



Visual Resources Review Board Meeting
Tuesday, February 24, 2026 at **6:00 PM**

Farragut Town Hall
11408 Municipal Center Drive

AGENDA

- I) Call to Order
- II) Approval of Minutes
 - A) Approval of the January 27, 2026, meeting minutes.
- III) Staff Report
 - A) Wall signs approved since the last meeting.
- IV) Business Items
 - A) Review of a tenant panel sign for Nordstrom Rack, located at 11417 Parkside Drive.
 - B) Review of a tenant panel sign for Curry & Queso, located at 117 Lovell Road.
 - C) Review of a primary ground sign for RBM Services, located at 11221 Outlet Drive.
 - D) Review of a pylon sign (reface) for LaQuinta by Wyndham, located at 805 North Campbell Station Road.
- V) Citizens Forum

The Visual Resources Review Board welcomes and invites Farragut residents to participate in public meetings.

Public Participation Guidelines for Visual Resources Review Board meetings

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 staff member. This time is set aside specifically for comments on items that are not on the Visual Resources

**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

Review Board regular agenda for the meeting. Each speaker will be given three (3) 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 Recorder or a staff member;
3. Speakers shall come to the podium and identify themselves by name and street address;
4. Public comment shall be limited to three (3) 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 view 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 three (3) 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.

1. 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.
2. A violation of this section is a Class A misdemeanor.

REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Bart Hose, Assistant Community Development Director

Subject: Approval of the January 27, 2026, meeting minutes.

Introduction & Background: Approval of the January 27, 2026, meeting minutes

Discussion & Recommendations: See attached draft minutes.

Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion: To approve the January 27, 2026 meeting minutes.



Town of Farragut, Tennessee
Visual Resources Review Board Meeting

Farragut Town Hall
11408 Municipal Center Drive
Tuesday, January 27, 2026 at 6:00 PM

MINUTES

I) Call to Order

Chairman Layman called the meeting to order at 6:00 p.m. Members in attendance were Marty Layman, Stephen Marlowe, Scott Russ, Don Mann, and Youth Representative Hisato Kurosak. Ms. Brittany Moore and Alderman Joe LaCroix were absent.

II) Approval of Minutes

A) Approval of the December 2, 2025, meeting minutes.

The draft minutes were discussed and Mr. Mann noted that his attendance at the meeting was not recorded in the call to order section. Mr. Russ made a motion to approve the minutes with a correction for Mr. Mann's attendance. Mr. Marlowe seconded the motion, which passed unanimously.

III) Staff Report

A) Wall signs approved since the last meeting.

The staff reported on the following wall signs that had been approved since the last meeting.

1. Publix Food & Pharmacy - 13123 Kingston Pike
2. Publix Pharmacy Drive Thru - 13123 Kingston Pike
3. Publix Presto ATM - 13123 Kingston Pike
4. First Century Bank - 130 Concord Road
5. Wild Wings - 11335 Campbell Lakes Drive
6. Bank of America - 10735 Kingston Pike
7. Express Oil & Tire Engineers, Front Bldg. - 11155 Kingston Pike
8. Express Oil & Tire Engineers, Rear Bldg. - 11155 Kingston Pike
9. Ace Pickleball - 11130 Kingston Pike
10. Summit Medical (Medical Center West) - 11808 Kingston Pike
11. Absolute Health (Medical Center West) - 11808 Kingston Pike
12. Harmony (Medical Center West) - 11808 Kingston Pike

IV) Business Items

- A) Review of a primary ground sign for Bank of America, located at 10735 Kingston Pike.

The Bank of America requested approval to reface their existing monument ground sign located at 10735 Kingston Pike. The staff explained that the proposed 25 square foot internally illuminated sign face would be installed on a previously permitted monument sign structure and that the existing landscaping met the requirements. The staff recommended approval.

Mr. Marlowe made a motion to approve the proposed sign. Mr. Russ seconded the motion, which passed unanimously.

- B) Review of a primary ground sign for Express Oil and Tire Engineers, located at 11155 Kingston Pike.

Express Oil Change & Tire Engineers requested approval of a new monument ground sign located at 11155 Kingston Pike. The staff explained that the 36 square foot internally illuminated sign and monument structure would, according to the plan, be setback 20 feet. Staff also noted that the sign landscaping was based on the previously approved landscape plan for the larger site and was compliant. The staff recommended approval, noting that an as-built survey, or on-site location by a surveyor, would be required to confirm the setbacks.

Mr. Mann made a motion to approve the proposed sign subject to the survey work noted by staff to confirm the setbacks. Mr. Marlowe seconded the motion, which passed unanimously.

- C) Review of a primary ground sign for Turner Homes, located at 11820 Kingston Pike.

Turner Homes requested approval to reface and update an existing monument ground sign as a multi-tenant sign located at 11820 Kingston Pike. The staff explained that the proposed 55 square foot externally illuminated sign would be installed on and over a previously permitted all-brick monument sign structure. The staff then noted that the existing base height was substandard, but that, given the existing conditions, it could be permitted as is. The staff also noted that the applicants were proposing to utilize the existing external light fixtures, which exceed the town's maximum lumen output standard. Staff explained that he had discussed adding cut-off shields for glare and that they had noted that diffusers could also be added to lessen the impact of the existing lights. The staff recommended approval subject to the applicants working with the Town to address the impacts of the existing lights and bringing the existing landscaping up to current standards.

Mr. Russ made a motion to approve the sign subject to staff's comments and recommendations. Mr. Mann seconded the motion, which passed unanimously.

- D) Review of a primary ground sign for Ace Pickleball, located at 11130 Kingston Pike.

Ace Pickleball and Farragut Pointe Development requested approval to update an existing monument ground sign as a multi-tenant sign located at 11130 Kingston Pike.

The staff explained that a proposed 60 square foot internally illuminated sign and cabinet would be installed on the existing monument sign base. The staff also noted that the existing sign was located within the development's parking lot, facing Kingston Pike. The staff recommended approval subject to verifying that the existing landscaping is compliant.

Mr. Marlowe made a motion to approve the sign subject to verifying that the existing landscaping was compliant. Mr. Russ seconded the motion, which passed unanimously.

- E) Review of a primary ground sign for Tri-Star Power Sports & Marine, located at 11470 Outlet Drive.

Tri-Star Power Sports requested approval for a new monument ground sign located at 11470 Outlet Drive. As proposed, the sign included a 24 square foot, internally illuminated cabinet sign mounted on a 2-foot brick base. The staff noted that the sign would be setback 15 feet from the front property line and the plan includes landscaping. The staff recommended approval, noting that a preconstruction on-site location survey or an as-built survey would be required to verify setbacks.

Mr. Mann made a motion to approve the sign subject to the setbacks being verified as noted by staff. Mr. Marlowe seconded the motion, which passed unanimously.

- F) Review of a menu board sign for Bruster's Real Ice Cream, located at 11692 Parkside Drive.

Bruster's Real Ice Cream requested approval for a menu board sign located at 11692 Parkside Drive. The staff explained that the menu board had been installed without a permit, but that it met the town's size and height requirements. Staff also noted that the related ordering station and canopy were a neutral brown color and did not contain signage and branding in excess of what is permitted. The staff recommended approval, provided the display was static in nature. The staff then asked for input regarding the issue of the "appearance" of motion on electronic menu board-type signs, explaining that the modern electronic menu boards can display multiple messages and advertising on a revolving, constantly changing basis. The current policy on these boards is to permit them with a largely static display, but owners have asked how often the message could be changed while still being considered static and compliant, given that even the older traditional boards could be changed periodically. The staff also noted that enforcement was an issue, and that they had considered amending the ordinance at some point to encourage screening or site locations that couldn't be seen from the road or adjoining residential properties.

The Board discussed the static display issue and potential allowances for changing messages on menu boards. Change periods of one hour, twice a day, and three times a day were discussed, but several members felt that choosing one as a matter of policy was too arbitrary and that the regulations should be changed to better define and address the issue. Mr. Marlowe made a motion to approve the menu board, provided the display remained static in nature in accordance with the current standards and

permitting practices. Mr. Mann seconded the motion, which passed unanimously.

- G) Review of a landscape plan for the Concord United Methodist Church, located at 11020 Roane Drive.

The Concord United Methodist Church requested landscape plan approval for a building addition and playground improvement project along the southeast and east sides of their existing facilities. The staff noted that the landscape plan included required shade trees for the additional improved/impervious surfaces being added to the site, along with replacement tree requirements and landscaping between the building and parking areas. The plan met or exceeded the Town's requirements and the staff recommended approval.

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

- V) Citizens Forum

REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Bart Hose, Assistant Community Development Director

Subject: Wall signs approved since the last meeting.

Introduction & Background: The following wall sign application has been approved since the last VRRB meeting.

1. Curry & Queso.

Discussion & Recommendations: See attached approved sign plan copy.

Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion: N/A



We remove existing
"Roll 'em Up" Raceway
and re-install
with new as shown

25 SF ALLOWED- 24.97 SF PROPOSED

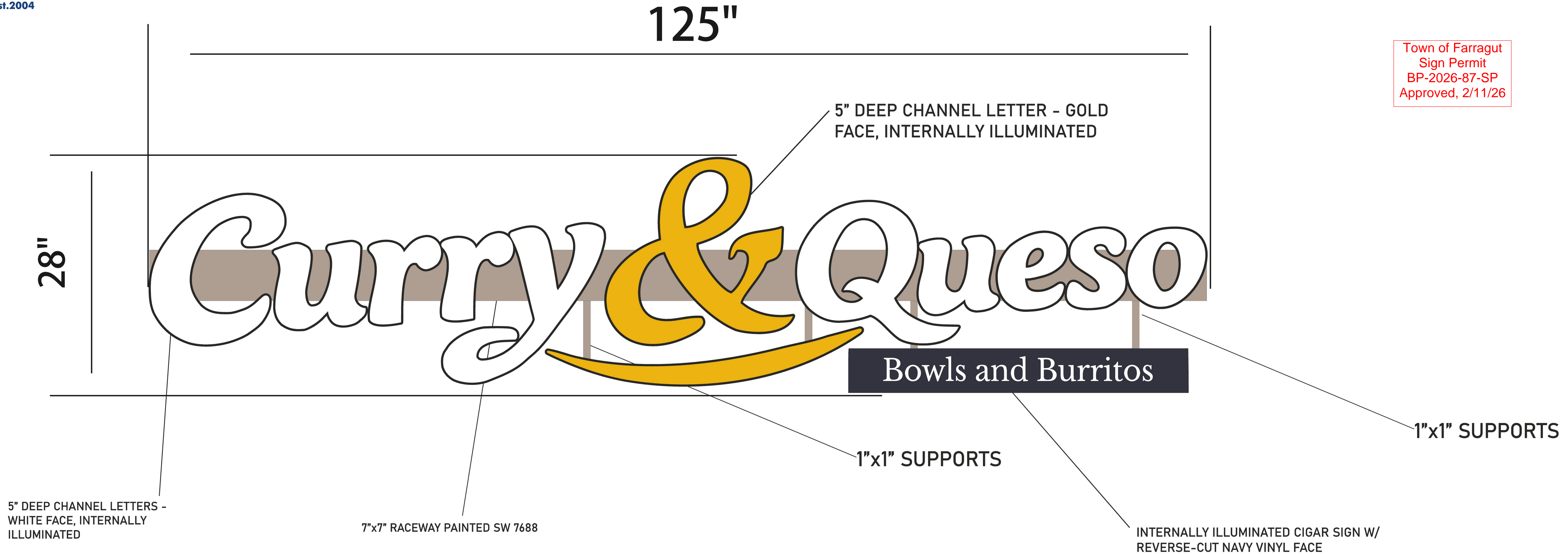


Town of Farragut
Sign Permit
BP-2026-87-SP
Approved, 2/11/26

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Town of Farragut
Sign Permit
BP-2026-87-SP
Approved, 2/11/26



confirmed color P 131 CVC

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REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Bart Hose, Assistant Community Development Director

Subject: Review of a tenant panel sign for Nordstrom Rack, located at 11417 Parkside Drive.

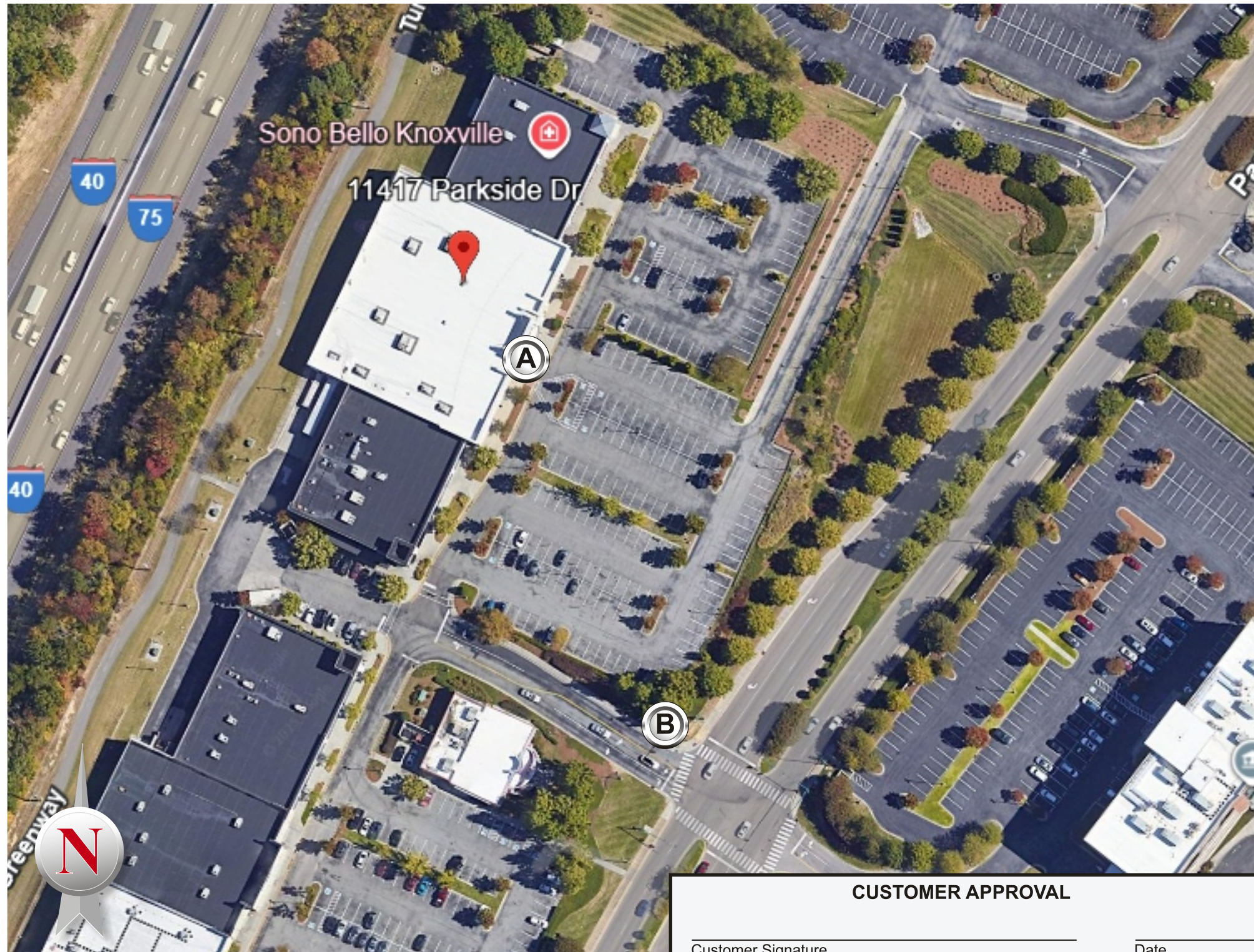
Introduction & Background: This item involves a request for approval of a tenant panel sign for Nordstrom Rack, located at 11417 Parkside Drive.

Discussion & Recommendations: Nordstrom Rack is requesting approval for a tenant panel sign located at 11417 Parkside Drive. The sign has been proposed with a white background to match the other panels on the existing sign structure and appears to be legible. The staff recommends approval.

Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion: To approve the tenant panel sign.

SITE PLAN



SIGNAGE SPECIFICATIONS

- (A) FACE & HALO-LIT CHANNEL LETTERS**
Manufacture and Install (1) set of Channel Letters

- (B) D/F TENANT PANEL REFACE**
Manufacture and Install (1) set of Replacement face

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date:	10.30.2025	Project Name:	NORDSTROM RACK
Scale:	NTS	Address:	11417 Parkside Drive
Drawn:	WA	City / State / Zip:	Farragut, TN 37934
PM:	OA	Notes:	

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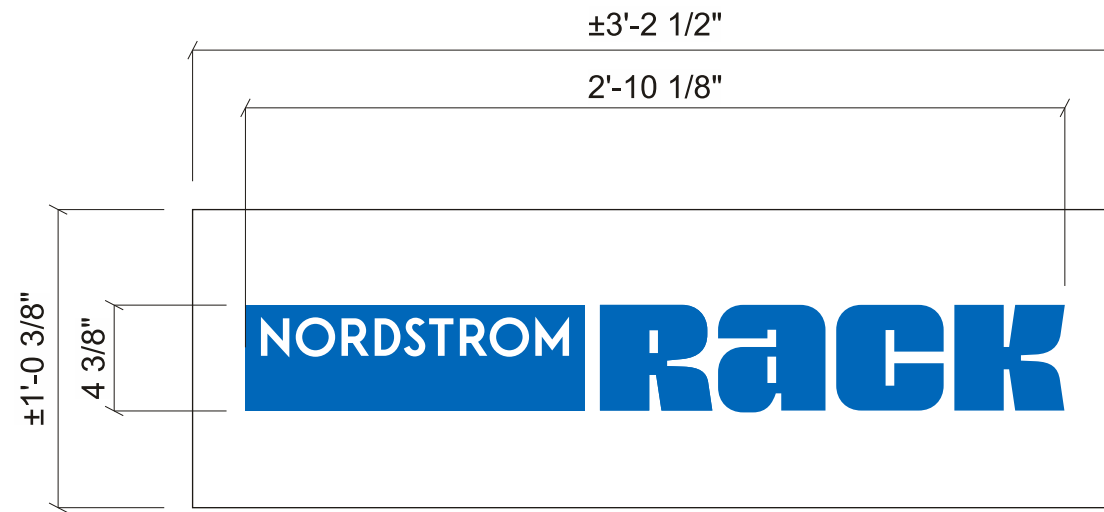
No.	Designer	Date	Revision Notes
1	WA	1.9.26	Update w/ latest specs
2	WA	1.13.26	Update w/ new specs
3			
4			
5			
6			

No.	Designer	Date	Revision Notes
7			
8			
9			
10			
11			
12			

DESIGN DRAWING 1 of 6

Request Number:

DEV-NORD-00047-R2



B REPLACEMENT FACES

Scale: NTS

QTY: 2

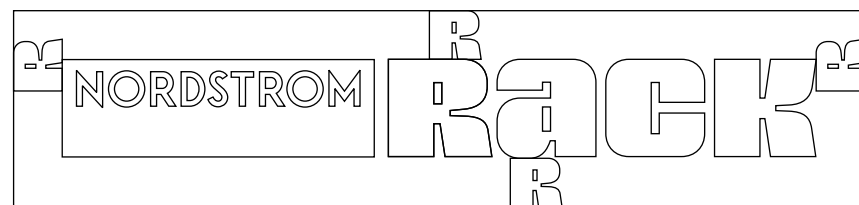
SPECIFICATIONS:

- 1. 0.177" THK. WHITE POLYCARBONATE (LEXAN) W/ APPLIED ON FIRST SURFACE VINYL OVERLAY.



NIGHT ILLUMINATION VIEW

NOTE: VERIFY ALL DIMENSIONS. TECHNICAL SURVEY NEEDED



CLEAR SPACE

COLOR LEGEND	
	WHITE LEXAN
	VINYL: 3630-37 SAPPHIRE BLUE TRANS, VINYL PAINT: PMS 2144C BLUE

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date: 10.30.2025	Project Name: NORDSTROM RACK
Scale: NTS	Address: 11417 Parkside Drive
Drawn: WA	City / State / Zip: Farragut, TN 37934
PM: OA	Notes:

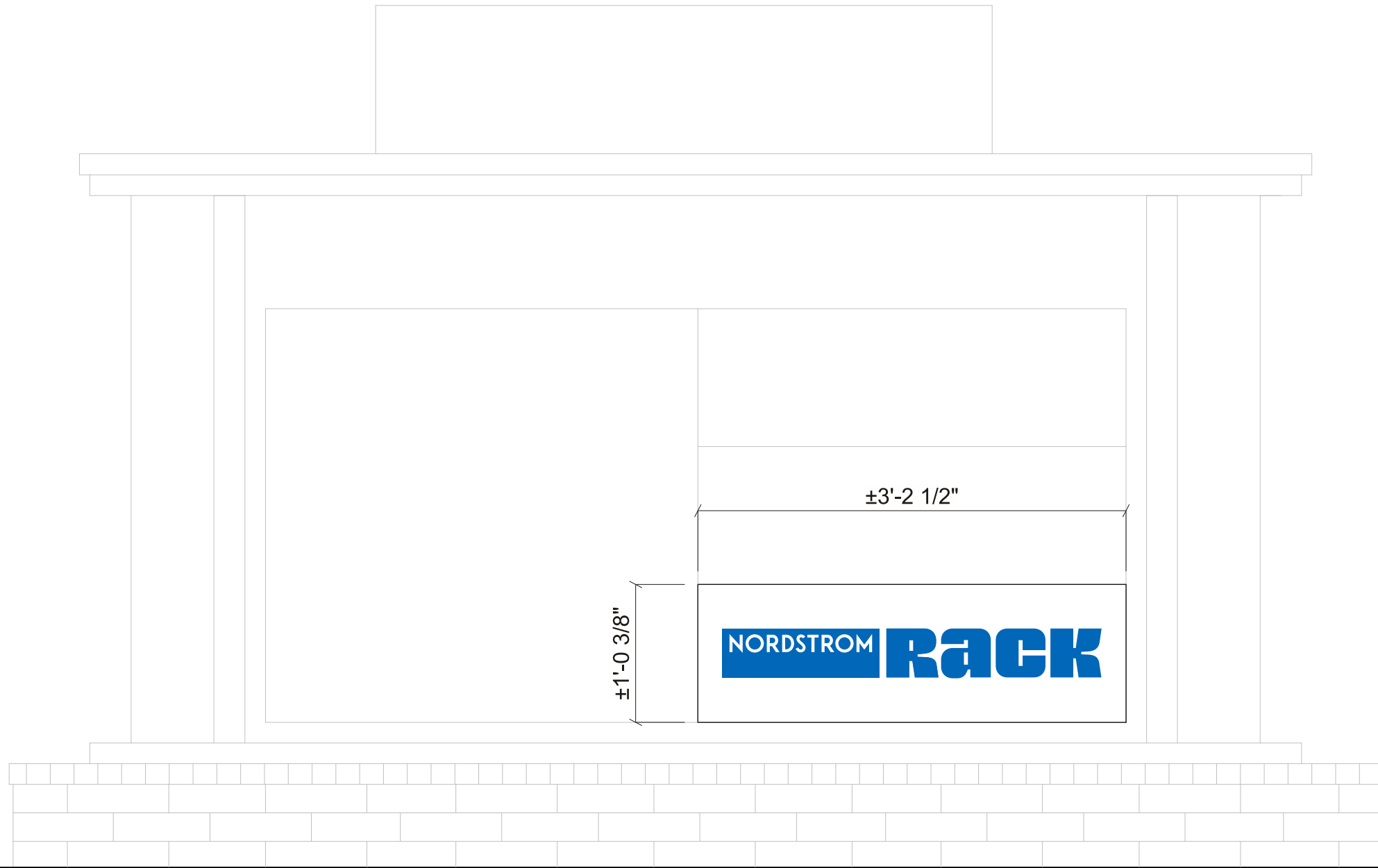
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No.	Designer	Date	Revision Notes	No.	Designer	Date	Revision Notes
1	WA	1.9.26	Update w/ latest specs	7			
2	WA	1.13.26	Update w/ new specs	8			
3				9			
4				10			
5				11			
6				12			

DESIGN DRAWING 6 of 6

Request Number:

DEV-NORD-00047-R2



TENANT PANEL @ REPLACEMENT FACE

SCALE: 1" = 1'-0"

NOTE: DETAILED SURVEY NEEDED FOR ACCURATE REPRESENTATION

CUSTOMER APPROVAL	
Customer Signature _____	Date _____

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date:	10.30.2025	Project Name:	NORDSTROM RACK
Scale:	NTS	Address:	11417 Parkside Drive
Drawn:	WA	City / State / Zip:	Farragut, TN 37934
PM:	OA	Notes:	

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No.	Designer	Date	Revision Notes
1	WA	1.9.26	Update w/ latest specs
2	WA	1.13.26	Update w/ new specs
3			
4			
5			
6			

No.	Designer	Date	Revision Notes
7			
8			
9			
10			
11			
12			

DESIGN DRAWING 5 of 6

Request Number:
DEV-NORD-00047-R2

11403-11467

PINNACLE

Burlington

maurices

NORDSTROM Rack

REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Bart Hose, Assistant Community Development Director

Subject: Review of a tenant panel sign for Curry & Queso, located at 117 Lovell Road.

Introduction & Background: This item involves a request for approval of a tenant panel sign for Curry & Queso, located at 117 Lovell Road.

Discussion & Recommendations: Curry & Queso is requesting approval for a tenant panel sign located at 117 Lovell Road. The sign has been proposed with a white background to match the other panels on the existing sign structure and appears to be legible. The staff recommends approval.

Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion: To approve the tenant panel sign.

P 313 CVC

2) 59.75" W 14"T Single Faced
3/16" White Translucent Acrylic Face
with Digital Printed Translucent Vinyl Graphics
210 Gloss laminate
SNS to Install on Monument 117 Lovell Rd





Existing



Proposed

REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Bart Hose, Assistant Community Development Director

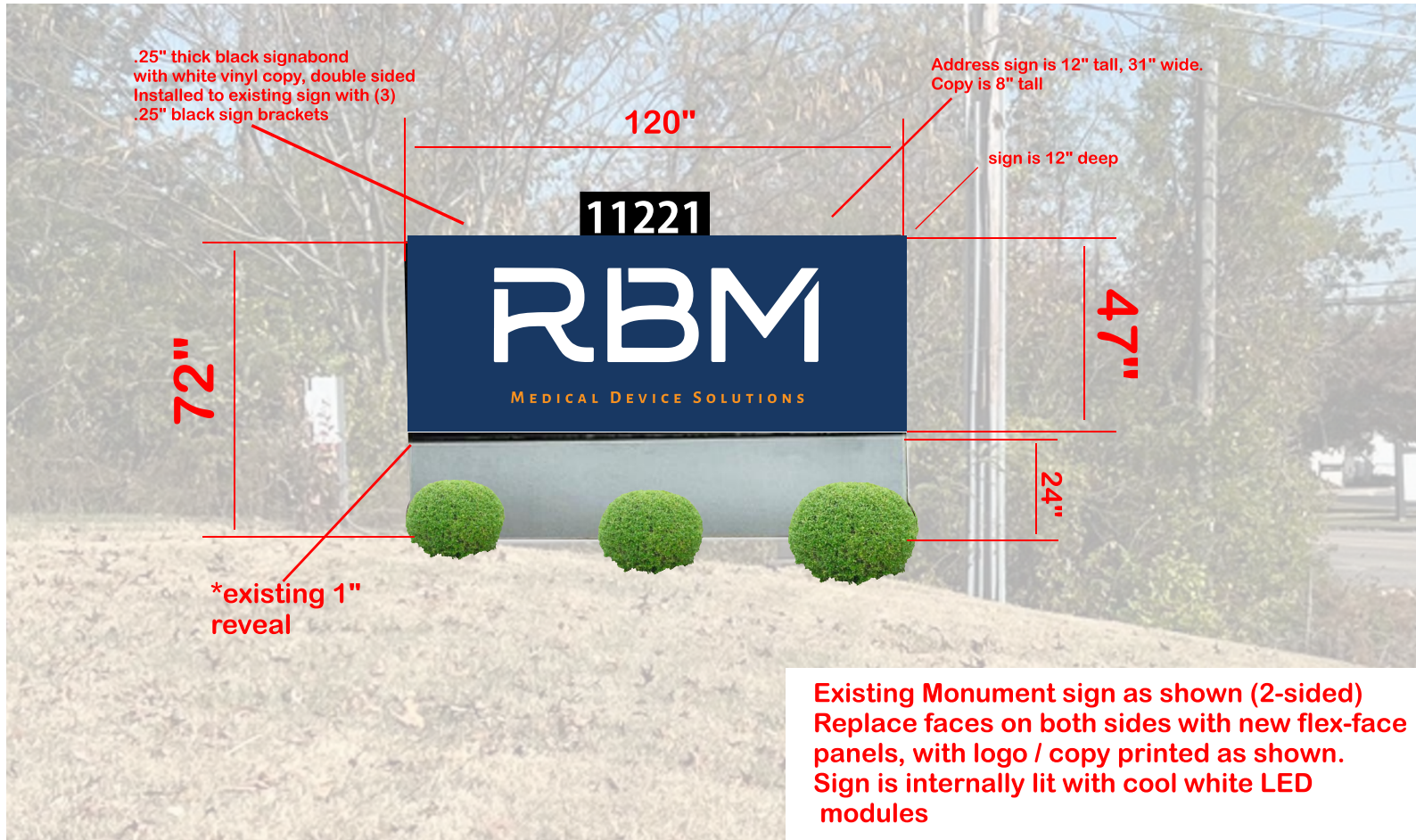
Subject: Review of a primary ground sign for RBM Services, located at 11221 Outlet Drive.

Introduction & Background: This item involves a request for approval of a monument ground sign (reface) for RBM Services, located at 11221 Outlet Drive.

Discussion & Recommendations: RBM Services is requesting approval to reface an existing monument ground sign located at 11221 Outlet Drive. The proposed 39 square foot internally illuminated sign face will be installed on a previously permitted monument sign structure. The minimum required landscaping will need to be reestablished. The staff recommends approval subject to upgrading the landscaping to meet minimum requirements.

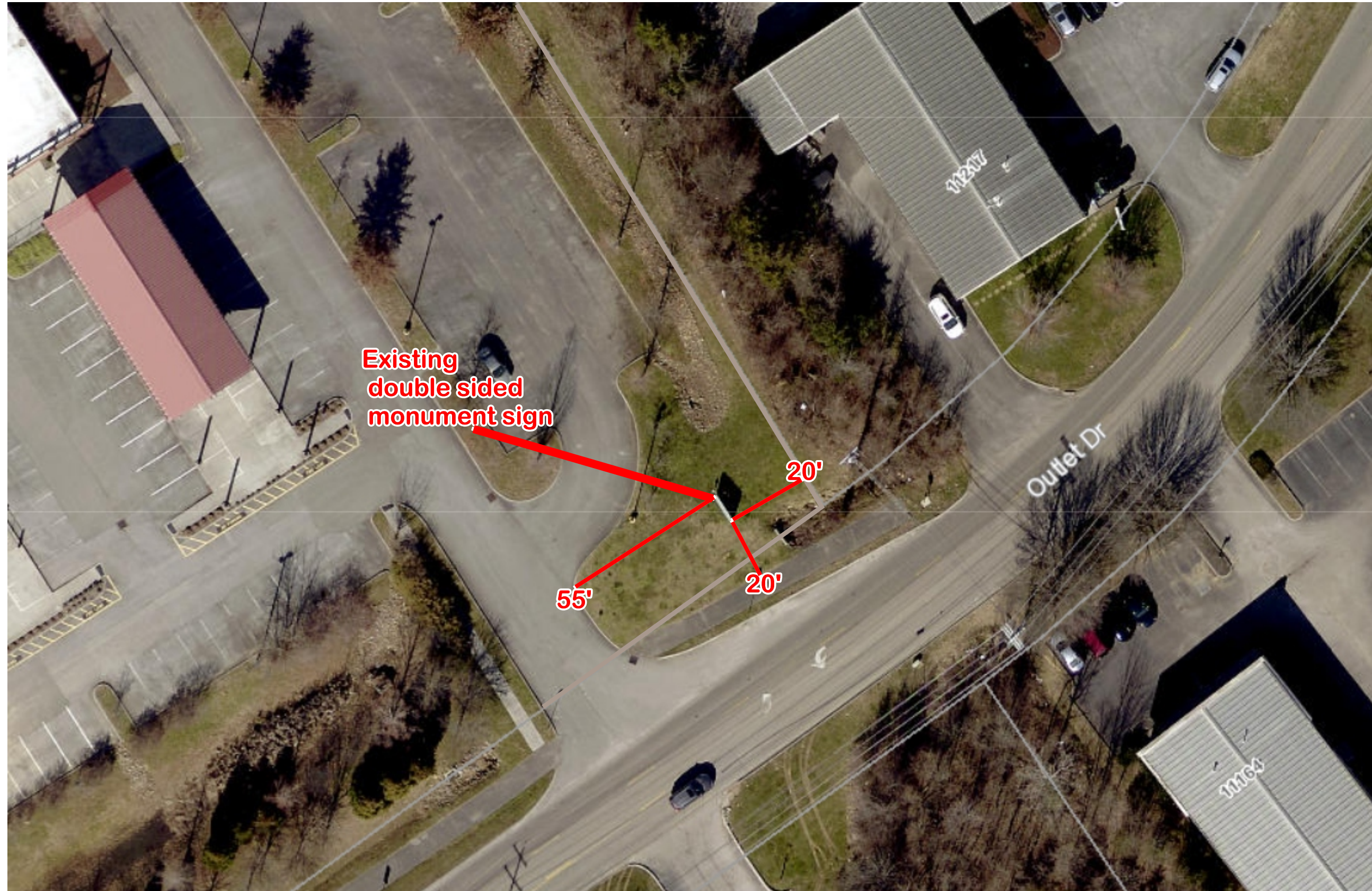
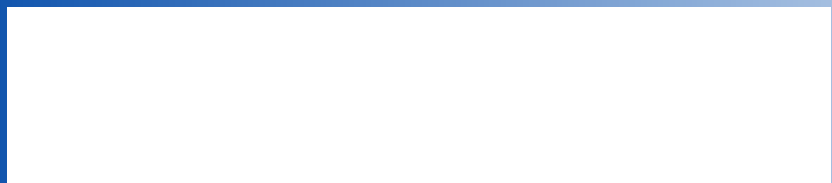
Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion: To approve the sign subject to the landscaping being upgraded to meet minimum standards.



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CLIENT: RMB
DRAWN BY: Mahum Malik

Proof Sent: 2-4-26

Approved By:



SIGNS SUCH
signs. banners. wraps. shirts.

PROOF



Existing Monument sign as shown (2-sided)
Depth detail

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☎ 865.671.8788 🏢 10932 MURDOCK DR STE 104-A KNOXVILLE ↗ SIGNSNSUCH.NET



CLIENT: RMB
DRAWN BY: Mahum Malik

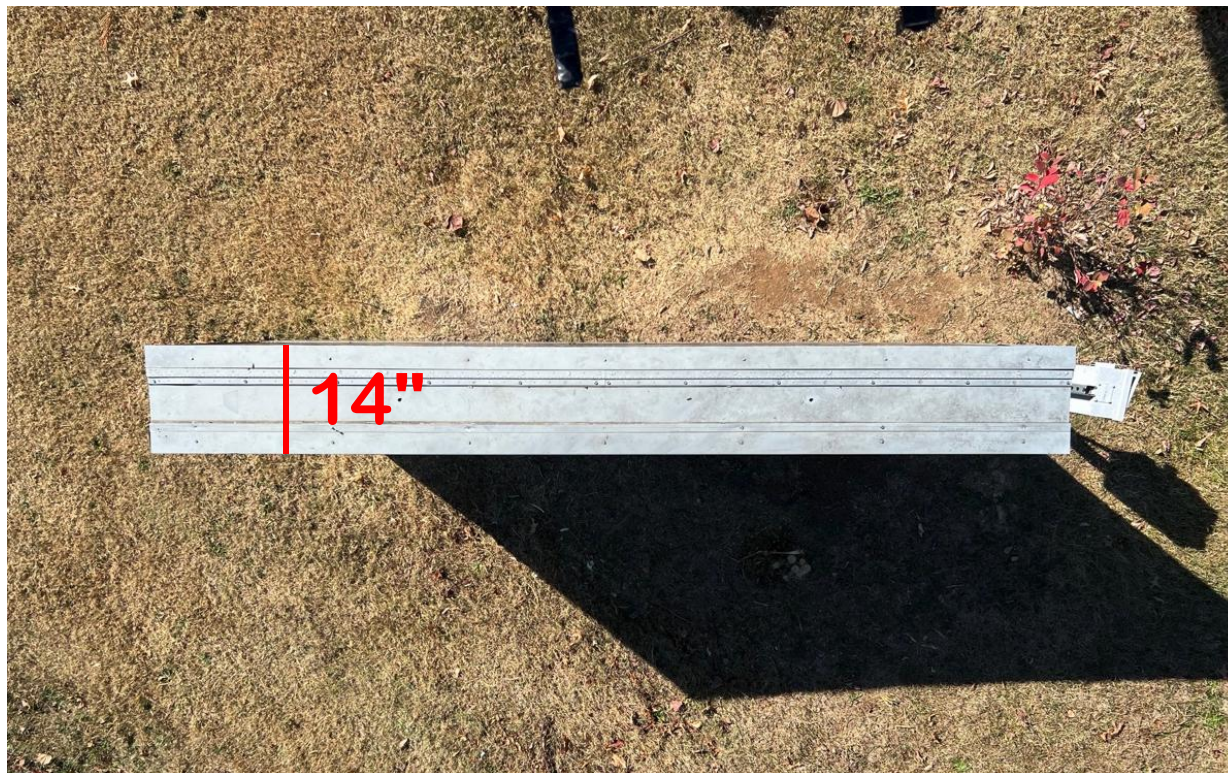
Proof Sent: 2-4-26

Approved By:



SIGNS SUCH
signs. banners. wraps. shirts.

PROOF



Existing Monument sign
as shown.

Top / depth detail

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865.671.8788 10932 MURDOCK DR STE 104-A KNOXVILLE SIGNSNSUCH.NET

REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Bart Hose, Assistant Community Development Director

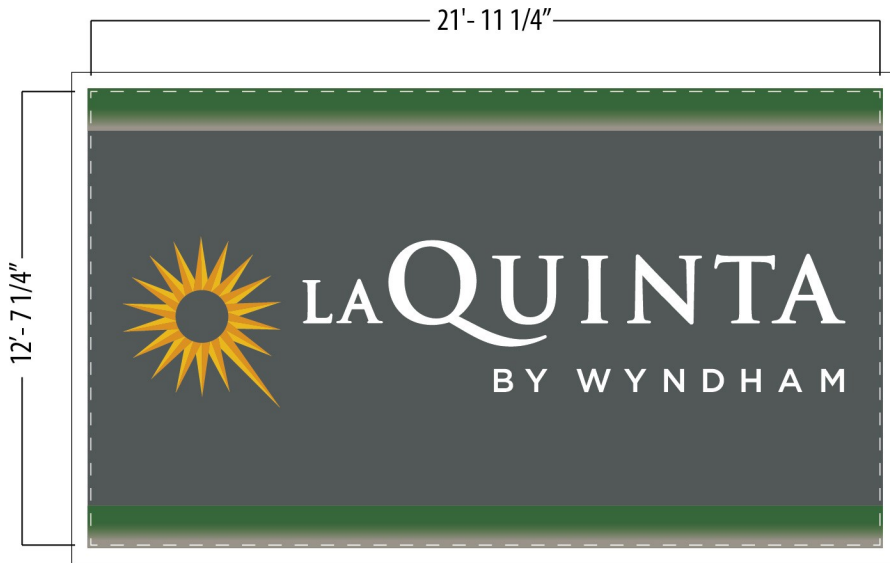
Subject: Review of a pylon sign (reface) for LaQuinta by Wyndham, located at 805 North Campbell Station Road.

Introduction & Background: This item involves a request for approval to reface an existing pylon sign for the LaQuinta by Wyndham hotel, located at 805 North Campbell Station Road.

Discussion & Recommendations: The LaQuinta by Wyndham hotel is requesting approval to install a new sign face on an existing pylon sign structure located at 805 North Campbell Station Road. The existing pylon sign structure was previously permitted, and the current applicants are not proposing any significant changes to the height or area of the sign. The staff can recommend approval.

Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion: To approve the new sign face.



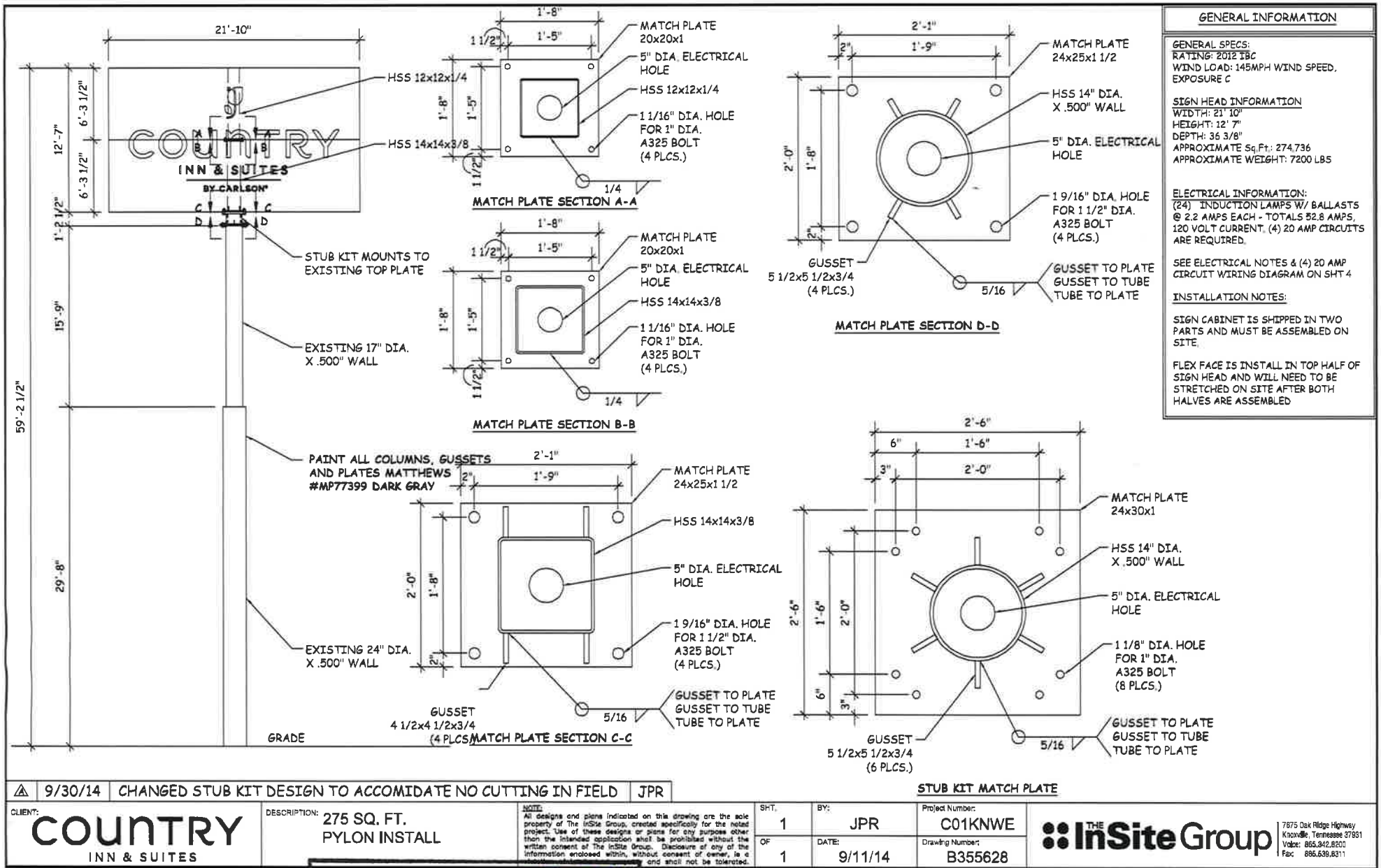
Cabinet Size: 12'- 7 1/4" x 21'- 11 1/4" (White Dashed Line)
 Print Size: 12'- 9 1/4" x 22'- 1 1/4" • Material Size: 13'- 8" x 23'- 0"
 Cabinet Painted to Match SW 7048 Urbane Bronze

Color to Flex Material	
Digital File Name	Same as File#.pdf
Material Size	13'- 8" x 23'- 0"
Print Size	2 @ 12'- 9 1/4" x 22'- 1 1/4"
Illumination	YES
Surface	1st
Print To	Flex Material
Lamination	YES
Contour Cut	NO

PMS 160 Terracotta	PMS 402 Light Gray
OPAQUE	SW 7048 Urbane Bronze Cabinet Color
PMS 445 Gray	

FILE#25-5-28-F-LQ-A1	RJ	Customer Approval
Scale: 3/16" = 1'- 0"	Date: 5-7-2025	Note: Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.
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.

Plan sheet from previous permit



Sign Approved/Permit No. **2017**
 Date: **8/25/15 VREB**