

# **Farragut Community Facilities And Services Policy Plan**

**2004-2014**



**April 2004**

Farragut Community Facilities and Services Policy Plan  
2004 - 2014

Prepared For

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# FARRAGUT COMMUNITY FACILITIES AND SERVICES POLICY PLAN 2004 – 2014

## Executive Summary

The broad objective of this Plan, as outlined in Section 13-4-203 of the Tennessee Code Annotated, is to serve as a general guide for “accomplishing a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, order, convenience, prosperity, and general welfare as well as efficiency and economy in the process of development.” More specifically, the Farragut Community Facilities and Services Policy Plan is intended to provide the Town with an inventory and analysis of the existing community facilities and services currently available to local residents. The plan also provides recommendations and suggested policies to assist municipal decision making with respect to the continued provision and enhancement of public facilities and services within the Town for a planning period of approximately ten years.

The Plan contains a brief introduction and discussion of the Town’s location, character, and governmental background in Chapter I. An analysis of various socio-economic factors affecting development and the need for community facilities and services is provided in Chapter II. A detailed inventory, analysis, and discussion of the community facilities and services provided directly by the Town is provided in Chapter III. This chapter also provides recommendations and suggested policies regarding the continued provision of these services by the Town. Finally, Chapter IV provides an inventory and discussion of the other basic community facilities and services that are provided in the area by other local governments or private sector sources.

Recommendations and suggested policies for the continued provision and enhancement of those public facilities and services provided directly by the Town of Farragut were developed with the assistance of Town staff. These recommendations are summarized below and organized by municipal department or program area for easy reference and the reader’s convenience.

### Town Hall and Administrative Offices

- The Town should evaluate the allocation of available space within Town Hall, and consider its future needs prior to renewing any outside lease agreements for space within the facility.

### Community Development Department

- The Town should fully evaluate the allocation and configuration of the Department’s available office space. Identified office space deficiencies and configuration problems should be addressed when practical.

- An improved workspace area for development plans review purposes should be created as soon as possible. The space should provide for coordinated multi-departmental staff review meetings, developer conferences and project coordination meetings with design professionals, and convenient access to Departmental resources and plan storage areas.
- Issues related to the long-term storage of development plans should be addressed as soon as possible. Additional storage space and/or alternative storage methods should be developed. The stored plans should be readily accessible for reference purposes and enforcement activities.

#### Engineering Department

- The Town should continue its comprehensive street management program for prioritizing street paving and repair activities. The Town should utilize this program to ensure that adequate funds are budgeted each year for road resurfacing and repair.
- The Town should consider developing formal guidelines and policies for locating traffic control devices and regulatory street signs. It should also develop an inventory of current traffic control devices and regulatory street signs within the Town.
- The Town should consider instituting an ongoing program of condition assessment and maintenance for all of its sidewalks, greenways, and walking trails. This program should be similar to the Town's street pavement management system.
- The Town should begin addressing increased sidewalk, greenway, and walking trail maintenance costs through its Capital Improvements Plan and capital budgeting process.

#### Public Works Department

- The Town should perform regular inspections of all sidewalks and greenways to determine maintenance needs. This program should also include all walking trails located within Town parks.
- The Town should continue planning for additional Departmental staff positions and equipment purchases to meet expected future infrastructure and facilities maintenance needs.

#### Leisure Services Department

- A new community wide recreation needs and preferences survey should be conducted by the Town. This information is needed to facilitate improved recreation program and facilities planning.
- The Town's recreation program should begin planning for the expected increases in both total population and the number of older residents that it will serve in the future.

- Farragut should continue requiring the reservation of public open space as part of its overall land development process. This reservation requirement directly supports the Town's developing greenway and pedestrian circulation system, as well as providing other potentially useable open space areas for recreational purposes.
- The Town should continue to expand its greenway and pedestrian circulation system by developing appropriate linkages and new greenway segments whenever possible. This should include efforts to integrate isolated walking trails into the system wherever possible.
- The Town should evaluate all existing, publicly dedicated, open space areas for use within the municipality's overall recreation and parks development program. The appropriate use of these areas should be included in future program planning efforts.
- Future recreation planning efforts should evaluate the availability and need for both indoor and outdoor recreation programs and facilities within the Town and surrounding area.
- The Town should continue planning for additional Departmental staff positions to meet expected future service needs.

## CHAPTER I

### INTRODUCTION

#### **Purpose of Plan**

The general purpose of this study is to provide Farragut, Tennessee with a long-range community facilities and services policy plan for its future development. No municipality can truly fulfill the basic needs and requirements of its citizenry if it is lacking in basic facilities and services. These facilities and services must be periodically evaluated to ensure their adequacy and effectiveness, and to plan for the future dynamics of the municipality.

This plan therefore provides a review and analysis of the community facilities and services available within the Town of Farragut and attempts to project service needs for the next ten years. The Farragut Community Facilities and Services Policy Plan (The Plan) is intended to allow the Town to anticipate the provision or extension of particular facilities and services within the municipality. The Plan also provides municipal departments with functional data pertaining to a particular facility or service that can be updated periodically.

#### **Scope**

This study consists of an inventory of the basic community facilities and services available within the Town of Farragut, both public and private. Additionally, a general evaluation of the adequacy of these facilities and services has been made where applicable. The evaluation process utilizes applicable local, regional, or national standards, along with input from Town officials. Recommendations and suggested policies have been developed to address current and projected service or facility needs for the next ten years.

#### **Location and Character**

The Town of Farragut is located in the southwestern portion of Knox County and encompasses approximately 10,361 acres or 16.2 square miles. The boundaries of the Town are generally Interstate 40 to the north and the Norfolk Southern Railroad line to the south. Farragut is bounded on the west by Loudon County. The Town is situated approximately 15 miles west of downtown Knoxville. These two municipalities share a corporate boundary at Lovell Road and Parkside Drive. Illustration 1 depicts the regional setting of Farragut.

Settled in the early 1800's the community was principally agrarian based until the early 1960's. Presently it is one of the fastest growing residential areas of Knox County. The population of Farragut grew from 6,279 in 1980 to 17,720 in 2000. Development in Farragut and the western portion of the county has been very recent and has shifted the center of population for the county slightly westward. The Town's residents are also in close proximity to development areas and employment opportunities in Loudon County,

Illustration 1

Location Map

# Farragut, Tennessee



Legend

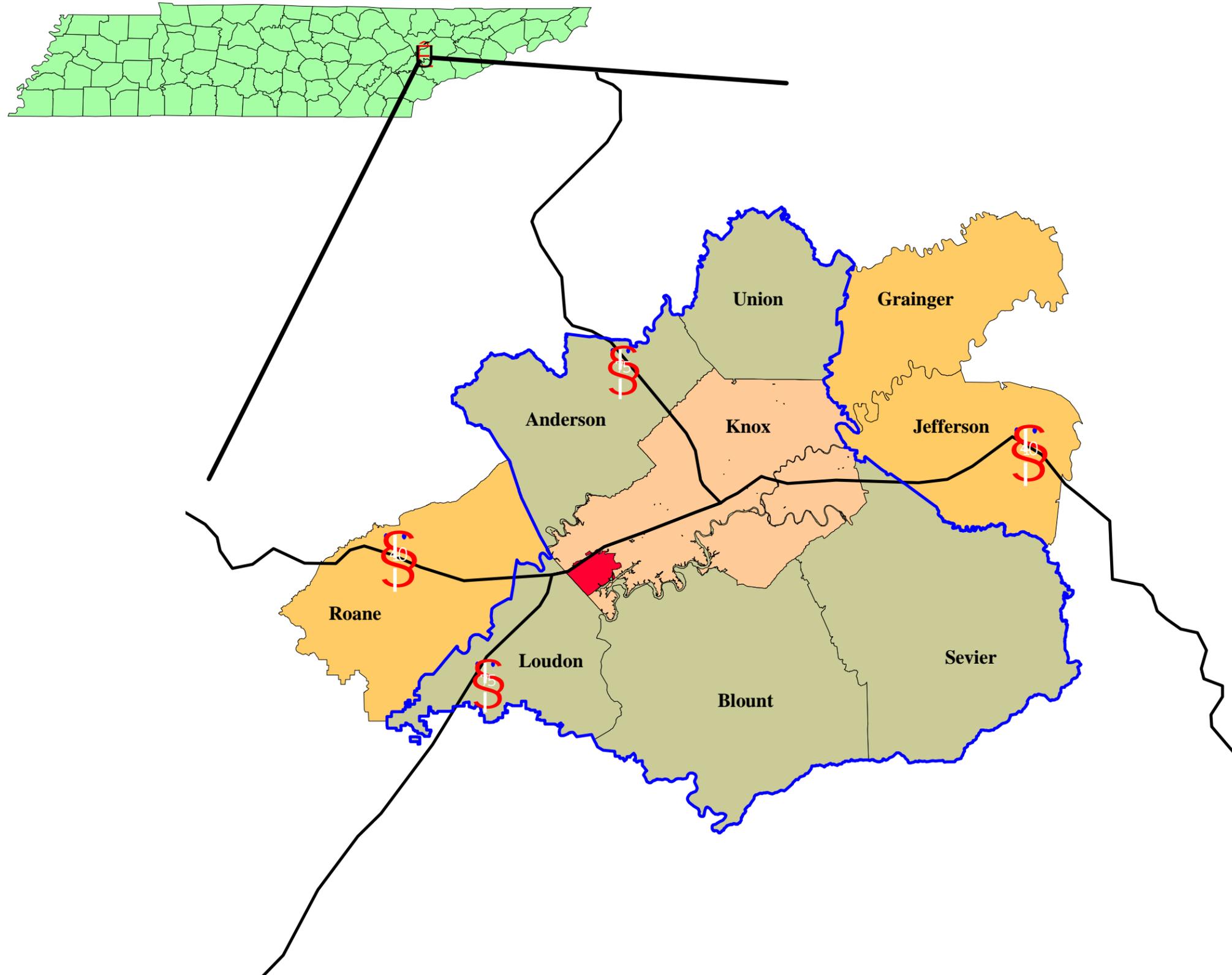
-  Knoxville Metropolitan Statistical Area
-  Surrounding Counties
-  Town of Farragut
-  Interstate Highways



Map Prepared By:  
State of Tennessee,  
Local Planning Assistance Office  
Knoxville, Tennessee  
Geographic Information Systems

Map Information provided by:  
Town of Farragut

January, 2004  
This is not an Engineering Map



Anderson County, Roane County, and Blount County. In fact, there are approximately 160,000 persons living within a 10 mile radius of the intersection of Campbell Station Road and Kingston Pike. Farragut is primarily residential in nature with associated commercial services to support the local population. The Town's population is chiefly employed outside the municipality. Farragut's location in the expanding west Knox County development area places it in prime position for continued residential and commercial development. The nature and recent growth of the Town and larger surrounding area has created a unique situation for the structure of how services are provided to the residents.

### **Governmental Background**

Understanding the governmental structure of a municipality is critical to planning for its future. A municipality's form of government, financial capability, and planning commission directly affect its ability to plan for growth and development. This section provides a general explanation of Farragut's governmental structure, its functions, and its potential influence on future development.

The Town of Farragut currently operates under a Mayor-Aldermanic Charter that was established under the *Tennessee Code Annotated* Section 6-1-101. Farragut was incorporated on January 16, 1980, with the first Board of Mayor and Aldermen elected on April 1, 1980. The mayor is elected at-large and two aldermen are elected from each of two wards for a four year term. The Board of Mayor and Aldermen adopts Town ordinances and policies, approves annual budgets, approves Town contracts, adopts comprehensive planning and zoning, reviews capital improvement projects and appoints citizen committees, the Town Attorney, and the Town Judge. The Town Administrator is also appointed by and serves at the pleasure of the Board of Mayor and Aldermen. In accord with The Town of Farragut Personnel Policies, all Town employees serve at the pleasure of the Town Administrator.

The emphasis in establishing the Town was to create a local government that would be responsive to its citizens and their needs. Since its inception the Town has successfully promoted and maintained a residential community dedicated to a high quality of life for its residents, businesses, and visitors. Farragut strives to provide its citizens with the most cost-effective public services available based on future anticipated growth, life-cycle cost-benefit analysis, environmental impact, and safety. While Farragut does not provide a full range of municipal services, it also does not levy property or business taxes. The public service needs of the Town's residents are met through a combination of direct service delivery by the municipal government, other local governments, and other service providers. Services provided directly through departments of the municipal government include street and drainage construction and maintenance, recreational activities and facilities, planning and zoning, building codes enforcement, engineering, and administrative services.

## **CHAPTER II**

### **SOCIO-ECONOMIC FACTORS AFFECTING DEVELOPMENT**

#### **Introduction**

This chapter presents a summary of socio-economic trends pertinent to the preparation of a community facilities and services plan. Strategies for community development depend on population characteristics. A basic understanding of past changes, the current nature of Farragut's population and economy, and projections for population growth are vital to the overall planning effort. These demographics provide future trend projections, which can be affected by many unforeseen factors. Nevertheless, the trends must be understood to be of planning significance to the community.

#### **Population**

Farragut has experienced significant population growth since the Town's incorporation in 1980. The Town grew from 6,279 in 1980 to 17,720 in 2000. During the same period the population of Knox County increased from 319,694 to 382,032. Historic population counts for Farragut and Knox County are presented in Table 2.1. Rapid population growth, increasing the demand for services, has affected the municipal government and other organizations serving Farragut residents.

Table 2.2 provides population projections for the Town of Farragut and Knox County through 2020. The Knox County projections were developed by the Knoxville/Knox County Metropolitan Planning Commission (MPC). These Countywide figures were then utilized with a standard "step-down ratio" regression method to generate corresponding projections for Farragut. The projections are presented in a high, medium, and low range format to better account for their imprecise nature and the various assumptions used to create them. Unless otherwise noted, the medium range values will be reported in this planning document.

MPC is projecting that Knox County's population will increase from 382,032 persons in the year 2000 to approximately 429,730 persons in 2010 and 478,232 persons in 2020. This represents population growth rates of 12.5 and 11.3 percent, respectively, which appear consistent with the 13.8 percent rate of increase experienced by the County between 1990 and 2000. During the same period, Farragut's population is projected to increase from 17,720 in the year 2000 to approximately 27,030 in 2010 and 36,824 in 2020. This would represent growth rates of 52.5 and 36.2 percent, respectively. In contrast, the Town experienced a growth rate of 38.4 percent between 1990 and 2000. The simple projection of this rate forward would lower the estimated populations in 2010 and 2020 to approximately 24,524 and 33,941, respectively.

The "step down ratio" projections generated for Farragut likely overstate future population growth. This is a result of several factors including; the application of population projection

**TABLE 2.1**  
**HISTORIC POPULATION IN SELECTED TENNESSEE AREAS**  
**1970 – 2000**

Area	1970	Percent Change 1970-80	1980	Percent Change 1980-90	1990	Percent Change 1990-2000	2000
Farragut	---	---	6,279	103.9	12,804	38.4	17,720
Knoxville	174,587	0.3	175,045	-3.0	165,121	5.3	173,890
Knox Co.	276,293	15.7	319,694	5.3	335,749	13.8	382,032
Tennessee	3,926,018	16.9	4,591,120	6.5	4,890,525	16.3	5,689,283

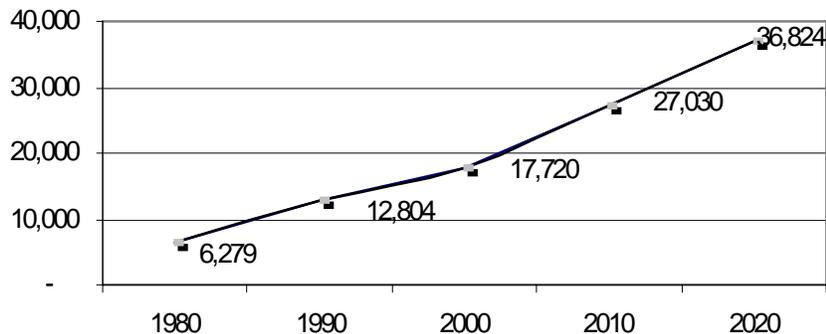
Source: Tennessee Statistical Abstract, 2000 edition, and U.S. Census, 2000.

**TABLE 2.2**  
**POPULATION PROJECTIONS THROUGH 2020**  
**KNOX COUNTY AND FARRAGUT, TENNESSEE**

		2000	2010	2020
Knox County	High		445,484	491,668
	Medium	382,032	429,730	478,232
	Low		426,181	459,599
Farragut	High		28,021	37,858
	Medium	17,720	27,030	36,824
	Low		26,807	35,389

Source: projections based on U.S. Census, 2000.

**GRAPH 2.1**  
**POPULATION PROJECTIONS 2010 – 2020**  
**FARRAGUT, TENNESSEE**



Source: projections based on U.S. Census, 2000.

methods within smaller less geographically stable areas, limited historical data due to Farragut's relatively recent incorporation, and the growth effects of significant annexation activity between 1980 and 1990. The Town's administration believes that population growth over the current decade will be roughly equivalent to that experienced between 1990 and 2000, or approximately 5000 additional residents. This estimate is based on expected development trends within the Town, a decrease in the average number of persons per household, and the pace of new residential construction. Under this scenario the Town's population would increase to approximately 22,720 in 2010. This estimate is significantly lower than that produced by either the step down ratio projection method or a simple continuation of the previous decade's growth rate through 2010.

The character of the Town's population is important to indicate the nature of residents and help predict the nature of future needs. The age structure of the Town's residents will influence the recreation and health care services required. Between 1990 and 2000 the older segments of Farragut's population experienced greater increases than younger age groups. Table 2.3 and Graph 2.2 portray these changes in the age distribution of Farragut's population. Between 1990 and 2000 the percent of the population over the age of 50 increased from 22 percent to 32 percent. The number of people in this age range increased from 2,843 in 1990 to 5,778 in 2000. This proportional aging of the Town's population is expected to continue during the planning period. An increasingly older population will require more passive recreation facilities and different social and community events.

Due to the nature of Farragut most people who move into town are established professionals in their prime working years. In both 1990 and 2000 the largest segment of the population was between 35 and 49. It can be expected that Farragut will continue to attract people in this age range. As the members of this segment age the Town's elderly population will increase both absolutely and proportionally. Although there were absolute increases in the number of people between 35 and 49 this segment declined proportionally during the decade. A large proportion of the population which were in this segment in 1990 are now in the 50 to 64 age range, accounting for its increase in 2000. Professionals moving into Farragut either have school-age children or tend to have children later in their child bearing years. This is manifested in a large percentage of school-age children; 22 percent of the Town's population was between the ages of 5 and 17 in 2000. Individuals in the school-age segment generally move from Farragut upon graduation, resulting in low proportions of the population in the 18 to 34 age ranges.

The gender composition of the municipality is displayed in Table 2.4. Farragut's population is roughly proportional in terms of gender, 49 percent are male and 51 percent are female. Understanding the nature of the Town's population will assist in anticipating and planning for various service needs of the Town's citizens. In particular, the gender composition of the population may influence recreation and health service needs.

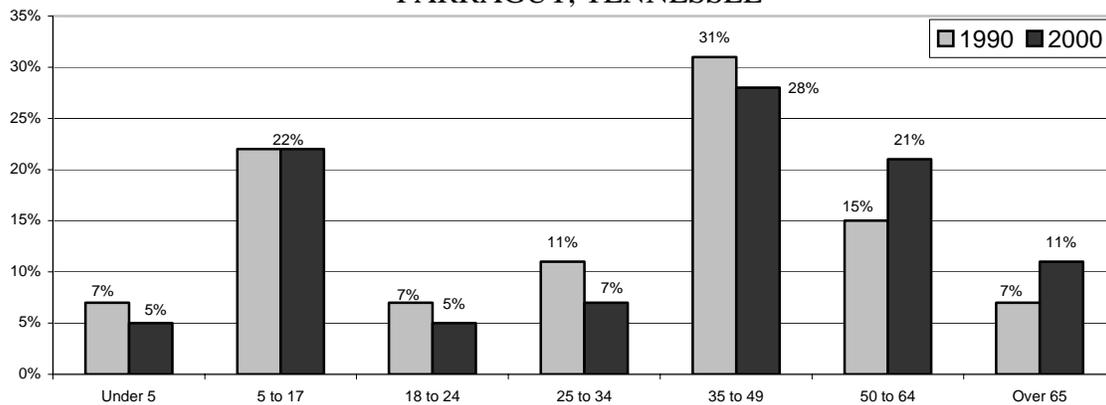
Farragut is a stable community, home to people who have moved in to settle down and raise families. This fact is reflected in Table 2.5 that compares the household characteristics of Farragut's population with that of Knox County. The family oriented nature of the Town is reflected in that 82.6 percent of households are families, and 39.4 percent have children

**TABLE 2.3**  
**AGE DISTRIBUTION 1990 and 2000**  
**FARRAGUT, TENNESSEE**

	1990		2000	
	Percent	Total	Percent	Total
Under 5	7%	844	5%	879
5 to 17	22%	2874	22%	3,848
18 to 24	7%	857	5%	941
25 to 34	11%	1372	7%	1,233
35 to 49	31%	4014	28%	5,041
50 to 64	15%	1954	21%	3,765
Over 65	7%	889	11%	2,013
		12,804		17,720

Source: U.S. Bureau of Census, 1990 and 2000

**GRAPH 2.2**  
**AGE DISTRIBUTION 1990 & 2000**  
**FARRAGUT, TENNESSEE**



Source: U.S. Census of Population 1990 and 2000.

TABLE 2.4  
GENDER DISTRIBUTION by AGE GROUP 2000  
FARRAGUT, TENNESSEE

	<u>Male</u>	<u>Female</u>	<u>Male</u>	<u>Female</u>
Under 17	2,454	2,273	28%	25%
18 to 24	500	441	6%	5%
25 to 34	580	653	7%	7%
35 to 44	1,447	1,645	17%	18%
45 to 54	1,838	1,852	21%	21%
55 to 64	1,050	974	12%	11%
65 to 74	528	583	6%	7%
75 to 84	293	377	3%	4%
Over 85	72	160	1%	2%
	8,762	8,958	100%	100%

Source: U.S. Census of Population 2000

TABLE 2.5  
HOUSEHOLD CHARACTERISTICS 2000  
FARRAGUT, TENNESSEE

	<u>FARRAGUT</u>		<u>KNOX COUNTY</u>	
	<u>NUMBER</u>	<u>PERCENT</u>	<u>NUMBER</u>	<u>PERCENT</u>
Total households	6,333	100.0%	157,872	100.0%
Family households (families)	5,234	82.6%	100,726	63.8%
With own children under 18 years	2,495	39.4%	44,966	28.5%
Married-couple family	4,813	76.0%	78,571	49.8%
With own children under 18 years	2,248	35.5%	32,803	20.8%
Female householder, no husband present	316	5.0%	17,211	10.9%
With own children under 18 years	188	3.0%	9,846	6.2%
Nonfamily households	1,099	17.4%	57,146	36.2%
Householder living alone	961	15.2%	46,687	29.6%
Householder 65 years and over	350	5.5%	14,356	9.1%
Households with individuals under 18 years	2,578	40.7%	48,873	31.0%
Households with individuals 65 years and over	1,269	20.0%	34,497	21.9%
Average household size	2.76		2.34	
Average family size	3.08		2.92	

SOURCE: U.S. Census of Population, 2000.

under 18 years of age. In Knox County 63.8 percent of households are families, and 28.5 percent have children under 18. The average family size is 3.08 in Farragut and 2.92 in Knox County. The permanence, stability, and life stage of Farragut's population is further reflected in their housing tenure, which is shown in Table 2.6. Eighty-nine percent of occupied housing in Farragut is owner occupied, while in Knox County only 67 percent is owner occupied. An important factor in planning for schools, library facilities, and recreation, is the age distribution and grade level characteristics of the Town's population. Table 2.7 reflects school enrollment and grade level distribution characteristics within Farragut's population. Elementary school children account for a full 46.6 percent of all residents enrolled in school. The next leading classification is high school students, accounting for 27 percent of total enrollment. The proportional enrollment of both elementary and high school children within Farragut exceeds that of Knox County as a whole. Whereas, the proportional enrollment in nursery schools, preschools, or kindergarten is similar to that in the County. This further indicates that established families with school-age children are moving into the Town.

Table 2.7 reveals that Farragut is home to a well educated population. Education attainment levels in Farragut exceed those of Knox County's population. Twenty-two percent of Farragut's population hold graduate or professional degrees, compared to 11 percent in the county. Only 5 percent of the population in Farragut did not graduate from high school, compared to 11 percent in the county. The affluent, educated nature of the population may require different recreational and social activities than some communities. The Farragut Folklife Museum, art shows, and exhibits are examples of cultural services currently provided by the Town.

### **Employment and Income**

Farragut is a predominately residential municipality located within the larger Knoxville Metropolitan Area. Its residents are dependent on and influenced by the area's overall economy. Most of the workforce is employed in the surrounding area and must commute to their jobs. Only 1,453 of the Town's 8,838 workers age 16 and over were actually employed within Farragut. In contrast, 4,980 persons were employed in the City of Knoxville, and 559 persons worked outside of Knox County. The percent of Farragut's workforce working out of their homes was 3.8, compared to 2.7 percent in Knox County. Farragut's 2.1 percent unemployment rate was lower than Knox County's 3.1 percent.

Table 2.8 reflects that managers and professionals are the leading occupations for Farragut residents, accounting for 56 percent of the workforce. Sales and office occupations, with 27 percent, is the second largest workforce segment. The industry groups employing the largest shares of Farragut's workforce are educational, health, and social services, 22 percent; professional, scientific, management, administrative, and waste management services, 18 percent; and retail trade, with 13 percent of the workforce.

TABLE 2.6  
HOUSING CHARACTERISTICS 2000  
FARRAGUT, TENNESSEE

	FARRAGUT		KNOX COUNTY	
	NUMBER	PERCENT	NUMBER	PERCENT
<b>HOUSING OCCUPANCY</b>				
Total Housing Units	6,628	100.0%	171,439	100.0%
Occupied housing units	6,333	95.5%	157,872	92.1%
Vacant housing units	295	4.5%	13,567	7.9%
<b>HOUSING TENURE</b>				
Occupied housing units	6,333	100.0%	157,872	100.0%
Owner-occupied housing units	5,647	89.2%	105,562	66.9%
Renter-occupied housing units	686	10.8%	52,310	33.1%

Source: U.S. Census of Population, 2000.

TABLE 2.7  
SCHOOL ENROLLMENT/EDUCATIONAL ATTAINMENT CHARACTERISTICS 2000  
FARRAGUT, TENNESSEE

	FARRAGUT		KNOX COUNTY	
	NUMBER	PERCENT	NUMBER	PERCENT
<b>SCHOOL ENROLLMENT</b>				
Population 3 years and over enrolled in school	5,293	100.0%	102,622	100.0%
Nursery school, preschool	413	7.8%	6,231	6.1%
Kindergarten	182	3.4%	4,831	4.7%
Elementary school (grades 1-8)	2,465	46.6%	38,791	37.8%
High school (grades 9-12)	1,444	27.3%	18,785	18.3%
College or graduate school	789	14.9%	33,984	33.1%
<b>EDUCATIONAL ATTAINMENT</b>				
Population 25 years and over	12,165	100.0%	252,530	100.0%
Less than 9th grade	170	1.4%	14,698	5.8%
9th to 12th grade, no diploma	413	3.4%	29,376	11.6%
High school graduate	1,971	16.2%	68,656	27.2%
Some college, no degree	2,382	19.6%	52,715	20.9%
Associate degree	707	5.8%	13,737	5.4%
Bachelor's degree	3,816	31.4%	46,121	18.3%
Graduate or professional degree	2,706	22.2%	27,227	10.8%
Percent high school graduate or higher	95.2%		82.5%	
Percent bachelor's degree or higher	53.6%		29.0%	

Source: U.S. Census of Population, 2000.

TABLE 2.8  
OCCUPATION CHARACTERISTICS 2000  
FARRAGUT, TENNESSEE

<u>OCCUPATION</u>	<u>TOTAL</u>	<u>PERCENT</u>
Management, professional, and related occupations	4,962	55.5%
Service occupations	799	8.9%
Sales and office occupations	2,378	26.6%
Farming, fishing, and forestry occupations	-	0.0%
Construction, extraction, and maintenance occupations	265	3.0%
Production, transportation, and material moving occupations	536	3.0%
Total Employed Civilian Population 16 years and over	8,940	100.0%

SOURCE: U.S. Census of Population, 2000.

TABLE 2.9  
INCOME CHARACTERISTICS 1999  
FARRAGUT, KNOXVILLE AND KNOX COUNTY, TENNESSEE

	<u>FARRAGUT</u>	<u>KNOXVILLE</u>	<u>KNOX COUNTY</u>
Median household income	\$ 82,726	\$ 27,492	\$ 37,454
Median family income	\$ 91,423	\$ 37,708	\$ 49,182
Per capita income	\$ 35,830	\$ 18,171	\$ 21,875

SOURCE: U.S. Census of Population, 2000.

The occupation structure of Farragut has established the Town as an affluent municipality, with income levels surpassing surrounding areas. The median income of a Farragut household was \$82,726 in 1999, versus \$37,454 for a Knox County household. Median household income in Knoxville was \$27,492. This pattern is reflected in the other income values reported in Table 2.9.

### **Summary of Findings**

Farragut is an affluent residential municipality that is a home to many established professionals in the Knoxville Metropolitan Area. This well educated population is predominantly in their prime working years, but is increasingly becoming older. The population increases of the past 20 years will continue into the foreseeable future as Farragut continues to absorb many professionals in the Knoxville Metropolitan Area. The predominant population groups will continue to be those over 50, school-age children, and prime working age adults. Farragut's population will likely continue to transition and become proportionally older. Farragut will remain a largely family oriented community where the family size is larger than that of Knox County. If the increasing population trend of a professional, family oriented, and more mature nature continues through the planning period this will have significant implications for the demand of services within the Town of Farragut. A growing population will increase the overall service demand and enlarge requirements on infrastructure and facilities. Growth of specific groups of the population will have planning implications for health and recreational facilities, as well as services required for children, those over 50, and professional adults. The inclinations, desires, and schedules of people in these groups will dictate the needs the Town will be faced with.

## CHAPTER III

### COMMUNITY FACILITIES AND SERVICES PROVIDED BY THE TOWN OF FARRAGUT

#### Town Hall and Administrative Offices

The Farragut Town Hall is the center of government services and operations in the municipality. The facility was constructed in 1991 and is located across from the Farragut branch of the U.S. Post Office on Municipal Center Drive. This location places it near the center of town, close to schools and the community's core commercial area. Most of Farragut's governmental departments and associated staff have their offices in this facility. This includes the Administrative Department, Community Development Department, Engineering Department, and the Leisure Services Department. Together these departments account for 21 of the Town's 34 regular full-time employees and 2 part-time employees. The municipal staff also includes a part-time Town Judge and a Town Attorney.

The Town's Administrative Department includes four full-time employees and one part-time employee. This includes the Town Administrator, Town Recorder, an Accounts Payable/Payroll Clerk, a Secretary/Receptionist, and a part-time Administrative Services Assistant. According to the Town Administrator, these staffing levels are adequate to meet the department's current and projected service demands. The Administrator also noted that, barring significant increases in program responsibilities, he anticipated the need for only two additional Town Hall staff employees during the planning period. These additions would likely be in the Leisure Services and Community Development departments. Table 3.1 further details the total number of Town employees by department.

Public meeting space in the Town Hall includes a boardroom and a community room. According to the Town Administrator, the boardroom is large enough to accommodate nearly all public meeting requirements. However, the room's sloping floor design and fixed seating arrangement limits flexibility for other uses. The community room was developed as part of a larger remodeling project in 1999. The space is available for rental by non-profit groups and is used by the Leisure Services Department for recreational programs and special events. The Town reports that the community room is well utilized and that additional space of this type is needed within the municipality. Farragut also makes space available to the Knox County Clerk, County Trustee, and Sheriff's Department for satellite offices. It makes this space available under lease agreements that expire in October 2004. The Board of Mayor and Aldermen will then have to decide whether or not to renew these agreements. The Farragut Folklife Museum is also housed within the Town Hall building.

The building is located on a 10.5 acre site and includes 23,897 square feet of gross floor space. Parking and open space on the site are both sufficient to meet current and anticipated needs. The Town's offices currently occupy only approximately 6,800 square feet of the space. The remainder is taken up by the Town's boardroom and community room area, the

TABLE 3.1  
PERSONNEL DESCRIPTION  
FARRAGUT, TENNESSEE

<u>ADMINISTRATION</u>	<u>LEISURE SERVICES</u>
1 Town Administrator	1 Leisure Services Director
1 Town Recorder	1 Parks and Recreation Director
1 Accounts Payable/Payroll Clerk	1 Leisure Services Coordinator
1 Secretary/Receptionist	1 Administrative Assistant
1 Administrative Services Assistant (Part-Time)	
<u>COMMUNITY DEVELOPMENT</u>	<u>ENGINEERING</u>
Planning Division	1 Town Engineer
1 Community Development Director	1 Assistant to the Town Engineer
1 Community Development Coordinator	1 GIS Coordinator
1 Development Assistant	1 Engineer-In-Training
Codes Enforcement	1 Engineering Technician
1 Senior Codes Officer	1 Secretary (Part-Time)
2 Codes Officers	
1 Fire Marshal	
1 Development Assistant	
	<u>PUBLIC WORKS</u>
	1 Public Works Director
	2 Public Works Foremen
	10 Public Works Crew
	1 Custodian (Part-Time)
<u>JUDICIAL (Part-Time)</u>	
1 Town Judge	
1 Town Attorney	

Source: Farragut Town Administration

Folklife Museum, the Knox County satellite offices, and the building's rotunda area. The Town board room and the community room area occupy approximately 2,000 square feet and 1,584 square feet, respectively. A total of 3,700 square feet is allocated to the Folklife Museum, while the Knox County offices occupy approximately 2,200 square feet. The building's rotunda area, approximately 2,253 square feet, and other miscellaneous areas including general open space, hallways, and storage or mechanical areas consume the remaining space. The Town Administrator indicated that current office and workspace areas are adequate for the existing staff. However, as staff is added to the facility additional space will have to be found. There is also a current lack of useable file storage space, particularly for the Community Development Department. This can be addressed in the short term by making better use of the vault area. However, as the Town continues to grow it should anticipate that the demand for municipal services, staff, and storage space will also increase. At some point, the Town will have to evaluate the space allocated to other uses within the building in an effort to accommodate its administrative needs.

### **Recommendations and Suggested Policies**

1. The Town should evaluate the allocation of available space within Town Hall, and consider its future needs prior to renewing any outside lease agreements for space within the facility.

### **Community Development Department**

The Community Development Department is responsible for the Town's overall planning program, land use and development controls, building and construction codes, and the review and oversight of all development and construction activities within the municipality. The department's offices are located in the Farragut Town Hall. Departmental Staff includes seven full-time Town employees and a contracted fire marshal through the Rural/Metro fire service. This includes a Community Development Director, Community Development Coordinator, Senior Codes Officer, two Codes Officers, a Development Assistant/Court Clerk, and a Development Assistant. The Department is organized into two divisions, Planning and Codes Enforcement. These divisions work cooperatively to provide the Town with comprehensive planning and development services.

### **Planning Division**

The Community Development Director, Community Development Coordinator, and a Development Assistant/Court Clerk staff the Planning Division. The Town also maintains a contract with the State's Local Planning Assistance Office for additional technical assistance. Both the Director and Coordinator's positions are filled by experienced professional planners. The Town's planning staff is responsible for the coordination and oversight of the municipality's overall land use and development planning program. This includes the development of community plans; the preparation and maintenance of all land use controls and other development regulations; professional review of rezoning requests, land subdivision proposals and plats, development site plans, landscaping plans, zoning special exceptions requests, and variances or other appeals to the Town's adopted land use controls.

It is responsible for the enforcement of the Town's sign ordinance and the review of sign applications. Planning staff also investigates citizen complaints throughout the Town. Finally the Planning Division provides staff for all meetings of the Municipal Planning Commission, Board of Zoning Appeals, Visual Resources Review Board, and Municipal Court.

### **Codes Enforcement Division**

The Codes Enforcement Division includes the Senior Codes Officer, two staff Codes Officers, and a Development Assistant. The Division is responsible for the enforcement and oversight of the Town's adopted development and construction codes. Codes staff also investigates citizen complaints and possible code violations throughout the town, and testifies in Municipal Court regarding such matters. All commercial, office, institutional and residential construction plans are reviewed by divisional staff to ensure they meet minimum code requirements. The Codes office also oversees the issuing of permits for all new construction and the vast majority of remodeling, both commercial and residential. Codes officers conduct inspections by appointment for footers, framing, mechanical/gas, and plumbing. The Town also conducts final occupancy inspections prior to issuing an occupancy permit. Fire and safety inspections are conducted on commercial buildings by a fire marshal who is employed through a joint agreement with Rural/Metro Corporation. These inspections occur on a scheduled basis or when there is a change in occupancy in a business. Farragut also requires all plumbing and gas/mechanical contractors to be licensed. The Codes Enforcement Division oversees this licensing process and staffs the Town's Board of Plumbing & Gas/Mechanical Examiners meetings.

Farragut has experienced considerable growth and development since its inception. As noted in chapter II, the Town's population increased from a little over 6,000 persons in 1980 to almost 18,000 persons in the year 2000. This increase has naturally been accompanied by extensive land development and construction activity. The Community Development Department regularly tracks this activity and prepares a yearly report summarizing it. These reports detail the number of building permits issued and various other development activity indicators, including subdivision activity, site plans, and rezonings. The most recent of these reports was compiled for calendar year 2003. It indicates that over the past five years the Community Development Department staff has reviewed an average of 55 development plans or rezoning actions and issued approximately 198 building permits per year. This level of development activity is expected to continue for the foreseeable future. In addition, the Department reports that recent development and construction projects have become larger and more complex than in the past. This has increased the time it takes to fully review, permit, and inspect these projects. The Town recently hired an additional codes officer to address the increased workload. The Community Development Department feels that this addition will allow it to fulfill its responsibilities provided that the level of development activity does not appreciably increase.

The Community Development Director has noted several needs regarding office space, plans review space, and storage facilities. The office space assigned to the new codes officer is physically removed from the rest of the department. This hampers communications and forces the new staff person to be away from their workstation when sharing general office

duties with other staff members. The Department also requires additional space for plans review and storage purposes. The storage issue is particularly critical for commercial building plans that must be kept for the life of the building, are subject to multiple changes or additions, and must be readily accessible for reference and enforcement activities.

### **Recommendations and Suggested Policies**

1. The Town should fully evaluate the allocation and configuration of the Department's available office space. Identified office space deficiencies and configuration problems should be addressed when practical.
2. An improved workspace area for development plans review purposes should be created as soon as possible. The space should provide for coordinated multi-departmental staff review meetings, developer conferences and project coordination meetings with design professionals, and convenient access to Departmental resources and plan storage areas.
3. Issues related to the long-term storage of development plans should be addressed as soon as possible. Additional storage space and/or alternative storage methods should be developed. The stored plans should be readily accessible for reference purposes and enforcement activities.

### **Engineering Department**

The Town's Engineering Department provides professional engineering oversight for the management and construction of public infrastructure and facilities within Farragut. The Department is located in Town Hall and currently functions with a staff of five full-time employees and one part-time employee. This includes the Town Engineer, an Assistant to the Town Engineer, a Staff Engineer-in-Training, an Engineering Technician, and a Geographic Information Systems (GIS) Coordinator, and a part-time Administrative Assistant. The Town Engineer has indicated that these staffing levels are adequate to meet the Department's current responsibilities.

The Engineering Department's principal responsibilities include the management and monitoring of existing transportation infrastructure and related maintenance contracts, and the oversight of technical design and construction activities for all new transportation related infrastructure projects and other public facilities within the Town. This includes streets, pedestrian facilities, storm water drainage facilities and programs, traffic control signals and regulatory signage, and other public facilities. The Department carries out these duties in coordination with other Town departments and officials, particularly the Town Administrator, Public Works Department, and the Community Development Department. The Engineering Department also maintains the Town's Geographic Information System.

The following sections provide a review and assessment of the Engineering Department's involvement and role in critical Town infrastructure facilities and services programs. Other Town Departments are also involved with these facilities and programs. This is especially true of the Public Works Department and the Community Development Department.

However, for organizational purposes an in-depth discussion of the Town's overall approach to managing these facilities and programs is presented here.

## **Streets**

A municipality's street system provides a vital service function that is essential for its continued growth, development, and prosperity. This system also constitutes a large and often costly component of a municipality's overall public infrastructure. It is therefore imperative that existing streets are properly maintained, while insuring that new streets are well designed and constructed.

### Management and Repaving of Existing Streets

The Town of Farragut is currently responsible for the management and upkeep of approximately 115 miles of street pavement within its corporate limits. This does not include Kingston Pike, Concord Road, or Interstate 40. Kingston Pike and Concord Road are State routes and the Town is only responsible for right-of-way maintenance on these streets. The Town has no responsibility for Interstate 40.

Farragut has instituted a comprehensive pavement management system for ensuring the proper monitoring, upkeep, and repaving of its street system. The Engineering Department administers this program. Each year approximately one-third of the Town's streets are inspected and evaluated by Town employees. The Engineering Department utilizes this data and the pavement management system's computer software to evaluate and monitor street conditions throughout the town. This ongoing evaluation process is utilized by Farragut to prioritize annual street paving and repair activities.

The Town contracts with private sector vendors for all street paving and repaving projects. The contracting process, plans and technical specifications, and actual paving work are reviewed and supervised by the Engineering Department. As noted above, Farragut is currently utilizing its pavement management system to prioritize paving projects on a year to year basis. The Town has not yet developed a system-wide multi-year repaving schedule. According to the Engineering Department, the town is currently budgeting to repave approximately 5.5 miles of streets per year. This figure will likely need to be increased within the next decade, as the Town's existing street system continues to age. For example, a minimal revolving 15 year repaving schedule would require approximately 8 miles of paving work per year. This figure will increase as additional new streets are developed within the municipality.

The Town also contracts with a private sector vendor for yearly street repair and pavement maintenance. The contractor is responsible for all hot-mix asphalt patching, shoulder stone maintenance, and other basic physical repair and maintenance activities. The Engineering Department also supervises these contracts and activities. The Town's Public Works Department is responsible for street right-of-way maintenance, cold-mix asphalt emergency patching, snow removal, and contracted street cleaning.

## New Street Construction and Street Improvements

New street construction and major street improvement projects are also of critical concern within Farragut. In some instances these construction activities are associated with the subdivision process and other private developments. In other instances they may be public improvement projects. Farragut has adopted a Major Road Plan and Subdivision Regulations that guide and provide improvement standards for all street construction within the Town. These standards are applied to both public and private street development projects. Farragut's Major Road Plan is shown on Illustration 2.

The Engineering Department plays a central role in all street construction activities within the Town. It works with the Community Development Department to oversee private subdivision design and construction activities, and is directly responsible for all public street construction projects. Due to the size and scope of many public projects they are typically contracted to private engineering and construction firms. The Engineering Department is then responsible for the contracts, technical design oversight, construction plans review, and the field supervision of construction activities.

Public street improvements and construction projects are guided by the Farragut Major Road Plan, staff evaluation and needs assessment, and budgetary considerations. Farragut is utilizing a capital improvements planning process, including an adopted five-year Capital Improvements Plan. This plan is reviewed and updated annually. The Town has been vigorously planning and budgeting for street construction and improvement projects. These projects have accounted for approximately 90 percent of the Town's capital expenditures during the past eight years, a trend that is expected to continue. A complete listing of budgeted street improvement and construction projects for the next five years, along with proposed future projects, can be found in the Town's current Capital Improvements Plan.

## **Storm Water Drainage Management**

Farragut, like most towns and cities, is increasingly faced with the proper control and management of storm water drainage. In response, the Town has incorporated storm water management requirements and design standards into its various land use controls and other development regulations. These requirements are applied to all new development projects within the Town.

As of 2003 the Town of Farragut is required to meet the requirements of Phase II of the National Pollution Discharge Elimination System (NPDES). This federal program provides guidelines for storm water pollution control regulations and is administered under the Environmental Protection Agency (EPA). Compliance with this program is required for communities with populations of over 10,000 persons. The Engineering Department is responsible for overseeing the Town's Phase II Storm Water Management Compliance Program.

Farragut has also instituted a Drainage Improvements Program to address drainage problems affecting private property and residents within the municipality. The program is intended to

Illustration 2

Major Road Plan  
January, 2004

# Farragut, Tennessee



### Legend

#### Functional Classification

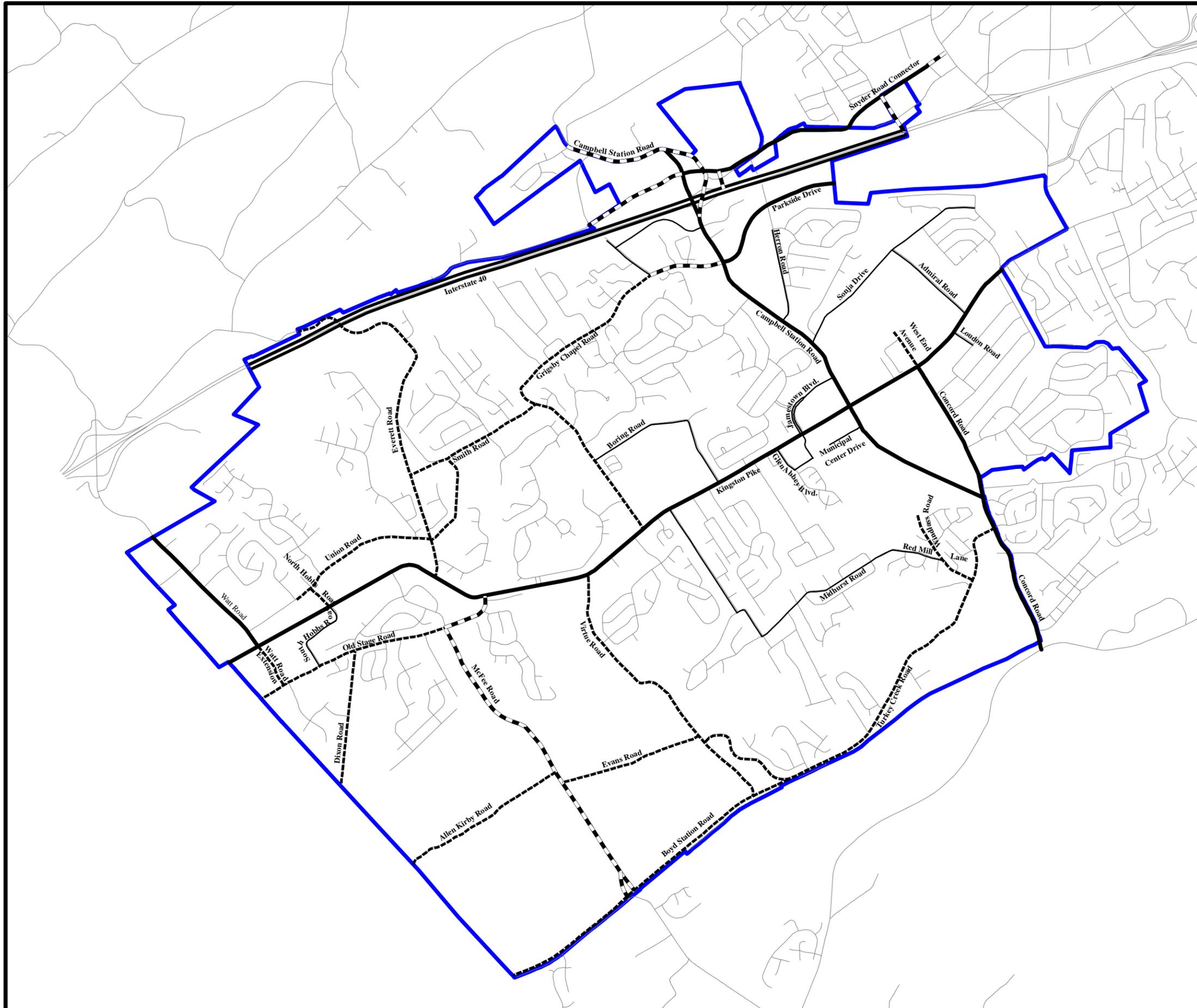
-  Interstate
-  Major Arterial
-  Minor Arterial
-  Major Collector
-  Local Collector
-  Local Street
-  Corporate Limits



Map Prepared By:  
State of Tennessee,  
Local Planning Assistance Office  
Knoxville, Tennessee  
Geographic Information Systems

Map Information provided by:  
Town of Farragut

January, 2004  
This is not an Engineering Map



target particular problems and resident concerns. Under this program drainage improvement projects can be undertaken on a cost sharing basis between the Town and impacted residents. Other problems and maintenance issues affecting the Town's existing public storm water drainage system are handled on a case-by-case basis, and during larger street improvement projects.

The Engineering Department plays a vital role in all drainage improvement activities within the Town. The Department works with the Community Development Department to ensure that storm water controls are properly integrated into all new developments and is responsible for oversight of all public drainage system projects. This includes technical design oversight, construction plans review, and the field supervision of construction activities.

### **Sidewalks, Greenways, and Walking Trails**

Farragut is actively promoting the development of a system of sidewalks, greenways, and walking trails throughout the municipality. It sees this system as a vital pedestrian transportation system and a recreational asset. The Town has adopted a Pedestrian Circulation Plan to facilitate its goals in this area. The Plan establishes locational guidelines and policies, as well as construction standards for the development of sidewalks and walking trails, including all greenway trails. The Town's Subdivision Regulations and Zoning Ordinance require developers to install sidewalks in certain situations and mandate the reservation of lands for public use and open space. This public reservation requirement can include greenways and other walking trails developed under the guidelines of the Pedestrian Circulation Plan.

The Community Development Department and Engineering Department utilize the Town's Pedestrian Circulation Plan and Subdivision Regulations for planning and evaluating the construction of new sidewalks and walking trails. Most walking trails and greenway projects and many new sidewalks are constructed by private developers during the subdivision process and then dedicated to Farragut. Municipal sidewalk construction projects are generally overseen by the Engineering Department and often done in conjunction with street improvements. In either case, the Engineering Department is responsible for technical design oversight, construction plans review, and the field supervision of construction activities. The actual construction of public sidewalk projects may be done by the Town's Public Works Department or private contractors depending upon project size. The Public Works Department also assumes maintenance responsibilities for all sidewalks, greenways, and other walking trails once they have been publicly dedicated and accepted by the Town.

Farragut's program for the development of sidewalks, trails, and greenways is relatively new. In fact, the Pedestrian Circulation Plan was adopted in 1997. The system has expanded rapidly since that time, and is expected to continue growing for the foreseeable future. There are now approximately 45 miles of public sidewalks, 5 miles of Town defined greenway trails, and 5.6 miles of other paved walking trails associated with various subdivisions within Farragut. Illustration 3 depicts the Town's pedestrian circulation system. In addition, there are approximately 2.4 miles of paved walking trails located within Town parks. The

Illustration 3

Existing and Proposed  
Pedestrian Circulation System  
January, 2004

# Farragut, Tennessee



### Legend

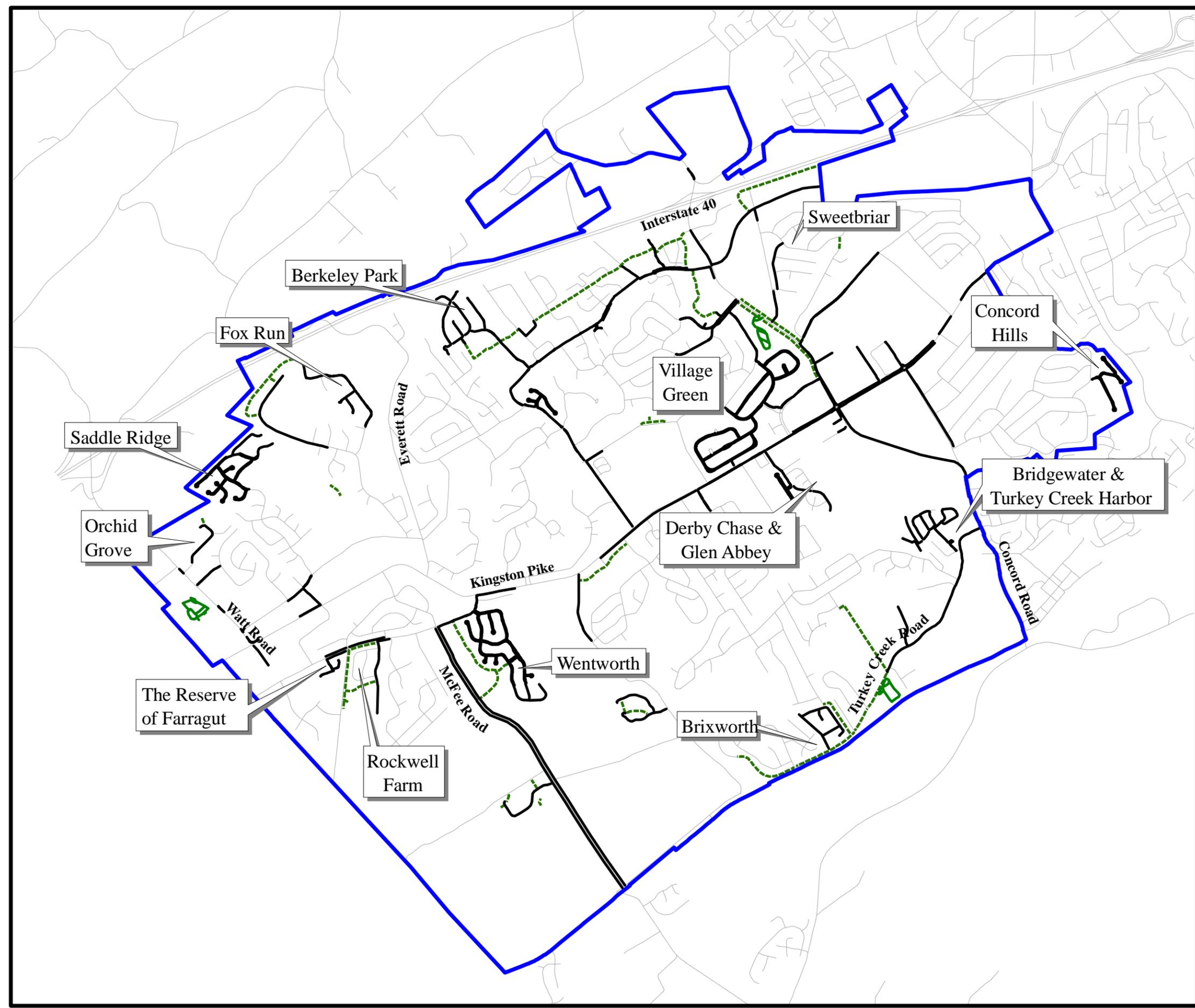
-  Sidewalks
-  Park Trails
-  Greenways and Walking Trails
-  Roads
-  Corporate Limits



Map Prepared By:  
State of Tennessee,  
Local Planning Assistance Office  
Knoxville, Tennessee  
Geographic Information Systems

Map Information provided by:  
Town of Farragut

January, 2004  
This is not an Engineering Map



system is in good condition and has not yet required extensive maintenance or repair. This is largely due to the system's relatively young age. In spite of this, the Town should begin planning for increased maintenance costs now. These costs could accelerate rapidly as large, contemporaneously constructed sections of the system age and deteriorate. The Town should consider an ongoing plan for condition assessment and maintenance similar to the one it has instituted for its street system.

### **Traffic Signals, Regulatory Signs, and Street Lighting**

Traffic signals, regulatory signs, and streetlights are important traffic control and safety measures that support the proper function of the Town's transportation system. Traffic signals and regulatory signs are located at selected major intersections and along streets throughout the Town. Locational decisions are made on a case-by-case basis, and are based on traffic studies, Engineering Department evaluations, and citizen complaints. The Town has not developed a plan or policy guidelines for locating traffic control devices and does not maintain a locational inventory of their existing devices. The design and maintenance of all traffic signals is contracted out to private firms. The Public Works Department maintains all regulatory street signs within the Town.

Farragut maintains a street lighting contract with the Lenior City Utility Board (LCUB). Streetlights are currently located along, or planned for selected sections of Kingston Pike and Campbell Station Road. This includes the Campbell Station Road Extension project. In addition, the Town currently plans for streetlights at entrances to subdivisions along major roads. LCUB installs and maintains all public streetlights and bills the Town for these services under its contractual agreement.

### **Geographic Information Systems (GIS)**

The Town's Geographic Information System (GIS) is maintained by the Engineering Department. This system is a planning and engineering tool that allows users to access and analyze a variety of data in support of Town projects. Departmental staff includes a GIS Technician who is responsible for system maintenance and product production for the Town.

### **Recommendations and Suggested Policies**

1. The Town should continue its comprehensive street management program for prioritizing street paving and repair activities. The Town should utilize this program to ensure that adequate funds are budgeted each year for road resurfacing and repair.
2. The Town should consider developing formal guidelines and policies for locating traffic control devices and regulatory street signs. It should also develop an inventory of current traffic control devices and regulatory street signs within the Town.
3. The Town should consider instituting an ongoing program of condition assessment and maintenance for all of its sidewalks, greenways, and walking trails. This program should be similar to the Town's street pavement management system.

4. The Town should begin addressing increased sidewalk, greenway, and walking trail maintenance costs through its Capital Improvements Plan and capital budgeting process.

### **Public Works Department**

The Town of Farragut Public Works Department is responsible for maintaining all Town controlled public infrastructure, facilities, vehicles and equipment. This includes routine street maintenance activities (cleaning, emergency repair, and snow removal), rights-of-way maintenance, street signage maintenance, drainage system maintenance, curbing repair and maintenance, sidewalk and greenway maintenance and repair, and the maintenance of all public buildings, parks and other facilities.

The Public Works Department was established in August of 1987, with a two person staff and a pickup truck. Currently thirteen full-time Town employees and one part-time employee work in the department, including the Public Works Director. Six of these employees are assigned to roads and rights-of-ways, and six are assigned to parks and building maintenance. However, all personnel are cross-trained and can be rotated between divisions. The Department now only hires persons with heavy equipment operations experience. Seasonal labor is also utilized by the Department to assist with increased workloads during the busy summer activity schedule.

The Public Works Department is located on an 11 acre site off Fretz Road. Its facilities include a 4,000 square foot main building that contains the Department's offices, along with the garage and workshop areas. Additional facilities include a 3,600 square foot main storage shed and smaller 750 square foot storage shed. The sheds are used for sheltering heavy equipment and the bulk storage of items such as road salt. The Department operates the following vehicles and related equipment: two dump trucks, two back-hoes, a skid steer loader, a general purpose tractor, a tractor equipped for right-of-way mowing, two six foot wide pass lawn mowers, an eleven foot wide pass lawn mower, a chipper/mulcher, a bucket truck, six general purpose pickup trucks, three snow plows, a John Deere Gator, two salt spreaders, a ten ton trailer, an aerator, and a pressure washer.

### **Street Maintenance**

There are approximately 122 miles of public streets and associated rights-of-way located within Farragut. This includes Kingston Pike and Concord Road, which are State roads. The Public Works Department maintains the rights-of-way of all public streets in the Town. This includes mowing, trash removal, and general maintenance activities. The Department is also responsible for street cleaning, snow removal, and cold-mix emergency patching. The Department does not have the equipment or staff to lay hot-mix asphalt. Additionally, the Department handles the repair and reconstruction of curbing in conjunction with street resurfacing. All other street maintenance activities and asphalt resurfacing is handled by outside contractors. The Engineering Department administers these activities through the Town's yearly street maintenance and paving management system.

## **Storm Water Drainage Maintenance**

The maintenance and repair of the Town's storm water drainage system is performed extensively by the Public Works Department. This includes repair activity and pipe work, cleaning and removing debris and other impediments, and general construction or reconstruction activities when necessary. The Department is capable of most drainage projects undertaken by the Town. Projects of a unique nature where excessive depth of trenches are involved are contracted out.

## **Signalization and Street Signage**

The Town contracts out the overall maintenance of traffic signals, however the Public Works staff is responsible for bulb replacement. The majority of the traffic signal devices are modern with virtually no problems worth mentioning. The Department maintains all public street signs and street name signs.

## **Sidewalks, Greenways, and Walking Trails**

The Public Works Department is responsible for the repair and maintenance of all public sidewalks, greenways, and other walking trails within the Town. This constitutes a significant and growing work center for the Department. The Department currently maintains approximately 45 miles of public sidewalks, 5 miles of defined greenways, and 5.6 miles of isolated walking trails that are associated with subdivisions throughout Farragut. Town policies that require the public dedication of sidewalks and other public use areas within new subdivisions will continue to increase Departmental work loads in this area. Public Works is also responsible for many sidewalk construction and reconstruction projects throughout the Town.

## **Parks and Public Facility Maintenance**

The Public Works Department is also responsible for maintaining Farragut's parks and publicly owned open spaces. The Town's park system includes approximately 82 acres of developed parkland in three parks and an additional 27 acres in two planned parks. The Department also maintains the Town Hall and the Public Works Facility. Activities undertaken at these locations include weekly mowing, litter control, facility cleaning, equipment repairs, seasonal field maintenance, preparation of athletic fields/venues, and the construction and installation of park equipment and accessory structures. Holiday decorations including rooftop Christmas trees, special Town Hall lighting, and holiday street banners are installed by the Public Works Department. The Department is also responsible for installing spring and summer street banners along with the seasonal planting of annuals at Town Hall.

## **Manage and Maintain Farragut Vehicles and Capital Equipment Fleet**

All vehicles utilized by the Farragut municipal government are managed and maintained by the Public Works Department. The Department administers the Town's Vehicle Replacement Program. The program covers all Town owned vehicles and heavy equipment, and provides a schedule for replacement. The vehicle inventory and replacement schedule is updated yearly. The Department is also responsible for all vehicle maintenance. Department staff performs basic maintenance activities such as tire rotation, oil changes, and brake replacement. Any major mechanical work or repair is out-sourced. In addition to managing items listed as Public Works Department vehicles or equipment the department also maintains five pickup trucks, a car, a van, two sport utility vehicles, and a snowplow utilized by other Town departments.

### **Assessment Summary**

The Public Works Department has grown consistently to address increasing facilities and infrastructure maintenance needs in the municipality. This has been accomplished through a combination of hiring additional staff and by acquiring labor saving equipment. Projected growth and development in the municipality will continue to increase demands on both the Department's staff and equipment. As the Town's street and pedestrian circulation systems expand, the maintenance responsibilities of the Department will increase proportionally. In addition, the Town should expect an increase in maintenance, repair, and reconstruction needs as its transportation infrastructure ages. The planned development of a park off Mcfee Road, along with any future expansions to the Town's park system, will place additional facilities maintenance demands on the Department's staff.

### **Recommendations and Suggested Policies**

1. The Town should perform regular inspections of all sidewalks and greenways to determine maintenance needs. This program should also include all walking trails located within Town parks.
2. The Town should continue planning for additional Departmental staff positions and equipment purchases to meet expected future infrastructure and facilities maintenance needs.

### **Leisure Services Department**

The Leisure Services Department is responsible for providing a wide range of services and programs to Town residents. These services range from traditional recreation program development to community public relations and information efforts. The Department's offices are located in the Town Hall, and it is staffed by four full-time employees. This includes a Leisure Services Director, Parks and Recreation Director, Leisure Services Coordinator, and an Administrative Assistant. The Department also utilizes part-time or seasonal employees to address specific periods of increased demand for staff resources.

The Department's responsibilities can be organized into four program areas. These include citizen involvement and volunteer coordination, a citizen request program, public relations and community information, and parks and recreation programming. This range of responsibilities is broader and more varied than those typically handled by many recreation departments. The following sections discuss each of these program areas. For the purpose of this plan the greatest emphasis will be placed on parks and recreation.

### **Citizen Involvement and Volunteer Coordination**

Leisure Services is responsible for coordinating the Town's extensive citizen involvement and volunteer programs. The Department provides staff to these programs and coordinates appointments to a number of the citizen committees that have been established by the Town. This includes the Leisure Services Advisory Board, Parks and Athletics Council, Arts Council, Farragut Decorating Committee, and the Farragut Folklife Museum Committee. The Advisory Board serves as the coordinating body for these other four leisure services committees. Supporting these committees places considerable time demands on Departmental staff. In addition, Leisure Services also coordinates Farragut's Fun Volunteer Program, Adopt-a-Mile Road and Greenway clean up programs, Eagle Scout/Community Volunteer Projects program, and provides general staff support to the Farragut Folklife Museum.

### **Citizen Request Program**

The Town's program for handling citizen suggestions and complaints is coordinated by the Leisure Services Department. All citizen requests and comments are received by Leisure Service's staff and forwarded to the appropriate department for action. Leisure Services then provides the citizen in question with an initial follow-up letter acknowledging their comments. The appropriate department then reviews the suggestion or concern and the citizen receives a final letter addressing the issue raised.

### **Public Relations and Community Information**

The Department is responsible for the Town's public relations and community information efforts. All public relations programs and community information publications are coordinated through Leisure Services. This includes Farragut's Annual Report publication and the Talk of The Town quarterly newsletter that is distributed to residences via the Farragut Press. Community information, meeting agendas, and event notices are posted on the Town's website ([www.townoffarragut.org](http://www.townoffarragut.org)), published in area newspapers, and aired on the Town's government TV cable channel. In addition, the Farragut Sports Infoline is updated daily with league schedules and field conditions. The Leisure Services Department is also responsible for scheduling group activities at the Folklife Museum and maintaining community information regarding local homeowners groups, civic organizations, and public utilities available within the community.

## **Town Parks and Recreation**

The Town of Farragut places a significant emphasis on the development of parks and in ensuring ample recreational opportunities for its citizens. This emphasis is directly related to the Town's vision of being a quality community. Leisure Services is responsible for the development and management of the Town's overall parks and recreation program. This includes program development and oversight for all parks, facilities, and recreation activities, scheduling recreational activities and the use of Town facilities, and coordinating all facility maintenance needs with the Public Works Department.

The Town has developed three community parks and has a fourth planned. The combined land area of the existing parks, Anchor Park, Mayor Bob Leonard Park, and Campbell Station Park, totals 82 acres. The site of the fourth park is a 26 acre tract located on McFee Road in the southwestern section of the town. The Town also has a small 1.3 acre pocket park planned along Campbell Station Road. The locations of the Town's current and proposed parks are shown on Illustration 4. All of these existing and planned parks are located near current or future residential areas and can be easily accessed by residents throughout the town. Farragut is also actively promoting the creation of a greenway system. These greenways are considered linear parks for both active and passive activities. The system currently includes three defined greenways that total approximately 5 miles in length. In addition, there are approximately 51 acres of publicly dedicated open space areas and 5.6 miles of isolated walking trails associated with various subdivisions and developments throughout Farragut (see Illustration 3). These areas could be more extensively planned for and utilized in the Town's overall recreation program. Each of the Town's parks and planned improvements to them are described below. An additional summary of the community's parks and related facilities is provided in Table 3.2.

### Anchor Park

Anchor Park is located in the southeastern section of Farragut. It is surrounded by an area zoned for residential use. This is a family oriented park of approximately 15 acres with sports facilities, a playground for children, a walking trail with greenway access, and picnic pavilions. Recent improvements to Anchor Park include the replacement of the wooden playground equipment in fiscal year 2004.

### Campbell Station Park

This 17 acre park is located adjacent to the Farragut Branch Library on N. Campbell Station Road and provides passive activities with an emphasis on environmental education. Recent improvements to the Park include the construction of restroom facilities, an ADA compliant trail link, and a new parking lot. These projects were begun in fiscal year 2003 and completed in 2004. An outdoor classroom facility was also constructed during fiscal year 2004. Long term construction projected for Campbell Station Park includes: additional trails and a picnic shelter base in fiscal year 2005; installation of low profile playground equipment, open air structures at the trail entrance, and a covered picnic area during fiscal year 2006; and an additional picnic area during 2007.

Illustration 4

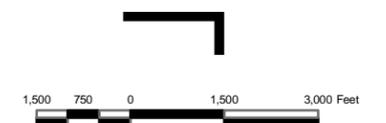
Public Parks and Greenways  
January, 2004

# Farragut, Tennessee



### Legend

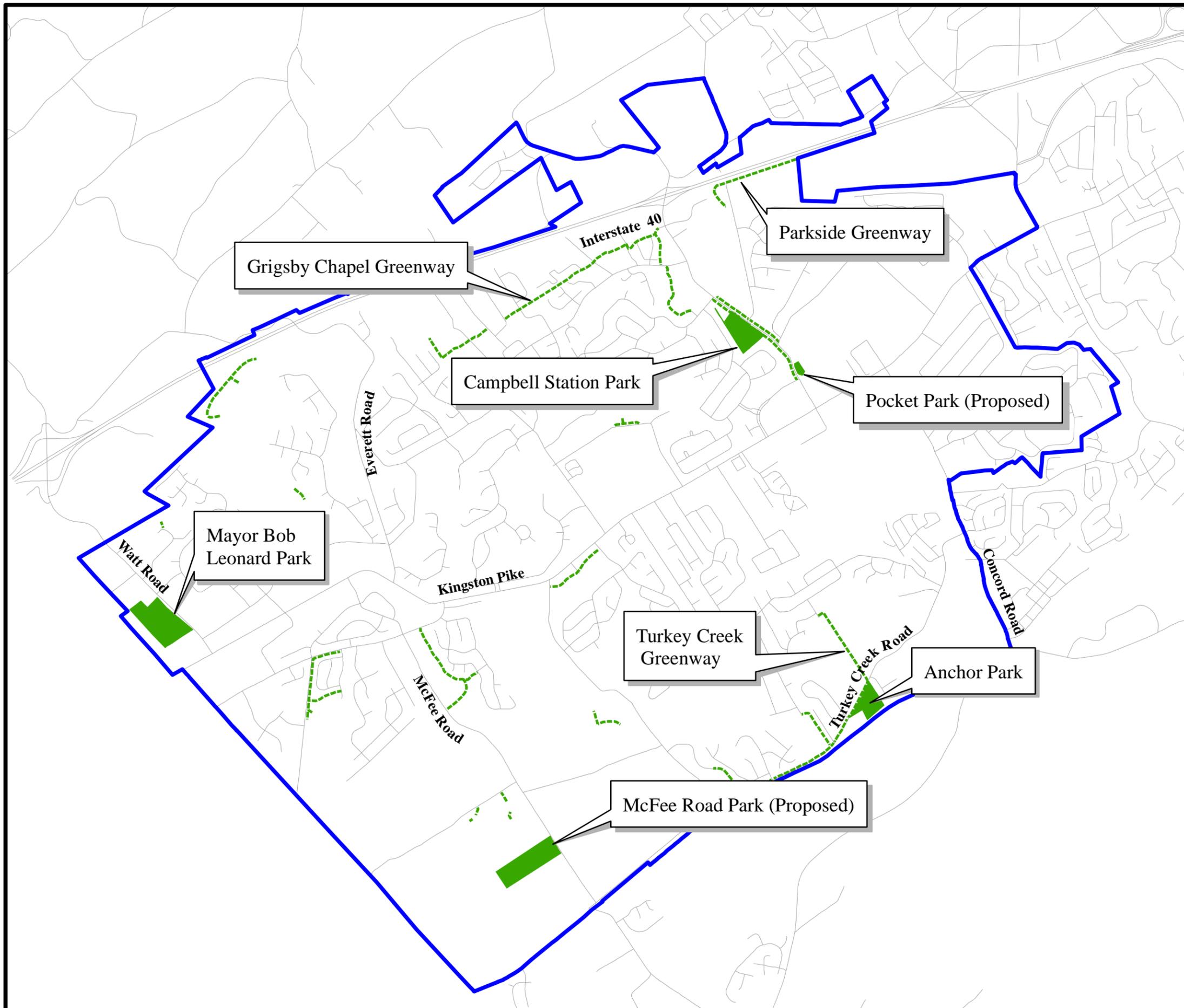
-  Greenways and Walking Trails
-  Roads
-  Public Parks
-  Corporate Limits



Map Prepared By:  
State of Tennessee,  
Local Planning Assistance Office  
Knoxville, Tennessee  
Geographic Information Systems

Map Information provided by:  
Town of Farragut

January, 2004  
This is not an Engineering Map



**TABLE 3.2  
RECREATIONAL FACILITIES  
FARRAGUT, TENNESSEE**

Park	Acreage	Amenities and Facilities	Orientation of Activity	Site Condition
Mayor Bob Leonard Park (formerly Watt Road Park)	50	2 lighted softball fields, 2 lighted baseball fields, 2 lighted soccer fields, 4 unlighted soccer fields, 1 lighted sand volleyball complex (with 3 sand courts), restroom/concession building, lighted playground, lighted 1 mile walking trail with a wetlands observation area, benches	Active	developed
Anchor Park	15	1 unlighted softball/baseball field, 1 unlighted soccer/football field, playground, restroom/concession building, small lake for fishing, .8 mile walking trail, 2 picnic shelters, picnic/band pavilion, grass volleyball court, basketball court, horseshoe-pit, benches	Family	developed
Campbell Station Park (formerly Graham Property Park)	17	.6 mile paved partially lighted walking trail, .25 mile mulch walking trail, picnic pavilion, benches, open play areas	Passive, emphasis on environmental education	Under development
<b>FUTURE PARKS</b>				
McFee Road Park	26	No existing facilities – Planned facilities include: 2 lighted softball fields with concession/restroom building, open field area, 2 large picnic shelters (one with restroom), several small picnic shelters, large lighted amphitheater, community playground, horseshoe pits, 2 volleyball courts, interpretive centers and walking trails.	1/3 designated as active, 1/3 family oriented, and 1/3 totally passive	Undeveloped
Pocket Park	1.3	No existing facilities		Undeveloped
Source: Town of Farragut Department of Leisure Services				

### Mayor Bob Leonard Park

Located on Watt Road in the northwest portion of Farragut, this 50 acre park is the Town's largest. It is family oriented with adult and youth facilities that serve as the focal point for many athletic activities within the Town. Improvements proposed for Mayor Bob Leonard Park will continue to enhance its purpose as a major sports complex. These include a restroom in the southern portion of the park in fiscal year 2004, renovation and addition of lighting to soccer field #1 in fiscal year 2005, and renovation and addition of lighting to soccer fields #5 and #6 in 2006.

### McFee Road Park (proposed)

This park will be located on property in the southwest quadrant of Farragut. It will be a mixed use park with plans to divide it evenly to accommodate active recreation, family oriented activities, and passive recreation. The land for McFee Road Park was purchased by the Town in 1995 and consists of 26 acres of undeveloped property. The development of this park will complete Farragut's goal of having a community park in each of the Town's four quadrants. Construction is not slated to begin until fiscal year 2006 and will likely be phased over several years.

### Pocket Park (proposed)

A small pocket park is planned on property adjacent to Campbell Station Road near Kingston Pike. This will be a 1.3 acre park planned for passive recreation.

### Greenways

The Town encourages and is working to develop a comprehensive system of greenways and sidewalks throughout the municipality. A Pedestrian Circulation Plan was approved in 1997 to facilitate Farragut's goals in this program area. Future additions to the greenway system will provide residents with additional park land for both active and passive recreational uses. Farragut identifies its greenways through signage at entrances and street intersections. Mileage is indicated in ¼ mile segments along the trails by imbedded marble markers. Maps of the greenway system are available at Town Hall. Grigsby Chapel Greenway is located off Grigsby Chapel Road and connects many of the neighborhood subdivisions, condominiums, and apartments north of the road from Smith Road to N. Campbell Station Road. Users of the Grigsby Chapel Greenway have excellent access south to Campbell Station Park and Village Green Shopping Center, and to the new Parkside Greenway that runs east to Lovell Road. The Turkey Creek Greenway connects Brixworth, Kingsgate, Turkey Creek Woods, and Sailview subdivisions with Anchor Park.

### **Other Parks and Recreation Facilities**

The residents of Farragut are not solely dependent on Town parks and programs to meet their need for recreation and leisure activities. Town residents actually have a much wider array of recreational opportunities due to the Town's relative location in west Knox County. There

are many other parks, facilities, and activities provided by other governmental entities, or private sector and semi-public sources in the area. This includes Fort Loudon Lake, Knox County parks, and many private sector facilities such as golf courses and health clubs.

As residents of Knox County, Farragut's citizens have access to all County parks and recreation programs. Several County parks and facilities are located in close proximity to Farragut and provide easy access to its residents. This includes Concord Park, Carl Cowan Park, Admiral Farragut Park, and Hickory Creek Park. Knox County also identifies facilities at the Farragut Primary School and the Farragut Middle School as public park areas. In addition, the County operates a senior center at the old Farragut Library in the Lovell Heights area.

The most significant of these County facilities is Concord Park. It is classified by the County as a regional park, and includes approximately 500 acres. The park is located along the southern edge of Farragut and can be easily accessed via Concord Road and Northshore Drive. It provides a wide range of recreational opportunities, including direct access to Fort Loudon Lake. This large park is divided into several sections including the Concord Marina, the main Concord Park area, The Cove at Concord Park, The Point at Concord Park, and what was Cherokee Park. The entire Town of Farragut is located within 5.5 miles of this important recreation asset.

There are also many recreational facilities and programs operated by private sector or semi-public entities located in and around Farragut. These facilities provide additional recreation opportunities to Town residents. Unfortunately, they are not universally available to all citizens in the same way public parks and programs are. These facilities typically address the recreation preferences or needs of specific segments of the population. Furthermore, the use and availability of these facilities is often a function of membership and/or ability to pay.

There are two privately owned golf courses located within Farragut, Fox Den County Club and Willow Creek. Fox Den is a private club serving members and their guests. Willow Creek is open to the public. In addition, Town residents have access to numerous other golf courses located in the surrounding area. A number of Town residents also have access to private facilities and small parks located within their individual subdivisions. These facilities include various amenities maintained by the homeowners association such as swimming pools and tennis courts. Use is typically restricted to the residents of that particular subdivision development. Finally, area residents have access to recreational opportunities provided by other private business or semi-public institutions in the area. This includes private health clubs, church programs and facilities, and organizations such as the YMCA/YWCA.

### **Assessment Summary**

The broad range of recreational facilities and opportunities provided by other public and private sources greatly complicates any evaluation of Farragut's parks and recreation program. Available national standards for parks and related facilities are intended as general guidelines only. They provide a general assessment when considered in light of local conditions. The National Recreation and Park Association notes that a community should

develop its own standards based on its individual characteristics and needs. This process requires survey techniques to determine recreational needs and preferences in the community. This is particularly true with respect to the evaluation and planning of individual park facilities, such as the number of sports fields present in a community. The Town's Leisure Services Department reported that they preferred Level of Service Measures to modify gross national standards. This approach would also require a program of community wide surveying. Farragut has not developed such a set of standards to apply to its recreation program. The Town's Leisure Services Director reports that its last community wide recreation survey was done in 1995, and that a new one is needed to accurately gauge the Town's overall program. The following evaluation is therefore limited to general park acreage and intended for comparative purposes only.

Over the next ten years Farragut's population is projected to increase from 17,720 persons to somewhere between 22,720 to 27,030 persons, depending on the projection assumptions and scenarios used. The impact of this growth on leisure services should be assessed regularly if the Town wishes to continue providing quality recreational and leisure services to its citizens. In addition, the Town's demographic analysis indicates that it will experience an increase in the age of its overall population. The expected growth in the number of older residents will likely require adjustments to the Town's existing recreation programs and priorities.

The National Recreation and Park Association suggests that a communities park system, at a minimum, be composed for a "core" system of parkland, with a total of 6.25 to 10.5 acres of developed open space per 1,000 population. This corresponds to a general planning standard of 10 acres per 1,000 population quoted by the Town's Leisure Services Department. At these minimum standards the 2000 population of Farragut requires between 110.75 and 186.06 acres of parkland. The 2010 projected population of 22,720 to 27,030 people will require between 142 and 284 acres, depending on actual population growth.

Farragut's park system includes approximately 82 acres of developed parkland in three parks and an additional 27 acres in two planned parks. There are also 5 miles of identified recreational greenways totaling approximately 12 acres in area. Finally, the Town controls an additional 51.5 acres of publicly dedicated open space areas and 5.6 miles, or 13.6 acres of isolated walking trails that are not included in the greenway system. These open space areas are located in and around various subdivisions and are potentially useable for recreational purposes. This might include passive use facilities such as greenway system linkages and nature viewing areas. The acreage of the Town's existing and planned parks, combined with the defined greenway system totals approximately 121 acres of planned recreational area. The additional 51.5 acres of public open space and 13.6 acres of walking trails increase the Town's total available acreage to approximately 186 acres. However, the use of much of this additional acreage would be restricted to passive open space activities. Farragut currently has no identified plans to acquire additional land for park development. However, it does anticipate continued growth in the greenway system and publicly reserved open space areas. This is due to the Town's current practice of requiring the reservation of lands for public use and open space through the subdivision process.

The total amount of available parkland must be considered in light of the municipality's regional setting and the many other recreational facilities present in the area. This is particularly true with respect to the Town's proximity to Concord Park. If this large public park is considered in the overall evaluation, it becomes apparent that Town residents have access to significant parkland resources and facilities.

The Leisure Services Department is however concerned about the service capacity of existing Town parks and rental facilities given the likelihood of continued population growth in the area. Many of the Town's programs and facilities serve both Town residents, and residents from the surrounding area. Land development activities and population growth are expected to continue throughout the entire service area. Leisure Services estimates that over 90 percent of available hours at the Town's athletic fields and other rental facilities are currently being utilized. If the area's population continues to grow as expected, the Department expects the demand for additional park facilities to become an increasing concern. The Director of Leisure Services also noted a lack of available gymnasium and other indoor recreation space in the Farragut area. Both of these issues will need to be fully evaluated as the municipality plans for its future recreation needs.

### **Recommendations and Suggested Policies**

1. A new community wide recreation needs and preferences survey should be conducted by the Town. This information is needed to facilitate improved recreation program and facilities planning.
2. The Town's recreation program should begin planning for the expected increases in both total population and the number of older residents that it will serve in the future.
3. Farragut should continue requiring the reservation of public open space as part of its overall land development process. This reservation requirement directly supports the Town's developing greenway and pedestrian circulation system, as well as providing other potentially useable open space areas for recreational purposes.
4. The Town should continue to expand its greenway and pedestrian circulation system by developing appropriate linkages and new greenway segments whenever possible. This should include efforts to integrate isolated walking trails into the system wherever possible.
5. The Town should evaluate all existing, publicly dedicated, open space areas for use within the municipality's overall recreation and parks development program. The appropriate use of these areas should be included in future program planning efforts.
6. Future recreation planning efforts should evaluate the availability and need for both indoor and outdoor recreation programs and facilities within the Town and surrounding area.
7. The Town should continue planning for additional Departmental staff positions to meet expected future service needs.

## CHAPTER IV

### COMMUNITY FACILITIES AND SERVICES NOT PROVIDED BY THE TOWN OF FARRAGUT

As noted earlier, the Town of Farragut does not directly provide a full range of municipal services to its residents. The public service needs of the municipality are instead met through a combination of sources, including other governmental entities and non-governmental service providers. This chapter addresses the community facilities and services that are made available to Town residents by other service providers. It is intended to provide general information regarding these services and how they are provided to the municipality. Specific recommendations or suggested policies regarding the provision of these community facilities and services have not been included.

#### **Law Enforcement**

Law enforcement services are provided to the Town of Farragut by the Knox County Sheriff's Department. This is the sole law enforcement service to the Town. There are approximately 950 people employed by the Sheriff's Department. The Department is organized into five patrol units, which work a three-shift day. A patrol unit consists of 24 or 25 officers. There is at least one of these patrol units on duty at all times. The Department has divided the county into 12 beats. Beats are delineated relative to population density. The same level of protective service is provided throughout the county relative to population distribution.

The Sheriff's Department maintains jail facilities and is the sole custodian of inmates in the county. Jail facilities are reported to be at or over capacity in the medium- and high-security facility in the City & County Building in downtown Knoxville. Officers are required to complete 40 hours of inservice training per year, which is provided by the Department's Training Division. The Department also maintains a regional training facility where recruits are trained to be officers.

The Sheriff's Department has delineated the incorporated area of Farragut as Beat 401. There is at least one officer assigned to patrol the Farragut beat at all times, however in emergency situations officers from the entire Department can be dispatched to Farragut. The Sheriff's Department also has a satellite office in the Farragut Town Hall. Two employees, an officer and a civilian, are assigned to this facility. This office is primarily established to take reports and provide information such as police reports to the public. Reports can be taken by phone or in person at Town Hall. The Department's office at Town Hall is open Monday through Friday 8:00 – 4:30.

## **Fire and Ambulance**

The Rural/Metro Fire Department and Emergency Medical Service provides fire and emergency services within the Town of Farragut. According to Rural/Metro, these services are provided through two separate agreements with the Town and three with Knox County. Rural/Metro has been identified by the Town as a duly constituted fire department serving it under Tennessee's Fire Department Recognition Act. It is a privately operated company that charges property owners within the Town of Farragut an annual fee based on the size of the buildings being protected. Rural/Metro operates 14 fire stations in Knox County as well as other facilities. These other facilities include the Emergency Communications Center that is co-located in Farragut with Fire Station 11 at 160 N. Campbell Station Road, the Fire Training Center and Fleet Service Facility at 3150 Northwest Park Drive, the Ambulance Operations Center at 2011 Davenport Drive, and the company's regional administration offices at 2030 Falling Water Drive.

Six of the company's fire stations are located in west Knox County, two of which are within the Town of Farragut. According to Rural/Metro, all of west Knox County including the Town of Farragut has a Public Protection Class rating of four as published by the Insurance Services Office, Inc. The Farragut stations are located at 160 N. Campbell Station Road (Station 11) and 201 N. Watt Road (Station 14.). The other four west Knox County area stations are located within fifteen minutes of the Town. In addition, Rural/Metro maintains mutual aid agreements with a number of other fire departments that are also located within fifteen minutes of Farragut. They include the City of Lenior City (two stations), Loudon County Fire and Rescue (three stations), and the Karns Fire Department (four stations).

According to the company, each fire station is equipped with a 1250 gallon per minute Class A pumper truck that carries standard equipment including; 1,000 feet of 4 inch large diameter supply line, 600 feet of 2.5 inch dual-purpose line, and 800 feet of 1.75 inch fire attack line. In addition, one of Rural/Metro's hazardous materials trucks is housed at Station 11 on N. Campbell Station Road. One of the company's aerial ladder trucks is also housed at Fire Station 10 located at 9746 Parkside Drive, which is about 1.5 miles east of Town. Two full-time fire officers staff the fire stations and emergency medical personnel are assigned to separate units in the area. Both Farragut fire stations provide advanced life support (ALS), which means that each engine is equipped with the same emergency medical equipment as the company's ambulances. Each ALS equipped engine is, at a minimum, crewed by a paramedic and emergency medical technician.

Rural/Metro reports that its average response time within the Town is four minutes. Farragut's contract with Rural/Metro specifies an average response time of five minutes or less. In the event of a structure fire, four engine companies, one ladder company, an ambulance, a chief officer, and the fire marshal respond from the stations within the Town and nearby areas. Additional units can be summoned to the scene if the nature of the emergency requires them. This is typically done in increments of two engine companies and a ladder company or squad for each additional alarm struck.

According to Rural/Metro, the Insurance Services Office, Inc. (ISO) considers three criteria when establishing a Public Protection Class (PPC) rating. The first is emergency communications, the second is fire department resources, and the third is the community's water distribution system. Response time is not a rating factor; however, the PPC rating extends only 5 miles from each fire station. For maximum credit, the majority of the community should be within 1.5 miles of an engine company and within 2.5 miles of a service company (a truck with support equipment) or a ladder company (if there are a sufficient number of buildings that require one). Building size and type of construction in the community determines water system requirements for the PPC rating. However, the PPC rating is limited to those structures with a calculated water flow requirement of 3,500 GPM or less. The Small Town Planning Handbook differs from ISO in that it suggests distances from fire stations based on the character of the service district rather than on the type of fire fighting unit. The suggested maximum service radius in the Handbook is 1 mile for commercial and industrial districts and 3 miles for medium to high density residential areas.

Most areas of Farragut are within 2.5 miles of a Rural/Metro fire station, and the stations are located within 1 mile of most commercial areas. The Town is geographically compact, connected to Knox County's Enhanced 911 System, and well furnished with water mains and hydrants. These factors contribute to the Farragut area's ISO Public Protection Class four rating. According to Rural/Metro this rating level places the community in the highest category for reduced insurance premiums for properties in Tennessee.

Knox County contracts with Rural/Metro to provide emergency ambulance service throughout the entire county, including the Town of Farragut. This service agreement has been in place since 1985. According to the company, Rural/Metro EMS in Knox County is nationally accredited through the Commission on Accreditation of Ambulance Services. The contract specifies that Rural/Metro must be on the scene within ten minutes, 90 percent of the time, as measured within a fifteen day period. Rural/Metro serves Knox County with 34 ambulances that are deployed according to a computer-driven system status management (SSM) plan. This system is designed to keep response times to a minimum even as the number of calls and available ambulances fluctuate throughout the day. The SSM plan is devised using information about prior emergency responses, demand patterns, seasonal fluctuations, road conditions, and other factors. Both fire and ambulances are dispatched using a computer-aided dispatching (CAD) system that is designed to send the closest appropriate unit to each emergency.

### **Solid Waste**

The Town of Farragut does not provide solid waste disposal facilities or services to its residents. Farragut residents have two options for solid waste removal. The residents can either utilize the county run convenience centers or contract with private solid waste removal companies.

Knox County owns and operates 14 convenience centers across the county. County residents are responsible for bringing their solid waste and limited recycling items to the convenience centers. Typically, one employee operates the facilities, however on peak days they are

operated by two employees. The Knox County Convenience Centers are open Monday through Friday from 8:00am to 6:00 p.m. and on Saturday from 7:00 am to 3:00 p.m. Each facility provides for limited recycling of items. The facilities do not accommodate out-of-county waste, green waste, or business waste. Greenwaste can be taken to the Greenwaste Center located at 8707 Joe Daniel Road in northwest Knox County. The convenience center located at 10628 Dutchtown Road is the closest center to the Town of Farragut.

Farragut residents can contract with two private waste removal companies for their disposal needs. They are Waste Management and Waste Connections. Waste Management is located in Northwest Knox County and provides curbside pick-up for contract residents. The company provides daily garbage pickup, with the ability to pick up other recyclable items. Some recyclable items are picked up on a subcontracted basis. The company utilizes ten residential, roll-off and front load garbage trucks in the Town of Farragut. Residents are billed quarterly with the cost varying for residential to commercial customers.

Waste Connections formerly named Browning-Ferris Industries or BFI serves approximately 35,000 residents in Knox County. The company offers weekly trash pickup, which consists of either curbside or backdoor pickup, bi-weekly curbside recycling and some leaf removal. Waste Connections employs approximately 30 people in the Knox County area. The company has approximately 30 trucks, which consists of rear load trucks and smaller PUB trucks to remove trash on smaller, narrower streets.

### **Water and Wastewater Service**

The First Utility District of Knox County provides water and wastewater service to the Town of Farragut. The Town plays no role in the administration of the District. Chartered in 1954, First Utility provides water and wastewater service to approximately 65 square miles of west Knox County. The entire Town of Farragut falls within the District's service area. The General Manager for the First Utility District reports that there are no areas of Farragut that do not currently have or can not reasonably be served through the extension of utility lines. In its service area, the District serves 28,000 water accounts and 24,000 sewer accounts. There are 72 people employed by the District. The work force is stable with steady growth as needed. In response to the rapid growth of west Knox County the utility has undergone multiple construction and expansion projects to upgrade the water and wastewater systems. First Utility District's General Manager reports there is an ample supply of water and wastewater services throughout the Town, with planned expansion projects to accommodate growth.

### **Water System**

The First Utility District has a water production capacity of 21 million gallons per day and a storage capacity of 17 million gallons in eight tanks. In the District's service area there is an estimated 900 miles of water lines with pressures ranging from 30 pounds per square inch (psi) at the highest elevations to 200 psi at the lowest elevations. Water lines in the Town of Farragut have pressures that range between 60 and 120 psi. The District reports the water system has adequate line size and storage capacity to provide good fire protection in the

Town. The water treatment plant uses conventional pre-disinfection, coagulation, filtration and post disinfection processes.

### **Wastewater System**

The First Utility District currently has a wastewater treatment capacity of 15 million gallons a day. There are approximately 800 miles of sewer lines in the District's service area. The District utilizes Oxidation Ditch With Biosolids in the wastewater treatment plant.

### **Expansion Projects Planned for Water/Wastewater Systems**

Current water and wastewater systems are capable of handling the existing customer base. However, anticipated growth in the service area requires a continued expansion of facilities. To accommodate growth the District employs a five-year plan that includes operation, maintenance, and capital projects. The plan is updated annually. This continuous planning process has been in place for 25 years and is anticipated to continue. The District reports that the planned expansion projects will accommodate the increasing demand in the District's service area, including development in Farragut.

Preliminary engineering reports are being conducted to determine capacity and timing for the expansion of the water and wastewater treatment plants. The District anticipates that increased capacities will be available by 2005 for the water plant and 2006 for the wastewater plant.

Within the Town of Farragut, the utility's General Manager reported that new water lines are being installed along Old Stage Road, McFee Road, and Martel Road. He stated that the original project on McFee Road resulted from the Town of Farragut's renovation of the road. However, this line will also supply the Martel Utility District with water from First Utility's high pressure zone. Water and sewer lines are also being relocated and extended as Campbell Station Road is extended to Concord Road. A new sewer line along Evans Road is currently under construction. This line will provide a sewer trunk line in the southern portion of the Town. Additionally, there is a project to extend sewer to the Fox Den subdivision, which was not equipped with public sewer at its initial development. This project, providing approximately 165 units with wastewater service, has been designed and construction is scheduled to begin in 2004.

Other improvement projects related to the system's growth include a 2.5 million gallon water storage tank at the A. L. Lotts School, a new water supply line to Lenoir City Utility Board at Hickory Creek and Watt Road, a sewer line extension to northeast Loudon County, an additional 1 million gallon clearwell tank at the water plant, replacement of the Nubbin Ridge water tank, and installation of new water lines in the Toolles Bend area.

### **Natural Gas Service**

The Town of Farragut is supplied natural gas by the Knoxville Utility Board (KUB). KUB was established in 1939 by an amendment to the Knoxville City Charter. The company is an

independent agency of Knoxville and provides gas service to approximately 5,000 customers in Farragut. KUB's corporate headquarters is located at 445 South Gay Street in Knoxville. Natural gas supplies are purchased from East Tennessee Natural Gas.

According to KUB's engineering department, the company has the capacity to supply gas services to all residents in Farragut. Gas service is currently available throughout most of the Town, and it can be extended into unserved areas as development occurs. Currently, KUB is working to extend gas mains along and under Campbell Station Road Extension. This work is being coordinated with the Tennessee Department of Transportation (TDOT). The project should be completed in approximately four months from its initial starting date.

### **Electric Service**

The Lenoir City Utility Board provides electric service to Farragut, West Knox County and Roane County. The Town plays no role in the provision of these services. The utility board was established in 1938 and serves over 43,000 electrical customers. Lenoir City Utility Board has two substations located within the town limits of Farragut. The McFee substation is located at the corner of McFee Road and Boyd Station Road. The Farragut substation is located at Grigsby Chapel Road and Fretz Road. The Lenoir City Utility Board opened a branch office in July 2003 at 136 N. Campbell Station Road. The minimum base charge for residential customers is \$5.32 per month, which equates to 5.811 cents per kilowatt hour per month.

### **Schools**

Knox County owns and operates 78 schools in the county, 4 of which are located in the corporate limits of Farragut. These schools include Farragut Primary, Farragut Intermediate, Farragut Middle and Farragut High School. In addition, there are 3 private schools located within Farragut and 2 others located in close proximity to the Town. They are the Knoxville Christian School, the Concord Christian School, St. John Neumann Catholic School, the Greenway School, and the Episcopal School of Knoxville. The Town of Farragut has no role in the administration of the schools in the area.

### **Public Schools**

#### **Farragut Primary School**

Farragut Primary School was built in 1990. The school contains fifty classrooms, a gymnasium, special area classrooms, a library and a clinic. Farragut Primary School is located at 509 N. Campbell Station Road in northeast Farragut.

#### **Farragut Intermediate School**

Farragut Intermediate School is located at 208 West End Avenue and was established in 1976. In 1984, the school was reconstructed to include forty regular classrooms, four

resource rooms, a media center, a computer lab, a cultural arts room, a talented and gifted room, a gymnasium and a café for parents. The school is in need of additional space to suspend use of portable classrooms. Farragut Intermediate School is also in need of additional computers and maintenance and structural repairs.

### Farragut Middle School

Farragut Middle School is located on 42 acres of land and is the largest of the 13 county middle schools. The school was established in 1984 and additional classrooms were added in 1991. Farragut Middle School is located at 200 West End Avenue where it shares a site with Farragut Intermediate school. The school consists of fifty two regular classrooms, twelve temporary classrooms, a studio theater, a gymnasium, a library/media center, and a cafeteria complex.

### Farragut High School

Farragut High School is located at 11237 Kingston Pike. The school was built in 1977 and has been upgraded to become networked and Internet accessible. Farragut High School contains one hundred classrooms, a weight room, a driver's education simulator, a mini-auditorium, a main auditorium, a gymnasium, a wood shop, a greenhouse, an auto shop, a day care center, eight 21<sup>st</sup> Century classrooms, and six computer labs.

## **Private Schools**

### Knoxville Christian School

Knoxville Christian School was established in 1969 and was named WestEnd Kindergarten. In 1980 the current building was built and the name changed to the Knoxville Christian School due to the donations of Mr. Paul Shirley and his wife. The facility is located at 11549 Snyder Road. The Shirleys donated the 67 acres to build the school, which houses thirteen classrooms, a lunchroom, a gymnasium, two offices, a ball field and batting cages. Knoxville Christian School has 106 students currently enrolled up to the tenth grade. The facility is working to expand the building to include a high school that will include the eleventh and twelfth grades.

### Concord Christian School

Concord Christian School is currently located at First Baptist Church Concord on Kingston Pike. The facility began as a part of First Baptist Church Concord's Weekday Early Education program for preschoolers. In 1996 they added grades one to three, fourth grade in 1997, and fifth grade in 1998. They are currently accepting students through the eighth grade.

### St. John Neumann Catholic School

St. John Neumann Catholic School is a parochial school attached to the local parish. The Catholic Diocese owns the property that includes both the church and the school located at 625 St. John Court. St. John Neumann Catholic School opened in August 1997 with classes kindergarten through third grade. The school has added a grade per year and currently offers classes through eighth grade. At this time the facility has approximately 350 students. St. John Neumann is located on a 42 acre site with a school building that houses a library, a computer lab, a science lab, an art room, a music room, a gymnasium with a stage, a cafeteria, a full service kitchen, twenty classrooms, a playground, a soccer field and a softball field.

### The Greenway School

The Greenway School is an accredited, middle school for sixth, seventh and eighth graders located on a 20 acre wooded campus. It is located outside of Farragut, on Canton Hollow Road. The school offers small class sizes of twelve to fourteen students, individual lap tops, extensive off-campus studies, hands-on studies in all subjects and students advance according to their abilities.

### The Episcopal School of Knoxville

The Episcopal School of Knoxville is an accredited independent school, which is situated on 96 acres in west Knox County. The school's focus is to "challenge students to excel, both academically and socially, through solid educational goals positioned in an environment that teaches kindness, compassion, and consideration for others." In August 1998, the school opened a temporary facility within Farragut on the grounds of St. Elizabeth's Episcopal Church with 28 children. At first, the school offered classes kindergarten through fourth grade and was able to offer scholarships using 10 percent of their income.

Funding from the Diocese of East Tennessee, the Lucille S. Thompson Foundation and anonymous gifts provided the school's start-up costs. In 2000 the Episcopal School moved out of the Town to a facility located at 950 Episcopal School Way and opened the Middle School Division. The school currently has 170 students in the lower and middle school division for kindergarten through seventh grades. The facility houses a dining hall, a gymnasium, administrative offices, a library, an art room, a chapel, a state-of-the-art technology lab, a playground and playing fields.

### **Public Libraries**

The Farragut Branch Library is part of the Knox County library system. The facility is currently located on N. Campbell Station Road, next to Campbell Station Park and was built in 1997. The Farragut Branch began as a stop for a bookmobile program. Then in 1929 a room formerly used as the post office was used to house the books. In 1956 the Farragut Women's Club purchased a small flat top building, which consisted of 995 square feet and seating capacity for seven people, to house the library and placed it behind Farragut High

School. In 1958 an addition was added to the library. A new library building was started in 1965 on Lovell Heights Road in Concord and remained there until the current building was built.

The current library houses approximately 45,000 volumes of books. Four full-time employees, two part-time employees and five half-time employees conduct the various library activities. Hours of operation are from 10:00 a.m. to 8:00 p.m. Monday through Thursday and 10:00 a.m. to 5:30 p.m. Friday and Saturday. The facility conducts sessions such as computer classes and story time programs.

### **Hospitals and Nursing Homes**

The Knoxville/Knox County metropolitan area functions as a regional center for health care services. The hospitals and other medical facilities located in the county serve the larger East Tennessee Region. Farragut residents have easy access to all of these health care resources.

### **Hospitals**

There are currently five general hospitals, and one children's hospital located in Knox County. The area also includes a large number of other medical office and care giving facilities.

#### **Baptist Hospital**

Baptist Hospital of East Tennessee is a subsidiary of Baptist Health Systems. The hospital was built in 1948 and provides 438 beds. It is located at 137 Blount Avenue, which is south of downtown Knoxville. The facility has notable strengths in the areas of cardiovascular treatment, cancer treatment, eye care, and both senior and women's health issues.

Baptist West and Baptist Hospital for Women are two new hospital facilities located on Parkside Drive and Lovell Road within the Town of Farragut. The facilities opened on July 1, 2003, providing a west Knox County service location for the Baptist Regional Cancer Center and the Baptist Heart Institute. Baptist West Hospital is a 75 bed facility that has an ICU department, inpatient and outpatient surgical services, radiological services, a full diagnostic laboratory, inpatient nursing care and a twenty-four hour emergency department. Baptist Hospital for Women provides 10 beds for labor, delivery, recovery and postpartum patients. The hospital will also house a Baptist Health System's Breast Center and an Infertility Center.

#### **East Tennessee Children's Hospital**

East Tennessee Children's Hospital began serving children in the East Tennessee region in 1937. The hospital is a private, independent, not for profit pediatric hospital that services a 16 county region in Tennessee and western North Carolina, southeastern Kentucky and southwestern Virginia. The East Tennessee Children's hospital is a 122 bed facility located

near downtown Knoxville, Tennessee. The hospital has over 25 subspecialties, over 70 pediatric subspecialties, and over 400 staff members.

#### Covenant Health / Fort Sanders Parkwest and Fort Sanders Regional Medical Center

Covenant Health is a community-owned organization that is the parent company of five acute care hospitals in East Tennessee. Methodist Medical Center of Oak Ridge, Fort Sanders Regional Medical Center, Fort Sanders Parkwest Medical Center, Fort Sanders Loudon Medical Center, Fort Sanders Sevier Medical Center. Several behavioral centers, rehabilitation facilities, and outpatient surgery centers are also managed by Covenant Health systems.

Fort Sanders Parkwest is located in West Knox County on Park West Boulevard. The hospital has 307 beds and employs over 1,200 people, including 600 physicians. The facility has notable strengths in the areas of women's services, orthopedics, geriatric psychiatry, cardiology, urology, surgery and diagnostics. Fort Sanders Parkwest's emergency department utilizes two separate teams to focus on life threatening and less serious conditions.

Fort Sanders Regional Medical Center is located near downtown Knoxville and the University of Tennessee at Knoxville. Fort Sanders Regional Medical Center is a 517 bed facility with 16 operating rooms and a 73 bed rehabilitation center. The facility also offers comprehensive emergency care, cardiac treatment, a maternity center, a sleep disorder center, rehabilitative services, a skilled nursing facility, and oncology services.

#### St. Mary's Medical Center

In 1927 the Knox County Medical Association appealed to the Catholic Bishop of Nashville to build a hospital in Knoxville. The hospital was built on a 7.5 acre tract on Oak Hill Avenue. Since that time the hospital has grown to become a 506 bed acute care center with 1,800 employees, which includes over 400 medical staff employees and several satellite offices.

#### The University of Tennessee Medical Center

The University of Tennessee Medical Center has been known as a research and teaching center since being built in 1956. The hospital is located at 1924 Alcoa Highway, which is southwest of downtown Knoxville. The facility has grown over the years to include an intensive care nursery, emergency department, diabetes center, Biomedical Imaging Center, LIFESTAR Aeromedical Services Program, Level I Pediatric Trauma Center, University Clinical Cancer Center, Telehealth program and the Heart, Lung, Vascular Institute. The University of Tennessee Medical Center is the only hospital in the area that provides kidney transplants.

The facility includes 2.3 million square feet of space and 602 licensed beds. The University of Tennessee Medical Center also serves patients in western North Carolina, southwestern Virginia and southeastern Kentucky with the mission of health care, medical education and

clinical research. The medical center employs approximately 394 active physicians, 252 courtesy physicians, 803 Registered Nurses (RNs) and 32 Licensed Practical Nurses (LPNs).

## **Nursing Homes**

There are a large number of nursing homes located within the Knoxville/ Knox County metropolitan area, which includes Farragut. Two of these facilities are actually located within the Town of Farragut, NHC Healthcare Farragut and Farragut Health Care Center.

### NHC Healthcare Farragut

NHC Healthcare Farragut is located at 120 Cavett Hill Lane and includes both nursing home care facilities and assisted living accommodations. Traditional nursing home services are provided in a 60 bed facility. Eighty-four individual apartment units are also maintained for assisted living accommodations. The facility employs a total of 117 persons including nurses and certified nursing assistants (CNAs). Sixty-five of these are assigned to the nursing home facility, while 52 provide resident services in the assisted living facilities.

### Farragut Health Care Center

Farragut Health Care Center is a 113 bed facility that operates three types of care units for its residents. It is located at 12823 Kingston Pike. The facility offers secure units for Alzheimer's patients, rehabilitation services, and intermediate or long-term resident care. A breakdown of the number of nurses and certified nursing assistants (CNAs) was not available.

## **Assessment Summary**

The Tennessee State Health Plan as prepared by the Tennessee Department of Health and Environment in 1985 recommends that general hospitals have 4 beds per 1,000 population served. Applying this standard to the entire current population of Knox County would yield a requirement for 1,528 beds to adequately serve its population. In 2010 the need would increase to 1,718 beds assuming a projected population of 429, 730. Area hospitals currently have approximately 2,577 beds available to serve their entire regional population base.

The same Tennessee State Health Plan also recommends 44 nursing home beds per 1,000 people age 65 and above within a service area. There are approximately 2,013 people in Farragut that are currently 65 and older. Under the State Health Plan standards, 89 beds are required to serve Farragut's current elderly population. There are currently 173 nursing home beds and 84 assisted living apartment facilities located within Farragut, with many more available in the surrounding area.