



FARRAGUT VISUAL RESOURCES REVIEW BOARD

AGENDA

Farragut Town Hall

Board Room

Tuesday, March 26, 2019

7:00 p.m.

1. Approval of Minutes for the February 26, 2019 meeting.
2. Review of a ground sign (monument type) for SmartBank, located at 11216 Kingston Pike.
3. Review of an individual tenant panel (ground sign on Kingston Pike) for Farragut Modern Dentistry, located at 101 S. Campbell Station Road (Farragut Gateway Development).
4. Review of a second individual tenant panel (ground sign on S. Campbell Station Road) for Farragut Modern Dentistry, located at 101 S. Campbell Station Road (Farragut Gateway Development).
5. Review of an individual tenant panel (ground sign on Kingston Pike) for Quest Diagnostics, located at 11126 Kingston Pike.
6. Review of a landscape plan for the Ivey Farms Subdivision, located off Union Road.



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, February 26, 2019 in the Board Room at the Farragut Town Hall. Marty Layman presided. Members in attendance were Marty Layman, Jeanie Stow, Brittany Moore, Cindy Hollyfield, David Freeman, Kaivon Kiumarsi, and Youth Representative Alex Butler. Randy Armstrong was absent.

Chairman Layman called the meeting to order at 7:00 pm.

1. Minutes:

A motion was made by Hollyfield to approve the January 22, 2019 minutes as submitted. The motion was seconded by Kiumarsi and the motion passed unanimously.

2. Ground Mounted Sign Applications:

a) Rick Terry Jewelry Design & West Knox Chiropractic – 11320 Kingston Pike *39 square-foot ground sign replacement/refacing for Rick Terry Jewelry Design and West Knox Chiropractic located at 11320 Kingston Pike.*

Rick Terry Jewelry Design and West Knox Chiropractic requested approval to replace/reface their existing tenant panel ground sign located at 11320 Kingston Pike. The staff noted that the sign's location, overall size, and lighting are not being changed. The staff then recommended approval subject to additional landscaping to better screen the sign's base.

A motion was made by Stow to approve the request subject to adding landscaping around the base as noted by staff. The motion was seconded by Hollyfield and it passed unanimously.

b) McKinley Station Subdivision (Permanent Entrance Signs) – Everett Road & Eisenhower Street

Permanent Subdivision Entrance Signs for McKinley Station Subdivision.

The McKinley Station Subdivision Home Owners Association (HOA) requested approval to locate additional signage at both entrances to their subdivision. The additional signage would be placed on existing monument structures located across the street from the subdivision's existing signs.

The staff reviewed the item, noting that it appeared that the monument at the northern subdivision entrance was located too close to an adjacent lot line (lot 30) to meet the required 10-foot minimum setback distance. It was also noted that the issue had been discussed with the applicant and a representative of the sign company. Because of the potential setback issue; and the fact that the application needs to be updated to include

fees for both signs, proposed sign heights, and lighting plan information; the staff recommended postponement.

A motion was made by Hollyfield to postpone action on the request until March or when the applicants have been able to fully document the setback issues. The motion was seconded by Freeman and it passed unanimously.

c) Comfort Suites (Interstate Pole Sign) – 811 North Campbell Station Rd.

Replacement of existing Interstate Pole Sign.

Comfort Suites requested approval to replace their current Interstate Pole Sign. The proposal included a new structure with updated corporate branding. The staff noted that the Board had reviewed and approved a similar request at the November 27th, 2018 meeting, and that the applicants had changed the original design since that time. The staff then recommended approval subject to the sign's actual location and height being field verified by a surveyor.

A motion was made by Layman to approve the sign subject to staff's recommendation. The motion was seconded by Moore and it passed unanimously.

3. Landscape Plans

a) Knox Valley Dental – 11840 Kingston Pike

The submitted landscape plan was for the Knox Valley Dental building and development site located at 11840 Kingston Pike. The staff reviewed the plan and recommended approval subject to the following items being addressed:

1. Clearly locate and identify the top of the detention ponds and provide the linear distance around each;
2. Provide three (3) more canopy trees within the center 100-foot section of the buffer strip area as per requirements;
3. Revise the plan to ensure that at least 40 percent of the required stormwater detention basin related trees are a flowering species;
4. Verify that the impervious area calculations match those shown on the submitted development site plan; and
5. Clarify who prepared the plan, their qualifications, and that given the size of the project, that the preparer's qualifications were appropriate.

A motion was made by Moore to approve the landscape plan subject to the staffs' recommendation. The motion was seconded by Hollyfield and the motion passed unanimously.



b) Brass Lantern Subdivision – 801 McFee Road

The staff reported that the developers of the Brass Lantern Subdivision had recently submitted a revision to their original landscaping plan. The plan revision was related to the permanent subdivision entrance sign that the Board approved last month, along with the addition of a centralized mail box facility to the development. The staff noted that the sign related changes were very minor and that no changes had been made to the detention pond areas. Staff also noted that the mail facility related changes were also very minor but were not part of the Board's review. The Board briefly discussed the revised plan and concluded that the changes were minor enough that the staff could simply accept the revised plan without it having to be formally reapproved.

Meeting adjourned at 7:35 p.m.

MEMORANDUM

TO: Farragut Visual Resources Review Board
FROM: Bart Hose, Assistant Community Development Director
SUBJECT: Regularly Scheduled Meeting - Tuesday, March 26, 2019 at 7:00 p.m.

AGENDA

1. **Approval of Minutes for the February 26, 2019 meeting**
2. **Ground Mounted Sign Applications**

a) SmartBank – 11216 Kingston Pike

40 square-foot ground sign for Smartbank located at 11320 Kingston Pike.

SmartBank is requesting approval for a new monument type ground sign located at 11216 Kingston Pike.

The proposed sign will replace an existing sign, utilizing the existing sign base. The sign conforms with the Town's area and height requirements given the existing setback from the front property line. The applicant is, however, proposing the installation of a new internally illuminated sign cabinet. The property in question is zoned C-1 and is located within the Mixed-Use Town Center planning area. Signage within this area must be compliant with the applicable provisions of the Town's adopted Architectural Design Standards. This includes the use of external lighting (see attached, Section 1.16 of these standards). Based on this guidance and the fact that the sign cabinet is being replaced, it is staff's opinion that the applicant should be required to utilize external lighting.

The staff recommends approval subject to the sign being externally lit and the addition of required landscaping around the base of the sign.

b) Farragut Modern Dentistry (Tenant Panel) – 101 S. Campbell Station Road (Farragut Gateway Development)

Tenant panel in existing ground mounted sign at the Farragut Gateway Development

There are two ground mounted tenant panel type signs approved for this development. This panel is for the northernmost sign located along the Kingston Pike frontage. It is the larger of the two ground signs approved for this site.

The proposed panel appears to be legible and the staff recommends approval. The staff would, however, suggest that the applicant consider using a slightly darker shade of blue for the lettering. A darker shade of blue may be more in harmony with the overall appearance of the development.

c) Farragut Modern Dentistry (Tenant Panel) – 101 S. Campbell Station Road (Farragut Gateway Development)

Tenant panel in existing ground mounted sign at the Farragut Gateway Development

There are two ground mounted tenant panel type signs approved for this development. This panel is for the southernmost sign located along the S. Campbell Station Road frontage. It is the smaller of the two ground signs approved for this site.

The proposed panel appears to be legible and the staff recommends approval. The staff would, however, suggest that the applicant consider using a slightly darker shade of blue for the lettering. A darker shade of blue may be more in harmony with the overall appearance of the development.

d) Quest Diagnostics (Tenant Panel) – 11126 Kingston Pike

Tenant panel for Quest Diagnostics located at 11126 Kingston Pike.

Quest Diagnostics is requesting approval of a tenant panel for their office located at 11126 Kingston Pike.

The proposed panel appears to be legible and the staff recommends approval.

3. Landscape Plans

a) Ivey Farms Subdivision – Located off Union Road

This item involves a landscaping plan for the detention basins and buffer strip areas in the proposed Ivey Farms Subdivision located off Union Road. The plan also includes the landscaping for the proposed streetscape.

Staff recommends approval of the plan subject to the following items being addressed:

1. Coordinating the abbreviation symbol used for Red Maple in the Plant Material Schedule with the symbol used on the plan sheets (AR vs RM);
2. Coordinating the number of flowering species shown on the plan sheet for detention pond #1 (sheet C7.7) with the number called for in the Landscape Data table on sheet C7.5;
3. Showing stabilization measures for any slope steeper than 3 to 1 in the affected plan areas (detention basins & buffer areas), or amend/clarify note # 29;
4. The addition of visibility triangles for the detention basin areas located in proximity to street intersections;
5. Assuring that all required planting around the detention basins complies with the Town's placement requirements (i.e. not below the half-way point on the slope between the top and bottom of the basin); and
6. Removing plan note #26 regarding HVAC systems.



KINGSTON PIKE

Snyder Signs
INC.

2918 CREEKMORE DRIVE
JOHNSON CITY, TN 37601
423-282-6221 FAX 423-282-6222

DATE: 2/7/19

DESIGNER: TMT

SALES REP: DENISE HENSLEY

DESIGN #: 23095-A

REVISION #: 5, 3-18-19

SCALE: 1/2" = 1'

CUSTOMER APPROVAL:

DATE:

This design is the exclusive property of Snyder Signs, Inc., and is not to be used in whole or in part without written permission from Snyder Signs, Inc.

To Be
Removed

11216

FOOTHILLS
BANK & TRUST



5'

10'



Use a directory sign to consolidate small individual signs on a larger building in the Town Center.

1.14 Use a directory sign to consolidate small individual signs on a larger building in the Town Center.

- Use a consolidated tenant panel or directory sign to help users find building tenants.
- Locate a consolidated tenant panel or directory sign near a primary entrance on the first floor wall of a building.

1.15 Locate and design an under canopy sign to highlight building entries in the Town Center.

- When using an under canopy sign, locate it beneath a canopy and directly above a building entrance.
- Coordinate the design and materials of an under canopy sign with those of the canopy.
- Use a very simple design for an under canopy sign.

1.16 If necessary use an external light source to illuminate a sign in the Town Center.

- Where a light source is necessary, use a shielded external light source that is integrated into the sign design.
- Note that the Farragut Zoning Ordinance prohibits most sign illumination in the Town Center.



Design a sign to convey visual interest to pedestrians in the Town Center.



D MANUFACTURE AND INSTALL (2) SETS OF FIRST SURFACE FILM COPY

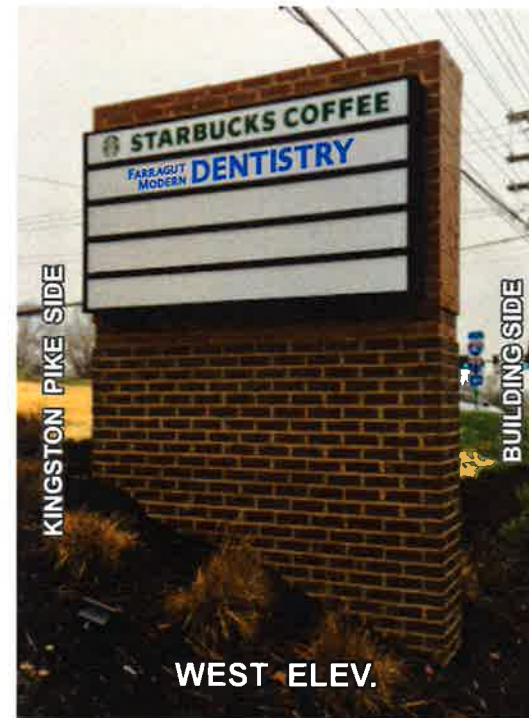
SCALE: 1 1/2" = 1' - 0"

DECORATE (2) EXISTING PANELS
w/ FIRST SURFACE FILM COPY

■ 3M # 3630-167
BRIGHT BLUE FILM COPY



EAST ELEV.

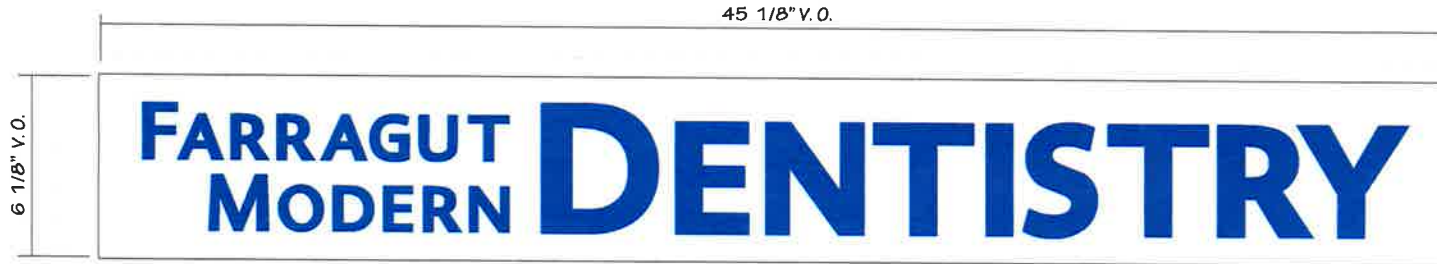


WEST ELEV.

EXISTING MONUMENT SIGN @ KINGSTON PIKE w/ PROPOSED FILM GRAPHICS

N.T.S.

PROJECT TITLE	
FARRAGUT MODERN DENTISTRY	
109 CAMPBELL STATION RD.	
FARRAGUT, TN 37934	
JOB NUMBER 50865	
SALES	RICHAUDETTE
DRAWN BY	CHRISTIAN D DATE 2/19/19
SCALE	AS NOTED
FOLDER	5/SKETCHES/PI/KNOXVILLE.27N/50865
FILE	50865.CDR
DESIGN#	006
REVISIONS	
DATE	BY
2/22/19	JB
APPROVAL	
This proof drawing is for customer review and approval before fabrication begins. Encore Image will not be responsible for problems or discrepancies that could have been reasonably prevented by the proper review of this document.	
• The customer shall provide accessibility to remote transformers and/or ballasts for installation, final inspection and service. • Dedicated 120 Volt sign circuits with a ground wire to be provided within 6' of the display(s) by the customer. • Sketch may vary from specified colors. Photos are for visual reference only, size and placement of signs may vary.	
SIGNATURE	DATE
PRINTED NAME	TITLE
(U)	
All electrical signs shall comply with National Electrical Code (Article 600) and manufactured according to Underwriters Laboratories U.L. 48 standard and appropriately labeled.	
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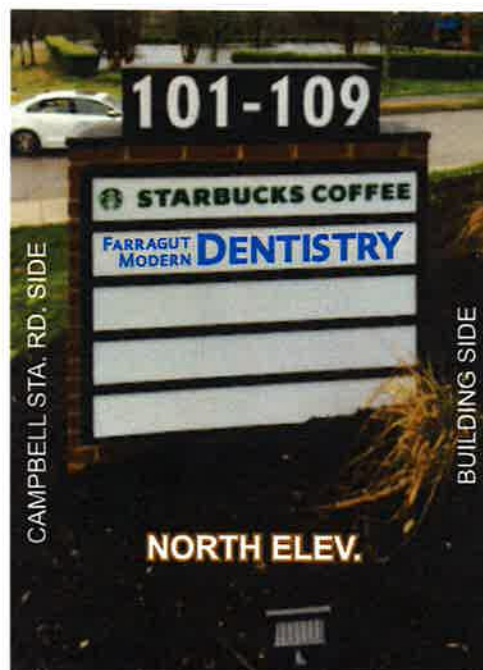
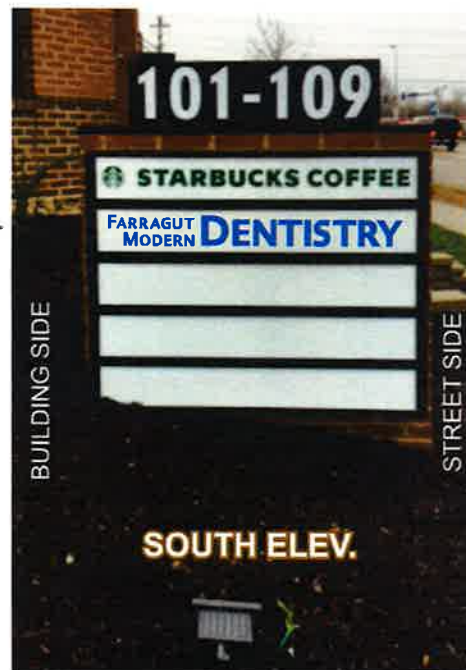


C MANUFACTURE AND INSTALL (2) SETS OF FIRST SURFACE FILM COPY

SCALE: 3" = 1' - 0"

DECORATE (2) EXISTING PANELS
w/ FIRST SURFACE FILM COPY

■ 3M # 3630-167
BRIGHT BLUE FILM COPY

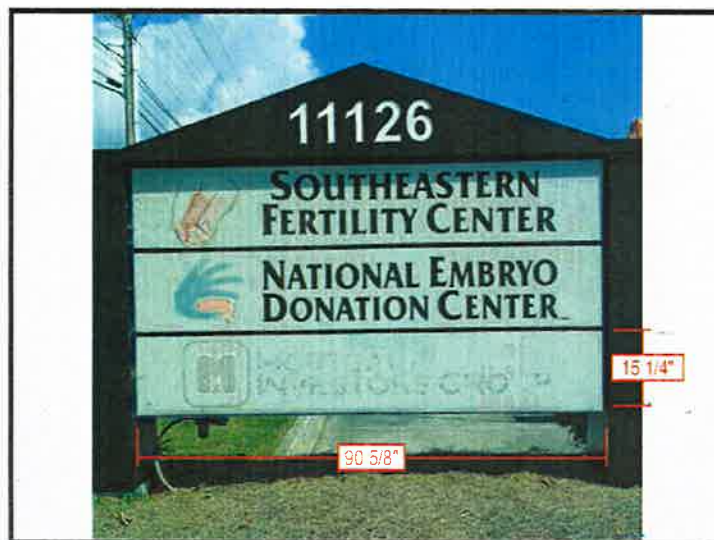
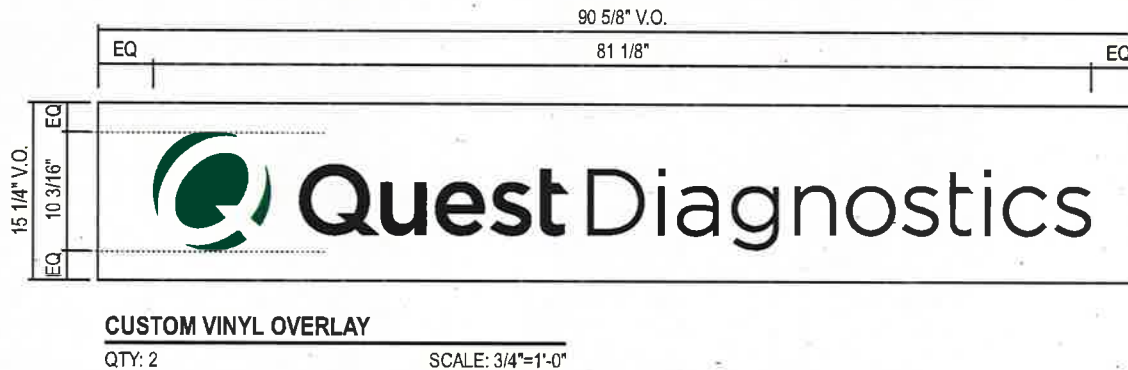


CENTER'S
SIDE ACCESS
ROAD

EXISTING MONUMENT SIGN @ S. CAMPBELL STATION RD. w/ PROPOSED FILM GRAPHICS

N.T.S.

PROJECT TITLE	
FARRAGUT MODERN DENTISTRY	
109 CAMPBELL STATION RD.	
FARRAGUT, TN 37934	
JOB NUMBER: 50865	
SALES	RICHAUDETTE
DRAWN BY	CHRISTIAN D
DATE	2/19/19
SCALE	AS NOTED
FOLDER	S/SKETCHES/P/KNOXVILLE 2 TN/50865
FILE	50865.CDR
DESIGN#	005
REVISIONS	
DATE	BY
2/22/19	JB
APPROVAL	
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SIGNATURE	DATE
PRINTED NAME	TITLE
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EXISTING



PROPOSED

Drawing prepared by

SIGN 3

Drawing prepared for:

ICON

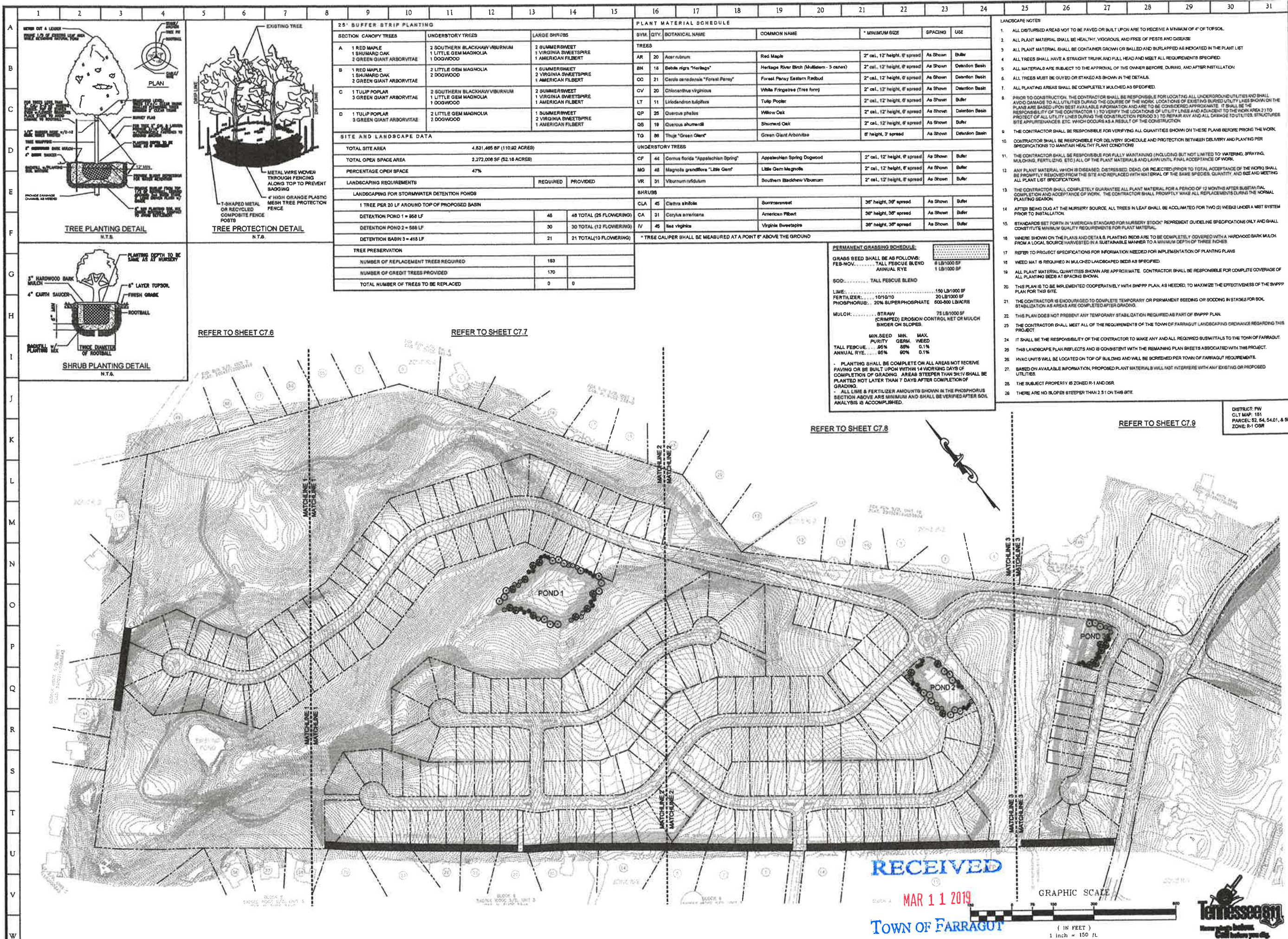
Location:
11126 Kingston Pike
Knoxville, TN, 37934

Proj #:
4232
Loc #:
5112



File Path:
Active\ACCOUNTS\Q\Quest Diagnostics\Project 4232\Locations\4232_5112_Knoxville_TN_R1

Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.				
Original	304809	10/17/18	TW	JF						
Rev 1	306203	11/21/18	TW	JF	Revised per request notes					
Rev 2	000000	00/00/00	XXX	XXX						
Rev 3	000000	00/00/00	XXX	XXX						
Rev 4	000000	00/00/00	XXX	XXX						
Rev 5	000000	00/00/00	XXX	XXX						
Rev 6	000000	00/00/00	XXX	XXX						
Rev 7	000000	00/00/00	XXX	XXX						
Rev 8	000000	00/00/00	XXX	XXX						
Rev 9	000000	00/00/00	XXX	XXX						
Rev 10	000000	00/00/00	XXX	XXX						



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

ANNETTE C. ROMBERG
REGISTERED ENGINEER
STATE OF TENNESSEE
No. 00004

Landscape Plan - Overall

Ivey Farms
12733, 12737, 12743, & 12751 Union Road
Farragut, Tennessee 37934
Belle Investment Company, Inc.

DRAWN BY: ACH DATE: 12/17/18
CHECKED BY: RME FILE: 1951-Landscape

REVISIONS

NO.	DATE	COMMENTS
1	01/22/19	Revised per Town Comments
2	02/11/19	Revised per Town Comments
3	03/11/19	Revised per Town Comments

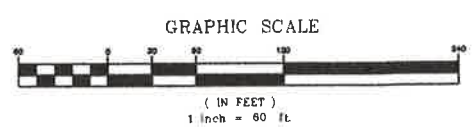
C7.5
SHEET 80 OF 87

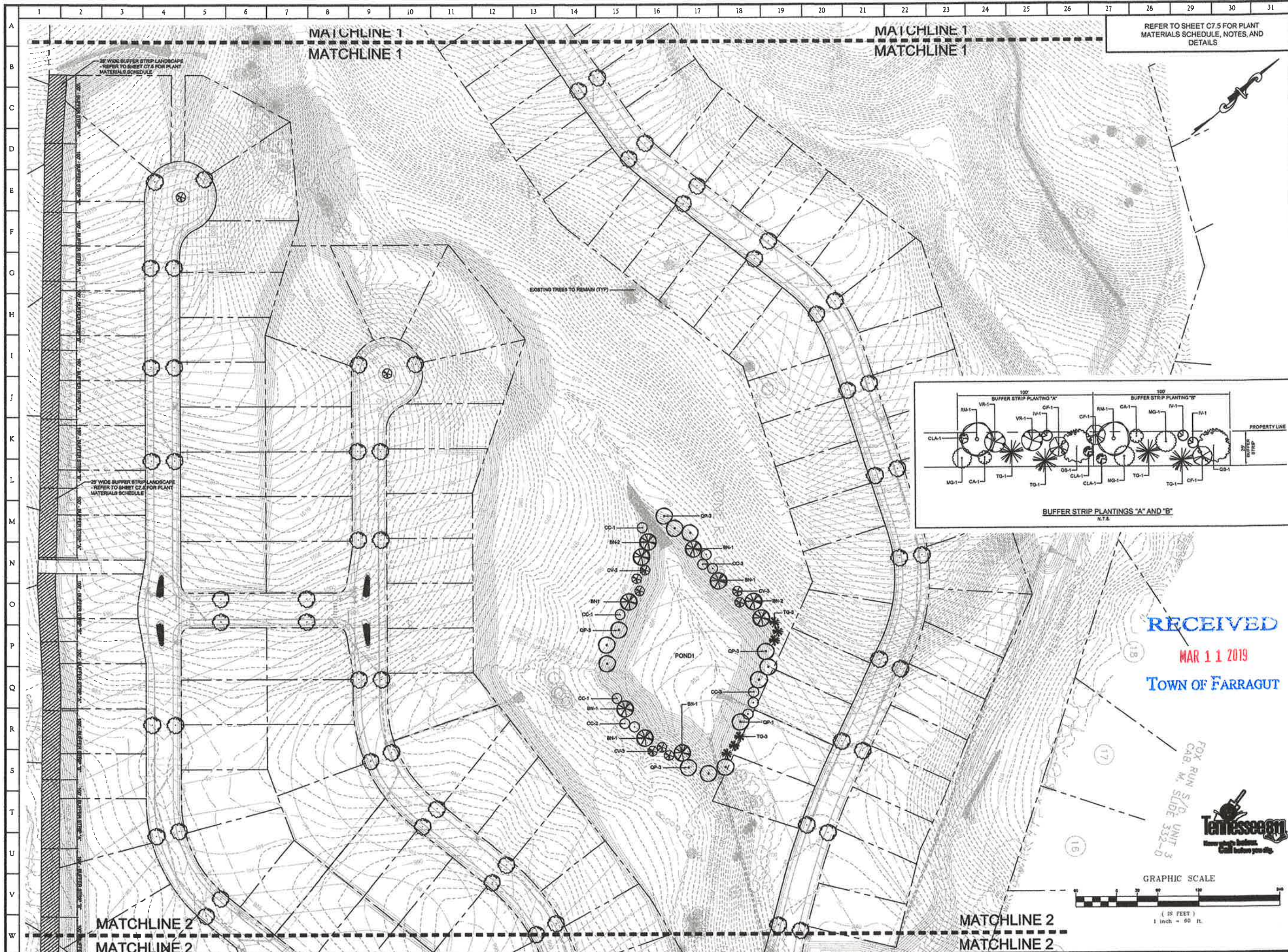


DRA W/4 BY: <u>ASH</u>		DATE: <u>12/17/16</u>	
CHECKED BY: <u>RME</u>		FILE: <u>1951-Lundsgaard</u>	

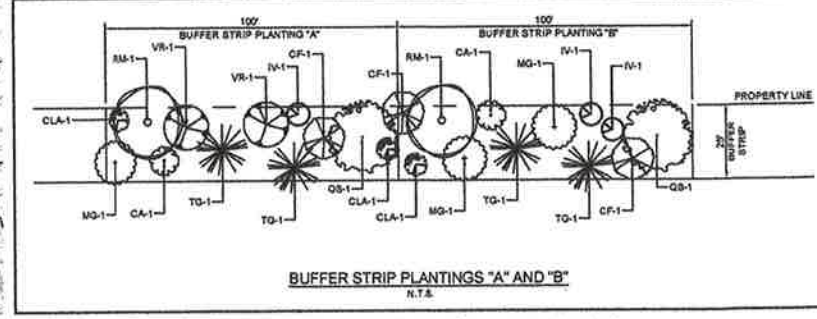
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NO.	DATE COMMENTS
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2	02/11/19 Revised per Town Comments
3	03/11/19 Revised per Town Comments

C7.6
SHEET 51 of 57

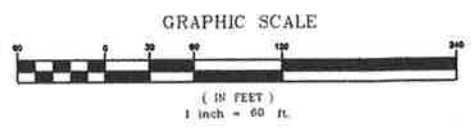




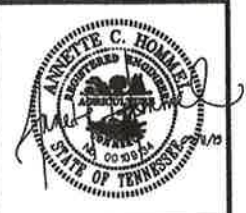
REFER TO SHEET C7.5 FOR PLANT MATERIALS SCHEDULE, NOTES, AND DETAILS



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MAR 11 2019
TOWN OF FARRAGUT



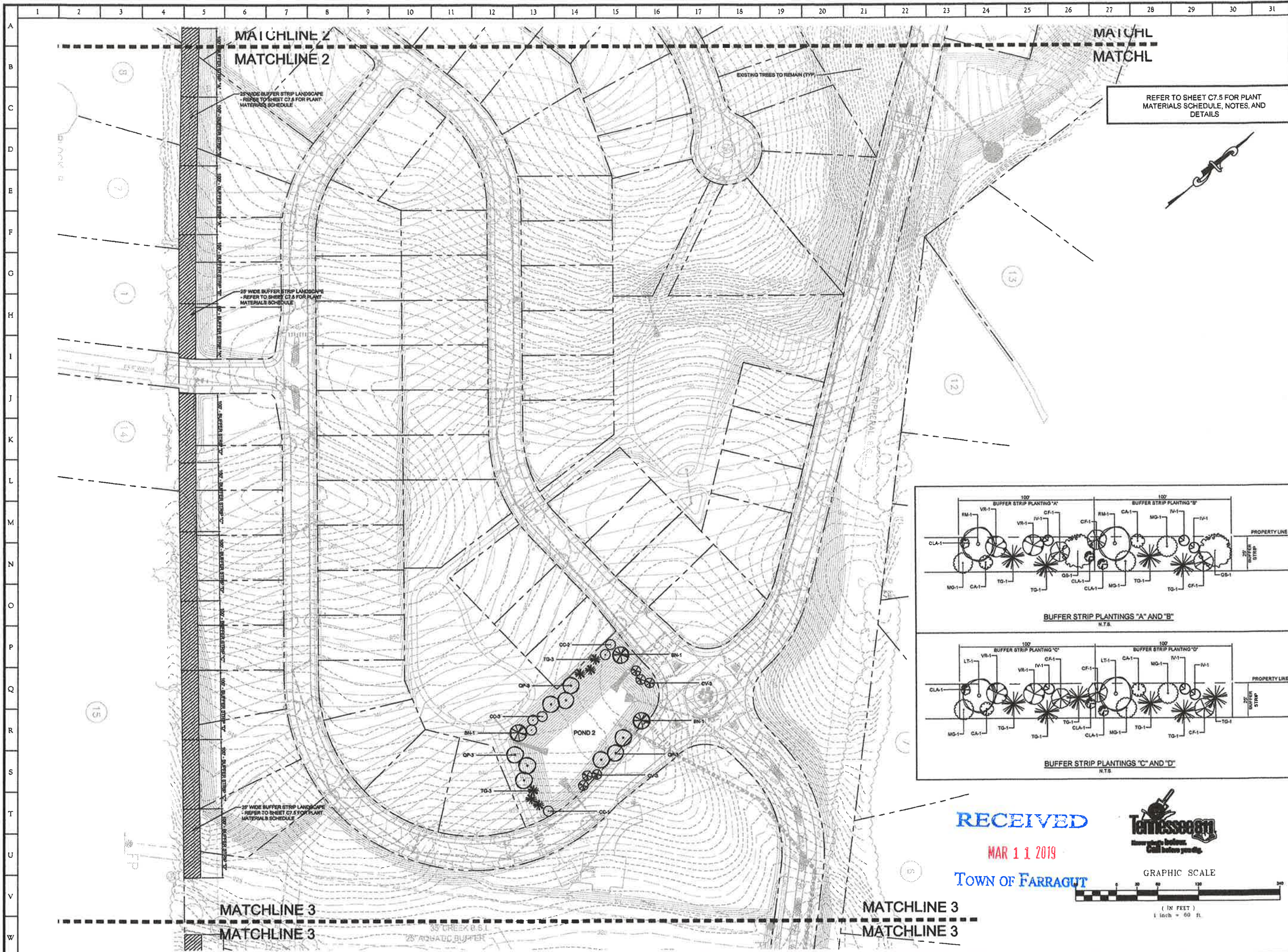
SITE
INCORPORATED
Civil Engineers & Surveyors
10215 Technology Drive, Suite 304
Knoxville, TN 37932
Phone: (865) 777-4160
Fax: (865) 777-4169



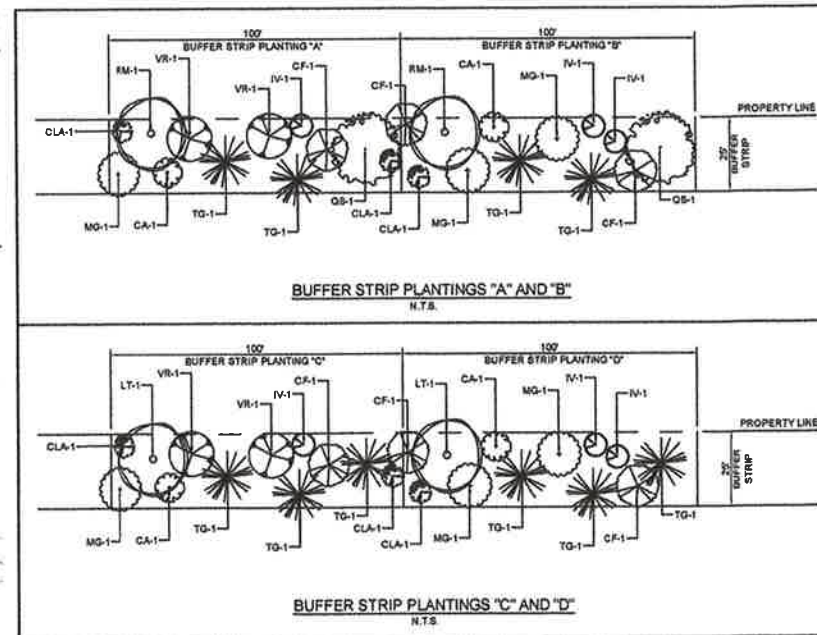
Landscape Plan - Center North
Ivey Farms
12733, 12737, 12743, & 12751 Union Road
Farragut, Tennessee 37934
Belle Investment Company, Inc.

DRAWN BY:	ACH	DATE:	12/17/16
CHECKED BY:	RME	FILE:	1951-Landscape
REVISIONS			
NO.	DATE	COMMENTS	
1	01/27/19	Revised per Town Comments	
2	02/11/19	Revised per Town Comments	
3	03/11/19	Revised per Town Comments	

C7.7
SHEET 82 of 87



REFER TO SHEET C7.5 FOR PLANT MATERIALS SCHEDULE, NOTES, AND DETAILS



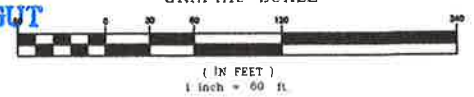
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MAR 11 2019

TOWN OF FARRAGUT



GRAPHIC SCALE



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Phone: (865) 777-4160
Fax: (865) 777-4169



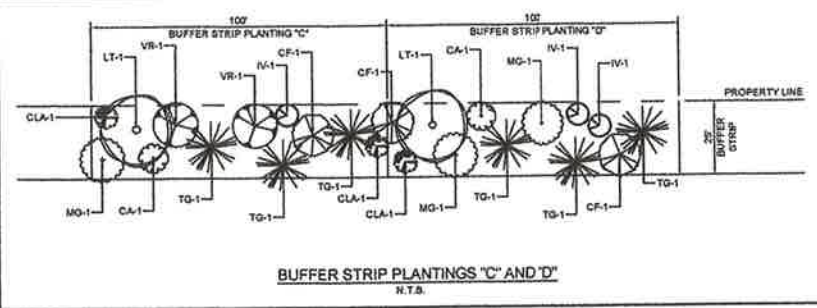
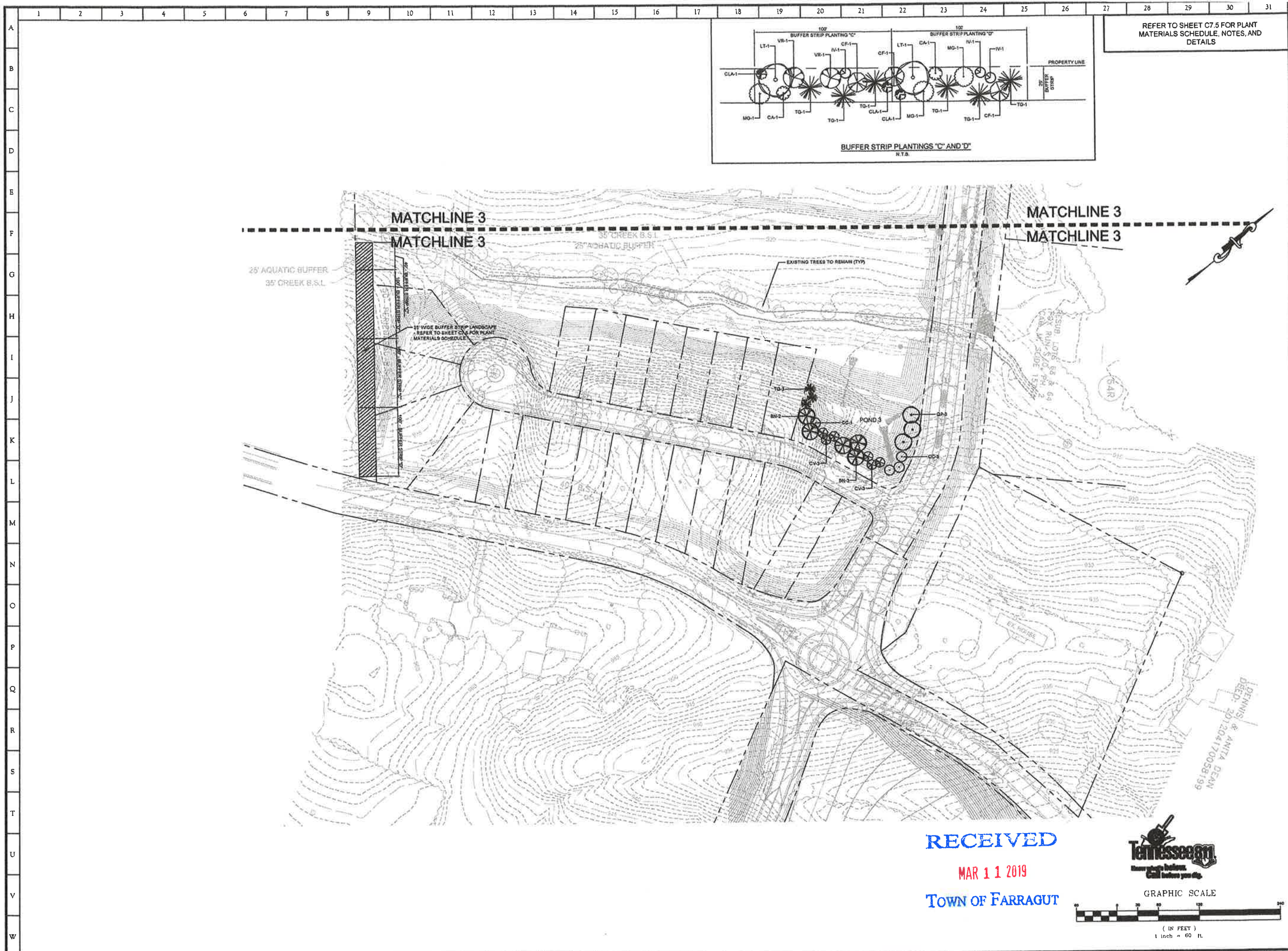
Landscape Plan - Center South

Ivey Farms

12733, 12737, 12743, & 12751 Union Road
Farragut, Tennessee 37934
Belle Investment Company, Inc.

REVISIONS		DATE	DATE
NO.	DATE	COMMENTS	BY
1	01/22/19	Revised per Town Comments	RME
2	02/11/19	Revised per Town Comments	RME
3	03/11/19	Revised per Town Comments	RME

C7.8
SHEET 82 of 87



REFER TO SHEET C7.5 FOR PLANT MATERIALS SCHEDULE, NOTES, AND DETAILS

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MAR 11 2019
TOWN OF FARRAGUT



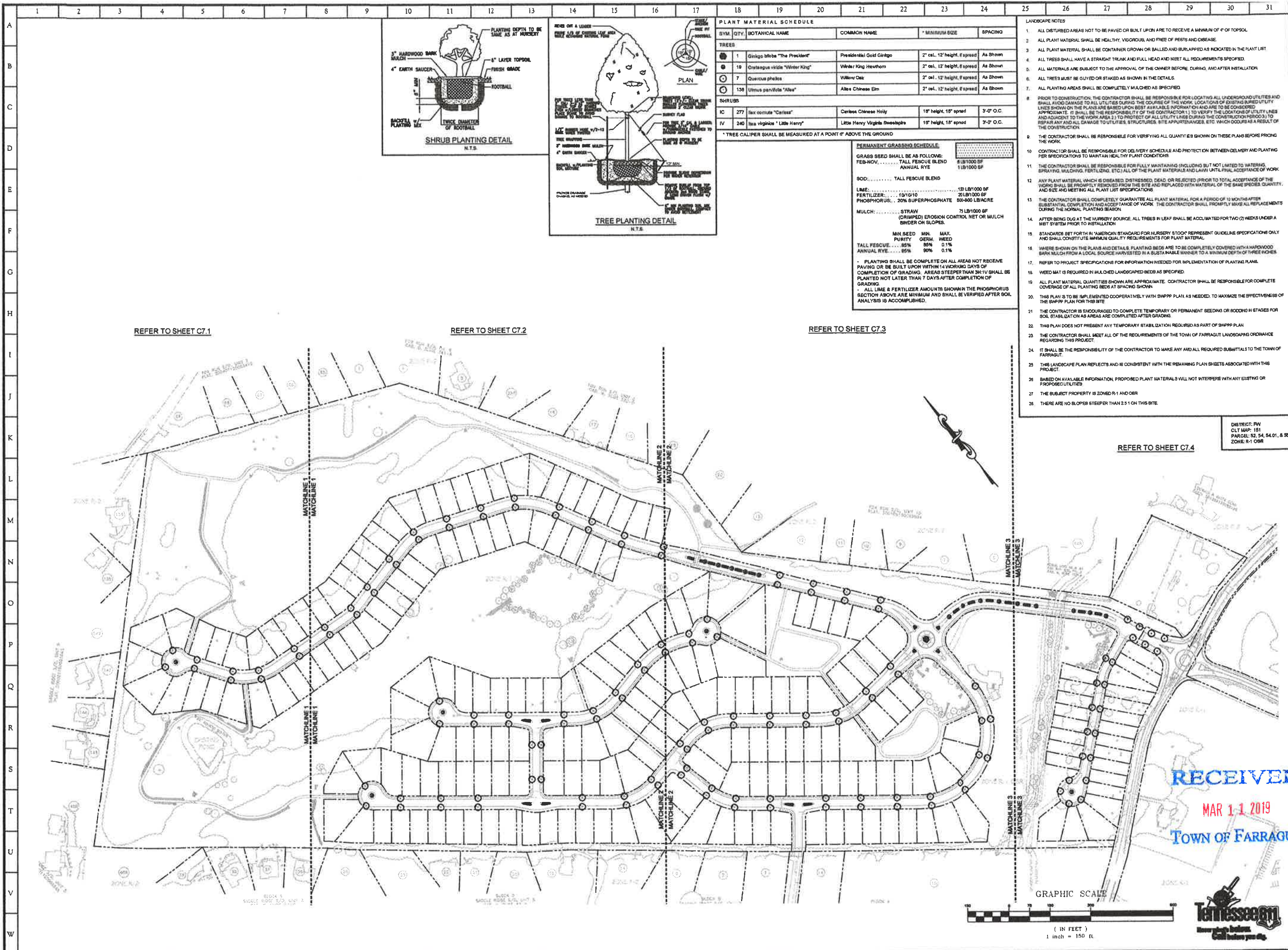
SITE
INCORPORATED
Civil Engineers & Surveyors
10215 Technology Drive, Suite 304
Knoxville, TN 37932
Phone: (865) 777-4160 Fax: (865) 777-4189



Landscape Plan - South
Ivey Farms
12733, 12737, 12743, & 12751 Union Road
Farragut, Tennessee 37934
Belle Investment Company, Inc.

DR-1	WV	BY:	ASH	DATE:	12/17/18
CHECKED BY:	RME	FILE:	1951--Landscape		
REVISIONS					
NO.	DATE	COMMENTS			
1	02/27/19	Revised per Town Comments			
2	02/27/19	Revised per Town Comments			
3	03/11/19	Revised per Town Comments			

C7.9
SHEET 64 OF 87



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



Streetscape Plan - Overall
Ivey Farms
12733, 12737, 12743, & 12751 Union Road
Farragut, Tennessee 37934
Belle Investment Company, Inc.

REVISIONS	
NO.	DATE
1	01/27/19
2	03/17/19
3	03/17/19

DRW BY: JCH
CHECKED BY: RME
DATE: 12/17/18
FILE: 1951-Landscape

NO. DATE COMMENTS

1 01/27/19 Revised per Town Customers

2 03/17/19 Revised per Town Customers

3 03/17/19 Revised per Town Customers

C7.0
SHEET 45 OF 67