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FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, April 23, 2019 in the Board Room at the Farragut Town Hall. Marty Layman presided. Members in attendance were Marty Layman, Jeanie Stow, David Freeman, Kaivon Kiumarsi, Randy Armstrong, and Youth Representative Alex Butler. Brittany Moore and Cindy Hollyfield were absent.

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

1. Minutes:
A motion was made by Kiumarsi to approve the March 26, 2019 minutes as submitted. The motion was seconded by Stow and the motion passed unanimously.

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 requested approval of a tenant panel for their office located at 11113 Kingston Pike in the Premier (Eyecare) Center. The staff reviewed the application noting that the size of the proposed sign had changed since the Board's meeting materials had been sent out. The height of the proposed panel was now slightly less than half of that originally proposed. The staff also noted that the design of the sign had not been modified to account for the smaller panel size. The staff then questioned the legibility of the sign, given the smaller panel size and the script style font used. The staff noted that he could not recommend approval because of the legibility concerns.

The Board discussed the request and it was noted that legibility was a requirement for approval. A motion was made by Freeman to approve the sign subject to the applicant demonstrating legibility with field verification by staff. The motion was seconded by Armstrong 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 applicants proposed placing additional subdivision entrance signs on existing monuments that are located at both entrances to the subdivision. The Town's sign regulations allow for up to 40 square-feet of sign area per subdivision entrance. The

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total may be divided between two signs, provided that no one sign exceeds 20 square-feet in area. The additional signs would each be 20 square feet in size.
The staff noted that the request originally appeared on the February agenda, and that it was postponed to clarify a potential setback issue at the northern subdivision entrance. The applicants have since provided a survey documenting the setbacks between the existing monument, the road rights-of-way, and an adjoining lot line (lot 30). The staff explained that the R-1/OSR zoning district does not specifically address internal lot line setbacks for accessory structures, so the monument in question did not appear to present a setback issue. The Town's sign regulations due, 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 created an unintended conflict. The monument structure itself did 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 was not opposed to permitting the installation of the requested sign. The staff also noted that the existing monument structure was inappropriately located within a standard platted utility and drainage easement along the lot line between lots 30 and the HOA open-space lot (lot 31). The staff then explained that, given the nature of the monument, the Town did not intend to take any action regarding the encroachment. It was, however, noted that the HOA would have to resolve any future easement conflicts, including removal of the monument, at its own 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 then recommend that the HOA be required to provide a written acknowledgment of these easement related stipulations as a condition of any approval.

A motion was made by Stow to approve the additional entrance signs subject to staff's recommendation. The motion was seconded by Kiumarsi and it passed unanimously.

3. Landscape Plan Applications

a) Office/Retail Building Development – Located at 12802 Kingston Pike
The staff reviewed the item noting that it was a landscaping plan for an office/retail development located at 12802 Kingston Pike (Renaissance out-parcel). The staff then recommended approval of the plan subject to the following items being addressed.

1. Align the landscape plan sheet (overlay) with the base site plan. There were location conflicts that need to be corrected;
2. Show the location of all planned street/parking lot lights and address any conflicts between the lights and proposed trees;

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3. Show existing trees and clearly differentiate them from the proposed trees on the plan. This includes trees in the aquatic buffer. Clarify whether the existing landscape areas shown on the plan will remain;
4. Include calculations (table) documenting that the minimum required landscape area between the parking lot and building had 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.

The Board discussed the plan. A motion was made by Armstrong 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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