



FARRAGUT VISUAL RESOURCES REVIEW BOARD

AGENDA

Farragut Town Hall
Board Room
Tuesday, November 22, 2022
7:00 p.m.

1. Approval of minutes for the October 25, 2022, meeting.
2. Staff report - wall signs approved in the past month.
3. Review of a primary ground mounted sign (refaced monument sign) for the Sleep Inn, located at 11341 Campbell Lakes Drive.
4. Review of an interstate/interchange sign (refaced pole/pylon sign) for the Sleep Inn, located at 11341 Campbell Lakes Drive.
5. Staff report – proposed sign ordinance amendments.
6. Discussion of alternative December meeting date and/or cancellation.

MEMORANDUM

TO: Farragut Visual Resources Review Board
FROM: Bart Hose, Assist. Community Development Director
SUBJECT: Regularly Scheduled Meeting - Tuesday, November 22, 2022, at 7:00 p.m.

AGENDA

1. Approval of Minutes for the October 25, 2022, meeting

2. Staff Report – Wall Sign Applications Approved in the Past Month

During the past month, the Town's staff approved the following wall sign application:

- Status Dough – 10943 Kingston Pike
- Yamato – 11527 Parkside Drive
- Comfort Inn – 811 North Campbell Station Road

3. Ground Mounted Sign Applications

a) Sleep Inn – Located at 11341 Campbell Lakes Drive

Primary Ground Mounted Sign located at 11341 Campbell Lakes Drive.

Sleep Inn is requesting approval for a primary ground mounted sign located at 11341 Campbell Lakes Drive.

Sleep Inn has taken over the hotel at this location and is installing new sign faces on the existing ground sign structures. In this case, the applicant is requesting approval to install a new 20 square foot sign on the existing primary ground mounted sign structure. The staff can recommend approval subject to the following:

1. Providing a compliant landscape plan for the required area around the sign.
2. Addressing lighting for the sign.

b) Sleep Inn – Located at 11341 Campbell Lakes Drive

Interstate/Interchange Sign located at 11341 Campbell Lakes Drive.

Sleep Inn is requesting approval for an interstate/interchange sign located at 11341 Campbell Lakes Drive.

As previously noted, Sleep Inn has taken over the hotel at this location and is installing new sign faces on the existing ground signs. In this case, the applicant is requesting approval to install a new 273.5 square foot sign face on the existing interstate/interchange (pole/pylon) sign structure. The staff can recommend approval subject to the sign's lighting being addressed on the plan.

4. Staff Report – Proposed Sign Ordinance Amendments

The proposed sign ordinance amendments were presented to the Planning Commission at its Thursday, November 17th meeting. The staff will provide a brief report on the Planning Commission's discussion on the matter.

5. Discussion of Alternative December Meeting Date or Possible Cancellation

The regular December meeting date would be on Tuesday the 27th, which falls in the week between the Christmas Holiday and the New Year Day Holiday. In years past, the Board has either cancelled the December meeting or rescheduled it if a pressing matter came up. The staff is seeking input on how the Board would like to deal with the meeting this year.



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, October 25, 2022. Chairman Marty Layman presided. Members in attendance were Marty Layman, Brittany Moore, Mayor Ron Williams, Randy Armstrong, Stephen Marlowe, Derek Wright, and Youth Representative Anna Gibbs. Ms. Jeanie Stow was absent.

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

1. Minutes:

A motion was made by Mayor Williams to approve the September 27, 2022, minutes as submitted. The motion was seconded by Mr. Armstrong, and it passed unanimously.

2. Staff Report – Wall Sign Applications Approved in the Past Month

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

- Whit's Frozen Custard – 133 Brooklawn St.
- Sherwin -Williams – 11110 Kingston Pk.
- Exercise Coach – 156 West End Ave.
- Sparkz – 11130 Kingston Pk.
- Knox Massage & Wellness – 11410 Kingston Pk.
- Admiral Nutrition – 157 West End Ave.

3. Ground Mounted Sign Applications:

a) McNabb Law – Located at 11000 Kingston Pike

Individual Tenant Panel Sign located at 11000 Kingston Pike.

McNabb Law requested approval for an individual tenant panel sign located at 11000 Kingston Pike.

The staff recommended approval of the sign noting that the tenant panel appeared to be legible.

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



b) Walgreens – 601 North Campbell Station Road

Peripheral Accessory (directional) Signs located at 601 North Campbell Station Rd.

Walgreens requested approval to reface two existing accessory directional signs at 601 North Campbell Station Road.

The staff explained that the two signs in question were previously permitted, and no changes were being made to their location, height, or size. The applicants were simply refacing the existing signs. The staff recommend approval.

Mr. Marlowe made a motion for approval of the two signs. Mr. Armstrong seconded the motion, which passed unanimously.

4. Landscape Plans:

a) LCUB Concord Substation (proposed) – 1053 Concord Road

Landscape plan for LCUB's planned Concord Substation.

This item involved a required landscape plan for LCUB's planned Concord Substation. The site plan for the facility has already been reviewed by the planning commission.

The staff explained that the landscape plan for this facility was extensive and included shade tree replacements, a bio-retention stormwater control feature, and an additional buffer strip along Concord Road. Staff then noted that the plan meets or exceeds the Town's standards and recommend approval.

The Board discussed the plan. Mayor Williams made a motion for approval. Ms. Moore seconded the motion, which passed unanimously.

5. Other Business

a) Discussion of Issues and Possible Amendments to the Town's Sign Ordinance

The staff briefly reviewed the history and past work on a number of proposed amendments to the Town's current Sign Ordinance. Staff then presented several additional possible amendments that had been identified since the Board last reviewed the proposals. Finally, the staff asked for the Board's input regarding the current ordinance's treatment of non-conforming signs and the standards for when they must be brought into compliance. This included the treatment of a refaced sign that exceeds the ordinance's definition of normal maintenance as a new sign. The staff noted that this approach, along with other elements of the ordinance has allowed the Town to eliminate a number of non-conforming signs over time. At the same time, the staff explained that it had also created some controversy, particularly for existing businesses that are rebranding and changing the look of their signs.



The Board discussed the additional proposed amendments and the non-conforming issue. The consensus opinion was that the current approach to dealing with non-conforming signs had helped to reasonably eliminate such signs over time and should be retained.

Ms. Mary Ellen Branan and several members of the Farragut Neighborhood Preservation Partnership (FNPP) were present and commented on the Board's work and the proposed amendments. They then asked the Board to consider amendments to Section 109-12, (c)(9) and the treatment of Athletic Field signage. The Board acknowledged the issue but felt that it should be more thoroughly reviewed and discussed at a later date. They did not want to delay moving forward with the current amendments and noted that it could be dealt with as a separate proposal in the future if warranted.

Mayor Williams made a motion to recommend the current draft ordinance amendments to the Planning Commission and Town for consideration. Mr. Marlowe seconded the motion, which passed unanimously.

Meeting adjourned at 8:13 pm

Approved Wall sign Overview

Holley Marlowe, Primary Staff Reviewer

Status Dough – 10943 Kingston Pike

10.43 Square feet on 16' linear leased space.

White channel letters and black pill sign internally lit with white LEDs mounted to raceway painted to match building.

Original submission was a cabinet sign. Signs in this center are transitioning to Channel letters on a raceway. Sign company submitted channel letter sign but did not include information regarding mounting and illumination Requested the information on 10/05 and did not receive until 10/25 then sign was reviewed again and the permit was issued.

Yamato – 11527 Parkside Drive

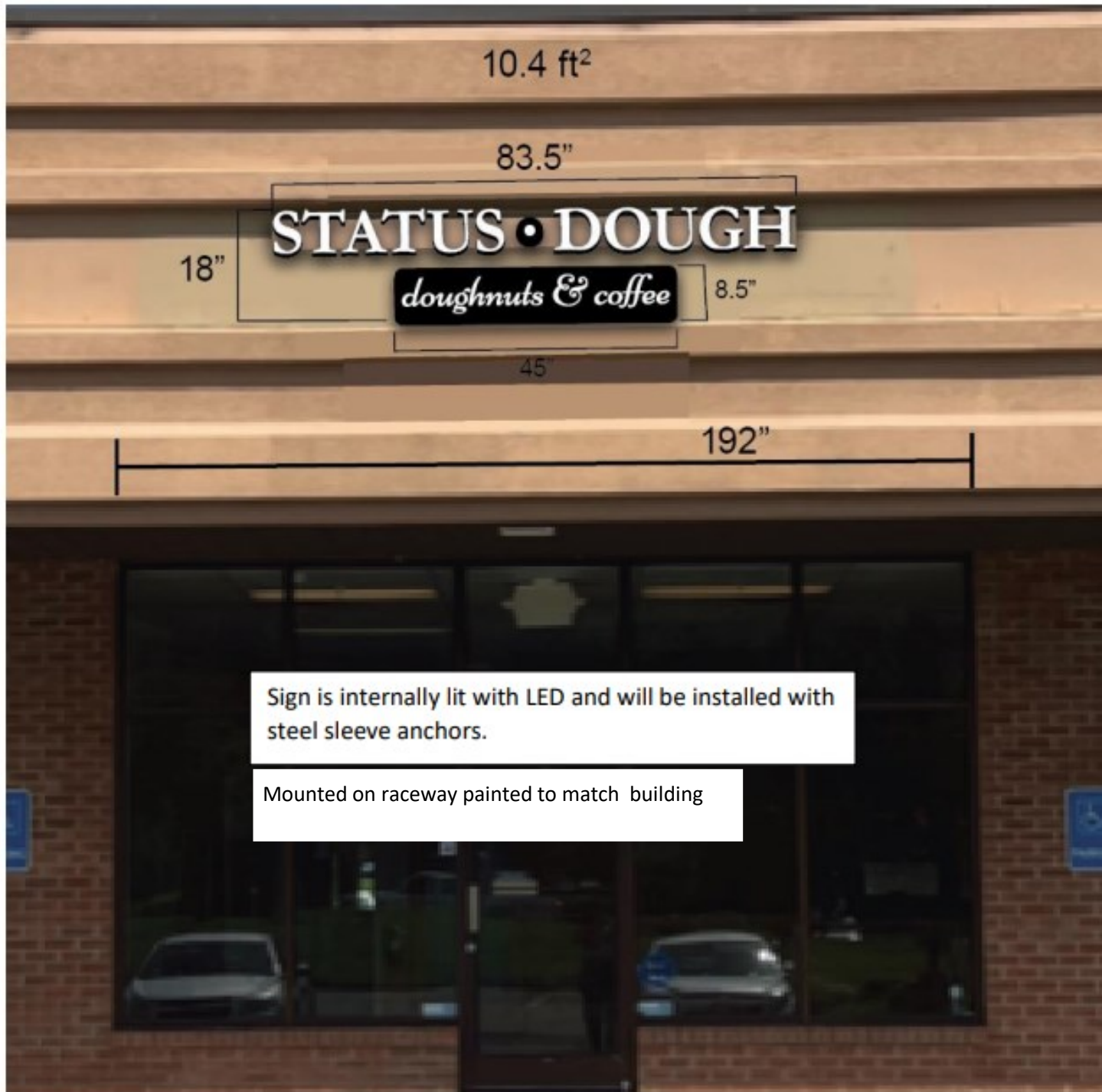
52 square feet on 62"8" linear leased space.

White channel letters and logo internally lit with white LED's and individually mounted to building fascia. "Ramen and Poke Bowl" tagline is pill cabinet internally lit with white LED's mounted to building fascia. Sign is compliant and was approved as originally submitted.

Comfort Inn – 811 N Campbell Station Rd

111.18 Square feet on 274'-8" building.

Existing sign is being moved from over the main entrance to the top of the South elevation for better visibility from Campbell Station Rd. Sign is white and yellow/orange channel letters and "C" logo. Internally lit with white LEDs. Individually mounted to building face. There was some back and forth on getting the appropriate documentation. The hotel owner originally submitted the application but transferred it to the sign company to get all the needed documentation. Sign orientation is substantially larger but is still well within the allotted signage size and will provide better visibility for the business.



Town of Farragut
Sign Permit
BP-2022-638-SP
Approved 10.25.2022

Sign is internally lit with LED and will be installed with steel sleeve anchors.

Mounted on raceway painted to match building

Size: 52" x 144"

Material: flush-mounted illuminated channel letters w/ illuminated tagline cabinet

Work Order #: 40129AH

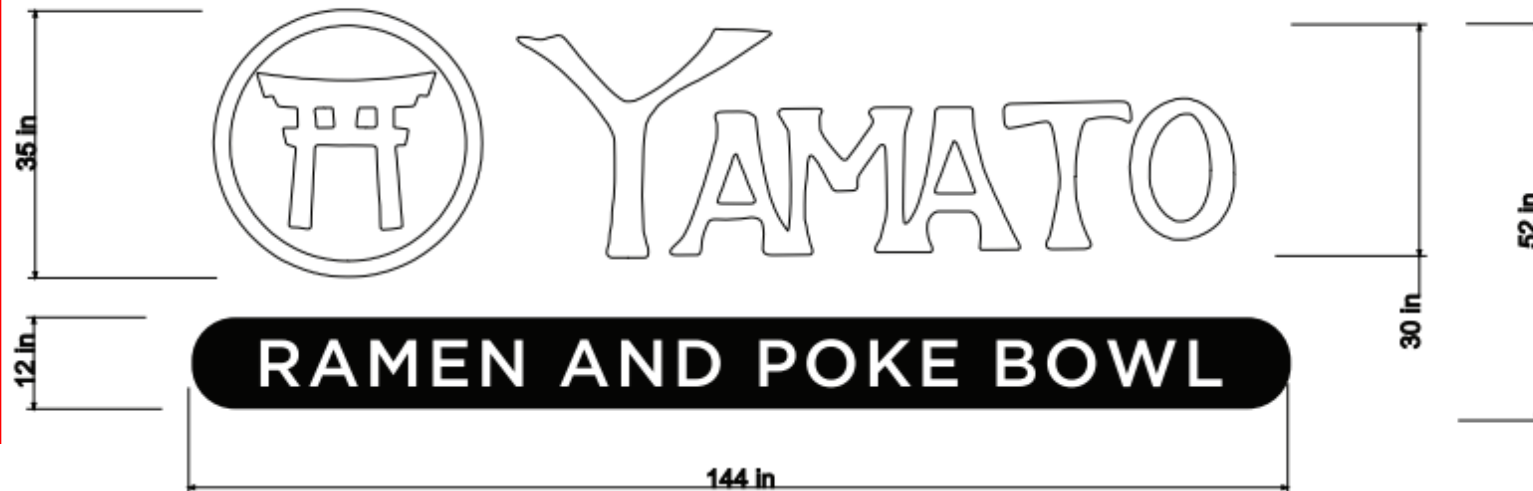
○ Digital print

○ Vinyl

● Other

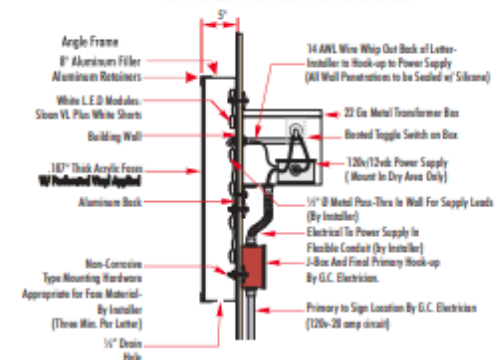
file location:-

Town of Farragut
Sign Permit BP-2022-736-SP
Approved 10.25.2022



LOW VOLTAGE L.E.D. LIGHTING SYSTEM

UL LISTED CLASS 2 - CONFORMS TO U.L. 48 & NEC 600 CODE



SHOP USE ONLY

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

ALLEN
SIGN
WEST
865-558-3523
8403 KINGSTON PIKE
FAX 691-5701

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Client: Yamato Ramen and Poke Bowl Date: 9-14-22 Price: \$ 6134.44Ph/Email: axyang95@gmail.com Drawn by: Andy LambTitle: yamato Approved by: _____ Date: _____

NOTE: The job will not proceed without a signed approval



18' w

disregard
white line, could not
erase.

Newk's
EATERY

62' 8" w

11527

Coca-Cola
Yoshiko Ramen
House and
Noodle House
OPENING
SOON

12'h

48" w

BUTTERMILK
PIE SHOP

11525

BUTTERMILK
PIE SHOP

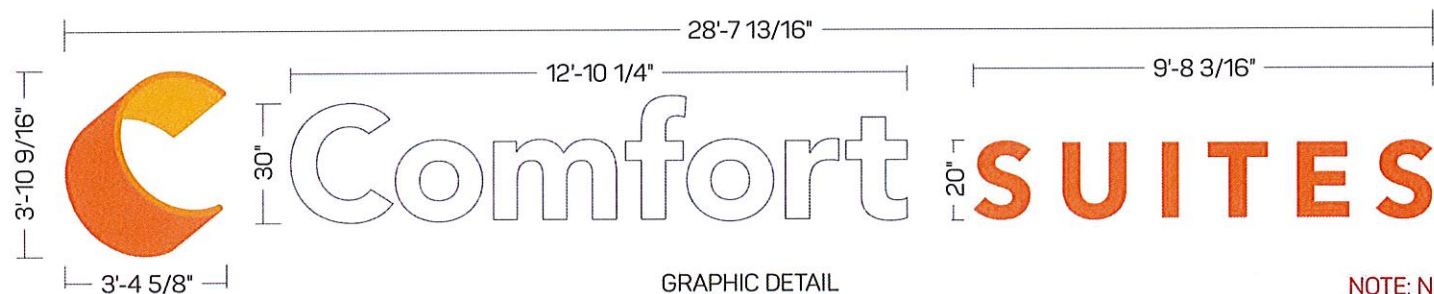
1B



EXISTING



WALL MEASUREMENTS TO BE VERIFIED

PROPOSED
OPTION: AGRAPHIC DETAIL
SCALE: 1/4" = 1'-0"NOTE: NEW LOGO; EXISTING LETTERS
PAINT CANS BLUE AND
REPLACE "COMFORT" BLUE FACES WITH WHITE FACES.

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

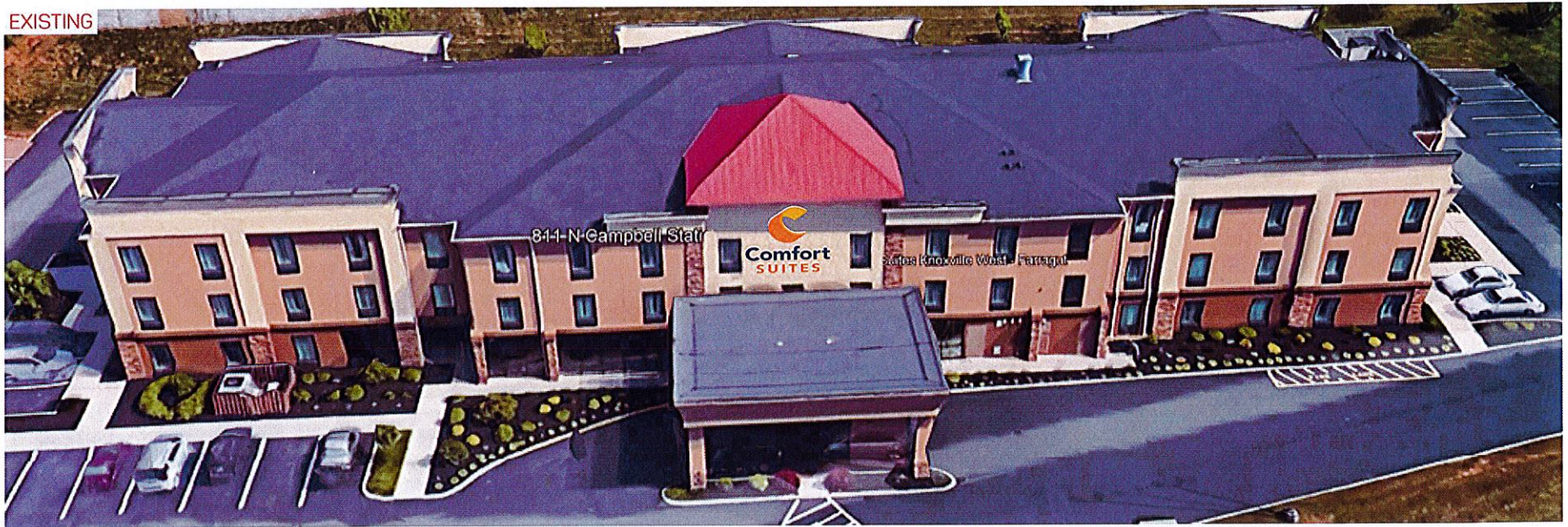
Date

Town of Farragut
Sign Permit BP-2022-680-SP
Approved 11.17.2022Customer:
COMFORT SUITESDate:
08/02/22Prepared By:
CTM

Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

Location:
KNOXVILLE, TNFile Name:
381411 - R2 - KNOXVILLE, TNEng:
-**persona**
SIGNS | LIGHTING | IMAGEPersona Signs, LLC
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com

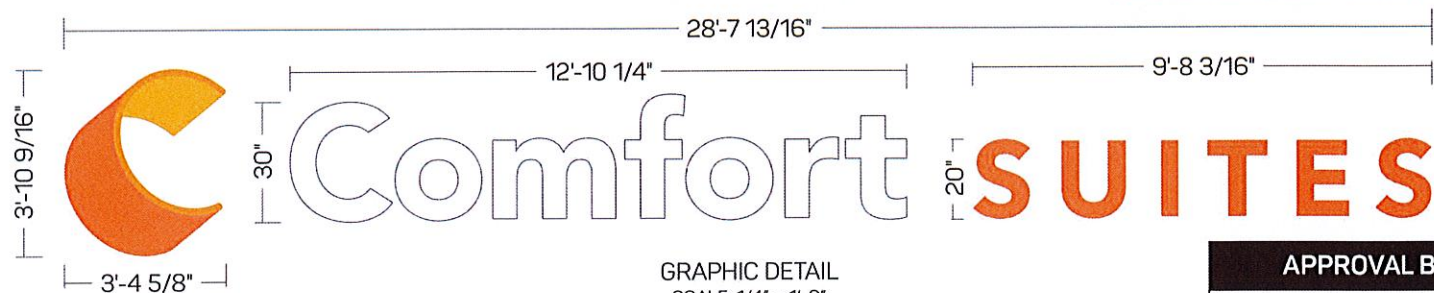
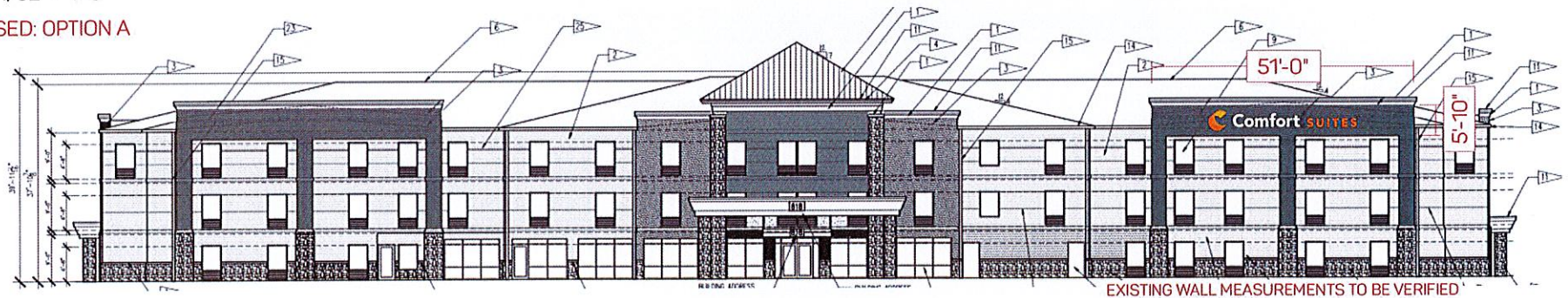
EXISTING



FRONT ELEVATION

SCALE: 1/32" = 1'-0"

PROPOSED: OPTION A



GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

Customer:
COMFORT SUITES

Date:
09/29/22

Prepared By:
CM

Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

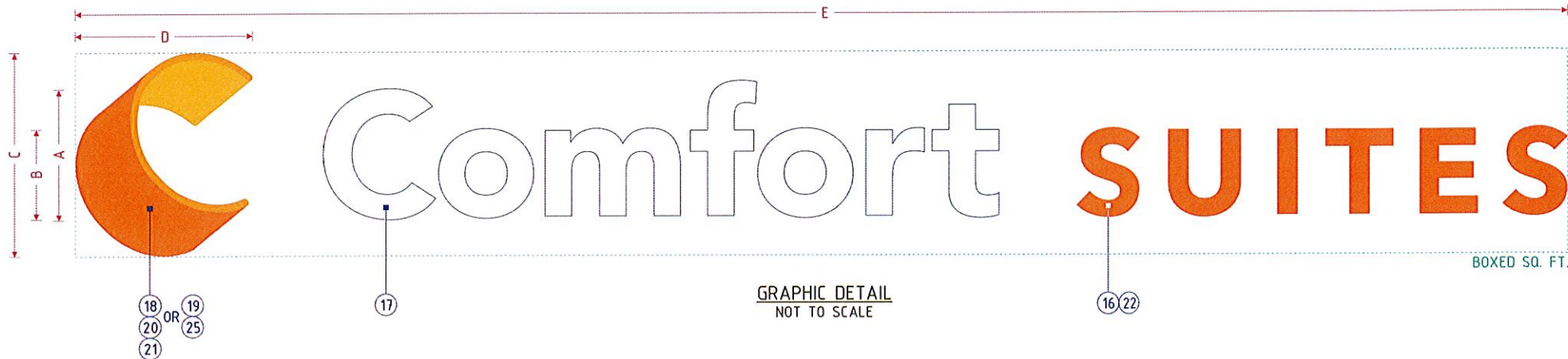
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KNOXVILLE, TN

File Name:
381411 - R2 - KNOXVILLE, TN

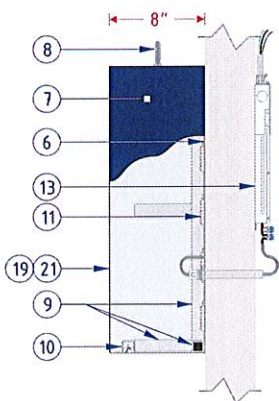
Eng:
-

persona
SIGNS | LIGHTING | IMAGE

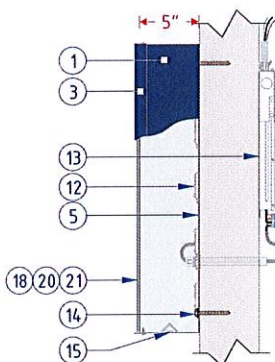
Persona Signs, LLC
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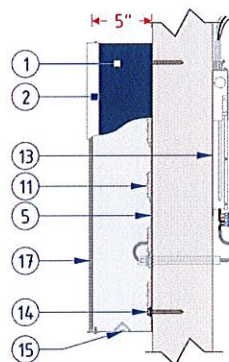
GRAPHIC DETAIL
NOT TO SCALE



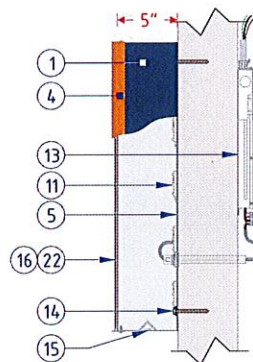
MILLIKEN MP5 EXTRUSION
LED LOGO PROFILE
NOT TO SCALE



REMOTE LED
LOGO PROFILE
NOT TO SCALE



REMOTE LED CHANNEL
LETTER PROFILE
NOT TO SCALE



REMOTE "SUITES" LED
CHANNEL LETTER PROFILE
NOT TO SCALE

COMFORT SUITES LINEAR CHANNEL LETTER DIMENSIONS

LETTER "C" HEIGHT	LETTER "S" HEIGHT	LOGO HEIGHT / OVERALL HEIGHT	LOGO LENGTH	OVERALL LENGTH	BOXED SQUARE FOOTAGE	ACTUAL SQUARE FOOTAGE
A	B	C	D	E		
30"	1'-8 5/8"	3'-10 9/16"	3'-4 5/8"	28'-6 9/16"	110.73	20.18

COMS REMOTE LED CHANNEL LETTER SPECIFICATIONS - WHITE OPTION	
NO.	PART/DESCRIPTION
1	.040" X 5" PRE-FINISHED BLUE ALUMINUM RETURNS
2	1" WHITE TRIM CAP
3	1" TRIM CAP PAINTED PANTONE® PLUS SERIES 2757 C BLUE, SATIN FINISH
4	1" TRIM CAP PAINTED MATTHEWS MP 878543 ORANGE, SATIN FINISH
5	.063" ALUMINUM BACK
6	.080" ALUMINUM BACK
7	.063" ALUMINUM SKIN PAINTED PANTONE® PLUS SERIES 2757 C BLUE, SATIN FINISH
8	1/2" EYE BOLT
9	1" X 1" X 1/8" ALUMINUM TUBE
10	MILLIKEN MP5 ALUMINUM EXTRUSION
11	GE 7100K WHITE TETRA MAX LED'S AS REQUIRED
12	GE 7100K WHITE MINIMAX LED'S AS REQUIRED
13	REMOTE POWER SUPPLIES AS REQUIRED
14	NON-CORROSIVE MOUNTING HARDWARE AS REQUIRED BY SITE CONDITIONS
15	DRAIN HOLES WITH LIGHT BAFFLES AS REQUIRED
16	2447 WHITE ACRYLIC FACE
17	7328 WHITE ACRYLIC FACE
18	.150" CLEAR POLYCARBONATE FACE
19	3M PANAGRAPHS III FLEXIBLE FACE
20	3M 3635-70 WHITE DIFFUSER FILM (1ST SURFACE)
21	DIGITALLY PRINTED DECORATION (1ST SURFACE)
22	3M 3630-3291 ORANGE TRANSLUCENT FILM (1ST SURFACE)

NOTES:

- CHANNEL LETTER INTERIORS TO BE PAINTED REFLECTIVE WHITE
- LOGO'S UP TO 5'-6" TO BE CHANNEL LETTER CONSTRUCTION. LOGO'S 5'-6" AND LARGER MILLIKEN MP5 EXTRUSION CONSTRUCTION.
- CHANNEL LETTER SETS 36" AND SMALLER TO HAVE 1/8" ACRYLIC FACE. CHANNEL LETTERS SETS LARGER THAN 36" TO HAVE 3/16" ACRYLIC FACE.
- ELECTRICAL: (1) 20A/120V CIRCUITS
- U.L. LISTED

Customer:
COMFORT SUITES

Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

File Name:
COMS WHITE LINEAR REMOTE CHANNEL LETTERS

Revision:
6

persona
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DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com



INN CODE: TN423

COMFORT SUITES
811 N. CAMPBELL STATION RD.
KNOXVILLE, TN 37932



PROPOSED SIGNS:

- 1A 30" CHANNEL LETTERS (STACKED)
- 1B NO EXISTING SIGNAGE
- 2 NO EXISTING SIGNAGE

EXISTING SIGNS:

- 1A LETTERS REMOVED
- 1B 30" CHANNEL LETTERS LINEAR (OPTION: A)
- 1B 30" CHANNEL LETTERS LINEAR WITH EXISTING LOGO (OPTION: B)

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

Customer:
COMFORT SUITES

Date:
09/29/22

Prepared By:
CTM/CM

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Location:
KNOXVILLE, TN

File Name:
381411 - R2 - KNOXVILLE, TN

Eng:
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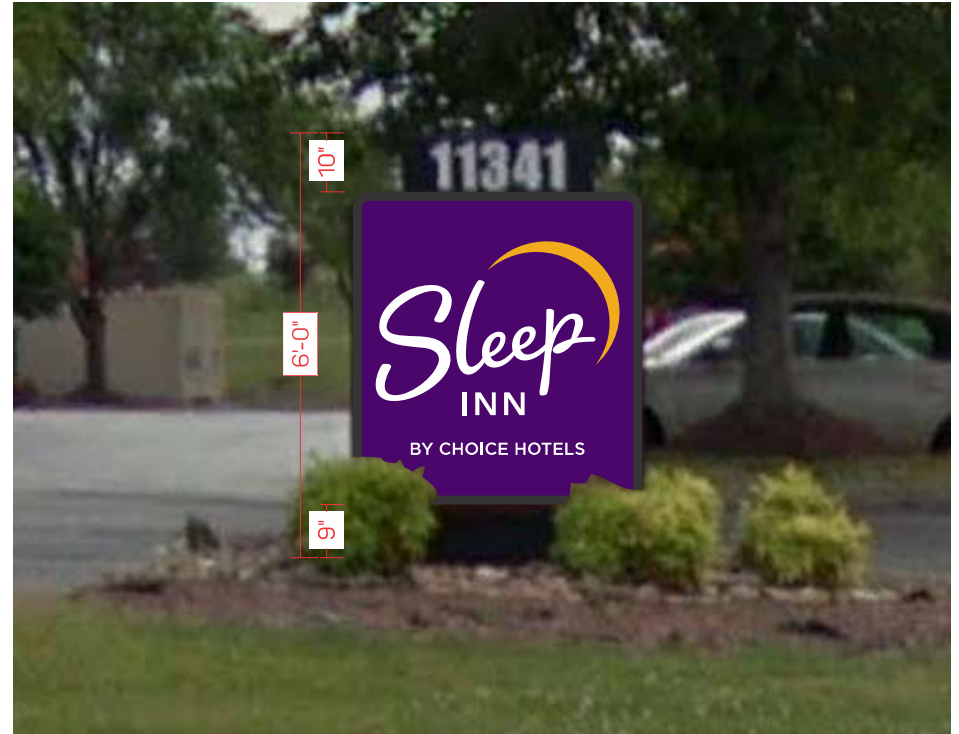
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4



EXISTING:
4'-5" X 4'-1" MONUMENT SIGN



PROPOSED

NOTE: EXISTING LANDSCAPING TO REMAIN AS-IS



GRAPHIC DETAIL
SCALE: 1/2" = 1'-0"

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

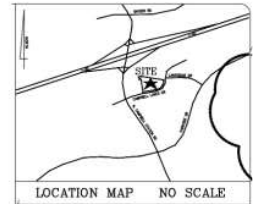
Customer: SLEEP INN	Date: 11/16/22	Prepared By: RT/JR/PG/CM	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: KNOXVILLE, TN	File Name: 341213 - R5 - KNOXVILLE, TN	Eng: -	

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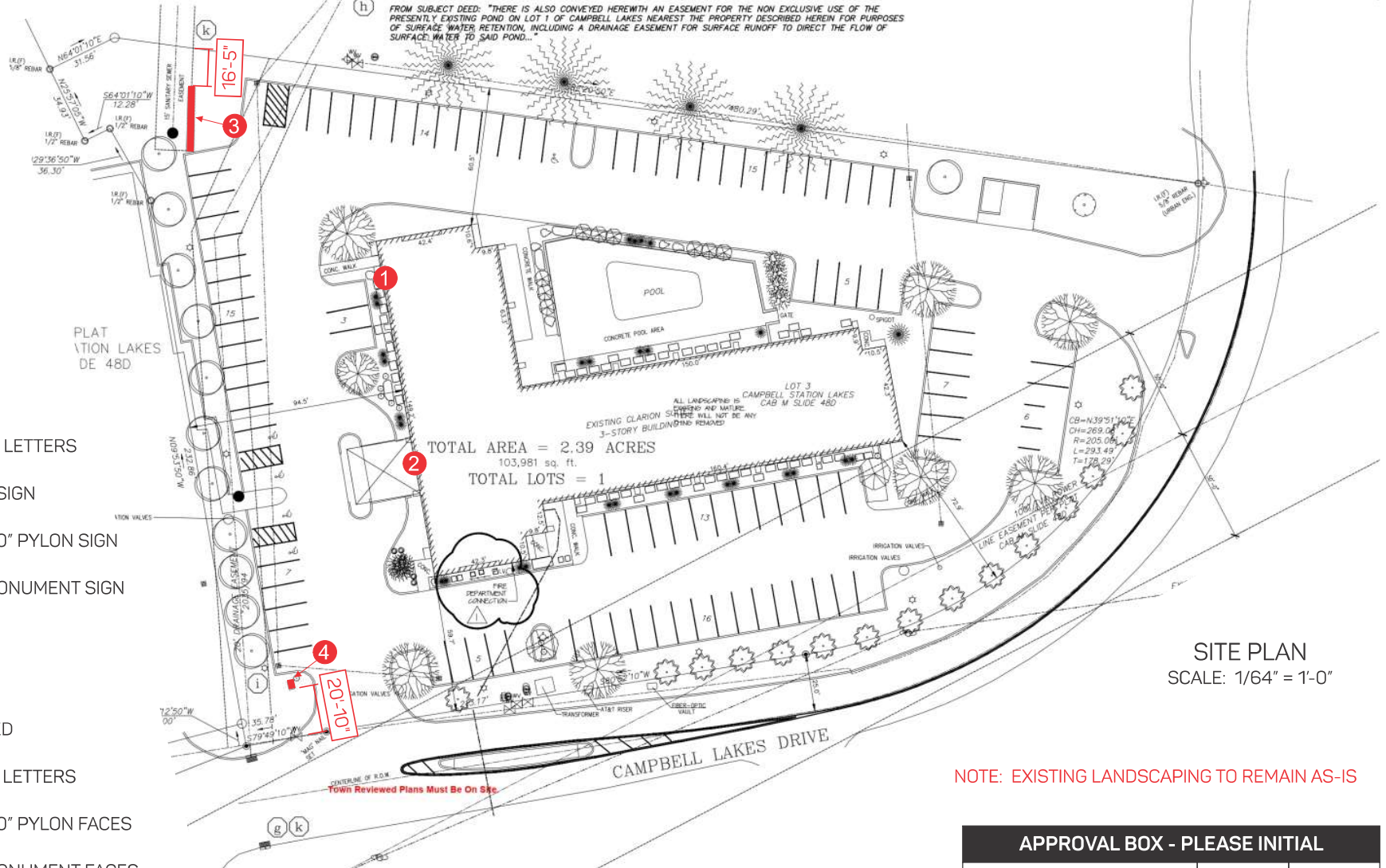
INN CODE: TN690

SLEEP INN
11341 CAMPBELL LAKES DR
KNOXVILLE, TN 37934



(FORMERLY LOT 1)
FINAL PLAT LOT 4 & 5
CAMPBELL STATION LAKES
CAB 0 SLIDE 123C

FROM SUBJECT DEED: "THERE IS ALSO CONVEYED HERewith AN EASEMENT FOR THE NON EXCLUSIVE USE OF THE PRESENTLY EXISTING POND ON LOT 1 OF CAMPBELL LAKES NEAREST THE PROPERTY DESCRIBED HEREIN FOR PURPOSES OF SURFACE WATER RETENTION, INCLUDING A DRAINAGE EASEMENT FOR SURFACE RUNOFF TO DIRECT THE FLOW OF SURFACE WATER TO SAID POND."



SITE PLAN
SCALE: 1/64" = 1'-0"

NOTE: EXISTING LANDSCAPING TO REMAIN AS-IS

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

Customer: SLEEP INN	Date: 11/16/22	Prepared By: CM	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	 SIGNS LIGHTING IMAGE	Persona Signs, LLC 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: KNOXVILLE, TN	File Name: 341213 - R5 - KNOXVILLE, TN		Eng: -		

3



EXISTING:
9'5 3/4"X28'10" PYLON SIGN



PROPOSED



GRAPHIC DETAIL
SCALE: 1/8" = 1'-0"

APPROVAL BOX - PLEASE INITIAL

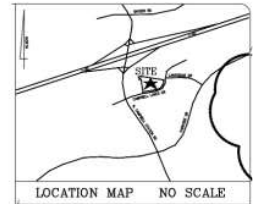
CUSTOMER APPROVAL

Date

Customer: SLEEP INN	Date: 11/16/22	Prepared By: RT/JR/PG/CM	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	 persona SIGNS LIGHTING IMAGE	Persona Signs, LLC 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: KNOXVILLE, TN	File Name: 341213 - R5 - KNOXVILLE, TN		Eng: -		

INN CODE: TN690

SLEEP INN
11341 CAMPBELL LAKES DR
KNOXVILLE, TN 37934



(FORMERLY LOT 1)
FINAL PLAT LOT 4 & 5
CAMPBELL STATION LAKES
CAB O SLIDE 123C

FROM SUBJECT DEED: "THERE IS ALSO CONVEYED HERWITH AN EASEMENT FOR THE NON EXCLUSIVE USE OF THE PRESENTLY EXISTING POND ON LOT 1 OF CAMPBELL LAKES NEAREST THE PROPERTY DESCRIBED HEREIN FOR PURPOSES OF SURFACE WATER RETENTION, INCLUDING A DRAINAGE EASEMENT FOR SURFACE RUNOFF TO DIRECT THE FLOW OF SURFACE WATER TO SAID POND."

