

June 27, 2024

BMA MEETING MINUTES

Roll Call

Mayor Williams called the meeting to order at 6:00 PM. Roll Call for attendance: Alderman Burnette, yes; Alderman Meyer, yes; Vice-Mayor Povlin, yes; Alderman White, yes; Mayor Williams, yes; In addition to staff and member of the press.

Approval of Agenda

Motion was made to approve the agenda as presented. Moved by Vice-Mayor Povlin, seconded by Alderman Meyer; voting yes, Mayor Williams, Vice-Mayor Povlin, Aldermen Burnette, Meyer, and White; no nays; motion passed.

Approval of Minutes

Motion was made to approve the minutes of June 13, 2024, as presented. Moved by Alderman Burnette, seconded by Alderman Meyer; voting yes, Mayor Williams, Vice-Mayor Povlin, Aldermen Burnette, Meyer, and White; no nays; motion passed.

Mayor's Report

Town of Farragut Planning Commission Appointments

Mayor Williams reappointed Ron Pinchok, Scott Russ and Ed St.Clair to the Farragut Municipal Planning Commission.

Vice-Mayor Povlin followed up with some answers to questions that were raised at the previous BMA meeting concerning trail width on multi-modal road projects.

Alderman White reminded candidates to keep the election signs out of the rights-of-way.

Resolutions & Ordinances

Ordinances

Public Hearing & Second Reading

Ordinance 24-06, an ordinance to amend the Farragut Municipal Code, Chapter 109-Signs, to provide for canopy signs and projecting signs in portions of the Town (JA Fielden, Applicant)

Motion was made to approve Ordinance 24-06 on second and final reading. Moved by Vice-Mayor Povlin, seconded by Alderman Meyer; roll call vote; Alderman Burnette, yes; Alderman Meyer, yes; Vice-Mayor Povlin, yes; Alderman White, no; Mayor Williams, yes; motion passed.

Ordinance 24-08, an ordinance to amend the Farragut Zoning Map for Parcels 070 and 072, Tax Map 142, between the Waverly Court Subdivision and Baldwin Park Subdivision, 341 Boring Road, from R-1 and R-2 to R-3, 12 Acres (Homestead Land Holdings, Applicant)

Motion was made to approve Ordinance 24-08 on second and final reading. Moved by Aldermen Meyer, seconded by Vice-Mayor Povlin; roll call vote; Alderman Burnette, yes; Alderman Meyer, yes; Vice-Mayor Povlin, yes; Alderman White, yes; Mayor Williams, yes; motion passed.

Ordinance 24-12, Ordinance to amend the General Fund & Capital Investment Program budget FY23-24, passed by Ordinance 23-07

Motion was made to approve Ordinance 24-12 on second and final reading. Moved by Vice-Mayor Povlin, seconded by Alderman Meyer; roll call vote; Alderman Burnette, yes; Alderman Meyer, yes; Vice-Mayor Povlin, yes; Alderman White, yes; Mayor Williams, yes; motion passed.

Citizens Forum

Alex Cain, 524 Wyndam Hall, asked for clarification on what the additional \$40,000 needed for legal services.

Randal Roberts, 11905 Butternut Circle, requested that the funds for Turkey Creek Road improvements be used in other areas of the town.

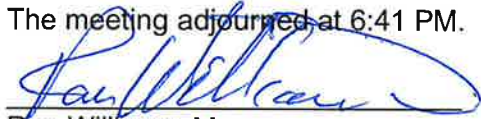
Town Administrator's Report

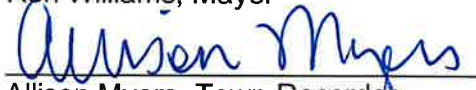
David Smoak, Town Administrator, reported that the 4th of July parade is Thursday and that Navy sailors will be participating in the parade.

Town Attorney's Report

Tom Hale, Town Attorney, reported that the federal lawsuit has been dismissed and appeals have been denied. Mr. Hale will have additional description and documentations out soon.

The meeting adjourned at 6:41 PM.



Ron Williams, Mayor

Allison Myers, Town Recorder



FARRAGUT BOARD OF MAYOR AND ALDERMEN
Farragut Community Center
239 Jamestowne Blvd

AGENDA
JUNE 27, 2024

BEER BOARD MEETING
5:55 PM

BMA MEETING
6:00 PM

- I. Roll Call**
- II. Approval of Agenda**
- III. Approval of Minutes**
 - A. June 13, 2024**
- IV. Mayor's Report**
 - A. Town of Farragut Planning Commission Appointments**
- V. Resolutions & Ordinances**
 - A. Ordinances**
 - 1. Public Hearing & Second Reading**
 - a) Ordinance 24-06**, an ordinance to amend the Farragut Municipal Code, Chapter 109-Signs, to provide for canopy signs and projecting signs in portions of the Town (JA Fielden, Applicant)
 - b) Ordinance 24-08**, an ordinance to amend the Farragut Zoning Map for Parcels 070 and 072, Tax Map 142, between the Waverly Court Subdivision and Baldwin Park Subdivision, 341 Boring Road, from R-1 and R-2 to R-3, 12 Acres (Homestead Land Holdings, Applicant)
 - c) Ordinance 24-12**, Ordinance to amend the General Fund & Capital Investment Program budget FY23-24, passed by Ordinance 23-07

11408 MUNICIPAL CENTER DRIVE | FARRAGUT, TN 37934 | 865.966.7057 |
WWW.TOWNOFFARRAGUT.ORG

It is the policy of the Town of Farragut not to discriminate on the basis of race, color, natural origin, gender, gender identity, sexual orientation, age, religion, disability or veteran status pursuant to Title VI of the Civil Rights Act of 1964, Public Law 93-112 and 101-336 in its hiring, employment practices and programs. To request accommodations due to disabilities, please call 865-966-7057 in advance of the meeting

- VI. Citizens Forum**
- VII. Town Administrator's Report**
- VIII. Town Attorney's Report**

The Board of Mayor and Aldermen welcomes and invites Farragut residents to participate in public meetings.

Public Participation Guidelines for Farragut Board of Mayor and Aldermen meetings

At the end of each business meeting, there will be time reserved for public comment under the Citizen Forum agenda item. If you are interested in speaking, please fill out a blue comment card and turn it in to the Town Recorder or staff member. This time is set aside specifically for comments on items that are not on the Board of Mayor and Aldermen regular agenda for the meeting. Each speaker will be given three (3) minutes to speak on his/her topic.

The Board also seeks public comment on regular agenda items during the portion of the meeting devoted to discussion and consideration of the specific agenda item.

The Mayor may recognize individuals for public comment during both the regular agenda and Citizen Forum portions of the meeting based on the following guidelines.

1. The Mayor shall maintain and control the meeting to provide a professional and objective environment conducive to presentation and discussion of the agenda items;
2. Any Farragut resident interested in speaking should fill out a blue comment card stating which agenda item they would like to comment on and turn it in to the Town Recorder or a staff member;
3. Speakers shall come to the podium and identify themselves by name and street address;
4. Public comment shall be limited to three (3) minutes per individual. Time for public comment may be amended at the discretion of the Mayor; provided that when additional time is allowed, speakers with differing points of views are allowed the same amount of time if requested. Time is not transferable to other speakers;
5. Speakers should strive to avoid redundancy; different considerations than expressed by previous speakers on a subject are encouraged;
6. Comments that threaten violence or imminent physical harm toward any individual will not be tolerated.
7. Comments may support or oppose issues or measures;
8. Personal attacks on the character of individuals who hold different points of view that have no relationship to the merits of the matter or issue raised for discussion will not be tolerated.
9. An applicant, and/or their representative(s), for an item on the regular agenda shall be afforded the time necessary to present their request and respond to questions. The three (3) minute limitation shall not apply. However, the Mayor may ask an applicant to stay on point in order to facilitate the efficiency of the meeting.

Each speaker will be asked if they can agree to abide by the Comment Protocol. If so, please be prepared to speak when your name is called.

Tennessee Code Annotated 39-17-306. Disrupting meetings or processions.

- (a) A person commits an offense if, with the intent to prevent or disrupt a lawful meeting, procession, or gathering, the person substantially obstructs or interferes with the meeting, procession, or gathering by physical action or verbal utterance.
- (b) A violation of this section is a Class A misdemeanor.



FARRAGUT BEER BOARD

Farragut Community Center
239 Jamestowne Blvd

June 27, 2024

5:55 PM

- I. Approval of Minutes
 - A. June 13, 2024
- II. Beer Permit
 - A. Approval of Class 5, Off-Premise Beer Permit for Dollar General #30142, 13024 Kingston Pike



FARRAGUT BEER BOARD MINUTES

Farragut Community Center
239 Jamestowne Blvd

June 13, 2024

5:55 PM

Alderman Burnette, Chairman called the meeting to order at 5:55 PM. Members present; Mayor Williams, Alderman Burnette, Meyer, Vice-Mayor Povlin and Alderman White.

Approval of Minutes

Motion was made to approve the minutes of April 25, 2024, as presented. Move by Vice-Mayor Povlin, seconded by Alderman Meyer; voting yes; Mayor Williams, Aldermen Burnette, Meyer, Vice-Mayor Povlin and White; no nays; motion passed.

Beer Permit

Approval of Class 1, On-Premise Beer Permit for Season's Café, 11605 Parkside Drive

Motion was made to approve the Class 1, On-Premise Beer Permit for Season's Café, 11605 Parkside Drive. Move by Alderman Meyer, seconded by Vice-Mayor Povlin; voting yes; Mayor Williams, Aldermen Burnette, Meyer, Vice-Mayor Povlin and White; no nays; motion passed.

Drew Burnette, Chairman

Allison Myers, Town Recorder

REPORT TO THE BEER BOARD

PREPARED BY: Allison Myers, Town Recorder
SUBJECT: Approval of Class 5, Off-Premise Beer Permit for Dollar General #30142, 13024 Kingston Pike

DISCUSSION: The purpose of this agenda item is the approval of a Class 5, Off-Premise Beer Permit for Dollar General #30142, 13024 Kingston Pike

The applications and information are in order.

RECOMMENDATION BY:
Allison Myers, Town Recorder, for approval.

PROPOSED MOTION:
To approve a Class 5, Off-Premise Beer Permit for Dollar General #30142, 13024 Kingston Pike.

BOARD ACTION:

MOTION BY: _____ **SECONDED BY:** _____

<u>VOTE/TOTAL</u>	<u>WILLIAMS</u>	<u>BURNETTE</u>	<u>POVLIN</u>	<u>MEYER</u>	<u>WHITE</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

Apr-Apr
One Time

Town of Farragut
11408 Municipal Center Dr.
Farragut, TN 37934

30142

APPLICATION FOR BEER PERMIT

\$250
see
ps 2

STATE OF TENNESSEE

✓ Vendor #284566
✓ Invoice #202430142BWCIAPP1X2
✓ Batch #27290 ✓ \$250.00
#150

TOWN OF FARRAGUT

I hereby make application for a permit to sell, store, manufacture, or distribute Beer under the provisions of Tennessee Code Annotated Section 57-5-101 et seq. and base my application upon the answers to the following questions:

- Reason for application: New Business ☒ New Ownership ☐ Name Change ☐ Other ☐
- Type of permit requested: Off-Premise ☒ On-Premise ☐ On/Off-Premise ☐ Special Occasion ☐
- Name of Applicant(s) (Owner(s) of Business) Dolgencorp, LLC
dba Dollar General Store #30142

- Type of applicant (check one):
Person ☐ Firm ☐ Corporation ☒ Joint-Stock Company ☐ Syndicate ☐ Other ☐
- List all persons, firms, corporations, joint-stock companies, syndicates, or associations having at least a 5% ownership interest in the business:
No persons with ≥ 5% ownership

- Applicant's present home address:
100 Mission Ridge, Attn Tax Licensing, Goodlettsville TN 37072
- Date of Birth N/A Home Telephone Number _____
Business Telephone Number 615-855-4000 Social Security Number FEIN 0852764
- Representative Email Address: marbro@dollargeneral.com
- Under what name will the business operate? Dollar General Store #30142
- Business address 13024 Kingston Pike, Farragut, TN 37934
Business Telephone number TBD
- Specify the identity, email and physical address of the person to receive annual privilege tax notices and any other communication from the Town:
Owner Dolgencorp, LLC
100 Mission Ridge, Attn Tax Licensing, Goodlettsville, TN 37072
- Information of any manager, other than the applicant:
Name: CHRIS ARNOLD Birth Date: 09-16-1968
Address: 1513 RANDALL PARK DRIVE Knoxville, TN 37922

Separate Check.....
Please return check to:

DANIEL HOGUE MIB

26
14
40

30142

Phone Number: 629-274-7427 chriarno@dollargeneral.com

13. Has any person having at least a 5% ownership interest, any of the managers, or any other employee of the business, been convicted of any violation of the beer or alcoholic beverage laws or any crime within the last ten (10) years: Yes ✓ No. If yes, give particulars of each charge, court, and date convicted.

14. Have you or your organization ever had a Beer Permit revoked, suspended, or denied in the State of Tennessee? No If so, specify, where, when, and why:

15. Name and address of property owner, if other than the business owner:

JMB Investment Company LLC 325 Erin Drive, Knoxville TN 37919

16. What is the name and address of the Church (or other place of worship) nearest to your business?

Christ Covenant Church, 12915 Kingston Pike, Knoxville TN 37934

17. What is the name and address of the school nearest to your business?

Princess School of Farragut, 120 Coach Road, Knoxville TN 37934

18. Special Occasion Event Name: N/A

Location of the special occasion event: _____

Event Date & Times: _____

Representative name & phone number: _____

Have you received a special event permit to hold the event in the Town of Farragut? _____

19. Tennessee Sales Tax Number: 2-610852764

I certify that I am knowledgeable of the laws prohibiting the sale of beer to minors and that this application contains true information to the best of my knowledge and belief.

I understand that this application is subject to the Tennessee Public Records Act and shall be open for inspection and reproduction by any citizen. Tennessee Code Annotated 10-7-503.

I understand that by submitting this application, a background investigation shall be conducted and any and any and all documents related to my request shall become public records.

I understand that the applicant or representative must be present at the beer board meeting in which the permit will be discussed.

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Bart Hose, Assistant Community Development Director

SUBJECT: Ordinance 24-06, second reading of an ordinance to amend the Farragut Municipal Code, Chapter 109-Signs, to add provisions for canopy and projecting signs in portions of the Town, J.A. Fielden, Applicant.

INTRODUCTION AND BACKGROUND: This item involves proposed amendments to the Town Sign Ordinance to permit “canopy signs” and larger second story “perpendicular projecting signs” in the Mixed-Use Town Center (MUTC) area. Examples of these sign types are included in the packet. In both cases, these sign types are not currently allowed within this area of the Town. The proposed amendments also propose several other minor changes to the ordinance that are related to the canopy and projecting sign types. The Planning Commission and the Visual Resources Review Board (VRRB) have both reviewed the proposed amendments and recommended their adoption. The Board of Mayor and Alderman approved the ordinance on first reading at its June 13, 2024, meeting.

DISCUSSION: The Mixed-Use Town Center (MUTC) area is intended to be a walkable, mixed-use development area, with two to three story buildings, and a downtown aesthetic and feel. The Town’s Architectural Design Standards encourage two plus story buildings, with pedestrian friendly building façades including abundant windows, display areas, and canopies or awnings in the MUTC. The resulting type and form of development in the area lends itself to a wider array of sign types than is currently provided for in the Sign Ordinance. With this in mind, the applicant requested ordinance amendments to provide for canopy mounted signs and larger second story projecting signs. In response, the Town staff prepared proposed amendments to allow and set development standards for both types of signs (see enclosed ordinance). The amendments were developed over two months and included discussions at two staff developer meetings, two planning commission meetings, and a VRRB meeting. The proposed amendments include new or revised definitions related to canopy signs and projecting signs, along with standards for the location, size, design, and lighting of both sign types. The maximum permissible size of these signs in relation to the building and the MUTC area was a particular concern, and it was discussed in depth by the Planning Commission and the VRRB.

RECOMMENDATION: The proposed ordinance amendments would provide for two sign types not currently allowed for but viewed as reasonable and desirable additions in the MUTC area. The proposed amendments and Ordinance 24-06 have been reviewed and unanimously recommended for adoption by the Planning Commission at its May 16, 2024, meeting and the Visual Resources Review Board at its May 28, 2024, meeting. The Board of Mayor and Alderman subsequently approved the ordinance on first reading at its June 13th meeting. As such, the staff recommends final approval of Ordinance 24-06.

BOARD ACTION:

MOTION BY:_____ SECONDED BY:_____

<u>VOTE/TOTAL</u>	<u>WILLIAMS</u>	<u>MEYER</u>	<u>WHITE</u>	<u>POVLIN</u>	<u>BURNETTE</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

ORDINANCE:	24-06
PREPARED BY:	Hose/Marlowe
REQUESTED BY:	J.A. Fielden
1ST READING:	<u>June 13, 2024</u>
2ND READING:	<u>June 27, 2024</u>
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE FARRAGUT MUNICIPAL CODE, CHAPTER 109-SIGNS, TO ADD PROVISIONS FOR CANOPY AND PROJECTING SIGNS IN PORTIONS OF THE TOWN.

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend the Farragut Municipal Code, Chapter 109-Signs, to provide for canopy signs and projecting sign in portions of the Town.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Municipal Code is hereby amended as follows:

SECTION 1.

The Farragut Municipal Code, Chapter 109-Signs, Section 109-6., Definitions., is hereby amended by adding or modifying the following definitions as follows:

Canopy means an approved permanent flat roofed structural building element, constructed of metal or wood, and attached to a building for the purposes of covering an entrance way, seating area, or window area. The definition of a canopy as applied in this chapter within this ordinance is distinctly different from a fabric cover or other type of awning covering, and shall also not include gas station, drive-through facilities, ATMs, and similar facility canopies.

Canopy sign means an approved sign mounted to or immediately above the front fascia of a building canopy, including any needed supports attached to the canopy roof behind the fascia.

Perpendicular projecting sign, minor means a small blade or similar type sign that projects in a perpendicular direction from a building wall or hangs from a bracket that projects from a building wall in the immediate vicinity of a building/business entrance and above pedestrian height.

Perpendicular projecting sign, major means larger sign that projects in a perpendicular direction from a building wall located above the first story (ground floor) of a building.

SECTION 2.

The Farragut Municipal Code, Chapter 109-Signs, Section 109-12., “Sign regulations by land use and/or zoning districts”, Subsection (c) “Signs permitted for developments being used for single-use non-residential purposes, including freestanding churches and schools” is hereby amended by adding the following:

- (12) *Canopy Sign – Mixed-Use Town Center Area.* Due to its emphasis on the pedestrian, within the Mixed-Use Town Center area each principal building (single tenant/business), with a qualifying canopy structure shall be permitted one canopy sign, provided the following criteria are met:
- a. Such a sign shall only be allowed in the place of an otherwise permissible wall sign.
 - b. Such a sign shall be located above and in the immediate vicinity of a primary public business entrance (*these signs* are intended to identify the public entranceway).
 - c. Such a sign shall be located so that a building elevation provides a backdrop for the sign. Such a sign cannot extend above the associated building's roof line.
 - d. The maximum permissible size (area) for such a sign shall be .75 square feet for each linear foot of the exterior building wall located behind and providing a backdrop for the canopy sign. Sign area shall be measured in the same manner as wall signs ("boxing" all sign elements).
 - e. The maximum permissible height of any individual letter, numeral, character or element used on a sign shall not exceed 1.3 inches of height for each linear foot of exterior wall height located behind and providing a backdrop for the sign up to a maximum of a 24-foot high wall.
 - f. The maximum permissible sign height (top to bottom of sign), including all sign elements, shall be two inches for each linear foot of exterior building wall height located behind and providing a backdrop for the sign, up to a maximum of a 24-foot-high wall.
 - g. Such a sign shall be mounted on the canopy in a manner so that no sign element shall extend below the canopy fascia.
 - h. Such a sign shall be restricted to channel type individual letter/numeral elements, provided however, that minor secondary sign elements, such as logos and tag lines, may be allowed to utilize cabinet pill box designs provided, they are clearly subservient to the larger sign and are located/mounted in a visually unobtrusive manner (typically to the canopy fascia).
 - i. Sign lighting may be face lit, halo/reverse lit, or externally lit.
 - j. The color of channel lettering (main) shall be limited to white, black, or solid silver/gray/natural aluminum. This shall include all returns and other components. Night lighting for such lettering shall be white. Secondary sign elements (logos and tag lines) may utilize other colors upon approval by the sign administrator.
 - k. Sheet backer panels shall not be permitted to extend above or below the canopy fascia, individual channel letters extending above the canopy fascia may have individually cut backers corresponding to the letter. Raceways, powered or unpowered, shall be mounted in an unobtrusive manner on or behind the canopy fascia.
 - l. Such a sign and canopy shall comply with adopted building code requirements and be fully reviewed and inspected to assure that the canopy structure can support the proposed sign and the sign is adequately secured to said structure.

- (13) *Perpendicular projecting sign, minor – Mixed-Use Town Center and Mixed-Use Neighborhood.* Due to its emphasis on the pedestrian, within the Mixed-Use Town Center and Mixed-Use Neighborhood land use areas, an individual tenant may be permitted one non-illuminated minor (blade or similar type) projecting sign near the principal entrance not to exceed four square feet in size. Such sign shall comply with adopted building code clearance requirements and shall be hung perpendicular to the building.
- (14) *Perpendicular projecting sign, major – Mixed-Use Town Center.* Due to its emphasis on the pedestrian and a more urban development form, within the Mixed-Use Town Center area, a business/building may be permitted one major (“2nd” story) projecting sign, provided the following criteria are met:
- a. Such a sign shall only be allowed in the place of an otherwise permissible wall sign. Where a business, because of its location, is permitted two wall signs, they may choose to mount both the perpendicular projecting sign and their second permissible wall sign on the same building elevation.
 - b. The sign is attached to the building and is mounted so that the face of the sign is perpendicular to the building wall and to the normal flow of street and foot traffic.
 - c. The maximum permissible size (area) for such a sign shall be .75 square feet for each linear foot of wall along the exterior of the building elevation upon which the sign is mounted. Sign area shall be measured in the same manner as wall signs (including the “boxing” all sign elements where applicable).
 - d. The sign shall not project more than 36 inches from the building wall, including mounting brackets and similar components (these signs are intended to display their message vertically with the building wall and be longer/taller than they are wide).
 - e. The sign must be mounted above the first story/ground floor (or what appears to be the first story) of the building, including all first story/ground floor windows and architectural building elements defining the boundary/transition between the first and second stories, and/or be at least 10 feet above the sidewalk grade, whichever is the greater.
 - f. The sign cannot extend above the top of the building wall (including parapets) and/or any building cap elements including but not limited to decorative architectural cornices.
 - g. The sign cannot project beyond/across the property/right-of-way line, and must be clear of any overhead utilities, easements, and/or associated maintenance zones. Where overhead utilities are present (including cellular facilities), the relevant utility provider must provide written documentation that the proposed sign’s location does not create a conflict with their facilities.
 - h. Such signs may be solid opaque panel construction with either mounted channel letters or with routed and backed letters (only the lettering and associated logos and other approved sign elements may be lit). Such panels may be any color provided for or similar to those included in the Town’s adopted color palette for building trims

and accent colors as determined by the sign administrator.

- i. Sign lighting may be internal face lit or halo/reverse lit but shall not include lighting types/styles/elements that create glare as described in the Town's Outdoor Lighting requirements and determined by the sign administrator.
- j. The color of lettering (main) shall be limited to white, black, or solid silver/gray/natural aluminum. This shall include all returns and other components where individual channel type letters are used. Night lighting for such lettering shall be white. Secondary sign elements (logos and tag lines) may utilize other colors upon approval by the sign administrator.
- k. Such sign and its attachment to the building shall comply with all adopted building code requirements and be fully reviewed and inspected to assure that it is properly designed and attached to the building.

SECTION 3.

The Farragut Municipal Code, Chapter 109-Signs, Section 109-12., "Sign regulations by land use and/or zoning districts", Subsection (d) "Signs permitted for developments being used for multiple use buildings or multiple building complexes for commercial purposes, offices, or governmental facilities", Part (8) Projecting sign - Mixed-Use Town Center and Mixed-Use Neighborhood is hereby amended by adding the word "minor" following the term "Projecting sign" in the first sentence, said amended Part (8) to read as follows:

- (8) *Perpendicular projecting sign, minor – Mixed-Use Town Center and Mixed-Use Neighborhood.* Due to its emphasis on the pedestrian, within the Mixed-Use Town Center and Mixed-Use Neighborhood land use areas, an individual tenant may be permitted one non-illuminated minor (blade or similar type) projecting sign near the principal entrance not to exceed four square feet in size. Such sign shall comply with adopted building code clearance requirements and shall be hung perpendicular to the building.

SECTION 4.

The Farragut Municipal Code, Chapter 109-Signs, Section 109-12., "Sign regulations by land use and/or zoning districts", Subsection (d) "Signs permitted for developments being used for multiple use buildings or multiple building complexes for commercial purposes, offices, or governmental facilities", is hereby amended by adding the following:

- (13) *Canopy Sign – Mixed-Use Town Center Area.* Due to its emphasis on the pedestrian, within the Mixed-Use Town Center area each tenant within a multiple tenant development, with a qualifying canopy structure associated with their tenant space, shall be permitted one canopy sign, provided the following criteria are met:
 - a. Such a sign shall only be allowed in the place of an otherwise permissible wall sign.
 - b. Such a sign shall be located above and in the immediate vicinity of a primary public business entrance (*these signs* are intended to identify the public entranceway).

- c. Such a sign shall be located so that a building elevation provides a backdrop for the sign. Such a sign can also not extend above the associated building's roof line.
- d. The maximum permissible size (area) for such a sign shall be .75 square feet for each linear foot of tenant space based on width of the tenant space along the exterior of the building wall located behind and providing a backdrop for the canopy sign. Sign area shall be measured in the same manner as wall signs ("boxing" all sign elements).
- e. The maximum permissible height of any individual letter, numeral, character or element used on a sign shall not exceed 1.3 inches of height for each linear foot of exterior wall height located behind and providing a backdrop for the sign up to a maximum of a 24-foot high wall.
- f. The maximum permissible sign height (top to bottom of sign), including all sign elements, shall be 2 inches for each linear foot of exterior building wall height located behind and providing a backdrop for the sign, up to a maximum of a 24-foot-high wall.
- g. Such a sign shall be mounted on the canopy in a manner so that no sign element (lettering and/or logo) shall extend below the canopy fascia.
- h. Such a sign shall be restricted to channel type individual letter/numeral elements, provided however, that minor secondary sign elements, such as logos and tag lines, may be allowed to utilize cabinet pill box designs provided, they are clearly subservient to the larger sign and are located/mounted in a visually unobtrusive manner (typically to the canopy fascia).
- i. Sign lighting may be face lit, halo/reverse lit, or externally lit.
- j. The color of channel lettering (main) shall be limited to white, black, or solid silver/gray/natural aluminum. This shall include all returns and other components. Night lighting for such lettering shall be white. Secondary sign elements (logos and tag lines) may utilize other colors upon approval by the sign administrator.
- k. Sheet backer panels shall not be permitted to extend above or below the canopy fascia, individual channel letters extending above the canopy fascia may have individually cut backers corresponding to the letter. Raceways, powered or unpowered, shall be mounted in an unobtrusive manner on or behind the canopy fascia.
- l. Such a sign and canopy shall comply with adopted building code requirements and be fully reviewed and inspected to ensure that the canopy structure can support the proposed sign and the sign is adequately secured to said structure.

(14) *Perpendicular projecting sign, major – Mixed-Use Town Center.* Due to its emphasis on the pedestrian and a more urban development form, within the Mixed-Use Town Center area, a business/building may be permitted one major ("2nd" story) projecting sign, provided the following criteria are met:

- a. Such a sign shall only be allowed in the place of an otherwise permissible wall sign. Where a business, because of its location, is permitted two wall signs, they may choose to mount both the perpendicular projecting sign and their second permissible

wall sign on the same building elevation.

- b. The sign is attached to the building and is mounted so that the face of the sign is perpendicular to the building wall and to the normal flow of street and foot traffic.
- c. The maximum permissible size (area) for such a sign shall be .75 square feet for each linear foot of tenant space based on width of the tenant space along the exterior of the building wall/elevation upon which the sign is mounted. Sign area shall be measured in the same manner as wall signs (including the “boxing” all sign elements where applicable).
- d. The sign shall not project more than 36 inches from the building wall, including mounting brackets and similar components (these signs are intended to display their message vertically with the building wall and be longer/taller than they are wide).
- e. The sign must be mounted above the first story/ground floor (or what appears to be the first story) of the building, including all first story/ground floor windows and architectural building elements defining the boundary/transition between the first and second stories, and/or be at least 10 feet above the sidewalk grade, whichever is the greater.
- f. The sign cannot extend above the top of the building wall (including parapets) and/or any building cap elements including but not limited to decorative architectural cornices.
- g. The sign cannot project beyond/across the property/right-of-way line, and must be clear of any overhead utilities, easements, and/or associated maintenance zones. Where overhead utilities are present (including cellular facilities), the relevant utility provider must provide written documentation that the proposed sign’s location does not create a conflict with their facilities.
- h. Such signs may be solid opaque panel construction with either mounted channel letters or with routed and backed letters (only the lettering and associated logos and other approved sign elements may be lit). Such panels may be any color provided for or similar to those included in the Town’s adopted color palette for building trims and accent colors as determined by the sign administrator.
- i. Sign lighting may be internal face lit or halo/reverse lit but shall not include lighting types/styles/elements that create glare as described in the Town’s Outdoor Lighting requirements and determined by the sign administrator.
- j. The color of lettering (main) shall be limited to white, black, or solid silver/gray/natural aluminum. This shall include all returns and other components where individual channel type letters are used. Night lighting for such lettering shall be white. Secondary sign elements (logos and tag lines) may utilize other colors upon approval by the sign administrator.
- k. Such a sign and its attachment to the building shall comply with all adopted building code requirements and be fully reviewed and inspected to ensure that it is properly designed and attached to the building.

SECTION 5.

This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

Ron Williams, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2024, with approval recommended.

Scott Russ, Chairman

Shannon Preston, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

Proposed Amendments for Canopy and Perpendicular Projecting Signs. Amending Ordinance 24-06 (proposed)

The amendments for canopy and perpendicular projecting signs proposed by Ordinance 24-06 affect several different sections and/or subsections of the Town's existing sign ordinance. These include Section 109-6. Definitions.; Section 109-12. Sign regulations by land use and/or zoning districts., Subsection (c) "*Signs permitted for developments being used for single-use non-residential purposes, including freestanding churches and schools.*"; and Subsection (d) "*Signs permitted on land for multiple use buildings or multiple building complexes for commercial purposes, offices, or government facilities*". These Sections and subsections of the existing ordinance are included below with the proposed amendments inserted for context. Existing text that is being amended or replaced is shown in red and struck through. The proposed new text is shown in blue.

Section 109-6. Definitions.

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Abandoned sign means any sign, including its supporting structure, erected in conjunction with a particular use, for which the use has been discontinued for a period of 90 days or more, or a lawfully erected temporary sign for which the time period allowed for display of the sign has expired.

Architectural compatibility means visual harmony and consistency with regard to color, building/sign materials, style, mounting, and illumination.

Athletic field means a piece of land designed, approved, and dedicated for playing a game.

Banner sign means any sign of flexible lightweight material that allows movement caused by wind. A flag, as defined herein, shall not be considered a banner sign.

Canopy means an approved permanent flat roofed structural building element, constructed of metal or wood, and attached to a building for the purposes of covering an entrance way, seating area, or window area. The definition of a canopy as applied in this chapter within this ordinance is distinctly different from a fabric cover or other type of awning covering, and shall also not include gas station, drive-through facilities, ATMs, and similar facility canopies.

Canopy sign means an approved sign mounted to or immediately above the front fascia of a building canopy, including any needed supports attached to the canopy roof behind the fascia.

Changeable copy sign means any sign where letters or numbers displayed on the sign are designed to be changed frequently to display different messages.

Dilapidated sign means a sign that is in a bad, unsafe, or unsightly condition due to neglect or misuse.

Flag means a fabric sign of a non-commercial nature with a distinctive color and design that is used as an emblem, standard, decoration, or symbol and that is hoisted on a permanent freestanding flagpole or mounted with a pole attached to a building.

Freestanding sign means a sign that is either anchored in the ground or secured so that it is not subject to being moved by wind and that is independent of any building.

Freestanding building frontage sign means a non-illuminated sign of a solid material with copy that is meant to be readable only to a pedestrian and that is placed near the front of a building.

Gas pump signs means permanent signs, including Federally required safety information, adhered to a gas pump island, and reviewed through a sign permit process.

General occupant sign means a minor sign(s) located on the door or adjoining wall of a principal building's primary public entrance.

Ground-mounted sign means a sign erected on a freestanding frame and not attached to any building. Such signs may be two-sided, provided that both sides cannot be seen simultaneously from any point. Such signs have a solid base with no exposed poles.

Interior accessory freestanding sign means a sign permitted interior to a development and not meant to be readable from a public street, public access easement, or adjacent property.

Interstate/interchange pole sign means a sign permitted near the interstate interchange as stipulated in this ordinance.

Legibility means how easy a sign is to read. This is based on the characteristics of letters, numbers, and characters that make it possible to differentiate one from another.

Manual on Uniform Traffic Control Devices (MUTCD) means the manual produced by the Federal Highway Administration that addresses three specific types of signs: guide, warning, and directional. The manual includes minimum size, height, and placement standards to achieve readability and prevent traffic accidents.

Non-commercial means not naming, advertising, or calling attention to a business or commercial product, service, or activity.

Normal maintenance means replacing lights, painting, staining, repairing a damaged element of a sign, or replacing a sign face that has faded over time with

exposure to the elements with an identical sign face. Normal maintenance shall not include any other modifications to a sign.

Peripheral accessory freestanding sign means a sign permitted near the entrance and exit points to a development.

Permanent ground mounted subdivision sign means a permanent sign permitted near the entrance to a subdivision.

Permanent parcel sign means a wall mounted sign permitted on a principal dwelling unit.

Portable sign means a sign not permanently attached to the ground or a building and is easily removable using ordinary hand tools.

Primary permanent ground mounted sign means the primary sign permitted for a single-use or multiple use non-residential development.

Primary permanent wall mounted sign means the primary wall sign for a development or tenant.

Prohibited sign means any sign not specifically permitted in this ordinance or that is not compliant with the applicable provisions of this ordinance.

~~*Projecting sign* means a sign, other than a wall mounted sign, which is affixed to and projects from a building, wall, or support structure such as a column, forming an angle between said building or wall and the face of the sign.~~

Perpendicular projecting sign, minor means a small blade or similar type sign that projects in a perpendicular direction from a building wall or hangs from a bracket that projects from a building wall in the immediate vicinity of a building/business entrance and above pedestrian height.

Perpendicular projecting sign, major means larger sign that projects in a perpendicular direction from a building wall located above the first story (ground floor) of a building.

Public access easement means a recorded access easement that runs with the land and that provides direct two-way public access to at least two parcels.

Roof sign means any sign attached to a building which projects in part or in whole above the top edge of a building wall.

Sandwich board sign means a freestanding temporary sign, with no moving parts or lights, displayed outside a business during business hours. It is not intended as permanent business signage.

Sign means any letter, number, figure, symbol, trademark, graphic, logo, design, or device mounted or otherwise placed and intended to be visible from outside of a building, used to attract attention in order to advertise, identify, announce, notify, direct, or communicate. Sculptures, artwork, and architectural accents shall not

generally be considered a sign unless they would otherwise be used as outlined in this definition.

Sign area means the entire face of a sign, including the advertising surface and any framing, trim, or molding but not including the supporting structure.

Snipe sign means a sign affixed to trees, utility poles, light poles, fences, or other objects.

Temporary means related to an event or activity that has a limited amount of time.

Temporary freestanding subdivision entrance sign means a sign permitted on a temporary basis near the entrance to a subdivision.

Temporary parcel sign means a sign permitted on a parcel for a temporary event or activity.

Temporary freestanding subdivision sign means a sign permitted on a temporary basis for a subdivision.

Under-canopy sign means a sign that is hung perpendicular to a building under a canopy which projects over the public entrances into a building.

Visibility obstruction means a sign that by virtue of its placement has created a visibility obstruction harmful to the public safety.

Wall sign means a sign attached parallel to and projecting not more than 12 inches from the wall of a building and does not project in part or in whole above the top edge of a building wall.

Window sign means a sign that is painted on, attached to, or suspended directly behind or in front of a window or the glass portion of the door.

Section 109-12. Sign regulations by land use and/or zoning districts.

All signs shall comply with the following regulations. Any sign that is not specifically permitted shall be prohibited.

(c) *Signs permitted for developments being used for single-use non-residential purposes, including freestanding churches and schools, are as follows:*

- (1) *Primary permanent ground mounted sign.* Unless provided for otherwise in this chapter, one primary permanent ground mounted sign shall be permitted provided the following criteria are met:
 - a. *Sign area and setback determination.* The sign area is based on its setback from the front property line. The minimum setback from a front property line is ten feet with the maximum permitted sign face area being

20 square feet. For each additional foot that the sign is set back from the ten-foot minimum, the sign face area may be increased by two square feet with the maximum sign face area being 40 square feet at a 20-foot setback. Sign structures shall also be outside of any platted easements and at least ten feet from any side or rear property line.

- b. *Corner lot.* If a property fronts two different public streets, a primary permanent ground mounted sign shall be permitted for each street provided the signs are at least 150 feet apart, as measured from a straight line connecting the closest points of each sign structure. Each sign shall face, in a perpendicular manner, the nearest public street frontage.
- c. *Signs on same frontage.* If a property fronts the same public street for at least 400 feet, a second primary permanent ground-mounted sign shall be permitted along such frontage provided the structure of such sign is at least 350 feet from the structure of the other sign permitted along the same frontage.
- d. *Height Determination.* Permitted sign height is based on the setback from the front property line. Unless otherwise provided for in Section 109-11, (a)(4), where the sign is set back the minimum of ten feet from the front property line, the maximum permitted height shall be six feet. Beyond this point, two inches of increased allowable sign height shall be permitted for each additional one foot of setback from the front property line up to a maximum of 7.66 feet (92 inches) in overall height (exclusive of addressing) at a 20-foot setback from the front property line.
- e. *Addressing.* An additional 18 inches of overall sign height is permitted to enclose or otherwise provide for address numbers. Address numbers shall be at the top of the sign and shall be eight inches in number height. Where a property abuts two public streets and has a sign facing each street, the address numbers shall be required on the sign that is perpendicular to the street with the assigned address.
- f. *Landscaping.* Each sign shall be landscaped with at least six shrubs that are a minimum of 12 inches in height and/or an evenly distributed area of seasonal or perennial flowers with such area being not less than 50 square feet. All qualifying landscaping shall be within seven feet of the sign base. Ground-mounted sign placement and site landscaping shall be coordinated to the greatest extent possible as part of the site plan and landscape plan review processes. Landscaping proposed around a ground mounted sign shall also be specifically evaluated in terms of ensuring that the copy on a sign face is not obstructed.
- g. *Illumination.* If external illumination is used, such illumination shall be directed only onto the sign face and shall be shielded so that no glare is

created. Each individual light fixture shall not exceed 850 lumens per fixture, and

- h. *Sign base and architectural compatibility.* Each newly constructed or reconstructed primary permanent ground mounted sign, regardless of permitted height and sign face area, shall have a *minimum* two-foot above grade base below the sign face. The sign base shall be solid with no exposed poles. The base and other elements of the support structure of the sign shall be constructed of material that is compatible with the primary exterior material(s) used on the principal building(s). Existing ground signs being refaced or altered in a manner requiring a permit, but not undergoing reconstruction, may be required to make incremental improvements in an effort to more fully comply with these standards (move towards compliance) wherever reasonably practicable.
- (2) *Temporary parcel sign.* Unless provided for otherwise in this chapter, one temporary parcel sign shall be permitted for the development provided the following criteria are met:
 - a. Such sign does not exceed 20 square feet in area and six feet in overall height and is placed at least 20 feet from the back of the public street curb or edge of street where curbing is not provided. Temporary parcel signs shall be a minimum of ten millimeters (.39 inches) in thickness and supported by metal t-posts. Banners, pennants, streamers, and similar flexible or wind activated signs shall not be permitted.
 - b. A temporary parcel sign shall be permitted for no more than 40 calendar days per year with such time tracked through a temporary sign permitting process. During any period when a parcel is offered for sale or property within the parcel is offered for lease, one additional temporary parcel sign shall be permitted on the parcel. Such additional sign shall not be subject to the 40-day limitation but shall be subject to all other physical requirements associated with temporary parcel signs and shall be removed within two days of the termination of the event/activity for which the sign was used. Where the termination of an event/activity is questioned by the sign administrator, the burden shall be on the sign holder to verify that the event/activity has not terminated.
- (3) *Primary permanent wall mounted sign.* Unless provided for otherwise in this chapter, each principal building shall be permitted one wall mounted sign which may be installed on any single building elevation subject to the following criteria:
 - a. *Sign area.* The sign area, unless provided for otherwise in this chapter, shall be based on the width of the building wall (same horizontal plane) on which the sign is to be mounted with one square foot of sign area being permitted for each one linear foot of building width, as measured from

exterior wall edge to exterior wall edge. Such signs shall not exceed 350 square feet, unless provided for otherwise in this chapter.

- b. *Corner lot.* Where a principle building directly faces more than one public street or public access easement that provides access to the property, one wall mounted sign shall be permitted for up to two frontages. One of the permitted signs shall be limited to .75 square feet of sign area for each one (1) linear foot of building wall on which the sign is to be mounted.
- c. *Buildings exceeding 300 linear feet of wall length.* If a building has more than 300 linear feet of wall length, there shall be a maximum of one sign per principal building entrance. Such signs shall be located within the entrance vicinity. One additional sign may be located anywhere on the building wall. All such signs shall be spaced a minimum of 50 feet apart. Each sign shall be calculated separately with the total sign area of all signs combined not exceeding a ratio of one square foot of sign area for each one linear foot of building wall on which the sign is to be mounted. No individual sign shall exceed 350 square feet. Such signage shall be limited to one wall.
- d. *Developments with no paved surfaces in front yard.* If a building has no paved surfaces located in the front yard between the building and the street, one wall mounted sign shall be permitted on the side of the building which fronts upon a public street(s) and one wall mounted sign shall be permitted on the side of the building which faces upon a customer parking area. One of the permitted signs shall be limited to .75 square feet of sign area for each one linear foot of building wall on which the sign is to be mounted. In the case of a corner lot, the owner is permitted a total of two wall mounted signs. The owner may choose between placing the sign on any two of the three qualifying elevations. One of the two permitted signs shall be limited to .75 square feet of sign area for each one linear foot of building wall on which the sign is to be mounted.
- e. *Developments abutting the Interstate.* Within the C-2, Regional Commercial District, one wall mounted sign shall be permitted on the building elevation that faces the interstate, provided such elevation is at least 100 linear feet in length. Such building elevation is permitted one square foot of sign area for each one linear foot of building wall on which the sign is to be mounted not to exceed 350 square feet, and
- f. *Compatibility.* All wall signs shall be architecturally compatible with the principal building and shall be consistent in terms of sign material, general color, mounting style, and illumination with the other signs on the same building.

- (4) *Interior accessory freestanding sign.* For each public street or public access easement that provides direct access to the property, one interior accessory freestanding sign shall be permitted provided the following criteria are met:
- a. Such sign shall not exceed six square feet in sign area and four feet in overall height.
 - b. Such sign shall be at least 60 feet from any property line.
 - c. Such sign shall be at least five feet from any parking lot or accessway curb.
 - d. Such sign shall not create a visibility obstruction, and
 - e. Such sign shall have a base constructed of material that is compatible with the primary exterior material used on the principal building(s).
- (5) *Peripheral accessory freestanding sign.* For each accessway (driveway) that provides direct access to the property from a public street or approved public access easement, two peripheral accessory freestanding signs (one per each side of the accessway) shall be permitted provided the following criteria are met:
- a. Such sign(s) shall not exceed two square feet in sign area and 30 inches in overall height.
 - b. Such sign(s) shall be at least 15 feet from the back of the public street/access easement curb, at least five feet from any parking lot or accessway curb, but no more than 10 feet from any accessway curb.
 - c. Such sign(s) shall not create visibility obstructions; and
 - d. Such sign(s) shall have mounting pole(s) or structure(s), including any base, that are architecturally compatible with the building with which it is associated.

For the purposes of this subsection, an accessway (driveway) with a dividing median shall be considered as a single accessway and shall be permitted a total of only two signs located along the outside edges of the access way.

- (6) *Window sign.* On each first-floor building elevation, window signage shall be permitted provided the following criteria are met:
- a. Window signage shall not exceed 25% of the total window area of a building elevation or 20 square feet (as measured by the cumulative total of all window signs on the same building elevation), whichever is less, and
 - b. Up to six square feet of window signage may be internally illuminated but shall not have any moving, blinking, color changing, or flashing message.

- (7) *Freestanding building frontage sign.* Along one building elevation, one non-illuminated freestanding building frontage sign shall be permitted, provided the following criteria are met:
- a. Such sign shall be placed within 10 feet of the building.
 - b. Such sign shall not obstruct pedestrian facilities.
 - c. Such sign shall not interfere with or cause the removal of landscaping.
 - d. Such sign shall not exceed six square feet in sign area and four feet in overall height.
 - e. Such sign shall only be readable by pedestrians at the building frontage of the development.
 - f. Such sign shall be removed during non-business hours, and
 - g. Such sign shall be of a solid (non-flexible) material, such as a sandwich board sign. Banners, pennants, streamers and similar flexible or wind activated signs shall not be permitted.
- (8) *Interstate/interchange pole sign.* Establishments located within the C-2 Regional Commercial District shall be permitted one internally illuminated interchange pole sign, subject to the following criteria:
- a. The existing lot of record (at the time of this ordinance adoption) for the establishment shall be located within 200 feet of the right of way of the Campbell Station Road/I40 Interchange.
 - b. Such sign shall not exceed 400 square feet.
 - c. Such sign shall be set back a minimum of 20 feet from the front property line and ten feet from the side and rear property lines.
 - d. Such sign shall have a maximum of two sides provided both sides cannot be seen simultaneously from any point, and
 - e. The maximum height for such sign relative to mean sea level shall be 1,030 feet or 60 feet above the centerline elevation of the interstate road at the point nearest the sign, whichever is less. A certified survey which verifies the sign height shall be submitted to the sign administrator within ten days after the sign is installed.
- (9) *Athletic fields.* Athletic field signage on non-government property shall not be visible from public rights of ways and adjacent properties.
- (10) *Flag.* Two flags shall be permitted on one freestanding flagpole per 400 feet of property frontage on a public street. Such flags shall not individually exceed 25 square feet in size and 25 feet in mounted height. Flag poles shall meet the setback requirements for principal buildings in the corresponding zoning district.

In lieu of a freestanding flagpole, one building mounted flagpole shall be permitted on the principal building provided the pole does not exceed six feet in length and the flag does not exceed 15 square feet.

- (11) *General Occupant sign(s)*. General occupant sign(s) shall be permitted provided they are located on the door or the adjoining wall of the principal building's primary entrance, do not exceed a combined total of six square feet in area, are no more than seven feet in height, and are non-illuminated. Where plaques, boards, cabinets, and/or similar devices are utilized to mount or display the sign(s) they shall be architecturally compatible with the primary exterior material used on the principal building.
- (12) *Canopy Sign – Mixed-Use Town Center Area*. Due to its emphasis on the pedestrian, within the Mixed-Use Town Center area each principal building (single tenant/business), with a qualifying canopy structure shall be permitted one canopy sign, provided the following criteria are met:
- a. Such a sign shall only be allowed in the place of an otherwise permissible wall sign.
 - b. Such a sign shall be located above and in the immediate vicinity of a primary public business entrance (*these signs* are intended to identify the public entranceway).
 - c. Such a sign shall be located so that a building elevation provides a backdrop for the sign. Such a sign cannot extend above the associated building's roof line.
 - d. The maximum permissible size (area) for such a sign shall be .75 square feet for each linear foot of the exterior building wall located behind and providing a backdrop for the canopy sign. Sign area shall be measured in the same manner as wall signs ("boxing" all sign elements).
 - e. The maximum permissible height of any individual letter, numeral, character or element used on a sign shall not exceed 1.3 inches of height for each linear foot of exterior wall height located behind and providing a backdrop for the sign up to a maximum of a 24-foot high wall.
 - f. The maximum permissible sign height (top to bottom of sign), including all sign elements, shall be two inches for each linear foot of exterior building wall height located behind and providing a backdrop for the sign, up to a maximum of a 24-foot-high wall.
 - g. Such a sign shall be mounted on the canopy in a manner so that no sign element shall extend below the canopy fascia.
 - h. Such a sign shall be restricted to channel type individual letter/numeral elements, provided however, that minor secondary sign elements, such as logos and tag lines, may be allowed to utilize cabinet pill box designs

provided, they are clearly subservient to the larger sign and are located/mounted in a visually unobtrusive manner (typically to the canopy fascia).

- i. Sign lighting may be face lit, halo/reverse lit, or externally lit.
 - j. The color of channel lettering (main) shall be limited to white, black, or solid silver/gray/natural aluminum. This shall include all returns and other components. Night lighting for such lettering shall be white. Secondary sign elements (logos and tag lines) may utilize other colors upon approval by the sign administrator.
 - k. Sheet backer panels shall not be permitted to extend above or below the canopy fascia, individual channel letters extending above the canopy fascia may have individually cut backers corresponding to the letter. Raceways, powered or unpowered, shall be mounted in an unobtrusive manner on or behind the canopy fascia.
 - l. Such a sign and canopy shall comply with adopted building code requirements and be fully reviewed and inspected to assure that the canopy structure can support the proposed sign and the sign is adequately secured to said structure.
- (13) *Perpendicular projecting sign, minor – Mixed-Use Town Center and Mixed-Use Neighborhood.* Due to its emphasis on the pedestrian, within the Mixed-Use Town Center and Mixed-Use Neighborhood land use areas, an individual tenant may be permitted one non-illuminated minor (blade or similar type) projecting sign near the principal entrance not to exceed four square feet in size. Such sign shall comply with adopted building code clearance requirements and shall be hung perpendicular to the building.
- (14) *Perpendicular projecting sign, major – Mixed-Use Town Center.* Due to its emphasis on the pedestrian and a more urban development form, within the Mixed-Use Town Center area, a business/building may be permitted one major (“2nd” story) projecting sign, provided the following criteria are met:
- a. Such a sign shall only be allowed in the place of an otherwise permissible wall sign. Where a business, because of its location, is permitted two wall signs, they may choose to mount both the perpendicular projecting sign and their second permissible wall sign on the same building elevation.
 - b. The sign is attached to the building and is mounted so that the face of the sign is perpendicular to the building wall and to the normal flow of street and foot traffic.
 - c. The maximum permissible size (area) for such a sign shall be .75 square feet for each linear foot of wall along the exterior of the building elevation upon which the sign is mounted. Sign area shall be measured in the same manner as wall signs (including the “boxing” all sign elements where

applicable).

- d. The sign shall not project more than 36 inches from the building wall, including mounting brackets and similar components (these signs are intended to display their message vertically with the building wall and be longer/taller than they are wide).
- e. The sign must be mounted above the first story/ground floor (or what appears to be the first story) of the building, including all first story/ground floor windows and architectural building elements defining the boundary/transition between the first and second stories, and/or be at least 10 feet above the sidewalk grade, whichever is the greater.
- f. The sign cannot extend above the top of the building wall (including parapets) and/or any building cap elements including but not limited to decorative architectural cornices.
- g. The sign cannot project beyond/across the property/right-of-way line, and must be clear of any overhead utilities, easements, and/or associated maintenance zones. Where overhead utilities are present (including cellular facilities), the relevant utility provider must provide written documentation that the proposed sign's location does not create a conflict with their facilities.
- h. Such signs may be solid opaque panel construction with either mounted channel letters or with routed and backed letters (only the lettering and associated logos and other approved sign elements may be lit). Such panels may be any color provided for or similar to those included in the Town's adopted color palette for building trims and accent colors as determined by the sign administrator.
- i. Sign lighting may be internal face lit or halo/reverse lit but shall not include lighting types/styles/elements that create glare as described in the Town's Outdoor Lighting requirements and determined by the sign administrator.
- j. The color of lettering (main) shall be limited to white, black, or solid silver/gray/natural aluminum. This shall include all returns and other components where individual channel type letters are used. Night lighting for such lettering shall be white. Secondary sign elements (logos and tag lines) may utilize other colors upon approval by the sign administrator.
- k. Such sign and its attachment to the building shall comply with all adopted building code requirements and be fully reviewed and inspected to assure that it is properly designed and attached to the building.

(d) *Signs permitted on land for multiple use buildings or multiple building complexes for commercial purposes, offices, or government facilities.* The following signs are permitted on land used for multiple use buildings (including schools and churches with multiple buildings) used for commercial purposes, offices, or government facilities or land used for multiple building complexes used for commercial purposes, offices, or government facilities:

(1) *Primary permanent ground mounted sign.* Unless provided for otherwise in this chapter, one primary permanent ground mounted sign is permitted provided the following criteria are met:

a. *Sign area and setback determination.* The sign area is based on its setback from the front property line. Signs with only one entity represented on the sign face shall be subject to the provisions for primary permanent ground mounted signs that govern freestanding establishments in Section 109-12 (c)(1).

- i. Where a building has more than one tenant and more than one entity represented on the sign face, the minimum setback from a front property line is ten feet with the maximum permitted sign face area being 20 square feet. Beyond this minimum, for each additional one foot the sign is set back from the ten-foot minimum setback, the sign face area may be increased by four square feet up to a maximum permitted sign face area of 60 square feet at the 20-foot setback from the front property line.
- ii. Where a development fronts the same public street for at least 400 feet, the above provided 60 square foot sign may be substituted with two smaller signs along the 400 feet of street frontage. Each smaller sign shall not exceed 40 square feet and shall be at least 150 feet apart, as measured from a straight line connecting the closest points of each sign structure. Such signs shall be set back a minimum of 15 feet from the front property line. This sign option shall be permitted for each 60 square foot sign that would otherwise qualify for the property based on its public street frontage.
- iii. In addition to the setback from the front property line, all primary permanent ground-mounted signs and the structures on which they are mounted shall be placed outside of any platted easements and set back at least ten feet from any side or rear property line.
- iv. An applicant may use the allocated sign face area to distribute tenant listings in any manner desired, provided the sign administrator and the Visual Resources Review Board approve the arrangement in terms of its legibility, compatibility, and general appearance. As a general guide, the outer dimension of an individual tenant panel should be at

least eight inches in height to provide for the space necessary to improve legibility.

- b. *Corner lot.* If a property fronts two different public streets, a primary permanent ground mounted sign shall be permitted for each street provided the signs are at least 150 feet apart, as measured from a straight line connecting the closest points of each sign structure. Each sign shall face, in a perpendicular manner, the nearest public street frontage.
- c. *Signs on same frontage.* If a property fronts the same public street for at least 400 feet, a second primary permanent ground-mounted sign shall be permitted along such frontage, provided the structure of such sign is at least 350 feet from the structure of the other sign permitted along the same frontage.
 - i. Should a development qualify, as provided for in Subsection a. ii., above, for two smaller primary permanent ground-mounted signs in lieu of one larger 60 square foot primary permanent ground-mounted sign, each 400 feet of public street frontage may have two smaller signs, provided these smaller signs are at least 150 feet apart. Should an owner with the qualifying frontage mix a 60 square foot sign with two smaller 40 square foot signs, the sign nearest the 60 square foot sign shall be at least 350 feet from such sign.
- d. *Height Determination.* Permitted sign height is based on the setback from the front property line. Unless otherwise provided for in Section 109-11, (a)4, where the sign is set back the minimum of ten feet from the front property line, the maximum permitted height shall be six feet. Beyond this point, a sign with more than one tenant shall be permitted two inches of increased allowable sign height for each additional one foot of setback from the front property line up to a maximum of 7.66 feet (92 inches) in overall height (exclusive of addressing) at a 20-foot setback from the front property line.
- e. *Addressing.* An additional 18 inches of overall sign height is permitted to enclose or otherwise provide for address numbers. Address numbers shall be at the top of the sign and shall be eight inches in number height. Where a property abuts two public streets and has a sign facing each street, the address numbers shall be required on the sign that is perpendicular to the street with the assigned address.
- f. *Landscaping.* Each sign shall be landscaped with at least six shrubs that are a minimum of 12 inches in height and/or an evenly distributed area of seasonal or perennial flowers with such area being not less than 50 square feet. All qualifying landscaping shall be within seven feet of the sign base. The placement of landscaping should be evaluated as part of the sign

permit review process to ensure that selected landscaping will not block the sign message.

- g. *Illumination.* If external illumination is used, such illumination shall be directed only onto the sign face and shall be shielded so that no glare is created. Each individual light fixture shall not exceed 850 lumens per fixture.
 - h. *Sign base and architectural compatibility.* Each newly constructed or reconstructed primary permanent ground mounted sign, regardless of permitted height and sign face area, shall have a minimum two-foot above grade base below the sign face. The sign base shall be solid with no exposed poles. The base and other elements of the support structure of the sign shall be constructed of material that is compatible with the primary exterior material(s) used on the principal building(s). Existing ground signs being refaced or altered in a manner requiring a permit, but not undergoing reconstruction, may be required to make incremental improvements in an effort to more fully comply with these standards (move towards compliance) wherever reasonably practicable.
 - i. *Legibility.* All written and numerical information included on a multiple tenant permanent ground mounted sign shall be legible for a person driving the posted speed limit on the corresponding street. Individual letters or figures used within a logo or emblem are not required to be legible. However, the logo or emblem, as a whole, must be legible. The background color shall be consistent on all tenant panels so that the sign in its entirety has a general cohesion and no single tenant panel appears out of place.
- (2) *Temporary parcel sign.* Unless provided for otherwise in this chapter, each tenant is permitted one temporary parcel sign provided the following criteria are met:
- a. Such sign does not exceed 20 square feet in area and six feet in overall height and is placed at least 20 feet from the back of the public street curb or edge of street where curbing is not provided. Temporary parcel signs shall be a minimum of ten millimeters (.39 inches) in thickness and supported by metal t-posts. Banners, pennants, streamers, and similar flexible or wind activated signs shall not be permitted.
 - b. A temporary parcel sign shall be permitted for no more than 40 calendar days per year with such time tracked through a temporary sign permitting process. During any period when a parcel is offered for sale or property within the parcel is offered for lease, one additional temporary parcel sign shall be permitted for the entire development (not each tenant). Window signage may be used for individual tenant spaces for lease. Such additional sign shall not be subject to the 40-day limitation

but shall be subject to all other physical requirements associated with temporary parcel signs and shall be removed within two days of the termination of the event/activity for which the sign was used. Where the termination of an event/activity is questioned by the sign administrator, the burden shall be on the sign holder to verify that the event/activity has not terminated.

- (3) *Primary permanent wall mounted sign.* Unless provided for otherwise in this chapter, each separate use within a building which has its own separate and exclusive exterior public entrance to the building shall be permitted one wall mounted sign provided the following criteria are met:
- a. *Sign area.* The sign area shall be based on the width of the tenant space on the exterior building wall (same horizontal plane) on which the sign is to be mounted with one square foot of sign area being permitted for each one linear foot of tenant space width as measured from the centers of the exterior wall where the tenant separations occur. If a tenant is on the end of the building, the recognized tenant space would terminate at the end of the building. Such signs shall not exceed 350 square feet, unless provided for otherwise in this chapter. Such wall mounted sign shall be limited to the side of a building which fronts upon a public street/public access easement, faces upon a customer parking area, faces upon a pedestrian mall, or is the point of the principal public access into the establishment.
 - b. *Corner lot.* Where a tenant directly faces more than one public street or public access easement that provides access to the property, one wall mounted sign shall be permitted for up to two frontages. One of the permitted signs shall be limited to .75 square feet of sign area for each one linear foot of building wall on which the sign is to be mounted.
 - c. *Tenant space exceeding 300 linear feet.* If an individual tenant has more than 300 linear feet of building wall of lease space, there shall be a maximum of one sign per principal building entrance. Such signs shall be located within the entrance vicinity. One additional sign may be located anywhere on the building wall. All such signs shall be spaced a minimum of 50 feet apart. Each sign shall be calculated separately with the total sign area of all signs combined not exceeding a ratio of one square foot of sign area for each one linear foot of building wall on which the sign is to be mounted. No individual sign shall exceed 350 square feet. Such signage shall be limited to one wall.
 - d. *Development with no paved surfaces in front yard.* If a building has no paved surfaces located in the front yard between the building and the street, an individual tenant space which is located in the building and fronts upon a public street and faces upon a customer parking area shall be permitted one wall mounted sign on the side of the building which

fronts upon a public street(s) and one wall mounted sign on the side of the building which faces upon a customer parking area. One of the permitted signs shall be limited to .75 square feet of sign area for each one linear foot of building wall on which the sign is to be mounted.

In the case of a corner lot, the owner is permitted a total of two wall mounted signs. The owner may choose between placing the sign on any two of the three qualifying elevations. One of the two permitted signs shall be limited to .75 square feet of sign area for each one linear foot of building wall on which the sign is to be mounted.

- e. *Shared entrance building.* With the exception of the O-1-3 and O-1-5 Zoning Districts, a building with multiple uses that all share the public exterior entrances into the building shall be allowed to distribute wall mounted signage from an overall square footage determined by applying one square foot of sign area for each linear foot of building wall on which the sign(s) is(are) to be mounted. Such signs may be calculated separately provided the cumulative total square footage of all signs does not exceed the overall square footage permitted. Such signs shall be limited to the side of the building which fronts a public street or faces upon a customer parking area and shall be compatible in terms of sign material, general color, mounting style, and illumination.
- f. *Pedestrian mall.* In the case where a building has a pedestrian mall, the property owner may opt for a different wall signage alternative. When a wall has a pedestrian mall access, each separate use which faces upon such wall shall be permitted one wall sign not to exceed 25 square feet. In addition, each separate use which faces upon the pedestrian mall shall be permitted one wall sign not to exceed 25 square feet with the total signage for mall uses not to exceed 100 square feet. In no case shall a use have more than one sign. Such signs shall be placed on the wall that has the pedestrian mall access and which fronts upon a public street or faces upon a customer parking area. The maximum sign area allowed on such wall shall be one square foot per linear foot of building wall length.
- g. *Development abutting the interstate.* Within the C-2, Regional Commercial District, one wall mounted sign shall be permitted on the building elevation that faces the interstate, provided the individual tenant space has at least 100 linear feet of building wall abutting the interstate. Such building elevation is permitted one square foot of sign area for each one linear foot of building wall on which the sign is to be mounted not to exceed 350 square feet; and
- h. *Compatibility.* Wall mounted signage within a multiple tenant development shall be compatible in terms of sign material, general color, mounting style, and illumination. Where a center has an existing mixture

of different types of signs, the property owner shall submit to the sign administrator and the VRRB a plan for ensuring compatibility as individual tenant signs transition. Where the property owner does not submit a tenant sign compatibility plan, the sign administrator shall have the authority, in consultation with the VRRB, to determine compatibility and appropriate signage elements for the building/development. The objective is that over time the center will have wall mounted signs that are compatible with each other.

- (4) *Interior accessory freestanding sign.* For each public street or public access easement that provides direct access to the property, one interior accessory freestanding sign shall be permitted, provided the following criteria are met:
 - a. Such sign shall not exceed 12 square feet in sign area and six feet in overall height.
 - b. Such sign shall be at least 60 feet from any property line.
 - c. Such sign shall be at least five feet from any parking lot or accessway curb.
 - d. Such sign shall not create a visibility obstruction, and
 - e. Such sign shall have a base constructed of material that is compatible with the primary exterior material used on the principal building(s).
- (5) *Peripheral accessory freestanding sign.* For each accessway (driveway) that provides direct access to the property from a public street or approved public access easement, two peripheral accessory freestanding signs (one per each side of the accessway) shall be permitted provided the following criteria are met:
 - a. Such sign(s) shall not exceed two square feet in sign area and 30 inches in overall height.
 - b. Such sign(s) shall be at least 15 feet from the back of the public street/access easement curb, at least five feet from any parking lot or accessway curb, but no more than 10 feet from any accessway curb.
 - c. Such sign(s) shall not create visibility obstructions; and
 - d. Such sign(s) shall have mounting pole(s) or structure(s), including any base, that are architecturally compatible with the building with which it is associated.

For the purposes of this subsection, an accessway (driveway) with a dividing median shall be considered as a single accessway and shall be permitted a total of only two signs located along the outside edges of the access way.

- (6) *Window sign.* On each first-floor building elevation, window signage shall be permitted provided the following criteria are met:

- a. Window signage shall not exceed 25% of the total window area of an individual tenant or 20 square feet (as measured by the cumulative total of all window signs on the same lease space elevation), whichever is less, and
 - b. Up to six square feet of window signage may be internally illuminated but shall not have any moving, blinking, color changing, or flashing message.
- (7) *Freestanding building frontage sign – Mixed-Use Town Center and Mixed-Use Neighborhood.* Due to its emphasis on the pedestrian, within the Mixed-Use Town Center and Mixed-Use Neighborhood land use areas, each tenant within a multiple tenant development shall be permitted one non-illuminated freestanding building frontage pedestrian-oriented sign, provided the following criteria are met:
- a. Such sign shall be placed within ten feet of the building.
 - b. Such sign shall not obstruct pedestrian facilities and shall only be permitted where the sidewalk along a frontage is at least eight feet in width.
 - c. Such sign shall not interfere with or cause the removal of landscaping.
 - d. Such sign shall not exceed six square feet in sign area and four feet in overall height.
 - e. Such sign shall only be readable by pedestrians at the multiple tenant development.
 - f. Such sign shall be removed during non-business hours, and
 - g. Such sign shall be of a solid (non-flexible) material, such as a sandwich board sign. Banners, pennants, streamers and similar flexible or wind activated signs shall not be permitted.

~~(8) *Projecting sign – Mixed-Use Town Center and Mixed-Use Neighborhood.* Due to its emphasis on the pedestrian, within the Mixed-Use Town Center and Mixed-Use Neighborhood land use areas, an individual tenant may be permitted one non-illuminated projecting sign near the principal entrance not to exceed four square feet in size. Such sign shall comply with adopted building code clearance requirements and shall be hung perpendicular to the building.~~

Perpendicular projecting sign, minor – Mixed-Use Town Center and Mixed-Use Neighborhood. Due to its emphasis on the pedestrian, within the Mixed-Use Town Center and Mixed-Use Neighborhood land use areas, an individual tenant may be permitted one non-illuminated minor (blade or similar type) projecting sign near the principal entrance not to exceed four square feet in size. Such sign shall comply with adopted building code clearance requirements and shall be hung perpendicular to the building.

- (9) *Under canopy sign.* When the roof of a building is extended as a canopy over the public entrances in the building, one non-illuminated sign per principal entrance shall be permitted. Such signs shall not exceed four square feet in size, shall comply with adopted building code clearance requirements, and shall be hung perpendicular to the building.
- (10) *Athletic fields.* Athletic field signage on non-government property shall not be visible from public rights of ways and adjacent properties.
- (11) *Flag.* Two flags shall be permitted on one freestanding flagpole per 400 feet of property frontage on a public street. Such flags shall not individually exceed 25 square feet in size and 25 feet in mounted height. Flag poles shall meet the setback requirements for principal buildings in the corresponding zoning district.

In lieu of a freestanding flagpole, one building mounted flagpole shall be permitted on the principal building provided the pole does not exceed six feet in length and the flag does not exceed 15 square feet.

- (12) *General Occupant sign(s).* General occupant sign(s) shall be permitted provided they are located on the door or the adjoining wall of a principal building's primary entrance(s), do not exceed a combined total of six square feet in area (per entrance), are no more than seven feet in height, and are non-illuminated. Where plaques, boards, cabinets, and/or similar devices are utilized to mount or display the sign(s) they shall be architecturally compatible with the primary exterior material used on the principal building. In the case of multi-use (tenant) buildings, each use/tenant with a separate and exclusive entrance shall be treated separately.
- (13) *Canopy Sign – Mixed-Use Town Center Area.* Due to its emphasis on the pedestrian, within the Mixed-Use Town Center area each tenant within a multiple tenant development, with a qualifying canopy structure associated with their tenant space, shall be permitted one canopy sign, provided the following criteria are met:
 - a. Such a sign shall only be allowed in the place of an otherwise permittable wall sign.
 - b. Such a sign shall be located above and in the immediate vicinity of a primary public business entrance (*these signs* are intended to identify the public entranceway).
 - c. Such a sign shall be located so that a building elevation provides a backdrop for the sign. Such a sign can also not extend above the associated building's roof line.
 - d. The maximum permittable size (area) for such a sign shall be .75 square feet for each linear foot of tenant space based on width of the tenant space along the exterior of the building wall located behind and

providing a backdrop for the canopy sign. Sign area shall be measured in the same manner as wall signs (“boxing” all sign elements).

- e. The maximum permissible height of any individual letter, numeral, character or element used on a sign shall not exceed 1.3 inches of height for each linear foot of exterior wall height located behind and providing a backdrop for the sign up to a maximum of a 24-foot high wall.
 - f. The maximum permissible sign height (top to bottom of sign), including all sign elements, shall be 2 inches for each linear foot of exterior building wall height located behind and providing a backdrop for the sign, up to a maximum of a 24-foot-high wall.
 - g. Such a sign shall be mounted on the canopy in a manner so that no sign element (lettering and/or logo) shall extend below the canopy fascia.
 - h. Such a sign shall be restricted to channel type individual letter/numeral elements, provided however, that minor secondary sign elements, such as logos and tag lines, may be allowed to utilize cabinet pill box designs provided, they are clearly subservient to the larger sign and are located/mounted in a visually unobtrusive manner (typically to the canopy fascia).
 - i. Sign lighting may be face lit, halo/reverse lit, or externally lit.
 - j. The color of channel lettering (main) shall be limited to white, black, or solid silver/gray/natural aluminum. This shall include all returns and other components. Night lighting for such lettering shall be white. Secondary sign elements (logos and tag lines) may utilize other colors upon approval by the sign administrator.
 - k. Sheet backer panels shall not be permitted to extend above or below the canopy fascia, individual channel letters extending above the canopy fascia may have individually cut backers corresponding to the letter. Raceways, powered or unpowered, shall be mounted in an unobtrusive manner on or behind the canopy fascia.
 - l. Such a sign and canopy shall comply with adopted building code requirements and be fully reviewed and inspected to ensure that the canopy structure can support the proposed sign and the sign is adequately secured to said structure.
- (14) *Perpendicular projecting sign, major – Mixed-Use Town Center.* Due to its emphasis on the pedestrian and a more urban development form, within the Mixed-Use Town Center area, a business/building may be permitted one major (“2nd” story) projecting sign, provided the following criteria are met:

- a. Such a sign shall only be allowed in the place of an otherwise permittable wall sign. Where a business, because of its location, is permitted two wall signs, they may choose to mount both the perpendicular projecting sign and their second permissible wall sign on the same building elevation.
- b. The sign is attached to the building and is mounted so that the face of the sign is perpendicular to the building wall and to the normal flow of street and foot traffic.
- c. The maximum permittable size (area) for such a sign shall be .75 square feet for each linear foot of tenant space based on width of the tenant space along the exterior of the building wall/elevation upon which the sign is mounted. Sign area shall be measured in the same manner as wall signs (including the “boxing” all sign elements where applicable).
- d. The sign shall not project more than 36 inches from the building wall, including mounting brackets and similar components (these signs are intended to display their message vertically with the building wall and be longer/taller than they are wide).
- e. The sign must be mounted above the first story/ground floor (or what appears to be the first story) of the building, including all first story/ground floor windows and architectural building elements defining the boundary/transition between the first and second stories, and/or be at least 10 feet above the sidewalk grade, whichever is the greater.
- f. The sign cannot extend above the top of the building wall (including parapets) and/or any building cap elements including but not limited to decorative architectural cornices.
- g. The sign cannot project beyond/across the property/right-of-way line, and must be clear of any overhead utilities, easements, and/or associated maintenance zones. Where overhead utilities are present (including cellular facilities), the relevant utility provider must provide written documentation that the proposed sign’s location does not create a conflict with their facilities.
- h. Such signs may be solid opaque panel construction with either mounted channel letters or with routed and backed letters (only the lettering and associated logos and other approved sign elements may be lit). Such panels may be any color provided for or similar to those included in the Town’s adopted color palette for building trims and accent colors as determined by the sign administrator.
- i. Sign lighting may be internal face lit or halo/reverse lit but shall not include lighting types/styles/elements that create glare as described in

the Town's Outdoor Lighting requirements and determined by the sign administrator.

- j. The color of lettering (main) shall be limited to white, black, or solid silver/gray/natural aluminum. This shall include all returns and other components where individual channel type letters are used. Night lighting for such lettering shall be white. Secondary sign elements (logos and tag lines) may utilize other colors upon approval by the sign administrator.
- k. Such a sign and its attachment to the building shall comply with all adopted building code requirements and be fully reviewed and inspected to ensure that it is properly designed and attached to the building.

Concept
Images of
Proposed
Canopy
Signage



Example of a Face Lit Sign



Example of a Reverse Lit Sign



A 31.447" Canopy Mount Channel Letters

Total Sign = 44.7 inches tall
Main Letters = 31.4 inches tall
Canopy Fascia = 20 inches tall
Building Wall = 24 feet tall

- Rev 1 - JAC 12/18/23 Reduced letters to 35.5"
- Rev 2 - JAC 12/19/23 Reduced letters to 35"
- Rev 3 - JAC 12/21/23 Increased tagline by 15%
- Rev 4 - JH 01-08-24 Added coloring to building, added new signage, revised CMCL to white
- Rev 5 - JH 01-09-24 Revised canopy color
- Rev 6 - JH 01-19-24 Revised signage design, size, window signage
- Rev 7 - JAC 03-13-24 Revised signage design and placement
- Rev 8 - JAC 03-28-24 Reduced letters to 30"
- Rev 9 - MBJ 04-09-24 Added Double Door Vinyl
- Rev 10 - MBJ 04-09-24 Updated Store Hours & Vinyl Color
- Rev 11 - CAS 04/10/24 Revised measurements for Door Vinyl



Designer: JAC	Date: 12/15/23	Option # 1 - JAC
Client: Super Chix - Farragut, TN		
File Path: Z:\Restaurant\Super Chix\TN\Farragut\112-116 Brooklawn St\New Build 2024		

- ☐ Proof Is Approved. Proceed With Production Of Order
- ☐ Proof Is Approved With Corrections. Make Corrections As Indicated And Proceed With Production Of Order

Signature: _____
I have reviewed this proof in regard to: Sign type, order quantity, and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).
Print Name: _____
Date: _____



These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or exhibition of the plans to anyone other than employees of your company, or use of these plans to construct a product similar to one embodied herein, is expressly forbidden. In the event that exhibition or construction occurs, Design Team Sign Company expects to be reimbursed \$500 in compensation for time and effort entailed in creating these plans.



Based on information from the sign company, this is a 36-inch wide, 14-foot tall sign, mounted 12 inches from the wall. Total projection from the wall is 48 inches.





Image: Columbus Business First

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Ordinance 24-08, an ordinance on second reading to amend the Farragut Zoning Map to rezone
Parcels 070 and 072, Tax Map 142, between the Waverly Court Subdivision and Baldwin Park
Subdivision, 341 Boring Road, from R-1 and R-2 to R-3, 12 Acres (Homestead Land Holdings,
Applicant)

INTRODUCTION AND BACKGROUND: This involves a zoning map amendment for the two parcels
between the Waverly Court Subdivision and the Baldwin Park Subdivision. The parcels are currently zoned R-1
and R-2 and the applicant is requesting a rezoning to R-3.

The R-3 Zoning District is the same as the Baldwin Park Subdivision which abuts the parcels to the east. The developed density of Baldwin Park is 2.37 units per acre, and this would likely be comparable to the density that would result from the development on the tracts involved in this request. This would render roughly 25-30 house lots. The southern parcel involved in this rezoning abuts the Village Commons senior living community. The northern parcel included in this rezoning is accessed along Boring Road and an access from Village Commons is stubbed into the southern parcel.

As mentioned during the review with the Planning Commission, the frontage along Boring Road was improved as part of the Baldwin Park Subdivision so no additional improvements to Boring Road would be required in association with this rezoning. Based on the average daily trips (ADT's) expected to be generated by the result of the rezoning, it was also noted that the Town Engineer determined that a traffic study would not be warranted.

RECOMMENDATION: The requested R-3 Zoning District is consistent with the adjacent Baldwin Park Subdivision and would result in less density than the Waverly Court Subdivision to the west. At their meeting on May 16, 2024, the Planning Commission unanimously recommended approval of Ordinance 24-08. At the Board of Mayor and Aldermen meeting on June 13, Ordinance 24-08 was unanimously approved on first reading. There have been no changes to Ordinance 24-08 since the first reading and Community Development Director, Mark Shipley, recommends approval of Ordinance 24-08 on second reading.

BOARD ACTION:

MOTION BY:SECONDED BY:

<u>VOTE/TOTAL</u>	<u>WILLIAMS</u>	<u>MEYER</u>	<u>WHITE</u>	<u>POVLIN</u>	<u>BURNETTE</u>
YES					
NO					
ABSTAIN					

ORDINANCE:	24-08
PREPARED BY:	Shipley
REQUESTED BY:	Homestead Land Holdings
CERTIFIED BY FMPC:	May 16, 2024
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO SECTION 13-4-201, TENNESSEE CODE ANNOTATED.

BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended as follows:

SECTION 1.

The Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning the property referenced as Parcels 070 and 072, Tax Map 142, between the Waverly Court Subdivision and the Baldwin Park Subdivision, 341 Boring Road, from R-1 and R-2 to R-3 (See Exhibit A).

SECTION 2.

This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

Ron Williams, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2024, with approval recommended by the Farragut Municipal Planning Commission (FMPC).

Scott Russ, Chairman

Shannon Preston, Secretary

RESOLUTION 24-05

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF THE PROPERTY REFERENCED AS PARCELS 070 AND 072, TAX MAP 142, BETWEEN THE WAVERLY COURT SUBDIVISION AND THE BALDWIN PARK SUBDIVISION FROM RURAL SINGLE-FAMILY RESIDENTIAL (R-1) AND GENERAL SINGLE-FAMILY RESIDENTIAL (R-2) TO SMALL LOT SINGLE-FAMILY RESIDENTIAL (R-3)

WHEREAS, the Tennessee Code Annotated, Section 13-4-201et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on May 16, 2024;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval of Ordinance 24-08 to the Farragut Board of Mayor and Aldermen, an ordinance amending the Farragut Zoning Ordinance and Map, Ordinance 86-16, by rezoning the above noted property.

ADOPTED this 16th day of May 2024.

Scott Russ, Chairman

Shannon Preston, Secretary



Exhibit A Ordinance 24-08

Rezone of 341 Boring Road
Parcel 070 and 072, Tax Map 142

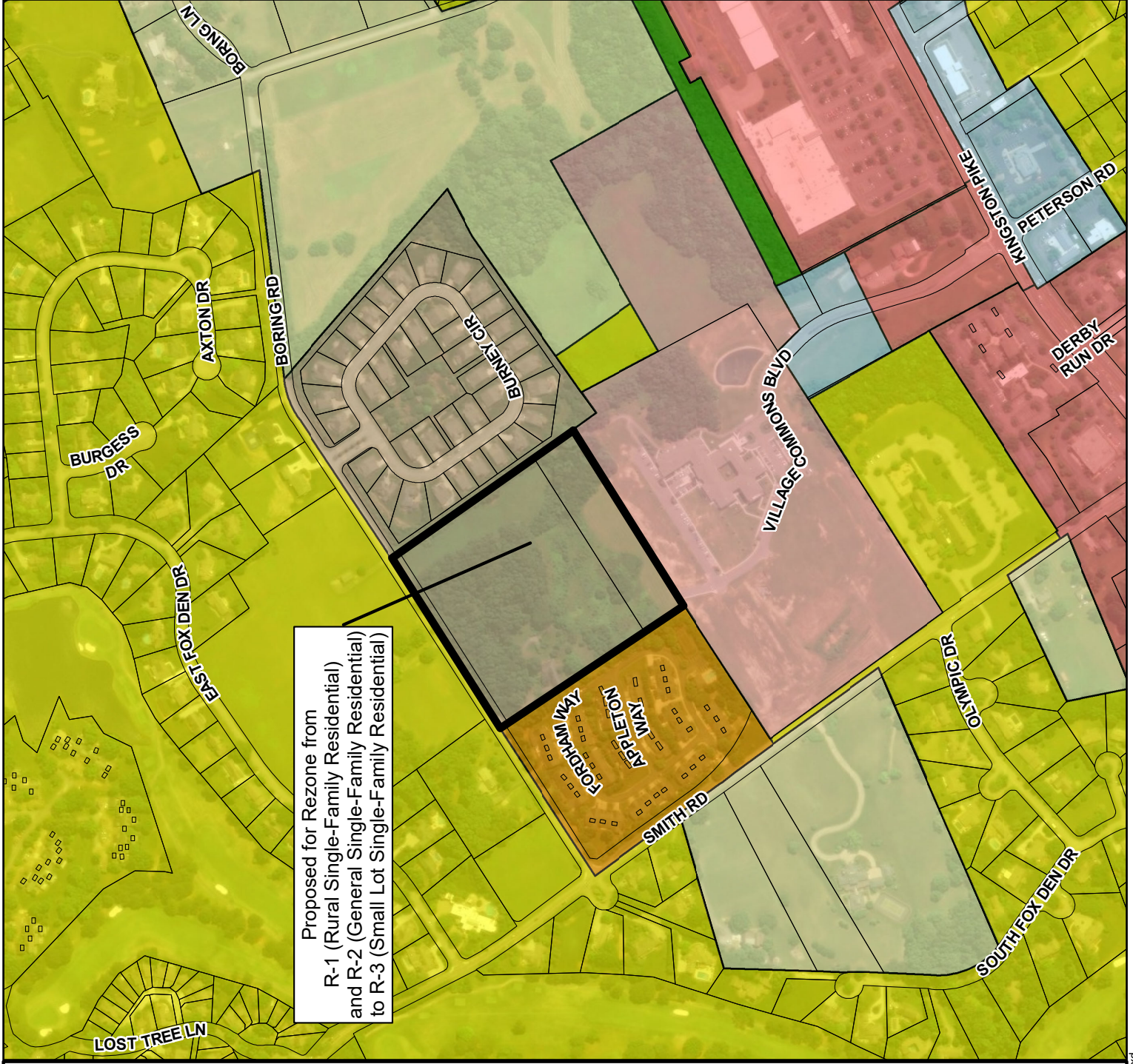
Proposed for Rezone from
R-1 (Rural Single-Family Residential)
and R-2 (General Single-Family Residential)
to R-3 (Small Lot Single-Family Residential)

Legend

	Parcels
	Subject Area
	B-1, Buffer
	S-1, Community Service
	R-1, Rural Single-Family Residential
	R-2, General Single-Family Residential
	R-3, Small Lot Single-Family Residential
	R-4, Attached Single-Family Residential
	O-1, Office
	C-1, General Commercial



1 in = 500 ft



REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Allison Myers, Town Recorder/Treasurer

SUBJECT: **Ordinance 24-12**, Ordinance to amend the General Fund and Capital Investment Program budgets for Fiscal Year 2023-2024, passed by Ordinance 23-07

INTRODUCTION:

The purpose of this agenda item is to approve Ordinance 24-12 on second and final reading to amend the Fiscal Year 2024 Capital Investment Program budget.

General Fund

DISCUSSION:

The **General Fund Budget** will be amended by increasing the appropriated expenditures from \$10,492,102 to \$10,559,102, an increase of \$67,000. This amendment is needed to budget for additional funds needed for the following. All are related to the increased cost of these services and insurance coverage.

- Legal Services-Increase of \$40,000
- Property Insurance-increase of \$10,000
- Liability Insurance-increase of \$17,000

FINANCIAL SECTION: General Fund Budget

Account Number: General Fund Expenditures		
<u>FY2024 Budget</u>	<u>Requested Amendment</u>	<u>FY2024 Amended Budget</u>
\$10,492,102	\$67,000	\$10,559,102
Approved By: <u>Allison Myers</u>		

Capital Investment Program

DISCUSSION:

The **Capital Investment Program** budget will be amended by increasing the appropriated expenditures from \$23,873,906 to \$26,842,585, an increase of \$2,968,679. The amendments needed were budgeted in the FY23 CIP and will need to be transferred to the FY24 CIP. The Union Road Engineering amendment was budgeted in the FY21 CIP and will need to be transferred to the FY24 CIP.

Budget amendments are needed for the following projects:

- McFee Bike Trail-transferring \$43,385 from FY23 to FY24
- Virtue Road Improvements Engineering- transferring \$663,600 from FY23 to FY24
- Town Hall Playground- transferring \$55,080 from FY23 to FY24
- Campbell Station Inn Design Consulting- transferring \$250,000 from FY23 to FY24
- Little Turkey Creek Greenway-Brookmere to Sheffield- transferring \$652,906 from FY23 to FY24

- Union Road Right-of-Way- transferring \$579,702 from FY23 to FY24
- Union Road Engineering- transferring \$724,006 from FY21 to FY24

FINANCIAL SECTION: Capital Investment Program

Account Number: Capital Investment Program Expenditure		
<u>FY2024 Amended Budget</u>	<u>Requested Amendment</u>	<u>FY2024 Amended Budget</u>
\$23,873,906	\$2,968,679	\$26,842,585
Approved By: <u> <i>Allison Myers</i> </u>		

RECOMMENDATION BY: Allison Myers, Town Recorder/Treasurer, for approval.

PROPOSED MOTION: Motion to approve Ordinance 24-12 on second and final reading.

BOARD ACTION:

MOTION BY: _____ **SECONDED BY:** _____

<u>VOTE/TOTAL</u>	<u>BURNETTE</u>	<u>MEYER</u>	<u>POVLIN</u>	<u>WHITE</u>	<u>WILLIAMS</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

ORDINANCE	24-12
PREPARED BY	Myers
1 ST READING	June 13, 2024
2 ND READING	June 27, 2024
PUBLISHED IN	Farragut Press
DATE	

**AN ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE AMENDING THE FISCAL
YEAR 2023-2024 GENERAL FUND AND CAPITAL INVESTMENT PROGRAM
BUDGETS, PASSED BY ORDINANCE 23-07**

WHEREAS, the Town of Farragut adopted the fiscal year 2023-24 budget by passage of Ordinance Number 23-07 on June 8, 2023; and

WHEREAS, pursuant to the Tennessee State Constitution, Section 24 of Article II, no public money shall be expended except pursuant to appropriations made by law; and

WHEREAS, expenses for the General Fund and Capital Investment Program budget will be greater than budgeted; and

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF FARRAGUT, TENNESSEE THAT CHANGES BE MADE TO THE FISCAL YEAR 2023-2024 BUDGET AS FOLLOWS:

SECTION 1. Ordinance 23-07 is hereby amended by:

The **General Fund Budget** will be amended by increasing the appropriated expenditures from \$10,492,102 to \$10,559,102, an increase of \$67,000. This amendment is needed to budget for additional funds needed for the following. All are related to the increased cost of these services and insurance coverage.

- Legal Services-Increase of \$40,000
- Property Insurance-increase of \$10,000
- Liability Insurance-increase of \$17,000

The **Capital Investment Program** budget will be amended by increasing the appropriated expenditures from \$23,873,906 to \$26,842,585, an increase of \$2,968,679. The amendments needed were budgeted in the FY23 CIP and will need to be transferred to the FY24 CIP. The Union Road Engineering amendment was budgeted in the FY21 CIP and will need to be transferred to the FY24 CIP.

Budget amendments are needed for the following projects:

- McFee Bike Trail-transferring \$43,385 from FY23 to FY24
- Virtue Road Improvements Engineering- transferring \$663,600 from FY23 to FY24
- Town Hall Playground- transferring \$55,080 from FY23 to FY24
- Campbell Station Inn Design Consulting- transferring \$250,000 from FY23 to FY24
- Little Turkey Creek Greenway-Brookmere to Sheffield- transferring \$652,906 from FY23 to FY24
- Union Road Right-of-Way- transferring \$579,702 from FY23 to FY24
- Union Road Engineering- transferring \$724,006 from FY21 to FY24

SECTION 2. The Board of Mayor and Aldermen authorizes the Town Recorder to make said changes in the accounting system.

SECTION 3. This ordinance shall take effect after its final passage and publication, the public welfare requiring it.

Ron Williams, Mayor

Allison Myers, Town Recorder