

ORDINANCE:	21-17
PREPARED BY:	Shipley
REQUESTED BY:	Town of Farragut
CERTIFIED BY FMPC:	October 21, 2021
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	<u>December 9, 2021</u>
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING THE FARRAGUT MUNICIPAL CODE, APPENDIX A., ZONING, CHAPTER 3., SECTION I. – AGRICULTURAL DISTRICT (A)

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 3., Section I., Agricultural district (A) of the Farragut Zoning Ordinance, Ordinance 86-16.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance is hereby amended by replacing Chapter 3., Section I., Agricultural district (A) in its entirety as follows:

SECTION 1.

Sec. I. Agricultural district (A).

- A. *General description.* This district provides space for agricultural uses which comprise an important part of the economy and land use of the Town of Farragut. The intent is to permit lands best suited for agriculture to be used for agriculture purposes and also to prevent the encroachment of urban and other incompatible land uses on farm lands and thereby protect the physical and economic well-being of agricultural operations.
- B. *Permitted uses and structures.*
 - 1. Agricultural uses.
 - 2. Detached single-family dwellings
 - 3. A second single-family detached dwelling may be permitted on an existing lot of record provided all the following criteria are met:
 - a. The lot is a lot of record that is at least five acres.
 - b. The lot of record does not have more than one existing dwelling unit.

- c. The lot of record must front directly on an existing public street for at least 100 feet.
 - d. The existing and additional dwelling unit shall meet the setback requirements for principal dwelling units in the (A) District.
 - e. The second dwelling unit shall be situated so that it is at least 50 feet from the existing dwelling unit.
 - f. The second dwelling unit will not create an additional access to a public street. The access will have to be shared with the existing dwelling unit.
 - g. The second dwelling unit shall be able to satisfy all applicable utility, code, and fire suppression requirements.
4. Schools, public and private, and churches and other places of worship provided the following development criteria are met:
- a. Access shall be directly to a street having a designated classification of local collector or greater, or a local street which is not interior to a subdivision. The street on which the school or church accesses must meet the minimum design standards established in the Farragut Subdivision Regulations.
 - b. There shall be a minimum lot size of five acres.
 - c. There shall be a buffer strip which meets the following minimum development criteria:
 - 1) The buffer strip shall be a minimum of 25 feet in width on all side and rear property lines;
 - 2) Existing, mature vegetation shall be preserved and incorporated into the buffer strip;
 - 3) No grading shall occur in the buffer strip; and
 - 4) Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strips.
 - d. The following setback requirements are met:
 - 1) *Front yard.* All buildings and structures, excluding signs, shall be set back from the nearest point of any right-of-way no less than 50 feet. For the purposes of this ordinance, the interstate highway right-of-way shall be considered a side or rear lot line.
 - 2) *Side and rear yards.*
 - a) All buildings shall be set back a minimum of 50 feet. Setbacks shall be measured from the nearest point of any property line; and
 - b) All accessory structures, excluding signs and fences, shall be set back a minimum of 30 feet. Setbacks shall be measured from the nearest point of any property line.

- e. The maximum coverage for the total building area shall not exceed 35 percent and the total lot coverage shall not exceed 60 percent.
- f. A site plan and landscape plan shall be submitted as regulated in Chapter 4.
- 5. Accessory uses and structures.
- 6. Customary Home Occupations as regulated in Chapter 4.
- 7. Cemeteries and historical monuments.
- 8. Signs as regulated in the [Farragut] Municipal Code.
- 9. Utility uses.

C. *Area regulations.*

- 1. *Front yard.* All structures, excluding fences and certain utility structures, shall be set back from the nearest point of any right-of-way a minimum of 50 feet, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code. Electrical substations, utility offices, or any other utility building shall meet the front yard setback requirements.
- 2. *Side yard.*
 - a. All principal buildings used as a residence shall be set back a minimum of 25 feet;
 - b. All agricultural structures, excluding fences, shall be set back a minimum of 35 feet; and
 - c. All non-agricultural accessory structures, excluding fences, shall be set back a minimum of 20 feet.
- 3. *Rear yard.*
 - a. All principal buildings used as a residence shall be set back a minimum of 35 feet;
 - b. All agricultural structures, excluding fences, shall be set back a minimum of 35 feet; and
 - c. All non-agricultural accessory structures, excluding fences, shall be set back a minimum of ten feet.
- 4. *Lot width.* Each lot shall front on a public road for a minimum of 100 feet.
- 5. *Maximum lot coverage.*
 - a. Total building area: 15 percent, except as provided for elsewhere in this section; and
 - b. Total lot coverage: 25 percent, except as provided for elsewhere in this section.
- 6. *Size regulations.* No non-agricultural accessory building shall exceed 30 percent of the footprint of the principal building used as a residence or 600 square feet in size, whichever is greater.

7. *Land area.* Minimum lot size of five acres.

D. *Height regulations.*

1. No principal building shall exceed 2½ stories, or 35 feet in height, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code; and
2. No accessory structure shall exceed 15 feet in height, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code.

E. *Parking.* As regulated in Chapter 4.

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 _____, 2021, with approval recommended.

Rita Holladay, Chairman

Scott Russ, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION