

FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, October 27, 2015 in the Board Room at the Farragut Town Hall. Marty Layman presided. Members in attendance were Marty Layman, Duane Winkler, Edwin Anderson, Brittany Moore and Randy Armstrong. Cindy Hollyfield and Jeanie Stow were absent.

1. Minutes:

The September 22, 2015 minutes were approved as submitted.

2. Presentation by University of Tennessee urban forestry students enrolled in the Inventory and Assessment of Urban Lands (FOR430) course related to tree inventories at Founders Park at Campbell Station and McFee Park.

UT students Andrew Schneider, Brandon Porch and Samuel Peyton presented their findings to the board.

3. Ground Mounted Sign Applications:

a) Concord United Methodist Church – 11020 Roane Drive Campus Directional Signage

Staff reviewed the item and recommended approval of the signage as presented. A motion was made by Winkler to follow staff's recommendation. Motion was seconded by Armstrong and motion passed unanimously.

b) National Rx – 11134 Kingston Pike 35 square foot internally illuminated ground mounted sign

Staff reviewed the item and noted the lacking items. Mr. Pat Boles with SignCo was present and presented an alternative design to the ground mounted sign incorporating a rounded top in an effort to break up the boxy configuration and submitted a site plan. The board discussed the alternative design and the need for a landscape plan. After further discussion, a motion was made by Layman to approve the alternative design with the rounded top subject to the landscape plan and an as-built survey being submitted once the sign is installed to verify the setbacks. Motion was seconded by Moore and motion passed unanimously.

c) DaVita Dialysis – 111 S. Campbell Station Road 20 square foot internally illuminated ground mounted sign

Staff reviewed the item and recommended deferral due to the boxy appearance of the sign and architectural elements needing to be incorporated into the design to alleviate the boxy appearance. Additionally, staff noted that there are numerous shrubs and a few trees in the vicinity of the proposed sign, staff questions if those will be removed. Further, a detailed landscape plan and scaled site plan need to be submitted. A

motion was made by Winkler to defer action for one month to give the applicant time to submit the necessary items. Motion was seconded by Anderson and motion passed unanimously.

4. Landscape Applications:

a) Bank of America – 10735 Kingston Pike

The proposed project is located on the outparcel that was created when the Costco development occurred along Kingston Pike and was reviewed by the VRRB at the June 23, 2015, meeting. Since the June meeting, the site plan has been redesign and changes have been made to the landscape plan. Due to the revisions and complexity of the site, staff felt the revisions should be reviewed again by the board.

Staff recommended approval subject to the following items being addressed:

- 1) As staff has not received a revised site plan, please ensure the landscape plan is consistent with the final site plan, this includes configurations, lot size and area calculations;
- 2) As staff has not received a revised site plan, please ensure the impervious square footage noted on the landscape plan matches the square footage on the revised site plan.

A motion was made by Armstrong to follow staff's recommendation. Motion was seconded by Anderson and motion passed unanimously.

b) Chili's Restaurant – 11454 Parkside Drive

The proposed project is located on Parkside Drive on the vacant parcel adjoining TN State Bank. The restaurant is approximately 4,667 square feet with 91 parking spaces.

Staff recommended approval subject to the following items being addressed:

- 1) Based on the FMPC action on 10/15/2015, the use of more native plant material and additional plant units needed to be incorporated on the site. The revised site plan has incorporated additional trees and plant units, however the majority of the plantings are not native. Along the buffer strip area consider utilizing Eastern Red Cedar or American Holly in lieu of the Southern Magnolia and Green Giant Arborvitae. In other areas, please consider substituting some of the Bosque Elm with native shade trees. Additionally, the proposed shrubs need to reflect more native material as well. Some good choices would be Itea, Clethra, Fotherhilla, Inkberry Holly and Winterberry Holly.
- 2) Please ensure the landscape plan is consistent with the final site plan.

A motion was made by Winkler to follow staff's recommendation. Motion was seconded by Armstrong and motion passed unanimously.

c) Dr. Hughes Property – 11553 Kingston Pike

The proposed project is located on Kingston Pike and is adjacent to the Village Green Subdivision. Town staff had been notified that the front yard of the office zoned property had been paved, staff contacted the property owner and has been working with him and his engineer to obtain the necessary approvals. Since the area that was once a front yard for a single-family dwelling has been paved to create parking for the physician's office next door, the property owner is required to install a buffer along all property lines that adjoin residential properties. The landscape plan submitted is to address the landscaping requirements in new parking area and within the buffer areas.

Staff noted that the revisions had not been submitted to date and the board may consider approving the landscape plan subject to the outstanding items being addressed:

- 1) Please note the use for all of the plant material listed in the plant schedule;
- 2) Please note the location and an identification of all areas to be grassed and/or mulched;
- 3) Please note the location and an identification of all areas to be counted toward fulfilling the requirements for landscaping between the building and the adjacent parking lot;
- 4) Please provide the location and detail of all tree protection fencing;
- 5) Please add the R-2 zone to the heading "Buffer Along R-5";
- 6) Though the quantity of landscape material being provided for within the entire length of the buffer strip is sufficient, the material needs to be distributed as provided for within each 100-foot section of buffer. More specifically, some of the landscape material needs to be reallocated to the buffer strip within the first two hundred feet from the corner of Kingston Pike. Staff understands the difficulty in the planting where the building encroaches into the buffer strip area, but please consider conical shaped vegetation, like green giant *Arborvitae* for a canopy tree and foster holly to meet the understory tree provisions, in this area.

After discussion, a motion was made by Moore to follow staff's recommendation. Motion was seconded by Anderson and motion passed unanimously.

d) Telecommunications Tower – located off of Concord Road adjoining Clarity Pointe and First Utility District

The proposed project is located off the private access drive from Concord Road servicing First Utility District's wastewater treatment facility and located behind Clarity Pointe dementia care facility. This area was identified as a site for a new cell tower due to poor coverage in the general area and the property's proximity to the wastewater treatment facility. As it relates to new telecommunications towers, the Farragut Zoning Ordinance has specific landscape planting/screening provisions within the text of the ordinance.

Staff recommended approval of the landscape plan subject to any modifications made to the site plan being reflected on the landscape plan and approval of the site plan by the FMPC. A motion was made by Winkler to follow staff's recommendation. Motion was seconded by Armstrong and motion passed unanimously.