

**ORDINANCE:** 14-11  
**PREPARED BY:** Shipley  
**REQUESTED BY:** TDK Construction and PMG  
**CERTIFIED BY FMPC:** August 21, 2014  
**PUBLIC HEARING:** \_\_\_\_\_  
**PUBLISHED IN:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_  
**1ST READING:** \_\_\_\_\_  
**2ND READING:** October 9, 2014  
**PUBLISHED IN:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

**AN ORDINANCE TO AMEND THE TEXT OF THE ZONING ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE, ORDINANCE 86-16, AS AMENDED, BY AMENDING CHAPTER 3., SECTION XI., MULTI-FAMILY RESIDENTIAL DISTRICT (R-6), BY PROVIDING FOR NEW REQUIREMENTS, AS AUTHORIZED PURSUANT TO SECTION 13-4-201, TENNESSEE CODE ANNOTATED.**

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

**SECTION 1.**

Chapter 3, Section XI., Multi-Family Residential District (R-6), is amended by deleting it in its entirety and substituting in lieu thereof the following:

**XI. MULTI-FAMILY RESIDENTIAL DISTRICT (R-6)**

A. General Description

Consistent with adopted plans and policies of the Town, this district is intended primarily to provide for the development of multi-family developments, such as apartments and group housing facilities. This district shall serve as a transition area between more intense land uses or major roads and less intense land uses. These areas should be free from severe natural environmental limitations and provide access to a street having a designated classification of arterial, or a street which is not interior to a subdivision and which directly accesses a street having a designated classification of arterial. The street on which the development accesses must also meet the minimum design standards established in the Farragut Subdivision Regulations.

B. Permitted Uses and Structures

1. Apartment buildings.
2. Recreational facilities and open spaces which are developed as an integral part of the development.
3. Elderly and group housing as regulated in Chapter 4.
4. Nursing homes as regulated in Chapter 4.
5. Day care facilities as regulated in Chapter 4.
6. 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 (5) acres.
  - c. There shall be a buffer strip which meets the following minimum development criteria:
    - 1) The buffer strip shall be a minimum of twenty-five (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 fifty (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 fifty (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 thirty (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 thirty-five (35) percent and the total lot coverage shall not exceed sixty (60) percent.
  - f. A site plan and landscape plan shall be submitted as regulated in Chapter 4.
7. Agricultural crops, but not nursery sales or the raising of farm animals or poultry, provided there is a minimum lot size of five (5) acres.
8. Agricultural accessory uses and structures, provided there is a minimum lot size of five (5) acres.

9. Accessory uses and structures.
10. Customary Home Occupations as regulated in Chapter 4.
11. Signs as regulated in the Municipal Code.
12. Utility uses.

### C. Minimum Development Requirements

1. The development shall conserve, in so far as practical, natural and manmade features on the site, including but not limited to trees, historic features, and wetlands.
2. A survey of the natural features shall be completed where appropriate. Natural features shall include but are not limited to wetlands, rock formations, trees, sink holes, streams, topographic features, and endangered species habitats. Development shall comply with the Tree Protection Ordinance.
3. Access ways and parking areas shall be designed to reduce the grading of the site and preserve the natural topography as much as practical. Site design should preserve large, existing trees when possible and reduce the clearing necessary for building sites. The maximum slope created as a result of a proposed development shall not be greater than 3:1 (run/rise). Terracing may be permitted per the Town Engineer's approval.
4. Developments shall directly access a street having a designated classification of arterial, or a street which is not interior to a subdivision and which directly accesses a street having a designated classification of arterial. The street on which the development accesses must meet the minimum design standards established in the Farragut Subdivision Regulations.
5. Internal access and circulation shall provide for adequate ingress/egress of fire fighting equipment, service deliveries, furniture moving vans, and refuse collection vehicles.
6. Internal pedestrian access and circulation shall be provided where deemed appropriate by the planning commission.
7. Parking areas and sidewalks shall be lighted for night use where appropriate. All lighting shall comply with Town of Farragut lighting provisions.
8. A site plan of the development shall be submitted as regulated in Chapter 4.
9. The approved plan shall be in compliance with the Farragut Comprehensive Land Use Plan, the Pedestrian and Bicycle Plan, and all other adopted plans and ordinances of the Town of Farragut.
10. If common recreational facilities and/or open spaces are developed as part of a development, details must be included in the site plan submittal. These common areas which may include driveways, parking areas, walkways, and steps should be lighted for night use where appropriate. The means of preserving and maintaining the common open space and other common property shall be assured as part of the development.
11. A landscape plan for the development shall be submitted as regulated in Chapter 4.

### D. Area Regulations

## 1. Setback Requirements

### a. Front yard:

All buildings (principle and accessory) shall be set back a minimum of fifty (50) feet from front property lines. Parking shall be set back a minimum of twenty (20) feet from front property lines. Detention basin structures, subdivision walls, entrance pillars, and certain utility structures shall be set back a minimum of ten (10) feet from front property lines. Electrical substations, utility offices, or any other utility building shall meet the required fifty (50) foot front yard setback.

### b. Side/rear yard:

All principle buildings that are positioned along a side or rear property line shall be set back a minimum of thirty-five (35) feet from the nearest side or rear property line(s).

Where surface parking is arranged along a side or rear property line, all principle buildings and parking lots shall be set back a minimum of fifty (50) feet from the nearest side or rear property line(s).

### c. Accessory structures:

Where the adjacent property is zoned residential or agricultural, accessory structures shall be set back from the nearest point of any side or rear property line a minimum of one hundred (100) feet.

Where the adjacent property is zoned non-residential or non-agricultural, accessory structures shall be set back from the nearest point of any side or rear property line a minimum of thirty-five (35) feet.

## 2. Buffer Strips

### a. Front yard:

A buffer strip is not required in a front yard but the development must provide for a landscape design that, at a minimum, would include plant material distributed within the area twenty (20) feet from the front property line(s). The landscape design shall be approved by the Visual Resources Review Board.

### b. Side/rear yard:

Whenever a principle building is positioned along a side or rear property line and the adjacent property is zoned residential or agricultural, there shall be a buffer strip a minimum of thirty-five (35) feet in width. If the area within this buffer strip is not wooded the area shall be planted to the requirements of a fifty (50) foot buffer strip as provided for in the landscaping requirements of Chapter 4.

Whenever a surface parking lot is arranged along a side or rear property line and abuts property zoned residential or agricultural, there shall be a buffer strip a minimum of fifty (50) feet in width as provided for in the landscaping requirements of Chapter 4.

### c. Whenever a side or rear property line abuts property that is zoned non-residential or non-agricultural, there shall be a buffer strip a minimum of twenty-five (25) feet in width as provided for in the landscaping requirements of Chapter 4.

- d. Other than an approved fence or masonry screen wall used for buffering purposes or a utility or pedestrian facility that bisects a buffer strip in a perpendicular manner, no structures are permitted within a required buffer strip.
  - e. Existing, mature vegetation shall be preserved and incorporated into the buffer strips.
  - f. Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strips.
3. Maximum Lot Coverage  
Total lot coverage — Fifty (50) percent, except as provided for elsewhere in this ordinance.
4. Minimum Distance Between Buildings  
There shall be a minimum of twenty (20) feet between all freestanding buildings, as measured from the closest point between two buildings.
5. Land Area  
Minimum lot size of five (5) acres.
6. Density  
Maximum overall density shall not exceed twelve (12) units per acre. This density of twelve (12) units per acre is a maximum number only and is permitted only if all requirements of the Town of Farragut have been met.

#### E. Height Regulations

1. Whenever the adjacent property is zoned residential or agricultural, no buildings to be constructed within 100 feet of a periphery property line shall exceed the maximum height permitted for principal dwelling units in the adjacent zoning district(s).  
When abutting all other zoning districts or where buildings are greater than 100 feet from a periphery property line such buildings shall not exceed three (3) stories, or forty-five (45) feet in height.
2. No accessory structures, other than a clubhouse or comparable amenities building, shall exceed fifteen (15) feet in height. A clubhouse or comparable amenities building shall not exceed twenty-five (25) feet in height.

#### F. Parking

Parking shall be provided as regulated in Chapter 4. All overflow parking shall be centrally located or uniformly distributed throughout the development.

#### G. Building Façade Requirements

Building façades shall use high-quality, durable, materials that are architecturally compatible and include a significant masonry element. Building façades shall not use fabricated metal panels or vinyl siding and shall include only limited use of synthetic stucco (EIFS) or

panelized brick (such materials may be appropriate as accents or on upper floor façades). The use of high-quality, durable, stone veneer may be acceptable when it is detailed to have the appearance of authentic stone. At a building corner, the veneer should wrap around the corner and should, at a minimum, extend to a depth of traditional stone. The objective is to assure that synthetic products convey an authenticity similar to genuine masonry.

#### H. Low Impact Development Requirements

The development shall incorporate a minimum of one (1) of the following Low Impact Development (LID) practices into the design:

1. Twenty-five (25) percent of the parking lot being constructed with permeable pavers;
2. Stormwater runoff draining to rain gardens;
3. A building(s) being constructed with a vegetated roof, commonly referred to as a green roof;
4. Stormwater draining to bioswales/bioretenion facilities; or
5. Rainwater being harvested for irrigation or gray water uses.

#### **SECTION 2.**

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

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Dr. Ralph McGill, Mayor

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Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this \_\_\_\_\_ day of \_\_\_\_\_, 2014, with approval recommended.

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Rita Holladay, Chairman

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Edwin K. Whiting, Secretary

**FARRAGUT MUNICIPAL PLANNING COMMISSION**