



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, January 25, 2022. Chairman Marty Layman presided. Members in attendance were Marty Layman, Alderman Ron Pinchok, Brittany Moore, Jeanie Stow, Derek Wright, and Youth Representative Inas Lalani. Mr. Randy Armstrong and Mr. Stephen Marlowe were absent.

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

1. Minutes:

A motion was made by Alderman Pinchok to approve the October 26, 2021, minutes as submitted. The motion was seconded by Ms. Moore, and it passed unanimously.

2. Ground Mounted Sign Applications:

a) IVX Health – 11609 Parkside Drive

Individual Tenant Panel Sign located at 11609 Parkside Drive.

IVX Health requested approval for an individual tenant panel sign located at 11609 Parkside Drive.

The staff recommended approval of the sign noting that it appeared legible.

Ms. Stow made a motion to approve the sign. Ms. Moore seconded the motion, which passed unanimously.

b) Casey's – 701 North Campbell Station Road

Permanent Ground Mounted Sign (Reface) located at 701 N. Campbell Station Road.

Casey's requested approval for a refaced monument ground sign located at 701 North Campbell Station Road. The plan included installing a new 28 square foot sign face on an existing sign structure.

The staff reviewed the request and recommended approval subject to the following:

1. Revising the site plan sheet to document the sign setback from the property line (previous permit shows a 14-foot setback).
2. Revising the sign plan sheet(s) to document all required sign and structure dimensions more clearly. This would include existing sign base height and height of the address number area.
3. Specifying the use of a dwarf variety Boxwood for the landscaping to avoid future sign visibility conflicts.

Alderman Pinchok made a motion to approve the sign subject to staff's recommendations. Ms. Stow seconded the motion, which passed unanimously.

c) Casey's – 13061/13065 Kingston Pike

Permanent Ground Mounted Sign (Reface) located at 13061/13065 Kingston Pike.

Casey's requested approval for a refaced monument ground sign located at 13061/13065 Kingston Pike. The plan included installing a new sign face on an existing sign structure.

The staff recommended approval subject to the following:

1. Revising the site plan sheet to document the sign setback from the property line (previous permit shows a 16-foot setback).
2. Verifying sign area and revising the sign plan sheet(s) to clearly document compliant dimensions based on the setback.

The applicant should also ensure that dwarf variety and noninvasive species are used if any of the existing plants need to be replaced.

Ms. Moore made a motion to approve the sign plan subject to staff recommendations. Mr. Wright seconded the motion, which passed unanimously.

d) Meadows on McFee Subdivision Sign (North Entrance) – Located off McFee Road

Permanent Ground Mounted Subdivision Signs located along McFee Road.

Meadows on McFee Subdivision requested approval for a permanent ground mounted sign located at the subdivision's north entrance (Scarlet Sage Dr.) located off of McFee Road. The sign face area is approximately 28 sq. ft. in size and would be mounted on a larger brick wall feature. The proposed sign structure is located within an open-space lot which will eventually be controlled by the development's HOA.

The staff reviewed the proposed plan and recommended approval subject to the following:

1. Clarifying the final location of utilities and related easements along McFee Rd. and verifying compliance with all setback requirements.
2. A survey being required to document that the installed sign meets all setback and other applicable standards.

Representatives for the project were present and explained the plan.

The Board discussed the sign plan. Alderman Pinchok made a motion to approve the sign subject to staff's recommendations. Ms. Moore seconded the motion, which passed unanimously.



e) Meadows on McFee Subdivision Sign (South Entrance) – Located off McFee Road
Permanent Ground Mounted Subdivision Signs located along McFee Road.

Meadows on McFee Subdivision requested approval for a permanent ground mounted sign located at the subdivision's proposed south entrance located off of McFee Road. The sign face area is approximately 28 sq. ft. in size and would be mounted on a larger brick wall feature. The proposed sign structure will be located within an open-space lot which will eventually be controlled by the development's HOA.

The staff explained that the southernmost entrance road to the subdivision was shown on a preliminary subdivision plat but had not yet been constructed. Staff noted that a sign permit would not be issued until sufficient progress had been made toward completing construction of the roadway. Staff then recommended approval subject to the following:

1. Clarifying the final location of utilities and related easements along McFee Rd. and verifying compliance with all setback requirements.
2. Verifying the final location of all drainage pipes, structures, and easements; and assuring compliance with any setback requirements.
3. A survey being required to document that the installed sign meets all setback and other applicable standards.

Representatives for the project were present and explained the plan.

The Board discussed the sign plan. Ms. Stow made a motion to approve the sign subject to staff's recommendations. Mr. Wright seconded the motion, which passed unanimously.

f) Discussion and Feedback for a Proposed Topgolf Primary Permanent Ground Mounted Sign

Topgolf requested input regarding the proposed design of their primary permanent ground mounted sign (monument sign). The company had been working with its sign contractors to refine the design of its ground sign and wanted additional input from the Board before finalizing their plans. The sign will be located at the developments entrance along Outlet Drive

The Board discussed the proposed design of the sign, and the consensus opinion was that it looked good.

2. **Landscape Plan Applications:**

a) **SKORE Hotel – 11320 Outlet Drive**

Landscape plan for a planned SKORE Hotel located at 11320 Outlet Drive.

This item involved a required landscape plan for the proposed SKORE Hotel located at 11320 Outlet Drive.

The staff reviewed the plan and noted that the applicants were also requesting approval to utilize Hornbeam trees as shade tree substitutes in areas of close proximity to the building and several light poles. Staff explained that the board may permit such substitutions provided they do not exceed 20% of the total number of required shade trees on the site. The staff recommended approval subject to the following:

1. Adding a landscaped island to the southeastern most row of parking as required by the Planning Commission as part of the site plan approval.

The board discussed the plan. Ms. Stow then made a motion to approve the plan subject to staff's recommendation. Mr. Moore seconded the motion, which passed unanimously.

b) **Meadows on McFee Subdivision – Located off McFee Road**

Landscape plan for the Meadows on McFee Subdivision.

This item involved a required landscape plan for the Meadows on McFee Subdivision being developed off of McFee Road. It included required landscaping for the proposed detention basins. It also included proposed street trees as part of the subdivision's streetscaping plan as required by the subdivision regulations and Planning Commission.

The staff reviewed the plan and recommended approval subject to the following:

1. Verifying and making any needed corrections to all plant counts, tables, and labeling.

The board discussed the plan. Ms. Moore then made a motion for its approval subject to staff's recommendation. Ms. Stow seconded the motion, which passed unanimously.

3. **Other Business:**

a) **Discussion of Sign Ordinance Provisions for Peripheral Accessory Freestanding Signs and Requests for Directional Enter/Exit Signs**

The staff explained that there had been several instances of business owners/developers requesting, or installing without a permit, entrance/exit signs. Currently, the Sign Ordinance only provides for one (1) "peripheral accessory freestanding sign" per public street of access easement providing direct access to the property. Staff then asked the Board if they wanted to consider possible amendments to the ordinance to



The Board discussed the issue and felt that some ordinance adjustment was necessary to address the issue. Options to permit one sign per access driveway, as opposed to the street providing access, along with allowing two per access driveway, were noted and briefly discussed. The Board asked staff to continue to look into the matter and suggest potential ordinance changes.

Meeting adjourned at 8:15 pm