

FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, January 24, 2017 in the Board Room at the Farragut Town Hall. Marty Layman presided. Members in attendance were Marty Layman, Jeanie Stow, Duane Winkler, Brittany Moore and Cindy Hollyfield. Edwin Anderson and Randy Armstrong were absent.

1. Minutes:

The November 29, 2016 minutes were approved as submitted.

2. Ground Mounted Sign Applications:

a) Cornerstone Church of God – 12813 Kingston Pike 40 square foot ground mounted sign

Staff reviewed the item and noted that the request involves reconfiguring the sign for Cornerstone Church of God. Staff explained that the proposal is to keep the existing sign structure but reface the existing brick with new masonry stone. The sign face will be EIFS with cellofoam letters. Staff had questioned the illumination of the sign and the landscaping. Additionally, staff noted that the sign as proposed is 44.7 square feet, which exceeds the maximum allowable square footage of 40 square feet. Further, the address numbers will need to be affixed atop on the sign.

Ms. Robin Rolland, a representative of the church, was present. She explained that she has been working with staff to reduce the size of the sign to 40 square feet. Ms. Rolland added that they will be adding the address numbers within the arched area of the sign. Staff noted that in speaking with Ms. Rolland, external illumination for the sign will be added and staff will work with the applicant to ensure a compliant fixture is utilized. Staff also noted that the proposal is to keep the existing landscaping and replant some material in the existing beds. Staff did add that the four knock-out rose bushes at the base of the sign will need to remain to satisfy the landscaping provisions. After considerable discussion, a motion was made by Layman to approve the ground mounted sign subject to the size being reduced to 40 square feet, the external lighting being coordinated with town staff and adding the address numbers in the arch of the sign. Motion was seconded by Stow and the motion passed unanimously.

3. Landscape Applications:

a) SunTrust Bank – 11441 Kingston Pike

Staff noted that this project is to reconfigure the landscaping at the SunTrust Bank located in front of the Village Green Shopping Center. Staff added that the applicant has addressed all of staff's comments and staff recommended approval of the landscape plan.

A motion was made by Hollyfield to approve the landscape plan as revised. Motion was seconded by Moore and motion passed unanimously.

b) Easton Park Subdivision – 11739 Turkey Creek Road

Staff stated that the proposed subdivision is located on a vacant parcel situated between Briarstone and Sailview Subdivisions on Turkey Creek Road. The subdivision is proposed to be approximately 13.84 acres with 34 residential lots. The applicant was provided with staff's initial comments related to the landscape plan and below are the comments remaining:

- 1) The heavily wooded area that adjoins Sailview and that is proposed to be saved to satisfy the buffer requirement, needs to note the density, predominant species and predominant level of maturity for each 100-foot section. Invasive material in this area may not be counted towards satisfying the buffer planting requirements. A note has been added to the revised landscape plan, however the density, predominant species and predominant level of maturity for each 100-foot section are required to be noted at this time to verify that there are at least 12 plant units per 100-foot section. These plant units must at least 2" in caliper;
- 2) Due to the 100-foot TVA powerline easement on the property, staff had recommended lower profile plant material in this area as to not interfere with the overhead power lines. The plan reflects White Fringe Trees, Redbuds, and Little Gem Magnolias in the buffer and stormwater basin areas. Though the ordinance requires canopy trees in the buffer area, the VRRB may permit smaller understory trees when there is an obvious potential interference with utilities;
- 3) If any modifications are made to the plat, please revise the landscape plan to be consistent with the final plat.

A motion was made by Winkler to approve the landscape plan subject to allowing for the smaller understory trees within the 100-foot TVA powerline easement area as to not interfere with the overhead power lines, an inventory of the wooded area that adjoins Sailview and the landscape plan being revised if any modifications are made to the plat. Motion was seconded by Stow and motion passed unanimously.

c) N. Peterson Road Extension – located off Kingston Pike, next to the Farragut Press

Staff explained that this landscaping project is for the stormwater detention basin associated with the N. Peterson Road extension and the development of the property to the northwest which also fronts along Smith Road. The applicant was provided with staff's initial comments related to the landscape plan and below are the comments remaining:

- 1) There appears to be a conflict between one of the proposed pole lights and the 18” cedar tree which is to remain. Based on the plan, the pole light will be located within the tree protection fencing. The lighting and landscape plans will need to be revised to remove the pole light from this area;
- 2) If any modifications are made to the plat, please revise the landscape plan to be consistent with the final plat.

A motion was made by Hollyfield to approve the landscape plan as revised subject to the pole light being moved outside of the tree protection fencing and the landscape plan being revised if any modifications are made to the plat. Motion was seconded by Stow and motion passed unanimously.

d) Villages of Farragut, Phase I – located off Kingston Pike

Staff noted that this project is for the landscaping associated with the stormwater basin, transition areas and site development for the Villages of Farragut, Phase I project. The property is proposed to be developed in multiple phases as a senior living community and is associated with the N. Peterson Road extension. The applicant was provided with staff’s initial comments related to the landscape plan and below are the comments remaining:

- 1) Please provide an enlarged area plan for all of the landscaping (the 2,588 sqft) being counted to satisfy the landscaping between the building and parking lot areas. At least twenty-five (25) percent of this required landscaped area shall contain live plant materials other than grass. The counts appear to be fine but due to the scale it is difficult to accurately verify the square footages being provided;
- 2) Please update the total number of proposed Sweetbay Magnolias in the Plant Schedule, as it does not match the quantities shown on the plan;
- 3) If any modifications are made to the site plan, please revise the landscape plan to be consistent with the final site plan.

A motion was made by Moore to approve the landscape plan as revised subject to the remaining three items. Motion was seconded by Hollyfield and motion passed unanimously.