



FARRAGUT VISUAL RESOURCES REVIEW BOARD AGENDA

Tuesday, January 26, 2021
7:00 p.m.

This meeting can be viewed live on Charter channel 193 and TDS channel 3. Town meetings continue to be held virtually to adhere with the Knox County Health Department's recommendations regarding crowd size and social distancing, and as permitted under Governor Lee's Covid-19 pandemic related orders. A recording of the meeting can also be viewed on YouTube at <https://www.youtube.com/user/TownofFarragutTenn>.

Meeting comments may be emailed to comments@townoffarragut.org and must be received by 12:00 pm on January 25th to be included in the record of the meeting. For questions please e-mail Bart Hose at bhose@townoffarragut.org, Holley Marlowe at hmarlowe@townoffarragut.org or Mark Shipley at mshipley@townoffarragut.org.

1. Approval of minutes for the December 15, 2020 meeting.
2. Review of individual tenant panel(s) (ground sign) for Reissing Health Family Chiropractic located at 11657 Parkside Drive.
3. Review of a landscape plan for an existing commercial site/center (former Blockbuster Video center), 11135 – 11151 Kingston Pike.

MEMORANDUM

TO: Farragut Visual Resources Review Board
FROM: Bart Hose, Assist. Community Development Director.
SUBJECT: Regularly Scheduled Meeting - Tuesday, January 26, 2021 at 7:00 p.m.

AGENDA

1. Approval of Minutes for the December 15, 2020 meeting

2. Ground Mounted Sign Applications

a) Reissing Health Family Chiropractic (Tenant Panel) – 11657 Parkside Drive

Tenant panel located at 11657 Parkside Dr.

Reissing Health Family Chiropractic is requesting approval for a tenant panel on an existing monument ground sign located at 11657 Parkside Drive.

The tenant panel sign face appears legible and the staff recommends approval.

3. Landscape Plan Applications

a) Existing Commercial Site (formerly Blockbuster Video) - 11135 Kingston Pike

Landscape Plan for an existing commercial site/center (formerly Blockbuster Video) located at 11135 Kingston Pike.

This item involves a revised landscape plan for the former Blockbuster Video commercial center located at 11135 Kingston Pike. The applicant is proposing to remove and replace a number of the trees in the development in accordance with the new plan. The proposed plan covers the main parking lot and portions of the side yards. No work is proposed behind the buildings.

The staff recommends approval subject to the following:

1. Please correct the plan and all calculations to clearly meet/reflect the one shade tree per 2500 square feet of improvements on a total lot coverage basis. The current plan seems to have incorrectly applied to the standard only to the parking lot area;
2. Eastern Hop Hornbeam is not listed as a qualifying shade tree on the Town's recommended tree list and cannot be used to satisfy the shade tree requirements. Please correct the Plant Key Table accordingly;
3. Please modify Planting Note 11 to indicate that any/all plant substitutions require Town staff approval;
4. KGIS lists the main address for the parcel as 11135 Kingston Pike. Please update the address shown in the plans title block; and
5. Please clarify/note that no trees are being removed and no changes are being made at the rear of the site behind the buildings.



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, December 15, 2020. Chairman Marty Layman presided. Members in attendance were Marty Layman, Cindy Hollyfield, Alderman Ron Pinchok, Brittany Moore, Derek Wright, Randy Armstrong, and Youth Representative Jake Rogers. Ms. Jeanie Stow was absent.

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

1. Minutes:

A motion was made by Cindy Hollyfield to approve the October 27, 2020 minutes as submitted. The motion was seconded by Brittany Moore and it passed unanimously.

2. Ground Mounted Sign Applications:

a) Knoxville Christian School Ground Sign (reface) – 11549 Snyder Road

Primary Permanent Ground Sign (replacement face) for the Knoxville Christian School located at 11549 Snyder Road.

Staff explained that the school was requesting approval to replace the sign face on their existing ground sign. Staff then noted that the sign was unlit and that the applicants had submitted a plan to reestablish the required landscaping around the sign. Staff recommended approval.

Cindy Hollyfield made a motion to approve the sign as presented and Randy Armstrong seconded the motion. A roll call vote was conducted, and it passed unanimously.

b) Commercial-Office Building - 102 Chaho Road.

Primary Permanent Ground Sign (replacement face) for the commercial-office building located at 102 Chaho Road. Staff explained that the owner of the office building was requesting approval of a new sign face for an existing ground sign. The staff noted that the sign included three separate businesses on a single sign face. Staff also noted that the sign was unlit, and that the applicant had submitted a landscaping plan to reestablish the required landscaping around the base of the sign structure.

The board felt that the sign was legible and could be approved. Brittany Moore made a motion to approve the sign panel as presented and Cindy Hollyfield seconded the motion. A roll call vote was conducted, and it passed unanimously.

c) Faith Promise Church Tenant Panel – West End Development (Kingston Pike)

Tenant panel for the Faith Promise Church located in the West End Development (sign structure on Kingston Pike). Staff reviewed the request and explained that the proposed tenant panel was for the large preexisting West End Development sign located at its

Kingston Pike entrance. No other changes to the existing sign support structure were proposed. The large tenant panel was legible, and staff recommended approval. Randy Armstrong made a motion to approve the tenant panel as presented and Cindy Hollyfield seconded the motion. A roll call vote was conducted, and it passed unanimously.

d) McDonalds (directional signs) – 11205 Kingston Pike

Peripheral Accessory Free Standing Sign (enter/exit directional signs).

Staff noted that the applicants were requesting approval for two (enter & exit) peripheral accessory signs located at the southernmost entrance to the McDonalds restaurant. Staff explained that the revised sign ordinance only permits one peripheral accessory free-standing sign per accessway to the site. Staff also noted that the easternmost sign did not meet the minimum setback requirements for such signs. The staff noted that the applicants had been apprised of these issues. Staff also noted that he had suggested that the applicants could consider striping the entranceway and parking lot and adding directional arrows to the pavement if traffic flow was a concern. The staff recommended denial of the request as submitted.

The Board discussed the issue and noted that the ordinance, as written, was clear regarding the number of signs and setbacks. The content neutral aspect of the new ordinance was also noted and briefly discussed. The Board also suggested that the Town may need to look at the Peripheral Accessory Sign section of the regulations and its impact on this type of signage. They also suggested that the applicants investigate improved striping and directional pavement arrows as noted by staff. Alderman Pinchok made a motion to approve only the proposed size and appearance of the one permissible sign, and to allow the applicants to work with staff to identify which of the two signs would be removed. His motion also recognized that the one allowable sign may also need to be relocated to meet the setback requirements. Marty Layman seconded the motion. A roll call vote was conducted and passed unanimously.

Meeting adjourned at 7:50pm



3/16" THICK FLAT PLEX REPLACEMENT FACES WITH DIGITALLY
PRODUCED PREMIUM VINYL OVERLAY APPLIED 1st SURFACE
TWO(2) REQUIRED



► PENDING ONSITE SURVEY FOR EXACT FIELD MEASUREMENTS, CREW ACCESS, MOUNTING DETAILS & ENGINEERS RECOMMENDATIONS ◀

☐ OK TO PROCEED AS IS ☐ MAKE CHANGES & PROCEED ☐ MAKE CHANGES & RESUBMIT

IMAGE MAY NOT BE TO EXACT SCALE



APPROVED BY _____ DATE _____

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SALES PERSON JESSICA WILLIS

ORIGINAL
DATE 11-30-20 BY JKB

REVISIONS
1) DATE 1-11-21 BY JKB
2) DATE _____ BY _____
3) DATE _____ BY _____



ELECTRICAL REQUIREMENTS
NONE REQUIRED

Southern Signs Inc.

9916 THORN GROVE PIKE - STRAWBERRY PLAIN, TN.

865-933-4877 or 865-933-4878

fax 865-933-4876

www.SouthernSignsInc.com

Plant Key

Key	Quantity	Botanical Name	Common Name	Size	Notes
SHADE TREES					
LT	6	Liriodendron tulipifera	Tulip Poplar	3" cal.	6' C.T.-Central leader, full, well branched
OV	3	Ostrya virginiana	Eastern Hophornbeam	3" cal.	6' C.T.-Central leader, full, well branched
UA	2	Ulmus americana 'Valley Forge'	Valley Forge Elm	3" cal.	6' C.T.-Central leader, full, well and low branched
ORNAMENTAL TREES					
CC	6	Cercis canadensis 'Appalachian Red'	Appalachian Red Redbud	2" cal.	Central leader, full, well branched, pink flowers
CV	2	Chionanthus virginicus	American Fringe Tree	2" cal.	Central leader, full, well branched, white flowers
CK	3	Cornus kousa	Kousa Dogwood	2" cal.	Central leader, full, well branched, white flowers

General Note: Contractor to seed all disturbed areas. Confirm square footage on site.

Abbreviations:
CAL: Caliper
CT: Clear Trunk
HGT: Height

Landscape Requirements

Planting Requirements

One shade tree shall be planted for every 2,500 square feet of proposed improvements factoring into the total lot coverage.

Total parking area = Approx. 42,960 square feet

Required trees for parking area = 17 trees

Required replacement trees (see sheet L100) = 44 trees

Credited trees (see sheet L100) = 54 trees

Total required new trees (Parking area + replacement trees - credited trees) = 7 trees

Proposed trees = 11 shade trees, 11 ornamental trees

Planting Notes

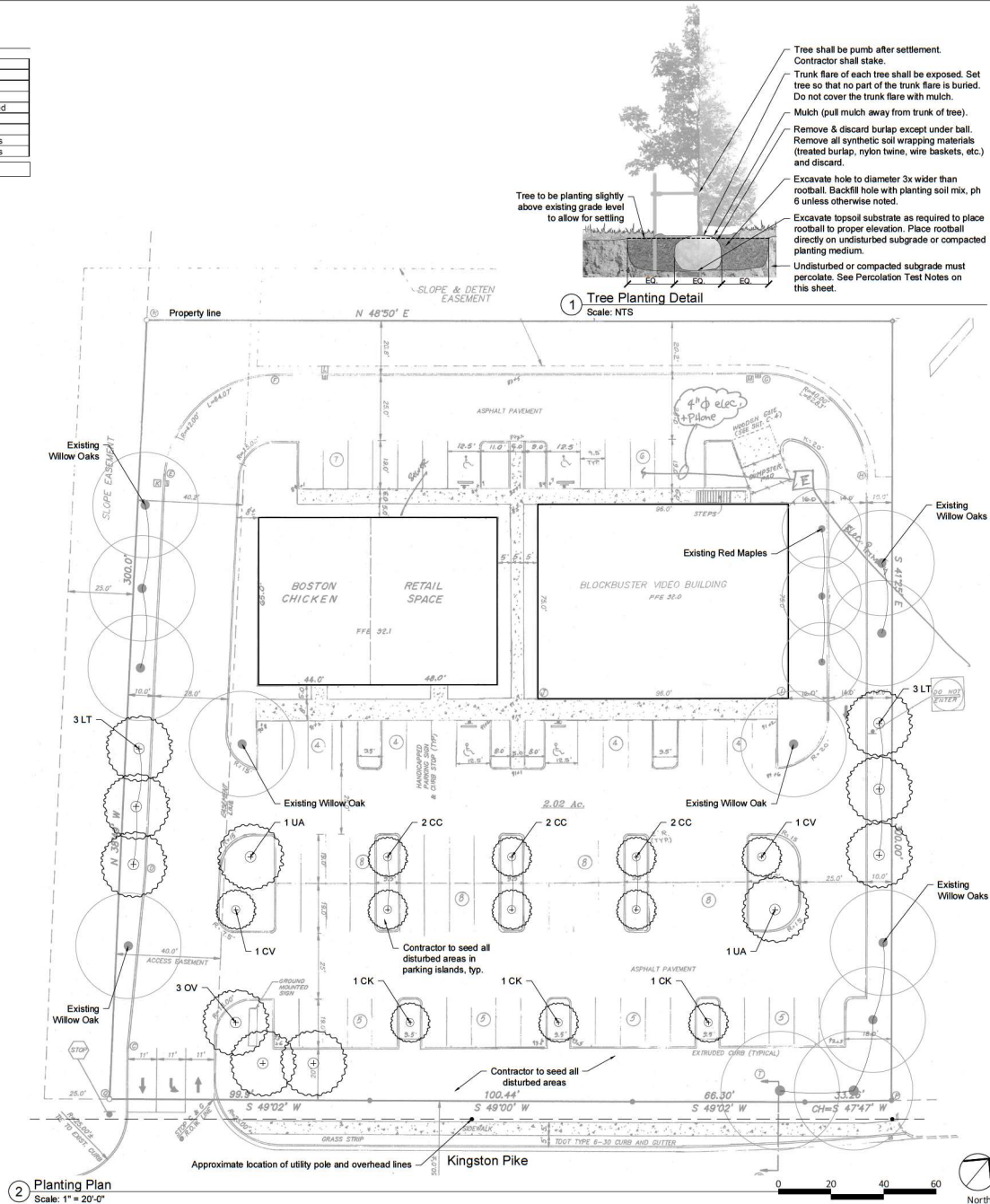
- Contractor shall verify all existing conditions in the field and report any discrepancies to the Owner's Representative prior to starting work.
- No planting shall occur until soil sample results have been received from all planting areas and soils are properly amended based on the results of the soil tests. See Existing Soil Sampling Instructions on this sheet.
- No planting shall occur until percolation testing has been completed and soils have been properly amended to drain. See Percolation Test Notes on this sheet.
- All new plant material shall conform to the guidelines established by the American Association of Nurserymen, Inc. In addition, all new plant material for the project shall be of the highest specimen quality. Plant material delivered to the site that does not meet the requirements stated herein may be rejected by the Owner's Representative.
- Do not assume trunk flare will be exposed at the nursery. Contractor to expose trunk flares to check for root girdling. Pull mulch away from the trunk flare of trees.
- All new plants shall be balled and burlapped or container grown unless otherwise noted on the plant list.
- The Contractor shall locate and verify all existing utility lines prior to planting and report any conflicts to the Owner's Representative.
- Planting plans are not layout plans. Plants may need to be shifted in the field, based on the existing conditions. Coordinate with the Owner's Representative prior to any changes.
- All lawn areas disturbed by construction operations inside and outside the limit of work shall be prepared and seeded as noted herein.
- Thoroughly water trees during the first 24 hours after planting. Wet the soil to a depth of 18-24". When runoff starts, stop watering, let the water soak in and repeat until the proper depth is wet.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit, and culture only as approved by the Owner's Representative.
- All areas to be seeded shall receive soil preparation as noted herein prior to seeding, unless otherwise noted on plan.
- Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
- Contractor to complete work within schedule established by Owner.
- Contractor to provide one year warranty for all material from date of substantial completion. Contractor to provide interim maintenance (watering, pruning, fertilizing, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, and general landscape clean-up) until substantial completion notice is provided by the Owner's Representative. Application of insecticides/herbicides must be approved by the Owner's Representative prior to use on site.
- Shade trees to be planted a minimum of 5' from water line, sewer line, or manholes. Ornamental trees to be planted a minimum of 3' from sidewalks, water line, sewer line or manholes.
- Mulch rings around shade trees to be a minimum diameter of 4' and a minimum of 3' around ornamental trees, and a depth of one and a half inches (1.5") of double shredded hardwood mulch. Pull mulch away from the trunk flare of trees. See Tree Planting Detail on this sheet.
- Contractor to verify quantities prior to purchase and installation.

Percolation Test Notes

- Dig a hole 18-24" deep & a minimum of 6" wide.
- Fill hole with water to the top and let drain for several hours. Ideally let the hole pre-wet over night and test the following day.
- Refill hole to within a couple inches of the top.
- To aid in measurement, place a stick across the top of the hole and use a second stick to mark periodic drops in water level; mark side of hole; or mark soil on side of hole with nail or stick.
- Measure drop in water level after 30 minutes and one hour; if possible measure drop in water level the next day.
- Determine drop in water level per hour. If water level in hole drops more than one inch per hour, it is well drained and suitable for all plant species.

Existing Soil Sampling Instructions

- Using a spade, dig a v-shape hole to a 6" depth; then cut a thin slice of soil from one side of the hole. Place the slice in a plastic bucket, do not use a metal bucket. Mix slices together and fill a plastic sample bag with three (3) cups of dirt. The sample bags can be ziploc bags that are labeled with the project name and sample number.
- A well mixed composite from 10 to 20 random locations should be subsampled to make the three (3) cup sample.
- Mark the plan to show soil sample locations.
- Send samples to Waypoint Analytical Labs, Inc., 2790 Whitten Road, Memphis, Tennessee 38133, (901) 213-2400, waypointanalytical.com.
- Results to be copied to the Owner.



Site Preparation Notes

- The Contractor shall make all necessary construction notifications and apply for and obtain all necessary construction permits.
- The Contractor shall be solely responsible for job safety and all construction means and methods.
- Prior to beginning construction, the Contractor shall walk the site with the Owner to gain a thorough understanding of the project, including any special considerations and constraints.
- Prior to beginning any excavation work, the Contractor shall notify all utility companies in accordance with the "dig safe" notification procedures promoted by respective utility companies. The telephone number for Tennessee One Call is 811.
- It is the Contractor's responsibility to locate all utility lines. Care should be taken during all excavations near utility lines.
- It is the Contractor's responsibility to verify all conditions in the field and report discrepancies between plans and actual conditions to the Owner immediately.
- All areas outside the limit of work disturbed during construction to be restored to their original condition at no cost to the Owner.
- All items requiring removal shall be removed to full depth to include base material and footings or foundations as applicable, and legally disposed of off-site by the Contractor.
- Before any plant material is removed, the Contractor shall arrange an on-site meeting with the Owner to determine those plants that are to be removed, protected, or re-located. All existing trees and shrubs to remain shall be protected throughout the time of construction, as specified and directed by the Owner.
- Protect existing driveway surface. No heavy vehicles to be stored or driven on the driveway without protection. Contractor is responsible for any and all damage during construction. Any damage that occurs during construction must be fixed to it's pre-construction condition. Coordinate with Owner regarding a record of existing conditions.
- The Contractor shall be responsible to coordinate his efforts of this project with all trades, as applicable.
- Consult all of the drawings and specifications for coordination requirements before commencing construction.

General Note: After removal of trees, Contractor to provide soil sample and percolation test of each landscape island and perimeter planting area to ensure all planting areas are suitable for tree planting. See Percolation Test Notes and Existing Soil Sampling Instructions on sheet L101.

Tree Replacement and Credits

Tree Removal and Replacement

- (6) <15" Willow Oak = 12 replacement trees
- (1) 18" Willow Oak = 3 replacement trees
- (1) 23" Willow Oak = 4 replacement trees

- (11) <15" Bradford Pear = 22 replacement trees
- (1) 18" Bradford Pear = 3 replacement trees

- (3) <10" Grape Myrtle = 0 replacement trees

TOTAL = 23 trees removed and 44 replacement trees required

Existing Trees and Credits

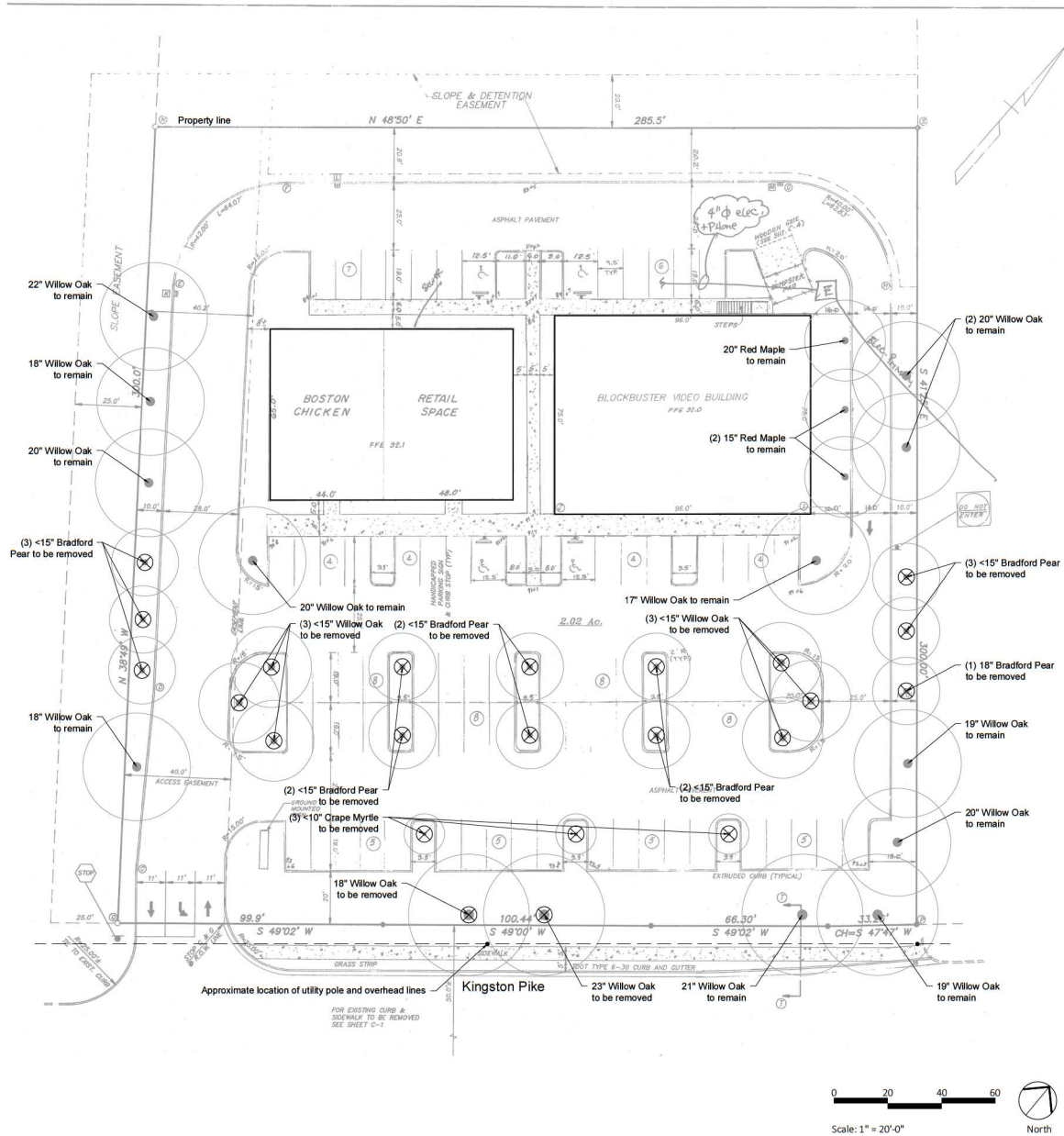
- (1) 17" Willow Oak = 6 credited trees
- (3) 18" Willow Oak = 6 credited trees
- (1) 19" Willow Oak = 6 credited trees
- (5) 20" Willow Oak = 6 credited trees
- (1) 21" Willow Oak = 8 credited trees
- (1) 22" Willow Oak = 8 credited trees

- (2) 15" Red Maple = 8 credited trees
- (1) 20" Red Maple = 6 credited trees

TOTAL = 15 trees remain and count as 54 credited trees



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11149 Kingston Pike
Farragut, TN

Not for
Construction

Date: 07.08.20
Job Number: 20-051
Drawn By: PCS Ck'd By: SHP

Rev	Description	Date

Sheet Name:
Tree Preservation and
Removal Plan

Sheet Number:
L100