1. Approval of minutes for the January 28, 2020 meeting.

2. Review of a ground sign for the Overlook Apartments located at 11613 Vista Terrace Way, off North Campbell Station Road.

3. Review of a ground sign for the McDonald's Restaurant located at 11205 Kingston Pike.

4. Review of a ground sign (replacement) for the First Horizon Bank located at 11864 Kingston Pike.

5. Review of enter/exit directional ground signs for the First Horizon Bank located at 11864 Kingston Pike.

6. Review of a ground sign (replacement) for the Coldwell Banker Wallace & Wallace Realtors Office located at 10815 Kingston Pike.

7. Review of a landscape plan for a new office building located at 11807 Kingston Pike.

8. Staff report - proposed sign ordinance revisions.
MEMORANDUM

TO: Farragut Visual Resources Review Board
FROM: Bart Hose, Assist. Community Development Director.
SUBJECT: Regularly Scheduled Meeting - Tuesday, February 25, 2020 at 7:00 p.m.

AGENDA

1. Approval of Minutes for the January 28, 2020 meeting
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 is requesting approval for a monument ground sign located at 11613 Vista Terrace Way, off N. Campbell Station Road. The proposed sign face is approximately 30 square-feet in area and is mounted 6 feet high on a larger decorative brick structure.

      The staff recommends approval subject to the following:

      1. Field verification that the proposed accent lights and their placement comply with Town standards; and
      2. Ensuring that the sign is located outside of any easements that may be platted in connection with the development.

      An as-built survey will also be required as part of the permit.

   b) McDonald’s Restaurant – 11205 Kingston Pike
      Ground sign for the McDonald’s Restaurant located at 11205 Kingston Pike.
      McDonald’s is requesting approval for a new monument ground sign located at 11205 Kingston Pike. The property in question is located in the Town’s Mixed-Use Town Center planning area.

      The applicants have proposed a ground sign that incorporates an internally lit McDonald’s “M” logo mounted on a solid (unlit) red aluminum panel. The sign also includes a brick base that will match the brick being used on the building renovation.

      The Town’s Architectural Design Standards call for coordinated design and materials use between ground signs and site buildings, and complementary color use between the sign and building façade. The staff did ask the applicants to consider revising the plan to eliminate the red panel and utilize a background color more in-line with the proposed building façade. The Board should consider the proposed background color/material in its review.
The staff recommends approval subject to the following:

1. Board review and approval of the proposed background color/material scheme;
2. Revising the plans to specifically address sign lighting. This would include lighting details and clearly indicating what portions of the sign will be lit; and
3. Revising the plans to clarify that the aluminum sign cabinet construction includes both the frame and faces to which the "M" logo will be mounted.

Please also note that the as-built survey that will be required for the larger site improvement project will include the sign.

c) **First Horizon Bank – 11864 Kingston Pike**

*Ground sign replacement for the First Horizon Bank located at 11864 Kingston Pike.*
The First Horizon Bank is requesting approval to replace the sign face on an existing monument ground sign located at 11864 Kingston Pike. No other changes to the existing sign support structure are proposed.

The staff recommends approval.

d) **First Horizon Bank – 11864 Kingston Pike**

*Enter/Exit directional signs for the First Horizon Bank located at 11864 Kingston Pike.*
The First Horizon Bank is requesting approval to replace four existing enter/exit directional ground signs located at 11864 Kingston Pike.

The staff recommends approval of the replacement signs.

e) **Coldwell Banker Wallace & Wallace Realtors – 10815 Kingston Pike**

*Ground sign replacement for the Coldwell Banker Wallace & Wallace Realtors office located at 10815 Kingston Pike.*
Coldwell Banker Wallace & Wallace Realtors is requesting approval to replace the sign face on an existing monument ground sign located at 10815 Kingston Pike. No other changes to the existing sign support structure are proposed.

The staff recommends approval subject to the following:

1. Clearly documenting sign height above grade, exclusive of address number area, on the plans;
2. Providing height of address numbers on plans (must be between 8 and 15 inches tall);
3. The Town's landscaping standards require a minimum of 4 shrubs to be planted around the base area of a sign this size. Please provide a plan sheet documenting compliance with this requirement; and
4. Addressing how the sign will be lit. If existing, please add a note stating so (e.g. existing internally lit sign).

3. Landscape Plan Applications

   a) Office Building – 11807 Kingston Pike
   Landscape Plan for a new office building located at 11807 Kingston Pike.
   This item involves a landscape plan for a new office building being developed at 11807 Kingston Pike. The Planning Commission has approved a site plan for the project.

   The staff recommends approval of the plan.

4. Other Business
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, Kaivan 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.
Overlook @ FARRAGUT
Apartment Homes

PROJECT ENTRY SIGN - COLOR RENDERING

SCALE: 1/2" = 1'-0"
(SIGN TO BE DOUBLE SIDED)

OVERLOOK AT CAMPBELL STATION

FEBRUARY 12, 2020
NOTE: ALL PROPOSED LIGHTING SHALL BE ADEQUATELY SHIELDED TO MEET TOWN OF FARRAGUT STANDARDS. A SITE INSPECTION AFTER INSTALLATION IS REQUIRED.

CEDAR FRAMING MEMBERS
WALK HARDWARE TO MATCH CLUBHOUSE/MAIL KIOSK

THROUGH BOLTS TO FASTEN 2x8 CROSS-MEMBER TO COLUMN
(MANUFACTURE PAINTED-BLACK ALL PARTS: NUTS, WASHERS & BOLTS.

(4) THROUGH BOLTS WITH WASHERS (1/2" DIAM.)

SIGN DIMENSIONS:
6'-10"x4'-5 3/4" 30 SQ. FT.

2" MIN. CONC. CAP
(COLORED TO MATCH BRICK)

WOOD ROUTED SIGN DOUBLE-SIDED (EXACT STYLE BY SIGN CO.-TO BE APPROVED BY OWNER)

8"x8" BRICK INSERT
BRICK VENEER (TYP.)
BRICK, TRIANGLE "WEST ASHEVILLE" WITH GRAY MORTAR TO MATCH APT. BLDGS.

APPROX. TOP OF FINISH GRADE
(FIELD VERIFY)

TOP OF FOOTING

PROJECT ENTRY SIGN-PLAN
SCALE: 1/4"=1'-0" (SIGN TO BE DOUBLE SIDED)

PROJECT ENTRY SIGN-ELEVATION
SCALE: 1/4"=1'-0" (SIGN TO BE DOUBLE SIDED)

Drawing Name: PROJECT ENTRY SIGN - DETAILS
Project Name: OVERLOOK AT CAMPBELL STATION
Date: REVISED: FEBRUARY 12, 2020

PDI ARCHITECTURE, LLC
1020 Breazeale Rd.
Pendleton, SC 29670
(864) 224-5800
PROJECT ENTRY SIGN - ELEVATION

OVERLOOK AT CAMPBELL STATION

REVISED: FEBRUARY 12, 2020
OVERLOOK AT CAMPBELL STATION

NOTE: AS-BUILT SURVEY BY DEVELOPER IS REQUIRED TO ENSURE SIGN IS LOCATED OUTSIDE OF ANY EXISTING OR PROPOSED EASEMENTS AND COMPLIES WITH ALL SETBACK AND OTHER REQUIREMENTS.
LANDSCAPE PLAN

PROJECT ENTRY SIGN - PLAN

SCALE: 1/4" = 1'-0"

SEASONAL COLOR
(NON-INVASIVE SPECIES)

8 - BIG BLUE
LIRIOPE

22 - PURPLE PIXIE
DWARF LOROPETALUM

3 - ENGLISH
LAUREL

6 - HENRY'S GARNET
SWEETSPRE
**ARCHITECTURAL OUTDOOR**

**Design Pro LED Accent 19.5W**

### Features
- Three beam spread options put light where you want it.
- A range of Kelvin color temperature choices from pure white 3,000K to cool white 4,250K.
- Radiax™ Optics deliver the greatest lumens per watt in the industry for comparable fixtures.
- Constructed from durable, specification grade materials.

### Ordering Information

**Example:** 16202 AZT30, 16062 AZT, 16066 AMB

Product ordered is a 19.5W, 3000K, 10 degree spot accent light in Textured Architectural Bronze with a long cowl and an amber lens accessory.

### Product Specifications

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<th>Wattage/Style</th>
<th>Light Source</th>
<th>Finish</th>
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### Mounting Options
- Flange For Surface Mounting
- Power Post®
- Junction Box Mounting Bracket

### Lens Options
- 16068AMB - Amber Lens For a Warmer Hue
- 16066FRO - Frosted Lens For Diffusing Light Where Needed
- 16068GRN - Green Lens For Intensifying Foliage Colors

### Cowl Options
- Long Cowl
- 360° Cowl

**Included Mounting Accessories**
- N/A
- 8'' of Usable 200°C 18AWG Wire Leads

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**KICHLER**
**PHOTOMETRIC INFORMATION**

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**NOTES**

**FCC Compliant**

*Definition of 40,000 hours: Voluntarily following the accepted industry standard of L70, Kichler rates the entire lighting fixture system at 40,000 hours, with engineered electronics that will last at least 40,000 hours, superior optical engineering, and finally utilizing a design that operates at the optimal temperature thresholds for the LED chips. The end result is a complete light fixture that does not require replacement parts and will provide 70% or more of its original light output for at least 40,000 hours. It has been proven that the human eye can hardly detect any difference in light output when light output is at 70% or above of its original output.*

*19.5W is The Halogen Equivalent of a 75W PAR30 Lamp*

*Fixtures Must be Used With a Kichler ANSI/UL Power Supply*

*IES Files & LM-79 Data is available at www.landscapelighting.com. LM-79 data is not available on our site.*

We reserve the right to revise the design or components of any product due to parts availability or change in UL standards, without assuming any obligation or liability to modify any ANSI/UL Standards products previously manufactured, and without notice.
Description: NN07360 SIGN, MCD 4X4MS 6' OAH

Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and location of sign as shown. Please return signed copy back to Everbrite.
E01 - FHB-FR-ROUTED-PT-IN & FHB-VYNL-CSTM - Face Replacement & Vyl

Proposed

Page 4 of 14

VINYL ADDRESS NUMBERS (QTY-2)
MANUFACTURE NEW VINYL ADDRESS NUMBERS FOR EXISTING CAP ON MONUMENT.
REMOVE EXISTING VINYL BEFORE PAINTING CAP.

6'-0" CABINET SIZE

2 1/4" RETAINER

SCALE 1/8"=1'-0"

REPLACEMENT FACES (QTY-2)
MANUFACTURE ROUTED ALUMINUM FACES FOR EXISTING DOUBLE FACE INTERNALLY ILLUMINATED MONUMENT.
EXISTING CABINETS, RETAINERS & DECORATIVE CAP TO BE PAINTED PMS 2388.

ALL PAINT FINISHES TO BE SATIN FINISH

- White Acrylic
- 3M Trans. Sapphire Vinyl 3630-37
- 3M Trans. Light Tomato Red Vinyl 3630-43
- 3M Trans. Silver Vinyl 3630-121
- Akzo Nobel EFX First Horizon Brushed Aluminum
- Akzo Nobel EFX First Horizon Blue (PMS 2388 C)
- 3M White Opaque Vinyl

PROPOSED SIGNAGE

EXISTING SIGNAGE
E13/E16 - FHB-DIR12-VYNL-ENTER - Directional Vinyl
Proposed
Page 10 of 14

**EXISTING SIGNAGE**

**EXISTING SIGNAGE**

**SCALE:** 3/4" = 1'-0"

**FRONT VIEW**

**SIDE VIEW**

**BACK VIEW**

**SQUARE FOOTAGE = 2.00'**

**DIR - 18 (QTY-2)**

**ALL PAINT FINISHES TO BE SATIN FINISH**

- 3M White Reflective Vinyl 660-10
- 3M Trans. Silver Vinyl 3630-121
- Akzo Nobel EFX First Horizon Blue (PMS 2388 C)

**EXISTING SIGNAGE**
E14/E15 - FHB-DIR12-VYLN-EXIT - Directional Vinyl
Proposed
Page 11 of 14

SQUARE FOOTAGE = 2.00'

DIR - 18 (QTY-2)

ALL PAINT FINISHES TO BE SAVIT FINISH

3M White Reflective Vinyl 888-10
3M Trans. Silver Vinyl 6830-121
Alko Nobel EFX Fire Horizon Blue (FMG 2388 C)

EXISTING SIGNAGE
This design is the exclusive and confidential property of Neon Service Company. It is not to be used, reproduced, copied or exhibited in any fashion without the written permission of Neon Service Company. All rights reserved. The value of this design is $
NOTE: Two (2) flat White acrylic replacement faces for existing double face monument sign with premium translucent vinyl to match PMS 286 applied.

This design is the exclusive and confidential property of Neon Service Company. It is not to be used, reproduced, copied or exhibited in any fashion without the written permission of Neon Service Company. All rights reserved. The value of this design is $_________