



FARRAGUT VISUAL RESOURCES REVIEW BOARD AGENDA

Farragut Community Center
Medium Classroom
Tuesday, February 27, 2024
7:00 p.m.

1. Approval of minutes for the January 23, 2024, meeting.
2. Staff report - wall signs approved in the past month.
3. Review of an individual tenant panel sign for DW Designs, located at 11521 Parkside Drive.
4. Review of a primary permanent ground sign (reface) for Westgate Christian Fellowship, located at 416 N. Campbell Station Road.
5. Review of a primary permanent ground sign (reface) for Anthem Memory Care, located at 901 Concord Road.
6. Review of a primary permanent ground sign for Extra Space (storage), located at 11825 Snyder Road.
7. Review of a landscape plan for the N. Watt Road / Kingston Pike Commercial Center, located at the Northwest corner of Kingston Pike and North Watt Road.

**11408 MUNICIPAL CENTER DRIVE | FARRAGUT, TN 37934 | 865.966.7057 |
WWW.TOWNOFFARRAGUT.ORG**

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MEMORANDUM

TO: Farragut Visual Resources Review Board
FROM: Bart Hose, Assist. Community Development Director
SUBJECT: Regularly Scheduled Meeting - Tuesday, February 27, 2024, at 7:00 p.m.

AGENDA

1. **Approval of Minutes for the January 23, 2024, meeting**
2. **Staff Report – Wall Sign Applications Approved Since the Last Meeting**

Only one wall sign application has been approved since the last meeting:

- Extra Space Storage – 11825 Snyder Rd

3. **Ground Mounted Sign Applications**

a) DW Designs – Located at 11521 Parkside Drive

Individual Tenant Panel Sign located along Parkside Drive.

DW Designs is requesting approval for an individual tenant panel sign located at 11521 Parkside Drive.

The panel is designed with a white background to be consistent with the other newer panels on the larger sign. Although staff thinks that the sign would be more effective with less content and larger fonts, the message appears to be reasonably legible.

b) Westgate Christian Fellowship - located at 416 N. Campbell Station Road

Primary Ground Mounted Sign (reface) located at 416 N. Campbell Station Road.

Westgate Christian Fellowship is requesting approval to reface their existing sign located at the entrance to their facility located on N. Campbell Station Road.

The application involves replacing the sign faces on an existing sign structure. The staff can recommend approval subject to the following:

1. Providing the overall height of the existing sign structure.

c) Anthem Memory Care – Located at 901 Concord Road

Primary Ground Mounted Sign (reface) located at 901 Concord Road.

Anthem Memory Care (formerly Avenir) is requesting approval to reface their existing monument ground sign located at 901 Concord Road.

The application involves replacing the sign face on an existing sign structure. The staff can recommend approval subject to the following:

1. Revising the proposed landscaping to eliminate non-native invasive plants.

d) Extra Space – Located at 11825 Snyder Road

Primary Ground Mounted Sign located at 11825v Snyder Road.

Extra Space (storage) is requesting approval for a new permanent ground mounted monument sign at their facility located on Snyder Road.

1. Providing a site plan documenting the proposed setbacks for the sign and that its location does not conflict with platted utility (underground) easements.
2. Revising the proposed landscaping to eliminate non-native invasive plants.

4. Landscape Plans

a) North Watt Road / Kingston Pike Commercial Center - located at the Northwest Corner of Kingston Pike and North Watt Road.

Landscape plan for the proposed N. Watt Road/Kingston Pike commercial center.

This item involves a landscape plan for a commercial center being developed at the NW corner of N. Watt Road and Kingston Pike.

The plan is extensive and includes required landscape elements for shade trees, replacement trees, parking lot screening, landscaping around the building(s), and the detention basin. The applicants have been working to address several identified issues. The first plan revision addressed several of the issues and additional revisions are being made. The most significant issue is an under count of required qualifying shade trees and replacement canopy trees on the site. Staff has discussed this with the overall plan's preparer, and there are several alternatives to address the remaining issues. Staff will provide comments and a recommendation regarding this addenda item at the meeting.



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, January 23, 2024. Chairman Marty Layman presided. Members in attendance were Marty Layman, Brittany Moore, Mayor Ron Williams, Stephen Marlowe, Scott Russ, Sue Stuhl, and Youth Representative Kate Myers. Mr. Derek Wright 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 December 12, 2023, minutes as submitted. The motion was seconded by Mr. Russ and 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:

- Dunkin - 13038 Kingston Pike (Kingston Pike Elevation)
- Dunkin – 13038 Kingston Pike (Public Accessway Elevation)

3. Ground Mounted Sign Applications:

a) Balanced Paws – Located at 11135 Kingston Pike

Individual Tenant Panel Sign located along Kingston Pike.

Balanced Paws requested approval for an individual tenant panel sign located at 11135 Kingston Pike.

The staff noted that the panel had been designed with a white background to be consistent with the other panels on the structure and that it appeared to be as legible as the other panels.

Mr. Russ made a motion to approve the sign panel. Mayor Williams seconded the motion, which passed unanimously.

b) Dunkin Donuts - located at 712 N. Campbell Station Road.

Menu Board Ground Sign located at 712 N. Campbell Station Rd.

Dunkin Donuts requested approval for a replacement menu board ground sign located at 712 N. Campbell Station Rd.

The staff explained that the applicant was requesting approval to install a replacement menu board sign and associated apparatus/equipment. The staff then noted that the

applicants had addressed most of the initial application issues and that the plan materials had been modified to comply with the Town's requirements. The staff recommend approval of the revised plans subject to the addition of a simple site plan sheet verifying that the replacement sign and order canopy were not being moved from their existing location.

Mr. Russ made a motion to approve the request subject to the staff's recommendations. Ms. Moore seconded the motion, which passed unanimously.

c) Turkey Creek Woods Subdivision - located off East Kingsgate and Banbury Road

Permanent Ground Mounted Subdivision Sign(s)

Turkey Creek Woods Subdivision requested approval to reface two existing subdivision entrance signs.

The staff explained that the application involved two new/replacement sign face panels for the existing monument signs at the entrances to Turkey Creek Woods Subdivision. The existing monument sign structures were approved in 1995 with 2 x 8-foot inset panels to accommodate the actual sign faces. The inset areas are slightly larger than what would be allowed today but they are built into brick structures. The staff recommended approval subject to the landscape plan for each sign being revised and clarified.

Mr. Russ noted that he had been assisting the property owners with the request and he recused himself from the vote. Mr. Marlowe made a motion to approve the signs subject to the staff's recommendation. Mayor Williams seconded the motion, which passed unanimously.

d) Dunkin Donuts – Located at 13038 Kingston Pike

Primary Ground Mounted Sign located along Kingston Pike.

Dunkin requested approval for a primary ground mounted sign located at 13038 Kingston Pike.

The staff explained that the application involved a new monument type ground sign. The staff then recommended approval, noting that the proposed sign and plans met the Town's standards.

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

e) Dunkin Donuts – Located at 13038 Kingston Pike

Peripheral Accessory Freestanding Signs, located at 13038 Kingston Pike.

Dunkin requested approval for two peripheral accessory freestanding signs located at the entrance drive to their new restaurant located off Kingston Pike.

The staff explained that the application involved two small entranceway signs and recommended approval, noting that the proposed signs and plans met the Town's standards.

Mayor Williams made a motion to approve the sign. Mr. Russ seconded the motion, which passed unanimously.

4. Landscape Plans

a) Dogtopia - located at 12925 Kingston Pike

Landscape plan for Dogtopia located at 12925 Kingston Pike.

This item involved a landscape plan for the new Dogtopia facility located at 12925 Kingston Pike.

The staff reviewed the plan noting that it included required landscape elements for shade trees, parking lot screening, and landscaping around the buildings. The staff then recommended approval, noting that the plan met the Town's standards.

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

Meeting adjourned at 7:45 pm.

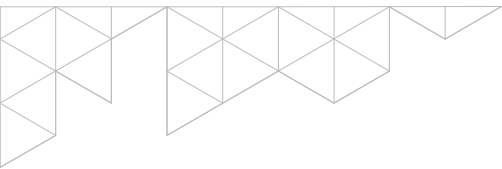
Approved Wall Sign Overview

Holley Marlowe, Primary Staff Reviewer

Notes

Extra Space Storage – 11825 Snyder Rd

Sign Approved as submitted. Approved sign is 85 square feet on 225ft linear building elevation. Green and black channel letters mounted to aluminum raceway painted to match wall. Internally illuminated with white LEDs



Town of Farragut
Sign Permit BP-2024-37- SP
Approved 02.19.2024

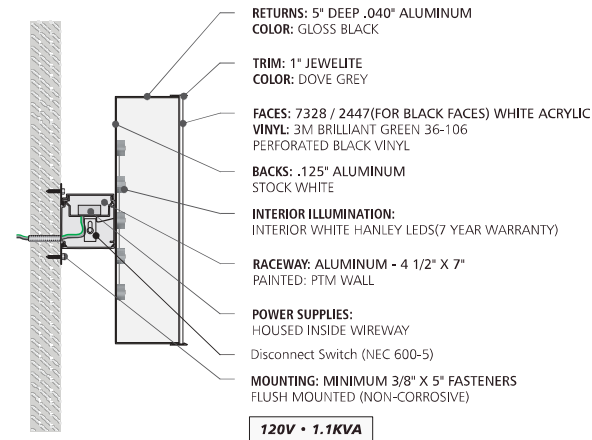


DESIGN
SCALE: 1/4"=1'-0"



CURRENT ELEVATION
SCALE: NTS

Extra Space Storage
11825 Snyder Rd
Knoxville, TN



FACE LIT CHANNEL LETTERS W/ WIREWAY - TYPICAL DETAIL
SCALE: NTS



UPDATED ELEVATION
SCALE: 1/16"=1'-0"


EZZI SIGNS
EST. 2005
16611 West Little York Rd
Houston, Texas 77084
EZZISIGNS.COM
713-232-0771

PROJECT:
ESS 6148

ADDRESS:
11825 Snyder Rd
Knoxville, TN

DATE: 09/25/23

PROJECT NUMBER:
Es5950

DESIGNER:
MAURICIO

REVISIONS
R1: 00/00/2021
DESIGN UPDATE
R2: 00/00/2021
DESIGN UPDATE
R3: 00/00/2021
DESIGN UPDATE

APPROVALS / DATE
CLIENT:

LANDLORD:



Ⓢ Installation requirements. This sign is to be installed in accordance with the requirements of article 600 of the national electric code and other applicable local codes. This includes proper grounding and bonding of the sign.

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Extra Space Storage 11825 Snyder Rd Knoxville, TN



16611 West Little York Rd
Houston, Texas 77084
EZZISIGNS.COM
713-232-0771

PROJECT:
ESS 6148

ADDRESS:
11825 Snyder Rd
Knoxville, TN

DATE: 09/25/23

PROJECT NUMBER:
ES5950

DESIGNER:
MAURICIO

REVISIONS
R1: 00/00/2021
DESIGN UPDATE
R2: 00/00/2021
DESIGN UPDATE
R3: 00/00/2021
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SAN DIEGO, CA 92101

PREPARED FOR:
EZZI SIGNS

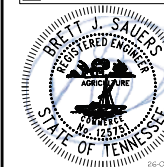
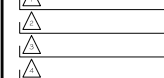
PROJECT #:
2310069

ES8950 EXTRA SPACE
#6148 WALL SIGNS

11825 SNYDER RD.
KNOXVILLE, TN

No. Issues/Revisions
Date

Initial Description 10-26-2023

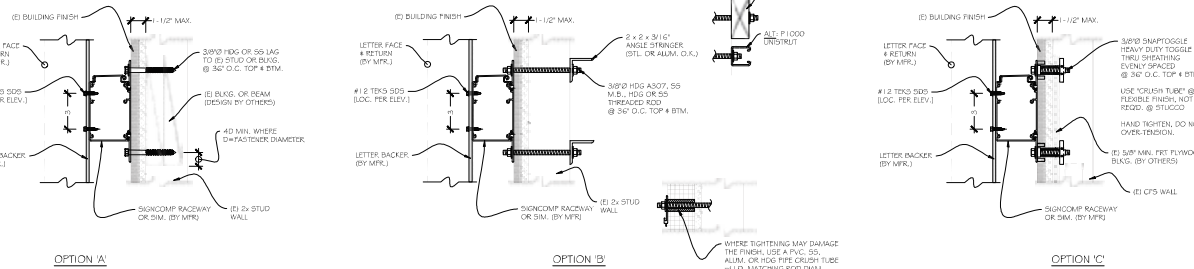


SHEET TITLE:
STRUCTURAL

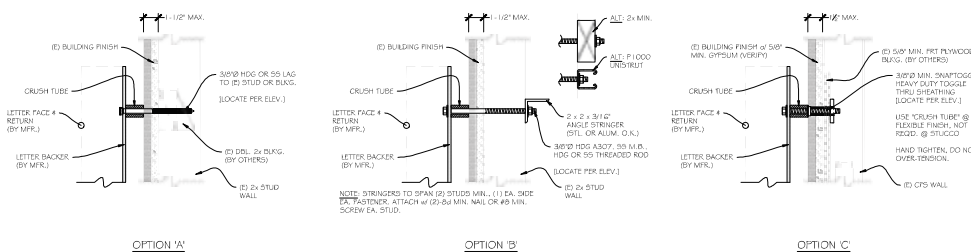
SHEET:
S.3

ORIGINAL SHEET SIZE: 11x17

1 CONNECTION DETAIL



2 CONNECTION DETAIL



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Extra Space Storage
11825 Snyder Rd
Knoxville, TN



16611 West Little York Rd
Houston, Texas 77084
EZZISIGNS.COM
713-232-0771

PROJECT:
ESS 6148

ADDRESS:
11825 Snyder Rd
Knoxville, TN

DATE: 09/25/23

PROJECT NUMBER:
ES5950

DESIGNER:
MAURICIO

REVISIONS
R1: 00/00/2021
DESIGN UPDATE
R2: 00/00/2021
DESIGN UPDATE
R3: 00/00/2021
DESIGN UPDATE

APPROVALS / DATE

CLIENT:

LANDLORD:



ⓘ Installation requirements. This sign is to be installed in accordance with the requirements of article 600 of the national electric code and other applicable local codes. This includes proper grounding and bonding of the sign.

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PREPARED FOR:
EZZI SIGNS

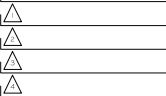
PROJECT #
2310069

ES8950 EXTRA SPACE
#6148 WALL SIGNS

11825 SNYDER RD.
KNOXVILLE, TN

No. Issues/Revisions: 0/00

Initial: [Signature] Date: 10-26-2023

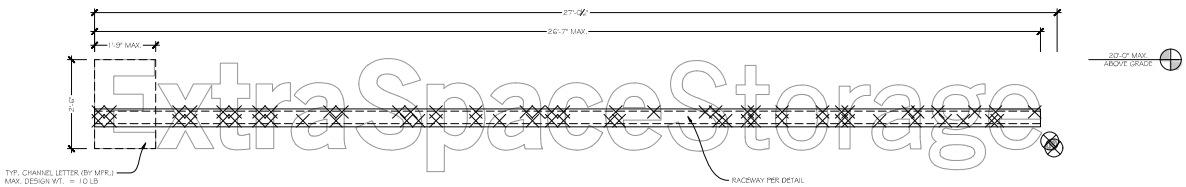


SHEET TITLE:
STRUCTURAL

SHEET:

S.2

ORIGINAL SHEET SIZE: 11x17



TYPE: CHANNEL LETTER (BY MFR.)
MAX. DESIGN WT. = 10 LB
MIN. OPEN AREA = 40%
MIN. # FASTENERS = (2) PAIRS PER
DETAIL

✕ WHERE SHOWN, APPROX. LETTER TO RACEWAY FASTENER LOC. (SEE DETAIL 1 ON 53)
MIN. QTY. SHOWN, INSTALLER MAY INCLUDE MORE

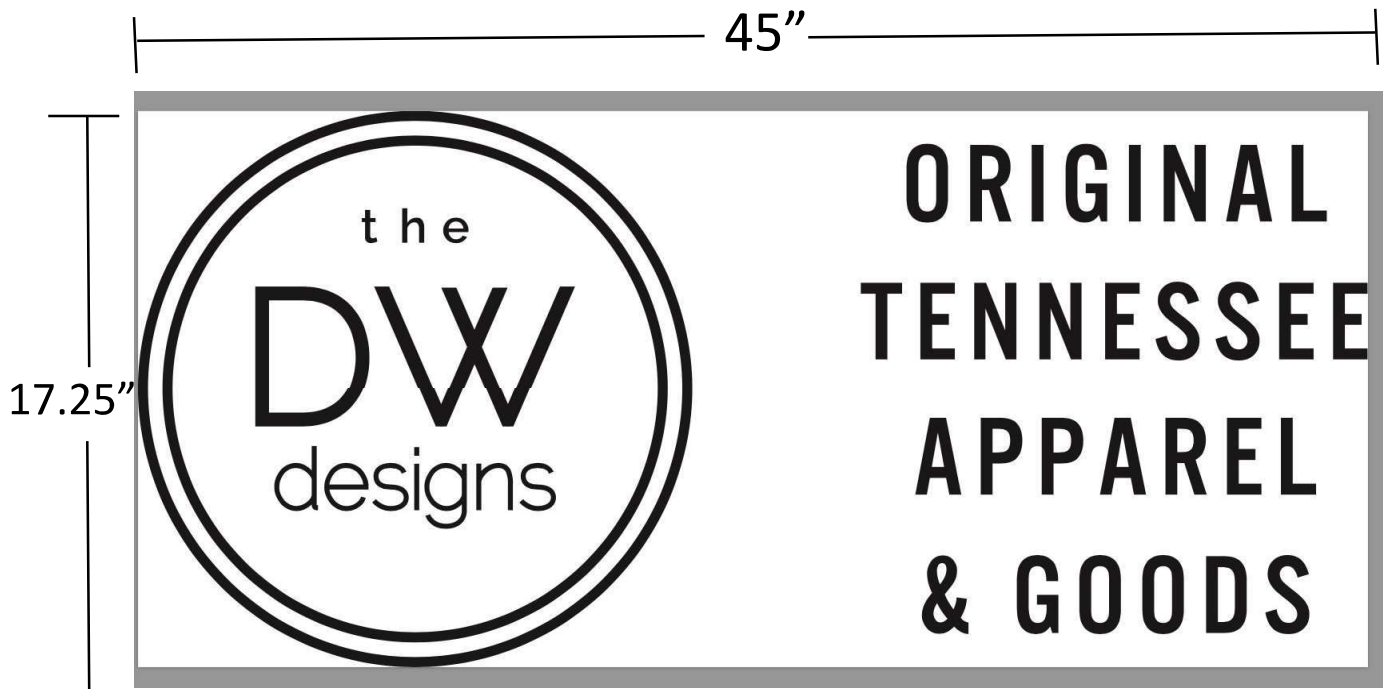
⊗ WHERE SHOWN, APPROX. SIGN TO WALL FASTENER LOC. (SEE DETAIL 2 ON 53)
MIN. QTY. SHOWN, INSTALLER MAY INCLUDE MORE

1

SIGN B ELEVATION

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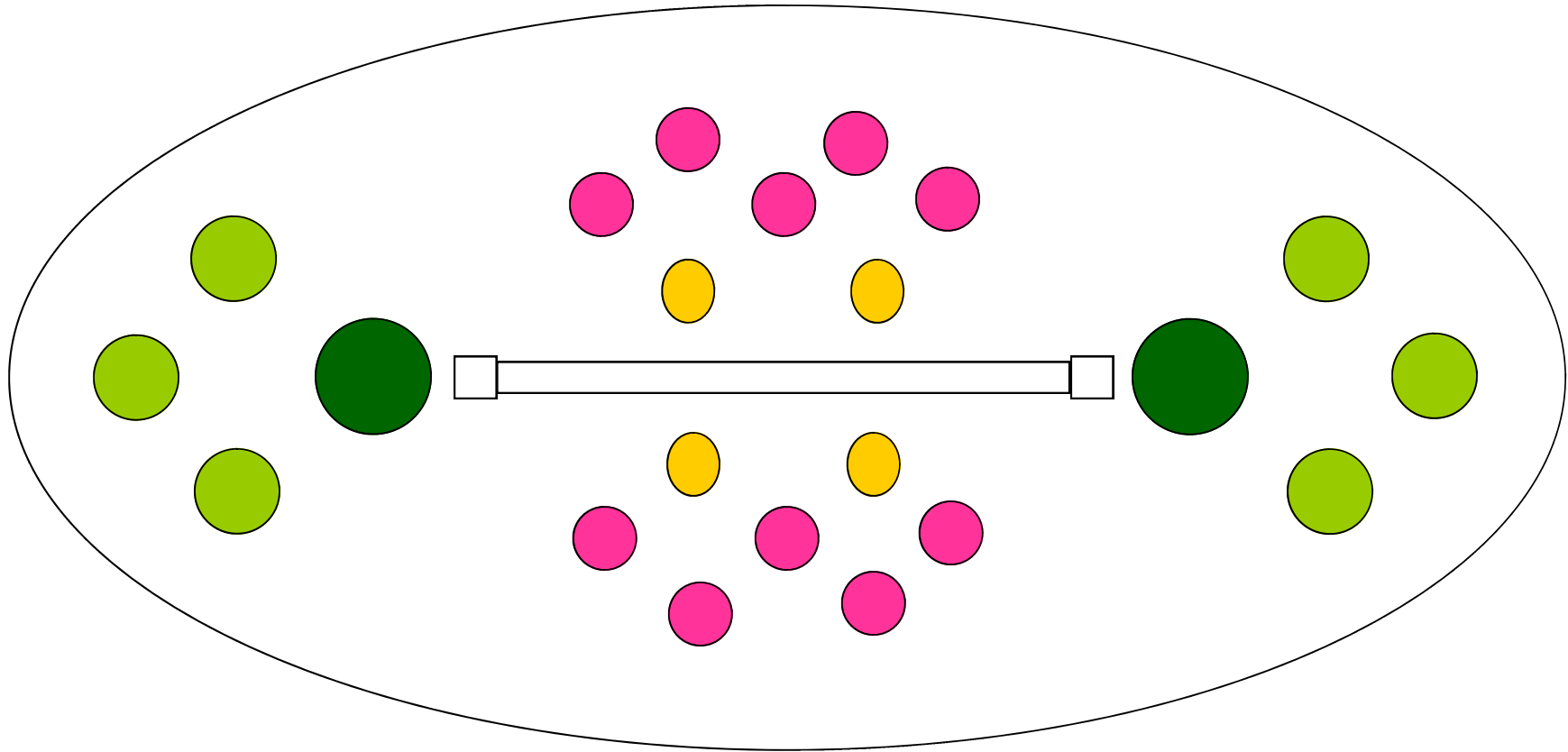
- Street sign acrylic size 17.25" H x 45" W
- Black letters only to be used on design



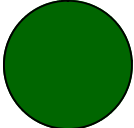
Pantone 349 c

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		APPROVAL SIGNATURE			
FILE LOCATION: Pat/W/Westgate Christian Fellowship		SALES REPRESENTATIVE: Pat Boles		DATE: 02-07-2024	
LOCATION: Farragut, TN		FILE: Westgate Christian Bldg		SCALE: 3/8" = 1'	
				DRAWN BY: Tiffany Poling	

LIGHTING AND LANDSCAPING PROPOSAL FOR SIGN AREA WESTGATE - 416 N. CAMPBELL STATION ROAD



 4 LIGHTS *Hampton Bay 50 Watt Equivalent Low Voltage
Black Integrated LED Outdoor Spotlight (400 Lumens)

 Existing Plants/small trees

 Anna's Magic Ball - Abroviata - Yellow/Green

 Pink Dianthus - Flowering perennials

Hampton Bay

50-Watt Equivalent Low-Voltage Black Integrated LED Outdoor Landscape Spot Light

★★★★★ (127) Questions & Answers (35)

1001 488 703



LED LOW VOLTAGE 50W Equivalent Spotlight

Black Finish - Metal Construction

Reflector LED de 50 W
equivalente de bajo voltaje

Acabado en negro - Estructura de metal



No Light Bulbs
to Replace

Se necesitan de
reemplazar las bombillas

5 Year Warranty

5 años de garantía

Warm White 3000K

Blanco cálido 3000K

410 Lumens

410 lúmenes

LIGHTING PERFORMANCE: RENDIMIENTO DE ILUMINACIÓN:

7.5

Watts (Power Consumed)

Watts (energía consumida)

410

Lumens (Light Output)

Lúmenes (intensidad de luz)



Mounting Options:
Stake Mount.

Opciones de instalación:
montaje en poste.



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HECHO EN CHINA

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HOME DEPOT
2455 PACES FERRY RD., N.W.
ATLANTA, GA 30339

FOR ASSISTANCE, CALL:
SI NECESITA AYUDA, LLAME AL:
1-855-HD-HAMPTON
HAMPTONBAY.COM

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for more product information.
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para obtener más información
acerca del producto.

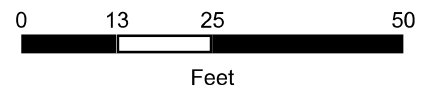




Westgate Church

Existing Sign Location, 416 N Campbell Station Rd.

Sign to be refaced, no change to structure or location



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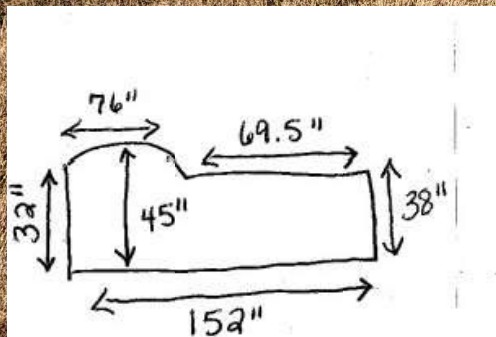
Landscaping to be installed within 7' of sign base:



Euonymus Shrub x3



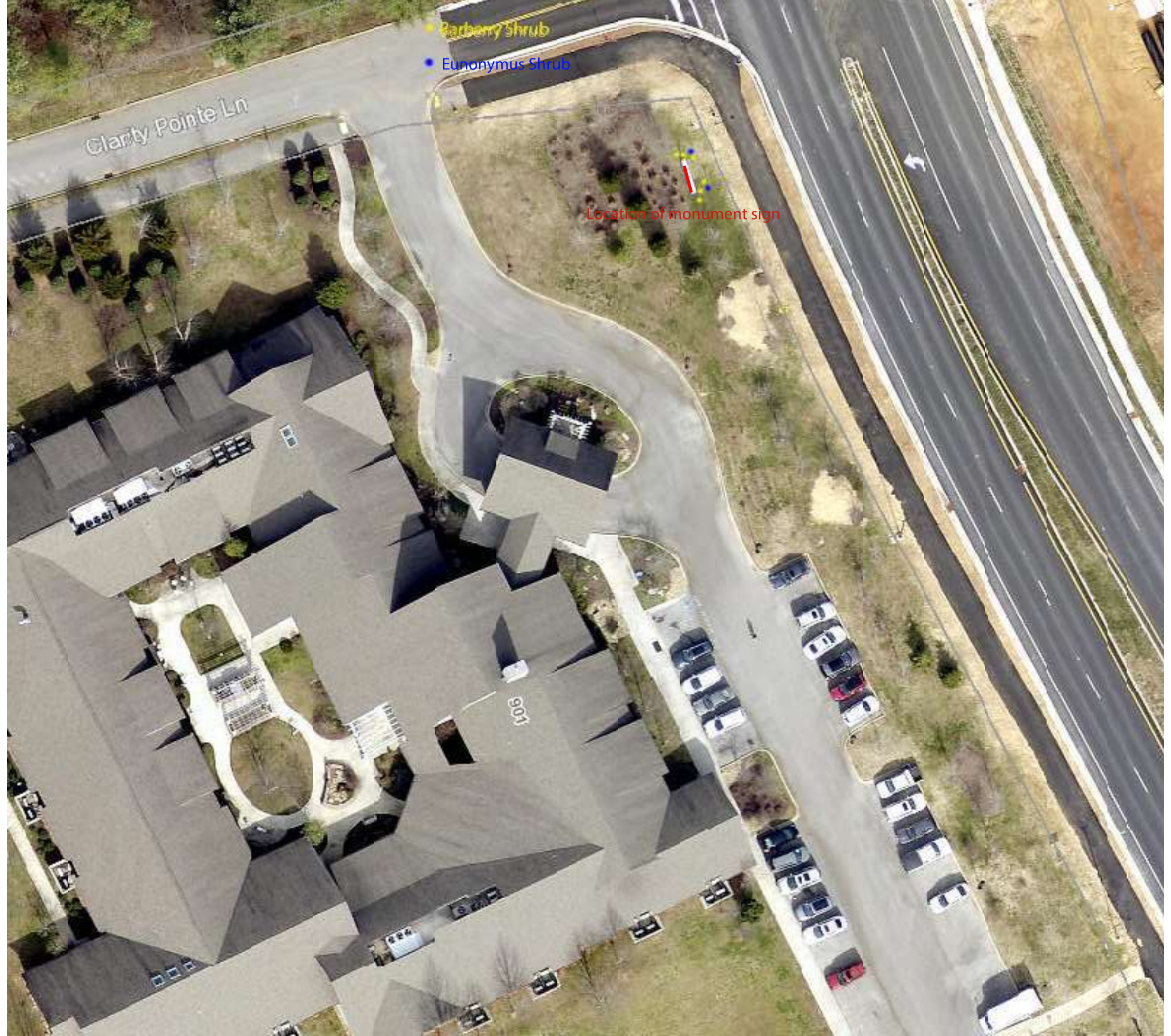
Barberry Shrub x6



Client dimensions, approximated
Sq Ft of face = 38.54 sq ft



Existing
lighting to
remain



• Barberry Shrub

• Eunonymus Shrub

Clarity Pointe Ln

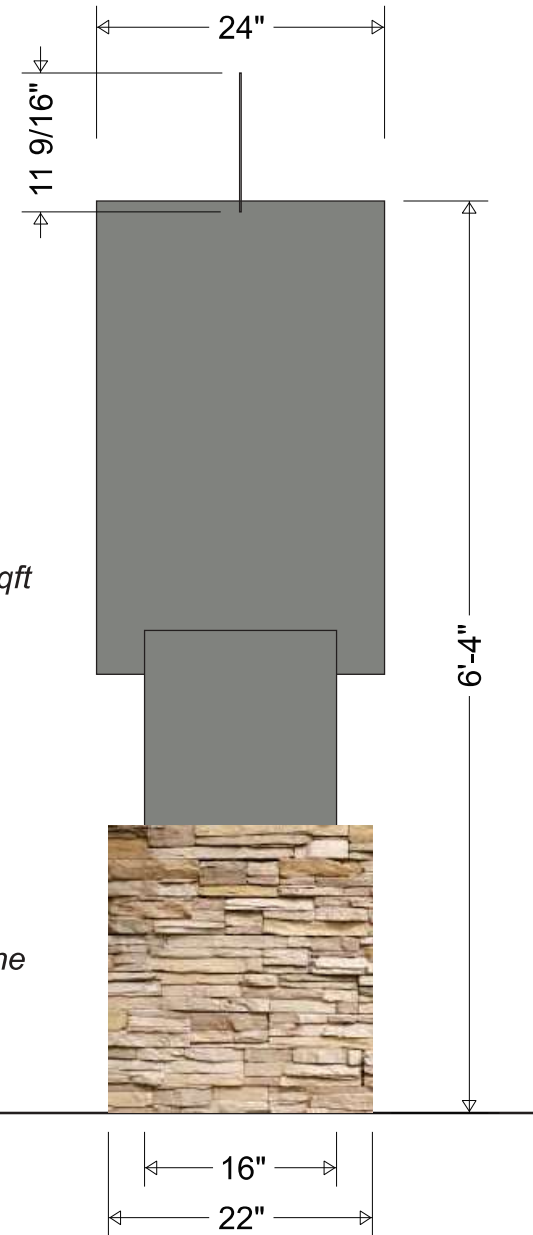
Location of monument sign

907



Note: 20.88 sqft

Note: Stacked stone base.



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Note: One (1) all aluminum painted cabinet sign with acrylic face and premium vinyl copy. LED internally illuminated.

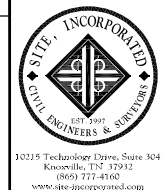
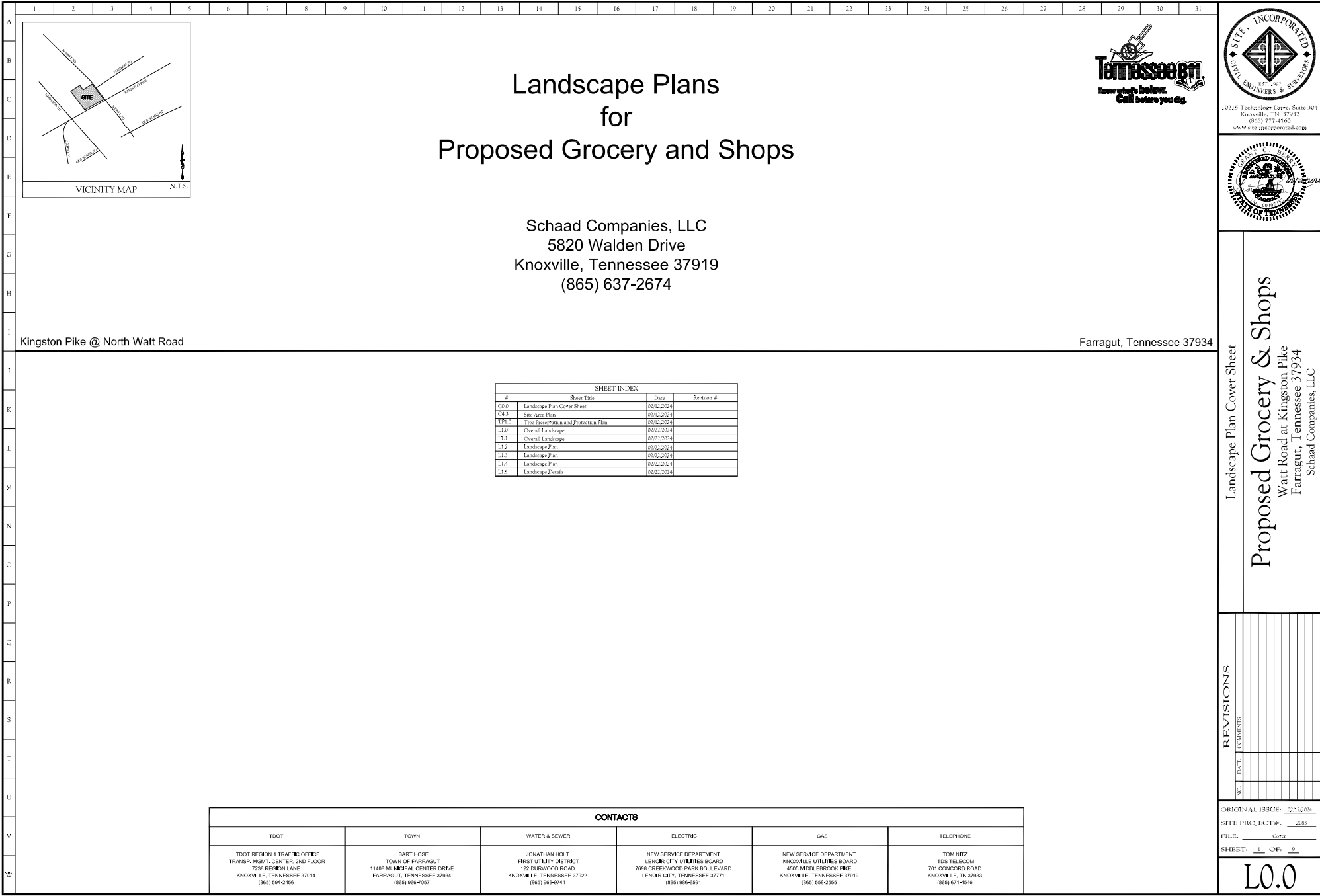
<i>Neon Service Co.</i>		
SCALE: 3/4"=1'	APPROVED BY:	DRAWN BY:
DATE: 1-23-24		R.H.
NAME: Extra Space Storage		
DRAWING NUMBER		1-23-241165-3



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Note: Landscaping includes two dwarf nandina's and four daylily's.

<i>Neon Service Co.</i>		
SCALE: 1/4"=1'	APPROVED BY:	DRAWN BY:
DATE: 1-23-24		R.H.
NAME: Extra Space Storage		
DRAWING NUMBER		1-23-241165-3



Kingston Pike @ North Watt Road

Farragut, Tennessee 37934

SHEET INDEX			
#	Sheet Title	Date	Revision #
CD.0	Landscape Plan Cover Sheet	02/12/2024	
CD.3	Site Area Plan	02/12/2024	
TP1.0	Tree Preservation and Protection Plan	02/12/2024	
LL.0	Overall Landscape	02/22/2024	
LL.1	Overall Landscape	02/22/2024	
LL.2	Landscape Plan	02/22/2024	
LL.3	Landscape Plan	02/22/2024	
LL.4	Landscape Plan	02/22/2024	
LL.4	Landscape Details	02/22/2024	

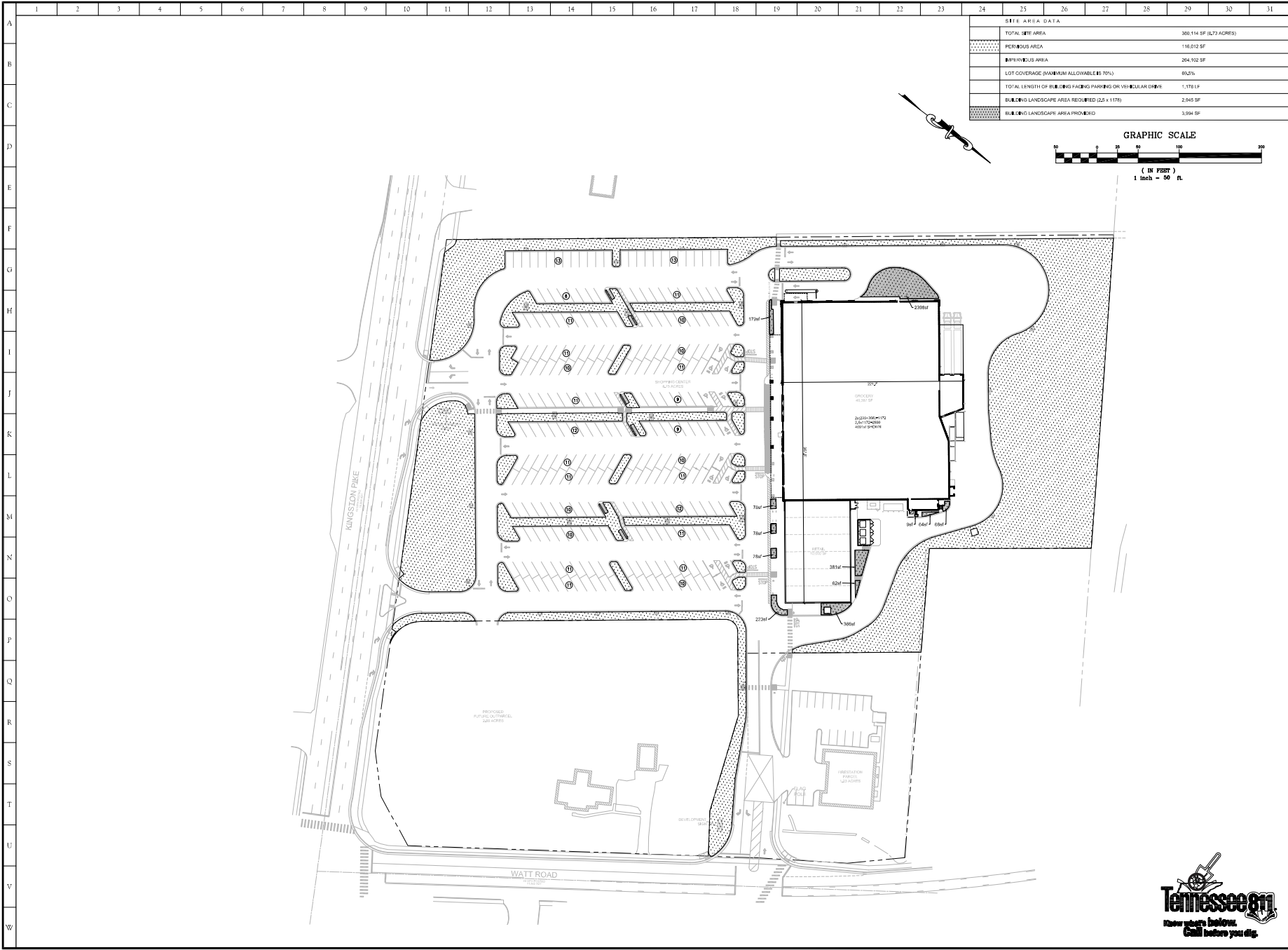
CONTACTS					
TDOT	TOWN	WATER & SEWER	ELECTRIC	GAS	TELEPHONE
TDOT REGION 1 TRAFFIC OFFICE TRANSP. MGMT. CENTER, 2ND FLOOR 7239 REGION LANE KNOXVILLE, TENNESSEE 37914 (865) 594-2466	BART HOSE TOWN OF FARRAGUT 11408 MUNICIPAL CENTER DRIVE FARRAGUT, TENNESSEE 37634 (865) 968-0707	JONATHAN HOLT FIRST UTILITY DISTRICT 122 DURAND CIRCLE ROAD KNOXVILLE, TENNESSEE 37822 (865) 968-0741	NEW SERVICE DEPARTMENT LENOX CITY UTILITIES BOARD 7089 GREENWOOD PARK BOULEVARD LENOX CITY, TENNESSEE 37771 (865) 584-6591	NEW SERVICE DEPARTMENT KNOXVILLE UTILITIES BOARD 4555 MEDLOCKE DRIVE KNOXVILLE, TENNESSEE 37919 (865) 558-2555	TOW NITZ TDS TELECOM 4555 MEDLOCKE DRIVE KNOXVILLE, TN 37933 (865) 671-4548

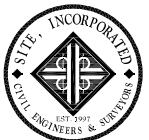
Landscape Plan Cover Sheet
Proposed Grocery & Shops
 Warr Road at Kingston Pike
 Farragut, Tennessee 37934
 Schaad Companies, LLC

[illegible]

ORIGINAL ISSUE: 02/12/2024
SITE PROJECT#: 2083
FILE: Cover
SHEET: 1 OF 9

L0.0





10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com



Site Area Plan

Proposed Grocery & Shops

Watt Road at Kingsdon Pike
Farragut, Tennessee 37934
Schaad Companies, LLC

REVISIONS	
NO.	DATE COMMENTS
1	08/08/2021 TCR Comments
2	11/01/2021 Coordination
3	12/22/2021 TCR & Tenant Comments
4	01/12/2024 TCR & Tenant Comments

ORIGINAL ISSUE: 05/15/2021

SITE PROJECT #: 2081

FILE: 2081

SHEET: 16 OF 30

C4.3





40 20 40 80
GRAPHIC SCALE - 1 inch = 40 ft.

811
Know what's below.
Call before you dig.



**PROPOSED GROCERY
& SHOPS**
KINGSTON PIKE
FARRAGUT, TN

Kevin Rife, RLA
4745 Saddle Creek, LLC
3369 Reids Chapel Road
Campbellsville, KY 42718
(615) 469-1222 Ofc.
(615) 594-7333 Cell.
krrife@kitadesign.biz



SEE SHEET L-1.2
SEE SHEET L-1.3

LANDSCAPE CALCULATIONS			
SITE AREA:	556,804 SF	(12.78 AC)	
IMPERVIOUS AREA:	264,102 SF	(6.06 AC)	
	REQUIRED	PROVIDED	
REQUIRED TREES:			
1 SHADE TREE / 2500 S.F.	105.64	106	
TREES MUST BE WITHIN 100' OF ALL PARKING SPACES			
TWO TREES MUST BE WITHIN 125' OF ALL PARKING SPACES			
PARKING SCREEN ALONG FRONTAGE	YES	YES	
TREE REPLACEMENT: (SEE SHEET TP1.0)			
REPLACEMENT TREES (SEE SHEET L1.3)	29	29	
DETENTION BASIN TREES: (748')			
1 SHADE TREE/20' UNDERSTORY (40% MAX.)	37	21	
TREE BANK: (REQUIRES LOC)		16	
TOTAL TREES:	172	172	
LENGTH OF BUILDING FACING PARKING		1,178 LF	
LANDSCAPE REQUIRED: (2.5 x 1178')	2,945 SF	3,994 SF	

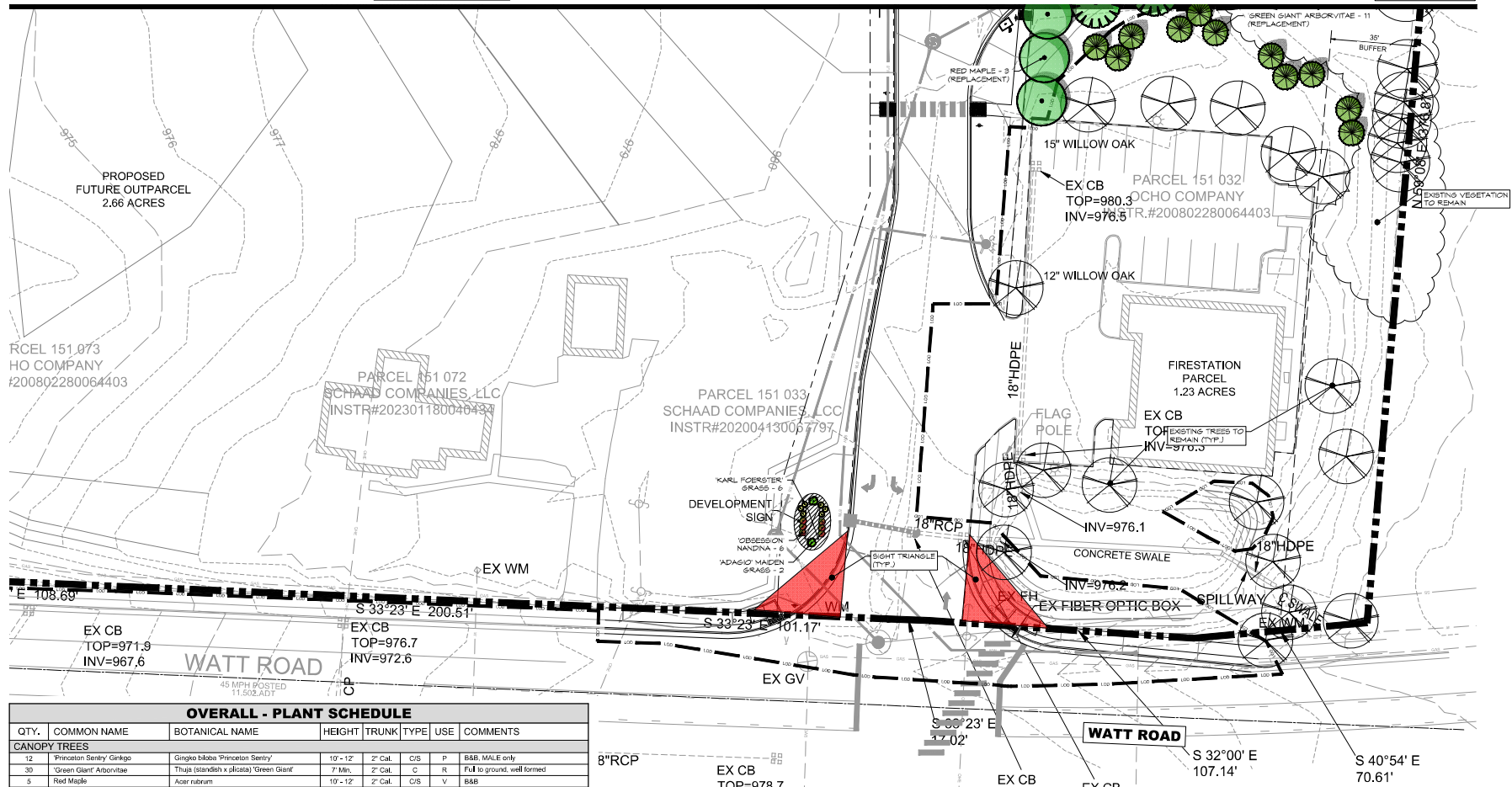
REV.	DATE	COMMENT
1	2-1-2024	ADDED LANDSCAPING AT FRONTAGE SIGN

OVERALL
LANDSCAPE

L1.1
1329-04

SEE SHEET L-1.2

MATCHLINE



OVERALL - PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT	TRUNK	TYPE	USE	COMMENTS
CANOPY TREES							
12	Princeton Sentry Ginkgo	Ginkgo biloba 'Princeton Sentry'	10' - 12'	2" Cal.	C/S	P	B&B, MALE only
30	'Green Giant' Arborvitae	Thuja (standish x plicata) 'Green Giant'	7' Min.	2" Cal.	C	R	Full to ground, well formed
5	Red Maple	Acer rubrum	10' - 12'	2" Cal.	C/S	V	B&B
19	Seedless Sweetgum	Liquidambar styraciflua 'Rotundiloba'	10' - 12'	2" Cal.	C/S	P	B&B
34	Tulip Poplar	Liriodendron tulipifera	10' - 12'	2" Cal.	C/S	P	B&B
6	Willow Oak	Quercus phellos	10' - 12'	2" Cal.	C/S	V	B&B
106	TOTAL - CANOPY TREES						
UNDERSTORY/COLUMNAR TREES							
1	Cherokee Chief Dogwood	Cornus florida 'Cherokee Chief'	8' - 10'	2" Cal.	U/F	R	B&B
4	'Nellie R. Stevens' Holly	Ilex x 'Nellie R. Stevens'	8' - 7'	2" Cal.	U	R	Well formed
26	Eastern Redbud	Cercis canadensis	8' - 10'	2" Cal.	F	V	B&B
35	'Winter King' Hawthorn	Crataegus viridis 'Winter King'	8' - 10'	2" Cal.	U/F	P	B&B
66	TOTAL - UNDERSTORY TREES						
172	TOTAL - ALL TREES						
SHRUBS							
19	'Bobo' Hydrangea	Hydrangea paniculata 'L.V.OBO'	12" - 18"	3 Gal.			Container
109	'Carissa' Holly	Ilex cornuta 'Carissa'	18" Min.	3 Gal.			Container
79	'Kaleidoscope' Abelia	Abelia grandiflora 'Kaleidoscope'	12" Min.	3 Gal.			Container
35	'Little Henry' Virginia Sweetpire	Itea virginica 'Little Henry'	18" Min.	3 Gal.			Container
67	'Obsession' Nandina	Nandina domestica 'Seika'	18" Min.	3 Gal.			Container
35	'Virginia Sweetpire	Itea virginica	36" Min.				Container
369	TOTAL - SHRUBS						
GRASSES, PERENNIALS AND GROUND COVER							
214	'Adagio' Maiden Grass	Miscanthus sinensis 'Adagio'	24"	3 Gal.			
387	'Big Blue' Liriope	Liriope muscari 'Big Blue'		1 Gal.			
51	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'		1 Gal.			
37	Red Drift Rose	Rosa 'Meigaboo'		3 Gal.			
12	Sieja De Oro Daylily	Heimericallis x 'Sieja de Oro'		1 Gal.			
TURF							
-	Hybrid Fescue Seed/Sod	Drought tolerant fescue blend					

8"RCP

EX CB
TOP=978.7

TREE REPLACEMENT - PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT	TRUNK	TYPE	USE	COMMENTS
CANOPY TREES							
11	'Green Giant' Arborvitae	Thuja (standish x plicata) 'Green Giant'	7' Min.	2" Cal.	C	R	Full to ground, well formed
3	Red Maple	Acer rubrum	10' - 12'	2" Cal.	C/S	R	B&B
14	TOTAL - CANOPY TREES						
UNDERSTORY/COLUMNAR TREES							
1	Cherokee Chief Dogwood	Cornus florida 'Cherokee Chief'	8' - 10'	2" Cal.	U/F	R	B&B
4	'Nellie R. Stevens' Holly	Ilex x 'Nellie R. Stevens'	8' - 7'	2" Cal.	U	R	Well formed
10	Eastern Redbud	Cercis canadensis	8' - 10'	2" Cal.	U/F	R	B&B
15	TOTAL - UNDERSTORY TREES						
29	TOTAL - ALL TREES						

P = PARKING
R = REPLACEMENT
D = DETENTION BASIN
B = BUFFER
V = VARES

811
Know what's below.
Call before you dig.

20 10 20 40
GRAPHIC SCALE - 1 inch = 20 ft.



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KINGSTON PIKE
FARRAGUT, TN

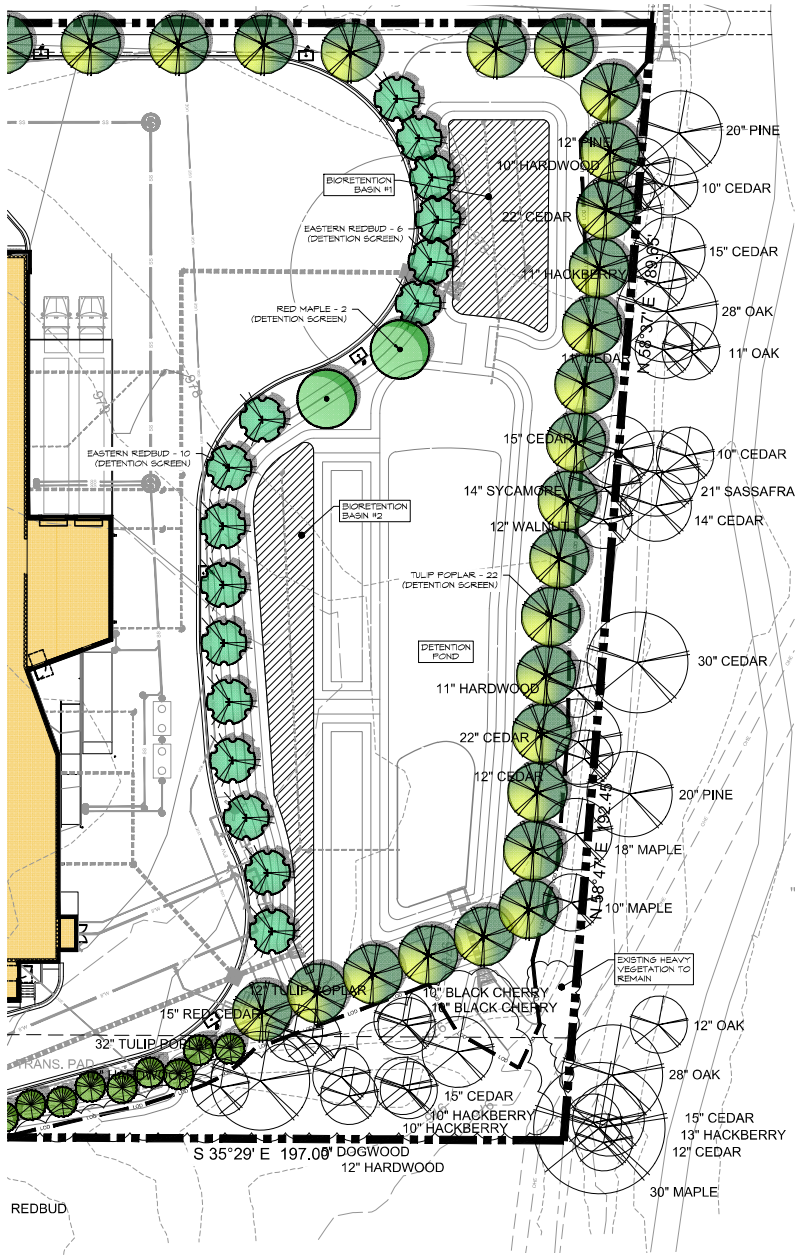
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(615) 469-1222 Ofc.
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kref@kitadesign.biz

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REV.	DATE	COMMENT
1	2-1-2024	ADDED LANDSCAPING AT FRONTAGE SIGN

**LANDSCAPE
PLAN**

L1.3
1329-04



DETENTION BASIN PLANT SCHEDULE							
QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT	TRUNK	TYPE	USE	COMMENTS
CANOPY TREES							
2	Red Maple	Acer rubrum	10' - 12'	2" Cal.	C/S	D	B&B
22	Tulip Poplar	Liriodendron tulipifera	10' - 12'	2" Cal.	C/S	D	B&B
24	TOTAL - CANOPY TREES						
UNDERSTORY/COLUMNAR TREES							
16	Eastern Redbud	Cercis canadensis	8' - 10'	2" Cal.	U/P	D	B&B
16	TOTAL - UNDERSTORY TREES						
40	TOTAL - ALL TREES						

P = PARKING
R = REPLACEMENT
D = DETENTION BASIN
B = BUFFER

P = PARKING
R = REPLACEMENT
D = DETENTION BASIN
B = BUFFER



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KINGSTON PIKE
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REV.	DATE	COMMENT
1	2-1-2024	ADDED LANDSCAPING AT FRONTAGE SIGN

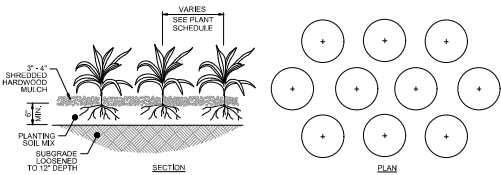
LANDSCAPE PLAN

L1.4
1329-04

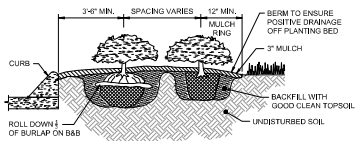


LANDSCAPE NOTES:

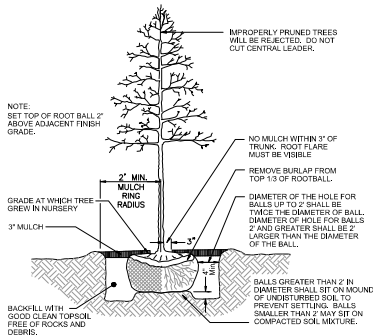
1. WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DIAPHRANES OF TREES OUTSIDE THE LIMIT OF GRADING.
2. THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN, GRADE "A" QUALITY, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z60.1, LATEST EDITION, FOR SIZE AND QUALITY.
4. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT. KITA LANDSCAPE DESIGN (B)19-488-1222.
5. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
6. SOD ALL ISLANDS UNLESS OTHERWISE NOTED. SEED AND STRAW AS NOTED. USE EROSION CONTROL MATTING ON SLOPES 3:1 AND GREATER. HARDWOOD MULCH IN LANDSCAPE BEDS.
7. SOIL USED FOR PLANTING SHALL CONSIST OF (5) PARTS TOPSOIL, (1) PART SAND AND (2) PARTS ORGANIC MATTER, MIXED WITH 1 POUND OF FERTILIZER PER CUBIC YARD.
A. SAND SHALL BE CLEAN MASONRY SAND.
B. ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL, AND SHALL BE FINELY GROUND AND FREE OF WEEDS.
C. ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.
8. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND SOD AREAS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
9. ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" DEEP MULCH. MULCH SHALL BE SHREDDED HARDWOOD.
10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
11. PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
12. THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
13. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
14. ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SODDING AND SEEDING. PREPARED TURF BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER, WEEDS AND OTHER DETERMINABLE MATERIAL.
15. THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SEED OR SOD AREAS PRIOR TO INSTALLATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURBS AND GRADE IS LEVEL WITH TOP OF CURB.
17. SODDED AREAS SHALL HAVE NO BARE AREAS. SEEDING AREAS SHALL BE CONSIDERED ACCEPTABLE WHEN FULL COVERAGE OF THE PERMANENT TURF GRASS SPECIES IS ESTABLISHED.
18. CUT AWAY ROPES OR WIRES FROM S&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
19. IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
20. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
21. ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
22. ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE, A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
23. REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.
PLANTING DATES
SPRING: MARCH 15 - APRIL 15
FALL: OCTOBER 1 - NOVEMBER 30
24. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
25. CONTRACTOR TO IRRIGATE ALL NEW LANDSCAPE PLANTINGS AND LAWN AREAS WITH AN AUTOMATED UNDERGROUND IRRIGATION SYSTEM. SEE SHEETS L1.6 AND L1.7.
26. IRRIGATION TO HAVE A SEPARATE METER.
27. GENERAL CONTRACTOR TO COORDINATE AND BE RESPONSIBLE FOR WATERING ALL PLANTS AND SEEDING AREAS AFTER PLANTING UNTIL IRRIGATION SYSTEM IS OPERABLE.



GROUND COVER / PERENNIAL PLANTING
NOT TO SCALE



SHRUB / GROUND COVER PLANTING
NOT TO SCALE



DECIDUOUS TREE PLANTING
NOT TO SCALE



**SHOPPING
CENTER**
KINGSTON PIKE
FARRAGUT, TN

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REV.	DATE	COMMENT
1	2-1-2024	ADDED LANDSCAPING AT PRINCE SONS

LANDSCAPE
DETAILS

L1.5
1329-04