

ORDINANCE:	21-19
PREPARED BY:	Shipley
REQUESTED BY:	Town of Farragut
CERTIFIED BY FMPC:	November 18, 2021
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	<u>January 13, 2022</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 XXIV., B., 7., E., AND 8., TO PROVIDE FOR SIGN RELATED AMENDMENTS ASSOCIATED WITH REGIONAL RECREATIONAL AND ENTERTAINMENT FACILITIES AND CLARIFICATION RELATED TO THE MASTER SIGN FOR A UNIFIED DEVELOPMENT, AS PROVIDED FOR IN THE OUTLET DRIVE REGIONAL ENTERTAINMENT AND EMPLOYMENT DISTRICT

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 3., Section XXIV., B., 7., e., and 8., to provide for sign related amendments associated with regional recreational and entertainment facilities and clarification related to the master sign for a unified development, as provided for in the Outlet Drive Regional Entertainment and Employment District 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 XXIV., B., 7., e., and 8., to provide for sign related amendments associated with regional recreational and entertainment facilities and clarification related to the master sign for a unified development, as provided for in the Outlet Drive Regional Entertainment and Employment District, as follows:

SECTION 1.

Section XXIV., B., 7., e.

- e. For a building in excess of 40,000 square feet and with at least one building elevation of more than 400 feet in length, wall signage shall be provided for as follows:
 - i. Up to two signs (with sign areas calculated separately) may be permitted on the building elevation that is in excess of 400 feet. The cumulative permitted sign area for the two signs combined shall be established with a 2:1 ratio of sign area to building width on which the sign is to be mounted. One of the two signs may be a canopy sign

- protruding from the main building wall more than 12 inches, provided such sign is mounted on a structural canopy that is integral to the architecture of the building and such sign is not a cabinet style sign but rather a sign with channel letters; and
- ii. One wall sign is permitted on two other building elevations with the sign area on each of these elevations being established with a 2:1 ratio of sign area to building width on which the sign is to be mounted.

SECTION 2.

Section XXIV., B.,8.

8. Master sign for a unified development is subject to the following criteria:
 - a. The unified development includes, as reflected in a recorded declaration approved by the Town Attorney, a regional recreational and entertainment facility and at least two additional regional oriented businesses or tenants in the OD-RE/E Zoning District that will have the opportunity for signage on the master sign for a unified development. The layout of the initial sign face shall take this into consideration and any modifications to the recorded declaration shall be approved by the Town Attorney;
 - b. Existing off-premise advertising signs (billboards) along the town's portion of the Outlet Drive corridor shall be removed;
 - c. The minimum size of a development eligible for consideration as a unified development shall be 40,000 square feet of gross floor area and must contain three or more businesses or tenants;
 - d. Only one sign is permitted between the Lovell Road and Campbell Station Road interchanges and such sign shall be situated a minimum of 3,000 feet from the nearest portion of both the Lovell Road and the Campbell Station Road interchange rights-of-ways;
 - e. The sign face shall not exceed 800 square feet per side and shall be designed to include at least three businesses or tenants;
 - f. The sign shall not exceed 50 feet in overall height;
 - g. The sign shall be setback a minimum of 20 feet and a maximum of 50 feet from the interstate highway right-of-way. Otherwise, the sign shall meet the setbacks for an accessory structure;
 - h. The sign shall have no digital or moving messages;
 - i. The sign shall not be a monopole; and
 - j. The sign shall be assessed in terms of its visual and architectural compatibility with the buildings and tenant spaces which it advertises.

SECTION 3.

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