



FARRAGUT VISUAL RESOURCES REVIEW BOARD AGENDA

Tuesday, April 27, 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 Monday April 26th 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 March 23, 2021 meeting.
2. Review of a ground sign (monument type) for Daddy Mac's, located at 11335 Campbell Lakes Drive.
3. Review of an Interstate/Interchange Pole Sign (refacing) for Daddy Mac's, located at 11335 Campbell Lakes Drive.
4. Review of a ground sign (monument type) for Sir Goony's, located at 10925 Kingston Pike.
5. Review of a permanent ground mounted subdivision (entrance) sign for Old Stage Farms subdivision, located off Old Stage Road.
6. Review of a landscape plan for the Villages of Farragut (Phase II), located at 230 Village Commons Boulevard.

MEMORANDUM

TO: Farragut Visual Resources Review Board
FROM: Bart Hose, Assist. Community Development Director.
SUBJECT: Regularly Scheduled Meeting - Tuesday, April 27, 2021 at 7:00 p.m.

AGENDA

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

2. Ground Mounted Sign Applications

a) Daddy Mac's Ground Sign – 11335 Campbell Lakes Drive

Ground Sign located at 11335 Campbell Lakes Drive.

Daddy Mac's is requesting approval for a monument ground sign located at 11335 Campbell Lakes Drive. The request involves installing a new sign face and making improvements to an existing sign structure on the site. The applicants/owners will also be reestablishing the required landscaping around the sign.

The plan includes both a new sign and cosmetic changes to the existing monument sign structure. A new cap is proposed for the structure, the existing brick will be whitewashed and lightened in color and corrugated metal background insert will be added. These changes are in-line with changes being made to the principal building. The new sign face/cabinet will be mounted to the updated structure. The landscaping will also be improved and brought up to the minimum requirements.

The staff recommends approval of the new sign face and other improvements.

b) Daddy Mac's Interstate Pole Sign – 11335 Campbell Lakes Drive

Interstate/Interchange Pole Sign located at 11335 Campbell Lakes Drive

Daddy Mac's is requesting approval to reface an existing Interstate/Interchange Pole Sign located at 11335 Campbell Lakes Drive.

The plan includes refacing an existing interstate pole sign. There are no proposed changes to the sign's location or height. The original permit and as-built survey for the sign indicates that its location and height are in conformance with the regulations.

The staff recommends approval.

c) Sir Goony's Ground Sign – 10925 Kingston Pike

Ground Sign located at 10925 Kingston Pike.

Sir Goony's is requesting approval for a monument ground sign located at 10925 Kingston Pike.

The plan includes a new 40 square foot monument ground sign. The proposed sign has the required two-foot-high base with landscaping. The minimum front setback for a 40 square foot sign is 20 feet and the side setback must be 10 feet.

The staff recommends approval subject to a survey being required to document that the installed sign meets setback and other applicable standards.

d) Old Stage Farms Subdivision Entrance Sign – Old Stage Road

Permanent ground mounted subdivision sign (entrance) located on Old Stage Road.

The developer of Old Stage Farms Subdivision is requesting approval for a permanent ground mounted subdivision entrance sign.

The submitted plan materials do not meet minimum requirements for a ground sign application. In addition, the materials show the sign structure and fencing on the public right-of-way and could not be approved. Subdivision entrance signs must be setback a minimum of 10 feet from front property lines and 5 feet from side and rear lot lines. They must also be outside of any platted utility/drainage easements and must be located on either a platted open space lot or within a dedicated sign easement if located on an individual lot. The applicant is aware of these issues.

The staff recommends denial of the submitted plan.

3. Landscape Plan Applications

a) Villages of Farragut, Phase II – 230 Village Commons Boulevard

Landscape Plan for the Villages of Farragut, Phase II located at 230 Village Commons Boulevard.

This item involves a landscape plan for Phase II of the Villages of Farragut development located at 230 Village Commons Boulevard. The site plan for the development phase was reviewed and approved subject to some modifications or additions by the Planning Commission in December.

The submitted plan is incomplete and there are other corrections that will need to be made. Unfortunately, the landscape architect that prepared the plan was not aware that the current phase of the development includes the construction of a detention basin along Smith Road. As such, the basin area and required landscaping was not included on the plan sheet. In addition, the architect has decreased the number of required trees based on the integration of a berm on the site, but the site plan coverage he was provided by the engineer does not show the berm or its location. Finally, White Pines are proposed as qualifying shade trees and/or required buffer canopy trees. These trees are not listed on the Town's recommended tree/plant list and another species will have to be used in their place. The applicant is aware of these issues and is working toward addressing them.

Given the incomplete nature of the submitted plan and other needed corrections, the staff cannot recommend approval at this time.



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, March 23, 2021. Chairman Marty Layman presided. Members in attendance were Marty Layman, Cindy Hollyfield, Alderman Ron Pinchok, Brittany Moore, Randy Armstrong, Derek Wright, 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 Aldermen Pinchok to approve the February 23, 2021 minutes as submitted. The motion was seconded by Ms. Moore and it passed unanimously.

2. Ground Mounted Sign Applications:

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

Tenant panel(s) located at 11661 Parkside Dr.

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

Staff noted that he had 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 on the part of the applicant. Staff then noted that the tenant panel did appear to be legible and approvable.

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

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

Ground Sign located at 10839 Kingston Pike.

Pep Boy's requested approval for a monument ground sign located at 10839. The request involved refacing and making improvements to an existing sign structure on the site. The applicant's plan included adding a brick base to the existing sign structure, but because of the way the sign was originally constructed, they could not achieve a full two feet of base height. The required landscaping will also be reestablished around the sign.

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

The Board discussed the application. Ms. Moore suggested that they move the landscaping shrubs to the sides of the sign to avoid blocking the sign face. Ms. Moore then made a motion to approve the sign and Mr. Wright seconded the motion. A roll call vote was conducted, and it passed unanimously.

3. Landscape Plan Applications:

a) Horizon Plaza – 11011 Kingston Pike

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

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

The staff noted that the applicants had submitted a revised plan earlier that day which appeared to address staff's original comments and requested corrections. Staff then noted that he did, however, want to look the revised plan over in more detail. It was also noted that, if approved, the Board would be allowing the use of Winter King Hawthorn on the plan as a shade tree substitution.

The Board discussed the plan. Chairman Layman made a motion to approve the plan subject to final staff review with the understanding that staff could refer the plan back to the Board if any additional issues were identified. Alderman Pinchok seconded the motion. A roll call vote was conducted, and the motion passed unanimously.

4. Other Business

a) Staff Report

Staff provided a follow-up report on the landscape plan for Kingston Pike Village, Phase II, and the impact of some of the proposed plantings on fire lane access. The staff reported that he had discussed the issue with the Fire Marshal and that he looks for a clear space of 13'6" high by 16' wide along the fire lane to move a truck through. The Fire Marshal also noted that his department liked to see a 15' wide space available to put a ladder up for roof access. Staff then noted that the Fire Marshal had taken another look at the plan and was fine with the proposed plantings at the south end of the grocery store building. This was based on the sizes of the proposed trees at maturity, and available pruning options. In addition, staff also noted that the landscape architect was going to look at the issue again to see if any other adjustments were warranted given the Fire Marshal's input.

Meeting adjourned at 7:40pm

Daddy Mac's Monument Sign



Night Time View



Existing Signage - Location



Landscaping Plan:
 Six (6) shrubs with mulch
 Type:
 Botanical Name Juniperus squamata 'Blue Star'
 Common Name Blue star juniper, flaky juniper,
 Himalayan juniper, singleseed juniper
 Plant Type Needled evergreen shrub
 Mature Size 1 to 3 feet tall, 1.5 to 3 feet wide
 Sun Exposure Full sun
 Soil Type Sandy
 Soil pH 7 to 7.5
 Bloom Time None
 Flower Color None
 Hardiness Zones 4, 5, 6, 7, 8

Daddy Mac's

11335 Campbell Lakes Drive | Faragut, TN

Project No.: **210245-02**

Sales Rep.: **Charity Sparks**

Designer: **JKA**

Date: **3-3-21**

Revisions

① **3-4-21**

② **4-7-21**

③ **4-9-21**

○

○

○

○

○

○

○

○

Customer Approval: _____ Date: _____

Landlord Approval: _____ Date: _____

Printed Landlord's Name: _____

Landlord's Phone Number: _____

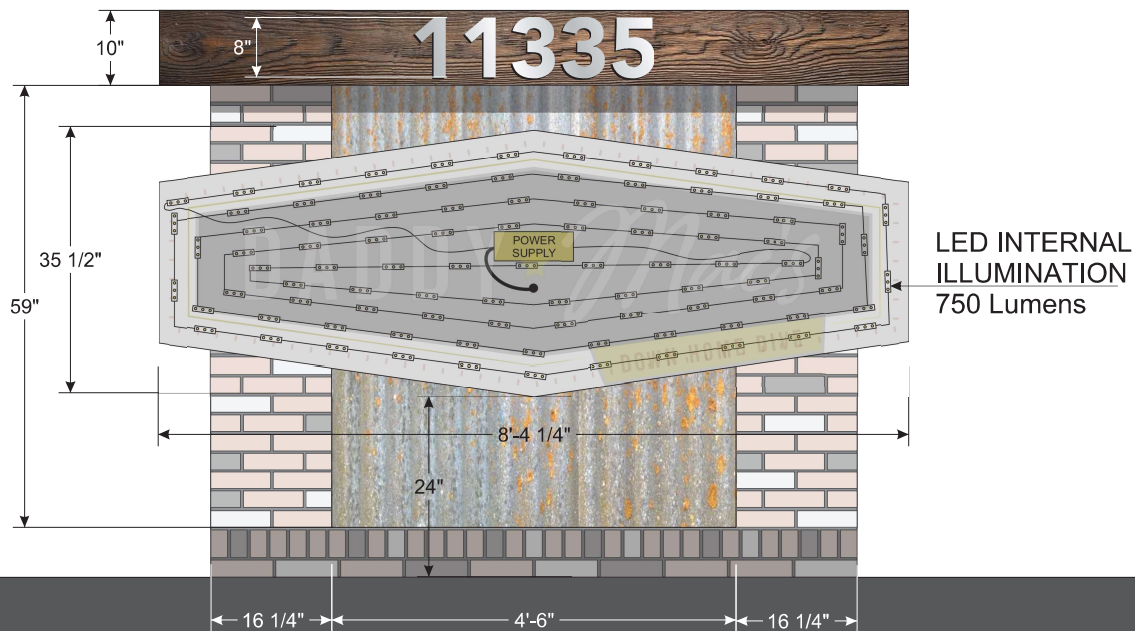


2918 CREEKMORE DRIVE, JOHNSON CITY, TN 37601
 423-282-6221 snyderdesigns.com

This design is the exclusive property of Snyder Signs, Inc., and is not to be used in whole or in part without written permission from Snyder Signs, Inc.

Scale: **3/4"=1'**

Page: **2 of 4**



Daddy Mac's

11335 Campbell Lakes Drive | Faragut, TN

Project No.: **210245-02**

Sales Rep.: **Charity Sparks**

Designer: **TMT**

Date: **4-7-21**

Revisions

○	
○	
○	
○	
○	
○	
○	
○	
○	
○	

Customer Approval: _____ Date: _____

Landlord Approval: _____ Date: _____

Printed Landlord's Name: _____

Landlord's Phone Number: _____



2918 CREEKMORE DRIVE, JOHNSON CITY, TN 37601
423-282-6221 snyderdesigns.com

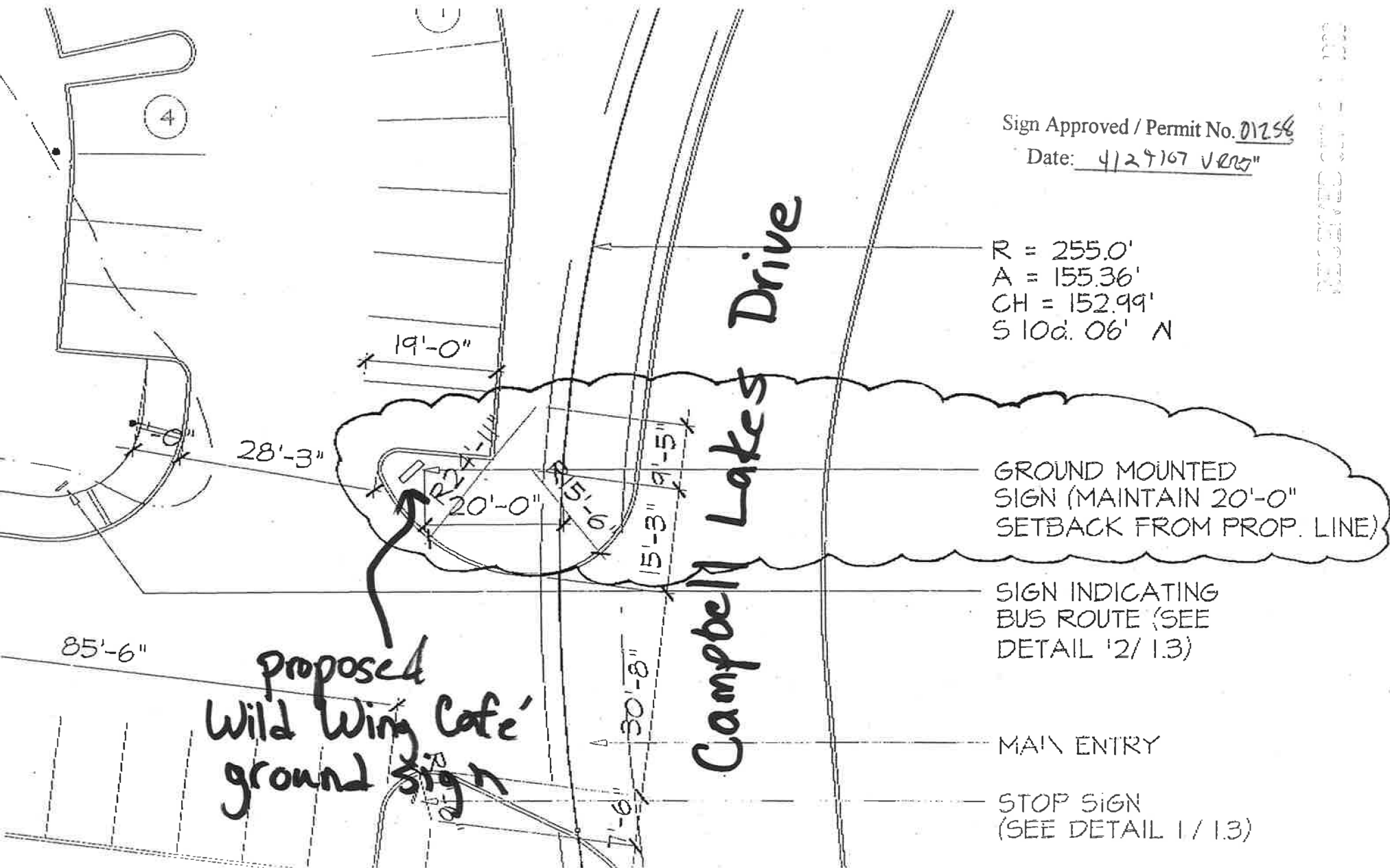
This design is the exclusive property of Snyder Signs, Inc., and is not to be used in whole or in part without written permission from Snyder Signs, Inc.

Scale: **3/4"=1'**

Page: **4 of 4**

Sign Approved / Permit No. 00617
Date: 10/22/96

Wild Wing Cafe
~~APPLEWOOD FA. HOUSE~~
GROUND MOUNTED SIGN
LOCATION & DIMENSION
AUGUST 5, 1996



REMOVE & REPLACE EXIST.
SIGN & CLADDING -
INSTALL NEW CORRUGATED
METAL - SEE IMAGE #E1 &
E4/A4.2

WRAP EXISTING COLUMNS
W/ BARNWOOD TYP.

REMOVE EXISTING
AWNING



FRONT ENTRANCE



REPLACE EXISTING LIGHT FIXTURES -
SEE IMAGE #E12/A4.2

CLAD EXISTING DOORS WITH
BARNWOOD - SEE IMAGE #E8/A4.2

NEW DECORATIVE LIGHT FIXTURE -
SEE IMAGE E11/A4.2

WRAP COLUMNS W/ BARNWOOD & WHITE WASH BRICK (TYP.)

PAINT EXISTING GUARDRAIL, TYP.

REPLACE CEILING FANS -
SEE IMAGE E9/A4.2

PAINT CEILING, COOR.
COLOR W/ OWNER

PAINT WINDOW
CASING BLACK -
IMAGE #E3/A4.2

WRAP COLUMNS
W/ BARNWOOD &
WHITE WASH BRICK

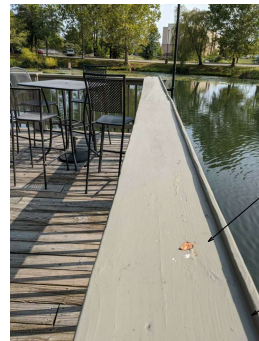


PATIO

CLAD EXISTING SHUTTERS TO LOOK LIKE
BARN DOORS - SEE IMAGE #E5/A4.2



OUTSIDE BAR



REMOVE TV'S, REPLACE EXISTING
LIGHTS & ADD STRING LIGHTS
THROUGHOUT

REPLACE EXISTING FANS W/ NEW
BA FANS, BLACK - IMAGE E9/A4.2

PAINT WINDOW CASING BLACK

EXISTING SIDING PAINT TO REMAIN

EXISTING LEDGE - REPLACE WITH
COMPOSITE DECKING TREX FASCIA
BULLNOSE PROFILE 1X12X12

REPLACE WOOD SPINDLES BELOW
WITH BLACK SQUARE MESH - SEE
IMAGE #E2/A4.2, TYP.



PAINT ALL EXTERIOR METAL GUARDRAIL BLACK (TYP.)

WHITE WASH ALL BRICK & WRAP COLUMNS W/ BARWOOD., TYPICAL
THROUGHOUT - SEE IMAGE #E13/A4.2 & DETAIL NOTES #14/A1.1

A NEW CONCEPT FOR:
DADDY MACS
KNOXVILLE, TENNESSEE

EXISTING
EXTERIOR

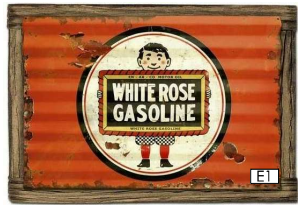
REVISIONS

Revision # Description Date

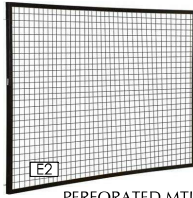
DATE: 02/03/21

FILE NAME:

PROJECT NO:



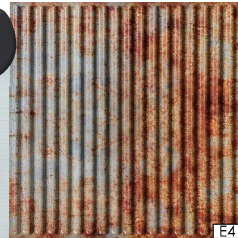
SIGNAGE
PAINTED LOGO ON
CORRUGATED METAL



PERFORATED MTL.



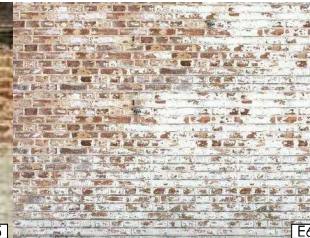
WINDOW CASING -
PAINT BLACK



CORRUGATED METAL



SHUTTER STYLE



WHITE WASH BRICK

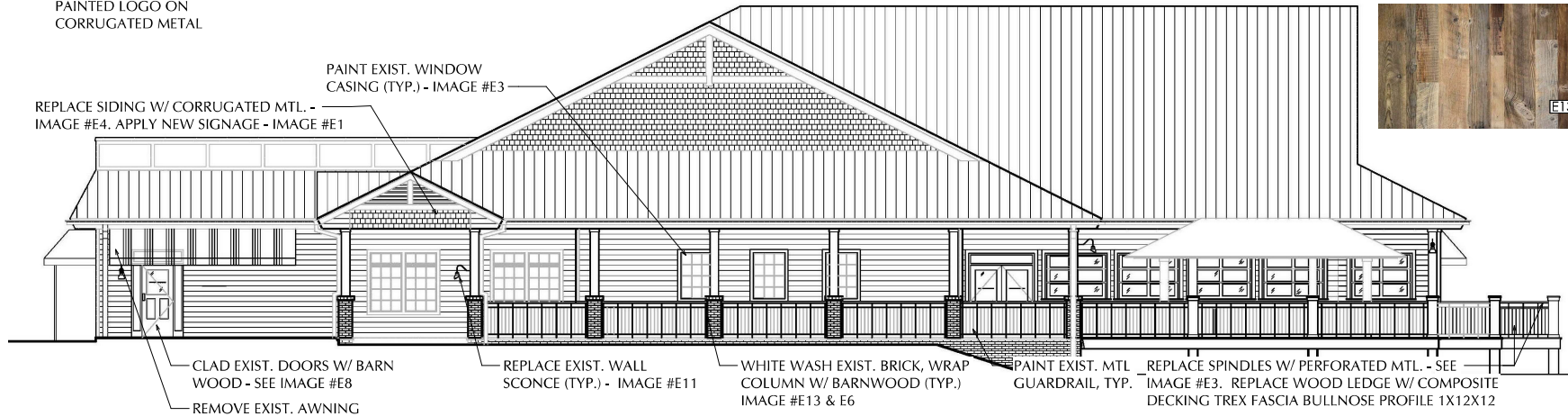


SIDING COLOR -
EXIST. TO REMAIN



DOOR STYLE

FINISH PALETTE



CEILING FAN ^{E9}



STRING LIGHTS ^{E10}



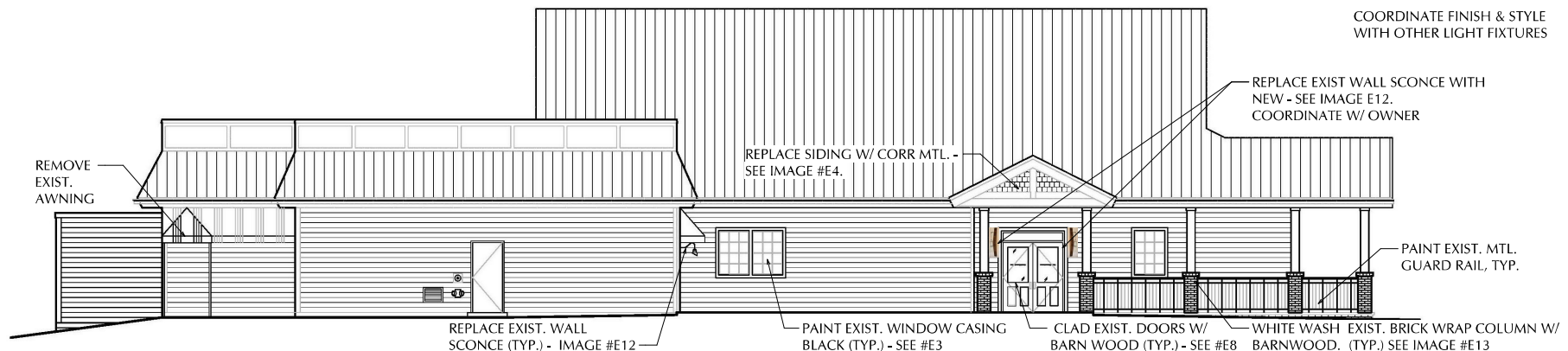
PENDANT LIGHT ^{E11}

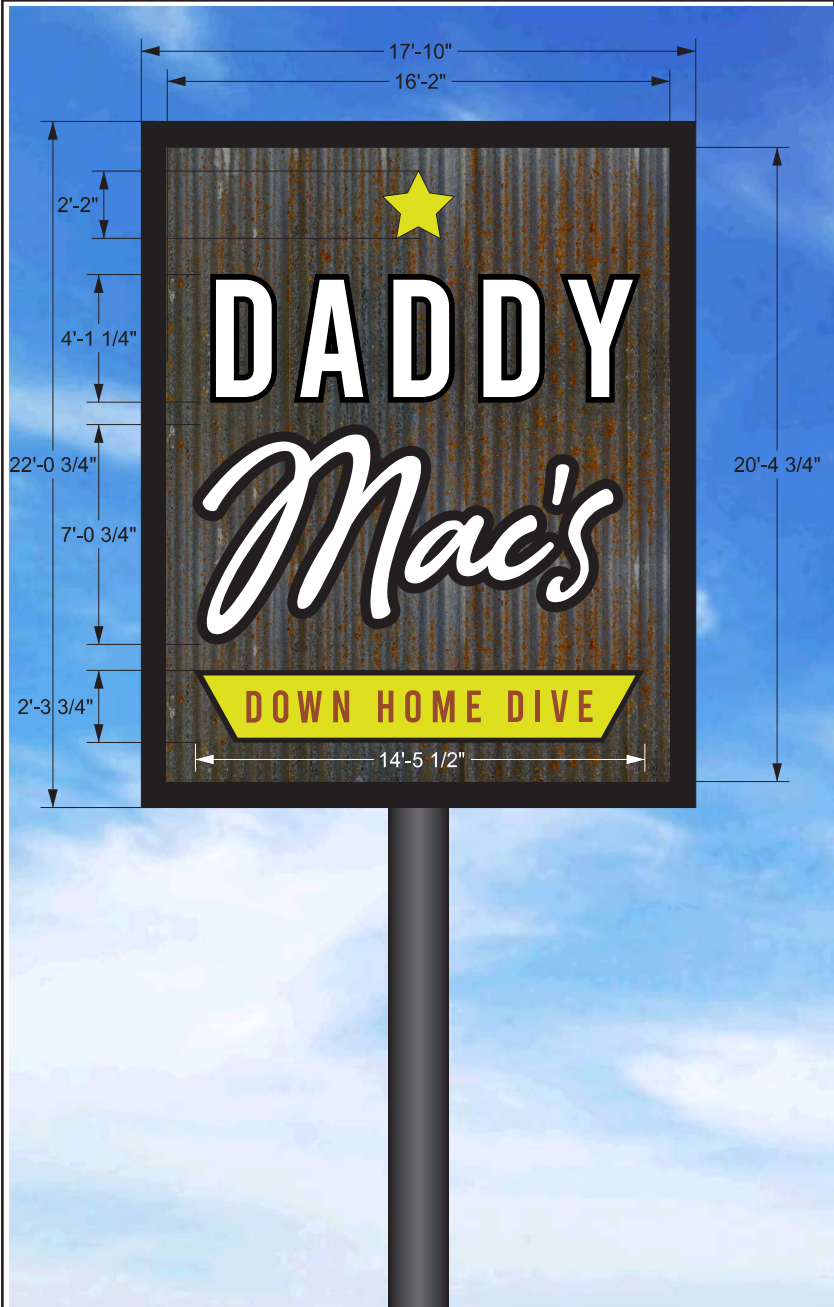
SEE SHEET A2.1 FOR
LOCATION &
ADDITIONAL STYLE
OPTIONS - SEE
IMAGE A1/A2



WALL SCONCE ^{E12}

COORDINATE FINISH & STYLE
WITH OTHER LIGHT FIXTURES





Daddy Mac's Pylon

11335 Campbell Lakes Drive | Faragut, TN

Project No.: **210337-06**

Sales Rep.: *Charity Sparks*

Designer: *JKA*

Date: *3/15/21*

Revisions

① **3-16-21, TMT**

① **3-25-21, TMT**

③ **4-8-21, TMT**

○

○

○

○

○

○

○

○

○

○

Customer Approval: _____ Date: _____

Landlord Approval: _____ Date: _____

Printed Landlord's Name: _____

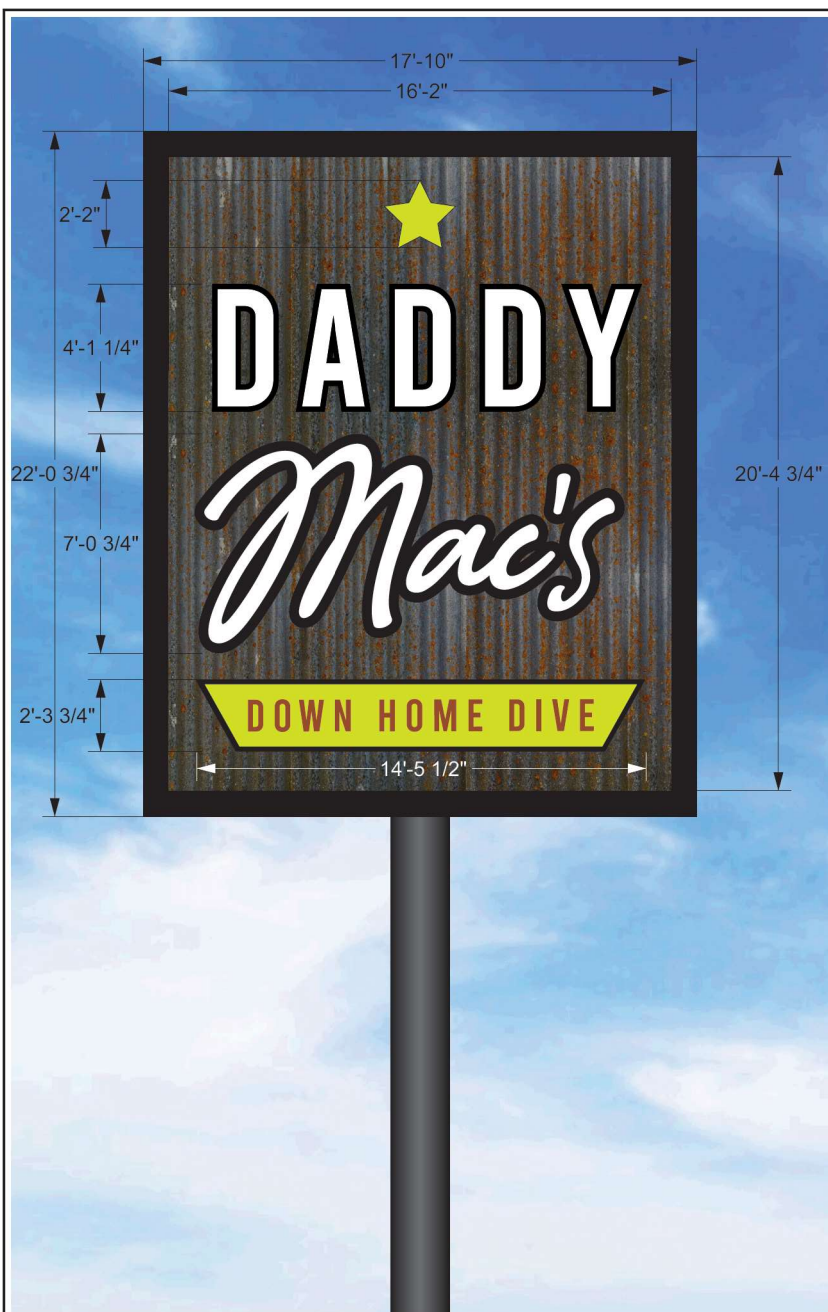
Landlord's Phone Number: _____



2918 CREEKMORE DRIVE, JOHNSON CITY, TN 37601
423-282-6221 snydersigns.com

This design is the exclusive property of Snyder Signs, Inc., and is not to be used in whole or in part without written permission from Snyder Signs, Inc.

Scale: $\frac{1}{4}" = 1'$ Page: 1 of 1



Daddy Mac's Pylon

11335 Campbell Lakes Drive | Faragut, TN

Project No.: **210337-06**

Sales Rep.: *Charity Sparks*

Designer: *TMT*

Date: *4/15/21*

Revisions

○	
○	
○	
○	
○	
○	
○	
○	
○	
○	

Customer Approval: _____ Date: _____

Landlord Approval: _____ Date: _____

Printed Landlord's Name: _____

Landlord's Phone Number: _____



2918 CREEKMORE DRIVE, JOHNSON CITY, TN 37601
423-282-6221 snydersigns.com

This design is the exclusive property of Snyder Signs, Inc., and is not to be used in whole or in part without written permission from Snyder Signs, Inc.

Scale:
1/4" = 1'

Page:
2 of 2





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

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

NOTICE

THIS JOB IS SUBJECT TO A ROCK CLAUSE IF ASPHALT, CONCRETE, BEDROCK OR OTHER OBSTRUCTIONS ARE ENCOUNTERED THERE WILL BE ADDITIONAL CHARGES UNTIL THE REQUIRED FOOTER SIZE IS OBTAINED.

SIR GOONY'S
FAMILY FUN PARK

FARRAGUT, TN.

APPROVED BY _____ DATE _____

THIS DESIGN DRAWING IS THE SOLE PROPERTY OF SOUTHERN SIGNS INC & CAN NOT BE REPRODUCED, COPIED OR DISTRIBUTED TO OTHERS WITHOUT WRITTEN PERMISSION FROM AN AUTHORIZED REPRESENTATIVE OF SOUTHERN SIGNS INC. PRICE OF THIS DRAWING IS \$500.00

SALES PERSON **JESSICA WILLIS**

ORIGINAL
DATE **3-2-21** BY **JKB**

REVISIONS

1) DATE **3-9-21** BY **JKB**
2) DATE **3-16-21** BY **JKB**
3) DATE _____ BY _____

COLORS



ELECTRICAL REQUIREMENTS

ONE(1) = 120VT / 20AMP SERVICE
PRIMARY ELECTRICAL TO SIGN & DISCONNECT "NOT INCLUDED"

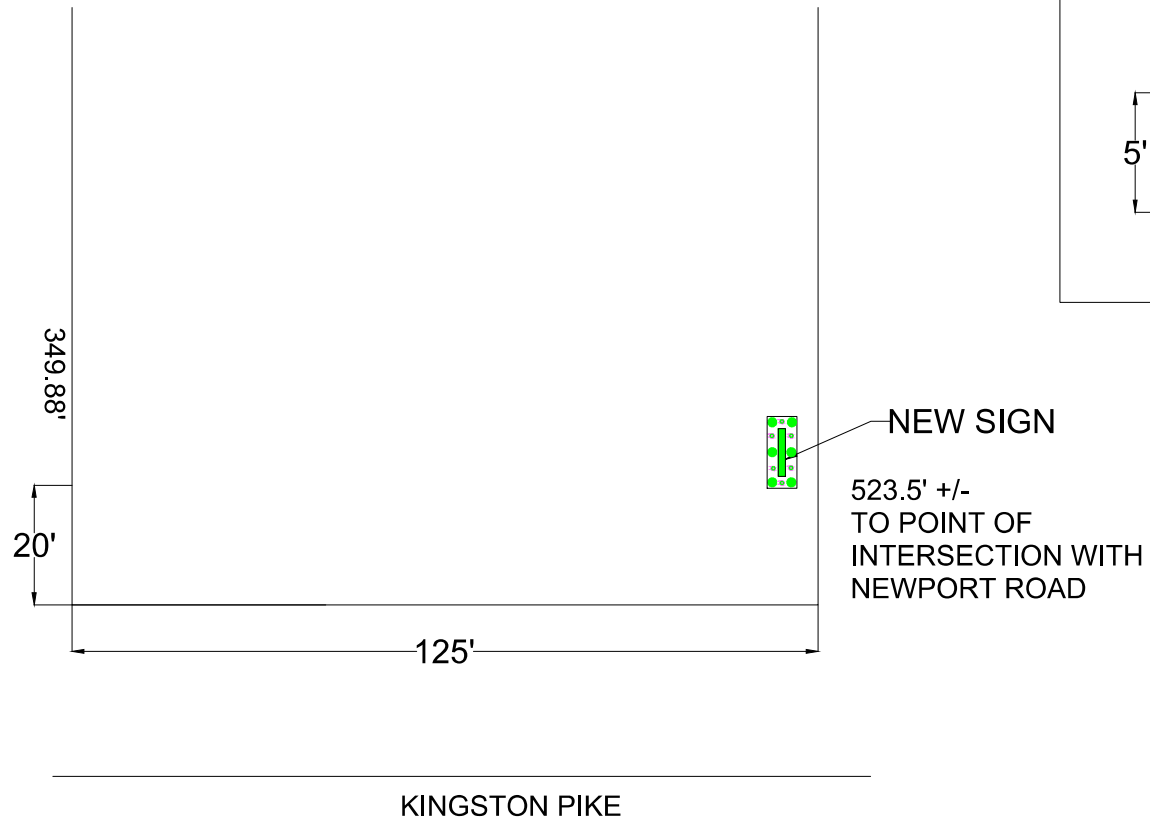
Southern Signs Inc.

9916 THORN GROVE PIKE - STRAWBERRY PLAIN, TN.

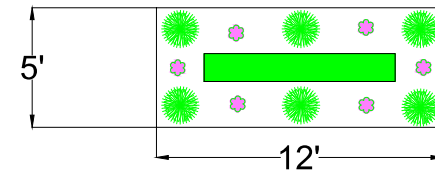
865-933-4877 or 865-933-4878

fax 865-933-4876

www.SouthernSignsInc.com



Planter Detail



- Boxwood (6 total)
- Baby Jade (3 gal.)
- Dianthus Cheddar (6 total)
- pink (1 gal.)

	Amusement Products, LLC 5954 Brainerd Road Chattanooga, Tennessee 37421 phone: 423-892-7264 fax: 423-855-0432		SIGN LOCATION AND PLANTINGS SIR GOONY'S	
	SIR GOONY'S 10926 KINGSTON PIKE PARAGUT, TN 37922		address	
	5/14/2021 LVS		SIGN AND PLANTINGS	
	5/14/2021 LVS		SIGN AND PLANTINGS	



KGIS Copyright - 2021

Site Plan

20' Setback



Printed: 3/16/2021 at 10:04:54 AM



Knoxville - Knox County - KUB Geographic Information System

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

- NOTES**
1. THIS PROPERTY IS DESCRIBED IN D.B. 2000 PG. 249
 2. SURVEY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN.
 3. DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY TAX ASSESSOR'S OFFICE.
 4. PROPERTY SUBJECT TO ANY EXACT LOCATION OF COUNTY, CITY OR STATE RIGHT-OF-WAY.
 5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 6. TAX MAP 143A GROUP E PARCEL 37.04
 7. PROPERTY ADDRESS: 10925 KINGSTON PIKE
 8. THIS PROPERTY DOES LIE IN A FLOOD ZONE AS SHOWN ON FIRM MAP NO. 475433 0170 B DATED MAY 16, 1983.



LEGEND

- IRON ROD OLD
- POST
- CENTERLINE
- BUILDING SETBACK
- BOUNDARY LINE
- PROPERTY LINE
- NOT SURVEYED



I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON.

Action Surveys And Planners

356 Sanderson Street
Alcoa, Tn. 37701
Office (865) 681-4881
Fax (865) 681-5094



RECORD:
D.B. 2000 PG. 249



NOTE:
ALL OTHER IMPROVEMENTS
NOT SHOWN PER CLIENTS
REQUEST.

NOTE:
NO UTILITIES LOCATED
PER CLIENTS REQUEST.

NOTE:
ACREAGE NOT DETERMINED.

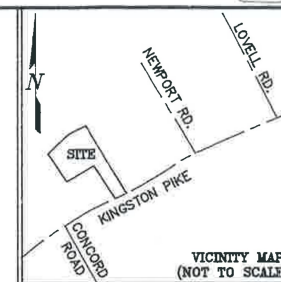
METAL POLE
(TYPICAL)

NET (TYPICAL)

PAINTBALL
AREA

NORTHWESTERLY
MARGIN OF
RIGHT-OF-WAY

FISLR THORNTON, LLC
DEED BOOK 2271 PAGE 1168
TAX MAP 143A GROUP E PARCEL 37.05

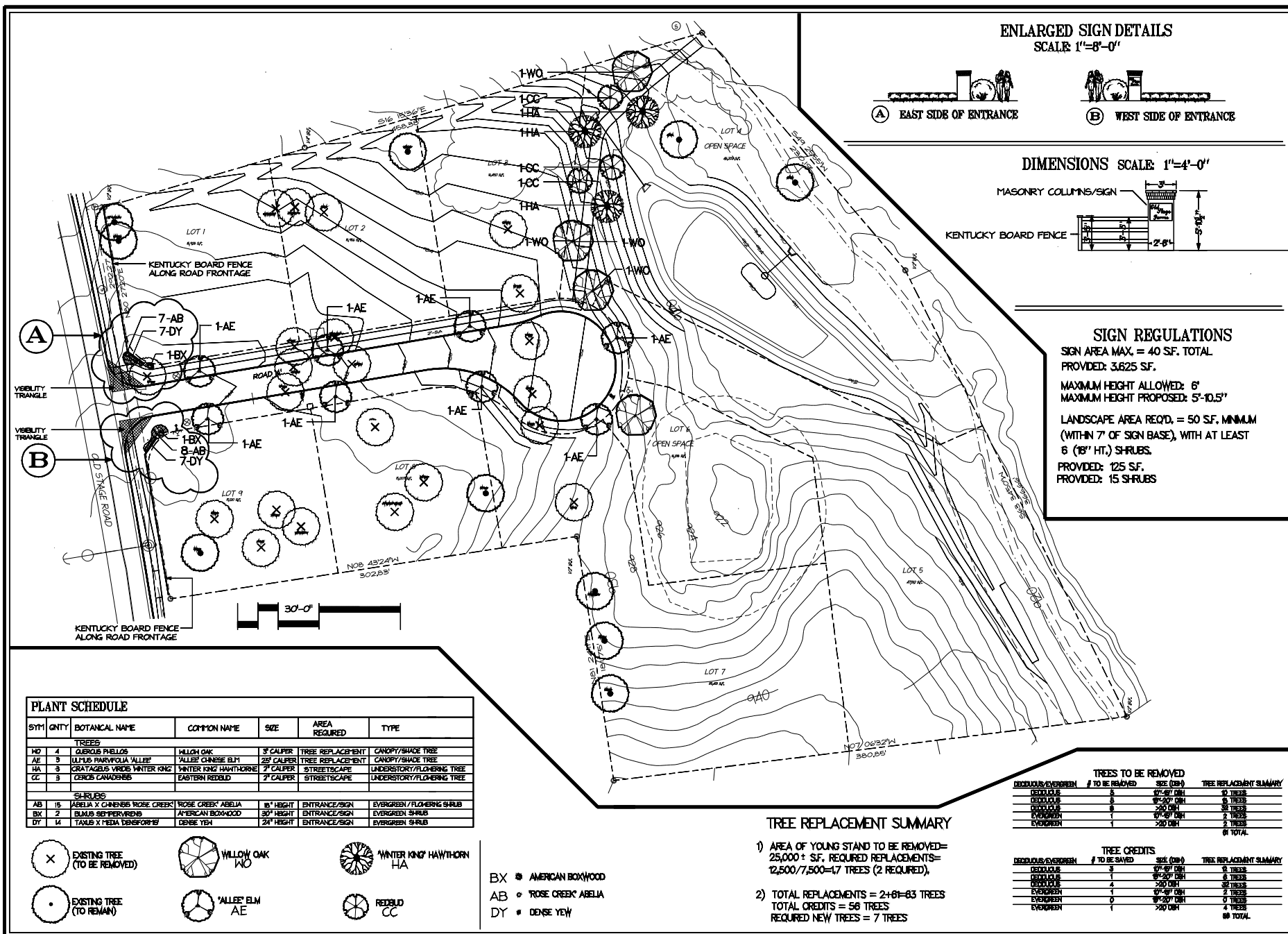


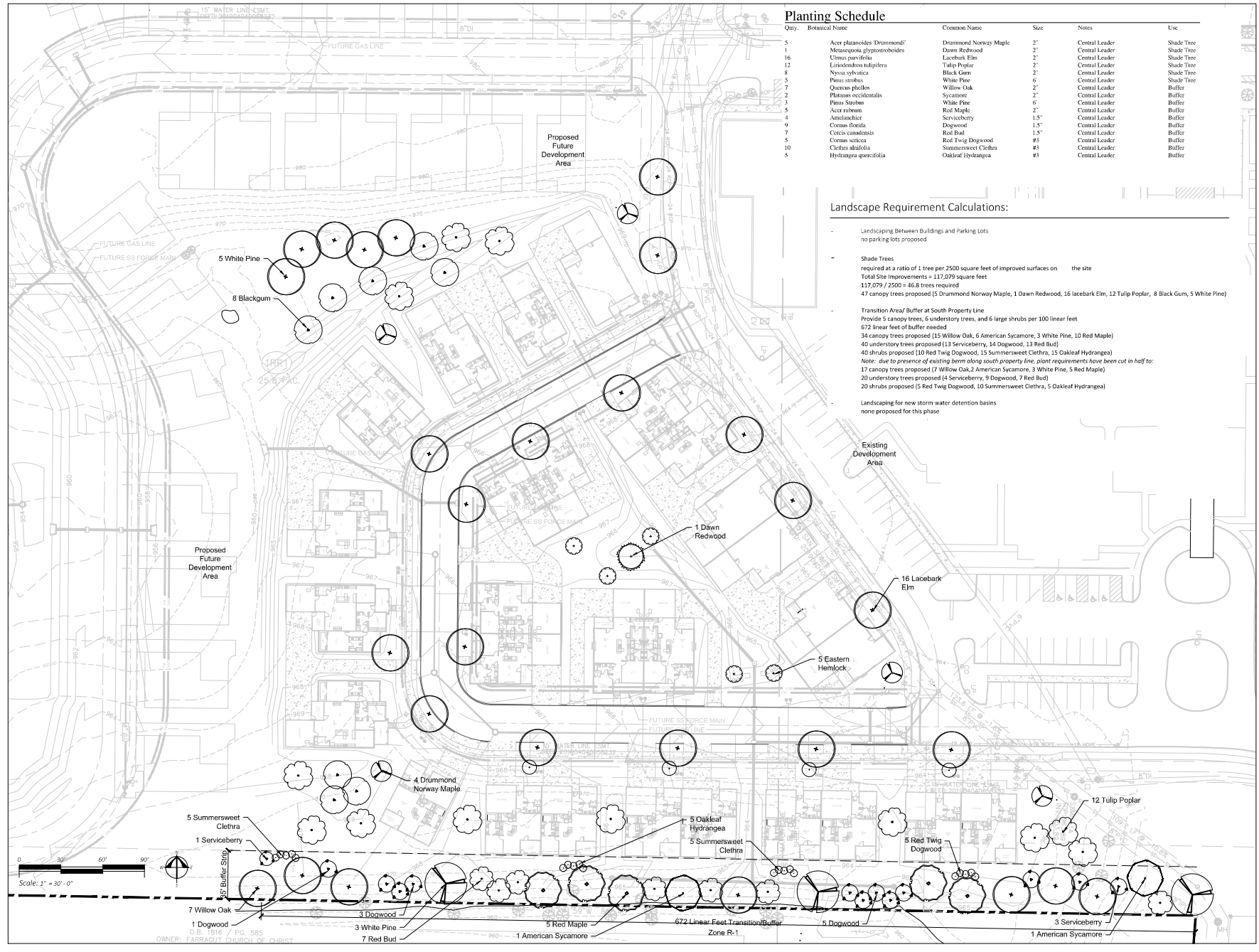
VICINITY MAP
(NOT TO SCALE)

SPECIAL PURPOSE SURVEY
LOCATION OF PAINTBALL FIELD
SURVEY OF A PORTION OF
SIR GOONEY GOLF OF KNOXVILLE, INC.
PROPERTY
6TH CIVIL DISTRICT
CITY OF FARRAGUT
KNOX COUNTY, TENNESSEE
SURVEYED DECEMBER 12, 2000

LARRY B. & KATHLEEN LEHMAN
DEED BOOK 2185 PAGE 1196
TAX MAP 143A GROUP E PARCEL 1.00

Project Number
B-20248





The Villages of Farragut

230 Village Commons Blvd.
Knoxville, TN 37934
Tennessee



Submital Record

March 11, 2021

Landscape Plan

L100