



FARRAGUT VISUAL RESOURCES REVIEW BOARD AGENDA

Farragut Town Hall
Board Room
Tuesday, July 25, 2023
7:00 p.m.

1. Approval of minutes for the June 27, 2023, meeting.
2. Staff report - wall signs approved in the past month.
3. Review of an individual tenant panel sign for Kroger, located at 189 Brooklawn Street.
4. Review of a primary ground mounted sign for Taco Bell, located at 11217 Kingston Pike.
5. Review of a menu board sign for Taco Bell, located at 11217 Kingston Pike.
6. Review of a revised landscape plan for Tommy's Water Sports, located at 11470 Outlet Drive.
7. Staff Report – VRRB Charter Changes
8. Discussion of the VRRB's participation in the Adopt-a-Stream clean-up program.

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MEMORANDUM

TO: Farragut Visual Resources Review Board
FROM: Bart Hose, Assist. Community Development Director
SUBJECT: Regularly Scheduled Meeting - Tuesday, July 25, 2023, at 7:00 p.m.

AGENDA

- 1. Approval of Minutes for the June 27, 2023, meeting**
- 2. Staff Report – Wall Sign Applications Approved Since the Last Meeting**
There have been no wall sign applications approved since the last meeting.
- 3. Ground Mounted Sign Applications**

a) Kroger – Located at 189 Brooklawn Street

Individual Tenant Panel Sign located along Kingston Pike.

Kroger is requesting approval for an individual tenant panel sign located along the shopping center's Kingston Pike frontage.

The panel is designed with a white background to be consistent with the other panels on the larger sign. The staff can recommend approval.

b) Taco Bell – Located at 11217 Kingston Pike

Primary Ground Mounted Sign located at 11217 Kingston Pike.

Taco Bell is requesting approval for a primary ground mounted sign located at 11217 Kingston Pike.

The applicant is requesting approval to install a replacement sign on an existing sign base. Revised plans have been submitted to address a number of major deficiencies identified at the last meeting, however, there are still a few additions or corrections that need to be made to the plan before the permit can be issued. The staff can recommend approval subject to the following.

1. Clarifying and/or adding dimensions for the address number area and numeral font height.
2. Verifying that the existing sign cabinet/frame structure will be painted/updated to be architecturally compatible with the building.
3. Providing a compliant landscape plan documenting that the existing and/or proposed landscaping is compliant.

c) Taco Bell – Located at 11217 Kingston Pike

Menu Board Ground Sign located at 11217 Kingston Pike.

Taco Bell is requesting approval for a replacement menu board ground sign located at 11217 Kingston Pike.

The applicant is requesting approval to install a replacement menu board sign and associated apparatus/equipment. The Taco Bell is located within the Mix-Use Town Center Planning area, which modifies the underlying zoning and requires the menu board and associated apparatus to be architecturally compatible with the principal building. Revised plans have been submitted to address a few major deficiencies identified at the last meeting, the most significant of which is the elimination of a large purple support structure that was not architecturally compatible with the building. The staff can recommend approval subject to the following.

1. Verifying and noting on the plan that the color specified for the “Drive Thru OCU” (ordering station) and support for the clearance bar matches one of the colors used on the building,
2. Documenting that the planned installed height of the menu board will not exceed 6 feet.

4. Landscape Plan Applications

a) Tommy’s Water Sports – Located at 11470 Outlet Drive

Landscape plan for Tommy’s Water Sports.

This item involves a revised landscape plan for Tommy’s Water Sports, which is being developed at 11470 Outlet Drive. The VRRB has previously approved a landscape plan for this facility, however, the planned site has been enlarged and reconfigured, necessitating a new landscape plan. A revised site plan for the facility has also been reviewed by the Planning Commission.

The landscape plan for this facility is extensive and includes required shade trees, replacement trees, and building/parking lot landscaping. The applicants have made several revisions to meet Town standards and the plan is now compliant. The staff recommends approval subject to the following two minor editorial corrections:

1. Correctly label/number the 4 Tulip Poplar trees in the NE corner of the parking lot,
2. Remove the excess tree symbol from the drive isle behind the building.

5. Other Business

a) Staff Report – VRRB Charter Changes

Staff will report on recent minor amendments to the Board’s Charter.

b) Discussion – Participation in the Adopt-a-Stream Cleanup Program

The VRRB has historically participated in the Adopt-a-Stream program and periodically conducted stream cleanups along an adopted section of North Fork Turkey Creek. The Board should schedule a cleanup this fall if it wants to continue participating in the program.



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, May 23, 2023. Chairman Marty Layman presided. Members in attendance were Marty Layman, Brittany Moore, Derek Wright, Mayor Ron Williams, and Youth Representative Anna Gibbs. Randy Armstrong, Stephen Marlowe, and Jeanie Stow were absent.

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

1. Minutes

A motion was made by Mayor Williams to approve the May 23, 2023, minutes as submitted. The motion was seconded by Ms. Moore, 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:

- Sonobello – 11403 Parkside Dr.
- Sonobello (Under Canopy Sign) – 11403 Parkside Dr.
- Allstate – 11309 Station West Dr.
- Park + Alley (Campbell Station Rd Elevation) – 102 N. Campbell Station Rd.
- Park + Alley (Parking Lot Elevation) – 102 N. Campbell Station Rd.
- Burlington (Parking Lot Elevation) - 11449 Parkside Dr.
- Burlington (Interstate Elevation) - 11449 Parkside Dr.
- Island Fin Poke – 11615 Parkside Dr.
- Bentley Medical – 11668 Parkside Dr.
- Knoxville Academy of Martial Arts (KAMA) – 10961 Kingston Pk.

3. Ground Mounted Sign Applications:

a) Life Stance Health – Located at 11840 Kingston Pike

Individual Tenant Panel Sign located at 11840 Kingston Pike.

Life Stance Health requested approval for an individual tenant panel sign at 11840 Kingston Pike.

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

Ms. Moore made a motion to approve the sign. Mayor Williams seconded the motion, which passed unanimously.



b) Bentley Medical – Located at 11668 Parkside Drive

Individual Tenant Panel Sign located at 11668 Parkside Drive.

Bentley Medical requested approval for an individual tenant panel sign located at 11668 Parkside Drive.

The staff explained that the proposed sign was a smaller panel on the structure and that the applicant had maximized the font size given the limited area. Staff noted that it appeared to be reasonably legible when compared to the other panels on the sign.

The Board briefly discussed the sign and its legibility. Mr. Wright made a motion to approve the sign. Mayor Williams seconded the motion, which passed unanimously.

c) Kroger – Located at 189 Brooklawn Street

Individual Tenant Panel Sign located at the corner of Brooklawn Street. and North Campbell Station Road.

Kroger requested approval for an individual tenant panel sign located at the corner of Brooklawn Street and North Campbell Station Road.

The staff explained that the ordinance requires the tenant panels on a sign structure to have a consistent background color. Staff then noted that the applicants had revised the plan to include blue lettering on a white background, as requested, and recommend approval.

Mayor Williams made a motion to approve the revised sign with blue lettering on the white background. Ms. Moore seconded the motion, which passed unanimously.

d) Island Fin Poke – Located at 11615 Parkside Drive

Individual Tenant Panel Sign located at 11615 Parkside Drive.

Island Fin Poke requested approval for an individual tenant panel sign located at 11615 Parkside Drive.

Staff pointed out the font size and stylized lettering used on the sign panel and its potential effect on legibility. Staff explained that he had suggested the applicants look to modify the sign to increase the font size, if possible, but they chose to stay with their initial submission.

The Board discussed the sign and felt that it was probably legible enough for approval but thought that the applicants should reevaluate the design to see if the font could be enlarged. Mr. Wright made a motion to approve the sign with a recommendation that the applicants also consider design changes to increase the font size if possible. Mayor Williams seconded the motion, which passed unanimously.



e) Taco Bell – Located at 11217 Kingston Pike

Primary Ground Mounted Sign located at 11217 Kingston Pike.

Taco Bell requested approval for a primary ground mounted sign located at 11217 Kingston Pike.

The staff explained that the plan materials originally submitted did not meet minimum standards and the applicant was provided with the following review comments and revision requests:

1. Please provide the actual sign face area. The maximum allowable is 40 square feet with at least a 20-foot setback. The reported face area of this sign is listed as 54 square feet.
2. The address numbers must appear at the top of the sign and the numerals must be at least 8" tall. Please revise the plan.
3. Please provide a fully dimensioned plan for the sign and sign structure (must include overall height above grade)
4. Please provide a dimensioned site plan showing/verifying the location of the sign in relation to property lines and easements. If a copy of an existing/previous site survey is not available from the owner, please contact staff to see if the lines can be reasonably approximated in the field.
5. Please provide a compliant landscape plan documenting that the existing and/or proposed landscaping is compliant.
6. Please note how the sign is, or is proposed to be, lit. If lighting changes are proposed, please provide a compliant plan.

The staff then noted that all revised plan materials submitted to date either fail to address the original comments/deficiencies and/or address them in a noncompliant manner. Staff recommend denial of the ground sign request.

Mayor Williams made a motion to deny the noncompliant ground sign plan and request. Mr. Wright seconded the motion, which passed unanimously.

f) Taco Bell – Located at 11217 Kingston Pike

Menu Board Ground Sign located at 11217 Kingston Pike.

Taco Bell requested approval for a replacement menu board ground sign located at 11217 Kingston Pike.

The staff explained that the Taco Bell is located within the Mix-Use Town Center Planning area, which modifies the underlying zoning and requires the menu board and associated apparatus to be architecturally compliant with the principal building. The staff then explained that the plan materials originally submitted did not meet

minimum standards and the applicant was provided with the following review comments and revision requests:

1. The menu board and all associated apparatus/equipment must be architecturally compatible with the building. This includes the colors used. Please use colors on the menu board structure, the OCU and canopy structure, and the drive-thru clearance bar structure that are consistent with the color scheme/palate used on the building. The purple color is not an approved color and was not used on the building.
2. Please also provide color photos and/or color renderings of the actual building and all proposed menu board / drive-thru equipment to more completely document compatibility.
3. The overall height of the menu board cannot exceed 6 feet. Please adjust plans to comply with this standard.

The staff then noted that all revised plan materials submitted to date either fail to address the original comments/deficiencies and/or address them in a noncompliant manner. Staff recommend denial of the menu board sign request.

Mayor Williams made a motion to deny the noncompliant menu board sign plan and request. Mr. Wright seconded the motion, which passed unanimously.

g) The Church of Jesus Christ of Latter Day Saints – Located at 13001 Kingston Pike
Primary Ground Mounted Sign is located at 13001 Kingston Pike.

This agenda item was withdrawn and deferred to a subsequent meeting at the request of the applicant.

4. Landscape Plan Applications

a) The Church of Jesus Christ of Latter Day Saints – Located at 13001 Kingston Pike
Landscape plan for The Church of Jesus Christ of Latter Day Saints.

This item involved a required landscape plan for The Church of Jesus Christ of Latter Day Saints Temple being developed at 13001 Kingston Pike. The site plan for the facility has been reviewed by the Planning Commission.

Staff briefly reviewed the landscape plan for the facility noting that it was extensive and included required shade trees, replacement trees, and building/parking lot landscaping. The staff also noted that the applicants had made several requested revisions and/or corrections to the plan and recommend approval of the revised plan.



Mr. Daniel Boutte, a Landscape Architect with Lose Design, applicants, was present to address any questions that the Board might have. The Board discussed the plan with Mr. Boutte and amongst themselves. Mayor Williams made a motion to approve the revised plan. Ms. Moore seconded the motion, which passed unanimously.

The Board also questioned Mr. Boutte regarding the withdrawn ground sign application. Issues surrounding the Town's requirement to have the address number displayed at the top of the sign were discussed. The staff noted that he had discussed the issue and several design alternatives with the applicants, however, they remained concerned with the impact on the proposed sign's overall design. Mr. Boutte indicated that he would revisit the issue with the church and that a ground sign plan would be resubmitted for consideration at a future meeting.

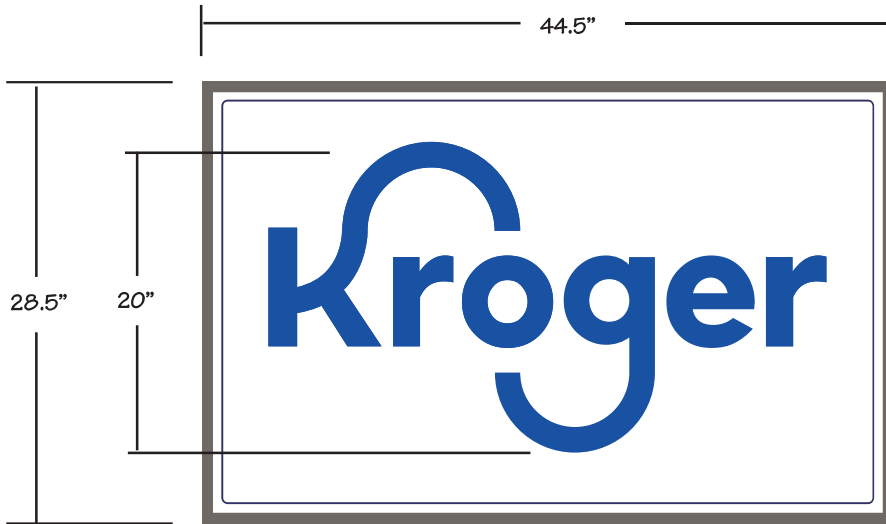
4. Other Business

a) Citizen Comment/Question – Ms. Mary-Ellen Branan

Ms. Mary-Ellen Branan addressed the Board to call attention to a potential landscaping issue regarding the recently installed score board at Concord Baptist Church and Concord Christian School. Ms. Branan noted that several of the required screening trees planted in connection with the score board's approval had died and/or been removed. The staff stated that he would check the site and contact the church to address the matter.

Meeting adjourned at 8:25 pm

B



FLAT POLYCARBONATE FACES.
FLAT, 1ST SURFACE
VINYL GRAPHICS.



3730-8537 KROGER BLUE



WHITE

NOTE: THERE ARE (2) IDENTICAL
MONUMENT SIGNS THAT BOTH
REQUIRE FACE REPLACEMENTS



EXISTING



PROPOSED

KROGER #686
186 BROOKLAWN
KNOXVILLE, TN



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DRAWING NO:
888092741.05

DATE: 6.21.2023
S. Hawke



QTY.	DESCRIPTION	SQ. FT.
1	MEDIUM SWINGING BELL	9.9
1	12" WHITE LETTER SET	7.3
2	MONUMENT REPL. FACES & ADDRESS NUMERALS	
1	DRIVE THRU CLEARANCE BAR	
1	DRIVE THRU OCU	
1	DRIVE THRU MENUBOARD	

Menu Board and
Associated
Equipment Location

Ground Sign Location

TACO BELL
11217 KINGSTON PIKE
KNOXVILLE, TN



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DRAWING NO:
1033155140.04

DATE: 7.14.2023

S. Hawke

P1



**NOTE: RADIUS DIMENSION & RETAINER SIZE
REQUIRED PRIOR TO PRODUCTION**



EXISTING



PROPOSED

PAN FORMED POLYCARBONATE FACES
DECORATED WITH FLAT, 2ND SURFACE
GRAPHICS.

GRAPHIC & COLOR SPECIFICATIONS:			
COLOR	PANTONE	3M	PAINT
Dark Purple	PMS 2603C	3M 3630-9327	
Light Purple	PMS 2577C	3M 3630-9141	
Black	Pantone Black		
White	Pantone White	3M 3630-20	SW2123



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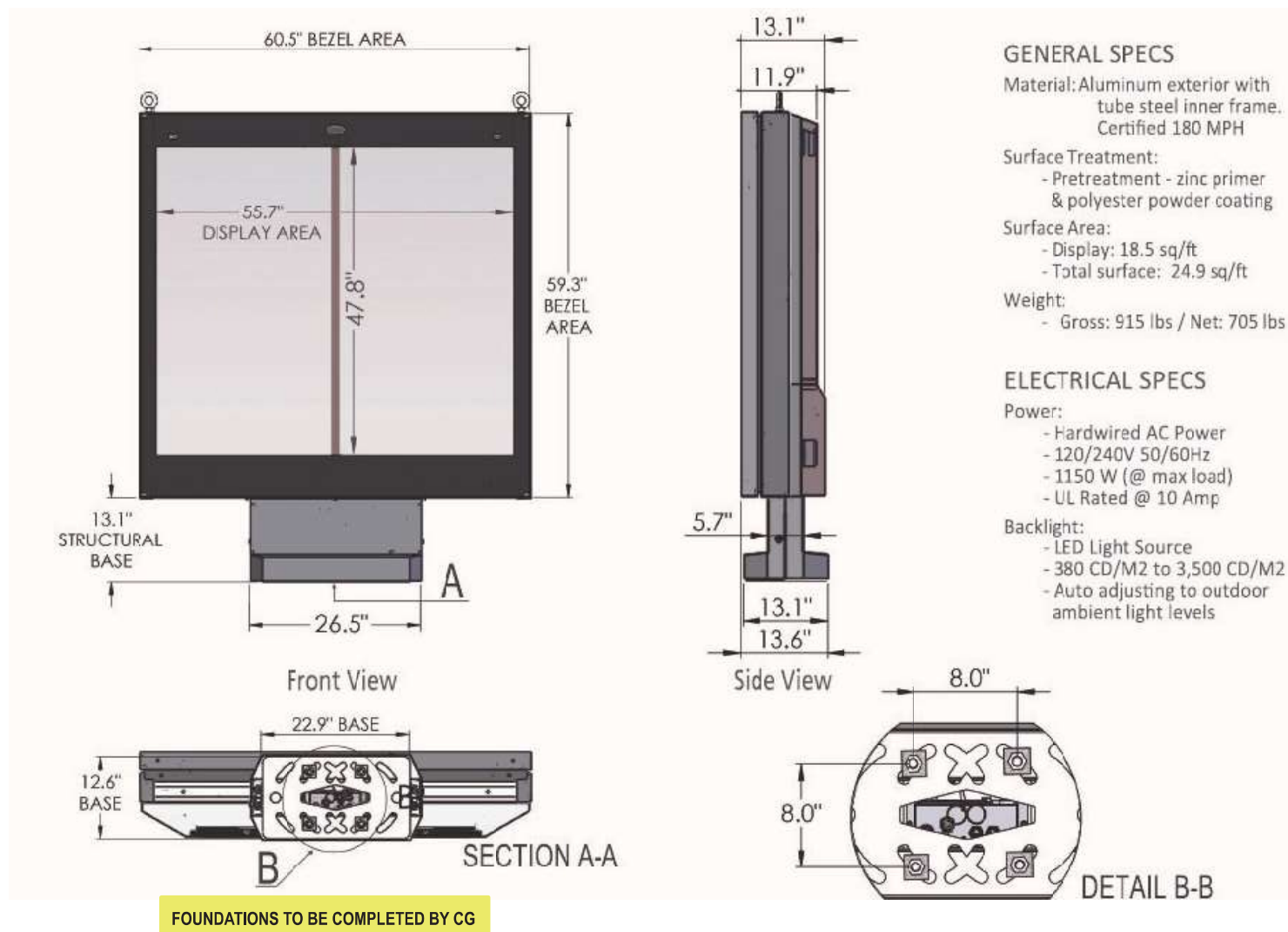


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1033155140.04P1

DATE: 7.14.2023

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H



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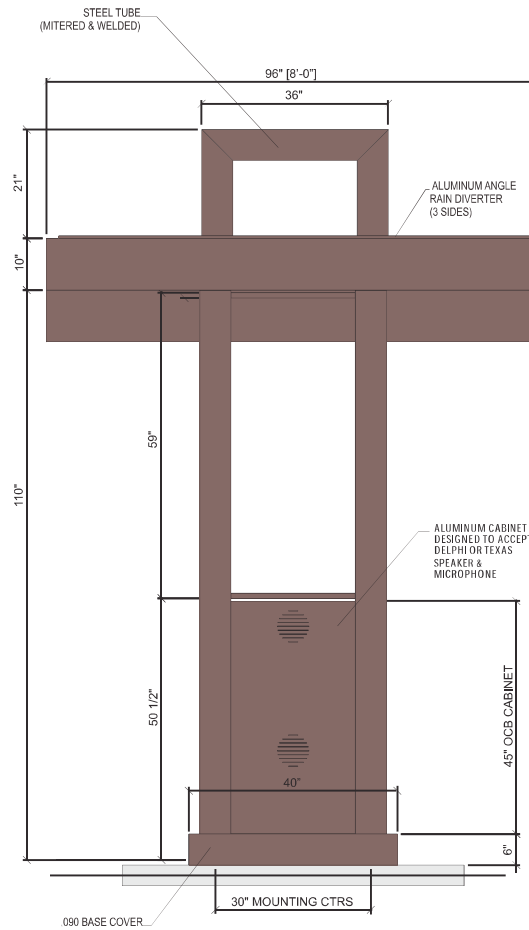
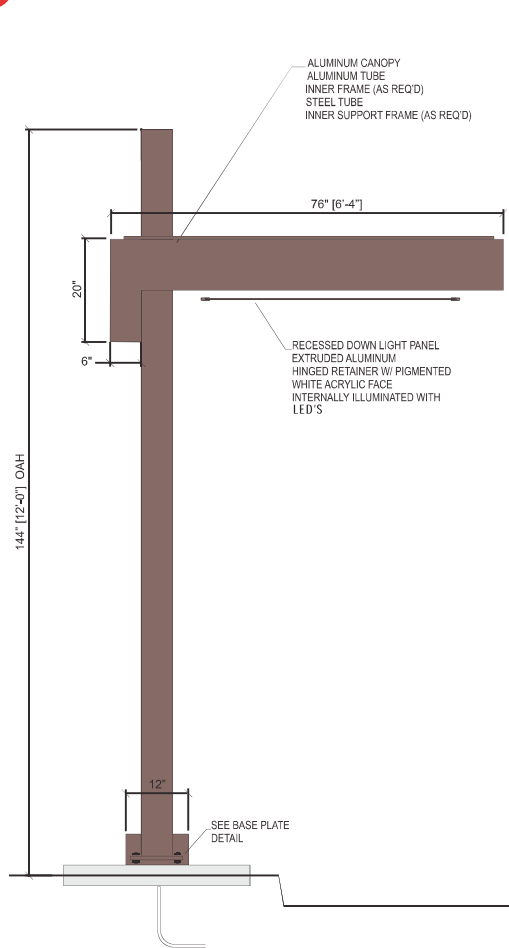
Rev. #6



DRAWING NO:
935580PC

DATE: 5-1-2018

S. Hawke



CANOPY SPECIFICATIONS

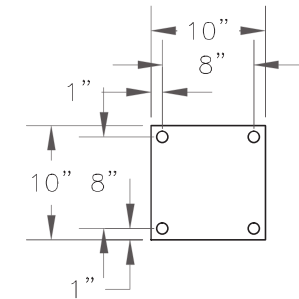
- Materials**
- Canopy: Fabricated Aluminum
 - Frame: Constructed Of Channel And Angle
- Canopy Wind Load**
- Wind Load Designed For 110 & 150 mph Wind Zone
 - See foundations for 110 & 150 mph wind load.

ELECTRICAL SPECIFICATIONS

LED ILLUMINATION

COLOR SPECIFICATIONS

Canopy Structure & OCB Cabinet:
Paint to match: Tiger Drylac 49-66230 C33



BASE PLATE
3/4" STEEL
QNTY: 2

NOTE: NO PURPLE ACCENT STRIPING 823-TAC20-OCU



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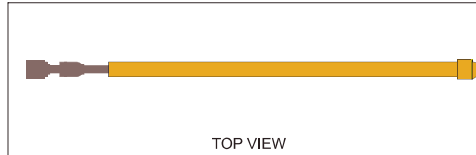
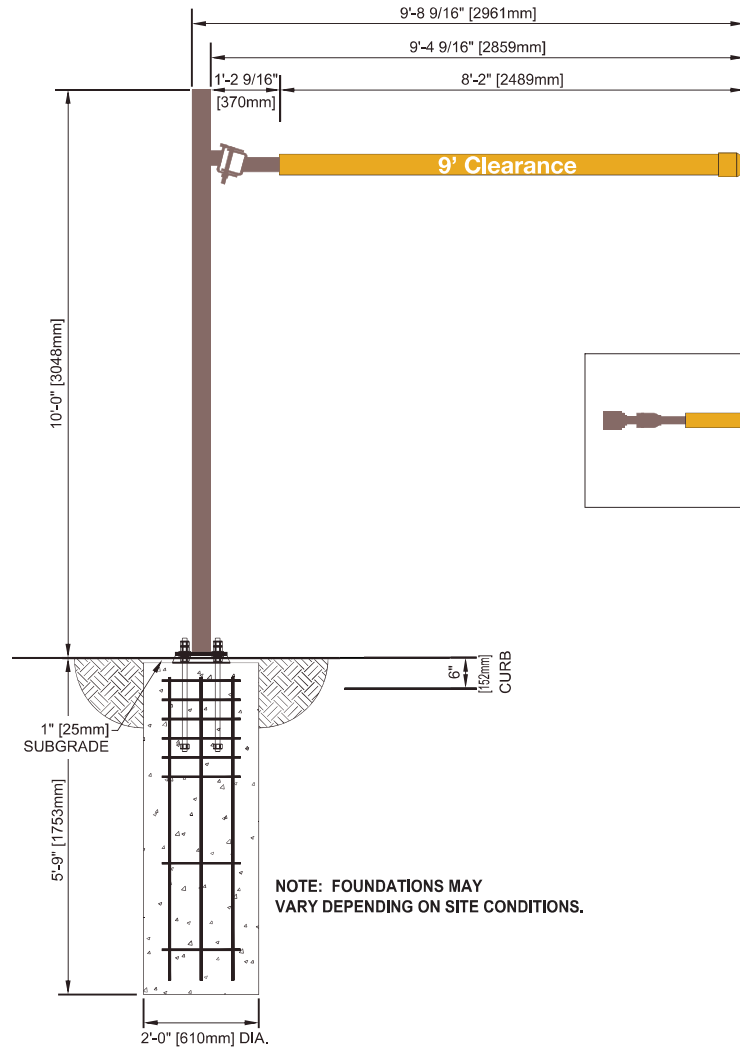


DRAWING NO:
106058.00 K

DATE: 3-11-2021
S. Hawke

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F



SPECIFICATIONS

DESIGN PARAMETERS

- Structural adequacy shall be the manufacturer's responsibility using the following criteria:
- 100 MPH 3 second gust wind speed per ASCE 7-05 (130 MPH - ASCE 7-10). Category II, Exposure C.
- 150 PSF per foot of depth allowable lateral soil bearing pressure.
- Compliant with national building codes and standards (IBC 2009, IBC 2015, AISC 14th Edition, ASCE 7-05, ASCE 7-10, ACI & Aluminum Design Manual).
- Refer to written documentation for material specifications.

Materials

- 4"x4"x1/4" [102x102x6mm] steel tube column
- Adjustable mounting plate and hinge assembly for clearance bar
- 4" [102mm] PVC tube sleeved over 2"x3" [51x76mm] steel tube for clearance bar

GRAPHIC & COLOR SPECIFICATIONS:

Paint to match: Tiger Drylac 49-66230 C33



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Rev. #6 _____



PART # 823-23-PORTAL

DATE: 6.27.2023

S. Hawke

Sheet Provided for Architectural
Compatibility Reference

	QTY.	DESCRIPTION	SQ. FT.
A	1	MEDIUM SWINGING BELL	9.9
B	1	12" WHITE LETTER SET	7.3
P1	2	MONUMENT REPL. FACES & ADDRESS NUMERALS	
F	1	DRIVE THRU CLEARANCE BAR	
C	1	DRIVE THRU OCU	
H	1	DRIVE THRU MENUBOARD	



**FRONT ELEVATION
EXISTING**



**FRONT ELEVATION
PROPOSED**

ARTWORK SHOWN FOR PRESENTATION PURPOSES ONLY.
ACTUAL SIZE & PLACEMENT MAY VARY.
SCALE/BUILDING DIMENSIONS NOT KNOWN.

TACO BELL
11217 KINGSTON PIKE
KNOXVILLE, TN



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DATE: 7.14.2023

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SIDE ENTRY ELEVATION

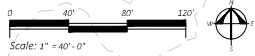


DRIVE-THRU ELEVATION

	QTY.	DESCRIPTION	SQ. FT.
A	1	MEDIUM SWINGING BELL	9.9
B	1	12' WHITE LETTER SET	7.3
P1	2	MONUMENT REPL. FACES & ADDRESS NUMERALS	
F	1	DRIVE THRU CLEARANCE BAR	
G	1	DRIVE THRU OCU	
H	1	DRIVE THRU MENUBOARD	

Sheet Provided for Architectural
Compatibility Reference

TACO BELL
11217 KINGSTON PIKE
KNOXVILLE, TN



T.C.=967.08
INV.=961.68

PLANTING LEGEND:

Trees	Qty	Botanical Name	Common Name	Size	Notes	Tree Type
2	2	Acer buergerianum	Trident Maple	2" cal.	central leader, full and dense	replacement
10	10	Acer rubrum	Red Maple	2" cal.	central leader, full and dense	canopy/shade
10	10	Quercus phellos	Willow Oak	2" cal.	central leader, full and dense	canopy/shade
7	7	Ulmus parvifolia	Lacebark Elm	2" cal.	central leader, full and dense	canopy/shade
4	4	Cedrus deodara	Deodar Cedar	6" height	central leader, full and dense	replacement
5	5	Magnolia grandiflora	Southern Magnolia	2" cal.	central leader, full and dense	canopy/shade
6	6	Quercus alba	White Oak	2" cal.	central leader, full and dense	canopy/shade
10	10	Liriodendron tulipifera	Tulip Poplar	2" cal.	central leader, full and dense	canopy/shade
Shrubs	Qty	Botanical Name	Common Name	Size	Notes	
4	4	Rhododendron Catawbiense	Rhododendron	3 gallon	full and dense	
20	20	Cephalotaxus harringtonia 'Prostrata'	Plum Yew	3 gallon	full and dense	
9	9	Hydrangea arborescens	Annabelle Hydrangea	3 gallon	full and dense	
10	10	Crytomeria japonica 'Globosa Nana'	Dwarf Cedar	3 gallon	full and dense	
Groundcover	Qty	Botanical Name	Common Name	Size	Notes	
20	20	Ophiopogon japonicus 'Nana'	Dwarf Mondo	flat	full and dense	
20	20	Carex morrowii	Silver Sedge	flat	full and dense	

Note: all other disturbed areas to receive fescue seed and straw

Alice Tsao
Parcel 130 176-01
Instr. # 20110603-C

338,248 SQ
7.77 AC

Lot Coverage Diagram

Tree Replacement/ Credit Summary

Required Replacement Trees	151
Saved Tree Credits	119
Total Required Trees =	32 Trees

Tree Planting Requirements

One shade tree per every 2500 SF of improvements.

Improvements	16,000 square feet
• Building and Accessories	87,496 square feet
• Parking and Flatwork	
Total Improvements	103,496
	103,496 / 2,500 = 42 shade trees required
Total Shade Trees Required:	42 Trees, 2" caliper minimum
Total Replacement Trees Required:	32 Trees, 2" caliper minimum
* replacement trees not to exceed 20% of required shade trees	
* 42 x .2 =	9 trees
Total Trees Required:	42+9 = 51 trees
Total Trees Proposed:	53 Trees, 2" caliper minimum
• 42 canopy/shade trees proposed	
• 11 replacement trees proposed	

Landscaping Between Buildings and Parking Lot

A landscaped area between all buildings and any abutting parking lots and vehicular access ways is required. The minimum landscaped area shall be determined by multiplying 2 1/2 feet by the building's length facing a parking lot or vehicular access way.

203 linear feet of building exist facing the parking lot and entry access areas.

203 x 2.5 = 508 square feet required

765 square feet proposed

Beasley
LANDSCAPE ARCHITECTS

Patrick Beasley: 865-411-4425 pat@beasleyla.com
2022 Knoxville Office: Knoxville, TN 37932



Tommy's
Watersports

11470 Outlet
Drive

Knoxville
Tennessee 37932

Submittal Record

R1 + 03/20/2023, Revised Parking Lot Layout
R2 + 05/25/2023, Revised Parking Lot Layout
Lot Coverage, Tree Only, Tree Replacement Credit
Summary, and Tree Planting Requirements
R3 + 07/19/2023, Revised Landscape Plan per
Town Comments, Tree Type and Locations

February 20, 2023

Landscape Plan

L101