



Visual Resources Review Board Meeting
Tuesday, April 28, 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 March 24, 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 Truss Vet, located at 11011 Kingston Pike.
 - B) Review of interior accessory directional signs for the Farragut Office Park, located at 11950 Kingston Pike.
 - C) Review of subdivision entrance signs for Stonemeade Subdivision, north entrance, located at 341 Boring Road.
 - D) Review of subdivision entrance signs for Stonemeade Subdivision, south entrance, located at 341 Boring Road.
 - E) Review of new tenant panel signs for the commercial office building located at 11852 Kingston Pike.
 - F) Review of a landscape plan for the West End Phase 3 development, located at 117 West End Ave.
 - G) Review of a landscape plan for Costco, located at 10745 Kingston Pike
- V) Citizens 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

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 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 March 24, 2026, meeting minutes.

Introduction & Background: Approval of the March 24, 2026, meeting minutes.

Discussion & Recommendations: See attached draft minutes.

Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion: To approve the March 24, 2026, meeting minutes.



Town of Farragut, Tennessee
Visual Resources Review Board Meeting

Farragut Town Hall
11408 Municipal Center Drive
Tuesday, March 24, 2026 at 6:00 PM

MINUTES

I) Call to Order

Chairman Layman called the March 24, 2026 meeting to order at 6:00 p.m. Members in attendance were Marty Layman, Stephen Marlowe, Alderman Joe LaCroix, Scott Russ, Don Mann, Jonathan Francis, and Youth Representative Hisato Kurosak. Ms. Brittany Moore was absent.

II) Approval of Minutes

A) Approval of the February 24, 2026, meeting minutes.

Mr. Russ made a motion to approve the February 24th meeting minutes. Mr. Mann seconded the motion, which passed with Alderman LaCroix abstaining.

III) Staff Report

A) Wall signs approved since the last meeting.

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

1. Nordstrum Rack
2. Sports Treasures
3. Tsukimi
4. Curate MedAesthetics
5. Haven Chiropractic

IV) Business Items

A) Review of a tenant panel sign for Haven Chiropractic, located at 11320 Kingston Pike.

Haven Chiropractic, formally West Knox Chiropractic, requested approval for a tenant panel sign located at 11320 Kingston Pike. The staff noted that the panel had been designed to match the existing sign and was legible. The staff recommend approval subject to the existing landscaping being verified as adequate once some seasonal perennial flowers bloom.

Mr. Russ made a motion to approve the sign subject to the existing landscaping being verified as adequate or upgraded as needed. Mr. Mann seconded the motion, which

passed unanimously.

- B) Review of a primary multi-tenant ground sign for Horizon Plaza, located at 11011 Kingston Pike.

Horizon Plaza requested approval for a new multi-tenant ground sign located at 11011 Kingston Pike. The proposed sign plan included a 40 square foot internally illuminated sign, a 15-foot setback, a compliant 2-foot-tall brick base to match the building, and a compliant landscape plan. The staff recommended approval.

Alderman LaCroix made a motion to approve the sign. Mr. Francis 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 signs have been approved since the last meeting:

1. Wellness from Within
2. Nekter Juice Bar
3. Fifth Third Bank
4. Provisions

**Discussion &
Recommendations:**

See attached approved sign plans.

Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion: N/A

CE Approved
3" Depth Channel Letters
040 Aluminum Returns
3mm ACM Backs
1" Trim Cap
Welded Construction
Translucent Vinyl Overlay

LED Illumination
12V 60W Power Supply(S)
One Row LED
Handy Bpx(S)
Flush Wall Stud Mount
Painted Polyurethane Finish



Sign: 112" w x 25.56" h

Ground to bottom of sign: 197"

Top of structure to ground: 336"

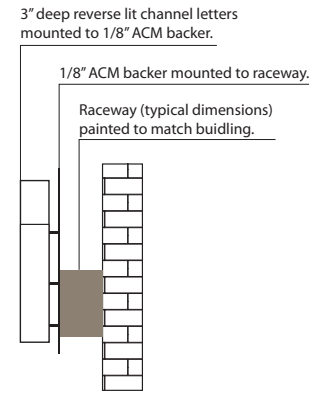
Frontage: 252"

Town of Farragut
Sign Permit
BP-2026-172-SP
Approved, 3/27/26

Town of Farragut
Sign Permit
BP-2026-172-SP
Approved, 3/27/26



SIGN 2 ILLUMINATED

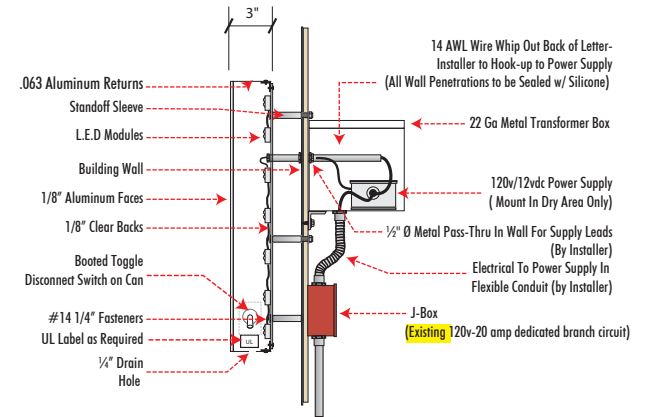


1qty - 19.5" x 166" Reverse lit channel letters with an ACM backer to be raceway mounted.
 Channel letters to be painted white ACM Backer to be black.
 Raceway painted to match building.

1qty - Installation of raceway channel letters centered over exiting windows.

LOW VOLTAGE L.E.D. LIGHTING SYSTEM

U.L. LISTED CLASS 2 - CONFORMS TO U.L. 48 NEC 600 CODE



SECTION DETAIL - WALL MOUNTED REVERSE LED ILLUMINATED CHANNEL LETTERS N.T.S.



Town of Farragut
 Sign Permit
 BP-2026-179-SP
 Approved, 3/31/26



UL NUMBER PROVIDED ON INSPECTION.

(Connect to existing 120v-20 amp dedicated branch circuit)

Design	Sales	Sales	Design	Design	PROD.	Print/Cut	App.	App.	QC	MGMT.	Route	Route	Plastic	Plastic	Metal	Metal	Paint	Paint	Assem.	Assem.	QC	QC	Crating	*By initialing here you confirm not only that the previous step is up to ASC quality standards, but also our part is complete and up to ASC quality standards & is ready to proceed.
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Client: Nekter Juice Bar
 Ph/Email: hpatel@mynekter.com
 Title: Exterior Signage

Date: 3/26/26 Price: **\$ 10,251.02 - job total**
 Designer: Nathan Lanning Rev: D Page: 3 of 4
 Approved By: _____ Date: _____



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SIGN 2 ILLUMINATED

Town of Farragut
Sign Permit
BP-2026-179-SP
Approved, 3/31/26



EXISTING VIEW



PROPOSED PLACEMENT



PROPOSED VIEW ILLUMINATED

Design	Sales	Sales	Design	Design	PROD.	Print/Cut	App.	App.	QC	MGMT.	Route	Route	Plastic	Plastic	Metal	Metal	Paint	Paint	Assem.	Assem.	QC	QC	Crating
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Ph/Email: hpatel@mynekte.com
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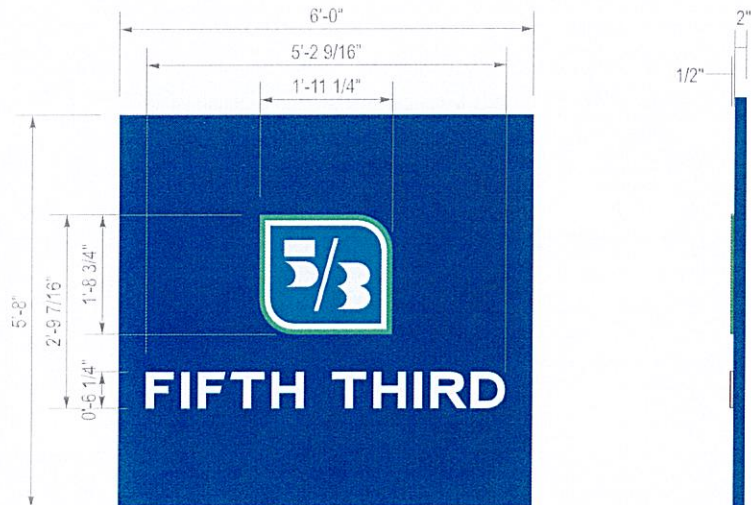
Custom Non Illuminated Wall Sign

Action

- Remove existing wall sign.
- Manufacture and install new non illuminated wall sign.
- Sign to be 2" deep with .5" thick FCO logo and letters.
- Sign to be of aluminum construction with .125" faces painted PMS 281. Logo to be painted MP 488 with vinyl applied.
- Letters to be painted white.
- Sign to be mounted to wall with angle and non corrosive fasteners.

Colors & Materials

- Backer to be Painted PMS 281 Satin Finish
- Logo to be Painted MP 448 Satin Finish
- Letters to be Painted MP White Satin Finish
- Logo Vinyl to be 3M #3630-047 Patriot Blue Applied First Surface
- Logo Vinyl to be 3M #3630-20 White Applied First Surface



Scale 3/8"=1'-0" | 34 Sq Ft

Town of Farragut
Sign permit
BP-206-189-SP
Approved, 3/30/26



National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800 772 7932
www.atlasbtw.com

Revisions:	

S01

PM: TG	Address: 11543 Kingston Pike
Drawn By: TLD	City/State: Knoxville, TN 37934
Date: 08.28.2025	Drawing Number: 233925

Town of Farragut
Sign Permit
BP-2026-230-SP
Approved, 4/15/26

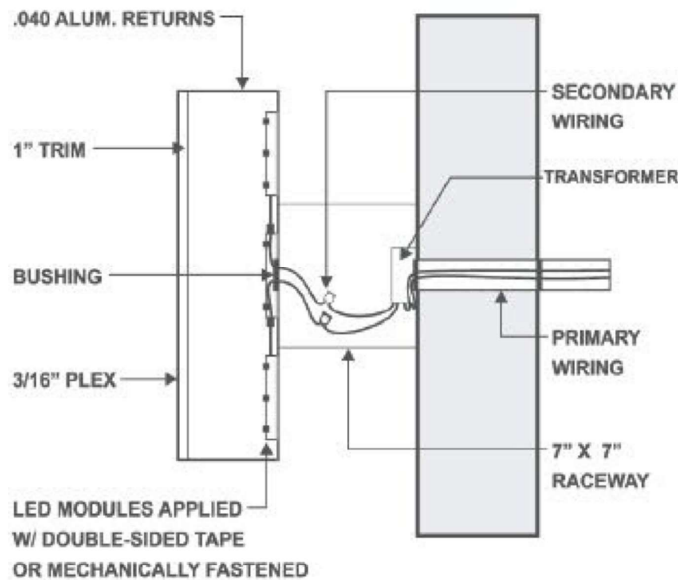
22.035 inches

139.041 inches

PROVISIONS

OUTFITTERS & BOUTIQUE

3M dual color film black
Returns black
Trim cap black
Letters installed on aluminum raceway
Raceway painted to match wall



ARTWORK CREATED BY:
PLASTIC ARTS SIGN CO.

Date: Scale:

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22.035 inches

139.041 inches

PROVISIONS
OUTFITTERS & BOUTIQUE

Town of Farragut
Sign Permit
BP-2026-230-SP
Approved, 4/15/26



REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Bart Hose, Assistant Community Development Director

Subject: Review of a tenant panel sign for Truss Vet, located at 11011 Kingston Pike.

Introduction & Background: This item involves a request for approval of a tenant panel sign for Truss Vet, located at 11011 Kingston Pike.

Discussion & Recommendations: Truss Vet is requesting approval for a tenant panel sign on an existing multi-tenant sign structure located at the Horizon Plaza development. The panel has been designed with a white background to facilitate a consistent panel background for future tenant signs. The staff can recommend approval.

Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion: To approve the tenant panel sign.

GROUND SIGN RETROFIT

TRUSS VET

VETERINARY URGENT CARE

11011 Kingston Pike
Farragut, TN 37934



Underwriters Laboratories Inc.
UL File #E225670

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INITIAL LAYOUT:

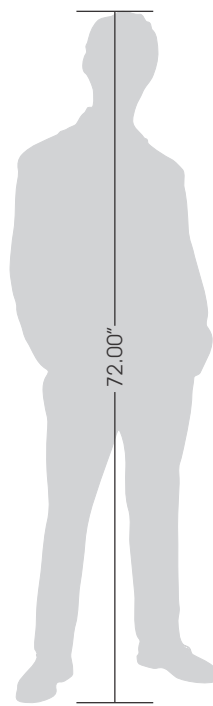
March 14, 2026

REVISIONS:

- I -
- II -
- III -
- IV -
- V -



6.33 Sq. Ft.
QTY: 2



IMPOSED IMAGERY



PROOF
Sq. Ft. Signage: 6.33
Signage Allowance: N/A - Replacing Existing

SPECIFICATIONS

CABINET PANEL REPLACEMENT

- Size:** As in drawing
- Face Color:** As in drawing
- Vinyl Colors:** As in drawing
- Face:** Flat (Retrofit As needed)
- Mounting:** Into existing cabinet

NOTE:
•EXISTING CONDITIONS VARY & MAY AFFECT COST DUE TO SIZE, MATERIAL, QUANTITY, INSTALLATION, SCOPE, ETC.
•REPLACE CABINET PANELS (RETROFIT AS NEEDED)

Owner/Landlord Approval _____





Underwriters Laboratories Inc.®
UL File #E225670

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SITE PLAN

TRUSS VET

VETERINARY URGENT CARE

11011 Kingston Pike
Farragut, TN 37934

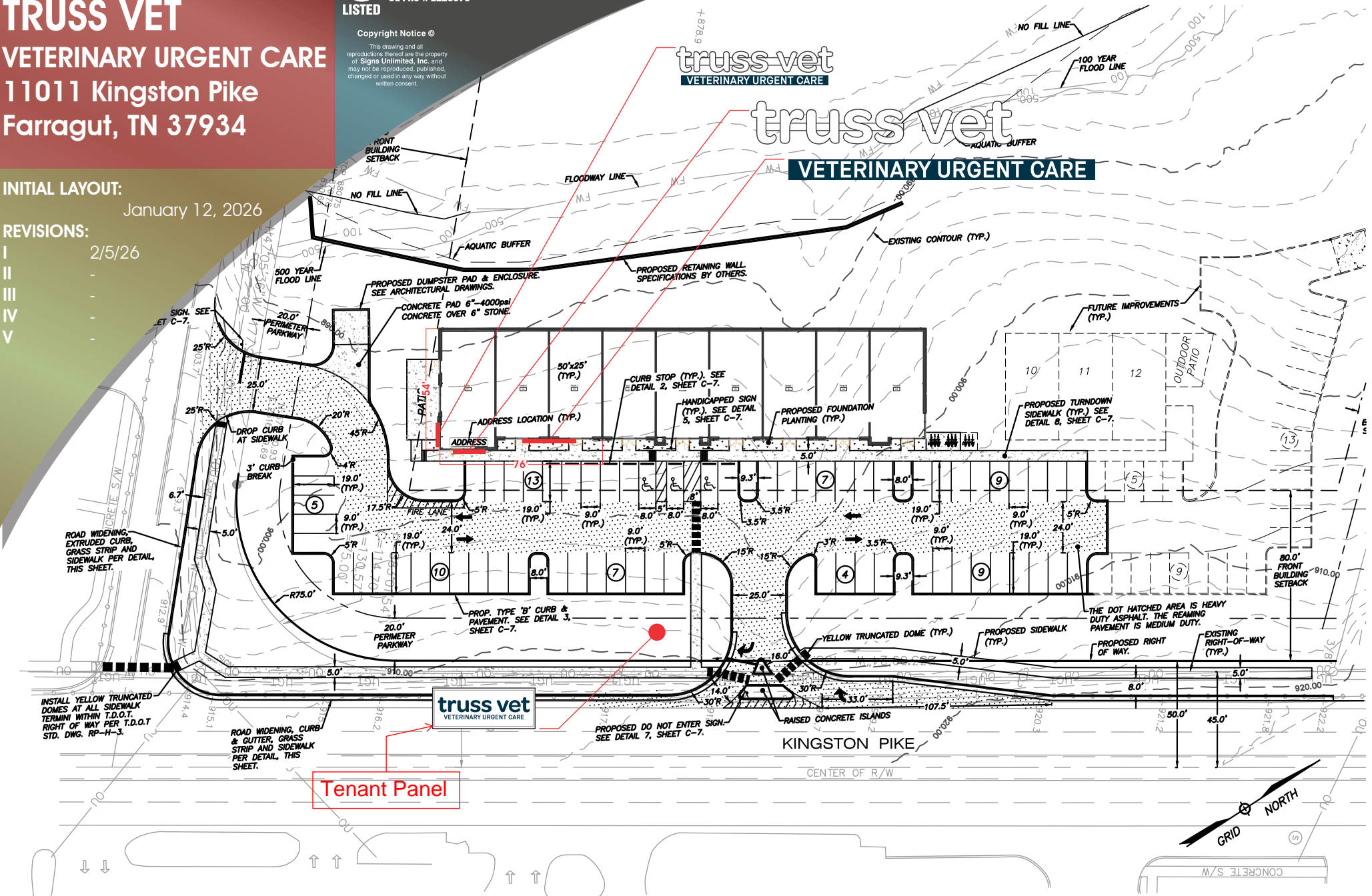
INITIAL LAYOUT:

January 12, 2026

REVISIONS:

I 2/5/26

- I
- II
- III
- IV
- V



Owner/Landlord Approval _____

6801 Mount Hermon Church Rd Durham, NC 27705 • (P) 919-552-8689 • (F) 919-557-1322

SIGNS UNLIMITED
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REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Bart Hose, Assistant Community Development Director

Subject: Review of interior accessory directional signs for the Farragut Office Park, located at 11950 Kingston Pike.

Introduction & Background: This item involves a request for approval of new directional signs for the Farragut Office Park, located at 11950 Kingston Pike.

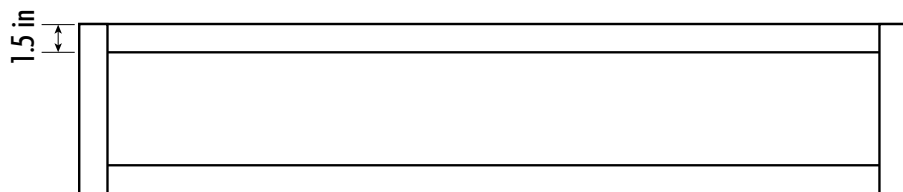
Discussion & Recommendations: The Farragut Office Park is requesting approval to install new directional signs on two existing interior accessory sign structures (brick columns) located on the site. The proposed individual directional panels all match one another and comply with the Town's allowable size/area standards for such signs. The staff can recommend approval of the signs. There is, however, an existing, non-sign-related, landscape violation that the property owner is aware of. Permits will not be issued until the violation is addressed.

Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion: To approve the proposed signs.

KINGSTON PIKE ENTRANCE

Sign 1)



BACK - 1.5" Square tube frame



SCALE APPROXIMATE



PROPOSED



Directional signs at Kingston Pike Entrance:
3(1 ea)qty - 9"x 44" aluminum with broken edges,
1.5" square tube aluminum frame painted brown with white cut vinyl text.
Installation of 8 tenant signs on brick columns. Remove/dispose of old.

DEPOSIT SURVEY PERMIT

Design	Sales	Sales	Design	Design	PROD.	Print/Cut	App.	App.	QC	MGMT.	Route	Route	Plastic	Plastic	Metal	Metal	Paint	Paint	Assem.	Assem.	QC	QC	Crating
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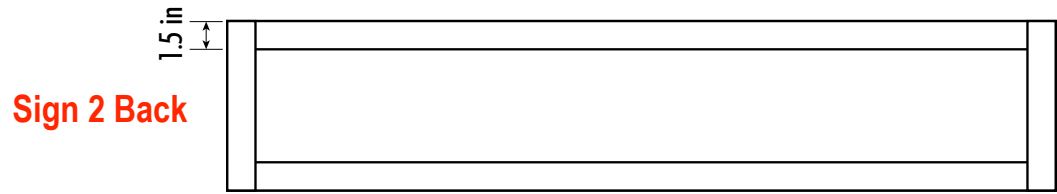
Client: Rather & Kittrell
Ph/Email: agrant@rkcapital.com
Title: Directional signs

Date: 03-05-26 Price: \$ 0.00 - job total
Designer: Josh Baker Rev: A Page: 1 of 3
Approved By: _____ Date: _____



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SMITH RD. ENTRANCE



BACK - 1.5" Square tube frame



SCALE APPROXIMATE



PROPOSED



Directional signs facing Smith Rd. Entrance: 3(1 ea)qty - 9"x 44" aluminum with broken edges, 1.5" square tube aluminum frame painted brown with white cut vinyl text.

DEPOSIT SURVEY PERMIT

Table with columns for Design, Sales, MGMT., Route, Plastic, Metal, Paint, Assem., QC, Crating.

Client: Rather & Kittrell
Ph/Email: agrant@rkcapital.com
Title: Directional signs

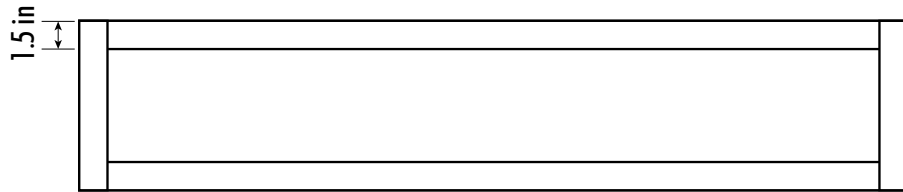
Date: 03-05-26 Price: \$ 0.00 - job total
Designer: Josh Baker Rev: A Page: 2 of 3
Approved By: Date:

ALLEN SIGN SOUTH logo and disclaimer text: This is an original unpublished drawing created by Allen Sign Co. It is for your personal use only.

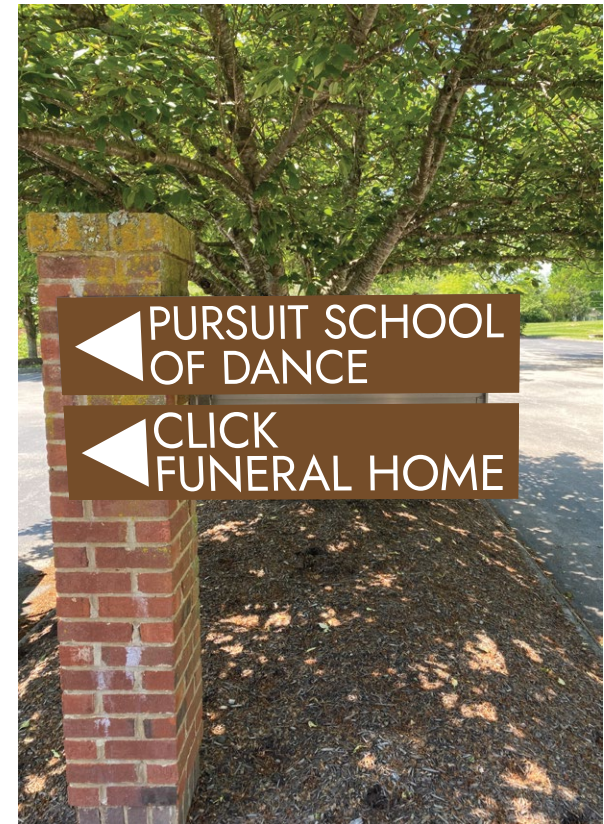
FACING DUMPSTER

Sign 2 Front

SCALE APPROXIMATE



BACK - 1.5" Square tube frame



PROPOSED



Directional signs facing the dumpster:
3(1 ea)qty - 9"x 44" aluminum with broken edges,
1.5" square tube aluminum frame painted brown with white cut vinyl text.

DEPOSIT SURVEY PERMIT

Table with 14 columns: Design, Sales, Sales Design, Design, PROD., Print/Cut, App., App., QC, MGMT., Route, Route Plastic, Plastic Metal, Metal Paint, Paint Assem., Assem., QC, QC, Crating

*By initialing here you confirm not only that the previous step is up to ASC quality standards, but also our part is complete and up to ASC quality standards & is ready to proceed.

Client: Rather & Kittrell
Ph/Email: agrant@rkcapital.com
Title: Directional signs

Date: 03-05-26 Price: \$ 0.00 - job total
Designer: Josh Baker Rev: A Page: 3 of 3
Approved By: Date:



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Existing Sign 1



Existing Sign 2 Front



Existing Sign 2 Back



REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Bart Hose, Assistant Community Development Director

Subject: Review of subdivision entrance signs for Stonemeade Subdivision, north entrance, located at 341 Boring Road.

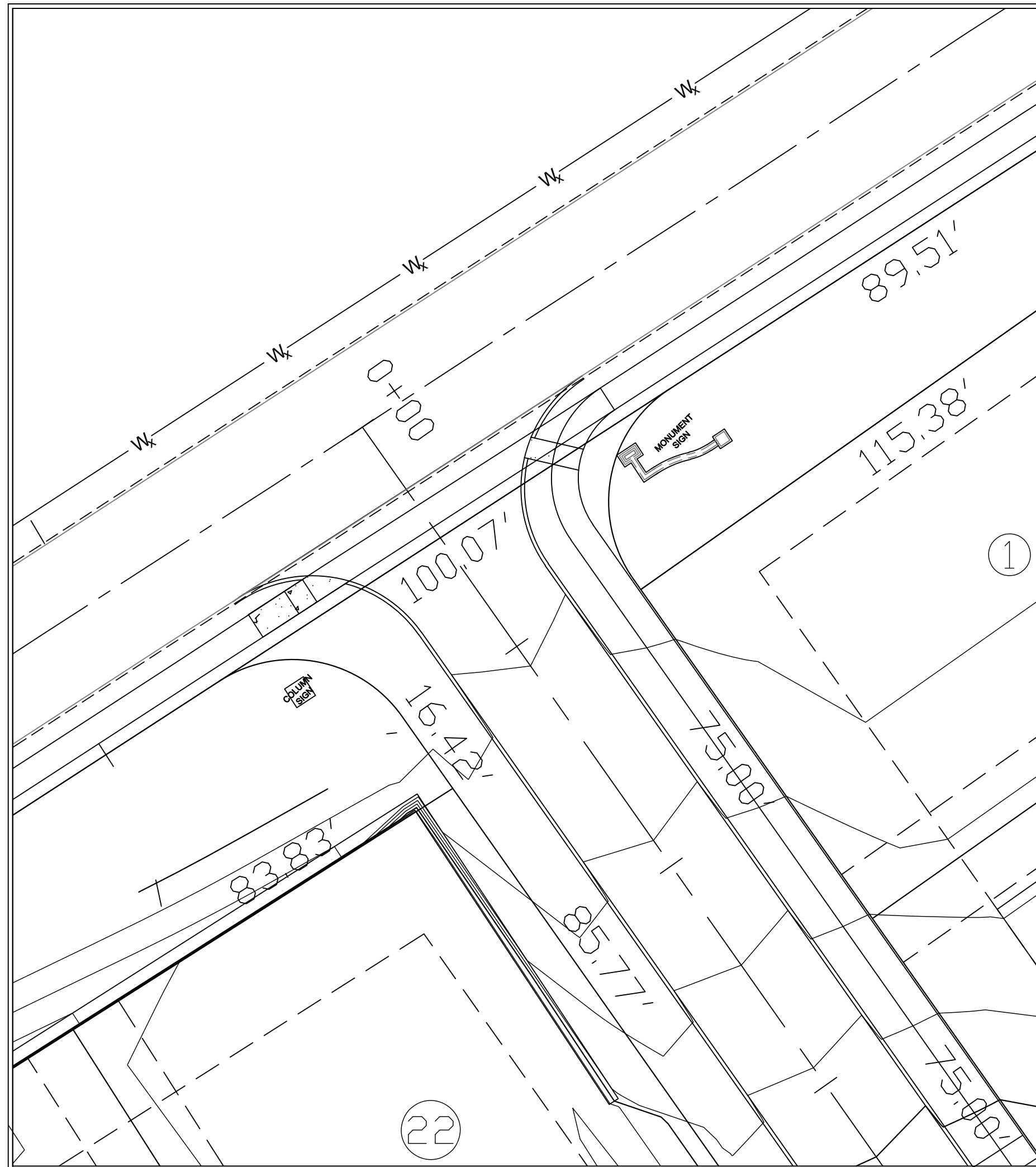
Introduction & Background: This item involves a request for approval of subdivision entrance signs at the north entrance to Stonemeade Subdivision, located at 341 Boring Road.

Discussion & Recommendations: Stonemeade Subdivision is requesting approval for entrance signs and related features at the north entrance to the subdivision located off Boring Road. The two signs would be located on stone wall and column features on both sides of the entrance street. The plan also includes landscaping around each entrance way feature. The material being used for the signs needs to be added to the plan, the signs lowered to six feet on the features, and the proposed lighting will need to be adequately frosted and meet the Town's outdoor lighting standards. Setbacks also need to be added to the plan and the actual location of the stone features may need to be adjusted in the field. The landscape plan will also need to be updated to include both common and botanical names of the plants being used. The species of Liriope needs to be verified as the non-invasive Muscaria, and staff has asked that Spirea not be used due to future invasive concerns. The staff can recommend approval subject to the noted plan additions and/or changes.

Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion:

- To approve the signs subject to the plan additions and changes noted by staff.

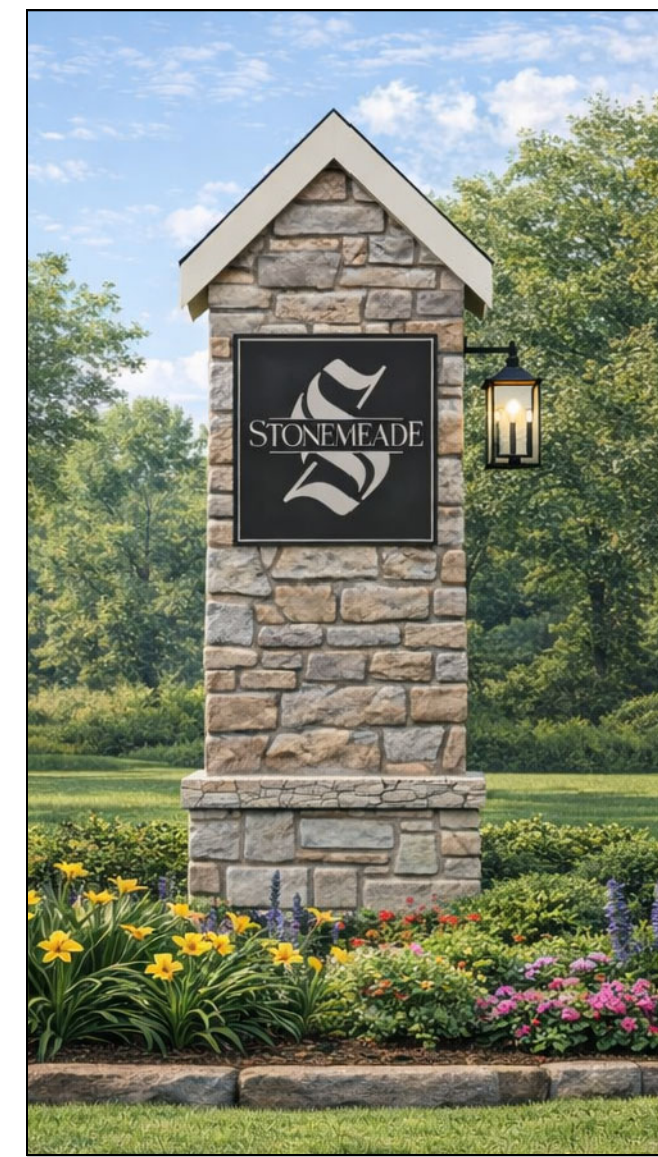


NORTH ENTRANCE

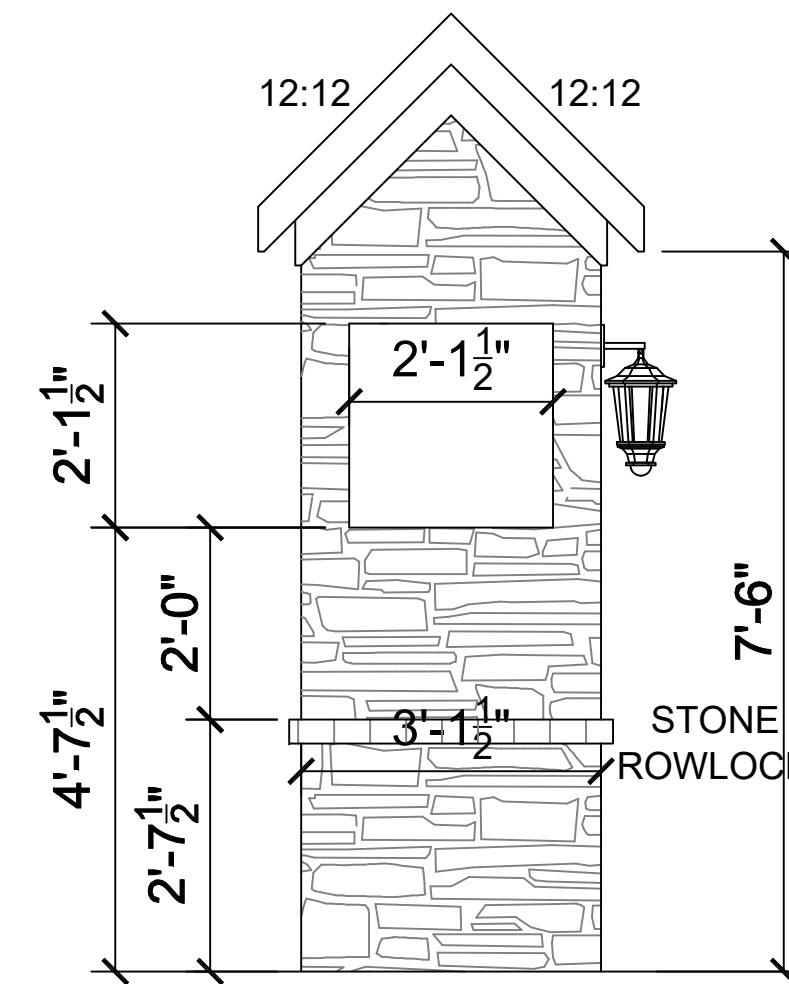
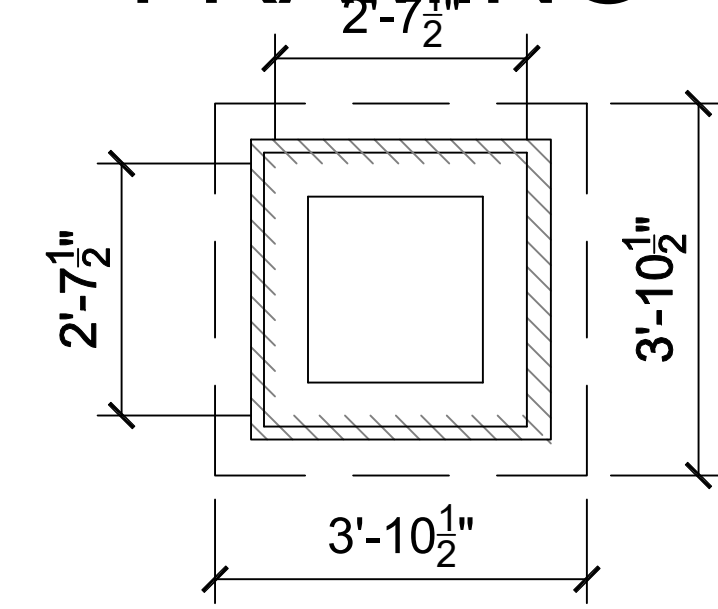
STONEMEADE SUBDIVISION
 341 BORING RD
 KNOXVILLE, TN 37934

DATE:
 3/3/2026

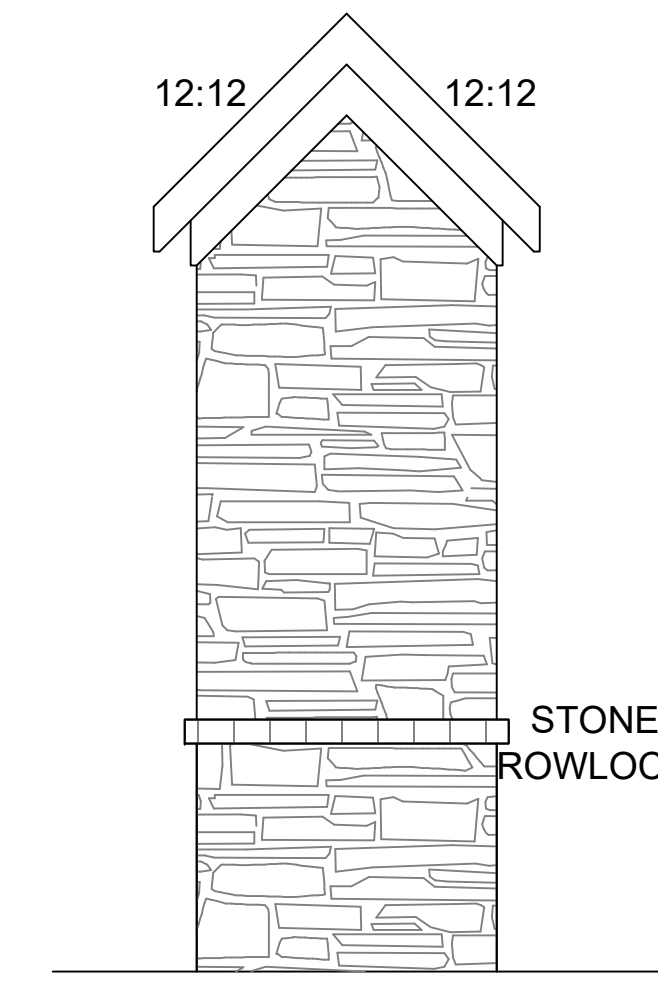
FRAMING



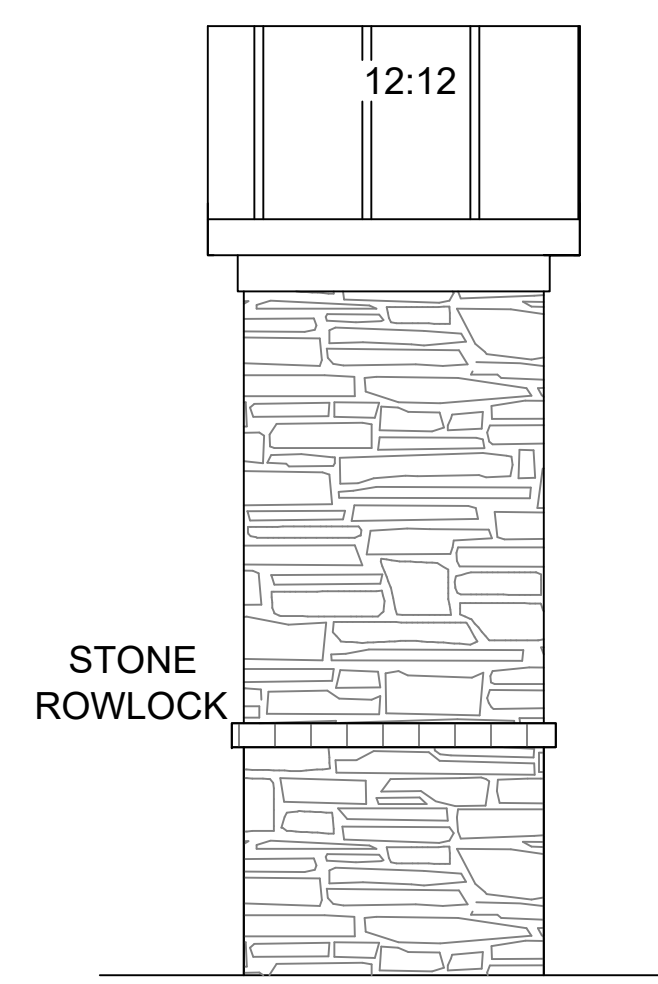
SEE LANDSCAPE PLAN FOR ACTUAL PLANTS AROUND COLUMN



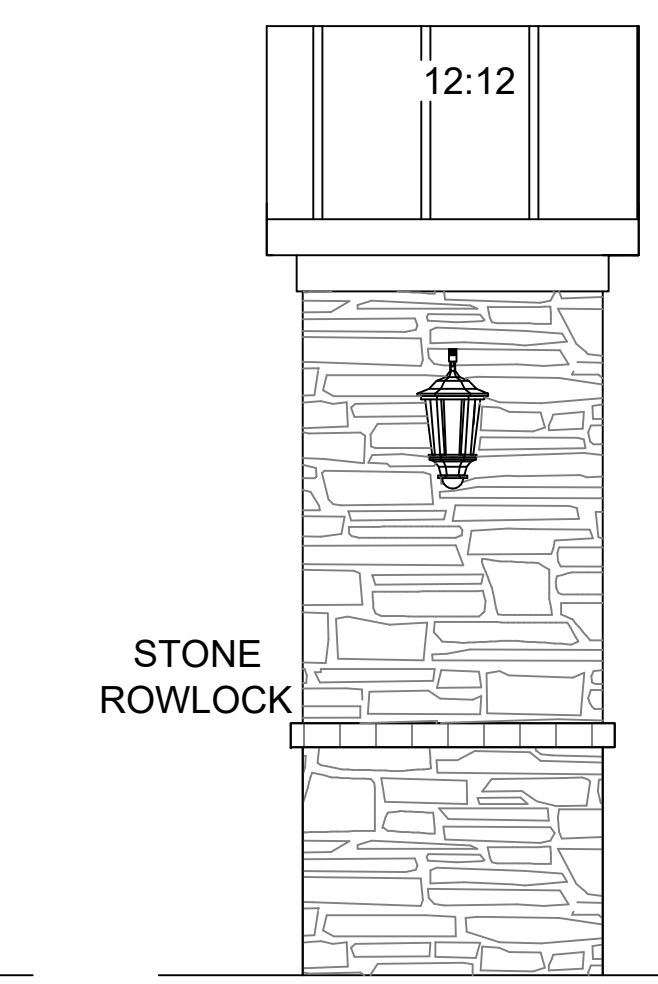
FRONT



REAR



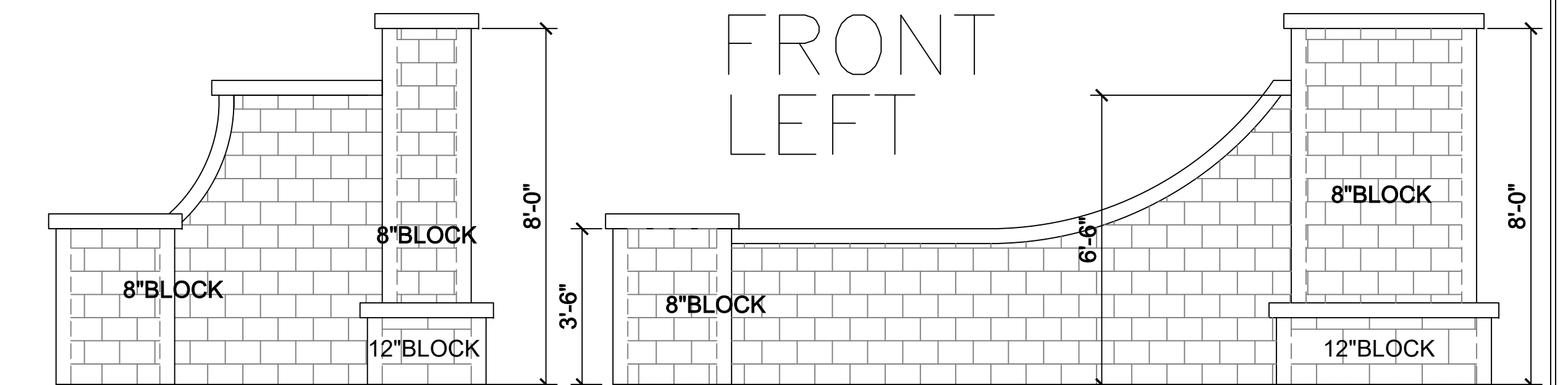
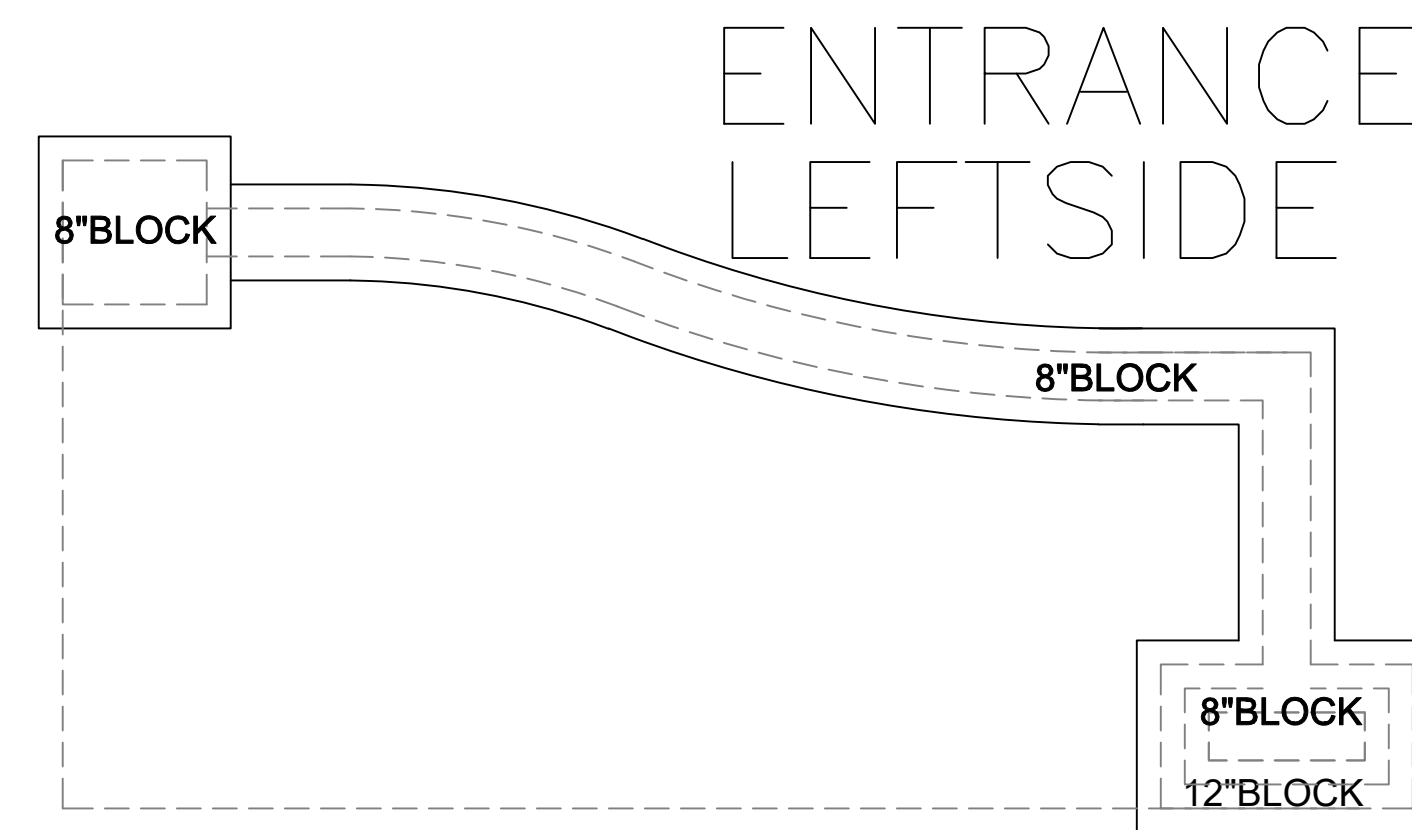
LEFT



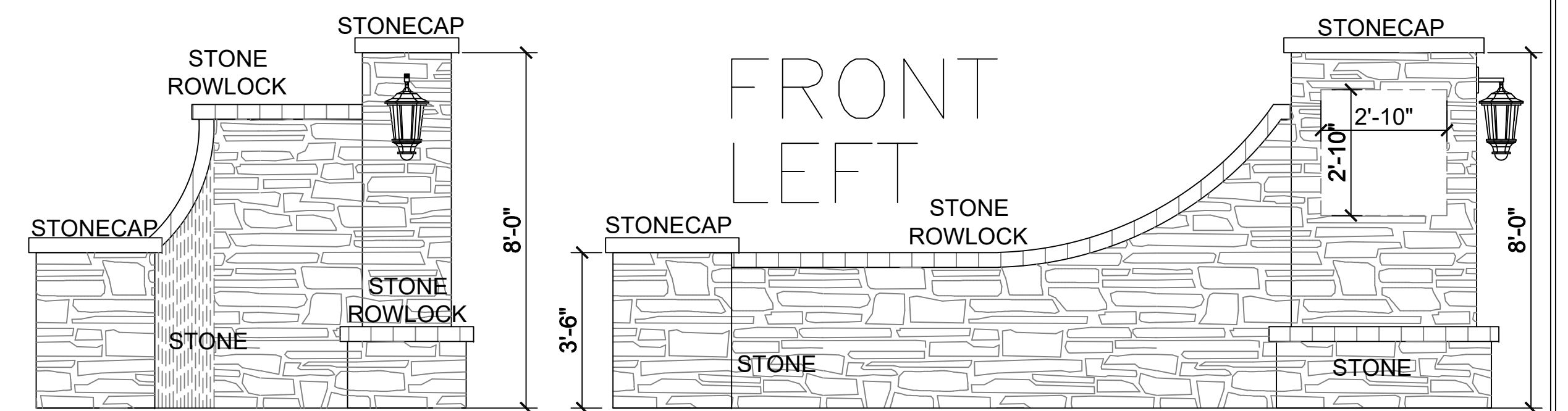
RIGHT



SEE LANDSCAPE PLAN FOR ACTUAL PLANTS AROUND MONUMENT



FRONT LEFT



REAR LEFT



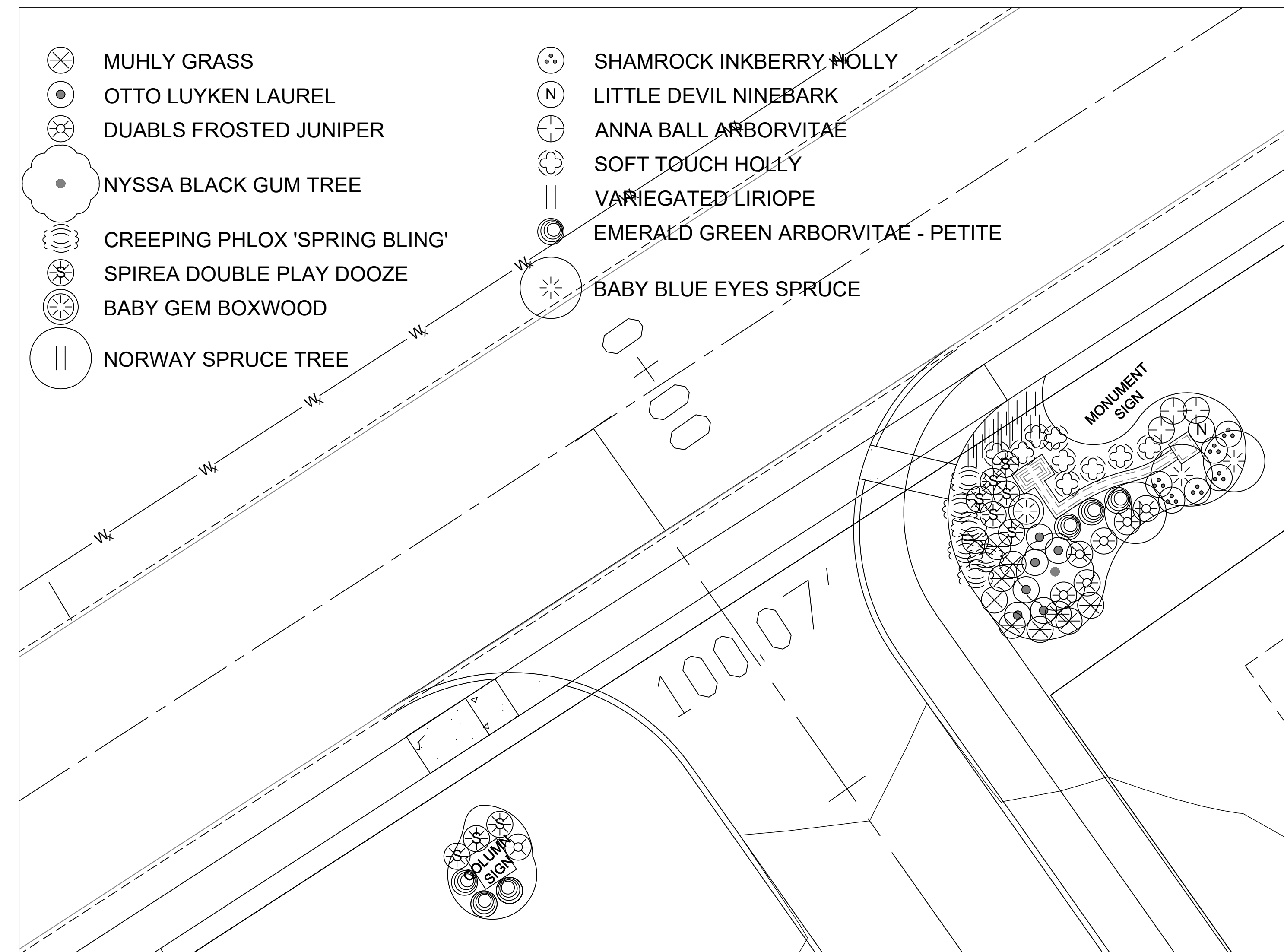
PLANS ARE VOID AND MAY NOT BE REPRODUCED WITHOUT WRITTEN APPROVAL FROM SADDLEBROOK PROPERTIES, LLC.

LANDSCAPE PLAN

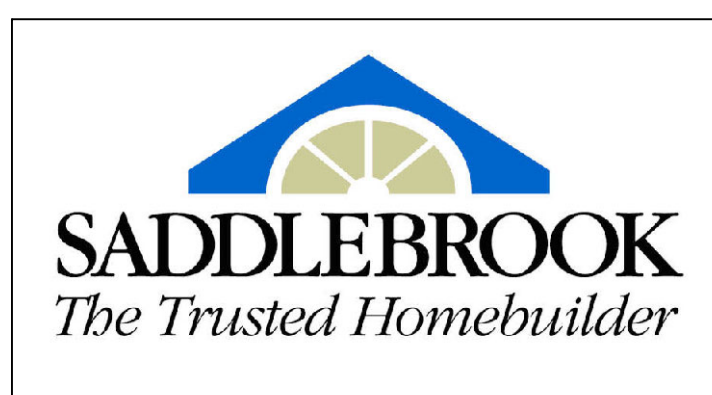
STONEMEADE SUBDIVISION
 341 BORING RD
 KNOXVILLE, TN 37934

DATE:
 3/3/2026

NORTH ENTRANCE



PLANS ARE VOID AND MAY NOT BE REPRODUCED WITHOUT WRITTEN APPROVAL FROM SADDLEBROOK PROPERTIES, LLC.



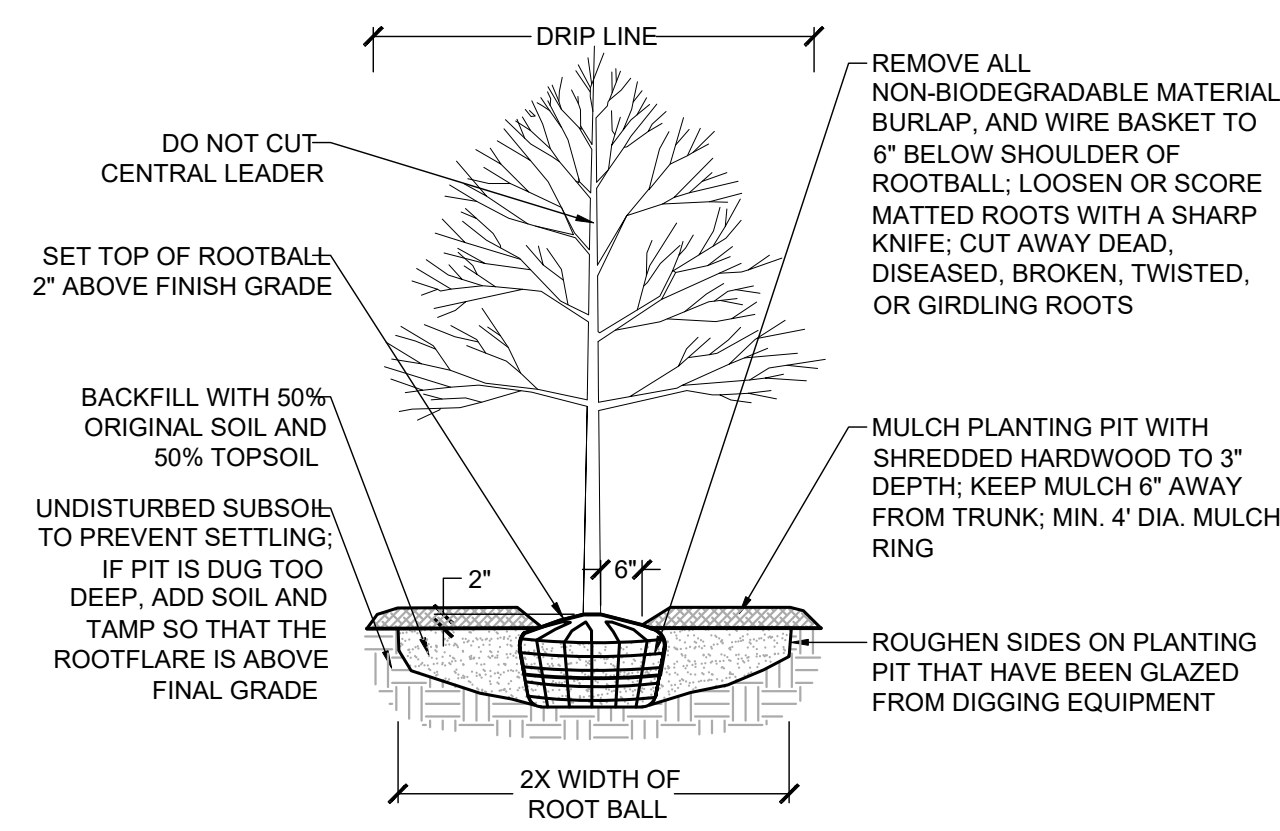
PLANT SCHEDULE:	QTY
OTTO LUYKEN LAUREL	6
DUABLS FROSTED JUNIPER	7
MUHLY GRASS	19
NYSSA BLACK GUM TREE	1
CREEPING PHLOX 'SPRING BLING'	6
SPIREA DOUBLE PLAY DOOZE	15
BABY GEM BOXWOOD	7
NORWAY SPRUCE TREE	1

PLANT SCHEDULE:	QTY
SHAMROCK INKBERRY HOLLY	6
LITTLE DEVIL NINEBARK	1
ANNA BALL ARBORVITAE	3
SOFT TOUCH HOLLY	9
VARIEGATED LIRIOPE	10
EMERALD GRN ARBRVTAE - PETITE	6
BABY BLUE EYES SPRUCE	2

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 1.1

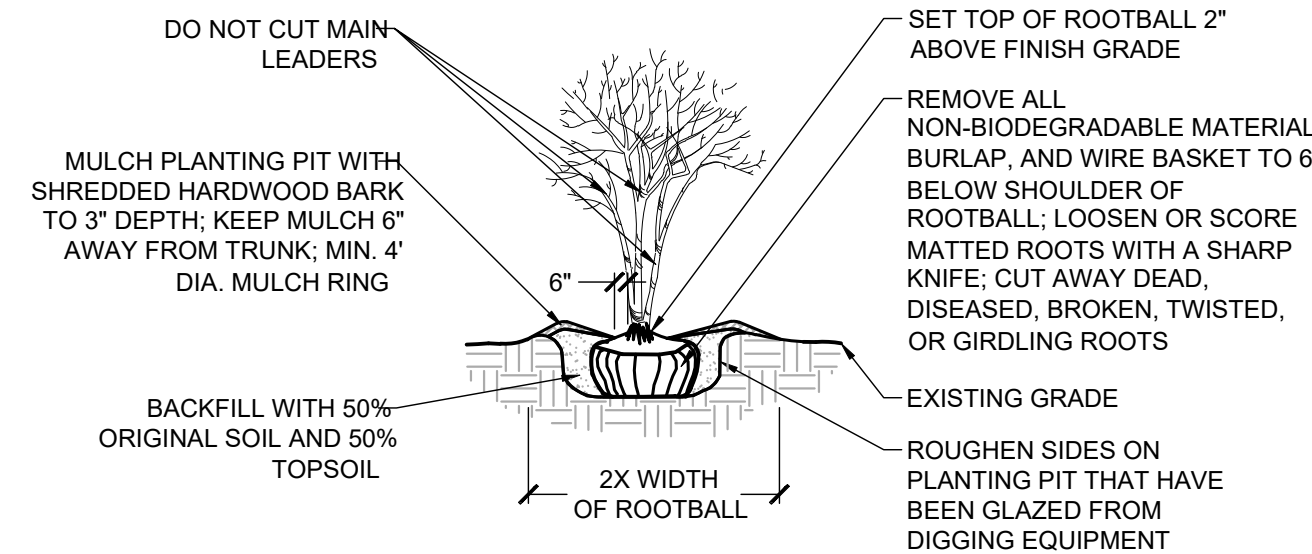
STONEMEADE SUBDIVISION
341 BORING RD
KNOXVILLE, TN 37934

DATE:
3/3/2026



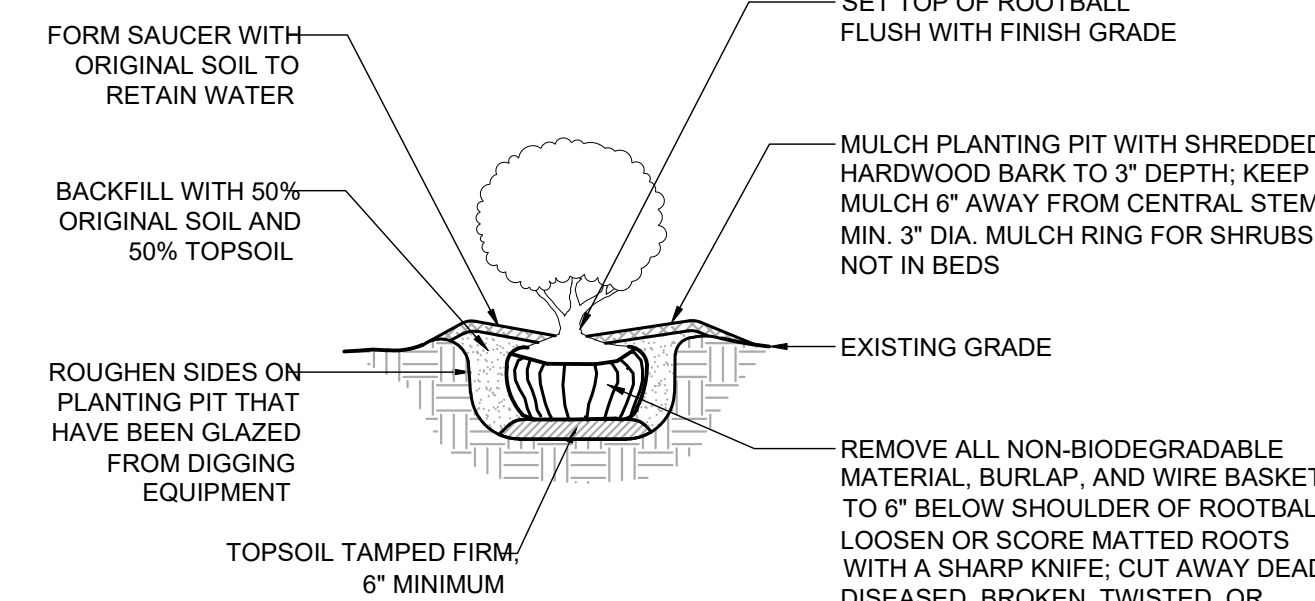
- NOTES:**
1. WATER TREES IMMEDIATELY AFTER PLANTING.
 2. TREES OF SAME SPECIES TO BE MATCHED IN UNIFORMITY AND GROWTH.
 3. TREE MUST MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).

1 DECIDUOUS TREE
 SCALE: NTS



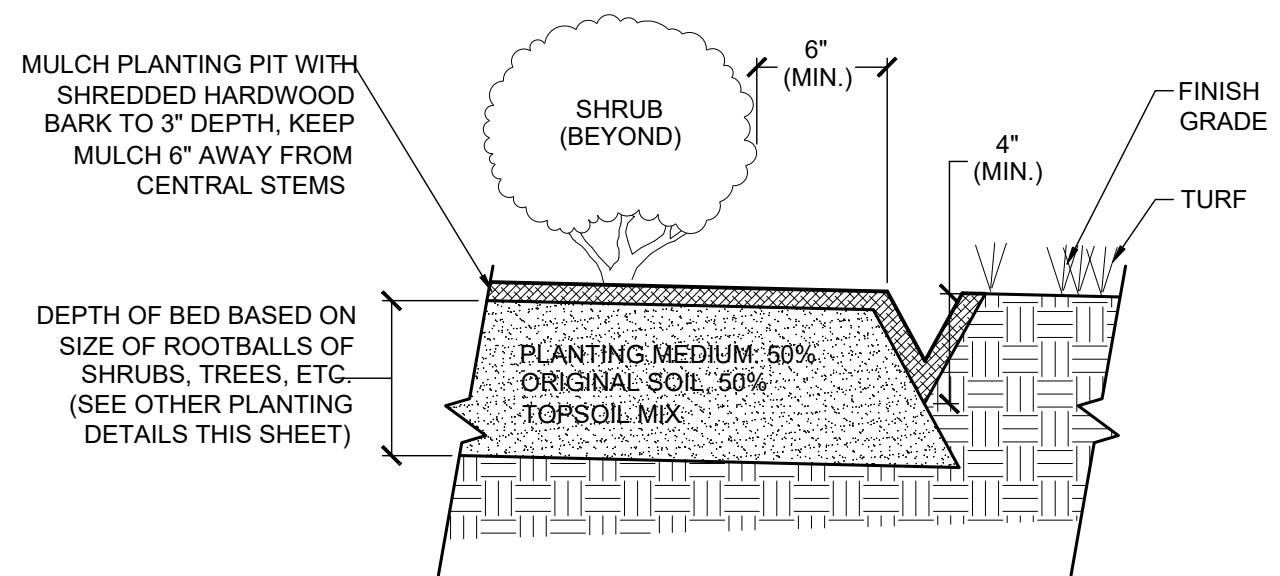
- NOTES:**
1. WATER MULTI-TRUNK TREES IMMEDIATELY AFTER PLANTING.
 2. MULTI-TRUNK TREES OF SAME SPECIES TO BE MATCHED IN UNIFORMITY AND GROWTH.

2 MULTI-TRUNK TREE
 SCALE: NTS



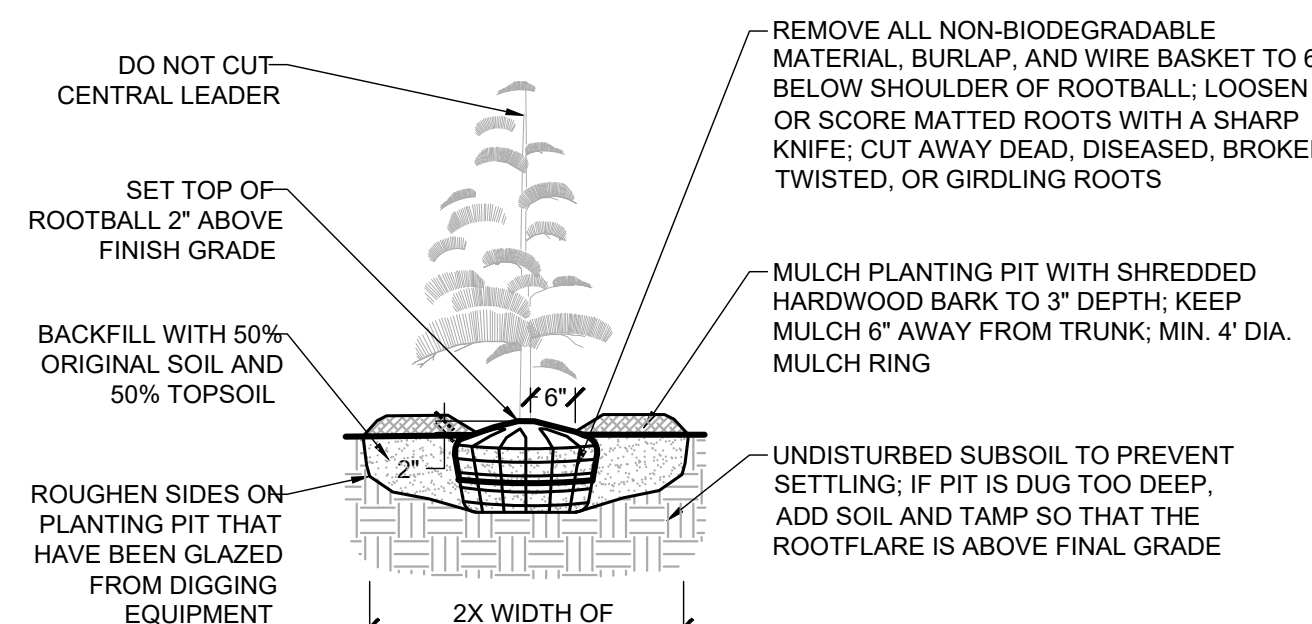
- NOTES:**
1. WATER SHRUBS IMMEDIATELY AFTER PLANTING.
 2. SHRUBS OF SAME SPECIES TO BE MATCHED IN UNIFORMITY AND GROWTH.

3 SHRUB PLANTING
 SCALE: NTS



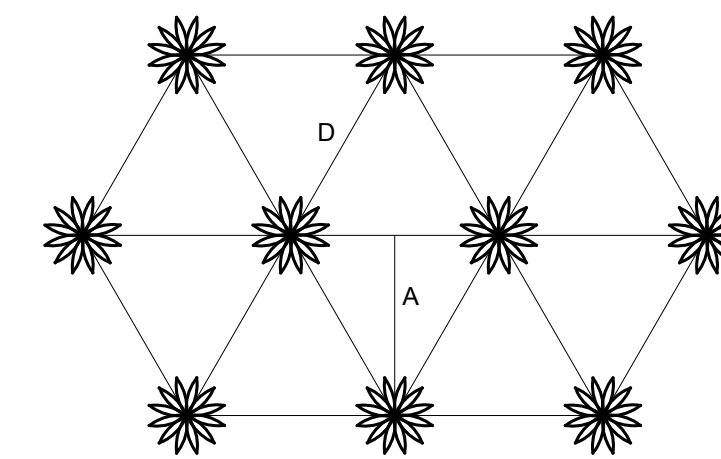
- NOTES:**
1. DIG TRENCH EDGE WITH SPADE CONTINUOUS ALONG EDGE OF BED AND TURF.
 2. MULCH TRENCH AS SHOWN.
 3. IF EDGE OF BED IS GROUNDCOVER, PLACE TRENCH AT EDGE OF GROUNDCOVER.

4 BED EDGE TRENCH
 SCALE: NTS



- NOTES:**
1. WATER TREES IMMEDIATELY AFTER PLANTING.
 2. TREES OF SAME SPECIES TO BE MATCHED IN UNIFORMITY AND GROWTH.

5 CONIFER TREE
 SCALE: NTS



SPACING "D"	ROW WIDTH "A"	PLANTS / S.F.
6" O.C.	5.2"	4.61
8" O.C.	6.9"	2.60
10" O.C.	8.7"	1.66
12" O.C.	10.4"	1.15
15" O.C.	13.0"	0.74
18" O.C.	15.6"	0.51
24" O.C.	20.8"	0.33

- NOTES:**
1. GROUNDCOVERS AND BULBS TO BE PLANTED ON TRIANGULAR GRID.
 2. SEE PLANT SCHEDULES FOR REQUIRED SPACING.

6 GROUNDCOVER SPACING
 SCALE: NTS

- GENERAL:**
1. UNLESS OTHERWISE NOTED, SEEDING SHALL BE INSTALLED ON ALL CUT AND FILL SLOPES, SHOULDERS, AND DISTURBED AREAS GENERATED BY CONSTRUCTION.
 2. SEEDING SHALL BE INSTALLED AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED.
- SEEDING PROCEDURES (REFER TO TABLES AT RIGHT FOR APPLICATION RATES):**
1. SHAPE AND SMOOTH GRADE WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION AT SEEDING TIME AND FOR MAINTENANCE PURPOSES.
 2. SPREAD LIME AND FERTILIZER IN DRY FORM UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDBED PREPARATION.
 3. SCARIFY SEEDBED TO A DEPTH OF 1" TO 4" AS DETERMINED ON-SITE. THE SEEDBED MUST BE WELL PULVERIZED, SMOOTHED, AND FIRMED PRIOR TO SEED INSTALLATION.
 4. DISTRIBUTE SEED UNIFORMLY OVER FRESHLY PREPARED SEEDBED WITH CULTIPACKER-SEEDER, DRILL, ROTARY SEEDER, OR OTHER MECHANICAL OR HAND SEEDER.
 5. WITHIN 24 HOURS AFTER SEEDING, STRAW OR HAY MULCH SHALL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25% OF THE GROUND SURFACE EXPOSED. MULCH SHALL BE SPREAD WITH BLOWER-TYPE MULCH EQUIPMENT OR BY HAND AND ANCHORED IMMEDIATELY AS IT IS SPREAD. A DISK HARROW WITH THE DISK SET OR A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL.
 6. WITHIN 24 HOURS AFTER SEEDING AN PLACEMENT OF MULCH, WATER AREA TO A SATURATION DEPTH OF:
- MAINTENANCE:**
1. WHEN PLANTS ARE 2" TO 4" TALL, TOPDRESS AREA WITH SEED AND APPLY FERTILIZER (5-10-15) AT A RATE OF 300 LBS. / ACRE.
 2. AT THE BEGINNING OF THE SECOND GROWING SEASON, APPLY FERTILIZER (5-10-15) AT A RATE OF 800 LBS. / ACRE.

7 DISTURBED AREA SEEDING
 SCALE: NTS

- GENERAL NOTES:**
1. UNDERGROUND UTILITIES:
 - 1.1. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, LANDSCAPE ARCHITECT, OR THEIR REPRESENTATIVES. BEFORE YOU DIG, CALL TENNESSEE ONE CALL SYSTEM-1-800-351-1111.
 - 1.2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.
 2. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO INSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.

- PLANT STOCK NOTES:**
1. ALL CANOPY TREES SHALL BE LIMBED UP AT LEAST 7' WITH A MINIMUM HEIGHT OF 12'.
 2. ALL PEDESTRIAN ACCESS WAYS MUST HAVE AT LEAST 7' OF CLEARANCE.
 3. ALL UNDERSTORY TREES SHALL BE LIMBED UP AT LEAST 4' WITH A MINIMUM HEIGHT OF 8'.
 4. ALL CANOPY AND UNDERSTORY TREES SHALL HAVE ONE STRONG CENTRAL LEADER TRUNK. NO MULTI-TRUNK UNLESS SPECIFIED.
 5. THE SOUTH SIDE OF ALL TREES SHALL BE MARKED BEFORE TRANSPLANT FOR DIRECTIONAL PLACEMENT AT THE TIME OF PLANTING. CONTRACTOR SHALL BE RESPONSIBLE FOR DIRECTIONAL PLACEMENT.
 6. ALL TREES SHALL BE MATCHED SPECIMENS WITH A FULL CANOPY AND A UNIFORM BRANCHING HABIT.
 7. EVERGREEN TREES SHALL BE FULL TO GROUND WITH A HEAVY CANOPY AND STRONG CENTRAL LEADER.
 8. ALL SHRUBS SHALL HAVE A FULL, HEAVY BODY FOR THE COMPLETE HEIGHT OF THE SHRUB AND SHOULD NOT SHOW STRESS AT TIME OF PLANTING.
 9. ALL SHRUBS SHALL HAVE A MINIMUM #3 CONTAINER AT TIME OF PLANTING. PLANT SELECTION MUST BE CHOSEN BY PLANT SIZE, NOT CONTAINER SIZE.
 10. ALL SHRUBS, EXCEPT AS NOTED, SHALL BE PLANTED AND MAINTAINED IN THEIR NATURAL FORM TO CREATE A PLANT MASSING EFFECT. NO "GUMDROP" PRUNING IS ALLOWED.
 11. MULCH "VOLCANOES" ARE UNACCEPTABLE. MULCH MUST BE INSTALLED PER DETAILS.
 12. INSTALL ALL PLANTS IN ACCORDANCE WITH ALL APPLICABLE DETAILS AND SPECIFICATIONS INCLUDED WITHIN THE CONSTRUCTION PACKAGE.
 13. ALL PLANTS MUST BE SELECTED, INSTALLED, AND MAINTAINED ACCORDING TO THE SPECIFICATIONS.
 14. ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM MAJOR UTILITY LINES. CONTACT LANDSCAPE ARCHITECT WHERE DISCREPANCIES OCCUR FOR FIELD ADJUSTMENT.

FIRST-YEAR SOIL AMENDMENTS

ITEM	APPLICATION RATE
AGRICULTURAL LIMESTONE	4000 LBS. / ACRE
FERTILIZER (5-10-15)	1500 LBS. / ACRE
STRAW	4000 LBS. / ACRE
HAY	5000 LBS. / ACRE

FIRST-YEAR SEEDING

DATE	SPECIES	APPLICATION RATE
FEB. 1 - APR. 15	KENTUCKY 31 FESCUE	50 LBS. / ACRE
APR. 15 - AUG. 1	HULL COMMON BERMUDAGRASS	10 LBS. / ACRE
AUG. 1 - DEC. 1	KENTUCKY 31 FESCUE RYE GRASS	25 LBS. / ACRE



PLANS ARE VOID AND MAY NOT BE REPRODUCED WITHOUT WRITTEN APPROVAL FROM SADDLEBROOK PROPERTIES, LLC.

A
1.2

SELECTIONS



Item ID: 314438
MFG #: 5-3453-BK
Manufacturer: Savoy House
Finish: Black
Collection: Dunmore
Width: 11.00"
Height: 23.50"
Length: 11.00"

Safety Listing: UL/CUL
 Safety Rating: Wet
 Glass: Clear Seeded
 Canopy: 12.25"x6.5"
 Extension: 13.00"
 Weight: 8.80 lb

UPC: 822920233319

Light Bulb Attributes

Brand	Satco
MPN (Part No.)	S3285
UPC	045923032851
Lighting Technology	Incandescent
Bulb Shape	Chandelier Bulb - Straight Tip
Bulb Finish	Frosted
Life Hours	1,500

Wattage	25 Watt
Lumens	212
Voltage	120
Base Type	Candelabra (E12)
Height	3.5 in.
Diameter	1.19 in.
Case Quantity	25

Qty.	Type	Base	Watt	Incl.	Source	LM.	CCT	CRI	Avg.Life	Dim	Beam
3	Candelabra	E12	40.00 W	-	Incandescent/LED	-	-	-	-	Yes	-

Community:	Stonemeade
Plan:	Entry Sign and Mail Center
Date:	March 5, 2026

EXTERIOR SELECTIONS

Metal Roof:	Painted Metal/ Matte Black
Stone Color:	Coronado/ Carolina Rubble/ Sandstone/ dry stack with Gray Mortar
Soffit:	Fiber Cement- Birch Tree
Frieze/ Fascia:	Fiber Cement- Birch Tree
Sign Lettering:	Black—Logo to be ordered from Jim McMichael Signs
Mailboxes:	Black
Gutters:	Black
Light Fixtures:	
T&G Ceiling:	SW431 Willowbend
Columns:	Painted to match the Birch Tree Soffit



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 PROPERTIES, LLC.

REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Bart Hose, Assistant Community Development Director

Subject: Review of subdivision entrance signs for Stonemeade Subdivision, south entrance, located at 341 Boring Road.

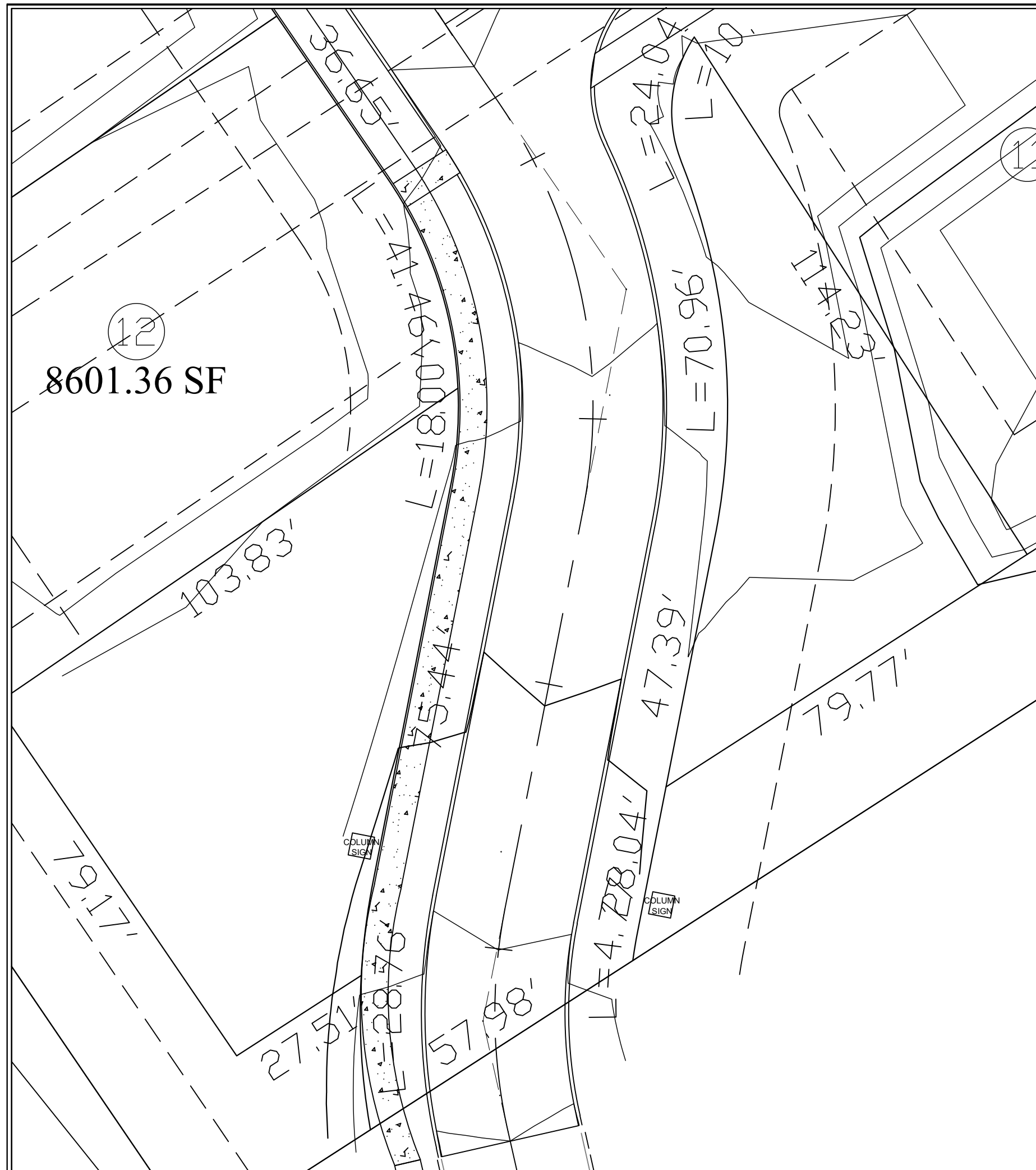
Introduction & Background: This item involves a request for approval of subdivision entrance signs at the south entrance to Stonemeade Subdivision, located at 341 Boring Road.

Discussion & Recommendations: Stonemeade Subdivision is requesting approval for entrance signs and related features at the south entrance to the subdivision. The two signs would be located on stone column features on both sides of the entrance street. The plan also includes landscaping around each entrance way feature. The material being used for the signs needs to be added to the plan, the signs lowered to six feet on the features, and the proposed lighting will need to be adequately frosted and meet the Town's outdoor lighting standards. The setbacks also need to be added to the plan and the actual location of the columns may need to be adjusted in the field. The landscape plan will also need to be updated to include both common and botanical names of the plants being used, and staff has asked that Spirea not be used due to future invasive concerns. The staff can recommend approval subject to the noted plan additions and/or changes.

Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion:

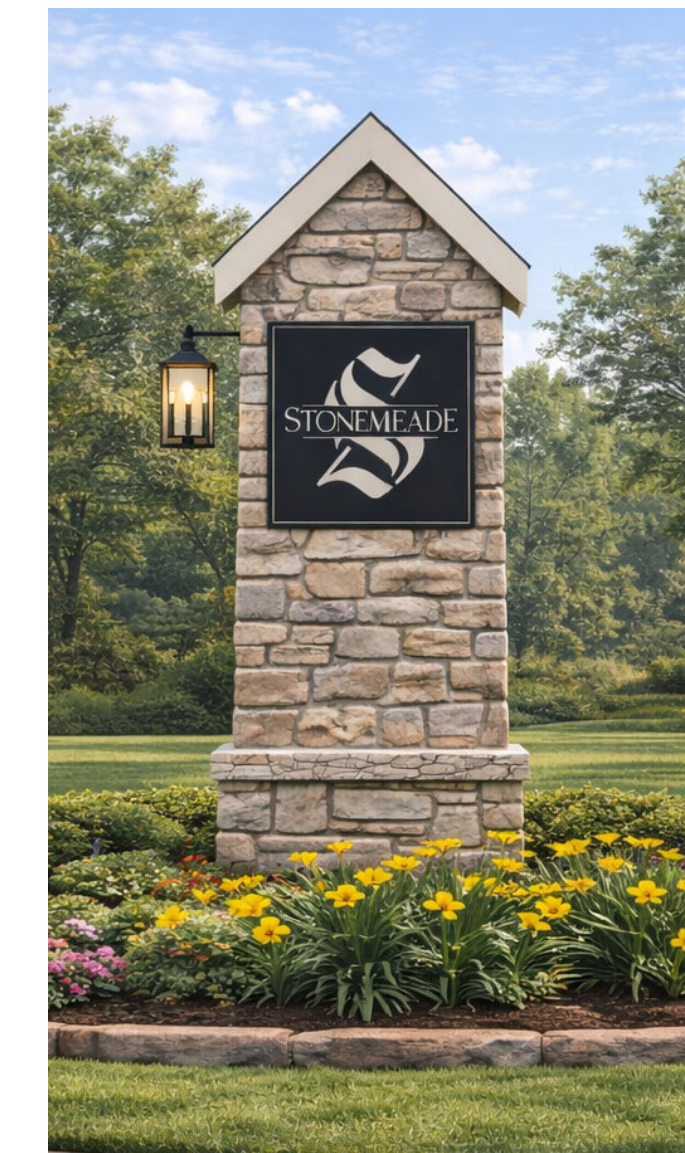
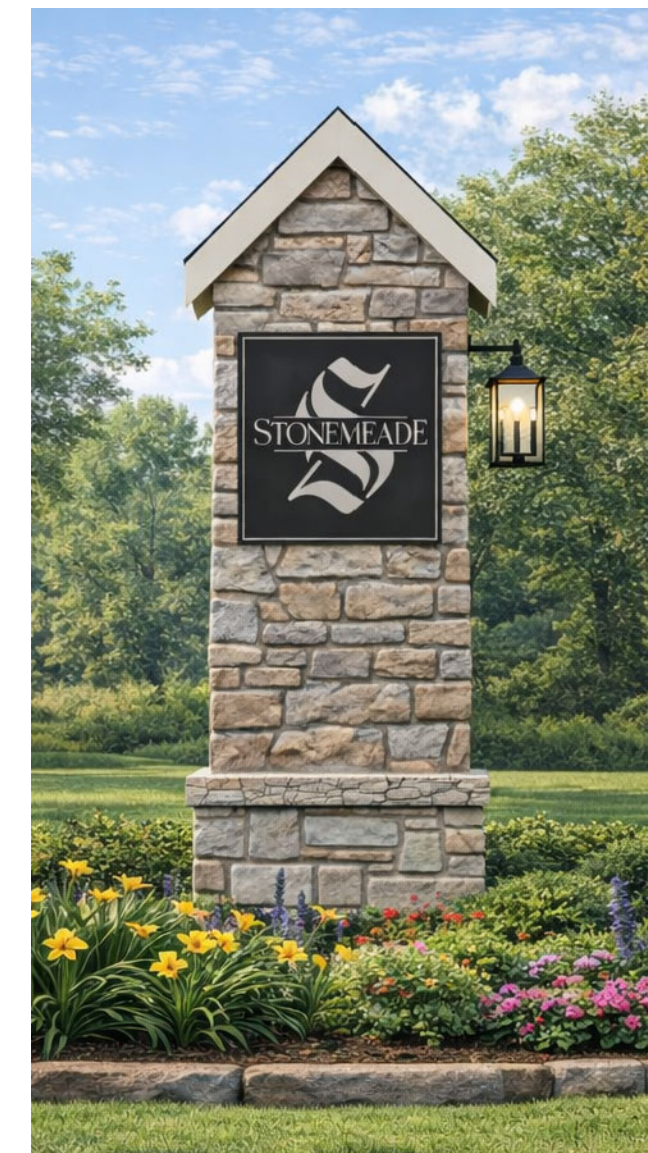
- To approve the signs subject to the plan additions and changes noted by staff.



SOUTH ENTRANCE

STONEMEADE SUBDIVISION
 341 BORING RD
 KNOXVILLE, TN 37934

DATE:
 3/3/2026

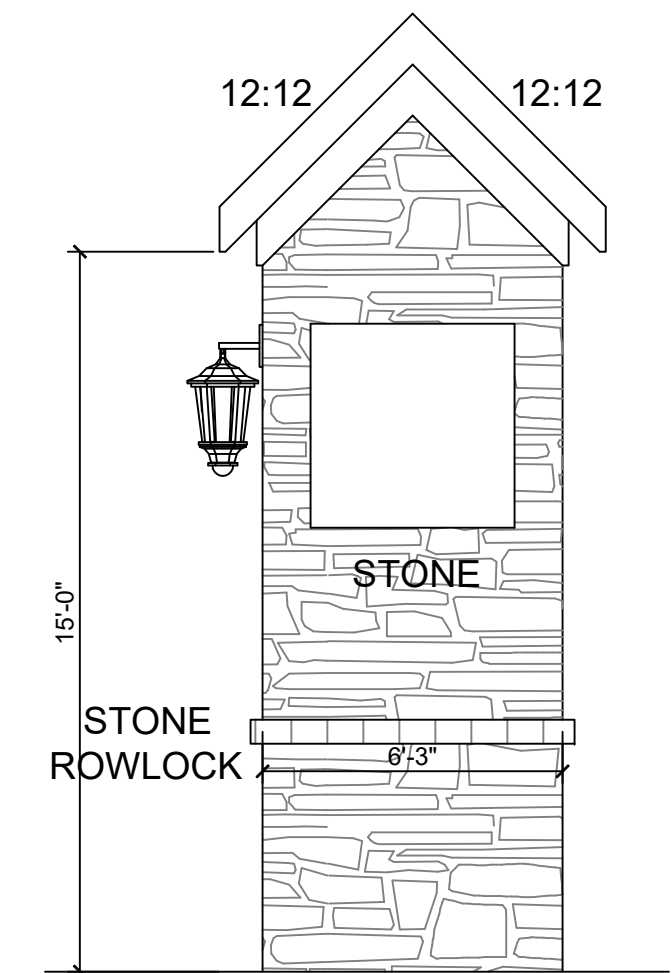
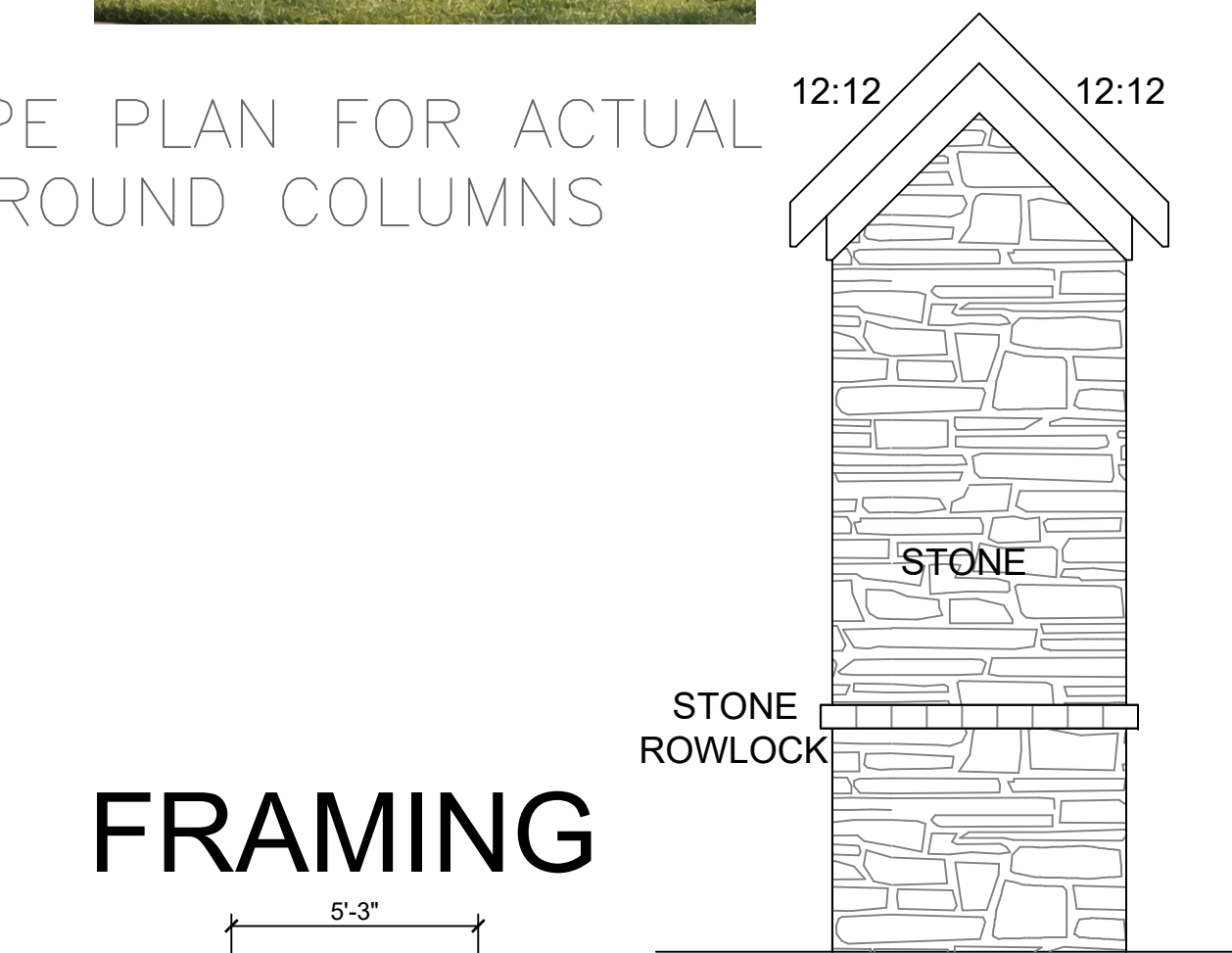
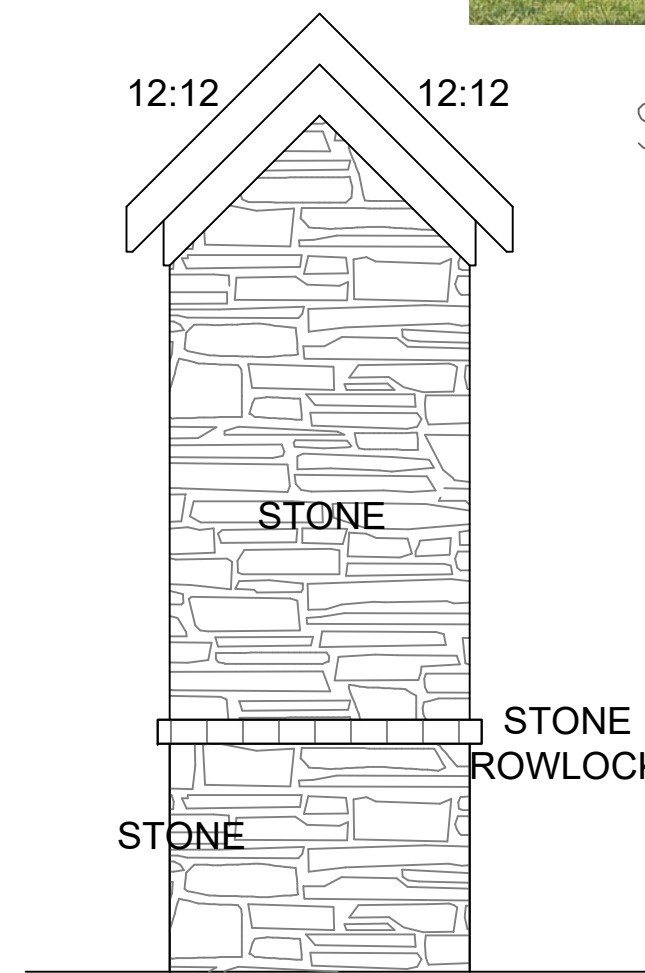
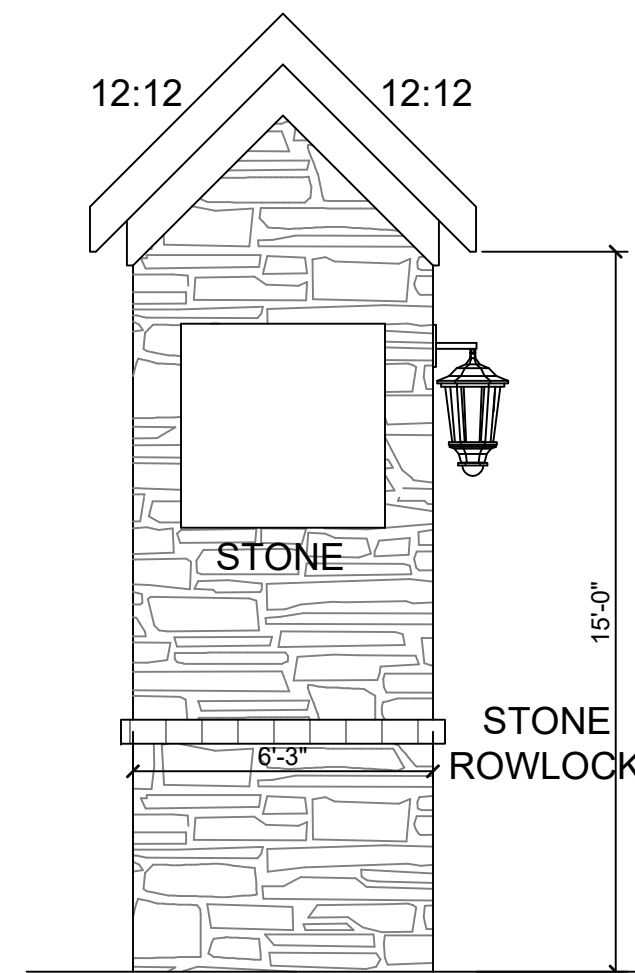
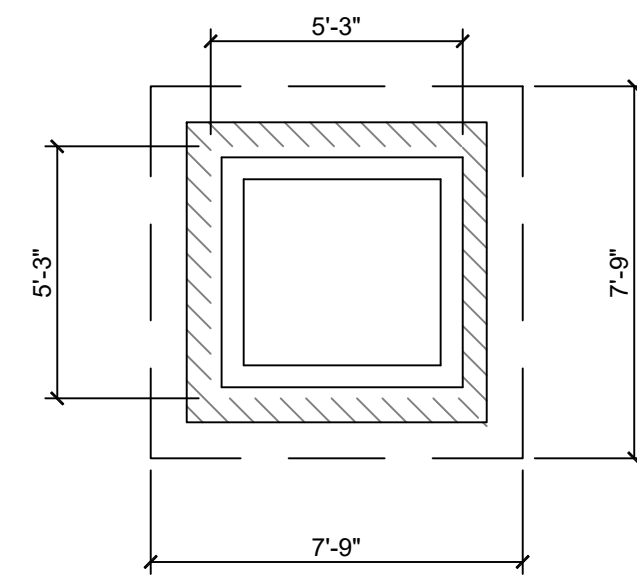


ENTRANCE
LEFTSIDE

ENTRANCE
RIGHTSIDE

SEE LANDSCAPE PLAN FOR ACTUAL
PLANTS AROUND COLUMNS

FRAMING



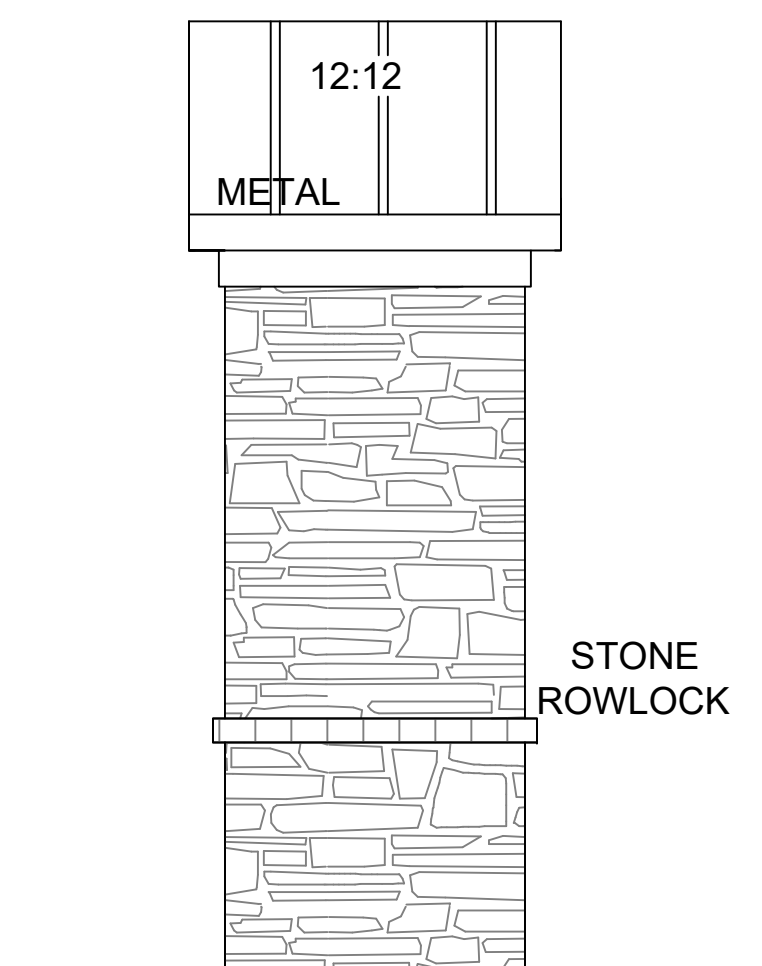
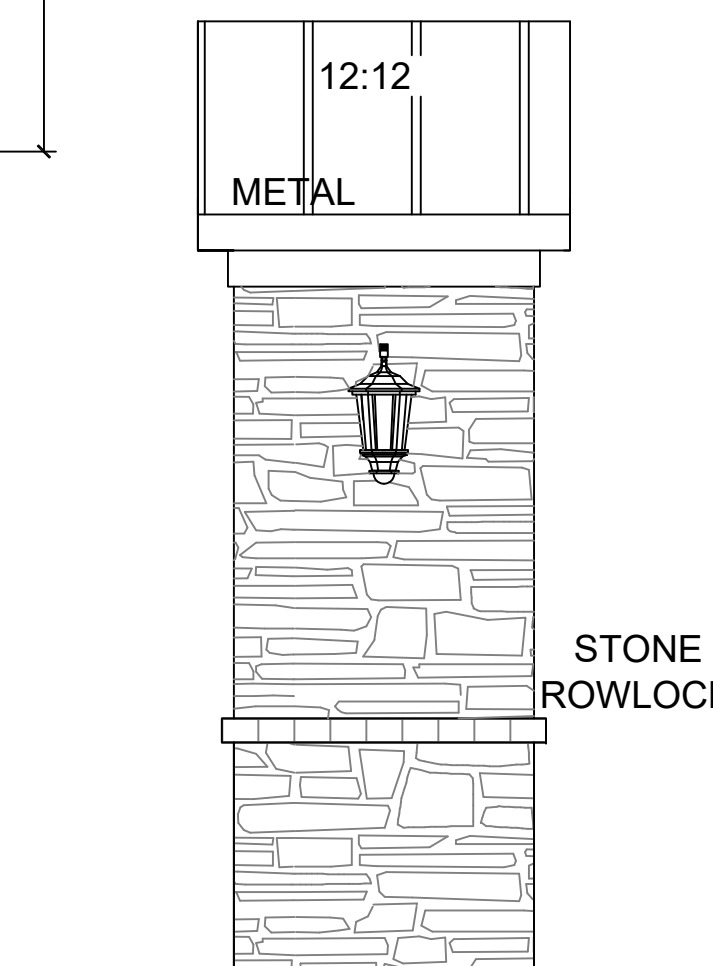
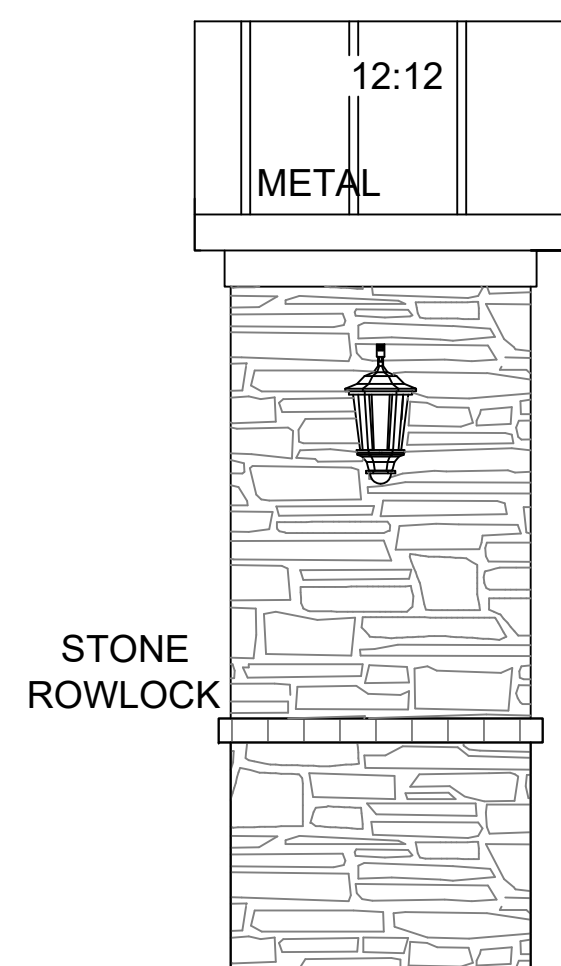
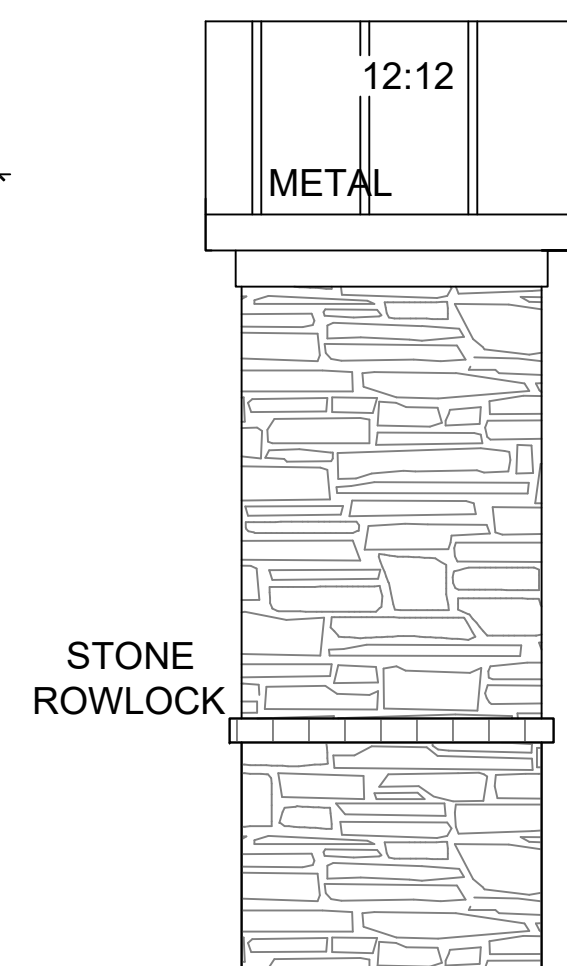
FRONT

REAR

REAR

FRONT

PLANS ARE VOID AND MAY NOT BE
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PROPERTIES, LLC.



LEFT

RIGHT

LEFT

RIGHT

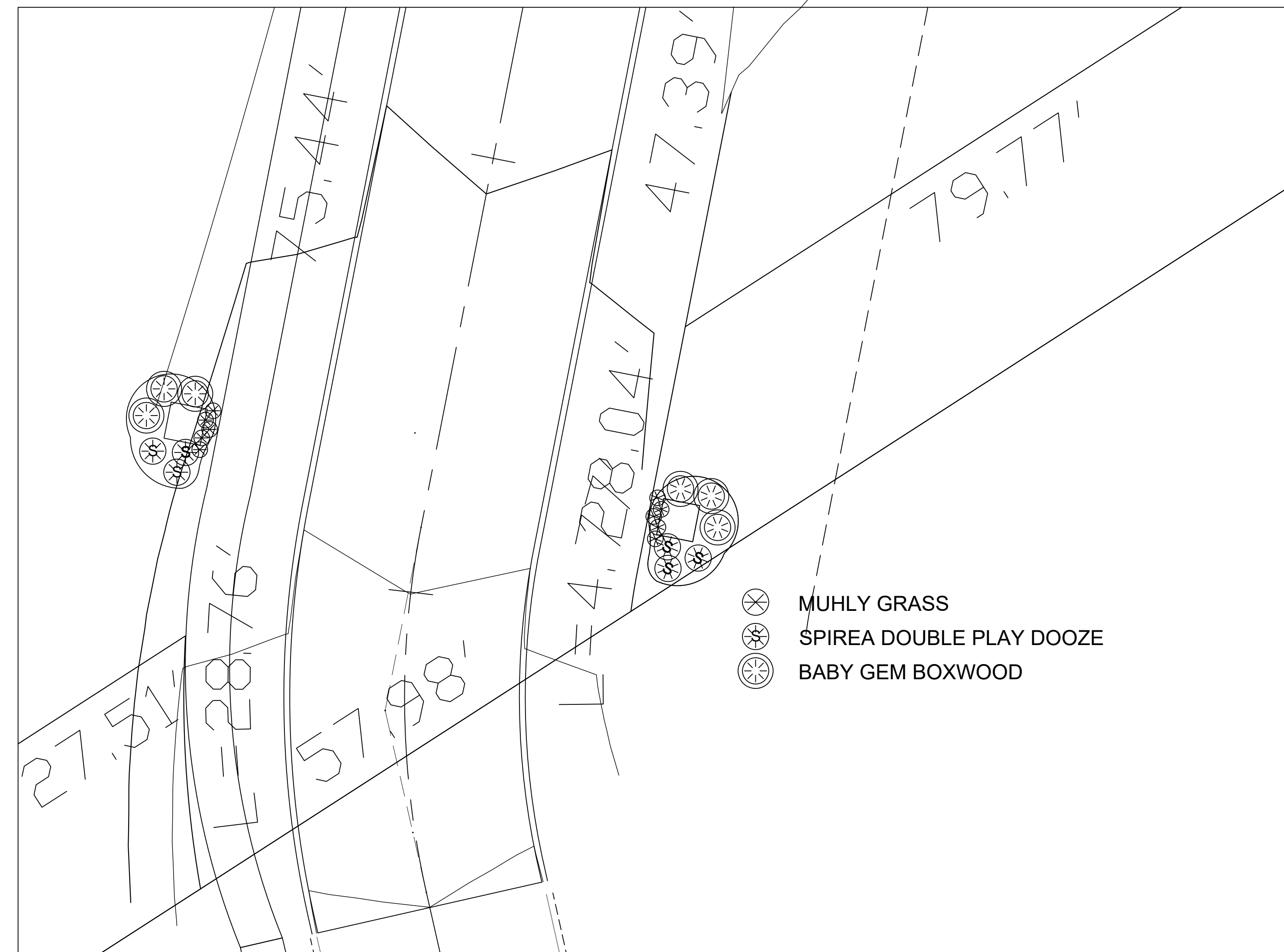
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LANDSCAPE PLAN

STONEMEADE SUBDIVISION
 341 BORING RD
 KNOXVILLE, TN 37934

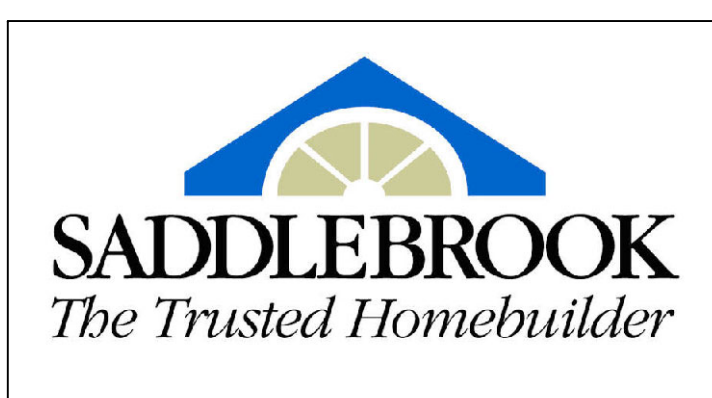
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SOUTH ENTRANCE



- ⊗ MUHLY GRASS
- ⊗ SPIREA DOUBLE PLAY DOOZE
- ⊗ BABY GEM BOXWOOD

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PLANT SCHEDULE:	QTY
OTTO LUYKEN LAUREL	6
DUABLS FROSTED JUNIPER	7
MUHLY GRASS	19
NYSSA BLACK GUM TREE	1
CREEPING PHLOX 'SPRING BLING'	6
SPIREA DOUBLE PLAY DOOZE	15
BABY GEM BOXWOOD	7
NORWAY SPRUCE TREE	1

PLANT SCHEDULE:	QTY
SHAMROCK INKBERRY HOLLY	6
LITTLE DEVIL NINEBARK	1
ANNA BALL ARBORVITAE	3
SOFT TOUCH HOLLY	9
VARIEGATED LIRIOPE	10
EMERALD GRN ARBRVTAE - PETITE	6
BABY BLUE EYES SPRUCE	2

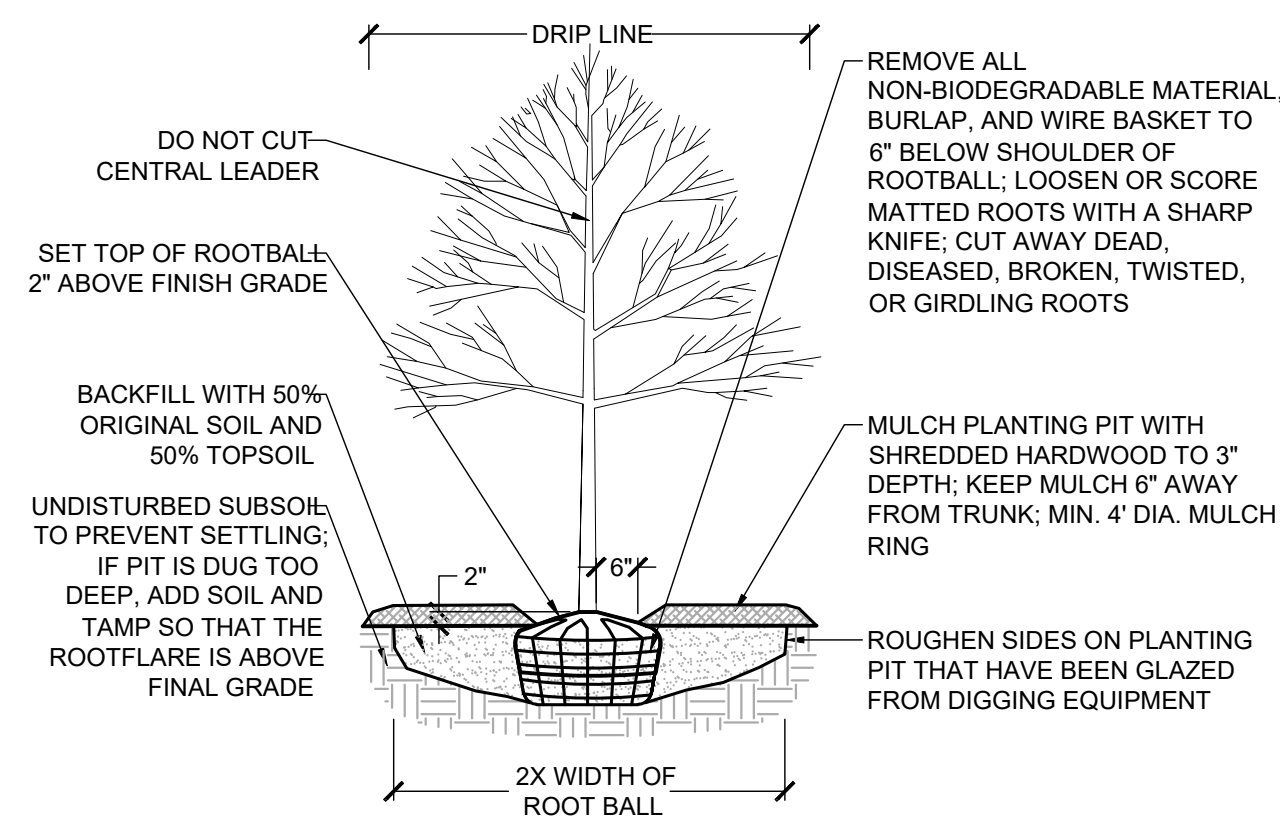
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STONEMEADE SUBDIVISION
341 BORING RD
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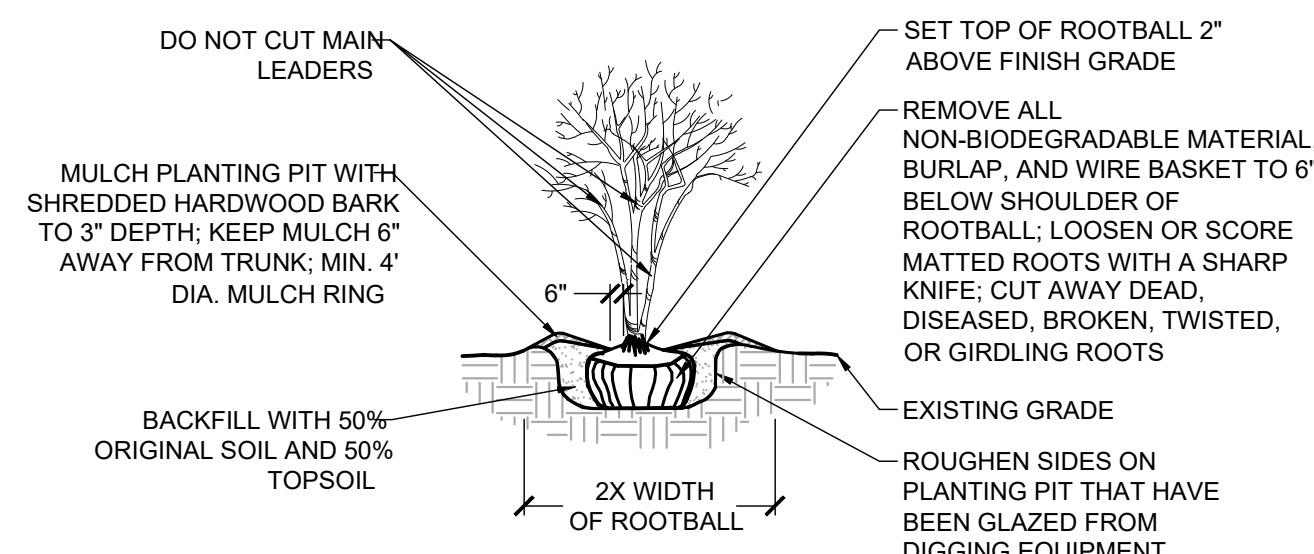
LANDSCAPE NOTES:

1. PLANTING BEDS AND PLANT LOCATIONS SHALL BE STAKED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER OR THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION OF THE PLANTS.
2. PLANTING BEDS SHALL BE CLEARED OF ALL GRASS AND WEEDS PRIOR TO INSTALLATION OF PLANTS, INCLUDING SPRAYING "ROUND-UP" OR APPROVED SUBSTITUTE TO KILL ACTIVELY GROWING PLANTS. PLANT BEDS SHALL BE PREPARED AS CALLED FOR IN THE SPECIFICATIONS AND DETAILS.
3. ALL OTHER DISTURBED AREAS ARE TO BE SEEDED OR SODDED AS PER THE PLANS. ADDITIONAL SEEDING OR SODDING, IF REQUIRED, WILL BE AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. SEE EROSION CONTROL SHEET FOR SEEDING.
4. PLANTING BEDS SHALL HAVE A THREE (3) INCH SHREDDED HARDWOOD BARK MULCH OVER THE ENTIRE BED, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
5. PRIOR TO PLANTING, ALL PLANTED AREAS SHALL BE TREATED WITH A WATER-SOLUBLE HERBICIDE FOR THE NON-SELECTIVE CONTROL OF ANNUAL AND PERENNIAL WEEDS PRIOR TO PLANTING.
6. ALL TREE AND SHRUB PLANTING PITS SHALL BE BACKFILLED WITH A PLANTING SOIL MIXTURE OF ONE (1) PART ORIGINAL SOIL AND ONE (1) PART TOPSOIL, THOROUGHLY MIXED. SAMPLE OF MIXTURE TO BE APPROVED IN WRITING BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
7. PLANT GROUNDCOVER & ANNUAL BEDS IN SAME MIXTURE AS SHRUBS. AFTER PLANTING & MULCHING, WATER AREAS TO POINT OF SATURATION.
8. ALL PLANTED AREAS ARE TO BE FERTILIZED WITH GRANULAR FERTILIZER. LANDSCAPE CONTRACTOR IS TO PROVIDE SOIL TEST RESULTS AND PROPOSED FERTILIZER APPLICATION RATES TO THE OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL.
9. ALL PLANT MATERIAL IS TO BE NURSERY GROWN AND TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60. 1-2004) OR LATEST EDITION. PLANTS NOT IN COMPLIANCE WILL BE REJECTED AND REPLACED WITH PLANTS THAT MEET THE STANDARDS.
10. SPRAY TREES AND SHRUBS WITH AN ANTI-DESICCANT IF FOLIAGE IS PRESENT.
11. EVERGREEN TREES AND SHRUBS SHALL BE PLANTED IN THE SAME MANNER AS DECIDUOUS MATERIAL IS PLANTED.
12. DO NOT PRUNE ANY PLANT MATERIAL UNTIL IT HAS BEEN INSPECTED AND ACCEPTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
13. ALL LANDSCAPE MATERIAL SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE BEFORE INSTALLATION. MATERIALS MAY BE VIEWED AT LANDSCAPE CONTRACTOR'S HOLDING SITE OR AT THIS SITE. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF THE AVAILABILITY OF THE MATERIALS TO BE INSPECTED.
14. ALL MATERIALS INSPECTED ON THE SITE AND FOUND TO BE UNACCEPTABLE SHALL BE REMOVED FROM THE SITE ON THE DAY OF INSPECTION.
15. FIELD CHANGES MUST BE APPROVED IN WRITING BY THE OWNER OR OWNER'S REPRESENTATIVE.
16. EXISTING PLANT MATERIAL IS TO BE EVALUATED BY THE LANDSCAPE ARCHITECT FOR POSSIBLE RELOCATION ON SITE. THE LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT FORTY-EIGHT (48) HOURS BEFORE BEGINNING WORK.
17. ALL PLANT MATERIAL SHALL BE SUPPLIED BY APPROPRIATE SOURCES TO PREVENT UNDUE STRESS OR PROLONGED ACCLIMATIZATION WHICH WOULD INHIBIT PLANT GROWTH.
18. LANDSCAPE CONTRACTOR IS TO VERIFY PLANT QUANTITIES SHOWN ON PLAN AND IN PLANT LIST. IF DISCREPANCIES OCCUR, LANDSCAPE CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT IMMEDIATELY. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE.
19. EVERGREEN TREES TO BE A MINIMUM OF 6" IN HEIGHT AT TIME OF PLANTING - DECIDUOUS TREES TO BE 2" DBH MIN AT TIME OF PLANTING. SEE PLANT LIST FOR LARGER MATERIAL REQUIRED.
20. MULTI-TRUNK PLANT MATERIAL SHALL BE ONE PLANT GROWN FROM SINGLE SEEDLING. NO CLUMP MULTI-PLANT STOCK WILL BE ACCEPTED.
21. IF IN THE OPINION OF THE LANDSCAPE ARCHITECT, THE CENTRAL LEADER OF ANY TREE HAS BEEN CUT IN THE HISTORY OF THE PLANT'S GROWTH, THE MATERIAL SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER. THE DECISION OF THE LANDSCAPE ARCHITECT WILL BE FINAL.



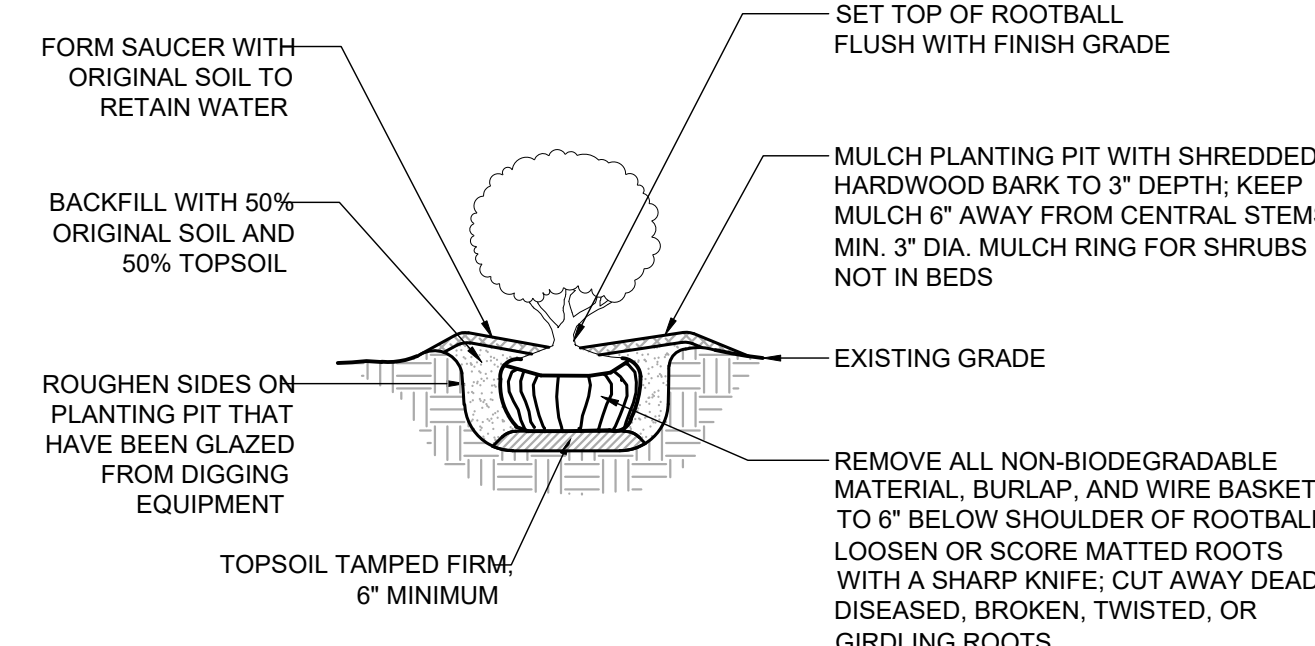
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 3. TREE MUST MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)

1 DECIDUOUS TREE
 SCALE: NTS



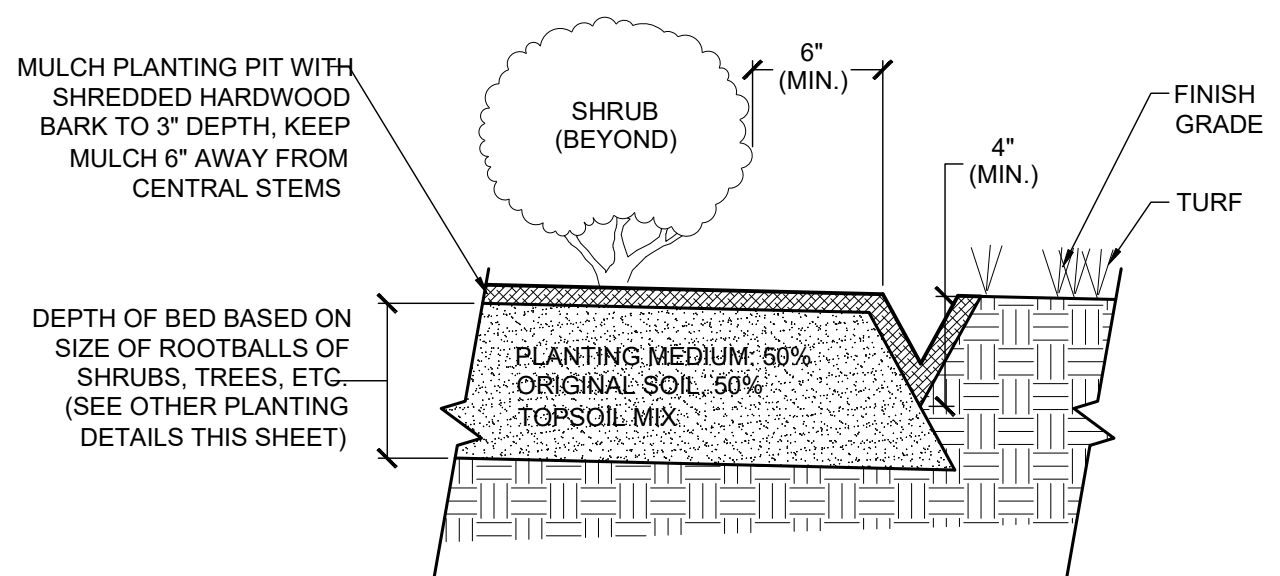
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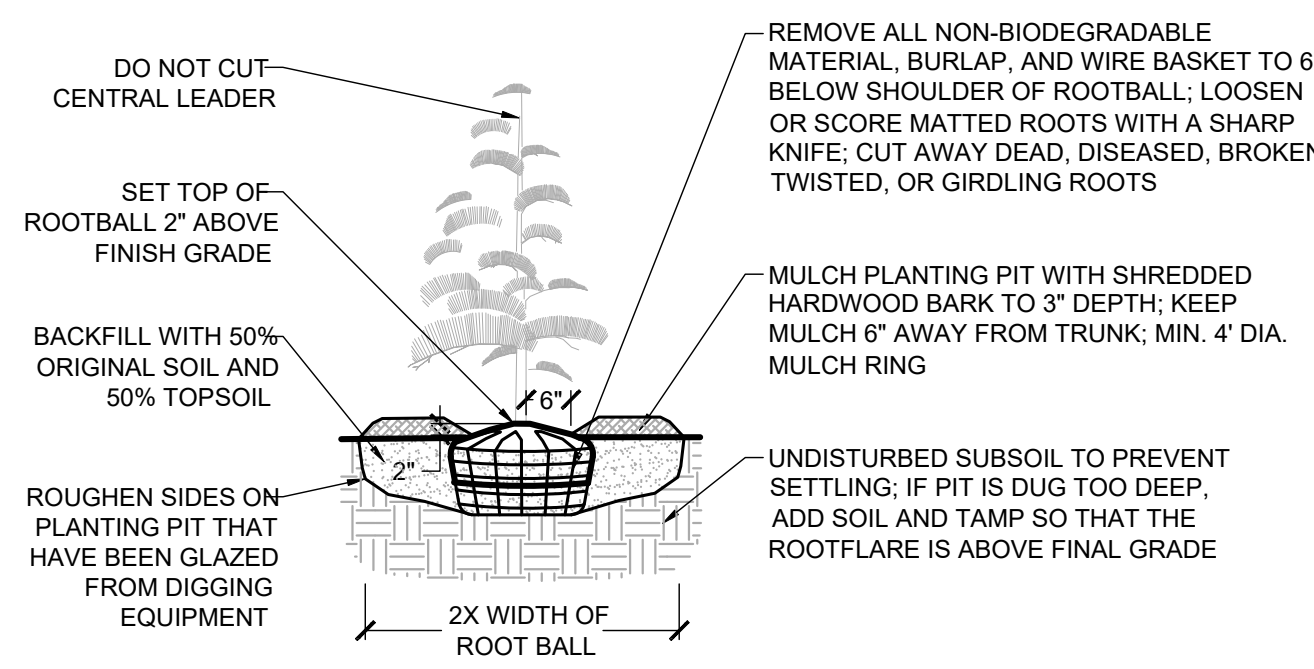
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3 SHRUB PLANTING
 SCALE: NTS



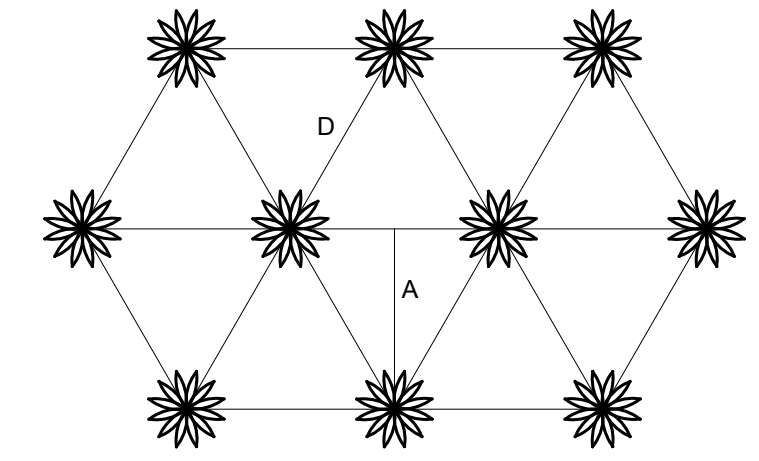
- NOTES:**
1. DIG TRENCH EDGE WITH SPADE CONTINUOUS ALONG EDGE OF BED AND TURF.
 2. MULCH TRENCH AS SHOWN.
 3. IF EDGE OF BED IS GROUNDCOVER, PLACE TRENCH AT EDGE OF GROUNDCOVER.

4 BED EDGE TRENCH
 SCALE: NTS



- NOTES:**
1. WATER TREES IMMEDIATELY AFTER PLANTING.
 2. TREES OF SAME SPECIES TO BE MATCHED IN UNIFORMITY AND GROWTH

5 CONIFER TREE
 SCALE: NTS



SPACING "D"	ROW WIDTH "A"	PLANTS / S.F.
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24" O.C.	20.8"	0.33

- NOTES:**
1. GROUNDCOVERS AND BULBS TO BE PLANTED ON TRIANGULAR GRID.
 2. SEE PLANT SCHEDULES FOR REQUIRED SPACING.

6 GROUNDCOVER SPACING
 SCALE: NTS

- GENERAL:**
1. UNLESS OTHERWISE NOTED, SEEDING SHALL BE INSTALLED ON ALL CUT AND FILL SLOPES, SHOULDERS, AND DISTURBED AREAS GENERATED BY CONSTRUCTION.
 2. SEEDING SHALL BE INSTALLED AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED.
- SEEDING PROCEDURES (REFER TO TABLES AT RIGHT FOR APPLICATION RATES):**
1. SHAPE AND SMOOTH GRADE WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION AT SEEDING TIME AND FOR MAINTENANCE PURPOSES.
 2. SPREAD LIME AND FERTILIZER IN DRY FORM UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDBED PREPARATION.
 3. SCARIFY SEEDBED TO A DEPTH OF 1" TO 4" AS DETERMINED ON-SITE. THE SEEDBED MUST BE WELL PULVERIZED, SMOOTHED, AND FIRMED PRIOR TO SEED INSTALLATION.
 4. DISTRIBUTE SEED UNIFORMLY OVER FRESHLY PREPARED SEEDBED WITH CULPACKER-SEEDER, DRILL, ROTARY SEEDER, OR OTHER MECHANICAL OR HAND SEEDER.
 5. WITHIN 24 HOURS AFTER SEEDING, STRAW OR HAY MULCH SHALL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25% OF THE GROUND SURFACE EXPOSED. MULCH SHALL BE SPREAD WITH BLOWER-TYPE MULCH EQUIPMENT OR BY HAND AND ANCHORED IMMEDIATELY AS IT IS SPREAD. A DISK HARROW WITH THE DISK SET OR A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL.
 6. WITHIN 24 HOURS AFTER SEEDING AN PLACEMENT OF MULCH, WATER AREA TO A SATURATION DEPTH OF:
- MAINTENANCE:**
1. WHEN PLANTS ARE 2" TO 4" TALL, TOPDRESS AREA WITH SEED AND APPLY FERTILIZER (5-10-15) AT A RATE OF 300 LBS. / ACRE.
 2. AT THE BEGINNING OF THE SECOND GROWING SEASON, APPLY FERTILIZER (5-10-15) AT A RATE OF 800 LBS. / ACRE.

7 DISTURBED AREA SEEDING
 SCALE: NTS

- GENERAL NOTES:**
1. UNDERGROUND UTILITIES:
 - 1.1. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, LANDSCAPE ARCHITECT, OR THEIR REPRESENTATIVES. BEFORE YOU DIG, CALL TENNESSEE ONE CALL SYSTEM-1-800-351-1111.
 - 1.2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.
 2. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO INSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.

- PLANT STOCK NOTES:**
1. ALL CANOPY TREES SHALL BE LIMBED UP AT LEAST 7' WITH A MINIMUM HEIGHT OF 12'.
 2. ALL PEDESTRIAN ACCESS WAYS MUST HAVE AT LEAST 7' OF CLEARANCE.
 3. ALL UNDERSTORY TREES SHALL BE LIMBED UP AT LEAST 4' WITH A MINIMUM HEIGHT OF 6'.
 4. ALL CANOPY AND UNDERSTORY TREES SHALL HAVE ONE STRONG CENTRAL LEADER TRUNK. NO MULTI-TRUNK UNLESS SPECIFIED.
 5. THE SOUTH SIDE OF ALL TREES SHALL BE MARKED BEFORE TRANSPLANT FOR DIRECTIONAL PLACEMENT AT THE TIME OF PLANTING. CONTRACTOR SHALL BE RESPONSIBLE FOR DIRECTIONAL PLACEMENT.
 6. ALL TREES SHALL BE MATCHED SPECIMENS WITH A FULL CANOPY AND A UNIFORM BRANCHING HABIT.
 7. EVERGREEN TREES SHALL BE FULL TO GROUND WITH A HEAVY CANOPY AND STRONG CENTRAL LEADER.
 8. ALL SHRUBS SHALL HAVE A FULL, HEAVY BODY FOR THE COMPLETE HEIGHT OF THE SHRUB AND SHOULD NOT SHOW STRESS AT TIME OF PLANTING.
 9. ALL SHRUBS SHALL HAVE A MINIMUM #3 CONTAINER AT TIME OF PLANTING. PLANT SELECTION MUST BE CHOSEN BY PLANT SIZE, NOT CONTAINER SIZE.
 10. ALL SHRUBS, EXCEPT AS NOTED**, SHALL BE PLANTED AND MAINTAINED IN THEIR NATURAL FORM TO CREATE A PLANT MASSING EFFECT. NO "GUMDROP" PRUNING IS ALLOWED.
 11. MULCH "VOLCANOES" ARE UNACCEPTABLE. MULCH MUST BE INSTALLED PER DETAILS.
 12. INSTALL ALL PLANTS IN ACCORDANCE WITH ALL APPLICABLE DETAILS AND SPECIFICATIONS INCLUDED WITHIN THE CONSTRUCTION PACKAGE.
 13. ALL PLANTS MUST BE SELECTED, INSTALLED, AND MAINTAINED ACCORDING TO THE SPECIFICATIONS.
 14. ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM MAJOR UTILITY LINES. CONTACT LANDSCAPE ARCHITECT WHERE DISCREPANCIES OCCUR FOR FIELD ADJUSTMENT.

FIRST-YEAR SOIL AMENDMENTS

ITEM	APPLICATION RATE
AGRICULTURAL LIMESTONE	4000 LBS. / ACRE
FERTILIZER (5-10-15)	1500 LBS. / ACRE
STRAW	4000 LBS. / ACRE
HAY	5000 LBS. / ACRE

FIRST-YEAR SEEDING

DATE	SPECIES	APPLICATION RATE
FEB. 1 - APR. 15	KENTUCKY 31 FESCUE	50 LBS. / ACRE
APR. 15 - AUG. 1	HULL COMMON BERMUDAGRASS	10 LBS. / ACRE
AUG. 1 - DEC. 1	KENTUCKY 31 FESCUE RYE GRASS	25 LBS. / ACRE



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A
 1.2

SELECTIONS



Item ID: 314438
MFG #: 5-3453-BK
Manufacturer: Savoy House
Finish: Black
Collection: Dunmore
Width: 11.00"
Height: 23.50"
Length: 11.00"

Safety Listing: UL/CUL
Safety Rating: Wet
Glass: Clear Seeded
Canopy: 12.25"x6.5"
Extension: 13.00"
Weight: 8.80 lb

UPC: 822920233319

Light Bulb Attributes

Brand	Satco
MPN (Part No.)	S3285
UPC	045923032851
Lighting Technology	Incandescent
Bulb Shape	Chandelier Bulb - Straight Tip
Bulb Finish	Frosted
Life Hours	1,500

Wattage	25 Watt
Lumens	212
Voltage	120
Base Type	Candelabra (E12)
Height	3.5 in.
Diameter	1.19 in.
Case Quantity	25

Qty.	Type	Base	Watt	Incl.	Source	LM.	CCT	CRI	Avg.Life	Dim	Beam
3	Candelabra	E12	40.00 W	-	Incandescent/LED	-	-	-	-	Yes	-

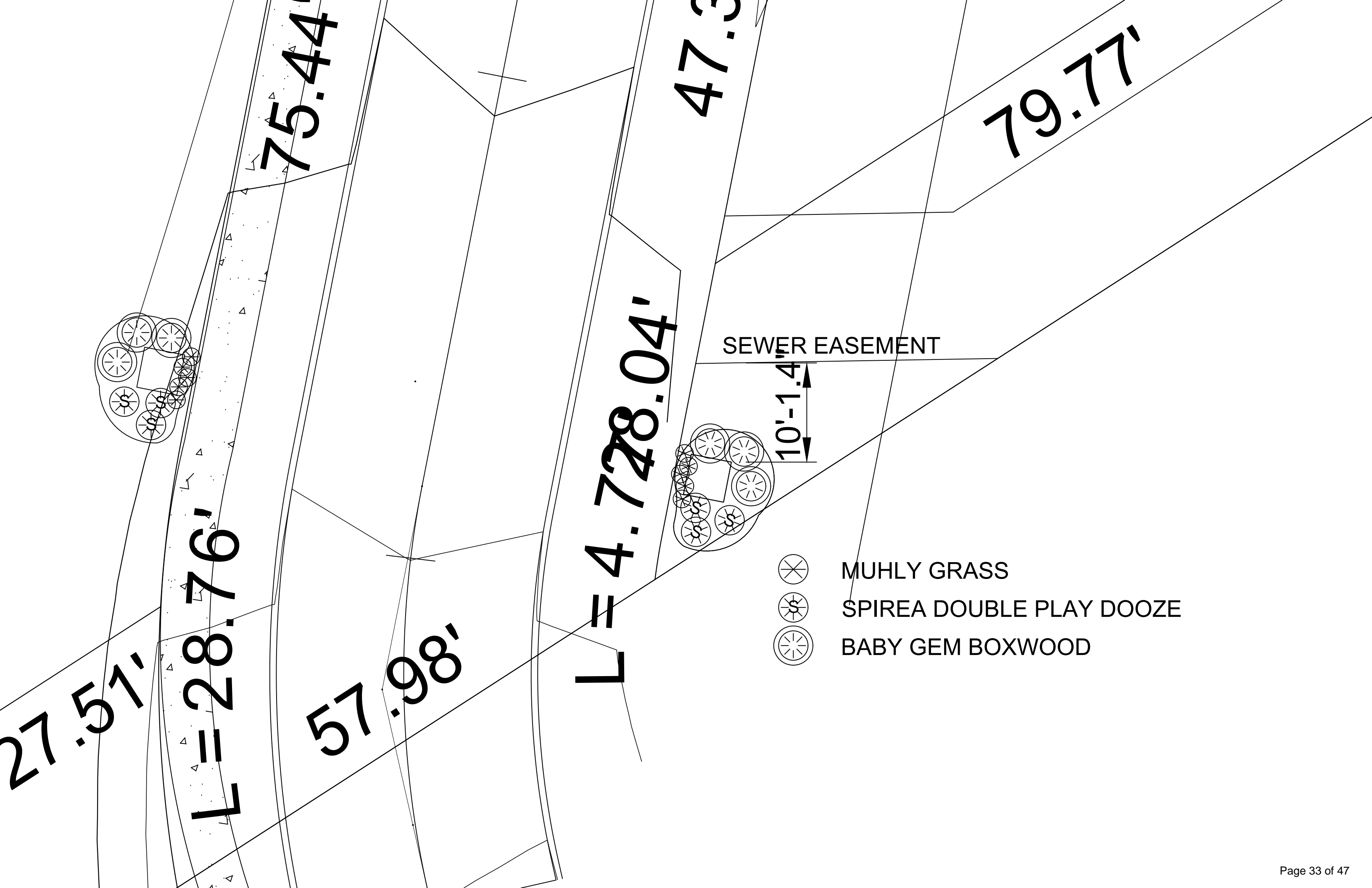
Community:	Stonemeade
Plan:	Entry Sign and Mail Center
Date:	March 5, 2026

EXTERIOR SELECTIONS

Metal Roof:	Painted Metal/ Matte Black
Stone Color:	Coronado/ Carolina Rubble/ Sandstone/ dry stack with Gray Mortar
Soffit:	Fiber Cement- Birch Tree
Frieze/ Fascia:	Fiber Cement- Birch Tree
Sign Lettering:	Black—Logo to be ordered from Jim McMichael Signs
Mailboxes:	Black
Gutters:	Black
Light Fixtures:	
T&G Ceiling:	SW431 Willowbend
Columns:	Painted to match the Birch Tree Soffit



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REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Bart Hose, Assistant Community Development Director

Subject: Review of new tenant panel signs for the commercial office building located at 11852 Kingston Pike.

Introduction & Background: This item involves a request for approval of new/replacement tenant panels on an existing multi-tenant ground sign located at 11852 Kingston Pike.

Discussion & Recommendations: The owner of the property at 11852 Kingston Pike is requesting approval for the new tenant panel signs installed on the site's existing multi-tenant sign structure. The property owner had opted to install the new updated signs for all the existing tenants in the building without realizing a permit was needed for the replacement signs.

Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion: To approve the new tenant panels.

11852
KINGSTON PIKE

TYRION INTEGRATION SERVICES, INC.

LADY KATIE CREATIONS

Thornton, Musso, & Bellemin, Inc.

WADEscapes | Landscape.Design.Build

REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Bart Hose, Assistant Community Development Director

Subject: Review of a landscape plan for the West End Phase 3 development, located at 117 West End Ave.

Introduction & Background: This item involves a request for approval of a landscape plan for the West End Phase 3 development located at 117 West End Ave.

Discussion & Recommendations: The West End development is requesting approval for a landscape plan for the newest phase, Phase 3 of their larger development. The plan includes required shade trees, replacement trees, and landscaping around the building and between the building and parking spaces. The applicants are proposing to substitute/add shade trees elsewhere on the site for the trees that would normally be required in the front yard, between the building and the street. The Mixed-Use Town Center planning area allows buildings to be setback within 10 feet of the front property line. It is not practical to locate shade trees in the front yard given the proposed building location on this site. The applicants will also need to make a minor editorial correction to the Plant-List-Types table, but the proposed landscaping shown on the plan meets the towns' requirements. The staff can recommend approval subject to the table correction.

Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion: To approve the landscape plan subject to correcting the Plant List-Types table.



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Revisions:

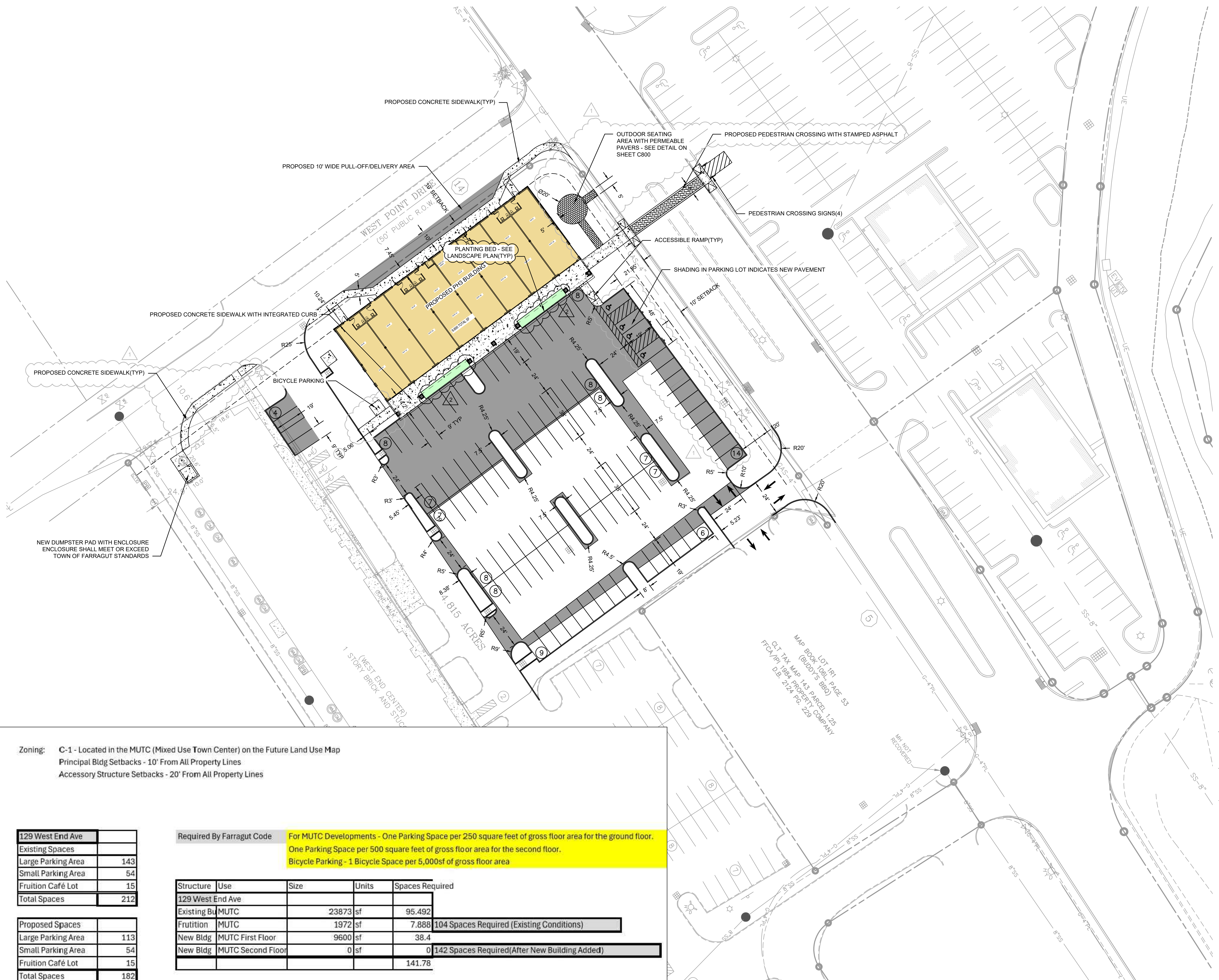
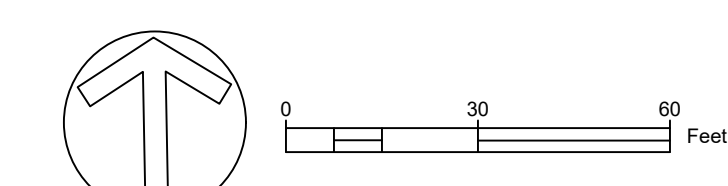
No.	Date
1	3/1/20
2	4/10/20

Drawing Title:
SITE LAYOUT PLAN

Date: 12/29/2025

Project No. 25012

Sheet No. C200



Zoning: C-1 - Located in the MUTC (Mixed Use Town Center) on the Future Land Use Map
Principal Bldg Setbacks - 10' From All Property Lines
Accessory Structure Setbacks - 20' From All Property Lines

129 West End Ave	
Existing Spaces	
Large Parking Area	143
Small Parking Area	54
Fruition Café Lot	15
Total Spaces	212

Proposed Spaces	
Large Parking Area	113
Small Parking Area	54
Fruition Café Lot	15
Total Spaces	182

Required By Farragut Code For MUTC Developments - One Parking Space per 250 square feet of gross floor area for the ground floor.
One Parking Space per 500 square feet of gross floor area for the second floor.
Bicycle Parking - 1 Bicycle Space per 5,000sf of gross floor area

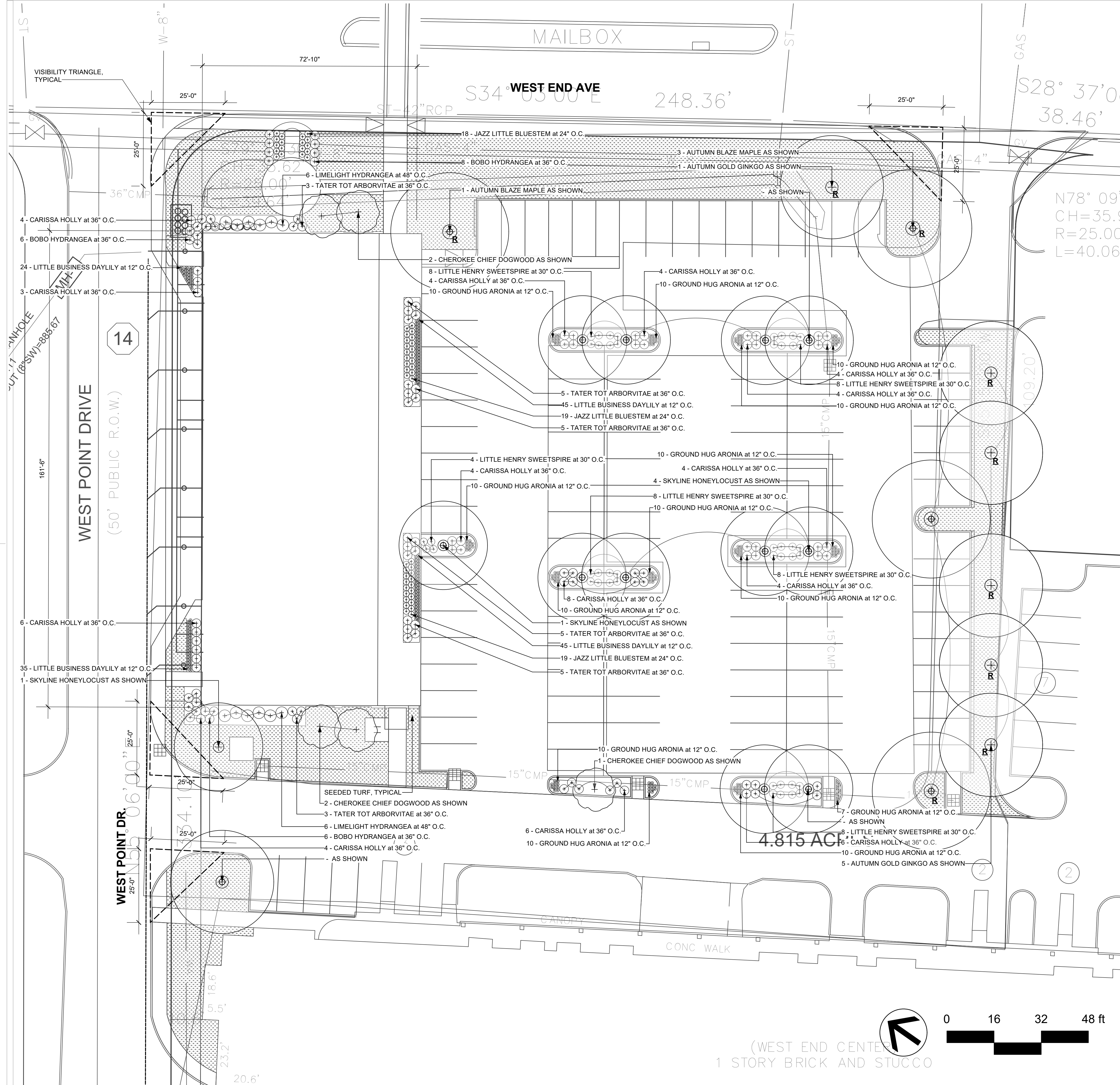
Structure	Use	Size	Units	Spaces Required
129 West End Ave				
Existing Bldg	MUTC	23873 sf		95.492
Fruition Bu	MUTC	1972 sf	7.888	104 Spaces Required (Existing Conditions)
New Bldg	MUTC First Floor	9600 sf		38.4
New Bldg	MUTC Second Floor	0 sf	0	142 Spaces Required (After New Building Added)
				141.78

MAP BOOK LOT 171
CLJ TAX MAP 143 PARCEL 125
FCA/JP 1984 PROPERTY COMPANY
D.B. 2124 PG. 229

BASIS OR BEARING
EXISTING BOUNDARY INFORMATION FROM SURVEY FILES PROVIDED BY LYNCH SURVEYS LLC DATED 05/01/18. TOPOGRAPHIC DATA FROM STATE OF TN LIDAR DATA.

FLOOD NOTE
THE PROJECT SITE IS NOT LOCATED WITHIN AN AREA OF FLOOD HAZARD PER THE FEMA FLOOD INSURANCE RATE MAP NO.47099C0244G EFFECTIVE AUGUST 5, 2013.

UTILITY NOTE
THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. UTILITIES MAY EXIST THAT ARE NOT SHOWN. FIELD VERIFY SIZE, LOCATION AND TYPE PRIOR TO CONSTRUCTION.



PLANTING NOTES

1. THE LOCATION OF ALL SURFACE AND UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR AT GROUND BREAK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES FROM DAMAGE AS REQUIRED DURING CONSTRUCTION AND TO REPAIR ANY DAMAGE WHICH SHOULD OCCUR.
2. AT START OF CONSTRUCTION OPERATIONS, IDENTIFY AREAS OF GRASS TO BE KILLED. COMPLETELY ERADICATE ALL GRASS IN AREAS SHOWN TO BE WITHIN A MULCHED BED.
3. PROTECT EXISTING GRASS AREAS TO REMAIN. SEED ALL AREAS WITHIN AND ADJOINING TO PROJECT LIMITS THAT ARE DISTURBED AS A RESULT OF CONSTRUCTION OPERATIONS AND ARE NOT OTHERWISE SHOWN TO BE PLANTED.
4. ESTABLISH SMOOTH CURVILINEAR MOWING/BED LINES WHERE LAWN MEETS MULCHED SHRUB OR GROUNDCOVER MASS.
5. PROVIDE APPROVED TOPSOIL TO PERFORM INCIDENTAL GRADING WORK.
6. HALF-TONE IMAGES ARE EXISTING CONDITIONS INCLUDED FOR REFERENCE ONLY. PROTECT FROM DAMAGE.
7. MULCH ALL AREAS OF TREE, SHRUB, AND GROUNDCOVER MASS PLANTINGS WITH 2" OF SHREDDED HARDWOOD BARK MULCH.

TOWN OF FARRAGUT CODE REQUIREMENTS

SEC. XII-D.1-b. PLANTING REQUIREMENTS:
 ONE SHADE TREE SHALL BE PLANTED FOR EVERY 2,500 SQUARE FEET OF PROPOSED IMPROVEMENTS FACTORING IN THE TOTAL LOT COVERAGE. (SEE CIVIL PLANS FOR OUTLINE OF IMPROVED AREA)
 IMPROVED AREA: 46,637 SF SHADE TREES REQUIRED: 18.65 TREES PROVIDED: 19

SEC. XII-D.1-d. STREET FRONTAGE SHADE TREE REQUIREMENT:

FOR ANY DEVELOPMENT, REGARDLESS OF THE PARKING LOCATION, AT LEAST 25 PERCENT OF THE TOTAL REQUIRED NUMBER OF SHADE TREES SHALL BE PLANTED IN THE FRONT YARD(S) BETWEEN THE PRINCIPLE BUILDING AND ADJACENT PUBLIC RIGHTS-OF-WAY.

RIGHTS-OF-WAY: WEST POINT DRIVE (NORTH) AND WEST END AVE. (EAST)

***SUBSTITUTION REQUEST:** THE CURRENT SITE ARRANGEMENT OF HARDSCAPE, BUILDING, UTILITIES, AND VISIBILITY TRIANGLES PREVENTS THIS REQUIREMENT FROM BEING MET. WE PROPOSE TO LOCATE THE REQUIRED TREES AS SHOWN ON THE PLAN.

SEC. XII-D.1-c. TREE SPACING REQUIREMENTS:

NO NEW PARKING SPACE SHALL BE GREATER THAN 100 FEET FROM THE TRUNK OF A REQUIRED SHADE TREE AND SHALL BE NO MORE THAN 125 FEET FROM AT LEAST TWO OR MORE REQUIRED SHADE TREES.

SEC. XII-D.2 LANDSCAPING BETWEEN BUILDINGS AND PARKING LOTS

A LANDSCAPED AREA BETWEEN ALL BUILDINGS AND ANY ADJUTING PARKING LOTS AND VEHICULAR ACCESS WAYS IS REQUIRED. THE MINIMUM LANDSCAPED AREA SHALL BE DETERMINED BY MULTIPLYING 2 1/2 FEET BY THE BUILDING'S LENGTH FACING THE PARKING LOT.

NORTH FACADE: REQUIRED: 162'x2.5 = 405 SF PROVIDED: 400 SF (ADDITIONAL SQUARE FEET PROVIDED ON ALONG THE EAST AND WEST SIDES)

SOUTH FACADE: REQUIRED: 162'x2.5 = 405 SF PROVIDED: 411 SF

EAST FACADE: REQUIRED: 73'x2.5 = 183 SF PROVIDED: 192 SF

WEST FACADE: REQUIRED: 73'x2.5 = 183 SF PROVIDED: 192 SF

SEC. XII-E.3. MIXTURE OF TREES:

AT A MINIMUM, DEVELOPMENTS WHICH WOULD REQUIRE 20 OR MORE NEW TREES AS A PART OF PLANTING REQUIREMENTS OF ANY SECTION OF THIS ORDINANCE SHALL BE PROVIDED WITH THE FOLLOWING VARIETY OF TREES:
 NUMBER OF REQUIRED TREES: 20-29; MIN. VARIETY: 2 VARIETY PROVIDED: 3

SEC. 113-64. TREE REPLACEMENT PROVISION:

WHERE THE FMPC OR THE TOWN ADMINISTRATOR OR HIS DESIGNED HAS APPROVED THE REMOVAL OF AN EXISTING HEALTHY, NONHAZARDOUS HARDWOOD TREE WITH A DBH OF TEN INCHES OR GREATER, A REPLACEMENT TREE SHALL BE PROVIDED BASED ON THE FOLLOWING SCHEDULE:

EACH TREE 10-INCH TO 15-INCH DBH: TWO REPLACEMENT TREES
EACH TREE 16-INCH TO 20-INCH DBH: THREE REPLACEMENT TREES
EACH TREE 20-INCH DBH OR MORE: FOUR REPLACEMENT TREES

EXISTING TREES REPLACED SIZED 10-15" DBH: 1 TREES PROVIDED: 2
 EXISTING TREES REPLACED SIZED 16-20" DBH: 1 TREES PROVIDED: 3
 EXISTING TREES REPLACED SIZED 20"+ DBH: 1 TREES PROVIDED: 4

NOTE: REPLACEMENT TREES INDICATED WITH "R" ON PLANTING PLAN

PROPERTY IS ZONED FAR-C-1

TAC
 The Architecture Collaborative
 Knoxville, TN 37919
 6700 Baum Drive, Suite 23
 www.tac-45.com | 865.342.7505

A NEW BUILDING FOR:
WEST END CENTER PHASE 3
 171 West End Ave Farragut, TN 37904



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Revisions:

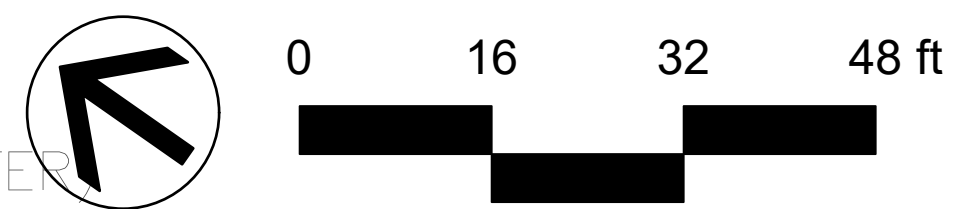
No.	Date

Drawing Title:
 PLANTING PLAN

Date: 04-13-2026

Project No.
 25012

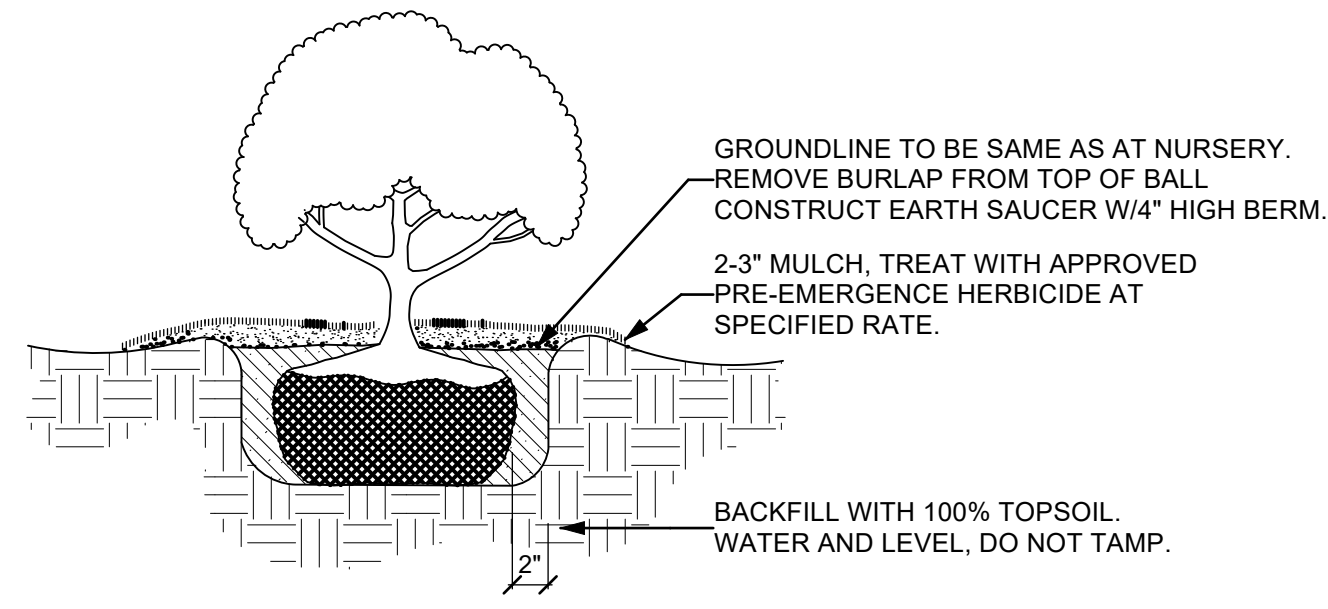
Sheet No.
 L700



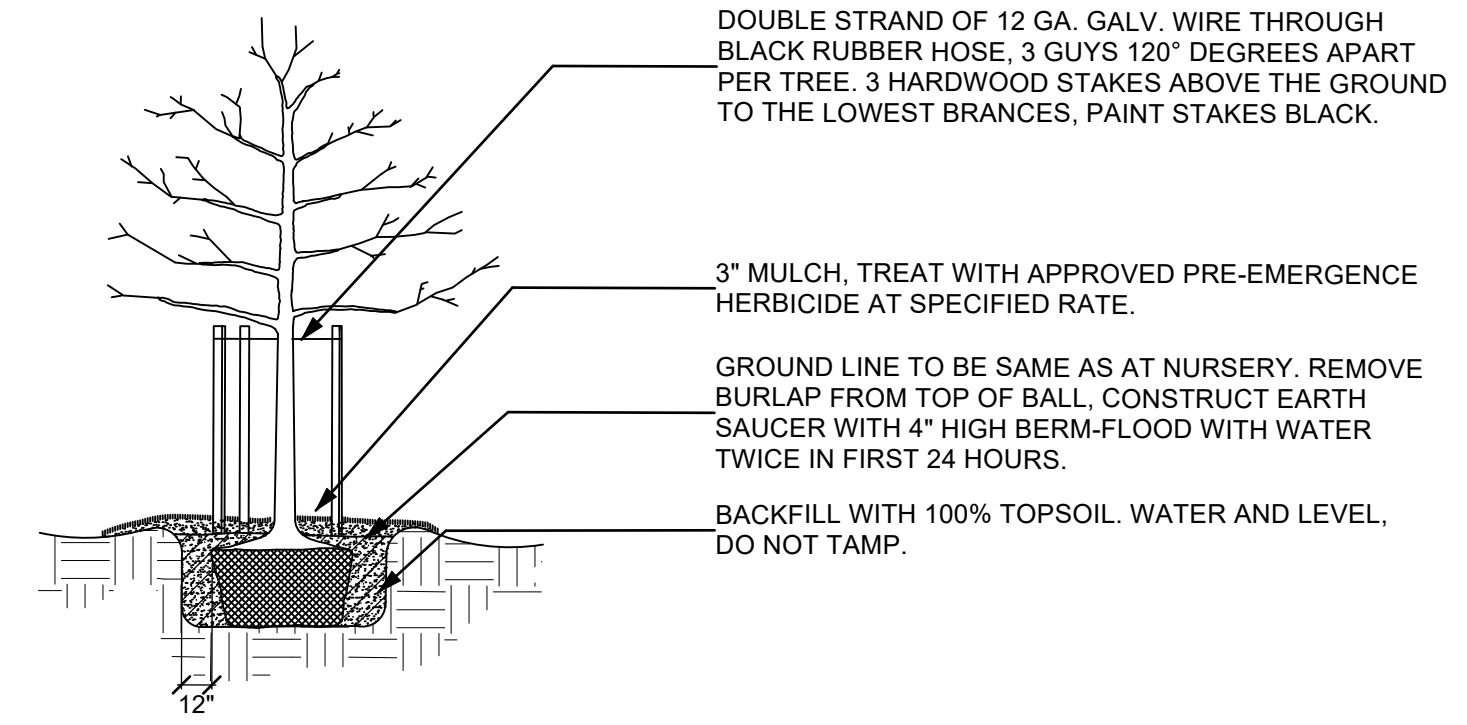
R/F
 ROSS/FOWLER
 LANDSCAPE ARCHITECTURE
 URBAN DESIGN & PLANNING
 5103 Kingston Pike - Suite 105
 Knoxville, Tennessee 37919
 P. 865-637-1100 F. 865-637-1101

(WEST END CENTER)
 1 STORY BRICK AND STUCCO

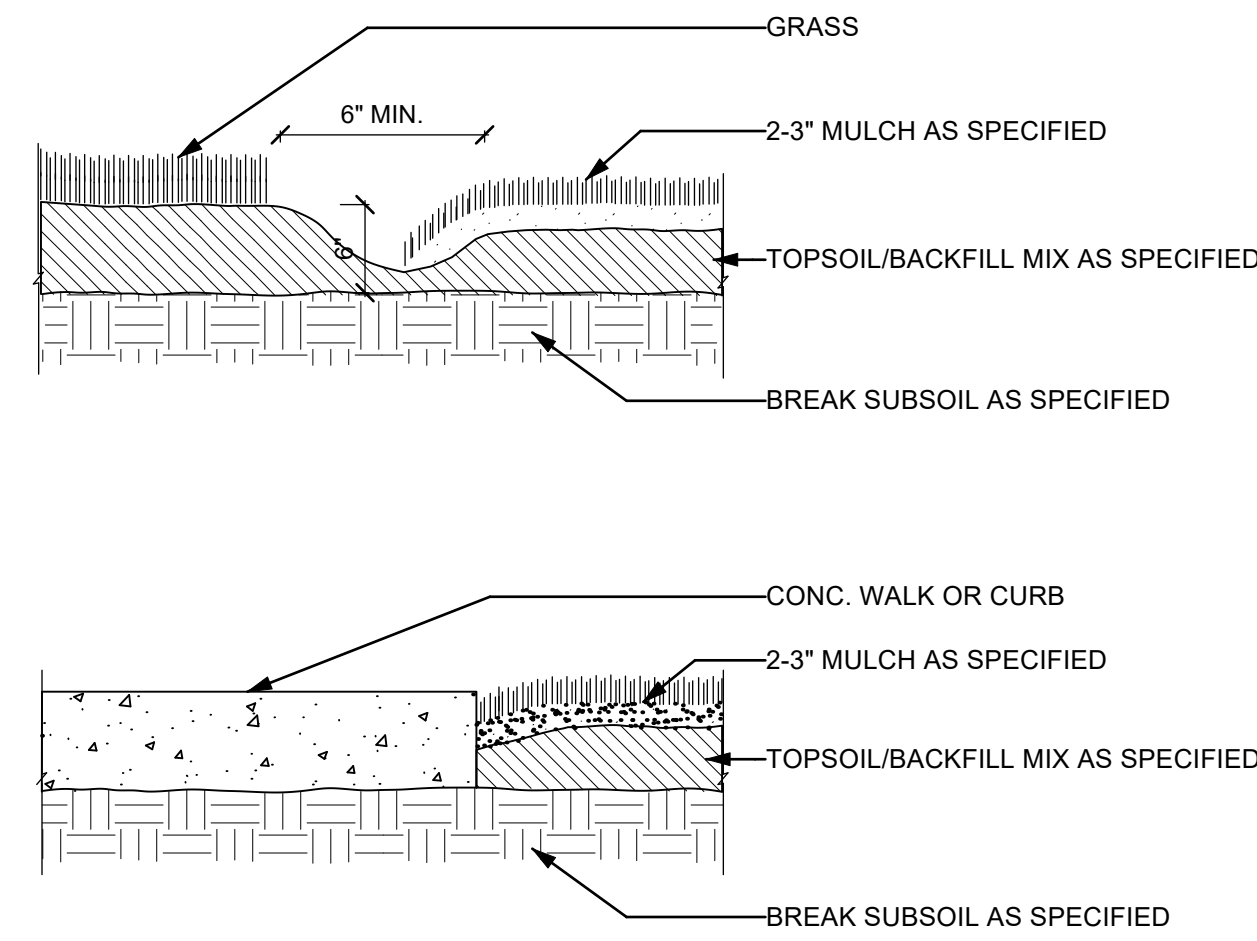
Plant List-Types						
	Qty	Common Name	Botanical Name	Scheduled Size	Comments	Intended Use
Grasses	56	JAZZ LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'JAZZ'	12" W X 12" T		
Shrubs	20	BOBO HYDRANGEA	HYDRANGEA PANICULATA 'LVOBO' pp#22.782, cbr#4	18" W X 18" H	FULL & DENSE	
	65	CARISSA HOLLY	ILEX CORNUTA 'CARISSA'	18" W X 18" H	FULL & DENSE	
	127	GROUND HUG ARONIA	ARNOIA MELANOCARPA 'GROUND HUG'	2.5 QUART		
	12	LIMELIGHT HYDRANGEA	HYDRANGEA PANICULATA 'LIMELIGHT' P.P.# 12874	30" W X 30" H	FULL & DENSE	
	149	LITTLE BUSINESS DAYLILY	HEMEROCALLIS x 'LITTLE BUSINESS'	1 QUART		
	44	LITTLE HENRY SWEETSPIRE	ITEA VIRGINICA 'SPRICH' P.P.# 10988	12" W X 12" T	FULL & DENSE	
	26	TATER TOT ARBORVITAE	THUJA OCCIDENTALIS 'TATER TOT'	12" W X 12" H	FULL & DENSE	
Trees	4	AUTUMN BLAZE MAPLE	ACER x FREEMANII 'JEFFSRED'	2" CAL.	STRONG CENTRAL LEADER, FULL & DENSE	(1) SHADE TREE; (3) REPLACEMENT TREE
	12	AUTUMN GOLD GINKGO	GINKGO BILOBA 'AUTUMN GOLD'	2" CAL.	STRONG CENTRAL LEADER, FULL & DENSE	(1) SHADE TREE; (6) REPLACEMENT TREE
	5	CHEROKEE CHIEF DOGWOOD	CORNUS FLORIDA 'CHEROKEE CHIEF'	2" CAL.	FULL & DENSE	(5) SHADE TREE
	12	SKYLINE HONEYLOCUST	GLEDITSIATRACANTHOS INERMIS 'SKYLINE'	2" CAL.	STRONG CENTRAL LEADER, FULL & DENSE	(12) SHADE TREE



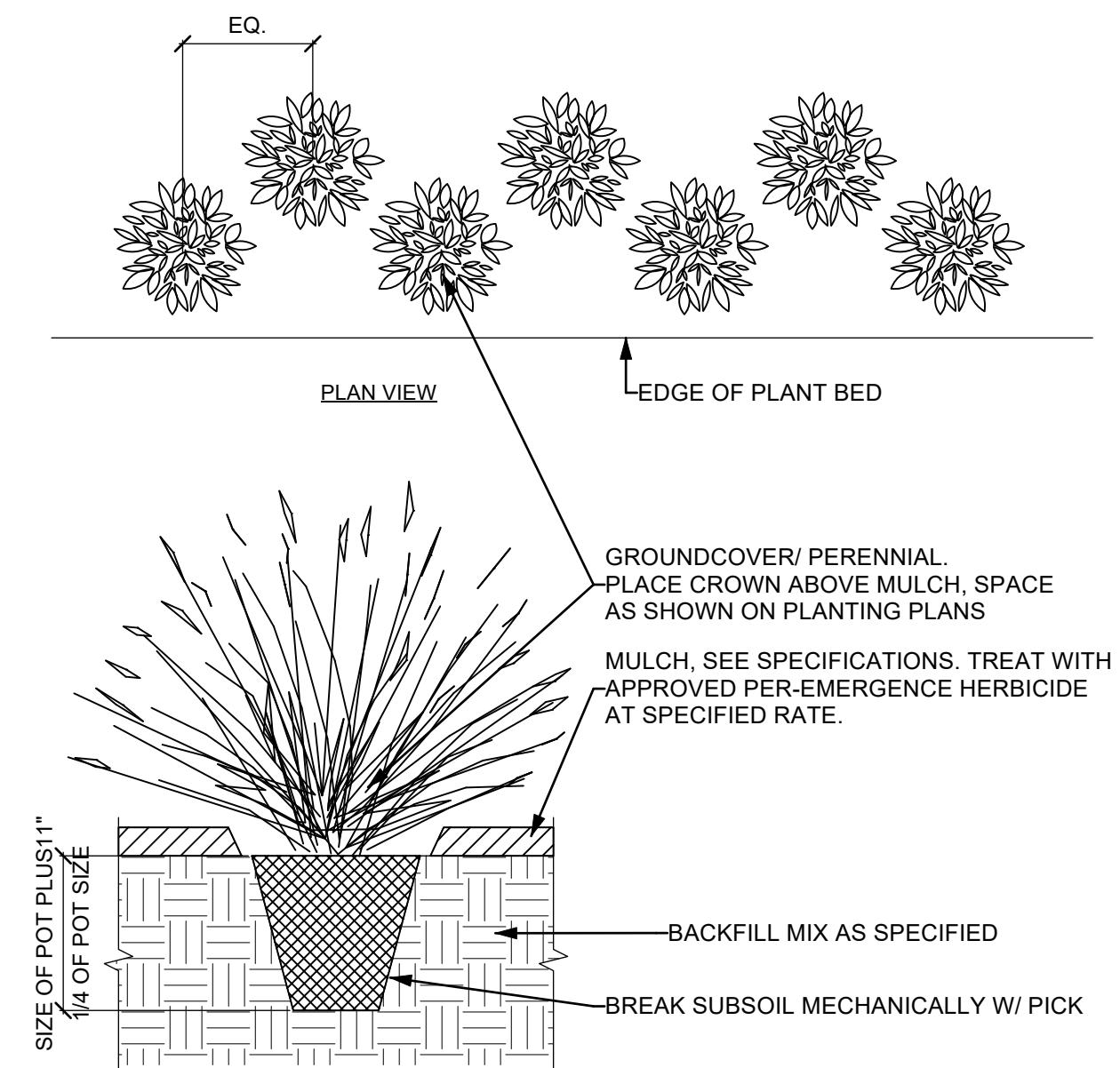
3 SHRUB PLANTING DETAIL
Scale: 1" = 1'-0"



1 TREE PLANTING & GUYING TO 3" CAL.
Scale: 1" = 1'-0"



4 BED EDGE DETAIL
Scale: 1" = 1'-0"



2 GROUNDCOVER/PERENNIAL PLANTING
Scale: 1" = 1'-0"



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Revisions:

No.	Date

Drawing Title:
PLANTING DETAILS

Date: 04-13-2026

Project No.
25012

Sheet No.
L701



ROSS/FOWLER
LANDSCAPE ARCHITECTURE
URBAN DESIGN & PLANNING
5103 Kingston Pike - Suite 105
Knoxville, Tennessee 37919
P. 865-637-1100 F. 865-637-1101

REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Bart Hose, Assistant Community Development Director

Subject: Review of a landscape plan for Costco, located at 10745 Kingston Pike

Introduction & Background: This item involves a request for approval of a landscape plan for the Costco located at 10745 Kingston Pike.

Discussion & Recommendations: Costco is requesting approval for a landscape plan to modify and reestablish the landscaping throughout much of their site. The plan involves utilizing stone mulch and the Board will need to consider the adequacy of the landscaping with respect to the use of stone in the design. This is similar to what was done in the Biddle Farms Development. The relevant code sections are included below. Please also note much of the original landscaping within the onsite parking lot islands is in poor condition or has died off. The staff is still in the process of reviewing the plan and will provide additional comments at the meeting.

Applicable Code Sections

2. Landscaping between buildings and parking lots. A landscaped area between all buildings and any abutting parking lots and vehicular access ways is required. The minimum landscaped area shall be determined by multiplying 2½ feet by the building's length facing a parking lot or vehicular access way. Landscaping within parking lot islands and/or under canopies and building overhangs shall not count toward fulfilling this requirement. In multiple building complexes, the required landscaped area must be provided for each building.

All portions of the landscaped area required between buildings and parking lots shall contain live plant materials. At least 25 percent of this required landscaped area shall contain live plant materials other than grass, such as ground cover, shrubs, and/or understory trees in combination with mulch. The VRRB may consider commonly recognized hard forms of landscaping, such as landscape stone, only where such material would be essential to

and would notably enhance the design of the project. Such areas, however, must not exceed 25 percent of the overall required landscaped area and must be combined with live plant material, such as ground cover, shrubs, and/or understory trees, so that the intent of softening the appearance of hardscape elements is not compromised.

3. Landscaping within parking lots. Perimeter parkways, interior parkways, terminal islands, and interior islands shall be planted with grass and/or trees, shrubs, or ground cover in combination with mulch. The VRRB may consider commonly recognized hard forms of landscaping, such as landscape stone, only where such material would be essential to and would notably enhance the design of the project. Such areas, however, must be limited in size and scope and must be combined with live plant material, such as ground cover, shrubs, and/or trees, so that the intent of softening the appearance of hardscape elements is not compromised.

Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion: To be determined.

