

FARRAGUT VISUAL RESOURCES REVIEW BOARD - Minutes

The Farragut Visual Resources Review Board met on Tuesday, July 24, 2012 in the Board Room at the Farragut Town Hall. Marty Layman presided. Members in attendance were Tyler Mallison, Duane Winkler, Cindy Hollyfield, Marty Layman, Linda Johnson, and Jeanie Stow.

1. Election of Officers:

Vice Chairman, Marty Layman, called the meeting to order. Mr. Layman noted that since the former chairman, James Marks, had left the board the election of new officers would be necessary at the start of the meeting.

For the office of Chairman, a motion was made by Winkler and seconded by Hollyfield to appoint Marty Layman to replace the vacancy resulting from James Marks departure. Motion passed unanimous. For the office of Vice-Chairman, a motion was made by Hollyfield and seconded by Layman to appoint Tyler Mallison. Motion passed unanimously. For the office of Secretary, a motion was made by Hollyfield and seconded by Mallison to re-appoint Duane Winkler. Motion passed unanimously.

2. Minutes:

The May 22, 2012 minutes were approved as submitted.

3. Ground Sign Applications:

a) Farragut Primary School – 509 N. Campbell Station Road 28 square foot non illuminated sign

The staff reviewed this item and indicated that this basically involved the replacement of the previous ground mounted sign that was removed during the N. Campbell Station Road improvement project. The staff recommended approval subject to the 8 inch address numbers being added to the top of the sign, the base of the sign being landscaped in consultation with Town staff, and the placement of the sign being coordinated with Town staff. Rob Smith was present on behalf of the Farragut Primary School. After a very brief discussion a motion was made by Hollyfield to approve the replacement sign subject to the staff's recommendation. Motion was seconded by Johnson and passed unanimously.

4. Wall Sign Applications:

a) First Baptist Church of Concord – 11704 Kingston Pike

The staff reviewed this item and noted that the First Baptist Church of Concord is requesting a review of a wall sign package that they are proposing for their campus. The church currently has no wall signs and, because they have many visitors and numerous activities in different portions of the campus, wayfinding is a serious obstacle. The staff indicated that the wall sign package they are requesting would assist in facility identification and general

wayfinding and that each individual sign does comply with the square footage allocations based on the building width on which the sign is to be mounted.

The staff noted that, as provided for in the sign ordinance, churches may be permitted any number of wall and roof signs. Such signs, however, shall be architecturally compatible with the building and the entire sign package is required to be reviewed by the VRRB.

Since the signs in the submittal had been assigned a letter (in this case letters A-J) that corresponded to a site map, the staff proceeded to review each sign in alphabetic order. Gordon Ogle was present on behalf of the church. Board member Hollyfield recommended that Sign “A” not include the word “Entrance” because this was redundant and simply added to the cost of the sign. The other sign in question was Sign “G” which was proposed to be mounted to the sloped metal façade to the north of the student ministry building. The board suggested that this directional style sign be re-configured and mounted below the metal façade on the brick layer directly below the façade. Board member Mallison suggested that the lines of information be arranged in a more horizontal manner with 2 rows of information per column. This would permit the lettering to be more easily mounted on the brick and would also allow the lettering to be slightly larger and more legible.

The staff asked the board to consider this package as a whole. A motion was made by Hollyfield to approve the sign package subject to the suggestions noted above. The motion was seconded by Winkler. Motion passed unanimously.

5. Landscape Plan Applications:

a) Discount Tire Store – 11201 Kingston Pike

The staff reviewed this item and indicated that the Discount Tire Store is getting ready to construct a new facility at the old Kentucky Fried Chicken property. The staff provided an overview of the landscape plan and commended the applicant for putting together a very high quality submittal and for incorporating a bioswale into the design. Brian Shirley was present on behalf of the applicant.

The staff recommended approval subject to more detail being provided regarding the proposed bioswale and the plan being updated to reflect any overlapping changes that occur as a result of the site plan review. A motion was made by Mallison to approve the landscape plan subject to the staff’s recommendation. The motion was seconded by Hollyfield. Motion passed unanimously.

b) Zaxby’s – 11636 Parkside Drive

The staff reviewed this item and indicated that Zaxby’s is getting ready to construct a new facility adjacent to the Longhorn Steakhouse that is under construction along Parkside Drive. The staff reviewed the remaining comments which were as follows:

- 1) The plan must be prepared and sealed by a qualifying landscape professional. Most often, a landscape architect seals these plans;
- 2) The staff would recommend moving slightly the willow oak that is almost due east of the building due to potential light pole interference;
- 3) The plan needs to be clear that the minimum size for the shade trees proposed (in this case, the willow oak and red maple) is 2 inches in caliper. A 10 foot tall tree in these species could be less than 2 inches in caliper;
- 4) Please ensure that the landscape plan is consistent with the site plan, as it is subsequently amended;
- 5) Please include numbered notes on the plans with one of the notes addressing the need for a certification that all landscape products have been checked and are free of fire ants; and
- 6) Another note would be that this project has no required buffer and that stormwater detention is being provided underground on another portion of the parcel.

The staff noted that, other than Comment #1, the other comments were very minor. With this in mind, the staff recommended approval of the landscape plan subject to these comments being satisfactorily addressed. A motion was made by Winkler to approve the plan subject to the staff recommendation. The motion was seconded by Hollyfield. Motion passed unanimously.