farragut

FARRAGUT VISUAL RESOURCES REVIEW BOARD
AGENDA

Farragut Town Hall
Board Room
Tuesday, April 23, 2019
7:00 p.m.

1. Approval of Minutes for the March 26, 2019 meeting.
2. Review of an individual tenant panel (ground sign on Kingston Pike) for Board & Brush Creative Studio, located at 11113 Kingston Pike in the Premier (Eyecare) Center.
3. Review of Subdivision Entrance Signs (additions to existing signage) for McKinley Station Subdivision, located off Everett Road.
4. Review of a landscape plan for an office/retail building development located at 12802 Kingston Pike.

It is the policy of the Town of Farragut not to discriminate on the basis of race, color, national origin, age, sex, or disability pursuant to Title VI of the Civil Rights Act of 1964, Public Law 93-112 and 101-336 in its hiring, employment practices and programs. To request accommodations due to disabilities, please call 865-966-7057 in advance of the meeting.

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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.

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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

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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.

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MEMORANDUM

TO: Farragut Visual Resources Review Board
FROM: Bart Hose, Assistant Community Development Director
SUBJECT: Regularly Scheduled Meeting - Tuesday, April 23, 2019 at 7:00 p.m.

AGENDA

1. Approval of Minutes for the March 26, 2019 meeting

2. Ground Mounted Sign Applications

a) Board & Brush Creative Studio (Tenant Panel) – 11113 Kingston Pike
Tenant panel for Board & Brush Creative Studio located at 11113 Kingston Pike.
Board & Brush Creative Studio is requesting approval of a tenant panel for their office located at 11113 Kingston Pike in the Premier (Eyecare) Center.

The panel appears to be legible and the staff can recommend approval.

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) is requesting approval to locate additional signage at both entrances to their subdivision. The subdivision currently has small signs (approximately 3 square-feet) located on decorative stone lamp posts at each entrance. The subdivision's entrance areas also include decorative stone monuments located on the corners across from the above noted lamp posts. The applicants are proposing to place additional subdivision entrance signs on these monuments. The Town's sign regulations allow for up to 40 square-feet of sign area per subdivision entrance that may be divided between two signs provided no one sign exceeds 20 square-feet in area. The additional signs would each be 20 square feet in size.

This request originally appeared on the February agenda and was postponed to clarify a potential setback issue at the northern subdivision entrance. The applicants have since provided a survey showing that the existing monument is located over 10 feet from the right-of-way lines of Everett Road and Eisenhower Street. It is, however, also located less than a foot from lot 30's property line, on the HOA open-space lot (Lot 31). The McKinley Station Subdivision was developed under the Town's R-1/OSR zoning. This zoning district modifies the standard R-1 setback requirements and includes provisions for accessory structures. In this case, it allows for subdivision walls and entrance pillars to be located in a front yard provided they are set back at least 10 feet from the nearest right-of-way line. The zone does not specifically address internal lot line setbacks for such structures, so the monument in question does not appear to present a setback issue. The Town's sign regulations, however, require subdivision entrance signs to be located 10 feet from all property lines. In this case, the difference between the accessory structure setback standards in the OSR zone and the sign

regulations creates an unintended conflict. The monument structure itself does not pose a setback issue but the sign on it would. Given this disconnect, and the existing nature of the monument in question, the staff is not opposed to permitting the installation of the requested sign.

It must also be noted that the monument structure in question is also inappropriately located within a standard platted utility and drainage easement along the lot line between lots 30 and 31. Given the nature of the monument, the Town does not intend to take any action regarding the easement encroachment at this time. The HOA would, however, have to resolve any future conflict between the monument structure and the easement, including removal, at its cost. In addition, should the monument be damaged or removed in the future, any reconstruction would need to take place outside of the noted easement. The staff would recommend that the HOA be required to provide a written acknowledgment of these easement related stipulations as a condition of any approval.

3. Landscape Plan Applications

a) Office/Retail Building Development – Located at 12802 Kingston Pike

This item involves a landscaping plan for an office/retail development located at 12802 Kingston Pike (Renaissance out-parcel).

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

1. Please ensure that the landscape plan sheet (overlay) is properly aligned with the base site plan. There are location conflicts (e.g. the Witch Hazel located in a sidewalk) that need to be corrected;
2. The plan does not show the location of all planned street/parking lights as required. Based on the approved site plan, there appears to be a conflict between a planned light and two proposed trees. Please address the issue;
3. Please show any existing trees and clearly differentiate them from the proposed trees on the plan. This includes trees in the aquatic buffer. Also, please clarify whether the existing landscape areas shown on the plan will remain;
4. Please include calculations (table) documenting that the minimum required landscape area between the parking lot and building has been met;
5. The terminal island area in the southwest corner of the parking lot does not appear to maintain the required 5-foot minimum width for the full length of the parking space. Please adjust the plan accordingly. In addition, the northeast corner of the parking lot is terminated by a sidewalk with green space to the east. The staff recommends that additional landscaping be added immediately to the east of the sidewalk to offset the loss of the traditional parking lot terminal landscape island (these were site plan approval comments and conditions); and
6. Please note that "Indian Hawthorne" is not particularly cold tolerant. The plan's designer may wish to consider using another species.

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APPROVAL SIGNATURE

FILE LOCATION:	SALES REPRESENTATIVE:	DATE:	SCALE:
Pat/B/Board & Brush	Pat Boles	03-29-2019	1/4" = 1'
LOCATION:	FILE:	DRAWN BY:	
Farragut - Knoxville, TN	Board & Brush	Tiffany Poling	

Existing monuments with proposed sign face application

South Entrance

North Entrance

Sign Face

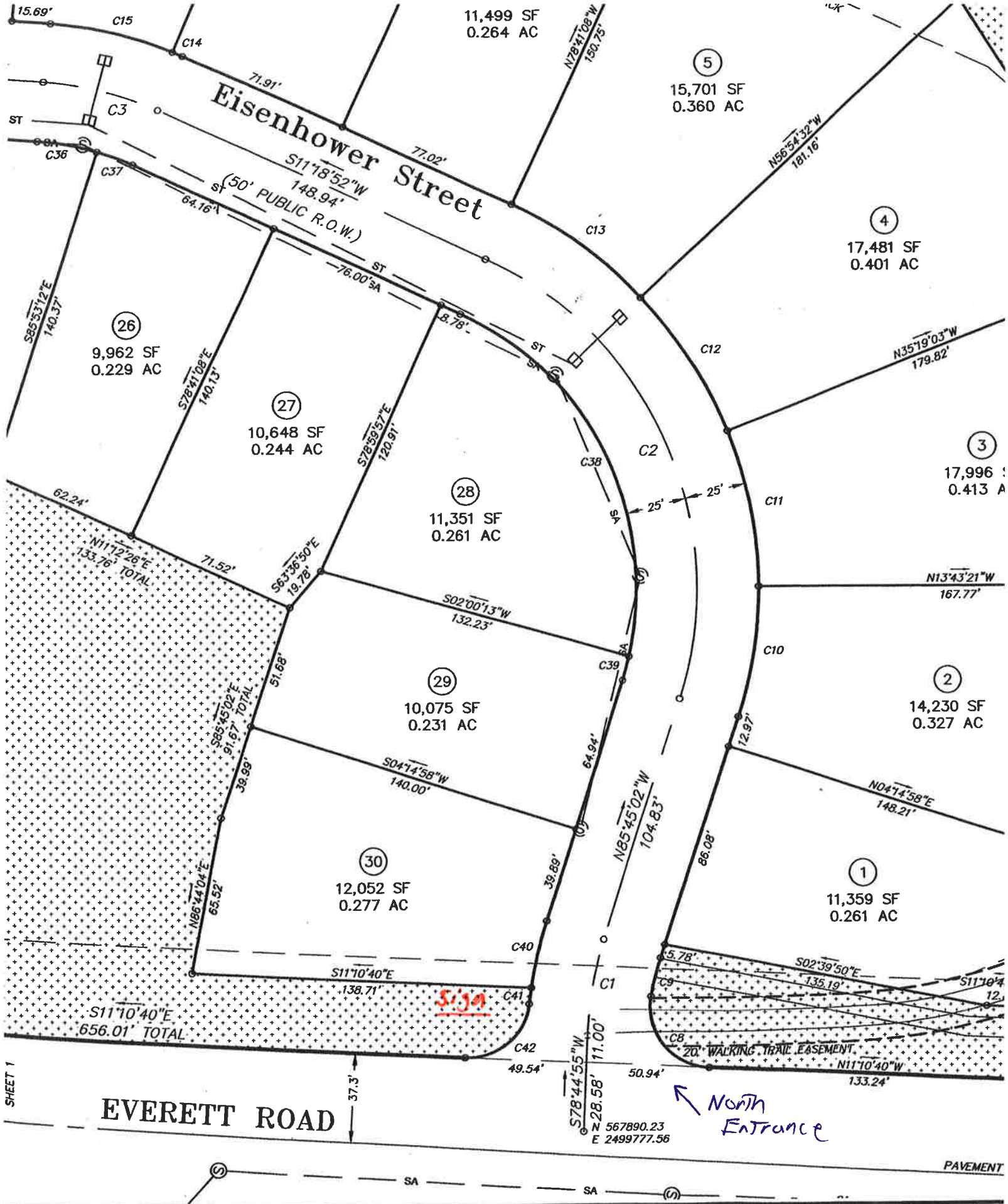
The Sign Face is 38" x 76"

Sign Color

Black, White, PMS 451

Sign Material

Routered or Sandblasted High-Density Urethane (HDU)



	REVISIONS
DRAWN BY: R. LYNCH	1 11/10/2015 FMPC CORRECTIONS
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1" = 50'	4
DATE: 10/19/2015	5

Saddlebroc
122 Perin
Knoxville,
Phone:

TN GRID

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THIS CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON
SURVEYOR: STANLEY E. HINDS TENN. REG. NO. 967

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEED AND OTHER DOCUMENTS FURNISHED BY THE ATTORNEY. THAT THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN AND THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STANLEY E. HINDS REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 967

SURVEY FOR MCKINLEY STATION HOMEOWNERS ASSC. INC.
DIST. 6 WARD ____ CITY OF FARRAGUT COUNTY KNOX
ADDRESS EISENHOWER STREET
LOT NO. PART OF 31 BLOCK ____ UNIT ____
S/D MCKINLEY STATION
INSTR. PLAT 201601220042669 SCALE 1"= 20' DATE 03/05 2019
JOB NO. 1902028 ORDERED BY: INDEP.

HINDS SURVEYING CO.
3555 WINDY J FARMS DR. LOUISVILLE, TN 37777
PH. 588-9799 FAX. 233-3393
WWW.HINDSSURVEYING.COM

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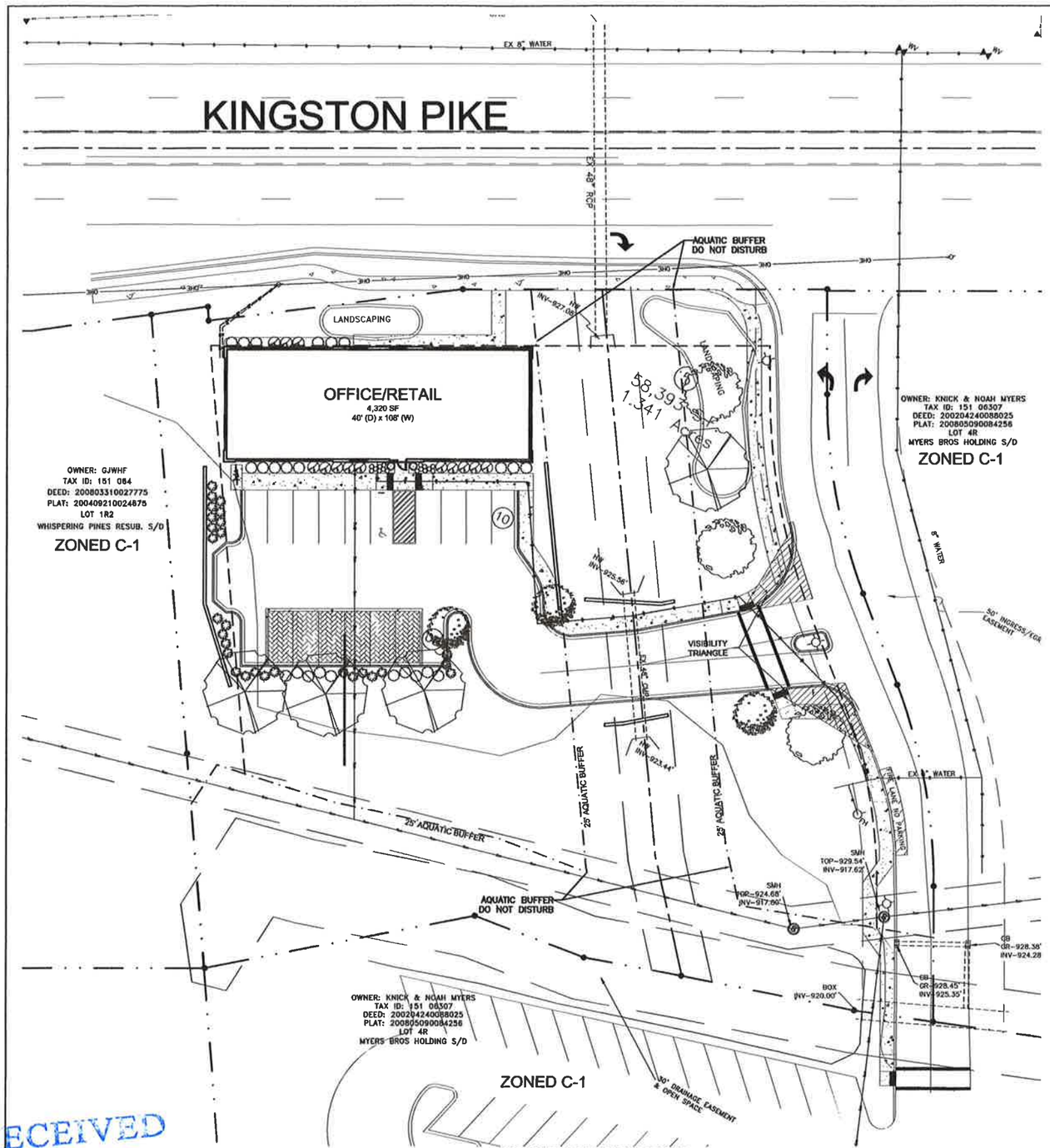


RECEIVED
APR - 3 2019
Town of Farragut

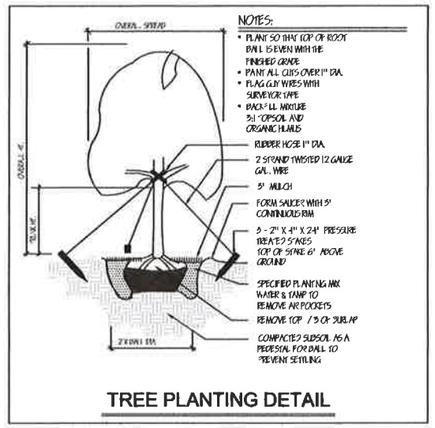
LOT COVERAGE CALCULATIONS:
NON LANDSCAPE AREA/TOTAL LOT AREA =
16,487.75 SF/58,393 SF = 0.2824 OR 28.24%

SITE LANDSCAPE PLAN
Scale: 1" = 20'-0"

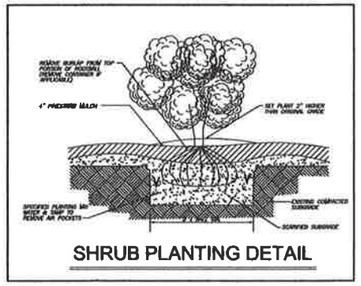
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PLANT SCHEDULE (S) = SHADE TREE (U) = UNDERSTORY TREE (F) = FOUNDATION PLANTING (H) = HEDGE

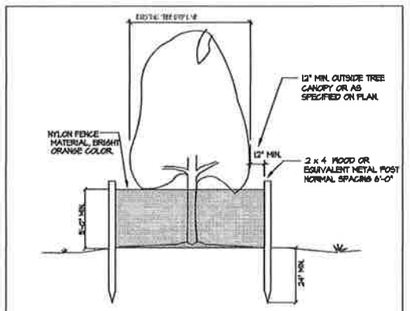
SYMBOL	COMMON NAME	BOTANICAL NAME	MINIMUM SIZE	QUANTITY	AREA REQUIRED	TYPE
	ACER RUBRUM	RED MAPLE	2.5" CALIPER	3	S	SHADE TREE
	QUERCUS PHELLOS	WILLOW OAK	2.5" CALIPER	4	S	SHADE TREE
	HAMAMELIS VIRGINIANA	WITCHHAZEL	2.5" CALIPER	3	U	UNDERSTORY TREE
	PICEA GLAUCA `CONICA`	DWF. ALBERTA SPRUCE	5' HEIGHT	2	F	EVERGREEN ORNAMENTAL TREE
	RAPHIOLEPIS INDICA	INDIAN HAWTHORNE	5 GALLON	24	F	EVERGREEN FLOWERING SHRUB
	EUONYMOUS KASCHOVICUS	MANHATTAN EUONYMOUS	5 GALLON	15	H	EVERGREEN HEDGE
	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	5 GALLON	25	F	DECIDUOUS FLOWERING SHRUB
	LIRIOPE MUSCARI	"BIG BLUE" LILYTURF	4" POT	16		FLOWERING GROUNDCOVER



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



TREE PROTECTION FENCING DETAIL

LANDSCAPE NOTES:

1.) THERE ARE NO OVERHEAD UTILITIES WITHIN THE BOUNDARIES OF THE PROPERTY LINE. ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BEFORE ANY DIGGING OR EXCAVATION.

2.) THIS PROPERTY IS ZONED C-1, PROPERTIES TO NORTH, EAST, AND WEST ARE C1, PROPERTY SOUTH IS ZONED O-1 AND C-1

3.) THIS PLAN REFLECTS AND IS CONSISTENT WITH THE REMAINING PLAN SHEETS ASSOCIATED WITH THIS PROJECT.

4.) ALL FINISHED LAWN AREAS SHALL AVE A MINIMUM OF 4" TOPSOIL SMOOTHLY AND EVENLY DISTRIBUTED. TOPSOIL SHALL BE FREE OF DEBRIS AND NOXIOUS MATERIALS, AND SHALL HAVE POSITIVE DRAINAGE IN ALL LOCATIONS.

5.) NO SLOPE AT FINISHED GRADE SHALL BE STEEPER THAN 3:1.

6.) ALL DISTURBED AREAS REMAINING THAT ARE NOT LANDSCAPED WITH PLANT MATERIAL ARE TO BE GRASSED.

7.) ALL PLANTS SHALL BE FREE OF DISEASE, AND SHALL HAVE A HEALTHY APPEARANCE AT PLANTING.

8.) ALL PLANT BEDS ARE TO RECEIVE A 3" LAYER OF HARDWOOD MULCH.

9.) ALL PLANT GROWTH IN LANDSCAPED AREAS SHALL BE CONTROLLED BY PRUNING, TRIMMING, OR OTHER SUITABLE METHODS SO THAT PLANT MATERIALS DO NOT INTERFERE WITH UTILITIES, RESTRICT PEDESTRIAN OR VEHICULAR ACCESS, OR OTHERWISE CONSTITUTE A TRAFFIC HAZARD.

10.) ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN RELATIVELY WEED-FREE CONDITION AND CLEAR OF UNDERGROWTH.

11.) ALL PLANTINGS SHALL BE FERTILIZED AND IRRIGATED AT INTERVALS AS ARE NECESSARY TO PROMOTE OPTIMUM GROWTH.

12.) ALL TREES, SHRUBS, GROUND COVER, AND OTHER PLANT MATERIALS SHALL BE REPLACED IF THEY DIE OR BECOME UNHEALTHY DUE TO ACCIDENTS, DRAINAGE PROBLEMS, DISEASE, OR OTHER CAUSES.

13). TREE PROTECTION FENCING SHALL BE PLACED ALONG THE LIMITS OF THE FARRAGUT AQUATIC BUFFER.

Vicinity Map NTS

1 SHADE TREE/2500 S.F. IMP. AREA
(16,487.75 / 2500) = 7

SITE LANDSCAPE PLAN PREPARED BY DESIGNER WITH BACHELORS DEGREE IN LANDSCAPE DESIGN.

GBS engineering
1313 Kalmia Road
Knoxville, TN 37909
Phn: 865.566.0185
Fax: 888.485.7005

MARK A. BIALY — REGISTERED LANDSCAPE ARCHITECT — No. 200

REV.	DESCRIPTION	BY	DATE
A	Revised per Town of Farragut Comments	THF	01/31/2018
B	Revised per Town of Farragut Comments	THF	02/20/2018
C	Revised per Owners Request	THF	02/11/2019
D	Revised per Town of Farragut Comments	THF	03/11/2019
E	Revised per Town of Farragut Comments	MAB	04/01/2019

TITLE: SITE LANDSCAPE PLAN
LOCATION: 12802 KINGSTON PIKE, FARRAGUT, TENNESSEE 37934, CLT Map 151, Parcel No. 63.08
Owner: MYERS BROS HOLDINGS

DRAWN BY: -
CHECKED BY: -
FILE NAME: 2155 - C7.0
JOB NUMBER 2155
ISSUE DATE: 01/12/2018

SHEET NO: C7.0