



FARRAGUT MUNICIPAL PLANNING COMMISSION

AGENDA

January 19, 2023

Farragut Town Hall - Board Room

7:00 p.m.

For questions, please e-mail Mark Shipley at mshipley@townoffarragut.org or Bart Hose at bhose@townoffarragut.org.

- 1. Approval of agenda**
- 2. Proclamation to honor Betty Dick and her service on the Planning Commission**
- 3. Approval of minutes – December 15, 2022**
- 4. Discussion and public hearing on the installation of underground fiber optic cable for Comcast from Kingston Pike along the east side of Concord Road and under Concord Road to the Town Center at Biddle Farms access along Concord Road to service 170 Brooklawn Street (Comcast, Applicant)**
- 5. Discussion and public hearing on the installation of underground fiber optic cable for Zayo along the south side of Outlet Drive from the western Town limits across the frontage of 11220 Outlet Drive with termination to the east in Knox County (Apex Advanced Technology, Applicant)**
- 6. Discussion and public hearing on the installation of underground fiber optic cable for TDS Telecom along the south side of Outlet Drive from the western Town limits across the frontage of 11220 Outlet Drive with termination to the east in Knox County (TDS Telecom, Applicant)**
- 7. Discussion and public hearing on the installation of 8-inch HDPE sanitary sewer force main in the center of the southbound lane of Virtue Road from Virtue Cumberland Presbyterian Church to the intersection of Turkey Creek Road to service current and future developments in the southwest quadrant of the Town (Russell Rackley, Applicant)**
- 8. Discussion and public hearing on a concept plan for the Virtue View Farm Subdivision, Parcels 33.03 and 33.04, Tax Map 152 033.03 and 152 033.04, 44.09 Acres, 13 Lots, Zoned R-1 (Steve Williams, Applicant)**
- 9. Discussion and public hearing on a site plan to remove selected retaining walls, regrade the common area, relocate the trash compactor and accessible parking on the west side of Building 2, and add a fenced dog park area for Phase I of the Kingston Pike Village, 13120 Royal Palm Way Update (SITE Inc., Applicant)**
- 10. Discussion and public hearing on updates to the Farragut Sign Ordinance (Town of Farragut, Applicant)**

**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



11. Discussion and public hearing on an amendment to the Farragut Municipal Code, Chapter 22., Article 5. – Driveways and Other Access Ways, Section 22-149. – Permit approval. (a) to permit access for a single-family residential lot proposed onto a non-local street to be reviewed by engineering staff, unless a concern is identified regarding the requested access in which case such request shall be presented to the Planning Commission and Board of Mayor and Alderman for approval (Town of Farragut, Applicant)

12. Approval of utilities

13. Citizen forum

Public Comment Protocol

The Planning Commission welcomes and invites Farragut residents to participate in public 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 Planning Director or other designated staff member. This time is set aside specifically for comments on items that are not on the Planning Commission regular agenda for the meeting. Each speaker will be given five (5) minutes to speak on his/her topic.

During the regular agenda portion of the meeting there may be an allowance for public comment for each agenda item. The Chairman may recognize individuals for public comment based on the following guidelines.

1. The Chairman shall maintain and control the meeting to provide a professional and objective environment;
2. Any Farragut resident, property owner, or business owner interested in speaking should fill out a blue comment card stating which agenda item they would like to comment on and turn in to the Planning Director or other designated staff member;
3. Speakers shall come to the podium and identify themselves by name and street address;
4. Public comment shall be limited to five (5) minutes per individual. Time for public comment may be amended at the discretion of the Chairman. Time is not transferable to other speakers;
5. Speakers should strive to avoid redundancy; each speaker should have their own original viewpoint;
6. Comments shall address issues, not individuals or personalities;
7. Comments may support or oppose issues or measures, but the motives of those with differing views shall not be questioned or attacked;
8. Personal attacks and malicious comments shall 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 five (5) minute limitation shall not apply. However, the Chairman 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.

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**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

December 15, 2022

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Scott Russ, Secretary
Ron Williams, Mayor
Louise Povlin, Vice Mayor
Ron Pinchok
Jon Greene
Shannon Preston
Noah Myers
Hayley Sims, Youth Representative

MEMBERS ABSENT

Staff Representative: Mark Shipley, Community Development Director

1. Approval of agenda

Staff noted that Agenda Item 3 was requested for postponement by the applicant. With this modification, staff recommended approval of the agenda.

A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Mayor Williams and was approved unanimously.

2. Approval of minutes – November 17, 2022

Staff recommended approval of the minutes as submitted.

A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Mayor Williams and was approved unanimously.

3. Discussion and public hearing on the installation of underground fiber optic cable for Comcast from Kingston Pike along the east side of Concord Road and under Concord Road to the Town Center at Biddle Farms access along Concord Road to service 170 Brooklawn Street (Comcast, Applicant)

Removed from the agenda as part of Agenda Item #1.

4. Discussion and public hearing on the installation of underground fiber optic cable for AT&T from Kingston Pike along the southwest side of S. Campbell Station Road and under S. Campbell Station Road along the northwest side of Brooklawn Street to service 241 Brooklawn Street (AT&T, Applicant)

Staff reviewed this item and recommended approval subject to the following conditions:

1. Please obtain a right of way permit from and coordinate work with the Town's engineering department.

2. A letter of credit will be required in an amount to be provided by the Town Engineer as part of the right of way permit.
3. All work must be performed using directional boring rather than open trenching.

Brian Mitchell spoke on behalf of the applicant. A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and was approved unanimously.

5. Discussion and public hearing on the installation of underground fiber optic cable for Zayo along the south side of Outlet Drive from the western Town limits across the frontage of 11220 Outlet Drive with termination to the east in the City of Knoxville (Apex Advanced Technology, Applicant)

Staff reviewed this item and recommended approval subject to the following conditions:

1. Please obtain a right of way permit from and coordinate work with the Town's engineering department.
2. A letter of credit will be required in an amount to be provided by the Town Engineer as part of the right of way permit.
3. All work must be performed using directional boring rather than open trenching.

No one was present on behalf of the applicant and some concerns were raised about underground fiber in the area and properly coordinating with the property owner of the former Outlet Mall building. Jim Nixon spoke on behalf of the owner of the former Outlet Mall building. A motion was made by Mayor Williams to postpone action on this item until the applicant could coordinate the proposed work with the property owner of the former Outlet Mall building. Motion was seconded by Commissioner Pinchok and was approved unanimously.

6. Discussion and public hearing on a request to amend the final plat of Lots 2 and 3 of the Mary E. Smith Property concerning the requirement to construct a pedestrian facility during home construction across the frontages of 300 and 310 Boring Road. Instead, the applicant is proposing to provide a 20-foot pedestrian facility easement along the lot frontages and a covenant to be approved by the Town Attorney that would be recorded and bind all future property owners of 300 and 310 Boring Road to pay for the installation of a pedestrian facility across their frontages when it would be associated with a larger project that would extend a pedestrian facility to the west along Boring Road. The two lots total to 2.8 Acres and are Zoned R-2 (Benchmark Associates, Applicant)

Staff reviewed this item and recommended approval subject to the following conditions:

1. A covenant is prepared that will run with the land to require the owners of Lots 2 and 3 to pay for the installation of pedestrian facilities across their frontages when a pedestrian facility is constructed to the immediate west on the north side of Boring Road. The wording of the covenant shall be approved by the Town Attorney and a recorded copy returned to the Town for future reference.
2. The revised plat being recorded with a reference to the recorded covenant being added and a plat note provided which states that, "Upon direction from the Town of Farragut, the owners of Lots 2 and 3 shall be responsible for paying for the installation of a pedestrian facility approved by the Town of Farragut across their frontages on the north side of Boring Road."

Benny Moorman spoke on behalf of the applicant and was in agreement with staffs' recommendations. A motion was made by Vice Mayor Povlin to support staffs' recommendations. Motion was seconded by Mayor Williams and was approved unanimously.

7. Discussion and public hearing on a revised preliminary plat for the Bridgemore Subdivision, Phases 3B and 4, Parcel 025.03, Tax Map 152, 70.28 Acres, 102 Lots, Zoned R-1/OSR (Carter McCall – Ardurra, Applicant)

Staff reviewed this item and noted that the remaining comments are as follows and some will need direction from the Planning Commission:

1. Please revise the plans to not show any disturbance (cut or fill) within areas bound by the sinkhole lip elevation. This would also apply to any tree cover removal within these areas. Please revise the tree preservation/removal plan sheets accordingly as well.
2. The Fire Marshal is requiring a secondary fire apparatus road to be constructed to Allen Kirby Road. Please provide design and engineering details, including road profiles, cross section of road composition and compaction, drainage, any associated grading, etc. to assure fire code compliance and ongoing roadway sustainability/maintenance. There should also be a discussion of who (developer or HOA) will be responsible for ongoing maintenance and/or repairs until the final phase of the development and full public roadway connection is made to Allen Kirby Road. This would need to be referenced on the plans and captured on the final plat for Phases 3B and 4 and their associated covenants and restrictions. Regarding the fire apparatus road, a question from staff is whether it would not make sense for the fire apparatus access road to follow the envisioned location of the public connector street to Allen Kirby Road since the fire apparatus road has to be constructed to certain compaction and composition requirements?
3. Please provide an irrevocable letter of credit in an amount to be determined by the Town Engineer to ensure that the public connector street from Phases 3B and 4 to Allen Kirby Road and improvements to Allen Kirby Road will occur in accordance with the Subdivision Regulations.
4. The drainage permit fee is \$3,960 and will be required prior to issuance of a grading permit.
5. Please provide an irrevocable letter of credit in an amount of \$434,000 for erosion control and site stabilization.
6. Please submit the NOC.
7. If the walking trail is permitted within a portion of the sinkhole lip elevation, please adjust the location to minimize any disturbance (cut or fill) and encroachment within the sinkhole lip elevation. In terms of advancing a public policy of walking trail connections, there are other critical trail sections nearby (e.g., much of the Montgomery Trail) that are within sinkhole lip elevations. Staff would view the walking trail extensions associated with Phases 3B and 4 to be critical providing impacts to the area within the sinkhole lip elevation are avoided.
8. Note #9 on Sheet C2 will need to be more specific or reference specific geotechnical recommendations. Notably, in terms of proposed building lots impacted by the 50-foot building setback from sinkhole lip elevations, the Planning Commission will need to determine if the applicant, as required in the Sinkhole Ordinance, can provide sufficient and proper evidence that there is no danger other than what would normally be encountered in the construction of a similar building in other areas and that the drainage function of the sinkhole will not be compromised. Staff would recommend that if this

- is provided for staff verification and lots are platted where a building would likely be within the 50-foot building setback from a sinkhole lip elevation, the Town will require for each affected lot specific detailed geotechnical analyses and structural engineering reports along with a program for ensuring that the geotechnical report recommendations are followed during each phase of the construction process with appropriate written and visual verifications provided to the Town. All building foundations must also be designed and approved by a structural engineer, as stipulated in the Sinkhole Ordinance.
9. Please confirm that centralized mail delivery for Units 3B and 4 are provided for at the clubhouse location. If this is not correct, please show where the centralized mail delivery will be located for these units.
 10. The Site Assessment section of the SWPPP narrative should be more specific to the project. Please identify by outfall ID the specific outfalls that meet the requirements for site assessments (any that receive at least 5 acres of drainage). Since this site drains to waters with unavailable parameters, no reference to outfalls receiving 10 acres of drainage is necessary and may add confusion. Please revise.
 11. Pre-construction meeting with Town staff is required before the grading permit can be obtained. This should be clarified in the sequencing notes on the EPSC plan sheets. No grading can begin, including that required for sediment pond installation, until the grading permit is issued.
 12. The stormwater easement is very close to the apparent graded building pad on lot 143. Can the drain and pipe be shifted a bit closer to the property line?
 13. Please implement the recommendations of the Town's geotechnical engineer that was hired to provide a peer review of the GEOS Services Report.
 14. Has draining to sinkholes been specifically evaluated in terms of potential impacts to the subsurface? Please address to the Town Engineer's satisfaction to ensure compliance with the Sinkhole Ordinance.
 15. FUD will need to approve the water and sewer sheets associated with this preliminary plat and this will need to be included in the final approved set of plans.

Billy Fulgham and Ben Mullins spoke for the applicant. The applicant agreed with the sinkhole related comments but stated that they did not want to provide a letter of credit for the connector road and improvements to Allen Kirby Road at this time. After consulting with the client, Attorney Ben Mullins asked to postpone action on the preliminary plat until further discussions could occur with the Town regarding improvements to Allen Kirby Road.

A motion was made by Commissioner Myers to postpone action on the plat as requested by the applicant. Motion was seconded by Vice Mayor Povlin and was approved unanimously.

8. Discussion and public hearing on a site plan for a new fieldhouse and athletic field improvements at First Baptist Church of Concord, 11704 Kingston Pike, Zoned R-3 and R-1-S-A (Izic Jeffers - MBI Companies, Applicant)

Staff reviewed this item and noted that the remaining comments were as follows:

1. An on-site pre-construction meeting with Town staff is required prior to issuance of a grading permit. Staff will check initial erosion controls (construction exit, silt fencing) during this meeting.
2. In the northeast corner of the proposed ballfield area how will sediment be controlled during grading to prevent sediment from leaving the site through the nearby storm sewer to the east? Have check dams or similar applications been considered? Was

- moving the outlet protection in the northeast corner of the ballfield area intentional or was it meant to stay adjacent to Headwall 2?
3. Please provide SWPPP for review.
 4. Please note that, prior to the issuance of a grading permit, a drainage permit fee for \$5,482 and an erosion control irrevocable letter of credit for \$33,000 will be required.
 5. Please address the comments noted on Sheet C800 associated with civil details.
 6. Please label the 35-foot buffer strip on all pages. Staff will need to review the existing buffer strip with the property owner to ensure that the required plant material is still in place to meet the 35-foot buffer strip planting requirements.
 7. Please provide a detail (height, materials, colors, etc.) of all fencing proposed with this site plan submittal.
 8. Please clearly outline the open space easement. No structures, other than fencing, is permitted within this easement.
 9. Please provide construction type per IBC. Structure must be of Type I, II, III or IV per local code amendment. Structure shall be fire sprinkler protected per local ordinance. Please confirm compliant fire apparatus access within 150' of all exterior points.
 10. Please provide flow data, less than 12 months old, for closest fire hydrants. Please provide fire flow calculations in accordance with Appendix B & C or the 2018 International Fire Code. Please address if there are any gas utilities proposed to this structure for fire code compliance purposes.
 11. Please check the size at maturity for the blue point juniper. They may be too big for the space. You may want to consider a lower growing shrub.
 12. Please note that the scoreboard is a separate review and approval through the VRRB. Site plan approval does not constitute approval of the scoreboard. The envisioned location for the scoreboard would not appear to be optimal for spectator viewing and would be difficult to screen so that it will not be visible from adjacent rights of ways and properties.
 13. Please ensure that lot coverage requirements are met even if the fields become artificial turf.
 14. Please provide all required information for the proposed building mounted lights. Please refer to the Outdoor Site Lighting provisions in Chapter 4 of the Zoning Ordinance.

A long discussion ensued. Some residents spoke regarding concerns over noise and increased activity on the ballfields. An agreement from the church's lawyer that was included in the March 2, 2008, Planning Commission minutes was referenced. Among other items, the agreement stated that there would be no sound systems utilized for athletic activities on the ballfields. A question was raised concerning whether the Town could enforce the aspects of the agreement that applied to ballfields since updates to these facilities were being requested. Commissioners were uncomfortable acting on this site plan until staff could discuss the agreement with the Town Attorney and whether it may affect the action being requested at this time.

A motion was made by Vice Mayor Povlin to postpone action on this item until the Town Attorney could be consulted regarding the church's agreement and whether it would affect the site plan approval being requested at this time. Motion was seconded by Commissioner Greene and was approved unanimously.

9. Discussion and public hearing on a site plan for JPMorgan Chase Bank, 11242 Kingston Pike, 1.32 Acres, Zoned PCD (Nicholas Bender – JPMorgan Chase, Applicant)

Staff reviewed this item and recommended approval subject to the following conditions:

1. Please submit the NOC, a drainage fee for \$800, and an irrevocable letter of credit for erosion control for \$8,700.
2. Please provide Stormwater Maintenance and Repair plan for permeable pavers.
3. Please consolidate the building elevation sheets with the civil sheets so that all are included in one site plan set.
4. Please provide TDOT permit for working on TDOT right of way.
5. Pipe DI-1 must be RCP.
6. Please note that there are sign standards that apply to ATM facilities. Excessive lighting could also be an issue. The approximate location of any planned ground signs is not addressed on this plan. While separate ground sign applications are required for all such signs, the applicants should be coordinating potential locations with other site features. All signs will have to meet applicable Town standards.
7. A detailed Landscape plan will have to be submitted to the Visual Resource Review Board for approval. Please make sure to provide screening for the transformer shown on the site utility plan.
8. Please ensure FUD approves their portion of the site plan set.
9. On the lighting plan, please correct to show that the footcandles do not exceed 3.0 along the property lines. One area is at 3.1. Please provide required lighting information for building mounted lights and any lighting associated with the ATM.
10. Please complete the applicable sections of the Architectural Design Standards Checklist and address what you are proposing as the iconic element.
11. The north elevation is most visible from Kingston Pike and the iconic element (which is assumed to be the tower element) needs to be more pronounced. The Commission may also have input concerning an iconic element for this location.

The project architect spoke and had a question about the building's iconic element comment. Staff noted that the building had been increased in height to transition with the buildings that will be constructed as part of the Town Center project and that feedback was needed on the north building elevation that would face Kingston Pike. Commissioners were in support of the building elevations as presented and felt that the applicant had addressed all applicable requirements in the Architectural Design Standards. A motion was made by Vice Mayor Povlin to approve the site plan subject to conditions 1-10 and that condition #11 be omitted. Motion was seconded by Commissioner Pinchok and passed unanimously.

10. Discussion and public hearing on a site plan for parking lot modifications and display/storage area associated with Current Watersports in a portion of the old Outlet Mall building at 11221 Outlet Drive, Zoned C-2-R/W (Savannah Greco – R2R Studio, LLC., Applicant)

Staff reviewed this item and noted that the original staff recommendation that included the NOC, drainage fee, and erosion control letter of credit was not applicable. Staff recommended approval subject to conditions 2-6:

1. Please submit the NOC, a drainage fee for \$800, and an irrevocable letter of credit for erosion control for \$8,700.
2. Please provide current fire hydrant flow data on drawings for site fire hydrants.
3. Any locking setup for the gates should include a Knox Company Access System lock.

4. Due to the length of the gates, please consider a rolling style to help support the gates and lessen stress on the support posts.
5. Please provide written documentation from the occupant acknowledging that no storage is allowed under canopies.
6. Updating the trim color. on only a portion of this building could look uncoordinated with the rest of the building. Why isn't the rest of the building being updated in conjunction with this project?

A short discussion ensued and, since condition #6 was more of a question than condition, a motion was made by Commissioner Greene to approve the site plan subject only to conditions 2-5. Motion was seconded by Vice Mayor Povlin and was approved unanimously.

11. Discussion on a concept site plan for Planning Commission feedback on parking and vehicular connectivity associated with an envisioned Japanese restaurant on Parcel 184.03, Tax Map 130, adjacent to Hampton Inn and Suites, 1.04 Acres, Zoned C-2 (Anna Katherine Kittrell – R2R Studio, LLC., Applicant)

For discussion purposes only.

12. Discussion on a zoning map amendment request for a portion of Parcel 069, Tax Map 142, north of the Ingles, from Office (O-1), General Single-Family Residential (R-2), and Rural Single-Family Residential (R-1) to Community Service (S-1), 10 acres (Joe Conver – Farragut IL – AL Investors, LLC)

For discussion purposes only.

13. Discussion on a future land use map amendment request for a portion of Parcel 069, Tax Map 142, north of the Ingles, from Office/Light Industrial and Medium Density Residential to Civic/Institutional (Joe Conver – Farragut IL – AL Investors, LLC)

For discussion purposes only.

14. Consideration of appointment of a representative from the Planning Commission to assist Town staff in design related questions that may arise for individual tenants specific to the Mixed-Use Town Center planning area portion of the Town

Staff reviewed this item and recommended that a representative be appointed by the Planning Commission. Staff also asked the commissioners about a specific tenant that was requesting a deeper building than what was originally shown on the approved site plan. Staffs' specific concern was that this would narrow the width of the pedestrian space between the building and the curb from 20 feet to roughly 14 feet. Given that the tenant would offset the pedestrian space along the frontage with a much larger outdoor seating area to the south side of the building commissioners were okay with the requested increased depth.

In terms of appointing a representative from the Planning Commission to assist Town staff in design related questions specific to the Mixed-Use Town Center planning area, a motion was made by Commissioner Myers to nominate Mayor Williams as the representative. Motion was seconded by Commissioner Preston and was approved unanimously.

15. Approval of utilities

None.

16. Citizen forum

The meeting adjourned at 11:28 p.m.

Scott Russ, Secretary

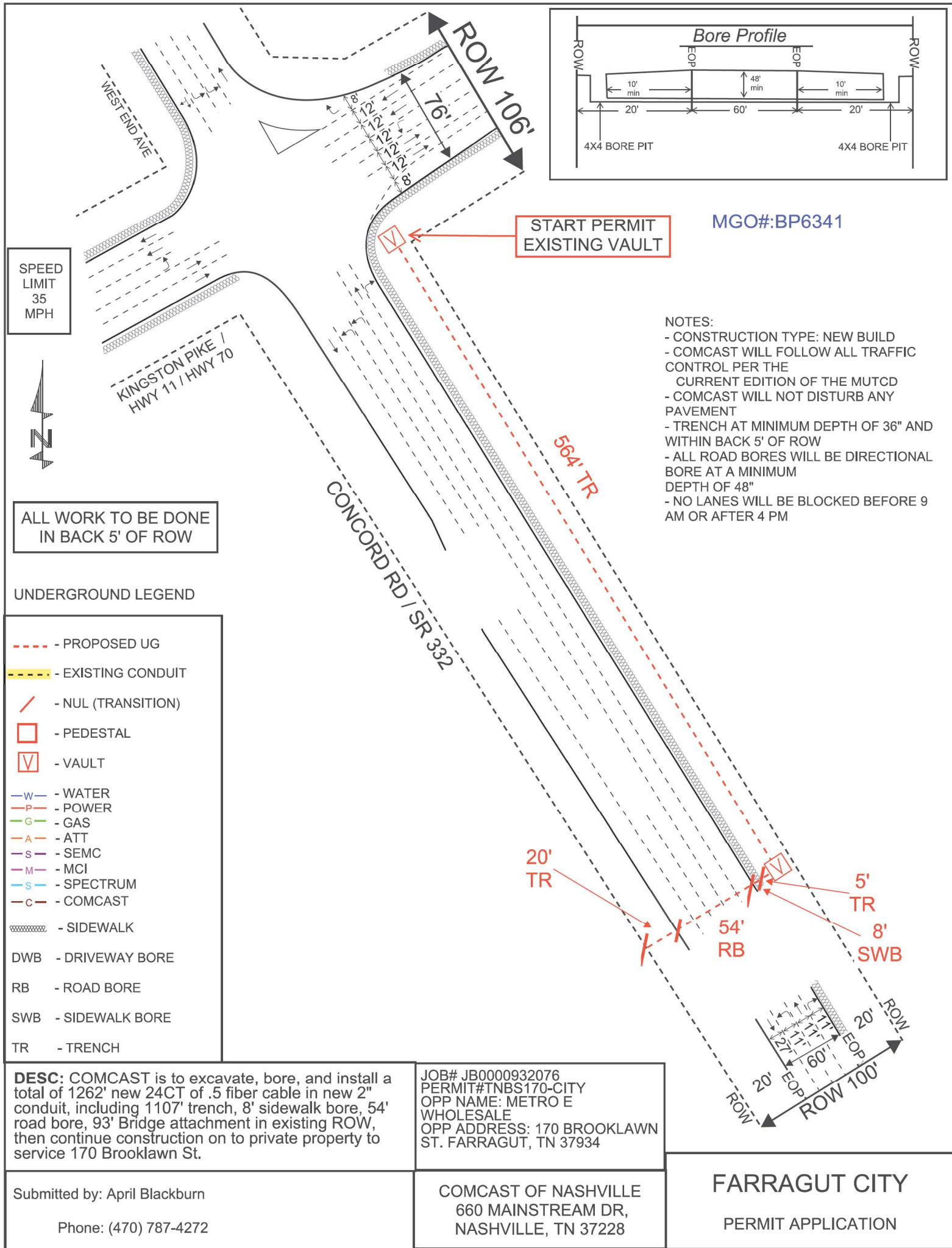
REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on the installation of underground fiber optic cable for Comcast from Kingston Pike along the east side of Concord Road and under Concord Road to the Town Center at Biddle Farms access along Concord Road to service 170 Brooklawn Street (Comcast, Applicant)

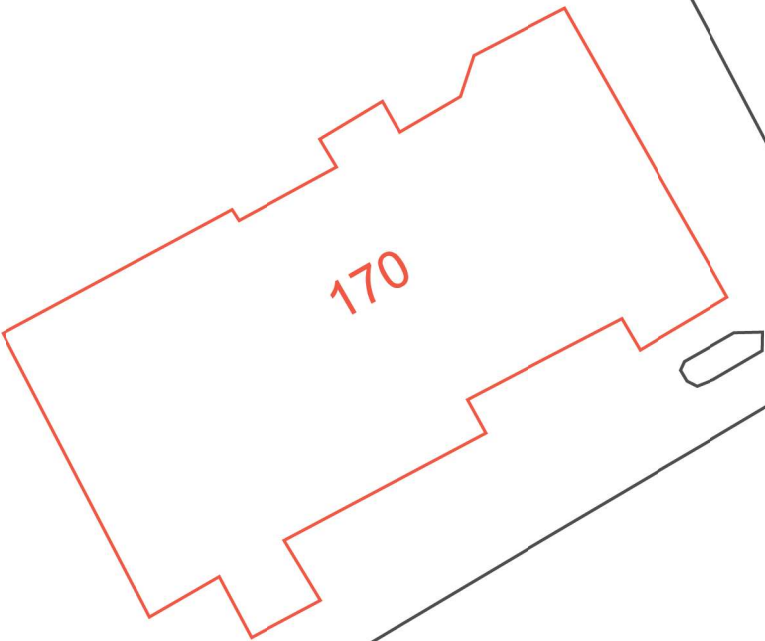
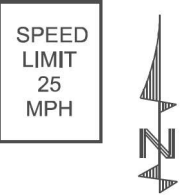
INTRODUCTION AND BACKGROUND: This item was postponed by the applicant at the December Planning Commission meeting and involves a request for approval for the installation of roughly 750 linear feet of underground fiber cable in new two-inch conduit in the area described above. In the near term, the fiber will provide Comcast service to the Aldi at 170 Brooklawn Street.

DISCUSSION: The information submitted as part of the right of way permit is included in the packet. In addition to obtaining the right of way permit and coordinating work with the Town's engineering department, a letter of credit will be recommended to ensure affected areas are restored to their pre-disturbance condition. The Town's engineering staff is also recommending that all work be conducted with directional boring rather than open trench installation.



- NOTES:
- CONSTRUCTION TYPE: NEW BUILD
 - COMCAST WILL FOLLOW ALL TRAFFIC CONTROL PER THE CURRENT EDITION OF THE MUTCD
 - COMCAST WILL NOT DISTURB ANY PAVEMENT
 - TRENCH AT MINIMUM DEPTH OF 36"
 - ALL ROAD BORES WILL BE DIRECTIONAL BORE AT A MINIMUM DEPTH OF 48"
 - NO LANES WILL BE BLOCKED BEFORE 9 AM OR AFTER 4 PM

ALL WORK TO BE DONE
IN BACK 5' OF ROW



UNDERGROUND LEGEND

- PROPOSED UG
- EXISTING CONDUIT
- NUL (TRANSITION)
- PEDESTAL
- VAULT
- W - WATER
- P - POWER
- G - GAS
- A - ATT
- S - SEMC
- M - MCI
- S - SPECTRUM
- C - COMCAST
- SIDEWALK
- DWB - DRIVEWAY BORE
- RB - ROAD BORE
- SWB - SIDEWALK BORE
- TR - TRENCH

COMCAST OF NASHVILLE
660 MAINSTREAM DR,
NASHVILLE, TN 37228

JOB# JB0000932076
PERMIT# TNBS170-CITY
OPP NAME: METRO E WHOLESALE
OPP ADDRESS: 170 BROOKLAWN ST.
FARRAGUT, TN 37934

Submitted by: April Blackburn

Phone: (470) 787-4272

DESC: COMCAST is to excavate, bore, and install a total of 1262' new 24CT of .5 fiber cable in new 2" conduit, including 1107' trench, 8' sidewalk bore, 54' road bore, 93' Bridge attachment in existing ROW, then continue construction on to private property to service 170 Brooklawn St.

FARRAGUT CITY
PERMIT APPLICATION

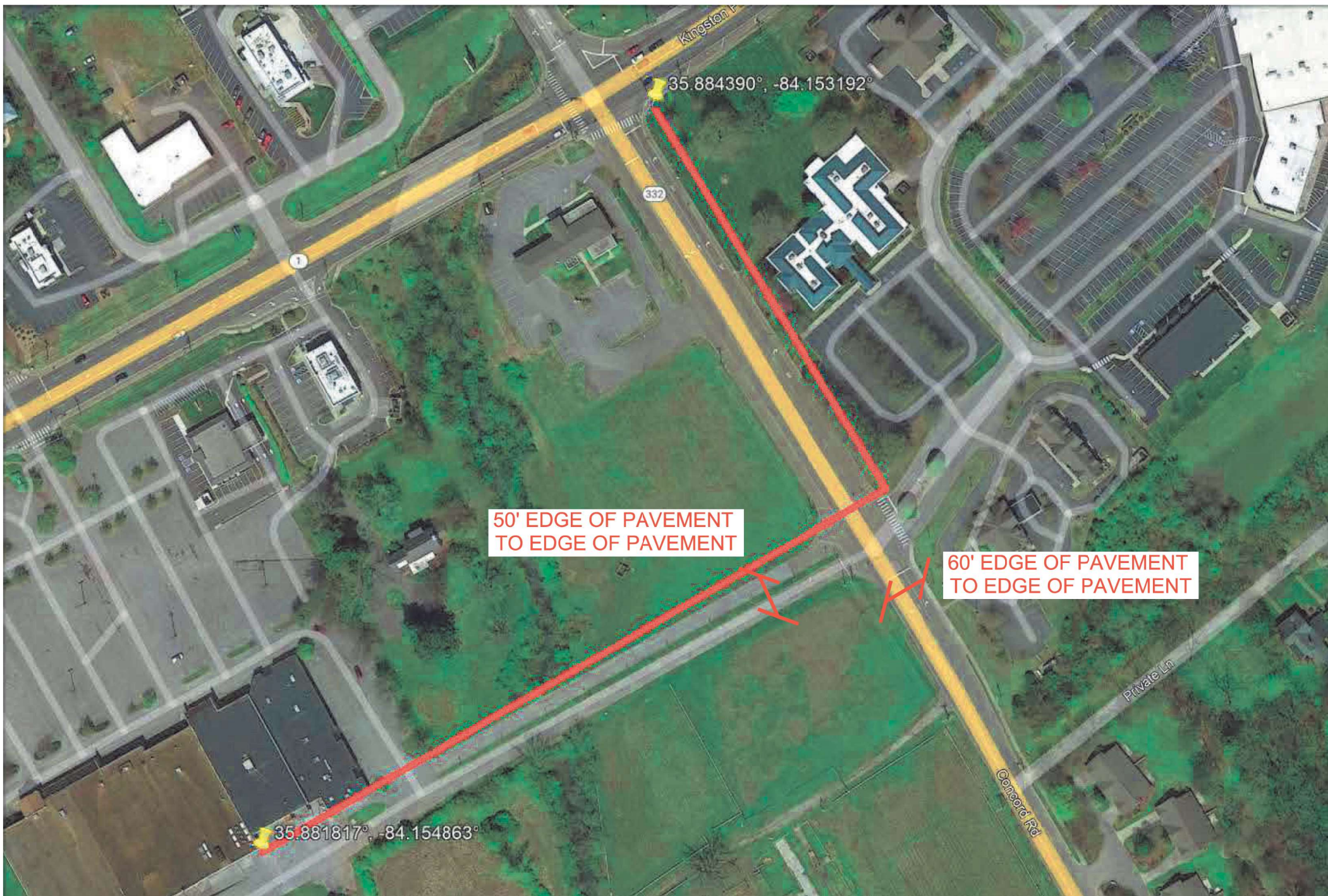


Start Permit

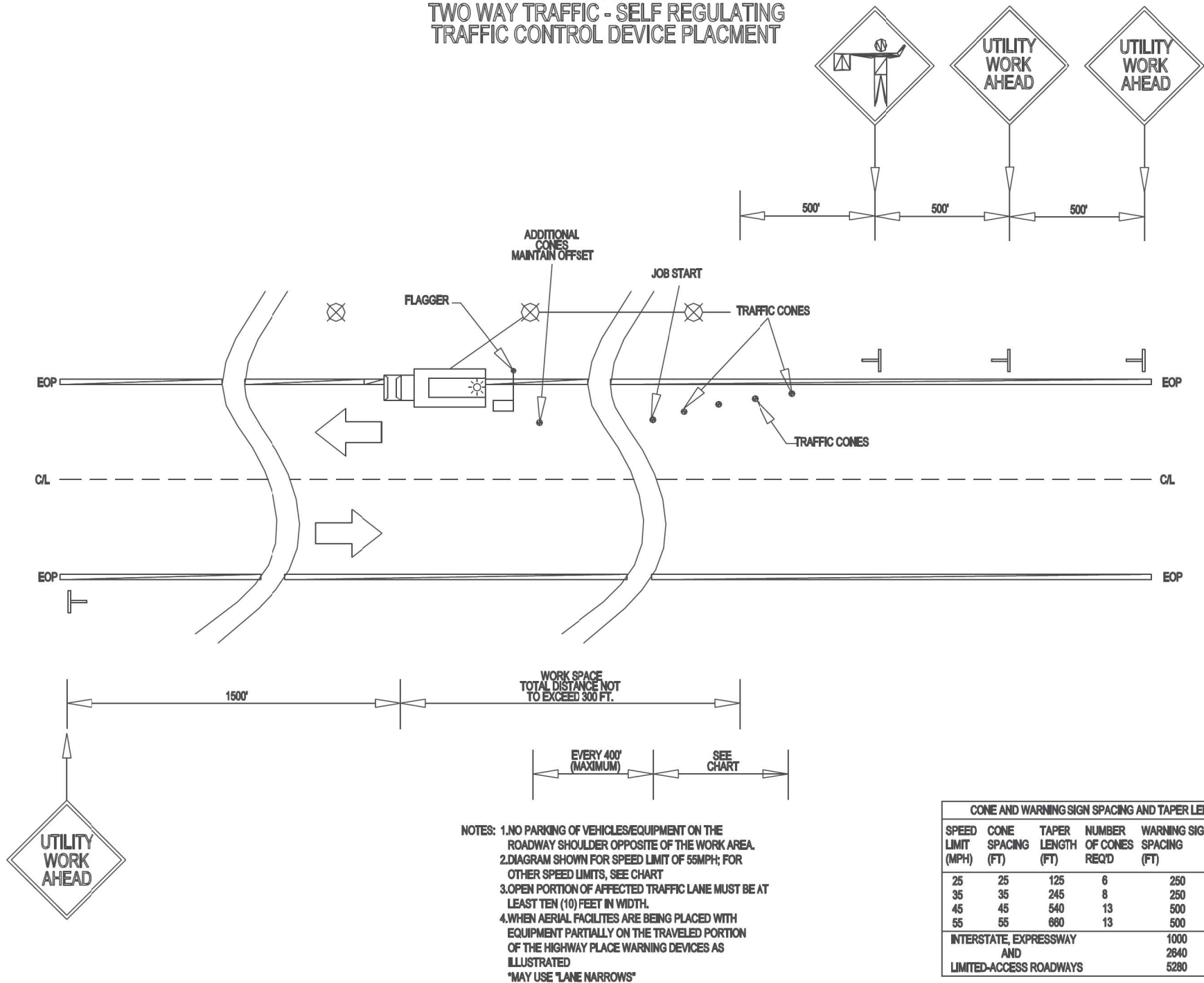
35.884390°, -84.153192°

End Permit

35.881817°, -84.154863°



MOVING OPERATION TWO WAY TRAFFIC - SELF REGULATING TRAFFIC CONTROL DEVICE PLACEMENT



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on the installation of underground fiber optic cable for Zayo along the south side of Outlet Drive from the western Town limits across the frontage of 11220 Outlet Drive with termination to the east in Knox County (Apex Advanced Technology, Applicant)

INTRODUCTION AND BACKGROUND: During discussion at the December Planning Commission meeting, a concern was raised regarding proper coordination with the owner of the former Outlet Mall building to ensure that there will be no interference with the fiber that services the Sitel call center. No one was present on behalf of the applicant and the Planning Commission didn't feel comfortable approving this plan until the above referenced coordination occurred.

As described by staff in the introduction of this item, the request involves approval for the installation of mostly underground fiber cable as outlined above. In the near term, the fiber will provide Zayo service to the building at 627 American Glass Way in Knox County.

RECOMMENDATION: The information submitted as part of the right of way permit is included in the packet. In addition to obtaining the right of way permit and coordinating work with the Town's engineering department, a letter of credit will be recommended to ensure affected areas are restored to their pre-disturbance condition. The Town's engineering staff is also recommending that all work be conducted with directional boring rather than open trench installation.

ADDRESS: 11220 OUTLET DR
PROJECT NAME: ISO-0611260 - FIBER BUILD TO 627 AMERICAN GLASS WAY
AAT TRACKING NUMBER: 14675



PROJECT:

PROJECT NUMBER:

PROJECT DATE:

COUNTY OF KNOXVILLE

11220 OUTLET DR
KNOXVILLE, TN 37932

SCOPE OF WORK:

EXISTING 288CT AERIAL FIBER WHICH RUNS FROM NORTH TO SOUTH TO ADD PROPOSED SPLICE CASE AT EXISTING LCUB POLE #104111 AND ADD NEW 144CT FIBER AND LEAVE 50FT OF BLACK LOOP FOR SPLICE CASE.

PROPOSE TRENCH FROM EXISTING LCUB POLE #104111 TO PROPOSED HH-1 THROUGH PROPOSED RISER.

FROM HERE, BORE 2-1/2" HDPE CONDUIT FROM PROPOSED HH-1 TO PROPOSED HH-4 ALONG ANE ACROSS OUTLET DR.

FROM HERE, ZAYO WILL ADD NEW SPLICE CASE IN HH-4 FOR CABLE CHANGE FROM 144CT TO 48CT. ZAYO WILL PULL NEW 48CT FIBER THROUGH PROPOSED 1-1/2" HDPE CONDUIT FROM PROPOSED HH-4 TO PROPOSED HH-5.

FROM HERE, ZAYO WILL INTERCEPT TO EXISTING 1-4" CONDUIT AND PULL NEW 48CT FIBER THROUGH EXISTING 1-4" HDPE CONDUIT AND PLACE PROPOSED FDP ON EXISTING BACK BOARD.



TITLE: FIBER OPTIC CABLE ROUTE

FROM
OUTLET DR

TO
OUTLET DR

DATE: 11/04/2022

ENGINEER: AAT

DRAWN BY: AAT

REVISIONS

DATE	DESCRIPTION	INITIAL
11/04/2022	INITIAL CONSTRUCTION PLAN	AAT

EXCEPT AS MAY BE OTHERWISE PROVIDED BY CONTRACT, THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF ZAYO AND SHALL NOT BE REPRODUCED, COPIED, OR USED FOR ANY PURPOSE WITHOUT SPECIFIC WRITTEN PERMISSION.

SCALE

HORIZONTAL: NTS

VERTICAL: NTS

SHEET NAME: COVER SHEET

SHEET: FBA SHEET 01

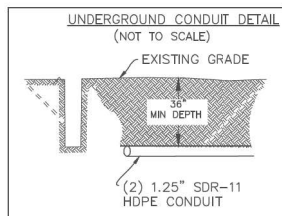


Know what's below.
Call before you dig.

--- B --- B --- BURIED FIBER
--- A --- AERIAL FIBER



SITE LOCATION



CONTACT LIST AND REQUIRED PERMITS



PROJECT:

PROJECT NUMBER:

PROJECTED TO:

COUNTY OF KNOXVILLE

PROJECT ADDR:

11220 OUTLET DR
KNOXVILLE, TN 37932

SCOPE OF WORK:

EXISTING 288CT AERIAL FIBER WHICH RUNS FROM NORTH TO SOUTH TO ADD PROPOSED SPLICE CASE AT EXISTING LCUB POLE #104111 AND ADD NEW 144CT FIBER AND LEAVE 60FT OF SLACK LOOP FOR SPLICE CASE.

PROPOSE TRENCH FROM EXISTING LCUB POLE #104111 TO PROPOSED HH-1 THROUGH PROPOSED RISER.

FROM HERE, BORE 2-1.25" HDPE CONDUIT FROM PROPOSED HH-1 TO PROPOSED HH-4 ALONG ANE ACROSS OUTLET DR.

FROM HERE, ZAYO WILL ADD NEW SPLICE CASE IN HH-4 FOR CABLE CHANGE FROM 144CT TO 48CT. ZAYO WILL PULL NEW 48CT FIBER THROUGH PROPOSED 1-1.25" HDPE CONDUIT FROM PROPOSED HH-4 TO PROPOSED HH-5.

FROM HERE, ZAYO WILL INTERCEPT TO EXISTING 1-4" CONDUIT AND PULL NEW 48CT FIBER THROUGH EXISTING 1-4" HDPE CONDUIT AND PLACE PROPOSED FDP ON EXISTING BACK BOARD.



TITLE: FIBER OPTIC CABLE ROUTE

FROM
OUTLET DR

TO
OUTLET DR

DATE: 11/04/2022

ENGINEER: AAT

DRAWN BY: AAT

REVISIONS

DATE	DESCRIPTION	INITIAL
11/04/2022	INITIAL CONSTRUCTION PLAN	AAT

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SCALE

HORIZONTAL: NTS

VERTICAL: NTS

SHEET NAME: CONTACTS

SHEET: FBA SHEET C2



Know what's below.
Call before you dig.

ZAYO CONTACTS

LEANNE M. COLE
ZAYO OSP PROJECT MANAGER
KNOXVILLE & TRI-CITIES, ZAYO GROUP
6700 BAUM DR. STE-9
KNOXVILLE, TN 37919
M: 585-447-0310
Email: leanne.cole@zayo.com

ENGINEERING CONTACT

CHRIS HALL
PROJECT ENGINEER
APEX ADVANCED TECHNOLOGY
51 CENTURY BLVD
SUITE 110
NASHVILLE, TN 37214
M: 404-604-5496
Email: chhall@Apexgrp.us

CUSTOMER/END-USER:

BOOZ ALLEN HAMILTON, INC.
627 AMERICAN GLASS WAY

PRIMARY CONTACT:

LINUS BREMBY
301-825-7853

OTHER

CITY PERMIT SEGMENTS

REQUIRED PERMITS:

CITY PERMIT-0
COUNTY PERMIT-1
TDOT PERMIT-0
RAILROAD PERMIT-0
CEMC POLES PERMIT-0
ATT POLES PERMIT-0
NES POLES PERMIT-0
MTEMC POLES PERMIT-0
RIVER/BIDGE PERMIT-0
TTC POLE PERMIT-0
LCUB PERMIT-0

RAILROADS

CSX

NERR

TENNESSEE ONE CALL
CALL BEFORE YOU DIG 811

UTILITIES

ELECTRIC:

LCUB

GAS:

PIEDMONT NATURAL GAS CO

(704) 525-3882

TELEPHONE:

COMCAST

CHARTER

WATER/SEWER

CITY GOVERNMENT:

METRO PUBLIC WORKS

RIGHT-OF-WAY SUPERVISOR

STREET MAINTENANCE DIVISION

TRANSPORTATION OPERATIONS DIVISION

COUNTY GOVERNMENT:

CITY COORDINATOR

RIGHT-OF-WAY SUPERVISOR

STREET MAINTENANCE DIVISION

TRANSPORTATION OPERATIONS DIVISION

STATE GOVERNMENT

RIGHT-OF-WAY

DISTRICT ENGINEER

TENNESSEE DEPARTMENT OF PUBLIC SAFETY

FEDERAL GOVERNMENT

POLE REF	#104111
POLE NO	P1-1
TYPE	W
OWNER	LCUB
RISER	YES
PWR-S	29.1
CLEC-F	26.2
CLEC-CO	26.2
CLEC-C	26.2
NEW-F	25.2
MCI-F	24.2
SPEC-CO	23.2
WNDST-F	22.2
ZAYO-F	21.2
MCI-F	20.2
WNDST-F	19.2
TDS	18.2

CLASS: 26A
SIZE: 80FT

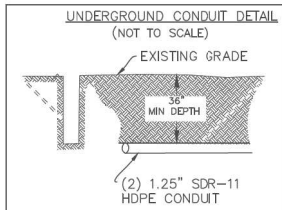
UG START GPS:
LAT: 35.904851,
LONG: -84.155188

WE WILL NEED THE AERIAL
SLACK LOOP MOVED FROM
ITS CURRENT LOCATION 5
POLES NORTH TO THE RISER
POLE.

METHOD OF CONSTRUCTION: OVERLASH /
TRENCH/ DIRECTIONAL BORE

RIGHT OF WAY WERE OBTAINED VIA
KNOX COUNTY GIS MAPS

TOTAL FOOTAGE IN THIS PROJECT IS APPROXIMATELY
UG: 1911FT
AERIAL: 5FT



ALL UTILITIES NOTED ON PLANS ARE APPROXIMATE
AND SHOULD NOT BE ASSUMED ACCURATE.
CONTRACTOR MUST CALL LOCAL ONE-CALL
SERVICE TO HAVE ALL UTILITIES MARKED PRIOR TO
UNDERGROUND CONSTRUCTION.
UNDERGROUND FIBER TO BE PLACED IN EITHER
PUBLIC WORKS STREET EASEMENT AND/OR STATE
RIGHT OF WAYS.
STATE RIGHT OF WAYS ON PRINTS WERE TAKEN
FROM MONUMENTS, OR PLANS GATHERED FROM
PLAN SALES.
METRO EASEMENTS WERE ASSUMED FROM METRO
MAPS.
NO PROFESSIONAL SURVEY WAS TAKEN OF SITES.

CONSTRUCTION NOTES



PROJECT:

PROJECT NUMBER:

PROJECT ECTY:

COUNTY OF KNOXVILLE

PROJECT ADDR:

11220 OUTLET DR
KNOXVILLE, TN 37932

SCOPE OF WORK:

EXISTING 288CT AERIAL FIBER WHICH
RUNS FROM NORTH TO SOUTH TO ADD
PROPOSED SPUR CASE AT EXISTING
LCUB POLE #104111 AND ADD NEW
144CT FIBER. AND LEAVE 50FT OF SLACK
LOOP FOR SPUR CASE.

PROPOSE TRENCH FROM EXISTING
LCUB POLE #104111 TO PROPOSED HH-1
THROUGH PROPOSED RISER.

FROM HERE, BORE 2-1.25\"/>

FROM HERE, ZAYO WILL ADD NEW
SPUR CASE IN HH-4 FOR CABLE
CHANGE FROM 144CT TO 48CT. ZAYO
WILL PULL NEW 48CT FIBER THROUGH
PROPOSED 1-1.25\"/>

FROM HERE, ZAYO WILL INTERCEPT
TO EXISTING 1-4\"/>



TITLE: FIBER OPTIC CABLE ROUTE

FROM
OUTLET DR

TO
OUTLET DR

DATE: 11/04/2022

ENGINEER: AAT

DRAWN BY: AAT

REVISIONS

DATE	DESCRIPTION	INITIAL
11/04/2022	INITIAL CONSTRUCTION PLAN	AAT

EXCEPT AS MAY BE OTHERWISE PROVIDED BY CONTRACT,
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CONFORMANCE AND SHALL NOT BE REPRODUCED, COPIED, OR
USED FOR ANY PURPOSE WITHOUT SPECIFIC WRITTEN
PERMISSION.

SCALE

HORIZONTAL: 1\"/>

VERTICAL: 1\"/>

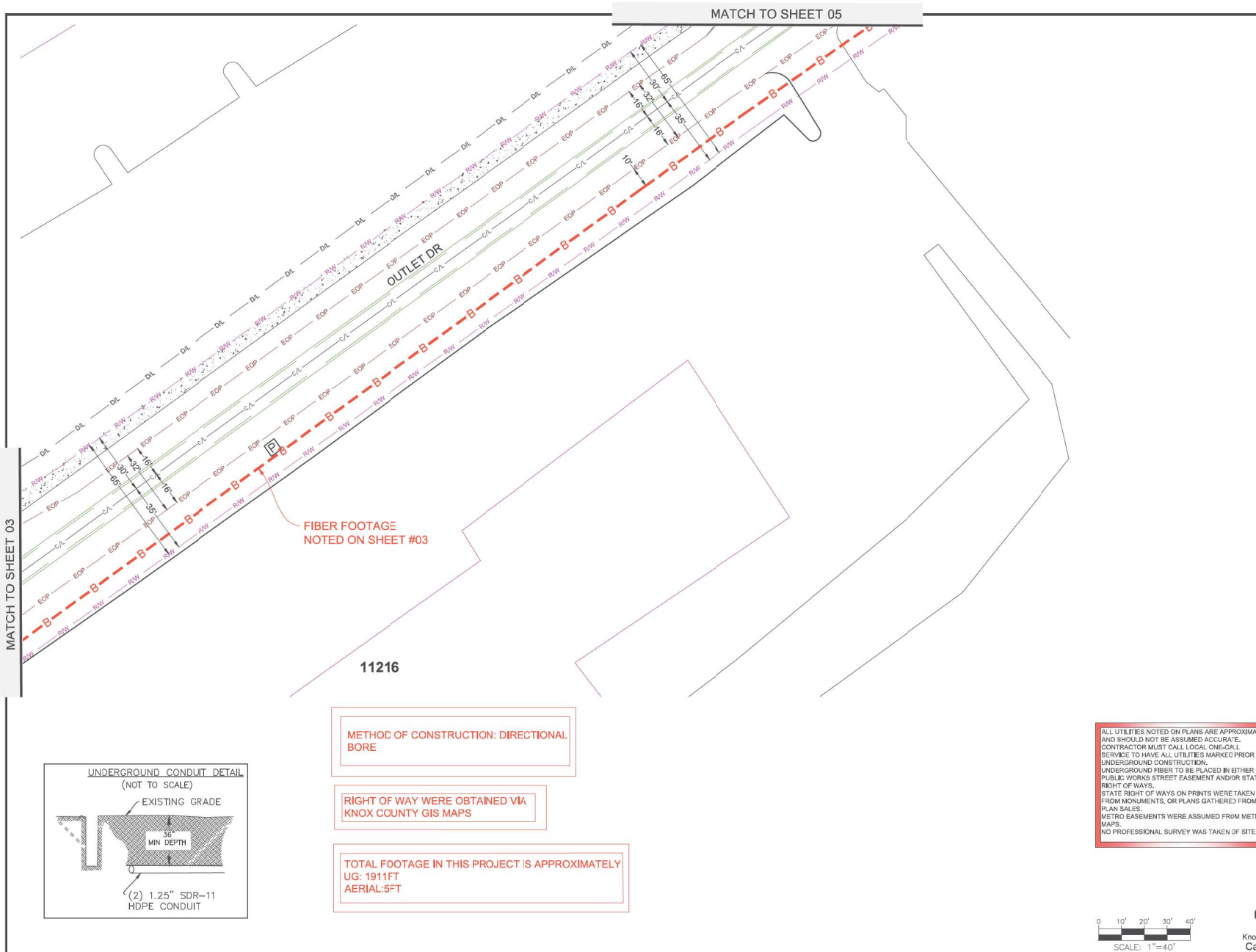
SHEET NAME: C 01

SHEET: FBA SHEET C3



MATCH TO SHEET 04

- ADD PROPOSED ZAYO SPUR CASE AT EXISTING LCUB #104111 TO ADD NEW 144CT FIBER. LEAVE 50FT OF SLACK FOR SPUR CASE.
- STRAND TYPE: 6M
STRAND LENGTH: 5'
NOTE: EXISTING STRAND FROM PROPOSED SPUR CASE TO EXISTING LCUB POLE #104111 TO PULL NEW 144CT CABLE.
- CABLE FIBERS: 144CT
CABLE OWNER: ZAYO
CABLE LENGTH: 55'
NOTE: OVERLASH PROPOSED ATTACHMENT FROM PROPOSED SPUR CASE TO EXISTING LCUB POLE #104111 TOTAL INCLUDES FIBER LENGTH OF 5FT PLUS 50FT OF SLACK LOOP.
- INSTALL NEW 2\"/>
- CONDUIT OWNER: ZAYO
CONDUIT LENGTH: 2'
CONDUIT QTY: 1
CONDUIT SIZE: 1.25\"/>
- CABLE FIBERS: 144CT
CABLE OWNER: ZAYO
CABLE LENGTH: 30'
NOTE: PULL PROPOSED 144CT FIBER THROUGH EXISTING 1-1.25\"/>
- SET NEW 24\"/>
- CONDUIT OWNER: ZAYO
CONDUIT LENGTH: 892'
CONDUIT QTY: 2
CONDUIT SIZE: 1.25\"/>
- CABLE FIBERS: 144CT
CABLE OWNER: ZAYO
CABLE LENGTH: 992'
NOTE: PULL PROPOSED 144CT FIBER THROUGH PROPOSED 2-1.25\"/>





PROJECT:

PROJECT NUMBER:

PROJECT SITE ADDRESS:

COUNTY OF KNOXVILLE

PROJECT SITE:

11220 OUTLET DR
KNOXVILLE, TN 37932

SCOPE OF WORK:

EXISTING 288CT AERIAL FIBER WHICH RUNS FROM NORTH TO SOUTH TO ADD PROPOSED SPLICE CASE AT EXISTING LCUB POLE #104111 AND ADD NEW 144CT FIBER AND LEAVE 50FT OF SLACK LOOP FOR SPLICE CASE.

PROPOSE TRENCH FROM EXISTING LCUB POLE #104111 TO PROPOSED HH-1 THROUGH PROPOSED RISER.

FROM HERE, BORE 2-1.25" HDPE CONDUIT FROM PROPOSED HH-1 TO PROPOSED HH-4 ALONG AND ACROSS OUTLET DR.

FROM HERE, ZAYO WILL ADD NEW SPLICE CASE IN HH-4 FOR CABLE CHANGE FROM 144CT TO 48CT. ZAYO WILL PULL NEW 48CT FIBER THROUGH PROPOSED 1-1.25" HDPE CONDUIT FROM PROPOSED HH-4 TO PROPOSED HH-5.

FROM HERE, ZAYO WILL INTERCEPT TO EXISTING 1-4" CONDUIT AND PULL NEW 48CT FIBER THROUGH EXISTING 1-4" HDPE CONDUIT AND PLACE PROPOSED FDP ON EXISTING BACK BOARD.

Apex Advanced Technology
51 Century Blvd.
Suite 116
Nashville, TN 372-4
CJ 615-750-2218
FJ 615-750-2217
WJ www.apexadvancedtech.com

APEX

TITLE: FIBER OPTIC CABLE ROUTE

FROM
OUTLET DR

TO
OUTLET DR

DATE: 11/04/2022

ENGINEER: AAT

DRAWN BY: AAT

REVISIONS		
DATE	DESCRIPTION	INITIAL
11/04/2022	INITIAL CONSTRUCTION PLAN	AAT

EXCEPT AS MAY BE OTHERWISE PROVIDED BY CONTRACT, THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF ZAYO BOTH BEING BUILT IN STREET CONFORMANCE AND SHALL NOT BE REPRODUCED, COPIED, OR USED FOR ANY PURPOSE WITHOUT SPECIFIC WRITTEN PERMISSION.

SCALE

HORIZONTAL: 1"=40'

VERTICAL: 1"=40'

SHEET NAME: C 02

SHEET: FBA SHEET 04



Know what's below.
Call before you dig.

MATCH TO SHEET 06

CONSTRUCTION NOTES



PROJECT:

PROJECT NUMBER:

PROJECT SITE CITY:

COUNTY OF KNOXVILLE

PROJECT ADDR:

11220 OUTLET DR
KNOXVILLE, TN 37932

SCOPE OF WORK:

EXISTING 288CT AERIAL FIBER WHICH RUNS FROM NORTH TO SOUTH TO ADD PROPOSED SPLICE CASE AT EXISTING LCUB POLE #104111 AND ADD NEW 144CT FIBER. AND LEAVE 50FT OF SLACK LOOP FOR SPLICE CASE.

PROPOSE TRENCH FROM EXISTING LCUB POLE #104111 TO PROPOSED HH-1 THROUGH PROPOSED RISER.

FROM HERE, BORE 2-1.25" HDPE CONDUIT FROM PROPOSED HH-1 TO PROPOSED HH-4 ALONG AND ACROSS OUTLET DR.

FROM HERE, ZAYO WILL ADD NEW SPLICE CASE IN HH-4. FOR CABLE CHANGE FROM 144CT TO 48CT. ZAYO WILL PULL NEW 48CT FIBER THROUGH PROPOSED 1-1.25" HDPE CONDUIT FROM PROPOSED HH-4 TO PROPOSED HH-5.

FROM HERE, ZAYO WILL INTERCEPT TO EXISTING 1-4" CONDUIT AND PULL NEW 48CT FIBER THROUGH EXISTING 1-4" HDPE CONDUIT AND PLACE PROPOSED FDP ON EXISTING BACK BOARD.



TITLE: FIBER OPTIC CABLE ROUTE

FROM
OUTLET DRTO
OUTLET DR

DATE: 11/04/2022

ENGINEER: AAT

DRAWN BY: AAT

REVISIONS

DATE	DESCRIPTION	INITIAL
11/04/2022	INITIAL CONSTRUCTION PLAN	AAT

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SCALE

HORIZONTAL: 1"=40'

VERTICAL: 1"=40'

SHEET NAME: C 03

SHEET: FBA SHEET 05

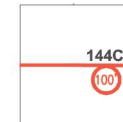


Know what's below.
Call before you dig.

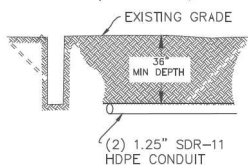
1 SET NEW 24"x24"x36" HANDHOLE. ADD GRAVEL TO THE BASE OF HANDHOLE BEFORE SETTING. ADD #6 GROUNDING LUG INSIDE HANDHOLE. HANDHOLE CANNOT BE SET ON OR NEAR ANY SIDEWALK RAMP. IF ANY SIDEWALK RAMP IS DISTURBED, CONTRACTOR MUST BRING LIKES OF SIDEWALK RAMP TO LIKE OR BETTER CONDITIONS PER A.D.A STANDARDS. CONTRACTOR TO ADD MARKER POST AND LEAVE 100FT OF SLACK LOOP.

2 CONDUIT OWNER: ZAYO
CONDUIT LENGTH: 577'
CONDUIT QTY: 2
CONDUIT SIZE: 1.25"
CONDUIT TYPE: HDPE
NOTE: BORE 2-1.25" HDPE CONDUIT FROM RPROPOSED HH-2 TO PROPOSED HH-3. PULL #12 LOCATE WIRE WITH FIBER.

2 CABLE FIBERS: 144CT
CABLE OWNER: ZAYO
CABLE LENGTH: 677'
NOTE: PULL PROPOSED 144CT FIBER THROUGH PROPOSED 2-1.25" HDPE CONDUIT FROM PROPOSED HH-2 TO PROPOSED HH-3 THROUGH PROPOSED BOREPIT. TOTAL INCLUDES FIBER LENGTH OF 577FT AND 100FT OF SLACK LOOP IN PROPOSED HH-2.

PROPOSED HH-2
DETAILDO NOT CUT CABLE
AT THIS LOCATION

08+99 PROPOSED HH-2

FIBER FOOTAGE
NOTED ON SHEET #03METHOD OF CONSTRUCTION: DIRECTIONAL
BORERIGHT OF WAY WERE OBTAINED VIA
KNOX COUNTY GIS MAPSTOTAL FOOTAGE IN THIS PROJECT IS APPROXIMATELY
UG: 1911FT
AERIAL: 5FTUNDERGROUND CONDUIT DETAIL
(NOT TO SCALE)

MATCH TO SHEET 07

CONSTRUCTION NOTES



PROJECT:

PROJECT NUMBER:

PROJECT SITE CITY:

COUNTY OF KNOXVILLE

PROJECT ADDR:

11220 OUTLET DR
KNOXVILLE, TN 37932

SCOPE OF WORK:

EXISTING 288CT AERIAL FIBER WHICH RUNS FROM NORTH TO SOUTH TO ADD PROPOSED SPLICE CASE AT EXISTING LCUB POLE #104111 AND ADD NEW 144CT FIBER AND LEAVE 50FT OF SLACK LOOP FOR SPLICE CASE.

PROPOSE TRENCH FROM EXISTING LCUB POLE #104111 TO PROPOSED HH-1 THROUGH PROPOSED RISER.

FROM HERE, BORE 2-1.25" HDPE CONDUIT FROM PROPOSED HH-1 TO PROPOSED HH-4 ALONG AND ACROSS OUTLET DR.

FROM HERE, ZAYO WILL ADD NEW SPLICE CASE IN HH-4 FOR CABLE CHANGE FROM 144CT TO 48CT. ZAYO WILL PULL NEW 48CT FIBER THROUGH PROPOSED 1-1.25" HDPE CONDUIT FROM PROPOSED HH-4 TO PROPOSED HH-5.

FROM HERE, ZAYO WILL INTERCEPT TO EXISTING 1-4" CONDUIT AND PULL NEW 48CT FIBER THROUGH EXISTING 1-4" HDPE CONDUIT AND PLACE PROPOSED FDP ON EXISTING BACK BOARD.



TITLE: FIBER OPTIC CABLE ROUTE

FROM
OUTLET DR

TO
OUTLET DR

DATE: 11/04/2022

ENGINEER: AAT

DRAWN BY: AAT

REVISIONS

DATE	DESCRIPTION	INITIAL
11/04/2022	INITIAL CONSTRUCTION PLAN	AAT

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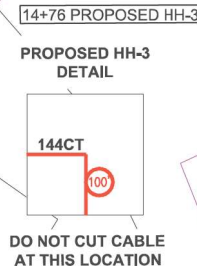
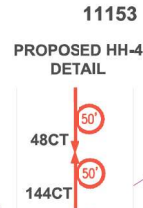
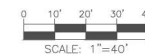
SCALE

HORIZONTAL: 1"=40'

VERTICAL: 1"=40'

SHEET NAME: C 04

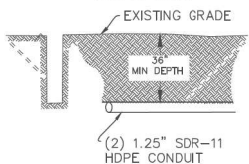
SHEET: FBA SHEET 06



FIBER FOOTAGE NOTED ON SHEET #05

MATCH TO SHEET 05

UNDERGROUND CONDUIT DETAIL (NOT TO SCALE)



RIGHT OF WAY WERE OBTAINED VIA KNOX COUNTY GIS MAPS

TOTAL FOOTAGE IN THIS PROJECT IS APPROXIMATELY
UG: 1911FT
AERIAL: 5FT

METHOD OF CONSTRUCTION: DIRECTIONAL BORE

ALL UTILITIES NOTED ON PLANS ARE APPROXIMATE AND SHOULD NOT BE ASSUMED ACCURATE. CONTRACTOR MUST CALL LOCAL ONE-CALL SERVICE TO HAVE ALL UTILITIES MARKED PRIOR TO UNDERGROUND CONSTRUCTION. UNDERGROUND FIBER TO BE PLACED IN EITHER PUBLIC WORKS STREET EASEMENT AND/OR STATE RIGHT OF WAYS. STATE RIGHT OF WAYS ON PRINTS WERE TAKEN FROM MONUMENTS, OR PLANS GATHERED FROM PLAN SALES. METRO EASEMENTS WERE ASSUMED FROM METRO MAPS. NO PROFESSIONAL SURVEY WAS TAKEN OF SITES.

UG END GPS:
LAT:35.908482,
LONG:-84.152083

19+16 BUILDING POINT OF ENTRY

BUILDING POINT OF ENTRY

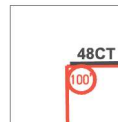
EXISTING 4" CONDUIT

FIBER FOOTAGE
NOTED ON SHEET #06

UTILITY EASEMENT

MATCH TO SHEET 06

PROPOSED HH-5 DETAIL



**DO NOT CUT CABLE
AT THIS LOCATION**

METHOD OF CONSTRUCTION: DIRECTIONAL BORE/ PULL FIBER.

RIGHT OF WAY WERE OBTAINED VIA
KNOX COUNTY GIS MAPS

TOTAL FOOTAGE IN THIS PROJECT IS APPROXIMATELY
UG: 1911FT
AERIAL:5FT



PROJECT:

PROJECT ID NUMBER:

FRAMING: ESTEY

COUNTY OF KNOXVILLE

00-000-0000

11220 OUTLET DR
KNOXVILLE, TN 37932

SCOPE OF WORK:

EXISTING 288CT AERIAL FIBER WHICH RUNS FROM NORTH TO SOUTH. TO ADD PROPOSED SPLICE CASE AT EXISTING LCUB POLE #104111, AND ADD NEW 144CT FIBER AND LEAVE 50FT OF SLACK LOOP FOR SPLICE CASE.

PROPOSE TRENCH FROM EXISTING
LCUB POLE #104111 TO PROPOSED HH-1
THROUGH PROPOSED RISER.

FROM HERE, BORE 2-1.25" HDPE
CONDUIT FROM PROPOSED HH-1 TO
PROPOSED HH-4 ALONG ANC ACROSS
OUTLET DR.

FROM HERE, ZAYO WILL ADD NEW
SPlice CASE IN HH-4 FOR CABLE
CHANGE FROM 144CT TO 48CT. ZAYO
WILL PULL NEW 48CT FIBER THROUGH
PROPOSED 1-1.25" HDPE CONDUIT FROM
PROPOSED HH-4 TO PROPOSED HH-5.

FROM HERE, ZAYO WILL Y-INTERCEPT TO EXISTING 1-4" CONDUIT AND PULL NEW 48CT FIBER THROUGH EXISTING 1-4" HDPE CONDUIT AND PLACE PROPOSED FDP ON EXISTING BACK BOARD.

 Apex Advanced Technology
51 Century Blvd,
Suite 110,
Nashville, TN 37214
OJ 615-750-2216
FJ 615-750-2217
WJ www.apexadvancedtech.com

TITLE: FIBER OPTIC CABLE
ROUTE

FROM
OUTLET DR

TO
OUTLET DR

DATE: 11/04/2022

ENGINEER: AAT

DRAWN BY: AAT

REVISIONS

DATE	DESCRIPTION	INITIAL
11/04/2022	INITIAL CONSTRUCTION PLAN	AAT

EXCEPT AS MAY BE OTHERWISE PROVIDED BY CONTRACT, THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF ZAYO BOTH BEING ISSUED IN STRICT CONFIDENCE AND SHALL NOT BE REPRODUCED, COPIED, OR USED FOR ANY PURPOSE WITHOUT SPECIFIC WRITTEN PERMISSION.

SCALE

HORIZONTAL: 1"=40'

VERTICAL: 1"=40'

SHEET NAME: C 05

SHEET: FBA SHEET C7



Know what's below.
Call before you dig.



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on the installation of underground fiber optic cable for TDS Telecom along the south side of Outlet Drive from the western Town limits across the frontage of 11220 Outlet Drive with termination to the east in Knox County (TDS Telecom, Applicant)

INTRODUCTION AND BACKGROUND: This fiber installation project is mostly within the same general location as the fiber being installed under agenda item #5. The affected portion of the Town is the same and is along the frontage of the Cotton Eyed Joe's. The applicant has been notified to coordinate work with the owner of the former Outlet Mall building and with the applicant associated with agenda item #5. TDS fiber is currently only available on the north side of Outlet Drive in the portion of the Town where this fiber extension is proposed.

RECOMMENDATION: The information submitted as part of the right of way permit is included in the packet. In addition to obtaining the right of way permit and coordinating work with the Town's engineering department, a letter of credit will be recommended to ensure affected areas are restored to their pre-disturbance condition. The Town's engineering staff is also recommending that all work be conducted with directional boring rather than open trench installation.

AccessPoint

-  Cabinet
-  Handhole
-  Manhole
-  Pedestal
-  Telecom Closet
-  New Fiber Ped

FiberSplitter

-  FiberSplitter

FiberSpliceEnclosure

-  MST
-  Opti-Tap
-  SpliceCase
-  Other

SlackLoop

-  SlackLoop

Pole

-  Pole

Legend

PoleSupport

-  Anchor
-  PushBrace

FDH

-  FDH

EquipmentSite

-  Coax Node
-  Core Site
-  DSA

-  Hub Site

CopperCable

-  Drop
-  Distribution/Feeder
-  Distribution/Feeder
-  Distribution/Feeder
-  Distribution/Feeder
-  Other

FiberCable

-  Fiber Cable

-  MST

-  Fiber Drop Cable

-  Leased

-  New Fiber Cable

Conduit

-  Conduit

Strand

-  Strand

Map Legend

TC-210178065

Exchange:Concord

Tel.Co.-Concord Telephone
Exchange, Inc.

9/15/2022

N



Scates
Communications,LLC





Overview Map

TC-210178065

Exchange:Concord

Tel.Co.-Concord Telephone
Exchange, Inc.

9/15/2022

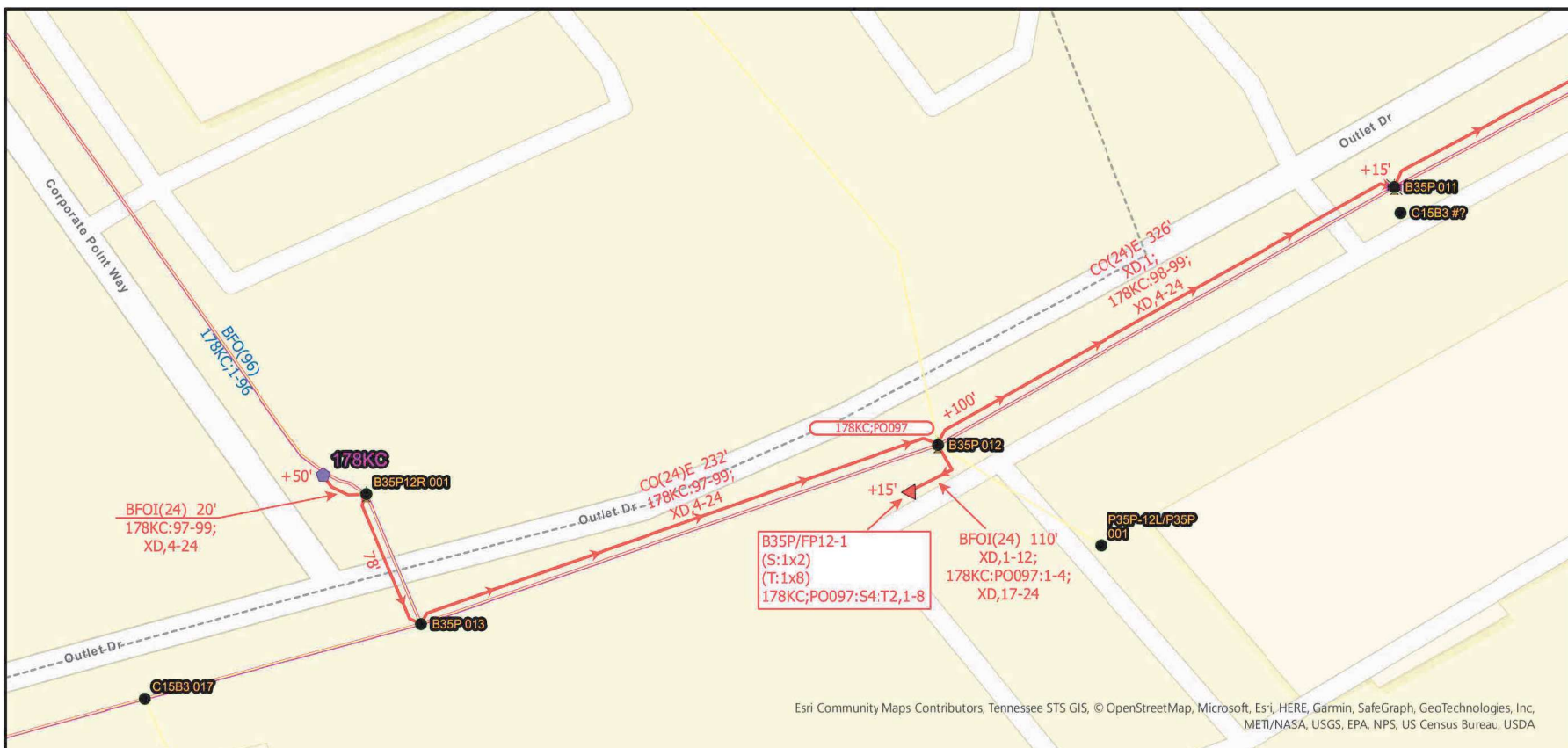
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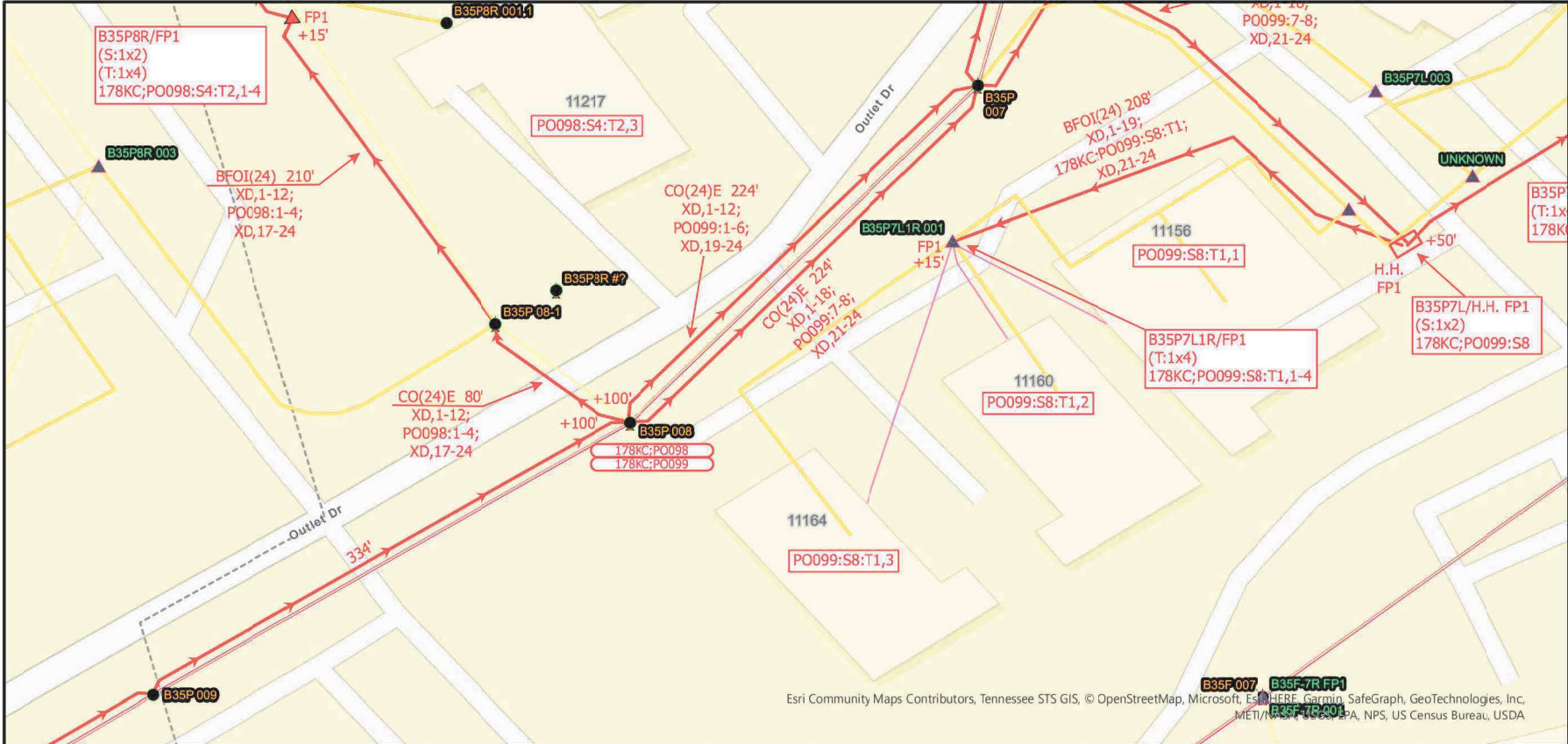
Scates
Communications,LLC



Esri Community Maps Contributor, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



Route/Pole/Ped	BD04(OFDC)	BFCV(1)(1.25")/PP	BFOI(24)	BH-2	BM60(1.25")	BM72	BM82	BM-Splitter(1X2)	BM-Splitter(1X4)	BM-Splitter(1X8)	BM-Tray	HBFO(24)	HBFO(OFDC-B8G)(1X4)	HBFO(OFDC-B8G)(1X8)	HO-1(1-48)	CO(24)E	HAFO(24)	HAFO(OFDC-B8G)(1X4)	PM18	WBD	WBH	WDuct	WHBFO	TDR02	TDR16	TDR17			
FDH/178KC															3						1		1						
B35P12R 001		20	100				1																						
B35P 013																78													
B35P 012							1		1						5	232	1		1										
B35P/FP12-1	1	16	110					1						1	1														
B35P 011																326													
TOTAL	1	36	210	0	0	0	2	1	1	0	0	0	0	1	9	636	1	0	1	0	1	0	1	0	0	0	0	0	0



Page 3 of 10

TC-210178065

Exchange:Concord

Tel.Co.-Concord Telephone Exchange, Inc.

9/15/2022

N

Scates Communications,LLC

Spatial Reference Name: GCS WGS 1984
GCS: GCS WGS 1984
Datum: WGS 1984
Map Units: Degree

Route/Pole/Ped	BD04(OFDC)	BFCV(1)(1.25")pP	BFOI(24)	BH-2	BM60(1.25")	BM72	BM82	BM-Splitter(1X2)	BM-Splitter(1X4)	BM-Splitter(1X8)	BM-Tray	HBFO(24)	HBFO(OFDC-B8G)(1X4)	HBFO(OFDC-B8G)(1X8)	HO-1(1-48)	CO(24)E	HAFO(24)	HAFO(OFDC-B8G)(1X4)	PM18	WBD	WBH	WDuct	WHBFO	TDR02	TDR16	TDR17			
B35P 008									1	1	1				14	334	1		1										
B35P 008-1							1									180								1	1	1			
B35P 007							1									648								1	1	1			
B35P8R/FP1	1	80	210					1					1		3							40		1	1	1			
TOTAL	1	80	210	0	0	0	2	1	1	1	1	0	1	0	17	1162	1	0	1	0	0	40	0	3	3	3	0	0	0



Page 4 of 10

TC-210178065

Exchange:Concord

Tel.Co.-Concord Telephone Exchange, Inc.

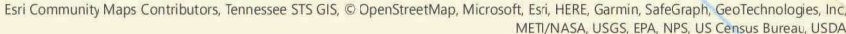
9/15/2022

N

Scates Communications,LLC

Spatial Reference
 Name: GCS WGS 1984
 GCS: GCS WGS 1984
 Datum: WGS 1984
 Map Units: Degree

Route/Pole/Ped	BD04(OFDC)	BFCV(1)(1.25")pP	BFO(24)	BH-2	BM60(1.25")	BM72	BM82	BM-Splitter(1X2)	BM-Splitter(1X4)	BM-Splitter(1X8)	BM-Tray	HBFO(24)	HBFO(OFDC-B8G)(1X4)	HBFO(OFDC-B8G)(1X8)	HO-1(1-48)	CO(24)E	HAFO(24)	HAFO(OFDC-B8G)(1X4)	PM18	WBD	WBH	WDuct	WHBFO	TDR02	TDR16	TDR17				
B35P8R/FP2	1	60	322											1	1					1		40		1	1	1				
TOTAL	1	60	322	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1	0	40	0	1	1	1	0	0	0

[illegible]

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

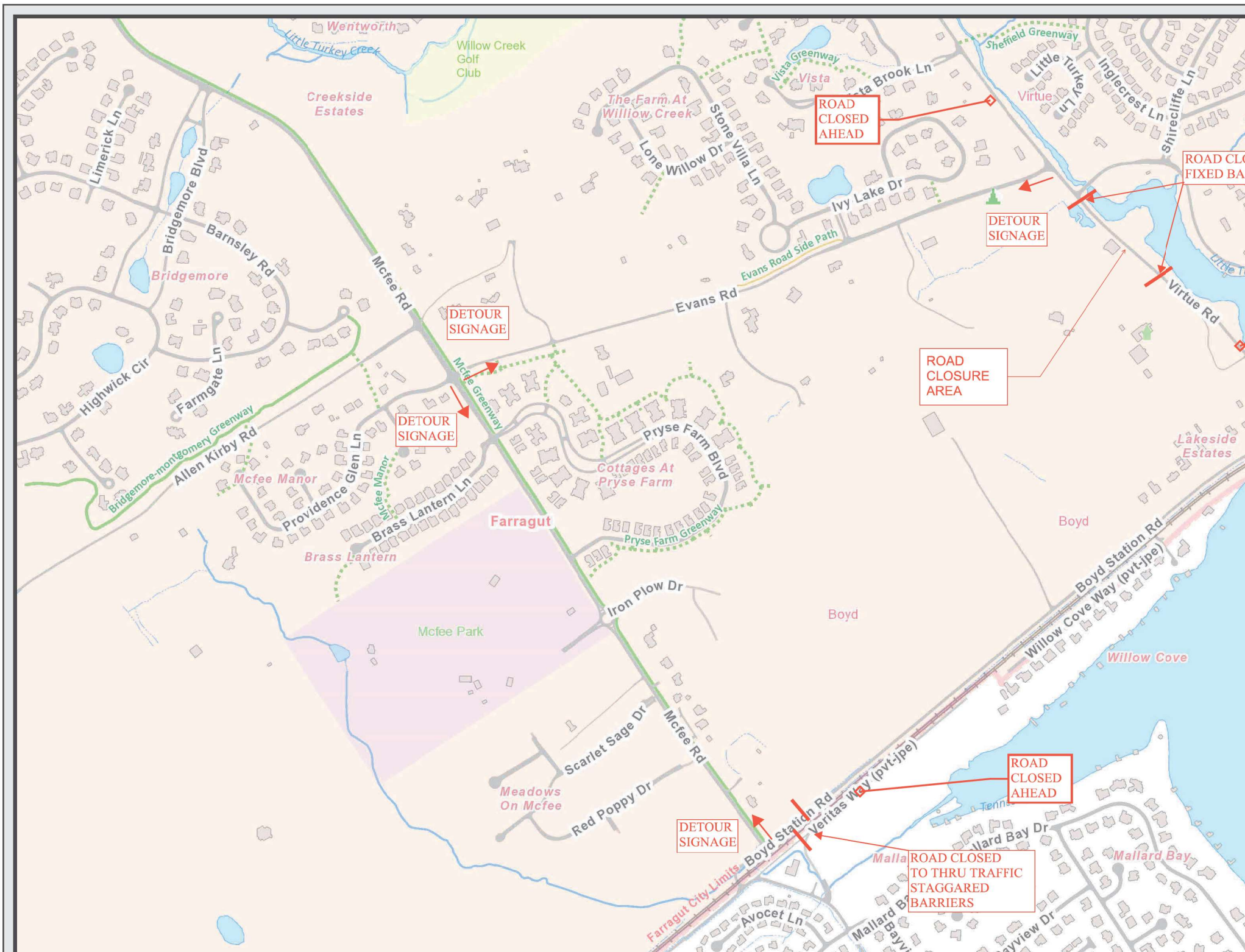
PREPARED BY: Mark Shipley, Community Development Director

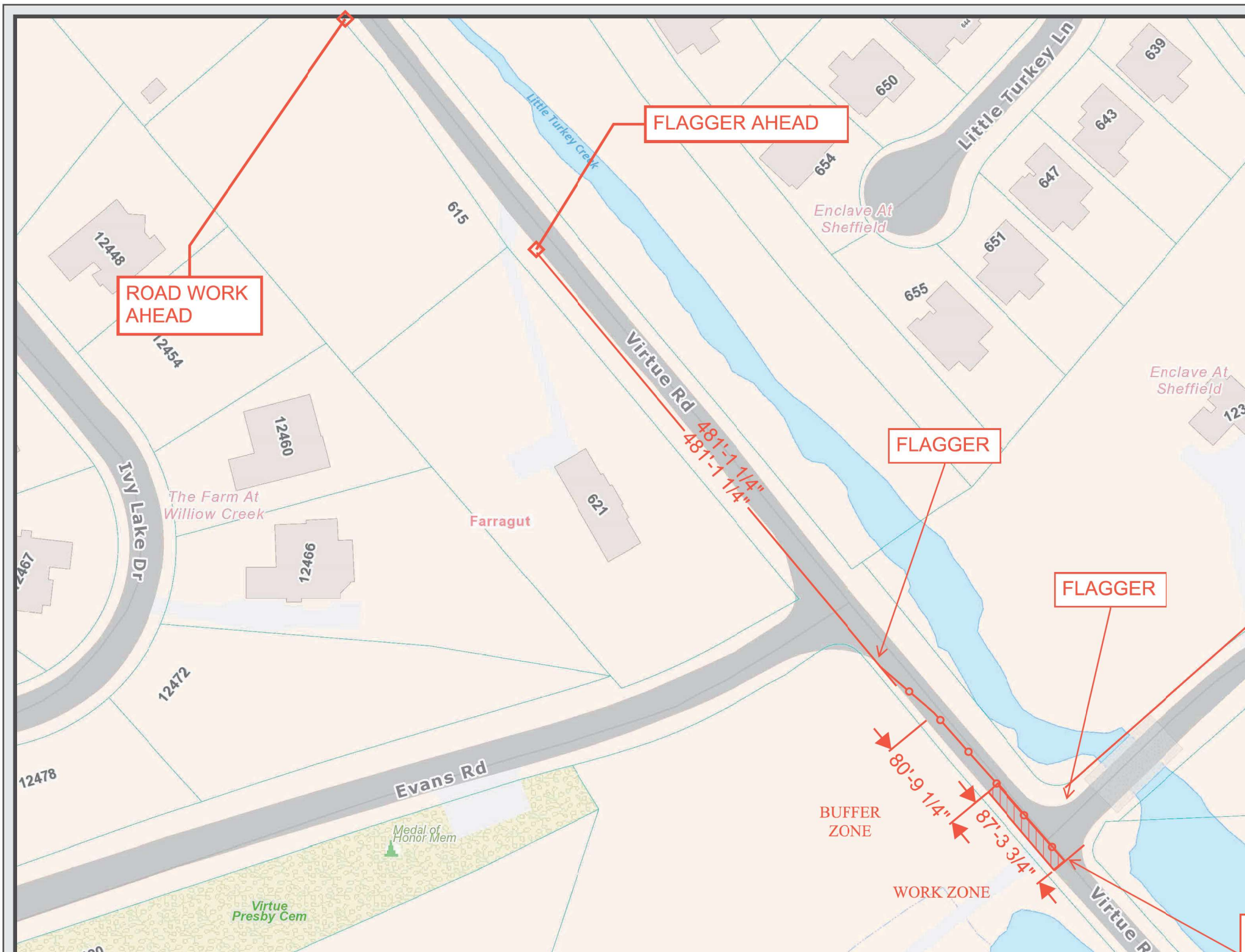
SUBJECT: Discussion and public hearing on the installation of 8-inch HDPE sanitary sewer force main in the center of the southbound lane of Virtue Road from Virtue Cumberland Presbyterian Church to the intersection of Turkey Creek Road to service current and future developments in the southwest quadrant of the Town (Russell Rackley, Applicant)

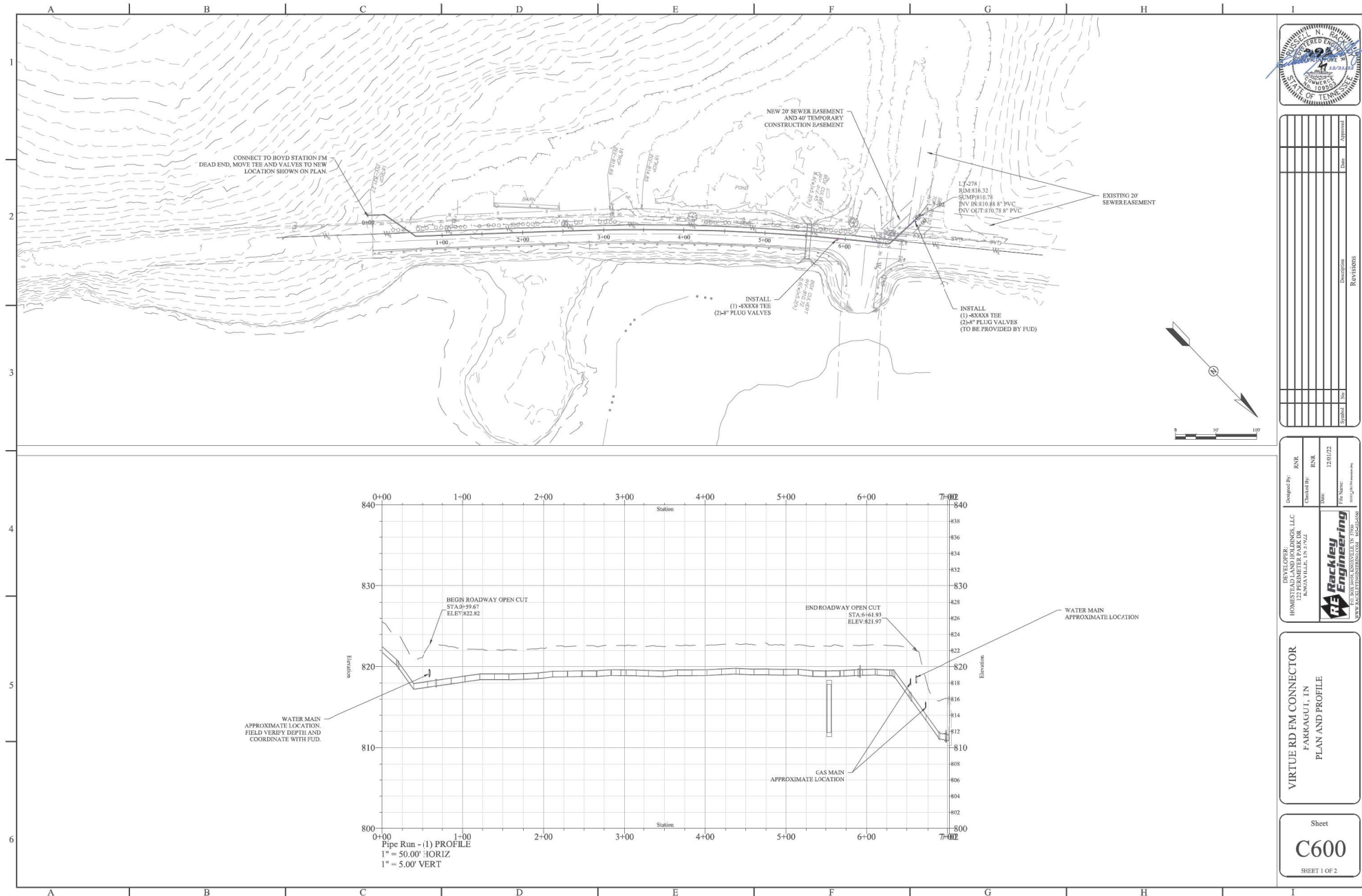
INTRODUCTION AND BACKGROUND: As described above, this utility project will involve the installation of 8-inch HDPE sanitary sewer force main in the center of the southbound lane of Virtue Road from Virtue Cumberland Presbyterian Church to the intersection of Turkey Creek Road to service current and future developments in the southwest quadrant of the Town. The line ties into the sanitary sewer system that was approved with the Grove at Boyd Station preliminary plat set.

Originally, to lessen impacts to Virtue Road, attempts were made to bore under the lake to Turkey Creek Road but those were unsuccessful. This would have reduced the line distance to be installed under Virtue Road to roughly 200 feet. The new design will include a line distance of 608 feet that will be installed as described above. Unfortunately, due to the presence of a depression and box culvert on the Williams property and rock that is not conducive to directional boring, this work will involve an open cut of this section of Virtue Road which will necessitate a temporary closure of the affected portion of the road.

The traffic control plan is included in the packet along with the design plans. All work will be coordinated with the Town's engineering staff and First Utility District.



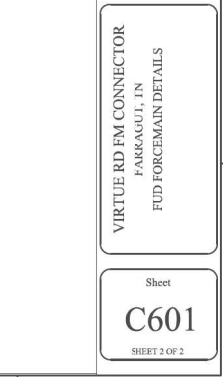
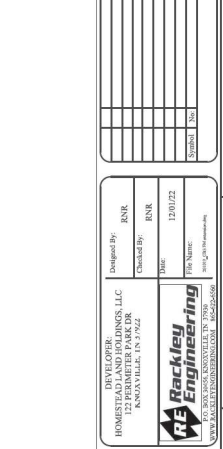
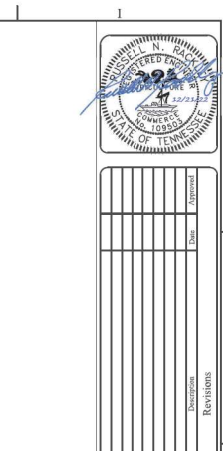




Revisions	By	Date

DESIGNED BY: RNR
 CHECKED BY: RNR
 DATE: 12/01/22
 PROJECT: VIRTUE RD FM CONNECTOR
 LOCATION: 122 PERIMETER PARK DR, KENDALLVILLE, IN 47032
 DRAWN BY: RNR
 SCALE: AS SHOWN
 PROJECT NO: 2022-001

VIRTUE RD FM CONNECTOR
 PAKAGU, IN
 PLAN AND PROFILE



MEETING DATE: January 19, 2023

AGENDA ITEM #8

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a concept plan for the Virtue View Farm Subdivision, Parcels 33.03 and 33.04, Tax Map 152 033.03 and 152 033.04, 44.09 Acres, 13 Lots, Zoned R-1 (Steve Williams, Applicant)

This item has been requested for postponement by the applicant.

MEETING DATE: January 19, 2023

AGENDA ITEM #9

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan to remove selected retaining walls, regrade the common area, relocate the trash compactor and accessible parking on the west side of Building 2, and add a fenced dog park area for Phase I of the Kingston Pike Village, 13120 Royal Palm Way Update (SITE Inc., Applicant)

This item has been requested for postponement by the applicant.

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Bart Hose, Assistant Community Development Director

SUBJECT: Discussion and public hearing on updates and amendments to the Farragut Sign Ordinance
(Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: This agenda item involves proposed amendments to the Town's Sign Ordinance. The Planning Commission discussed these proposed amendments in a workshop session at its November 17, 2022, meeting. The existing ordinance was adopted in the spring of 2020 after considerable work with the input of a steering committee. The project involved rewriting the Town's regulations in a more legally defensible content neutral form, while also making a number of other changes and updates to the requirements. The existing ordinance has now been in place for over two and a half years, and the Town staff has been working with the Visual Resources Review Board (VRRB) to identify additional amendments to improve enforcement, clarify sections where needed, and provide for additional signage options where appropriate. The VRRB reviewed and recommended the proposed amendments at its October 2022 meeting. Some of the more significant changes include the following.

- The reintroduction of General Occupant Signs as a permitted type of sign. This sign type includes small wall plaques and similar informational signs located around the entrances to buildings.
- Changes to the provisions for Peripheral Accessory Signs to allow for a second such sign along driveway entrances. Business owners often looked to utilize these accessory signs for entrance & exit signs and the current limitation of one per access street proved impractical for this use.
- Providing for General Occupant Signs and the updated standards for Peripheral Accessory Signs at residential subdivision club houses and similar HOA controlled recreation facilities.
- The addition of requirements for non-residential construction site signs.

Many of these amendments affect multiple sections of the ordinance and had to be coordinated throughout the code.

RECOMMENDATION: Included in the packet is Resolution PC-23-01 which recommends approval of Ordinance 23-01, an ordinance to amend the Town's existing Sign Ordinance in its entirety. Also included is a copy of Ordinance 23-01 with the proposed amendments shown in blue type of easier review and reference.

RESOLUTION PC-23-01

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO CHAPTER 109-SIGNS, OF THE CODE OF ORDINANCES OF THE TOWN OF FARRAGUT, TO REPLACE THE EXISTING SIGN ORDINANCE WITH A NEW SIGN ORDINANCE

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 and/or the Farragut Board of Mayor and Aldermen has adopted various regulatory measures to more fully implement said general plan; and

WHEREAS, a public hearing was held on this request on January 19, 2023;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of Ordinance 23-01, an ordinance amending Chapter 109 - Signs, of the Code of Ordinances of the Town of Farragut.

ADOPTED this 19th day of January 2023.

Rita Holladay, Chairman

Scott Russ, Secretary

ORDINANCE:	23-01
PREPARED BY:	Hose
REQUESTED BY:	Staff, Town of Farragut
CERTIFIED BY FMPC:	January 19, 2023
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE TOWN OF FARRAGUT TENNESSEE, PURSUANT TO AUTHORITY GRANTED BY SECTION 6-2-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 109 – SIGNS, TO REPLACE THE EXISTING SIGN ORDINANCE IN ITS ENTIRETY WITH A NEW ORDINANCE

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 109 - Signs, of the Code of Ordinances of the Town of Farragut, to replace the existing Sign Ordinance with a new Sign Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that Chapter 109 – Signs, of the Code of Ordinances of the Town of Farragut, is hereby amended as follows:

SECTION 1.

The existing Code of Ordinances of the Town of Farragut, Chapter 109 – Signs, is amended by deleting it in its entirety and substituting in lieu thereof the following:

Chapter 109 – Signs.

Section 109-1. Authority.

This chapter shall be known as the "Sign Ordinance of the Town of Farragut, Tennessee." This chapter is adopted under the authority granted by T.C.A. § 6-2-201.

Section 109-2. Purpose, Intent, and General Scope.

(a) The purpose and intent of this chapter is the following:

- (1) Regulate the number, location, size, type, illumination, and other physical characteristics of signs within the Town in order to promote the public health, safety, and welfare.
 - (2) Maintain, enhance, and improve the aesthetic environment of the Town by preventing visual clutter.
 - (3) Improve the visual appearance of the Town while providing for effective means of communication, consistent with constitutional guarantees.
 - (4) Avoid signage that is a threat to safety due to its placement and other physical characteristics.
 - (5) Ensure the safe construction and maintenance of signs, and
 - (6) Support businesses in the Town by providing for fair and consistent sign allocations and enforcement of the sign regulations set forth herein.
- (b) This ordinance is not intended to regulate the message on any sign, any building design, any display not defined as a sign, or any sign which cannot be viewed from outside a building.

Section 109-3. Provisions declared to be minimum requirements.

The provisions of this chapter are considered to be minimum requirements. Wherever there is a discrepancy between the minimum standards noted in this chapter and those contained in any other lawfully adopted regulation or ordinance of the town, the strictest standard shall apply.

Section 109-4. Severability.

If any section, subsection, sentence, clause, or phrase of this chapter is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 109-5. Substitution.

Signs containing noncommercial speech are permitted anywhere that advertising or business signs are permitted, subject to the same regulations applicable to such signs.

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.

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.

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 109.7. Administration.

- (a) *Sign administrator to enforce chapter.* The Town administrator or his/her designee shall act as the sign administrator and shall enforce and carry out all provisions of this chapter. In the event there is a question concerning the general intent or meaning of any provision of this chapter, the sign administrator shall have the authority to make such administrative decisions and interpretations. Administrative interpretation shall in no way be construed as permitting or granting an exception to the provisions of this chapter. When the definition of a sign or an issue concerning architectural compatibility, illumination, or some unique physical characteristics of a sign are questioned by the sign administrator,

the sign administrator may consult with the Visual Resources Review Board about such question.

(b) *Application and permit process.* Unless otherwise provided by this chapter, permits are required for all types of signs. It shall be unlawful for any person, agency, firm, or corporation to erect, structurally repair (other than normal maintenance), replace, alter, relocate, change the panels of, change the establishment being advertised on a sign, as defined in this chapter, without first obtaining a permit to do so from the Town.

- (1) *General application requirements and fees.* Applicants shall submit a completed sign application and the required fee to the Town prior to commencing any work on installation of a new or replacement sign. The required fee is per the schedule approved by the Town Board of Mayor and Aldermen. Per the approved fee schedule, an additional penalty fee shall be paid if work is commenced prior to receiving a permit from the Town. Government or government sponsored entities are waived from the fee requirement. Applications shall be made in conformance with the requirements of this ordinance, and any other applicable regulations or standards of the Town. This includes, but is not limited to, specific zoning districts and/or the Farragut Architectural Design Standards.
- (2) *Application required for each sign.* A separate application must be completed and submitted for each new or replacement sign.
- (3) *Wall mounted sign application reviews.* Wall sign applications shall be reviewed by the sign administrator for conformance with the requirements. The sign administrator shall approve or deny the application within 15 working days of submittal. When architectural compatibility, illumination, or some unique physical characteristics of a sign are questioned by the sign administrator, the sign administrator may consult with the Visual Resources Review Board about such matter.
- (4) *Wall mounted sign application submittal requirements.* All wall sign applications shall include the following:
 - a. A dimensioned schematic drawing of the building showing the proposed sign location.
 - b. A photograph of the businesses located on either side which demonstrates the color, material, and illumination of these adjacent signs.
 - c. The width of the building wall or lease space upon which the sign is to be mounted.
 - d. A dimensioned colored drawing (or simulated photograph) of the sign showing the copy on the sign face
 - e. An indication of how the sign is to be mounted and illuminated, and

- f. Information that may be requested by the sign administrator to help verify compliance with the Architectural Design Standards or any provision of this ordinance
- (5) *Ground-mounted sign application reviews.* Ground-mounted sign applications shall be reviewed by the Visual Resources Review Board for conformance with the requirements of this chapter and any overlapping regulations, including the Architectural Design Standards, as amended, prior to the issuance of a sign permit.
- (6) *Ground-mounted sign submittal deadlines.* Ground-mounted sign applications shall be submitted in accordance with the deadlines established by the Town for the meeting at which the ground mounted sign is to be considered by the Visual Resources Review Board.
- (7) *Ground-mounted sign coordination with site and landscape plans.* As part of a site plan and landscape plan review process with the Planning Commission and Visual Resources Review Board, applicants for new developments or redevelopments shall take into account anticipated locations for ground mounted signs. These should be shown on both the site and landscape plans in order to help lessen conflicts with landscaping, utilities, and other site development components.
- (8) *Ground-mounted sign application submittal requirements.* All ground-mounted sign applications shall be accompanied by complete sets of plans which include the following:
 - a. A dimensioned site plan of the parcel showing the proposed sign location in relation to property lines and platted easements.
 - b. A proposed landscaping plan for the area around the sign base.
 - c. A detail of the sign lighting, including lighting placement, type, and lumens.
 - d. A detail of the materials and colors used for the sign structure.
 - e. A dimensioned colored drawing of the sign showing the copy on the sign face, height and length of the sign face and sign structure, overall height of the sign, and size of the address numbers required at the top of the sign.
 - f. Information that may be requested by the sign administrator to help verify compliance with the Architectural Design Standards or any provision of this ordinance.
 - g. The sign administrator may waive one or more of these application plan requirements for simple individual tenant panel sign installations on existing sign structures.

- h. An acknowledgment that a preconstruction site location survey and/or an as-built survey may be required by the sign administrator to verify compliance with applicable provisions associated with ground-mounted signs.
- (9) *Expiration of sign permits.* A sign permit shall become null and void if installation of the sign has not been initiated within 180 days of issuance. If work authorized by such permit is suspended or abandoned for 180 days any time after the work has been initiated, the sign permit shall be void and a new permit shall be first obtained to resume work. After a permit expires, a partially completed sign structure must be removed within 30 days if no new permit is issued.
- (10) *Changes to an approved sign permit.* A new permit may be required, as determined by the sign administrator, where changes have been made to an approved sign that would alter the physical characteristics of the sign.
- (11) *Temporary parcel sign application reviews.* Temporary parcel signs provided for in Section 109-12 (c)(2) and 109-12 (d)(2) and that are restricted to a total of 40 calendar days per year shall be permitted through a Town of Farragut Temporary Sign Permit Application. The application shall cover a ten-day period and an applicant is permitted to apply for four applications per calendar year. Each application shall be reviewed and approved by the sign administrator and shall include the following:
 - a. Verification that the entity has a valid Certificate of Occupancy.
 - b. An indication of the dates when the sign will be installed and removed.
 - c. A dimensioned drawing showing the height and length of the sign face and the overall height of the sign.
 - d. A verification that the material used is a minimum of ten millimeters (.39 inches) in thickness and will be supported by metal t-posts.
 - e. A verification that the sign will be set back at least 20 feet from the back of the public street curb or edge of street where curbing is not provided.
 - f. An acknowledgment that banners, pennants, streamers, and similar flexible or wind activated signs shall not be used.
- (c) *Text amendment process.* Amendments to the text of this chapter shall first be reviewed by the Visual Resources Review Board and the Town Municipal Planning Commission with recommendations regarding the proposed change forwarded to the Town Board of Mayor and Aldermen.

Section 109-8. Enforcement.

- (a) *Sign enforcement process.* Noncompliance with this chapter shall be deemed a violation. When the sign administrator finds violations of the provisions of this chapter; including but not limited to the installation of a sign without a permit, or a sign that does not conform with an approved permit and plan; the administrator shall document such findings and take the appropriate action to correct said violations. A citation to municipal court may be issued to the owner, agent, or employee for violations of this chapter.
- (b) *Separate offense.* Each day a violation continues shall be considered a separate offense. The owner or tenant of any building, sign, premises, or sign thereon, and any architect, builder, contractor, agent, or other person who commits, or participates in, assists in, or maintains any violation hereunder may be found responsible for a separate offense. Nothing herein contained shall prevent the town from taking such lawful action as is necessary to prevent or remedy any violation of this article.

Section 109-9. Appeals.

- (a) The Town Board of Zoning Appeals shall have the following responsibilities:
- (1) *Interpretations/General Appeals.* To hear and decide appeals where it is alleged by the appellant that there is an error in any order, requirement, permit, decision, or refusal made by the sign administrator and/or the Visual Resources Review Board in the carrying out or enforcement of any provision of this chapter, and
 - (2) *Variances.* To authorize, upon an appeal relating to said property, a variance from such strict application so as to relieve such difficulties or hardship. Variances shall not be granted to allow a larger sign or a sign which is otherwise not permitted in this chapter. Variances shall be granted only whereby special physical characteristics of the lot, parcel, or tract exist, that the strict application of the provisions of this chapter would deprive the applicant of an otherwise permitted sign.
- (b) Appeals procedure.
- (1) *Denial required.* After a written denial of a sign permit from the sign administrator, a party may make an application for an interpretation or a variance.
 - (2) *General application requirements and fees.* The application shall be submitted to the Town in accordance with the deadlines established by the Town for the meeting at which the application is to be considered by the Board of Zoning Appeals. The required fee associated with the application is

per the schedule approved by the Town Board of Mayor and Aldermen. The Board of Zoning Appeals shall consider and decide all appeals within 30 days of first hearing the appeal, and

- (3) *Minutes.* The minutes of the Board of Zoning Appeals shall fully set forth such circumstances or conditions warranting the granting of a variance.

Section 109-10. Legal nonconforming signs.

- (a) *Definition.* Existing signs which were legally in existence prior to the adoption of the ordinance from which this chapter is derived which do not conform to the specific provisions of this article are declared legal nonconforming signs.
- (b) *Continuance.* Any legal nonconforming sign may be continued in operation and maintenance after the effective date of the ordinance from which this chapter is derived, provided:
 - (1) The sign is not relocated or replaced.
 - (2) The structure or size of the sign is not altered in any way except toward compliance with this chapter.
 - (3) No new or additional signs are added to the premises, and
 - (4) Other than changing the text of changeable copy signs or normal maintenance, no other existing permanent signs are changed or replaced on the premises.
- (c) *Maintenance/damage/deterioration.* A legal nonconforming sign is subject to all requirements of this chapter regarding safety, maintenance, and repair. However, if the sign suffers more than 50 percent damage or deterioration, as based on a certified appraisal, it must be brought into conformance with this chapter or removed.

Section 109-11. General restrictions.

- (a) All signs erected, replaced, reconstructed, expanded, or relocated on any property within the Town shall conform with the provisions of this section.
 - (1) *Signs not requiring permits.* The following types of signs are exempted from permit requirements but must be in conformance with all other requirements of this chapter:
 - a. Signs authorized in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), as amended.
 - b. Signs placed by or on behalf of a governmental entity.

- c. Street or address identification numbers/letters as stipulated in the adopted building and/or fire code.
 - d. Permanent parcel signs.
 - e. Political or campaign signs, as provided for in TCA, Title 2, Chapter 7, Section 143. Tennessee Freedom of Speech Act.
 - f. Temporary signs of any kind, unless a permitting process is specifically required in association with specific events, programs, or community objectives promoted by the Town of Farragut.
 - g. Flags, and
 - h. Window signs.
 - i. General occupancy signs.
- (2) *Prohibited signs.* The following types of signs are prohibited within the Town:
- a. Abandoned or dilapidated signs, which shall be removed by the property owner or responsible entity.
 - b. Any sign placed on public property or right-of-way without the written consent of the public authority having jurisdiction over the property.
 - c. Any sign which bears or contains statements, or words of an obscene, pornographic, or immoral character, as defined by the United States Supreme Court.
 - d. Any signs with flashing, chasing, pulsating, twinkling, dancing, scintillating, and/or oscillating lights, color changing lights, or any other rotating, revolving, or otherwise moving part or the appearance of moving parts or motion. This includes individuals holding signs not otherwise provided for in accordance with the United States Constitution.
 - e. Electronic and digital changeable copy (message board) signs, TVs, monitors, and similar devices.
 - f. Off-premises signs, unless required by and in accordance with the MUTCD or placed by or authorized on behalf of or by a governmental entity.
 - g. Off-premises outdoor advertising (billboards).
 - h. Banners, feather flags, pennants, ribbons, festoons, buntings, streamers, spinners, balloons, or other types of lighter-than-air or wind-activated signs and attention getting devices.
 - i. Advertisement displays hung internal in an automobile service bay where such display is visible from a street or a public access easement.
 - j. Bollard covers, tire stack covers, and similar signs.

- k. Portable signs that do not comply with the location, size, or use restrictions of this chapter.
 - l. Search lights.
 - m. Signs attached to, suspended from, or painted on any vehicle or similar mobile structure which is regularly parked or situated on any street, parking lot, or private property when one of the purposes of so locating such vehicle or similar mobile structure is to display, demonstrate, advertise, or attract the attention of the public.
 - n. Signs imitating or resembling official traffic or government signs or signals.
 - o. Roof signs, or signs extending beyond the main roof line, provided that signs may be mounted on an architectural feature extending beyond the roof line if such feature is fully enclosed and considered an integral part of the occupied space, such as an atrium or high ceiling.
 - p. Snipe signs, and
 - q. All other signs not specifically permitted or that are not a lawful nonconforming sign.
- (3) *Criteria in determining sign area.*
- a. Ground Mounted and Other Non-Wall Mounted Signs.
 - (1) The sign area for all ground mounted (and other non-wall mounted) signs shall include and encompass the entire sign face, framing, trim, and associated moldings. The area shall not include the supporting sign structure.
 - (2) For a sign with two parallel faces, only the area of a single face shall be considered. If the faces of a sign are not parallel, then the total sign area shall be the sum of the areas of the individual, non-parallel faces.
 - (3) Where a ground mounted sign is mounted on a larger ornamental wall structure, such as on a subdivision entrance wall feature, its area shall be measured in the same fashion as a wall mounted sign (see part b. below).
 - b. Wall Mounted Signs.
 - i. For cabinet type/style signs, the sign area shall include the external perimeter of the entire cabinet measured to include all sign elements, including any internal spaces where such sign includes cut-out areas.
 - ii. For signs that include channel letters and/or other individual elements (letters, logos, etc.) mounted on raceways or directly on a wall, the sign area shall be measured by drawing an imaginary

single, regular geometric shape of a rectangle, circle, or equilateral triangle around and encompassing all sign elements. The text and other graphics (sign elements) do not have to be physically, visually, or topically related, or physically connected to be included in the measured area.

- iii. For window signs, the sign area shall be calculated separately for each window sign and, for each sign, shall include all background, framing, or other supporting material that forms the physical extent of the sign.
- (4) *Criteria in determining sign height for ground-mounted signs.* Unless provided for otherwise in this chapter, the sign height shall be measured by the vertical dimension from the ground level at the base of the sign, including the supporting structure, to the topmost point of the sign and/or its associated framing/support, exclusive of the additional 18 inches permitted to accommodate address numbers. Unless otherwise specified in this chapter, if the ground level at the base of the sign is lower than the adjacent street grade, the height shall be computed from the adjacent street grade, excluding elevated bridges or interchanges.
 - (5) *Criteria in determining setback for ground-mounted and pole signs.* The setback shall be measured from the farthest most protrusion of the sign to the nearest point of a property line. All signs shall be located outside of the visibility triangle. For the purposes of this article, the interstate highway right-of-way shall be considered a side or rear lot line. Where the exact location of a property line is unknown and a survey is not reasonably available, the sign administrator may, at their discretion, allow the line locations to be approximated by the owner/applicant from best available information, including but not limited to previous permits and KGIS maps, supplemented by field evaluation. In the case of a front property line, however, the approximated location of the property line must be located at least one half the required road right-of-way width from the centerline of the road unless more definitive information is available. The required right-of-way width shall be based on the Town's Major Road Plan and the adopted Subdivision Regulations. Where an owner/applicant requests and is permitted to use approximated property line locations in the place of a surveyed line, they shall bear full responsibility for any location errors.
 - (6) *Construction specifications.* All signs shall be installed in compliance with all building, construction, and fire codes adopted by the Town. All electrical service to ground-mounted and pole signs shall be under ground and installed in accordance with all applicable electrical codes. Any lighting of signs shall be installed to prevent any glare upon adjoining properties or rights-of-way.

(7) *Sign maintenance and removal.*

- a. All signs shall be properly maintained. Exposed surfaces shall be clean and painted if paint is required. Defective parts shall be replaced. The sign administrator shall have the right to order the repair or removal of any sign which is defective, damaged, or substantially deteriorated.
- b. When any sign is removed, all structural components shall be removed with the sign and such removal shall be in compliance with all building and fire codes adopted by the Town. All structural components of ground-mounted and pole signs shall be removed to ground level. The structural components of all other signs, including painted wall signs, shall be removed back to the original building configuration. All visual remains of the sign shall be removed.

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.

(a) *Signs permitted in all zoning districts.* The following signs are permitted in all zoning districts subject to compliance with all applicable provisions of this chapter or other applicable Town regulations, standards, or requirements:

- (1) Flags.
- (2) Signs authorized in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), as amended.
- (3) Political or campaign signs, as provided for in TCA, Title 2, Chapter 7, Section 143. Tennessee Freedom of Speech Act.
- (4) Signs placed by or on behalf of a governmental entity.
- (5) Street or address identification numbers/letters as stipulated in the adopted building and/or fire code.
- (6) Temporary parcel sign, and
- (7) Temporary signs specifically authorized by the Town to promote specific events, programs, or community objectives.

(b) *Signs permitted on land for residential uses.* The following signs are permitted on land used for residential purposes. Recreational facilities developed as part of a residential development shall also follow these regulations:

- (1) *Permanent ground mounted subdivision sign.* Once a preliminary plat or a site plan has been approved in relation to a subdivision and the construction of the applicable entrance road has progressed to a point of finished grade

and installation of base stone, a permanent ground mounted subdivision sign shall be permitted as follows:

- a. *Sign area.* A subdivision is permitted a total of 40 square feet per single-family or multi-family development entrance, with either one ground-mounted sign not to exceed 40 square feet or two ground mounted signs not to exceed 20 square feet each.
 - b. *Sign placement.* Such signs and the structures/walls on which they are affixed shall be out of any platted drainage or utility easements and shall be set back a minimum of ten feet from any front property line(s) and five feet from any side or rear property line. Such signs and the structures/walls on which they are affixed shall be located on either a platted open space lot or within a platted sign easement. Any signs or structures proposed within the public right of way as part of a streetscape plan submittal, shall be recommended for approval by the Planning Commission and Visual Resources Review Board before being presented to the Board of Mayor and Aldermen for approval.
 - c. *Sign height.* Permanent freestanding subdivision signs, excluding the supporting structure, shall not exceed six feet in height.
 - d. *Sign illumination.* If such sign or its supporting structures are to be illuminated, external illumination shall be used and such illumination shall be directed only onto the sign face. Each individual light fixture shall not exceed 850 lumens per fixture and shall be shielded so that no glare is created, and
 - e. *Sign 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.
- (2) *Temporary freestanding subdivision entrance sign.* One hard surface (minimum of one inch in thickness) non-illuminated temporary sign is permitted per public street entrance into a new subdivision development, provided the following criteria are met:
- a. The sign shall not exceed 32 square feet.
 - b. The sign shall not exceed ten feet in overall height.
 - c. The sign shall be set back a minimum of 20 feet from the back of street curb.
 - d. The sign shall not be erected until a preliminary plat or site plan has been approved, and

- e. The sign shall be removed within 15 days of the installation of the permanent freestanding subdivision sign.
- (3) *Temporary freestanding subdivision sign.* One hard surface (minimum of one inch in thickness) non-illuminated temporary sign is permitted per new subdivision development provided the following criteria are met:
 - a. The sign shall not exceed 32 square feet.
 - b. The sign shall not exceed ten feet in overall height.
 - c. The sign shall be set back a minimum of 20 feet from the back of street curb.
 - d. The sign shall not be erected until a preliminary plat or site plan has been approved, and
 - e. The sign shall be removed when at least 75% of the units/lots within the development, as based on the approved preliminary plat, have received Certificates of Occupancy.
- (4) *Permanent parcel sign.* Each individual house lot shall be permitted one non-illuminated permanent wall mounted sign not to exceed two square feet.
- (5) *Temporary parcel sign.* Each individual house lot shall be permitted one temporary parcel sign not to exceed six square feet in area and six feet in overall height. This may include a sign where the owner consents and the property is being offered for sale or lease. A temporary parcel sign 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
- (6) *Flag.* Each single-family house lot with an occupied dwelling unit shall be permitted one freestanding flagpole not to exceed 25 feet in height with up to two flags not to exceed 15 square feet each being permitted on such pole. The flagpole shall meet the setbacks that apply to the principal building (the dwelling unit).

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

- (7) *Subdivision exit sign.* One non-illuminated ground-mounted sign not to exceed six square feet in size and four feet in height shall be permitted per single-family or multi-family development entrance. Such sign shall be placed at the rear of the permanent subdivision sign so that it is only visible to vehicles exiting the development.

Where a single-family or multi-family development does not have a permanent subdivision sign at its egress point or because of the setback or

angle of the permanent subdivision sign is such that the message area would not be readable; one non-illuminated single-faced freestanding homeowner association notification sign shall be permitted per egress point. Such freestanding sign shall be set back a minimum of five feet from all property lines, shall be rear facing and only readable from vehicles or pedestrians exiting the development, and shall be located on property which is part of the subdivision, and which is zoned the same as the subdivision.

Where such sign is proposed on property which is not owned by the homeowners' association, an appropriate easement shall be recorded as a condition for approval of the sign. Such signs shall be landscaped per this chapter and the sign face shall be oriented so that it is only visible to vehicles exiting the development. The back of the sign face shall be constructed of material which is non-reflective, and the sign shall be generally compatible with other entrance features in the immediate area.

- (8) *Recreational and similar subdivision facilities signs.* The following signs shall be permitted for Homeowners Association (*HOA*) owned and controlled recreational buildings and similar facilities.
- a. *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.
 - b. *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:
 - i. Such sign(s) shall not exceed two square feet in sign area and 30 inches in overall height.
 - ii. 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.
 - iii. Such sign(s) shall not create visibility obstructions; and
 - iv. Such sign(s) shall have mounting pole(s) or structure(s), including any base, that are architecturally compatible with the building it is associated with.

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.

(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 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:
- 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
 - 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:
- Such sign shall be placed within 10 feet of the building.
 - Such sign shall not obstruct pedestrian facilities.
 - Such sign shall not interfere with or cause the removal of landscaping.
 - Such sign shall not exceed six square feet in sign area and four feet in overall height.
 - Such sign shall only be readable by pedestrians at the building frontage of the development.
 - Such sign shall be removed during non-business hours, and
 - 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:
- 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.
 - Such sign shall not exceed 400 square feet.
 - 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.
 - Such sign shall have a maximum of two sides provided both sides cannot be seen simultaneously from any point, and
 - 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.

(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 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.
 - (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.
- (e) *Wall signs in the Office District, Three Stories (O-1-3) and Office District, Five Stories (O-1-5); shared entrance building.*
 - (1) A building with multiple uses that all share the public exterior entrances into the building and that has more than 225 feet of building wall facing a public

street shall be permitted four wall signs. Each sign shall be roughly proportional in size and general appearance. Such signs may be calculated separately provided the cumulative total square footage of all four signs shall not exceed one square foot of sign area for each linear foot of building wall which faces a public street. The cumulative square footage of all four wall signs shall not exceed 350 square feet. Such wall signs shall be limited to two on the side of a building which fronts upon a public street and shall be a minimum of 50 feet apart. Building elevations that do not face a public street shall be limited to one wall sign per elevation and shall be centered on said elevation, and

- (2) All such wall signs shall be architecturally compatible with the principal structure and shall be consistent in terms of style, color, and illumination with the other signs in the complex. All wall signage shall be limited to two colors on all building elevations.
 - (3) General *Occupant sign(s)*. General occupant sign(s) shall be permitted provided they are located on the doorway or the adjoining wall of the 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.
- (f) *Signs permitted on land for banks and other lending institutions*. In addition to the applicable regulations above, the following additional signs are permitted on land used for banks and other lending institutions:
- (1) *Automatic teller machines*. One sign which shall not exceed two square feet in sign area, and which is posted at the machine. One sign, which shall not exceed two square feet in sign area, and which is posted above the drive-thru lane on the overhead canopy, and
 - (2) *Drive-thru teller lanes*. One sign which shall not exceed two square feet in sign area, and which is posted at the service window. One sign which shall not exceed two square feet in sign area per drive-thru lane, and which is posted above the lane on the overhead canopy.
- (g) *Signs permitted on land for theaters*. In addition to the applicable regulations above, the following additional signs are permitted on land used for theaters:
- (1) *Marquee sign*. A marquee sign shall be limited to the side of the theater building with the principal public entrance. Such sign shall not exceed one square foot of sign area for each linear foot of building wall on which the sign is to be mounted, not to exceed 350 square feet, and

- (2) *Poster case signs.* One poster case sign is permitted per movie screen or stage, which shall each not exceed 16 square feet in sign area, including frames. Illumination shall be in such a manner as to light the poster for readability only. Poster case signs shall be used in lieu of any temporary window signs. Such signs shall be mounted on the building wall with the principal public entrance.
- (h) *Signs permitted on land for other businesses with drive-thru windows.* In addition to the applicable regulations above, the following additional signs are permitted on land used for other businesses with drive-thru windows:
- (1) *Wall signs.* One sign per drive-thru lane which shall not exceed two square feet in sign area, and which shall be posted at the ordering point. One sign per drive-thru lane which shall not to exceed two square feet in sign area, and which shall be posted at the pick-up point, and
 - (2) *Canopy signs.* One sign per drive-thru lane which shall not exceed two square feet in sign area, and which shall be posted above the lane on the overhead canopy.
- (i) *Signs permitted on land for restaurants with drive-thru windows.* In addition to the applicable regulations above, the following additional signs are permitted on land used for restaurants with drive-thru windows:
- Menu board signs (outside of the Mixed-Use Town Center land use area):
- (1) *Generally.* One sign per drive-thru lane which shall not exceed 30 square feet in sign area and six feet in overall height, and
 - (2) *Order box signs.* One sign per drive-thru lane which shall not exceed one square foot in sign area and 30 inches in overall height.
- (j) *Signs permitted for gasoline stations/convenience stores.* For the purposes of this chapter, gasoline service stations/convenience stores shall be considered single-use non-residential and such sign regulations shall apply. If such establishments also have a restaurant with a drive-thru window, such drive-thru window sign regulations shall apply. In addition to these signs, the following additional signs are permitted:
- (1) *Canopy signs.* Two signs which shall each not exceed nine square feet in sign area, and which shall be posted on two different sides of the canopy over the gas pumps.
 - (2) *Gas pump signs.* Any number of signs calculated separately, and which shall not exceed a cumulative sign area of eight square feet per side of each gas pump island. Only one sign permit shall be required for all the gas pump islands on the site.

- (3) *Car wash signs.* In addition to the wall signs permitted elsewhere in this chapter, one additional wall sign shall be permitted on the wall of the vehicle entrance at a car wash. Such wall sign shall be permitted one square foot of sign area for each linear foot of building wall on which the sign is to be mounted, and
 - (4) *Car wash order box signs.* One sign per car wash entrance which shall not exceed one square foot in sign area and 30 inches in overall height.
- (k) *Signs permitted on land for large medical campuses on tracts of land ten acres or larger.* For the purposes of this chapter, large medical campuses shall be considered multiple use/multiple building complexes. In addition to the applicable regulations provided for in association with multiple use/multiple building complexes, the following additional signs are permitted on land used for large medical campuses located on tracts of land larger than ten acres:
- (1) *Parking lot directory signs.* Parking lot directory signs shall be located at key decision-making locations within the parking lot in relation to building entrances. The physical layout of the campus shall determine the total number of signs needed. Such signs are not intended to be legible from adjacent streets and shall meet the following criteria:
 - a. Such signs shall be set back a minimum of 35 feet from side and rear property lines, 60 feet from front property lines, and five feet from the edge of driveway pavement.
 - b. The entire sign structure shall not exceed 30 square feet, the sign area of such signs shall not exceed 12 square feet, and the sign shall not exceed six feet in overall height.
 - c. At a single key decision making location within the parking lot, if one parking lot directory sign is not large enough to accommodate the essential directional information, two such signs may be placed side by side.
 - d. The letters and numbers on the signs shall not exceed five inches in height with each tenant/occupant listing to be limited to the same color, size, and shape, and
 - e. Such signs shall be architecturally compatible with the principal building.
 - (2) *Wall signs.* With the exception of individual medical offices, each separate principal medical use within a building shall be allowed one wall sign. Such wall signs shall be limited to the side of a building which fronts upon a public street or faces upon a customer parking area. The permitted sign area shall be as provided for in this chapter.

Due to its unique safety related characteristics, an emergency room shall be allowed one wall sign for each building wall approach to the emergency room

portion of the building. The permitted sign area shall be as provided for in this chapter.

(l) *Signs permitted on non-residential construction sites.* For the purposes of this subsection, multi-family (apartment) complexes shall also be considered commercial (non-residential) construction sites. In addition to the applicable regulations above, the following additional signs are permitted on non-residential construction sites.

- (1) *Temporary freestanding construction site sign.* One hard surface (minimum of one inch in thickness) non-illuminated temporary sign is permitted per public street frontage, provided the following criteria are met:
 - a. The sign shall not exceed 32 square feet,
 - b. The sign shall not exceed ten feet in overall height,
 - c. The sign shall be set back a minimum of 20 feet from the back of street curb and shall not create any site distance or hazard along any street,
 - d. The sign shall not be erected until site plan has been approved and at least a grading permit has been issued, and
 - e. The sign shall be removed within 10 days of Certificate of Occupancy or Temporary Certificate of Occupancy being issued.

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 _____, 2023, with approval recommended by the Farragut Municipal Planning Commission (FMPC).

Rita Holladay, Chairman FMPC

Scott Russ, Secretary FMPC

Proposed amendments are in blue text.

ORDINANCE:	23-01
PREPARED BY:	Hose
REQUESTED BY:	Staff, Town of Farragut
CERTIFIED BY FMPC:	January 19, 2023
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE TOWN OF FARRAGUT TENNESSEE, PURSUANT TO AUTHORITY GRANTED BY SECTION 6-2-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 109 – SIGNS, TO REPLACE THE EXISTING SIGN ORDINANCE IN ITS ENTIRETY WITH A NEW ORDINANCE

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 109 - Signs, of the Code of Ordinances of the Town of Farragut, to replace the existing Sign Ordinance with a new Sign Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that Chapter 109 – Signs, of the Code of Ordinances of the Town of Farragut, is hereby amended as follows:

SECTION 1.

The existing Code of Ordinances of the Town of Farragut, Chapter 109 – Signs, is amended by deleting it in its entirety and substituting in lieu thereof the following:

Chapter 109 – Signs.

Section 109-1. Authority.

This chapter shall be known as the "Sign Ordinance of the Town of Farragut, Tennessee." This chapter is adopted under the authority granted by T.C.A. § 6-2-201.

Section 109-2. Purpose, Intent, and General Scope.

(a) The purpose and intent of this chapter is the following:

- (1) Regulate the number, location, size, type, illumination, and other physical characteristics of signs within the Town in order to promote the public health, safety, and welfare.
 - (2) Maintain, enhance, and improve the aesthetic environment of the Town by preventing visual clutter.
 - (3) Improve the visual appearance of the Town while providing for effective means of communication, consistent with constitutional guarantees.
 - (4) Avoid signage that is a threat to safety due to its placement and other physical characteristics.
 - (5) Ensure the safe construction and maintenance of signs, and
 - (6) Support businesses in the Town by providing for fair and consistent sign allocations and enforcement of the sign regulations set forth herein.
- (b) This ordinance is not intended to regulate the message on any sign, any building design, any display not defined as a sign, or any sign which cannot be viewed from outside a building.

Section 109-3. Provisions declared to be minimum requirements.

The provisions of this chapter are considered to be minimum requirements. Wherever there is a discrepancy between the minimum standards noted in this chapter and those contained in any other lawfully adopted regulation or ordinance of the town, the strictest standard shall apply.

Section 109-4. Severability.

If any section, subsection, sentence, clause, or phrase of this chapter is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 109-5. Substitution.

Signs containing noncommercial speech are permitted anywhere that advertising or business signs are permitted, subject to the same regulations applicable to such signs.

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.

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.

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 109.7. Administration.

- (a) *Sign administrator to enforce chapter.* The Town administrator or his/her designee shall act as the sign administrator and shall enforce and carry out all provisions of this chapter. In the event there is a question concerning the general intent or meaning of any provision of this chapter, the sign administrator shall have the authority to make such administrative decisions and interpretations. Administrative interpretation shall in no way be construed as permitting or granting an exception to the provisions of this chapter. When the definition of a sign or an issue concerning architectural compatibility, illumination, or some unique physical characteristics of a sign are questioned by the sign administrator,

the sign administrator may consult with the Visual Resources Review Board about such question.

- (b) *Application and permit process.* Unless otherwise provided by this chapter, permits are required for all types of signs. It shall be unlawful for any person, agency, firm, or corporation to erect, structurally repair (other than normal maintenance), replace, alter, relocate, change the panels of, change the establishment being advertised on a sign, as defined in this chapter, without first obtaining a permit to do so from the Town.
- (1) *General application requirements and fees.* Applicants shall submit a completed sign application and the required fee to the Town prior to commencing any work on installation of a new or replacement sign. The required fee is per the schedule approved by the Town Board of Mayor and Aldermen. Per the approved fee schedule, an additional penalty fee shall be paid if work is commenced prior to receiving a permit from the Town. Government or government sponsored entities are waived from the fee requirement. Applications shall be made in conformance with the requirements of this ordinance, and any other applicable regulations or standards of the Town. This includes, but is not limited to, specific zoning districts and/or the Farragut Architectural Design Standards.
 - (2) *Application required for each sign.* A separate application must be completed and submitted for each new or replacement sign.
 - (3) *Wall mounted sign application reviews.* Wall sign applications shall be reviewed by the sign administrator for conformance with the requirements. The sign administrator shall approve or deny the application within 15 working days of submittal. When architectural compatibility, illumination, or some unique physical characteristics of a sign are questioned by the sign administrator, the sign administrator may consult with the Visual Resources Review Board about such matter.
 - (4) *Wall mounted sign application submittal requirements.* All wall sign applications shall include the following:
 - a. A dimensioned schematic drawing of the building showing the proposed sign location.
 - b. A photograph of the businesses located on either side which demonstrates the color, material, and illumination of these adjacent signs.
 - c. The width of the building wall or lease space upon which the sign is to be mounted.
 - d. A dimensioned colored drawing (or simulated photograph) of the sign showing the copy on the sign face
 - e. An indication of how the sign is to be mounted and illuminated, and

- f. Information that may be requested by the sign administrator to help verify compliance with the Architectural Design Standards or any provision of this ordinance
- (5) *Ground-mounted sign application reviews.* Ground-mounted sign applications shall be reviewed by the Visual Resources Review Board for conformance with the requirements of this chapter and any overlapping regulations, including the Architectural Design Standards, as amended, prior to the issuance of a sign permit.
- (6) *Ground-mounted sign submittal deadlines.* Ground-mounted sign applications shall be submitted in accordance with the deadlines established by the Town for the meeting at which the ground mounted sign is to be considered by the Visual Resources Review Board.
- (7) *Ground-mounted sign coordination with site and landscape plans.* As part of a site plan and landscape plan review process with the Planning Commission and Visual Resources Review Board, applicants for new developments or redevelopments shall take into account anticipated locations for ground mounted signs. These should be shown on both the site and landscape plans in order to help lessen conflicts with landscaping, utilities, and other site development components.
- (8) *Ground-mounted sign application submittal requirements.* All ground-mounted sign applications shall be accompanied by complete sets of plans which include the following:
 - a. A dimensioned site plan of the parcel showing the proposed sign location in relation to property lines and platted easements.
 - b. A proposed landscaping plan for the area around the sign base.
 - c. A detail of the sign lighting, including lighting placement, type, and lumens.
 - d. A detail of the materials and colors used for the sign structure.
 - e. A dimensioned colored drawing of the sign showing the copy on the sign face, height and length of the sign face and sign structure, overall height of the sign, and size of the address numbers required at the top of the sign.
 - f. Information that may be requested by the sign administrator to help verify compliance with the Architectural Design Standards or any provision of this ordinance.
 - g. The sign administrator may waive one or more of these application plan requirements for simple individual tenant panel sign installations on existing sign structures.

- h. An acknowledgment that a [preconstruction site location survey](#) and/or an as-built survey may be required by the sign administrator to verify compliance with applicable provisions associated with ground-mounted signs.
- (9) *Expiration of sign permits.* A sign permit shall become null and void if installation of the sign has not been initiated within 180 days of issuance. If work authorized by such permit is suspended or abandoned for 180 days any time after the work has been initiated, the sign permit shall be void and a new permit shall be first obtained to resume work. After a permit expires, a partially completed sign structure must be removed within 30 days if no new permit is issued.
- (10) *Changes to an approved sign permit.* A new permit may be required, as determined by the sign administrator, where changes have been made to an approved sign that would alter the physical characteristics of the sign.
- (11) *Temporary parcel sign application reviews.* Temporary parcel signs provided for in Section 109-12 (c)(2) and 109-12 (d)(2) and that are restricted to a total of 40 calendar days per year shall be permitted through a Town of Farragut Temporary Sign Permit Application. The application shall cover a ten-day period and an applicant is permitted to apply for four applications per calendar year. Each application shall be reviewed and approved by the sign administrator and shall include the following:
 - a. Verification that the entity has a valid Certificate of Occupancy.
 - b. An indication of the dates when the sign will be installed and removed.
 - c. A dimensioned drawing showing the height and length of the sign face and the overall height of the sign.
 - d. A verification that the material used is a minimum of ten millimeters (.39 inches) in thickness and will be supported by metal t-posts.
 - e. A verification that the sign will be set back at least 20 feet from the back of the public street curb or edge of street where curbing is not provided.
 - f. An acknowledgment that banners, pennants, streamers, and similar flexible or wind activated signs shall not be used.
- (c) *Text amendment process.* Amendments to the text of this chapter shall first be reviewed by the Visual Resources Review Board and the Town Municipal Planning Commission with recommendations regarding the proposed change forwarded to the Town Board of Mayor and Aldermen.

Section 109-8. Enforcement.

- (a) *Sign enforcement process.* Noncompliance with this chapter shall be deemed a violation. When the sign administrator finds violations of the provisions of this chapter; **including but not limited to the installation of a sign without a permit, or a sign that does not conform with an approved permit and plan;** the administrator shall document such findings and take the appropriate action to correct said violations. A citation to municipal court may be issued to the owner, agent, or employee for violations of this chapter.
- (b) *Separate offense.* Each day a violation continues shall be considered a separate offense. The owner or tenant of any building, sign, premises, or sign thereon, and any architect, builder, contractor, agent, or other person who commits, or participates in, assists in, or maintains any violation hereunder may be found responsible for a separate offense. Nothing herein contained shall prevent the town from taking such lawful action as is necessary to prevent or remedy any violation of this article.

Section 109-9. Appeals.

- (a) The Town Board of Zoning Appeals shall have the following responsibilities:
- (1) *Interpretations/General Appeals.* To hear and decide appeals where it is alleged by the appellant that there is an error in any order, requirement, permit, decision, or refusal made by the sign administrator and/or the Visual Resources Review Board in the carrying out or enforcement of any provision of this chapter, and
 - (2) *Variances.* To authorize, upon an appeal relating to said property, a variance from such strict application so as to relieve such difficulties or hardship. Variances shall not be granted to allow a larger sign or a sign which is otherwise not permitted in this chapter. Variances shall be granted only whereby special physical characteristics of the lot, parcel, or tract exist, that the strict application of the provisions of this chapter would deprive the applicant of an otherwise permitted sign.
- (b) Appeals procedure.
- (1) *Denial required.* After a written denial of a sign permit from the sign administrator, a party may make an application for an interpretation or a variance.
 - (2) *General application requirements and fees.* The application shall be submitted to the Town in accordance with the deadlines established by the Town for the meeting at which the application is to be considered by the Board of Zoning Appeals. The required fee associated with the application is

per the schedule approved by the Town Board of Mayor and Aldermen. The Board of Zoning Appeals shall consider and decide all appeals within 30 days of first hearing the appeal, and

- (3) *Minutes.* The minutes of the Board of Zoning Appeals shall fully set forth such circumstances or conditions warranting the granting of a variance.

Section 109-10. Legal nonconforming signs.

- (a) *Definition.* Existing signs which were legally in existence prior to the adoption of the ordinance from which this chapter is derived which do not conform to the specific provisions of this article are declared legal nonconforming signs.
- (b) *Continuance.* Any legal nonconforming sign may be continued in operation and maintenance after the effective date of the ordinance from which this chapter is derived, provided:
 - (1) The sign is not relocated or replaced.
 - (2) The structure or size of the sign is not altered in any way except toward compliance with this chapter.
 - (3) No new or additional signs are added to the premises, and
 - (4) Other than changing the text of changeable copy signs or normal maintenance, no other existing permanent signs are changed or replaced on the premises.
- (c) *Maintenance/damage/deterioration.* A legal nonconforming sign is subject to all requirements of this chapter regarding safety, maintenance, and repair. However, if the sign suffers more than 50 percent damage or deterioration, as based on a certified appraisal, it must be brought into conformance with this chapter or removed.

Section 109-11. General restrictions.

- (a) All signs erected, replaced, reconstructed, expanded, or relocated on any property within the Town shall conform with the provisions of this section.
 - (1) *Signs not requiring permits.* The following types of signs are exempted from permit requirements but must be in conformance with all other requirements of this chapter:
 - a. Signs authorized in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), as amended.
 - b. Signs placed by or on behalf of a governmental entity.

- c. Street or address identification numbers/letters as stipulated in the adopted building and/or fire code.
- d. Permanent parcel signs.
- e. Political or campaign signs, as provided for in TCA, Title 2, Chapter 7, Section 143. Tennessee Freedom of Speech Act.
- f. Temporary signs of any kind, unless a permitting process is specifically required in association with specific events, programs, or community objectives promoted by the Town of Farragut.
- g. Flags, and
- h. Window signs.
- i. General occupancy signs.

(2) *Prohibited signs.* The following types of signs are prohibited within the Town:

- a. Abandoned or dilapidated signs, which shall be removed by the property owner or responsible entity.
- b. Any sign placed on public property or right-of-way without the written consent of the public authority having jurisdiction over the property.
- c. Any sign which bears or contains statements, or words of an obscene, pornographic, or immoral character, as defined by the United States Supreme Court.
- d. Any signs with flashing, chasing, pulsating, twinkling, dancing, scintillating, and/or oscillating lights, color changing lights, or any other rotating, revolving, or otherwise moving part or the appearance of moving parts or motion. This includes individuals holding signs not otherwise provided for in accordance with the United States Constitution.
- e. Electronic and digital changeable copy (message board) signs, TVs, monitors, and similar devices.
- f. Off-premises signs, unless required by and in accordance with the MUTCD or placed by or authorized on behalf of or by a governmental entity.
- g. Off-premises outdoor advertising (billboards).
- h. Banners, feather flags, pennants, ribbons, festoons, buntings, streamers, spinners, balloons, or other types of lighter-than-air or wind-activated signs and attention getting devices.
- i. Advertisement displays hung internal in an automobile service bay where such display is visible from a street or a public access easement.
- j. Bollard covers, tire stack covers, and similar signs.

- k. Portable signs that do not comply with the location, size, or use restrictions of this chapter.
 - l. Search lights.
 - m. Signs attached to, suspended from, or painted on any vehicle or similar mobile structure which is regularly parked or situated on any street, parking lot, or private property when one of the purposes of so locating such vehicle or similar mobile structure is to display, demonstrate, advertise, or attract the attention of the public.
 - n. Signs imitating or resembling official traffic or government signs or signals.
 - o. Roof signs, or signs extending beyond the main roof line, provided that signs may be mounted on an architectural feature extending beyond the roof line if such feature is fully enclosed and considered an integral part of the occupied space, such as an atrium or high ceiling.
 - p. Snipe signs, and
 - q. All other signs not specifically permitted or that are not a lawful nonconforming sign.
- (3) *Criteria in determining sign area.*
- a. Ground Mounted and Other Non-Wall Mounted Signs.
 - (1) The sign area for all ground mounted (and other non-wall mounted) signs shall include and encompass the entire sign face, framing, trim, and associated moldings. The area shall not include the supporting sign structure.
 - (2) For a sign with two parallel faces, only the area of a single face shall be considered. If the faces of a sign are not parallel, then the total sign area shall be the sum of the areas of the individual, non-parallel faces.
 - (3) Where a ground mounted sign is mounted on a larger ornamental wall structure, such as on a subdivision entrance wall feature, its area shall be measured in the same fashion as a wall mounted sign (see part b. below).
 - b. Wall Mounted Signs.
 - i. For cabinet type/style signs, the sign area shall include the external perimeter of the entire cabinet measured to include all sign elements, including any internal spaces where such sign includes cut-out areas.
 - ii. For signs that include channel letters and/or other individual elements (letters, logos, etc.) mounted on raceways or directly on a wall, the sign area shall be measured by drawing an imaginary

single, regular geometric shape of a rectangle, circle, or equilateral triangle around and encompassing all sign elements. The text and other graphics (sign elements) do not have to be physically, visually, or topically related, or physically connected to be included in the measured area.

- iii. For window signs, the sign area shall be calculated separately for each window sign and, for each sign, shall include all background, framing, or other supporting material that forms the physical extent of the sign.
- (4) *Criteria in determining sign height for ground-mounted signs.* Unless provided for otherwise in this chapter, the sign height shall be measured by the vertical dimension from the ground level at the base of the sign, including the supporting structure, to the topmost point of the sign and/or its associated framing/support, exclusive of the additional 18 inches permitted to accommodate address numbers. Unless otherwise specified in this chapter, if the ground level at the base of the sign is lower than the adjacent street grade, the height shall be computed from the adjacent street grade, excluding elevated bridges or interchanges.
 - (5) *Criteria in determining setback for ground-mounted and pole signs.* The setback shall be measured from the farthest most protrusion of the sign to the nearest point of a property line. All signs shall be located outside of the visibility triangle. For the purposes of this article, the interstate highway right-of-way shall be considered a side or rear lot line. *Where the exact location of a property line is unknown and a survey is not reasonably available, the sign administrator may, at their discretion, allow the line locations to be approximated by the owner/applicant from best available information, including but not limited to previous permits and KGIS maps, supplemented by field evaluation. In the case of a front property line, however, the approximated location of the property line must be located at least one half the required road right-of-way width from the centerline of the road unless more definitive information is available. The required right-of-way width shall be based on the Town's Major Road Plan and the adopted Subdivision Regulations. Where an owner/applicant requests and is permitted to use approximated property line locations in the place of a surveyed line, they shall bear full responsibility for any location errors.*
 - (6) *Construction specifications.* All signs shall be installed in compliance with all building, *construction, and* fire codes adopted by the Town. All electrical service to ground-mounted and pole signs shall be under ground *and installed in accordance with all applicable electrical codes.* Any lighting of signs shall be installed to prevent any glare upon adjoining properties or rights-of-way.

(7) *Sign maintenance and removal.*

- a. All signs shall be properly maintained. Exposed surfaces shall be clean and painted if paint is required. Defective parts shall be replaced. The sign administrator shall have the right to order the repair or removal of any sign which is defective, damaged, or substantially deteriorated.
- b. When any sign is removed, all structural components shall be removed with the sign and such removal shall be in compliance with all building and fire codes adopted by the Town. All structural components of ground-mounted and pole signs shall be removed to ground level. The structural components of all other signs, including painted wall signs, shall be removed back to the original building configuration. All visual remains of the sign shall be removed.

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.

(a) *Signs permitted in all zoning districts.* The following signs are permitted in all zoning districts subject to compliance with all applicable provisions of this chapter or other applicable Town regulations, standards, or requirements:

- (1) Flags.
- (2) Signs authorized in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), as amended.
- (3) Political or campaign signs, as provided for in TCA, Title 2, Chapter 7, Section 143. Tennessee Freedom of Speech Act.
- (4) Signs placed by or on behalf of a governmental entity.
- (5) Street or address identification numbers/letters as stipulated in the adopted building and/or fire code.
- (6) Temporary parcel sign, and
- (7) Temporary signs specifically authorized by the Town to promote specific events, programs, or community objectives.

(b) *Signs permitted on land for residential uses.* The following signs are permitted on land used for residential purposes. Recreational facilities developed as part of a residential development shall also follow these regulations:

- (1) *Permanent ground mounted subdivision sign.* Once a preliminary plat or a site plan has been approved in relation to a subdivision and the construction of the applicable entrance road has progressed to a point of finished grade

and installation of base stone, a permanent ground mounted subdivision sign shall be permitted as follows:

- a. *Sign area.* A subdivision is permitted a total of 40 square feet per single-family or multi-family development entrance, with either one ground-mounted sign not to exceed 40 square feet or two ground mounted signs not to exceed 20 square feet each.
 - b. *Sign placement.* Such signs and the structures/walls on which they are affixed shall be out of any platted drainage or utility easements and shall be set back a minimum of ten feet from any front property line(s) and five feet from any side or rear property line. Such signs and the structures/walls on which they are affixed shall be located on either a platted open space lot or within a platted sign easement. Any signs or structures proposed within the public right of way as part of a streetscape plan submittal, shall be recommended for approval by the Planning Commission and Visual Resources Review Board before being presented to the Board of Mayor and Aldermen for approval.
 - c. *Sign height.* Permanent freestanding subdivision signs, excluding the supporting structure, shall not exceed six feet in height.
 - d. *Sign illumination.* If such sign or its supporting structures are to be illuminated, external illumination shall be used and such illumination shall be directed only onto the sign face. Each individual light fixture shall not exceed 850 lumens per fixture and shall be shielded so that no glare is created, and
 - e. *Sign 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.
- (2) *Temporary freestanding subdivision entrance sign.* One hard surface (minimum of one inch in thickness) non-illuminated temporary sign is permitted per public street entrance into a new subdivision development, provided the following criteria are met:
- a. The sign shall not exceed 32 square feet.
 - b. The sign shall not exceed ten feet in overall height.
 - c. The sign shall be set back a minimum of 20 feet from the back of street curb.
 - d. The sign shall not be erected until a preliminary plat or site plan has been approved, and

- e. The sign shall be removed within 15 days of the installation of the permanent freestanding subdivision sign.
- (3) *Temporary freestanding subdivision sign.* One hard surface (minimum of one inch in thickness) non-illuminated temporary sign is permitted per new subdivision development provided the following criteria are met:
 - a. The sign shall not exceed 32 square feet.
 - b. The sign shall not exceed ten feet in overall height.
 - c. The sign shall be set back a minimum of 20 feet from the back of street curb.
 - d. The sign shall not be erected until a preliminary plat or site plan has been approved, and
 - e. The sign shall be removed when at least 75% of the units/lots within the development, as based on the approved preliminary plat, have received Certificates of Occupancy.
- (4) *Permanent parcel sign.* Each individual house lot shall be permitted one non-illuminated permanent wall mounted sign not to exceed two square feet.
- (5) *Temporary parcel sign.* Each individual house lot shall be permitted one temporary parcel sign not to exceed six square feet in area and six feet in overall height. This may include a sign where the owner consents and the property is being offered for sale or lease. A temporary parcel sign 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
- (6) *Flag.* Each single-family house lot with an occupied dwelling unit shall be permitted one freestanding flagpole not to exceed 25 feet in height with up to two flags not to exceed 15 square feet each being permitted on such pole. The flagpole shall meet the setbacks that apply to the principal building (the dwelling unit).

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

- (7) *Subdivision exit sign.* One non-illuminated ground-mounted sign not to exceed six square feet in size and four feet in height shall be permitted per single-family or multi-family development entrance. Such sign shall be placed at the rear of the permanent subdivision sign so that it is only visible to vehicles exiting the development.

Where a single-family or multi-family development does not have a permanent subdivision sign at its egress point or because of the setback or

angle of the permanent subdivision sign is such that the message area would not be readable; one non-illuminated single-faced freestanding homeowner association notification sign shall be permitted per egress point. Such freestanding sign shall be set back a minimum of five feet from all property lines, shall be rear facing and only readable from vehicles or pedestrians exiting the development, and shall be located on property which is part of the subdivision, and which is zoned the same as the subdivision.

Where such sign is proposed on property which is not owned by the homeowners' association, an appropriate easement shall be recorded as a condition for approval of the sign. Such signs shall be landscaped per this chapter and the sign face shall be oriented so that it is only visible to vehicles exiting the development. The back of the sign face shall be constructed of material which is non-reflective, and the sign shall be generally compatible with other entrance features in the immediate area.

- (8) *Recreational and similar subdivision facilities signs.* The following signs shall be permitted for Homeowners Association (HOA) owned and controlled recreational buildings and similar facilities.
- a. *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.
 - b. *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:
 - i. Such sign(s) shall not exceed two square feet in sign area and 30 inches in overall height.
 - ii. 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.
 - iii. Such sign(s) shall not create visibility obstructions; and
 - iv. Such sign(s) shall have mounting pole(s) or structure(s), including any base, that are architecturally compatible with the building it is associated with.

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.

(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 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.

(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 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.
- (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.

- (e) *Wall signs in the Office District, Three Stories (O-1-3) and Office District, Five Stories (O-1-5); shared entrance building.*

- (1) A building with multiple uses that all share the public exterior entrances into the building and that has more than 225 feet of building wall facing a public

street shall be permitted four wall signs. Each sign shall be roughly proportional in size and general appearance. Such signs may be calculated separately provided the cumulative total square footage of all four signs shall not exceed one square foot of sign area for each linear foot of building wall which faces a public street. The cumulative square footage of all four wall signs shall not exceed 350 square feet. Such wall signs shall be limited to two on the side of a building which fronts upon a public street and shall be a minimum of 50 feet apart. Building elevations that do not face a public street shall be limited to one wall sign per elevation and shall be centered on said elevation, and

- (2) All such wall signs shall be architecturally compatible with the principal structure and shall be consistent in terms of style, color, and illumination with the other signs in the complex. All wall signage shall be limited to two colors on all building elevations.

- (3) *General Occupant sign(s).* General occupant sign(s) shall be permitted provided they are located on the doorway or the adjoining wall of the 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.

- (f) *Signs permitted on land for banks and other lending institutions.* In addition to the applicable regulations above, the following additional signs are permitted on land used for banks and other lending institutions:

- (1) *Automatic teller machines.* One sign which shall not exceed two square feet in sign area, and which is posted at the machine. One sign, which shall not exceed two square feet in sign area, and which is posted above the drive-thru lane on the overhead canopy, and
- (2) *Drive-thru teller lanes.* One sign which shall not exceed two square feet in sign area, and which is posted at the service window. One sign which shall not exceed two square feet in sign area per drive-thru lane, and which is posted above the lane on the overhead canopy.

- (g) *Signs permitted on land for theaters.* In addition to the applicable regulations above, the following additional signs are permitted on land used for theaters:

- (1) *Marquee sign.* A marquee sign shall be limited to the side of the theater building with the principal public entrance. Such sign shall not exceed one square foot of sign area for each linear foot of building wall on which the sign is to be mounted, not to exceed 350 square feet, and

- (2) *Poster case signs.* One poster case sign is permitted per movie screen or stage, which shall each not exceed 16 square feet in sign area, including frames. Illumination shall be in such a manner as to light the poster for readability only. Poster case signs shall be used in lieu of any temporary window signs. Such signs shall be mounted on the building wall with the principal public entrance.
- (h) *Signs permitted on land for other businesses with drive-thru windows.* In addition to the applicable regulations above, the following additional signs are permitted on land used for other businesses with drive-thru windows:
- (1) *Wall signs.* One sign per drive-thru lane which shall not exceed two square feet in sign area, and which shall be posted at the ordering point. One sign per drive-thru lane which shall not to exceed two square feet in sign area, and which shall be posted at the pick-up point, and
 - (2) *Canopy signs.* One sign per drive-thru lane which shall not exceed two square feet in sign area, and which shall be posted above the lane on the overhead canopy.
- (i) *Signs permitted on land for restaurants with drive-thru windows.* In addition to the applicable regulations above, the following additional signs are permitted on land used for restaurants with drive-thru windows:
- Menu board signs (outside of the Mixed-Use Town Center land use area):
- (1) *Generally.* One sign per drive-thru lane which shall not exceed 30 square feet in sign area and six feet in overall height, and
 - (2) *Order box signs.* One sign per drive-thru lane which shall not exceed one square foot in sign area and 30 inches in overall height.
- (j) *Signs permitted for gasoline stations/convenience stores.* For the purposes of this chapter, gasoline service stations/convenience stores shall be considered single-use non-residential and such sign regulations shall apply. If such establishments also have a restaurant with a drive-thru window, such drive-thru window sign regulations shall apply. In addition to these signs, the following additional signs are permitted:
- (1) *Canopy signs.* Two signs which shall each not exceed nine square feet in sign area, and which shall be posted on two different sides of the canopy over the gas pumps.
 - (2) *Gas pump signs.* Any number of signs calculated separately, and which shall not exceed a cumulative sign area of eight square feet per side of each gas pump island. Only one sign permit shall be required for all the gas pump islands on the site.

- (3) *Car wash signs.* In addition to the wall signs permitted elsewhere in this chapter, one additional wall sign shall be permitted on the wall of the vehicle entrance at a car wash. Such wall sign shall be permitted one square foot of sign area for each linear foot of building wall on which the sign is to be mounted, and
 - (4) *Car wash order box signs.* One sign per car wash entrance which shall not exceed one square foot in sign area and 30 inches in overall height.
- (k) *Signs permitted on land for large medical campuses on tracts of land ten acres or larger.* For the purposes of this chapter, large medical campuses shall be considered multiple use/multiple building complexes. In addition to the applicable regulations provided for in association with multiple use/multiple building complexes, the following additional signs are permitted on land used for large medical campuses located on tracts of land larger than ten acres:
- (1) *Parking lot directory signs.* Parking lot directory signs shall be located at key decision-making locations within the parking lot in relation to building entrances. The physical layout of the campus shall determine the total number of signs needed. Such signs are not intended to be legible from adjacent streets and shall meet the following criteria:
 - a. Such signs shall be set back a minimum of 35 feet from side and rear property lines, 60 feet from front property lines, and five feet from the edge of driveway pavement.
 - b. The entire sign structure shall not exceed 30 square feet, the sign area of such signs shall not exceed 12 square feet, and the sign shall not exceed six feet in overall height.
 - c. At a single key decision making location within the parking lot, if one parking lot directory sign is not large enough to accommodate the essential directional information, two such signs may be placed side by side.
 - d. The letters and numbers on the signs shall not exceed five inches in height with each tenant/occupant listing to be limited to the same color, size, and shape, and
 - e. Such signs shall be architecturally compatible with the principal building.
 - (2) *Wall signs.* With the exception of individual medical offices, each separate principal medical use within a building shall be allowed one wall sign. Such wall signs shall be limited to the side of a building which fronts upon a public street or faces upon a customer parking area. The permitted sign area shall be as provided for in this chapter.

Due to its unique safety related characteristics, an emergency room shall be allowed one wall sign for each building wall approach to the emergency room

portion of the building. The permitted sign area shall be as provided for in this chapter.

(l) *Signs permitted on non-residential construction sites.* For the purposes of this subsection, multi-family (apartment) complexes shall also be considered commercial (non-residential) construction sites. In addition to the applicable regulations above, the following additional signs are permitted on non-residential construction sites.

- (1) *Temporary freestanding construction site sign.* One hard surface (minimum of one inch in thickness) non-illuminated temporary sign is permitted per public street frontage, provided the following criteria are met:
 - a. The sign shall not exceed 32 square feet,
 - b. The sign shall not exceed ten feet in overall height,
 - c. The sign shall be set back a minimum of 20 feet from the back of street curb and shall not create any site distance or hazard along any street,
 - d. The sign shall not be erected until site plan has been approved and at least a grading permit has been issued, and
 - e. The sign shall be removed within 10 days of Certificate of Occupancy or Temporary Certificate of Occupancy being issued.

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 _____, 2023, with approval recommended by the Farragut Municipal Planning Commission (FMPC).

Rita Holladay, Chairman FMPC

Scott Russ, Secretary FMPC

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on an amendment to the Farragut Municipal Code, Chapter 22., Article 5. – Driveways and Other Access Ways, Section 22-149. – Permit approval. (a) to permit access for a single-family residential lot proposed onto a non-local street to be reviewed by engineering staff, unless a concern is identified regarding the requested access in which case such request shall be presented to the Planning Commission and Board of Mayor and Alderman for approval (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: This agenda item an amendment to the Driveways and Other Access Ways Ordinance to simplify the approval process for access requests onto non-local streets that serve a single dwelling unit. Currently, any new access onto a non-local street must be approved by both the Planning Commission and the Board of Mayor and Aldermen.

Staff is proposing in the requested amendment reflecting in Ordinance 23-02, that the Town's engineering staff could approve access onto a non-local street in association with a single-family residential lot, unless a concern is identified regarding the requested access. In such case, the access would have to be presented to the Planning Commission and Board of Mayor and Aldermen for approval.

This amendment would help streamline the process for access approvals where the engineering staff has determined that such access is safe, would only serve one residence, and satisfies sight distance requirements.

RECOMMENDATION: Staff recommends approval of Resolution PC-23-04 which recommends approval of Ordinance 23-02.

RESOLUTION PC-23-04

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT MUNICIPAL CODE, CHAPTER 22., ARTICLE 5. – DRIVEWAYS AND OTHER ACCESS WAYS, SECTION 22-149, PERMIT APPROVAL. (A) TO PERMIT ACCESS FOR A SINGLE-FAMILY RESIDENTIAL LOT PROPOSED ONTO A NON-LOCAL STREET TO BE REVIEWED BY ENGINEERING STAFF, UNLESS A CONCERN IS IDENTIFIED REGARDING THE REQUESTED ACCESS IN WHICH CASE SUCH ACCESS SHALL BE PRESENTED TO THE PLANNING COMMISSION AND BOARD OF MAYOR AND ALDERMAN FOR APPROVAL

WHEREAS, the Tennessee Code Annotated, Section 6-2-201, delegates the authority to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of their citizenry; and

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 Driveways and Other Access Ways Ordinance is, among other objectives, intended to provide for access control to promote public safety and distribute access opportunities that acknowledge variations in property use; and

WHEREAS, a public hearing was held on this request on January 19, 2023;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen an ordinance, Ordinance 23-02, amending the Farragut Municipal Code, Chapter 22., Article 5. – Driveways and Other Access Ways, Section 22-149, Permit approval. (a) to permit access for a single-family residential lot proposed onto a non-local street to be reviewed by engineering staff, unless a concern is identified regarding the requested access in which case such request shall be presented to the Planning Commission and Board of Mayor and Alderman for approval.

ADOPTED this 19th day of January 2023.

Rita Holladay, Chairman

Scott Russ, Secretary

ORDINANCE:
PREPARED BY:
REQUESTED BY:
1ST READING:
2ND READING:
PUBLISHED IN:
DATE:

23-02
Shipley
Staff

AN ORDINANCE TO AMEND THE FARRAGUT MUNICIPAL CODE, CHAPTER 22., ARTICLE 5. – DRIVEWAYS AND OTHER ACCESS WAYS, SECTION 22-149, PERMIT APPROVAL. (A) TO PERMIT ACCESS FOR A SINGLE-FAMILY RESIDENTIAL LOT PROPOSED ONTO A NON-LOCAL STREET TO BE REVIEWED BY ENGINEERING STAFF, UNLESS A CONCERN IS IDENTIFIED REGARDING THE REQUESTED ACCESS IN WHICH CASE SUCH ACCESS SHALL BE PRESENTED TO THE PLANNING COMMISSION AND BOARD OF MAYOR AND ALDERMAN FOR APPROVAL

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend the Farragut Municipal Code, Chapter 22., Article 5. – Driveways and Other Access Ways, Section 22-149, Permit Approval. (a), as it applies to access for a single-family residential lot onto a non-local street;

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 22., Article 5. – Driveways and Other Access Ways, Section 22-149, Permit approval, subsection (a) is amended by replacing it in its entirety with the following:

- (a) The planning commission and the board of mayor and aldermen shall review, as provided for in this article, applications for access requiring the submittal of a site plan. Site plans involving residential drives onto non-local streets that serve only one dwelling unit may be reviewed and approved by the town’s engineering staff. Minor revisions to existing drives may also be reviewed and approved by the town’s engineering staff. Where a concern is raised by the town’s engineering staff regarding an access request that they could otherwise approve, such request shall be presented to the planning commission and board of mayor and aldermen for approval.

SECTION 2.

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

Ordinance 23-02

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Ron Williams, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this _____ day of _____, 2023,
with approval recommended.

Rita Holladay, Chairman

Scott Russ, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

Sec. 22-149. Permit approval.

- (a) The planning commission and the board of mayor and aldermen shall review, as provided for in this article, applications for access ~~for all developments~~ requiring the submittal of a site plan. Site plans involving and residential drives onto non-local streets that serve only one dwelling unit may be reviewed and approved by the town's engineering staff. Minor revisions to existing drives ~~shall~~ may also be reviewed and approved by the town's engineering staff. Where a concern is raised by the town's engineering staff regarding an access request that they could otherwise approve, such request shall be presented to the planning commission and board of mayor and aldermen for approval.
- (b) The planning commission, the board of mayor and alderman, and town staff shall review applications for access for compliance with the requirements of this article. The planning commission, the board of mayor and alderman, or the town staff may require such revisions, corrections, and additions to the plans of access and such additional supporting documentation of the plan of access as may be reasonable considering the locations of proposed and existing access, the traffic impact study if required, and considerations of public safety and welfare. All revisions, corrections, and additions required shall be recorded on a final copy of a subdivision plat, site plan, or "drawing or sketch" of the access requested for approval before issuance of a permit.
- (c) An access permit shall be secured before issuance of a building permit.
- (d) No final certificate of occupancy or certificate of completion shall be issued until all applicable access control requirements as outlined in this article and other requirements of the individual access permit have been completed.

(Code 2007, § 16-405; Ord. No. 96-30, 1-1997)