



**FARRAGUT VISUAL RESOURCES REVIEW BOARD
AGENDA**

Farragut Town Hall
Board Room
Tuesday, April 26, 2022
7:00 p.m.

1. Approval of minutes for the March 22, 2022, meeting.
2. Review of an individual tenant panel sign for Great Clips, located at 137 Brooklawn Street (Campbell Station Exchange/Kroger Shopping Center), South Campbell Station Road Entrance.
3. Review of an individual tenant panel sign for Great Clips, located at 137 Brooklawn Street (Campbell Station Exchange/Kroger Shopping Center), Kingston Pike Frontage.
4. Review of an individual tenant panel sign for Elkmont Station, located at 103 South Campbell Station Road (Farragut Gateway Center), South Campbell Station Road Entrance.
5. Review of an individual tenant panel sign for Elkmont Station, located at 103 South Campbell Station Road (Farragut Gateway Center), Kingston Pike Frontage.
6. Review of an individual tenant panel sign for Prosource Home Buyers, located at 11002 Kingston Pike.
7. Review of a permanent ground mounted subdivision sign for The Grove at Boyd Station subdivision, north entrance (Iron Plow Drive), located off McFee Road.
8. Unified Development Master Sign, Farragut Station Development, 11320 Outlet Drive
9. Continued review and recommendations of potential amendments to the Sign Ordinance, with a discussion of wall signs and their review.

**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, natural origin, gender, gender identity, sexual orientation, age, religion, disability or veteran status 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

MEMORANDUM

TO: Farragut Visual Resources Review Board
FROM: Bart Hose, Assist. Community Development Director.
SUBJECT: Regularly Scheduled Meeting - Tuesday, April 26, 2022, at 7:00 p.m.

AGENDA

1. Approval of Minutes for the March 22, 2022, meeting

2. Ground Mounted Sign Applications

a) Great Clips – 137 Brooklawn Street (Campbell Station Exchange/Kroger Shopping Center)

Individual Tenant Panel Sign located at the Campbell Station Exchange/Kroger Shopping Center, Brooklawn and Campbell Station Road entrance.

Great Clips is requesting approval for an individual tenant panel sign located at the corner of Campbell Station Road and Brooklawn Street.

The Board provided input on the tenant panel's design at the last meeting. The staff recommends approval.

b) Great Clips – 137 Brooklawn Street (Campbell Station Exchange/Kroger Shopping Center)

Individual Tenant Panel Sign located at the Campbell Station Exchange/Kroger Shopping Center, Kingston Pike frontage.

Great Clips is requesting approval for an individual tenant panel sign located along the Kingston Pike frontage of the shopping center.

The Board provided input on the tenant panel's design at the last meeting. The staff recommends approval.

c) Elkmont Station – 103 South Campbell Station Road (Farragut Gateway Center)

Individual Tenant Panel Sign located at 103 South Campbell Station Road, Farragut Gateway Center, South Campbell Station Road entrance area.

Elkmont Station is requesting approval for an individual tenant panel sign located at 103 South Campbell Station Road. This is the smaller of the two tenant panel monument signs on the property.

The width of the font used on the panel is narrow and affects legibility. The applicants should increase the font width and, if necessary, limit the sign to just the business name to improve the legibility and effectiveness of the panel.

d) Elkmont Station – 103 South Campbell Station Road (Farragut Gateway Center)

Individual Tenant Panel Sign located at 103 South Campbell Station Road, Farragut Gateway Center, Kingston Pike Frontage.

Elkmont Station is requesting approval for an individual tenant panel sign located at 103 South Campbell Station Road. This is the larger of the two tenant panel monument signs on the property.

The width of the font used on the panel is narrower than the fonts used on the other sign panels and appears to impact legibility. The applicants should increase the font width and, if necessary, limit the sign to just the business name to improve the legibility and effectiveness of the panel.

e) Prosource Home Buyers – 11002 Kingston Pike

Individual Tenant Panel Sign located at 11002 Kingston Pike.

Prosource Home Buyers is requesting approval for an individual tenant panel sign located at 11002 Kingston Pike.

The proposed tenant panel appears to be legible, and staff can recommend approval.

f) The Grove at Boyd Station Subdivision Sign (North Entrance) – Located off McFee Road

Permanent Ground Mounted Subdivision Signs located along McFee Road.

The Grove at Boyd Station Subdivision is requesting approval for two permanent ground mounted signs located at the subdivision's northernmost entrance (Iron Plow Dr.) located off of McFee Road. The plan calls for two identical entrance signs and supporting ornamental wall structures, located at the corners of the entrance road (Iron Plow Drive). Each sign is 20 square feet in area, for a total of 40 square feet as permitted by the ordinance. The proposed signs are located within an open-space lot that will eventually be controlled by the development's HOA. Proposed landscaping around the signs and ornamental walls is included.

The staff recommends approval of the sign subject to an as-built survey being required to document that the installed sign meets all setback and other applicable requirements.

g) Farragut Station Development, Unified Development Master Sign, – 11320 Outlet Drive

Unified Development Master Sign – 11320 Outlet Drive.

Farragut Station Development and Top Golf is requesting approval for a Unified Development Master Sign located at 11320 Outlet Drive.

The Board provided input on the design of this sign at its October 2021 meeting. This type of "master sign" for a larger unified development is specifically provided for in the Outlet Drive Regional Entertainment and Employment Zoning District. This district provides various requirements for such signs, which the plan and proposal appear to meet. The sign will actually be located on the SKORE Hotel site, which is part of the larger Farragut Station development area.

The proposed sign appears to be compliant with the Town's Zoning Ordinance, however, the plan indicates that the sign's intended location just meets the minimum required setbacks from the side property line and Interstate ROW/property line (10 and 20 feet, respectively). These minimum setbacks must be maintained and are measured from the furthest protrusion of the sign toward the property/ROW lines. The staff can recommend approval subject to an as-built survey being required to document that the setbacks and other applicable requirements are met.

3. Other Business

a) Continued Review and Recommendation of Potential Amendments to the Sign Ordinance, with a Discussion of Wall Signs

This item is a continuation of the discussion regarding proposed amendments to the Sign Ordinance. At last month's meeting, the Board brought up the review of wall signs and asked staff to look into the matter. Specifically, the Board wanted to consider whether it should also be reviewing wall sign applications. Currently, the Board only reviews ground sign applications, including tenant panels.

The staff has reviewed the issue and has concerns regarding the regular review of wall sign applications by the Board. Currently, the ordinance allows the staff to refer wall sign applications to the Board when they feel input is needed. This has been the practice for some time. Having the Board review all wall signs would, in staff opinion, present several issues. These include the overall number of wall sign permits; the typical review and revision process, which often includes frequent coordination between the staff, sign company, and business owner; design issues related to allowable sign size and placement, sign design in the context of the Sign Ordinance's consistency requirements within shopping centers and the Architectural Design Standards; development of overall signage plans for multi-tenant developments; application timing and the need to lengthen submittal deadlines for Board meetings to account for the review of wall signs, and possible approval delays related to the proceeding issues.

As the Board knows, there are a number of codes and guidelines that can impact the design and location of signs within the Town. These include the Sign Ordinance, specific sign related provisions in some zoning districts, and the Town's Architectural Design Guidelines. Various factors from these requirements often have to be considered together when working with applicants to develop approvable sign plans. This is particularly true with respect to wall signs in multi-tenant and/or multi-building developments. In such developments, there are a number of wall signs that need to be considered and coordinated throughout the site. On the other hand, there is typically only one or sometimes two primary ground signs to be considered even for very large development sites.

For reference, in 2021 the Board reviewed a total of eight (8) tenant panel sign applications and 23 monument or other types of ground signs (including eight (8) subdivision entrance signs). During the same period of time, 47 commercial wall sign applications were reviewed and permitted.



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, March 22, 2022. Chairman Marty Layman presided. Members in attendance were Marty Layman, Alderman Ron Pinchok, Brittany Moore, Jeanie Stow, Randy Armstrong, and Stephen Marlowe. Mr. Derek Wright 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 Alderman Pinchok to approve the February 22, 2022, minutes as submitted. The motion was seconded by Ms. Moore, and it passed unanimously.

2. Ground Mounted Sign Applications:

a) TopGolf Primary Ground Mounted Sign – 11400 Outlet Drive

Primary Ground Mounted (Monument) Sign – 11400 Outlet Drive.

TopGolf requested approval for a primary ground mounted monument sign located at 11400 Outlet Drive.

The staff noted that the Board had provided input on the design of this sign at its January meeting. Staff then recommended approval of the sign, noting that it appeared to be compliant with the Town's ordinance and that the landscaping conformed with the previously approved landscape plan for the site.

Alderman Pinchok made a motion to approve the sign. Mr. Armstrong seconded the motion, which passed unanimously.

3. Other Business:

a) Continued Review and Recommendation of Potential Amendments to the Sign Ordinance

The staff presented the Board with additional possible amendments to the Town's Sign Ordinance. This included previously discussed changes for peripheral accessory signs, along with changes related to general occupant signs and signs for homeowner association owned recreation and similar facilities in residential subdivisions. Other possible changes involved clarifications and issues related to enforcement. The staff asked the Board for input regarding the process for reviewing and approving tenant panels and whether they needed to regularly come before the Board.



|farragut

The Board discussed the presented amendments and was generally supportive of them. It then turned its attention to staff's inquiry regarding tenant panels. Several members felt that the panels should continue to be reviewed by the Board, while others felt they could be handled by the staff. The issue of wall signs and their review came up during this discussion. Several board members felt that they should at least consider having review input on wall signs. It was noted that they have more visual effect on the Town than the tenant panels. The Board asked staff to look into the wall sign review issue for the next meeting.

Meeting adjourned at 8:00 pm

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FRONT ELEVATION

**3/16" FLAT PLEX REPLACEMENT FACES WITH DIGITALLY
CUT PREMIUM VINYL GRAPHICS APPLIED 1st SURFACE
FOUR(4) REQUIRED**

The same tenant panels and signs are used at both the South Campbell Station Road entrance and along the Kingston Pike frontage location.



"PHOTO IMAGE MAY NOT BE TO EXACT SCALE"

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

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

Great Clips

#4514
KNOXVILLE, TN

APPROVED BY _____ DATE _____

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SALES PERSON **JESSICA WILLIS**

ORIGINAL
DATE 2-15-22 BY JKB

REVISIONS

1) DATE _____ BY _____
2) DATE _____ BY _____
3) DATE _____ BY _____

COLORS



ELECTRICAL REQUIREMENTS

NONE REQUIRED

Southern Signs Inc.

9916 THORN GROVE PIKE - STRAWBERRY PLAIN, TN.

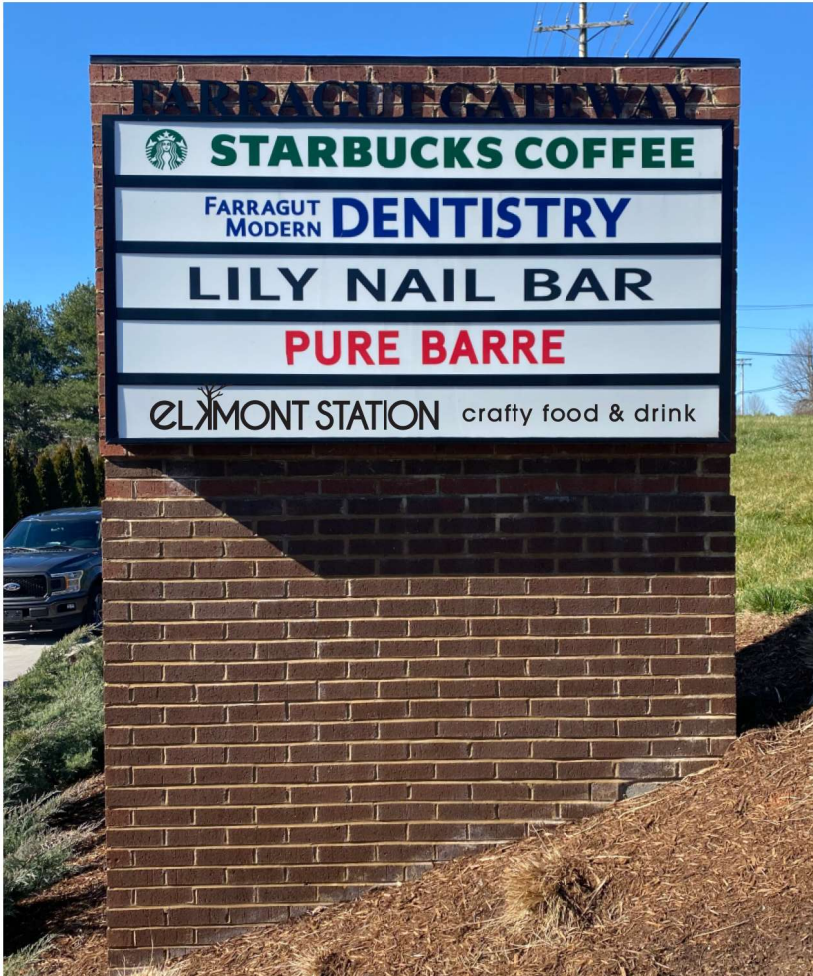
865-933-4877 or 865-933-4878

fax 865-933-4876

www.SouthernSignsInc.com

Kingston Pike Frontage

6.5" x 75" tenant panel with vinyl graphics



South Campbell Station Road Frontage

6" x 45" tenant panel with vinyl graphics



SIGNCO inc. PLASTIC, NEON, ELECTRONIC	SIGN & FAX BACK SO THAT WE MAY APPROVE YOUR ORDER. FAX: 865.947.2089 info@signco-inc.com		☐ APPROVED ☐ APPROVED W/CHANGES ☐ REVISE & RESUBMIT		APPROVAL SIGNATURE	
	FILE LOCATION: Baker/Elkmont Station LOCATION: Farragut, TN		SALES REPRESENTATIVE: Baker Jones FILE: Elkmont Station Tenant Farragut		DATE: 03-24-2022 DRAWN BY: Tiffany Poling	
This drawing is the property of SIGNCO, Inc. & to be used for contractual purposes between the customer & SIGNCO, Inc. only. Unauthorized use of this information will result in legal action. VALUE OF THIS DRAWING: \$500.00						

2) 7.5" x 62" Routed Aluminum Panels
brushed silver .080 aluminum. White
acrylic backer covered in day/nite vinyl

PRO SOURCE HOME BUYERS



*Production will not begin until you approve your proof. Please verify wording, spelling, art and sizes are correct before approving. Please note, once approved that you will be responsible for remake costs should any errors be found after production begins. Colors portrayed on this proof may differ from final product due to most monitors not being color calibrated. There is no charge for the first proof, however any changes beyond the second proof may be subject to set up / desktop fees. Thank you!

SIGNS N SUCH
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Knoxville, TN 37932
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FAX (865) 671-8787
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DATE: 3-9-2022
LOCATION: Knoxville
SALES REP: D. Hutchison
DRAWN BY: J. Prager
PAGE: (1) of (1)

**AVERAGE CONSTRUCTION TIMES
AFTER PERMIT IS APPROVED IS
15-20 BUSINESS DAYS. SIGN
CONSTRUCTION CAN NOT BEGIN
UNTIL PERMIT IS APPROVED.**

Approved By: _____

Date: _____

1. UNDERGROUND UTILITIES AND EASEMENTS HAVE BEEN PROVIDED BY OWNER, REFER TO SITE INFRASTRUCTURE PACKAGE FOR FULL UTILITY DESIGN AND LOCATIONS.
2. AS-BUILT DRAWINGS WILL BE PROVIDED TO THE TOWN OF FARRAGUT TO VERIFY SIGN SETBACKS AND CLEARANCES ARE IN COMPLIANCE WITH MONUMENT SIGN ORDINANCE REQUIREMENTS.

[illegible]

2 ENTRY SIGNAGE LAYOUT ENLARGEMENT - MCFEE ENTRY
SCALE: 1" = 20'

SCALE: 1" = 20'

TREES	CODE	BOTANICAL / COMMON NAME
	ULM ASR	ULMUS PARVIFOLIA 'BOSQUE' CHINESE ELM
SHRUBS	CODE	BOTANICAL / COMMON NAME
	PRU OTT	PRUNUS LAUROCARPUS 'OTTO LUYKEN' OTTO LUYKEN ENGLISH LAUREL
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	AJU CHC	AJUCA REPTANS 'CHOCOLATE CHIP' CHOCOLATE CHIP CARPET BUGLE
	JUN BL3	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER
	TUR SOD	TURF SOD DROUGHT-TOLERANT FESCUE BLEND

**LOSE
DESIGN**
SPACES FOR LIFE.



11/2022

THE GROVE AT BOYD STATION
VRRB ENTRY SIGN SUBMITTAL (MCFEE RD)
HOMESTEAD LAND HOLDINGS, LLC
ASBAGIT

TOWN OF FARRAGUT

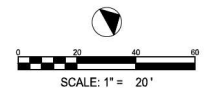
SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION
1	1	1
2	2	2
3	3	3
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SHEET TITLE

1.00 LANDSCAPE & LAYOUT

PROJECT NO. 21076	DATE 04/11/2022
DRAWN BY KB	SCALE 1"=20'-0"
CHECKED BY DB	

1 OF 4



1. UNDERGROUND UTILITIES:
 1.1. LANDSCAPE AND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, LANDSCAPE ARCHITECT, OR THEIR REPRESENTATIVES. BEFORE YOU DIG, CALL TENNESSEE ONE CALL SYSTEM: 1-800-365-1111.
 1.2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND BE RESPONSIBLE FOR OBTAINING AND AGREEING TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.
 1.3. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS, SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL HOLD THE AREA INVOLVING DIFFERENCES, NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.

1. ALL PLANTING AND PLANT LOCATIONS SHALL BE STAKED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND THE PROTECTION OF THE PLANTING PRIOR TO INSTALLATION OF THE PLANTS.
2. PLANTING BEDS SHALL BE CLEARED OF ALL GRASS AND WEEDS PRIOR TO INSTALLATION OF THE PLANTS. PLANTING BEDS SHALL BE PREPARED AS CALLED FOR IN THE SPECIFICATIONS AND SHALL BE FREE OF ALL WEEDS.
3. ALL OTHER DISTURBED AREAS ARE TO BE SEEDED OR SOODED AS PER THE PLANS, ADDITIONAL SEEDING OR SOODED, IF REQUIRED, WILL BE AS DIRECTED BY THE OWNER OR OWNERS REPRESENTATIVE.
4. PLANTING BEDS SHALL HAVE A THREE (3) INCH SHREDED HARDWOOD BARK MULCH OVER THE ENTIRE BED, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
5. PLANTING BEDS SHALL BE BOUND BY A ONE (1) INCH WATER-SOLUBLE HERBICIDE FOR THE NON-SELECTIVE CONTROL OF ALL WEEDS AND PERENNIAL WEEDS PRIOR TO PLANTING. ALL PLANTS AND PLANTING PITS SHALL BE FURNISHED WITH A PLANTING SOIL MIXTURE OF THE FOLLOWING PART (PART) OF PART A AND PART B:
PART A: TO BE APPROVED IN WRITING BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO PLANTING.
PART B: TO BE APPROVED IN WRITING BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO PLANTING.
6. PLANT GROUNDCOVER AND ANNUAL BEDS IN SAME MIXTURE AS SHRUBS, AFTER PLANTING & MULCHING, WATER AREAS TO POINT OF SATURATION.
7. ALL PLANTED AREAS SHALL BE FERTILIZED WITH AN ANNUAL FERTILIZER. LANDSCAPE CONTRACTOR IS TO PROVIDE SOIL TEST RESULTS AND ANNUAL FERTILIZER APPLICATION RATES TO THE OWNER OR OWNERS REPRESENTATIVE FOR APPROVAL.
8. ALL PLANTS MUST BE OF THE QUALITY AND TYPE SPECIFIED IN THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60 - 1990) OR (LATER EDITION) PLANTS NOT IN COMPLIANCE WILL BE REJECTED.
9. SPRAY TREES AND SHRUBS WITH AN ANTI-DESICCANT ON FOLIAGE IS PRESENT.
11. EVERGREEN TREES AND SHRUBS SHALL BE PLANTED IN THE SAME MANNER AS DECIDUOUS TREES AND SHRUBS.
12. DO NOT PRUNE ANY PLANT MATERIAL, IF HAS BEEN INSPECTED AND ACCEPTED BY THE OWNER OR OWNERS REPRESENTATIVE.
13. MATERIALS TO BE PLANTED SHALL BE PROVIDED BY THE OWNER OR OWNERS REPRESENTATIVE BEFORE INSTALLATION. MATERIALS MAY BE VIEWED AT LANDSCAPE CONTRACTORS HOLDING AREA. MATERIALS TO BE PLANTED SHALL BE PROVIDED BY THE OWNER OR OWNERS REPRESENTATIVE. THE OWNER OR OWNERS REPRESENTATIVE OF THE AVAILABILITY OF THE MATERIALS TO BE INSPECTED.
14. IF MATERIALS ARE INSPECTED ON THE SITE AND FOUND TO BE UNACCEPTABLE SHALL BE REMOVED FROM THE SITE ON THE DAY OF INSPECTION.
15. FIELD CHANGES MUST BE APPROVED IN WRITING BY THE LANDSCAPE CONTRACTOR FOR POSSIBLE RELOCATION OR SITE. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY FIELD CHANGES.
16. ALL PLANT MATERIAL SHALL BE SUPPLIED BY APPROPRIATE SOURCES TO PREVENT UNLAWFUL STRESS OR PROLONGED ACCLIMATIZATION WHICH WOULD INHIBIT PLANT GROWTH.
17. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME OF PLANTING - DECIDUOUS TREES TO BE 2" DBH MAX TIME OF PLANTING, BE ONE PLANT GUY FOR LARGER MATERIAL REQUIRED.
18. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME OF PLANTING - NO CLUMP MULTI-PLANT STOCK TIME OF PLANTING.
19. IF IN THE OPINION OF THE LANDSCAPE ARCHITECT, THE CENTRAL LEADER OF ANY TREE HAS BEEN DAMAGED OR DESTROYED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADDITIONAL COST TO THE OWNER. THE DECISION OF THE LANDSCAPE ARCHITECT WILL BE FINAL.

3. ALL CANOPY TREES SHALL BE LIMBED UP AT LEAST 7' WITH A MINIMUM HEIGHT OF 12'.
4. ALL PODSTAND TREES SHALL BE LIMBED UP AT LEAST 7' WITH A MINIMUM HEIGHT OF 12'.
5. ALL UNDERSTORY TREES SHALL BE LIMBED UP AT LEAST 4' WITH A MINIMUM HEIGHT OF 6'.
6. ALL CANOPY AND UNDERSTORY TREES SHALL HAVE ONE STRONG CENTRAL LEADER TRUNK.
7. THE SOUTH SIDE OF ALL TREES SHALL BE MARKED BEFORE TRANSPLANT FOR DIRECTIONAL PLACEMENT AT THE TIME OF PLANTING. CONTRACTOR SHALL BE RESPONSIBLE FOR DIRECTIONAL PLACING.
8. ALL TREES SHALL BE MATCHED SPECIMENS WITH A FULL CANOPY AND A UNIFORM BRANCHING PATTERN.
9. EVERGREEN TREES SHALL BE FULL TO GROUND WITH A HEAVY CANOPY AND STRONG CENTRAL LEADER.
10. ALL TREES SHALL HAVE A FULL, HEAVY BODY FOR THE COMPLETE HEIGHT OF THE SHRUB AND SHOULD NOT SHOW STRESS AT TIME OF PLANTING.
11. ALL SHRUBS SHALL HAVE A MINIMUM 9" CONTAINER RTIME OF PLANTING. PLANT SELECTION MUST BE CHOSEN BY PLANTER.
12. ALL SHRUBS, EXCEPT AS NOTED, SHALL BE PLANTED AND MAINTAINED IN THEIR NATURAL FORM TO CREATE A PLANT MASSING EFFECT, NO QUADROUT PRUNING IS ALLOWED.
13. TREES YOU CAN ONLY USE ARE: 1. 100% NATURAL 2. 100% GRAFTED 3. 100% GRAFTED AND 100% NATURAL.
14. INSTALL ALL PLANTS IN ACCORDANCE WITH ALL APPLICABLE DETAILS AND SPECIFICATIONS INCLUDED WITHIN THE PROJECT MANUAL.
15. ALL PLANTS MUST BE SELECTED, INSTALLED, AND MAINTAINED ACCORDING TO THE SPECIFICATIONS.
16. TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM MAJOR UTILITY LINES. CONTACT LANDSCAPE ARCHITECT WHERE OBSTRUCTIONS OCCUR FOR FIELD ADJUSTMENT.

#	AREA DESIGNATION	ORDINANCE	TAKEOFF	AMOUNT REQUIRED	AMOUNT PROVIDED	# OF FRONTAGE TREES REQUIRED (25% OF ALL REQUIRED TREES)	# OF FRONTAGE TREES PROVIDED
1	SHADE TREES	1,2500 SF OF IMPERVIOUS (25% FRONTAGE)	N/A				
2	LANDSCAPE BETWEEN BUILDING AND PARKING LOTS	N/A	N/A				
3	LANDSCAPE WITHIN PARKING LOTS	N/A	N/A				
4	LANDSCAPE OF STORM WATER BASINS	N/A	N/A				
5	LANDSCAPE OF REQUIRED BUFFER STRIPS	4 CANOPY TREES, 4 UNDERSTORY TREES, & 4 LARGE SHRUBS PER 100 LINEAR FT OF BUFFER STRIP; 25' WIDTH MIN.	N/A				
6	LANDSCAPE OF GROUND-MOUNTED SIGNS	SIGN FACE >20 SF = 4 SH+RLBS SIGN FACE >20 SF = 6 SH+RLBS	ENTRY SIGN: 2.5'x8' = 20 SF	6 (EACH)	14 (EACH)		

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HIGHT
	ULM ASR	16	ULMUS PARVIFOLIA "BOSQU" / CHINESE ELM	2" CALIPER	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	PRUN OTT	58	PRUNUS LAUROCERASUS "OTTO LUYKEN" / OTTO LUYKEN ENGLISH LAUREL	T.B.D.	24" MIN
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	AJUG CHC	68	AJUGA REPTANS "CHOCOLATE CHIP" / CHOCOLATE CHIP CARPET BUGLE	1 GAL	18" O.C.
	JUN BL3	66	JUNIPERUS HORIZONTALIS "BLUE CHIP" / BLUE CHIP JUNIPER	1 GAL	30" O.C.
	TUR SOD	27,182 SF	TURF SOD / DROUGHT TOLERANT FESCUE BLEND	SOD	



4/11/2022

2

THE GROVE AT BOYD STATION
VRRB ENTRY SIGN SUBMITTAL (MCFEE RD)

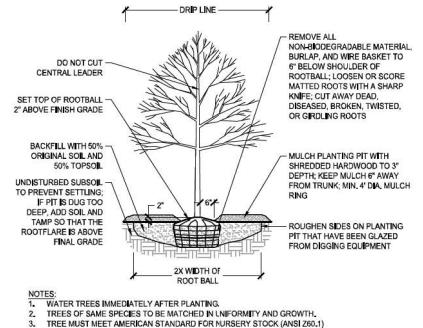
HOMESTEAD LAND HOLDINGS, LLC

TOWN OF FARRAGUT

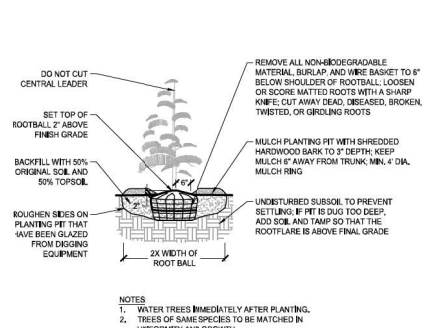
NO.	DATE	DESCRIPTION
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**L1.10 - LANDSCAPE
NOTES & SCHEDULES**

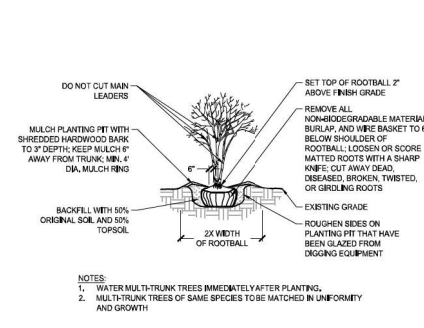
PROJECT NO. 21076	DATE 04/11/2022
DRAWN BY KB	SCALE NTS
CHECKED BY DB	
SHEET NO.	



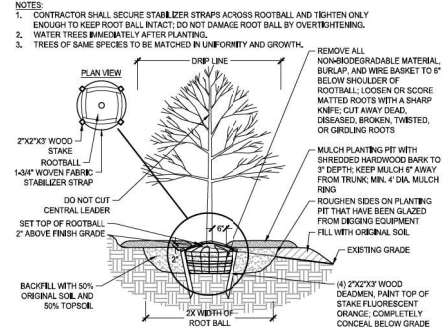
1 DECIDUOUS TREE
SCALE: NTS



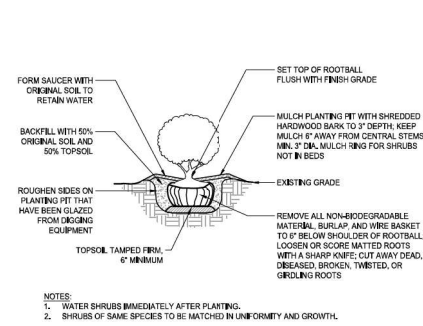
2 CONIFER TREE
SCALE: NTS



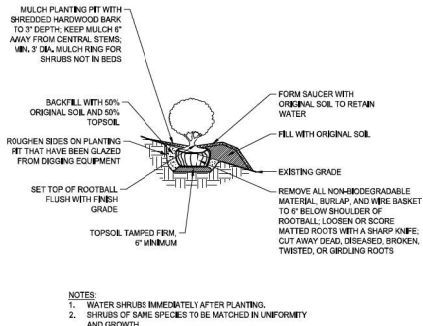
3 MULTI-TRUNK TREE
SCALE: NTS



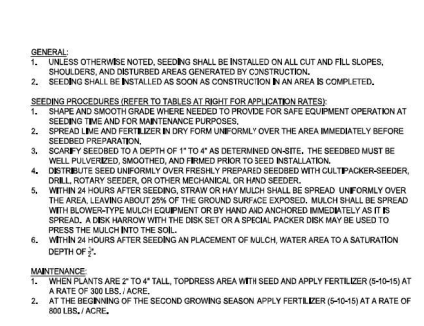
4 TREE ON SLOPE (10:1 TO 2:1 SLOPE)
SCALE: NTS



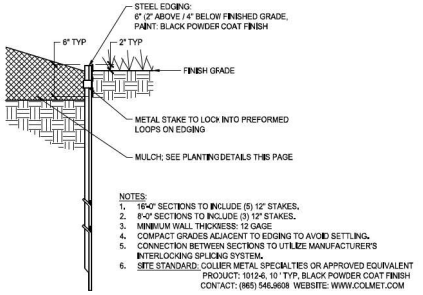
5 SHRUB PLANTING
SCALE: NTS



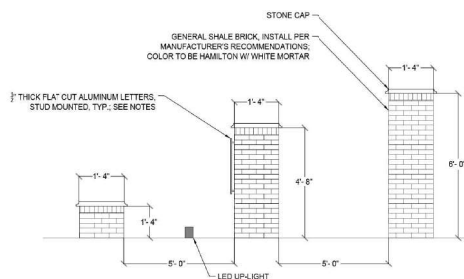
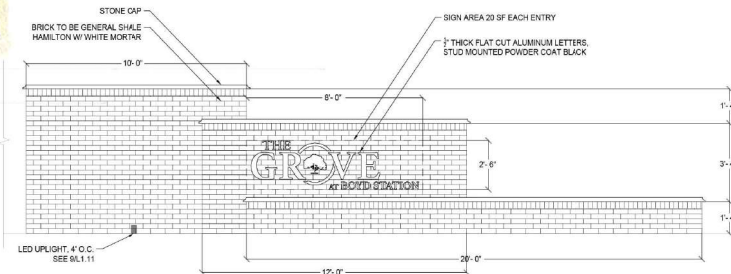
6 SHRUB PLANTING (ON SLOPE)
SCALE: NTS



7 DISTURBED AREA SEEDING
SCALE: NTS

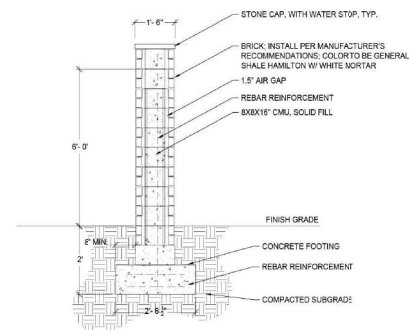
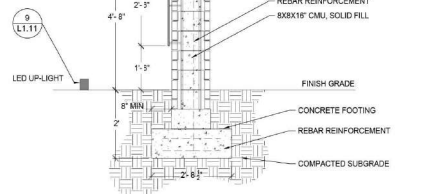
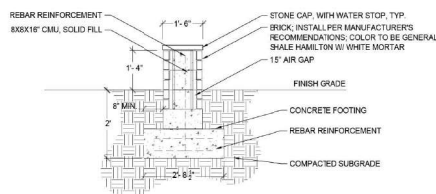


-
- Architectural elevation drawing of a brick wall with signage. The wall is constructed of brick with a stone cap. The signage features the text "THE GROVE" in a large, serif font, with a tree logo integrated into the letter "O". Below this, the text "AT BOYD STATION" is written in a smaller, sans-serif font. The drawing includes the following dimensions and callouts:
- Sign area: 20 SF each entry
 - Lettering: 1/2" thick flat cut aluminum letters, stud mounted powder coat black
 - Stone cap: 10'-0"
 - Brick: to be general shale Hamilton w/ white mortar
 - Height dimensions: 1'-4", 3'-4", 1'-4", 2'-0", 8'-0"
 - Width dimensions: 20'-0", 13'-0"
 - LED upright: 4' O.C. (See A1.1.1)



SIGNAGE NOTES:

1. SHOP DRAWINGS TO BE SUBMITTED TO OWNER/OWNER'S REPRESENTATIVE PRIOR TO ORDER OR INSTALLATION
2. PROVIDE POSITIVE DRAINAGE ON CAP AND ALL LEDGES, TYP. SLOPE TO DRAIN AWAY FROM MONUMENT
3. ANCHORS AND OTHER ACCESSORIES SHALL BE STAINLESS STEEL
4. ALUMINUM LETTER BASIS OF DESIGN: TBD
5. ALL TEXT & LOGO SHALL BE DESIGNED BY OWNER
6. ALL MATERIAL COLORS TO BE SELECTED BY OWNER PRIOR TO ORDER OR INSTALLATION



LÖSE
DESIGN
SPACES FOR LIFE.

100



04/11/20

1

THE GROVE AT BOYD STATION
/RRB ENTRY SIGN SUBMITTAL (MCFEERD)

HOMESTEAD LAND HOLDINGS, LLC

FOUNDED 1906

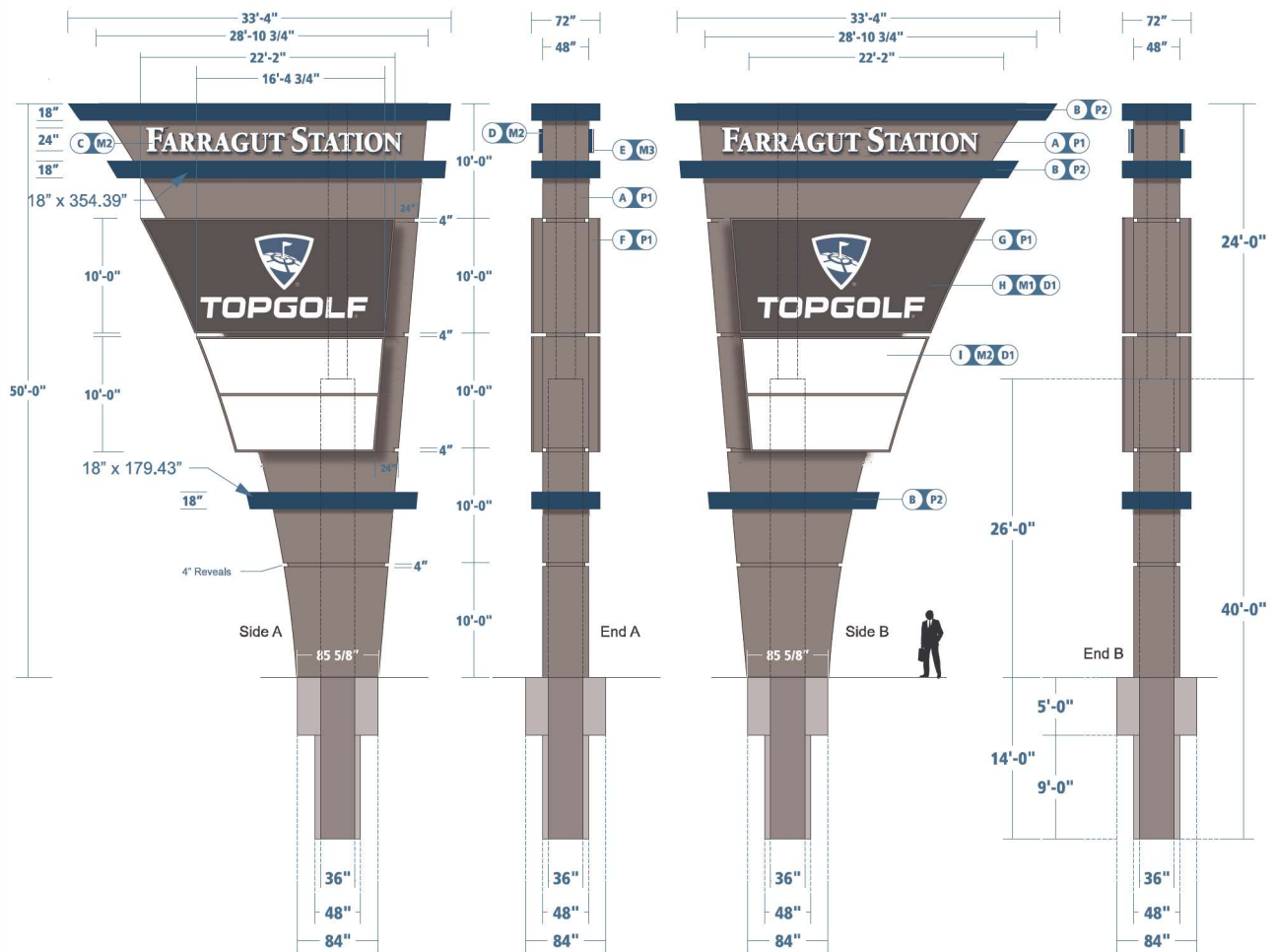
SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION
1	11/11/2011	1.0
2	11/11/2011	2.0
3	11/11/2011	3.0
4	11/11/2011	4.0
5	11/11/2011	5.0
6	11/11/2011	6.0
7	11/11/2011	7.0
8	11/11/2011	8.0
9	11/11/2011	9.0
10	11/11/2011	10.0

SHEET TITLE

C4.00 - SIGN DETAILS

PROJECT NO. 21076	DATE 3/29/2022
DRAWN BY CB	SCALE NTS
CHECKED BY DB	
SHEET NO.	

4 OF 4



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

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

Quantity: (1)

Construction Specifications:

Structure

- BASE CABINET: **A** 48" (deep) Aluminum Construction, AKZO Paint to Match Customer Provided Art (See Spec Key)
 ACCENT BARS: **B** Aluminum Construction, AKZO Paint to Match Customer Provided Art (See Spec Key)

Channel Letter Header

- FACES: **C** 3/16" (thk) Acrylic (See Spec Key)
 SIDEWALLS: **D** 5" (deep) Pre-Finished Aluminum (See Spec Key)
 BACKS: 0.125" (thk) ACM, Pre-Finished, White
 TRIMCAPS: **E** 1" (wide) Plastic, Jewelite ® (See Spec Key)
 ILLUMINATION: Internal, LED, Bright White - Spaced as Required to Provide Even & Consistent Illumination

Tenant Panels

- CABINETS: **F** 12" (deep) Aluminum Construction, AKZO Paint to Match Customer Provided Art (See Spec Key)
 RETAINERS: **G** 2" (wide) Aluminum Construction, AKZO Paint to Match Customer Provided Art (See Spec Key)
 Upper Cabinet-FACES: **H** Exterior Grade Flexible Face w/ Translucent DPV Graphics to Match Customer Supplied Art (See Spec Key)
 Lower Cabinet-FACES: **I** 3/16" (thk) Acrylic w/ Translucent DPV Graphics to Match Customer Supplied Art (See Spec Key)
 ILLUMINATION: Internal, LED, Bright White - Spaced as Required to Provide Even & Consistent Illumination

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

P1	AKZO Paint, To Match SW 7067 Cityscape, Satin Finish	M1	Exterior Grade, Flexible Face, White
P2	AKZO Paint, To Match Arlon Vinyl #2114 Blue	M2	3/16" (thk) Acrylic, #7328 White
D1	Digital Print-Vinyl Graphics to Match Customer Supplied Art (COLOR TBD) (COLOR TBD) (COLOR TBD) (COLOR TBD)	M3	1" (wide) Plastic, Jewelite ® White, AKZO Paint to Match Arlon Vinyl #2111 Blue

Electrical Notes: ☒ Required ☐ Not Required (TBD - To be Determined)

- ☒ Standard 10' Primary Whip ☐ Customer Power Whip w/ Conduit
 ☐ Remote Power Supplies w/ Disconnect ☒ Internal Power Supplies
 ☒ UL Approved Visible Disconnect ☐ Photocell

General Notes:

PHB 353 | 353-555-1531 | (email: SC) 2011
 bobbyjames2525@gmail.com
 916.640.0211

Date: 03/29/21

Project: Farragut Station

Knoxville, TN

Contact: Bobby James

Designer: Houston Chappell, Jr.

Revisions:

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

Underwriters Laboratories Inc.® ELECTRIC SIGN CHANGES TO AL-42

ELECTRICAL DRAWING 120 VOLTS HAZARDOUS MATERIALS

ELECTRICAL ELEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES, THIS INCLUDES PROPER GROUNDING AND BONDING OF THIS SIGN.

THE CONTENTS OF THIS DRAWING AND ALL ELEMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY. IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. ALL SUCH ACTIONS ARE PROHIBITED BY LAW.

© 2021 AL ROPS RESUB

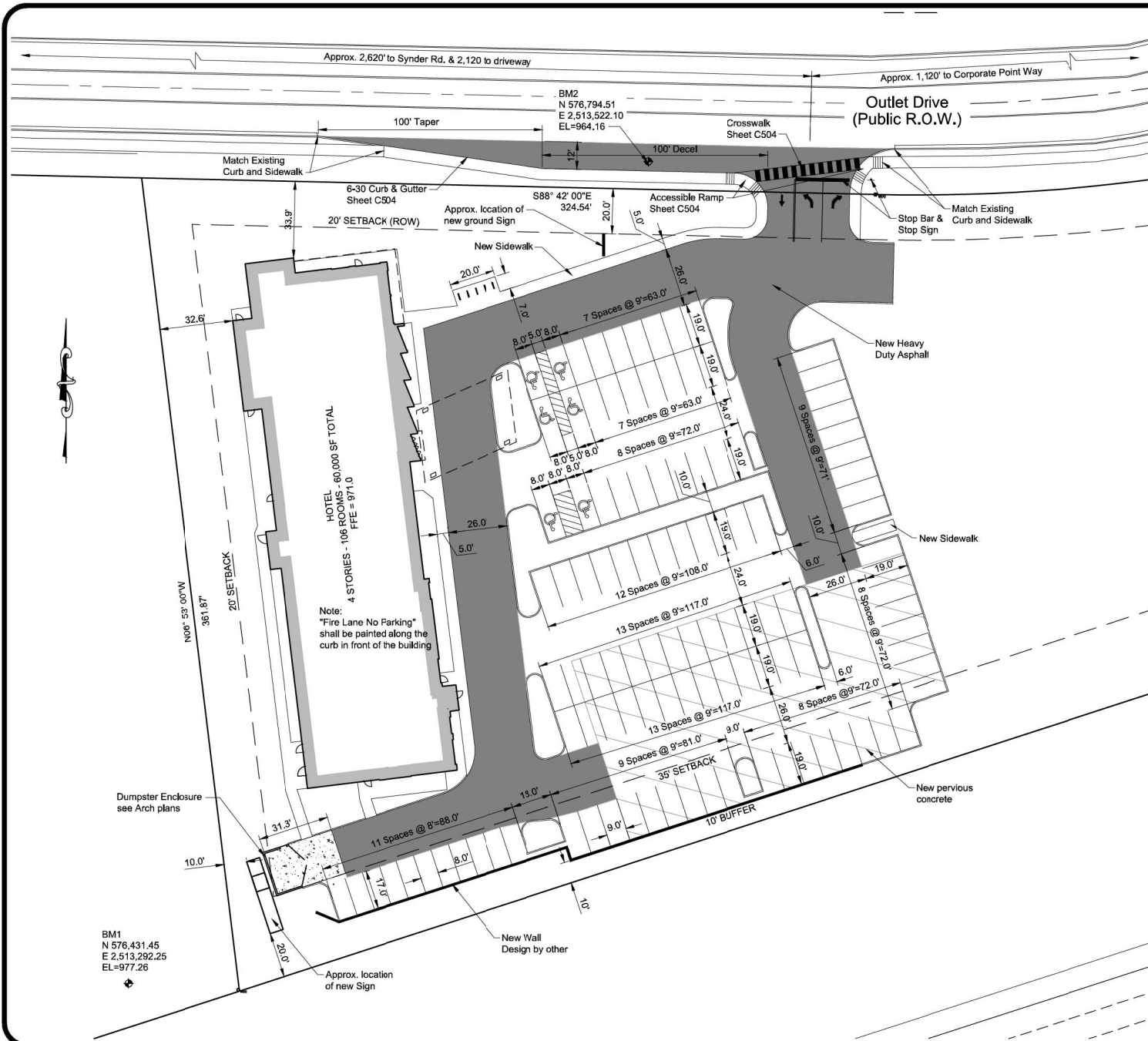
This Drawing must be returned signed and stamped, any delay will result in a delayed production. Also, any delay will result in a delayed production. Also, any delay will result in a delayed production.

PLEASE NOTE

Approved By & Date:

Reference: 032921-A4

Page: 1 of 1



General Notes

- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records and where possible measurements taken in the field. This information is not to be relied upon as being exact or complete. The contractor must call Tennessee One Call and any utility that does not subscribe to One Call at least 72 hours before any excavation, to request exact field location of the utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- Owner/Developer: TN Knoxville Furrow, LLC
201 Riverplace, Suite 400
Greenville, SC 29601
Contact: Brett Rogers
Phone: 864-263-5426
- Survey by: Land Development Solutions
310 Simmons Road, Suite K
Knoxville, TN 37922
Phone: 865-671-2281
- Property Address: 11320 Outlet Drive
- Property is located in Town of Farragut and is Zoned OD-REIE
- Setbacks: Front - 20', Side - 20', Rear - 35'
- Maximum Lot Coverage: 75%
- Property contains: Parcel 151.09
- Vertical datum reference is NAVD83
- Total Site acreage = 4.34 acre

Layout Notes

- All dimensions to curb line reference face of curb - see detail.
- See architectural drawings for building dimensions. All dimensions to building are approximate unless specifically noted as building layout points.
- See Utility Plan for new and existing utility line locations. See Grading and Drainage Plan for new and existing storm drain locations.

Parking Summary

- Parking Required: Hotel - One per one room or suite (106 Spaces)
Bicycle - 2 spaces per 25 (1st 100 spaces), 2 spaces per 50 or "fraction thereof" (next 400 spaces) (10 Spaces)
- Parking Provided: 106 Rooms
Cars = 111 Spaces including 6 HIC Accessible Spaces
Bicycle = 10 Spaces

Pavement Markings

- All roadway pavement markings shall be thermoplastic or preformed plastic markings as specified in the latest edition of TDOTSS.
- All parking space markings shall be painted markings as specified in the latest edition of TDOTSS.

Legend

	Existing Edge Pavement
	Existing Building
	Existing Wall
	Property Line (Boundary)
	New Building
	New Edge Pavement
	New Concrete Curb
	New Concrete Sidewalk
	New Pervious Concrete
	New Heavy Duty Paving
	New Concrete Paving
	New Parking Striping

SKORE HOTEL

Outlet Drive

Farragut, Tennessee

Project:

LAND DEVELOPMENT
SOLUTIONS



310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH: 865-671-2281

Site Layout Plan

Drawing Description:

Revision	Date	By	Reason
1	1-1-22		Revisions per Town of Farragut



Drawn by	CDB
Checked	EJB
Approved	EJB
Job No.	2021102
1"=30'	12-20-21
Scale	Date

C101

Sheet 3 out of 23