



## FARRAGUT VISUAL RESOURCES REVIEW BOARD

### AGENDA

Farragut Town Hall

Board Room

Tuesday, May 28, 2019

7:00 p.m.

1. Approval of Minutes for the April 23, 2019 meeting.
2. Review of an individual tenant panel (ground sign on Kingston Pike) for Galli & McKee, located at 11002 Kingston Pike in the Concord Square Development.
3. Review of a ground sign replacement (tenant panel type) for the Station West Development, located at 620 North Campbell Station Road.
4. Review of an individual tenant panel (ground sign on Kingston Pike) for AFC Urgent Care-Family Care, located at 620 North Campbell Station Road in the Station West Development.



## FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, April 23, 2019 in the Board Room at the Farragut Town Hall. Marty Layman presided. Members in attendance were Marty Layman, Jeanie Stow, David Freeman, Kaivon Kiumarsi, Randy Armstrong, and Youth Representative Alex Butler. Brittany Moore and Cindy Hollyfield were absent.

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

**1. Minutes:**

A motion was made by Kiumarsi to approve the March 26, 2019 minutes as submitted. The motion was seconded by Stow and the motion passed unanimously.

**2. Ground Mounted Sign Applications:**

**a) Board & Brush Creative Studio (Tenant Panel) – 11113 Kingston Pike**

*Tenant panel for Board & Brush Creative Studio located at 11113 Kingston Pike.*

Board & Brush Creative Studio requested approval of a tenant panel for their office located at 11113 Kingston Pike in the Premier (Eyecare) Center. The staff reviewed the application noting that the size of the proposed sign had changed since the Board's meeting materials had been sent out. The height of the proposed panel was now slightly less than half of that originally proposed. The staff also noted that the design of the sign had not been modified to account for the smaller panel size. The staff then questioned the legibility of the sign, given the smaller panel size and the script style font used. The staff noted that he could not recommend approval because of the legibility concerns.

The Board discussed the request and it was noted that legibility was a requirement for approval. A motion was made by Freeman to approve the sign subject to the applicant demonstrating legibility with field verification by staff. The motion was seconded by Armstrong and it passed unanimously.

**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) requested approval to locate additional signage at both entrances to their subdivision. The applicants proposed placing additional subdivision entrance signs on existing monuments that are located at both entrances to the subdivision. The Town's sign regulations allow for up to 40 square-feet of sign area per subdivision entrance. The

total may be divided between two signs, provided that no one sign exceeds 20 square-foot in area. The additional signs would each be 20 square feet in size.

The staff noted that the request originally appeared on the February agenda, and that it was postponed to clarify a potential setback issue at the northern subdivision entrance. The applicants have since provided a survey documenting the setbacks between the existing monument, the road rights-of-way, and an adjoining lot line (lot 30). The staff explained that the R-1/OSR zoning district does not specifically address internal lot line setbacks for accessory structures, so the monument in question did not appear to present a setback issue. The Town's sign regulations due, however, require subdivision entrance signs to be located 10 feet from all property lines. In this case, the difference between the accessory structure setback standards in the OSR zone and the sign regulations created an unintended conflict. The monument structure itself did not pose a setback issue but the sign on it would. Given this disconnect, and the existing nature of the monument in question, the staff was not opposed to permitting the installation of the requested sign. The staff also noted that the existing monument structure was inappropriately located within a standard platted utility and drainage easement along the lot line between lots 30 and the HOA open-space lot (lot 31). The staff then explained that, given the nature of the monument, the Town did not intend to take any action regarding the encroachment. It was, however, noted that the HOA would have to resolve any future easement conflicts, including removal of the monument, at its own cost. In addition, should the monument be damaged or removed in the future, any reconstruction would need to take place outside of the noted easement. The staff then recommend that the HOA be required to provide a written acknowledgment of these easement related stipulations as a condition of any approval.

A motion was made by Stow to approve the additional entrance signs subject to staff's recommendation. The motion was seconded by Kiumarsi and it passed unanimously.

### **3. Landscape Plan Applications**

#### **a) Office/Retail Building Development – Located at 12802 Kingston Pike**

The staff reviewed the item noting that it was a landscaping plan for an office/retail development located at 12802 Kingston Pike (Renaissance out-parcel). The staff then recommended approval of the plan subject to the following items being addressed.

1. Align the landscape plan sheet (overlay) with the base site plan. There were location conflicts that need to be corrected;
2. Show the location of all planned street/parking lot lights and address any conflicts between the lights and proposed trees;
3. Show existing trees and clearly differentiate them from the proposed trees on the plan. This includes trees in the aquatic buffer. Clarify whether the existing landscape areas shown on the plan will remain;

4. Include calculations (table) documenting that the minimum required landscape area between the parking lot and building had been met;
5. The terminal island area in the southwest corner of the parking lot does not appear to maintain the required 5-foot minimum width for the full length of the parking space. Please adjust the plan accordingly. In addition, the northeast corner of the parking lot is terminated by a sidewalk with green space to the east. The staff recommends that additional landscaping be added immediately to the east of the sidewalk to offset the loss of the traditional parking lot terminal landscape island (these were site plan approval comments and conditions); and
6. Please note that “Indian Hawthorne” is not particularly cold tolerant. The plan’s designer may wish to consider using another species.

The Board discussed the plan. A motion was made by Armstrong to approve the plan subject to staff’s recommendations. The motion was seconded by Stow and it passed unanimously.

Meeting adjourned at 8:00 p.m.

## MEMORANDUM

**TO:** Farragut Visual Resources Review Board  
**FROM:** Connor Vermilyea, Planner  
**SUBJECT:** Regularly Scheduled Meeting - Tuesday, May 28, 2019 at 7:00 p.m.

### AGENDA

1. **Approval of Minutes for the April 23, 2019 meeting**
2. **Ground Mounted Sign Applications**

**a) Galli & McKee (Tenant Panel) – 11002 Kingston Pike**

*Tenant panel for Galli & McKee located at 11002 Kingston Pike.*

Galli & McKee Law Firm is requesting approval of a tenant panel for their office located at 11002 Kingston Pike in the Concord Square Development.

The proposed panel appears to be legible and similar to other panels on the sign. The staff recommends approval.

**b) Station West (Ground Sign) – 620 N. Campbell Station Road**

*Ground sign update for Station West located at 620 N. Campbell Station*

Station West shopping center is requesting approval to update/reconfigure the tenant panels on their existing ground sign located at 620 N. Campbell Station Road

The applicants are making improvements to the existing ground sign. The plans call for reconfiguring the existing panels from two rows of six to two rows of four with three large panels on top. In addition, the sign is to be updated with fresh paint. The sign's location, overall size, and lighting are not being changed.

The staff recommends approval subject to the new site landscaping being verified for compliance.

**c) AFC Urgent Care / Family Care – 700 N. Campbell Station Road**

*Tenant Panel for AFC Urgent Care / Family Care located at 700 N. Campbell Station Road*

AFC Urgent Care / Family Care is requesting approval of a tenant panel for their office located at 700 N. Campbell Station Road in the Station West Shopping Center.

The proposed panel appears to be legible and will be similar to other panels on the sign. The staff recommends approval.

2) 7.5" x 62" Routed Aluminum Panels  
brushed silver .080 aluminum. White  
acrylic backer covered in day/nite vinyl  
Ampersand has green translucent behind it

**GALLI & MCKEE**



**\*Production will not begin until you approve your proof\* \*Please verify wording, spelling, art and sizes are correct before approving\*  
**\*Please note, once approved that you will be responsible for remake costs should any errors be found after production begins\* Colors portrayed on this proof will differ from final product due to most monitors not being color calibrated\* There is no charge for the first revision to the proof, however any customer changes beyond the first one will be subject to set up fees\*****



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DATE: 3-27-2019  
LOCATION: Knoxville  
SALES REP: D. Hutchison  
DRAWN BY: D. Hutchison  
PAGE: (1) of (1)

**AVERAGE CONSTRUCTION TIMES  
AFTER PERMIT IS APPROVED IS  
15-20 BUSINESS DAYS. SIGN  
CONSTRUCTION CAN NOT BEGIN  
UNTIL PERMIT IS APPROVED.**

Approved By: \_\_\_\_\_  
Date: \_\_\_\_\_

# 11000 - 11002 CONCORD SQUARE

## IRM INSURANCE

PPG PAINTS

PAINTING WITH A TWIST

MEDIC

Edward Jones

CREATIVE HAIR

GALLI & McKEE

RELIANT TITLE

THE VOICE TANK



SIGNS-N-SUCH

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DATE: 5-5-2019

LOCATION: Knoxville

SALES REP: J. Hutchison

DRAWN BY: D. Hutchison

PAGE: [2] of [2]

**AVERAGE CONSTRUCTION TIMES  
AFTER PERMIT IS APPROVED IS  
15-20 BUSINESS DAYS. SIGN  
CONSTRUCTION CAN NOT BEGIN  
UNTIL PERMIT IS APPROVED.**

Approved By: \_\_\_\_\_

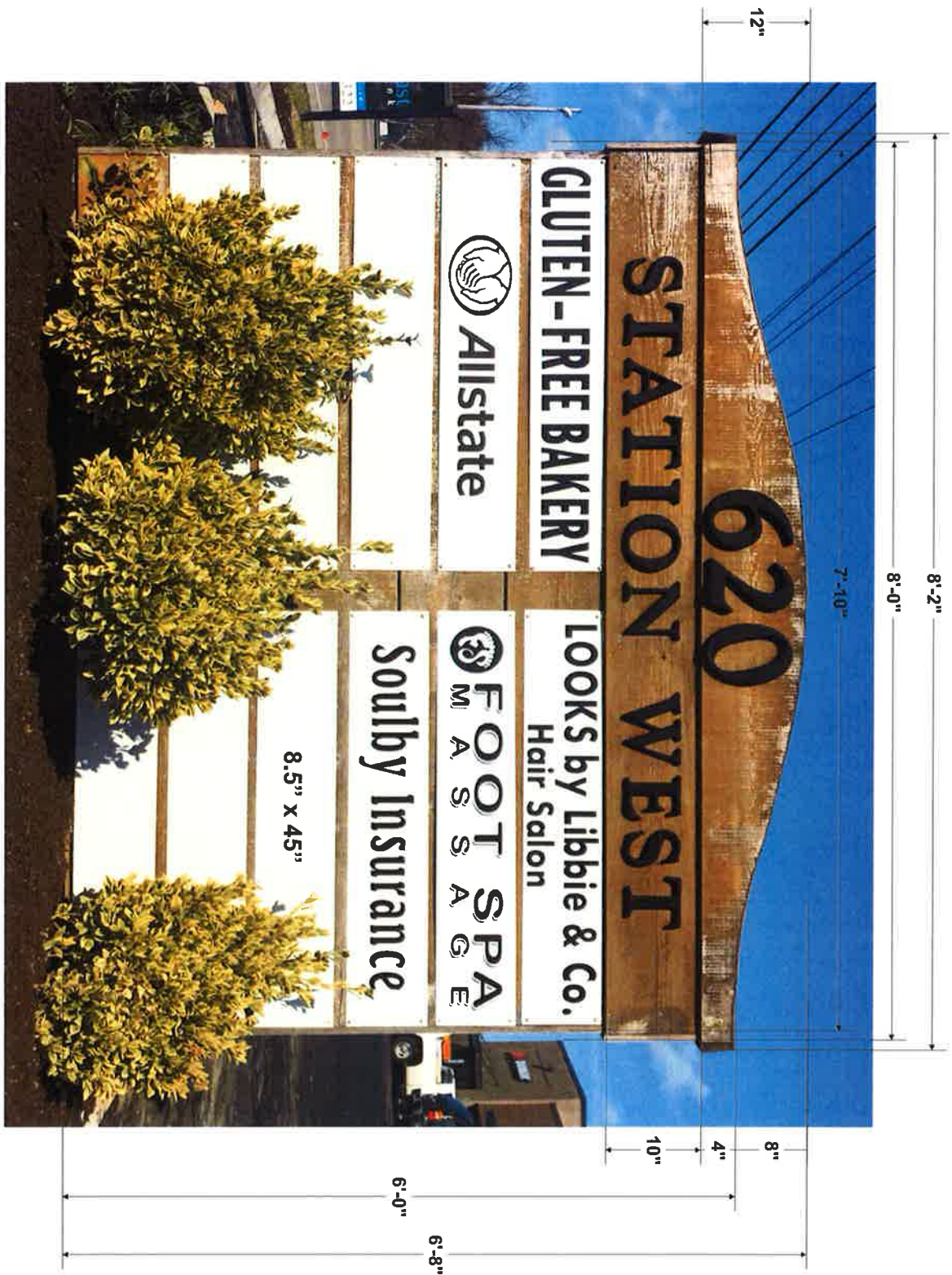
Date: \_\_\_\_\_

2) 7.5" x 62" Routed Aluminum Panels brushed silver .080 aluminum. White acrylic backer covered in day/nite vinyl Ampersand has green translucent behind it



**\* Production will not begin until you approve your proof\* \* Please verify wording, spelling, art and sizes are correct before approving\* \* Please note, once approved that you will be responsible for remake costs should any errors be found after production begins\* Colors portrayed on this proof will differ from final product due to most monitors not being color calibrated\* There is no charge for the first revision to the proof, however any customer changes beyond the first one will be subject to set up fees\***

Existing Sign



**SIGNCO** inc.  
PLASTIC. NEON. ELECTRONIC

This drawing is the property of SIGNCO, Inc. & to be used for contractual purposes between the customer & SIGNCO, Inc. only. Unauthorized use of this information will result in claims up to 1/3 value of the job represented on this drawing.  
VALUE OF THIS DRAWING: \$500.00

**SIGN & FAX BACK SO THAT WE MAY APPROVE YOUR ORDER.**  
 APPROVED  
 APPROVED W/CHANGES  
 REVISE & RESUBMIT

FAX: 865.947.2089 info@signco-inc.com

**APPROVAL SIGNATURE**

FILE LOCATION:  
Baker/S/STATION WEST

SALES REPRESENTATIVE:  
Baker Jones

DATE:  
05-08-2019

SCALE:  
3/4" = 1'

LOCATION:  
Campbell St. - Knoxville, TN

FILE:  
STATION WEST MONUMENT

DRAWN BY:  
Tiffany Poling





*Proposed sign*

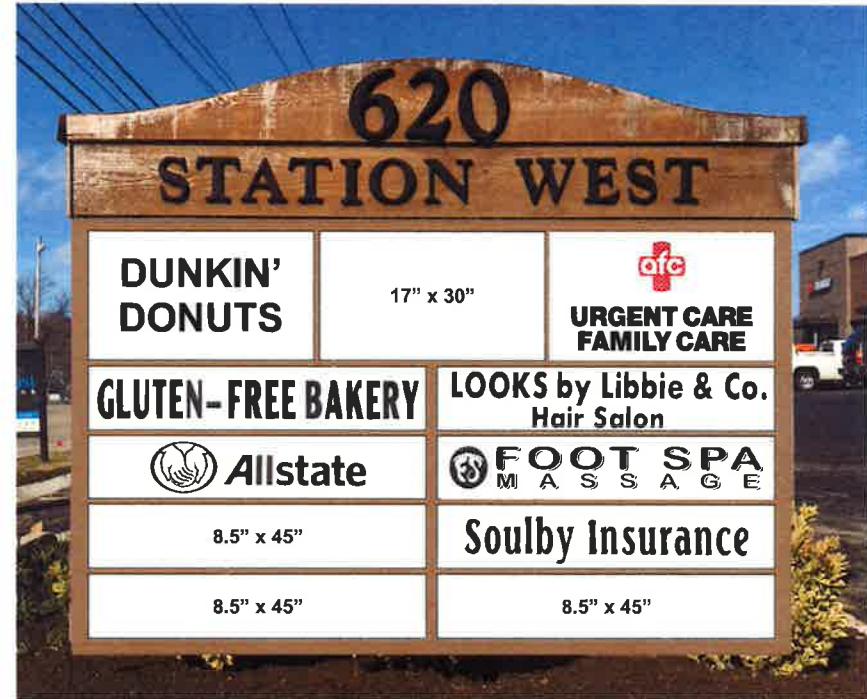
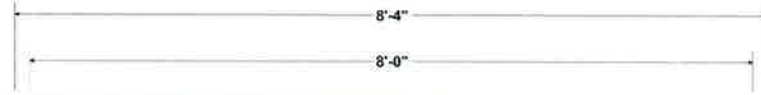
 PLASTIC. NEON. ELECTRONIC	<b>SIGN &amp; FAX BACK SO THAT WE MAY APPROVE YOUR ORDER.</b> FAX: 865.947.2089 info@signco-inc.com		<input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED W/CHANGES <input type="checkbox"/> REVISE & RESUBMIT		<b>APPROVAL SIGNATURE</b>	
	FILE LOCATION: Baker/D/Dunkin Donuts	SALES REPRESENTATIVE: Baker Jones	DATE: 02-19-2019	SCALE: 3/4" = 1'		
LOCATION: Campbell St. - Knoxville, TN	FILE: Dunkin Donuts Tenant Campbell St.	DRAWN BY: Tiffany Poling				

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**VALUE OF THIS DRAWING: \$500.00**

REPLACEMENT FACES • OPTION 1



**SIGN:** FLAT REPLACEMENT FACES FOR D/F PYLON  
**COPY:** 3M BLACK VINYL, 3M 3630-33 RED VINYL  
**BACKGROUND:** WHITE  
**RETAINER:** SHOWN AT 1"



CUSTOMER APPROVAL

DATE

FILE LOCATION: H: MARKETING DESIGN / CDR / A / AFC URGENT CARE / FARRAGUT, TN.cdr



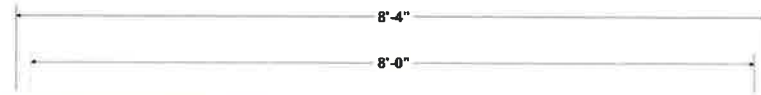
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CLIENT: AFC URGENT CARE	SCALE: 3/4" = 1'-0"
LOCATION: FARRAGUT, TN	DATE: 05.23.19
DRAWN BY: ZM	DWG. NO.: FARRAGUT, TN

REPLACEMENT FACES • OPTION 2



**SIGN:** FLAT REPLACEMENT FACES FOR D/F PYLON  
**COPY:** 3M BLACK VINYL  
**BACKGROUND:** WHITE  
**RETAINER:** SHOWN AT 1"



CUSTOMER APPROVAL

DATE

FILE LOCATION: H: MARKETING DESIGN / CDR / A / AFC URGENT CARE / FARRAGUT, TN.cdr



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CLIENT: AFC URGENT CARE	SCALE: 3/4" = 1'-0"
LOCATION: FARRAGUT, TN	DATE: 05.23.19
DRAWN BY: ZM	DWG. NO.: FARRAGUT, TN