

FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, January 28, 2020 in the Board Room at the Farragut Town Hall. Marty Layman presided. Members in attendance were Marty Layman, Randy Armstrong, Brittany Moore, Cindy Hollyfield, Kaivon Kiumarsi, David Freeman, Jeanie Stow, Alderman Ron Pinchok, and Youth Representative Lilian Scott.

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

1. Minutes:

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

2. Ground Mounted Sign Applications:

a) Overlook Apartments – 11613 Vista Terrace Way

Ground sign for the Overlook Apartments development located at 11613 Vista Terrace Way, off North Campbell Station Road.

The Overlook Apartments development requested approval for a monument ground sign located at 11613 Vista Terrace Way, off N. Campbell Station Road. The proposed sign face was approximately 30 square-feet in area, mounted 6 feet high on a larger decorative brick structure.

The staff reviewed the request noting that the applicants were revising the original sign face design. The staff recommended approval subject to the following:

1. Providing a revised design proof of the proposed sign face to match the other plan elements. The revised design would have to be consistent in terms of colors and materials with the original design.
2. Field verification that the proposed accent lights comply with Town standards; and
3. Ensuring that the sign is located outside of any easements that may be platted in connection with the development.

The staff also noted that an as-built survey would be required as part of the permit.

The Board discussed the application at some length. Multiple members felt that they needed to see a color rendering of the entire structure, including the sign face, to ensure color and materials compatibility with the larger development. Ms. Moore also questioned the use/location of Muhly Grass in the landscaping plan. She was concerned that it would get too high and impact sign visibility. Ms. Stow made a

motion to table the request. The motion was seconded by Alderman Pinchok and it passed unanimously.

b) Flour Power – 117 Lovell Road

Tenant panel sign for Flour Power located at 117 Lovell Road.

Flour Power requested approval for a tenant panel on an existing monument ground sign located at 117 Lovell Road.

The staff noted that the new sign face appeared legible and recommended approval.

Ms. Hollyfield made a motion for approval. The motion was seconded by Stow and it passed unanimously.

c) First Horizon Bank – 11685 Parkside Drive

Ground sign replacement for the First Horizon Bank located at 11685 Parkside Drive.

The First Horizon Bank requested approval to replace the sign face on an existing monument ground sign located at 11685 Parkside Drive. No other changes to the existing sign support structure were proposed.

The staff explained that the request involved refacing an existing ground sign. No other changes to the existing support structure were proposed. Staff recommended approval.

Mr. Kiumarsi made a motion for approval. The motion was seconded by Moore and it passed unanimously.

d) First Horizon Bank – 11685 Parkside Drive

Enter/Exit directional signs for the First Horizon Bank located at 11685 Parkside Drive.

The First Horizon Bank requested approval to replace three enter/exit directional ground signs located at 11685 Parkside Drive.

The staff explained that the request involved replacing two existing “Enter” signs and one “Exit Only” directional sign on the site. Staff recommended approval.

Ms. Hollyfield made a motion for approval. The motion was seconded by Kiumarsi and it passed unanimously.

e) Campbell Crossing Subdivision – Located off Fritz Road

Subdivision entrance sign for the Campbell Crossing Subdivision located off Fritz Rd.
The developers of Campbell Crossing Subdivision requested approval for a subdivision entrance sign located off Fritz Road. The proposed sign face was approximately 6 square-feet in area, mounted 6 feet high on larger brick structure.

The staff reviewed the request and recommended approval noting that an as-built survey would be required in connection with the permit.

Ms. Moore made a motion for approval. The motion was seconded by Pinchok and it passed unanimously.

f) Ivey Farm Subdivision – Located off Union Road

Subdivision entrance sign for the Ivey Farm Subdivision located off Union Rd.
The developers of Ivey Farm Subdivision requested approval for a subdivision entrance sign located off Union Road. The proposed sign face was approximately 12 square-feet in area, mounted 6 feet high on larger brick wall and decorative fence feature.

The staff reviewed the plan and noted that the developers were requesting approval for the sign before the actual final subdivision plat was approved and recorded. Staff recommended approval with the understanding that the final subdivision plat for the development would have to be approved and recorded to establish all related property and easement lines. The staff also noted that an as-built survey would be required as part of the sign permit.

Mr. Freeman questioned the overall sign structure's design, noting that he did not feel it was consistent with other subdivision entrance signs in the area. The design and its relationship with the development's clubhouse design was discussed at some length. Alderman Pinchok made a motion for approval. The motion was seconded by Armstrong and it passed with Freeman voting against.

g) Villages at Ivey Farms Subdivision – Located off Ivey Farms Road

Subdivision entrance sign for the Villages at Ivey Farm Subdivision located off Ivey Farm Road.

The developers of the Villages at Ivey Farm Subdivision requested approval for a subdivision entrance sign located off Ivey Farms Road. The proposed sign face was approximately 8 square-feet in area, mounted 6 feet high on larger brick column and decorative fence feature.

The staff reviewed the plan and noted that the developers were requesting approval for the sign before the actual final subdivision plat was recorded. Staff recommended

approval with the understanding that the final subdivision plat for the development would have to be recorded to establish all related property and easement lines. The staff also noted that an as-built survey would be required as part of the sign permit.

Ms. Moore made a motion for approval. The motion was seconded by Stow and it passed unanimously.

3. Landscape Plan Applications:

a) Ivey Farms Clubhouse – Located on Road B (within the development)

The staff reviewed the item noting that it involved a landscape plan for the Ivey Farms Subdivision Clubhouse. Staff also noted that the site plan for the facility had been approved by the Planning Commission and that the landscaping included additional screening measures in response to a request made by the commission. The staff recommended approval of the plan.

The Board discussed the plan. Ms. Hollyfield made a motion for approval. The motion was seconded by Stow and it passed unanimously.

b) Farragut Christian Church – 138 Admiral Road

The staff reviewed the item noting that it involved a landscape plan for the Farragut Christian Church located at 138 Admiral Road. The church was expanding its facilities and the landscaping plan included a required buffer strip, a detention basin, and areas around the building addition and minor changes to the parking lot. Staff also noted that the related site plan had been approved by the Planning Commission. The staff then explained that the applicants had submitted a revised plan that addressed all outstanding comments and/or issues. Staff recommended approval of the revised plan.

The Board discussed the plan. Mr. Armstrong made a motion for approval. The motion was seconded by Moore and it passed unanimously.

4. Other Business

None

Meeting adjourned at 8:15 p.m.