



FARRAGUT VISUAL RESOURCES REVIEW BOARD AGENDA

Farragut Community Center
Large Classroom
Tuesday, April 22, 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 menu-board sign and facilities for Dunkin (Donuts), located at 13038 Kingston Pike.
5. Review of a primary permanent ground sign (reface) for Apex Bank, located at 11916 Kingston Pike.
6. Review of a landscape plan for Bruster's Real Ice Cream, located at 11692 Parkside Drive.
7. Review of a landscape plan for the Costco Fuel Expansion, located at 11745 Kingston Pike.
8. Review of a landscape plan for Summit View of Farragut, located at 12823 Kingston Pike.
9. 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, April 22, 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.
- The Flying Biscuit – 11683 Parkside Drive, West Side 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 a row of spotlights and the required address number has been added to the top of the sign structure. The staff can recommend approval with the understanding that the address numbers will need to be reasonably legible on the actual installed sign and the lighting may need to be positioned/shielded to limit glare.

b) Dunkin (Donuts) – Located at 13038 Kingston Pike

Menu-board Sign located off Kingston Pike.

Dunkin is requesting approval for a menu-board sign and related canopy at their new store located at 13038 Kingston Pike.

The proposed menu-board sign involves two screens mounted vertically side by side, with a total sign (face) area of 20 square feet and a total height of six (6) feet. The ordering station/speaker is integrated into the support for a small overhead canopy. The menu displayed on the sign will need to remain static (non-moving) to meet the Town’s standards. The staff can recommend approval with the understanding that the electronic menu-board will have to be a static display.

c) Apex Bank – Located at 11916 Kingston Pike

Primary Ground Mounted Sign located off Kingston Pike.

Apex Bank is requesting approval to reface a permanent ground sign at their new facility located at 11916 Kingston Pike.

The bank is requesting approval to reface the existing monument sign located at their new branch on Kingston Pike. The existing sign structure meets the setback and sign size requirements. The base height is substandard (less than 2 feet), but they are not required to increase/rebuild it because they are only refacing the existing cabinet. The bank will also be upgrading the landscaping around the sign to meet the current requirements. The staff can recommend approval of the plan.

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.

c) Summit View Farragut - Located at 12823 Kingston Pike

Landscape plan for Summit View Farragut, located at 12823 Kingston Pike.

This item involves a landscape plan for a required buffer strip on the Summit View Farragut site located off Kingston Pike.

The plan involves reestablishing and enhancing a required buffer strip located between the commercially zoned Summit View Farragut site and the residentially zoned property behind/next to it. The required buffer strip is 35 feet wide, and the proposed landscaping meets the standards for a strip of that size. The staff recommends 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 Last VRRB Meeting

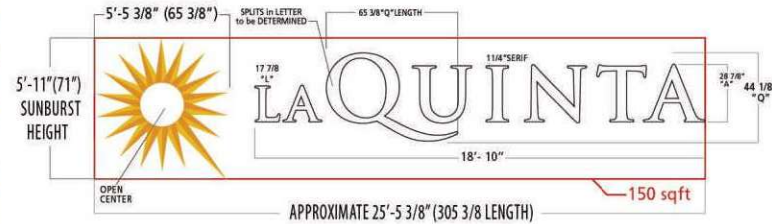
The following wall signs have been approved since the February 25, 2025, Visual Resources Review Board meeting. Please see the attached plans and illustration sheets for details.

- 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.
- The Flying Biscuit – 11683 Parkside Drive, West Side 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

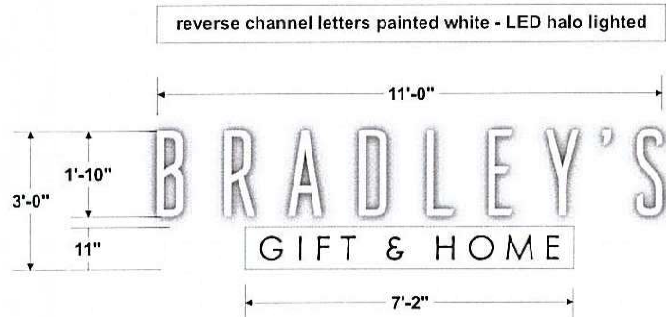
- SUNBURST: Orange #84 & Yellow 3630-125 Vinyl • Yellow Trim-Cap & Returns
- WHITE "LA QUINTA" • Silver Trim-Cap & Returns
- FACE MATERIAL: Polycarbonate or Acrylic



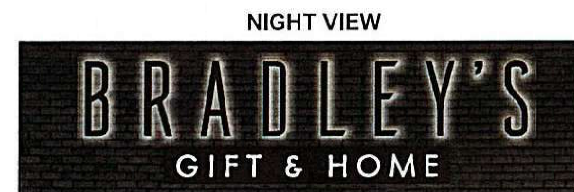
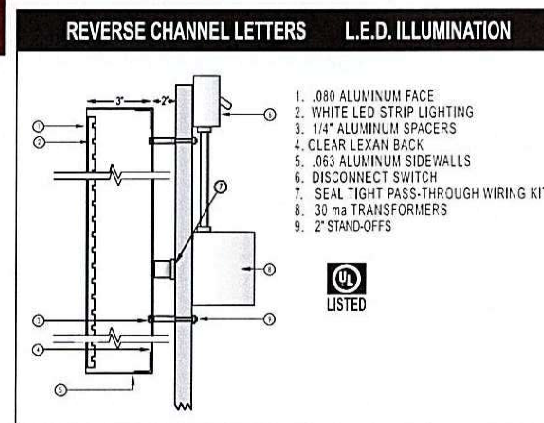
FILE#25-1-1-F-LQ-A2	RJ	Customer Approval
Scale: 1/8" = 1'-0"	Date: 3-11-2025	Note: Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.
Dualite One Dualite Lane Williamsburg, Ohio 45176		WWW.DUALITE.COM / @DUALITEINC @DUALITETWEETS This design is exclusive property of Dualite Sales & Service, Inc. • 1 Dualite Lane • Williamsburg, OH 45176 Copyright 2025 Dualite Sales & Service, Inc. All Rights Reserved. Reproduction of this proprietary work without the permission of Dualite Sales & Service, Inc. will subject the user to liability under the copyright statutes of the United States.



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



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VALUE OF THIS DRAWING: \$500.00

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☐ APPROVED
☐ APPROVED W/CHANGES
☐ REVISE & RESUBMIT

APPROVAL SIGNATURE

DATE: 03-14-2025 SCALE: 1/4" = 1'

DRAWN BY: Tiffany Poling

FILE LOCATION: Baker Jones

FILE: Bradley's Gifts Reverse Channel Bldg Farragut

LOCATION: Knoxville, TN



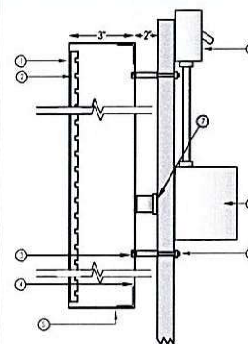
Town of Farragut
Sign Permit
BP-2025-171-SP
Approved, 3/20/25

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



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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

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

Town of Farragut
Sign Permit
BP-2025-197-SP
Approved, 4/4/25

the Flying Biscuit *cafe*

252.22 in
TOP OF SIGN

253 in

656 in
SIDE OF BUILDING

229 in

22.26 in



11.3" x 20"

the Flying Biscuit *cafe*

22.2 in

62.14 in

75 in

40.51 in

19.81 in
OAH "cafe"

20.1 in
OAH "B"

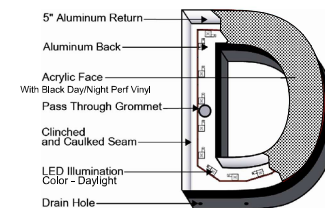
25 in
LETTERS OAH

39.76 SF

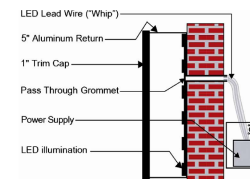
DAY VIEW

***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!**

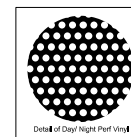
1) 252" W x 30"T Channel Letter Set w/ Logo
5" deep Alum Returns painted black
LETTERS - have White alum Faces
Black day night Perf vinyl/LED Lit
LOGO Cabinet- 3/16" White Translucent
Acrylic Face/ Black Trimcap/LED Lit
with Digital Printed Translucent
Vinyl Graphics
SNS to Install on Building SIDE
11683 Parkside Drive



FRONT VIEW



SIDE VIEW FLUSH MOUNT



Detail of Day/Night Perf Vinyl

the Flying Biscuit *cafe*

NIGHT VIEW



10932 Murdock Rd.
Knoxville, TN 37932
(865) 671-8788
FAX (865) 671-8787
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DATE: 12-11-24

LOCATION: Knoxville
The Flying Biscuit

SALES REP: C. Hutchison

DRAWN BY: A. Matthews

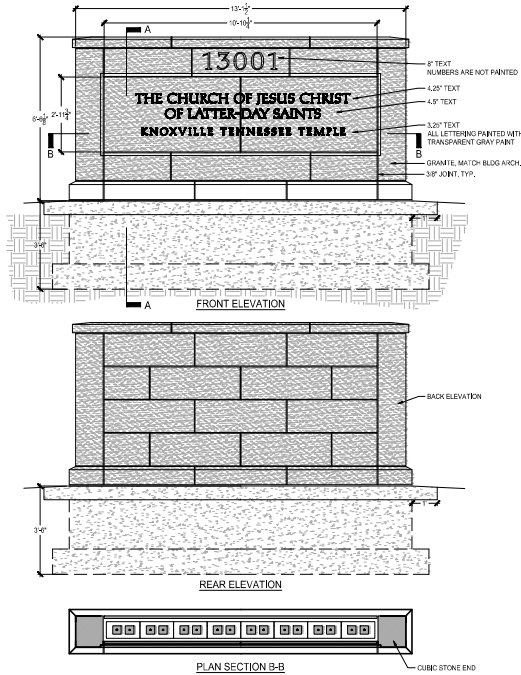
PAGE: (2) of (3)

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

Approved By: _____

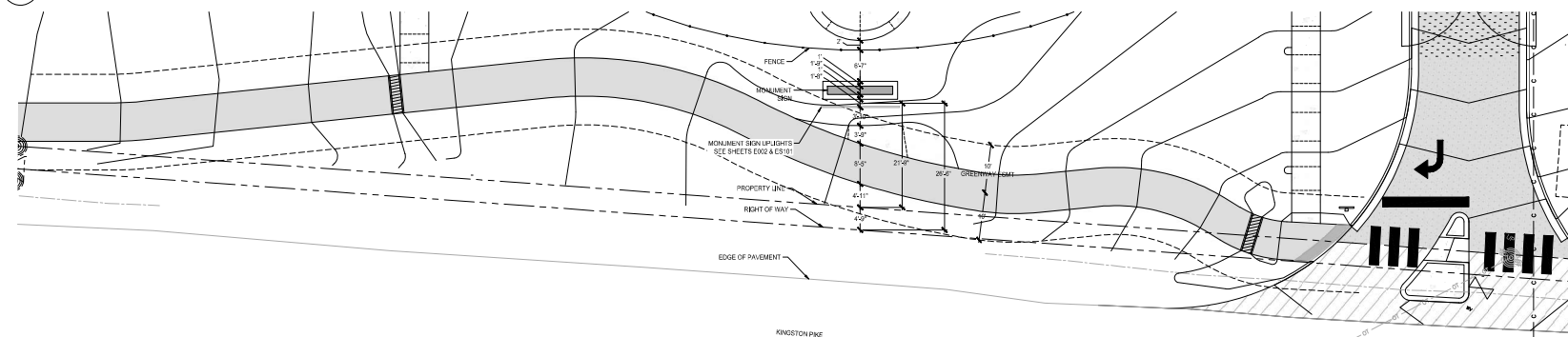
Date: _____

SIGNS N SUCH
signs. banners. wraps. shirts.

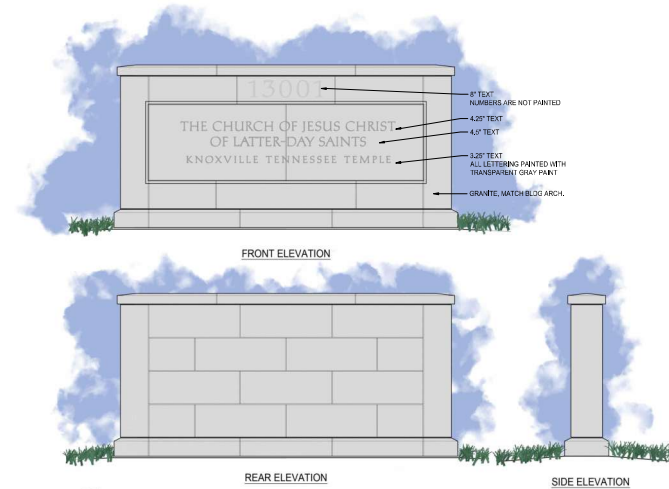


- NOTES:
1. OBTAIN TEXT, GRAPHICS, STYLES AND TERMINOLOGY FROM TEMPLE SIGNAGE GROUP
 2. LETTERS INCISED IN STONE OR PRECAST MUST BE PAINTED WITH A TRANSPARENT CHARCOAL GRAY PAINT THAT IS APPROXIMATELY 50% TRANSPARENT ALLOWING THE TEXTURE TO SHOW THROUGH
 3. PROVIDE A MINIMUM CONTRAST OF A 60% BLACK VALUE DIFFERENCE BETWEEN THE INSET OR INCISED LETTERS AND THE OVERALL SURFACE COLOR (BACKGROUND OF SIGN FACE)
 4. FINISH LETTERS WITH A CLEAR COAT OR SEALER TO KEEP THE PAINT FRESH AND INCREASE ITS LONGEVITY
 5. GRANITE VENEER TO MATCH ARCH
 6. SEAL ALL JOINTS WITH CLEAR SEALANT (MATCH ARCH)
- #4 REAR VERT. @ 48" O.C., TYP.
- 2" O.P.C. NOW APRON 1/4" TYP @ ALL EDGES
- 8" NOX CMU TYP. GROUT ALL CELLS SOLID BELOW GRADE LINE
- #4 REAR 12" O.C. BOTH WAYS, MIN. 1" CLEAR @ EDGES
- 4000 PSI CONCRETE FOOTING
- 6" COMPACTED GCA

1 MONUMENT SIGN DETAIL
SCALE: N.T.S.



2 SITE LAYOUT PLAN
SCALE: N.T.S.



3 MONUMENT SIGN COLOR ELEVATIONS
SCALE: N.T.S.

LOSE DESIGN
SPACES FOR LIFE

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SUITE 1424
KNOXVILLE, TN 37917
(865) 400-1424
www.lose-design.com

#	DATE	CHANGE DESCRIPTION
1	3/10/2023	VRB COMMENTS
2	4/15/2023	VRB COMMENTS

Knoxville Tennessee Temple
13001 KINGSTON PINE, KNOXVILLE, TN 37934

THE CHURCH OF JESUS CHRIST
OF LATTER-DAY SAINTS

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215

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

DRAWING TITLE:
LAYOUT & DETAIL SERIES

	3/11/2025
	DRAWN BY: KE
	CHECKED BY: DB
	22195
C1.00	
SHEET 7 of 8	
PERMIT SET FOR CONSTRUCTION	



#	DATE	CHANGE DESCRIPTION
1	4/15/2025	VRRB COMMENTS

THE CHURCH OF JESUS CHRIST
OF LATTER-DAY SAINTS

DRAWING TITLE:

LANDSCAPE PLAN

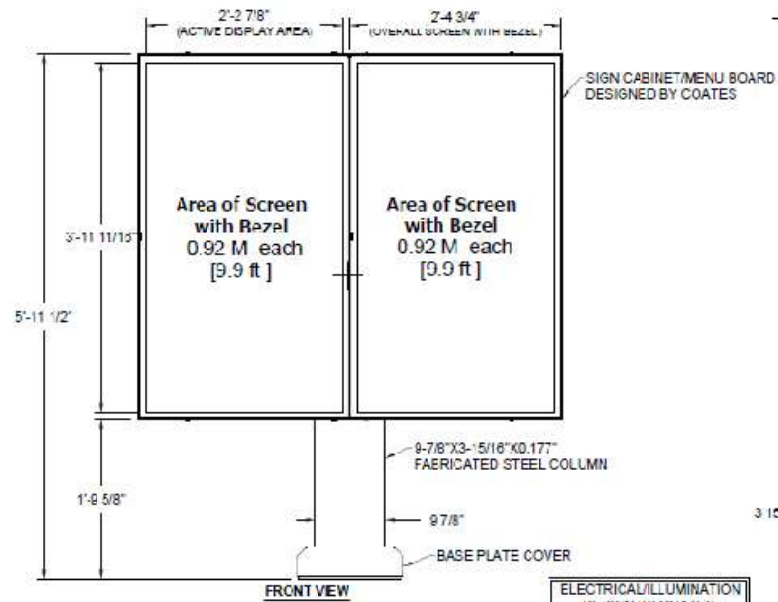
	3/31/2025	
	DRAWN BY: DE	CHECKED BY: DB
	22195	
	L1.00	
	SHEET 3 of 5 PERMIT SET FOR CONSTRUCTION	

PROJECT MANAGER: JOSH OAKESON FIXTURE SCHEDULE GENERAL			
LIGHT FIXTURE ABBREVIATION SCHEDULE			
A.F.F.	ABOVE FINISH FLOOR	S.C.B.A	STANDARD FINISHED COLOR AS SELECTED BY THE ARCHITECT
H.A.C.B.A	HANGING AT CENTER OF WALL AND CORNER	O.F.B.A	CUSTOM FINISH AS SELECTED BY THE ARCHITECT
C.C.B.A	CUSTOM PAINTED COLOR AS SELECTED BY THE ARCHITECT	S.F.B.A	STANDARD FINISH AS SELECTED BY THE ARCHITECT
LIGHT FIXTURE GENERAL NOTES			
1. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR LOCATIONS OF LIGHT FIXTURES, SHOW ALL DISCREPANCIES OF LOCATIONS AND QUANTITIES TO THE ATTENTION OF THE ARCHITECT AND ELECTRICAL ENGINEER PRIOR TO BEGINNING. 2. REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHTS AND LOCATIONS OF LIGHT FIXTURES, SHOW ALL DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO BEGINNING. 3. REFER TO THE SPECIFICATIONS FOR OTHER LIGHT FIXTURES: FLOORING, BALLAST, AND LAMP REQUIREMENTS AND ACCEPTABLE MANUFACTURERS. 4. CONFIRM AVAILABLE MOUNTING DEPTHS OF ALL LIGHT FIXTURES AND COMPARE WITH DEPTHS SHOWN ON SHOP DRAWINGS, SHOW ALL POTENTIAL CONFLICT AREAS TO THE ATTENTION OF THE ARCHITECT AND ELECTRICAL ENGINEER PRIOR TO RELEASE. 5. REFER TO LIGHTING PLANS FOR ALL LINEAR FIXTURE LENGTHS, THE CATALOG NUMBERS BASED ON THE FIXTURE SPECIFIED AND MAY NOT REFLECT THE QUANTITY OR OVERALL LENGTH OF LINEAR FIXTURES REQUIRED, CONTRACTOR TO NOTE THAT VARIOUS FIXTURE LENGTHS MAY BE REQUIRED TO ACHIEVE THE OVERALL RUN LENGTH. 6. REFER TO LIGHTING PLANS FOR ALL UNDERCABINET FIXTURE LENGTHS, THE CATALOG NUMBERS BASED ON THE FIXTURE SPECIFIED AND MAY NOT REFLECT THE QUANTITY OR OVERALL LENGTH OF THE UNDERCABINET FIXTURES REQUIRED, CONTRACTOR TO NOTE THAT VARIOUS FIXTURE LENGTHS MAY BE REQUIRED TO ACHIEVE THE OVERALL RUN LENGTH OR TO COVER THE FOLLOWING COORDINATE TYPING LAYOUT WITH THE WORKSHOP SHOP DRAWINGS PRIOR TO LIGHTING SUBMITTALS. 7. WHEN A CONTRADICTION EXISTS BETWEEN A SPECIFIC MODEL NUMBER AND THE DESCRIPTION, NOTIFY THE ELECTRICAL ENGINEER AND/OR JOSH OAKESON. 8. PRIOR APPROVALS ARE REQUIRED BEFORE THE PROJECT SHALL BE SUBMITTED TO THE ELECTRICAL ENGINEERS OFFICE AT LEAST 14 NIGHT WORKING DAYS BEFORE THE PROJECT PRIOR APPROVALS RECEIVED AFTER THAT TIME PERIOD SHALL BE CONSIDERED. 9. REFER TO SPECIFICATIONS 20.0000, 26.5000 AND 26.8000 (10001, 16500 & 16501). 10. VALUE ENGINEERING REQUESTED WITHOUT THE DESIGN TEAM: ARCHITECT, ENGINEER & CONSULTING CONSULTANTS/DESIGNER IS NOT ALLOWED, REVIEWED OR APPROVED.			

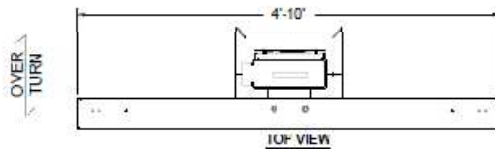
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SIGN CABINET
DESIGN BY COATES

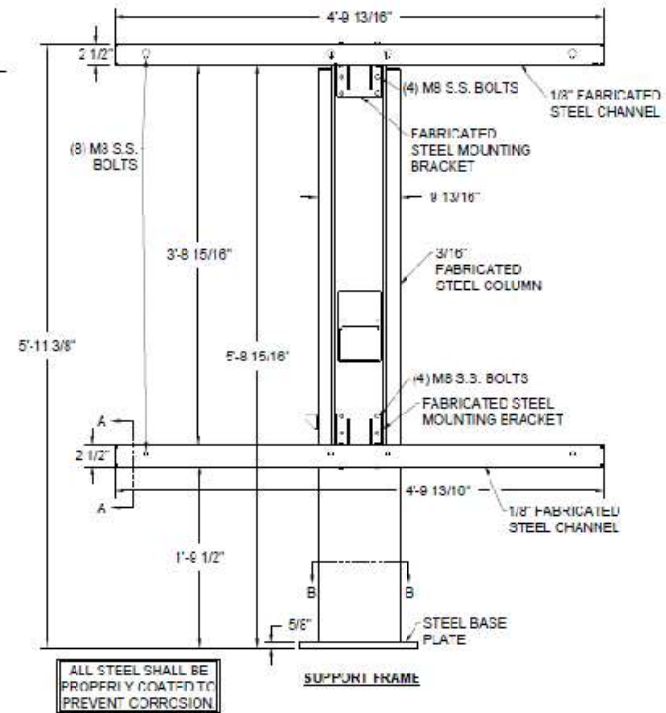
MAXIMUM INSTALLATION HEIGHT IS 6'-0".
DISPLAY MAY ALSO BE INSTALLED AT
70°, 63° OR 60°.



ELECTRICAL/ILLUMINATION
DESIGN BY COATES

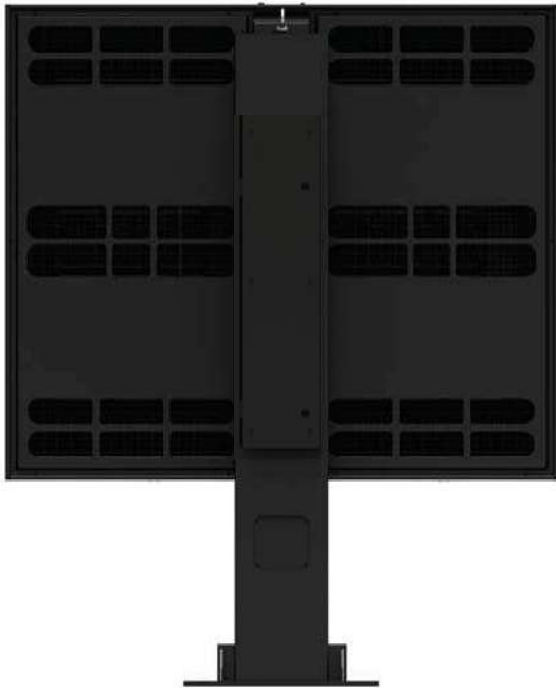


OVER
TURN



Active display area

Area of a single active display 1.64m²
Area of screen with bezel display 1.84m²



KEY FEATURES:

1. PIVOTING CANOPY TOP
2. LOCKABLE/HINGED REAR ACCESS DOOR
3. OPTIMIZED FOR FLAT PACK SHIPPING
4. ENGINEERED FOR HIGH SNOW/WIND LOADS

COLOR NOTES:

- C1. PMS 3564C "DUNKIN ORANGE"
C2. DUNKIN SW 7019 GRAY
C3. 3M HP WHITE VINYL
C4. 3M HP BLACK VINYL
C5. 3M HP 3564C ORANGE VINYL

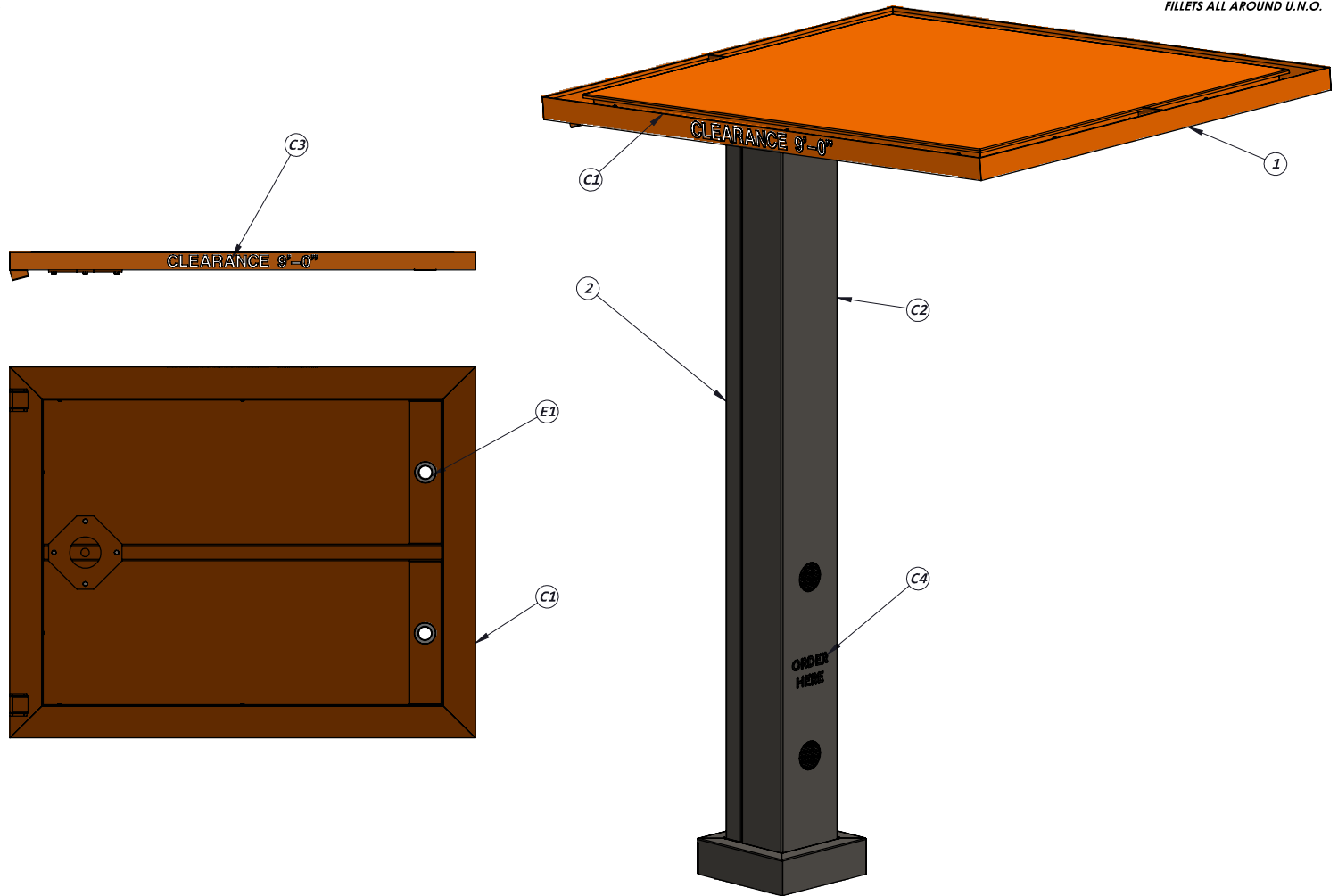
ELECTRICAL NOTES:

- E1. 3' LED LIGHT FIXTURE

MISC. NOTES:

1. CANOPY TOP SIZED TO PROPERLY PIVOT

ALL ALUMINUM TO BE 6061-T6 U.N.O.
ALL ALUMINUM TO ALUMINUM WELDS
TO BE 3/16" FILLETS ALL AROUND
UTILIZING 4043 FILLER U.N.O.
ALL STEEL TO STEEL WELDS TO BE 3/16"
FILLETS ALL AROUND U.N.O.



"STANDARD CANOPY"



Uni-Structures, Inc.

8540 COBB CENTER DR.
STE 100 KENNESAW, GA 30152
PHONE: (770)-499-2000
PHONE: (800)-386-9864

CLIENT: **DUNKIN**

MADE IN THE USA

LOCATION: KNOXVILLE, TN

DATE: 1/22/2024

SALES: D. FREDERICKS

DESIGNER: H. PATTILLO

DWG #: 22776

ASSEMBLY #: 22776-DD-STANDARD-ORDER-POINT

STORE #: 4991

FILE:E:\01----Projects\Dunkin Donuts\1-Jobs\1.6---- Jobs 2024\Knoxville, TN # 365146\CAD\

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PART #: 22776-DD-STANDARD-ORDER-POINT

DESCRIPTION: Dunkin Standard Order Point

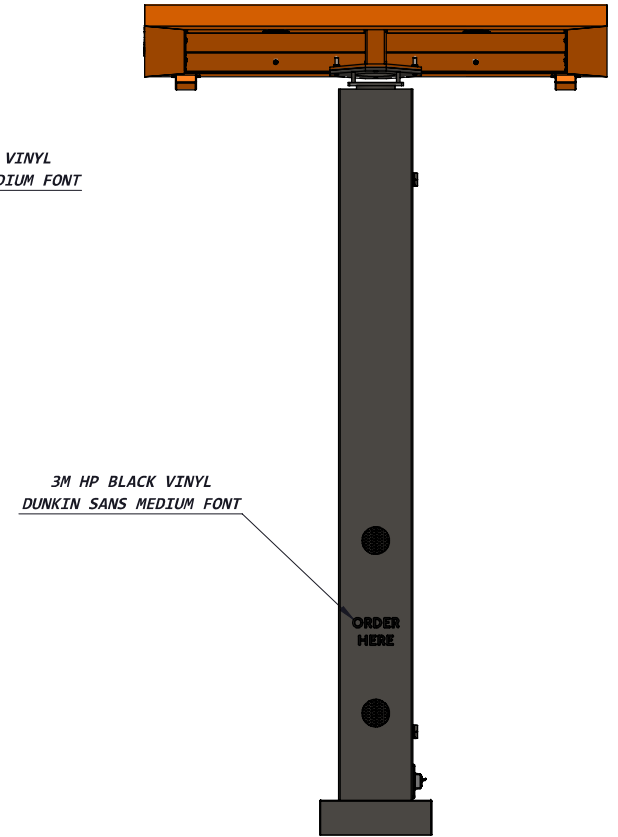
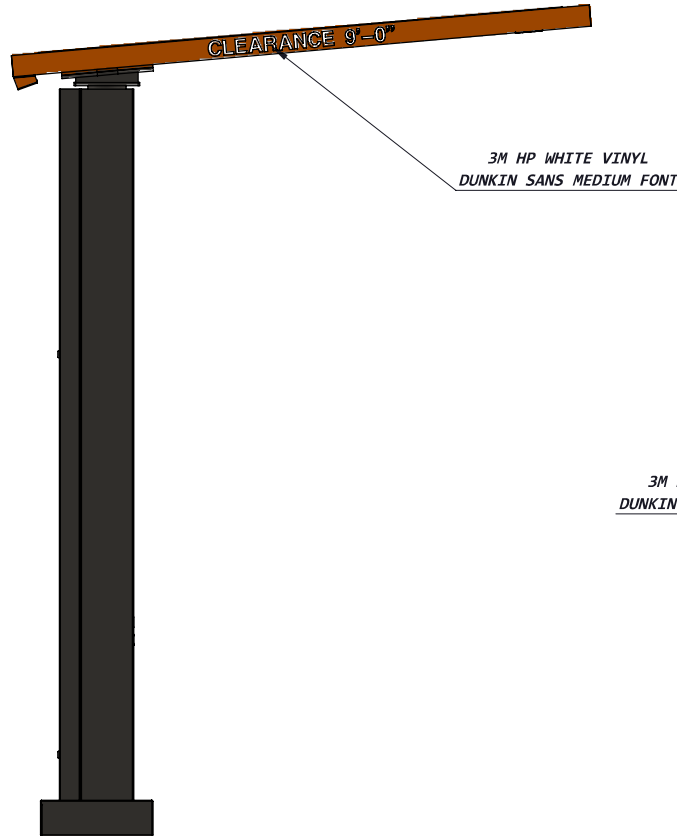
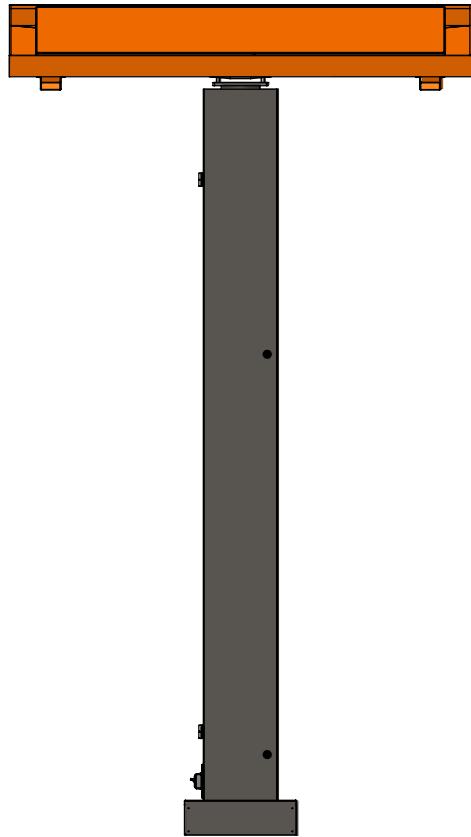
MATERIAL:

THICKNESS: "

WEIGHT: 504.21 LBS

STATUS:

P D



ALL ALUMINUM TO BE 6061-T6 U.N.O.
ALL ALUMINUM TO ALUMINUM WELDS
TO BE 3/16" FILLETS ALL AROUND
UTILIZING 4043 FILLER U.N.O.
ALL STEEL TO STEEL WELDS TO BE 3/16"
FILLETS ALL AROUND U.N.O.

"STANDARD CANOPY"



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MADE IN THE USA

LOCATION: KNOXVILLE, TN

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PART #: 22776-DD-STANDARD-ORDER-POINT

DESCRIPTION: Dunkin Standard Order Point

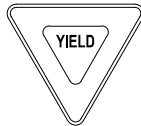
MATERIAL:

THICKNESS: "

WEIGHT: 504.21 LBS

STATUS:

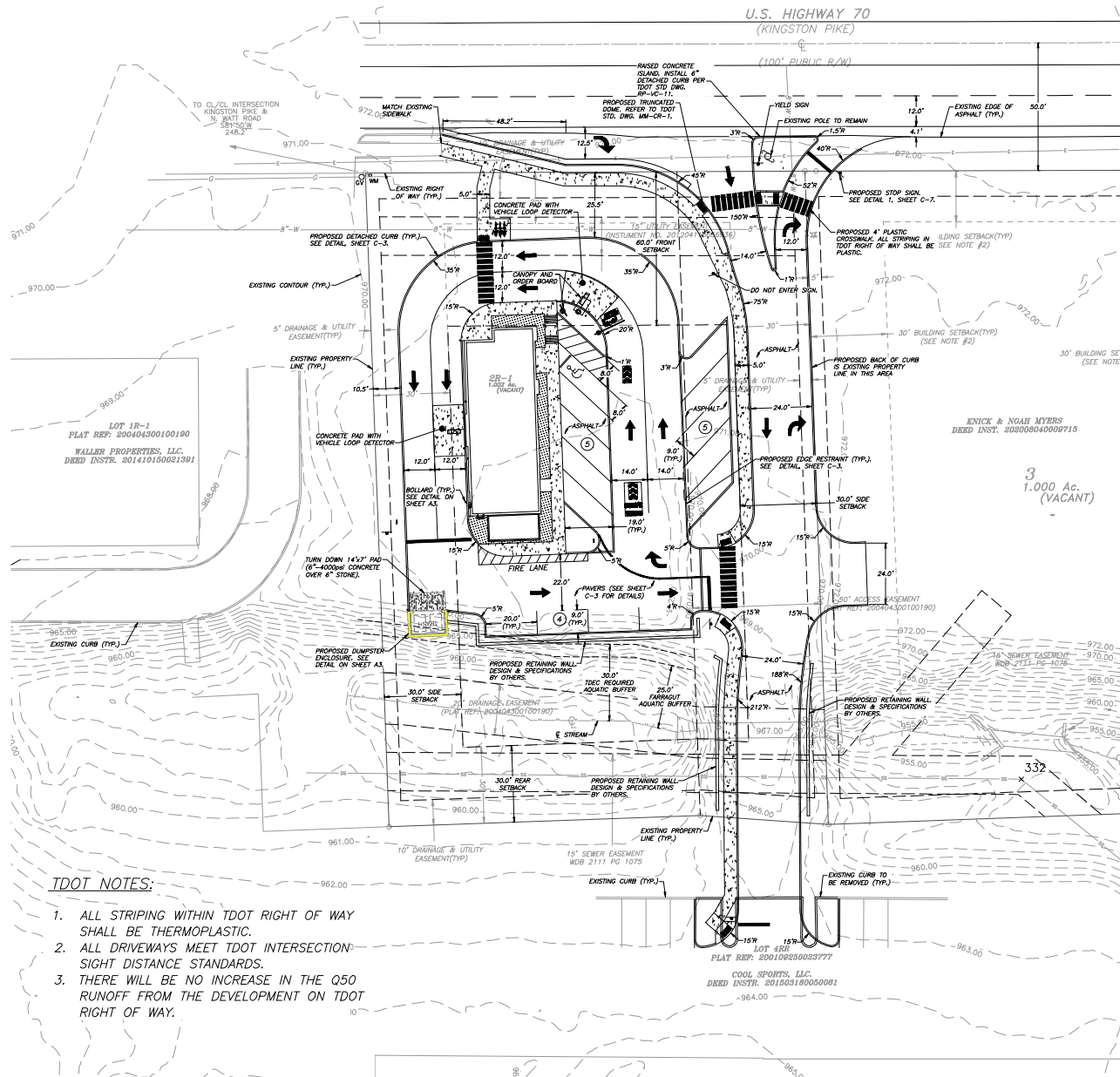
P D



R1-2



R5-1



TDOT NOTES:

1. ALL STRIPING WITHIN TDOT RIGHT OF WAY SHALL BE THERMOPLASTIC.
2. ALL DRIVEWAYS MEET TDOT INTERSECTION-SIGHT DISTANCE STANDARDS.
3. THERE WILL BE NO INCREASE IN THE Q50 RUNOFF FROM THE DEVELOPMENT ON TDOT RIGHT OF WAY.

REFERENCE:
RECORDED PLAT: 200404300100190
RECORDED DEED: 202008040009715



REVISION	DATE	DESCRIPTION	BY
2	12/06/23	GENERAL REVISIONS	CLM
1	10/09/23	GENERAL REVISIONS	CLM



SHEET C-1

SITE PLAN DUNKIN'

SITE ADDRESS: 13038 KINGSTON PIKE, FARRAGUT 37934
DIST. FW KNOX COUNTY
TOWN OF FARRAGUT TENNESSEE
CLT MAP 151 PARCEL 04.01
SCALE: 1"=20' AUGUST 10, 2023

DEVELOPER:
BLUEMONT GROUP, LLC
408 NORTH CEDAR BLUFF ROAD, SUITE 400
KNOXVILLE, TN 37932

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD. #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWG: CLM CHK: EAS DWG. NO. 2306028

SITE PLAN NOTES:

1. PROPERTY CORNERS MARKED AS NOTED.
2. THIS PROPERTY IS ZONED C-1, GENERAL COMMERCIAL. REQUIRED BUILDING SETBACKS AS FOLLOWS:
FRONT: 20'/60'/80'
SIDE: MINIMUM 20'/TOTAL 60'
REAR: 30'
3. VEHICLE PARKING: 1 SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA + 1 SPACE PER 200 SQUARE FEET OF OUTDOOR SEATING AREA.
PROPOSED BUILDING GROSS FLOOR AREA = 2,100 S.F.
PROPOSED OUTDOOR SEATING AREA = 0 S.F.
REQUIRED PARKING = 11 SPACES
PROPOSED PARKING = 14 SPACES (INCLUDING 1 H.C.)
BICYCLE PARKING: 2 BICYCLE SPACES PER 25 VEHICLE SPACES FOR THE FIRST 100 VEHICLE SPACES, PLUS 2 BIKE SPACES PER 50 VEHICLE SPACES FOR THE NEXT 400 VEHICLE SPACES.
REQUIRED BICYCLE SPACES = 2
PROPOSED BICYCLE SPACES = 3
4. TOTAL SITE AREA = 43,647 S.F. (1,002 ACRES)
PERMISSIBLE PAVED AREA = 10,116 S.F.
BUILDING & ACCESSORIES = 2,196 S.F.
PARKING & PLAZA AREA = 5,397 S.F.
TOTAL IMPERVIOUS AREA = 15,593 S.F.
TOTAL LOT COVERAGE = 36%
5. REQUIRED FOUNDATION PLANNING = 2.3 x 83' = 208 S.F.
PROPOSED FOUNDATION PLANNING = 483 S.F.
6. THERE ARE NO PROPOSED ANTENNAS AS PART OF THIS DEVELOPMENT.
7. TREES THAT ARE DAMAGED OR REMOVED ARE TO BE REPLACED PER THE TOWN OF FARRAGUT TREE PROTECTION/REPLACEMENT ORDINANCE.
8. FIRE LANES SHALL BE 3" WIDE WITH 1"-8" LETTERING AS SHOWN ON THE PLAN.
9. SIGNAGE AND STRIPING TO CONFORM TO THE MUTCD, LATEST EDITION.
10. TRAFFIC CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR.
11. PROVIDE 1/2" PRE-MOLDED EXPANSION JOINTS WHERE SIDEWALK ABUTS BUILDING. PROVIDE SAVED CONSTRUCTION JOINTS AT 5' INTERVALS.
12. SETBACKS SHOWN ON THIS PLAN ARE PER THE CURRENT TOWN OF FARRAGUT ZONING ORDINANCE.
13. THE CENTERLINES OF PROPOSED SIDEWALKS LOCATED OUT OF PUBLIC RIGHT OF WAY = THE CENTERLINE OF A PROPOSED 20' EASEMENT.
14. ALL WALKING FACILITIES (WALKING TRAILS/SIDEWALKS) MUST BE COORDINATED WITH TOWN STAFF PRIOR TO CONSTRUCTION.
15. ALL PROPOSED HANG IS ROOF-MOUNTED. ALL HVAC UNITS SHALL BE SCREENED BY THE BUILDING. THEY ARE SERVING SO THAT THEY ARE NOT VISIBLE FROM ADJACENT PROPERTIES OR RIGHTS OF WAY.
16. ALL TRAFFIC MARKINGS WITHIN T.D.O.T. RIGHT OF WAY SHALL BE THERMOPLASTIC PER T.D.O.T. SPECIFICATIONS.
17. SEE DETAIL 12 ON SHEET C-7 FOR ACCESS ROAD TYPICAL SECTION.

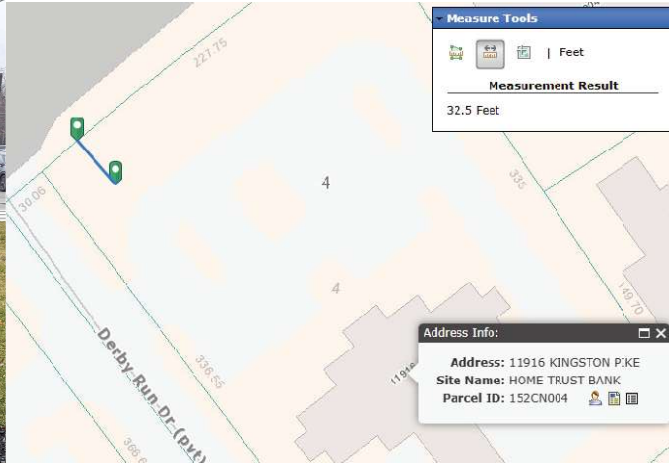
SYMBOL	DESCRIPTION	DETAIL
	TRAFFIC ARROW	SEE DETAIL 6, SHEET C-7
	STOP SIGN / HANDICAP SIGN	STOP SIGN, SEE DETAIL 1, SHEET C-7 HANDICAP SIGN, SEE DETAIL 2, SHEET C-7
	12" STOP BAR	
	PAINTED HANDICAP SYMBOL	SEE DETAIL 4, SHEET C-7
	3-STATION BIKE RACK	SEE DETAIL 9, SHEET C-7
	NO. OF PARKING STALLS (PROP.)	
	CONCRETE SIDEWALK / PAD	
	FOUNDATION PLANTING	
	HANDICAP RAMP	SEE DETAIL 7, SHEET C-7
	4" CROSSWALK	

Tennessee Sign Company
KnoxvilleSales@tnsignco.com
(865) 978-7800
tnsignco.com



CUSTOMER:
Apex Bank Rebranding
11916 Kingston Pike, Knoxville

ARTWORK & MOCKUPS:



PROJECT OVERVIEW:

Apex Bank Rebranding
11916 Kingston Pike Location
1440" W by 330" H
3,300 SQ. FT total

DESCRIPTION:

New plastic pan faces for monument.
Dimensional letters above door. New 1/4" Metal
Lobby Hours sign.

DIMENSIONS

Monument Sign:
58" W by 57" H
22.96 SQ. FT

Monument Lettering:
18" W by 10" H
1.25 SQ. FT

INSTALLATION

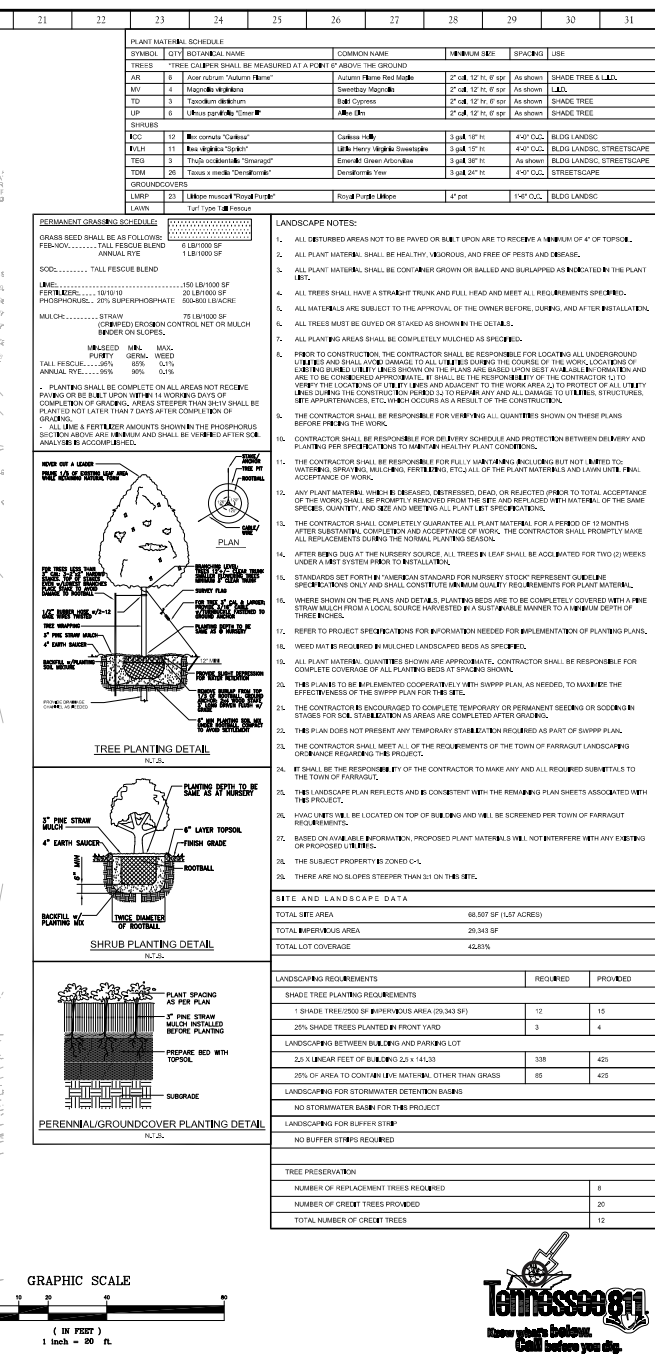
HARDWARE
Above door sign secured via toggle screws or
framing bolts to facade; hours sign secured to
building mortar; retrofit of plastic pan over
monument

LANDSCAPING

6 Dwarf Sweetspire will be planted, 3 on each
side of the monument in the fall time later this
year (2025).



INSPECTED AND LABELED IN
ACCORDANCE WITH UL STANDARD
FOR ELECTRIC SIGNS INSTALLED
USING UL LISTED PARTS AND
METHODS OF INSTALLATION.



ORIGINAL ISSUE: 02/17/2015
SITE PROJECT #: 2115
FILE: Tree Pits
SHEET: 2 OF 3

C2.0

1. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO DO THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO DO THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO DO THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO DO THE WORK.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING PLANT COUNTS PRIOR TO PRICING OF TREES, SHRUBS, PERENNIALS, ANNUALS, ORNAMENTALS, & OTHER PLANTS.
3. QUANTITIES ARE GIVEN FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN, AND, IF NECESSARY, MAKE ADJUSTMENTS TO PLANT COUNTS TO REFLECT THE PLAN. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
4. ALL PLANTS MUST BE CHOSEN MUST BE FREE OF DISEASE AND PESTS, BE OF GOOD QUALITY AND WELL SHAPED AND BRANCHED. PLANTS MUST BE PLANTED IN AREA TO HAVE A CHARACTER MUCH HIGHER THAN PLANTING BED EDGE SHALL BE CLOSER THAN 21" FROM THE BACK OF CURB OR SIDEWALK.
5. PLANTS MUST BE PLANTED AT PROPER DEPTH, GROUND COVER, & SEASONAL COLOR PLACEMENT SHALL BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE, PRIOR TO PLANTING.
6. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PLANTS, MATERIALS, & LABOR FOR PLANTING AREAS. PLANTS SHALL BE O.C. = ON CENTER, & S.A.S = SPACING AS SHOWN.
7. ALL PLANTS MUST BE CONTAINER-GROWN OR Balled & BURLAP.
8. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADER & MEET MINIMUM SPECIFICATIONS.
9. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT & THE OWNER BEFORE, DURING & AFTER INSTALLATION. ANY CHANGES TO THE PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
10. ALL PLANTS & PLANTING AREAS MUST BE COMPLETELY MULCHED TO THE PLANTING BED IMMEDIATELY AFTER PLANTING IS PROVIDED. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SPECIFYING THE TYPE OF MULCH TO BE USED. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTINGS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC) UNTIL THE PLANTING IS ACCEPTED IN TOTAL BY THE LANDSCAPE ARCHITECT & THE OWNER.
11. PINE STRAW BEDS ARE TO BE MULCHED WITH 3" OF PINE STRAW. MULCH SHALL BE MAINTAINED TO THE PLANTING BED.
12. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF FINAL ACCEPTANCE OF THE PLANTING. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
13. THE OWNER AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, FERTILIZING, ETC) DURING THE GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
14. THE LANDSCAPE ARCHITECT WILL APPROVE THE STAKED LOCATIONS FOR ALL PLANTING AREAS. PLANTS SHALL BE PLANTED WITHIN 10' OF THE STAKED LOCATIONS.
15. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCUMULATED FOR TWO (2) WEEKS UNDER A MIST SPRINKLER TO NEEDLE DROOP.
16. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES MUST BE REMOVED IMMEDIATELY. ANY PLANT MATERIAL WHICH IS PROMPTLY REMOVED FROM THE SITE & REPLACED WITH PLANT OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT SPECIFICATIONS SHALL BE ACCEPTED.
17. STANDARDS SET FORTH IN "AMERICAN STANDARDS" FOR NURSERY STOCK REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE THE MINIMUM ACCEPTABLE STANDARDS FOR PLANT MATERIAL.
18. NO TREES SHALL BE LOCATED LESS THAN 2' FROM THE BACK

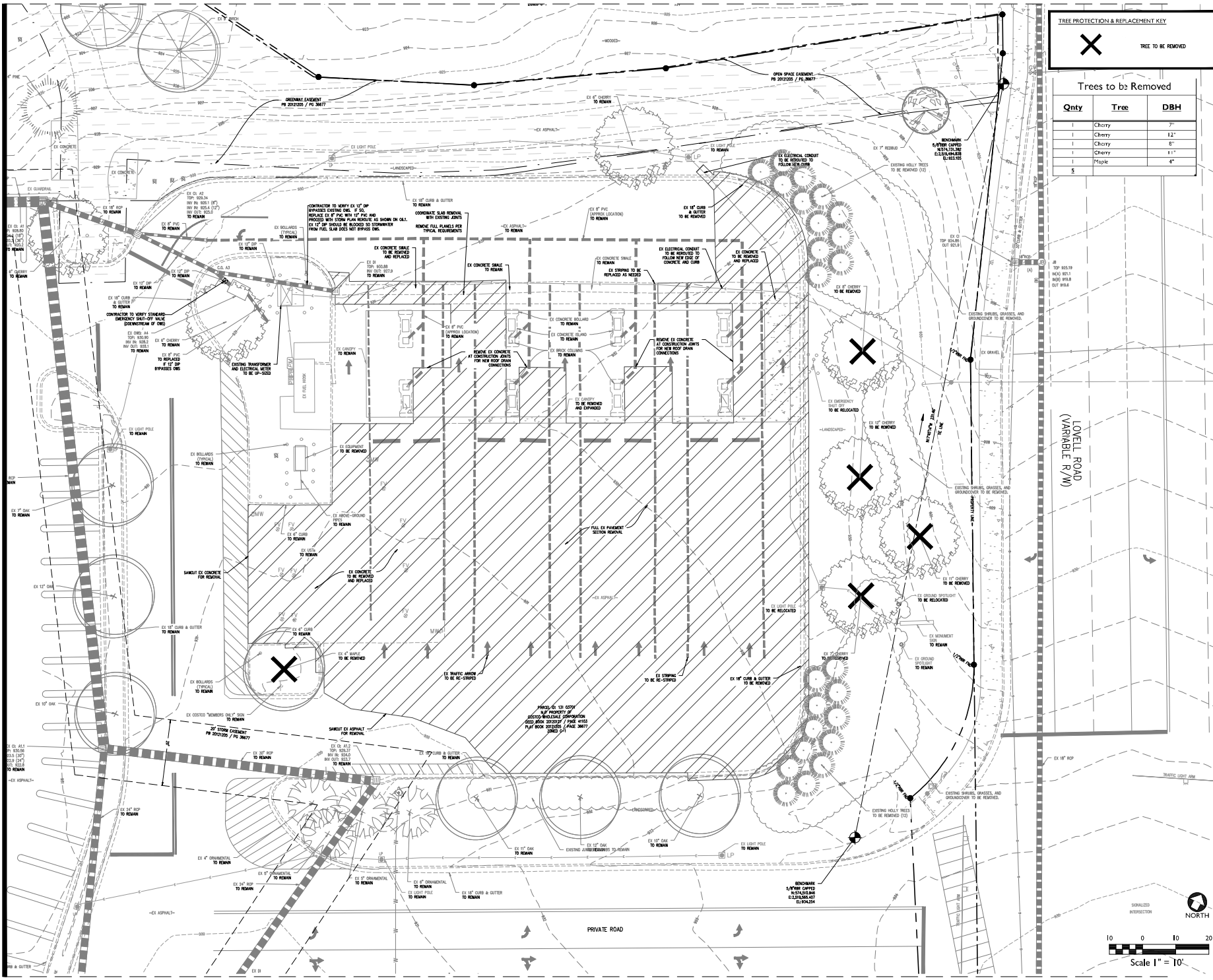
1. IRRIGATION IS TO BE DONE BY THE LANDSCAPE CONTRACTOR AS A DESIGN BUILD SPEC USING THE FOLLOWING PARAMETERS.
2. TURF, SHRUB AND SEASONAL COLOR ARE TO BE ON SEPARATE ZONES.
3. ALL ZONES MUST HAVE COMPLETE COVERAGE WITH 100% OVERHEAD OF HEAD SPRAY.
4. THE CONTRACTOR WILL BE THE RESPONSIBILITY OF THE 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/IN-PLANT DRAWING SHALL BE PROVIDED TO THE OWNER FOR THEIR RECORD AS WELL AS ALL MANUFACTURERS OWNERS MANUALS FOR THE INSTALLED COMPONENTS.
7. THE 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. OPERATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT

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



LANDSCAPE DETAILS

L4.0



TREE PROTECTION & REPLACEMENT KEY		
X 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
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

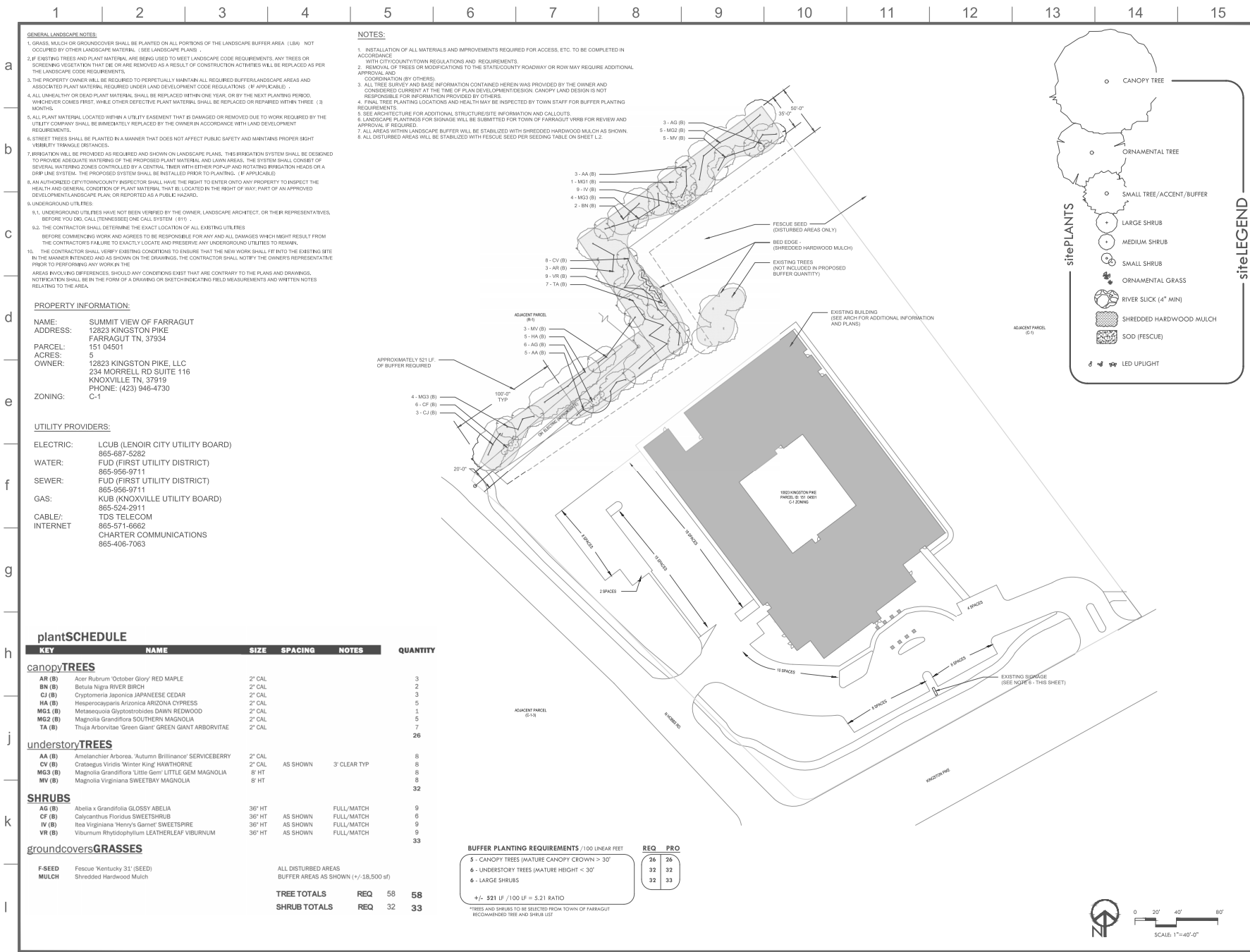
ENGINEER:
AEC
Civil Engineering Water Resources
Land Planning Property Services
Landscape Architecture Arborist Services
50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatl.com
SEAL:



EXISTING CONDITIONS
& TREE REMOVAL PLAN

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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
L1.0



benefield + richters

planning
architecture
902 North Central Street
Knoxville, TN 37917
(865) 637-7009



SUMMIT VIEW

12823 KINGSTON PIKE,
FARRAGUT, TN 37934

LANDSCAPE PLAN

Issue	Revised By	Revised Date	Issue
001			



L-101

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24002



- L-102