



Visual Resources Review Board Meeting
Tuesday, July 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 June 23, 2026, meeting minutes.
- III) Staff Report
 - A) Wall signs approved since the last meeting.
- IV) Business Items
 - A) Review of a multi-tenant monument ground sign for the Kingston Pike Village Phase II development, located at 13110 Kingston Pike.
 - B) Review of a landscape plan for a new dental office building to be located at 11232 Outlet Drive.
- V) Citizens Forum

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

Public Participation Guidelines for Visual Resources Review Board meetings

At the end of each business meeting, there will be time reserved for public comment under the Citizen Forum agenda item. If you are interested in speaking, please fill out a blue comment card and turn it in to the staff member. This time is set aside specifically for comments on items that are not on the Visual Resources 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

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

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 June 23, 2026, meeting minutes.

Introduction & Background: Approval of the June 23, 2026, meeting minutes.

Discussion & Recommendations: See attached minutes.

Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion: To approve the June 23, 2026, meeting minutes.



**Town of Farragut, Tennessee
Visual Resources Review Board Meeting**

Farragut Town Hall
11408 Municipal Center Drive
Tuesday, June 23, 2026 at 6:00 PM

MINUTES

I) Call to Order

Chairman Layman called the June 23, 2026, meeting to order at 6:00 p.m. Members in attendance were Marty Layman, Brittany Moore, Stephen Marlowe, Alderman Joe LaCroix, Scott Russ, Don Mann and Youth Representative Hisato Kurosak. Jonathan Francis was absent.

II) Approval of Minutes

A) Approval of the April 28, 2026, meeting minutes.

Mr. Russ made a motion to approve the April 28th meeting minutes. Mr. Mann 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. 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

IV) Business Items

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

This item involved a request for approval to update the faces of an existing sign and to add a tenant panel sign for Peak Wellness. The property in question is owned by First Baptist Church Concord, and they proposed updating the existing faded sign faces in conjunction with the addition of a tenant panel for Peak Wellness. Staff explained that a brown vinyl decal with white divider lines and the address number would be installed

on both sides of the existing sign. Individual tenants would then install their panel signs using white vinyl lettering on top of the new brown background. No other changes were proposed to the sign structure and staff recommended approval of both the existing brown sign face update and the Peak Wellness tenant panel.

Ms. Moore made a motion to approve the sign face improvement plan and the tenant panel for Peak Wellness. Alderman LaCroix seconded the motion, which passed unanimously.

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

The request and plan included two entrance signs on brick wall features located on either side of Iron Plow Drive at the roundabout entrance off Boyd Station Road. The entrance features were also proposed to be heavily landscaped. The staff explained that there were several corrections or additions that needed to be made to the plan.

These included, 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. The staff recommended approval subject to the noted corrections or additions.

Alderman LaCroix made a motion to approve the plan subject to staff's recommendations. Mr. Mann seconded the motion, which passed unanimously.

- C) Review of a subdivision entrance sign for West Mill Subdivision, located at 12501 Kingston Pike.

West Mill Subdivision requested approval for a subdivision entrance sign and related features to 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. The staff noted that the sign and support structure met the minimum setback and other requirements. There was also a robust landscaping plan for the sign and related entranceway features. Staff then noted that the proposed ground lighting plan would need to be revised to meet the Town's maximum lumens (850) per fixture requirement. The staff recommended approval subject to correcting the proposed lighting.

Mr. Mann made a motion to approve the sign plan subject to revising the ground lighting as recommended by staff. Mr. Russ seconded the motion, which passed unanimously.

- D) Review of a landscape plan for the West Mill Subdivision, located at 12501 Kingston Pike.

West Mills development requested landscape plan approval for the residential subdivision phase (West Mill Subdivision) of the larger development. The landscape

plan included required detention basin plantings, replacement trees, and residential streetscaping. The replacement trees covered only a portion of the total required for the larger development site. The streetscaping included a subdivision boulevard entrance area, along with landscaping around the mail kiosk. Staff noted that the Town's Stormwater Coordinator had requested that tree plantings on the detention basin along the downstream "dam" portions of the berm and around outfall structures be limited to decrease root penetration. Staff then noted that the landscape designer had moved trees off the top of the berm in these areas, and also selected plants with shallow, fibrous root systems to limit penetration of the berm. The staff recommended approval subject to clarifying some of the plant counts in the schedule tables, and possibly making a few additional adjustments to plant locations and/or types around the detention basin if necessary.

Mr. Russ made a motion to approve the plan subject to staff's recommendation. 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 wall sign permit has been approved since the last meeting:

1. Fifth-Third Bank Drive-Through Lane Signs.

**Discussion &
Recommendations:**

See attached approved wall sign plans.

Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion: N/A

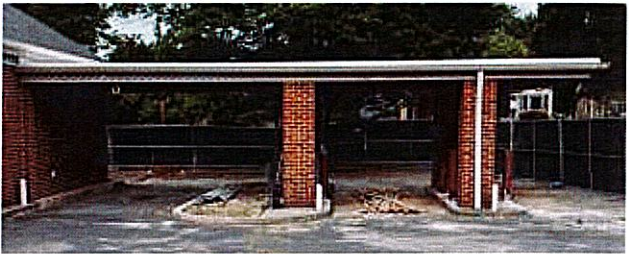
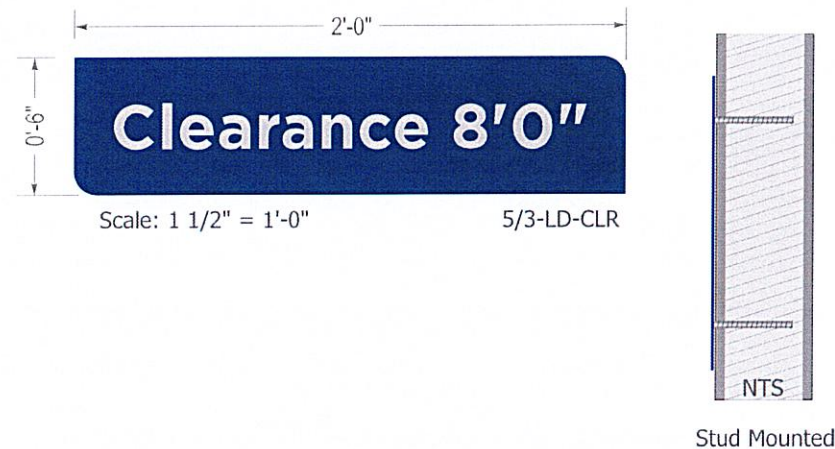
Lane Clearance Signs | Panel

Construction Intent

- QTY (2)
- .125" thick aluminum panel
- Stud mounted

Colors & Materials

- Panel to be Painted PMS 281 Satin Finish
- 3M White Reflective Vinyl



Town of Farragut
 Sign Permit
 BP-2026-466-SP
 Approved, 7-7-2026



National Headquarters: 1077 West Blue Heron Blvd.
 West Palm Beach, Florida 33404
 800.772.7932
 www.atlasbtw.com

Revisions:	

S08

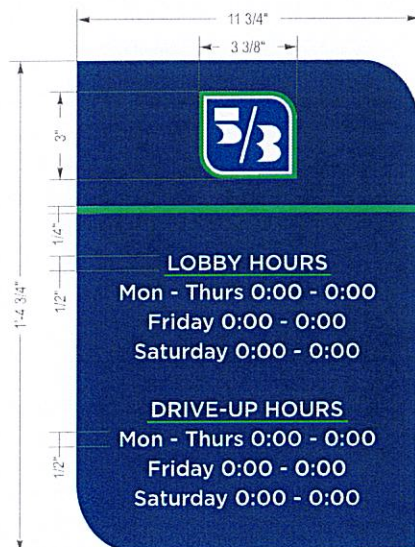
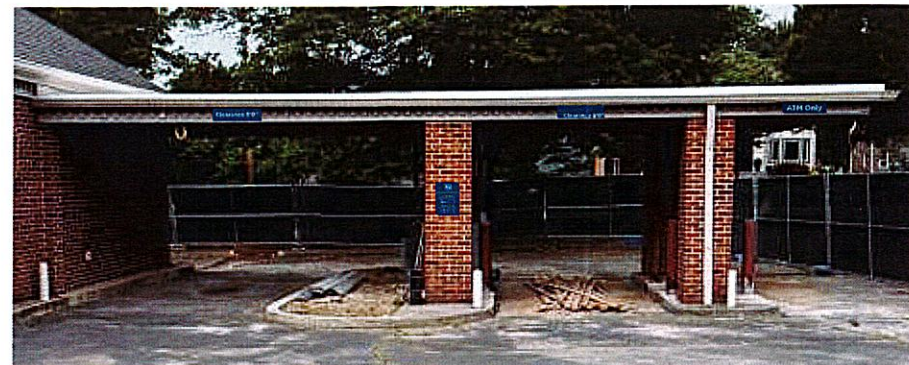
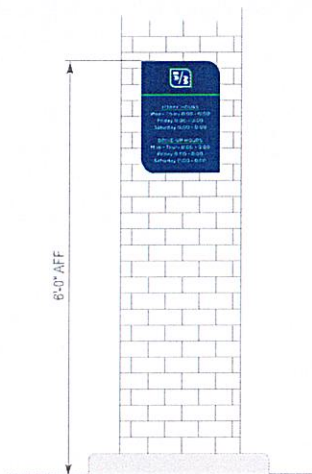
PM: TG	Address: 11543 Kingston Pike
Drawn By TLD	City State: Knoxville, TN 37934
Date: 08.28.2025	Drawing Number: 233925

Town of Farragut
Sign Permit
BP-2026-466-SP
Approved, 7-7-2026

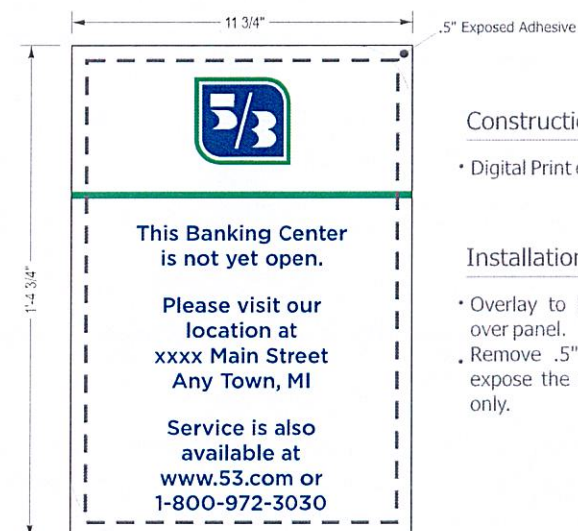
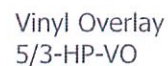
- .125" thick aluminum panel.
- Stud mounted

	3M #3630-146 Light Kelly Green
	3M Opaque White Film
	Panel to be Painted PMS 281 Satin Finish

Qty 1



5/3-G2-HP



- Digital Print on Opaque 3M Vinyl

- Overlay to be surface applied over panel.
- Remove .5" of the backer to expose the adhesive on edges only.

Lane Designator Panel | ATM Only

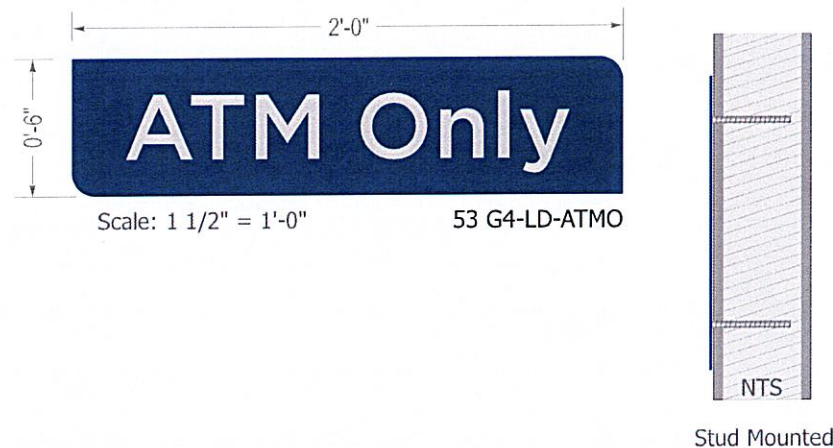
Construction Intent

- .125" thick aluminum panel
- Stud mounted

Colors & Materials

-  Panel to be Painted PMS 281 Satin Finish
-  3M White Reflective Vinyl

QTY (1)



Town of Farragut
Sign Permit
BP-2026-466-SP
Approved, 7-7-2026



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

Revisions:	

S15

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

REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Bart Hose, Assistant Community Development Director

Subject: Review of a multi-tenant monument ground sign for the Kingston Pike Village Phase II development, located at 13110 Kingston Pike.

Introduction & Background: This item involves the review of a multi-tenant monument ground sign for Phase II, the commercial phase, of the Kingston Pike Village development, located at 13110 Kingston Pike.

Discussion & Recommendations: This request has been deferred and removed from the agenda by the applicant. The sign plan is being revised, and the request will be rescheduled.

Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion: N/A

REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Bart Hose, Assistant Community Development Director

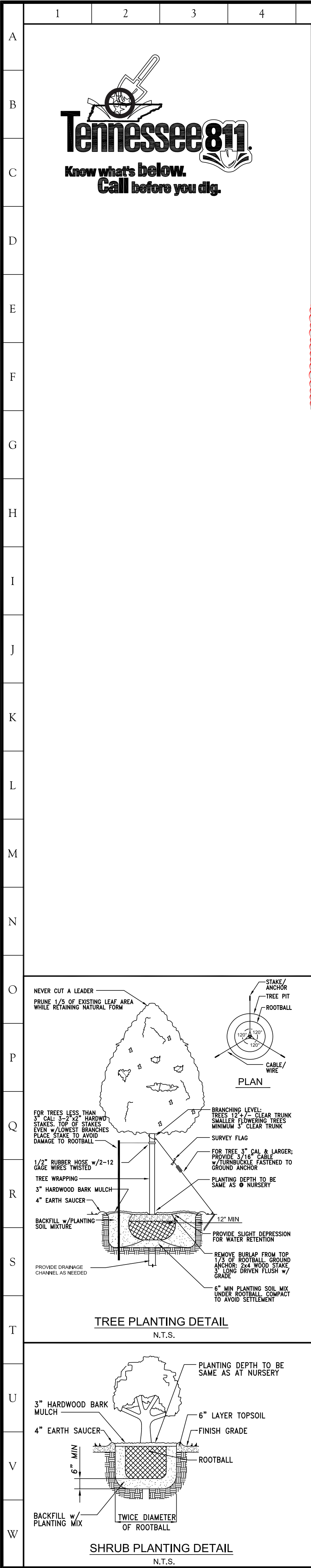
Subject: Review of a landscape plan for a new dental office building to be located at 11232 Outlet Drive.

Introduction & Background: This item involves a request for approval of a landscape plan for a proposed dental office building to be located at 11232 outlet Drive.

Discussion & Recommendations: The proposed landscape plan is for a small site located adjacent to and east of the ECHO Suites Hotel being built on Outlet Drive. The site plan for this facility has not yet been reviewed by the Planning Commission, but the layout is unlikely to change significantly during that review. The plan includes required shade trees, landscaping between the building and parking lot, and parking lot screening along Outlet Drive. The plan meets the Town's requirements and the staff can recommend approval.

Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion: To approve the landscape plan.



124-1

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

OUTLET DRIVE
VARIABLE WITH PUBLIC ROW

CENTERLINE OF PAVEMENT

LS-4

10' U/D ESM-1
TOP: 943.5
INV: 940.0

LCD-12

ICB-13

20' PARKING

PROPOSED MONUMENT SIGN

UP-1

EX. CB
TOP: 943.5
INV: 940.0

ROOM HOTEL

D-2R1

2.10 ACRES

EX. SSMH
TOP: 946.4
INV: 938.1

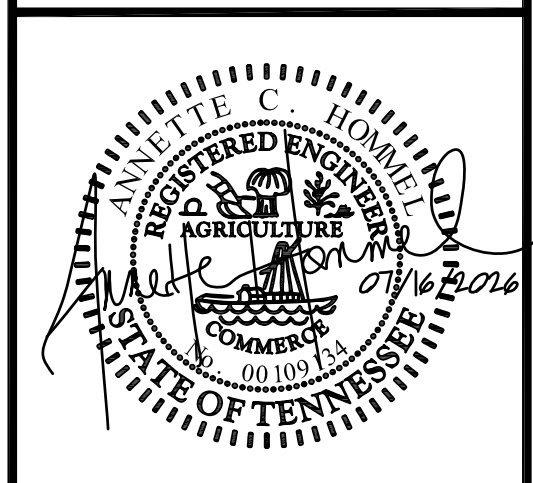
20' SAN. SEWER ESM-1
PLAT: 1995/5530000430

36" HDRE
INV: 937.0

15' U/D PE

16' HDPE

30' HDRE
INV: 937.0

[illegible]

Landscape Plan
Proposed Dental Offices 11232 Outlet Drive Farragut, Tennessee 37932 Duncan Contracting Services, LLC

[illegible]