

**ORDINANCE:** 19-21  
**PREPARED BY:** Hose  
**REQUESTED BY:** Staff  
**CERTIFIED BY FMPC:** May 16, 2019  
**PUBLIC HEARING:** \_\_\_\_\_  
**PUBLISHED IN:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_  
**1ST READING:** \_\_\_\_\_  
**2ND READING:** June 27, 2019 \_\_\_\_\_  
**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 CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION VII., OPEN SPACE RESIDENTIAL OVERLAY DISTRICT (OSR), SUBSECTION E., PART 5., MAXIMUM LOT COVERAGE, TO REVISE AND CLARIFY THE CALCULATION OF TOTAL BUILDING AREA AND TOTAL LOT COVERAGE.**

**WHEREAS,** the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 3, Specific District Regulations, 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 as follows:

**SECTION 1.**

The Farragut Zoning Ordinance, Chapter 3., Section VII., Open Space Residential Overlay District, Subsection E., Area Regulations, Part 5., Maximum Lot Coverage, is amended by deleting it in its entirety and replacing it with the following:

5. Maximum lot coverages. The maximum building and total lot coverage values for all house/building lots shall be based on the approved plan/plat for the entire development area/tract, including all phases where applicable. All building and lot coverage values shall be calculated and platted as follows:
  - a. The total building coverage and total lot coverage area values shall first be calculated for the entire development area/tract as follows:

Total development building coverage area allowed = 75 percent of the entire development's gross land area multiplied by the maximum lot (total building) coverage percentage established in the base zone (see Rural Residential R-1 district)

Total development lot coverage area allowed = 75 percent of the development's gross land area multiplied by the maximum lot (total lot) coverage percentage established in the base zone (see Rural Residential R-1 district)

These values shall be included and shown on all approved plans/plats.

- b. The maximum building coverage and maximum total lot coverage area value for each individual lot within the development shall then be determined and allocated as follows:

The total building and lot coverage area allocations for the entire development area (see calculation from part a, above) shall be divided and apportioned between all planned and approved/platted lots within the entire development.

The developer may choose to divide and apportion these coverage areas equally between all such lots (e.g. total development building and lot coverage areas divided by total number of lots = individual lot coverage areas), or unequally (variably) between all such lots to account for differing lot design and size characteristics.

- c. The apportioned total building coverage area and total lot coverage area value for each lot within the entire development shall be included and identified as a development restriction on all approved plans and plats. Where the developer chooses to divide and apportion the development's total coverage areas on an unequal (variable) lot basis, a table shall be provided documenting that the coverage areas allocated to each lot (in total) do not exceed the applicable total area values for the development as a whole.

In the case of a phased development, the total building coverage and total lot coverage areas for the entire development shall first be divided and apportioned by phase and then by all planned and approved/platted lots within each phase. All phase and individual lot coverage allocation values shall be included and identified as development restrictions on all approved plans and plats.

- d. Where existing lots of record are combined and replatted, the planning commission may permit the reallocation of their respective building and lot coverages. In such cases, the permitted coverage area values of the new larger lot(s) shall not be increased more than 50% above those of any of the affected (original) lots. All new building and lot coverage calculations and values shall be included on the plat of record.



**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 \_\_\_\_\_, 2019, with approval recommended by the Farragut Municipal Planning Commission (FMPC).

\_\_\_\_\_  
Rita Holladay, Chairman FMPC

\_\_\_\_\_  
Edwin K. Whiting, Secretary FMPC