



FARRAGUT VISUAL RESOURCES REVIEW BOARD

AGENDA

Farragut Town Hall

Board Room

Tuesday, February 26, 2019

7:00 p.m.

1. Approval of Minutes for the January 22, 2019 meeting.
2. Review of a ground sign (tenant panel type) replacement/reface for Rick Terry Jewelry Design & West Knox Chiropractic, located at 11320 Kingston Pike.
3. Review of Subdivision Entrance Signs (additions to existing signage) for McKinley Station Subdivision, located off Everett Road.
4. Review of an Interstate/Interchange Pole Sign (plan revision) for Comfort Inn & Suites, Located at 811 N Campbell Station Road.
5. Review of a landscape plan for the Knox Valley Dental building development, Located at 11840 Kingston Pike.



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, January 22, 2019 in the Board Room at the Farragut Town Hall. Marty Layman presided. Members in attendance were Marty Layman, Jeanie Stow, Brittany Moore, Cindy Hollyfield, Randy Armstrong, David Freeman, and Kaivon Kiumarsi. Youth Representative Alex Butler was absent.

Chairman Layman called the meeting to order at 7:00 pm.

1. Minutes:

A motion was made by Hollyfield to approve the November 27, 2018 minutes as submitted. The motion was seconded by Stow and the motion passed unanimously.

2. Ground Mounted Sign Applications:

a) IRM Insurance (Tenant Panel) – 11002 Kingston Pike

Tenant panel for IRM Insurance located at 11002 Kingston Pike.

IRM Insurance requested approval of a tenant panel for their new office located at 11002 Kingston Pike in the Concord Square Development. The staff noted that the panel appeared to be legible and similar to the other panels on the sign. Staff recommended approval.

The Board discussed the application and questioned the materials and look of the panel relative to the other existing panels on the ground sign. The questions arose from the description of the materials and color on the depiction of the proposed sign. Of concern was whether the sign was being mounted on white or gray background material. A motion was made by Layman to approve the tenant panel subject to the lettering being mounted on a white background for consistency with the other panels. The motion was seconded by Kiumarsi and it passed unanimously. The staff indicated that he would follow-up with the sign company to clarify the color of the backing material and appearance of the panel.

b) MK Tax Services (Tenant Panel) – 11002 Kingston Pike

Tenant panel for MK Tax Services located at 11002 Kingston Pike.

MK Tax Services requested approval of a tenant panel for their new office located at 11002 Kingston Pike in the Concord Square Development. The staff noted that the panel appeared to be legible and similar to the other panels on the sign. Staff recommended approval.

A motion was made by Moore to approve the panel. The motion was seconded by Armstrong and it passed unanimously.

c) Brass Lantern Subdivision (Permanent Entrance Sign) – 801 McFee Road

Permanent Subdivision Entrance Sign located at 801 McFee Road.

The staff reviewed the item noting that the applicants had been working to address the staff's initial comments on the plan. The most significant of these comments involved a sign setback violation and changes from the previously approved preliminary subdivision plat and landscaping plan that were depicted on the signage plan. The staff explained that the applicants now planned to alter the property line between lot 30 and the open space lot on the final plat to accommodate the sign and eliminate the setback issue.

The staff recommended approval subject to:

1. The final subdivision plat and landscaping plan being updated to include the lot line revisions and other related changes shown on the sign plan;
2. Adding a setback dimension for the southernmost post of the sign structure on the plan; and
3. The proposed lighting being field verified for compliance by staff.

It was also noted that the changes to the subdivision plat would have to be approved by the Planning Commission and that the revised landscaping plan would need to be reviewed by the VRRB.

A motion was made by Armstrong to approve the sign subject to staff's recommendations and comments. The motion was seconded by Hollyfield and it passed unanimously.

d) Brookmere Subdivision (Permanent Entrance Sign) – 430 Virtue Road

Permanent Subdivision Entrance Sign located at 430 Virtue Road.

Staff reviewed the item noting that the sign and entranceway structure were located within a median island in the planned entrance road to the subdivision. This location was within the road right-of-way and has been approved, as required, by the Board of Mayor and Aldermen. The staff recommended approval subject to:

1. Clearly documenting that the sign does not exceed the Town's 6-foot maximum height requirement;
2. The inclusion of all light fixture cut-sheet details on the applicable plan sheets and ensuring that each fixture is keyed and clearly located on the plan;
3. Field verification, by staff, that the lighting plan conforms with Town standards; and
4. The installed location and height of the sign being field verified by a surveyor.

A motion was made by Stow to approve the sign subject to staff's recommendation. The motion was seconded by Hollyfield and it passed with Freeman voting against.



3. Landscape Plans

a) Brookmere Subdivision Clubhouse & Entrance – 430 Virtue Road

The submitted landscape plan included the planned clubhouse and entrance area at Brookmere Subdivision, a large new subdivision being developed off Virtue Road. The plan also included the landscaping for the permanent subdivision entrance sign. Staff reviewed the item noting that the plan includes extensive landscaping for the covered areas. Staff recommended approval subject to listing all plant material sizes in accordance with the Town's landscaping requirements on the plan's plant schedule

A motion was made by Moore to approve the landscape plan subject to the staffs' recommendation. The motion was seconded by Hollyfield and the motion passed unanimously.

Meeting adjourned at 7:55 p.m.

MEMORANDUM

TO: Farragut Visual Resources Review Board
FROM: Bart Hose, Assistant Community Development Director
SUBJECT: Regularly Scheduled Meeting - Tuesday, February 26, 2019 at 7:00 p.m.

AGENDA

1. **Approval of Minutes for the January 22, 2019 meeting**
2. **Ground Mounted Sign Applications**

a) Rick Terry Jewelry Design & West Knox Chiropractic – 11320 Kingston Pike
39 square-foot ground sign replacement/refacing for Rick Terry Jewelry Design and West Knox Chiropractic located at 11320 Kingston Pike.

Rick Terry Jewelry Design and West Knox Chiropractic are requesting approval to replace/reface their existing tenant panel ground sign located at 11320 Kingston Pike.

The applicants are making improvements to an existing ground sign. The plan includes painting the base of the sign structure, replacing/updating the two sign faces, and adding address numbers to the top of the sign. The sign's location, overall size, and lighting are not being changed. Some of the original landscaping around the base of the sign has been removed.

The staff recommends approval subject to additional landscaping to better screen the sign's base.

b) McKinley Station Subdivision (Permanent Entrance Signs) – Everett Road & Eisenhower Street

Permanent Subdivision Entrance Signs for McKinley Station Subdivision.

The McKinley Station Subdivision Home Owners Association (HOA) is requesting approval to locate additional signage at both entrances to their subdivision. The subdivision currently has small signs (approximately 3 square-feet) located on decorative stone lamp posts at each entrance. The subdivision's entrance areas also include decorative stone monuments located on the corners across from the above noted lamp posts. In both cases, the lamp posts and monuments are located in open space lots controlled by the HOA. The applicants are proposing to place additional subdivision entrance signs on these monuments. The Town's sign regulations allow for up to 40 square-feet of sign area per subdivision entrance that may be divided between two signs provided no one sign exceeds 20 square-feet in area. The additional signs would each be 20 square feet in size.

The staff is concerned that the monument at the northern subdivision entrance is located too close to an adjacent lot line (lot 30) to meet the required 10-foot minimum setback distance. Staff has discussed this issue with the applicants and a representative of the sign company.

The staff cannot recommend approval until the lot lines are identified and the setbacks are verified by a surveyor. Because of the potential setback issue; and the fact that the application needs to be updated to include fees for both signs, proposed sign heights, and lighting plan information; the staff recommends postponement.

c) Comfort Suites (Interstate Pole Sign) – 811 North Campbell Station Rd.

Replacement of existing Interstate Pole Sign.

Comfort Suites requests approval to replace their current Interstate Pole Sign. The proposal includes a new structure with updated corporate branding. The Board reviewed and approved a similar request at the November 27th, 2018 meeting. The applicants have changed the original design of the sign since that meeting. The proposed sign structure would be thirty-five feet in height and the sign face would total 249 square feet in area. By contrast, the existing sign totals 290 square feet and is fifty-seven feet high.

The proposed sign complies with the Town's requirements. The staff recommends approval subject to the signs actual location and height being field verified by a surveyor.

3. Landscape Plans

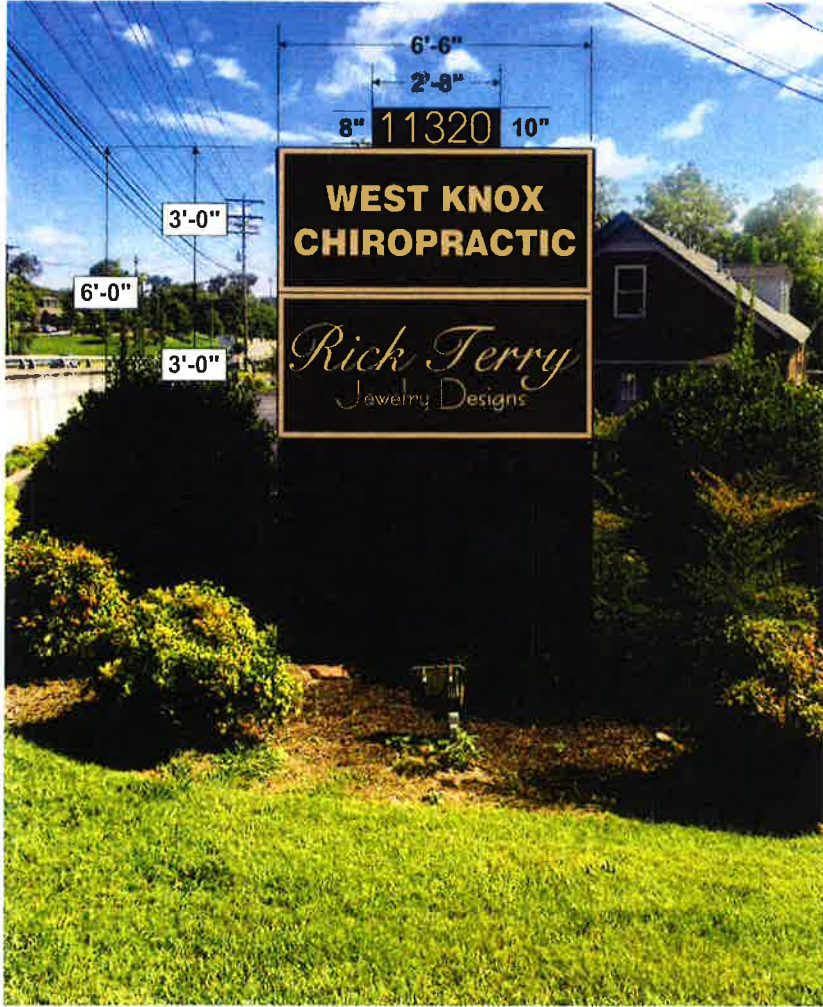
a) Knox Valley Dental – 11840 Kingston Pike

This item involves a landscaping plan for the Knox Valley Dental building development located at 11840 Kingston Pike.

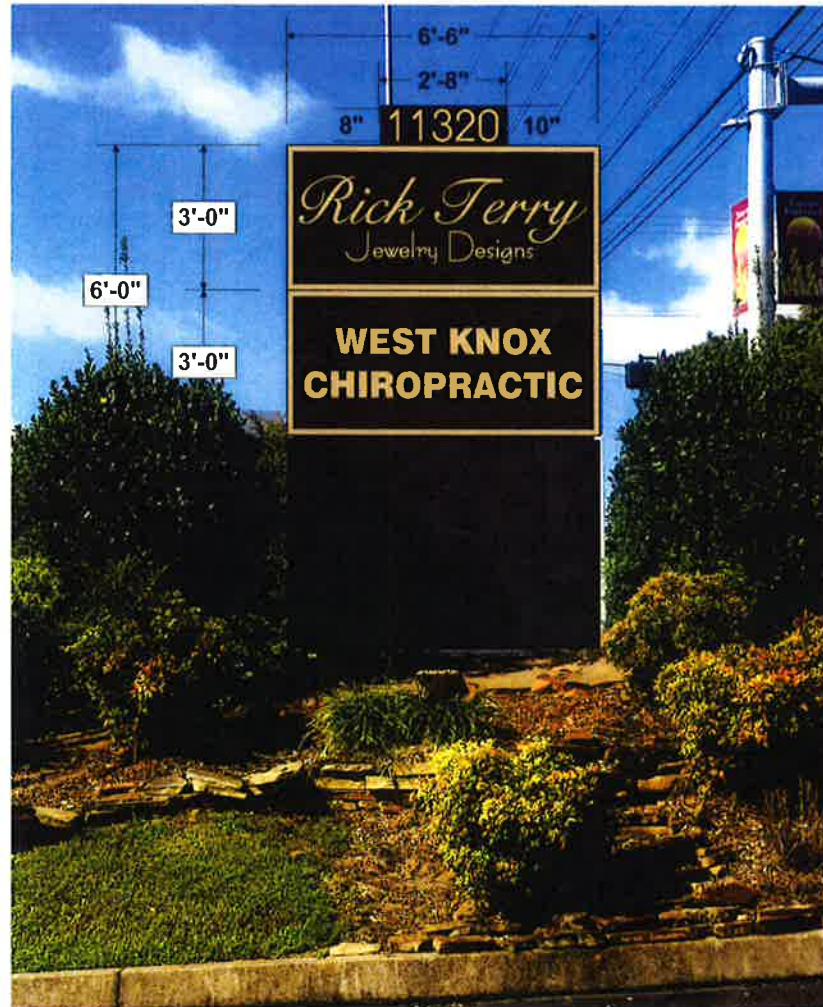
Staff recommends approval of the plan subject to the following items being addressed:

1. Clearly locate and identify the top of the detention ponds and provide linear distance around each;
2. Provide three (3) more canopy trees within the center 100-foot section of the buffer strip area as per requirements;
3. Revise the plan to ensure that at least 40 percent of the required stormwater detention basin related trees are of a flowering species;
4. Verify that the impervious area calculations match those shown on the submitted development site plan; and
5. Please clarify who prepared the plan, their qualifications, and that given the size of the project, that the preparer's qualifications were appropriate.

WEST ELEVATION



EAST ELEVATION



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APPROVAL SIGNATURE

FILE LOCATION: Keith/A/Abcd
 LOCATION: Knoxville, TN

SALES REPRESENTATIVE: Keith Pankey
 FILE: Rick Terry Tenant Sign

DATE: 01-31-2019
 SCALE: 1/4" = 1'
 DRAWN BY: Tiffany Poling

McKinley Station Signage Study | 1/31/19

Existing monuments with proposed sign face application



South Entrance



North Entrance

Sign Face



The Sign Face is 38" x 76"

Sign Color



Black, White, PMS 451

Sign Material



Routed or Sandblasted High-Density Urethane (HDU)

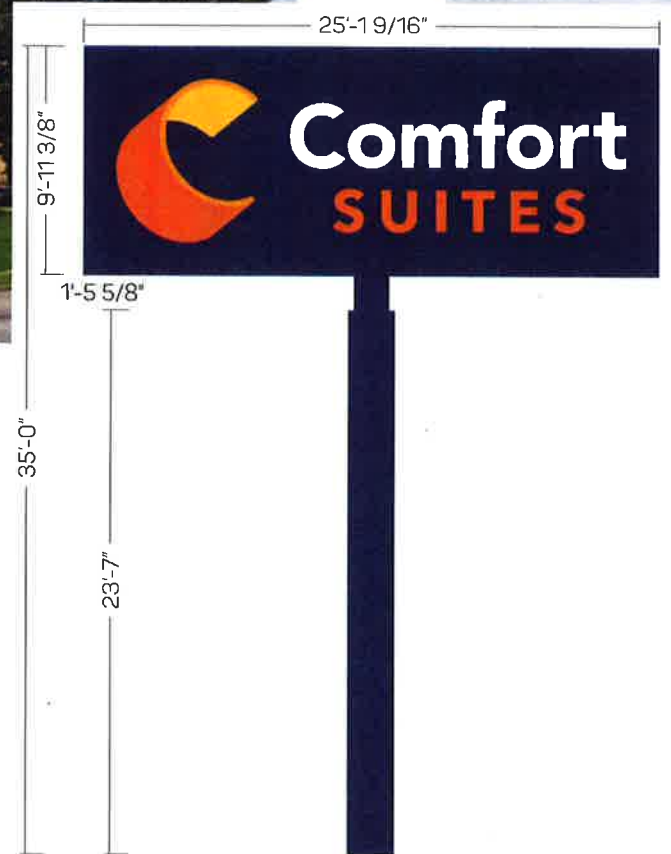
2



EXISTING:
9'-10" X 29'-2" PYLON @ 44' OAH




PROPOSED



GRAPHIC DETAIL
SCALE: 1/8" = 1'-0"

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: COMFORT SUITES	Date: 1/3/18	Prepared By: AT/SC/AT	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect please provide the correct PMS match and a revision to this drawing will be made.</small>	 personna SIGNS LIGHTING IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 · www.personasigns.com
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