farragut

FARRAGUT VISUAL RESOURCES REVIEW BOARD
AGENDA
Farragut Town Hall
Board Room
Tuesday, August 27, 2019
7:00 p.m.

1. Approval of Minutes for the July 23, 2019 meeting.
2. Election of officers for the fiscal year.
3. Review of a ground sign for The Villages Senior Living Community, Located at 230 Villages Commons Boulevard.
4. Sign Ordinance Committee update.

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.

MEMORANDUM

TO: Farragut Visual Resources Review Board
FROM: Bart Hose, Assist. Community Development Director.
SUBJECT: Regularly Scheduled Meeting - Tuesday, August 27, 2019 at 7:00 p.m.

AGENDA

1. **Approval of Minutes for the July 23, 2019 meeting**

2. **Election of Officers for the Fiscal Year**

3. **Ground Mounted Sign Applications**

   a) **The Villages Senior Living Community – 230 Villages Commons Boulevard**
   Ground sign for The Villages Senior Living Community located at 230 Villages Commons Boulevard.
   The Villages Senior Living Community is requesting approval to install a ground sign for their development located at 230 Villages Commons Boulevard.

   The applicants have proposed a development identification/entrance sign located at the corner of Villages Commons Boulevard and Kingston Pike. The initial plan did not comply with the Town's standards and the applicants have been revising the plan sheets. The proposed sign will be approximately 60 square feet in area, with a 20-foot setback. The plan also calls for external lighting and extensive landscaping. The owners are also in the process of combining and replatting the property in question to conform with the Town's on-premise sign requirement. The associated plat has been reviewed and conditionally approved by the Planning Commission. Any approval by the VRRB will have to be conditioned on the plat being finalized and properly recorded.

   The staff recommends approval subject to the following corrections or issues being resolved:

   1. Verification that all plan sheets have been revised and comply with Town standards.
   2. Verification that the minor plat/replat for this property has been finalized. This may also involve revisions to the detention basin to accommodate the sign's location as shown on the attached sign location plan sheet.
   3. Please also verify that there are no other easements (beyond those shown on the location plan sheet) affecting the sign's location. The minor plat/replat noted above should document all easements affecting the area in question.
   4. The staff is concerned that the Japanese Pachysandra ground cover listed on the landscaping sheet is potentially invasive. Please revise sheet and substitute a non-invasive species for it.
   5. The proposed lighting will need to be field checked for compliance and an as-built survey will be required to document location and setback conformance.

4. Other Business

a) Sign Ordinance Committee Update

Update will be provided at the meeting.

farragut

FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, July 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, Cindy Hollyfield and Youth Representative Alex Butler. Absent members included Randy Armstrong and Brittany Moore.

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

1. **Minutes:**
A motion was made by Hollyfield to approve the May 28, 2019 minutes as submitted. The motion was seconded by Kiumarsi and the motion passed unanimously.

2. **Ground Mounted Sign Applications:**

a) **Great Clips (Tenant Panel) – 11657 Parkside Drive**
Tenant panel for Great Clips located at 11657 Parkside Drive.
Great Clips requested approval of a tenant panel for their salon located at 11657 Parkside Drive.

Staff noted that the panel appeared to be legible and similar to other panels on the existing sign. The staff recommended approval. A motion was made by Kiumarsi to approve the sign. The motion was seconded by Freeman and it passed unanimously.

b) **Knox Valley Dental (Ground Sign) – 11840 Kingston Pike**
Ground sign for Knox Valley Dental located at 11840 Kingston Pike.
Knox Valley Dental requested approval to install a ground sign (tenant panel type) located at 11840 Kingston Pike.

The staff noted that the applicants had proposed a 50 square-foot sign, located on the east side of the building at the corner of Kingston Pike and Chaho Road. Staff then explained that they appear to have measured the setbacks from the curb line and not the property line, as required. The sign, as proposed, does not meet the minimum setback distance for its size. The staff then noted that a 50 square-foot sign would need to maintain a 20-foot setback from the property/ROW lines at the proposed location.

The Board discussed the request among themselves and with the owner of Knox Valley Dental. The location of the sign and the setback issues were a concern. The Board noted that that the setback requirements were clear with regard to the size of the sign permitted. In an effort not to delay the project, Mr. Layman made a motion to approve

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the sign subject to it being resized to meet the size and setback requirements. His motion was contingent on the sign remaining in same location as proposed on the site, that it includes the same lettering font and color scheme, and that it remains legible. The motion was seconded by Freeman and it passed unanimously.

3. Other Business

a) Appointment of youth representative for the fiscal year.
Ms. Lillian Scott applied to serve as the Board's youth representative for the fiscal year.

A motion was made by Kiumarsi to appoint Ms. Scott as the Board's youth representative. The motion was seconded by Stow and it passed unanimously.

b) Recognition of Alex Butler, Previous Year's Youth Representative.
The membership thanked Mr. Alex Butler for his service on the Board and congratulated him on his acceptance and choice of UT for college this fall.

c) Sign Ordinance Update Committee Report
Mr. Freeman gave a brief report on the most recent meeting of the committee now working to update the Town's sign regulations.

Meeting adjourned at 7:40 p.m.

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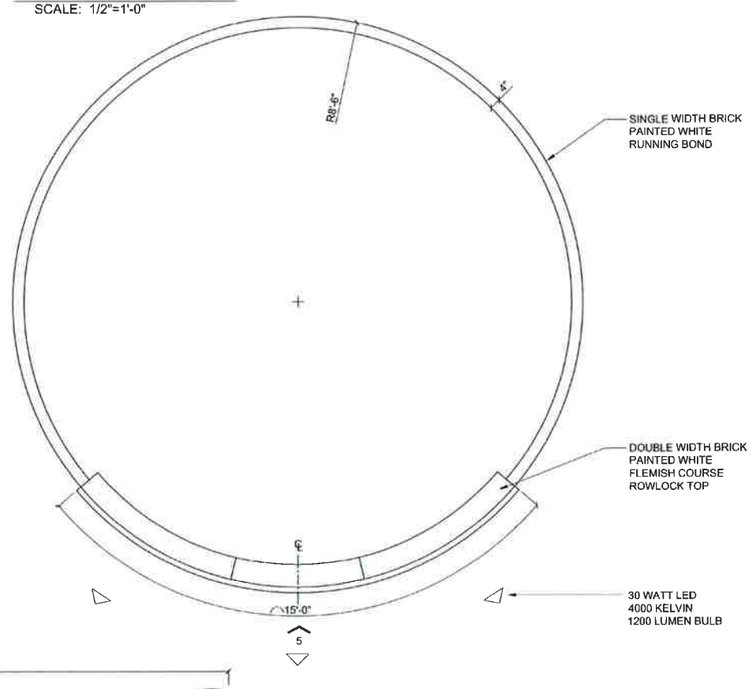
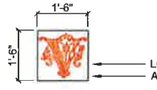
1 MONUMENT SIGN PLAN
SCALE: 1/2"=1'-0"





2 SIGN A - 4SF
SCALE: 1/2"=1'-0"

3 SIGN B - 16SF
SCALE: 1/2"=1'-0"

4 SIGN C - 12SF
SCALE: 1/2"=1'-0"

FARRAGUT SIGN ORDINANCE

1) ALLOWED – 60SF
2) PROPOSED – 60SF
3) HEIGHT – 6'-0" AFF
4) ADDRESS – "230" 8"

GOOD WORKS
UNLIMITED, LLC
Development, Design and Management of Senior Living Communities
2202 JEFFERSON COURT
FRANKLIN, TN 37064
615.790.7041 P/F

Inspireon
LLC
Planning
Architecture
Interiors
Construction
1753 Fielderest Circle
Franklin, TN 37064
615.790.7041 p/f

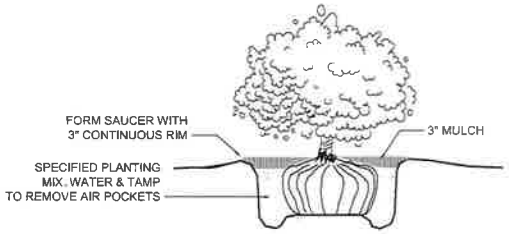
DATE	DESCRIPTION
7/10/19	ISSUE 16

THE Village
OF FARRAGUT
FARRAGUT, TENNESSEE 37934

DRAWING TITLE:
ENTRANCE SIGN

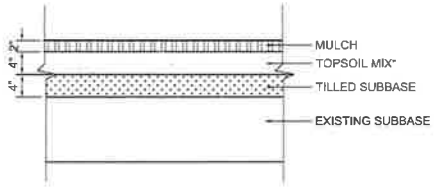
SCALE: AS NOTED

A2.11



1 / L1.2 Shrub Planting

3 / L1.2 Kichler LED Accent Light



1 / L1.2 Soil Preperation

Chris Herbstritt
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www.southland-landscapes.com

8/8/2019

The Villages @ Farragut
Entrance Sign Planting Plan

The Villages @ Farragut Senior Living
Village Commons Blvd
Farragut, Tennessee 37923

Rev 1: 05/15/2019	Rev 2: 05/21/2019
Patio Redesign	Patio Reduction + Ramp Added

Villages @ Farragut

Farragut, Tennessee

L1.2

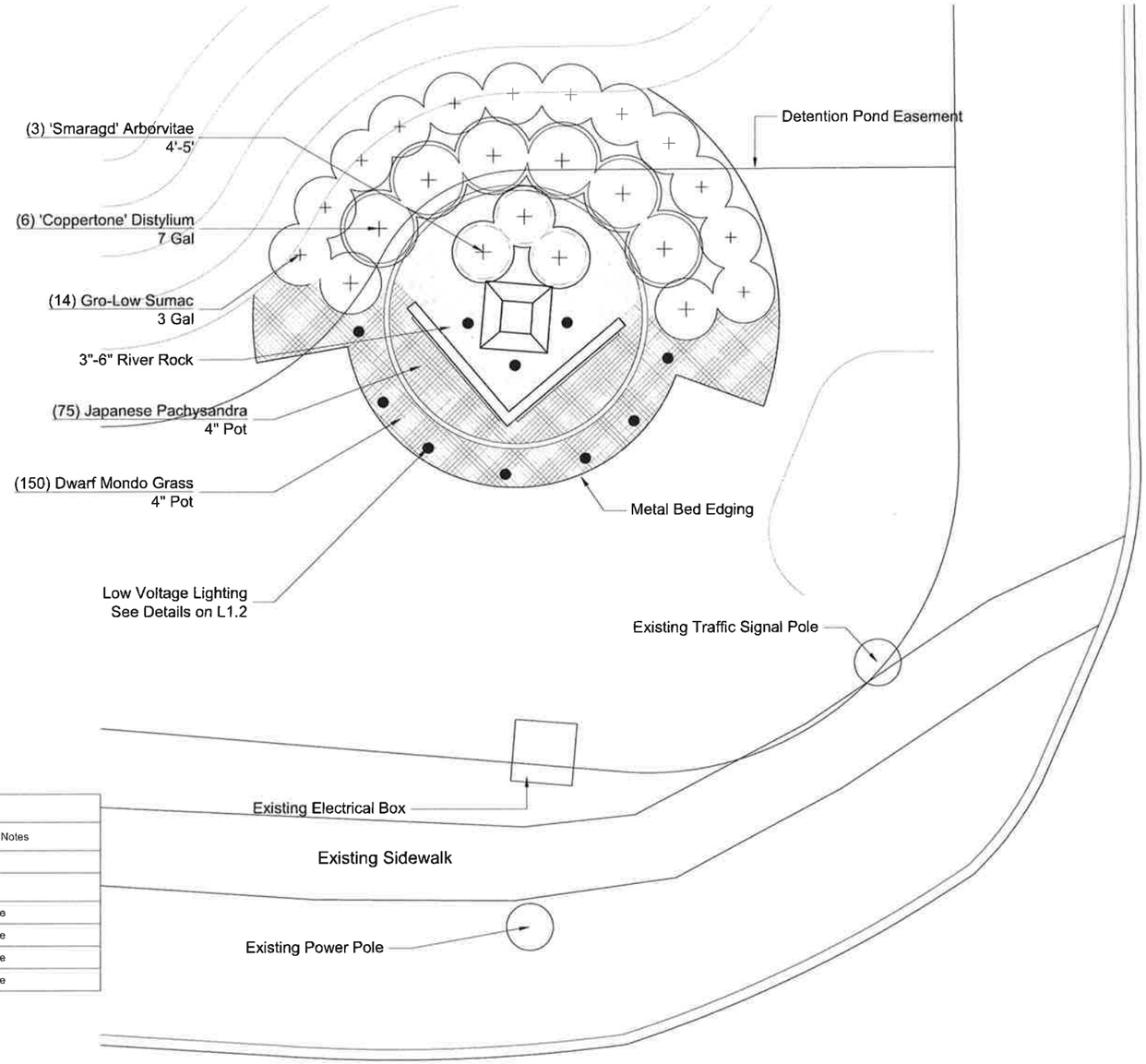
Drawn By	Checked By	Date
CRH	CRH	Aug. 8, 2019

Scale: 1/4" = 1'-0"

Project Number:

NOTES:
1. PLANT TOTALS ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. VERIFY AMOUNTS SHOWN ON DRAWINGS. ALL PLANTINGS INDICATED ON DRAWINGS ARE REQUIRED UNLESS INDICATED OTHERWISE.
2. BEFORE PROCEEDING WITH WORK, CHECK AND VERIFY DIMENSIONS AND QUANTITIES. REPORT VARIATIONS BETWEEN DRAWINGS AND SITE TO LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK OF THIS SECTION.
3. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK DESCRIBED IN THE DRAWINGS.
4. VERIFY ALL QUANTITIES ON SITE TO BE CERTAIN PLANTS FILL THE AREA TO BE LANDSCAPED PRIOR TO ANY INSTALLATION.
5. ALL MATERIALS ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION, AND ARE SUBJECT TO REJECTION IF IN THE LANDSCAPE ARCHITECT'S OPINION, ANY AND/ OR ALL MATERIALS DO NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS OR DRAWINGS.
6. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL TO BE IN HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF ONE YEAR OR ONE CONTINUOUS GROWING SEASON FROM THE DATE OF FINAL ACCEPTANCE, WHICHEVER IS LONGER
7. THE GUARANTEE PERIOD FOR PLANT MATERIAL SHALL BEGIN AT THE DATE OF ACCEPTANCE BY THE OWNER.

Layout Notes:
1. Verify the existence or nonexistence of all utilities prior to construction.
2. Existing utility lines shown on the drawings, if damaged, shall be immediately repaired, protected, and maintained in use until relocation of same has been completed. It shall be cut and capped where directed or shall be prepared for service connections when so required.
3. Any utilities encountered that are not shown on the drawings and that are to remain as active utilities, if inadvertently damaged by the contractor, shall be repaired by the contractor at no additional cost to the owner.
4. Existing ecology and aesthetics will often cause adjustment of these plans to fit the site. Stakeout by the contractor and adjustment by the Architect is absolutely necessary.
5. Transition between existing pavement and proposed pavements shall be smooth in both horizontal and vertical alignment. Field adjustment may be necessary.
6. In the event of any discrepancies and/or errors in the drawings or if problems are encountered during construction, the contractor shall be required to notify the architect before proceeding with the work.
7. Verify all dimensions.
8. All dimensions taken from face of curb



Plant Schedule

Number	Common Name	Botinical Name	Size	Notes
3	Smaragd Arborvitae	*Thuja occidentalis* 'Smaragd'	4'-5'	Matching
6	Coppertone Distylium	*Distylium* 'PIIDIST-III' PP25,304	7 Gal	Full and Dense
16	Gro-Low Sumac	*Rhus aromatica* 'Gro-Low'	3 Gal	Full and Dense
75	Japanese Pachysandra	*Pachysandra terminalis*	Quart	Full and Dense
150	Dwarf Mondo Grass	*Ophiopogon japonicus* 'Nanus'	Quart	Full and Dense

Graphic Scale
5 0 5 10 15
SCALE 1/4"=1'-0"

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8/8/2019

The Villages @ Farragut
Entrance Sign Planting Plan

The Villages @ Farragut Senior Living
Village Commons Blvd
Farragut, Tennessee 37923

Rev 1: 05/16/2019	Rev 2: 05/21/2019
Patio Redesign	Patio Reduction - Ramp Added

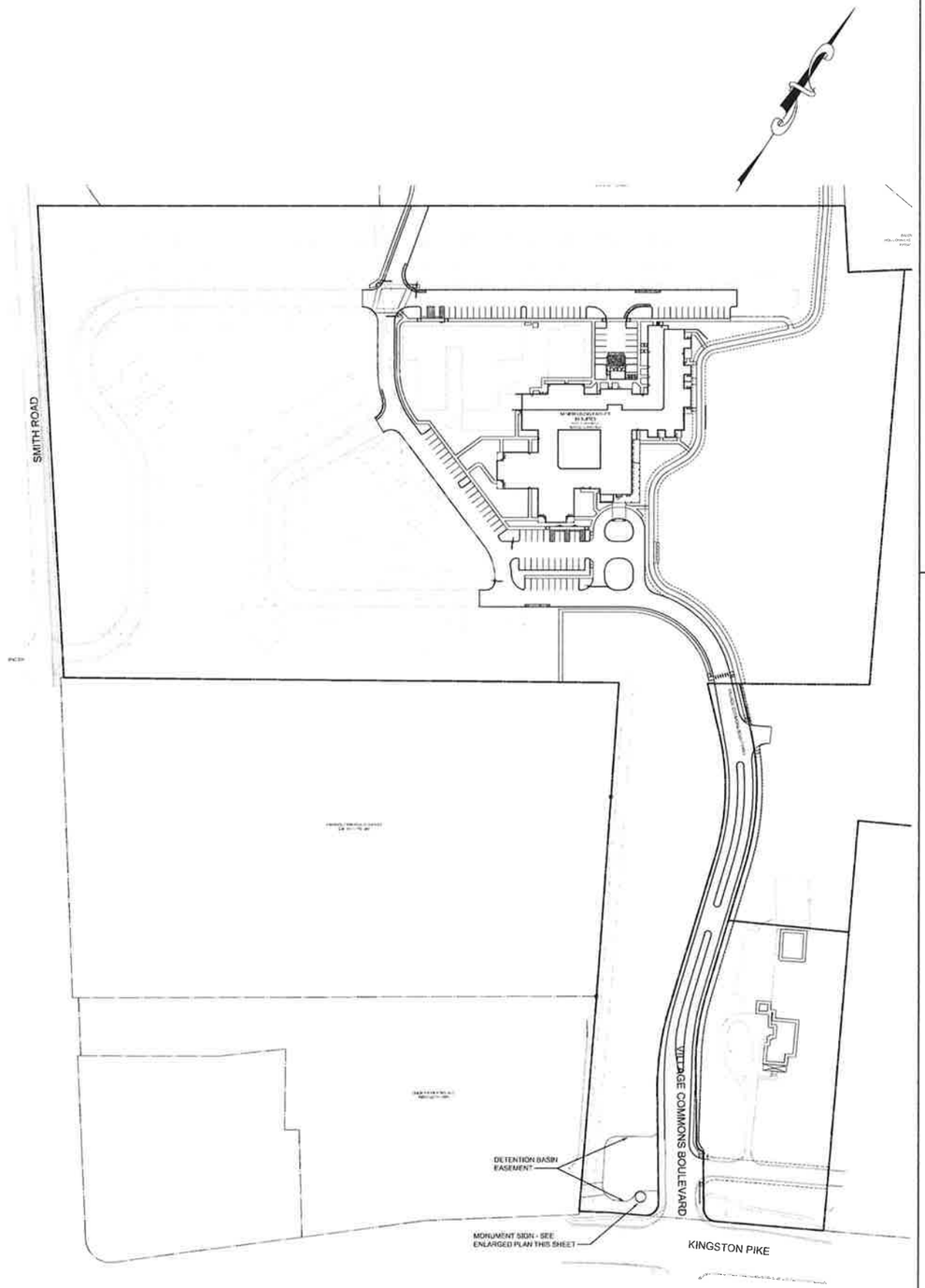
Villages @ Farragut

Farragut, Tennessee

L1.1

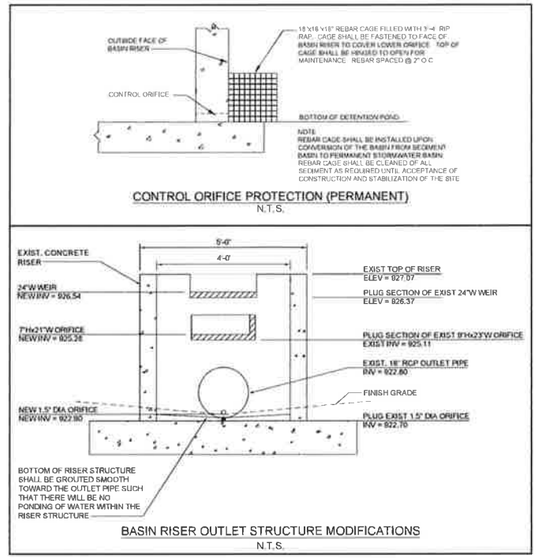
Drawn By	Checked By	Date
CRH	CRH	Aug. 8, 2019

Scale: 1/4" = 1'-0"
Project Number:



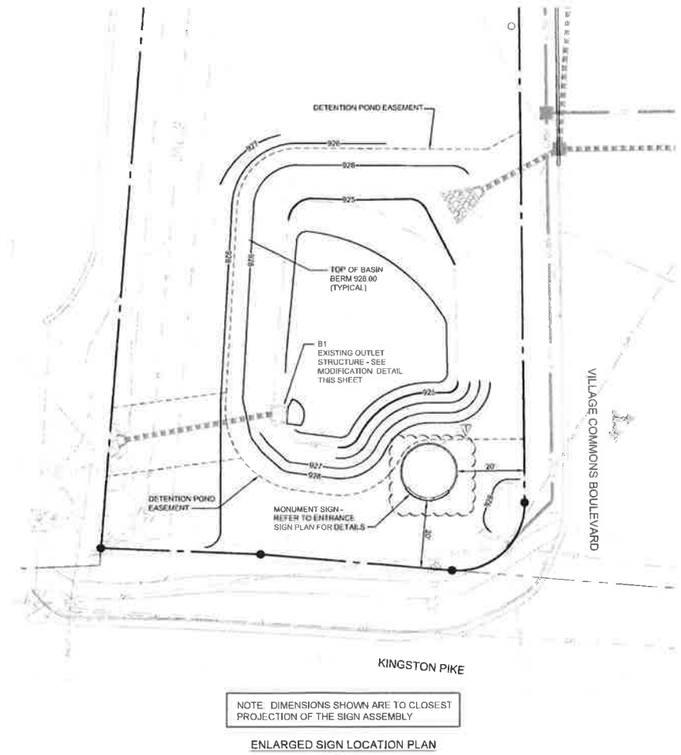
OVERALL SIGN LOCATION PLAN
1" = 100'-0"

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft



CONTROL ORIFICE PROTECTION (PERMANENT)
N.T.S.

BASIN RISER OUTLET STRUCTURE MODIFICATIONS
N.T.S.



NOTE: DIMENSIONS SHOWN ARE TO CLOSEST PROJECTION OF THE SIGN ASSEMBLY

ENLARGED SIGN LOCATION PLAN
1" = 10'-0"

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft

SITE, INCORPORATED
CIVIL ENGINEERS & SURVEYORS
EST. 1997
10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com

JEANNETTE C. HOMMEL
REGISTERED ENGINEER
AGRICULTURE
109814
COMMERCIAL
STATE OF TENNESSEE
8/19

Sign Location Plan

The Villages of Farragut

230 Village Commons Blvd at Kingston Pike
Farragut, Tennessee

REVISIONS

NO.	DATE	COMMENTS
1	08/21/19	Revised per Town Comments

ORIGINAL ISSUE: 08/05/19
SITE PROJECT #: 1921
FILE: 1921 Sign Location
SHEET: 1 OF: 1

SI-1