

FARRAGUT VISUAL RESOURCES REVIEW BOARD - Minutes

The Farragut Visual Resources Review Board met on Tuesday, March 27, 2012 in the Board Room at the Farragut Town Hall. James Marks presided. Members in attendance were James Marks, Marty Layman, Tyler Mallison, Duane Winkler, and Linda Johnson. Cindy Hollyfield was absent.

1. Minutes:

The February 28, 2012 minutes were approved as submitted.

2. Ground Sign Applications:

- a) **Parkside Station** – 11601-11657 Parkside Drive
Modifications to previously approved sign face

The staff reviewed this item and recommended approval. Pat Boles was present as the applicant. A motion was made by Winkler to approve the proposed modifications. Motion was seconded by Johnson and was approved unanimously.

3. Landscape Plan Applications:

- a) **Concord Landing – Lot 12**

The staff reviewed this item and recommended approval subject to the submittal of a \$7,000 letter of credit for landscape completion and maintenance. A motion was made by Winkler to approve the plan based on staff's recommendation. The motion was seconded by Johnson and was approved unanimously.

- b) **NHC Farragut** – 120 Cavette Hill Lane

The staff reviewed this item and recommended approval subject to the dwarf butterfly bush being replaced with a non-exotic invasive species appropriate for the design. Mike Versen was present as the applicant. After a short discussion, a motion was made by Layman to approve the landscape plan based on staff's recommendation. The motion was seconded by Winkler and was approved unanimously.

- c) **Fairfield Inn & Suites** – northeast intersection of N. Campbell Station Road and Snyder Road

The staff reviewed this item and noted that the comments were as follows:

1. Please revise the replacement tree count to address the number of replacement trees that will need to be shown on the revised site plan sheets;
2. The site plan is being revised and will not be approved prior to the requested review of the landscape plan. Please note that any significant changes to the site plan that

would affect landscaping could create landscape plan revisions that will have to be taken back to the VRRB;

3. Please ensure that the landscape plan is consistent with any changes that may occur to the site plan;
4. In the Plant Schedule, please note that the dogwood needs to be 2 inches in caliper at planting rather than 8 feet in height. Also, the pin oak is on the “not-recommended plant list” because of pest problems, sensitivity to soil pH, and susceptibility to iron chlorosis. Please substitute with something comparable like the nuttall oak;
5. Please include in the legend the symbol for the light poles and the areas to be mulched (I assume the diagonal striped areas). Also, there are a couple of areas where it is a little unclear as to whether an area is to be sodded or seeded and strawed. Please include a graphic distinction;
6. In the summary table please indicate that stormwater detention is (if this is accurate) being handled off site and the property is not required to have a buffer strip because all of the abutting properties are zoned commercial; and
7. Please re-review the plant material near the north access. Over time the river birch appears like it could create a visibility obstruction.

The staff noted that the site plan was still under review and has not been approved by the planning commission. Typically, a landscape plan is not approved until the site plan has been approved in the event that changes to the site plan would create significant changes to the landscape plan. A motion was made by Layman to postpone action on the landscape plan until the site plan was approved by the planning commission. The comments noted by staff would then be addressed along with any alterations to the landscape plan that might be necessary due to changes to the site plan. The motion was seconded by Winkler and was approved unanimously.