

FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, April 24, 2018 in the Board Room at the Farragut Town Hall. Marty Layman presided. Members in attendance were Marty Layman, Jeanie Stow, Brittany Moore, Cindy Hollyfield, and Edwin Anderson. Randy Armstrong and Kaivon Kiumarsi were absent.

1. Minutes:

The March 27, 2018 minutes were approved as submitted with Hollyfield recusing herself from the vote.

2. Ground Mounted Sign Applications:

a) At Home – 11501 Parkside Drive

39 square foot sign face replacement on existing ground mounted sign at the former Gander Mountain

Staff noted that At Home is moving from Outlet Drive to Parkside Drive. They will be using the former Gander Mountain building and are requesting approval to replace the existing ground mounted sign with a new sign that will be 39 square feet. The staff recommended approval subject to the address numbers being at least 8 inches in height. A motion was made by Hollyfield to approve the sign subject to increasing the address number height to 8 inches and repairing/upgrading the landscaping around the sign. The motion was seconded by Anderson and passed unanimously.

5. Landscape Plan Applications:

a) Tire Discounters – 709 N. Campbell Station Road

Staff noted that this item involves the complete re-development of the existing Exxon service station along N. Campbell Station Road. The redevelopment will include a vehicular connection to the small shopping center to the north and the removal of the existing access onto N. Campbell Station Road. The primary access for the development will be from Campbell Lakes Drive. Pedestrian facilities will be constructed along both N. Campbell Station Road and Campbell Lakes Drive. The proposed pedestrian facilities would help integrate this, and the development to the north, with the pedestrian facilities to the south and the Grigsby Chapel Greenway.

The staff reviewed the plan and recommended approval subject to five corrections and noting that the developers may be amending the access plan with an additional cut onto Campbell Lakes Drive, which if approved, would impact the landscaping in that area. The Board discussed the request and the impact of any access changes to



the landscaping. Site distance at the intersection was a concern. A motion was made by Anderson to approve the plan subject to the correction of items noted by staff; and the submittal and review of any future amendments related to site access plan changes. The motion was seconded by Hollyfield and passed unanimously.

The noted corrections included the following:

1. Include a note on the plan that stormwater detention is underground and label structures;
2. Include a plant material layout for the area within the bio retention area;
3. Include visibility triangles on the plan;
4. Use trees that are utility line appropriate in the area under the high voltage overhead utility lines; and
5. Ensure correct ratios of understory and shade trees. Required replacement trees can be understory trees, but only 2 of the required shade trees can be understory trees.

b) **Station West** – 11311 Station West Drive

The Station West development includes two freestanding buildings with a mix of retail and office spaces. The project was completed in 1988 and pre-dates most of the Town's existing land use requirements and design standards. The applicant is proposing to demolish the westernmost building and construct a new building with a drive through for a small restaurant along the east side of the building.

Though the existing building that is proposed for demolition complies with the Regional Commercial (C-2) setbacks, the site that surrounds the two buildings is noncompliant. The parking lot does not meet required setbacks, access width and radii, island provisions, and other general design and arrangement considerations. The site significantly exceeds lot coverage and does not comply with the Town's landscaping provisions. The applicant is proposing to bring the site into much greater compliance. This includes additional landscaping within the modified parking lot area, landscaping between the new and existing buildings and around the new building.

The staff recommended approval of the landscaping plan subject to coordinating it with any site plan modifications related to actions by the Board of Zoning Appeals at its meeting tomorrow night.; and the possible replacement of some proposed plantings with suitable native plants. The native plant substitution has been discussed with the project designer. A motion was made by Anderson to approve the plan subject to staff's comments and recommendation. The motion was seconded by Hollyfield and passed unanimously.