



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, October 26, 2021. Chairman Marty Layman presided. Members in attendance were Marty Layman, Alderman Ron Pinchok, Brittany Moore, Stephen Marlowe and Jeanie Stow. Derek Wright, Randy Armstrong, and Youth Representative Inas Lalani were absent.

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

1. Minutes:

A motion was made by Moore to approve the September 28, 2021, minutes as submitted. The motion was seconded by Stow and passed unanimously.

2. Ground Mounted Sign Applications:

a) *Fast Pace Urgent Health Care – 13013 Kingston Pike* *Permanent Ground Mounted Sign located at 13013 Kingston Pike.*

Staff reviewed this item and recommended approval subject to a solid background plate being used behind the address numbers for increased visibility, due to their location on multi-directional brick. Staff also noted that an as-built survey will be required to document setback and code compliance, and this would need to be provided prior to the issuance of a Certificate of Occupancy.

Gary Hayes and Tim Dunaway were present on behalf of the applicant. After a short discussion, a motion was made by Stow to follow staffs' recommendation. The motion was seconded by Alderman Pinchok and passed unanimously.

b) *AgPro John Deere – 13131 Kingston Pike* *Permanent Ground Mounted Sign located at 13131 Kingston Pike.*

Staff reviewed this item and noted that there eight comments that would need to be addressed. Staff reviewed those comments and asked board members if they wanted to postpone action or recommend approval subject to staff ensuring that the eight remaining items were completed. Those remaining items were as follows:

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.

No one was present on behalf of the applicant. After a short discussion, a motion was made by Alderman Pinchok to approve the ground mounted sign subject to the eight remaining items being addressed as verified by staff. The motion was seconded by Stow and passed unanimously.

c) *TN Bank – 11200 Kingston Pike
Permanent Ground Mounted Sign (Reface) located at 11200 Kingston Pike.*

Staff reviewed this item and noted that the applicant recently installed a new 18 square foot sign face to replace the previous sign face of the same size on the existing sign structure. The existing structure received a variance in 1999 to allow for its location and height.

Staff recommended approval subject to the following:

1. Providing 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. Providing a detail of the materials and colors used for the sign structure. Please note architectural compatibility with main building.
3. Providing a verification that the required landscaping around the base of the sign is in place and compliant with current standards.
4. Addressing how the sign is being illuminated.



No one was present on behalf of the applicant. After a short discussion, a motion was made by Layman to approve the re-face subject to the remaining staff comments being addressed as verified by staff. The motion was seconded by Moore who also made a comment that the staff would ensure that the lighting is compliant with Town requirements. Motion passed unanimously.

*d) ALDI (Biddle Farms Development) – Brooklawn Street Frontage
Permanent Ground Mounted Sign (Tenant Panel type) located off Brooklawn St.*

Staff reviewed this item and recommended approval subject to the following:

1. The BF logo medallions are signs and must be included in the allowable sign area under the Town's 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 coordinate the address numbers with staff and ensure that the numbers are placed at the top of the sign as required in the sign ordinance.

Annette Hommel was present on behalf of the applicant. Staff noted that, although the sign complies with the size permitted, a larger sign could be permitted if the applicant wanted to modify their request. Staff also reminded the applicant that the signage for the entire project needed to be coordinated so that approval at this time did not limit other signage desired for the project.

After reviewing this with the applicant, a motion was made by Alderman Pinchok to approve the sign for Brooklawn Street subject to the remaining staff comments. Motion was seconded by Moore and passed unanimously.

*e) ALDI (Biddle Farms Development) – Kingston Pike Frontage
Permanent Ground Mounted Sign (Tenant Panel type) located off Kingston Pk.*

Staff reviewed this item and recommended approval subject to the following:

1. The BF logo medallions are signs and must be included in the allowable sign area under the Town's 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 remove the address numbers from this sign.

A motion was made by Marlowe to follow staffs' recommendation. Motion was seconded by Moore and passed unanimously.

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.

Staff reviewed this item and recommended 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.

Tim Dunaway was present on behalf of the applicant. A motion was made by Stow to follow staffs' recommendation. Motion was seconded by Marlowe and passed unanimously.

4. *Other Business*

- a) *Discussion and Feedback for a Proposed Topgolf Master Development Sign*
Staff reviewed this item and asked the VRRB for feedback on the appearance of the sign. Board members liked the design but recommended that the name of the development "Farragut Commons" be re-considered since there is a subdivision of the same name in the Town.
- b) *Discussion of Adopt-a Stream Participation*
Staff reviewed this item and board members expressed a desire to continue participating in the Adopt-a-Stream Program. November 13 was selected as the cleanup date.
- c) *Discussion of November and December Meeting Schedules*
Staff reviewed this item. It was decided that the November and December regular meeting dates be combined and the meeting held on Tuesday, December 7.

Meeting adjourned at 8:14 pm