



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, May 25, 2021. Chairman Marty Layman presided. Members in attendance were Marty Layman, Alderman Ron Pinchok, Brittany Moore, Randy Armstrong, Jeanie Stow, Derek Wright, and Youth Representative Jake Rogers. Ms. Cindy Hollyfield 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 April 27, 2021, minutes as submitted. The motion was seconded by Mr. Armstrong, and it passed unanimously.

2. Ground Mounted Sign Applications:

a) Tennessee Cutlery Tenant Panel Sign – 11414 Kingston Pike

Tenant Panel Sign located at 11414 Kingston Pike.

Tennessee Cutlery requested approval for a tenant panel sign located at 11414 Kingston Pike. The property in question contains two multi-tenant ground sign structures and the panel was proposed for the easternmost sign. The panel was installed without a permit and the applicant has been assessed a penalty. Staff noted that the panel appeared to be legible and recommended approval.

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

b) UBank Ground Sign – 155 North Campbell Station Road

Monument Ground Sign located at 155 N. Campbell Station Road.

UBank requested approval for a monument ground sign located at 155 North Campbell Station Road.

Staff noted that the plan involved a new 18 square foot monument ground sign and that the applicants had included two color renderings at staff's request. The staff then explained that the Town's adopted Architectural Design Guidelines call for the use of dark backgrounds with light colored lettering, and that these standards, along with other competing compatibility concerns, were being considered when reviewing new ground signs. Staff recommended approval of the version with the darker blue background and white lettering, subject to verification that the landscaping would be located around the sign base in accordance with the standards, and a survey being required to document that the installed sign meets setback and other applicable standards.

The Board discussed the request and the competing color schemes at some length. The consensus opinion of the Board was that the lighter version of the sign (blue lettering on a light background) was more compatible with the existing colors on the building and could also be supported under elements of the Design Standards. Alderman Pinchok made a motion to approve the lighter (blue lettered) version of the sign subject to ensuring that the brick base matched the building, coordinating the landscaping plan, and a required survey to ensure that the setbacks are met. Mr. Wright seconded the motion. A roll call vote was conducted, and it passed unanimously.

c) Blockbuster Property Shopping Center Ground Sign – 11135 Kingston Pike

Multi-Tenant Monument Ground Sign located at 11135 Kingston Pike.

Blockbuster property requested approval for a monument ground sign located at 11135 Kingston Pike.

Staff noted that the submitted plans and materials did not meet minimum requirements. Staff also noted that the landscape plan shown for the area around the sign and the larger site did not conform with the previously approved landscape plan for the property. The staff then recommended that the request be deferred and tabled until the applicant submits corrected plans for review.

Ms. Moore made a motion to defer action and table the item until corrected plan materials are submitted for review at a future meeting. Alderman Pinchok seconded the motion. A roll call vote was conducted, and it passed unanimously.

3. Landscape Plan Applications:

a) Villages of Farragut, Phase II – 230 Village Commons Boulevard

Landscape Plan for the Villages of Farragut, Phase II located at 230 Village Commons Boulevard.

This item involved a revised landscape plan for Phase II of the Villages of Farragut development located at 230 Village Commons Boulevard. The site plan for the development phase was reviewed and approved by the Planning Commission in December subject to some modifications or additions. A landscape plan for this phase of the development was initially reviewed by the VRRB last month, but it was found to be incomplete and action on the item was deferred.

The staff recommended approval of the plan subject to the number of required understory trees in the first 200 feet of the eastern end of the buffer strip being verified and adjusted, if necessary, to meet the Town's minimum requirements. Staff noted that two additional understory trees may be needed in the area.



Mr. Armstrong made a motion to approve the plan subject to staff's recommendation. Mr. Wright seconded the motion. A roll call vote was conducted, and the motion passed unanimously.

b) Farragut Town Center at Biddle Farms Development – Property Located Principally off Kingston Pike and Brooklawn Street

Landscape Plan for the Villages of Farragut, Phase II located at 230 Village Commons Boulevard.

The applicant requested that this item be removed from the agenda and deferred until next month.

Meeting adjourned at 8:00 pm