



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, March 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 February 26, 2019 minutes as submitted. The motion was seconded by Stow and the motion passed unanimously.

2. Ground Mounted Sign Applications:

a) SmartBank – 11216 Kingston Pike

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

SmartBank requested approval to replace an existing ground sign located at 11216 Kingston Pike. The staff reviewed the application noting that the proposed sign conforms with the Town's size and height requirements given the existing setback. It was also noted that the applicants were proposing the installation of a new internally illuminated sign cabinet. The staff then explained that the property is zoned C-1 and is located in the Mixed-Use Town Center planning area, which in staff's opinion would require the use of external lighting under the Architectural Design Standards. The staff then recommend approval subject to the sign being externally lit and the addition of required landscaping around the existing base of the sign.

The Board discussed the request and the application of the Architectural Design Standards at length. Several Board members were involved in the development of the standards and they noted that, at the time, their focus was on wall signs. These members questioned whether the use of external lighting should be applied to a ground sign under the current standards.

A motion was made by Moore to approve the sign subject to staff's recommendation and increasing the address number size to the minimum 8-inch height. The motion also asked the staff to reevaluate their lighting interpretation based on the Board's discussion to see if the sign could be permitted as proposed. The motion was seconded by Freeman and it passed unanimously.



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.
The staff noted that there are two ground mounted tenant panel type signs approved for the site and that this panel was for the northernmost sign located along the Kingston Pike frontage. The staff noted that the panel appeared legible and recommended approval. The staff did, however, note that he had discussed using a slightly darker shade of blue for the lettering with the sign company. The company had produced a mockup of the darker blue version for the Board to consider.

The Board discussed the application and the two versions of the blue lettering. They felt that the darker version worked better with the overall site. A motion was made by Hollyfield to approve the panel with the darker blue lettering. The motion was seconded by Stow and it passed unanimously.

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.
The staff reviewed this item noting that the panel was for the southernmost ground monument sign located along the S. Campbell Station Road frontage. The staff then recommended approval with the darker blue lettering option.

A motion was made by Hollyfield to approve the panel with the darker blue lettering. The motion was seconded by Kiumarsi and it passed unanimously.

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

Tenant panel for Quest Diagnostics located at 11126 Kingston Pike.

Quest Diagnostics requested approval of a tenant panel for their office located at 11126 Kingston Pike. The staff noted that the panel appeared to be legible and recommended approval.

A motion was made by Kiumarsi to approve the panel. The motion was seconded by Moore and it passed unanimously.

3. Landscape Plan Applications

a) Ivey Farms Subdivision – Located off Union Road

The staff reviewed the item noting that it involved the landscaping for several detention basins and buffer strip areas within the planned subdivision. The staff also noted that the packet included a streetscaping plan, which was included for informational purposes. The staff then recommended approval of the plan subject to



the following items being addressed. The staff also noted that he had discussed these items with the plan's designer.

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 amending/clarifying 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.

The Board discussed the plan and its various elements. A motion was made by Hollyfield to approve the plan subject to staff's recommendations. The motion was seconded by Stow and it passed unanimously.

Meeting adjourned at 8:00 p.m.