in Chapter 4 are proposed for modification at this time so that they are consistent with the other amendments under consideration. And, the Parking and Loading section is being modified so that it is consistent with the other amendments under consideration.

**RECOMMENDATION:** Included in your packet is Resolution PC-16-05 which recommends approval of Ordinance 16-06, an ordinance to amend different aspects of Chapter 4 of the Farragut Zoning Ordinance as noted above. The staff recommends approval of Resolution PC-16-05.

**RESOLUTION PC-16-05**

**FARRAGUT MUNICIPAL PLANNING COMMISSION**

**A RESOLUTION TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 4. GENERAL PROVISIONS AND EXCEPTIONS, SECTIONS VII. ELDERLY HOUSING, X. GROUP OR CLUSTER HOUSING PROJECTS, XVIII. NURSING HOMES, AND XX. PARKING AND LOADING, TO CHANGE THE PROVISIONS ASSOCIATED WITH ELDERLY HOUSING AND NURSING HOMES AND REMOVE THE PROVISIONS FOR GROUP OR CLUSTER HOUSING PROJECTS**

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

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

**WHEREAS**, a public hearing was held on this request on February 18, 2016;

**NOW, THEREFORE, BE IT RESOLVED** that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 16-06.

ADOPTED this 18<sup>th</sup> day of February, 2016.

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Rita Holladay, Chairman

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Edwin K. Whiting, Secretary

**ORDINANCE:** 16-06  
**PREPARED BY:** Shipley  
**REQUESTED BY:** Staff  
**CERTIFIED BY FMPC:** February 18, 2016  
**PUBLIC HEARING:** \_\_\_\_\_  
**PUBLISHED IN:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_  
**1ST READING:** \_\_\_\_\_  
**2ND READING:** \_\_\_\_\_  
**PUBLISHED IN:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

**AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 4. GENERAL PROVISIONS AND EXCEPTIONS, SECTIONS VII. ELDERLY HOUSING, X. GROUP OR CLUSTER HOUSING PROJECTS, XVIII. NURSING HOMES, AND XX. PARKING AND LOADING, TO CHANGE THE PROVISIONS ASSOCIATED WITH ELDERLY HOUSING AND NURSING HOMES AND REMOVE THE PROVISIONS FOR GROUP OR CLUSTER HOUSING PROJECTS**

**WHEREAS**, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 4, General Provisions and Exceptions, of the Farragut Zoning Ordinance, Ordinance 86-16,

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

**SECTION 1.**

The Farragut Zoning Ordinance, Chapter 4, General Provisions and Exceptions, Section VII. Elderly Housing, is amended by deleting in its entirety and substituting in lieu thereof the following:

VII. - Senior living community.

A. Intent.

It is the intent of this section to establish development requirements that would be specific to what is defined as a senior living community in this ordinance. Unless specified below, all other requirements associated with this use shall be provided for in the base zoning district.

B. General plan/plat approval requirements.

pharmacies shall be only for the use and benefit of the residents of the development and shall be oriented so that such uses are not readily identifiable from a public street or adjacent residentially zoned property.

G. Freestanding independent and catered living buildings.

1. As defined, senior living communities may include smaller single family attached and detached residential scale buildings that provide housing for individuals that are more independent than those living in a traditional senior care facility. The provisions below are specific to the form and arrangement of such buildings as part of a senior living community.
  - a. Building arrangement. If arranged around the periphery and the abutting property is zoned residential or agriculture, freestanding buildings may be used as form based transition from the senior living community. The building envelopes shall be shown on the concept and site plan and platted as part of a final plat. The envelopes must demonstrate that the freestanding buildings are at least twenty (20) feet apart, at least thirty-five (35) feet from the periphery of an abutting residential and/or agriculture zoning district, and are generally consistent with the predominant size, scale, height, and arrangement of residential structures that abut that portion of the senior living community. Where the abutting property is undeveloped and zoned residential and/or agriculture and transitional buildings are proposed along this interface in the senior living community, the size, scale, height, and arrangement of residential structures shall be reviewed as part of the concept plan. As part of the analysis of appropriateness of the transitional buildings along the undeveloped properties, the planning commission shall consider the surrounding context and the overall concept plan proposed by the applicant.
  - b. Landscaping. Though freestanding buildings may serve as form based transition to abutting residential areas they shall be constructed so as to avoid blank walls facing the periphery and shall include landscaping within the thirty-five (35) foot peripheral setback. Such landscaping shall be shown and approved as part of the overall landscape plan for the elderly care community. The landscaping shall primarily ensure a naturalized transition and shall not include barriers such as screen walls and privacy fences.
  - c. Architectural design standards. All buildings, including residential scale freestanding independent and catered living buildings, within a senior living community shall comply with the Town's adopted Architectural Design Standards. This will help ensure effective transitions to abutting residential areas.

H. Parking.

As provided for in Chapter 4, Parking and Loading.

**SECTION 5.**

The Farragut Zoning Ordinance, Chapter 4, General Provisions and Exceptions, Section XX., Parking and Loading, Subsection 3., Number of Parking Spaces Required, is hereby amended by adding the following:

Independent living and care: One (1) parking space per bedroom and one (1) guest space per ten (10) bedrooms.

**SECTION 6.**

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

\_\_\_\_\_  
Dr. Ralph McGill, Mayor

\_\_\_\_\_  
Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this \_\_\_\_ day of \_\_\_\_\_, 2016, with approval recommended.

\_\_\_\_\_  
Rita Holladay, Chairman

\_\_\_\_\_  
Edwin K. Whiting, Secretary

**FARRAGUT MUNICIPAL PLANNING COMMISSION**

MEETING DATE: February 18, 2016

## REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

**PREPARED BY:** Mark Shipley, Community Development Director

**SUBJECT:** Discussion on a request to amend the 2012 Comprehensive Land Use Plan for Parcel 117, Tax Map 142, located at the intersection of N. Campbell Station Road and Herron Road, approximately 4.5 Acres, from Very Low Density Residential to Civic/Institutional (Peter Falk for Autumn Care II, LLC, Applicant)

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**INTRODUCTION AND BACKGROUND:** This item was originally presented to the planning commission as a workshop item on May 21, 2015. The property in question is at the south intersection of N. Campbell Station Road and Herron Road and is specified on the future land use map in the Comprehensive Land Use Plan (CLUP) as Very Low Density Residential (2-4 dwelling units per acre). The applicant would like to construct an assisted living facility on this property. Consequently, since such a land use would be inconsistent with the CLUP the applicant is requesting that the current designation be revisited and changed to a Civic/Institutional designation.

Over the past few months the planning commission and the staff have been working on revisions to the Community Service (S-1) Zoning District. In the CLUP the S-1 Zoning District is noted as the district most similar to a Civic/Institutional land use. As part of this amendment process, the staff has included in the S-1, as permitted uses, assisted living facilities. These type facilities were seen as quasi-institutional and would be similar in form to more standard institutional uses such as schools and churches.

**RECOMMENDATION:** In terms of the applicant's request as applied to this property, the staff would question whether a low density residential development would be desirable and marketable adjacent to a major arterial road such as N. Campbell Station Road. Certainly, there are other subdivisions in the Town and in other localities where single-family residential abut major arterial roads. Many of these were developed however when such roads were much less traveled with fewer lanes.

The request for a Civic/Institutional designation would be consistent with the general surrounding plan of development along this section of N. Campbell Station Road. There are churches, a school, a library, and a park. An assisted living facility would be different from these uses in some ways but similar in others. The staff does feel that a Civic/Institutional designation is appropriate for this property especially given the recent zoning ordinance text amendments that are proposed for adoption.



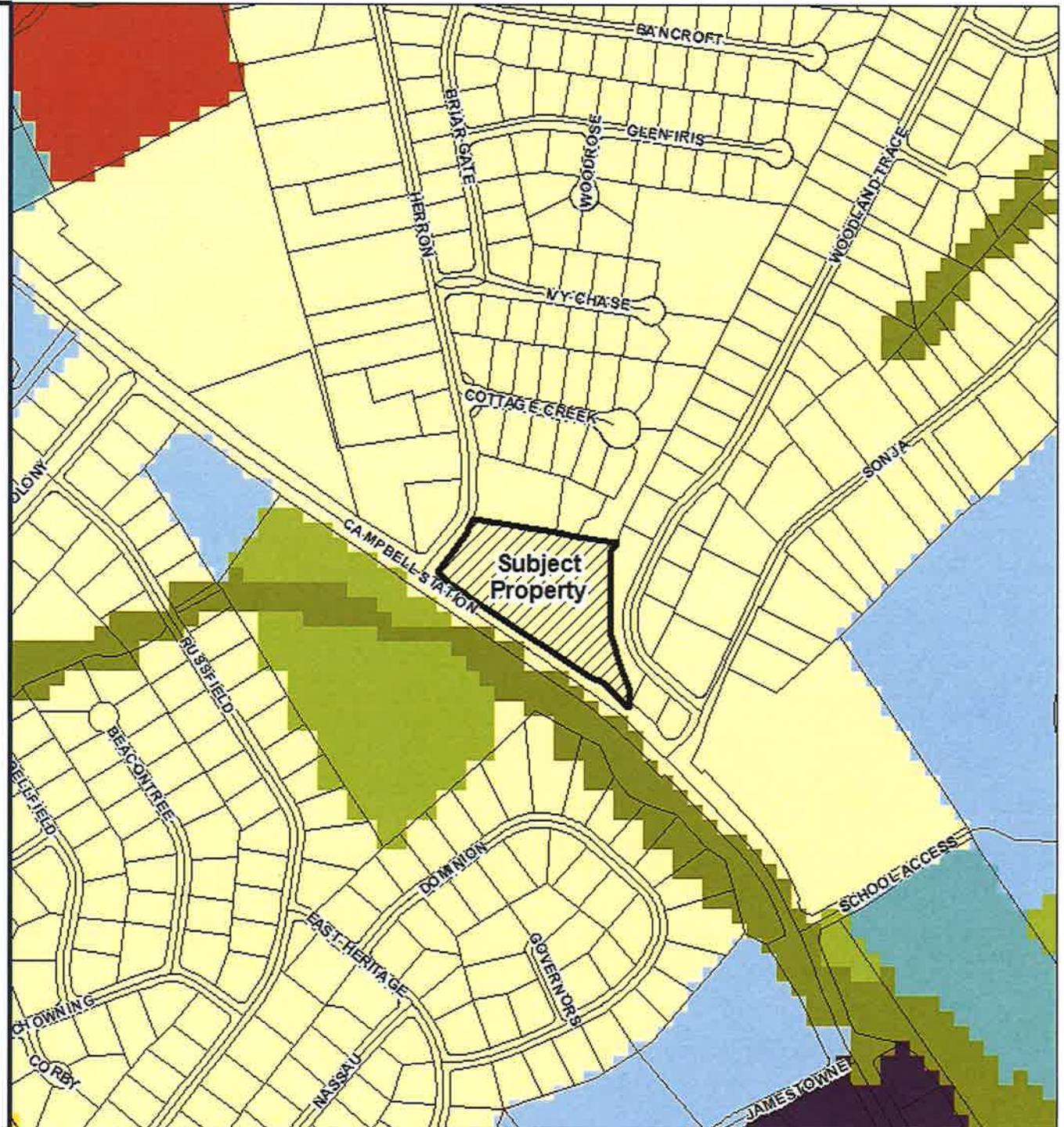
LIVE CLOSE • GO FURTHER  
**farragut**

### Future Land Use

- Streets
- ▭ Parcels
- ▭ Civic/Institutional
- ▭ Offices/Light industrial
- ▭ LU Industrial
- ▭ Commercial
- ▭ Regional Commercial
- ▭ Open Space
- ▭ Parks and Rec
- ▭ Open Space Cluster Residential
- ▭ Rural Residential (> 1 Acre lots)
- ▭ Very Low Density Residential (2-4 DUs / Acre)
- ▭ Low Density Residential (3-6 DUs / Acre)
- ▭ Med Density Residential (6-12 DUs / Acre)
- ▭ Mixed Use Neighborhood (6-10 DUs / Acre)
- ▭ Mixed Use Town Center (8-15 DUs / Acre)



1 in = 500 ft



MEETING DATE: February 18, 2016

## REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

**PREPARED BY:** Mark Shipley, Community Development Director

**SUBJECT:** Discussion on a request to rezone Parcel 117, Tax Map 142, located at the intersection of N. Campbell Station Road and Herron Road, approximately 4.5 Acres, from R-2 to S-1/Civic/Institutional (Peter Falk for Autumn Care II, LLC, Applicant)

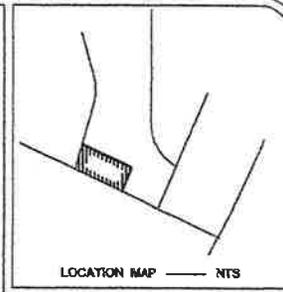
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**INTRODUCTION AND BACKGROUND:** Related to the previous item, this request was also originally presented to the planning commission as a workshop item on May 21, 2015. The property is currently zoned General Single-Family Residential (R-2). As noted earlier, the applicant would like to construct an assisted living facility on this property.

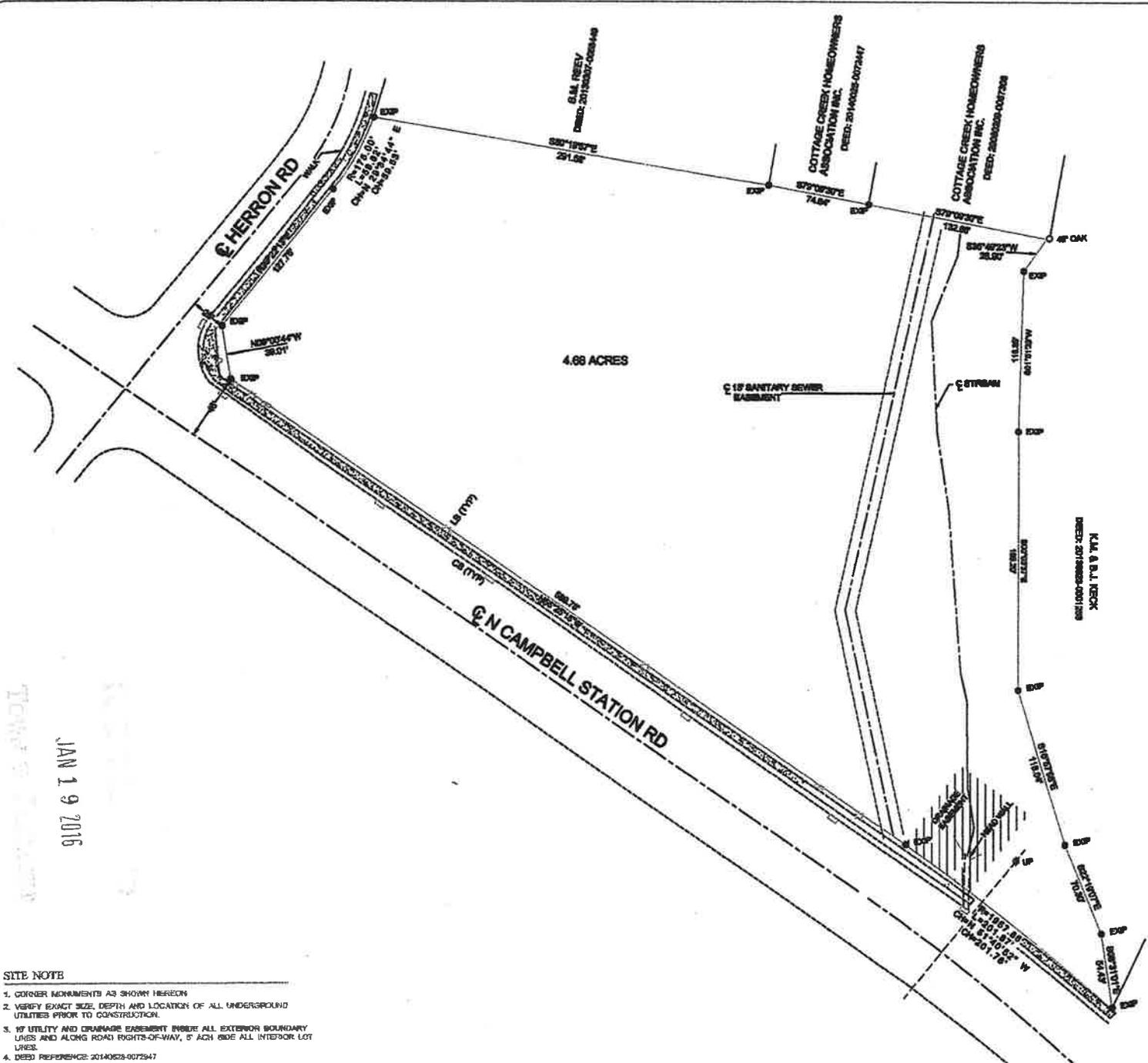
In order to do so and in addition to the CLUP future land use amendment request, the applicant is asking for a zoning map amendment to change the property from R-2 to the recently modified S-1 (Community Service) Zoning District. Though the zoning ordinance text amendments related to the S-1 district would need to be adopted, as currently worded they would provide for an assisted living facility provided the property is at least 3 acres. The property in question is 4.5 acres.

**RECOMMENDATION:** Over the past few years the Town has received requests to construct assisted living facilities. Prior to the S-1 amendments, assisted living facilities were only permitted in multi-family residential and commercial zoning districts. As proposed, assisted living facilities will now be removed from the multi-family residential districts and incorporated into the S-1. In this manner, the concern that a property that was to be an assisted living development but has become an apartment complex would be addressed. The thought behind including assisted living in the S-1 was that this low impact quasi institutional/residential use could serve as a transition between lower density residential and more intensive uses or arterial streets. This transitional language has been included in the text amendments to the S-1 Zoning District.

Though this is only a workshop item, the staff would support the requested zoning map amendment because the S-1 would serve as a context appropriate transitional zoning district abutting N. Campbell Station Road.

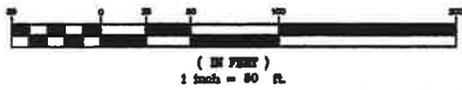


- LEGEND**
- (R) GRN PCD (NEW)
  - (E) EXP W/CH PCD (OLD)
  - UP UTILITY POLE
  - CB CATCH BASIN
  - ★ LS LIGHT STANDARD



TOWN OF BARRAGUT  
 JAN 19 2016

- SITE NOTE**
1. CORNER MONUMENTS AS SHOWN HEREON
  2. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
  3. 12" UTILITY AND DRAINAGE EMBLEMMENT INSURE ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHTS-OF-WAY, 5' EACH SIDE ALL INTERIOR LOT LINES.
  4. DEED REFERENCE: 20140625-0072547
  5. PARCEL ID: 142-117
  6. PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
  7. BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO USGS DATUM.
  8. TOTAL LOTS: 1
  9. TOTAL AREA: 4.68 ACRES



**LeMAY AND ASSOCIATES  
CONSULTING ENGINEERS**

10816 KINGSTON PIKE  
KNOXVILLE, TENNESSEE 37934  
PH: (865) 671-0163  
FAX: (865) 671-0213

**CURRENT OWNER**  
 STEPHEN R. & ME SUE BROWN  
 PO BOX 847  
 CULLOWHEE, NC 28723

SURVEY OF:

|  |                       |
|--|-----------------------|
| <b>BROWN PROPERTY</b>                                    |                       |
| SCALE 1" = 60'   | APPROVED: [Signature] |
| DATE 01-18-2016  |                       |
| DISTRICT 6 • TOWN OF BARRAGUT<br>KNOX COUNTY • TENNESSEE |                       |
| TAX MAP 142, PARCEL 117                                  | DRAWING NO.: 5543     |
| SHEET 1 OF 1   |                       |



Parcel 117, Tax Map 142

- Streets
- Parcels
- OS-P, Open Space/Park
- S-1, Community Service
- R-1, Rural Single-Family Residential
- R-2, General Single-Family Residential
- OSMR, Open Space Mixed Residential Overlay
- O-1, Office
- O-1-3, Office, Three Stories
- C-1, General Commercial



1 in = 400 ft

