



FARRAGUT VISUAL RESOURCES REVIEW BOARD AGENDA

Farragut Community Center
Large Classroom
Tuesday, March 25, 2025
6:00 p.m.

1. Approval of minutes for the February 25, 2025, meeting.
2. Staff report - wall signs approved in the past month.
3. Review of a primary permanent ground sign for The Church of Jesus Christ and Latter-Day Saints Temple, located at 13001 Kingston Pike.
4. Review of a landscape plan for Bruster's Real Ice Cream, Located at 11692 Parkside Drive.
5. Review of a landscape plan for the Costco Fuel Expansion, Located at 11745 Kingston Pike.
6. Citizen Forum

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

It is the policy of the Town of Farragut not to discriminate on the basis of race, color, natural origin, gender, gender identity, sexual orientation, age, religion, disability or veteran status pursuant to Title VI of the Civil Rights Act of 1964, Public Law 93-112 and 101-336 in its hiring, employment practices and programs. To request accommodations due to disabilities, please call 865-966-7057 in advance of the meeting



Public Comment Protocol

At the end of each business meeting, there will be time reserved for public comment under the Citizen Forum agenda item. If you are interested in speaking, please fill out a blue comment card and turn it in to the Town Staff. This time is set aside specifically for comments on items that are not on the Board's regular agenda for the meeting. Each speaker will be given five (5) minutes to speak on his/her topic.

The Board also seeks public comment on regular agenda items during the portion of the meeting devoted to discussion and consideration of the specific agenda item.

The Chairman may recognize individuals for public comment during both the regular agenda and Citizen Forum portions of the meeting based on the following guidelines.

1. The Chairman shall maintain and control the meeting to provide a professional and objective environment conducive to presentation and discussion of the agenda items;
2. Any Farragut resident interested in speaking should fill out a blue comment card stating which agenda item they would like to comment on and turn it in to the Town staff;
3. Speakers shall come to the podium and identify themselves by name and street address;
4. Public comment shall be limited to five (5) minutes per individual. Time for public comment may be amended at the discretion of the Chairman; provided that when additional time is allowed, speakers with differing points of views are allowed the same amount of time if requested. Time is not transferable to other speakers;
5. Speakers should strive to avoid redundancy; different considerations than expressed by previous speakers on a subject are encouraged;
6. Comments that threaten violence or imminent physical harm toward any individual will not be tolerated.
7. Comments may support or oppose issues or measures;
8. Personal attacks on the character of individuals who hold different points of view that have no relationship to the merits of the matter or issue raised for discussion will not be tolerated.
9. An applicant, and/or their representative(s), for an item on the regular agenda shall be afforded the time necessary to present their request and respond to questions. The five (5) minute limitation shall not apply. However, the Chairman may ask an applicant to stay on point in order to facilitate the efficiency of the meeting.

Each speaker will be asked if they can agree to abide by the Comment Protocol. If so, please be prepared to speak when your name is called.

Tennessee Code Annotated 39-17-306. Disrupting meetings or processions.

- a) A person commits an offense if, with the intent to prevent or disrupt a lawful meeting, procession, or gathering, the person substantially obstructs or interferes with the meeting, procession, or gathering by physical action or verbal utterance.
- b) A violation of this section is a Class A misdemeanor.

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MEMORANDUM

TO: Farragut Visual Resources Review Board
FROM: Bart Hose, Assist. Community Development Director
SUBJECT: Scheduled Meeting - Tuesday, March 25, 2025, at 6:00 p.m.

AGENDA

1. Approval of Minutes for February 25, 2025, Meeting

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

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

- LaQuinta Inn – 805 North Campbell Station Road.
- Bradley’s Chocolate – 138 Biddle Farms Blvd., West Front Wall.
- Bradley’s Chocolate – 138 Biddle Farms Blvd., North End Wall.

3. Ground Mounted Sign Applications

a) The Church of Jesus Christ and Latter-Day Saints Temple – Located at 13001 Kingston Pike

Primary Ground Mounted Sign located off Kingston Pike.

The Church of Jesus Christ and Latter-Day Saints is requesting approval for a permanent ground mounted sign at their new temple facility located at 13001 Kingston Pike.

The sign face for this sign is integrated into a larger Granite stone structure to match the building’s architecture. The landscaping for the sign is part of the larger landscape plan for the facility and is well in excess of the Town’s sign related requirements. The sign will be externally lit with spotlights and the required address number has been added to the top of the sign structure. The staff can recommend approval subject to the maximum lumens of the proposed spotlights being verified as 850 or less. In addition, the address numbers will need to be reasonably legible on the actual installed sign.

4. Landscape Plans

a) Bruster’s Real Ice Cream - Located at 11692 Parkside Drive

Landscape plan for Bruster’s Real Ice Cream located off Parkside Drive.

This item involves a landscape plan for a new Bruster’s Real Ice Cream facility being developed off Parkside Drive behind/next-to the Home Federal Bank.

The plan includes required shade trees, landscaping between the building and parking lot, and additional trees to satisfy a low impact development stormwater management requirement. The plan meets the Town’s standards and staff can recommend approval.

b) Costco Fuel Center - Located at 11745 Kingston Pike

Revised Landscape plan for the Costco Fuel Center Expansion located at 11745 Kingston Pike.

This item involves a revised and updated landscape plan for the expansion of the Costco Fuel Center located off Kingston Pike and Lovel Road.

The revised and updated plan incorporates additional plantings along the east side of the facility to replace the existing landscaping being removed for the expansion and to enhance the landscaping for the enlarged facility. The plan satisfies the Town's requirements and staff can recommend approval.

5. Citizen Forum



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, February 25, 2025. Chairman Marty Layman presided. Members in attendance were Marty Layman, Brittany Moore, Scott Russ, Joe LaCroix, and Alderman David White. Ms. Sue Stuhl, Mr. Stephen Marlowe, and Youth Representative Naddia Talo were absent.

Chairman Layman called the meeting to order at 6:00 pm.

1. Minutes

A motion was made by Mr. Russ to approve the January 28, 2025, 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 applications and a canopy sign application had been approved since the last meeting:

- The Flying Biscuit Cafe – 11683 Parkside Drive.
- IVX Health – 10910 Kingston Pike.
- Dollar Tree – 12500 Kingston Pike.
- T-Mobile – 11655 Parkside Drive.
- Marathon Canopy Sign – 10855 Kingston Pike.
- Marathon Canopy Sign – 800 North Campbell Station Road.

3. Ground Mounted Sign Applications:

a) Y-12 Credit Union – Located at 13128 Kingston Pike

Primary Ground Mounted Sign located off Kingston Pike.

Y-12 Credit Union requested approval to replace and upgrade the permanent ground mounted sign at their facility located at 13128 Kingston Pike.

The staff explained that the plan involved replacing the existing monument sign with a completely new structure and sign. The staff noted that the proposed sign was internally lit and approximately 40 square feet in area, so maintaining at least a 20-foot setback would be critical. Staff recommended approval subject to the existing landscaping being verified for compliance and upgraded if necessary.

Mr. Russ made a motion to approve the sign subject to staff's recommendation. Mr. LaCroix seconded the motion, which passed unanimously.

b) The Flying Biscuit Café – Located at 11683 Parkside Drive

Individual Tenant Panel Sign located along Parkside Drive.

The Flying Biscuit Cafe requested approval for an individual tenant panel sign on the existing sign structure located at 11683 Parkside Drive.

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 reasonably legible. Staff recommend approval

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

c) Dollar Tree – Located at 12500 Kingston Pike

Individual Tenant Panel Sign located along Kingston Pike.

Dollar Tree requested approval for an individual tenant panel sign on an existing sign structure located at 12500 Kingston Pike (west entrance).

The staff noted that the sign would be consistent with the other panels on the larger structure, with the new lettering applied to the exiting panel background. The existing panels were off-white, and the applicant had been made aware of the consistency requirement. The proposed sign appeared to be reasonably legible, and staff recommend approval.

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

d) T-Mobile – Located at 11655 Parkside Drive

Individual Tenant Panel Sign located along Parkside Drive.

T-Mobile requested approval for an individual tenant panel sign on an existing sign structure located at 11655 Parkside Drive.

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 reasonably legible. Staff recommend approval

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

4. Landscape Plan Applications:

a) Express Oil Change & Tire Engineers - Located at 11157 Kingston Pike

Landscape plan for Express Oil Change & Tire Engineers located on Kingston Pk.

This item involved a landscape plan for a new Express Oil Change & Tire Engineers facility being developed off Kingston Pike.

The staff reviewed the plan noting that it included required shade trees, landscaping between the building and parking lot, and detention basin related landscaping. It also included a stormwater bioretention feature. Staff recommended approval of the plan.

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

b) Phase II (Commercial Area) of The Town Center at Biddle Farms Development, Revised Plan - Located off Kingston Pike and Brooklawn Street

Revised Landscape plan for Phase II (commercial area) of the Town Center at Biddle Farms Development.

This item involved a revised landscape plan for the commercial, Phase II, section of the Biddle Farms development. It included both as-built landscape updates and proposed revisions and is primarily shown on plan sheets L2.1, L2.2, and L2.3. Portions of the plan were reviewed and approved last month but there were additional revisions needed to address the use of river rock within the parking lot islands and some permitter areas.

The staff reviewed the plan noting that it incorporated additional plantings within the parking lot features to soften and improve the appearance of the river rock hardscape elements. Staff then noted that the Board would need to review the additional plantings to determine if they satisfied the Town's applicable requirement.

The Board discussed the plan revisions and additional plantings. Mr. Russ made a motion to approve the revised plan. Ms. Moore seconded the motion, which passed unanimously.

5. Other Business

a) Discussion – Signs on Public Rights-of-Way

This item involved a discussion of signs on public rights-of-way and the Town's enforcement practices. Staff explained that the Sign Ordinance prohibits "Any sign placed on public property or right-of-way without the written consent of the public authority having jurisdiction of the property". The staff then noted that the Town's



current practice was to remove violating signs from its properties and from public rights-of-way.

The Board discussed the issue at some length. Anderman White explained that he was concerned about the current practice of having staff remove the signs. He felt that the owners of the signs should be notified and forced to remove the signs themselves. He was particularly concerned with political signs during elections cycles and whether there was a State Law or court case involving such signs on public property. Staff noted some of the practical difficulties of notifying these sign owners, including identifying the actual owner, and the various types of signs the Town typically removes from ROW's. This included everything from small private commercial service signs (e.g. pressure washing) to political signs. Several members thought that the Town should look at ways to better inform political candidates about the rules to avoid problems. The Board asked the staff to further discuss the issue with the Town Attorney and report back at a subsequent meeting.

The meeting adjourned at 7:25 pm.

Wall Signs Approved Since the October VRRB Meeting

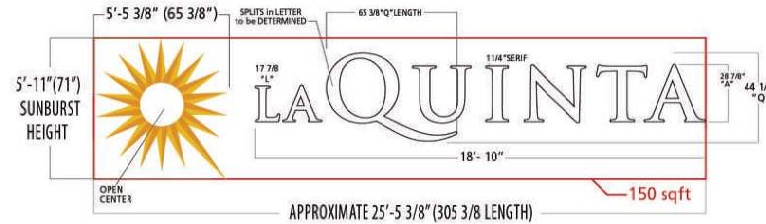
The following wall signs have been approved since the February 25, 2025, Visual Resources Review Board meeting. Please see the attached plans and illustration sheets for details.

- LaQuinta Inn – 805 North Campbell Station Road.
- Bradley's Chocolate – 138 Biddle Farms Blvd., West Front Wall.
- Bradley's Chocolate – 138 Biddle Farms Blvd., North End Wall.



Site Plan

**DS-150 (150 sqft) LED Illuminated Letter Set
Installed On Large Format Masonary Panels**



Side View
Not to Scale

LAQUINTA COLOR SPECS 2006		
3 COLORS	PMS	VINYL
ORANGE	144 Orange	ORANGE# 84 Tangerine
YELLOW	1235 Yellow	3M 3630-125 Yellow

- SUNBURST: Orange #84 & Yellow 3630-125 Vinyl • Yellow Trim-Cap & Returns
- WHITE "LA QUINTA" • Silver Trim-Cap & Returns
- FACE MATERIAL: Polycarbonate or Acrylic



FILE#25-1-1-F-LQ-A2

RJ

Customer Approval

Scale: 1/8" = 1'-0"

Date: 3-11-2025

Note: Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

Dualite

One Dualite Lane
Williamsburg, Ohio 45176

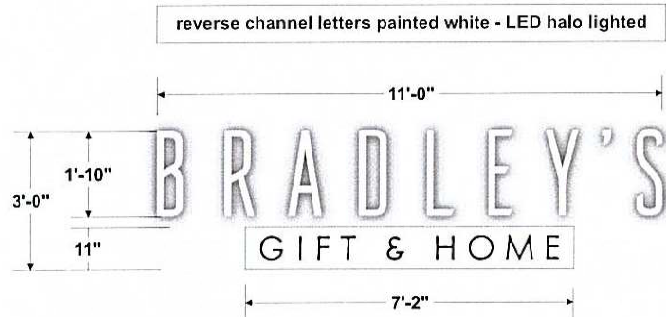
WWW.DUALITE.COM / @DUALITEINC @DUALITETWEETS



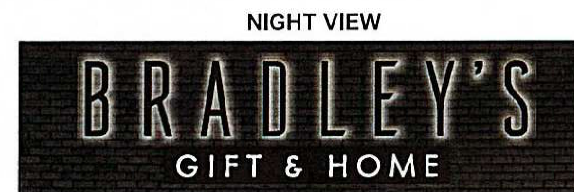
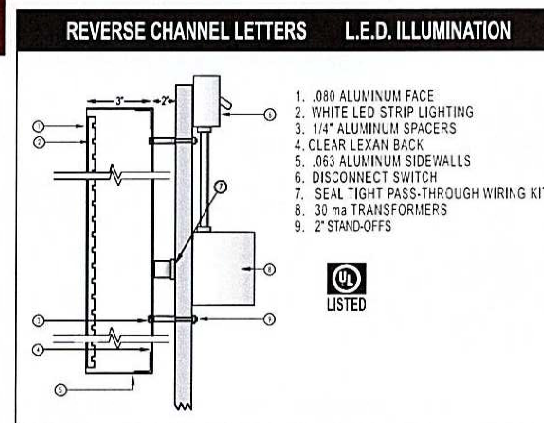
This design is exclusive property of Dualite Sales & Service, Inc. • 1 Dualite Lane • Williamsburg, OH 45176
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Town of Farragut
Sign Permit
BP-2025-170-SP
Approved, 3/20/25



aluminum sign box painted white with routed letters and white plastic backing
day/night vinyl applied to backing - internally illuminated with LEDs



SIGN & FAX BACK SO THAT WE MAY APPROVE YOUR ORDER. FAX: 865.947.2089 info@signco-inc.com	☐ APPROVED ☐ APPROVED W/CHANGES ☐ REVISE & RESUBMIT	APPROVAL SIGNATURE	
	SALES REPRESENTATIVE: Baker Jones	DATE: 03-14-2025	SCALE: 1/4" = 1'
FILE LOCATION: Baker/B/Bradleys Gifts	FILE: Bradley's Gifts Reverse Channel Bldg Farragut	DRAWN BY: Tiffany Poling	
SIGNCO inc. PLASTIC-NEON-ELECTRONIC This drawing is the property of SIGNCO, Inc. & is to be used for contractual purposes between the customer & SIGNCO, Inc. only. Unauthorized use of this information will result in claims up to 1/3 value of the job represented on this drawing. VALUE OF THIS DRAWING: \$500.00			



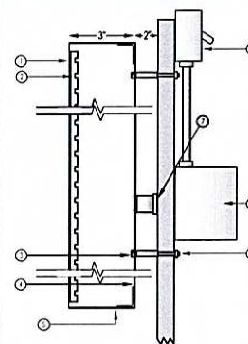
Town of Farragut
Sign Permit
BP-2025-171-SP
Approved, 3/20/25

reverse channel letters painted white - LED halo lighted



aluminum sign box painted white with routed letters and white plastic backing
day/night vinyl applied to backing - internally illuminated with LEDs

REVERSE CHANNEL LETTERS L.E.D. ILLUMINATION



1. .080 ALUMINUM FACE
2. WHITE LED STRIP LIGHTING
3. 1/4" ALUMINUM SPACERS
4. CLEAR LEXAN BACK
5. .065 ALUMINUM SIDEWALLS
6. DISCONNECT SWITCH
7. SEAL TIGHT PASS-THROUGH WIRING KIT
8. 30 ma TRANSFORMERS
9. 2" STAND-OFFS



NIGHT VIEW



SIGNCO inc.
PLASTIC NEON ELECTRONIC

This drawing is the property of SIGNCO, Inc. & is to be used for contractual purposes between the customer & SIGNCO, Inc. only. Unauthorized use of this information will result in claims up to 13 times the value of the job represented on this drawing.
VALUE OF THIS DRAWING: \$500.00

**SIGN & FAX BACK SO THAT
WE MAY APPROVE YOUR ORDER.**

FAX: 865.947.2089 info@signco-inc.com

FILE LOCATION:

Baker/B/Bradleys Gifts

LOCATION:

Knoxville, TN

☐ APPROVED
☐ APPROVED W/CHANGES
☐ REVISE & RESUBMIT

SALES REPRESENTATIVE:
Baker Jones

FILE:

Bradley's Gifts Reverse Channel Bldg Farragut

APPROVAL SIGNATURE

DATE:

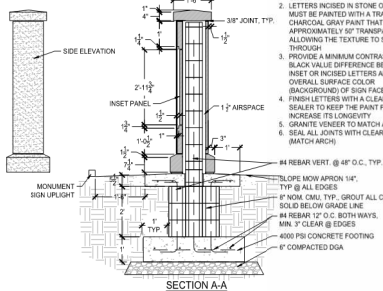
03-14-2025

SCALE:

1/4" = 1'

DRAWN BY:

Tiffany Poling



2 SITE LAYOUT PLAN



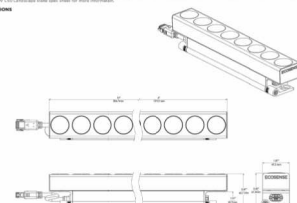
DATE	PROJECT	FIRM	TYPE
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[illegible]

4 MONUMENT SIGN UPLIGHT DETAIL
SCALE: N.T.S.

[illegible]

[illegible]



LOSE DESIGN		8724 KINGSTON PIKE SUITE 1404 KNOXVILLE TN 37917 (865) 409-1424 1000 DOW DRIVE LD # 22068	
#	DATE	CHANGE DESCRIPTION	
1	3/10/2025	VRIB COMMENTS	

Knoxville Tennessee Temple
 13001 KINGSTON PIKE, KNOXVILLE, TN 37934

**THE CHURCH OF JESUS CHRIST
OF LATTER-DAY SAINTS**



300 SPRUCE STREET
SUITE 300
COLUMBIUM, OHIO 43215

PHONE: (614) 461-4664
FAX: (614) 280-8881

MOOY-NOLAN

DRAWING TITLE

LAYOUT & DETAIL SERIES



3/11/2025

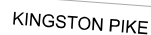
DRAWN BY: DE CHECKED BY: DB

ZJ195

C1.00

SHEET 3 OF 3

PERMIT SET FOR CONSTRUCTION



#	DATE	CHANGE DESCRIPTION

#724 KINGSTON PIKE
SUITE 104
DOWNSVILLE OH 43015
(605) 430-1424
[www.bio-design.com](#)
TEL # 724 2200

Knoxville Tennessee Temple

13001 KINGS ON PINE, Knoxville, TN 37954

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

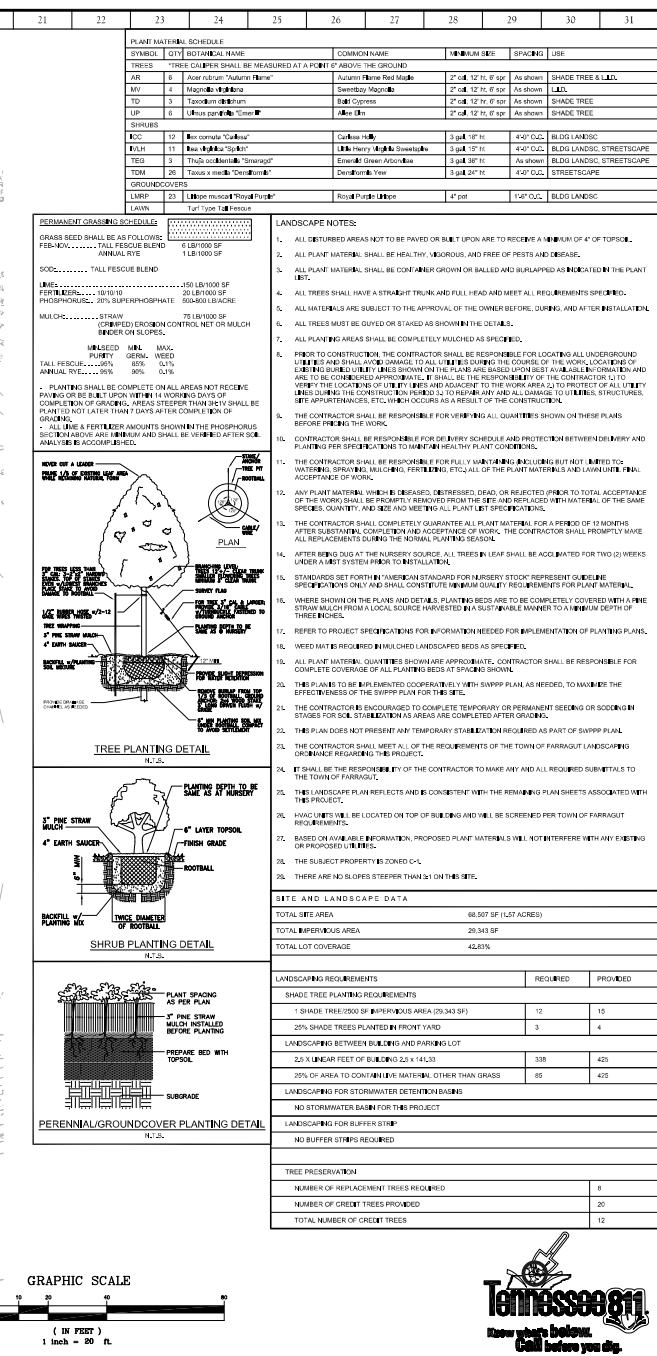
SUITE 300
COLUMBUS, OHIO 43215

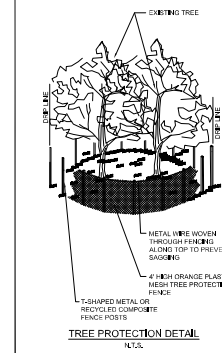
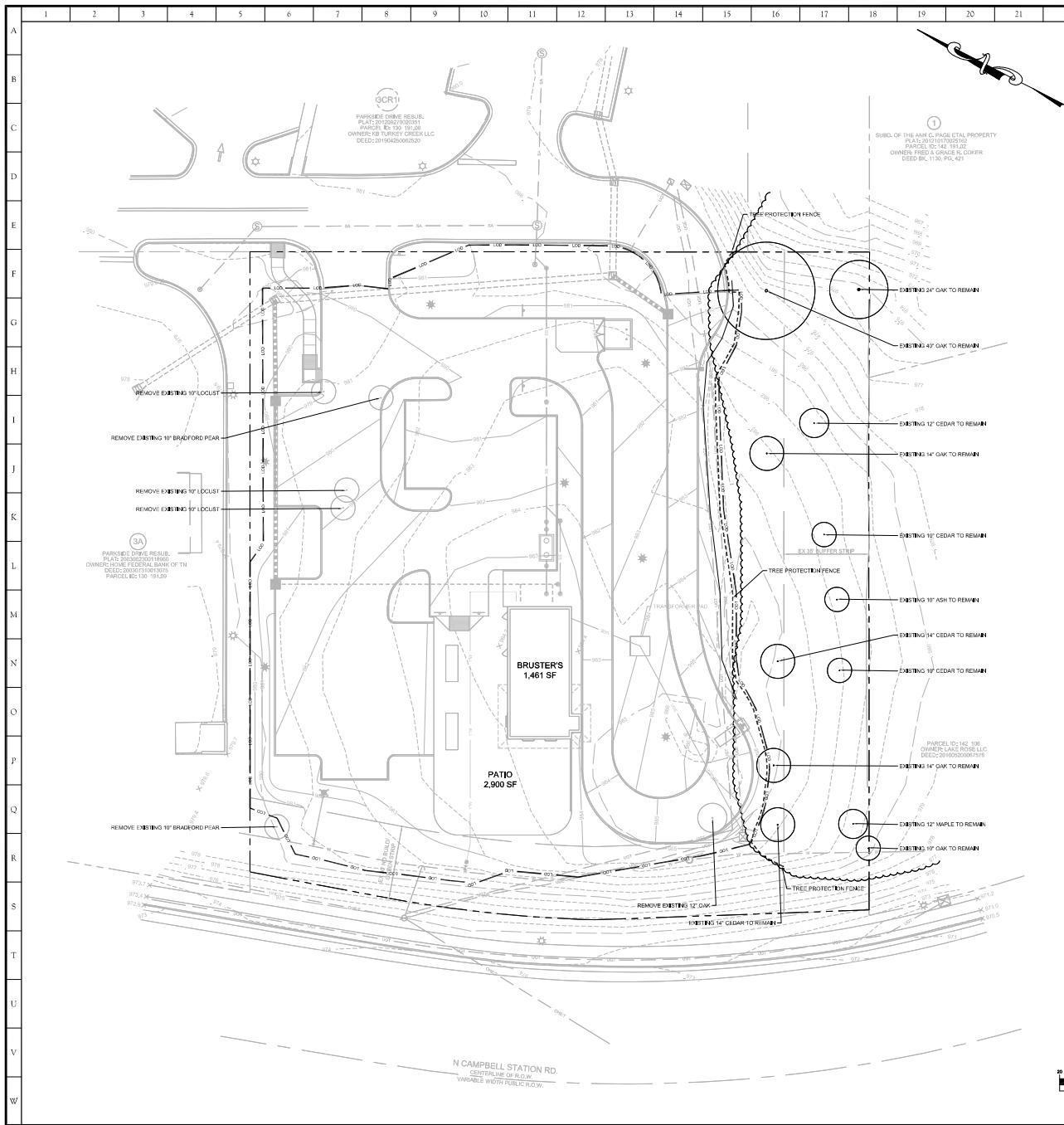
PHONE : (614) 461-4664
FAX : (614) 290-6881

DRAWING TITLE:

LANDSCAPE PLAN

DRAWN BY: GE	CHECKED BY: DB
22195	
L100	
SHEET # 3 OF 3	
PERMIT FOR OPEN CONSTRUCTION	





LEGEND

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- TREE PRESERVATION NOTES**
1. THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS PRESENT ON THE SITE.
 2. TREE PROTECTION FENCING WILL BE REQUIRED AS SHOWN ON THE PLAN PRIOR TO THE START OF A GRADING PERIOD. THE PROPOSED LIMITS OF DISTURBANCE MUST BE KEPT CLEAR OF THE FIELD WITH THE CONTRACTOR, THE OWNER, AND THE APPLICANT'S LAND ENGINEER TO ASSESS THE EXACT LOCATION AND EXTENT OF TREE PROTECTIVE FENCING.
 3. CONTRACTOR SHALL CONSTRUCT TREE PROTECTION FENCING TO THE ONE LINE OF PROTECTED TREES.
 4. THE LOCATION OF TREE PROTECTIVE FENCING THAT HAS BEEN APPROVED BY THE TOWN OF FARRAGUT SHALL NOT BE REMOVED OR ALTERED. ANY REMOVAL OR ALTERATION OF PROTECTIVE FENCING WILL RESULT IN A STOP WORK ORDER FOR THE ENTIRE PROJECT.
 5. ALL TEMPORARY CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO STORAGE OF EQUIPMENT, WORKER PARKING, AND BURN AREAS. SHALL BE CONFINED WITHIN THE PROPOSED LIMITS OF DISTURBANCE.
 6. NO ACTIVITY OR STORAGE OF ANY MATERIALS OR VEHICLES SHALL BE PERMITTED WITHIN THE AREA BOUNDED BY TREE PROTECTIVE FENCING.
 7. ANY SPECIAL MEASURES INCLUDING BUT NOT LIMITED TO, ROOT PRUNING OR MACHES ARE & WAYS NEEDED TO SAVE ANY OF THE TREES THAT ABUT THE PROPOSED AREA OF DISTURBANCE, MUST BE APPROVED BY THE TOWN OF FARRAGUT PRIOR TO ANY SPECIAL MEASURES REQUIRED. WORK FIELD CORRECTIONS SHALL BE TAKEN AT THE INDICATED LOCATION IN THE TOWN OF FARRAGUT.
 8. ANYBET REVISION MAY BE REQUIRED BY THE TOWN OF FARRAGUT IF IT IS DETERMINED THAT SPECIAL MEASURES ARE NEEDED TO SAVE A TREES MEETING AN AREA TO BE DETERMINED. ANYBET RECOMMENDATIONS IF REQUIRED, WILL BE ACCORD AS REVISIONS TO THE PLAN.
 9. WHERE TREES ARE TO BE REMOVED, SUCH TREES SHALL BE FLAGGED AND SHALL BE FELLE AWAY FROM, RATHER THAN INTO AREAS WITH OTHER TREES AND MUST NOT TO BE PRESERVED.
 10. ALL TREE DIAMETERS SHOWN ON THE PLAN MEASURED AT 4\"/>

TREE REPLACEMENT SCHEDULE - TOTAL			
HANDWORKED	SIZE OF TREE TO BE REMOVED	TOTAL	NUMBER OF REPLACEMENT TREES REQUIRED
	10" - 30" DBH	4	0
	30" - 40" DBH	0	0
	40" - 60" DBH	0	0
	60" DBH	0	0
TOTAL HANDWORKED TREES TO BE REPLACED		0	
MACHINE CUT	SIZE OF TREE TO BE REMOVED	TOTAL	NUMBER OF REPLACEMENT TREES REQUIRED
	10" - 30" DBH	0	0
	30" - 40" DBH	0	0
	40" - 60" DBH	0	0
	60" DBH	0	0
TOTAL MACHINE CUT TREES TO BE REPLACED		0	
TOTAL	SIZE OF TREE TO BE REMOVED	CUMULATIVE TOTAL	NUMBER OF REPLACEMENT TREES REQUIRED
	10" - 30" DBH	0	0
	30" - 40" DBH	0	0
	40" - 60" DBH	0	0
	60" DBH	0	0
TOTAL CRIMINAL TREES TO BE REPLACED		0	
TOTAL TREES TO BE REPLACED		0	

TREE CREDIT SCHEDULE				TREES WITHIN 10' OF CRIMINAL
HANDWORKED	SIZE OF TREE TO BE PRESERVED	TOTAL	NUMBER OF CREDIT TREES ALLOWED	
	10" - 30" DBH	2	3	
	30" - 40" DBH	2	3	
	40" - 60" DBH	1	3	
	60" DBH	0	0	
TOTAL HANDWORKED TREES TO BE CREDITED		18		
MACHINE CUT	SIZE OF TREE TO BE PRESERVED	TOTAL	NUMBER OF CREDIT TREES ALLOWED	
	10" - 30" DBH	2	4	
	30" - 40" DBH	0	0	
	40" - 60" DBH	0	0	
	60" DBH	0	0	
TOTAL MACHINE CUT TREES TO BE CREDITED		4		
TOTAL	SIZE OF TREE TO BE PRESERVED	CUMULATIVE TOTAL	NUMBER OF CREDIT TREES ALLOWED	
	10" - 30" DBH	0	0	
	30" - 40" DBH	0	0	
	40" - 60" DBH	0	0	
	60" DBH	0	0	
TOTAL CRIMINAL TREES TO BE CREDITED		0		
TOTAL TREES TO BE CREDITED <td colspan="2">20</td>		20		

TREE REPLACEMENT/CREDIT SUMMARY	
NUMBER OF REMOVED TREES REQUIRED	20
NUMBER OF CREDIT TREES PROVIDED	12

10215 Technology Drive, Suite 504
Knoxville, TN 37932
(615) 777-4140
www.site-incorporated.com

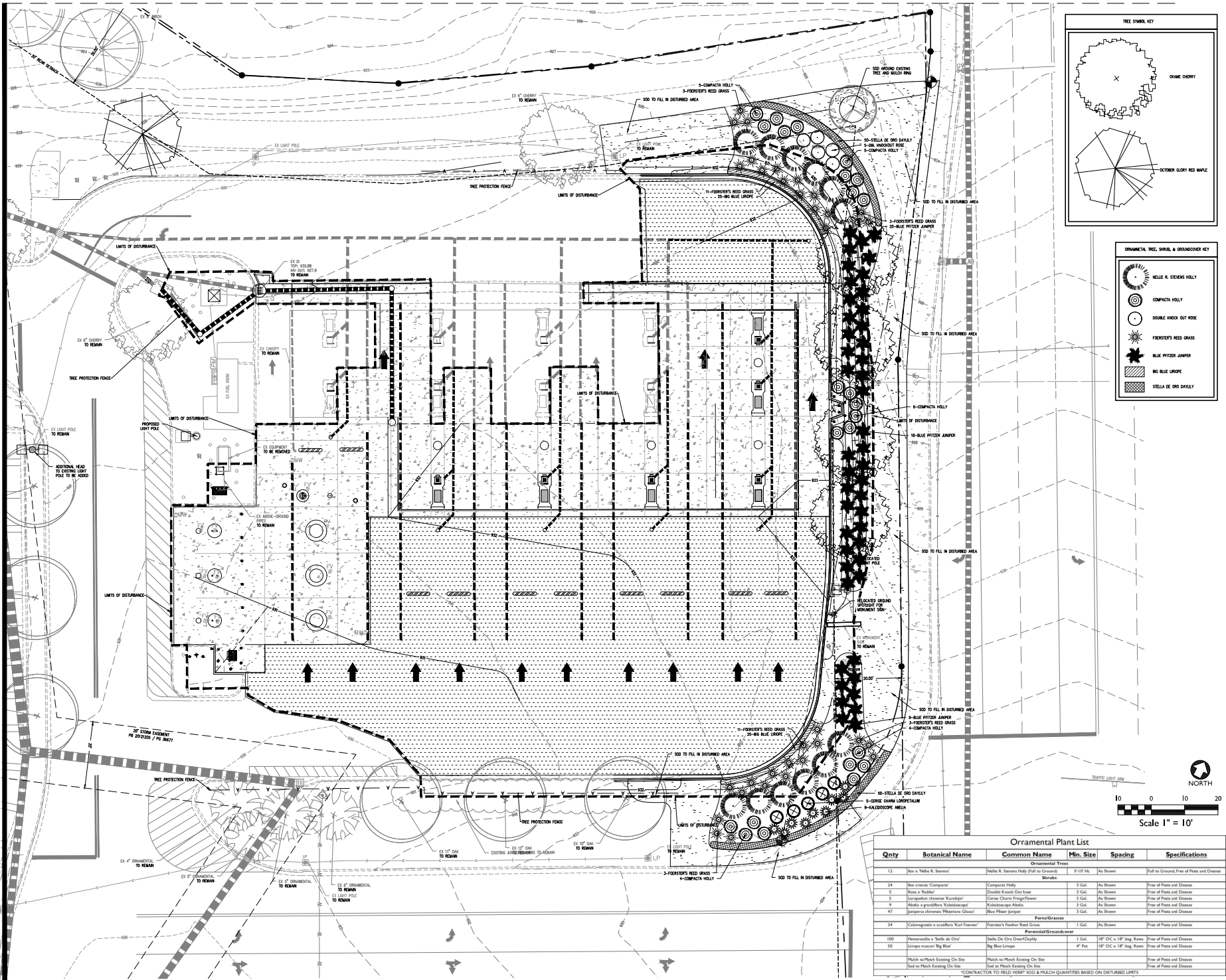
REVISIONS

NO.	DATE	COMMENTS
1	07/10/2024	Revised per Town of Farragut

ORIGINAL ISSUE: 02/17/2024
SITE PROJECT #: 2115
FILE: Tree Pres
SHEET: 1 OF 1

Bruster's Real Ice Cream
11692 Parkside Drive
Farragut, Tennessee 37934
CLT Map 130, Parcel 191.0, Zone C-1

C2.0



COSTCO WHOLESALE

FARRAGUT, TN
10745 KINGSTON PIKE,
FARRAGUT, TN
KNOX COUNTY

COSTCO WHOLESALE CORPORATION

999 LAKE DRIVE
ISSAQUAH, WA 98027
T: 425.313.8100
www.costco.com

ENGINEER:



Civil Engineering Winter Resources
Land Planning Property Services
Landscape Architecture Arborist Services

50 Warm Springs Circle
Roswell, Georgia 30075
(770)641-1942 • www.aecat.com

SEAL:



OVERALL LANDSCAPE PLAN

COPYRIGHT AEC, INC.

DATE	DESCRIPTION
11/22/2024	INITIAL SITE PLAN SUBMITTAL
11/28/2024	QA CHECK SET
01/08/2025	BUILDING PERMIT SET
01/07/2025	SITE PLAN SUBMITTAL 2
01/22/2025	BUILDING PERMIT SET
02/18/2025	SUBMITTAL FOR APPROVAL
02/28/2025	ISSUE FOR BID
03/06/2025	VRB SUBMITTAL

AEC JOB #: 23-1967
DRAWN BY: JWM, JRS
DESIGNED BY: JWM
CHECK BY: JWM, MDV
DATE: 03/06/2025

SHEET NUMBER

L3.0

GENERAL LANDSCAPE NOTES

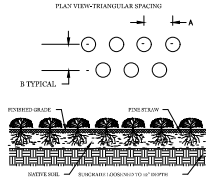
1. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACCURATE PLANT COUNTS PRIOR TO PRICING OF TREE, SHRUBS, PERENNIALS, ANNUALS, GROUND COVERS, SOI, SEED AND PINE STRAW. QUANTITIES ARE GIVEN FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN, AND SHALL PROVIDE AND INSTALL ALL PLANT MATERIAL SHOWN ON THE PLAN. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
3. ALL PLANT MATERIAL CHOSEN MUST BE FREE OF DISEASE AND PESTS, BE OF GOOD QUALITY AND WELL SHAPED AND BRANCHED.
4. ALL TREES IN LAWN AREA TO HAVE A 4" DIAMETER MUGH BED.
5. NO PLANTING BED EDGE SHALL BE CLOSER THAN 2" FROM THE BACK OF CURB OR SIDEWALK.
6. PLANTING BED LINES, TREE, SHRUB, GROUND COVER, & SEASONAL COLOR PLACEMENT SHALL BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE, PRIOR TO INSTALLATION.
7. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AT 2% MINIMUM IN ALL PLANTED AREAS.
8. O. C. = ON CENTER, & S.A.S. = SPACE AS SHOWN.
9. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED & BURLAPPED (B&B) AS INDICATED IN THE PLANT LIST.
10. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED & MEET ALL REQUIREMENTS SPECIFIED.
11. ALL TREES ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT & THE OWNER BEFORE, DURING & AFTER INSTALLATION.
12. ALL TREES MUST BE GUIED OR STAKED AS SHOWN IN THE DETAILS.
13. ALL PLANTS & PLANTING AREAS MUST BE COMPLETELY MULCHED AND WATERED IMMEDIATELY AFTER PLANTING AS SPECIFIED.
14. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING IRRIGATION SYSTEM PER A DESIGN/BUILD ARRANGEMENT AND FOR FULLY MAINTAINING ALL PLANTINGS (INCLUDING, BUT NOT LIMITED TO, WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE LANDSCAPE ARCHITECT & THE OWNER.
15. PINE STRAW BEDS ARE TO BE MULCHED WITH 3" OF PINE STRAW. ALL BEDS ARE TO BE MULCHED IMMEDIATELY AFTER PLANTING.
16. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
17. THE OWNER AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
18. THE LANDSCAPE ARCHITECT WILL APPROVE THE STAGED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
19. AFTER BEING GUD AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
20. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DETOILIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE & REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
21. STANDARDS SET FORTH IN 'AMERICAN STANDARDS' FOR NURSERY STOCK' REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
22. NO TREES SHALL BE LOCATED LESS THAN 2' FROM THE BACK OF CURB.

IRRIGATION NOTES

1. IRRIGATION IS TO BE DONE BY THE LANDSCAPE CONTRACTOR AS A DESIGN BUILD SCOPE USING THE FOLLOWING PARAMETERS.
2. TURF, SHRUB AND SEASONAL COLOR ARE TO BE ON SEPARATE ZONES.
3. ALL ZONES MUST HAVE COMPLETE COVERAGE WITH 100% OVERLAP OF HEAD SPRAY.
4. ALL SLEEVING WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND MUST BE COORDINATED WITH THE GENERAL CONTRACTOR.
5. THE IRRIGATION CLOCK IS TO BE MOUNTED INSIDE THE BUILDING AS DIRECTED BY THE OWNER.
6. AN ACCURATE AS-BUILT MYLAR DRAWING SHALL BE PROVIDED TO THE OWNER FOR THEIR RECORDS AS WELL AS ALL MANUFACTURERS OWNERS MANUALS FOR THE INSTALLED COMPONENTS.
7. ALL IRRIGATION IS TO BE RAINBIRD OR EQUIVALENT. ANY ALTERNATE MANUFACTURERS MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
8. IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR FOR AUTOMATIC SHUT OFF. LOCATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT

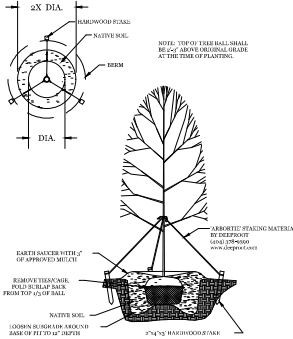
MULCHING NOTE

ALL LANDSCAPE BEDS TO BE MULCHED WITH PINESTRAW (3" MINIMUM).

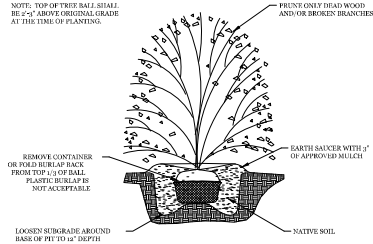


PLANT SPACING TABLE			
UNDERSTANDING DIMENSIONS		TYPICAL SPACING	
A	SPACING	A	SPACING
12" OC	2.00	12" OC	2.00
18" OC	3.00	18" OC	3.00
24" OC	4.00	24" OC	4.00
30" OC	5.00	30" OC	5.00
36" OC	6.00	36" OC	6.00
42" OC	7.00	42" OC	7.00
48" OC	8.00	48" OC	8.00
54" OC	9.00	54" OC	9.00
60" OC	10.00	60" OC	10.00

GROUND COVER DETAIL



TREE GUYING DETAIL



SHRUB PLANTING DETAIL



TYPICAL ISLAND BED SECTION



FARRAGUT, TN
10745 KINGSTON PIKE,
FARRAGUT, TN
KNOX COUNTY

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ENGINEER:



Civil Engineering Water Resources
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Landscape Architecture Arborist Services

50 Warm Springs Circle
Roswell • Georgia • 30075
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SEAL:



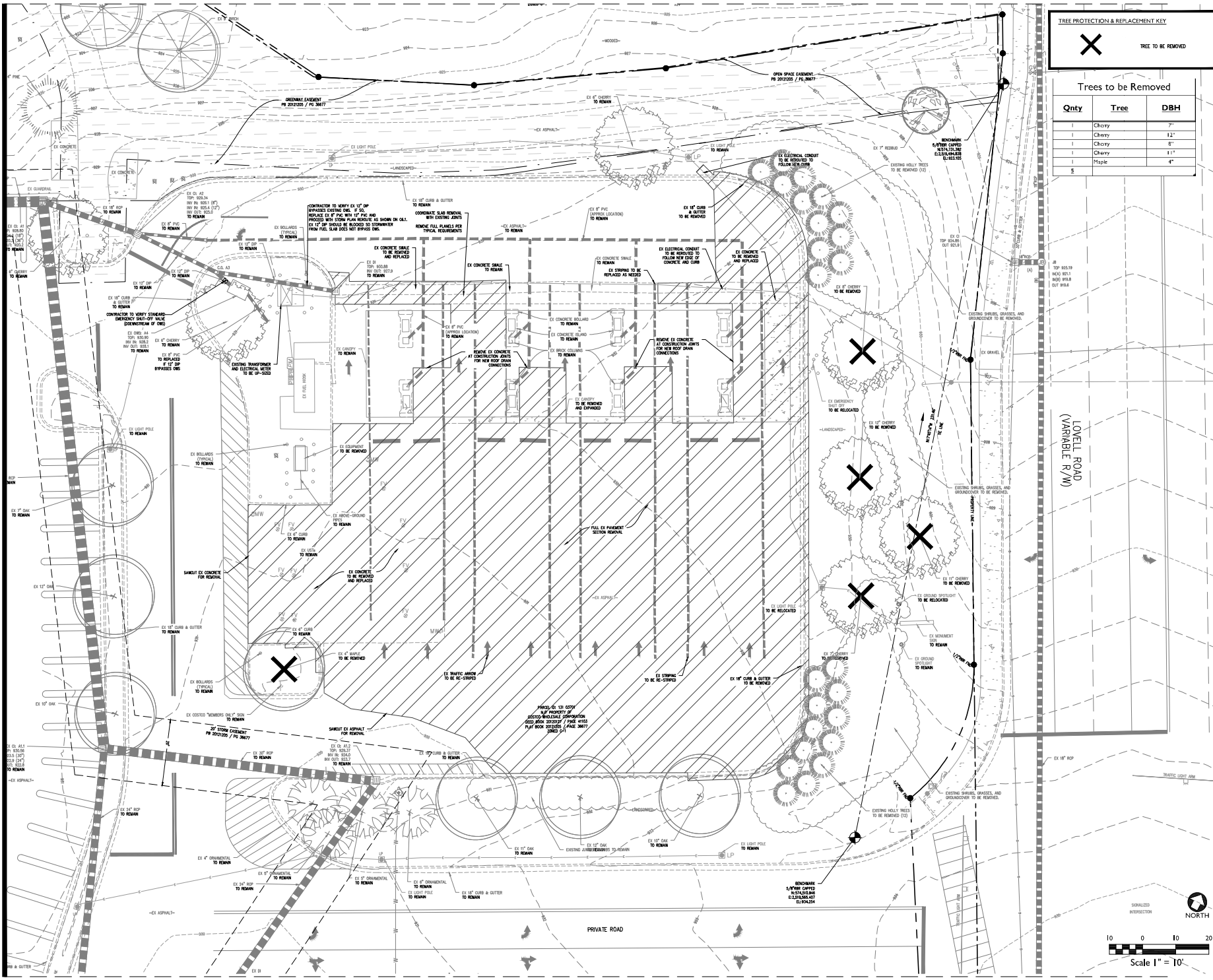
LANDSCAPE DETAILS

DATE	DESCRIPTION
11/22/2024	INITIAL SITE PLAN SUBMITTAL
11/29/2024	QA CHECK SET
01/08/2025	BUILDING PERMIT SET
01/07/2025	SITE PLAN SUBMITTAL 2
01/22/2025	BUILDING PERMIT SET
02/18/2025	SUBMITTAL FOR APPROVAL
02/28/2025	ISSUE FOR BID
03/06/2025	VRRB SUBMITTAL

AEC JOB #: 23-4967
DRAWN BY: JWM, ERS
DESIGNED BY: JWM
CHECKED BY: JWM, MDV
DATE: 03/06/2025

SHEET NUMBER

L4.0



TREE PROTECTION & REPLACEMENT KEY		
× TREE TO BE REMOVED		
Trees to be Removed		
Qty	Tree	DBH
1	Cherry	7"
1	Cherry	12"
1	Cherry	8"
1	Cherry	11"
1	Maple	4"
5		

COSTCO WHOLESALE

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SEAL:



EXISTING CONDITIONS
& TREE REMOVAL PLAN

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SHEET NUMBER
L1.0

