

FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, June 23, 2015 in the Board Room at the Farragut Town Hall. Marty Layman presided. Members in attendance were Marty Layman, Duane Winkler, Cindy Hollyfield, Edwin Anderson, Brittany Moore and Jeanie Stow. Jerry Benton was absent.

1. Minutes:

The May 26, 2015 minutes were approved as submitted.

2. Ground Mounted Sign Applications:

- a) L7 Vapors** – 11316 Station West Drive, Suite 101
Tenant panel on existing ground mounted sign

Staff reviewed this item and recommended approval. A motion was made by Stow to follow staff's recommendation. Motion was seconded by Anderson and motion passed unanimously.

- b) Jazzercise** – 707 N. Campbell Station Road
Tenant panel on existing ground mounted sign

Staff reviewed this item and recommended approval. A motion was made by Hollyfield to follow staff's recommendation. Motion was seconded by Moore and motion passed unanimously.

- c) Men's Wearhouse** – 11477 Parkside Drive
Tenant panel on existing ground mounted sign

Staff reviewed this item and recommended approval subject to background of the tenant panel being changed to white. After further discussion, a motion was made by Stow to approve subject to the tenant panel having black letters with a white background and noted that future tenants shall have a white background. Motion was seconded by Moore and motion passed unanimously.

- d) Ingles Markets** – 11801-11847 Kingston Pike (east entrance, across from Federal Blvd)
Modifications to the existing ground mounted sign

Staff reviewed this item and recommended approval. The Board discussed the sign and the existing landscaping. A motion was made by Winkler to approve subject to maintenance of the landscaping associated with the existing sign in an effort to make the sign more visible when heading east on Kingston Pike. Motion was seconded by Anderson and motion passed unanimously.

- e) **Ingles Markets** – 11801-11847 Kingston Pike (west entrance, across from Chaho Rd)
Modifications to the existing ground mounted sign

Staff reviewed this item and recommended approval. A motion was made by Hollyfield to follow staff's recommendation. Motion was seconded by Stow and motion passed unanimously.

3. **Landscape Applications:**

- a) **Shops at Farragut Town Center** – 103 S. Campbell Station Road

A landscaping plan for a proposed commercial project on the former Silver Spoon property at the southwest intersection of Kingston Pike and Campbell Station Road. The site plan for the Shops at Town Center was reviewed by the Farragut Municipal Planning Commission on June 18, 2015. As part of the overall submittal, the applicant submitted the landscape plan associated with the redevelopment of the property.

Staff recommended approval subject to the landscape plan being revised if any modifications are made to the site plan. A motion was made by Anderson to follow staff's recommendation. Motion was seconded by Stow and motion passed unanimously.

- b) **Bank of America-Turkey Creek** – 10735 Kingston Pike

A landscaping plan for the outparcel that was created when the Costco development occurred along Kingston Pike. The site plan for the Bank of America-Turkey Creek was reviewed by the Farragut Municipal Planning Commission on June 18, 2015. As part of the overall submittal, the applicant has submitted the landscape plan associated with the development of the property.

The staff reviewed this item and recommended deferral to the July 28th meeting due to the following comments still needing to be addressed:

- 1) Please revise the landscape plan to be consistent with the current site plan;
- 2) Please add the map and parcel number information to the landscape plan;
- 3) Please ensure the tree count within the table on Page L-3 matches what is proposed for the site and shown on Page L-2, as it appears the current plan is inconsistent;
- 4) Please include a page that reflects only the existing and proposed trees on the Bank of America outparcel;
- 5) Please be aware that the trees being removed from Costco's property were planted to satisfy Costco's shade tree requirements. Therefore, the trees being moved from Costco's property must be planted elsewhere on Costco's property and are not permitted to be relocated on the Bank of American outparcel and counted towards Bank of America's shade tree requirements. The replanting of

the trees will need to be coordinated with Costco and plan submitted to the Town;

- 6) Please renumber only the shade trees on the landscape plan that are eligible to be counted for Bank of America;
- 7) Please consider an alternative tree next to the building. The currently proposed red maples can be messy and the root system can buckle the sidewalk with time.

The Board discussed the landscape plan with staff and the applicant. A motion was made by Layman to approve the landscape plan subject to staff's comments and staff review of the revised landscape plan for compliance with all adopted Town regulations. Motion was seconded by Winkler. Motion passed unanimously.