



**FARRAGUT VISUAL RESOURCES REVIEW BOARD
AGENDA**

Farragut Town Hall
Board Room
Tuesday, October 26, 2021
7:00 p.m.

1. Approval of minutes for the September 28, 2021, meeting.
2. Review of a primary ground sign (monument type) for Fast Pace Urgent Health Care, located at 13013 Kingston Pike.
3. Review of a primary ground sign (monument type) for AgPro John Deere, located at 13131 Kingston Pike.
4. Review of a primary ground sign (reface) for TN Bank, located at 11200 Kingston Pike.
5. Review of a primary ground sign (tenant panel monument type) ALDI (Biddle Farms Development), located off/along Brooklawn frontage.
6. Review of a primary ground sign (tenant panel monument type) ALDI (Biddle Farms Development), located along Kingston Pike.
7. Review of a landscape plan for Fast Pace Urgent Health Care, located at 13013 Kingston Pike.
8. Discussion and feedback for a proposed master sign for the Topgolf unified development site.
9. Discussion of adopt-a-stream cleanup participation, and possible dates.
10. November and December meeting schedules and possible holiday week conflicts.

**11408 MUNICIPAL CENTER DRIVE | FARRAGUT, TN 37934 | 865.966.7057 |
WWW.TOWNOFFARRAGUT.ORG**

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MEMORANDUM

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

AGENDA

1. **Approval of Minutes for the September 28, 2021, meeting**
2. **Ground Mounted Sign Applications**

a) Fast Pace Urgent Health Care – 13013 Kingston Pike

Permanent Ground Mounted Sign located at 13013 Kingston Pike.

Fast Pace Urgent Health Care is requesting approval for a new monument ground sign located at 13013 Kingston Pike.

The plan includes a new, 39 square foot internally lit monument ground sign. The proposed sign meets the Town's minimum requirements; however, staff recommends that a solid background plate be used behind the address numbers for increased visibility, due to their location on multi-directional brick. Staff recommends approval with the understanding that an as-built survey will be required to document setback and code compliance. The survey can be completed along with the as-built that will be required for the larger site.

b) AgPro John Deere – 13131 Kingston Pike

Permanent Ground Mounted Sign located at 13131 Kingston Pike.

AgPro John Deere is requesting approval for a new monument ground sign located at 13131 Kingston Pike.

The plan includes a new, 18 square foot internally lit monument ground sign. There is a question regarding the correct measurement of the setback from the front property line and the location of underground utility easements in the front yard. The applicant is working to establish the easement locations and correctly identify the front property line for setback purposes. The sign must be setback from the front property line at least 10 feet and up to 20 feet depending on the size and height of the sign. The sign must also be located outside of any utility easements.

The staff recommends approval subject to the following:

1. Verification of the front property line and adequate setbacks for the size and height of the proposed sign. Please correct site plan accordingly.
2. Verification that the sign is not located within any underground utility easement area. Please correct site plan accordingly.
3. The required base must be at least 24 inches high. It also must be architecturally compatible with the principal building and constructed of compatible material. In

this case, the building's walls appear to be split-face block so the base should utilize a compatible decorative split-face block.

4. Please update the sign plan illustration to reflect the total sign area including the frame/molding.
5. Please include the total sign height including the frame/moldings (but exclusive of the address number area) on the sign plan illustration.
6. Please document that the address numbers are at least 8 inches tall.
7. Please document on the plan that the proposed landscape area is to be at least 50 square feet in area.
8. Due to the close setback and likely presence of utility lines/easements a survey will be required for this sign.

c) TN Bank – 11200 Kingston Pike

Permanent Ground Mounted Sign (Reface) located at 11200 Kingston Pike.

TN Bank is requesting approval for a refaced monument ground sign located at 11200 Kingston Pike.

The plan includes installing a new 18 square foot sign face on a larger existing sign structure. The existing structure received a variance in 1999 to allow for its location and height.

The staff recommends approval subject to the following:

1. A dimensioned colored drawing of the sign showing the copy on the sign face, height and length of the sign face and sign structure, overall height of the sign, and size of the address numbers required at the top of the sign. Please also include the height of the sign above grade (exclusive of the address numbering area). The 1999 variance called for the structure not to exceed 11 feet and the previous permit issued in 2004 listed the height as 10.93 feet.
2. A detail of the materials and colors used for the sign structure. Please note architectural compatibility with main building.
3. Please verify that the required landscaping around the base of the sign is in place and compliant with current standards.
4. Please address illumination on the plan.

d) ALDI (Biddle Farms Development) – Brooklawn Street Frontage

Permanent Ground Mounted Sign (Tenant Panel type) located off Brooklawn St.

ALDI is requesting approval for a new tenant panel monument ground sign located off/along Brooklawn Street.

The plan includes a new monument ground sign. There is a potential size (area) issue with this sign that the applicant will have to address. It involves both the proposed size relative to the setback from the accessing ROW and the logo medallions that have been proposed.

The staff recommends approval subject to the following:

1. Please provide setback distances from both the side property line, as shown, and from the short ROW providing access to that portion of the site. Please also ensure that the sign is sized appropriately for the setback.
2. The BF logo medallions are signs and must be included in the allowable sign area under our regulations. Please provide the area of the medallions measured in accordance with our standards (non-parallel faces and signs mounted on a larger ornamental wall structure).
3. Please address sign illumination.
4. Please provide a blowup area detail for the required sign landscape area.
5. Please describe and designate property addressing. The Town will require address numbers at the top of the sign along the street from which the site is addressed.

e) ALDI (Biddle Farms Development) – Kingston Pike Frontage

Permanent Ground Mounted Sign (Tenant Panel type) located off Kingston Pk.
ALDI is requesting approval for a new tenant panel monument ground sign located along Kingston Pike.

The plan includes a new monument ground sign. The actual area of the sign has not yet been fully documented because the BF logo medallions must be counted as part of the total sign area.

The staff recommends approval subject to the following:

1. The BF logo medallions are signs and must be included in the allowable sign area under our regulations. Please provide the area of the medallions measured in accordance with our standards (non-parallel faces and signs mounted on a larger ornamental wall structure).
2. Please address sign illumination.
3. Please provide a blowup area detail for the required sign landscape area.
4. Please describe and designate property addressing. The Town will require address numbers at the top of the sign along the street from which the site is addressed.

3. Landscape Plans

f) Fast Pace Urgent Health Care – 13013 Kingston Pike

Landscape plan for Fast Pace Urgent Health Care located at 13013 Kingston Pike.
This item involves a required landscape plan for the Fast Pace Urgent Health Care site located at 13013 Kingston Pike.

The plan includes required landscape elements for the improved surfaces and a detention basin.

The staff recommends approval subject to the following:

1. Please either coordinate and show the required landscaping for the ground sign on this plan or provide a note indicating that the landscaping for the sign area is to be as per the sign permit.
2. Please include a graphic scale on the plan sheet.

4. Other Business

a) Discussion and Feedback for a Proposed Topgolf Master Development Sign

This item involves a request by Topgolf for input on their proposed master unified development sign. The Outlet Drive Regional Entertainment and Employment (OD-RE/E) Zoning District provides for the location of a master sign for a unified development focusing on regional recreation/entertainment and business uses.

Topgolf is currently working through the various conditions for permitting such a sign for the larger development site associated with their use. In conjunction with this process, they have also asked for input on the overall design of the proposed sign.

b) Discussion of Adopt-a Stream Participation

In the past the VRRB has participated in the adopt-a-stream program along a section of North Fork Turkey Creek between Campbell Lakes Drive and Grigsby Chapel Road. Does the Board's membership want to continue with the program, and if so, what dates might work for a cleanup?

c) Discussion of November and December Meeting Schedules

The November and December regular meeting dates fall close to Holidays. Will there be a sufficient number of members available during these periods to have a meeting, or should the Board look at an alternative schedule?



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, September 28, 2021. Chairman Marty Layman presided. Members in attendance were Marty Layman, Alderman Ron Pinchok, Randy Armstrong, Brittany Moore, Stephen Marlowe and Youth Representative Inas Lalani. Mr. Derek Wright and Ms. Jeanie Stow were absent.

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

1. Minutes:

A motion was made by Alderman Pinchok to approve the August 24, 2021, minutes as submitted. The motion was seconded by Mr. Marlowe, and it passed unanimously.

2. Ground Mounted Sign Applications:

a) Sugarwood Subdivision Entrance Signs – Located off Kingston Pike

Permanent Ground Mounted Subdivision Signs located off Kingston Pike.

Sugarwood Subdivision requested approval for two new/replacement permanent ground mounted signs located at the subdivision's entrance off Kingston Pike. Each sign face is approximately 19 square feet in size and is mounted to the existing brick subdivision entrance wall feature located on each side of Sugarwood Drive. The new signs will utilize the existing external lighting system on the site. Sufficient landscaping for the area is also already in place, but the HOA is proposing changes to avoid future conflicts with the new signs.

The staff recommended approval of the signs and noted that the HOA would need to coordinate with staff if the existing lighting was redirected on the site.

The Board discussed the request. Mr. Armstrong made a motion to approve the signs. Ms. Moore seconded the motion, which passed unanimously.

b) Marathon Station Ground Sign – 10855 Kingston Pike

Permanent Ground Mounted Sign located at 10855 Kingston Pike.

The Marathon Gas Station requested approval for a new monument ground sign located at 11135 Kingston Pike. The plan included a new, 40 square foot internally lit monument ground sign with required landscaping.

The staff noted that the applicant had revised their plans to address two outstanding issues and recommended approval.

Ms. Moore made a motion to approve the revised sign plan. Mr. Armstrong seconded the motion, which passed unanimously.

c) Fox Den Permanent Subdivision Entrance Sign – Olympic Drive Entrance

Permanent Ground Mounted Subdivision Sign located along Olympic Drive.

The Fox Den HOA requested approval to locate a permanent subdivision sign on an existing roadway island within the Olympic Drive right-of-way. The presence of underground communication lines forced the HOA to amend an earlier plan, which was reviewed by the VRRB in June.

The staff explained that the Sign Ordinance allows for such signs to be located within the road right-of-way provided they are part of a streetscape plan. The use of the right-of-way and overall plan must be reviewed and recommended to the Board of Mayor and Alderman for approval by both the Planning Commission and VRRB. The VRRB must also review and approve the actual ground sign as it would any other similar proposal. The Planning Commission reviewed and recommended approval of the original plan and use of the right-of-way at its June 17th meeting.

The staff then noted some concerns regarding the new sign's proposed location and its proximity to an existing public storm drainage pipe. Unfortunately, older storm drainage pipes typically need to be dug-up and replaced periodically, and the Town Engineer had suggested moving the sign further away from the pipe if possible. The staff agreed with this and suggested that the applicants consider a location on the other side of the large tree if possible. It was also noted that the Town would likely require the HOA to enter into a maintenance and liability agreement, under which, the Town would not be responsible for any damage to the sign resulting from public construction/reconstruction related activities if the sign could not be moved. Finally, the staff noted that any approval should include the following changes/conditions:

1. The sign's lettering should be located at least two feet above grade to avoid conflicts with landscaping and improve visibility. The required plantings can also be clustered around the ends of the sign structure to improve visibility.
2. The applicants need to work with an arborist to ensure that the existing tree is not damaged during sign installation.
3. A maintenance and liability agreement to protect the public right-of-way and other Town interests will need to be put in place. The Town's attorney will also likely suggest that an easement for the sign be identified which may require a survey.



The Board discussed the request and proposed sign location at some length. The consensus was that the HOA should attempt to relocate the proposed sign to the other (west) side of the large oak tree to avoid the drainage pipe. Alderman Pinchok made a motion to approve the sign and recommend it to the Board of Mayor and Alderman subject to relocating it to the west side of the tree if possible, and three additional conditions/changes suggested by staff. Mr. Armstrong seconded the motion, which passed unanimously.

d) Fox Den Permanent Subdivision Entrance Sign – Saint Andrews Drive Entrance

Permanent Ground Mounted Subdivision Sign located along Saint Andrews Drive.

The Fox Den HOA requested approval to locate a permanent subdivision sign within the Saint Andrews Drive right-of-way. The presence of underground waterline forced the HOA to amend an earlier plan, which was reviewed by the VRRB in June.

The staff again noted that the Sign Ordinance allows for such signs to be located within the right-of-way (ROW) provided they are part of a streetscape plan submittal and are approved by the Board of Mayor and Aldermen. Staff also noted that the Planning Commission reviewed and recommended approval of the original plan and use of the right-of-way at its June 17th meeting.

Staff then called attention to the proposed sign's proximity to an existing underground gas line. The staff explained that the utility lines had been marked via an 811 call and that they, 811, had advised the HOA to stay at least two feet away from any marked lines. This is apparently standard practice, as confirmed by the Town Engineer. The proposed sign was located two feet from the gas line. Finally, the staff noted that any approval should include the following changes/conditions:

1. The applicants need to work with an arborist to ensure that the existing tree is not damaged during sign installation.
2. A maintenance and liability agreement to protect the public right-of-way and other Town interests will need to be put in place. The Town's attorney will also likely suggest that an easement for the sign be identified which may require a survey.

The Board discussed the request and proposed sign location at some length. Alderman Pinchok made a motion to approve the sign and recommend it to the Board of Mayor and Alderman subject to the two additional conditions/changes suggested by staff. Ms. Moore seconded the motion, which passed unanimously.



e) Hardee's Menu Board Sign – 639 (609) North Campbell Station Road

Menu Board Sign located at 639 (609) North Campbell Station Road.

Hardee's requested approval for new/replacement drive-thru menu board sign located at 639 North Campbell Station Road.

The staff noted that the plan included a new, approximately 25 square foot drive-thru menu board. Staff also noted that the plan included an ancillary order box and a covering canopy, and that the canopy would require a separate building permit. The staff then explained that new menu-board was part of a larger external renovation project on the site, and that some of the site changes were begun without adequate plan submittal, review, and approval. It was noted that staff had been working with a local project representative to address the issue and that no permits would be issued until adequate plans had been submitted and approved. Staff then indicated that the menu-board and speaker box met the Town's minimum standards and suggested that they could be approved subject to all other site renovations/improvements being brought into compliance with Town requirements.

Ms. Moore made a motion to approve the menu-board sign subject to all other site renovations/improvements being brought into compliance with Town requirements. Mr. Marlowe seconded the motion, which passed unanimously.

f) Hardee's Ground Sign – 639 (609) North Campbell Station Road

Permanent Ground Mounted Sign located at 639 (609) North Campbell Station Road.

Hardee's requested approval for a new/replacement monument ground sign located at 639 (609) North Campbell Station Road.

Staff noted that the plan involved new 40 square foot monument ground sign. The staff explained that the new sign would replace the existing ground sign and that the applicant planned to mount it on the existing sign base. Staff also noted that the correct property address, 639 North Campbell Station Rd., as assigned by Knox County, needed to be used on the sign. In addition, and as noted for the proceeding agenda item, the new ground sign was part of a larger site renovation project started without approval, and that no permits would be issued until the Town received and approved adequate plans. The staff then noted that the ground sign could be approved subject to verification that the existing landscaping met minimum requirements and to all other site renovations/improvements being brought into compliance with Town requirements.

Mr. Armstrong made a motion to approve the menu-board sign subject to all other site renovations/improvements being brought into compliance with Town requirements and the required landscaping being verified. Ms. Moore seconded the motion, which passed unanimously.

3. Other Business:

a) Discussion regarding a requested ordinance amendment to permit canopy mounted signs in certain locations/circumstances, requested by Topgolf, 11400 Outlet Drive.

The staff explained that the agenda item involved a request by Topgolf for an ordinance amendment to allow for a canopy mounted sign. Currently, the Sign Ordinance does not permit canopy signs and the Outlet Drive Regional Entertainment and Employment (OD-RE/E) Zoning District does not include any modifications to address the issue. Staff noted that the building proposed for the Topgolf site along Outlet Drive includes a structural canopy overhanging the main entrance which could not be permitted under the current ordinances. The staff also explained that the company's standard design for this style of building includes a channel letter sign attached to the front of the canopy. Finally, the staff noted that the request was also scheduled to be discussed by the Planning Commission in October and that ultimately any change would have to be approved by the Board of Mayor and Alderman.

The Board discussed the request and felt that it was reasonable given the type of use and location within the Outlet Drive corridor. It was noted that the Outlet Drive area and the Regional Entertainment focus of the zone and the Topgolf development, in particular, justified the need for enhanced sign options.

Meeting adjourned at 8:30 pm



ELEVATION

45" x 125" INTERNALLY LIGHTED, DOUBLE FACED SIGN.
 THE FACES TO BE EMBOSSED PANS.
 THE SIGN CABINET 7" DEEP, ONE SURFACE MOUNTED
 ON EACH SIDE OF THE BRICK.
 THE BRICK SAME AS BUILDING.
 THE ADDRESS NUMBERS, 8" TALL, NON-LIGHTED, ROUTED
 ALUMINUM.

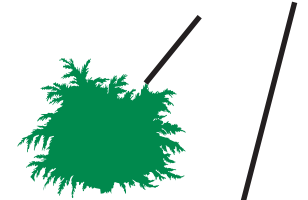
FAST PACE HEALTH
 13013 KINGSTON PIKE
 FARAGUT, TN

General
 SIGN COMPANY

BOXWOOD SHRUBS



BOXWOOD SHRUBS

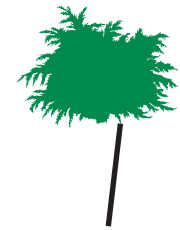


BOXWOOD SHRUBS

2 SURFACE MOUNTED SIGNS
(6) 12" SHRUBS MIN.

2 SURFACE MOUNTED SIGNS

BOXWOOD SHRUBS

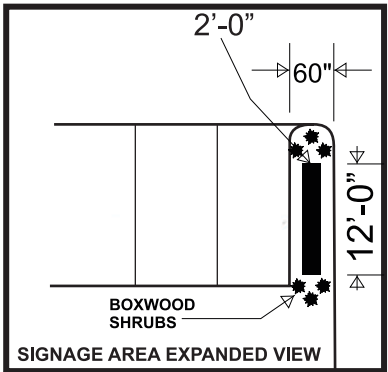
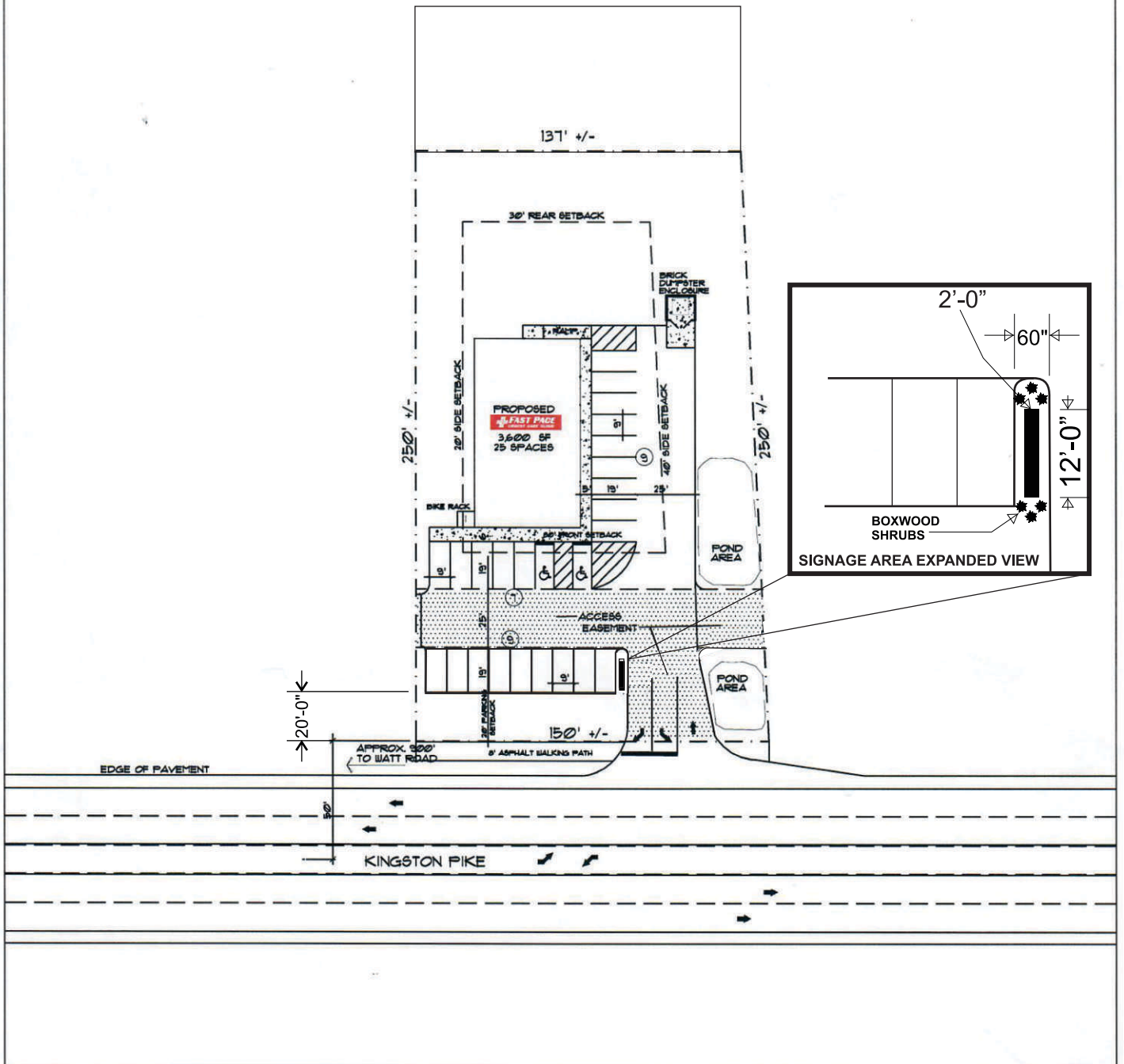


TOP VIEW MONUMENT SIGN
71 SQFT LANDSCAPED AREA

FAST PACE HEALTH
13013 KINGSTON PIKE
FARAGUT, TN



PRELIMINARY SITE PLAN		KINGSTON PIKE NEAR WATT ROAD	
PROTOTYPE:	45'X80' R	DEVELOPER	DESIGNER
BLDG SF:	3600	CO.:JMB INVESTMENT CO., LLC	CO.:JMB INVESTMENT CO., LLC
ACREAGE:	.83 AC +/-	NAME: AARON DICKENSON	NAME: TIM DUNAWAY
PARKING SPACES:	25	PHONE #: 865-816-2155	PHONE #: 865-200-4770
		DATE:	8-14-21



Size: noted

Material: alum.

Quantity: 1

Comments: -

Work Order #: 34805BB

◇ Digital print

◇ Vinyl

◆ Other

file location: 21/AG-Pro/34805 john deere sign/



Qty 1 - installation of customer supplied sign w/added address: -
custom pole/frame/skirt with TexCoat & painted to match building beige: -

SHOP USE ONLY

Print/Cut: _____ Weed/Mask/Lam: _____ Application: _____ QC: _____ Date Complete: _____

ALLEN
SIGN
SOUTH
573-3524
1805
2408 CHAPMAN HWY.
FAX 579-0356

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Client: Ag-Pro Date: 8-31-21 Price: \$ 4345.02 job total
 Ph/Email: bbarnett@agproco.com Drawn by: Zach Wooliver
 Title: AG Pro - john deere sign Approved by: _____ Date: _____

NOTE: The job will not proceed without a signed approval

Size: noted

Material: alum.

Quantity: 1

Comments: -

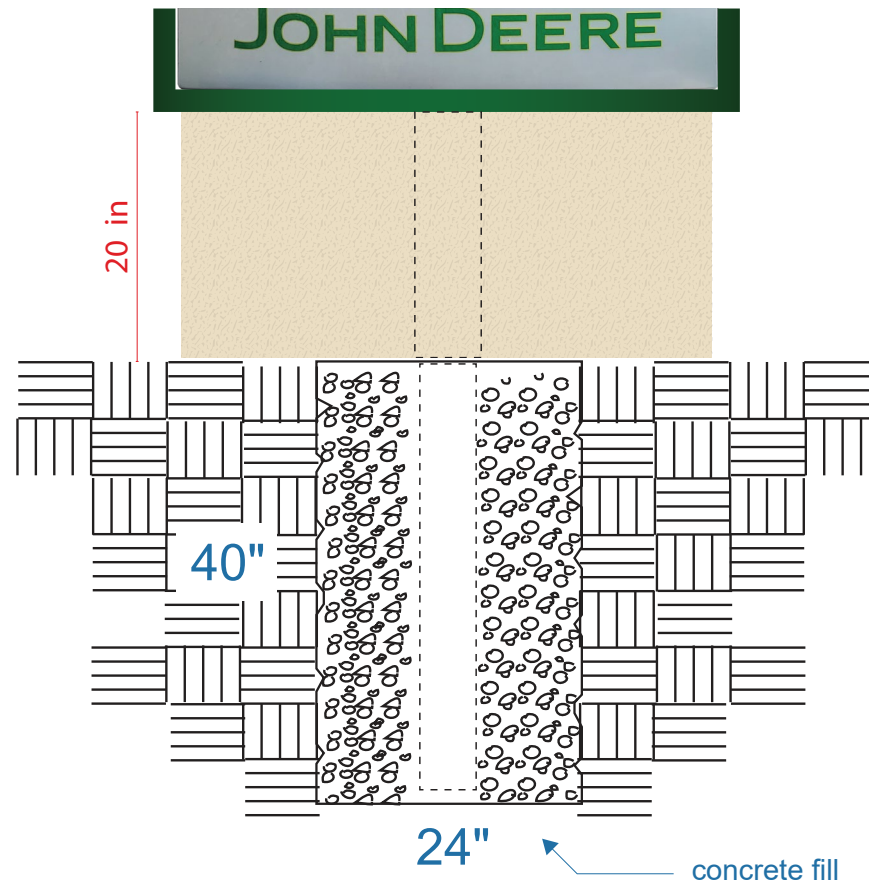
Work Order #: 34805BB

◇ Digital print

◇ Vinyl

● Other

file location: 21/AG-Pro/34805 john deere sign/



24"

concrete fill

SHOP USE ONLY

Print/Cut: _____ Weed/Mask/Lam: _____ Application: _____ QC: _____ Date Complete: _____

ALLEN
SIGN
SOUTH
573-3524
1805
2408 CHAPMAN HWY.
FAX 579-0356

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Client: Ag-Pro Date: 8-31-21 Price: \$ 4345.02 job total
 Ph/Email: bbarnett@agproco.com Drawn by: Zach Wooliver
 Title: AG Pro - john deere sign Approved by: _____ Date: _____

NOTE: The job will not proceed without a signed approval

53 in

49.25 in

13131

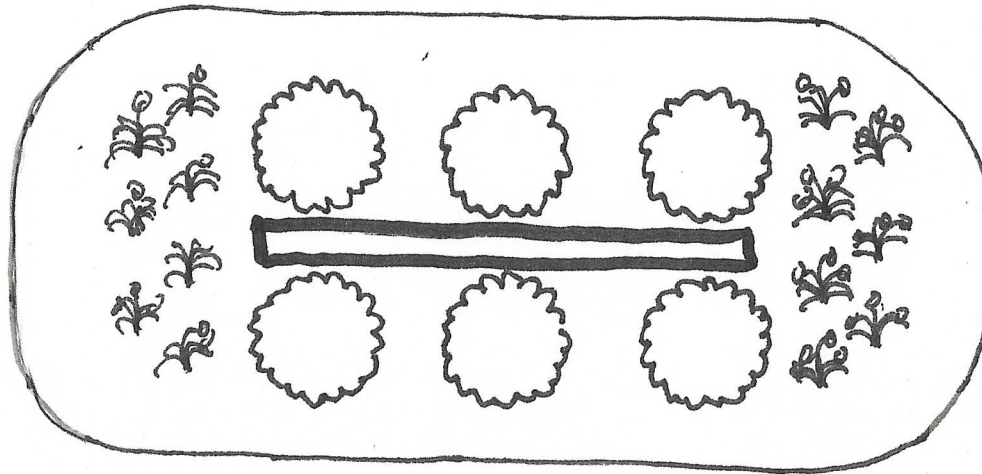


JOHN DEERE

PLANT LIST

6 - COMPATCA HOLLY #3

14 - STELLA DE ORA DAYLILY #1



AG-PRO COMPANIES

13131 Kingston Pike
Knoxville, TN 37934
Phone: (865) 966-6576
Fax: (865) 966-3528



DESIGN BY

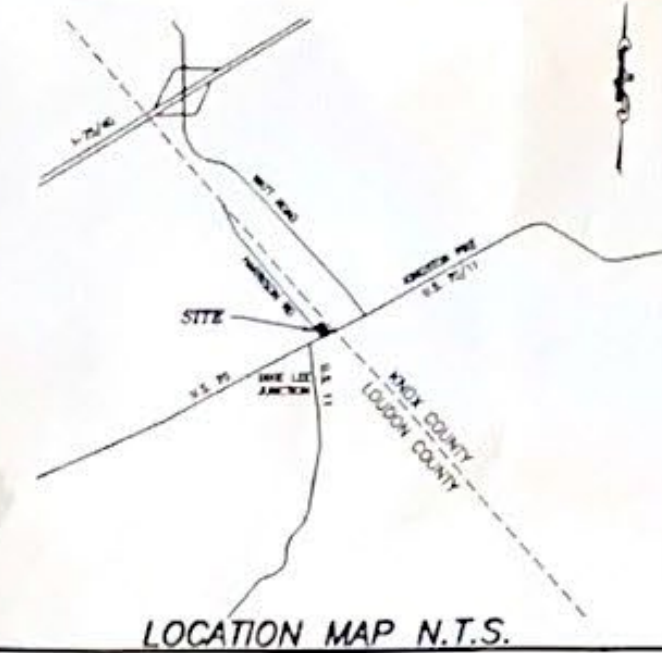
ReNewell

104 S. David Ln
Knoxville, TN 37922

SCALE APPROX

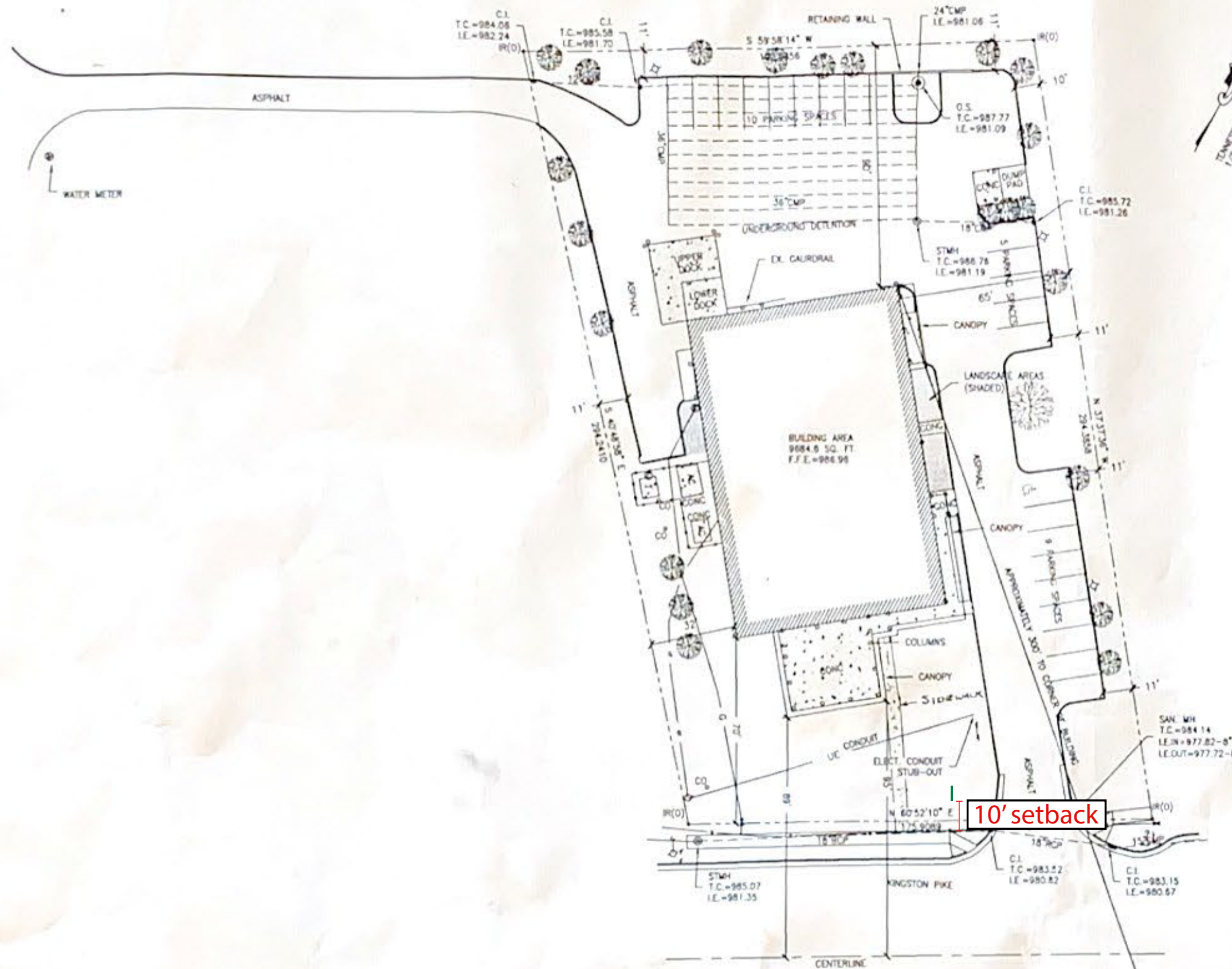
NOTES

1. MAXIMUM LOT COVERAGE
TOTAL LOT AREA 53,362 SF
TOTAL LOT COVERAGE 34,536 SF (64.7%)
ALLOWABLE LOT COVERAGE 37,353 SF (70%)
2. LANDSCAPING BETWEEN BUILDING AND PARKING LOT
BUILDING FRONTAGE FACING PARKING 251 LF
LANDSCAPE AREA REQUIRED 628 SF
LANDSCAPE AREA PROVIDED 698 SF



LEGEND:

● IR(N)	IRON ROD (NEW)
○ IR(O)	IRON ROD (FOUND)
○	MEANDER POINT
⊕	FIRE HYDRANT
⊙	WATER METER
⊙ H	YARD HYDRANT
⊙ S.C.	SIAMSE CONNECTION
⊙ P.V.	POST INDICATOR VALVE
⊙	POWER POLE
⊙	GUY WIRE
⊙	LIGHT POLE
⊙	TRANSFORMER
⊙	ELECTRIC PANEL
⊙	ELECTRIC METER
⊙	MANHOLE
⊙	CLEANOUT
⊙	GAS METER
⊙	CATCH BASIN
⊙	CURB INLET
⊙	TELEPHONE PEDESTAL
⊙	BOLLARD
⊙	TREE
⊙	SHRUB
— W —	WATER LINE
— UE —	EXISTING WOOD FENCE
— E —	UNDERGROUND ELECTRIC LINE
— SS —	OVERHEAD ELECTRIC LINE
— G —	SANITARY SEWER LINE
— ST —	WATER LINE
—	STORM SEWER LINE
—	DITCH, CREEK
—	RIGHT-OF-WAY/PROPERTY LINES



0 40 80 120
SCALE: 1 INCH = 40 FEET

APPROXIMATELY 240' FROM POWER POLE

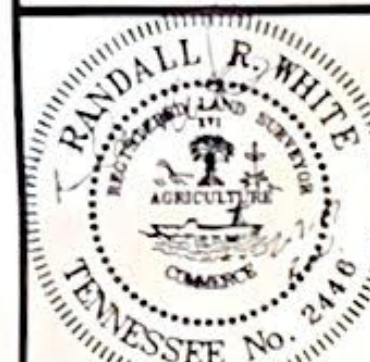
APPROXIMATE LOCATION
NEW FIRE HYDRANT IN
FRONT OF Y-12
CREDIT UNION (NOT
SURVEYED)

CLIENT:
JOSEPH CONSTRUCTION
KNOXVILLE, TENNESSEE

PROJECT:
A NEW JOHN DEERE DEALERSHIP
FARRAGUT, TENNESSEE

AS-BUILT SURVEY - MAP 7, PARCEL 49, WDB 233, PG. 678

REVISIONS: DATE:
A HYDRANT 1/12/07
A TOWN REVIEW 1/31/07



JOB NO. 2129
DATE 1.17.07
DRAWN RRW
CHECKED RRW

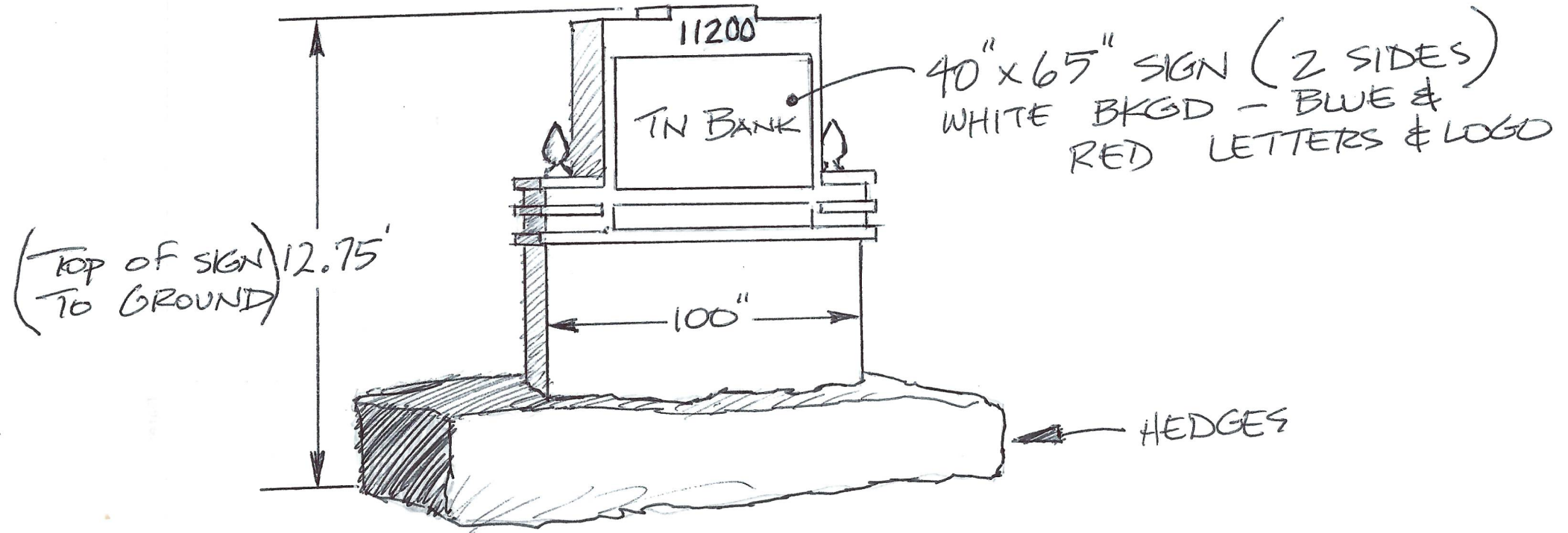


AS-1

C2RL, INC
engineers

3286 North Park Blvd
Alcoa, TN 37701
ph. 865 980 3500 fax. 865 980 3555

11200 KINGSTON PIKE
FARRAGUT, TN 37934



* EVERYTHING IS EXISTING
EXCEPT THE 40" x 65" SIGN PANELS

Aldi Monument w/ Belden Brick - Belcrest Blend

Farragut Town Center

Sign Location Plans

Contact:

Phone:

LEGEND

VERSION

v1	09-09-2021
v2	09-15-2021

EGD Studio
by



CREATIVE
SIGN DESIGNS

Phone: 813-818-7100
www.CreativeSignDesigns.com



SIDE VIEW

FRONT VIEW (DOUBLE SIDED)
ALDI PANEL
3'-10 1/2" h x 4'-8" w

SIDE VIEW

Scale: 1/2" = 1'-0"



Phone:

Aldi Monument w/ Belden Brick - Belcrest Blend

Farragut Town Center

Sign Location Plans

Contact:

Phone:

LEGEND

VERSION

v1	09-09-2021
v2	09-15-2021

EGD Studio
by



CREATIVE
SIGN DESIGNS

Phone: 813-818-7100
www.CreativeSignDesigns.com

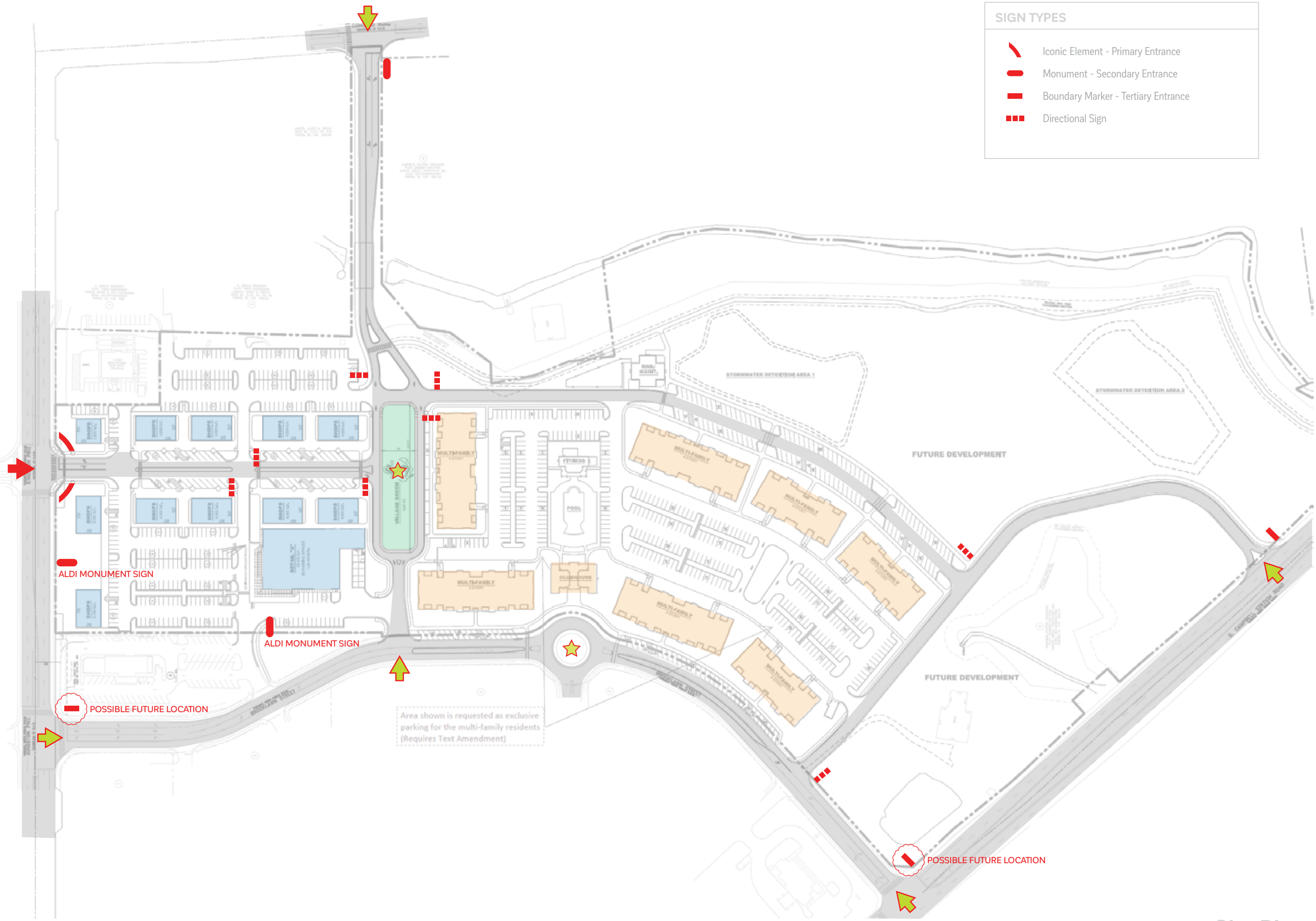


SIDE VIEW

FRONT VIEW (DOUBLE SIDED)
ALDI PANEL
3'-10 1/2" h x 4'-8" w

SIDE VIEW

Scale: 1/2" = 1'-0"



SIGN TYPES	
	Iconic Element - Primary Entrance
	Monument - Secondary Entrance
	Boundary Marker - Tertiary Entrance
	Directional Sign

Farragut Town Center
Sign Location Plans
Contact:
Phone:

LEGEND

- Pedestrian Pathways
- Vehicular Pathways
- Primary Entrance
- Secondary Entrance
- Experience Opportunity
- Public Green Space
- Retail Space
- Residential Property



VERSION

v1	09-09-2021
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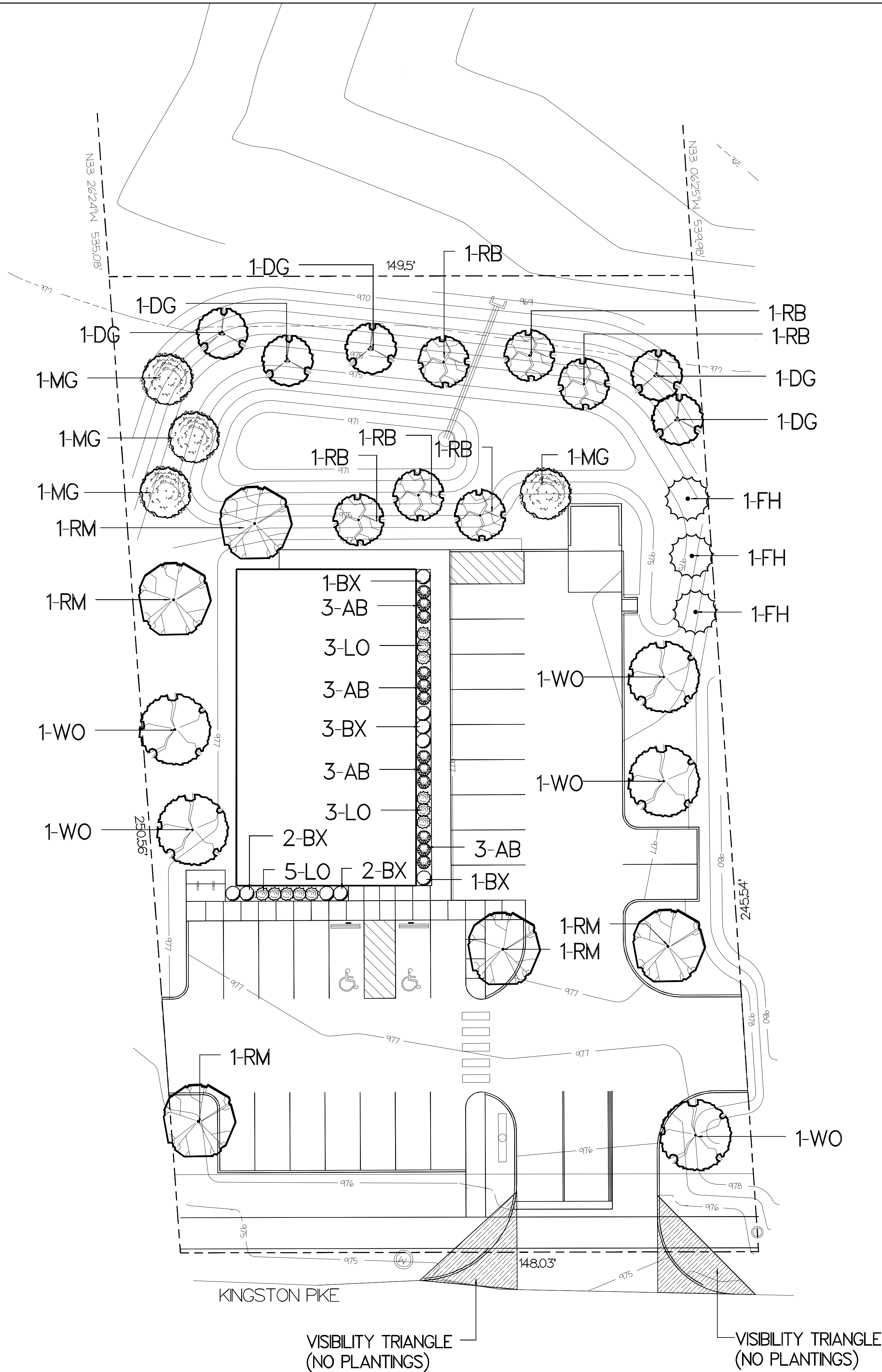
EGD Studio

by

CREATIVE
SIGN DESIGNS

Phone: 813-818-7100
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Site Plan



PLANT SCHEDULE

SYM.	#	BOTANICAL NAME	COMMON NAME	SIZE	AREA REQUIRED	TYPE
TREES						
WO	2	QUERCUS PHELLOS	WILLOW OAK	25" CALIPER	REPLACEMENT	SHADE TREE (>50' AT MATURITY)
WO	3	QUERCUS PHELLOS	WILLOW OAK	25" CALIPER	SITE AREA	SHADE TREE (>50' AT MATURITY)
RM	5	ACER RUBRUM	RED MAPLE	25" CALIPER	SITE AREA	SHADE TREE (>50' AT MATURITY)
DG	5	CORNUS KOUSA	KOUSA' DOGWOOD	2" CALIPER	STORMWATER POND	ORNAMENTAL FLOWERING TREE
RB	6	CERCIS CANADENSIS 'F.P.'	'FOREST PANSY' REDBUD	2" CALIPER	STORMWATER POND	ORNAMENTAL FLOWERING TREE
MG	4	MAGNOLIA GRANDIFLORA 'L.G.'	'LITTLE GEM' MAGNOLIA	6' MIN. HT.	STORMWATER POND	FLOWERING EVERGREEN TREE
FH	3	ILEX X ATTENUATA	FOSTER HOLLY	6' MIN. HT.	STORMWATER POND	EVERGREEN TREE
SHRUBS						
LO	11	LOROPETALUM CHINENSE	'RUBRUM' LOROPETALUM	18" HEIGHT	FOUNDATION	EVERGREEN / FLOWERING SHRUB
AB	12	ABELIA X CHINENSIS	'ROSE CREEK' ABELIA	18" HEIGHT	FOUNDATION	EVERGREEN / FLOWERING SHRUB
BX	7	BUXUS MICROPHYLLA 'W.G.'	WINTER GEM BOXWOOD	18" HEIGHT	FOUNDATION	EVERGREEN SHRUB

NOTES

- 1) THERE ARE NO OVERHEAD UTILITIES WITHIN THE BOUNDARIES OF THE PROPERTY LINE. ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BEFORE ANY DIGGING OR EXCAVATION.
- 2) THIS PROPERTY AND ALL ADJACENT PROPERTIES ARE ZONED C-1. NO BUFFERS ARE REQUIRED.
- 3) THIS PLAN REFLECTS AND IS CONSISTENT WITH THE REMAINING PLAN SHEETS ASSOCIATED WITH THIS PROJECT
- 4) ALL FINISHED LAWN AREAS SHALL HAVE A MINIMUM OF 4" TOPSOIL SMOOTHLY AND EVENLY DISTRIBUTED. TOPSOIL SHALL BE FREE OF DEBRIS AND NOXIOUS MATERIALS, AND SHALL HAVE POSITIVE DRAINAGE IN ALL LOCATIONS.
- 5) ANY LAWN SLOPE 3:1 OR STEEPER SHALL HAVE EROSION CONTROL BLANKET UNTIL GRASS HAS PROPOGATED AND COVERED 95 PERCENT OF ALL BARE AREAS.
- 6) ALL AREAS SHOWN AS LAWN SHALL BE SODDED WITH HYBRID FESCUE, OR SEEDED WITH HYBRID FESCUE.
- 7) ALL PLANTS SHALL BE FREE OF DISEASE, AND SHALL HAVE A HEALTHY APPEARANCE AT PLANTING.
- 8) ALL PLANT BEDS ARE TO RECEIVE A 3" LAYER OF HARDWOOD MULCH
- 9) ALL PLANT GROWTH IN LANDSCAPED AREAS SHALL BE CONTROLLED BY PRUNING, TRIMMING, OR OTHER SUITABLE METHODS SO THAT PLANT MATERIALS DO NOT INTERFERE WITH UTILITIES, RESTRICT PEDESTRIAN OR VEHICULAR ACCESS, OR OTHERWISE CONSTITUTE A TRAFFIC HAZZARD.
- 10) ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN A RELATIVELY WEED-FREE CONDITION AND CLEAR OF UNDERGROWTH.
- 11) ALL PLANTINGS SHALL BE FERTILIZED AND IRRIGATED AT INTERVALS AS ARE NECESSARY TO PROMOTE OPTIMUM GROWTH.
- 12) ALL TREES, SHRUBS, GROUND COVERS, AND OTHER PLANT MATERIALS SHALL BE REPLACED IF THEY DIE OR BECOME UNHEALTHY DUE TO ACCIDENTS, DRAINAGE PROBLEMS, DISEASE, OR OTHER CAUSES.

SHADE TREES

SHADE TREE REQUIREMENTS: 1 TREE/2500 SF
TOTAL IMPERVIOUS AREA: 19,127 SF
8 TREES REQUIRED (68,570 SF / 2500)
2 ADD. TREES REQUIRED (SEE REPLACEMENTS)
10 TOTAL TREES REQUIRED
(80 PERCENT SHADE/CANOPY TREES,
20 PERCENT UNDERSTORY TREES ALLOWED)

DETENTION BASIN TREES

REQUIRED: 1 TREE/20 LINEAR FEET
40% FLOWERING
DECIDUOUS = MINIMUM 5' HT., 2" CALIPER
EVERGREEN TREES = 6' MIN. HEIGHT

358 LINEAR FEET / 20 = 18 TREES REQUIRED

PROVIDED: 18 TOTAL TREES
83% FLOWERING

FOUNDATION PLANTINGS

2.5 X BLDG. FACADE LEGNTH FACING PARKING
127 L.F. FACADE X 2.5 = 318 S.F. REQ'D.
433 S.F. PROVIDED

TREE REPLACEMENTS

8 SITE SHADE TREES REQUIRED X 20% = 2
REPLACEMENT TREES REQUIRED
2 REPLACEMENT TREES PROVIDED

*THIS PROPERTY HAS EXISTING FORESTED AREAS, WHICH WILL FACTOR INTO THE TREE REQUIREMENTS. ALTHOUGH THERE WILL BE EFFORTS TO PRESERVE AS MANY TREES AS POSSIBLE, THIS PLAN INCLUDES THE MAXIMUM NUMBER OF REPLACEMENT TREES NEEDED.

PROJECT

FAST PACE HEALTH
URGENT CARE
Farragut, Tennessee

13013 KINGSTON PIKE
PARCEL D: 151 069
CLT MAP: 151
PARCEL: 69
DISTRICT: FW

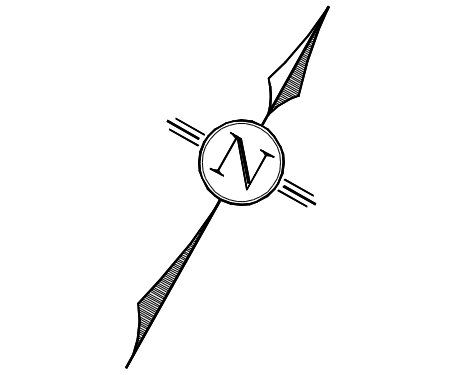
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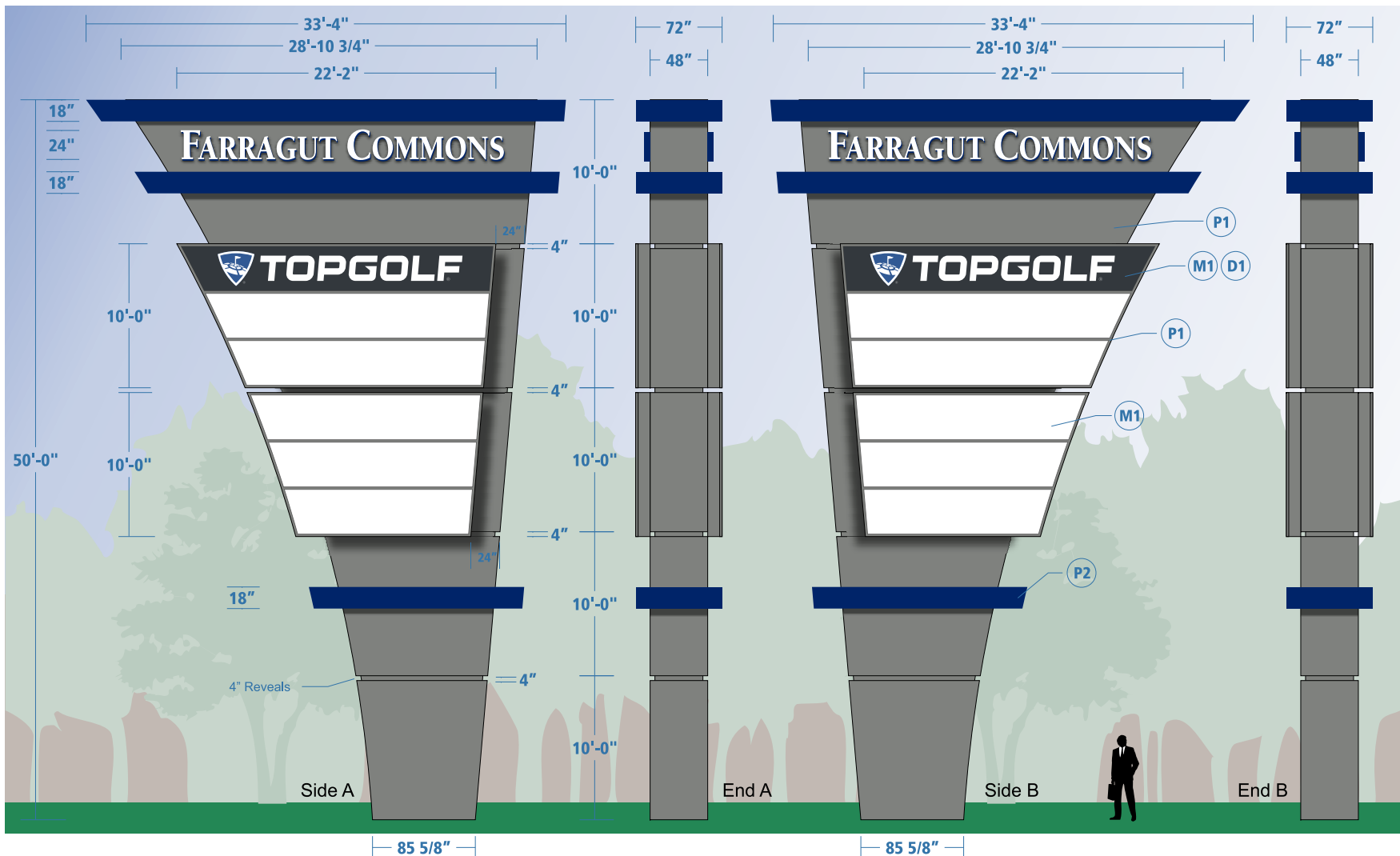
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SCALE: 1"=16'-0"
DATE: SEPTEMBER 15, 2021
DRAWN BY: W. ALLEN DUKE



LANDSCAPE PLAN

LA-1



Main ID Pylon Sign: Aluminum Construction, Channel Letter Header, Plastic Tenant Faces, Internal LED Illumination

Scale: 3/32" = 1' - 0"

Specifications:

Structure

CABINET: 48" (deep) Aluminum Construction, AKZO Paint to Match SW 7067 Cityscape, Satin Finish
ACCENT BARS: Aluminum Construction, Paint to Match Arlon 2114 Blue

Channel Letter Header

FACES: 3/16" (thk) Acrylic, #7328 White
SIDEWALLS: 5" (deep) Aluminum, Paint to Match Arlon 2114 Blue
BACKS: 0.125" (thk) Polymetal, Paint to Match Arlon 2114 Blue
TRIMCAPS: 1" (thk) Plastic, Paint to Match Arlon 2114 Blue
ILLUMINATION: Internal, LED, Bright White

Tenant Panels

CABINET: 12" (deep) Aluminum Construction, AKZO Paint to Match SW 7067 Cityscape, Satin Finish
FACES: 3/16" (thk) Acrylic, #7328 White
TOPGOLF GRAPHICS: Digital Print-Vinyl Graphics as Required to Match Customer Supplied Art
ILLUMINATION: Internal, LED, Bright White

(PRINTED COLORS ARE FOR CONCEPTUAL USE ONLY. ACTUAL COLORS TO BE CONFIRMED PRIOR TO FABRICATION.)

Color Key:

P1 AKZO Paint to Match
SW 7067 Cityscape, Satin Finish

P2 AKZO Paint to Match
Arlon 2114 Blue

M1 3/16" (thk) Acrylic,
#7328 White

D1 Translucent Digital Print Vinyl Graphics,
To Match Customer Provided Art

Date:

10/10/19

Project:

Farragut Commons

Knoxville, TN

Contact:

Bobby James

Designer:

Houston Chappell, Jr.

Revisions:

- 1.
- 2.
- 3.
- 4.
- 5.

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LISTED COMPLIES TO UL 48

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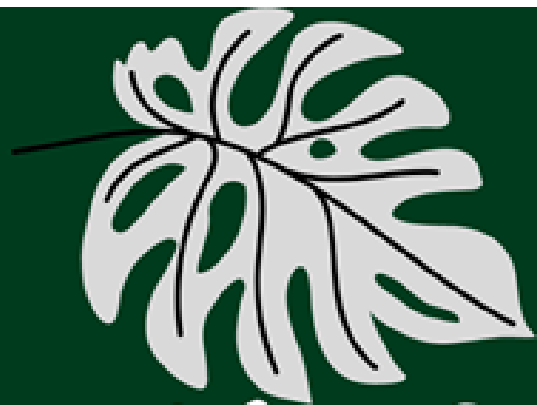
Approved By & Date:

Reference:

101019-K1

Pages:

1 of 1



Save the Date

ADOPT-A-STREAM DAY

November 7, 2021

2:00-7:00PM

WE WILL BE HAVING AN ENTIRE AFTERNOON DEDICATED TO CELEBRATING THE ADOPT-A-STREAM PROGRAM AND OUR DEDICATED GROUPS. WE WILL BE HAVING A CLEAN UP FOLLOWED BY A RECEPTION. THIS IS AN OPPORTUNITY TO LEARN MORE ABOUT OUR STREAMS AND THEIR IMPORTANCE.

