



Visual Resources Review Board Meeting
Tuesday, June 23, 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 April 28, 2026, meeting minutes.
- III) Staff Report
 - A) Wall signs approved since the last meeting.
- IV) Business Items
 - A) Review of a sign face update with a tenant panel for Peak Wellness, located at 11726 Kingston Pike.
 - B) Review of a subdivision entrance sign for The Grove Subdivision, located off Boyd Station Road at the roundabout (0 Iron Plow Dr.).
 - C) Review of a subdivision entrance sign for West Mill Subdivision, located at 12501 Kingston Pike.
 - D) Review of a landscape plan for the West Mill Subdivision, located at 12501 Kingston Pike.
- 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

**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

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 April 28, 2026, meeting minutes.

Introduction & Background: Approval of the April 28, 2026, meeting minutes.

Discussion & Recommendations: See attached draft minutes.

Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion: To approve the April 28, 2026, meeting minutes.



Town of Farragut, Tennessee
Visual Resources Review Board Meeting

Farragut Town Hall
11408 Municipal Center Drive
Tuesday, April 28, 2026 at 6:00 PM

MINUTES

I) Call to Order

Chairman Layman called the April 28, 2026, meeting to order at 6:00 p.m. Members in attendance were Marty Layman, Stephen Marlowe, Alderman Joe LaCroix, Scott Russ, and Don Mann. Jonathan Francis and Youth Representative Hisato Kurosak were absent.

II) Approval of Minutes

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

Mr. Marlowe made a motion to approve the March 24th meeting minutes. Mr. Russ seconded the motion, which passed unanimously.

III) Staff Report

A) Wall signs approved since the last meeting.

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

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

IV) Business Items

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

Truss Vet requested 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 recommended approval.

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

- B) Review of interior accessory directional signs for the Farragut Office Park, located at 11950 Kingston Pike.

The Farragut Office Park requested approval to install new directional signs on two existing interior accessory sign structures (brick columns) located on the site. The staff explained that the proposed directional panels all matched one another and comply with the Town's allowable size/area standards. The staff recommended approval of the signs. It was also noted that there was a non-sign-related, landscape violation on the property and that permits would not be issued until the violation was addressed.

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

- C) Review of subdivision entrance signs for Stonemeade Subdivision, north entrance, located at 341 Boring Road.

Stonemeade Subdivision requested approval for entrance signs and related features at the north entrance to the subdivision located off Boring Road. The two signs would be placed on stone wall and column features located on both sides of the entrance street. The plan also included landscaping around each entranceway feature. The staff noted the following plan additions or corrections that needed to be made. The material being used for the signs needed to be added to the plan, the signs needed to be lowered to six feet above grade on the stone features, and the proposed lighting would need to be adequately frosted and meet the Town's outdoor lighting standards. The setbacks also needed to be added to the plan and the actual location of the stone features adjusted as needed. Finally, the landscape plan needed to include both common and botanical names of the plants being used, and the proposed Spirea needed to be replaced with another species due to future invasive concerns. The staff can recommend approval subject to the noted plan additions and/or changes.

Alderman LaCroix made a motion to approve the sign plan subject to the needed additions and corrections noted by staff. Mr. Russ seconded the motion, which passed unanimously.

- D) Review of subdivision entrance signs for Stonemeade Subdivision, south entrance, located at 341 Boring Road.

Stonemeade Subdivision requested approval for entrance signs and related features at the south entrance to the subdivision located off Boring Road. The two signs would be placed on stone wall and column features located on both sides of the entrance street. The plan also included landscaping around each entranceway feature. The staff noted the following plan additions or corrections that needed to be made. The material being used for the signs needed to be added to the plan, the signs needed to be lowered to six feet above grade on the stone features, and the proposed lighting would need to be adequately frosted and meet the Town's outdoor lighting standards. The setbacks also needed to be added to the plan and the actual location of the stone features adjusted as needed to comply with all standards. Finally, the landscape plan needed to include both common and botanical names of the plants being used, and that the proposed

Spirea needed to be replaced with another species due to future invasive concerns. The staff can recommend approval subject to the noted plan additions and/or changes.

Alderman LaCroix made a motion to approve the sign plan subject to the needed additions and corrections noted by staff. Mr. Russ seconded the motion, which passed unanimously.

- E) Review of new tenant panel signs for the commercial office building located at 11852 Kingston Pike.

The owner of the property at 11852 Kingston Pike requested 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 the four existing tenants in the building without realizing a permit was needed for the replacement signs. The staff noted that the panels all matched with blue backgrounds and white lettering and recommended approval.

Mr. Marlowe made a motion for approval of the four panels. Mr. Mann seconded the motion, which passed unanimously.

- F) Review of a landscape plan for the West End Phase 3 development, located at 117 West End Ave.

The West End development requested approval for a landscape plan for the newest phase, Phase 3, of their larger development. The plan included required shade trees, replacement trees, and landscaping around the building and between the building and parking spaces. The staff noted that the applicants proposed substituting and adding shade trees elsewhere on the site for the trees that would normally be required in the front yard between the building and the street. Staff explained that the Mixed-Use Town Center planning area allows buildings to be setback within 10 feet of the front property line, and that it was not practical to locate shade trees in the front yard given the proposed building location on the site. The staff then noted that applicants would need to make one minor editorial correction to the Plant List, and recommend approval subject to that correction.

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

- G) Review of a landscape plan for Costco, located at 10745 Kingston Pike

Costco requested approval for a landscape plan to modify and reestablish the landscaping throughout much of their site. The staff noted that the site is currently out of compliance with the approved plan and that much of the original landscaping had died off. It was also noted that the irrigation system was no longer functional and was not going to be reestablished. Staff explained that the proposed plan involved utilizing stone mulch and that the Board would need to consider the adequacy of the landscaping with respect to the use of stone under the landscape ordinance. The staff then reviewed the plan, noting that the original trees were in place and that the revised

plan focused on the shrubs and ground cover plantings within the parking lot islands and around the building. Staff noted several corrections or issues that needed to be addressed. These included reestablishing the minimum required landscaping between the building and parking areas in the NE corner of the building. The potential use of larger river stones at the ends of terminal parking lot islands. This was previously allowed because larger vehicles were running over the island ends during tight turning movements, killing the vegetation in those areas. And the plant list would need to be updated to clarify the non-native nature of the Madison Star Jasmin.

The Board discussed the use of stone mulch, and determined that there was adequate landscaping (plantings) to soften its appearance in line with the requirements. The Board also supported the use of larger river stone slicks at the ends of the terminal islands. Mr. Russ made a motion to approve the plan subject to the noted updates and corrections being made. Mr. Marlowe 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 seven wall signs have been approved since the last meeting:

1. Degree Wellness
2. Provisions
3. Truss Vet (front/south elevation)
4. Truss Vet (side/west elevation)
5. Echo Suites (rear/south elevation)
6. Echo Suites (side/east elevation)
7. Golf Envy

**Discussion &
Recommendations:**

See attached approved sign plans.

Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion: N/A

Town of Farragut
 Sign Permit
 BP-2026-222-SP
 Approved, 5/8/26

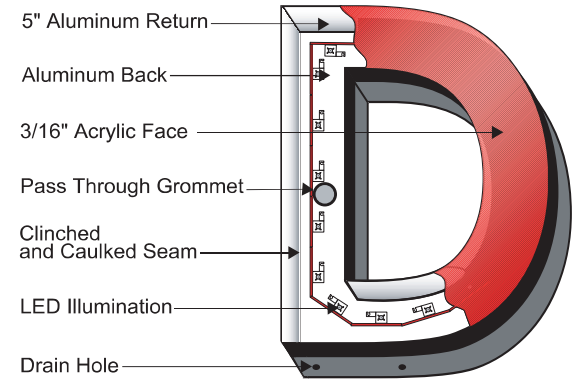
Day View

132 in

41.25 in

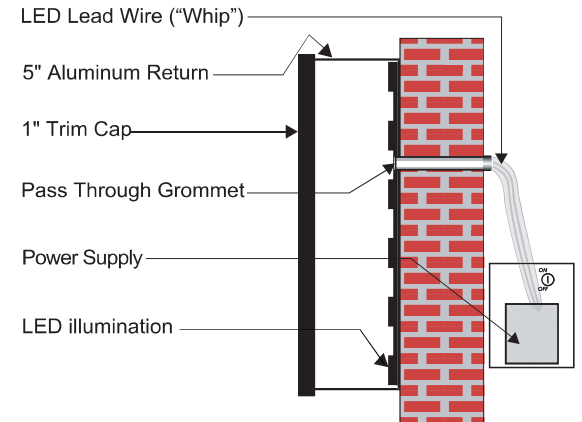


Front Lit Channel Letters



FRONT VIEW

Night View



SIDE VIEW FLUSH MOUNT

Town of Farragut
Sign Permit
BP-2026-222-SP
Approved, 5/8/26

Current location building front



Building front with proposed signage



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

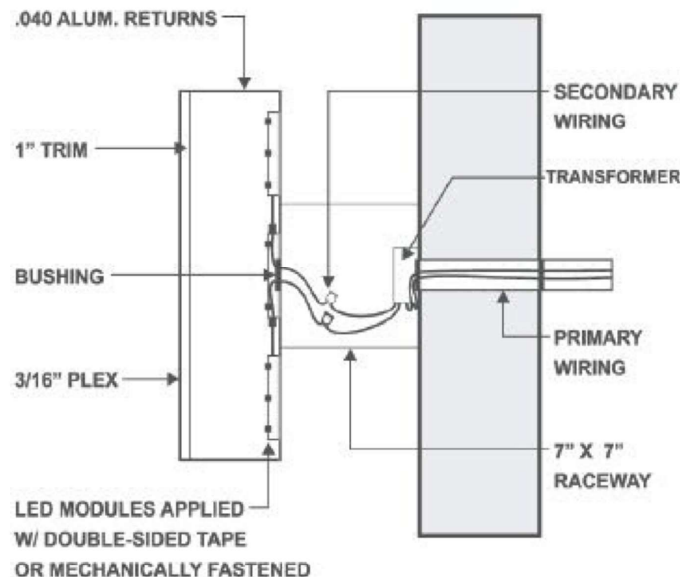
22.035 inches

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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2007 PLASTIC ARTS SIGN CO.

22.035 inches

139.041 inches

PROVISIONS
OUTFITTERS & BOUTIQUE

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



SOUTHEAST/FRONT ELEVATION

TRUSS VET
VETERINARY URGENT CARE
11011 Kingston Pike
Farragut, TN 37934

UL Underwriters Laboratories Inc.
LISTED UL File #E225670

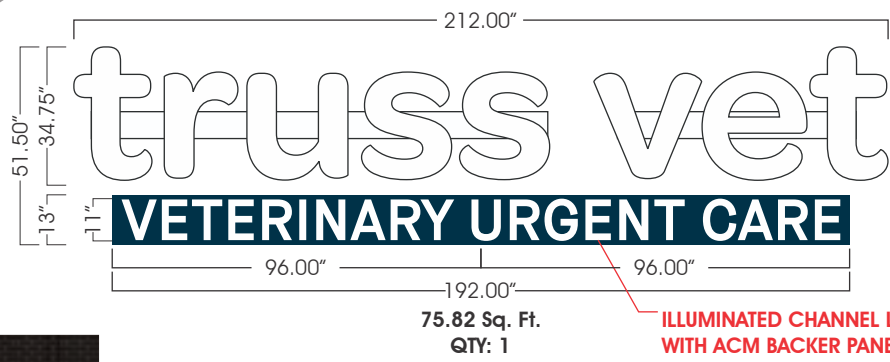
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Town of Farragut
Sign Permit
BP-2026-275-SP
Approved 5/21/26

PROOF
Sq. Ft. Signage: 75.82
Signage Allowance: 76.00 Sq. Ft.
(1 Sq. Ft. Per Li. Ft. of Tenant Space Width)
Zoned C-1
Town of Farragut

INITIAL LAYOUT: January 12, 2026

REVISIONS:
I 5/19/26
II
III
IV
V



ILLUMINATED CHANNEL LETTERS
WITH ACM BACKER PANELS
ON RACEWAYS



IMPOSED IMAGERY



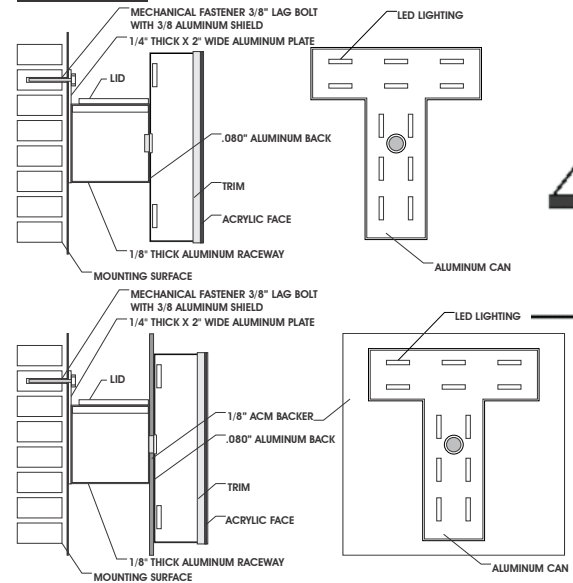
NOTE:
• IF ELECTRICAL LINE/J-BOX IS WITHIN 6' OF ELECTRICAL, CONNECTION TO BE HANDLED BY INSTALLER. IF NOT, ELECTRICAL HANDLED BY GC/OWNER
• IF ROOF PENETRATIONS ARE NECESSARY, THEY ARE TO BE SEALED BY A ROOFER. HANDLED BY THE GC/OWNER

SPECIFICATIONS

ILLUMINATED CHANNEL LETTERS ON RACEWAYS

- Size:** As in drawing
- Trim:** 1"
- Trim Color:** Black
- Return Color:** Black
- Face Color:** As in Drawing
- Face:** 1/8" Acrylic
- Letter Interior:** Gloss White
- Illumination:** LED
- Raceway Size:** 4"x7" 1/8" Extruded Aluminum
- Raceway Color:** To Match Facade
- Mounting:** Onto Facade W/ Screws

DETAIL



Owner/Landlord Approval

SIGNS UNLIMITED
communicate your identity



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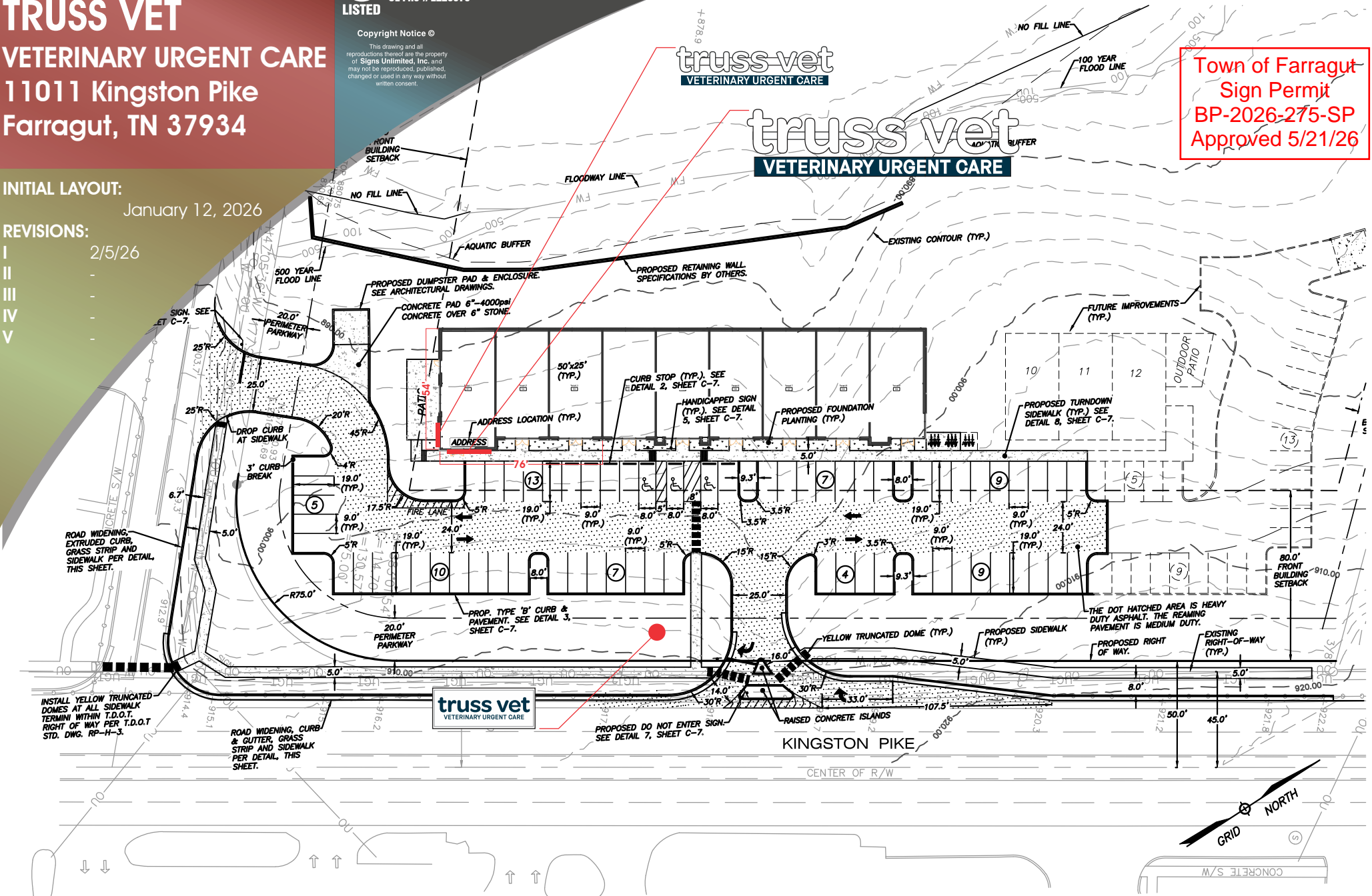
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Town of Farragut
Sign Permit
BP-2026-275-SP
Approved 5/21/26

SITE PLAN
TRUSS VET
VETERINARY URGENT CARE
11011 Kingston Pike
Farragut, TN 37934

INITIAL LAYOUT:
January 12, 2026

REVISIONS:
I 2/5/26
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
communicate your identity

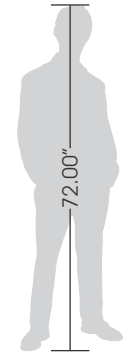
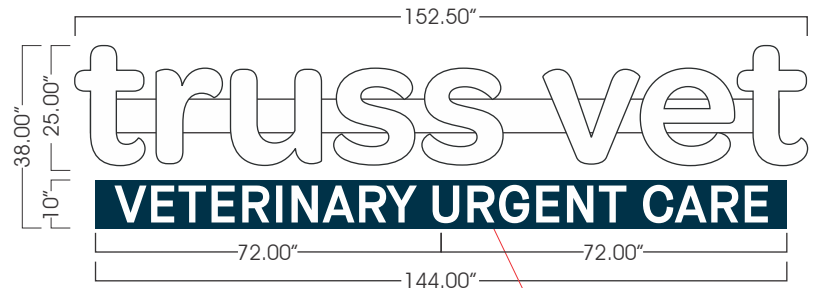
SOUTHWEST/SIDE ELEVATION
TRUSS VET
VETERINARY URGENT CARE
 11011 Kingston Pike
 Farragut, TN 37934

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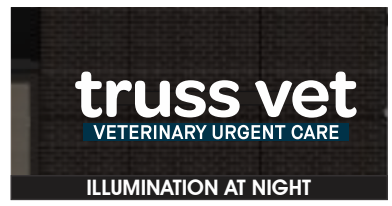
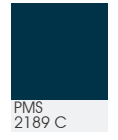
Town of Farragut
Sign Permit
BP-2026-276-SP
Approved 5/21/26

PROOF
 Sq. Ft. Signage: 40.24
 Signage Allowance: 40.50 Sq. Ft.
 (0.75 Sq. Ft. Per Li. Ft. of 2nd Tenant Space Width)
 Zoned C-1
 Town of Farragut

INITIAL LAYOUT: January 12, 2026
REVISIONS:
 I 5/19/26
 II -
 III -
 IV -
 V -



ILLUMINATED CHANNEL LETTERS WITH ACM BACKER PANELS ON RACEWAYS



IMPOSED IMAGERY



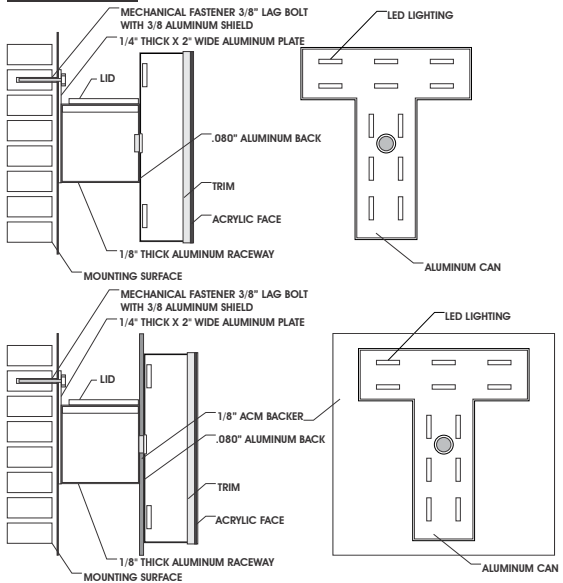
NOTE:
 • IF ELECTRICAL LINE/J-BOX IS WITHIN 6' OF ELECTRICAL, CONNECTION TO BE HANDLED BY INSTALLER. IF NOT, ELECTRICAL HANDLED BY GC/OWNER
 • IF ROOF PENETRATIONS ARE NECESSARY, THEY ARE TO BE SEALED BY A ROOFER. HANDLED BY THE GC/OWNER

SPECIFICATIONS

ILLUMINATED CHANNEL LETTERS ON RACEWAYS

- Size:** As in drawing
- Trim:** 1"
- Trim Color:** Black
- Return Color:** Black
- Face Color:** As in Drawing
- Face:** 1/8" Acrylic
- Letter Interior:** Gloss White
- Illumination:** LED
- Raceway Size:** 4"x7" 1/8" Extruded Aluminum
- Raceway Color:** To Match Facade
- Mounting:** Onto Facade W/ Screws

DETAIL



Owner/Landlord Approval

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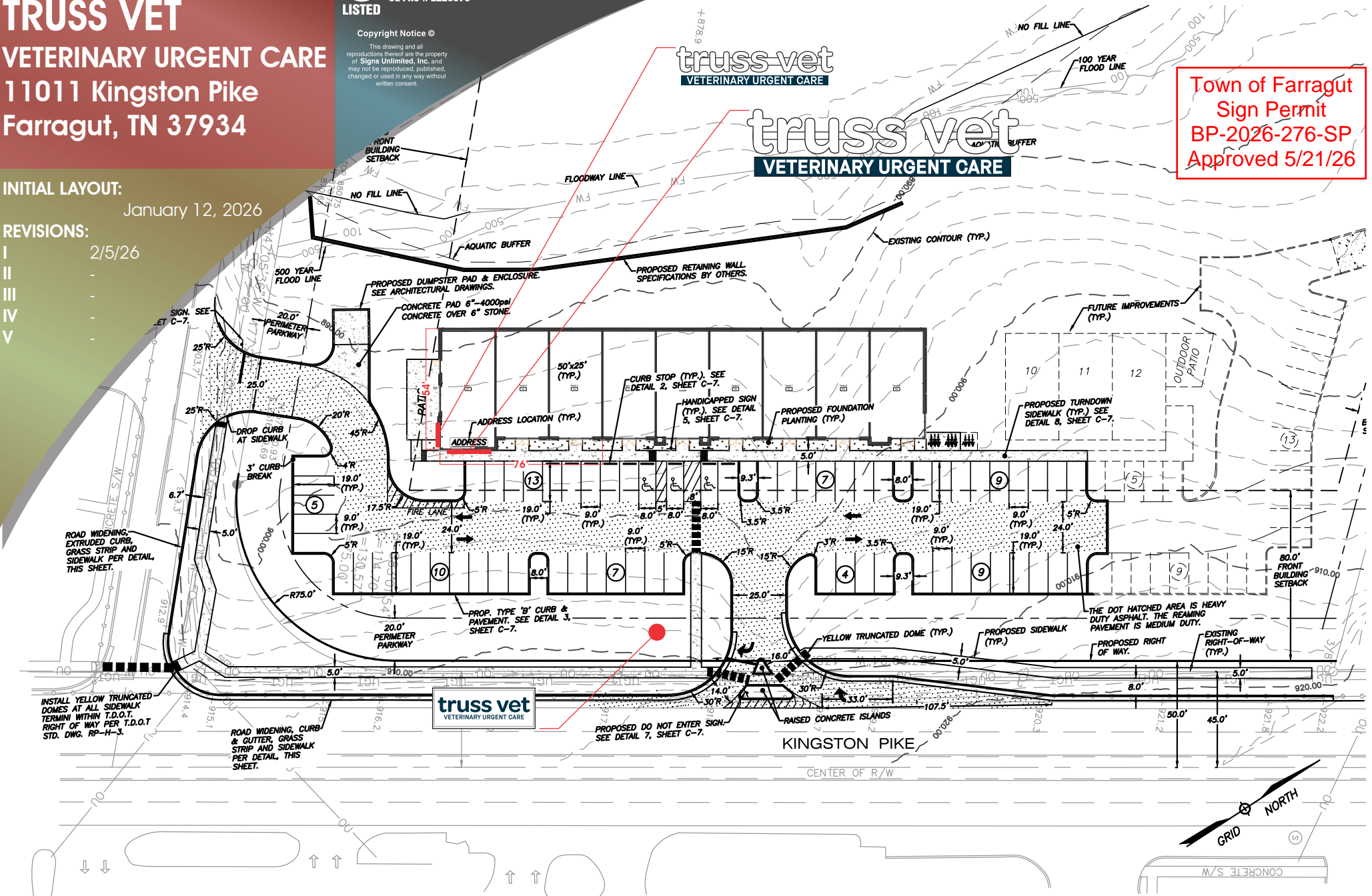
Town of Farragut
Sign Permit
BP-2026-276-SP
Approved 5/21/26

SITE PLAN
TRUSS VET
VETERINARY URGENT CARE
11011 Kingston Pike
Farragut, TN 37934

INITIAL LAYOUT:
January 12, 2026

REVISIONS:
I 2/5/26

II
III
IV
V



Owner/Landlord Approval _____

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

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3

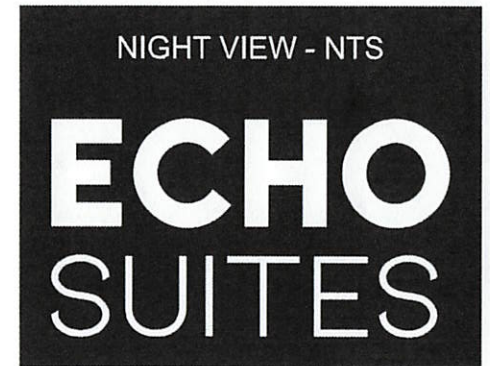
REAR ELEVATION

SCALE: 1/32" = 1'-0"



GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"

BOXED AREA: 68.80 SQ FT



TECHNICAL SURVEY REQUIRED PRIOR TO
PRODUCTION TO CONFIRM MEASUREMENTS

Town of Farragut
Sign Permit
BP-2026-337-SP
Approved, 6/2/26

Internally lit channel letter sign.

PERSONA TRIANGLE
FACILITY SERVICES | LIGHTING | SIGNAGE

700 21st St SW
Watertown, SD 57201
Tel: 800.843.9888
www.personatriangle.com

Customer:
ECHO SUITES
Location:
FARRAGUT, TN
File Name:
529508 - R11 - FARRAGUT, TN

Project No.:
529508 Request No.:
90266
Prepared By:
JR/CTM/SC/CM/JR
Date:
05/13/2026 Revision:
11

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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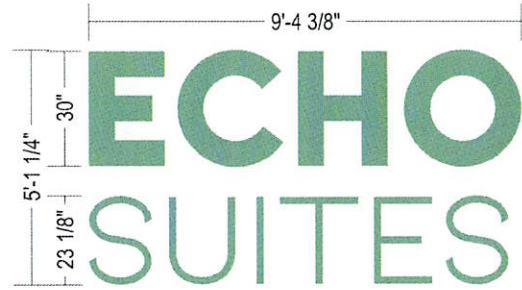
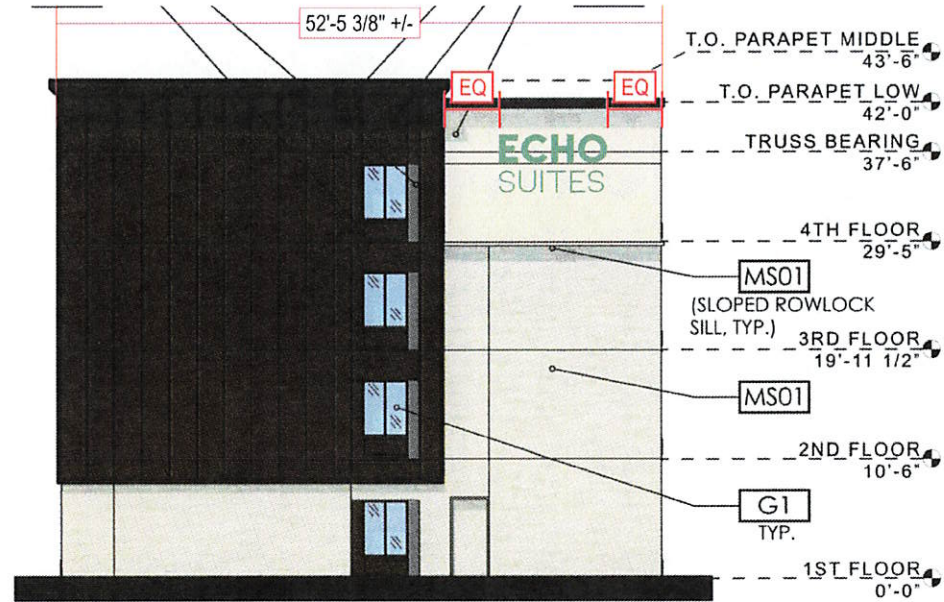
Customer Approval (Please Initial):

Approval Date:

4

SIDE ELEVATION

SCALE: 1/16" = 1'-0"

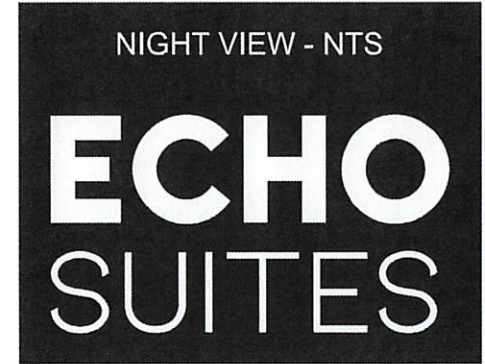


GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"

BOXED AREA: 47.80 SQ FT

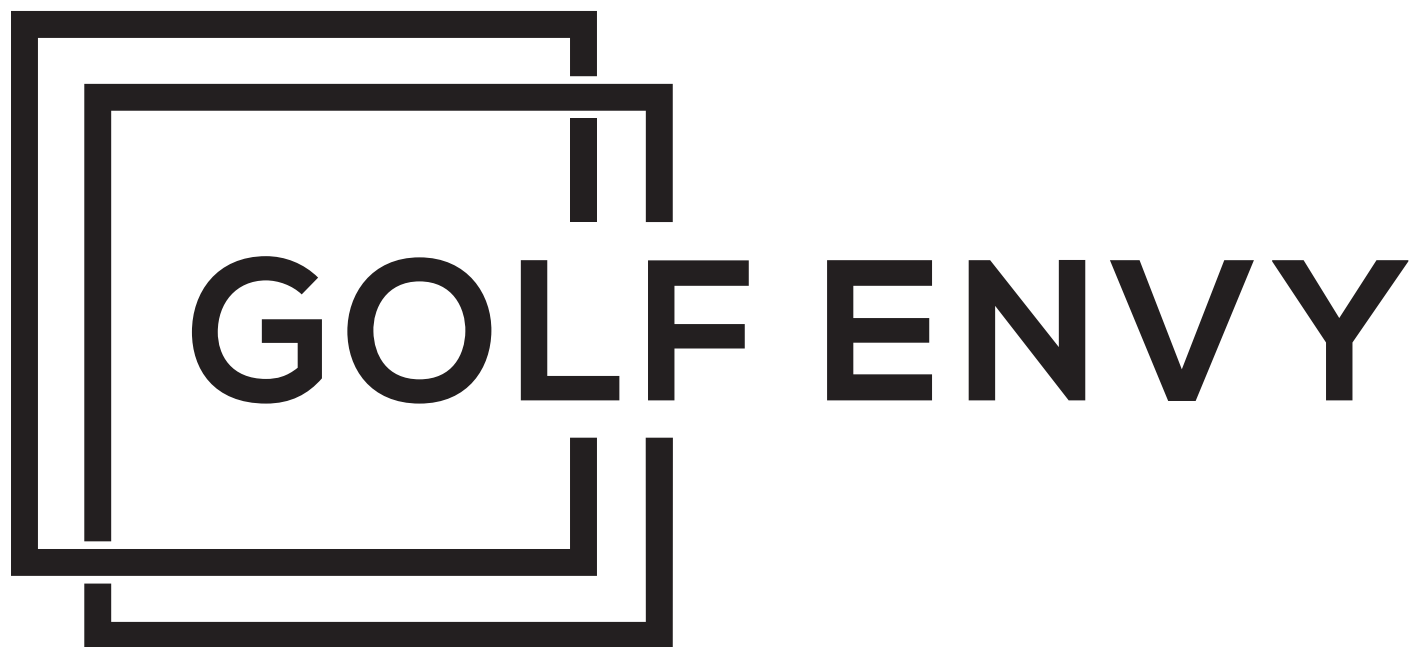
Town of Farragut
Sign Permit
BP-2026-338-SP
Approved, 6/2/26

Internally lit channel letter sign.



TECHNICAL SURVEY REQUIRED PRIOR TO
PRODUCTION TO CONFIRM MEASUREMENTS

PERSONA TRIANGLE FACILITY SERVICES LIGHTING SIGNAGE	700 21st St SW Watertown, SD 57201 Tel: 800.843.9888 www.personatriangle.com	Customer: ECHO SUITES	Project No.: 529508	Request No.: 90266	This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. This is an original document created by Persona Signs, LLC provided specifically to the client for the client's personal use. This document should not be shared, reproduced, discussed or otherwise used without written permission from Persona Signs, LLC.	Customer Approval (Please Initial):
		Location: FARRAGUT, TN	Prepared By: CTM/AHD/QP/JR	Date: 05/13/2026		Revision: 11



GOLF ENVY/DIMENSIONAL LETTERS

Town of Farragut
Sign Permit
BP-2026-375-SP
Approved, 6/2/26



CONTACT INFO
Chris Kalinowski
chris@tnsignco.com
+15968686611
tnsignco.com

GOLF ENVY/DIMENSIONAL LETTERS OVERVIEW



MOCKUP ← Leased building elevation width/length is approx. 71 feet. →



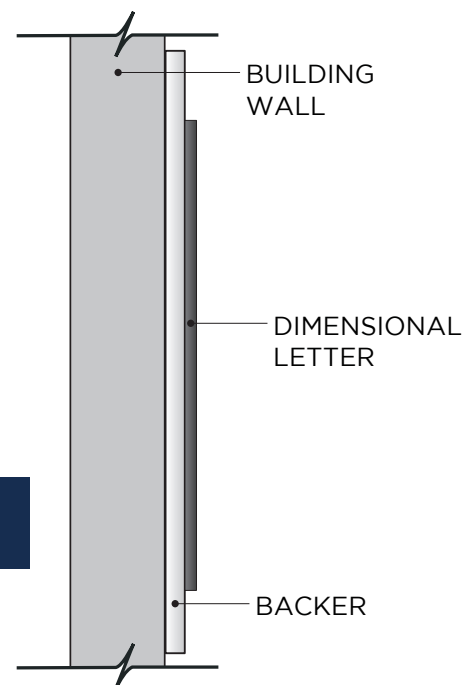
PERSPECTIVE



MEASUREMENTS



SIDE VIEW



DETAIL



ORDER NUMBER: 115937

DESCRIPTION:

1/4" Brushed Gold Dimensional Letter with Black Matte Pan face sign on mounting frame.

DIMENSIONS:

31" W x 31" H x 1" D
6.67 SQFT

COLORS:

- BLACK MATTE
- BRUSHED GOLD

Town of Farragut
Sign Permit
BP-2026-375-SP
Approved, 6/2/26

CONTACT INFO:

Chris Kalinowski
chris@tnsignco.com
+15968686611
tnsignco.com

REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Bart Hose, Assistant Community Development Director

Subject: Review of a sign face update with a tenant panel for Peak Wellness, located at 11726 Kingston Pike.

Introduction & Background: This item involves a request for approval to update the faces of an existing sign and to add a tenant panel sign for Peak Wellness, located at 11726 Kingston Pike.

Discussion & Recommendations: The property in question is owned by First Baptist Church Concord, and they are proposing to update the existing faded sign face in conjunction with the addition of a tenant panel for Peak Wellness. A brown vinyl decal with white divider lines and the address number will be installed on both sides of the existing sign. Individual tenants will then install their panel signs using white vinyl lettering on top of the new brown background decal. No other changes are proposed to the sign structure and staff can recommend approval of both the existing sign face update/refresh and the Peak Wellness tenant panel.

Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion: To approve the sign update and the Peak Wellness tenant panel.

PLEASE NOTE:

Colors as they appear on your screen may vary from the final printed product



**Please proof ALL TEXT, DIMENSIONS and LAYOUT carefully.
 The customer is responsible for content accuracy.**

JOB DESCRIPTION

120 x 84 Decal

qty: 2

Approval of Proof is required before your job can proceed to production.

Please be sure to double-check spelling, grammar, layout, design, colors, etc. before approving artwork

Our team quality checks each project throughout production. FASTSIGNS IS NOT RESPONSIBLE for any errors found in the final product that are shown in the approved proof.

84"

11726-11730

8"

20.53"

120"

84"

11726-11730

8"



PEAK WELLNESS
CENTERS, PLLC

16.89"

20.53"

120"

REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Bart Hose, Assistant Community Development Director

Subject: Review of a subdivision entrance sign for The Grove Subdivision, located off Boyd Station Road at the roundabout (0 Iron Plow Dr.).

Introduction & Background: Review of a subdivision entrance sign for The Grove subdivision, located at the Boyd Station Road entrance off the roundabout.

Discussion & Recommendations: The plan includes two entrance signs on brick wall features located on both sides of Iron Plow Drive at the roundabout entrance off Boyd Station Road. The entrance features are also heavily landscaped. There are several corrections or additions that need to be made to the plan. These include, relocating the structures to meet the minimum setbacks, decreasing the size of the sign area to meet standards, providing material and color notes for the sign and structure, verifying the location of a walking trail in the area, and assuring that the Allee Elm trees are a minimum of 2" caliper at planting (note on plan).

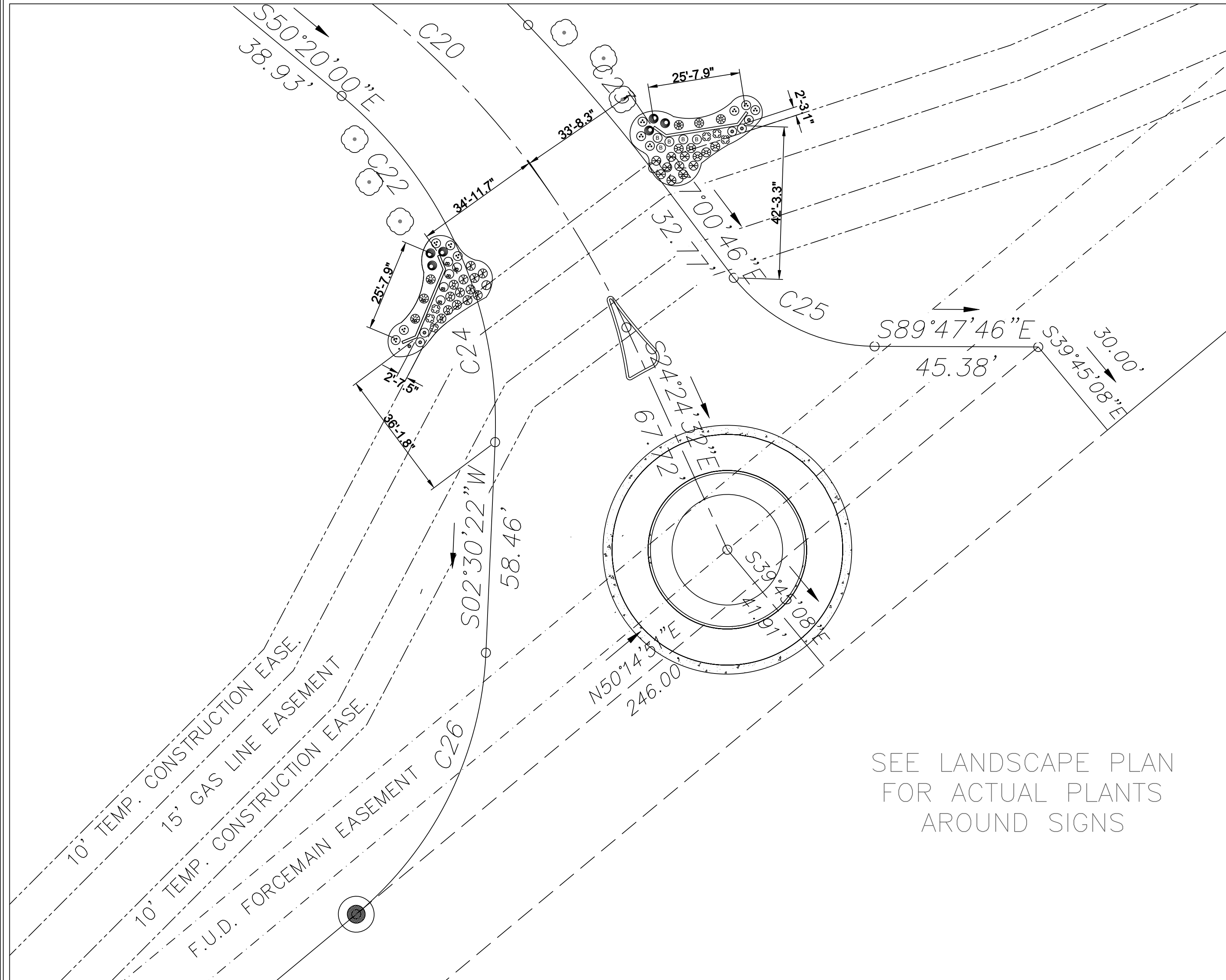
Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion: To approve the plan subject to the noted corrections and additions.

SOUTH ENTRANCE

THE GROVE SUBDIVISION
 12657 BOYD STATION RD
 KNOXVILLE, TN 37934

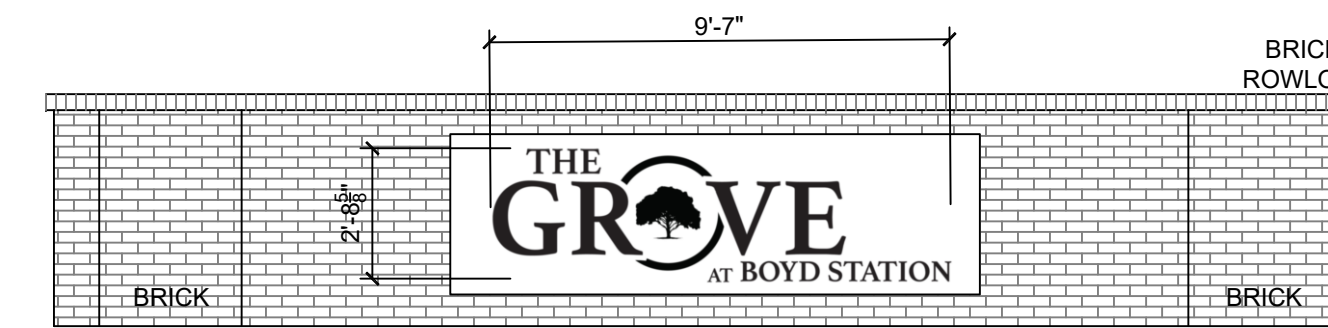
DATE:
 6/16/2026



SEE LANDSCAPE PLAN FOR ACTUAL PLANTS AROUND SIGNS

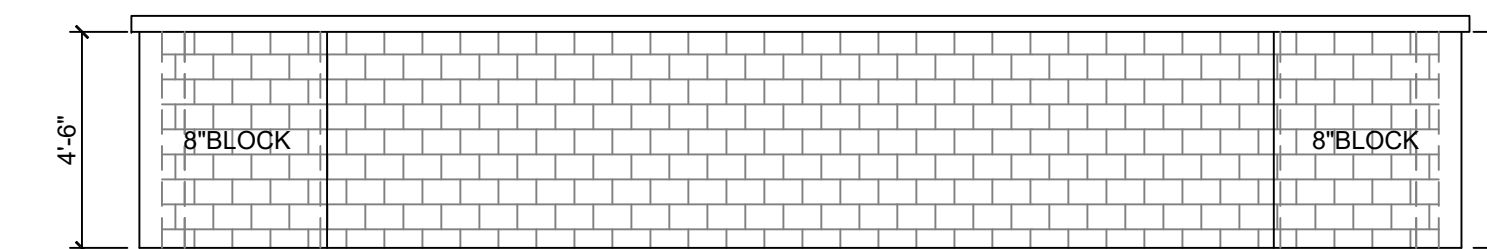


SEE LANDSCAPE PLAN FOR ACTUAL PLANTS AROUND MONUMENT

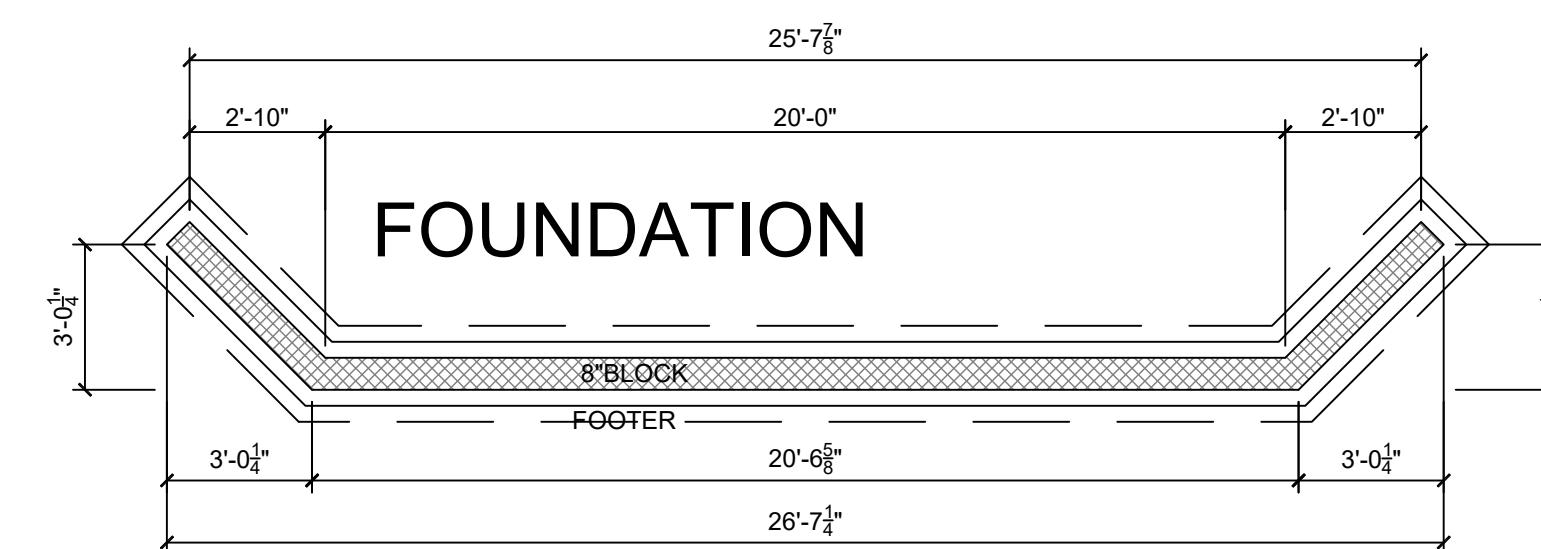


**WHITE BOX IS NOT RELEVANT. LETTERING IS RAISED BLACK METAL.

FRONT

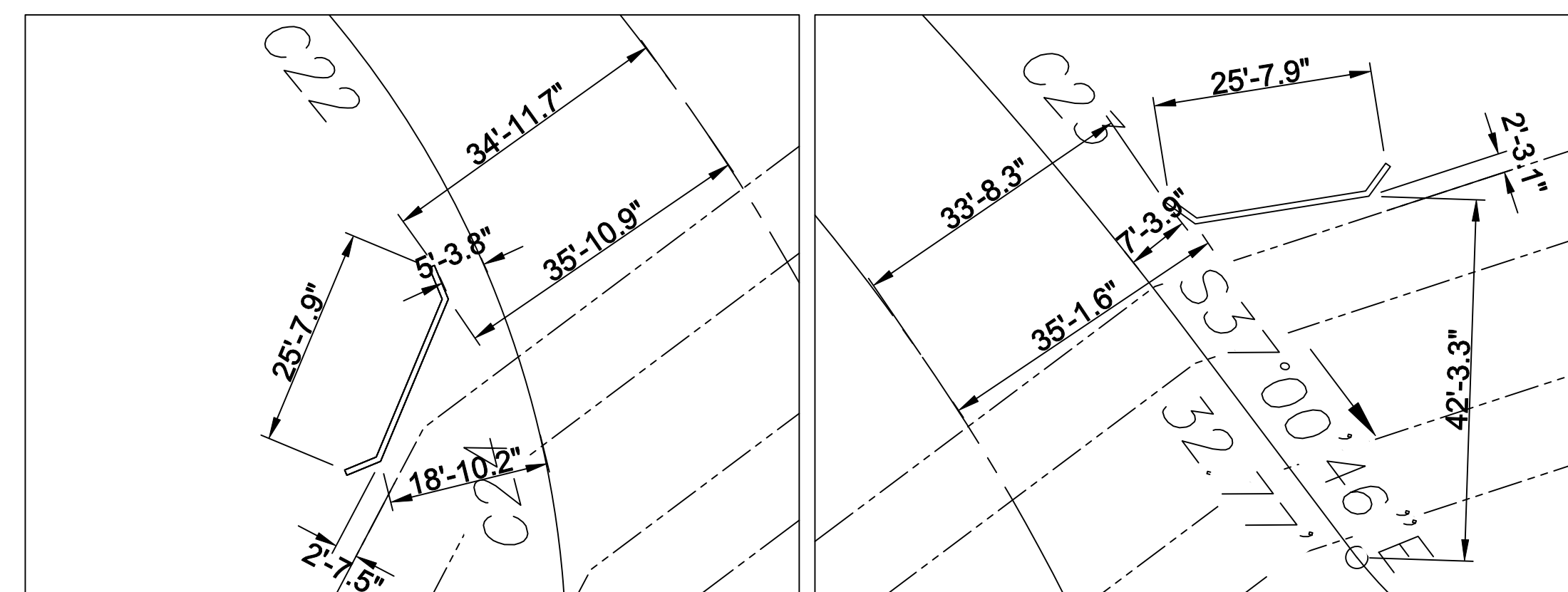
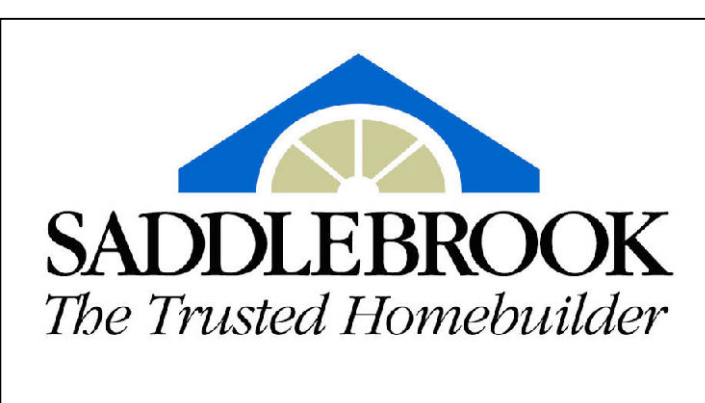


SIGN LAYOUT WILL BE COPIED ON BOTH SIDES OF ENTRANCE



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

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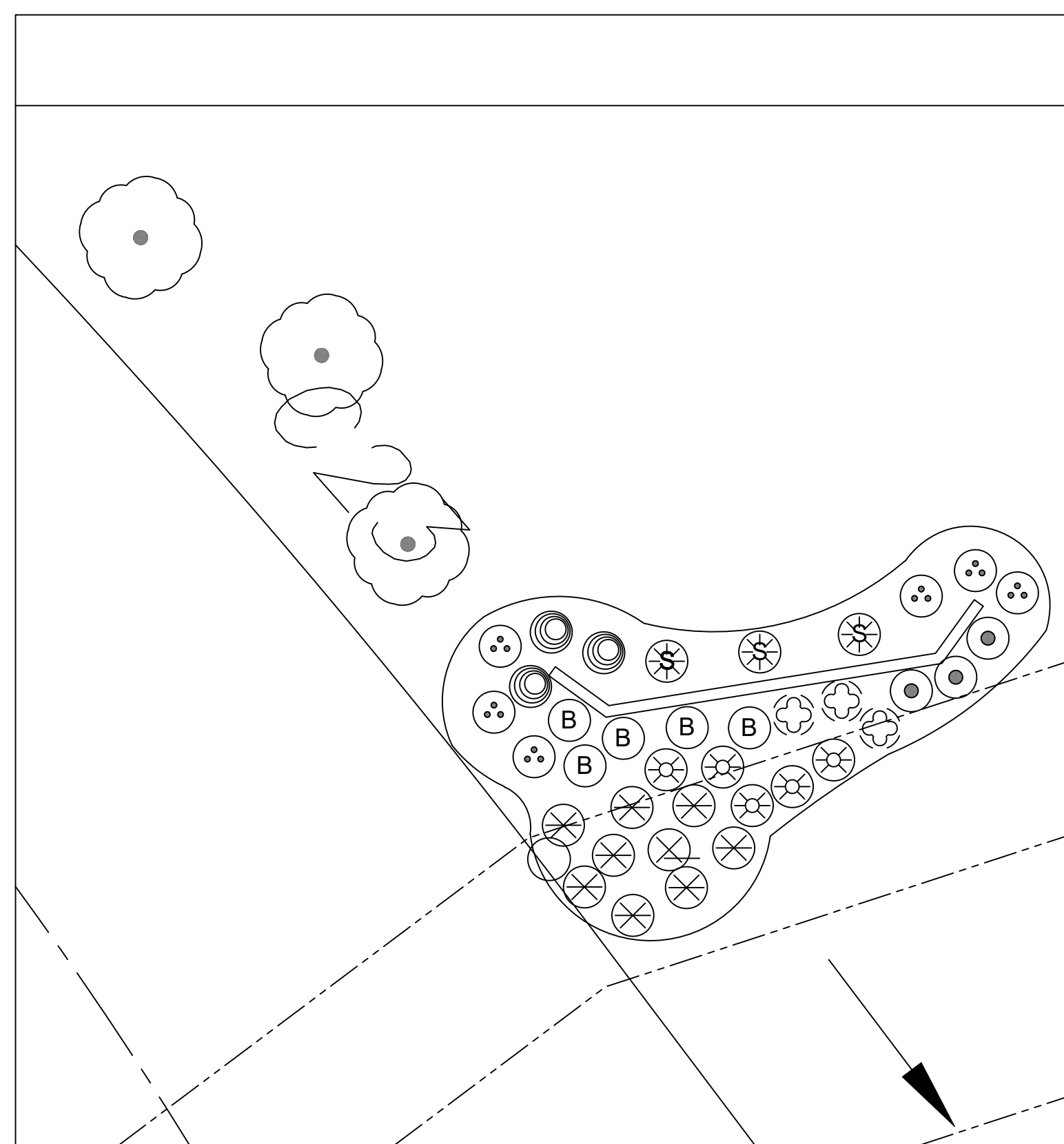
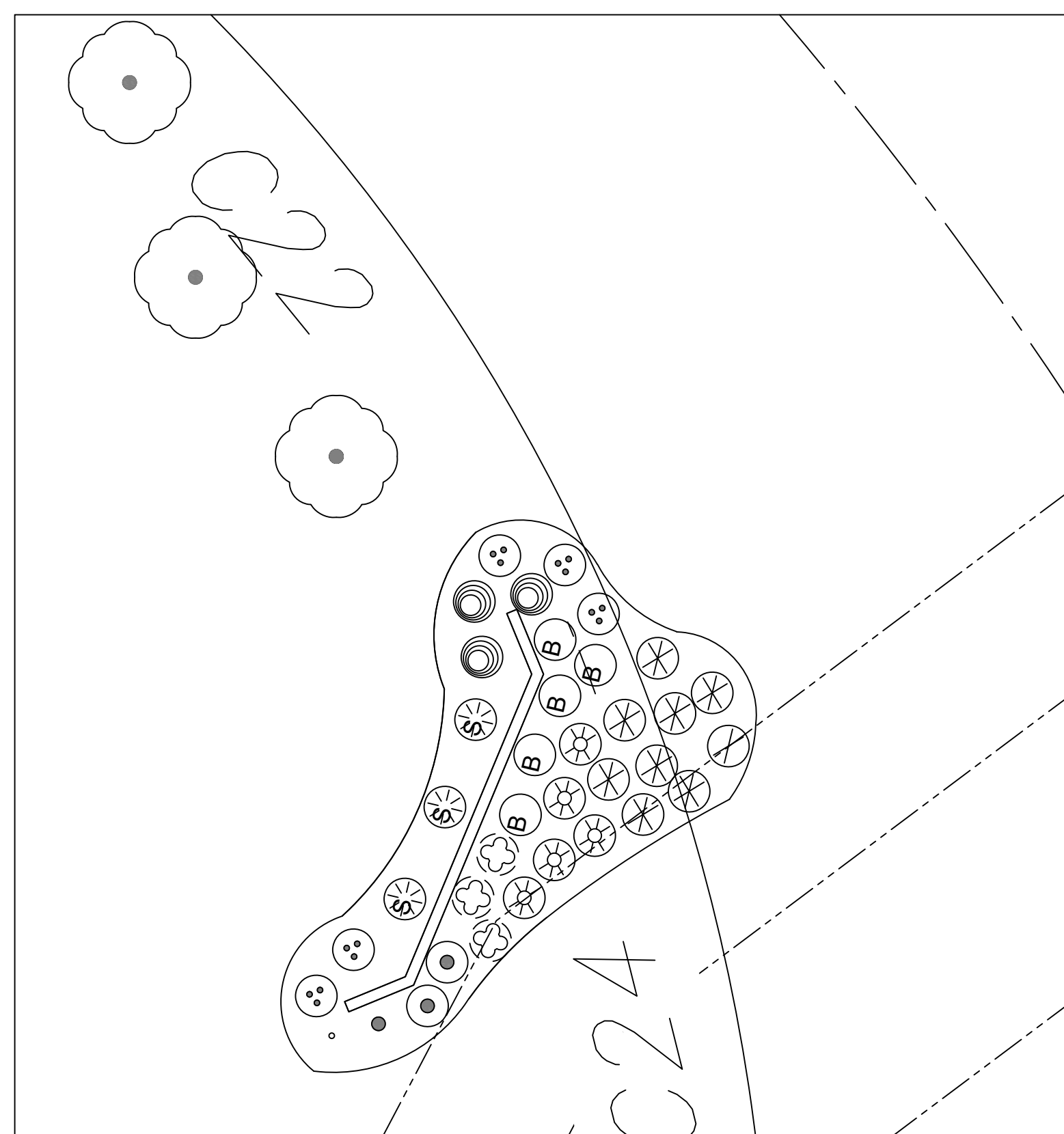


LANDSCAPE PLAN

THE GROVE SUBDIVISION
12657 BOYD STATION RD
KNOXVILLE, TN 37934

DATE:
6/16/2026

SOUTH ENTRANCE



COMMON NAME	BOTANICAL NAME
SHAMROCK INBERRY HOLLY	Ilex Glabra-Shamrock
CAREX SEDGE	Carex x Everillo
RED DRIFT ROSE	(Rosa) meigalpio
LOREPETALUM	Lorepetalum x Crimson Fire
SOFT TOUCH HOLLY	Ilex crenata
GOLD RIBBON ARBORVITAE	Thuja occidentalis
SKIP LAUREL	Prunus laurocerasus 'Schipkaensis
EMERALD GRN ARBRVTAE	Thuja occidentalis 'Thusid4'
ALLEE ELM TREES	Ulmus parvifolia 'Emer II'

PLANT SCHEDULE: QUANTITIES WILL SPLIT EVENLY AMONGST
RIGHT ENTRANCE SIGN AND LEFT ENTRANCE SIGN

PLANT SCHEDULE:	SIZE	QTY
SHAMROCK INKBERRY HOLLY	1 gal	6
CAREX SEDGE	1 gal	18
RED DRIFT ROSE	1 gal	10
LOREPETALUM	1 gal	10
SOFT TOUCH HOLLY	1 gal	8
GOLD RIBBON ARBORVITAE	7 gal	6
SKIP LAUREL	7 gal	6
EMERALD GRN ARBRVTAE	10 gal	6
ALLEE ELM TREES	10 gal	6

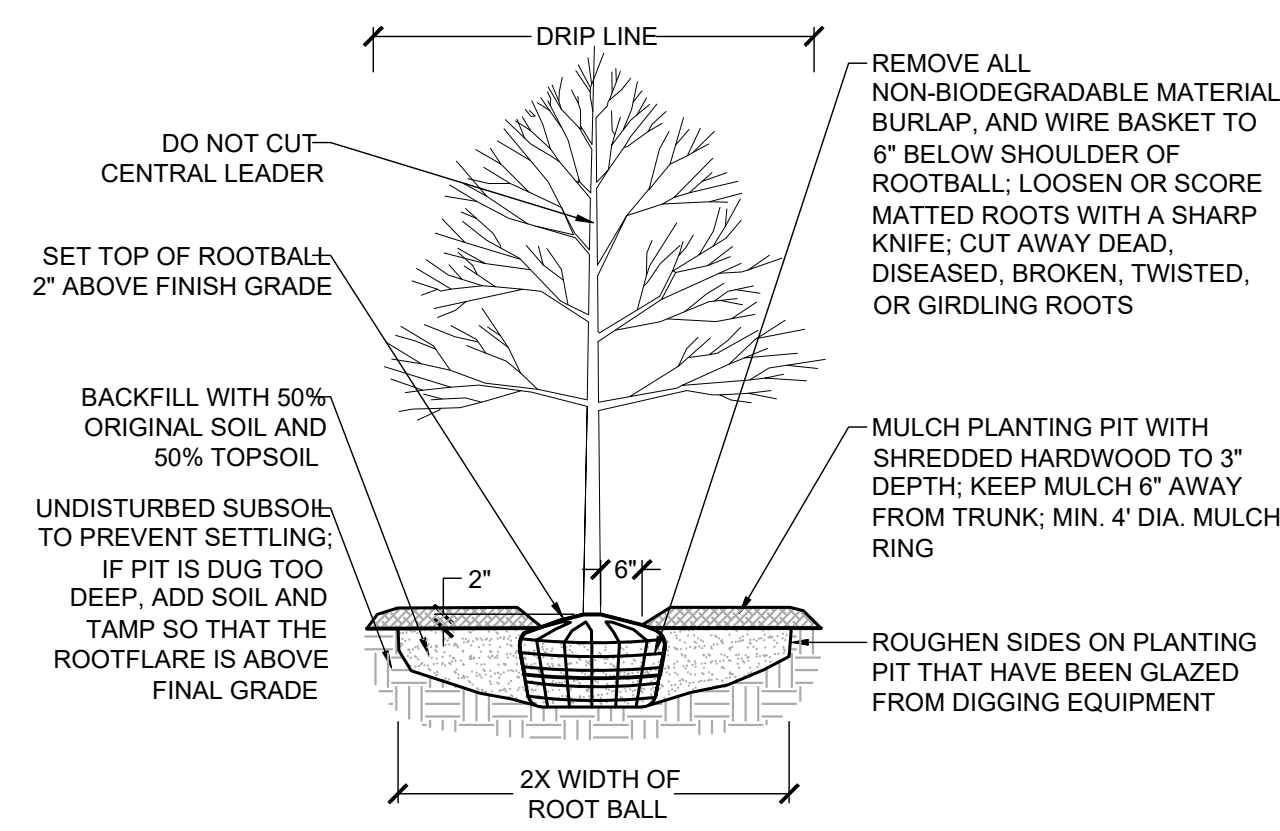
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APPROVAL FROM SADDLEBROOK
PROPERTIES, LLC.



- SHAMROCK INKBERRY HOLLY
- CAREX SEDGE
- RED DRIFT ROSE
- LOREPETALUM
- SOFT TOUCH HOLLY
- GOLD RIBBON ARBORVITAE
- SKIP LAUREL
- EMERALD GRN ARBRVTAE
- ALLEE ELM TREES

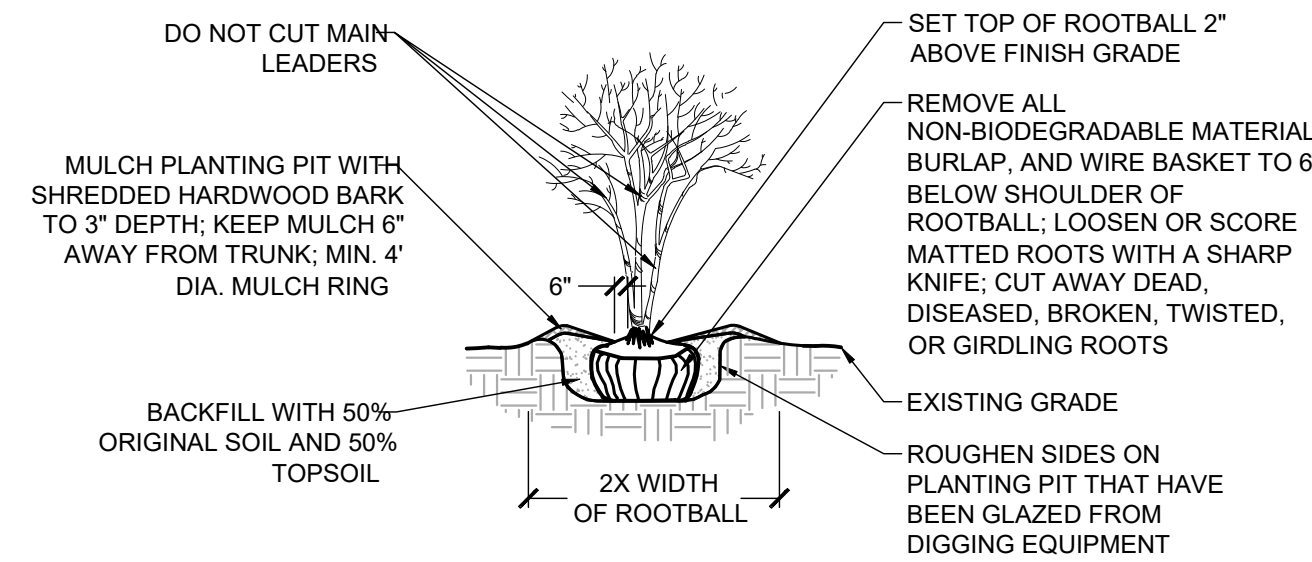
THE GROVE SUBDIVISION
12657 BOYD STATION RD
KNOXVILLE, TN 37934

DATE:
6/16/2026



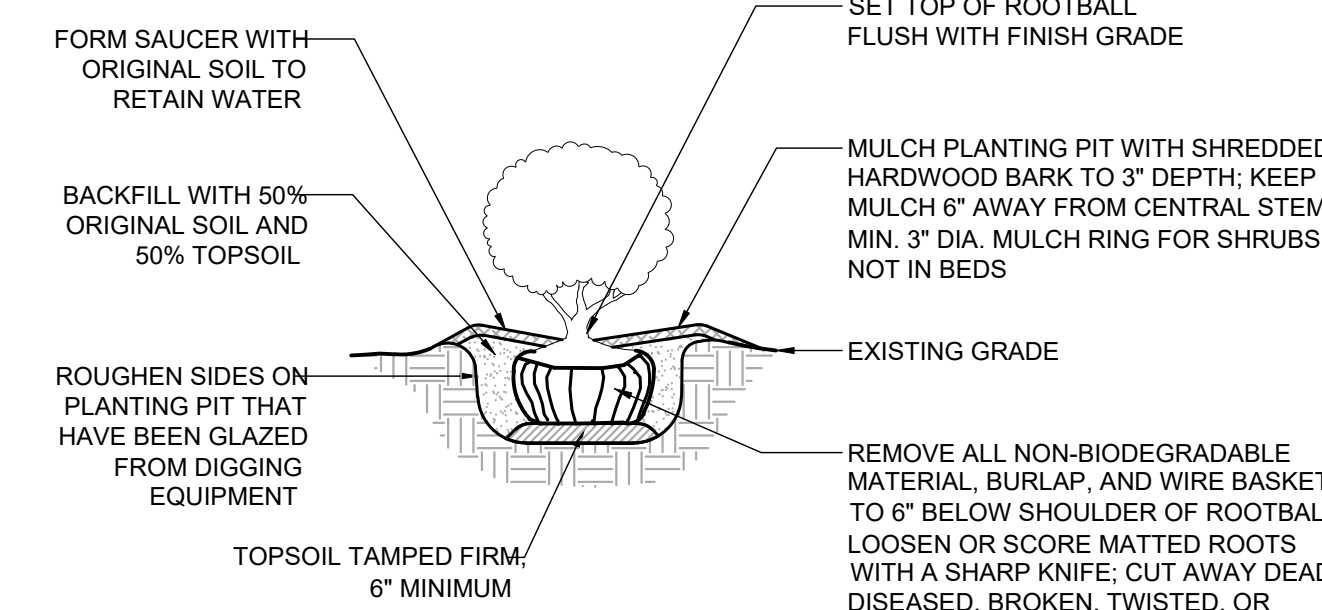
- NOTES:**
1. WATER TREES IMMEDIATELY AFTER PLANTING.
 2. TREES OF SAME SPECIES TO BE MATCHED IN UNIFORMITY AND GROWTH.
 3. TREE MUST MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).

1 DECIDUOUS TREE
 SCALE: NTS



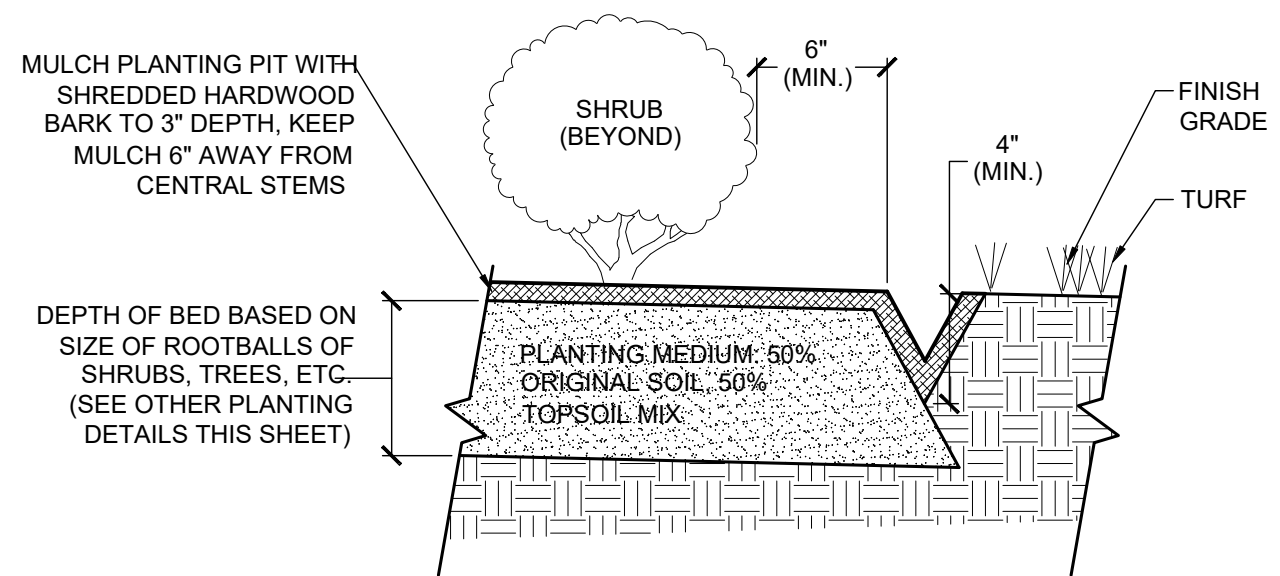
- NOTES:**
1. WATER MULTI-TRUNK TREES IMMEDIATELY AFTER PLANTING.
 2. MULTI-TRUNK TREES OF SAME SPECIES TO BE MATCHED IN UNIFORMITY AND GROWTH.

2 MULTI-TRUNK TREE
 SCALE: NTS



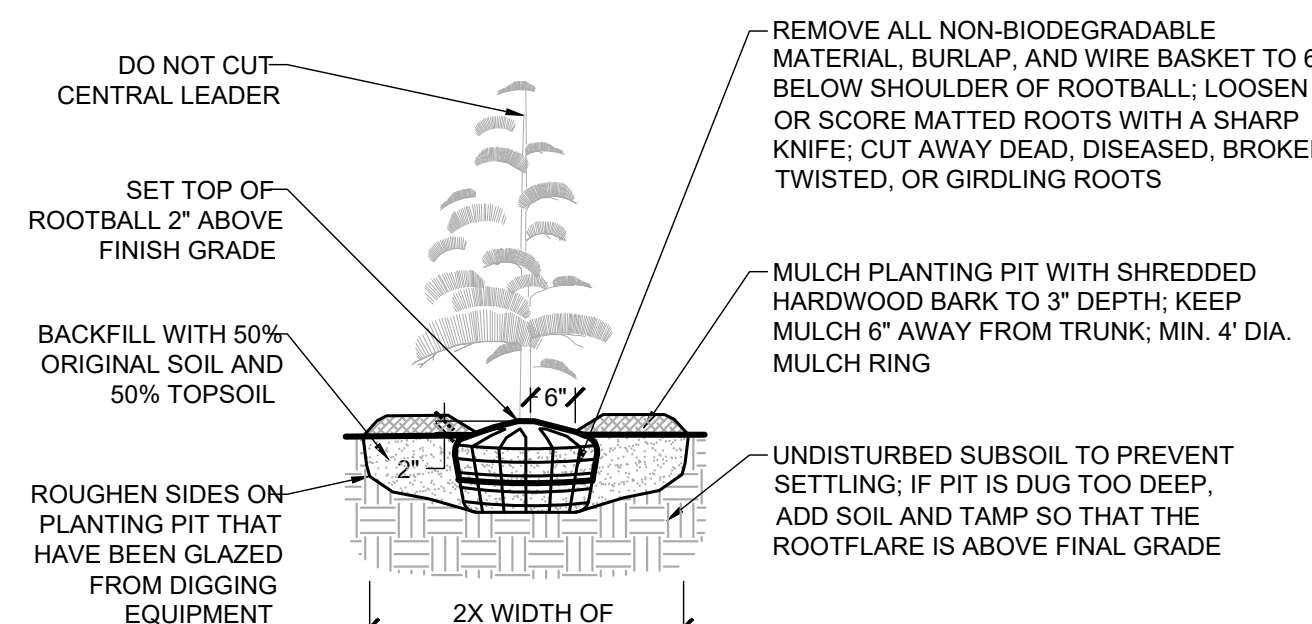
- NOTES:**
1. WATER SHRUBS IMMEDIATELY AFTER PLANTING.
 2. SHRUBS OF SAME SPECIES TO BE MATCHED IN UNIFORMITY AND GROWTH.

3 SHRUB PLANTING
 SCALE: NTS



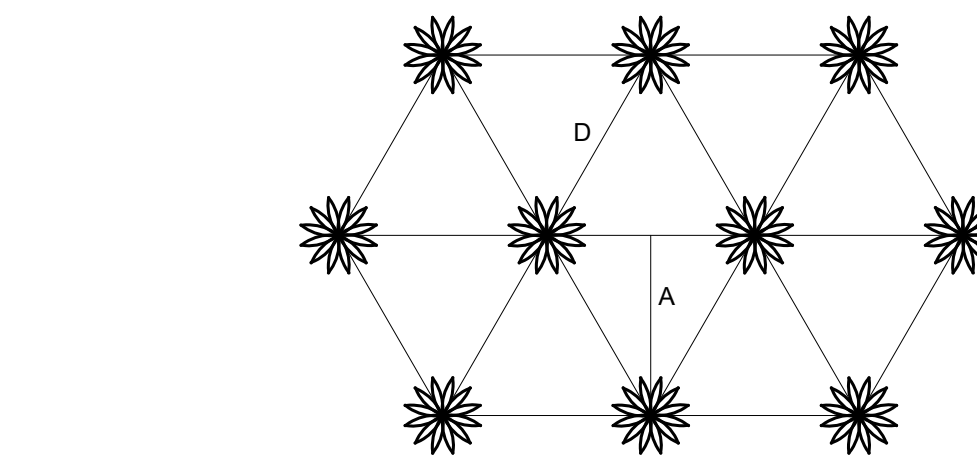
- NOTES:**
1. DIG TRENCH EDGE WITH SPADE CONTINUOUS ALONG EDGE OF BED AND TURF.
 2. MULCH TRENCH AS SHOWN.
 3. IF EDGE OF BED IS GROUNDCOVER, PLACE TRENCH AT EDGE OF GROUNDCOVER.

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.

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SELECTIONS

THE GROVE SUBDIVISION
12657 BOYD STATION RD
KNOXVILLE, TN 37934

DATE:
6/16/2026



SPECIFICATIONS

1. KICHLER SINGLE LIGHT, 3-1/4" WIDE, INTEGRATED LED OUTDOOR SINGLE HEAD FLOOD LIGHT
2. MODEL #16157BKT30
3. 35 DEGREE
4. COLOR TEMP. 3000K
5. ALUMINUM CASTING, BLACK
6. 500 LUMENS
7. HARDWIRED, LOW VOLTAGE
8. ADJUSTABLE WATTAGE 2.5, 3.5, & 7
9. WET LOCATION RATED

NOTES:

1. UPLIGHT TO COMPLY WITH TOWN OF FARRAGUT SIGN AND LANDSCAPE ORDINANCE W/ SHIELDING INSTALLED TO REDUCE GLARE.
2. INSTALL PER MANUFACTURER RECOMMENDATIONS.

8 LED UP-LIGHT
SCALE: NTS

Community:	GROVE
Plan:	ENTRY SIGN SOUTH
Date:	MaY 19, 2026

EXTERIOR SELECTIONS

Metal Roof:	N/A
Brick Color:	General Shale - Hamilton with White Mortar
Soffit:	N/A
Frieze/ Fascia:	N/A
Sign Lettering:	Black—Logo to be ordered from Jim McMichael Signs
Mailboxes:	N/A
Gutters:	N/A
Light Fixtures:	
T&G Ceiling:	N/A
Columns:	N/A



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

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REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Bart Hose, Assistant Community Development Director

Subject: Review of a subdivision entrance sign for West Mill Subdivision, located at 12501 Kingston Pike.

Introduction & Background: This item involves a request for approval of a subdivision entrance sign for West Mill Subdivision, located at 12501 Kingston Pike.

Discussion & Recommendations: The sign and support structure will be located at the entrance to the residential subdivision portion of the larger West Mill development project. This entrance will be located across from the intersection of Old Stage Road and Kingston Pike, and behind the commercial portion of the development that will front along Kingston Pike. The sign and support structure meet the minimum setback and other requirements. There is also a robust landscaping plan, although some of the plantings shown are actually part of the overall landscape plan for the residential development (see subsequent agenda item). The proposed ground lighting plan will need to be revised to meet the Town's maximum lumens (850) per fixture requirement. The staff can recommend approval subject to correcting the proposed lighting.

Recommended By: Bart Hose, Assistant Community Development Director

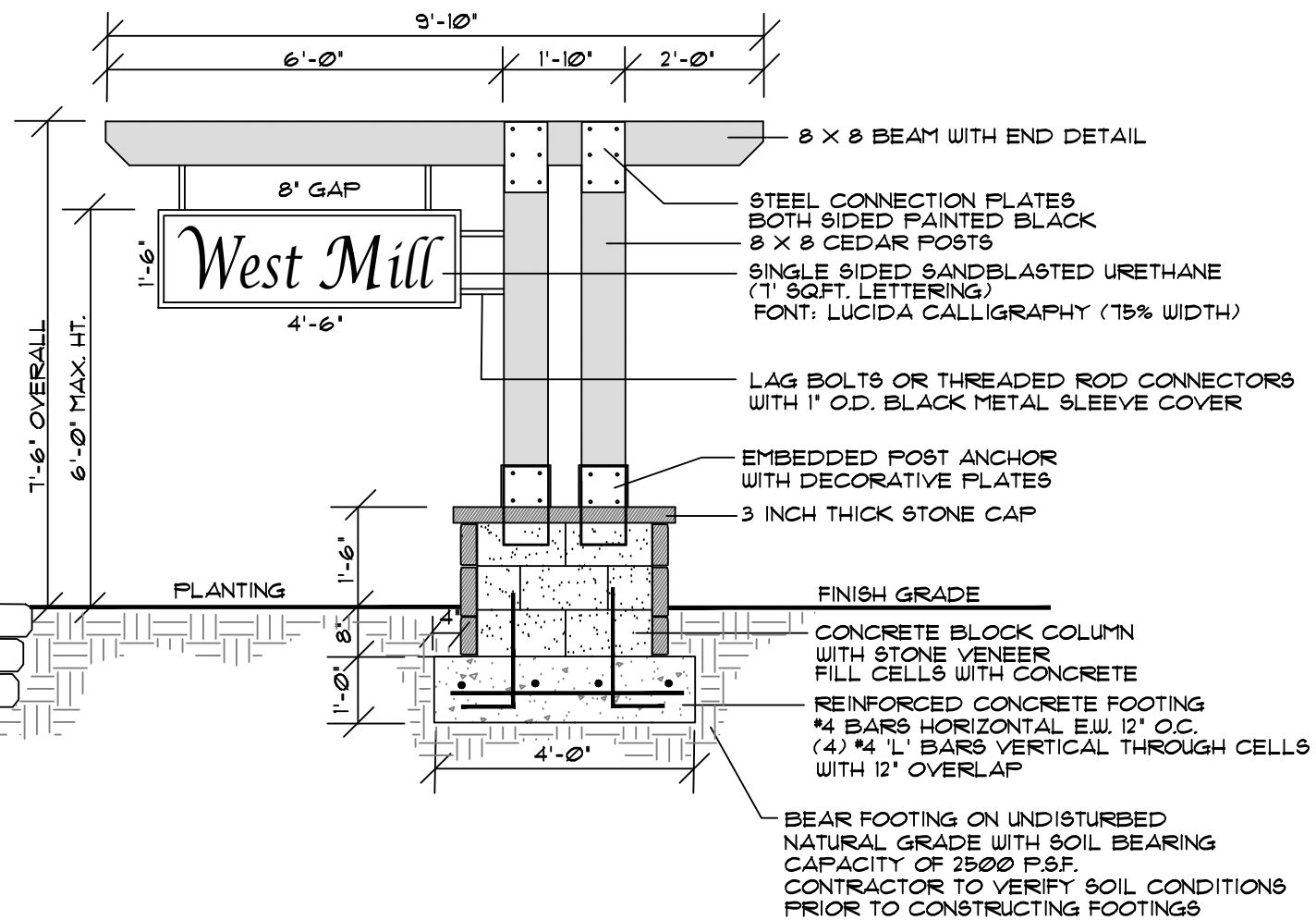
Proposed Motion: To approve the sign plan subject to revising the external lighting to meet Town standards.



ILLUSTRATIVE SKETCH

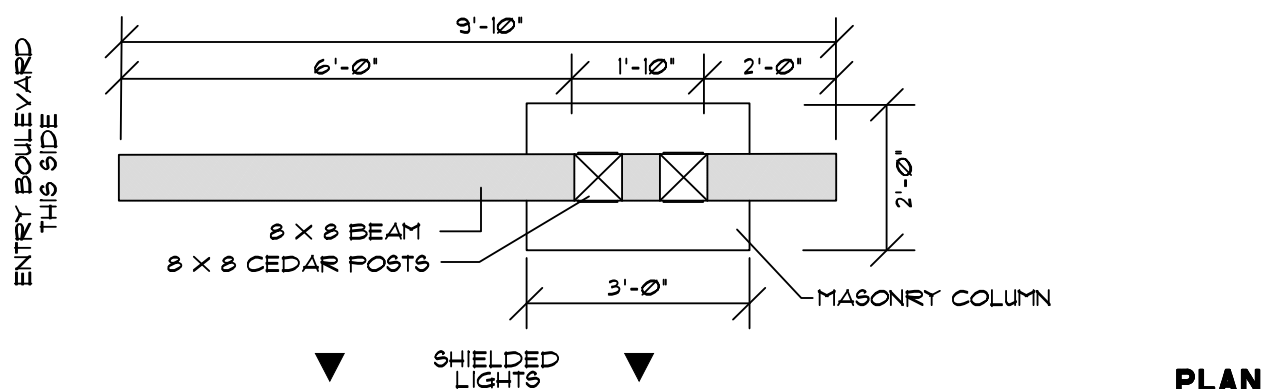
LANDSCAPE STACK STONE EDGE
MIX SIZES 8X10X12 (HXWXD)
6X8X12

APPRX
1'-6"



SECTION / ELEVATION

SCALE 3/8" = 1'-0"



PLAN

SCALE 3/8" = 1'-0"

NOTES:

- SIGN MANUFACTURER TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. SUBMITTAL TO ILLUSTRATE MATERIALS, COLORS AND ATTACHMENT DETAILS.
- SIGN COLORS TO BEHR SEMI-TRANSPARENT STAIN:
POSTS: BEHR WRANGLER BROWN
BEAMS: BEHR WRANGLER BROWN
SIGN BACKGROUND: BEHR SAGEBRUSH
SIGN LETTERING AND BORDER: BLACK
- ILLUMINATE WITH SHIELDED LED GROUND MOUNTED FIXTURES, LITHONIA 'D' SERIES SHIELDED FLOOD LIGHTS. SEE CUT SHEET
- ALL WOOD TO BE WESTERN RED CEDAR WITH STAIN. SUBMIT SAMPLES TO OWNER FOR APPROVAL.
- SUBMIT STONE SAMPLES TO OWNER FOR APPROVAL.



MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE LAND PLANNING
299 N. WEIGARBER RD. SUITE 201, KNOXVILLE, TN 37919
PH: 865/588-1331

Sign Construction - Details




WEST MILL
Kingston Pike Farragut, Tennessee

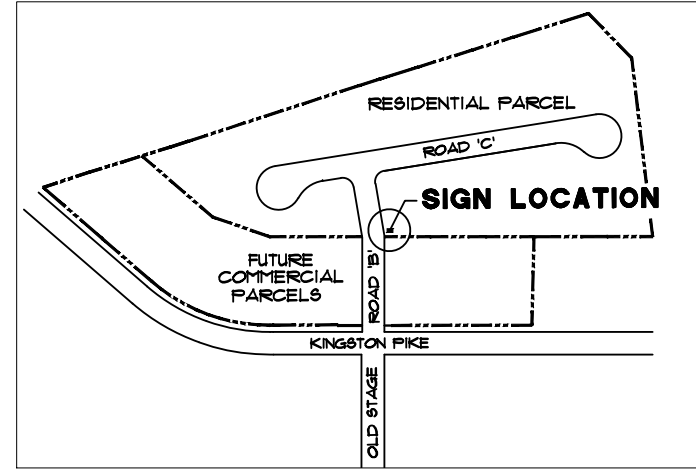
JOB NO. 222025

DRAWN: MAV/RJM

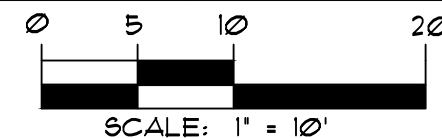
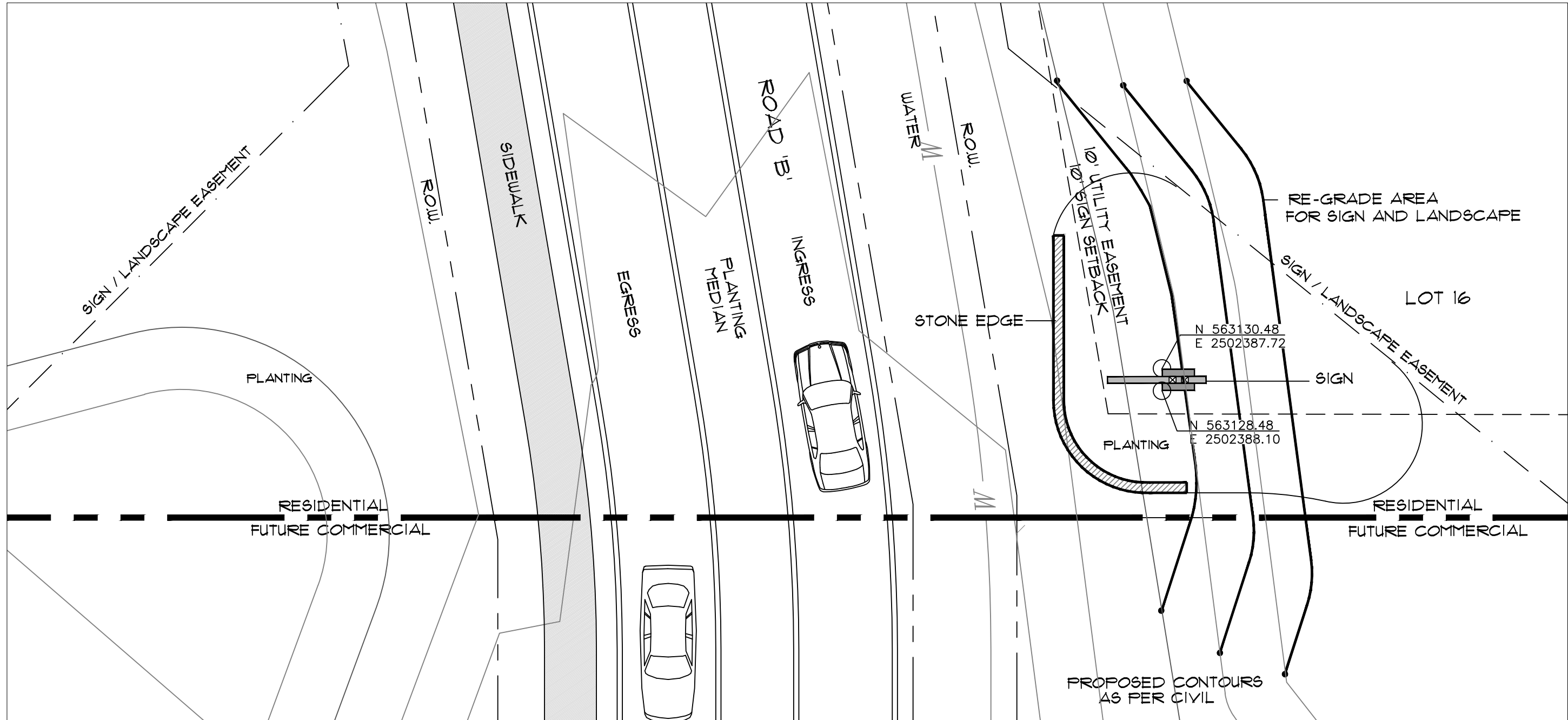
DATE: JUNE 5, 2026

Legend

- 
 N666782.21
E2115087.07
NORTHING AND EASTING
COORDINATE POINT
BASED ON CIVIL SURVEY FILE
- 
 944
EXISTING CONTOUR
- 
 944
PROPOSED CONTOUR



Location Plan
NOT TO SCALE



Site Plan

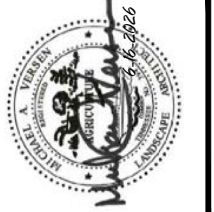


MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE LAND PLANNING
299 N. WEIGARBER RD. SUITE 201, KNOXVILLE, TN 37919
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Sign Construction

WEST MILL
Kingston Pike Farragut, Tennessee





MICHAEL VERSEN & ASSOCIATES
 LANDSCAPE ARCHITECTURE LAND PLANNING
 299 N. WEIGARDER RD. SUITE 201, KNOXVILLE, TN 37919
 PH: 865/588-1331

Sign Construction - Landscape Plan

WEST MILL
 Kingston Pike Farragut, Tennessee



JOB NO. 222025
 DRAWN: MAV/RJM
 DATE: JUNE 16, 2026
 Page 37 of 38

NOTE:
 SEE PLANTING PLAN FOR
 OVERALL STREET TREES AND
 MEDIAN LANDSCAPE.

NELLIE R STEVENS (5)
 AS PER 4-4-2025 PLAN

PROPOSED SIGN
 AND LANDSCAPE
 EASEMENT

LIMELIGHT HYD. (4)

LAWN

STACK STONE EDGE

SIGN

LIRIOPE (117)

CARPET ROSE (16)

LIMELIGHT HYD. (7)

LAWN

SIDEWALK
 LAWN

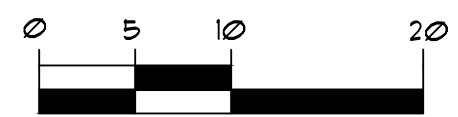
RESIDENTIAL
 FUTURE COMMERCIAL

NOTE:
 SEE PLANTING PLAN FOR
 OVERALL STREET TREES AND
 MEDIAN LANDSCAPE.

Plant Schedule

QTY	COMMON / BOTANICAL NAME	SIZE	CAL
DECIDUOUS SHRUBS			
16	CARPET ROSE / <i>Rosa</i> x 'Flower Carpet Pink'	10-12"H	3 gal
11	LIMELIGHT HYD. / <i>Hydrangea paniculata</i> 'Limelight' TM	18-24"H	3 GAL
GROUND COVERS			
117	LIRIOPE / <i>Liriope muscari</i> 'Big Blue'	1 gal	12" O.C
ADDITIONAL ITEMS		MATERIAL	DESCRIPTION
as per plan	HARDWOOD MULCH		cu. yd.
as per plan	trees and shrubs		
as per plan	TOP SOIL - PLANTING BEDS		cu. yd.
as per plan	12" depth approved soil		
as per plan	SEED		
	Lebanon 'Winning Colors' and Transition Blend 50/50 mix		sq. ft.
	or approved equal		

QUANTITIES ARE FOR THE CONTRACTORS CONVENIENCE ONLY.
 CONTRACTORS SHALL BE RESPONSIBLE FOR ALL PLANTINGS ILLUSTRATED ON PLAN.



SCALE: 1" = 10'

RESIDENTIAL
 FUTURE COMMERCIAL

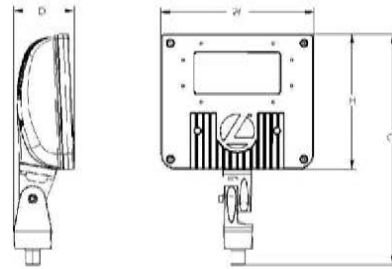


D-Series DSXF1 LED Floodlight



Specifications

EPA:	0.6 ft ² (0.05 m ²)
Depth:	3.52" (9.0 cm)
Width:	8.86" (22.5 cm)
Height:	7.84" (19.9 cm)
Overall Height:	13.37" (34.0 cm)
Weight:	7.2 lbs (3.3 kg)



Catalog Number	
Notes	
Type	

Hit the tab key to move over the page to see all interactive elements.

Introduction

The D-Series floodlights feature a site-wide offering to meet specifier's every floodlighting need in application. The D-Series flood offers three sizes delivering 3,000 to 27,000 lumens. Available with seven precision optics, three mountings and three color temperatures, D-Series floodlights offer vast design capabilities while delivering significant energy savings and long life.

The DSXF1 delivers 3,000 to 5,500 lumens, meeting a large breadth of illumination requirements for design and renovation when replacing 70W to 150W HID floodlights. All configurations are assembled in the USA allowing for quick delivery.

Ordering Information

EXAMPLE: DSXF1 LED P1 40K MSP MVOLT THK DDBXD

DSXF1 LED	Performance Package	Color Temperature	Distribution	Voltage	Mounting
DSXF1 LED	P1 P2	30K 3500K 40K 4200K 50K 5000K	WFL Wide flood (60°) FL -ood (5X5) MFL Medium flood (6X6) WFR Wide flood rectangular (6X5) HMF Horizontal medium flood (50°) MSP Medium spot (4X4) NSP Narrow spot (3X3)	MVOLT 347	Shipped included THK Knuckle with 1/2" NPT threaded pipe IS Integral slipfitter (fits 2-3/8" O.D. tenon) YKC62 Yoke with 2ft, 16-3 50 cord

Options

Shipped installed		Shipped separately ¹		Finish (optional)	
PE	Photocontrol, button style ²	UBV	UBV visor/actors visor (untested)	DDBXD	Dark bronze
DMG	0° or dimming wires pulled outside fixture (for use with an external control, ordered separately)	FV	Full visor	DDBXD	Black
SPD10KV	Separate surge protection	VG	Vandal guard	DNAXD	Natural aluminum
				DWIXD	White

Accessories³

DSXF1/2TS DDBXD U	Slipfitter by 1-1/4" to 2-3/8" O.D. tenon 1/2" NPT connector (specify finish)
FYS G6 DDBXD U	Slipfitter by 2-1/8" to 2-7/8" O.D. tenon 1/2" NPT required (specify finish)
FYK6 DDBXD U	Knuckle with bracket, 2-3/8" O.D. tenon (specify finish)
FYSP DDBXD U	Red source pole bracket, 2-3/8" O.D. tenon (specify finish)
DSXF1/BV DDBXD U	Back visor or accessory (specify finish)
DSXF1/PV DDBXD U	Full visor accessory (specify finish)
DSXF1/GU	Vandal guard accessory

For more mounting options, visit our Floodlighting Accessories pages.

NOTES

- MVOLT driver operates on line voltage from 120-277V.
- Requires MVOLT or 347V (not available in 480V).
- Also available as accessories, see Accessories information at left.

Mounting, Options and Accessories

Mountings



IS - Adjustable Slipfitter (Fits 2-3/8" O.D. tenon)



YKC62 - Yoke with 16-3 50 cord, 2ft



THK - Threaded Knuckle with 1/2" NPT threaded pipe

External Shields



UBV Visor Top Mounted



UBV Visor Bottom Mounted



FV - Full Visor

Accessories



VG - Vandal Guard



DSXF1/2TS - THK Slipfitter Accessory



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MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE •••• LAND PLANNING
299 N. WEIGARDER RD. SUITE 201, KNOXVILLE, TN 37919
PH: 865/588-1331

Sign Construction - Lighting

WEST MILL
Kingston Pike Farragut, Tennessee



JOB NO. 222225

DRAWN: MAV/RJM

DATE: JUNE 16, 2026

REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Bart Hose, Assistant Community Development Director

Subject: Review of a landscape plan for the West Mill Subdivision, located at 12501 Kingston Pike.

Introduction & Background: This item involves a request for approval of a landscape plan for the West Mills Subdivision (residential area) located at 12501 Kingston Pike.

Discussion & Recommendations: The larger "West Mills" development area includes a commercial section along Kingston Pike and a residential subdivision. This landscape plan covers the residential area and includes required detention basin plantings, replacement trees, and streetscaping. The replacement trees cover a portion of the total required for the larger development site. The streetscaping includes a boulevard entrance area, along with landscaping around the mail kiosk. The Town's stormwater staff has asked us to limit tree plantings at the top of the detention basin along the downstream "dam" portions of the basin and around outfall structures. The planning staff has been working with the landscape designer to move trees off the top of the berm in these areas, and to select plants with shallow, fibrous root systems. The staff would recommend approval subject to clarifying some of the plant counts in the requirement and schedule tables, and possibly making a few additional adjustments to plant locations and/or types around the detention basin.

Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion: To approve the plan subject to staff's recommendation.

PLANTING SPECIFICATIONS

SCOPE OF WORK
 PROVIDE ALL LABOR AND EQUIPMENT NECESSARY FOR A COMPLETE AND QUALITY LANDSCAPE AS PER PLANS AND SPECIFICATIONS.

REFERENCES AND STANDARDS
 PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, AND ORDINANCES.

PROVIDE LICENSES AND NECESSARY PERMITS PRIOR TO BEGINNING WORK.
 CARRY GENERAL LIABILITY AND WORKMAN'S COMPENSATION INSURANCE IN AMOUNTS REQUIRED BY THE STATE.

QUALITY OF ALL MATERIALS SHALL MEET OR EXCEED THE STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.

PROJECT CONDITIONS
 REVIEW AND BECOME FAMILIAR WITH SITE CONDITIONS AND CONSTRUCTION DOCUMENTS. PROTECT ALL UTILITIES AND EXISTING FACILITIES. FIELD VERIFY ROW / PROPERTY LINE WITH OWNER. IF CONDITIONS DETRIMENTAL TO PLANT GROWTH AND INSTALLATION ARE ENCOUNTERED, (I.E. ADVERSE DRAINAGE CONDITIONS AND OBSTRUCTIONS) CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS.

LAYOUT
 LAYOUT AND STAKE ALL SITE WORK AND PLANTINGS.
 CONTACT LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO START OF WORK.
 ALLOW THREE DAYS AFTER NOTIFICATION OF STAKING FOR APPROVAL.

THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTINGS, LOCATIONS, ETC. TO ACCOMMODATE LOCAL CONDITIONS. SUCH ADJUSTMENTS, IF MADE, WILL BE DEEMED CLARIFICATIONS AND NOT CHANGE ORDERS.

EROSION CONTROL AND SITE CLEANUP
 PROVIDE EROSION CONTROL, AS NECESSARY. MAINTAIN SITE CLEANUP THROUGHOUT WORK AND PROVIDE A FINAL JOB CLEANUP.

TREES SHRUBS AND GROUNDCOVERS
PLANT MATERIAL
 NURSERY GROWN, SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF AND HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEM. GROUND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN LOCALITY OF PROJECT (PREFERABLY WITHIN A 200-MILE RADIUS OF THE PROJECT SITE). PLANTS MUST BE EQUAL OR EXCEED THE MEASUREMENTS DENOTED IN THE PLANT LIST, WHICH ARE MINIMUM ACCEPTABLE SIZES. PRUNE ONLY AS DIRECTED BY LANDSCAPE ARCHITECT. IN NO CASE SHOULD THE PLANTS BE PRUNED BACK TO AN EXTENT THAT THEY NO LONGER MEET THE SPECIFICATIONS.

SUBMITTALS
 PROVIDE VERIFICATION OF PLANT INSPECTION CERTIFICATES, GENUS, SPECIES AND VARIETY, PROPOSED SCHEDULE OF WORK, SOIL TEST RESULTS, PROPOSED RATES OF APPLICATION OF FERTILIZERS AND SOIL CONDITIONERS PRIOR TO INSTALLATION.

PLANT INSPECTION
 THE LANDSCAPE ARCHITECT MAY INSPECT PLANT MATERIALS EITHER AT THE PLACE OF GROWTH OR AT THE SITE BEFORE PLANTING. DEFECTIVE OR UNSATISFACTORY MATERIAL MAY BE REJECTED AT ANY TIME DURING PROGRESS OF WORK.

SOIL AMENDMENTS
 FERTILIZER, COMMERCIAL GRADE, 10-6-4 FORMULA CONFORMING TO U.S. DEPARTMENT OF AGRICULTURAL STANDARDS DELIVERED IN ORIGINAL UNOPENED CONTAINERS BEARING MANUFACTURER'S GUARANTEED ANALYSIS AND MIXTURE.

EXISTING SOIL
 CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY EXISTING SOIL CONDITION FOR DRAINAGE AND NUTRIENT CONTENT REPORT ANY PROBLEMS TO LANDSCAPE ARCHITECT PRIOR TO BEGINNING PLANT INSTALLATION.

TOP SOIL
 1. FERTILE, FRIABLE, NATURAL LOAM, TYPICAL FOR LOCALITY.
 2. AGRICULTURAL SOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.
 3. TAKEN FROM WELL-DRAINABLE AREAS AND LOW SPOTS. MAKE CHANGES IN GRADE GRADUAL.
 4. FREE OF SUBSOIL, CLAY LUMPS OR STONES LARGER THAN ONE INCH IN DIAMETER, PLANTS, WEEDS, AND ROOTS.
 5. HAVING PH VALUE OF 5.4 MINIMUM AND 7.0 MAXIMUM.
 6. CONTAINING 6 PERCENT MINIMUM ORGANIC MATTER.
 7. TEST TOPSOIL TO INSURE PROPER PERCENTAGE OF NITROGEN, PHOSPHORUS, AND POTASH ORGANIC MATTER AND PH VALUE.

UNLESS SPECIFIED IN PLANTING SCHEDULE ALL PLANTING AREAS TO HAVE 12 INCHES OF TOPSOIL AND ALL LAWN AREAS TO HAVE 4 INCHES OF TOP SOIL.

PLANTING SOIL MIX
 5 PARTS TOPSOIL (LOAM) AND 2 PARTS SAND (USE WITH CLAY LOAMS OR SILTY LOAMS)

NOTE: PLANTING SOIL MIX MAY BE SUBSTITUTED WITH APPROVED TOPSOIL.

PREPARED PLANTING BED AREAS (ANNUALS & GROUNDCOVERS):

- TILL SOIL TO A DEPTH OF 10 INCHES.
- ADD MINIMUM OF 4 INCHES TOPSOIL AND 1 INCHES PEAT.
- EVENLY TILL TO DEPTH OF 6 INCHES.
- RAKE TO LEVEL GRADE THEN ADD 2 INCHES PINE BARK MULCH PRIOR TO PLANTING.

LANDSCAPE BEDS
 ALL LANDSCAPE BEDS TO BE 4 TO 6 INCHES HIGHER THAN EXISTING FINISHED GRADE. TAPER BEDS ADJACENT TO HARDSCAPE SURFACES AND INSTALL 1" TRENCH EDGE ADJACENT TO LAWNS (SEE DETAIL).

MULCHES
 MULCHES SHALL BE FREE FROM MATURED SEED, NOXIOUS WEEDS, EGG CASES, HARMFUL INSECTS, OR ANY SPECIES OR CHEMICAL DETRIMENTAL TO THE DEVELOPMENT OF PLANTS AND HUMANS. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR CONTROL OF NOXIOUS WEEDS INTRODUCED ON THE SITE IN THE MULCH FOR PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION OF THE WORK. MULCHES SHALL EXHIBIT UNIFORM TEXTURE COLOR AND PARTICLE SIZE. SECURE LANDSCAPE ARCHITECT'S APPROVAL FOR SPECIFIC MULCH TYPE.

PROTECTION
 PROTECT WORK FROM EROSION, FLOODING, WINDS AND RAIN. REPAIR OR REPLACE ANY DAMAGED AREAS.

PLANTING

REMOVE BURLAP AND TIES FROM TOP AND PARTIAL SIDES OF ALL PLANT BALLS. PLANT ALL TREES, SHRUBS AND GROUND COVERS AS PER PLANTING DETAILS. ROOTS OF GROUNDCOVERS TO BE PLANTED IN SOIL NOT MULCH TOP DRESSING.

MAINTENANCE
 MAINTAIN PLANTINGS (WATERING, WEEDING, FERTILIZING, CULTIVATION, DISEASE AND INSECT CONTROL, STAKING, ETC.) UNTIL FINAL INSPECTION AND ACCEPTANCE.

SUBMIT WRITTEN MAINTENANCE INSTRUCTIONS TO LANDSCAPE ARCHITECT.

INSPECTION AND ACCEPTANCE
 UPON COMPLETION OF PLANTING, REQUEST AN INSPECTION FOR PROJECT ACCEPTANCE. ONLY PLANTINGS SHOWING SIGNS OF HEALTHY GROWTH AND SATISFACTORY CONDITION OF FOLIAGE WILL BE ACCEPTED. MAINTAIN THE PROJECT UNTIL ALL INSPECTION PUNCH LIST ITEMS (EXCLUSIVE OF SEASON REPLACEMENT PLANTINGS) HAVE BEEN CONNECTED TO THE SATISFACTORY OF THE LANDSCAPE ARCHITECT.

GUARANTEE AND REPLACEMENT
 GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF PROJECT ACCEPTANCE. GUARANTEE AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLIGENCE BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND CONTRACTOR'S CONTROL. IMMEDIATELY REMOVE AND REPLACE TREES, SHRUBS, OR OTHER PLANTS FOUND TO BE UNSATISFACTORY DURING GUARANTEE PERIOD.

LAWNS AND GRASSES

QUALITY ASSURANCE
 PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA. SUBMIT SEED VENDOR'S CERTIFIED STATEMENT FOR EACH GRASS SEED MIXTURE.

PROJECT CONDITIONS
 PROCEED WITH AND COMPLETE LAWNS AND GRASSES AS PORTIONS OF SITE BECOME AVAILABLE. WORKING WITHIN SEASONAL LIMITATIONS. PROJECT MANAGER TO INFORM CONTRACTOR AS PARTS OF SITE BECOME AVAILABLE AND ESTABLISH A REASONABLE SCHEDULE TO PERFORM WORK.

FERTILIZER AND LIME
 FERTILIZER WITH COMMERCIAL FERTILIZER. PERCENTAGE TO BE DETERMINED WITH ANALYSIS AND SEASON OF INSTALLATION.

LIME TO BE NATURAL DOLOMITIC LIMESTONE CONTAINING NOT LESS THAN 85% CARBONATES. MINIMUM OF 30% MAGNESIUM CARBONATES.

SEED
 SEED MIXTURE AND RATE OF APPLICATION SHALL BE AS SPECIFIED IN MATERIAL LIST.

SEED SOIL PREPARATION

- TILL TO A DEPTH OF NOT LESS THAN 6 INCHES.
- ELIMINATE UNEVEN AREAS AND LOW SPOTS. MAKE CHANGES IN GRADE GRADUAL.
- TILL SOIL TO A HOMOGENOUS MIXTURE OF FINE TEXTURE, FREE OF CLODS.
- REMOVE STONES LARGER THAN ONE INCH AND OTHER EXTRANEANOUS MATERIAL.
- APPLY TOPSOIL LAYER IF SPECIFIED.
- APPLY LIME AT RATE REQUIRED TO ACHIEVE PH RANGE BETWEEN 6.0 AND 6.5.
- APPLY FERTILIZER AT RATE REQUIRED BY ANALYSIS.
- MIX THOROUGHLY IN UPPER TWO INCHES OF TOPSOIL.

SEEDING AND MULCHING
 APPLY SEED AT RATE SPECIFIED OR AS NECESSARY TO INSURE A UNIFORM AND FULL STAND OF GRASS, EVENLY, BY SOWING EQUAL QUANTITIES IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.

RAKE SEED LIGHTLY INTO TOP 1/4 INCH OF SOIL, AND ROLL SEEDBED AREA WITH ROLLER NOT EXCEEDING 10 LBS. IMMEDIATELY FOLLOWING ROLLING, APPLY MULCH SPREAD UNIFORMLY TO FORM A CONTINUOUS BLANKET NOT LESS THAN 1-1/2 INCH LOOSE MEASURE. MAINTAIN CLEAR OF TREES AND SHRUBS.

ON SEEDED SLOPES, WHERE GRADE IS 3:1 OR GREATER, COVER WITH EROSION FABRIC.

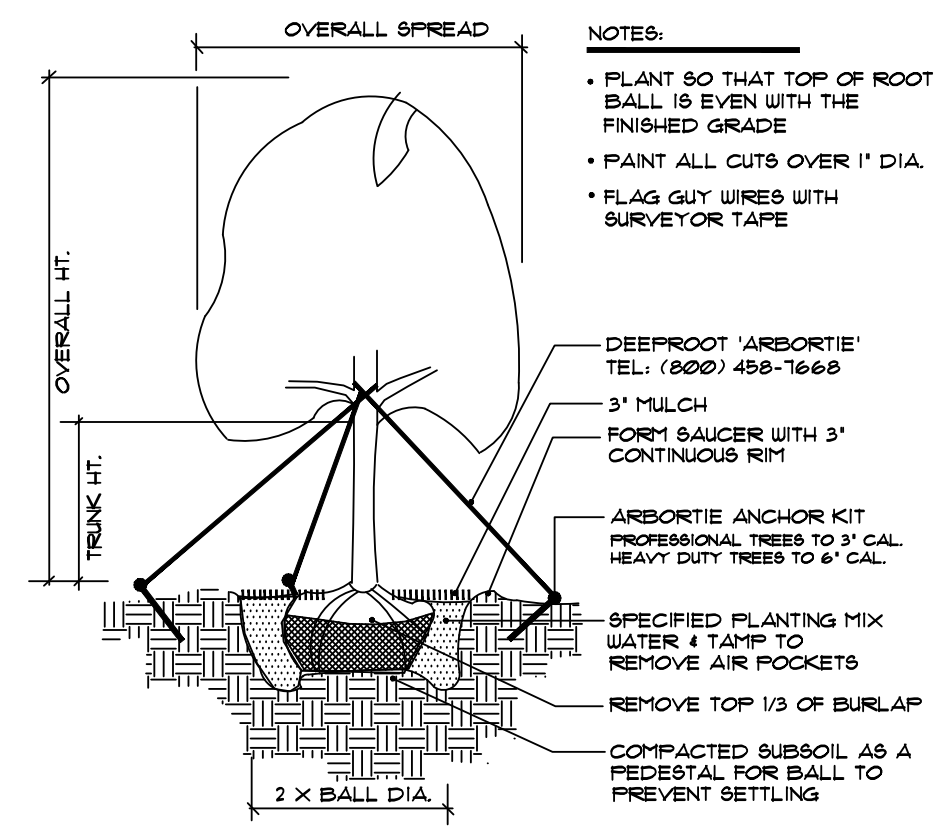
LAWN MAINTENANCE
 MAINTAIN LAWNS UNTIL GRASS IS WELL ESTABLISHED AND EXHIBITS A VIGOROUS GROWING CONDITION. IF SEEDING IN FALL AND IF NOT CONSIDERED ACCEPTABLE AT THAT TIME, CONTINUE MAINTENANCE THE FOLLOWING SPRING UNTIL ACCEPTABLE LAWN IS ESTABLISHED.

MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, RE-GRADING, AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE, LAWN FREE OF ERODED OR BARE AREAS.

LANDSCAPE NOTES

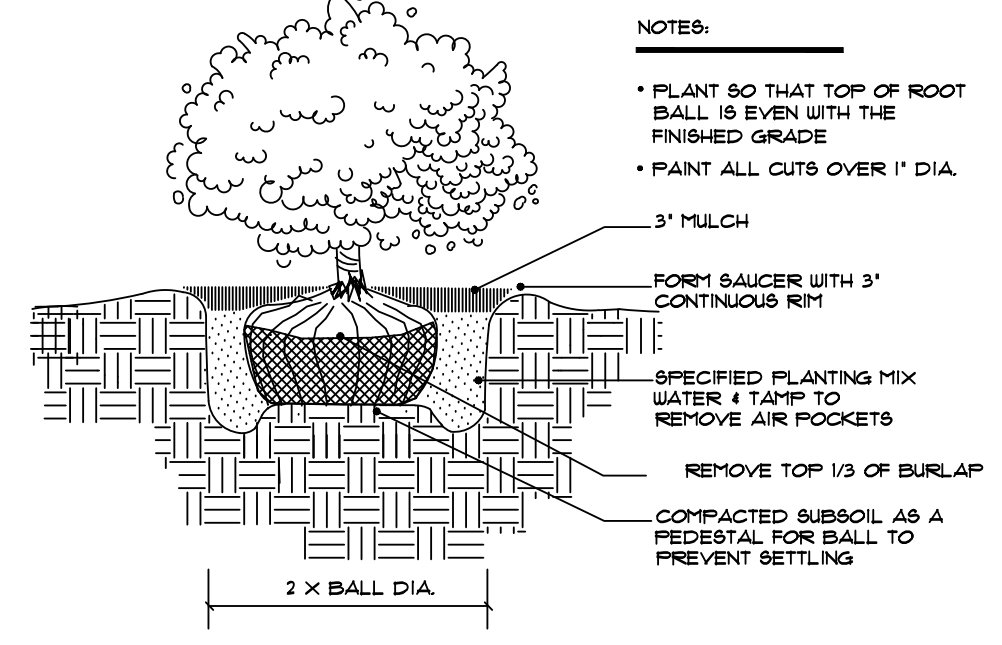
- SEED OR SOD AS SHOWN ALL AREAS DISTURBED BY GRADING (TYP.) W/ REBEL SUPREME BLEND SOW GRASS SEED UNIFORMLY IN TWO DIRECTIONS 4" PROTECT W/ STRAW TO A LOOSE DEPTH OF 1-1/2" MINIMUM.
- PROPOSED PLANT MATERIALS WILL NOT INTERFERE WITH ANY EXISTING AND/OR PLANNED UNDERGROUND OR OVERHEAD UTILITIES. PRIOR TO LANDSCAPE INSTALLATION, CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES.
- SELECTION AND PLACEMENT OF PLANT MATERIALS WILL NOT CREATE VISIBILITY PROBLEMS FOR INGRESS / EGRESS OF SITE. COORDINATE WITH TOWN STAFF.
- STORM WATER DETENTION IS REQUIRED FOR THIS SITE. SEE CHART FOR REQUIRED LANDSCAPING AS PER ORDINANCE.
- BUFFER STRIPS ARE NOT REQUIRED FOR THE RESIDENTIAL PORTION OF THE SITE.
- PLAN REFLECTS AND IS CONSISTENT WITH REMAINING PLAN SHEETS ASSOCIATED WITH THIS PROJECT.

1. PLANT MATERIAL, MULCH AND OTHER RELATED PRODUCTS MUST BE PRE-TREATED OF FIRE ANT.



TREE PLANTING - GUY WIRES

SCALE: NOT TO SCALE



SHRUB PLANTING

SCALE: NOT TO SCALE

LANDSCAPE REQUIREMENTS

ITEM	REQUIRED	PROPOSED
REQUIRED TREES FOR 547 L.F. OF DETENTION BASIN	30 TREES	30 TREES
REQUIRED TREES FOR TREE REPLACEMENT	202 TREES	72 TREES SEE NOTE -A

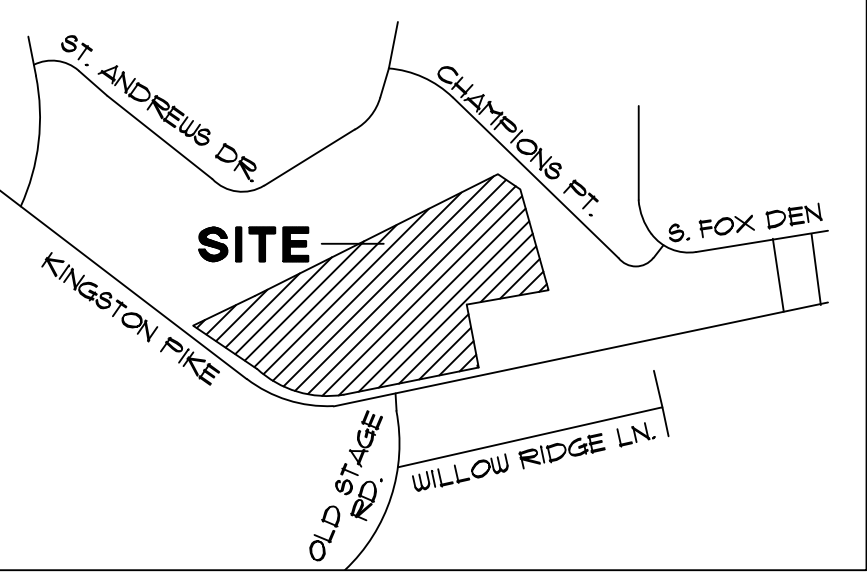
NOTES:
 A. BALANCE OF REQUIRED REPLACEMENT TREES PROPOSED TO BE INSTALLED AS ADDITIONAL ENHANCEMENT WITH COMMERCIAL PROPERTY BUFFER / SITE PLANTINGS.

PLANTING SCHEDULE

QTY	COMMON / BOTANICAL NAME	REQUIREMENT	SIZE	GAL
DECIDUOUS TREES				
11	BOSQUE ELM / <i>Ulmus parvifolia</i> 'Bosque'	replacement	10-12H	2'Gal
12	RED MAPLE / <i>Acer rubrum</i> 'Red Sunset'	replacement	10-12H	2'Gal
14	SYCAMORE / <i>Platanus occidentalis</i>	replacement	10-12H	2'Gal
EVERGREEN TREES				
48	JAPANESE CEDAR / <i>Cryptomeria japonica</i>	replacement	7-8H	1-2H
10	NELLIE R STEVENS / <i>Ilex var. Nellie R Stevens</i>	replacement	7-8H	1-2H
9	SOUTHERN MAGNOLIA / <i>Magnolia grandiflora</i>	replacement	8-10H	2.5'Gal
FLOWERING TREES				
5	GRAPE MYRTLE / <i>Lagerstroemia indica</i> 'Soul'	detention	10H	2'Gal / Trunk
7	RED BUD / <i>Cercis canadensis</i>	detention	8-10H	2'Gal
DECIDUOUS SHRUBS				
16	CARPET ROSE / <i>Rosa x Flower Carpet Pink</i>	detention	10-12H	3 Gal
25	DISSECTUM MAPLE / <i>Acer palmatum</i> 'Dissectum'	detention	56"106"W	B4B
6	LIMELIGHT HYD. / <i>Hydrangea paniculata</i> 'Limelight' TM	detention	18-24"H	3 GAL
EVERGREEN SHRUBS				
8	BURFORD HOLLY / <i>Ilex cornuta</i> 'Burford'	detention	6H	B4B
1	CHESTNUT HILL LAUREL / <i>Prinos laurocarnea</i> 'Chestnut Hill'	detention	18-24"H	B4B
24	PLUM YEW / <i>Cephalotaxa harringtonia</i> 'Prostrata'	detention	12-15"H	3 gal
GRASSES				
26	MULLY GRASS / <i>Muhlenbergia capillaris</i>	detention	10-12"H	3 GAL
GROUND COVERS				
44	DAYLILY / <i>Hemerocallis hybrid</i> 'Stella de Oro'	detention	1 gal	18" O.C.
204	LIRIOPE / <i>Liriope muscari</i> 'Big Blue'	detention	1 gal	12" O.C.
ADDITIONAL ITEMS				
as per plan	HARDWOOD MULCH	cu. yd.		
as per plan	TREES AND SHRUBS	cu. yd.		
as per plan	TOP SOIL - PLANTING BEDS / TREE PITS	sq. ft.		
as per plan	SEED LABORON 'Winning Colors' and Transition Blend 50/50 mix or approved equal	sq. ft.		

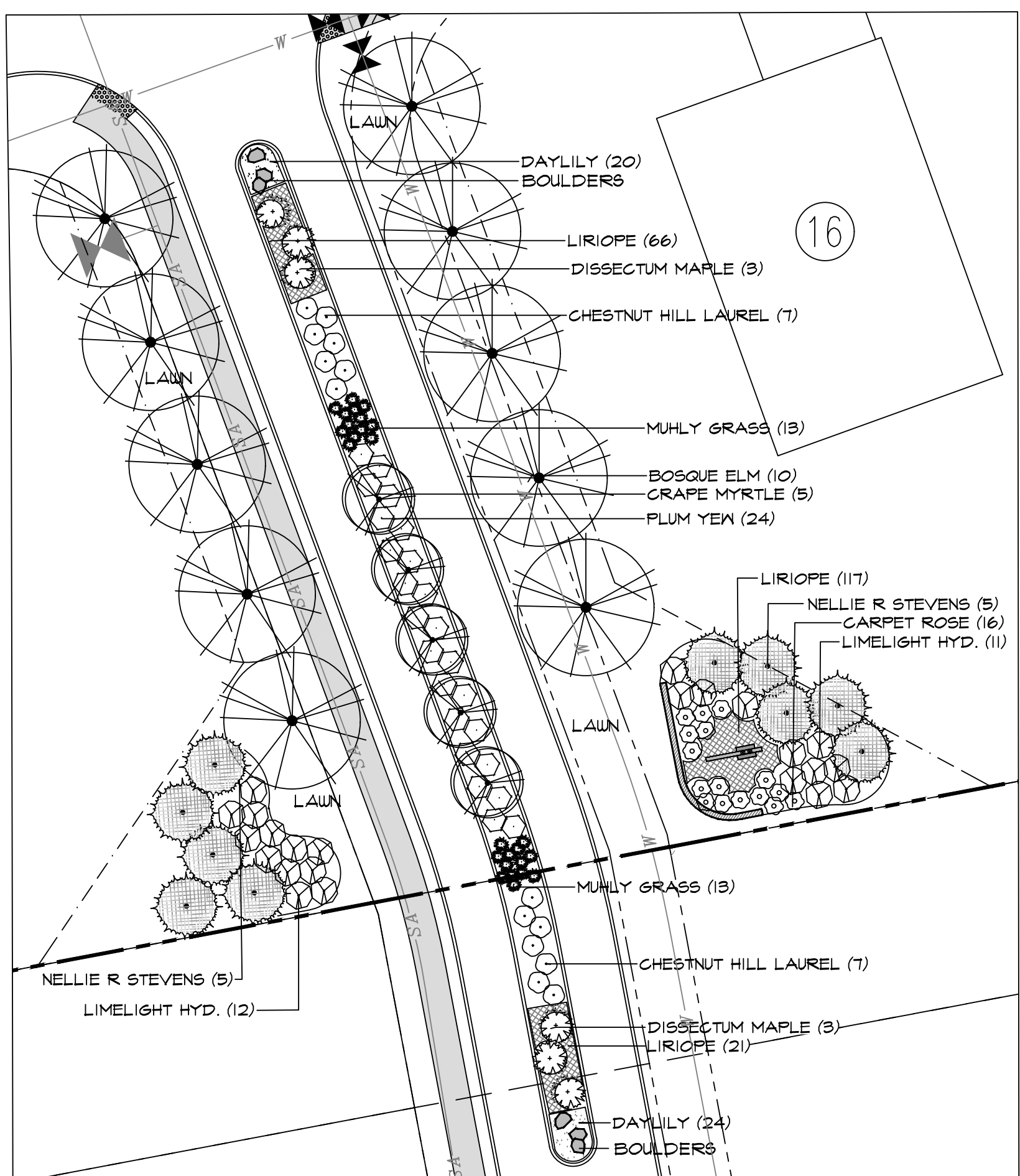
QUANTITIES ARE FOR THE CONTRACTORS CONVENIENCE ONLY. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL PLANTINGS ILLUSTRATED ON PLAN.

LOCATION MAP



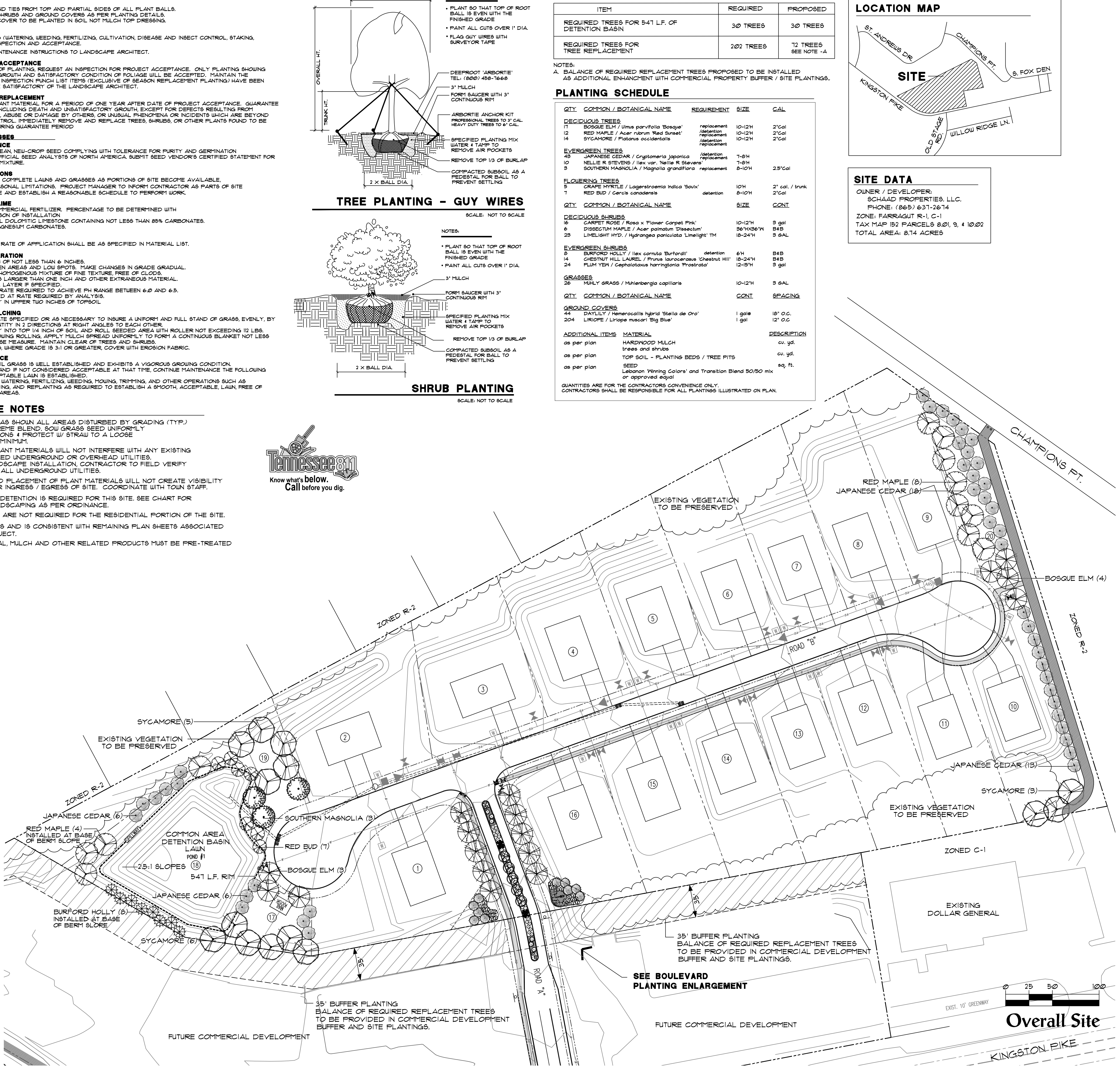
SITE DATA

OWNER / DEVELOPER:
 SCHAAD PROPERTIES, LLC.
 PHONE: (865) 631-2614
 ZONE: FARRAGUT R-1, C-1
 TAX MAP: 182 PARCELS 8, 01, 9, 4 10/02
 TOTAL AREA: 8.74 ACRES



Boulevard Planting

SCALE: 1" = 20'



Overall Site

SCALE: AS SHOWN



MICHAEL VERSEN & ASSOCIATES
 LANDSCAPE ARCHITECTURE, LAND PLANNING
 295 N. WEISGARBER RD., SUITE 201, KNOXVILLE, TN 37919
 (865) 588-1331

West Mill Subdivision
 Knoxville, Tennessee

Landscaping Plan - Residential Site

JOB NO. 222025
 DRAWN: MAV/RJM
 DATE: APR. 4, 2025
 REVISIONS: JUNE 5, 2026
 JUNE 16, 2026

EXIST. DOLLAR GENERAL

SEE BOULEVARD PLANTING ENLARGEMENT

35' BUFFER PLANTING BALANCE OF REQUIRED REPLACEMENT TREES TO BE PROVIDED IN COMMERCIAL DEVELOPMENT BUFFER AND SITE PLANTINGS.

35' BUFFER PLANTING BALANCE OF REQUIRED REPLACEMENT TREES TO BE PROVIDED IN COMMERCIAL DEVELOPMENT BUFFER AND SITE PLANTINGS.

Future Commercial Development

Overall Site

Scale: 1" = 20'

Scale: As Shown

L-1

