



FARRAGUT VISUAL RESOURCES REVIEW BOARD AGENDA

Tuesday, March 23, 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 March 22nd 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 February 23, 2021 meeting.
2. Review of individual tenant panel(s) (ground sign) for US Cellular, located at 11661 Parkside Drive.
3. Review of ground sign (monument type) for Pep Boy's, located at 10839 Kingston Pike.
4. Review of a landscape plan for the Horizon Plaza (proposed development), located at 11011 Kingston Pike.
5. Other Business

MEMORANDUM

TO: Farragut Visual Resources Review Board
FROM: Bart Hose, Assist. Community Development Director.
SUBJECT: Regularly Scheduled Meeting - Tuesday, March 23, 2021 at 7:00 p.m.

AGENDA

1. Approval of Minutes for the February 23, 2021 meeting

2. Ground Mounted Sign Applications

a) US Cellular (Tenant Panel) – 11661 Parkside Drive

Tenant panel(s) located at 11661 Parkside Dr.

US Cellular is requesting approval for a tenant panel installation on an existing monument ground sign located at 11661 Parkside Drive.

Staff contacted the applicants and suggested they utilize darker shades of blue and red for the lettering, and/or a larger font to improve readability, but no action was taken. The tenant panel does, however, appear to be legible and the staff can recommend approval.

b) Pep Boy's Ground Sign – 10839 Kingston Pike

Ground Sign located at 10839 Kingston Pike.

Pep Boy's is requesting approval for a monument ground sign located at 10839. The request involves refacing and making improvements to an existing sign structure on the site. The applicants are adding a brick base to the existing sign structure, but because of the way it was originally constructed, they cannot achieve a full two feet of base height. They will also be reestablishing the required landscaping around the sign.

Given the existing nature of the sign structure, the staff recommends approval of the new sign face and other improvements.

3. Landscape Plan Applications

a) Horizon Plaza – 11011 Kingston Pike

Landscape Plan for Horizon Plaza (proposed development) located at 11011 Kingston Pike.

This item involves a landscape plan for the Horizon Plaza development located at 11011 Kingston Pike. The site plan for the overall development was reviewed and approved subject to some modifications or additions by the Planning Commission in February.

The staff recommends approval of the plan subject to:

1. Correcting the Tree Replacement/Credit calculations;

2. Adding one additional flowering tree variety to the stormwater basin area;
3. Replacing the Creeping Lillyturf (*Liriope spicata*) with a non-invasive alternative; and
4. Adjusting tree locations and/or species to better account for the overhead power lines and easement areas along the road frontages.

The applicant is in the process of addressing these issues.

Note: If approved, the Board will be allowing the use of the Winter King Hawthorn on the plan as a shade tree substitution as permitted under the regulations.

4. Other Business

a) Staff Report -Follow-up from last meeting.



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, February 23, 2021. Chairman Marty Layman presided. Members in attendance were Marty Layman, Cindy Hollyfield, Alderman Ron Pinchok, Brittany Moore, Randy Armstrong, Jeanie Stow, and Youth Representative Jake Rogers. Mr. Derek Wright was absent.

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

1. Minutes:

A motion was made by Aldermen Pinchok to approve the January 26, 2021 minutes as submitted. The motion was seconded by Ms. Stow and it passed unanimously.

2. Ground Mounted Sign Applications:

a) Admiral's Dough-Joe (Tenant Panel) – 11665 Parkside Drive

Tenant panel(s) located at 11665 Parkside Drive.

Admiral's Dough-Joe requested approval for a tenant panel installation on an existing monument ground sign located at 11665 Parkside Drive.

The staff noted that the panel appeared to be legible and recommended approval.

Ms. Hollyfield made a motion to approve the sign panel as presented and Ms. Stow seconded the motion. A roll call vote was conducted, and it passed unanimously.

b) Evolve Smoke Shop (Tenant Panel) – 715 N. Campbell Station Road

Tenant panel(s) located at 715 North Campbell Station Road.

Evolve Smoke Shop requested approval for a tenant panel installation on an existing monument ground sign located at 715 N. Campbell Station Rd.

The staff noted that the panel appeared to be legible and recommended approval.

Ms. Moore made a motion to approve the sign panel as presented and Aldermen Pinchok seconded the motion. A roll call vote was conducted, and it passed unanimously.

c) Knoxville Orthodontics (Tenant Panel) – 11213 West Point Drive

Tenant panel(s) located at 11213 West Point Dr.

Knoxville Orthodontics requested approval for a tenant panel installation on an existing monument ground sign located at 11213 West Point Dr.

The staff recommended approval, noting that the applicants should ensure that the actual lettering color is dark enough to provide adequate contrast against the panel background.



Mr. Armstrong made a motion to approve the sign panel as presented and with staff's note regarding the need for lettering color contrast. Aldermen Pinchok seconded the motion. A roll call vote was conducted, and it passed unanimously.

3. **Landscape Plan Applications:**

a) **Kingston Pike Village – Phase II - 13140 Kingston Pike**

Landscape Plan for Kingston Pike Village – Phase II (Grocery & Shops) located at 13140 Kingston Pike.

This item involved a landscape plan for Phase II of the Kingston Pike Village development located at 13140 Kingston Pike. The Phase II plan covered the proposed grocery and related fuel station, main parking lots, and two freestanding commercial buildings located along the Kingston Pike frontage. The landscape plan for Phase I of the development, which included an apartment complex, was approved in July 2020.

The plan included extensive landscaping and addressed the Town's requirements, including shade trees, parking lot areas, and building/parking lot interface areas. It was noted that the applicants could not practically locate 25 percent of the required shade trees in the front yard because of the site's limited frontage on Kingston Pike and the location of the two retail buildings. It was also noted that the ordinance does provide for an exception to this where there are no parking lots or accessways located between the buildings and the street.

The staff recommended approval subject to the following:

1. Adding some evergreen screening around the dumpster enclosure located at the rear of the parking lot (SE corner) behind the two retail buildings;
2. Substituting Winter King Hawthorn or a mix of Winter King Hawthorn and Trident Maples for the eight Armstrong Red Maples located near the overhead power lines in front of the two retail shops; and
3. Verifying that the proposed TuffTrack Paver section noted on Page L.105 of the plan is acceptable to the Fire Marshal and consistent with the approved site plan.

The staff also noted that if approved as recommended, the Board would be allowing the use of the Winter King Hawthorn and the remaining Armstrong Red Maples on the plan as shade tree substitutions as permitted under the regulations.

The Board discussed the plan. Several members questioned the use of Red Maples at the southern end of the grocery store and the fire apparatus access lane. The members were concerned that there could be a conflict between the trees and fire equipment.



|farragut

Ms. Hollyfield made a motion to approve the plan subject to staff's recommendations and having the Fire Marshal review and approve the trees in the fire lane area. Alderman Pinchok seconded the motion. A roll call vote was conducted, and it passed unanimously.

Meeting adjourned at 7:50pm

11408 MUNICIPAL CENTER DRIVE | FARRAGUT, TN 37934 | 865.966.7057

WWW.TOWNOFFARRAGUT.ORG

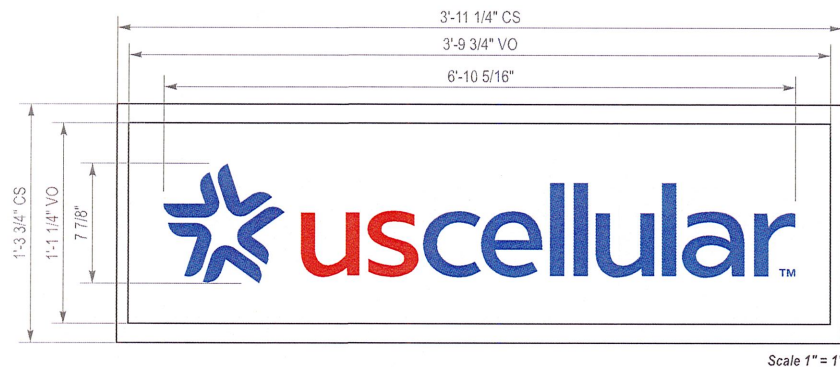
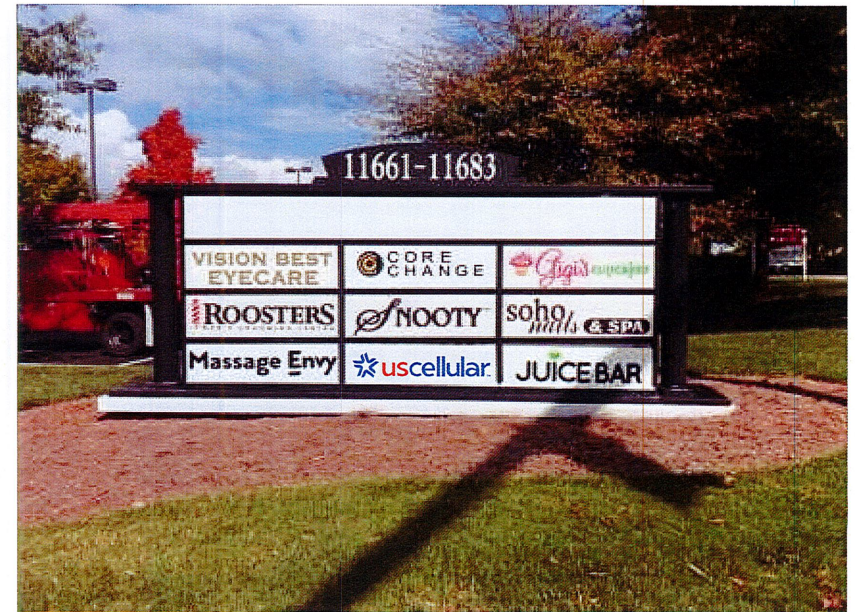
It is the policy of the Town of Farragut not to discriminate on the basis of race, color, national origin, age, sex, or disability pursuant to Title VI of the Civil Rights Act of 1964, Public Law 93-112 and 101-336 in its hiring, employment practices and programs. To request accommodations due to disabilities,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

Action

- Remove existing faces from double sided sign.
- Install new faces as shown

Colors & Materials

- Faces - White Polycarbonate Substrate
- Vinyl - 3M 3630-163 Scarlet Red
- Vinyl - 3M 3630-97 Bristol Blue

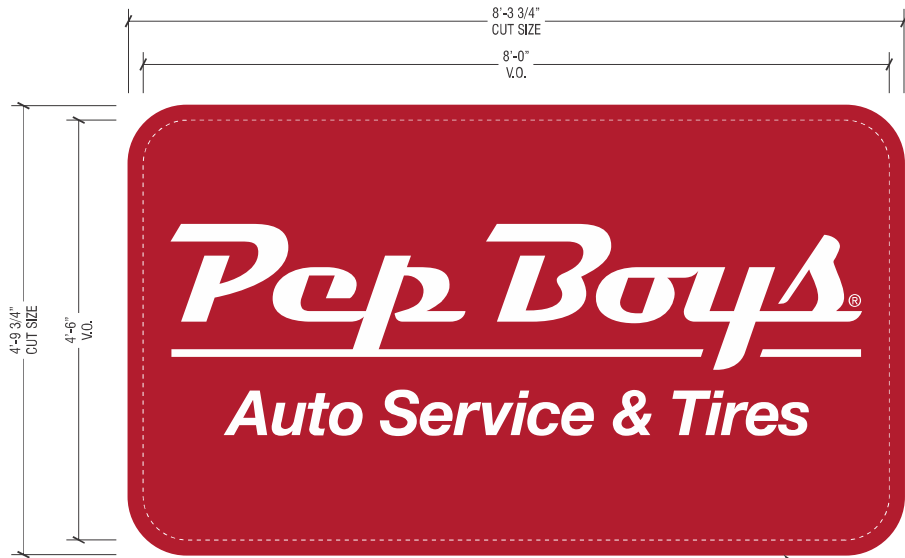


Revisions:

...	...
...	...
...	...
...	...
...	...

S03

PM: DE	Address: 11661 Parkside Drive
Drawn By: TLD	City State: Knoxville, TN
Date: 12/17/2020	Drawing Number: 117262 Page: 7



3 **1** MONUMENT REFACE **40.0 sf**
 SCALE: 3/4"=1"
 (2) REQ'D

① V1 PF1



2 ELEVATION @ MONUMENT SIGN
 SCALE: 1/2"=1"

3 SIDE VIEW
 SCALE: 1/2"=1"

FREESTANDING

SIGN 3

DESCRIPTION

Replacement Faces For Monument Sign

REFACE SPECIFICATIONS

COLORS & FINISHES

PF1. ☐ FACE: White
 V1. ☒ VINYL: 1st Surface 3M 3630-53 Cardinal Red
 P1. ☒ CABINET: SW 7018 Dove Tail

REFACE CONSTRUCTION

1. FACE: 177" Thk White Polycarbonate w/1st Surface Vinyl
 2. ILLUMINATION: Internally Illuminated w/ 10 F30 T12 DHO lamps



Cima Network Inc.
 121 New Britain Blvd.
 Chalfont, PA 18914

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 fax: 267.308.0577
 www.cimanetwork.com

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FILE #E465295

All Electric Signs to be manufactured to meet the requirements of UL48 and installed to meet the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Client: **Pep Boys**
 Dwg By: **KG** Pm: **BM**
 Date: **12.04.20**

Job #: **10710**
 Address: **10839 Kingston Pike**
Farragut, TN 37934

CONCEPTUAL

REV
6
 3.08.21
 BS

SHT
 of 7
9

FREESTANDING

FRONT ELEVATION PAINT

BUILDING PAINT

P1. ■ CABINET: SW 7018 Dove Tail

X Remove Face

3 Reface (40.0 sq ft)



EXISTING



PROPOSED

****SEE NEXT PAGE FOR
LANDSCAPING DETAIL**



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Address: **10839 Kingston Pike**
Farragut, TN 37934

CONCEPTUAL

REV
6
3.08.21
BS

SHT
of 7
6

- no front buffer required
- no side buffers required
- 35' minimum rear buffer required, existing vegetation will remain undisturbed.

Tree Replacement/ Credit Summary

Required Replacement Trees	257
Saved Tree Credits	139

Total Required Trees = 118 Trees

(a) Should the number of required replacement trees exceed the number of credited trees, the difference shall be planted as an addition to the number required per the landscaping requirements specified in the town zoning ordinance (appendix A to this Code). However, such replacement trees shall not be required in excess of 20 percent of the total number of non-buffer strip trees needed to fulfill the landscaping requirements. All required replacement trees shall meet the minimum size requirements for canopy trees, as specified in the landscaping requirements. Such species and their proposed location shall be shown on the landscape plan.

Required Shade Trees	16
Required Stormwater Basin Trees	19
Total Required Trees x25%	25
Replacement Trees	6.25 Required
Total Trees Provided:	20 Trees
- (7) White Pine	
- (7) Nellie R. Stevens Holly	
- (3) Cryptomeria	
- (3) Green Giant Arborvitae	

One shade tree per every 2500 SF of improvements.

Improvements	
- Building and Accessories	12,091 square feet
- Parking and Flatwork	27,637 square feet
- Outdoor Seating/Dining	566 square feet
Total Improvements	40,294
	40,294 / 2,500 = 16.1 shade trees required
Total Shade Trees Required:	16 Trees, 2" caliper minimum
Total Trees Provided:	16 Shade Trees, 2" caliper minimum
(- 7) Lacebark Elm	
(- 4) Willow Oak	
(- 3) Winter King Hawthorn	
(- 2) Red Maple	

A landscaped area between all buildings and any abutting parking lots and vehicular access ways is required. The minimum landscaped area shall be determined by multiplying 2½ feet by the building's length facing a parking lot or vehicular access way.

331 linear feet of building exist facing the parking lot and entry access areas.

$$341 \times 2.5 = 852.5 \text{ square feet required}$$

1,319 square feet provided

A minimum of one tree shall be planted for every 20 linear feet around the top of the detention basin.

380 linear feet, top of basin

$$380 / 20 = 19 \text{ trees required}$$

Total Trees Provided: 19 Trees

- (6) Sycamore
- (6) Nellie R Stevens Holly
- (6) Serviceberry
- (1) Cherry

If freestanding signs are to be used on site, coordinate sign locations with town staff and/or landscape architect to ensure no conflicts with landscape, visibility, utilities, and other concerns.

The site plan shows a large rectangular building with a series of smaller rectangular sections along its top edge. To the right of the building is a parking lot with several spaces marked. The building is situated between Horizon Plaza to the north and Arlington Park to the south. To the west of the building is a curved driveway or road. The plan includes a north arrow in the top right corner and a legend with the following items:

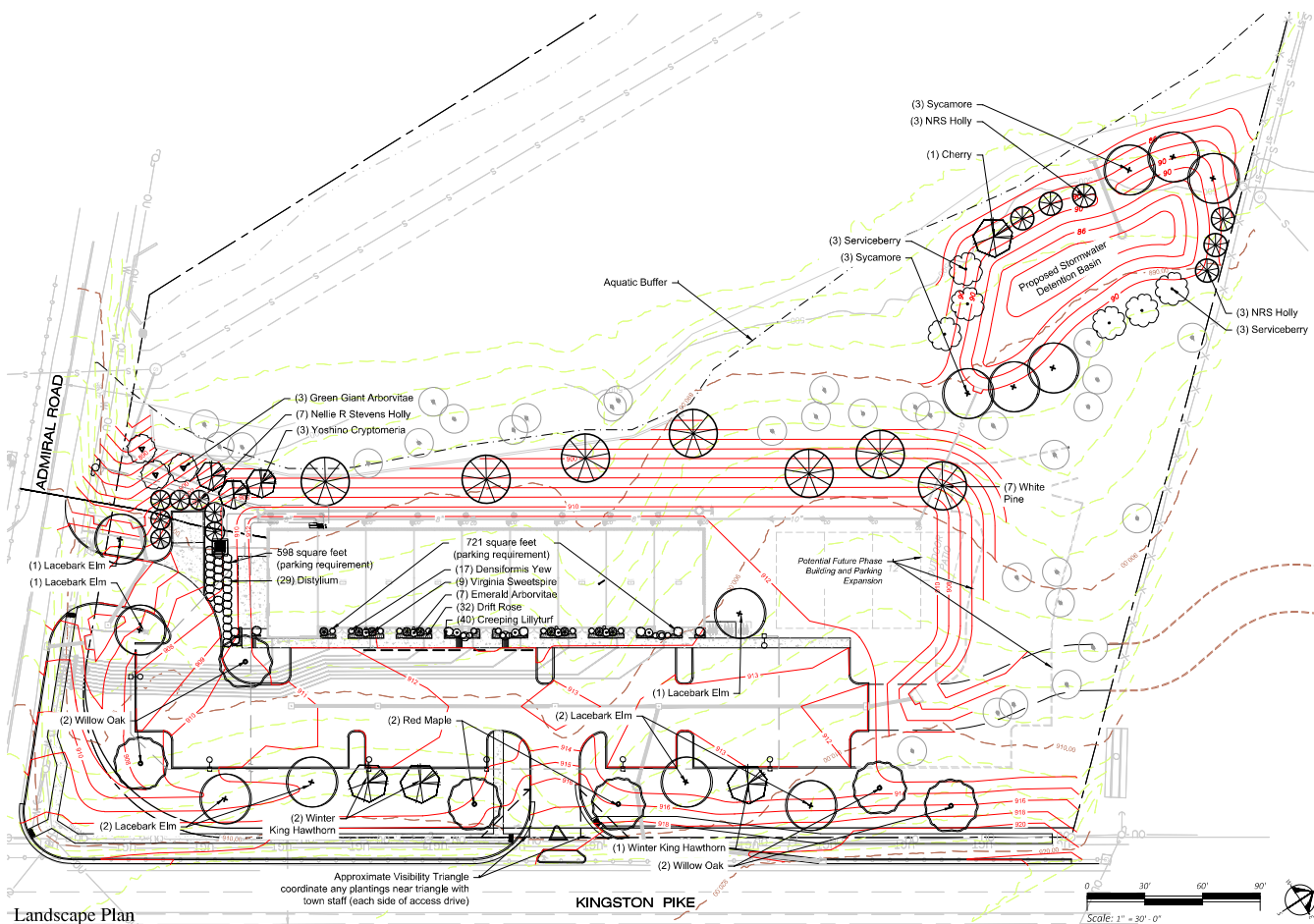
- EXISTING & PROPOSED DRIVE ALLEY
- EXISTING & PROPOSED DRIVE ALLEY
- EXISTING & PROPOSED DRIVE ALLEY
- EXISTING & PROPOSED DRIVE ALLEY

The plan also includes the following text:

THIS PLAN WAS PREPARED BY THE ARCHITECT FOR THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PROJECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

HORIZON PLAZA
 444 ARKADIA BLVD.
 SUITE 100

Qty	Botanical Name	Common Name	Size	Notes	Use
Trees					
4	<i>Quercus phellos</i>	Willow Oak	2" cal	6' clear trunk, central leader, well branched on all sides	Area Landscape Requirement
2	<i>Acer rubrum</i>	Red Maple	2" cal	6' clear trunk, central leader, well branched on all sides	Area Landscape Requirement
3	<i>Crataegus viridis</i> 'Winter King'	Winter King Hawthorn	2" cal	6' clear trunk, central leader, well branched on all sides	Area Landscape Requirement
1	<i>Liriodendron tulipifera</i>	Shink Elm	2" cal	6' clear trunk, central leader, well branched on all sides	Area Landscape Requirement
7	<i>Pinus strobus</i>	White Pine	6" height	full and dense, well branched on all sides, full to ground	Replacement Tree
6	<i>Platanus occidentalis</i>	Sycamore	2" cal	6' clear trunk, central leader, well branched on all sides	Detection Basin
1	<i>Prunus x yodensis</i>	Yoshino Cherry	2" cal	central leader, well branched on all sides	Detection Basin
6	<i>Quercus occidentalis</i> 'Smargd'	Emerald Arborvitae	4" height	full and dense, well branched on all sides, full to ground	Parking and Building
6	<i>Amelanchier</i>	Servicberry	2" cal	central leader, well branched on all sides	Detection Basin
3	<i>Thuja plicata</i>	Green Giant Arborvitae	6" height	full and dense, well branched on all sides, full to ground	Screen
3	<i>Cryptomeria japonica</i>	Yoshino Cryptomeria	6" height	full and dense, well branched on all sides, full to ground	Screen
7	<i>Ilex x 'Nellie R Stevens'</i>	NRS Holly	6" height	full and dense, well branched on all sides, full to ground	Screen
6	<i>Ilex x 'Nellie R Stevens'</i>	NRS Holly	6" height	full and dense, well branched on all sides, full to ground	Detection Basin
Shrubs					
17	<i>Taxus x media</i> 'Densiformis'	Densiformis Yew	3 gallon	full and dense	Parking and Building
9	<i>Hydrangea paniculata</i> 'Jame'	Little Lime Hydrangea	3 gallon	full and dense	Parking and Building
17	<i>Iltea virginica</i>	Virginia Sweetpire	3 gallon	full and dense	Parking and Building
Perennials & Groundcover					
32	<i>Rosa hybrida</i> 'Drift'	Drift Rose, pink	3 gallon	full and dense	Parking and Building
40	<i>Liriope spicata</i>	Creeping Lilyturf	4" pot	full and dense	Parking and Building



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studiofourdesign.com



Beasley
LANDSCAPE ARCHITECTS
Patrick Beasley
865.441.4428 patrick@beasleyva.com

Horizon Plaza

11011 Kingston Pike
Knoxville, TN 37934



Project Phase: Schematic Design

Issue Date: 12,21,2023

Revisions		
No.	Description	Date
	Updated Site Plan	03.11.2020

Job Number: 20075.00
Minimum Requirements
Landscape Plan

L101