

FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, February 23, 2021. Chairman Marty Layman presided. Members in attendance were Marty Layman, Cindy Hollyfield, Alderman Ron Pinchok, Brittany Moore, Randy Armstrong, Jeanie Stow, and Youth Representative Jake Rogers. Mr. Derek Wright was absent.

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

1. Minutes:

A motion was made by Aldermen Pinchok to approve the January 26, 2021 minutes as submitted. The motion was seconded by Ms. Stow and it passed unanimously.

2. Ground Mounted Sign Applications:

a) Admiral's Dough-Joe (Tenant Panel) – 11665 Parkside Drive

Tenant panel(s) located at 11665 Parkside Drive.

Admiral's Dough-Joe requested approval for a tenant panel installation on an existing monument ground sign located at 11665 Parkside Drive.

The staff noted that the panel appeared to be legible and recommended approval.

Ms. Hollyfield made a motion to approve the sign panel as presented and Ms. Stow seconded the motion. A roll call vote was conducted, and it passed unanimously.

b) Evolve Smoke Shop (Tenant Panel) – 715 N. Campbell Station Road

Tenant panel(s) located at 715 North Campbell Station Road.

Evolve Smoke Shop requested approval for a tenant panel installation on an existing monument ground sign located at 715 N. Campbell Station Rd.

The staff noted that the panel appeared to be legible and recommended approval.

Ms. Moore made a motion to approve the sign panel as presented and Aldermen Pinchok seconded the motion. A roll call vote was conducted, and it passed unanimously.

c) Knoxville Orthodontics (Tenant Panel) – 11213 West Point Drive

Tenant panel(s) located at 11213 West Point Dr.

Knoxville Orthodontics requested approval for a tenant panel installation on an existing monument ground sign located at 11213 West Point Dr.

The staff recommended approval, noting that the applicants should ensure that the actual lettering color is dark enough to provide adequate contrast against the panel background.

Mr. Armstrong made a motion to approve the sign panel as presented and with staff's note regarding the need for lettering color contrast. Aldermen Pinchok seconded the motion. A roll call vote was conducted, and it passed unanimously.

3. **Landscape Plan Applications:**

a) **Kingston Pike Village – Phase II - 13140 Kingston Pike**

Landscape Plan for Kingston Pike Village – Phase II (Grocery & Shops) located at 13140 Kingston Pike.

This item involved a landscape plan for Phase II of the Kingston Pike Village development located at 13140 Kingston Pike. The Phase II plan covered the proposed grocery and related fuel station, main parking lots, and two freestanding commercial buildings located along the Kingston Pike frontage. The landscape plan for Phase I of the development, which included an apartment complex, was approved in July 2020.

The plan included extensive landscaping and addressed the Town's requirements, including shade trees, parking lot areas, and building/parking lot interface areas. It was noted that the applicants could not practically locate 25 percent of the required shade trees in the front yard because of the site's limited frontage on Kingston Pike and the location of the two retail buildings. It was also noted that the ordinance does provide for an exception to this where there are no parking lots or accessways located between the buildings and the street.

The staff recommended approval subject to the following:

1. Adding some evergreen screening around the dumpster enclosure located at the rear of the parking lot (SE corner) behind the two retail buildings;
2. Substituting Winter King Hawthorn or a mix of Winter King Hawthorn and Trident Maples for the eight Armstrong Red Maples located near the overhead power lines in front of the two retail shops; and
3. Verifying that the proposed TuffTrack Paver section noted on Page L.105 of the plan is acceptable to the Fire Marshal and consistent with the approved site plan.

The staff also noted that if approved as recommended, the Board would be allowing the use of the Winter King Hawthorn and the remaining Armstrong Red Maples on the plan as shade tree substitutions as permitted under the regulations.

The Board discussed the plan. Several members questioned the use of Red Maples at the southern end of the grocery store and the fire apparatus access lane. The members were concerned that there could be a conflict between the trees and fire equipment.



Ms. Hollyfield made a motion to approve the plan subject to staff's recommendations and having the Fire Marshal review and approve the trees in the fire lane area. Alderman Pinchok seconded the motion. A roll call vote was conducted, and it passed unanimously.

Meeting adjourned at 7:50pm

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