



**FARRAGUT VISUAL RESOURCES REVIEW BOARD
AGENDA**

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

1. Approval of minutes for the June 28, 2022, meeting.
2. Review of a primary ground mounted sign (monument type) for Knox Fox Real Estate, located at 11533 Kingston Pike.
3. Review of an individual tenant panel sign for Club Champion, located at 11651 Parkside Drive.
4. Staff report - wall signs approved in the past month.

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MEMORANDUM

TO: Farragut Visual Resources Review Board
FROM: Holley Marlowe, Code Enforcement Officer
SUBJECT: Regularly Scheduled Meeting - Tuesday, July 26, 2022, at 7:00 p.m.

AGENDA

1. Approval of Minutes for the June 28, 2022, meeting

2. Ground mounted sign for Knox Fox Real Estate - 11533 Kingston Pike.

Permanent Ground Mounted Sign located at 11533 Kingston Pike.

Knox Fox Real estate is requesting approval for a new ground mounted monument sign located at 11533 Kingston Pike

The plan includes a new 14.3 square foot externally lit monument ground sign. The proposed sign meets the Town's minimum requirements. The sign is designed to match the existing monument sign on the neighboring property (Dr. Hughes) and is compatible with the building. Landscaping plan included with application. Owners are open to suggestions for the type of shrubs to plant. Staff recommends dwarf sweetspire or similar variety.

Staff recommends approval subject to verification that the setbacks are adequate prior to installation of the sign and verification of lighting compliance after installation.

3. Tenant panel sign for Club Champion - 11651 Parkside Drive.

Individual Tenant Panel Sign located at 11651 Parkside Drive.

Club Champion is requesting approval for an individual tenant panel sign on an existing monument sign located at South corner of the property and Parkside Drive at 11651 Parkside Drive.

Proposed tenant panel is legible and compatible with the other signs on the existing monument sign. Staff recommends approval.

4. Other Business

a) Staff Report - Wall Sign Applications Approved Since Last Meeting

Since the June VRRB meeting the Town's staff has approved the following wall sign applications:

Top Golf - 11400 Outlet Drive

Kroger Marketplace – 189 Brooklawn Street

An approval overview summary for sign is included in the packet.



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, June 28, 2022. Chairman Marty Layman presided. Members in attendance were Marty Layman, Alderman Ron Pinchok, Brittany Moore, Randy Armstrong, Stephen Marlowe, and Youth Representative Inas Lalani. Ms. Jeanie Stow and Mr. Derek Wright 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 May 24, 2022, minutes as submitted. The motion was seconded by Ms. Moore, and it passed unanimously.

2. Selection and Appointment of a Youth Representative Member

There were seven candidates for the youth representative this year. The Board members discussed their review of the candidate's applications and their top one or two choices. Several of the candidates were discussed, however, the majority of the Board had Anna Gibbs as their top choice.

Alderman Pinchok made a motion to select and appoint Anna Gibbs as the Board's Youth Representative for the coming year. Mr. Marlowe seconded the motion, which passed unanimously.

3. Ground Mounted Sign Applications:

a) Healing Hands – West Entrance, 10935 Kingston Pike

Individual Tenant Panel Sign located at 10935 Kingston Pike.

Healing Hands requested approval for an individual tenant panel sign located at 10935 Kingston Pike, at the west entrance to the development.

The staff recommended approval of the sign noting that the applicants had redesigned it to improve its legibility.

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

b) Healing Hands – East Entrance, 10935 Kingston Pike

Individual Tenant Panel Sign located at 10935 Kingston Pike.

Healing Hands requested approval for an individual tenant panel sign located at 10935 Kingston Pike, at the east entrance to the development.

The staff recommended approval of the sign noting that the applicants had redesigned it to improve it legibility.

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

c) Service Street Auto Repair – 11926 Kingston Pike

Permanent Ground Mounted Sign located at 11926 Kingston Pike

Service Street Auto Repair requested approval for a refaced monument ground sign located at 11926 Kingston Pike.

Staff noted that the plan had been revised to limit the size of the proposed sign to 40 square feet, the maximum allowable size/area for this type of sign. The sign will be located in the same place on the site as the existing sign and will utilize the existing base. Staff also noted that the applicants/owners would also be restablbing the required landscaping. Staff recommended that they utilize a dwarf variety of Azaleas or another non-invasive dwarf variety plant such as Inkberry Holly.

The Board discussed the plan. Several members wanted to ensure that the existing sign base would be painted to match the new color scheme for the building. Ms. More made a motion to approve the sign plan subject to staff's recommendation regarding the use of dwarf variety shrubs in the landscaping and the sign base being painted to be consistent with the new color scheme on the building. Alderman Pinchok seconded the motion, which passed unanimously.

3. Landscape Plan Applications:

a) Westerly Subdivision – Located off Champions Point

Landscape plan for Westerly Subdivision.

This item involved a required landscape plan for the residential portion of Westerly Subdivision being developed off of Champions Point. The subdivided area includes a future commercial area along Kingston Pike that will require an additional landscape plan when developed. The plan includes required landscaping for the proposed detention basin. It also includes proposed street trees as part of the subdivision's streetscaping plan as required by the subdivision regulations and Planning Commission.

The staff reviewed the plan and recommended approval subject to the following:

1. Providing a table (or amending the existing plant schedule) to identify the number of each species being used to satisfy each individual requirement.
2. Addressing the location of a subdivision entrance sign if one is planned.

3. Noting that actual driveway locations will need to be coordinated with street tree locations or provisions made for street tree replacement.

The board discussed the plan. Ms. Moore then made a motion for its approval subject to staff's recommendation. Mr. Marlowe seconded the motion, which passed unanimously.

b) Casey's – 701 North Campbell Station Road

Landscape plan for Casey's store located at 701 N. Campbell Station Rd.

This item involved a required landscape plan related to a building addition and site changes being made to the Casey's located at 701 N. Campbell Station Rd.

The staff reviewed the plan and recommended approval.

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

c) Casey's – 13061 Kingston Pike

Landscape plan for Casey's store located at 13061 Kingston Pike.

This item involved a required landscape plan related to a building addition and site changes being made to the Casey's located at 13061 Kingston Pike.

The staff reviewed the plan and recommended approval.

Mr. Marlowe made a motion to approve the plan. Mr. Armstrong seconded the motion, which passed unanimously.

4. Other Business:

a) Staff Report – Wall Sign Applications Approved in the Past Month

The staff reported that the following six wall sign applications had been approved during the past month:

Service Street Auto Repair – 11926 Kingston Pike

Real Hot Yoga – 11515 Kingston Pike,

Nerds to Go Rebranding – 11110 Kingston Pike,

Donna Nails – 11801 Kingston Pike,

Complete Suites – 12748 Kingston Pike,

Beauty and the Beard – 11511 Kingston Pike.

Meeting adjourned at 8:05 pm



84"

8" 11553

72.5" 24"

14.3 sqft

THE KNOX FOX
REAL ESTATE GROUP

5.25" **865-213-2899** 49.25"

18"

12"

72"

24"

72"

104"

52 sqft

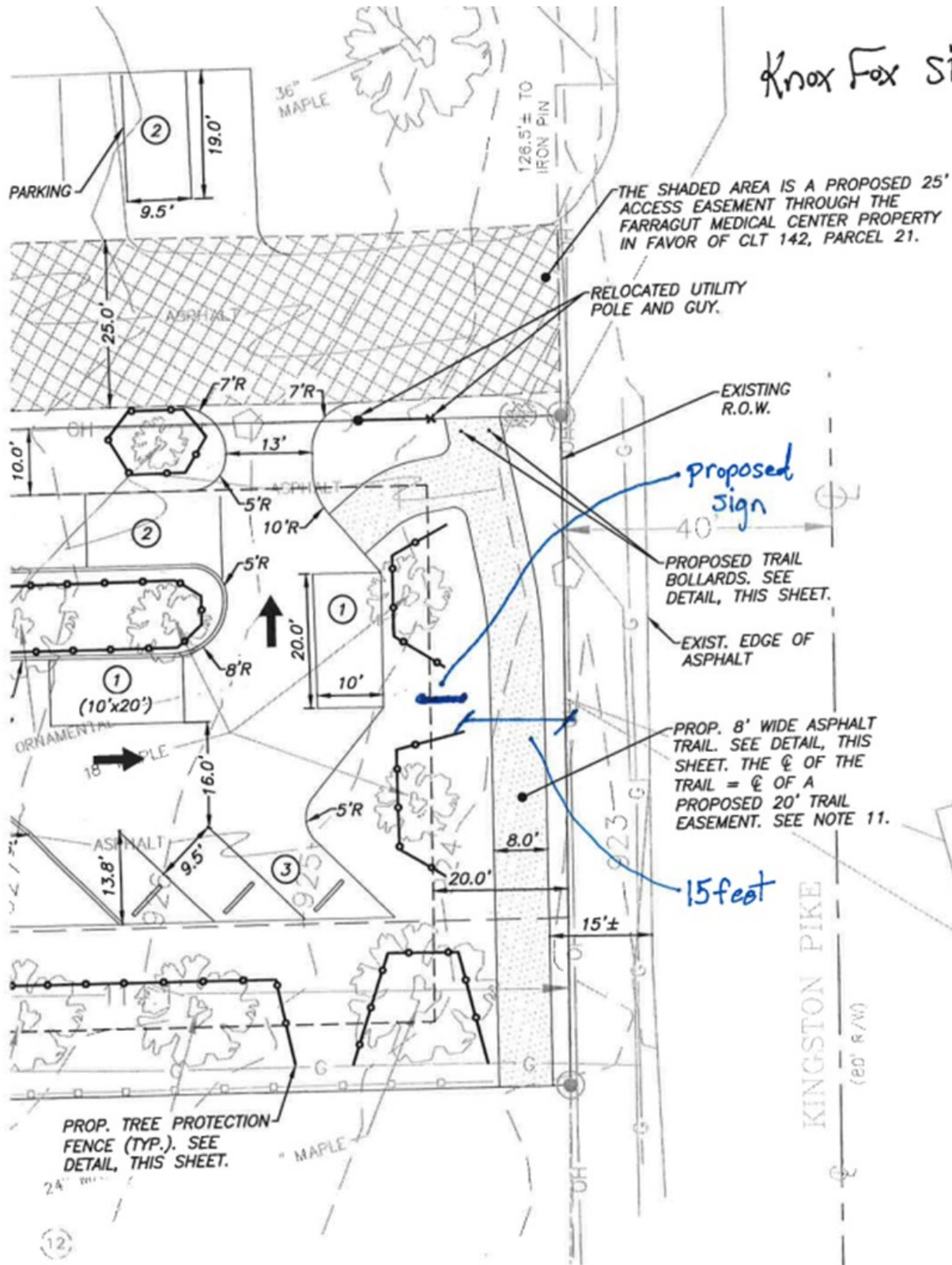
The Knox Fox Sign Lighting

Brightown Solar Spot Lights Outdoor –

Waterproof Solar Garden Lights, 360°Adjustable Solar Spotlights, Auto On/Off Solar Powered Landscape Lighting for Garden Backyard, Pack of 4



Knox Fox site plan





(2) 1'3" x 3'10 1/2" Tenant Panels for Existing Double Face Illuminated Monument Sign

Panel: White Polycarbonate

Graphics: FDC Lumina 2520-130 Pacific Blue & 3M 3630-156 Vivid Green Vinyls

Mounting: Install into Existing Sign Cabinet

COLOR SCHEDULE

BLUE	PMS 302C BLUE FDC Lumina 2520-130 Pacific Blue
GREEN	PMS 347 GREEN 3M 3630-156 Vivid Green



Parvin-Clauss SIGN COMPANY

Design • Fabrication • Installation • Maintenance

165 Highway 50 East • Carrollton • Texas 75006
Tel: 972-510-2028 • Fax: 972-510-2074
e-mail: signs@parvinclauss.com
www.parvinclauss.com

PROJECT:



11651 Parkside Drive
Farragut, TN 37934

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Lisa Staszak / LS

DRAWN BY

Bill Marlow

DATE

5.16.22

SCALE

1 1/2" = 1'

SHEET NO.

2 of 2

ESTIMATE / JOB NUMBER

9742

FILE NAME

CLB9742

REVISIONS:

1	
2	
3	
4	
5	
6	
7	
8	

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



This sign is built to UL Standards for operation in North America.

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Approved Wall sign Overview

Holley Marlowe, Primary Staff Reviewer

TopGolf - 11400 Outlet Drive

177 Square foot internally illuminated sign on West elevation canopy of TopGolf

TopGolf requested to alter their canopy sign to add the “powered by Toptracer” tag line. The sign company provided updated measurements of the sign area of the Canopy sign. The sign was increased from 128.3 to 177 square feet. The increase brought the total signage up to 811.6 square feet. The maximum allowed signage for this building is 826 square feet. Sign is located in the Outlet Drive Regional Entertainment and Employment district which allows 2 square feet of signage per 1 linear foot of building frontage.

Kroger Marketplace – 189 Brooklawn Street

58.3 Square foot internally illuminated sign mounted directly to wall of Kroger Marketplace

Prior to issuing, staff and sign company had a lot of back and forth in determining what approved signs were currently on the building. At some point the ORNL FCU sign and part of the Pharmacy sign (Walgreens) were removed from the building. The sign company re-measured the existing signage to confirm the new “pickup” sign did not cause them to exceed their permitted 460 square footage of signage. Additionally, the original design submitted staff could not approve due to compatibility. It had a large blue aluminum backer panel for the mounting and none of the other signs are mounted that way.

Town of Farragut
Sign Permit BP-2022- 501-SP
Approved 07/11/2022

sign 1a

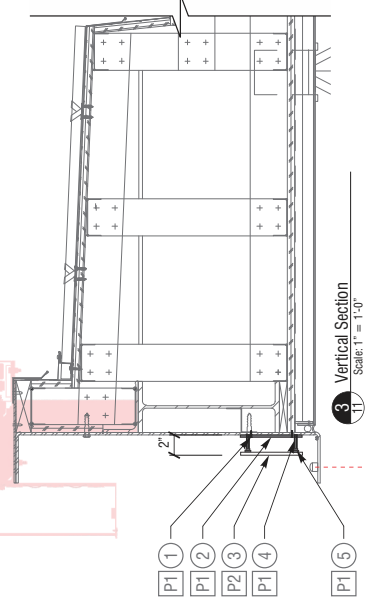
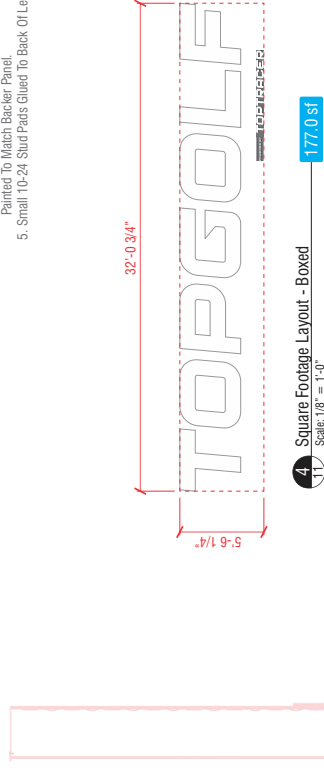
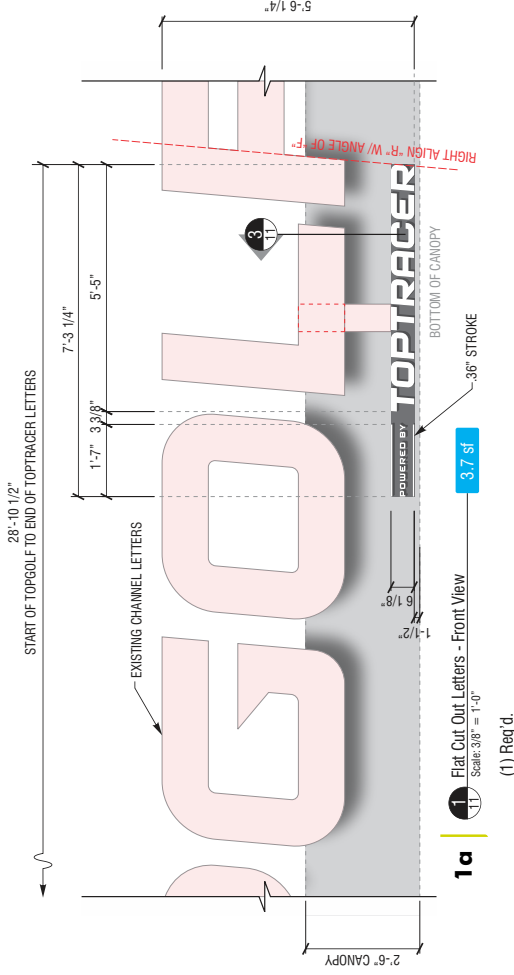
specifications

COLORS & FINISHES

P1: PAINT: To Match Existing Canopy - T.B.D.
P2: PAINT: PMS White (Satin Finish)

SIGN CONSTRUCTION

1. Ticks #10 X 1 7/16" Self Tapping Screws (firm Exposed Hardware On Back Of Channel)
2. 1/8" Aluminum Backer Plate Piped To Match C-channel.
3. 1/4" Thick Aluminum
4. 3/8" OD X .065" Wall Aluminum Tube Spacers Painted To Match Backer Panel.
5. Small 10-24 Stud Pads Glued To Back Of Letters



LED STRIPES TO UPLIGHT/WASH ONTO FOO'S

A

13'-5 1/4"



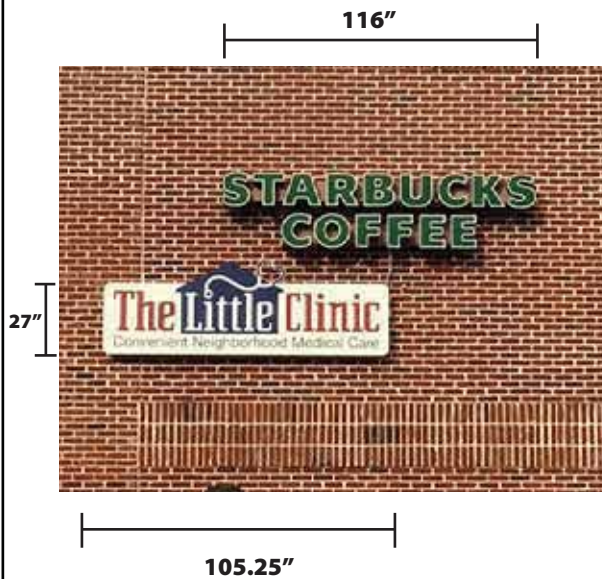
58.3 ft sq
SCALE: 1/2" = 1'-0"

END
VIEW

- INTERNALLY ILLUMINATED CHANNEL LETTERS.
ALUMINUM SIDES & BACK PAINTED WHITE.
WHITE TRIMCAP RETAINER.
FLAT, WHITE POLYCARBONATE FACE
WHITE LED ILLUMINATION.

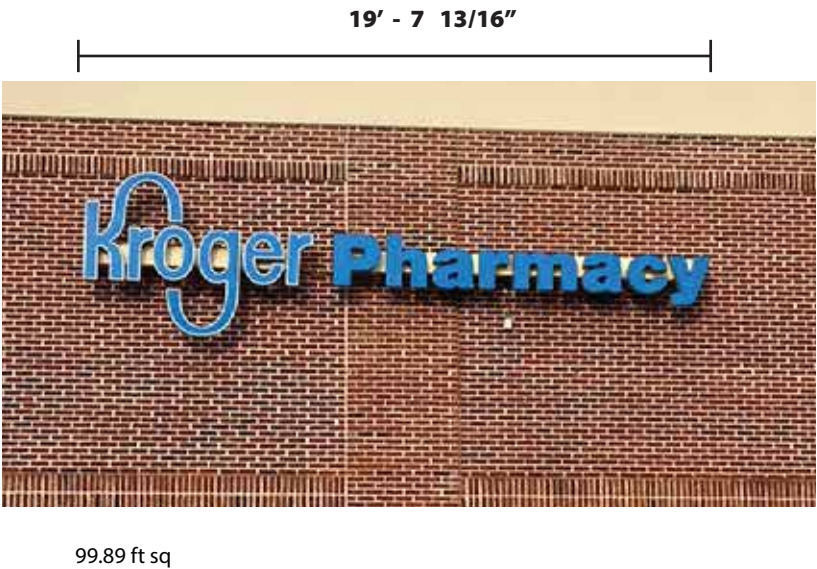
- WHITE FACES
- RETAINER: WHITE
- FILLER: WHITE

Town of Farragut
Sign Permit BP-2022-497-SP
Approved 07.21.2022

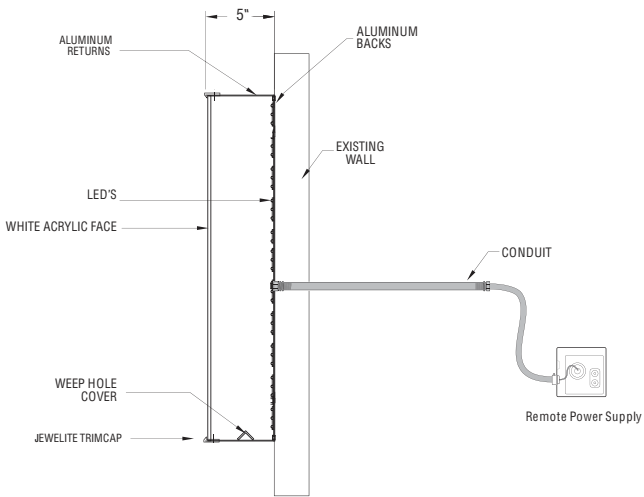


19.73 ft sq - The Little Clinic
22.39 ft sq - Starbucks

EXISTING



PROPOSED LOCATION
ARTWORK SHOW FOR PRESENTATION PURPOSES ONLY.
ACTUAL SIZE & PLACEMENT MAY VARY.
SURVEY REQUIRED.



120.7 SQ. FT.



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CUSTOMER APPROVAL:

DATE: _____

	DATE	BY		DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



DRAWING NO:
7699332377.00A2
DATE: 10-12-2021
S. Hawke