



FARRAGUT VISUAL RESOURCES REVIEW BOARD AGENDA

Farragut Community Center
Medium Classroom
Tuesday, September 24, 2024
7:00 p.m.

1. Approval of minutes for the August 27, 2024, meeting.
2. Staff report - wall signs approved in the past month.
3. Review of an individual tenant panel sign for Roll'em Up Taquito, located at 117 Lovell Rd.
4. Review of an internal accessory sign for Anchor 934 Leasing Office, located at 200 Brooklawn St.
5. Review of a primary ground sign (reface/update) for Concord Veterinary, located at 11904 Kingston Pk.
6. Review of a landscape plan for a new Campbell Station retail building, located at 707 North Campbell Station Rd. behind the Casey's fuel station and Campbell Station Wine & Spirits.

**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, September 24, 2024, at 7:00 p.m.

AGENDA

1. Approval of Minutes for the August 27, 2024, Meeting

2. Staff Report – Wall Sign Applications Approved Since the Last Meeting

The following wall sign applications have been approved since the last meeting:

- 54th Nail Lounge – 11660 Parkside Drive.
- Prestige Cleaners – 11428 Kingston Pike.
- River Dog Bakery – 11422 Kingston Pike.

3. Ground Mounted Sign Applications

a) Roll'em Up Taquito – Located at 117 Lovell Road

Individual Tenant Panel Sign located along Lovell Road.

Roll'em Up Taquito is requesting approval for an individual tenant panel sign on the existing sign structure located at 117 Lovell Rd.

The panel is designed with a white background to be consistent with the other panels on the larger sign structure. The panel appears to be reasonably legible, and staff can recommend approval.

b) Anchor 934 Leasing Office – Located at 200 Brooklawn Street

Internal Accessory Sign located off Brooklawn Street.

Anchor 934 Apartments is requesting approval for an internal accessory sign for their leasing office located at 200 Brooklawn Street.

The applicant has not provided requested information to document setback compliance and has not yet paid the permit application fee. This type of sign must be setback a minimum of 60 feet from the property/ROW line. The applicants were also informed that a similar sign could be mounted on the buildings wall under the "General Occupant Sign" provisions, but they have yet to contact staff to discuss this option. The staff recommends denial of the current application.

c) Concord Veterinary – Located at 11904 Kingston Pike

Primary Ground Mounted Sign located off Kingston Pike.

Concord Veterinary is requesting approval to reface and upgrade the permanent ground mounted sign at their facility located at 11904 Kingston Pike.

Concord Veterinary is requesting approval to reface their existing ground sign and upgrade it with the addition of an aluminum face panel. The sign will be in the same location as the existing sign. The staff can recommend approval.

4. Landscape Plans

a) Campbell Station Retail Building - Located at 707 North Campbell Station Road
Landscape plan for a retail building located at 707 N. Campbell Station Road.

This item involves a landscape plan for a new retail building being developed off Campbell Station Road behind the Casey's fuel station and Campbell Station Wine & Spirits.

The plan includes required shade trees, replacement trees, and landscaping between the building and parking lot. The plan meets the Town's minimum standards and staff recommends approval.



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, August 27, 2024. Chairman Marty Layman presided. Members in attendance were Marty Layman, Brittany Moore, Scott Russ, Sue Stuhl, and Stephen Marlowe. Mr. Joe LaCroix, Alderman Scott Meyer, and Youth Representative Naddia Talo were absent.

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

1. Minutes

A motion was made by Ms. Moore to approve the June 25, 2024, minutes as submitted. The motion was seconded by Mr. Marlowe, and it passed unanimously.

2. Election of Officers for the 2024-2025 Program Year

Ms. Stuhl made a motion to reelect the same three officers for the program year. This included Mr. Marty Layman as Chairman, Ms. Brittany Moore as Vice-Chairman, and Mr. Stephen Marlowe as Secretary. Mr. Russ seconded the motion, which passed unanimously.

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

The staff reported that the following wall sign applications and a canopy sign application had been approved since the last meeting:

- Advance Auto – 13020 Kingston Pike.
- Poppets Play Place – 154 West End Avenue.
- Rocky Top Academy – 11128 Kingston Pike.
- Riverview Decks – 11309 Station West Drive.
- Parlor Donuts – 106 Biddle Farm Blvd. (east, parking lot elevation).
- Parlor Donuts – 106 Biddle Farm Blvd. (west, Kingston Pk. elevation).
- Paymore – 113 Lovell Road.
- Super Chix (canopy sign) – 116 Brooklawn Street.

4. Ground Mounted Sign Applications:

a) Max Potential – Located at 11201 West Point Drive

Individual Tenant Panel Sign located along West Point Drive.

Max Potential Rehabilitation requested approval for an individual tenant panel sign on an existing sign structure located at 11201 West Point Drive.



The staff noted that the panel had been designed with a white background to be consistent with the other panels on the structure, but the sign message had a large integrated logo that took up a significant portion of the sign face/panel. The staff asked the Board to evaluate whether the proposed design met the intent and requirements of the ordinance for such panels. Staff explained that the ordinance required that “the background color shall be consistent on all tenant panels so that the sign in its entirety has a general cohesion and no single tenant panel appears out of place.

The Board discussed the request and determined that the design caused the tenant panel to stand out from the other panels on the sign and appeared out of place. The Board determined that the sign should be redesigned to limit the amount of background color used in the overall design to allow more of the white panel background to be seen. Mr. Russ made a motion to approve the sign subject to the majority of the colored background area being eliminated from the design. Ms. Moore seconded the motion, which passed unanimously.

The meeting adjourned at 7:20 pm.

Approved Wall Sign Overview

Holley Marlowe, Primary Staff Reviewer

Notes

54th Nail Lounge – 11660 Parkside Dr

The application was returned to the applicant because the sign size exceeds what can be permitted for this tenant. Additionally, the business did not complete a re-occupancy inspection or obtain a business privilege license prior to moving into the space. This sign was installed prior to receiving a permit and the sign installed exceeds the size permitted and will need to be removed and replaced with the approved sign. The approved sign is 30 square feet on 30ft linear leased space. The sign is White Channel letters with black and teal 54th logo. Internally illuminated with white LED's. Mounted to existing raceway that matches the building fascia.

Prestige Cleaners – 11428 Kingston Pike

This sign has been part of a long process to update the Farragut Center. Exterior building updates with limited area for signage caused many discussions and planning to come up with an affordable compliant sign type for the shopping center. Additionally, the updates to the existing center took substantially longer than anticipated and left tenants without signage for many months.

This sign was approved as submitted. The approved sign is 29.75 square feet on 30' linear leased space. The backer panel is painted SW gauntlet gray to match the metal "roof" the sign will be mounted to the mansard and protrude to allow a flat surface to clearly display signage. Lighting is 2 external gooseneck lights to be installed with 4000k warm white LED bulbs. The sign face includes white ¼" aluminum plate letters with stud mounts with red and blue circle logo.

River Dog Bakery – 11422 Kingston Pike

This sign has been part of a long process to update the Farragut Center. Exterior building updates with limited area for signage caused many discussions and planning to come up with an affordable compliant sign type for the shopping center. Additionally, the updates to the existing center took substantially longer than anticipated and left tenants without signage for many months.

Prior to submittal the sign company proposed and discussed several options for this sign. The submitted application was approved. The approved sign is 24.5 Square feet on 48' linear leased space. The backer panel is painted SW gauntlet gray to match the metal "roof" the sign will be mounted to the mansard and protrude to allow a flat surface to clearly display signage. Lighting is 2 external gooseneck lights to be installed with 4000k warm white LED bulbs. The sign face includes a white vinyl bone decal with black letters and a green (PMS5763C outline)

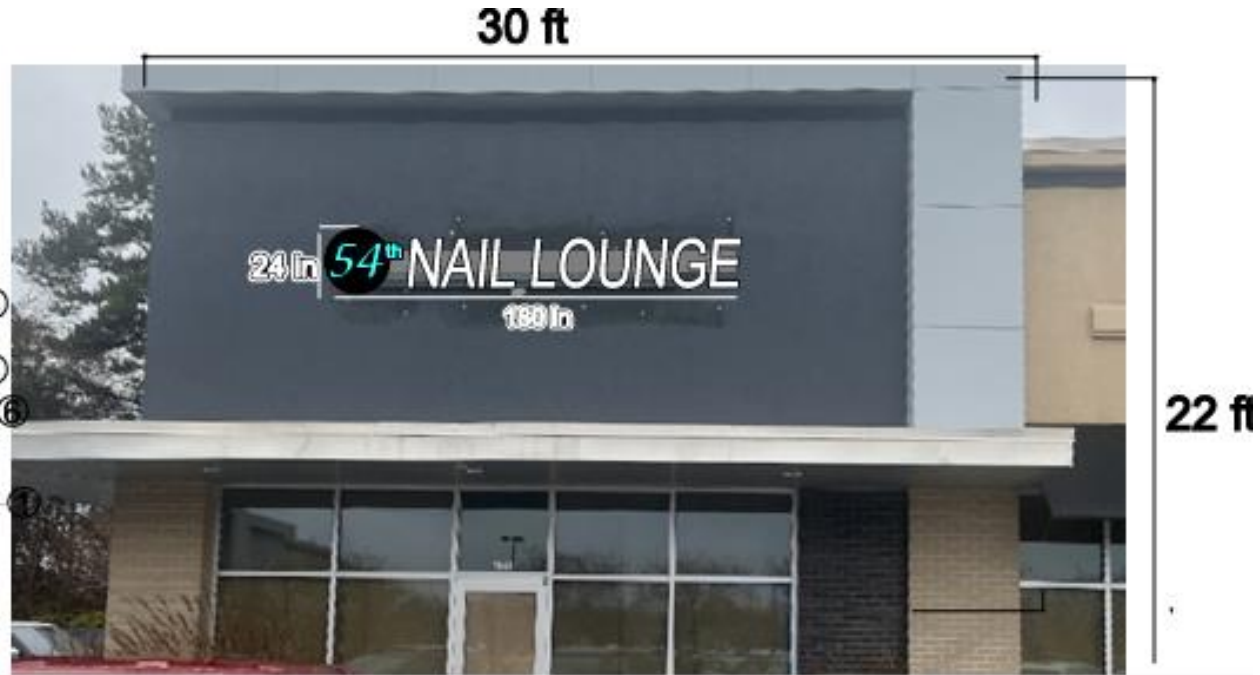
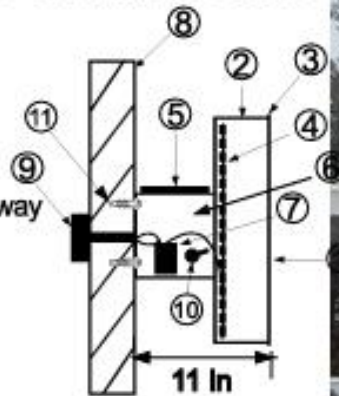
Town of Farragut
Sign Permit BP-2024-463-SP
Approved 09.12.2024

Please note the sign that was installed prior to obtaining sign permit exceeds the size permitted and will need to be removed and replaced with the approved sign.

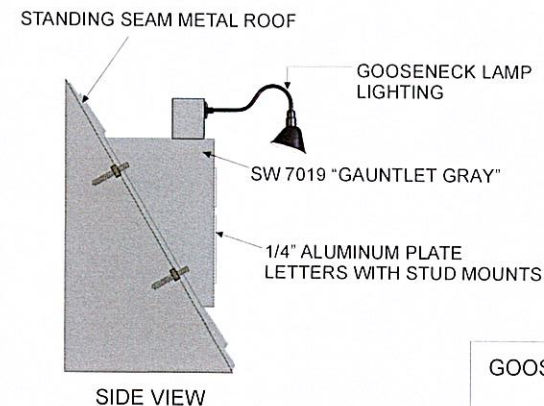
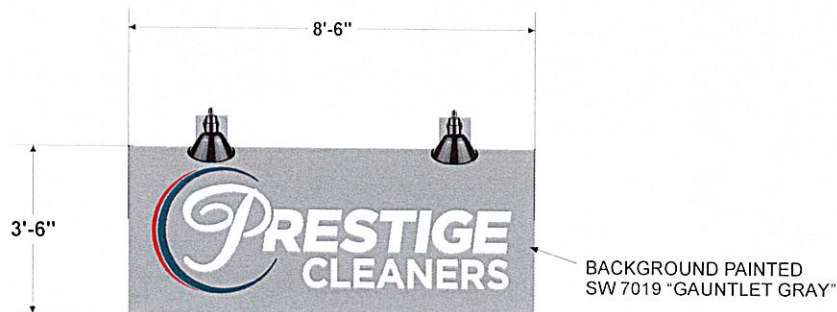
Installation Method:

Raceway Mounted LED Channel Letters

1. White Acrylic Sign Face
2. 5" Black Aluminum Returns
3. 1" Black Jewite Trimcaps
4. Low Voltage 12-V LED
5. Tight Seal Raceway Lid
6. 6" Thickness UL Rated Raceway
7. LED Power Supply
8. Building Fascia
9. Main Power Supply
10. Service Switch
11. Lag Bolt with Screw.



Town of Farragut
Sign Permit BP-2024-627-SP
Approved 09.13.2024



GOOSENECK LIGHT FIXTURES
USE SATCO S28737
4000K - WARM WHITE
SETTING ON LED BULBS

Pantone 186 c

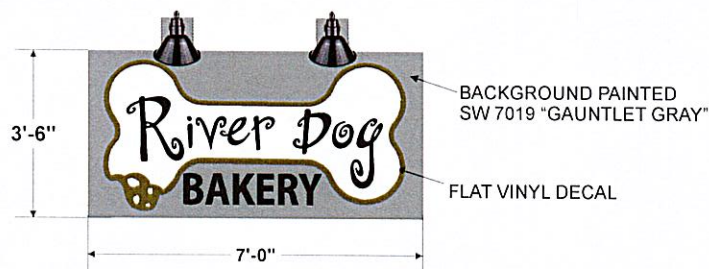
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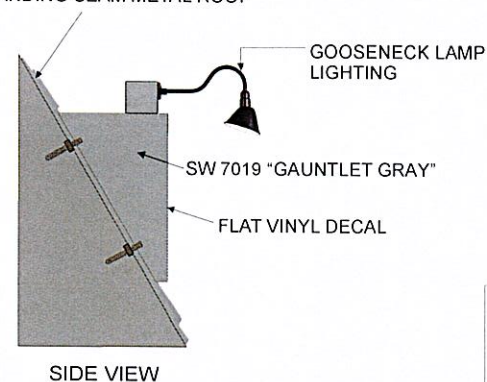
SIGN & FAX BACK SO THAT WE MAY APPROVE YOUR ORDER. FAX: 865.947.2089 info@signco-inc.com		☐ APPROVED ☐ APPROVED W/CHANGES ☐ REVISE & RESUBMIT	
FILE LOCATION: Keith/F/Farragut Center		SALES REPRESENTATIVE: Keith Pankey	
LOCATION: Knoxville, TN		FILE: Farragut Center Prestige Cleaners	
		APPROVAL SIGNATURE	
		DATE: 09-09-2024	SCALE: 1/4" = 1'
		DRAWN BY: Tiffany Poling	

Town of Farragut
Sign Permit BP-2024-630-SP
Approved 09.13.2024

48'-0"



STANDING SEAM METAL ROOF



GOOSENECK LIGHT FIXTURES
USE SATCO S28737
4000K - WARM WHITE
SETTING ON LED BULBS

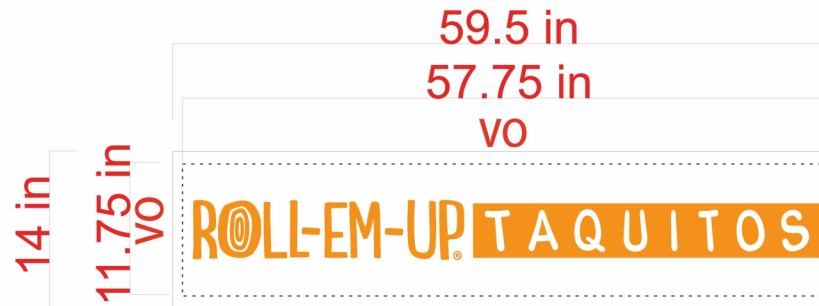
PMS 5763 C

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VALUE OF THIS DRAWING: \$500.00

SIGN & FAX BACK SO THAT WE MAY APPROVE YOUR ORDER. FAX: 865.947.2089 info@signco-inc.com		☐ APPROVED ☐ APPROVED W/CHANGES ☐ REVISE & RESUBMIT	
FILE LOCATION: Keith/F/Farragut Center		SALES REPRESENTATIVE: Keith Pankey	
LOCATION: Knoxville, TN		DATE: 08-23-2024	
FILE: Farragut Center Bldg Riverdog		SCALE: 1/2" = 1'	
		APPROVAL SIGNATURE Tiffany Poling	

2) 59.5" W 14"T Single Faced
 3/16" White Translucent Acrylic Face
 with Digital Printed Translucent Vinyl Graphics
 SNS to Install on Monument 117 Lovell Rd



Existing



Proposed

***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 SUCH
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www.signsnsuch.net

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DATE: 07-16-2024
 LOCATION: Knoxville
 Roll EM Up Lovell
 SALES REP: C. Hutchison
 DRAWN BY: A. Matthews
 PAGE: (2) of (2)

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

Approved By: _____

Date: _____



Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1** Black
- C2** SW7006 Extra White
- C3** PMS 2377
- C4** PMS 430

Fonts Used

Client Artwork (vector)
Futura Medium

Construction Specifications

- A** Face: .063" aluminum panel with first surface applied dpv. Changeable Panel: .063" aluminum with dpv Backer: .125" painted aluminum. Post: 3" aluminum; painted with brochure box attached to left post
- B** Face: 3mm acm panel with first surface applied dpv. Post: 3" aluminum; painted.
- C** Face: 3mm acm panel with first surface applied dpv

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Management Company
N/A

Property Name & Address
Anchor 934

Opportunity Number

DeNyse Representative
Gene McLaughlin

Designer
KW

Date
10.03.2022

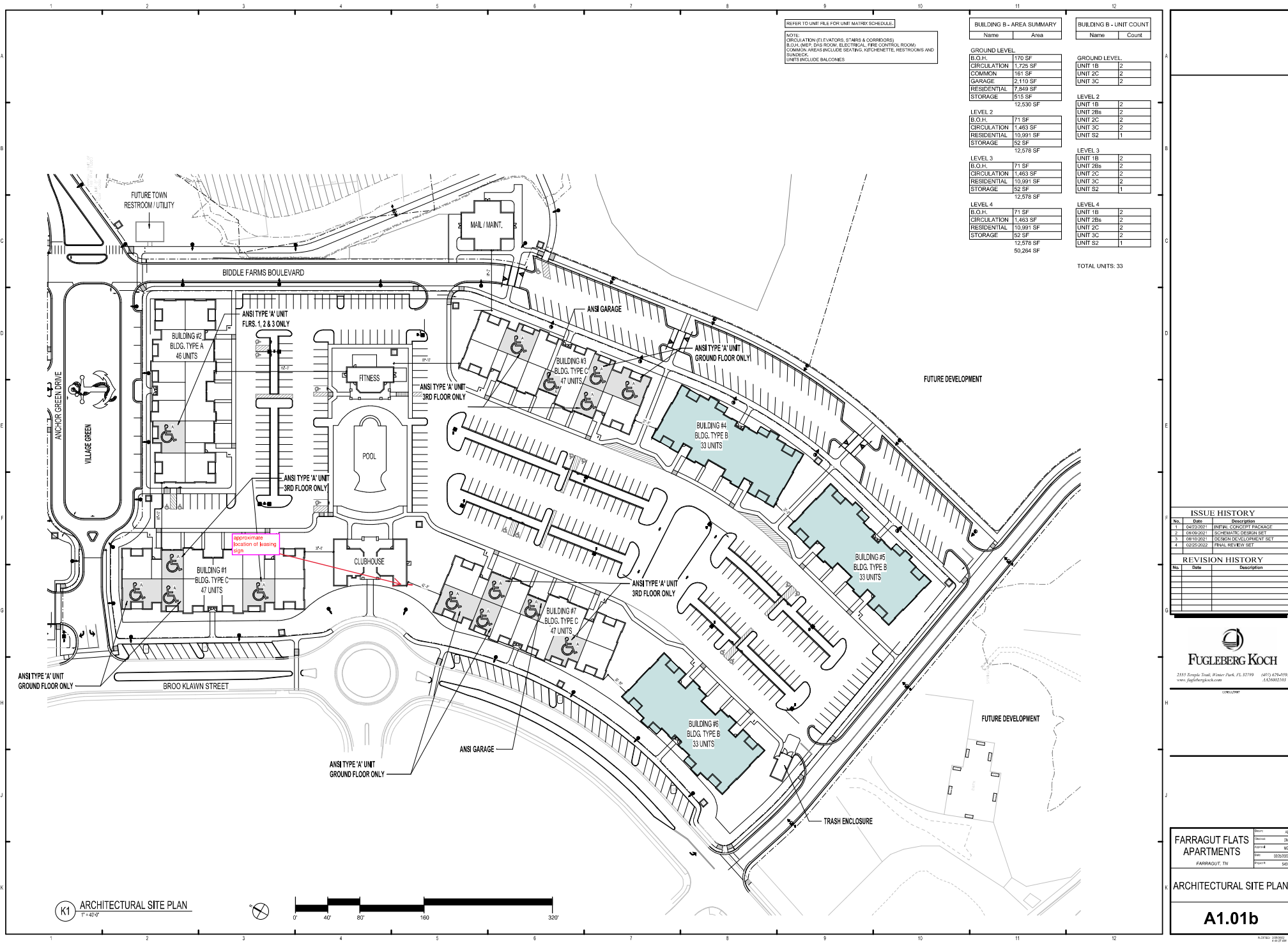
Revision Date
KM 5/23/2023

Filepath

- ☐ Concept
- ☒ Preliminary
- ☐ Production

Scale
3/4" = 1'-0"

Customer Signature Required



REFER TO UNIT FILE FOR UNIT MATRIX SCHEDULE.

NOTE:
CIRCULATION (ELEVATORS, STAIRS & CORRIDORS)
B.O.H., MEP, DIS. ROOM, ELECTRICAL, FIRE CONTROL ROOM,
COMMON AREAS INCLUDE SEATING, KITCHENETTE, RESTROOMS AND
SUNDECK.
UNITS INCLUDE BALCONIES

BUILDING B - AREA SUMMARY	
Name	Area
GROUND LEVEL	
B.O.H.	170 SF
CIRCULATION	1,725 SF
COMMON	161 SF
GARAGE	2,110 SF
RESIDENTIAL	7,849 SF
STORAGE	515 SF
LEVEL 2	
B.O.H.	71 SF
CIRCULATION	1,463 SF
RESIDENTIAL	10,991 SF
STORAGE	52 SF
LEVEL 3	
B.O.H.	71 SF
CIRCULATION	1,463 SF
RESIDENTIAL	10,991 SF
STORAGE	52 SF
LEVEL 4	
B.O.H.	71 SF
CIRCULATION	1,463 SF
RESIDENTIAL	10,991 SF
STORAGE	52 SF
TOTAL	
12,576 SF	50,264 SF

BUILDING B - UNIT COUNT	
Name	Count
GROUND LEVEL	
UNIT 1B	2
UNIT 2C	2
UNIT 3C	2
LEVEL 2	
UNIT 1B	2
UNIT 2Bb	2
UNIT 2C	2
UNIT 3C	2
UNIT S2	1
LEVEL 3	
UNIT 1B	2
UNIT 2Bb	2
UNIT 2C	2
UNIT 3C	2
UNIT S2	1
LEVEL 4	
UNIT 1B	2
UNIT 2Bb	2
UNIT 2C	2
UNIT 3C	2
UNIT S2	1

TOTAL UNITS: 33

ISSUE HISTORY		
No.	Date	Description
1	04/22/2021	INITIAL CONCEPT PACKAGE
2	05/10/2021	SCHEMATIC DESIGN SET
3	06/10/2021	DESIGN DEVELOPMENT SET
4	02/22/2022	FINAL REVIEW SET
REVISION HISTORY		
No.	Date	Description

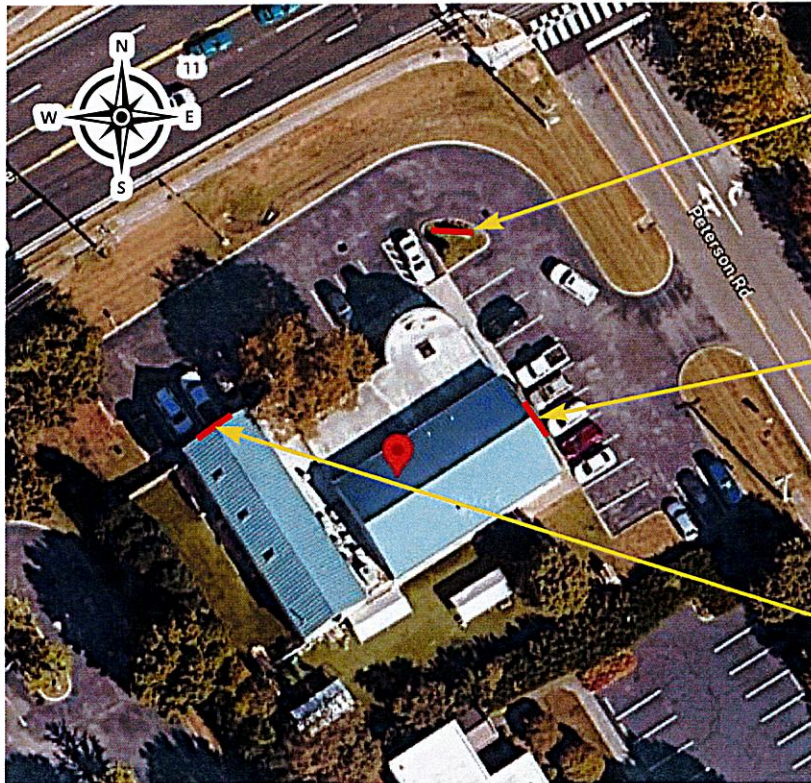


FUGLEBERG KOCH
3555 Temple Trail, Winter Park, FL 32789 (407) 676-6593
www.fuglebergkoch.com AA24602103

FARRAGUT FLATS APARTMENTS	
Project	AA24602103
Client	MC
Date	08/30/2020
Project	S&S

ARCHITECTURAL SITE PLAN

A1.01b



B



URGENT CARE

A



Concord
Veterinary Hospital

Quantity

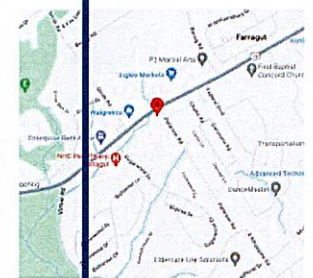
Square Footage

Square Footage Calculation

Description

Color Key

VICINITY MAP



SIGN	SQ FT	QTY	TOTAL	SQ FT ALLOWED
A	57	1	57	103
B	9	1	9	20
C	72.1	1	72.1	73
D	2.4	1	2.4	5.1

SP

Site & Sign Location Plan

Scale: NTS



222 NORTH KENHORST BOULEVARD, READING, PA 19607
PHONE: 844.460.6631 | FAX: 610.478.1332 | WWW.EGANSIGN.COM

This design/engineering proposal will remain the exclusive property of Egan Sign until approved & accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ \$95 per hour.



CLIENT
Mission Veterinary Partners

LOCATION ADDRESS
Concord Veterinary Hospital
11904 Kingston Pike
Farragut, TN 37934

LAYOUT DATES
04/11/2024 - VP
04/12/2024 - VP
04/25/2024 - SK
06/17/21024 - SK
07/02/2024 - VP

08/15/2024 - BS/AR
09/03/2024 - SK

PROJECT NO.
31929



Proposed 67



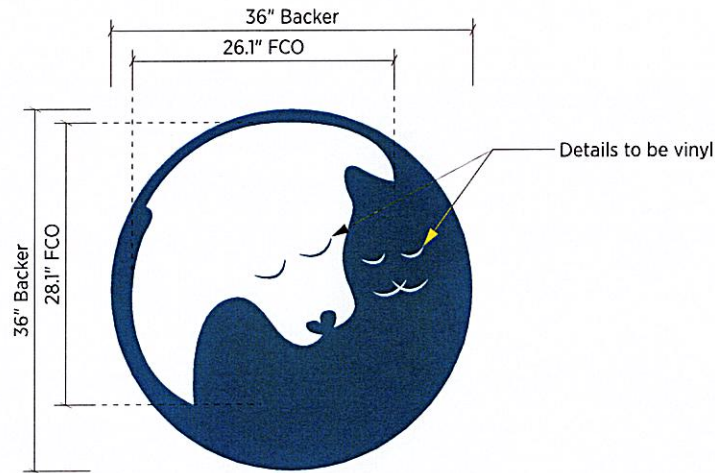
Existing



Existing Side Detail

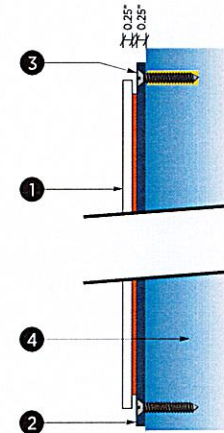


Paint existing sign "Honorable Blue"



ALUM. PANEL w/ ACRYLIC FCO's

- (1) 1/4" thick alum. FCO painted white taped to backer panel w/ VHB
- (2) 1/4" thick alum. backer panel painted "Honorable Blue" flush mounted to existing sign
- (3) SS countersink fasteners painted to match panel
- (4) Existing sandblasted sign



Quantity
1
Square Footage
9 Sq Ft
Square Footage Calculation
Code: 20sf sign face
Calculation:
Allowed: 20 sf
Description
Provide 1/4" Thick aluminum drilled and taped. Detail on the dog and cat to be vinyl.
NOTE: Existing sign to be painted Honorable Blue
Color Key
● SW 6811 "Honorable Blue"
○ White

B Flat Cut Acrylic

Scale: 1" = 1'-0"



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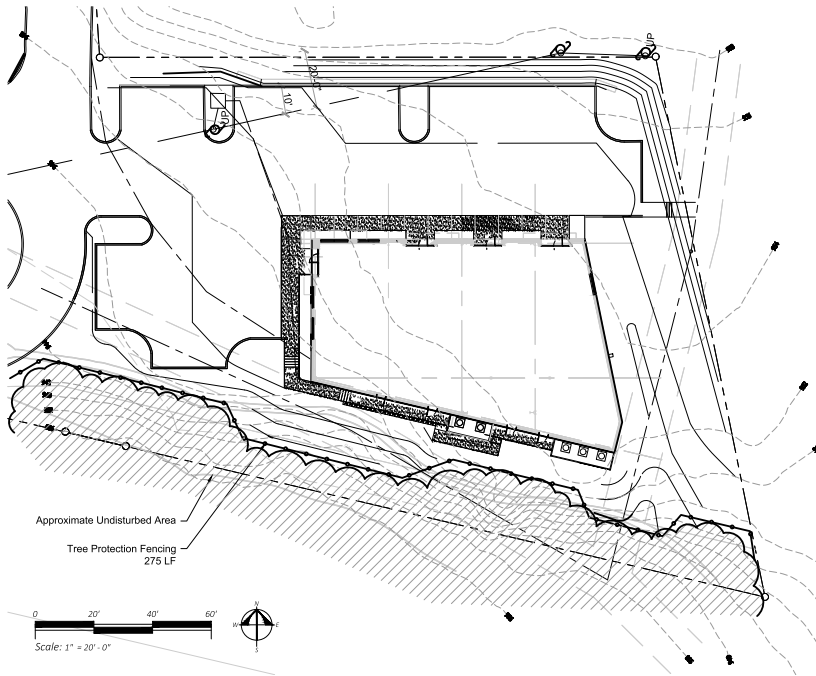
CLIENT
Mission Veterinary Partners

LOCATION ADDRESS
Concord Veterinary Hospital
11904 Kingston Pike
Farragut, TN 37934

LAYOUT DATES
04/11/2024 - VP
04/12/2024 - VP
04/25/2024 - SK
06/17/2024 - SK
07/02/2024 - VP

08/15/2024 - BS/AR
09/03/2024 - SK

PROJECT NO.
31929



Site Prep & Tree Protection Notes:

1. Tree protection fencing shall be installed around trees to remain. Fencing shall be metal stakes at eight feet on center with dark green plastic safety fencing. Fencing shall remain in tact throughout the entire construction project.
2. Tree protection fencing shall be installed as close to the drip line or edge of canopy of the existing tree as possible in effort to protect its critical root zone. If earthwork is necessary under the drip line of an existing tree to remain, it shall be done by hand.
3. Do not store machinery or materials within tree protection zone.
4. All topsoil within limits of construction shall be stripped and stockpiled in an approved location on site. Once rough grade is approved, the topsoil shall be reused on site as needed.
5. Contractor is responsible for keeping site clean and trees protected throughout the entire construction project.
3. Contractor shall call Tennessee One-Call System to have utilities located prior to beginning work. 1.800.351.1111

Tree Inventory

Note: Tree inventory prepared from a visual inspection of the site and is considered approximate. Most existing trees on site are under 10" DBH. No evergreens, dogwoods, or redbuds were found. Many of the existing trees are damaged, in decline, and in poor health. Box Elder appeared to be the dominant species. There are 5 specimen trees in the "Approximate Undisturbed Area" and listed in the Tree Credit Provision.

Tree Replacement Schedule

Tree to be Removed

DBH of tree to be removed	qty.	number of replacement trees required
10" - 15" DBH	26 (no evergreen)	(2 replacements per tree removed)
16" - 20" DBH	0 (no evergreen)	(3 replacements per tree removed)
20" + DBH	0 (no evergreen)	(4 replacements per tree removed)

Total Replacement Trees Required = 52 Trees

Tree Credit Provision

DBH of tree to be saved	qty.	number of credits
10" - 15" DBH	3 (no evergreen)	(4 replacements per tree removed)
16" - 20" DBH	2 (no evergreen)	(6 replacements per tree removed)
20" + DBH	0 (no evergreen)	(8 replacements per tree removed)

Total Tree Credits = 24 Credits

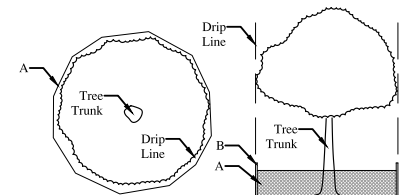
Tree Replacement/ Credit Summary

Required Replacement Trees	52
Saved Tree Credits	24
Total Required Trees =	28 Trees

Tree Protection Notes

1. Tree protection fencing shall be installed around trees to remain. Use 4 foot height, orange, plastic construction fencing fastened to metal post. Space post 8' on center. Install fencing minimum of one foot outside of drip line.
2. Contractor responsible for maintaining tree protection fencing throughout the construction process. Tree protection fencing shall remain undisturbed. Do not backfill, grade, or store any material or equipment within protected area.
3. Silt fencing, where applicable, shall be outside of tree fencing protection.
5. Where trees are to be removed, such trees shall be flagged and shall be felled away from, rather than into areas with existing trees to be preserved.

A = 4 foot height, orange, plastic construction fencing fastened to metal post.
B = Metal post.



Tree Protection Detail

Campbell Station Retail

707 North
Campbell Station
Road

Knoxville
Tennessee 37921

Submittal Record
Rev. #1, 08.09.24
updated base plan and landscape

Preliminary Plans
Not for Construction

June 17, 2024

Tree Preservation
and Removal Plan

L100

