



FARRAGUT VISUAL RESOURCES REVIEW BOARD

AGENDA

Farragut Town Hall

Board Room

Tuesday, November 26, 2019

7:00 p.m.

1. Approval of minutes for the October 22, 2019 meeting.
2. Review of a ground sign replacement (reface) for the Farragut Oral Surgery & Implant Center located at 11213 West Point Drive.
3. Review of a landscape plan for a parking lot expansion located at 11242 Kingston Pike, behind the Azul Tequila restaurant.
4. Review of a landscape plan for the Admiral Landing development located at 11321 Kingston Pike.
5. Sign Ordinance Committee update.

MEMORANDUM

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

AGENDA

1. Approval of Minutes for the October 22, 2019 meeting

2. Ground Mounted Sign Applications

a) Farragut Oral Surgery & Implant Center – 11213 West Point Drive

Ground sign replacement for the Farragut Oral Surgery & Implement Center building located at 11213 West Point Drive

The Farragut Oral Surgery & Implant Center is requesting approval to replace the sign face on an existing monument ground sign located at 11213 West Point Drive.

The request involves refacing the existing sign, which will include space for a second tenant. No other changes to the existing sign support structure are proposed. The applicants are also in the process of upgrading the landscaping around the sign. The new sign face appears legible and the staff recommends approval.

3. Landscape Plan Applications

a) Parking Lot Expansion – 11242 Kingston Pike

Landscape Plan for a parking lot expansion located at 11242 Kingston Pike.

This item involves a landscape plan for a small parking lot expansion at 11242 Kingston Pike, in the area located behind the Azul Tequila restaurant. The plan includes four shade trees and a landscaping bed located between the proposed parking area and Brooklawn Street. The plan also calls for the removal of four existing trees on the site and the preservation of seven others.

The staff recommends approval subject to the inclusion of visibility triangles on the plan.

b) Admiral Landing – 11321 Kingston Pike

Landscape Plan for Admiral Landing located at 11321 Kingston Pike.

This item involves a landscape plan for the Admiral Landing development located at 11321 Kingston Pike. The plan includes a minimum of fourteen required shade trees and landscaping around the building and related site improvements. Unfortunately, a number of existing trees will also have to be removed to facilitate the redevelopment of this site.

The staff recommends approval subject to the following:

1. Ensuring that all required shade trees are located on the actual property and are clearly documented in the plant schedule;
2. Inclusion of a table documenting the required landscaping between the building and the parking area;
3. Addressing staff concerns that, given their location, all existing trees slated to remain are likely to survive; and
4. Substituting several planned trees with smaller or more appropriate species for their planned locations.

4. Other Business

a) Sign Ordinance Committee Update

Update will be provided at the meeting.



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, October 22, 2019 in the Board Room at the Farragut Town Hall. Marty Layman presided. Members in attendance were Marty Layman, Randy Armstrong, Brittany Moore, Cindy Hollyfield, Kaivon Kiumarsi, David Freeman, Alderman Ron Pinchok and Youth Representative Lilian Scott. Board member Jeanie Stow was absent.

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

1. Minutes:

A motion was made by Hollyfield to approve the September 24, 2019 minutes as submitted. The motion was seconded by Moore and the motion passed unanimously.

2. Ground Mounted Sign Applications:

a) Walgreens - 11927 Kingston Pike (store #7760)

Ground sign replacement for the Walgreens Store located at 11927 Kingston Pike

Walgreens requested approval to replace the sign faces on an existing monument ground sign located at 11927 Kingston Pike.

The staff explained that Walgreens and Kroger had entered into a partnership to distribute select products in each other's stores. The request involved refacing the existing Walgreens sign to include a Kroger Pickup identification element. No other changes to the existing sign were proposed. The staff then noted that the new sign face appeared legible and recommended approval.

Ms. Moore made a motion for approval. The motion was seconded by Armstrong and it passed unanimously.

b) Walgreens – 601 North Campbell Station Road (store #5053)

Ground sign replacement for the Walgreens Store located at 601 North Campbell Station Road.

Walgreens requested approval to replace the sign faces on an existing monument ground sign located at 601 North Campbell Station Road.

The request involved refacing the existing Walgreens sign to include a Kroger Express identification element. No other changes to the existing sign were proposed. The staff noted that the new sign face appeared legible and recommended approval.



Mr. Armstrong made a motion for approval. The motion was seconded by Kiumarsi and it passed unanimously.

c) Kroger – 186 Brooklawn Street (store #686)

Tenant panel (ground sign) replacement for the Kroger Store located at 186 Brooklawn Street.

Kroger requested approval to replace their tenant panels on an existing monument ground sign located at 186 Brooklawn Street.

The request involved replacing the existing Kroger tenant panel with one that included a Walgreens Health & Beauty identification element. No other changes to the existing sign were proposed. The staff also provided the Board with the lettering sizes of other panels on the sign to better judge legibility. The staff then noted that the new sign face appeared legible and recommended approval.

Ms. Hollyfield made a motion for approval subject to the required landscaping being reestablished around the base of the sign. The motion was seconded by Moore and it passed unanimously.

d) Dental Co. Tenant Panel – 11117 Kingston Pike

Revised Tenant Panel (Ground sign) for Dental Co. located at 11117 Kingston Pike.

Dental Co. requested approval to install revised tenant panels on an existing monument ground sign located at 11117 Kingston Pike in the Premier (Eyecare) Center.

The staff explained that after the last meeting the applicant requested a revision that would include the dentist's name at the bottom of the panel. The proposed revision appeared to be a compromise between the panel options reviewed at the last meeting and the one approved for legibility reasons. It included a larger font for the dentist's name at the bottom of the sign than the one used on the original version that was rejected last month.

The Board discussed the request. Chairman Layman noted that he thought the previously approved sign would be more visible and effective but that the new design appeared to be legible and could be approved. The membership agreed. Mr. Armstrong made a motion to approve the revised tenant panel. The motion was seconded by Moore and it passed unanimously.



3. Other Business

a) Annual Stream Cleanup

The Board discussed possible dates for its annual stream cleanup event. The membership opted for Saturday, November 9th at 9:00 a.m.

b) Sign Ordinance Update Committee Report

The staff gave a brief report on the most recent activities of the committee now working to update the Town's sign regulations.

Meeting adjourned at 7:30 p.m.

Size: 56"x76"

Material: Aluminum

Quantity: 1-Double-Sided

Comments: -

Work Order #: 26566bb

☐ Digital print

☐ Vinyl

☒ Other

file location: 19/F/Farragut Oral Surgery and Implant Center/26566bb alum cabinet sign/

68" to top
from grade



Cool Gray 6C Cabinet Face



Black Trim

Qty. 1 - Double-Sided - Black Logo & Lettering on Face

Two 18"x60" Shoebox Panels on 56"x76" Aluminum Cabinet with 8" Tall Address Numbers

ALLEN
SIGN
SOUTH
1865
573-3524
2408 CHAPMAN HWY.
FAX 579-0356

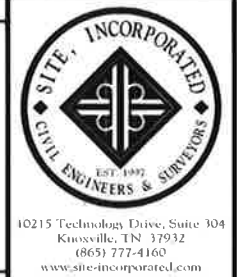
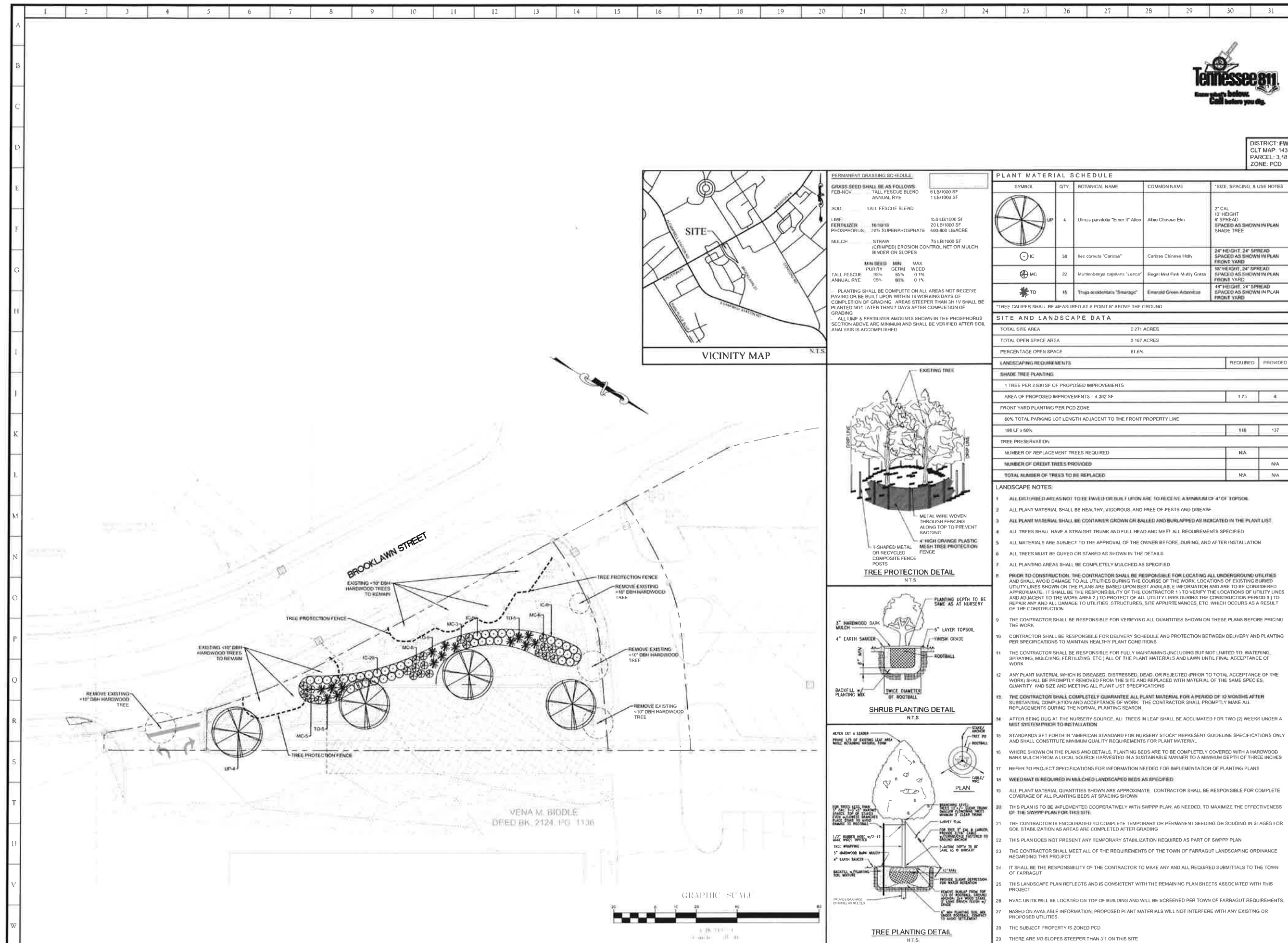
This is an original unpublished drawing created by Allen Sign Co. It is for your personal use only. It is not to be shown outside your organization, reproduced, copied, or exhibited without written consent of Allen Sign Co. Failure to obtain consent for use other than by Allen Sign Co. will result in a \$300 fine for the art.

Client: Farragut Oral Surgery and Implant Center Date: 10-22-19 Price: \$ 5873.01

Ph/Email: patti@oralmaxtn.com Drawn by: BJ Alumbaugh

Title: Decals/Signage Approved by: _____ Date: _____

NOTE: The job will not proceed without a signed approval



Landscape Plan

Parking Addition
11242 Kingston Pike
Farragut, Tennessee 37934
CLT Map 143, Parcel 3.18

[illegible]

ORIGINAL ISSUE: 10/21/19
SITE PROJECT#: 1994
FILE: 1994 Landscape
SHEET: 4 OF 6

C6.0

Tree to be Removed

Total Replacement Trees Required = 16 Trees

Tree Credit Provision

Total Tree Credits = 16 Credits

Tree Replacement/ Credit Summary

Total Required Trees = 0 Trees

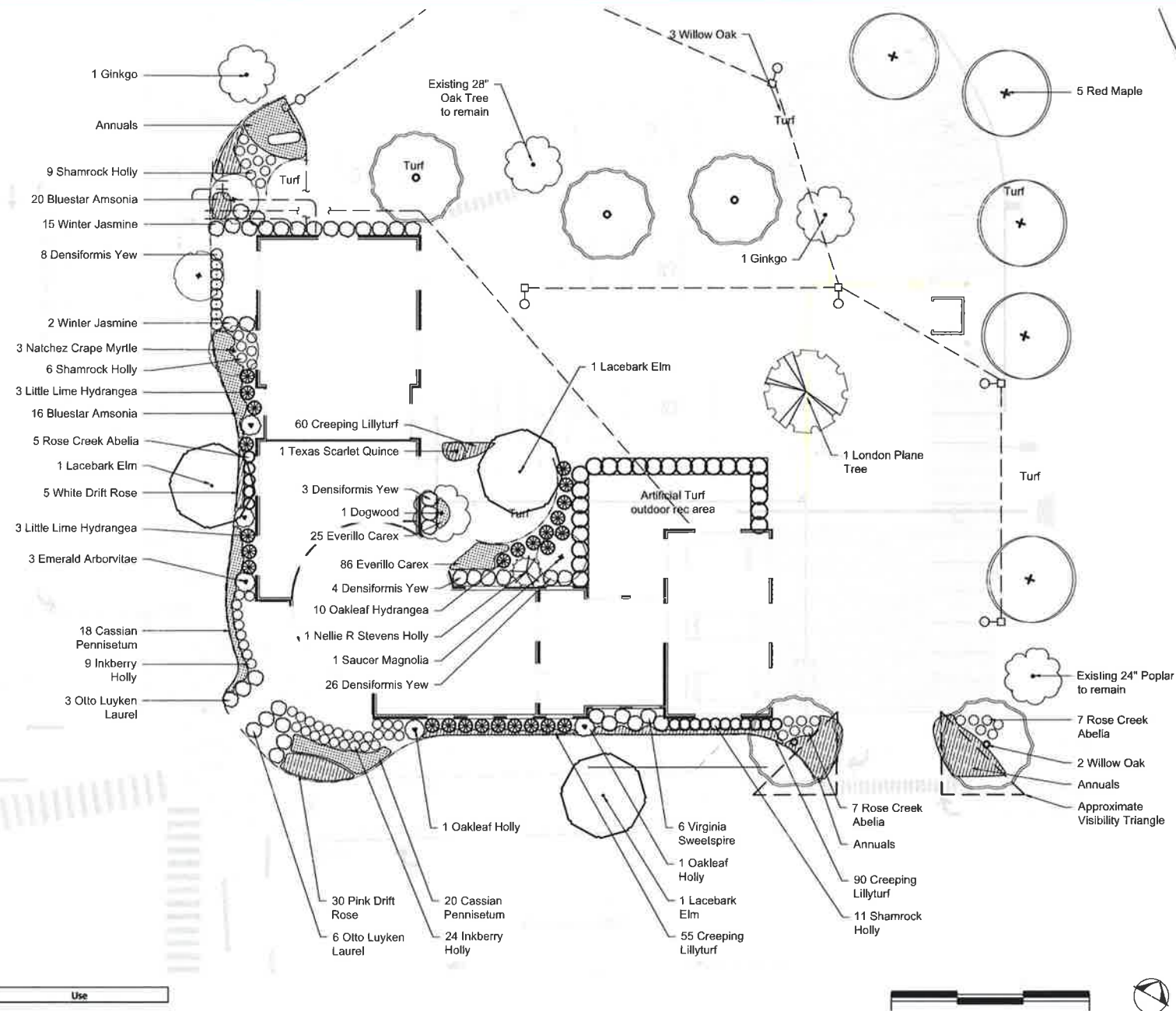
Tree Planting Requirements

One shade tree per every 2500 SF of improvements.

Total Improvements	35,541
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$$35,541 / 2,500 = 14.2 \text{ shade trees required}$$

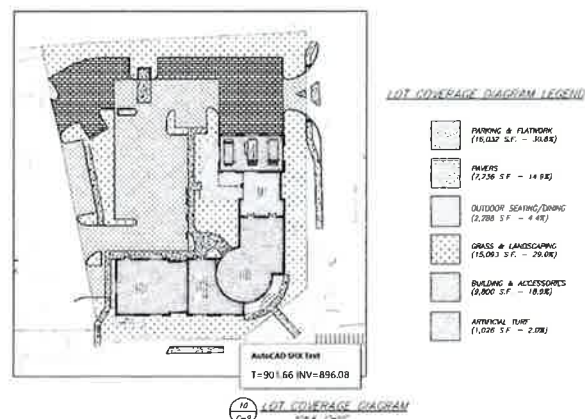
Total Shade Trees Provided: 14 Trees, 2" caliper minimum



Plant Schedule

Qty	Botanical Name	Common Name	Size	Notes	Use
Trees					
5	Quercus phellos	Willow Oak	2" cal	6' clear trunk, central leader, well branched on all sides	Shade Tree, Tree Requirement
5	Acer rubrum	Red Maple	2" cal	6' clear trunk, central leader, well branched on all sides	Shade Tree, Tree Requirement
1	Platanus x acerifolia	London Plane Tree	2" cal	6' clear trunk, central leader, well branched on all sides	Shade Tree, Tree Requirement
3	Ulmus parvifolia	Lacebark Elm	2" cal	6' clear trunk, central leader, well branched on all sides	Varies
3	Lagerstroemia 'Natchez'	Natchez Crape Myrtle	1.5" cal	multi trunk	Varies
2	Ginkgo Biloba	Ginkgo	1.5" cal	full and dense	Varies
1	Cornus florida	Dogwood	1.5" cal	full and dense	Varies
1	Ilex x 'Nellie R Stevens'	Nellie R Stevens Holly	6'	full and dense	Varies
2	Thuja occidentalis 'Emerald Green'	Emerald Arborvitae	6'	full and dense	Varies
3	Ilex 'Cona'	Oakleaf Holly	6'	full and dense	Varies
1	Magnolia x soulangeana	Saucer Magnolia	1.5" cal	full and dense	Varies
Shrubs					
26	Ilex glabra 'Shamrock'	Shamrock Holly	3 gallon	full and dense	Varies
17	Jasminum nudiflorum	Winter Jasmine	3 gallon	full and dense	Varies
41	Taxus x media 'Densiformis'	Densiformis Yew	3 gallon	full and dense	Varies
6	Hydrangea paniculata 'Jarne'	Little Lime Hydrangea	3 gallon	full and dense	Varies
19	Abelia x chinensis 'Rose Creek'	Rose Creek Abelia	3 gallon	full and dense	Varies
33	Ilex glabra	Inkberry Holly	3 gallon	full and dense	Varies
9	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	3 gallon	full and dense	Varies
1	Chaenomeles japonica 'Texas Scarlet'	Texas Scarlet Quince	3 gallon	full and dense	Varies
10	Hydrangea quercifolia	Oakleaf Hydrangea	3 gallon	full and dense	Varies
6	Itea virginica	Virginia Sweetspire	3 gallon	full and dense	Varies
Perennials & Groundcover					
36	Armonia hubrichtii	Blue Star Amsonia	3 gallon	full and dense	Varies
5	Rosa hybrida 'Drift'	Drift Rose, white	3 gallon	full and dense	Varies
30	Rosa hybrida 'Drift'	Drift Rose, pink	3 gallon	full and dense	Varies
205	Liriope spicata	Creeping Lillyturf	4" pot	full and dense	Varies
111	Carex oshimensis 'EverColor' 'Everillo'	Everillo Carex	1 gallon	full and dense	Varies
38	Pennisetum alopecuroides 'Cassians Choice'	Cassian Pennisetum	3 gallon	full and dense	Varies

Landscape Plan



STUDIO
FOUR
DESIGN INC.
ARCHITECTURE & INTERIORS

414 Clinch Ave. Knoxville, TN 37902
p 865 523-5001 f 865 523-5003
studiofourdesign.com

Beasley
LANDSCAPE ARCHITECTS
Patrick Beasley
865.441.4428
patrick@beasleyla.com
2616 Teeple Street, Knoxville, TN 37917



Admiral's Landing

11321 Kingston Pike
Knoxville, TN

NOT FOR
CONSTRUCTION

SD

Schematic Design

Project Phase: Schematic Design

Issue Date: 09.16.19

[illegible]

Job Number: 19031.00

Landscape Plan

L101

Sheet 12 of 17