

MEMORANDUM

TO: Farragut Visual Resources Review Board
FROM: Bart Hose, Assistant Community Development Director
SUBJECT: Regularly Scheduled Meeting - Tuesday, June 26, 2018 at 7:00 p.m.

AGENDA

1. Approval of Minutes for the May 22, 2018 meeting

2. Ground Mounted Sign Applications:

a) Stonecrest Subdivision Entrance Sign Refurbishment – Corner of Kingston Pike and Newport Road

Refurbishment of an existing ground mounted subdivision entrance sign for Stonecrest Subdivision.

Volunteer residents of Stonecrest Subdivision plan to refurbish the existing entrance sign located at the corner of Kingston Pike and Newport Road. The existing sign was approved by the Town Board many years ago. It is somewhat non-conforming with respect to area and height by today's standards but the resident's activities can be considered normal maintenance. They are not proposing to enlarge the sign or support structure. Their proposed work includes repairing and capping the stone base, and rebuilding the sign frame. They also propose repainting the sign, frame, and posts. They are evaluating two color schemes, both of which would be acceptable from the staff's perspective. The staff recommends approval subject to landscaping around the sign being satisfactorily addressed.

b) Buddy's Bar-B-Q – 121 West End Avenue

20-square foot ground mounted sign for the Bubby's Bar-B-Q located on West End Avenue.

Buddy's Bar-B-Q is requesting approval of a 20-square foot ground mounted sign located at the corner of West End Avenue and W Point Drive. The proposed sign is located in an existing landscaped corner of the site and will meet the required setbacks. It appears to be architecturally compatible with the existing building. The staff recommends approval.

3. Landscape Plan Applications:

a) Grigsby Chapel Offices – 11422 (11416) Grigsby Chapel Road

This item involves the addition of an office building and associated parking to an existing development located at the corner of Grigsby Chapel Road and N. Campbell Station Road. The site is wooded and the development will involve the removal of many trees. However, undisturbed areas remain on the site and the number of replacement trees vs credit trees balance. The staff recommends approval of the plan subject to the following issues being satisfactorily addressed:

1. Please update the Site and Landscape Data table to more clearly breakout the required buffer strip landscaping by 100-foot sections;
2. Please update/correct the Plant Material Schedule and/or the mapped symbols to address the fact that the plan has the symbol "HQ" mapped but not in the schedule and "OH" in the schedule but not mapped. We are assuming they represent the Hydrangea but need to be corrected on the plan;
3. There is a small area of proposed grading within the 25-foot buffer along the rear (southern) property line. It will have to be field verified with Town staff to assure that it is a non-wooded area;
4. There is a graded area between the parking lot and greenway in the northwest section of the plan that may be impacted by the Town's floodplain management regulations if it involves fill. The proposed landscaping in that area could be impacted if the grading plan needs to be adjusted;
5. The exact locations of underground electric and cable conduits, and possibly transformers, have not been finalized on the site plan and could impact landscape design; and
6. Please ensure that the landscape plan reflects and is consistent with the final site plan as approved by the Planning Commission.

b) Brass Lantern Subdivision – 801 McFee Road

This item involves a new 30-lot subdivision located at 801 McFee Road, just north of McFee Park. The site is heavily wooded and the 137 replacement trees will be required to offset losses on the site. The landscape plan includes landscaping for two detention basins, along with streetscaping elements along McFee Road and within the development. This includes the landscaping of islands within the proposed roadway. The staff recommends approval of the plan subject to the following issues being satisfactorily addressed:

1. Please adjust the overall number of trees and the number of flowering species to assure minimum requirements are met for each basin individually;
2. Please label the rim/top of detention basin line on the plan;
3. Please revise the second part of the Layout statement under the Planting Specifications section and Note #6 under the Landscape Notes section to indicate that plan changes will require Town staff review, and that all required replacement trees will have to be reviewed by Town staff shown on the plan when their eventual location is finalized; and
4. Please ensure that the landscape plan reflects and is consistent with the preliminary plat as approved by the Planning Commission.



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, May 22, 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, Edwin Anderson, Randy Armstrong and Kaivon Kiumarsi.

1. Minutes:

The April 24, 2018 minutes were approved as submitted.

2. Ground Mounted Sign Applications:

a) *Mortgage Investors Group – 11201 West Point Drive*

Modification of previously approved tenant panel in existing ground mounted sign.

Staff explained that the applicant was simply modifying the look of a tenant panel that was originally approved at the March meeting. The proposed panel is legible and staff recommended approval. A motion was made by Anderson to approve the new panel design. The motion was seconded by Stow and passed unanimously.

b) *Tire Discounters – 709 N. Campbell Station Road (former Exxon station site)*

36-square foot ground mounted sign for the Tire Discounters store being developed at 709 N. Campbell Station Road on the Exxon Station site.

Staff noted that the applicants had proposed a Changeable Copy” sign and that the regulations permit changeable copy signs only for schools, government owned facilities, and gas stations (prices only). Staff recommended that the changeable copy sign be denied and that the sign should be redesigned accordingly.

A motion was made by Anderson to deny the requested sign. The motion was seconded by Kiumarsi and passed unanimously.

On a related matter, staff asked for the Board’s input on the red color proposed for the Tire Discounters signs. Staff explained that the sign company had done a color analysis and found that the proposed red was very close to one of reds (#d64531) on the Town’s color palette. The company therefore wanted to utilize its proposed color. Staff noted that two wall sign applications had been submitted and approved subject to the Board’s approval of the color. The Board briefly discussed the proposed red and found that they agreed that it was very close to one of the Town’s colors. A motion was made by Stow to approve the use of the proposed red color as presented. The motion was seconded by Anderson and passed unanimously.

3. Interstate/Interchange Pole Sign Application:

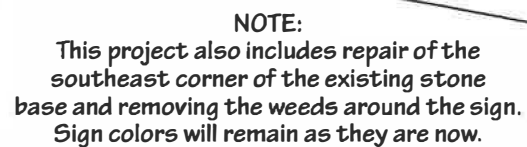
- a) Tire Discounters - 709 N. Campbell Station Road (former Exxon station site). 340-square foot interstate/interchange pole sign for the Tire Discounters store being developed at 709 N. Campbell Station Road on the Exxon Station site.*

Staff explained that the applicants were requesting approval of a 340-square foot interstate/interchange pole sign. Staff noted that the Town's sign regulations only allow interstate/interchange pole signs within the C-2 zoning district for businesses that cater to interstate travelers by providing gas, food, or lodging. Staff noted that the tire store does not qualify as providing gas, food, or lodging and recommended denial of the requested sign. A motion was made by Hollyfield to deny the requested sign. The motion was seconded by Kiumarsi and passed unanimously.

4. Review and Selection of Youth Member Representative:

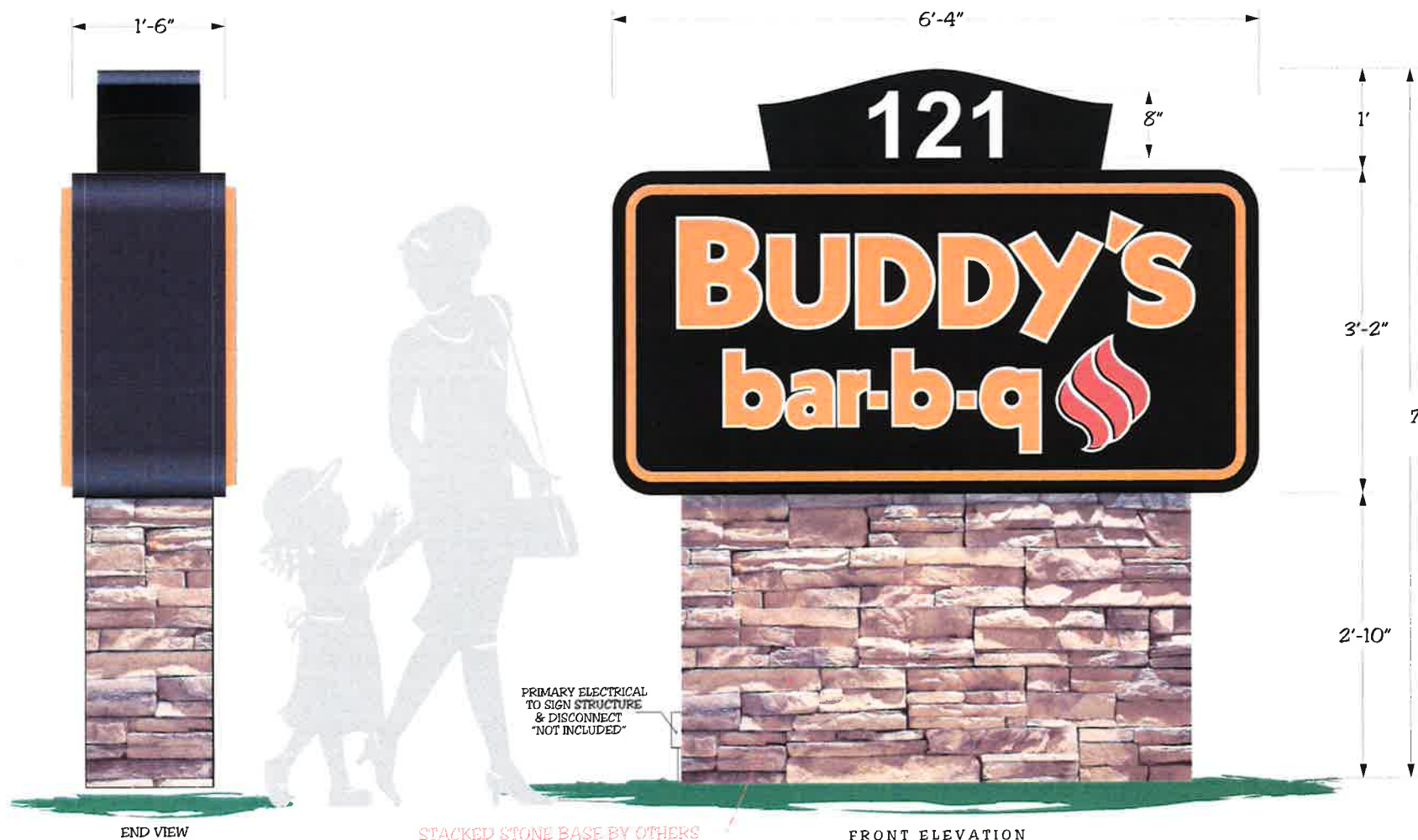
The Board reviewed two youth member representative applications for the coming fiscal year. The applicants were Haley Cionfolo and Alex Butler. The Board members discussed the applications, noting that they were both strong contenders with excellent references. The Board noted that Alex Butler's interests in architecture and design, and his work with graphic design programs would lend itself to the Board's focus and responsibilities for reviewing sign and landscaping design plans. A motion was made by Stow to nominate and select Alex Butler as next year's youth member representative. The motion was seconded by Anderson and passed unanimously.

- ALL WORK TO BE PERFORMED BY VOLUNTEERS -









"ELECTRICAL REQUIREMENTS"
 ONE(1) = 120-277V / 20AMP SERVICE

☐ OK TO PROCEED AS IS ☐ MAKE CHANGES & PROCEED ☐ MAKE CHANGES & RESUBMIT

BUDDY'S
bar-b-q 

FARRAGUT, TN

APPROVED BY _____ DATE _____

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SALES PERSON

KEITH BROOKS

Southern Signs Inc.

865-933-4877 or 865-933-4878

fax 865-933-4876

www.SouthernSignsInc.com



"PHOTO IMAGE MAY NOT BE TO EXACT SCALE"

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BUDDY'S
bar-b-q

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SALES PERSON

KEITH BROOKS

Southern Signs Inc.

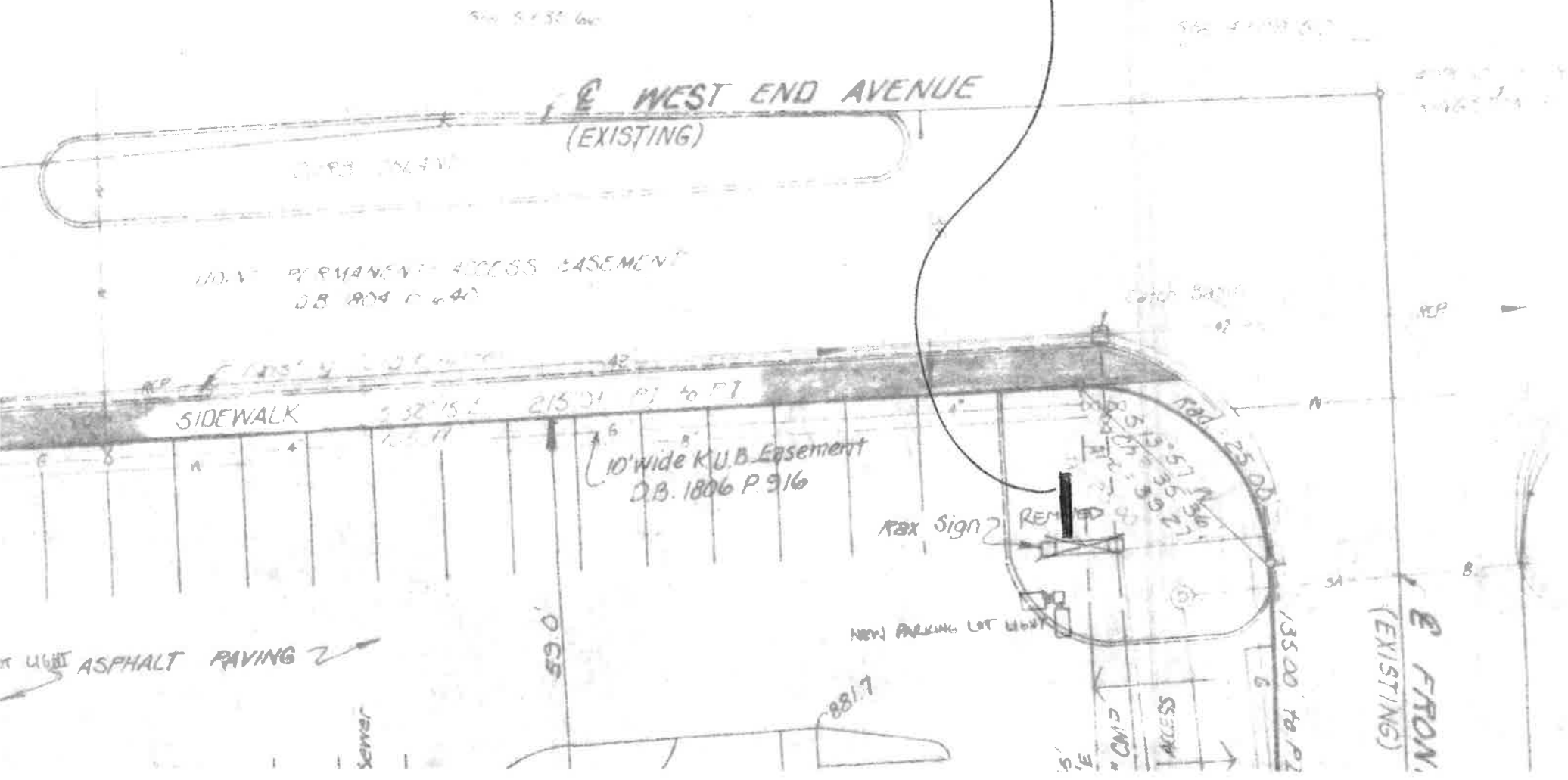
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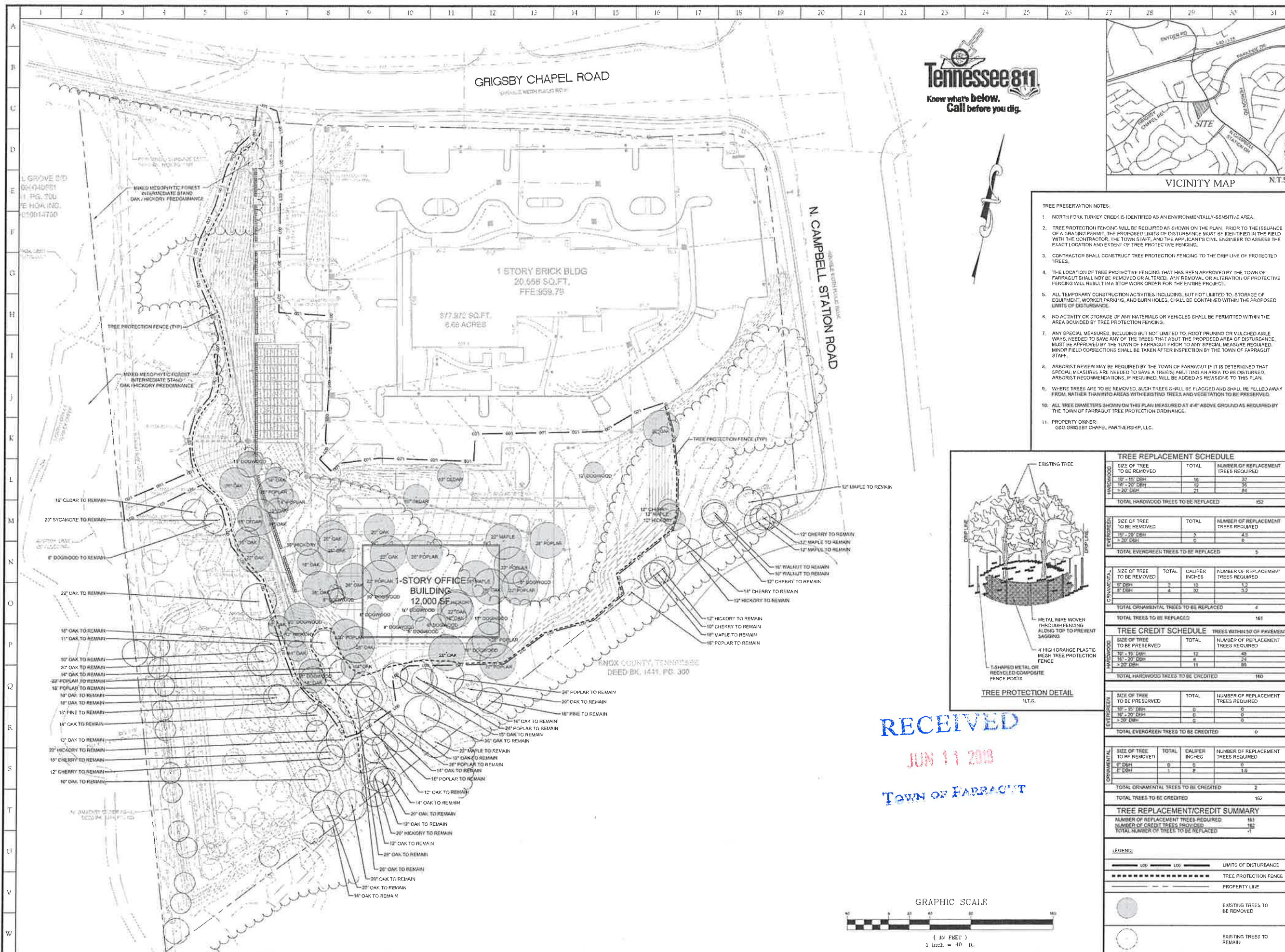
fax 865-933-4876

www.SouthernSignsInc.com

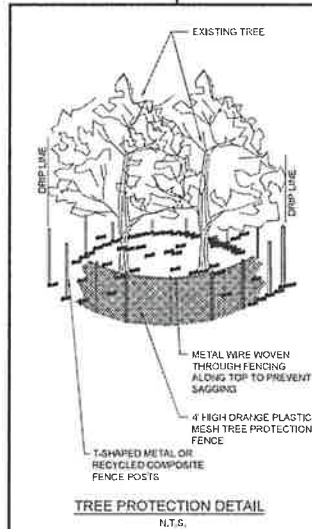
Scale 1" = 20'

Buddy's
proposed ground mounted sign



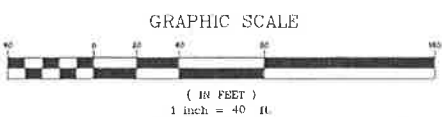


- TREE PRESERVATION NOTES:**
1. NORTH FORK TURKEY CREEK IS IDENTIFIED AS AN ENVIRONMENTALLY-SENSITIVE AREA.
 2. TREE PROTECTION FENCING WILL BE REQUIRED AS SHOWN ON THE PLAN. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, THE PROPOSED LIMITS OF DISTURBANCE MUST BE IDENTIFIED IN THE FIELD WITH THE CONTRACTOR, THE TOWN STAFF, AND THE APPLICANT'S CIVIL ENGINEER TO ASSESS THE EXACT LOCATION AND EXTENT OF TREE PROTECTIVE FENCING.
 3. CONTRACTOR SHALL CONSTRUCT TREE PROTECTIVE FENCING TO THE Drip LINE OF PROTECTED TREES.
 4. THE LOCATION OF TREE PROTECTIVE FENCING THAT HAS BEEN APPROVED BY THE TOWN OF FARRAGUT SHALL NOT BE REMOVED OR ALTERED. ANY REMOVAL OR ALTERATION OF PROTECTIVE FENCING WILL RESULT IN A STOP WORK ORDER FOR THE ENTIRE PROJECT.
 5. ALL TEMPORARY CONSTRUCTION ACTIVITIES INCLUDING, BUT NOT LIMITED TO, STORAGE OF EQUIPMENT, WORKER PARKING, AND BURN HOLES, SHALL BE CONTAINED WITHIN THE PROPOSED LIMITS OF DISTURBANCE.
 6. NO ACTIVITY OR STORAGE OF ANY MATERIALS OR VEHICLES SHALL BE PERMITTED WITHIN THE AREA BOUNDED BY TREE PROTECTIVE FENCING.
 7. ANY SPECIAL MEASURES, INCLUDING BUT NOT LIMITED TO, ROOT PRUNING OR MULCHED AISLEWAYS, NEEDED TO SAVE ANY OF THE TREES THAT ADJUT THE PROPOSED AREA OF DISTURBANCE, MUST BE APPROVED BY THE TOWN OF FARRAGUT PRIOR TO ANY SPECIAL MEASURE REQUIRED. MINOR FIELD CORRECTIONS SHALL BE TAKEN AFTER INSPECTION BY THE TOWN OF FARRAGUT STAFF.
 8. ARBORIST REVIEW MAY BE REQUIRED BY THE TOWN OF FARRAGUT IF IT IS DETERMINED THAT SPECIAL MEASURES ARE NEEDED TO SAVE A TREE(S) ADJUTING AN AREA TO BE DISTURBED. ARBORIST RECOMMENDATIONS, IF REQUIRED, WILL BE ADDED AS REVISIONS TO THIS PLAN.
 9. WHERE TREES ARE TO BE REMOVED, SUCH TREES SHALL BE FLAGGED AND SHALL BE FELLED AWAY FROM, RATHER THAN INTO AREAS WITH EXISTING TREES AND VEGETATION TO BE PRESERVED.
 10. ALL TREE DIAMETERS SHOWN ON THIS PLAN MEASURED AT 4" ABOVE GROUND AS REQUIRED BY THE TOWN OF FARRAGUT TREE PROTECTION ORDINANCE.
 11. PROPERTY OWNER: G&G GRIGSBY CHAPEL PARTNERSHIP, LLC.



TREE REPLACEMENT SCHEDULE			
SIZE OF TREE TO BE REMOVED	TOTAL	NUMBER OF REPLACEMENT TREES REQUIRED	
10" - 15" DBH	16	32	2
16" - 20" DBH	12	24	2
> 20" DBH	2	4	2
TOTAL HARDWOOD TREES TO BE REPLACED		152	
SIZE OF TREE TO BE REMOVED	TOTAL	NUMBER OF REPLACEMENT TREES REQUIRED	
10" - 20" DBH	2	4	0
> 20" DBH	0	0	0
TOTAL EVERGREEN TREES TO BE REPLACED		0	
SIZE OF TREE TO BE REMOVED	TOTAL	CALIPER INCHES	NUMBER OF REPLACEMENT TREES REQUIRED
0" DBH	2	12	12
1" DBH	4	32	32
TOTAL ORNAMENTAL TREES TO BE REPLACED		4	
TOTAL TREES TO BE REPLACED		161	
TREE CREDIT SCHEDULE			
TREES WITHIN 50' OF PAVEMENT			
SIZE OF TREE TO BE PRESERVED	TOTAL	NUMBER OF REPLACEMENT TREES REQUIRED	
10" - 15" DBH	12	24	2
16" - 20" DBH	4	8	2
> 20" DBH	1	2	2
TOTAL HARDWOOD TREES TO BE CREDITED		160	
SIZE OF TREE TO BE PRESERVED	TOTAL	NUMBER OF REPLACEMENT TREES REQUIRED	
10" - 15" DBH	0	0	0
16" - 20" DBH	0	0	0
> 20" DBH	0	0	0
TOTAL EVERGREEN TREES TO BE CREDITED		0	
SIZE OF TREE TO BE REMOVED	TOTAL	CALIPER INCHES	NUMBER OF REPLACEMENT TREES REQUIRED
0" DBH	0	0	0
1" DBH	1	8	16
TOTAL ORNAMENTAL TREES TO BE CREDITED		2	
TOTAL TREES TO BE CREDITED		162	
TREE REPLACEMENT/CREDIT SUMMARY			
NUMBER OF REPLACEMENT TREES REQUIRED		161	
NUMBER OF CREDIT TREES PROVIDED		162	
TOTAL NUMBER OF TREES TO BE REPLACED		-1	
LEGEND			
		LIMITS OF DISTURBANCE	
		TREE PROTECTION FENCE	
		PROPERTY LINE	
		EXISTING TREES TO BE REMOVED	
		EXISTING TREES TO REMAIN	

RECEIVED
JUN 11 2013
TOWN OF FARRAGUT



SITE INCORPORATED
Civil Engineers & Surveyors
10215 Technology Drive, Suite 304
Knoxville, TN 37932
Phone: (865) 777-4160 Fax: (865) 777-4189

ANNETTE C. HORN
REGISTERED ENGINEER
No. 0000000000
STATE OF TENNESSEE

Tree Preservation and Removal Plan
Grigsby Chapel Offices
11422 Grigsby Chapel Road
Farragut, Tennessee 37934
G&G Grigsby Chapel Partnership, LLC.

CHECKED BY: JRA DATE: 05/21/18
FILE: 1971-Tree Pres

NO.	DATE	COMMENTS
1	05/11/18	Revised per Town Comments

C2.1
SHEET 5 OF 22



MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE, INC.
275 N. WILSON AVE., SUITE 201
FARRAGUT, TN 37601
(615) 898-0301

Detention Basin & Trail Node Planting Plan

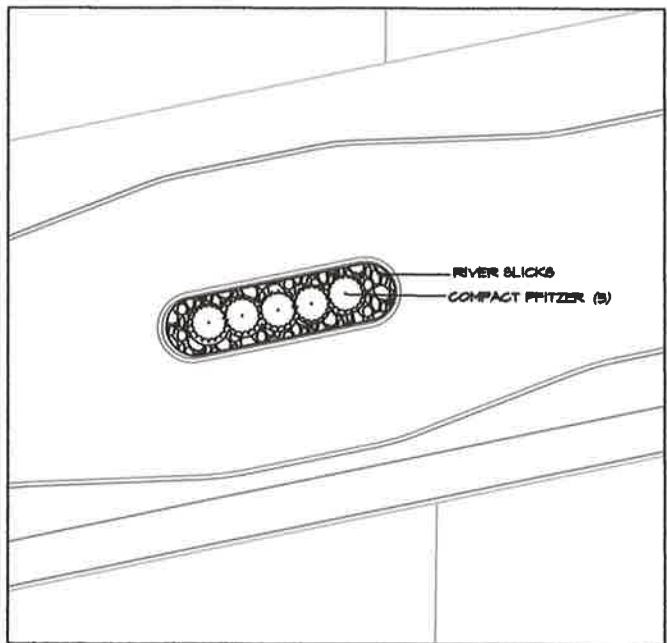
BRASS LANTERN SUBDIVISION
Farragut, Tennessee

JOB NO.	2106022
DRAWN	MAV/RLM
DATE	JUNE 8, 2018
REVISIONS	NONE

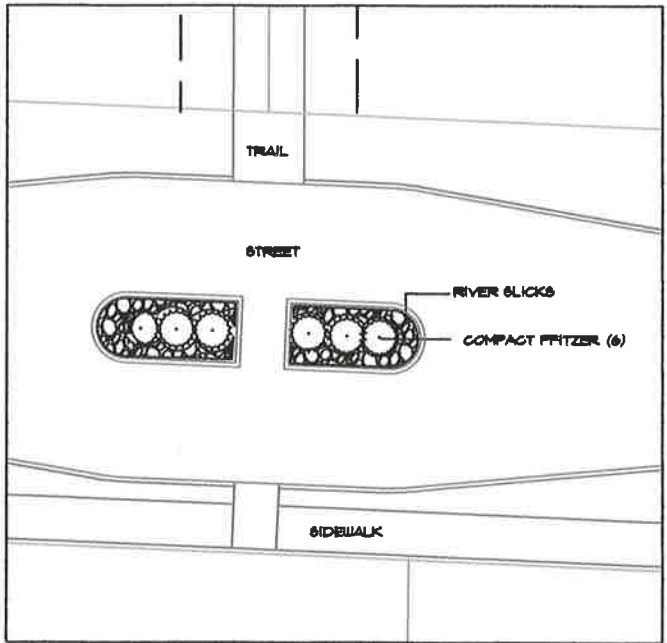
SCALE AS SHOWN

L-2

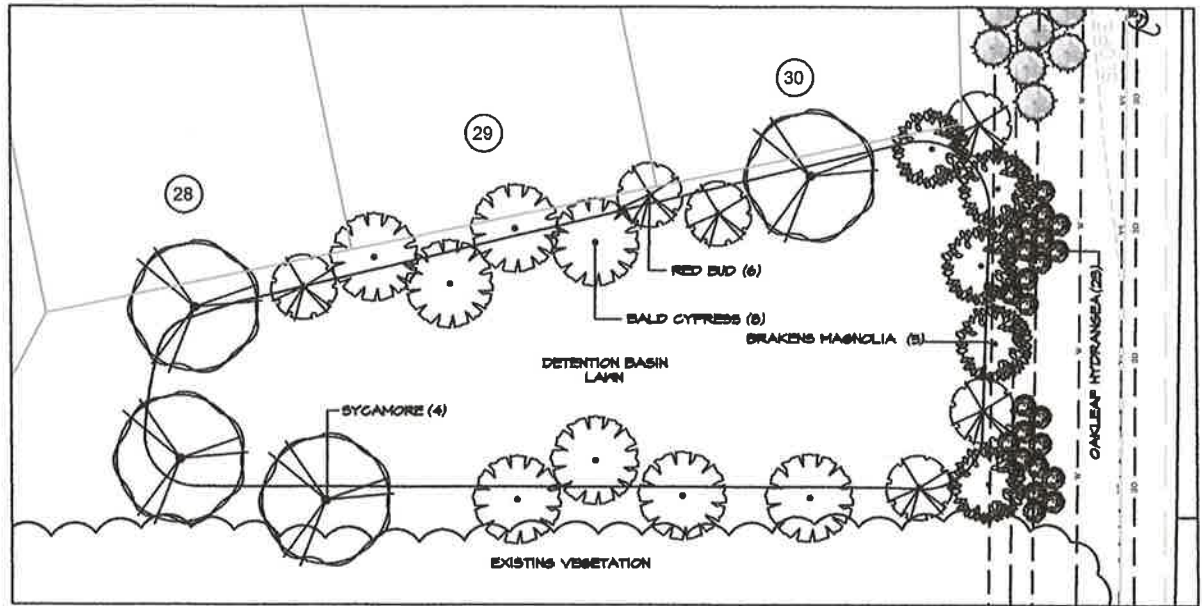
SHEET OF



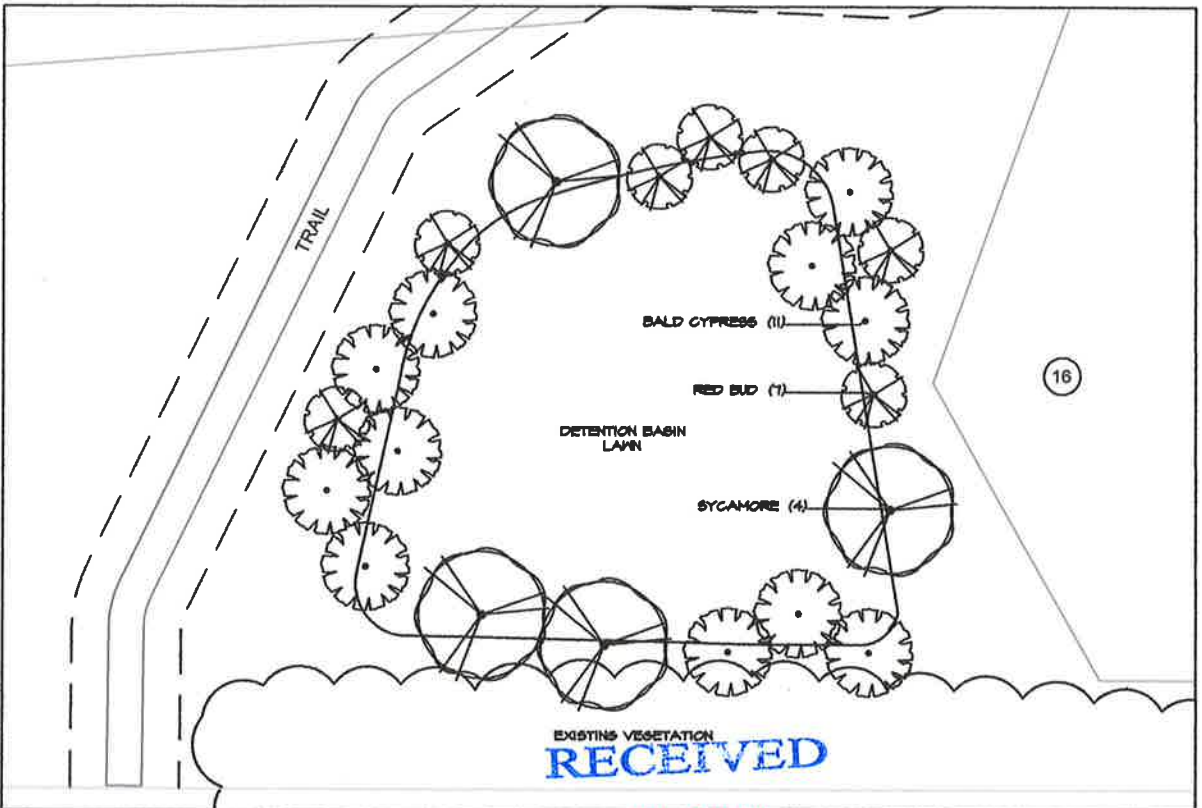
Traffic Calming
SCALE 1" = 10'



Trail Node
SCALE 1" = 10'



Pond A
SCALE 1" = 20'



Pond B
SCALE 1" = 20'

JUN 8 2018
TOWN OF FARRAGUT

