Farragut Architectural Design Standards

Ordinance 15-03 (Exhibit A) March 12, 2015

Acknowledgments

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Marty Layman, Chair
Duane Winkler, Vice Chair
Cynthia Hollyfield, Secretary
Edwin Anderson
Jerry Benton
Brittany Moore
Jeanie Stow

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Bob Markli, Alderman
Ron Pinchok, Alderman

Town of Farragut Staff

Mark Shipley Community Development Director
Ashley Miller, Assistant Community Development Director
Gary Palmer, Assistant Town Administrator
David Smoak, Town Administrator
Jenn Hatmaker, Executive Assistant to the Town Administrator
Chelsey Riemann, Public Relations Coordinator
Jason Scott, Stormwater Coordinator

Winter & Company Team

Noré Winter
Abe Barge, AICP
Cheney Bostic
Chris Ball
Chase Mullen (MIG)

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Charts, Diagrams & Illustrations

Town of Farragut Future Land Use Map

The Future Land Use Map illustrated below was adopted as part of the Town of Farragut 2025 Comprehensive Land Use Plan. The design guidelines in this document help implement Future Land Use Map objectives. See "Town of Farragut 2025 Comprehensive Land Use Plan" on page 2 for more information.

Legend

- Civic/Institutional
- Office/Light Industrial
- Commercial
- Regional Commercial
- Open Space
- Parks and Rec
- Open Space Cluster Residential
- Rural Residential (> 1 Acre lots)
- Very Low Density Residential (2-4 DUs / Acre)
- Low Density Residential (3-6 DUs / Acre)
- Med Density Residential (6-12 DUs / Acre)
- Mixed Use Neighborhood (6-10 DUs / Acre)
- Mixed Use Town Center (8-15 DUs / Acre)
- Interstate
- Major Arterial
- Minor Arterial
- Major Collector
- Minor Collector

Figure 1: Town of Farragut Future Land Use Map

Introduction

The Town of Farragut seeks to enhance community image while protecting the unique qualities that make Farragut a special place. This document provides design guidelines to support community objectives by promoting high quality design in new construction and redevelopment.

Town staff, the Visual Resources Review Board and the Municipal Planning Commission use the guidelines to review development projects throughout Farragut. Property owners, developers and citizens use the design guidelines to better understand community design expectations. The design guidelines accommodate the need of property owners to make improvements, while protecting Farragut's special design traditions.

The guidelines seek to:

1. **Promote high-quality design throughout Farragut** to enhance community image, support livability and help attract/retain quality employers
2. **Assist in retaining the unique qualities that make Farragut special** through application of consistent design principles to help differentiate Farragut from surrounding areas and foster a unique sense of place
3. **Encourage redevelopment of existing properties** to reduce vacancy, provide opportunities for sustainable expansion and create links between neighborhoods and commercial areas
4. **Implement Adopted Town Plans & Policies,** including those summarized in "Policy and Regulatory Foundation" on page 2
5. **Assist with the implementation and interpretation of the Zoning Code** by illustrating and interpreting design standards within the Town's zoning regulations
6. **Retain flexibility for property owners** to ensure that they are able to maintain and expand their businesses or buildings using creative design solutions

Chapter Contents

Tennessee Code Annotated provides for the creation of a design review commission (DRC) having the authority to develop general guidelines for the exterior appearance of nonresidential property, multiple family residential property, and any entrance to a nonresidential development within the municipality.

Community Participation

The initial public participation process for the design guidelines project included opportunities for community participation and comment in a variety of formats, including:

- Meetings to discuss concerns and objectives with specific stakeholder groups, including property owners, developers and residents
- Interactive workshop activities to identify desirable community design features
- Computer modeling activities to identify design alternatives

Future Land Use Map

The Town of Farragut 2025 Comprehensive Land Use Plan includes a Future Land Use Map that designates the desired future character and uses for subareas throughout Farragut. See page vi (following the Table of Contents) for a complete version of the Future Land Use Map.

The design guidelines in this document help implement Future Land Use Map objectives.

In accordance with Tennessee Code Annotated, Section 6-54-133, the Farragut Municipal Planning Commission shall be recognized as the Design Review Commission and the Farragut Board of Mayor and Aldermen shall be recognized as the appellate body for decisions rendered by the Design Review Commission.

POLICY & REGULATORY FOUNDATION

The design guidelines are intended to help implement adopted Town plans and policies and work with established regulations, including those summarized below.

Town of Farragut 2025 Comprehensive Land Use Plan

The Comprehensive Plan outlines Farragut's overall community vision and provides specific implementation strategies, including a recommendation to adopt design guidelines.

The plan identifies eight key strategies:

1. Bring About a Downtown
2. Repair Aging Shopping Centers
3. Allow/Encourage Greater Housing Choice
4. Increase Connectivity
5. Capitalize on Our Heritage
6. Expand Our Borders
7. Enhance Our Identity
8. Plan for Remaining Vacant Parcels.

See Town Approved Documents at townoffarragut.org for more information.

Town of Farragut Strategic Plan

The Strategic Plan builds on the Comprehensive Plan vision with more specific year-by-year implementation actions and responsibilities. See Town Approved Documents at townoffarragut.org for more information.

Town of Farragut Zoning Ordinance

The Zoning Ordinance provides the basic regulations for development on all properties in Farragut. Projects subject to design review with these guidelines must also meet zoning regulations. The Zoning Ordinance provides quantitative standards, such as maximum height and minimum setbacks, that outline the basic shape of development, while the guidelines provide qualitative standards that address design character and context sensitivity. The Zoning Ordinance and design guidelines work together to ensure that development promotes community objectives.

See "Topics Addressed by the Zoning Ordinance" on page 8 and the Planning Division page at townoffarragut.org for more information.

Town of Farragut Stormwater Ordinance

The Stormwater Ordinance provides regulations to address the discharge of pollutants to the Town's stormwater system and to maintain and improve the quality of the receiving waters into which the stormwater outfalls flow. Projects subject to design review with these guidelines must also comply with the Stormwater Ordinance. In some cases the design guidelines describe and illustrate strategies for meeting stormwater regulations while also promoting other community objectives.

See the Town of Farragut's Stormwater Matters page at townoffarragut.org/stormwater for more information.

APPLICATION OF THE GUIDELINES

The design guidelines provide the foundation for a design review process that ensures that new construction and redevelopment projects include high-quality design and promote Farragut's community objectives.

Projects subject to review using the design guidelines include:

- New commercial, office or public construction, additions and other exterior improvements
- New multi-family residential construction, additions and other exterior improvements
- Redevelopment projects as defined within these guidelines.
- Tree removal, land disturbance or landscaping projects on commercial, office, multi-family or public properties

All projects subject to review are required to meet the intent of the guidelines. See "Design Guidelines Interpretation" on page 8 for more information.

Types of projects for which the guidelines do not apply, include:

- Interior improvements and remodeling
- Projects that include only single-family or two-family residential uses

The design review process using these guidelines will be conducted by Town staff, the Farragut Visual Resources Review Board (VRRB) and the Farragut Municipal Planning Commission, as summarized in "Design Review Roles" on page 4.

Design Guidelines Users

The guidelines in this document inform a design review process administered by Town staff, the Farragut Visual Resources Review Board (VRRB) and the Farragut Municipal Planning Commission. They also provide an educational tool to help property owners, business owners, developers, architects and others plan and design projects that promote Farragut's community objectives.

See the Visual Resources Review Board and the Municipal Planning Commission pages at townoffarragut.org for information and meeting agendas.

Landscape Plan Requirement

The Farragut Zoning Ordinance requires a landscape plan in association with development or redevelopment that includes commercial, office, multi-family or public uses. A landscape plan is also required for recreational amenities associated with subdivisions and development where a landscape buffer and detention basin is required.

Design Review Roles

Town staff, the Visual Resources Review Board (VRRB), and the Farragut Municipal Planning Commission (FMPC) each play a role in the design review process. Town staff review and approve minor projects[1] and the VRRB and FMPC review and approve all other projects as summarized in the chart below.

	Town Staff	VRRB	Planning Commission
Minor Projects	✓		
» Replacement of, or improvements to, existing landscaping » Modification of existing parking lots » Changes to utilities, mechanical equipment or service areas » Renovation or improvements to an existing façade (i.e., new awnings and canopies or changes to exterior building color) » New or modified accessory buildings	» Review & approve[1]	» Review Landscape Plan component of projects forwarded by Town staff[1]	» Review projects forwarded by Town staff[1] » Review appeal of staff decisions
All Other Projects		✓	✓
» A new building, or additional square footage added to an existing building » Projects including land disturbance or new landscaping » Projects to be completed in phases » Projects in the Mixed Use Town Center, McFee Park Roundabout, Lakefront/Concord Road, I-40 and Outlet Drive subareas as defined in Chapter 3 on page 53	» Provide recommendations to the VRRB and Planning Commission	» Review & approve the Landscape Plan	» Review & approve overall project » Review appeal of VRRB decisions

[1]Note that Town Staff may determine that a minor project that is eligible for staff approval should instead be subject to review by the Visual Resources Review Board or Farragut Municipal Planning Commission because the project involves unique circumstances.

*An aplicant may appeal the Farragut Municipal Planning Commision's decision to the Board of Mayor and Aldermen as provided for in state law (see TCA 6-54-133).

Figure 2: Design Review Roles

Design Review Process Chart

This chart illustrates the overall design review process from application to obtaining permit.

Step 1: Pre-Application Conference with Town Staff

This is an opportunity for the applicant and staff to discuss the proposal and provide guidance related to the guidelines.

Step 2: Application for Review - Submit Application

Type of application submitted will depend on type of project proposed. Town staff will provide guidance on application type to be submitted during the Pre-Application Conference.

Step 3: Review and Approval

Minor Projects

Reviewed by Town Staff
Staff reviews for completeness and conformity to the adopted guidelines. (Staff may forward a project with unique circumstances to the VRRB or FMPC for review.)

↓

Approved

Not Approved
Applicant may appeal staff's decision to the FMPC

OR

All Other Projects

Reviewed by Town Staff
Staff reviews for completeness and conformity to the adopted guidelines. Staff provides a recommendation to FMPC and/or VRRB depending on review authority.

↓

FMPC (Public Hearing and Meeting)
Reviews: All guidelines, except landscaping and signage

↓

Approved

Not Approved
Applicant may appeal the FMPC's decision to the Board of Mayor and Aldermen, as provided for in state law (see TCA 6-54-133).

↓

VRRB (Public Meeting)
Reviews: Landscaping and signage

↓

Approved

Not Approved
Applicant may appeal VRRB's decision to FMPC

Step 4: Process Completion

Complete any remaining items necessary to secure all applicable permits.

Figure 3: Design Review Process Chart

ORGANIZATION, FORMAT & INTERPRETATION

The design guidelines are organized and formatted to support consistent design review. See "Document Organization" below for more information about the organizational structure of the document and "Standard Design Guidelines Format" on page 7 for more information about the format of the design guidelines within this document. "Design Guidelines Interpretation" on page 8 provides additional information on using the guidelines.

Document Organization

Following the introduction, the design guidelines are organized into four separate chapters by design topic, as summarized below. For some smaller projects, all relevant design guidelines may be in one chapter (i.e., a project to expand and re-landscape a parking area would be subject only to the guidelines in Chapter 1). For larger projects, several chapters may apply (i.e., a new commercial or mixed-use project in the Town Center District may be subject to design guidelines in Chapters 1-4).

Introduction

This chapter summarizes the purpose and policy foundation of the design guidelines. It also describes design guidelines application, organization and format, as well as the overall design review process.

1.0 Site Design Guidelines

This chapter provides general design guidelines for new construction that explicitly covers issues of site design, including street character and landscaping, building placement, connectivity, open space, parking, topography, etc.

2.0 Building Design Guidelines

This chapter provides design guidelines for the visual and functional character of buildings throughout Farragut. Topics include building scale, architectural features, materials and ground floor design.

3.0 Guidelines for Specific Subareas

This chapter provides additional guidelines that apply to new development in specific contexts throughout Farragut, including the Town Center District, Kingston Pike, Lakefront/Concord Road, McFee Park Roundabout, I-40, and Outlet Drive.

4.0 Guidelines for Signs

This chapter provides design guidelines for signs, including type, location, overall design and lighting.

Appendices

The appendices provide additional background information to support the design guidelines. The first appendix includes a glossary of design terms. Additional appendices may be added in the future.

Figure 4: Document Organization

Standard Design Guidelines Format

To facilitate ease-of-use, the individual design guidelines in this document use a standard format. The format includes topic headings, intent statements related to the topic, numbered design guidelines, additional information about appropriate strategies and illustrations or diagrams. The diagram below uses a sample design guideline from chapter 2 to illustrate each key element.

A →

BUILDING SCALE

The overall size, height and form of a building help determine how large it appears, and whether it is compatible with the surrounding context. Although a new building may be larger than adjacent buildings, it should not be monolithic in scale or create a jarring contrast. Recognizing existing patterns such as varied heights, smaller building masses and articulated façades, will help a new building fit with its neighbors and the overall context of Farragut.

D →

Set back a larger building mass from the street wall when possible to reduce looming effects.

E →

Zoning Ordinance Height Standards

The Farragut Zoning Ordinance provides height standards that apply to all properties. Maximum permitted height varies by zone district from two-and-a-half to five stories. In some zone districts, the zoning ordinance requires additional setbacks for taller building elements

B →

Building Height

Maximum overall building height is addressed by the Farragut zoning code. New development should meet zoning requirements while recognizing traditional height variations in Farragut and stepping down towards adjacent lower-scale buildings.

C →

1.1 Provide variation in building heights.

a. Use variation in building and parapet heights to add visual interest and reduce boxy or monolithic building masses.

1.2 Position taller building elements to minimize visual impacts.

a. Step back a larger building mass from the street when possible to reduce looming effects.

b. Use lower scale buildings or building elements to transition the scale of a taller building towards lower-scale buildings on adjacent properties.

1.3 Design floor-to-floor heights to establish a sense of scale and reflect Farragut traditions.

a. While overall building heights may vary along a block, design a building to appear similar in height when perceived at the street level.

b. Design the first floor height to be taller than any upper floors and to appear similar in dimension to those seen traditionally.

Key to the Sample Design Guidelines Above

A **The design topic** is indicated with a heading followed by an intent statement.

B **A subtopic** and intent statement are also sometimes provided.

C **The design guidelines** describe an intent or desired outcome. They are numbered by chapter for easy reference.

D **Photographs and Diagrams** are provided to illustrate design guidelines principles.

E **Sidebars** are sometimes included to provide additional background information or cross-references.

✓ ✗ **Checkmarks and X marks** indicate photographs/diagrams that generally illustrate an appropriate or inappropriate approach.

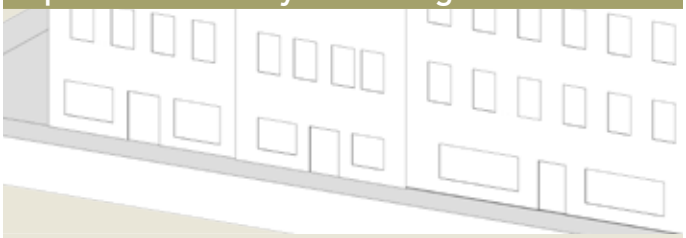
Figure 5: Standard Design Guidelines Format

Design Guidelines Interpretation

The design guidelines are intended to shape development that is consistent with community objectives. Although they offer some flexibility in interpretation, compliance with the intent of applicable guidelines is expected, to the greatest extent feasible. However, not all guidelines will apply to every project. Guidelines that refer to features that are not part of a development or redevelopment project are not applicable. Flexibility in the application of some design guidelines may also be available for redevelopment, minor projects or other projects as noted throughout the document. Where a project includes a new or innovative approach that is not addressed by the guidelines, it may be necessary to use the intent statement for the topic/subtopic (see page 7), or the overall objectives for the design guidelines (see page 1), to determine whether the approach is appropriate.

In some cases, the design guidelines may also be used to help interpret and illustrate design standards within the Farragut Zoning Ordinance. As illustrated below, the Zoning Ordinance and design guidelines work together to ensure that development promotes community objectives.

Topics Addressed by the Zoning Ordinance



The Farragut Zoning Ordinance provides quantitative standards, such as maximum height and minimum setbacks, that outline the basic shape of development. Zoning standards are generally numerical (such as a specific height limit), making them easy to interpret and providing a high level of predictability.

Topics Addressed by the Design Guidelines

The design guidelines in this document build on the Zoning Ordinance to address more detailed design considerations such as roof forms and compatibility with a specific context. In some cases, the guidelines require interpretation. Therefore, they do not provide the same predictability as zoning standards, but offer greater flexibility.

Photographs Used in This Document

This document includes photographs from around the country to illustrate specific design principles. The photographs are intended to illustrate only those principles referenced in the caption and do not necessarily illustrate development that will be appropriate in every context.

Key Design Review Terms Used in This Document

Addition. Construction that expands the square footage of an existing building.

Design Guideline. A statement describing a standard or desired outcome to help guide development toward a desired level of quality through the design of the physical environment.

Design Review. A system for evaluating development to ensure that it is consistent with community objectives.

Minor Project. Limited improvements to an existing site without new construction. See the glossary for a complete definition.

Redevelopment. Any repair, reconstruction, or improvement to an existing structure where the cost is more than 50% of the total replacement cost of the original structure. See the glossary for a complete definition.

See "Appendix A: Glossary of Terms" on page 77 for additional definitions.

Figure 6: Design Guidelines Interpretation

1.0 Site Design Guidelines

New construction and redevelopment in Farragut should incorporate high-quality site design to enhance community image and help create more pedestrian-oriented spaces with a unique sense of place.

This chapter provides guidelines for the site design portion of a new construction, improvement or redevelopment project, including the street character, arrangement of buildings, open space, pedestrian connections and landscaping. It begins with case studies that illustrate how the guidelines combine to promote high-quality site design in Farragut, followed by specific guidelines for site design.

The guidelines in this chapter apply to land disturbance and landscaping projects, as well as site design associated with new buildings and expansion to or improvement of existing buildings as described in "Application of The Guidelines" on page 3. The design guidelines do not apply to single-family or two-family properties. Flexibility in the application of some design guidelines may also be available for redevelopment, minor projects or other projects as noted throughout the chapter.

Note that Chapter 2 on page 33 provides guidelines for the visual and functional character of individual buildings on the site and Chapter 3 on page 53 provides additional context-sensitive design guidelines for projects located in specific subareas such as the Town Center or along Kingston Pike.

Chapter Contents

Site Design Case Study: Town Center Redevelopment

The case study below illustrates redevelopment of existing properties at the intersection of Kingston Pike and North Campbell Station Road. The design meets the intent of the site design guidelines in this chapter, as applied to a large site that is designated as Mixed Use Town Center on Farragut's Future Land Use Map. It also meets the intent of the design guidelines for the Town Center subarea starting on page 54.

Note that the case study assumes application of the Town Center Zoning District (TCD) to the site. It is provided to illustrate design guidelines principles when applied in a Town Center setting and does not represent a specific development proposal. See "Phased Redevelopment of an Existing Site" on page 30 for a description of how redevelopment of this site could be phased over time.

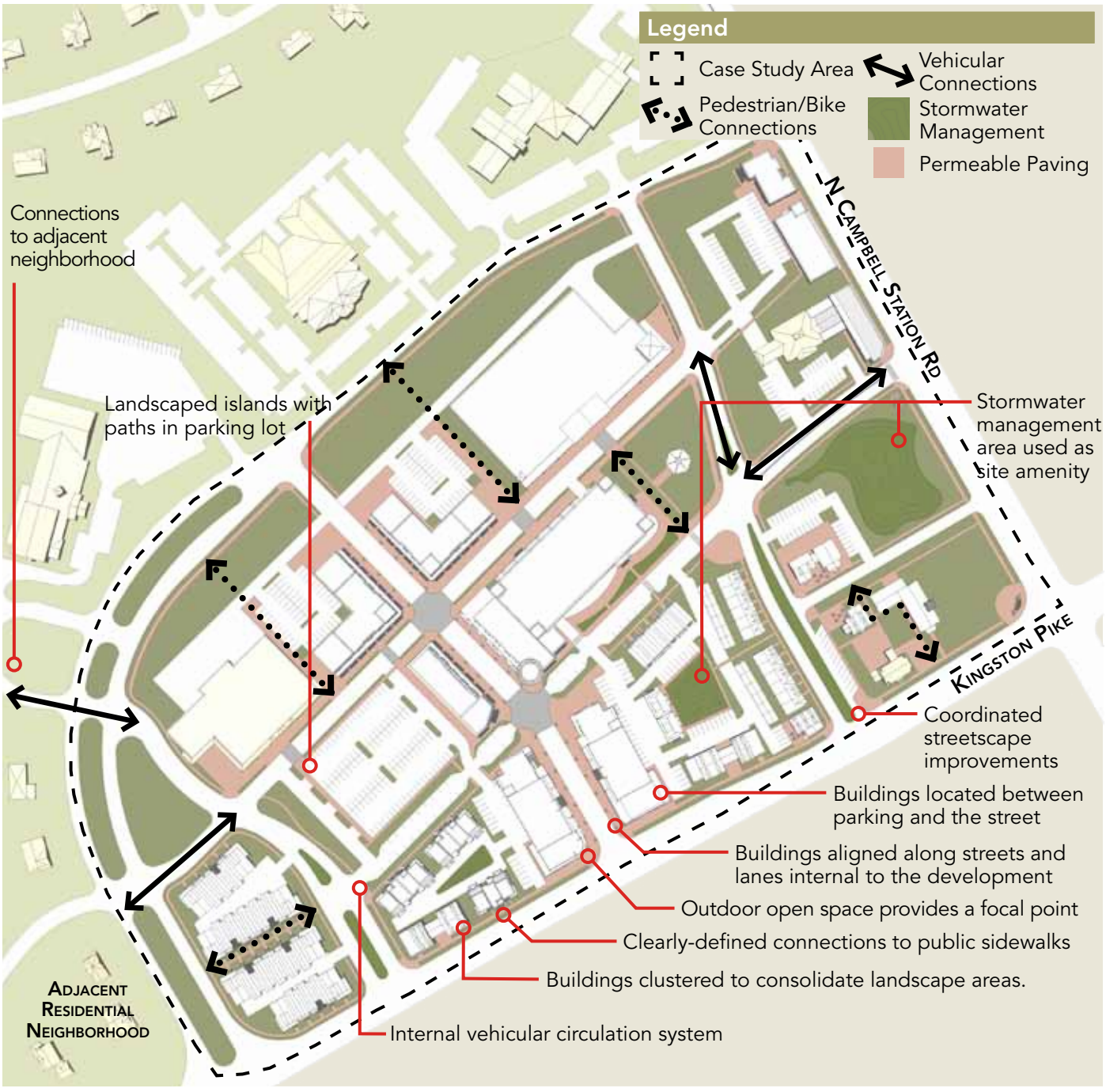


Figure 7: Site Design Case Study: Town Center Redevelopment

Site Design Case Study: Lakefront/Concord Gateway Development

The case study below illustrates development and redevelopment of existing properties where Concord Road enters Farragut from the south. The design meets the intent of the site design guidelines in this chapter, as applied to a site that is primarily designated as Commercial on Farragut's Future Land Use Map. It also meets the intent of the design guidelines for the Lakefront/Concord Road subarea on page 63.

This case study is provided to illustrate design guidelines principles and does not represent a specific development proposal. The illustrated development helps create a welcoming gateway to Farragut while maintaining compatibility with the natural and very low-scale residential surroundings and creating a neighborhood-serving retail center. The case study incorporates a widened Concord Road as described in "Concord Road Widening Project" on page 64.

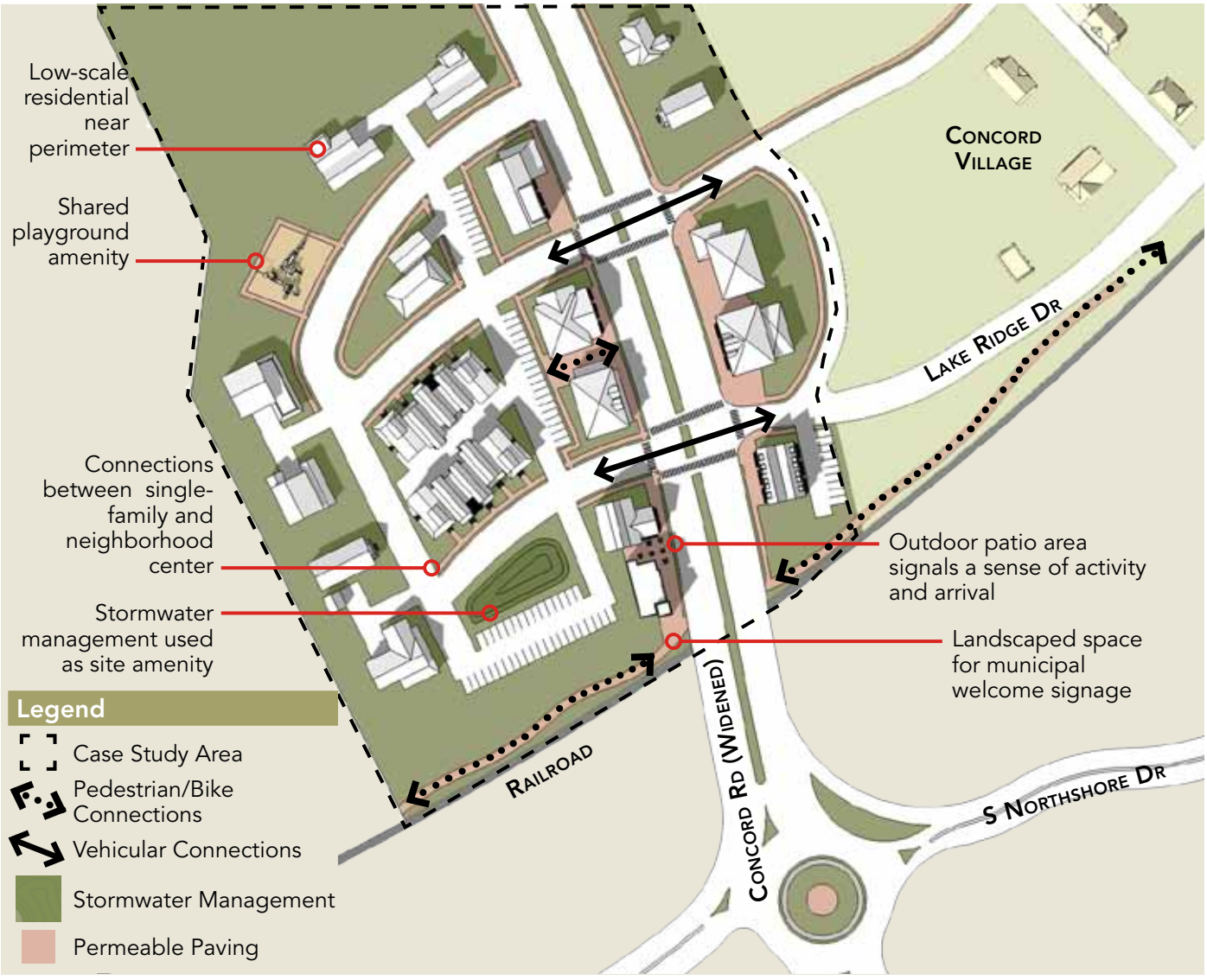


Figure 8: Site Design Case Study: Lakefront/Concord Gateway Development

Site Design Case Study: Outlet Drive Development

The case study below illustrates development on an existing property located between Outlet Drive and Interstate 75 near the northern boundary of Farragut. The design meets the intent of the site design guidelines in this chapter, as applied to a site that is primarily designated as Office/Light Industrial on Farragut's Future Land Use Map. It also meets the intent of the design guidelines for the Outlet Drive subarea on page 66.

This case study is provided to illustrate design guidelines principles and does not represent a specific development proposal. The illustrated development provides space for office, light industrial and other employment uses and incorporates high-quality open space and low-impact development principles for stormwater management.

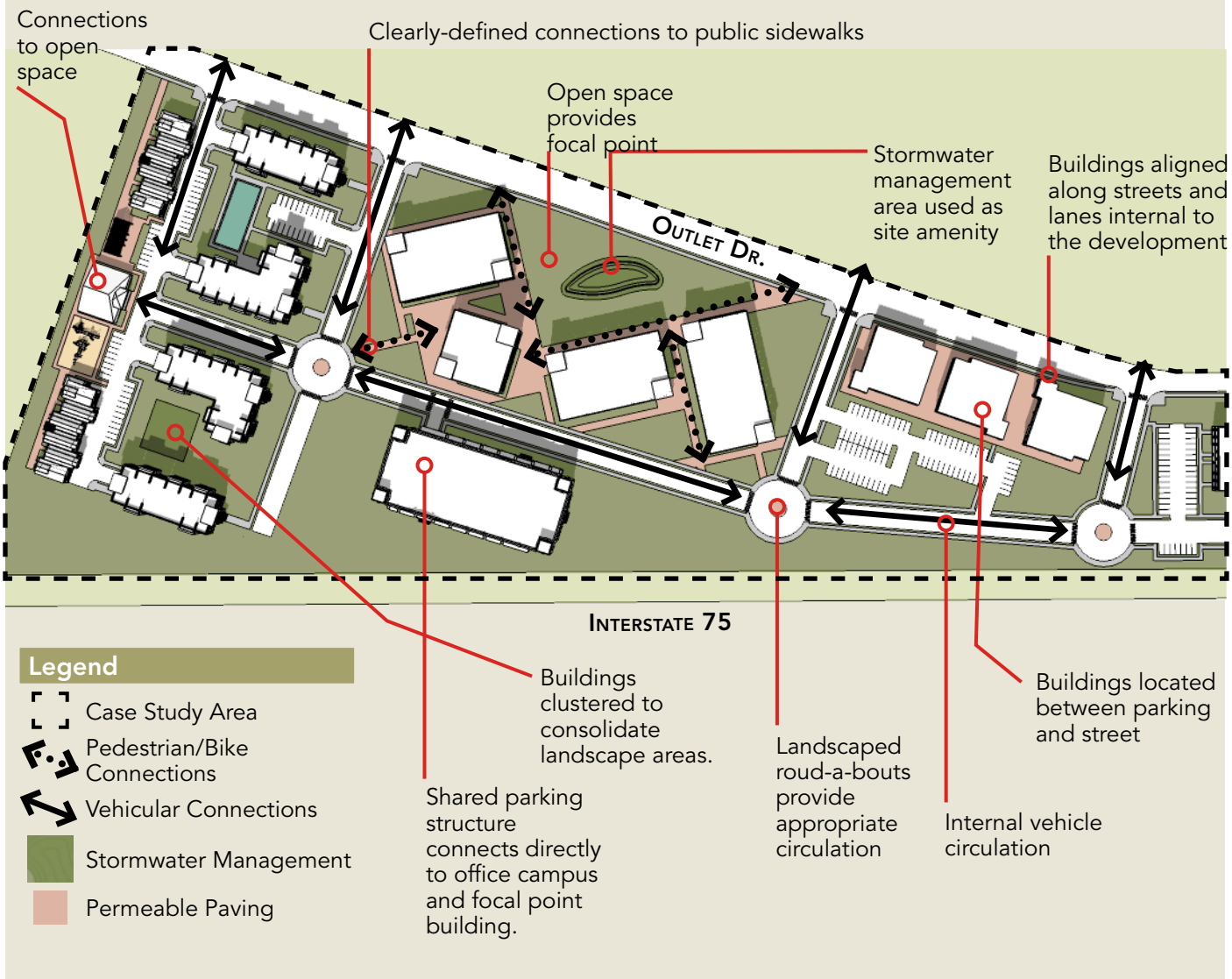


Figure 9: Site Design Case Study: Outlet Drive Development

Sustainable Design Principles

New construction and redevelopment throughout Farragut should incorporate sustainable design principles whenever possible to reduce the environmental impacts of new development and provide cost savings. Several specific sustainability principles and features that relate to both site and building design are summarized below.

Pedestrian-Oriented Design

Locating and designing new development to create an active, pedestrian-oriented environment reduces vehicle miles and emissions. See "Connectivity" on page 18 and "Ground Floor Design" on page 44 for more information.

Low-Impact Development

Sites that incorporate Low Impact Development principles to manage stormwater make more efficient use of land and help increase water quality. See "Stormwater Management & Low-Impact Development" on page 28 for more information.

Adaptive Reuse/Preservation

Adaptive reuse and historic preservation maintain the energy embodied in existing buildings and reduce landfill impacts. See "Adaptive Reuse" on page 51 for more information.

Low Water Plantings

Selection of site-appropriate, low water-use plants reduces operational costs and enhances drought resilience.

Reduced Heat Island Effect

Shade trees, vegetative groundcover, and reduced paving helps minimize solar gain during the summer.

Solar Orientation

Orienting buildings and outdoor public spaces to harvest winter sun and repel summer heat saves energy and promotes pedestrian activity.

Sustainable Building Materials

Use of durable/recycled building materials reduces manufacturing and landfill impacts and may reduce a building's overall carbon footprint.

Energy Saving Features

Energy saving features include window elements such as solar screens, shades and light shelves to reduce solar gain and increase natural daylighting.

Other Sustainable Features

Other sustainable features include:

» Energy-generating systems
» Composting of organic waste
» Water-harvesting from buildings

Figure 10: Sustainable Design Principles

STREETSCAPE

The streetscape includes the public and semi-public area between the edge of the street and parking areas or building frontage. Elements include sidewalks, walking trails, bump outs, street trees and lawns, street furniture and lighting. Streetscape features should be functional and durable while helping to affirm or establish the identity of a neighborhood, district or development. Additional context-sensitive guidelines are provided in Chapter 3.

Use furnishings made of durable materials.

The use of similar trees, planters, and lighting creates a coordinated streetscape.

Streetscape improvements should be coordinated, functional and durable.

1.1 Integrate functional pedestrian improvements into the streetscape.

a. Provide unobstructed sidewalks at least 5' wide on public frontages surrounding a development and along internal streets and lanes.

b. Provide a wide walking path (at least 8' wide), rather than a conventional sidewalk, along collector or arterial streets surrounding a development, whenever possible.

c. Provide a landscaped area, or trees in grates, between streets or parking areas and sidewalks or walking paths.

d. See "Connectivity" on page 18 for additional guidelines related to the pedestrian network.

1.2 Coordinate streetscape elements along public frontages surrounding a development.

a. Coordinate streetscape elements with elements provided by the Town (such as street lights or other public improvements), whenever possible. See "The Interface Between Public Streets & Private Development" on page 15 for more information.

b. Install decorative streetlights or other coordinated improvements where they are not provided as a public improvement. See "Site Lighting" on page 25 for more information.

c. Consider reserving space for future streetscape improvements, rather than immediate installation, to provide flexibility for redevelopment or minor projects.

1.3 Coordinate streetscape elements on internal streets and lanes within a development.

a. Coordinate streetscape improvements within a development with streetscape improvements on surrounding streets, whenever possible.

b. Use decorative street lights and other street furnishings that help establish a sense of identity within the development. See "Outdoor Open Space" on page 20 and "Site Lighting" on page 25 for more information.

1.4 Use streetscape elements that invite a high level of activity along a commercial street frontage.

These include:

a. Street trees with grates, located in paved pedestrian areas

b. Benches and planters of finished, highly durable materials

c. Decorative paving, such as scored concrete or unit pavers to define special areas

1.5 Use streetscape elements that invite passive pedestrian and recreational activity along a residential street frontage.

These include:

a. Landscaped "tree lawn" areas between the sidewalk and the street

b. Benches or other furnishings located in landscaped areas

The Interface Between Public Streets & Private Development

Although the design guidelines primarily address the character of development on privately-owned property, it is important to understand the typical progression of spaces between buildings and an adjacent public street. In many cases, a new development will not be responsible for improvements within the public area between the property and the street. However, new development should have a strong relationship to public areas, which may include incorporating amenities, paths or other features in a semi-public interface area. New development should also accommodate existing facilities or planned improvements in adjacent public areas.

The typical progression of public and private spaces along the street edge are illustrated below in a Town Center context.

A. Public Area

This area is within the public right-of-way. It most often includes the area between the street edge and the inside edge of the sidewalk.

B. Semi-Public Area

This area includes highly-visible or publicly-accessible site areas on private property adjacent to the public area. It may include outdoor public space. Compatibility with the public streetscape is preferred, in terms of paving, lighting, furnishings.

C. Private Outdoor Area

This area includes private outdoor spaces that are less visible or accessible from the street. More variety in design is appropriate.

Figure 11: The Interface Between Public Streets & Private Development

BUILDING SETBACKS & FRONTAGE

Building setbacks address the distance between buildings and the street or sidewalk edge while building frontage relates to the alignment of buildings at the setback, and whether parking or extensive landscape areas are located in setback areas. Whenever possible, buildings should be aligned along the street to hide parking and promote active sidewalks. A uniform alignment of buildings helps to define a "street wall," which provides a sense of enclosure and a comfortable scale for pedestrians. Additional context-sensitive guidelines for building frontages are provided in Chapter 3.

Note that the Farragut Zoning Ordinance allows reduced setbacks where parking areas are located behind buildings. See "Farragut Zoning Ordinance Setback Requirements" on page 17 for additional information.

Locate new buildings between the street and a parking area to minimize vehicular impacts on pedestrians.

Provide a landscaped front setback area between buildings or parking areas and the street where development will be oriented primarily towards internal parking areas.

Community Feedback on Building Frontages

Participants in meetings and workshops for the design guidelines noted that placing buildings to promote an attractive, pedestrian-friendly streetscape was one of the most important design objectives for the guidelines to address.

1.6 Design the street frontage to promote pedestrian activity.

Appropriate strategies for a new development include:

a. Locating new buildings between the street and a parking area to minimize vehicular impacts on pedestrians

b. Aligning new buildings along streets and lanes that are internal to a development

c. Locating a new building to the side (preferred) or rear of a parking area to provide flexibility for a small project.

Appropriate strategies for a redevelopment include:

d. Expanding buildings to extend closer to the street

e. Improving pedestrian connections between buildings and the street - See Guideline 1.8 on page 18 and Guideline 1.39 on page 29 for more information

Appropriate strategies for a redevelopment where existing buildings are located behind a surface parking lot include:

f. Locating new liner buildings between the street and a parking area

g. Providing improved pedestrian connections through a surface parking area to the street when renovating an existing building

1.7 Design the street frontage to be compatible with the surrounding context.

a. Provide a landscaped front setback area between buildings or parking areas and the street where development will be oriented primarily towards internal parking areas, or where residential development with a landscaped setback is located across the street.

b. Align buildings near the sidewalk edge in the Town Center District, or where development seeks to provide a more urban, pedestrian-oriented street edge. See "Front Setback Alternatives Through Design Review" on page 17 and "Town Center Subarea" on page 54 for more information.

Design the street frontage to promote pedestrian activity.

Farragut Zoning Ordinance Setback Requirements

The Farragut Zoning Ordinance provides setback requirements that address the placement of buildings in relation to the edges of a property. Side and rear setbacks ensure that building locations are compatible with surrounding properties, while front setbacks address the relationship of buildings to the street and sidewalk.

As described below, setback regulations vary by zone district. In some cases, a minimum front setback required by the Farragut Zoning Ordinance may be adjusted through the design review process where an alternative design would allow for a more active, pedestrian-oriented, street frontage.

See "Town of Farragut Zoning Ordinance" on page 2 for more information on the relationship between zoning requirements and design guidelines.

Setbacks in the Town Center District

The Farragut Zoning Ordinance provides special setback requirements for properties designated as a Town Center District (TCD). This includes a maximum setback requirement for buildings along streets and lanes that are internal to a development.

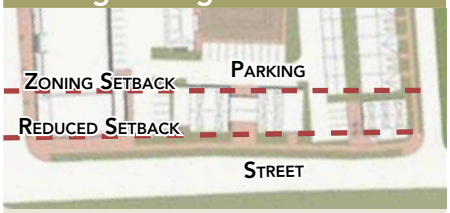
The maximum setback ensures that buildings are located close to the sidewalk edge to provide a more active, urban environment and hide parking areas.

Setbacks in Other Districts

Outside of the Town Center District, particularly along major commercial corridors, the Farragut Zoning Ordinance provides minimum setback requirements to promote landscape areas between buildings and the street.

Minimum setbacks are reduced where surface parking areas are not located between the building and the street.

Front Setback Alternatives Through Design Review



Where provided for in the Farragut Zoning Ordinance, alternative front setbacks allow buildings to be located closer to the street or sidewalk edge and allow for a more active, pedestrian-oriented, street frontage.

An alternative front setback may be appropriate where it would:

- Promote pedestrian activity
- Allow parking areas to be placed behind buildings
- Match or provide a compatible transition with front setbacks on neighboring properties
- Not negatively impact adjacent residential development
- Not interrupt an existing, consistent landscaped frontage

Figure 12: Farragut Zoning Ordinance Setback Requirements

CONNECTIVITY

Connectivity refers to the network of sidewalks, paths, lanes and streets that provide pedestrian and vehicle routes within and between properties or neighborhoods. A lack of connectivity, and a focus on site-by-site development, currently makes many parts of Farragut unfriendly to pedestrians. This is especially true for the town's commercial corridors, making it difficult to walk between shops, or to walk from residential neighborhoods to work, shop, dine or visit entertainment and recreation venues.

Future development should help create a more active, and inter-connected environment throughout Farragut. Initially, individual sites will become more walkable, with better connections between buildings, sidewalks, parking areas and buildings. As additional sites redevelop, a network of connections between sites, and to adjacent neighborhoods, should emerge. See "Strategies for Pedestrian Connections" on page 19 for additional information and illustrations.

Provide pedestrian and bike connections into and between properties.

Provide mid-block connections for pedestrians, when possible.

1.8 Provide pedestrian and bicycle connections into and between properties.

a. Create an internal circulation system that will link those of adjacent properties, when feasible.

b. Provide a clearly defined, direct connection to adjoining public sidewalks. Note that the Farragut Zoning Ordinance requires sidewalk connections. See "Sidewalk Connection Options" on page 19 for more information.

c. Provide mid-block connections for pedestrians, when possible.

d. Route pedestrian connections to and through outdoor open spaces, such as courtyards, patios and plazas, when possible.

e. Align sidewalks and pedestrian paths to link with potential future development phases.

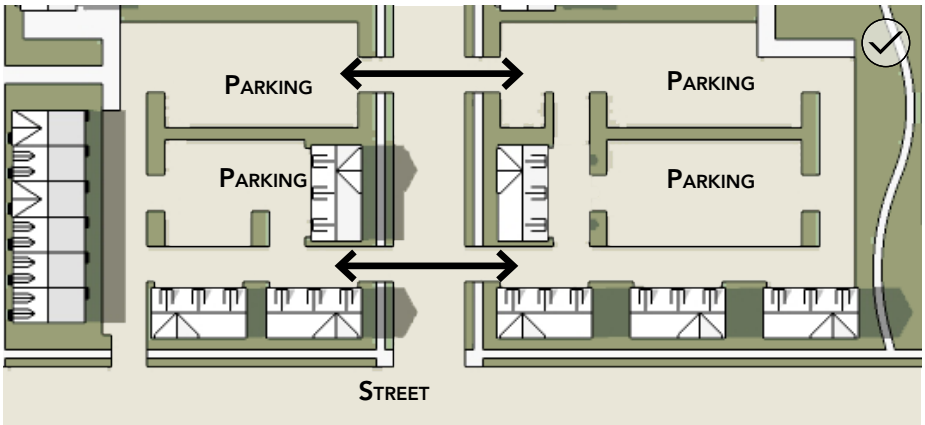
f. Align sidewalks and pedestrian paths to potential future connections on adjoining properties.

1.9 Provide vehicular connections into and between adjoining properties.

a. Ensure that developments have more than one vehicular entrance/exit.

b. Provide direct vehicular connections to streets and lanes on adjoining properties to reduce traffic and pedestrian impacts on surrounding streets.

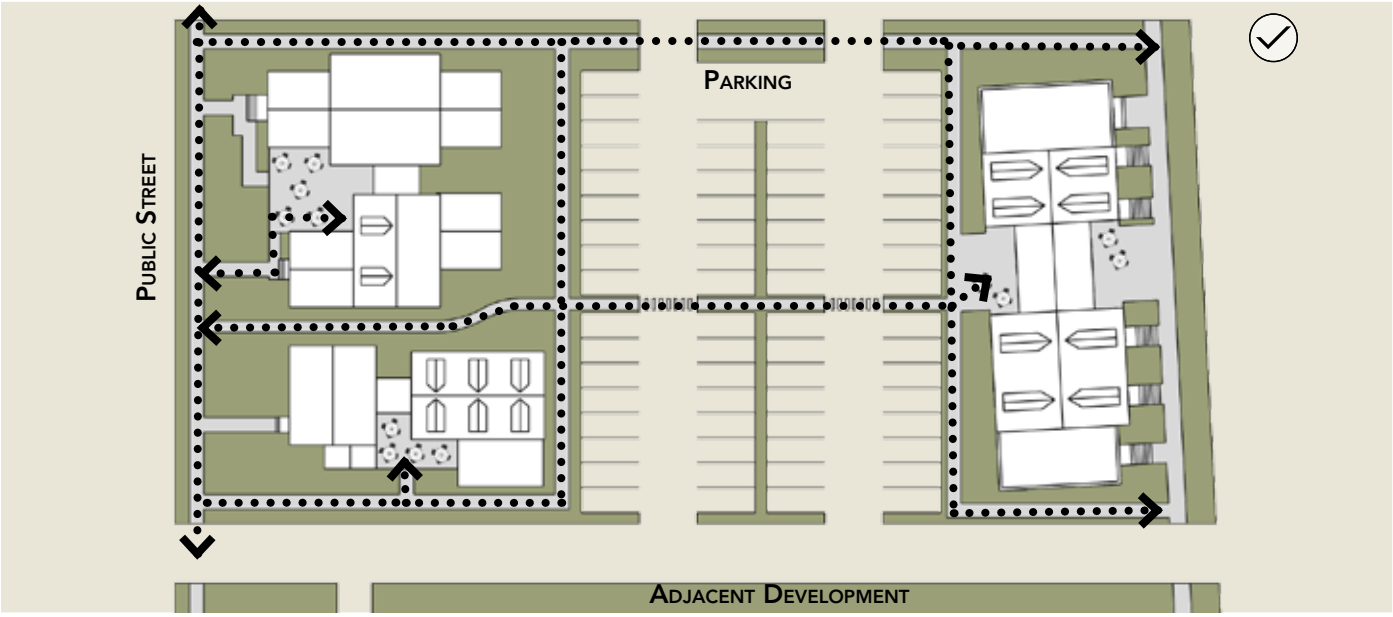
c. Align internal drive aisles to allow for future connections to adjoining properties.



Provide direct vehicular connections to streets and lanes on adjoining properties to reduce traffic and pedestrian impacts on surrounding streets.

Strategies for Pedestrian Connections

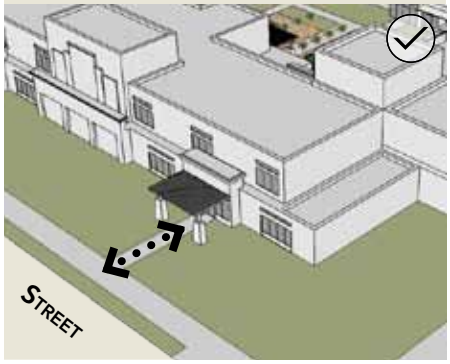
Future development should help create a more active, and inter-connected environment throughout Farragut. As illustrated below, this may include mid-block pedestrian connections, and pedestrian connections that are routed to and through outdoor open spaces such as courtyards, patios and plazas.



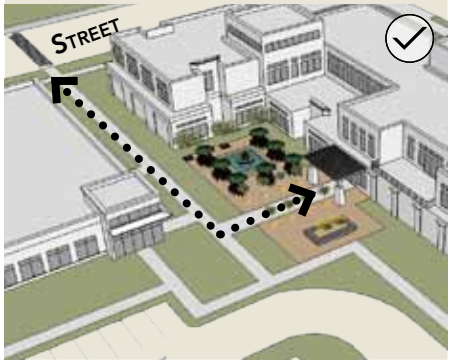
Sidewalk Connection Options

New development and redevelopment should provide pedestrian connections from walking trails and sidewalks on surrounding streets to building entries. As illustrated below, such connections may be direct, or may be routed through outdoor open space or across a landscaped parking island where a building is located at the rear of a site.

1. Direct Sidewalk Connection



2. Connection to Side-Facing Entry



3. Connection to Rear

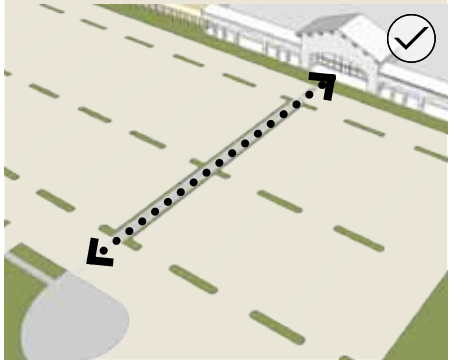


Figure 13: Strategies for Pedestrian Connections

OUTDOOR OPEN SPACE

Outdoor space includes public and semi-public areas such as plazas, courtyards, patios, small park spaces or landscaped features that is visible from surrounding streets. New development should incorporate outdoor open space that projects a vibrant image and invites pedestrian activity with durable furnishings and visual elements such as public art to add interest.

Create a sense of enclosure for an outdoor open space area by positioning buildings to frame the space or define it with landscaping.

Furnish outdoor open space with benches, tables, shelters, and landscape features.

Orient outdoor open space to pedestrian activities, views, cultural resources, and natural features.

Open Space Location

Outdoor open space should be located to encourage active use. In large developments an outdoor space can become a focal point on the site. Outdoor open space may be provided as an accent within a small project.

1.10 Locate outdoor open space to provide a focal point.

a. Locate outdoor open space to highlight key building features.

b. Position outdoor open space to facilitate sharing between adjoining buildings, when possible.

c. For a small project, such as a new single-story building, consider incorporating simple outdoor open spaces such as a courtyard area at a building entry.

d. Consider using public art to add interest to an outdoor open space. See "Public Art" on page 22 for more information.

1.11 Locate and orient outdoor open space to be actively used.

a. Orient outdoor open space to pedestrian activities, views, cultural resources, and natural features.

b. Provide clear connections between outdoor open space areas, pedestrian circulation routes and building entrances.

c. Orient outdoor open space to views of activities or architectural landmarks to provide visual interest.

d. Create a sense of enclosure for an outdoor open space area by positioning buildings to frame the space or define it with landscaping.

Locate outdoor open space to provide a focal point for a new development.

Open Space Design Elements

Outdoor open space should be designed and furnished to provide a pedestrian amenity. Where possible, it may also be integrated into the on-site stormwater management system to maximize the usable portion of a property.

1.12 Furnish outdoor open spaces to encourage active use.

a. Furnish outdoor open space with benches, tables, shelters, and landscape features.

b. Ensure that furnishings are durable and suitable for outdoor conditions.

c. Locate furnishings near actively used pedestrian areas, such as major pedestrian routes, building entrances and outdoor gathering places.

d. Locate furnishings so they will not impede the primary pedestrian way.

e. For a small project, such as a new single-story building, consider using simple outdoor furnishings, such as a bench, near a building entry.

1.13 Design outdoor open space to incorporate Low Impact Development (LID) principles for stormwater management.

a. Design and locate larger stormwater management systems such as bioretention areas to serve as usable open space or site amenities.

b. Use permeable surfaces and paving systems to assist with stormwater drainage.

c. See "Stormwater Management & Low-Impact Development" on page 28 for more information.

Design outdoor open space to incorporate Low Impact Development principles for stormwater management.

Design Options for Outdoor Open Space

Outdoor open space can include both active and passive designs, as illustrated below.

Plaza

Courtyard

Stormwater Retention Area

Public art is encouraged as a way of bringing visual interest and special identity to individual sites and neighborhoods.

Public art may include functional features such as benches and bike racks.

Public Art

Public art includes both decorative and functional features that are accessible or visible to the public. Such features may include sculptures, murals, mosaics, street furniture (benches, bike racks or other functional features with an original design), or other features that add interest, communicate a message or generate dialog.

Public art is encouraged as a way of bringing visual interest and special identity to individual sites and neighborhoods. The guideline provided below is voluntary and is not meant to imply a requirement for inclusion of public art.

1.14 Use public art to add interest to an outdoor open space.

Consider art that:

a. Is durable and accessible to the public.
b. Provides a focal point for an open space.
c. Is stand-alone, or integrated into the design of a building.
d. Relates to functional site features such as gates, entries, sitting areas, and walkways.
e. Reflects an awareness of the site and surrounding context, both existing and planned.
f. Reflects the historic and cultural values of the community.

Use public art to add interest to an outdoor open space.

Consider original artwork that provides a focal point for a public space.

LANDSCAPE & PARKING

Landscape and parking areas are a prominent feature of most properties in Farragut. Landscaping, surface parking and associated site lighting should work together to project a cohesive image.

Landscaping

Landscaping addresses the basic aesthetics of a site, including trees, shrubs and other plantings, as well as ornamental features and site contours. Sites should be landscaped to enhance community image, invite pedestrian activity, preserve mature trees and highlight distinctive topographic or other site features. In general, indigenous or well-acclimated and noninvasive species should be used. Landscape design within a site should also help to establish a sense of visual continuity. The guidelines below are intended to complement landscaping requirements in the Farragut Zoning Ordinance.

1.15 Design sites to highlight landscape areas.

a. Cluster buildings to consolidate landscape areas.

b. Avoid site development patterns that leave small patches of uncoordinated open space.

1.16 Use a coordinated landscape palette to establish a sense of visual continuity.

a. Use patterns of similar tree and shrub species to establish visual consistency across a larger development.

b. Use subtle variations in the landscape palette to highlight different uses or character areas within a larger development.

1.17 Preserve and maintain mature trees and significant vegetation.

a. Include existing vegetation as a part of a landscape design scheme where appropriate.

b. Identify healthy trees and vegetation clusters for preservation. Special consideration should be given to mature trees, 6" or greater in diameter, and to vegetation clusters with significant visual impacts.

1.18 Use hardy plant and tree species.

a. Incorporate native tree and plant species in landscape design, whenever possible.

b. Reserve the use of high-maintenance plants, if necessary, for small accent areas in the landscape.

1.19 Use landscaping to enhance pedestrian improvements.

a. Use plantings to define the edges of sidewalks, pedestrian paths and outdoor open space.

b. Use plantings to highlight building entries.

c. Use shade trees to create a canopy over pedestrian areas, including sidewalks, paths along the street and paths through surface parking areas.

1.20 Integrate landscaping and stormwater management systems.

a. Use stormwater management facilities, such as ponds, swales and bioretention areas, as landscape amenities.

b. See the guidelines for stormwater management on page 28 for more information.

Use plantings to define the edges of sidewalks, pedestrian paths and outdoor open space.

Use native tree and plant species in landscape design, whenever possible.

Farragut Zoning Ordinance Landscaping Requirements

The Farragut Zoning Ordinance provides base landscaping regulations for commercial, office, public and multi-family properties.

The ordinance also outlines requirements for submittal of a landscape plan to ensure that landscaping regulations have been met.

See "Town of Farragut Zoning Ordinance" on page 2 for more information on the relationship between zoning requirements and design guidelines.

Soften the view of parked cars from a public sidewalk or street using a planted buffer of trees, shrubs and ground cover.

Avoid locating parking lots directly in front of primary pedestrian entries.

Farragut Zoning Ordinance Parking Standards

The Farragut Zoning Ordinance includes base parking requirements for all properties in Farragut, including:

» Required number of spaces (based on land use)

» Parking lot dimensions

» Minimum parking lot landscaping

The design guidelines build on Zoning Ordinance requirements to address the design character of surface parking lots and their relationship to other uses on the site.

See "Town of Farragut Zoning Ordinance" on page 2 for more information.

Surface Parking

Site design considerations for parking include the location of surface lots, their visual impact and relationship to pedestrian and vehicular circulation systems. Surface parking lots should not be a visually prominent feature of sites in Farragut, especially those along high-traffic corridors, such as Kingston Pike, or in locations intended for strong pedestrian orientation such as the Town Center District.

1.21 Minimize the visual impact of surface parking.

a. Locate a parking area to the interior of a new development site. This is especially important on a corner property where the street wall should have a sense of enclosure.

b. Divide a large parking area into small "pods" that maintain the traditional sense of smaller parking areas within a green landscape.

c. Soften the view of parked cars from a public sidewalk or street using a planted buffer of trees, shrubs and ground cover, or a low wall constructed from materials compatible with the surrounding context and street frontage.

d. For a small project, such as a new single-story building, consider locating up to two bays of parking (one drive aisle with parking spaces on either side) to the side (preferred) or in front of the building.

1.22 Locate and design parking lots to allow for pedestrian access.

a. Provide landscaped islands with paths to promote pedestrian circulation across larger parking areas.

b. Avoid locating a new surface parking area directly in front of primary pedestrian entries.

1.23 Design parking access to minimize potential negative impacts on pedestrians.

a. Use shared drives to access surface parking areas, whenever possible to minimize the number of curb cuts along a block.

b. Provide cross-property easements to share driveways and reduce the need for additional curb-cuts, when feasible.

Provide landscaped islands with paths to promote pedestrian circulation across larger parking areas.

Site Lighting

Site lighting includes streetlights, light fixtures in parking lots, pedestrian lighting and lighting to accent landscaping or building façades. The character and level of site lighting should help establish a sense of identity and cohesion. Site lighting should help create a sense of place, highlight distinctive architectural details, and reinforce the overall form, massing, and spatial characteristics of the building or site. Note that street lights are an important feature of the overall streetscape as addressed on page 14.

1.24 Scale site lighting to its purpose.

a. Use small scale fixtures with down-lighting, or light bollards within landscaping to illuminate pedestrian walkways, whenever possible.
b. Use fixtures that provide even lighting for a plaza, courtyard or patio area.
c. Use modest lighting to illuminate building entrances and entries into parking areas.
d. Do not provide greater illumination in parking areas than at building entrances or for pedestrian walkways.
e. Design street lighting to minimize light spill onto adjacent properties and the sky.

1.25 Shield site lighting to minimize off-site glare.

a. Orient fixtures to provide down-lighting.
b. Incorporate cut-off shields into fixtures to direct light downward.
c. Avoid orienting fixtures to cast light upwards onto building façades and into sky.

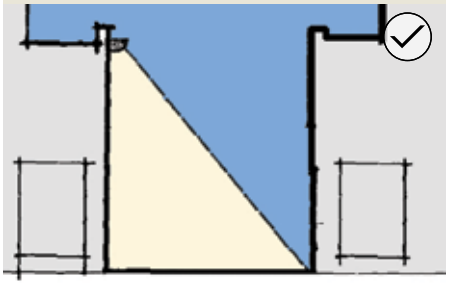
Use decorative street lights that help to establish a distinct identity for an area, whenever possible.

Use white lights that cast a color similar to daylight.

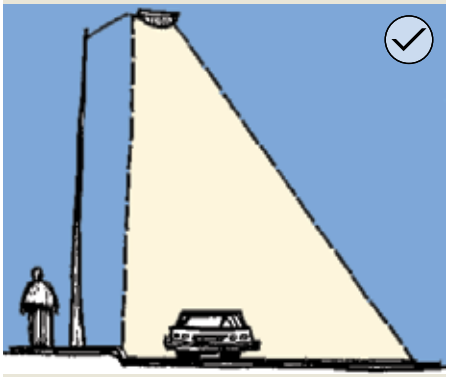
Scaling Site Lighting

Site lighting should be scaled to its purpose as illustrated below.

Use small scale fixtures to illuminate pedestrian walkways.



Use fixtures that provide even lighting for a plaza, courtyard or patio area.



Design street lighting to minimize light spill onto adjacent properties and the sky.

Farragut Zoning Ordinance Outdoor Lighting Standards

The Farragut Zoning Ordinance includes base outdoor site lighting requirements for all properties in Farragut, including maximum footcandles for lighting, and maximum light pole height. See "Town of Farragut Zoning Ordinance" on page 2 for more information.

WORKING WITH TOPOGRAPHY

Many sites in Farragut include topological features such as slopes and ravines, or geological issues such as potential sinkholes or soil problems that influence the way that they may be developed. Where possible, site design should preserve and work within existing topography. Any re-grading should maintain pedestrian and vehicular connectivity while minimizing potential negative visual impacts of large retaining walls.

Maintain pedestrian connections when re-grading a site and incorporate topographic features as natural or open space amenities

Use high quality materials such as brick and stone in the design of a retaining wall.

Design a retaining wall to minimize impacts on the natural character of the site.

1.26 Design a site to take advantage of existing topography.

a. Incorporate topographic features as natural or open space amenities.

b. Maintain pedestrian connections when re-grading a site.

c. Divide large grade changes into a series of benches and terraces, where feasible.

d. Re-grade the site as a stable, "natural" slope, when necessary.

e. Terrace parking lots on steep slopes, following site contours.

1.27 Design a retaining wall to minimize impacts on the natural character of the site.

a. Terrace retaining walls on steeper slopes to minimize height of individual walls - test what happens.

b. Use high quality materials such as brick and stone in the design of a retaining wall.

c. Integrate landscaping into the design of a retaining wall.

1.28 Design a building foundation to conform to the existing topography.

a. Step the foundation of a building to follow site contours, when feasible.

b. If stepping the foundation is not possible, disguise the cut with building placement and/or building walls, and provide a landscape buffer system at the top of a cut.

1.29 Design a site to minimize vulnerability to sinkholes.

a. Ensure that stormwater is directed away from building foundations and not allowed to permeate into known unstable soils.

b. Install underground barrier systems to protect building foundations where sinkhole risk is high.

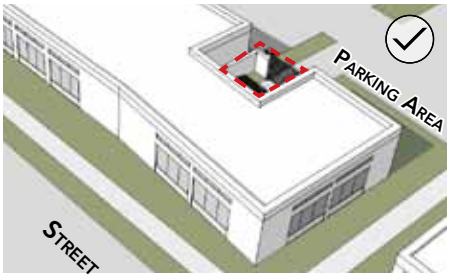
c. Do not locate buildings on site areas prone to sinkhole development.

SERVICE AREAS & UTILITIES

Service areas and utilities include loading docks, trash areas, electrical stations and other necessary functions. They should be located and designed to be visually unobtrusive and integrated with the design of the site and the building. Service areas are typically most appropriate when located to the rear of a building and not visible from the public right-of-way.

1.30 Locate a utility or service area to minimize visual impacts from the street and sidewalk.

a. Locate a utility or service area to the side or rear of a building.
b. Orient a service area toward a service lane or alley.
c. Integrate mechanical equipment into the design of a building.
d. Consider integrating a service or utility area into a gap in a side or rear building wall.
e. Locate a utility or service area away from residential areas or outdoor open space.



Consider integrating a service or utility area into a gap in a side or rear building wall.

1.31 Locate and design a utility building or shed to minimize the visual impacts from the street and sidewalk.

a. Locate a utility building or shed to the rear of a primary structure.
b. If a shed is unenclosed, use wood or other high quality material with proven durability in the Farragut climate.

1.32 Locate buildings and other site improvements to allow for potential future undergrounding of utility lines.

a. Install new utility service systems underground, and bury all existing above ground services when renovating.

1.33 Enclose a free-standing utility or service area.

a. When not integrated into a building wall, enclose a utility or service area with an opaque wall of decorative block, brick, stone, cast-stone, split-faced block, stucco or other high-quality material with proven durability in the Farragut climate.
b. Screen the entrance to a utility or service area with a solid gate made from painted metal, wood or other high quality, non-reflective material that is detailed for visual interest.
c. Do not use chain link fencing in the design of a service area gate.

Enclose a free-standing utility or service area.

Design service areas to be visually unobtrusive and integrated with the design of the site and the building.

STORMWATER MANAGEMENT & LOW-IMPACT DEVELOPMENT

Stormwater management addresses the conveyance and treatment of rainfall and other water entering a site. Low Impact Development (LID) is a specific development strategy to address stormwater in a way that closely mimics the natural, pre-development, hydrologic system. The guidelines below are intended to complement landscaping requirements in the Farragut Zoning Ordinance by promoting the use of low-impact development principles to meet those requirements while also providing site amenities that help enhance community image.

LID management systems include planted drainage areas (top) and permeable pavers that help address stormwater close to the source.

1.34 Maintain pre-development hydrologic features to minimize stormwater impacts.

a. Incorporate a natural drainage way as an amenity into the site plan.
b. Avoid altering or obscuring natural drainage ways.

1.35 Incorporate Low Impact Development (LID) principles to address stormwater as close to the source as possible.

Appropriate LID management systems include:

a. Permeable surfaces and paving systems
b. Bioretention and other planted drainage areas
c. Green roofs, rain barrels/cisterns and other building systems
d. Development clustering

1.36 Incorporate stormwater management systems to maximize water quality.

Consider management systems that:

a. Infiltrate stormwater into the ground to mimic the natural water cycle.
b. Remove pollutants from stormwater through uptake by plants and trees in rain gardens.
c. Provide flows through vegetative buffers to remove nutrients and pollutants

1.37 Use stormwater management systems as site amenities.

a. Use rainwater as an amenity by directing stormwater to planted islands and other landscaping.
b. Include a detention area as part of the open space scheme for the site when feasible.
c. Incorporate plazas, courtyards and patios into and around stormwater management systems whenever feasible.
d. Consider incorporating a green roof to help a development integrate into a forested area while also helping to address stormwater impacts.
e. Minimize the use of rip rap and other devices that do not appear natural in character.

Town of Farragut Stormwater Matters Program

The Town of Farragut's Stormwater Matters program seeks to provide an exceptional level of environmental stewardship to the community through the protection and maintenance of local water resources.

See the Stormwater Matters page at www.townoffarragut.org/index.aspx?nid=171 for more information.

INCREMENTAL SITE DESIGN IMPROVEMENTS

Many redevelopment projects will involve incremental improvements to existing development on a site, such as modest additions, new buildings or expanded parking areas. While improvements should consider long term objectives for the area and site, flexibility in the application of the design guidelines is appropriate for such projects to ensure that development is able to respond to current market conditions.

The design guidelines below address the location of incremental improvements and associated site design. See "Incremental Building Design Improvements" on page 50 for additional information on incremental improvements.

1.38 Locate incremental improvements to anticipate future development.

a. Locate small-scale improvements to increase compliance with zoning standards and the intent of the design guidelines.

b. Locate small-scale improvements to accommodate future vehicular and pedestrian connections. For example, parking areas and drive aisles may be set up to accommodate future redevelopment.

1.39 Locate and design incremental improvements to enhance the pedestrian environment of an existing development.

a. Site new buildings to maximize street frontage and minimize the visual impact of parking areas.

b. Place improvements to enhance the pedestrian environment. For example, new buildings and public open space areas may be located to create a pedestrian gateway into the site.

c. Plan for later pedestrian improvements, such as connections between the street and interior buildings, or to an adjacent neighborhood, when locating a new building or addition.

Place improvements to enhance the pedestrian environment. For example, new buildings and public open space areas may be located to create a pedestrian gateway into the site.

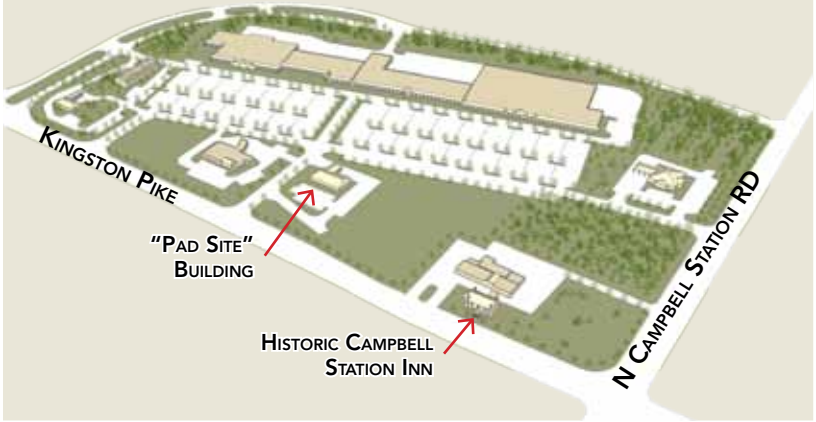
Community Feedback on Redevelopment

Participants in meetings and workshops for the design guidelines noted that encouraging redevelopment of under-utilized properties is one of the most important objectives for the guidelines to address.

Phased Redevelopment of an Existing Site

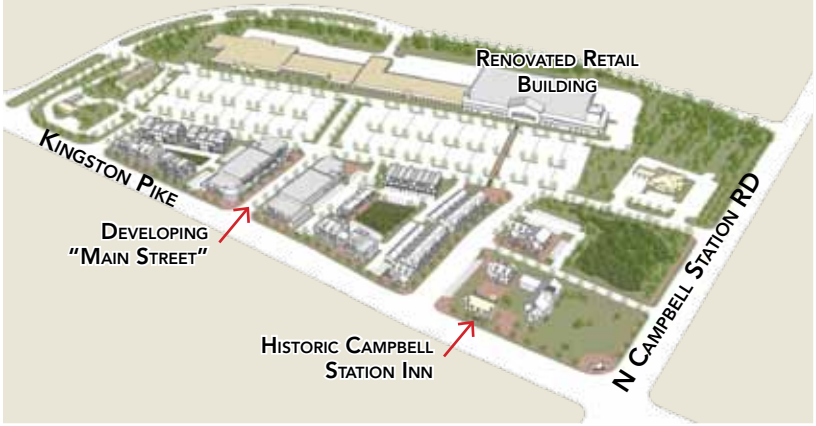
In some cases, redevelopment of a site may be phased so that incremental improvements build towards long term objectives for the area and site. In the example illustrated below, an existing auto-oriented shopping center site in the Town Center subarea is redeveloped in a series of phases. Each phase builds on previous phases, ultimately producing a long-term redevelopment scenario that promotes the vision for the Town Center as a traditional downtown with a variety of shops, restaurants, businesses and residences in a pedestrian-oriented setting.

Existing Condition



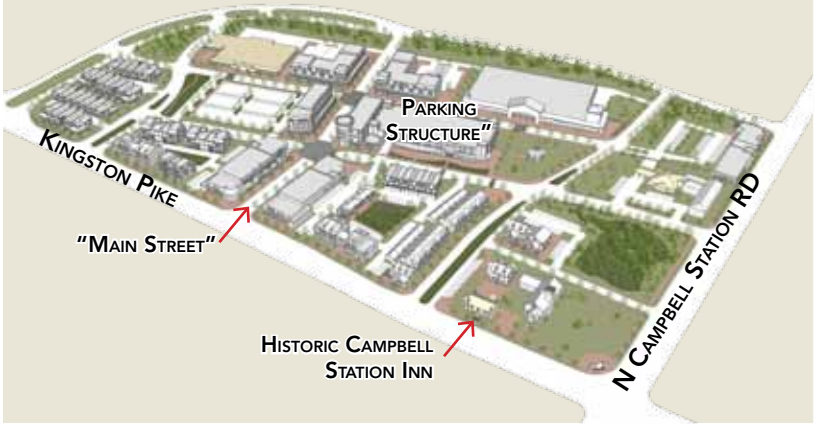
The existing site illustrated at left is dominated by a large shopping center set back significantly from the street. Several smaller, automobile-oriented, "pad site" buildings are located closer to Kingston Pike and North Campbell Station Road. The historic Campbell Station Inn is located near one corner of the site.

Intermediate Phase of Redevelopment



In the intermediate phase of redevelopment illustrated at left, new mixed-use and multi-family residential buildings (in white) have been added to create a more urban and pedestrian-oriented frontage along Kingston Pike. The existing shopping center at the rear of the site remains in place with renovation of one of the two large-format retail buildings. Streets, lanes and paths have been extended across the site to enhance connectivity.

Long-Term Redevelopment



In the long-term redevelopment illustrated at left, the growing network of streets is extended across the former surface parking area to create a pedestrian-oriented "main street" perpendicular to Kingston Pike. Existing large-format retail buildings are retained, but some parking is consolidated into a new structure with ground floor retail. See "Site Design Case Study: Town Center Redevelopment" on page 10 for more information on this scenario.

Figure 14: Phased Redevelopment of an Existing Site

NEIGHBORHOOD SITE DESIGN TRANSITIONS

Neighborhood transitions address the relationship between new or redeveloping commercial, office, mixed-use or multi-family residential uses and adjacent low-scale residential neighborhoods.

Site design adjacent to an existing or future residential neighborhood should provide a compatible transition that minimizes potential negative impacts while promoting positive connections. Designs that incorporate compatible uses and designs, and which link commercial and mixed-use areas with the adjacent residential neighborhoods are generally preferred as illustrated in "Strategies to Promote a Compatible Transition to Adjacent Neighborhood/ Agricultural Land" on page 32. Note that guidelines for scale transitions related to building design are provided in "Neighborhood Building Design Transitions" on page 52.

1.40 Design a commercial or mixed-use site to be compatible with adjacent neighborhoods.

a. Place and orient buildings to minimize potential negative impacts on an adjacent residential neighborhood.
b. Avoid orienting the rear of buildings toward an adjacent residential neighborhood.
c. Avoid creating an impassible barrier between a commercial or mixed-use site and an adjacent neighborhood.
d. Avoid orienting blank rear walls towards an adjacent residential neighborhood.
e. Do not locate mechanical or service areas directly adjacent to a residential neighborhood.
f. See "Strategies to Promote a Compatible Transition to Adjacent Neighborhood/Agricultural Land" on page 32 for more information.

1.41 Design landscape buffer areas to provide shared amenities.

Amenities shared between a commercial or mixed-use development and an adjacent residential neighborhood may include:

a. Picnic areas
b. Exercise areas
c. Playgrounds
d. Water features, including landscaped stormwater management facilities
e. Other landscape features

1.42 Provide pedestrian, bike and vehicular connections to adjacent neighborhoods.

a. Where possible, extend paths or small vehicular lanes to connect with streets and paths in an adjacent neighborhood.
b. Design pedestrian and vehicular circulation systems to consider potential future connections to adjacent neighborhoods.
c. Incorporate breaks in a landscape buffer to allow for pedestrian and bicycle connections.
d. Do not incorporate continuous walls, fences or landscaping that prevents pedestrian or bicycle connections across a landscaped buffer area.

Do not incorporate continuous walls, fences or landscaping that prevents pedestrian or bicycle connections across a landscaped buffer area.

Do not incorporate continuous walls, fences or landscaping that prevents pedestrian or bicycle connections across a landscaped buffer area.

Farragut Zoning Ordinance Buffer Requirements

The Farragut Zoning Ordinance establishes buffer requirements for development located adjacent to existing residential or agricultural zones. Buffer requirements include landscaped setbacks to protect sensitive residential areas.

In some cases, flexibility in the application of buffer requirements may be provided for projects that provide a more active linkage between a new development and an adjacent residential area while meeting the intent of these guidelines.

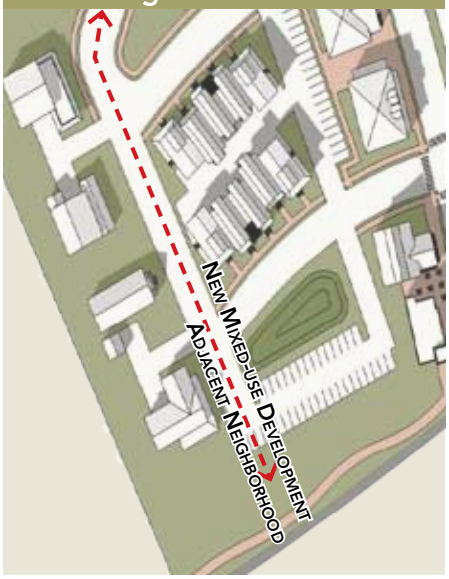
See "Town of Farragut Zoning Ordinance" on page 2 for more information on the relationship between zoning requirements and design guidelines.

Strategies to Promote a Compatible Transition to Adjacent Neighborhood/Agricultural Land

Where new development in Farragut adjoins an existing neighborhood or agricultural land, it has typically incorporated a landscape buffer area to minimize potential negative impacts. In some cases, however, other strategies may provide a compatible transition while encouraging pedestrian and bicycle connections between neighborhoods and adjacent shops, services or employment centers. Three such strategies are illustrated below.

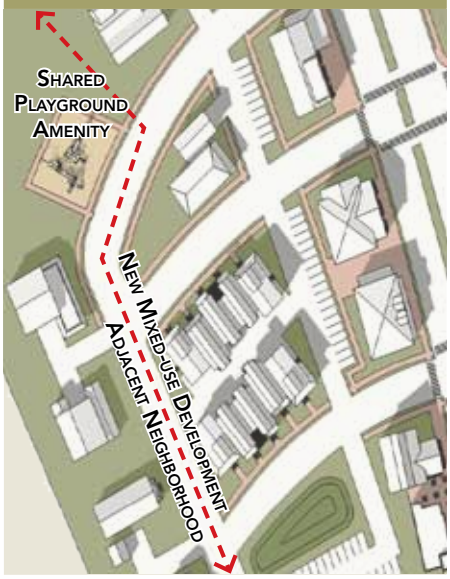
Note that the edges of a new development may incorporate a variety of strategies, including a typical landscape buffer or some combination of the strategies illustrated below. Where a landscape buffer is used, it should incorporate breaks for pedestrian and bicycle connections.

1. Building Placement



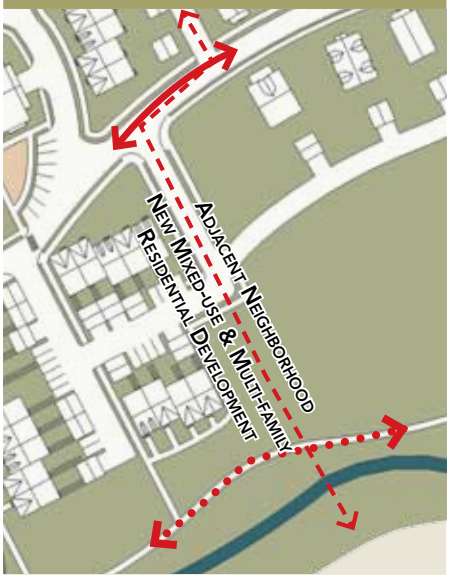
Place and orient buildings to minimize potential negative impacts on an adjacent neighborhood. In the example illustrated above, rear entrances are oriented to a multi-family residential development located between a commercial area and a single-family neighborhood.

2. Shared Amenities



Design a landscape buffer to provide shared amenities. In the example illustrated above, a playground is located in a landscape buffer area between a commercial area and a single-family neighborhood.

3. Connections



Incorporate breaks in a landscape buffer to allow for pedestrian and bicycle connections. In the example illustrated above, a break in a landscape wall accesses a path connecting a commercial area and a single-family neighborhood.

Figure 15: Strategies to Promote a Compatible Transition to Adjacent Neighborhood/Agricultural Land

2.0 Building Design Guidelines

New construction and redevelopment in Farragut should work with the surrounding landscape and site design to enhance community identity, help differentiate the Town from surrounding areas and foster a unique sense of place.

This chapter provides design guidelines for the visual and functional character of buildings throughout Farragut. It begins with a case studies that illustrate how the guidelines combine to promote high-quality building design in Farragut, followed by specific guidelines for building design.

The guidelines in this chapter apply to new buildings and expansion or improvement of existing buildings as described in "Application of The Guidelines" on page 3. The design guidelines do not apply to single-family or two-family properties. Flexibility in the application of some design guidelines may also be available for redevelopment, minor projects or other projects as noted throughout the chapter.

Note that Chapter 1 on page 9 provides guidelines for the site design portion of a new construction, improvement or redevelopment project and Chapter 3 on page 53 provides additional context-sensitive design guidelines for projects located in specific subareas such as the Town Center or along Kingston Pike.

Chapter Contents

Building Design Case Study: Town Center Redevelopment

The case study below illustrates redevelopment of existing properties at the intersection of Kingston Pike and North Campbell Station Road. The design meets the intent of the building design guidelines in this chapter, as applied to a large site that is designated as Mixed Use Town Center on Farragut's Future Land Use Map. It also meets the intent of the design guidelines for the Town Center subarea starting on page 54.

Note that the case study assumes application of the Town Center Zoning District (TCD) to the site. It is provided to illustrate design guidelines principles when applied in a Town Center setting and does not represent a specific development proposal. See "Phased Redevelopment of an Existing Site" on page 30 for a description of how redevelopment of this site could be phased over time.

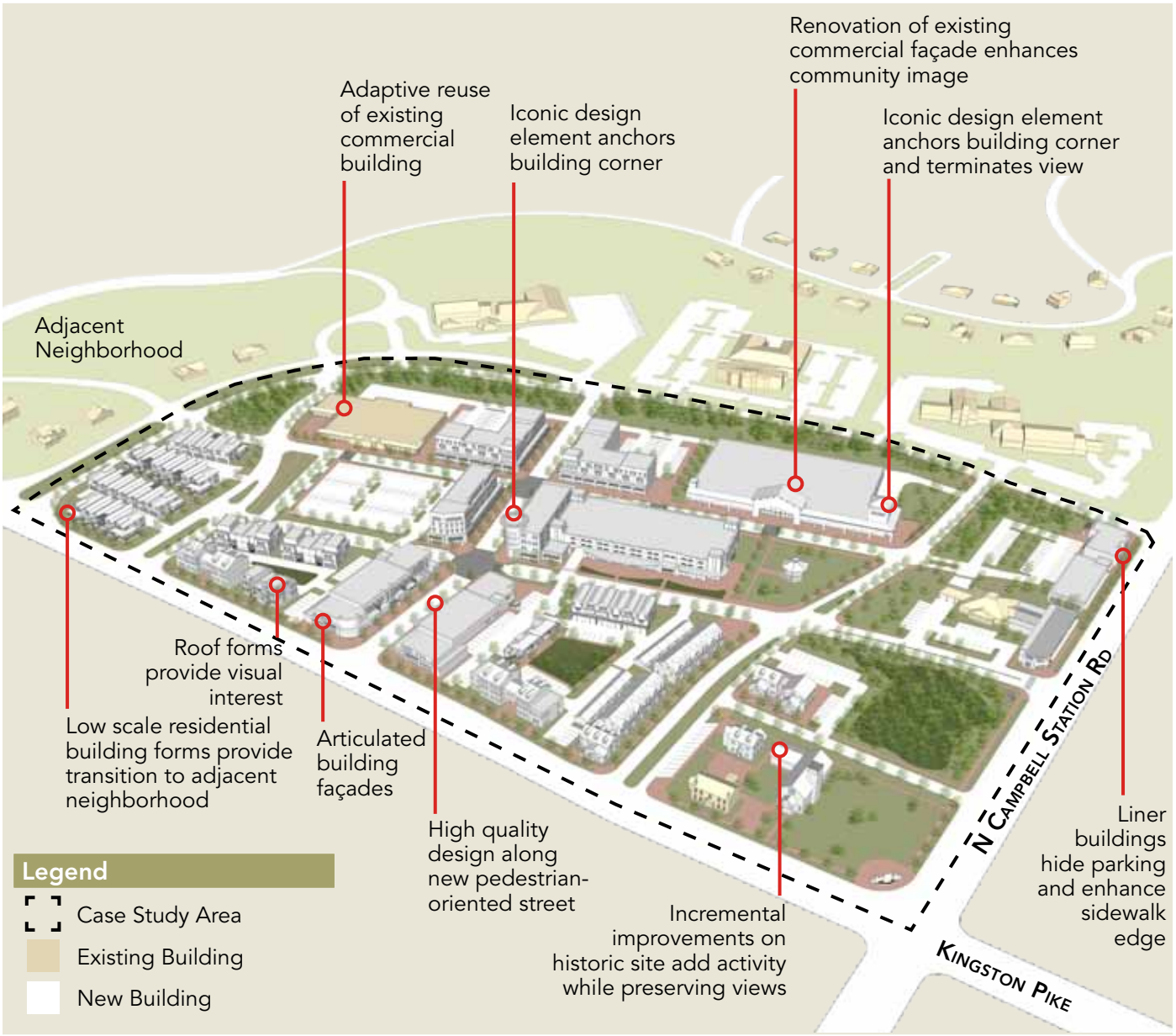


Figure 16: Building Design Case Study: Town Center Redevelopment

Building Design Case Study: Lakefront/Concord Road Gateway

The case study below illustrates development and redevelopment of existing properties where Concord Road enters Farragut from the south. The design meets the intent of the building design guidelines in this chapter, as applied to a site that is primarily designated as Commercial on Farragut's Future Land Use Map. It also meets the intent of the design guidelines for the Lakefront/Concord Road subarea on page 63.

This case study is provided to illustrate design guidelines principles and does not represent a specific development proposal. The illustrated development helps create a welcoming gateway to Farragut while maintaining compatibility with the natural and very low-scale residential surroundings. It also includes design features that reference the nearby historic Concord Village. The case study incorporates a widened Concord Road as described in "Concord Road Widening Project" on page 64.

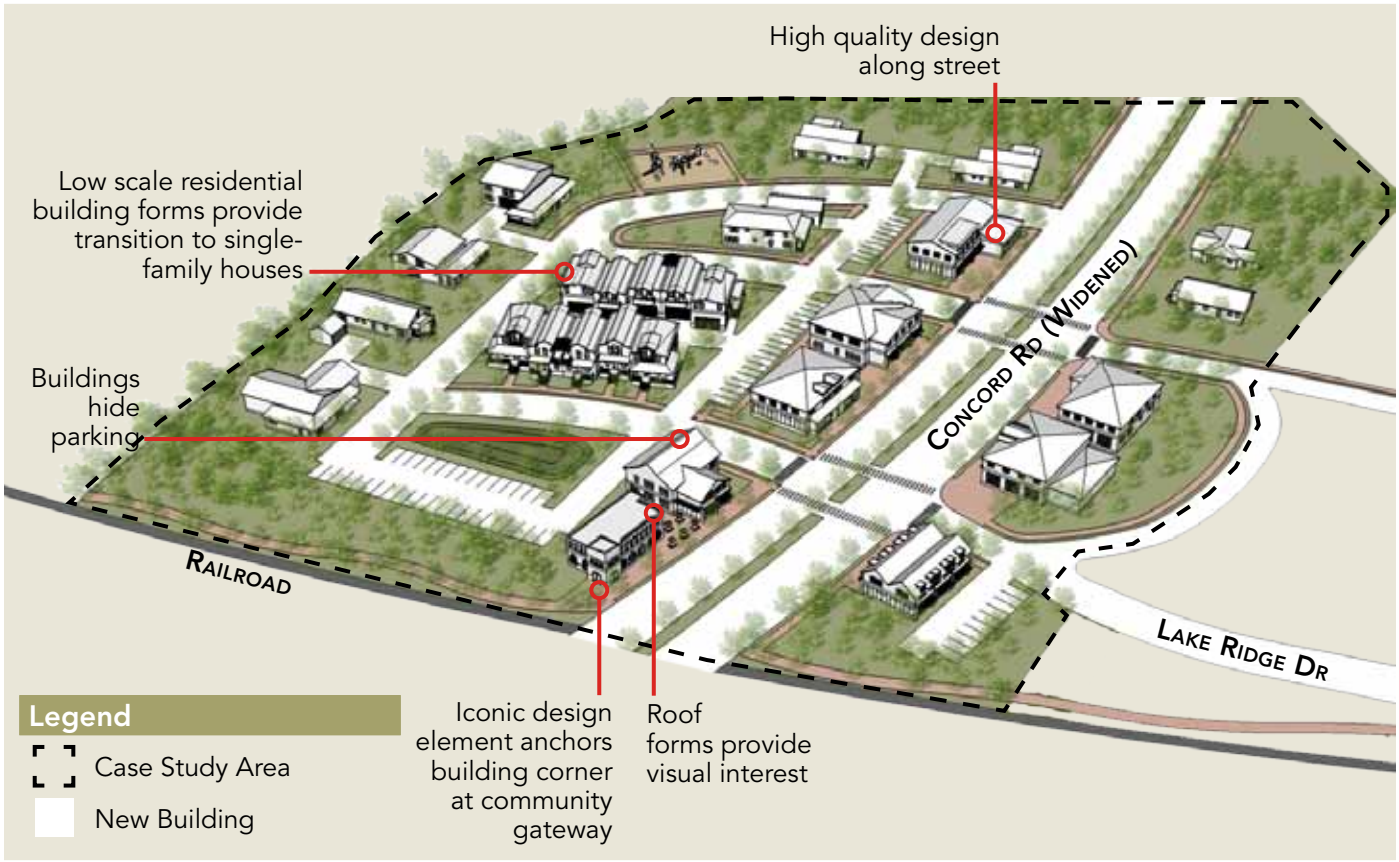


Figure 17: Building Design Case Study: Lakefront/Concord Road Gateway

Building Design Case Study: Outlet Drive Development

The case study below illustrates development on an existing property located between Outlet Drive and Interstate 75 near the northern boundary of Farragut. The design meets the intent of the building design guidelines in this chapter, as applied to a site that is primarily designated as Office/Light Industrial on Farragut's Future Land Use Map. It also meets the intent of the design guidelines for the Outlet Drive subarea on page 66.

This case study is provided to illustrate design guidelines principles and does not represent a specific development proposal. The illustrated development is intended to enhance community image through high-quality design on a key site and signal arrival into Farragut for motorists on the Interstate.

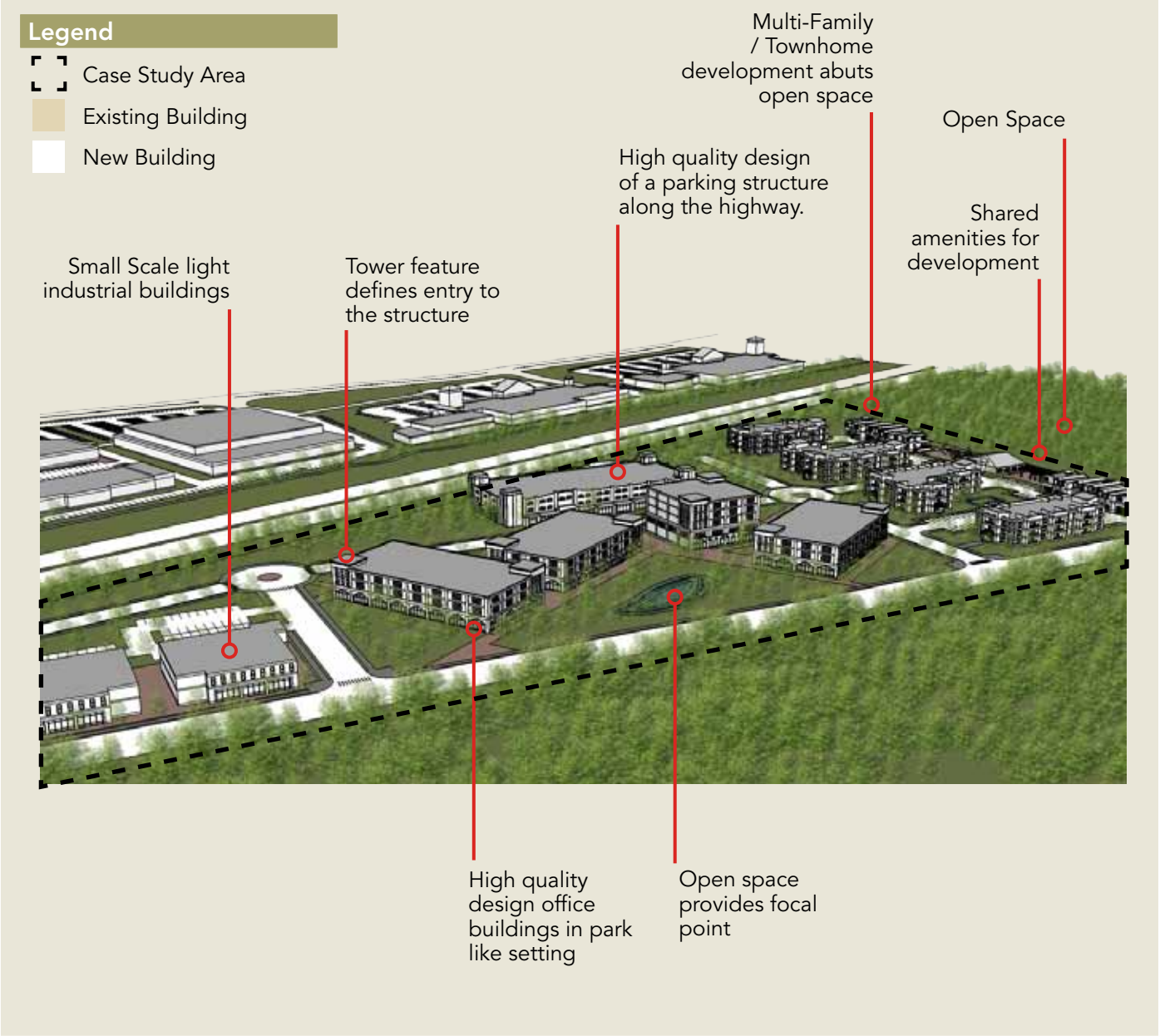


Figure 18: Building Design Case Study: Outlet Drive Development

BUILDING SCALE

The overall size, height and form of a building help determine how large it appears, and whether it is compatible with the surrounding context. Although a new building may be larger than adjacent buildings, it should not be monolithic in scale or create a jarring contrast. Recognizing existing patterns such as varied heights, smaller building masses and articulated façades, will help a new building fit with its neighbors and the overall context of Farragut.

Building Height

Maximum overall building height is addressed by the Farragut zoning code. New development should meet zoning requirements while recognizing traditional height variations in Farragut and stepping down towards adjacent lower-scale buildings.

2.1 Provide variation in building heights.

a. Use variation in building and parapet heights to add visual interest and reduce boxy or monolithic building masses.

b. Incorporate height variations that are similar to the heights of adjacent buildings.

2.2 Position taller building elements to minimize visual impacts.

a. Step back a larger building mass from the street when possible to reduce looming effects.

b. Use lower scale buildings or building elements to transition the scale of a taller building towards lower-scale buildings on adjacent properties.

2.3 Design floor-to-floor heights to establish a sense of scale and reflect Farragut traditions.

a. While overall building heights may vary along a block, design a building to appear similar in height when perceived at the street level.

b. Design the first floor height to be taller than any upper floors and to appear similar in dimension to those seen traditionally.

Use variation in building and parapet heights to add visual interest and reduce boxy or monolithic building masses.

Step back a larger building mass from the street when possible to reduce looming effects.

Farragut Zoning Ordinance Height Standards

The Farragut Zoning Ordinance includes maximum height limits for all properties throughout Farragut. Maximum permitted height varies by zone district from two-and-a-half to five stories. In some zone districts, the zoning ordinance requires additional setbacks for taller building elements.

The design guidelines promote compatible height relationships among properties, but are not intended to limit maximum building height beyond zoning requirements.

See "Town of Farragut Zoning Ordinance" on page 2 for more information.

Community Feedback on Building Scale

Participants in meetings and workshops for the design guidelines noted that encouraging building height and mass that is compatible with its surroundings is one of the most important objectives for the guidelines to address.

Use horizontal articulation techniques such as awnings, canopies or other features that help define the ground floor of a building.

Use vertical and horizontal techniques to add visual interest and express traditional façade widths.

Human Scale Building Design

A sense of human scale is achieved when one can reasonably interpret the size of a building by comparing features of its design to comparable elements in one's experience. Using building materials of a familiar dimension such as traditional brick is an example, as is using windows of similar dimensions.

Building Articulation

Building articulation includes vertical or horizontal changes in materials, texture or wall plane that influence perceived building scale. New development in Farragut should incorporate articulation techniques that promote a sense of human scale and divide the mass and scale of a larger building into smaller parts that relate to traditionally-scaled buildings.

2.4 Use vertical articulation techniques to add visual interest and express traditional façade widths.

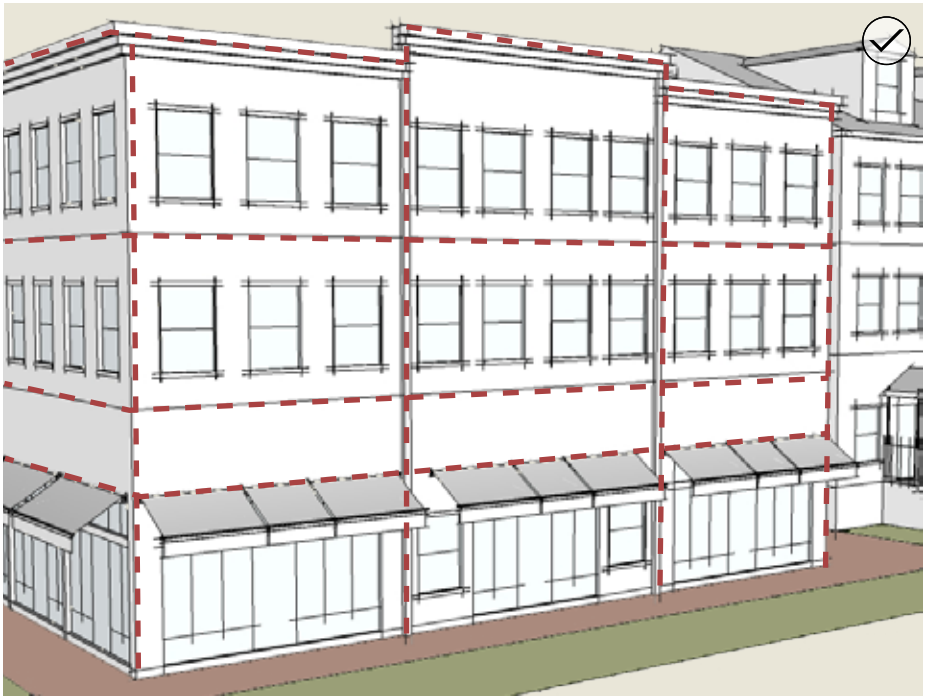
Appropriate vertical articulation techniques include:

a. Wall plane offsets such as notches or varied façade setbacks
b. Wall projections such as columns, moldings or pilasters
c. Vertical variations in material

2.5 Use horizontal articulation techniques to establish a sense of human scale in the design of a larger building.

Appropriate horizontal articulation techniques include:

a. Stepping back taller building elements
b. Belt courses, expression lines or other techniques that provide horizontal expression
c. Awnings, canopies or other features that help define the ground floor of a building
d. Varied roof forms. See "Roof Form" on page 40 for more information.
e. Horizontal variations in material
f. Horizontally dividing the façade into a distinctive base, middle and cap. See "5. Base, Middle, Cap Design" on page 39 for more information.



A new building should incorporate articulation techniques to promote a sense of human scale and divide the mass and scale of a building into smaller parts that relate to traditionally-scaled buildings.

Options for Building Articulation

The design options described and illustrated below may be used individually, or in combination, to meet the intent of the design guidelines for building articulation on page 38. Note that other creative building articulation strategies may also be appropriate.

1. Wall Offsets

Wall offsets include notches or breaks in the building façade. They should generally extend the full height of the building and are most successful when combined with changes in roof form or building materials.

2. Wall Projections

Wall projections include pilasters, moldings or columns that generally rise the full height of the building façade to add visual interest and express traditional façade widths.

3. Step backs

Step backs are upper-story building setbacks that add visual interest and reduce the visual mass and scale or potential looming impacts of a larger building.

4. Variations in Material

Variations in material add visual interest and express traditional façade widths. Such changes may be vertical or horizontal and often follow a repeating pattern. See "Building Materials & Colors" on page 46 for more information.

5. Base, Middle, Cap Design

On a taller (over two stories) commercial or mixed use building, horizontal articulation techniques may be used in combination to express a traditional base, middle and cap façade composition with well-defined ground or lower floors and a distinctive "cap" element framing middle building floors.

Figure 19: Options for Building Articulation

ARCHITECTURAL FEATURES

A building's architectural features help establish its design quality and convey a unique community image. Such features include iconic design that fosters a unique sense of place, façade features that add visual interest and ground floor design elements that encourage pedestrian activity.

Locate an iconic design feature at the primary building entry.

Consider incorporating a scaled-down version of an iconic feature, such as a modest tower element above an entry, on a smaller building.

Locate iconic design features to maximize their visibility and impact. The corner tower element illustrated above aligns with a view down the street.

Iconic Design Features

Iconic design features include those that help define a building, convey a unique appearance, or make an area more memorable and interesting to visitors. New development in a highly-visible location, such as the intersection of arterial roads, should incorporate iconic design features to foster a unique sense of place, add visual interest and help differentiate Farragut from surrounding areas. In most cases, large-scale new development projects in any location should also incorporate iconic design features.

2.6 Use iconic design features to foster a unique sense of place.

a. Incorporate iconic design features such as well-defined entries or tower elements into the design of a new development that is large-scale or located in a highly-visible location. See "Options for Conveying Iconic Design" on page 41 for additional information.

b. Consider incorporating scaled-down versions of iconic features, such as a modest tower element above an entry, on a smaller building.

2.7 Locate iconic design features to maximize their visibility and impact.

Appropriate locations include:

a. At primary building entries

b. Adjacent, or at the entrance to, outdoor public spaces

c. At the corner of a building (especially when the building itself is at the intersection of two streets or lanes)

d. At the termination of a view or vista (i.e., located to be highly visible when looking down a street or path)

Roof Form

Roof form addresses the visible characteristics of a building's roof. New development should incorporate roof forms that convey compatible mass and scale, add visual interest and are appropriate to a building's use.

2.8 Create a sense of visual interest by using a variety of roof forms along the street.

a. Use a combination of gable, hip and flat roof forms to provide visual interest. See "4. Varied Roof Forms" on page 41 for illustrations.

b. Vary the roof profile by steeping down some parts of the façade.

2.9 Consider incorporating a roof form that provides a "cap."

a. Define a flat roof form with a distinct parapet or cornice line. This can help reinforce a vertical base, middle and cap building articulation, and contribute to a sense of iconic design.

b. Use an overhang on sloped roof forms on multi-family buildings. This helps to define the roof as a building cap.

c. See "5. Base, Middle, Cap Design" on page 39 for more information.

Options for Conveying Iconic Design

Several options for conveying iconic building design are illustrated below on a one-story commercial building, a three-story multi-family building and a two-story mixed-use building. They may be used individually, or in combination, to meet the intent of the design guidelines for iconic design on page 40. Note that one feature may sometimes meet the definition of more than one option (i.e., a tower element may be rounded and help define a building entry). Other creative strategies may also be appropriate.

1. Entry Features

Entry features such as building projections, significant canopy projections and changes in roof form, can help convey iconic design.

2. Tower Elements

Tower elements add visual interest and can help make a building more memorable. Tower elements are often integrated into entry features or corner/rounded elements.

3. Rounded Elements

Rounded elements may add visual interest to a façade or be combined with an entry feature or tower element to anchor a corner site.

4. Varied Roof Forms

Varied roof forms add visual interest and may be combined with other features to distinguish separate building components.

5. Other Iconic Features

Other iconic features include variations on the elements illustrated above, or building features that use unique materials or building forms to help create a memorable design.

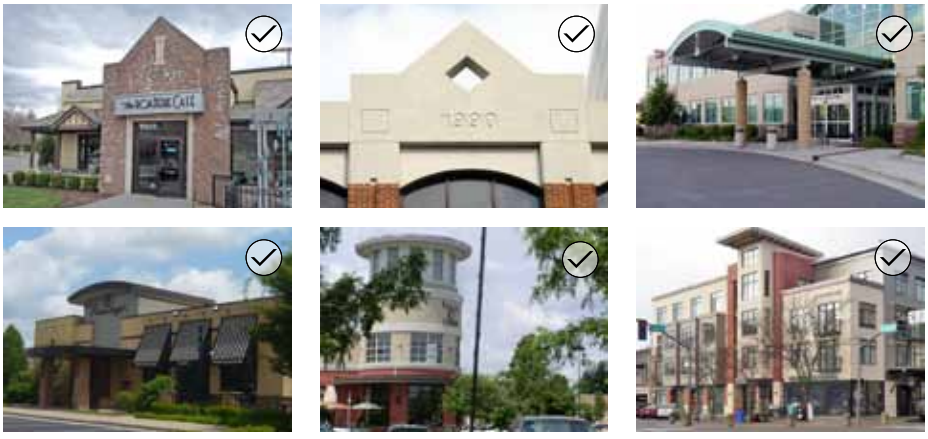


Figure 20: Options for Conveying Iconic Design

Design a building façade to enhance community image.

Design a building façade to convey visual interest.

Design a building façade to promote an active appearance. The building illustrated above is an adaptive reuse project that incorporates transparent building elements and awnings to convey a high-quality façade character on a smaller building. See page 51 for more information on adaptive reuse.

Overall Façade Character

Visible building façades that incorporate high-quality design features enhance Farragut's community image and convey an active and vibrant appearance to passing vehicles and pedestrians. The design guidelines for overall façade character below apply to visible façade areas that face public streets, sidewalks, pedestrian areas or parking lots. They are especially important for visible façades along a major commercial corridor such as Kingston Pike or Campbell Station Road.

Note that the guidelines for "Iconic Design Features" on page 40 and "Building Materials & Colors" on page 46 provide additional strategies and options to promote high-quality façade character.

2.10 Design a building façade to enhance community image.

a. Use high-quality building materials on visible façades. See page 46 for more information.

b. Incorporate design features that add depth and detail, such as deep roof eaves and changes in the façade plane that create patterns of light and shadow. See "Building Articulation" on page 38 for additional information.

2.11 Design a building façade to be compatible with its context.

a. When possible, match the alignment of façade features, such as canopies, windows and roof cornices or parapets, on adjacent buildings.

b. Consider using materials that are similar in appearance to those used on adjacent buildings where those materials are consistent with the guidelines on page 46.

c. Do not use materials or other façade features that contrast sharply with materials and other features on adjacent buildings.

2.12 Design a building façade to convey visual interest.

a. Incorporate façade features such as pergolas, arcades or awnings to add visual interest. Note that the "Design Options for Addressing Windowless Façade Areas" on page 43 may also be used to add visual interest to a building façade.

b. Consider using simple features, such as an awning, to convey visual interest as part of a minor project or small project, such as a new single-story building.

2.13 Design a building façade to promote an active appearance.

a. Use transparent building elements, such as windows, whenever possible.

b. Where it is not possible to incorporate transparent building elements, use other design features to add visual interest. See "Design Options for Addressing Windowless Façade Areas" on page 43 for additional information.

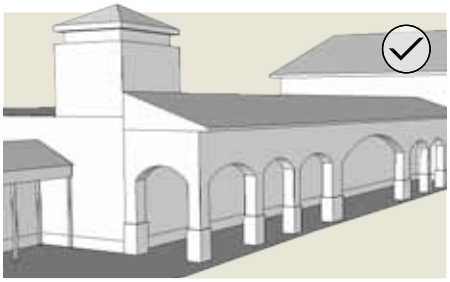
Design Options for Addressing Windowless Façade Areas

In some cases, a larger building may have windowless façade areas where the interior of the building contains parking, retail shelving, storage or other inactive uses. The design options illustrated below are appropriate to meet the intent of Guideline 2.13 on page 42 by promoting an active appearance on a windowless façade area facing a sidewalk, parking area or other public frontage.

Note that other creative strategies are also appropriate to address windowless façade areas, including the "Design Options for a Pedestrian-Friendly Commercial Ground Floor" on page 45.

1. Arcades

An arcade or loggia can help create a more transparent appearance on an otherwise windowless façade while also adding visual interest.

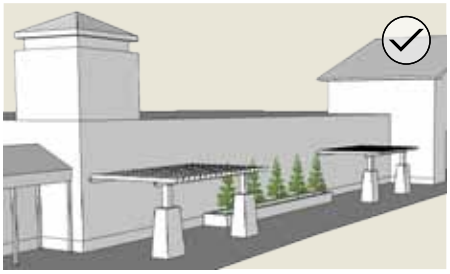


2. Architectural Details/Screens

Details such as architectural screens or patterned materials can help create a more active appearance and add visual interest on a windowless façade.

3. Pergolas/Structures

Pergolas or other landscape structures can help soften the view of a windowless façade and help create a more active appearance.



4. Vertical Trellis/Landscaping

A vertical trellis allows vines and plants to cover blank wall areas and provide visual interest. A vertical trellis may work in combination with a raised planting bed.

Figure 21: Design Options for Addressing Windowless Façade Areas

Design the ground floor of a building façade to engage the public realm and promote pedestrian activity.

Use changes in material to add ground-floor interest.

Ground Floor Design

Ground floor building design should incorporate features that help create a pedestrian-friendly street level. In a commercial area, it is especially important to incorporate active features such as ground floor storefront windows. In a multi-family residential area, the ground floor may incorporate other design features, such as porches and stoops, to engage the sidewalk and street.

2.14 Design the ground floor of a building façade to engage the public realm and promote pedestrian activity.

a. Clearly define a primary entry and orient it towards the street.

b. Incorporate recessed entries, courtyards or other indentations in the ground floor façade.

c. Use design features such as windows, display areas and awnings to engage the street and add pedestrian interest. See "Design Options for a Pedestrian-Friendly Commercial Ground Floor" on page 45 for additional information.

d. Avoid long blank wall areas that will diminish pedestrian interest. See "Design Options for Addressing Windowless Façade Areas" on page 43 for additional information.

2.15 Use high quality, durable materials to define the ground floor and add visual interest.

a. Employ materials at the ground level to withstand on-going contact with the public, sustaining impacts without compromising the appearance.

b. Use changes in material to add ground-floor interest.

c. See "Building Materials & Colors" on page 46 for additional guidance on the application of materials.

Design Options for a Pedestrian-Friendly Commercial Ground Floor

The design options described and illustrated below may be used individually, or in combination, to meet the intent of the design guidelines for ground floor design on page 44. In most cases, the street level of a building should incorporate windows and other pedestrian-friendly features. Where windows are not possible, other features may be used, including those described in "Design Options for Addressing Windowless Façade Areas" on page 43.

1. Windows

Commercial buildings should incorporate a high percentage of transparent glass to actively engage the street and sidewalk. Windows may be combined with canopies, awnings, planters and other features to enhance the street level.

2. Display Areas

Display cases or other product displays can create pedestrian interest and engage the street and sidewalk. Such treatments are especially appropriate along an otherwise windowless façade.

3. Canopies and Awnings

Canopies and awnings help define the street-level pedestrian area and may provide shade or highlight entries and storefront windows.

4. Wall Art

Wall art, mosaics, or murals add interest, especially along an otherwise windowless façade.

5. Planters/Landscaping

Integrated planters, large pots or other areas for landscaping add interest along the building façade and help engage the street and sidewalk.

Figure 22: Design Options for a Pedestrian-Friendly Commercial Ground Floor

BUILDING MATERIALS & COLORS

Exterior building materials and colors provide a sense of scale and texture and are used to convey design quality and visual interest. Building façades should use high-quality, durable, materials that contribute to the visual continuity of the context and convey high quality in design and detail. Masonry should be used as a significant façade element on new construction.

Note that Chapter 3 includes additional context-specific guidance on building materials for some specific subareas. The guidelines for "Overall Façade Character" on page 42 also provide additional strategies and options related to use of building materials and colors.

Do not use synthetic stucco (EIFS), concrete masonry units (CMU), fiber cement siding (hardie-board) or panelized brick as a primary façade material.

2.16 Use compatible materials to enhance community image.

a. Ensure that façade materials have proven durability in the Farragut climate.

b. Incorporate using high-quality, durable, stone veneer if 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. Samples of the materials shall be submitted with the application to ensure compliance with these adopted guidelines.

c. Incorporate maintaining existing facade materials as part of a redevelopment or adaptive reuse project while using high-quality materials for new façade accents.

d. Do not use fabricated metal panels or vinyl siding.

e. Do not use highly reflective materials.

f. Do not use synthetic stucco (EIFS), concrete masonry units (CMU), fiber cement siding (hardie-board) or panelized brick as a primary façade material, except on less visible upper-floor façades, or to allow for flexibility in materials on the façade of a minor project.

Use compatible, high-quality materials to enhance community image.

2.17 Use masonry materials to promote a cohesive community image.

a. For new construction, use masonry as the primary material on at least 60% of the net façade area. See Guideline 3.15 on page 58 for additional masonry requirements in the Town Center District.

b. For new construction that is taller than one-story, use masonry as the primary material on at least 75% of the net façade area of a ground floor façade. See Guideline 3.15 on page 58 for additional masonry requirements in the Town Center District.

c. Ensure that synthetic masonry materials convey an authenticity identical to that of genuine masonry.

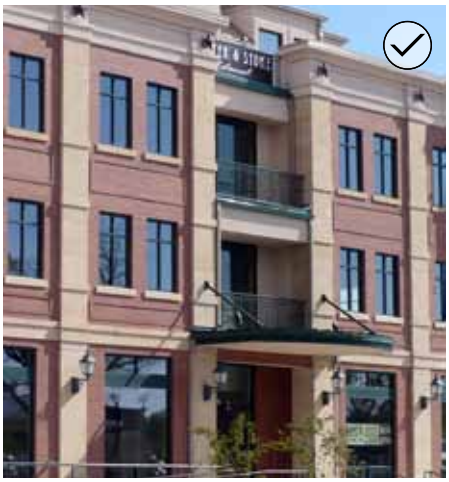
Use masonry materials to promote a cohesive community image.

For new construction that is taller than one-story, use masonry as the primary material on at least 75% of the net façade area of a ground floor façade.

What is Masonry?

Masonry includes brick, stone, or other material requiring mortar, as well as concrete that has been detailed to resemble traditional masonry panels. Masonry does not include synthetic stucco (EIFS), concrete masonry units (CMU), fiber cement siding (hardie-board) or panelized brick.

2.18a: Use accent materials to highlight major façade components, iconic building elements, windows and entries.



Use earth tones or other muted colors on the majority of the building façade and roof area.

Do not use fabricated metal on extensive façade areas.

Consider using concrete as an accent for belt courses, cornices and window treatments.

2.18 Use accent materials to enhance visual interest.

a. Use accent materials to highlight major façade components, iconic building elements, windows and entries.

b. Consider using metal, stone, concrete and other contrasting accent materials for window headers and sills, belt courses, lintels, and cornices.

2.19 Use materials to convey a sense of human scale and visual interest to pedestrians.

a. Add visual interest through texture, finish and detailing.

b. Use changes in material to add visual interest while assuring that the overall composition of the building design remains intact and does not appear overly busy.

c. Apply materials in units, panels or modules that help convey a sense of scale, and provide visual interest through patterns and shadow lines.

d. Do not use large panelized products or other materials that produce extensive featureless surfaces.

2.20 Use exterior material, paint and roof colors that are compatible with the surrounding context.

a. Use earth tones or other muted colors on the majority of the building façade and roof area.

b. Consider maintaining the existing facade color as part of a redevelopment project.

c. Use of bright or contrasting colors for building accents and entry areas will be considered on a case-by-case basis.

d. Do not use unpainted metal roofing.

Use materials to convey a sense of human scale and visual interest to pedestrians.

Illustrated Building Materials

A number of building materials are illustrated below. As noted, they may be used individually, or in combination, to meet the intent of the design guidelines for building materials on page 46.

1. Masonry - Brick (A) (P)

Brick is an appropriate primary façade material for buildings throughout Farragut.



2. Masonry - Stone (A) (P)

Stone is also an appropriate primary façade material for buildings throughout Farragut.



3. Masonry - Detailed Concrete (A) (P)

Concrete that has been detailed in modules similar in scale to genuine brick or stone is an appropriate primary façade material.



4. Synthetic Stone (A)

Synthetic or manufactured stone is made of artificial materials or is crushed stone that is cast to resemble genuine stone units. It is appropriate only as an accent material.



5. Metal & Concrete Accents (A)

Metal and concrete may be appropriate for use as accent materials.



6. Synthetic Stucco & Panelized Brick Accents (A)

Synthetic stucco or panelized brick should only be used for accents or on less visible façade areas.


Figure 23: Illustrated Building Materials

(P) = Appropriate as a Primary Material

(A) = May be acceptable as an Accent Material

INCREMENTAL BUILDING DESIGN IMPROVEMENTS

Many projects will involve improvements to existing development, such as façade renovations or adaptive reuse of existing buildings. Incremental improvements may also include the addition of new buildings to existing developments. While such improvements should consider long term objectives for the area and site, flexibility in the application of the design guidelines is appropriate to ensure that development is able to respond to current market conditions.

The design guidelines below address incremental building design improvements. See "Incremental Site Design Improvements" on page 29 for additional information on incremental improvements.

When possible, renovate an aging commercial or office façade to enhance community image.

Façade Renovation

Façade renovation is encouraged to enhance community image and help attract tenants to aging commercial or office buildings. Renovation may include ground floor improvements to attract pedestrian activity, the addition of iconic design features or complete replacement of an existing façade. When possible, such incremental improvements should anticipate future phases of development that may include new buildings, parking areas and pedestrian paths.

2.21 When possible, renovate an aging commercial or office façade to enhance community image.

Features to consider include:

a. The addition of iconic building features or improved building materials to enhance community image

b. Improved ground floor design or the addition of small ground floor uses, such as a cafe or bank, to a large-format retail building to encourage pedestrian activity

2.22 Anticipate future phases of development when renovating a façade.

a. Consider relocating a primary building entrance to provide more direct pedestrian access to planned buildings or parking areas.

b. Consider existing and future view corridors when locating iconic design features on a renovated façade.

Adaptive Reuse

Adaptive reuse is the process of reusing an old site or building for a purpose other than which it was built or designed for. Preserving and adapting a structure to a new use has environmental benefits and may help preserve the existing character of an area. Re-using a building preserves the energy and resources invested in its construction, and removes the need for producing new construction materials. Adaptive reuse projects are encouraged.

2.23 Adapt an existing structure to a new use as an alternative to demolition whenever possible.

a. Consider the environmental benefits of adaptive reuse when planning improvements.

b. Consider the potential economic benefits of adaptive reuse when planning improvements.

2.24 Consider future objectives for the site when adapting an existing structure to a new use.

a. Provide building improvements to enhance community image.

b. Consider the relationship of the existing building to potential future development and improved pedestrian connections.

c. Maintain building features, such as roof forms or details, that relate to the existing character of the area.

This adaptive reuse project in Phoenix, Arizona converted an older convenience store building (top) into a casual dining establishment (bottom) that enhances the character of an adjacent commercial corridor.

NEIGHBORHOOD BUILDING DESIGN TRANSITIONS

Neighborhood transitions address the relationship between new or redeveloping commercial, office, mixed-use or multi-family residential uses and adjacent low-scale residential neighborhoods. The design of buildings adjacent to an existing or future residential neighborhood should provide a compatible transition that minimizes potential negative impacts while promoting visual connections. Where possible, buildings located near an adjacent neighborhood should have a lower-scale residential character to provide a compatible transition. Such buildings could include town houses or small village-scale commercial, office or retail buildings that incorporate residential building design features including pitched roofs and high levels of façade articulation.

Note that guidelines for scale transitions related to site design are provided in "Neighborhood Site Design Transitions" on page 31. Also see "Farragut Zoning Ordinance Buffer Requirements" on page 31 for information on zoning regulations related to neighborhood transitions.

Incorporate residential design features, such as pitched roofs and balconies adjacent to a residential neighborhood.

2.25 Provide a compatible scale transition adjacent to a residential neighborhood.

a. Step down building heights adjacent to a residential neighborhood.
b. Provide a high level of façade articulation.
c. Consider breaking a larger building into a series of smaller buildings that better relate to the scale of the adjacent residential neighborhood.

2.26 Incorporate residential design features adjacent to a residential neighborhood.

Such features may include:

a. Pitched roof forms
b. Front porches
c. Balconies
d. Small groupings of vertical windows

3.0 Guidelines for Specific Subareas

New construction and redevelopment in Farragut should incorporate context-sensitive design features that respond to the community's subareas to foster a unique sense of place.

This chapter provides design guidelines for several specific subareas within Farragut. Most of the subareas comprise all or part of subareas identified in Farragut's Comprehensive Plan (see "Town of Farragut 2025 Comprehensive Land Use Plan" on page 2 for more information). However, some subareas, such as "Outlet Drive" are not specifically identified in the Comprehensive Plan.

The guidelines in this chapter build on the guidelines in Chapters 1-3 to add additional context sensitivity. The guidelines only address subareas that are envisioned to include commercial, mixed-use or higher-density residential development and redevelopment. Guidelines for additional subareas may be added in the future.

Chapter Contents

Farragut Comprehensive Plan Future Land Use Map

The subarea guidelines build on concepts identified on the Comprehensive Plan Future Land Use Map. A map showing Future Land Use designations is provided for each subarea.

See "Future Land Use Map" on page 2 for more information.

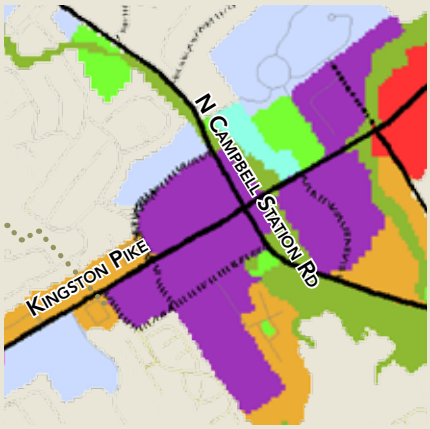
TOWN CENTER SUBAREA

Farragut's Comprehensive Plan envisions the creation of a traditional downtown with a variety of shops, restaurants, businesses and residences in a pedestrian-oriented setting. The guidelines provided here apply primarily to the area designated as Mixed Use Town Center on the Future Land Use Map around Kingston Pike and Campbell Station Road.

New development and redevelopment in the Town Center should help facilitate its transformation into a pedestrian-oriented mixed-use center with a variety of civic, retail and entertainment uses alongside high-quality outdoor open spaces and pedestrian amenities. The design guidelines below build on Zoning Ordinance requirements for the Town Center District (TCD) to encourage development of a downtown for Farragut.

New construction and redevelopment should incorporate site design features that are consistent with the vision for a pedestrian-oriented Town Center.

Town Center



Future Land Use Designations[1]

- Mixed Use Town Center
- Civic/Institutional
- Office/Light Industrial
- Commercial
- Open Space
- Medium Density Residential

[1]The Town Center subarea design guidelines apply only to the area designated as Mixed Use Town Center.

Site Design in the Town Center District

New construction and redevelopment should incorporate site design features that are consistent with the vision for a pedestrian-oriented Town Center. Note that the site design case study on page 10 illustrates a redevelopment concept that is consistent with this vision.

3.1 Design streets to promote safe bicycle and pedestrian activity in the Town Center.

a. Design street widths to encourage low vehicle speeds and limit pedestrian crossing distance.
b. Provide pedestrian crossings at regular intervals.
c. Limit curb cuts for vehicular access to avoid pedestrian-vehicle conflicts.
d. Do not include features, such as a continuous raised median, that inhibit pedestrian crossings or activity.

3.2 Coordinate streetscape elements throughout a Town Center development.

a. Plant street trees at regular intervals along primary and secondary streets.
b. Use decorative street lights and other street furnishings that help establish a sense of identity within the development.

3.3 Design the street frontage to promote pedestrian activity throughout a Town Center development.

a. Align buildings near the sidewalk edge to provide a more urban, pedestrian-oriented street edge. Note that minimum setbacks provided in the Farragut Zoning Ordinance require buildings to be located near the sidewalk edge.
b. Locate buildings between the street and parking areas to minimize vehicular impacts on pedestrians.

3.4 Provide high-quality pedestrian and bicycle connections throughout a Town Center development.

a. Provide pedestrian connections to all buildings, parking lots, adjacent developments, and adjacent vacant properties.
b. Provide regular direct pedestrian connections between parking areas and primary streets.
c. Provide pedestrian crosswalks with direct curb-ramp connections at all intersections.
d. Provide mid-block pedestrian crosswalks, when possible.
e. Route pedestrian connections to and through outdoor open spaces, such as courtyards, patios and plazas.

3.5 Provide a highly-active pedestrian area between buildings and streets classified as "primary" in the Town Center.

The pedestrian area along a primary street should include:

a. A "furnishing zone", at least 5' wide, between the street or parking area and sidewalk to provide space for benches, trees and planters, as well as access to cars parked along the street

b. An unobstructed sidewalk at least 10' in width

c. A "maintenance strip", at least 5' wide, between the sidewalk and building façade to provide space for outdoor seating, planters, canopy overhangs and other features

3.6 Provide a landscaped pedestrian area between buildings and streets classified as "secondary" in the Town Center.

The landscaped pedestrian area along a secondary street should include:

a. A tree lawn or grass strip, at least 8' wide, between the street or parking area and sidewalk to provide a landscaped edge

b. An unobstructed sidewalk or path at least 8' in width

c. An additional area, at least 2' wide, between the sidewalk and building façade to provide space for utilities and allow maintenance access

3.7 Locate and furnish outdoor open spaces to encourage pedestrian activity in the Town Center.

a. Locate outdoor open spaces near building entries or other focal points.

b. Furnish outdoor open spaces with durable and functional elements that are designed for active use.

c. Locate furnishings so they will not impede pedestrian access to buildings or parking areas.

d. Design and locate stormwater management systems such as bioretention areas to serve as usable open space or site amenities.

Provide a high-quality pedestrian zone between buildings and the street.

Farragut Zoning Ordinance Town Center District

The Farragut Zoning Ordinance establishes a Town Center District (TCD) for application in areas designated as Mixed Use Town Center on the Future Land Use Map. The TCD includes zoning requirements intended to foster development of a downtown, including:

» Minimum open space
» Maximum building setbacks
» Minimum sidewalk widths
» Minimum building heights

In some cases, TCD zoning may not yet be applied to properties in the Town Center. The design guidelines in this section assume application of the TCD zone district, and build on zoning requirements with guidelines to encourage an active, pedestrian-oriented Town Center.

See the Planning Division page at townoffarragut.org for more information on the Town Center District. Note that concepts included in the TCD may be extended to additional zone districts in the future.

Primary & Secondary Streets

The Farragut Zoning Ordinance requires streets within a TCD development to be classified as either primary or secondary. Primary streets include all streets on which buildings front. Secondary streets include all streets that have parking lots or open space fronting, but no buildings.

Where a parking area will be located adjacent to a secondary street, use a planted buffer of trees, shrubs and ground cover, and/or a low landscape wall to soften the view of parked cars.

3.8 Locate and design surface parking areas to minimize visual impacts on the Town Center.

a. Locate a parking area to the rear of buildings.

b. Do not locate a parking area adjacent to a primary street.

c. Where a parking area will be located adjacent to a secondary street, use a planted buffer of trees, shrubs and ground cover, and/or a low landscape wall to soften the view of parked cars.

d. Divide all parking drive aisles with landscaped islands.

3.9 Design parking lots to promote pedestrian access in the Town Center.

a. Include a functional path or sidewalk to provide direct pedestrian access along all landscaped islands that run perpendicular to buildings.

b. Include regular functional paths and crosswalks across parking lots where parking drive aisles are located parallel to buildings.

Building Design in the Town Center District

New construction and redevelopment should incorporate building design features that are consistent with the vision for a Town Center that creates a more urban downtown for Farragut. Note that the building design case study on page 34 illustrates a redevelopment concept that is consistent with this vision.

3.10 Scale buildings to help create an "urban" street edge in the Town Center.

a. Scale buildings to provide a two to three-story street wall that provides a sense of activity and enclosure along primary streets.

b. Where building heights vary by more than one story, provide a stepped transition.

c. Use one-story elements only where buildings are adjacent to natural areas, low-scale residential neighborhoods or automobile-oriented streets at the edge of a Town Center development.

d. Use vertical articulation techniques that convey a sense of varied façade widths along the sidewalk edge that emulates a traditional "Main Street" context. See "Building Articulation" on page 38 for more information.

3.11 Articulate buildings into a base, middle and cap.

a. Clearly define the base level (ground floor storefront) with a tall floor-to-floor height, canopies/awnings and other techniques. See Guideline 3.13 for more information.

b. Provide architectural details and regularly-spaced windows on the middle portion of the building (upper façade).

c. Clearly define a decorative building cap (building cornice) with a substantial cornice or other cap element made of high quality materials such as metal or wood.

d. See "5. Base, Middle, Cap Design" on page 39 for more information.

3.12 Incorporate architectural features that promote the Town Center as a memorable downtown destination.

a. Incorporate iconic design elements into all buildings at key intersections or open space focal points. See "Iconic Design Features" on page 40 for more information.

b. Use a variety of roof forms to provide visual interest while maintaining cornice alignment among adjacent buildings.

3.13 Design a storefront to engage the public realm and promote pedestrian activity.

A storefront should include:

a. A tall street level height

b. A high level of transparent glass

c. A clearly defined entry (preferably recessed)

d. Canopies, awnings or other features to define the pedestrian area. See "Ground Floor Design" on page 44 for more information.

Design a storefront to engage the public realm and promote pedestrian activity.

Incorporate iconic design elements into all buildings at key intersections or open space focal points.

Typical Storefront Features

Typical storefront features include:

1. Storefront Cornice or Lintel
2. Transom Windows
3. Display Window
4. Entry Door
5. Bulkhead/Kickplate

Wrap the majority of the ground floor of a parking structure with active uses adjacent to pedestrian areas.

3.14 Minimize the visual impacts of a parking structure on nearby pedestrian areas or major streets.

a. Wrap the majority of the ground floor of a parking structure with active uses adjacent to pedestrian areas.

b. Use decorative architectural screens with durable materials and finishes that reflect traditional window patterns to hide parked cars from the street where a parking structure is not wrapped with other uses.

c. Provide interesting details and materials to avoid presenting a "back side" to neighborhood properties and the street. For example, the sides of the building should incorporate durable architectural screens, art wall surfaces and/or articulation.

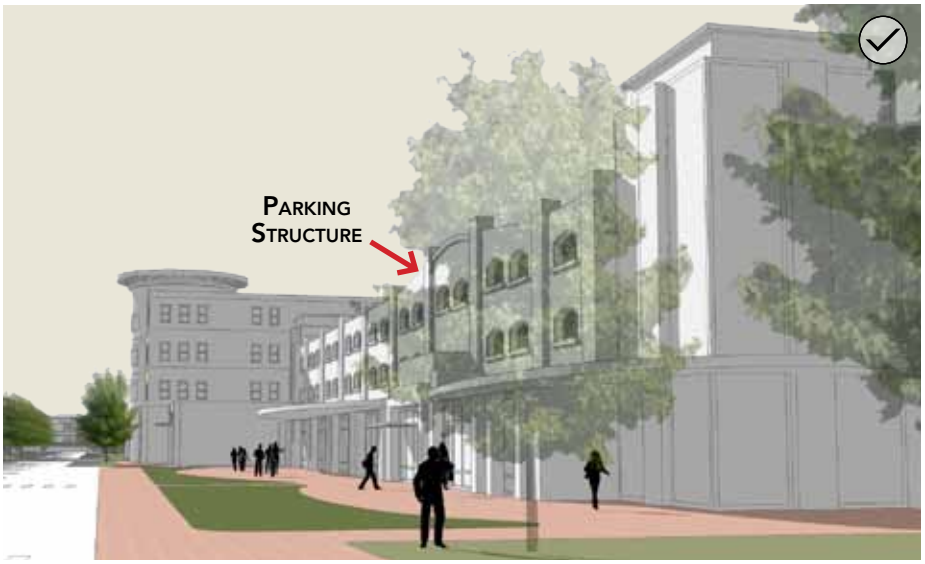
d. Do not locate parking on the ground level if the structure fronts a primary or secondary street.

3.15 Use compatible, high-quality façade materials in the Town Center.

a. Use of face brick on at least 75% of the net façade area.

b. Use complementary materials on adjoining building façades.

c. See "Building Materials & Colors" on page 46 for more information.



Minimize the visual impacts of a parking structure on nearby pedestrian areas or major streets.

3.16 Preserve significant historic resources, such as the Campbell Station Inn, in the Town Center.

a. Maintain integrity of historic building forms, features and materials, whenever possible.

b. Repair, rather than replace, damaged historic features and materials, whenever possible.

c. If repair is not possible, replace damaged historic features and materials "in kind."

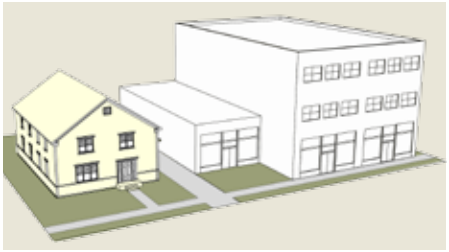
d. Ensure that any additions to a historic building are located on a non-primary façade and designed to be subordinate in scale.

Preserve significant historic resources, such as the Campbell Station Inn, in the Town Center.

3.17 Integrate historic resources, such as the Campbell Station Inn, into the design of a new Town Center development.

a. Locate outdoor open space or landscape areas between historic resources and new buildings to highlight the historic resource.

b. Scale adjacent buildings to be compatible with a historic resource. A large new building should step down in scale where in adjoins a historic resource.



A large new building should step down in scale where in adjoins a historic resource.

Integrate historic resources, such as the Campbell Station Inn, into the design of a new Town Center development. The buildings colored in white above illustrate potential new development adjacent to the Campbell Station Inn. *See page 10 and page 34 for additional illustrations of potential development in the Town Center District.*

Computer Visualization of Town Center Improvements

The computer visualizations below illustrate existing conditions and potential improvements on a specific site in the Town Center District. The illustrated improvements meet the intent of the design guidelines, as applied to a site that is designated as Mixed Use Town Center on Farragut's Future Land Use Map. The improvements are intended to enhance community image through high-quality design on a key site adjacent to a major intersection. New buildings are aligned at the sidewalk edge to provide a more urban, pedestrian-oriented street edge with parking located to the rear. The storefront incorporates a tall street level height and level of transparency that help define an active pedestrian level.

Note that the computer visualization assumes application of the Town Center Zoning District (TCD) to the site. It is provided to illustrate design guidelines principles when applied in a Town Center setting and does not represent a specific development proposal. See page 10 and page 34 for additional illustrations of potential development in the Town Center District.

Figure 24: Computer Visualization of Town Center Improvements

KINGSTON PIKE SUBAREAS

Farragut's Comprehensive Plan describes three distinct subareas along Kingston Pike (in addition to the Town Center subarea described on page 54). The guidelines provided here apply to the areas described as Kingston Pike/Watt Road, Central Kingston Pike and Kingston Pike/Lovell Road in the Comprehensive Plan.

New development and redevelopment in the Kingston Pike/Watt Road subarea should support additional medium density residential development while remaining compatible with existing neighborhoods. It should also incorporate design elements that preserve natural vistas and provide a welcoming gateway for motorists, bicyclists and pedestrians entering Farragut on Watt Road or Kingston Pike.

New development and redevelopment in the Central Kingston Pike subarea should increase residential density to bring residents into areas that were once exclusively commercial. New residents will support development of small-scale offices and neighborhood-serving retail in low multi-story buildings along new pedestrian-oriented side streets. Note that this area is referenced as "Kingston Pike" in the Comprehensive Plan.

Although new development and redevelopment in the Kingston Pike/Lovell Road subarea will continue to be primarily automobile-oriented, it should incorporate design features that enhance community image and provide a welcoming gateway into Farragut.

3.18 Provide high quality streetscape and landscape features along Kingston Pike.

a. Coordinate streetscape elements with elements along the Kingston Pike frontage whenever possible. See Guideline 1.2 on page 14 for more information.

b. Coordinate landscape features along the Kingston Pike frontage whenever possible. See Guideline 1.16 on page 23 for more information.

3.19 Design the street frontage to promote pedestrian activity along Kingston Pike.

a. Locate parking areas behind buildings, whenever possible.

b. Locate buildings near the street and sidewalk where a reduced front setback would be compatible with the surrounding context. See "Front Setback Alternatives Through Design Review" on page 17 for additional information.

c. See Guideline 1.6 on page 16 for additional strategies.

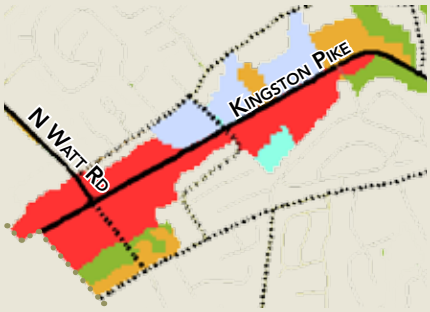
New development and redevelopment in the Kingston Pike/Watt Road subarea should preserve natural vistas.

Street Frontage

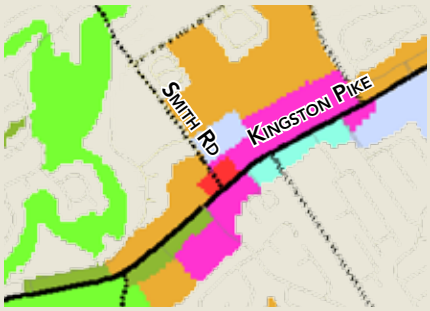
Rear Parking

Locate parking areas behind buildings, whenever possible. Note that the illustrated street frontage may require a reduced setback.

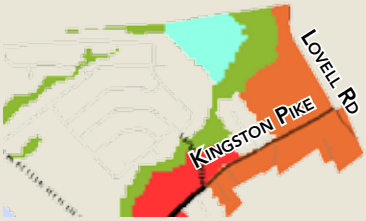
Kingston Pike/Watt Road



Central Kingston Pike



Kingston Pike/Lovell Road



Future Land Use Designations

- Civic/Institutional
- Office/Light Industrial
- Commercial
- Open Space
- Medium Density Residential
- Mixed Use Neighborhood

3.20 Incorporate design elements that provide a welcoming community gateway in the Kingston Pike/Watt Road and Kingston Pike/Lovell Road areas.

Appropriate "gateway" design elements for properties near the entry to Farragut include:

a. Plazas and outdoor patio areas that signal a sense of activity to motorists, bicyclists and pedestrians entering Farragut

b. Enhanced landscaping, such as native flowering trees, large native ornamental plants and stone landscape walls, that is highly visible to motorists entering Farragut

c. Landscaped space for municipal welcome signage

d. Large-scale public art that is highly-visible to motorists entering Farragut - See "Public Art" on page 22 for additional information.

e. Building placement that preserves existing natural vistas, especially in the Kingston Pike/Watt Road subarea

3.21 Provide a high-quality, interconnected pedestrian environment in the Central Kingston Pike subarea.

a. Design new mixed-use developments along a gridded, or semi-gridded network of streets to provide connectivity.

b. Provide comfortable bike and pedestrian connections to surrounding neighborhoods.

c. Incorporate pedestrian-oriented amenities, such as pocket parks, plazas, bike storage and wide sidewalks.

d. Use pedestrian-scaled signage, whenever possible.

3.22 Incorporate a consistent landscape setback along Kingston Pike in the Kingston Pike/Lovell area.

a. Provide a landscaped front setback area between buildings or parking areas and the street.

b. Provide a wide walking path within the landscaped setback.

c. Install decorative streetlights or other coordinated improvements along the street frontage.

Provide a landscaped front setback area between buildings or parking areas and the street in the Kingston Pike/Lovell area.

LAKEFRONT/CONCORD ROAD SUBAREA

Farragut's Comprehensive Plan describes a "Lakefront" subarea on the northeast side of town near the shore of Fort Loudoun Lake. Although most of this area will remain as very low-density residential, the area near the intersection of Concord Road and Lake Ridge Drive is envisioned as a small activity hub that will provide a gateway to Farragut from the south. The guidelines below apply primarily to the area designated as Commercial on the Future Land Use Map near the intersection of Concord Road and Lake Ridge Drive.

New development and redevelopment in the Lakefront/Concord Road subarea should help create a welcoming gateway to Farragut while maintaining compatibility with the natural and very low-scale residential surroundings. New design should also incorporate features that reference the nearby historic Concord Village area, which is outside of the town boundary to the north of the Lakefront/Concord Road subarea. Note that the case study on page 11 and page 35 illustrates a redevelopment concept that is consistent with this vision.

3.23 Ensure that new development in the Lakefront/ Concord Road subarea is compatible with the existing, predominantly very low-scale residential character.

a. Locate low-scale residential buildings near the perimeter of a new development to provide a density transition to adjacent development.

b. Provide a forested buffer area around the perimeter of a new development.

3.24 Maintain the existing naturalistic feel along the Concord Road frontage in the Lakefront/Concord subarea.

a. Maintain dense vegetation along the Concord Road frontage, except where such vegetation would block the visibility of new neighborhood-serving commercial development.

b. Maintain clusters of native trees and landscaping between buildings and the street.

3.25 Incorporate design elements that provide a welcoming community gateway near Concord Road and Lake Ridge Drive in the Concord/Lakefront subarea.

Appropriate "gateway" design elements for properties near the entry to Farragut include:

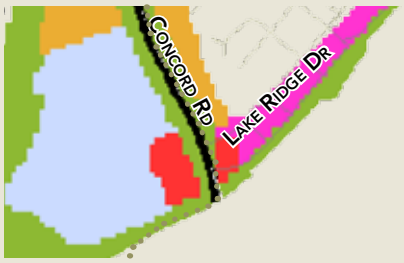
a. Plazas and outdoor patio areas that signal a sense of activity and arrival to motorists, bicyclists and pedestrians entering Farragut

b. Enhanced landscaping, such as native flowering trees, large native ornamental plants and stone landscape walls, that is highly visible to motorists entering Farragut

c. Landscaped space for municipal welcome signage

d. Building placement that preserves existing natural vistas

Lakefront/Concord Road



Future Land Use Designations[1]

- Civic/Institutional
- Office/Light Industrial
- Commercial
- Open Space
- Medium Density Residential
- Mixed Use Neighborhood

[1]The Lakefront/Concord Road subarea design guidelines apply primarily to the area designated as Commercial. Note that the area east of Concord Road is not within the Town of Farragut.

Sites near the intersection of Concord Road and Lake Ridge Drive provide an opportunity for a small mixed-use or commercial center.

Concord Road Widening Project

Future plans call for widening Concord Road between Turkey Creek Road and Northshore Drive. The newly widened road is planned to include:

» Four general-purpose traffic lanes
» A center turn lane or median
» Bike lanes on both sides
» Sidewalks on both sides

3.26 Incorporate design elements that reference the adjacent historic Concord Village in the Concord/Lakefront subarea.

Design elements that could be used to reference the historic Concord Village area include:

a. Varied landscape setbacks
b. Stone landscape walls
c. "Village scale" design that breaks commercial and mixed use buildings into small modules
d. A variety of roof forms, including flat, pitched and front-facing gables

Incorporate design elements that reference the adjacent historic Concord Village in the Concord/Lakefront subarea.

MCFEE PARK ROUNDABOUT SUBAREA

Farragut's Comprehensive Plan describes the southwestern part of town as the "McFee/Boyd Station" subarea. Although most of this area will remain as residential and recreational, the area around the new McFee Park roundabout provides an opportunity for a small mixed-use neighborhood center.

New development and redevelopment in the McFee Park Roundabout subarea should help create a pedestrian-oriented center while maintaining compatibility with the residential surroundings.

3.27 Incorporate design elements that promote development of a pedestrian-oriented mixed-use neighborhood center in the McFee Park Roundabout subarea.

a. Provide connections to existing pedestrian networks in neighborhoods adjacent to the McFee Park Roundabout.
b. Incorporate pedestrian-oriented amenities, such as pocket parks, courtyards and wide sidewalks.
c. Incorporate "village scale" design that breaks commercial and mixed use buildings into small modules.
d. Use residential roof forms on commercial or mixed-use buildings.

3.28 Incorporate design elements that relate to existing recreational amenities in the McFee Park Roundabout subarea.

a. Provide comfortable bike and pedestrian connections to surrounding neighborhoods, such as Pryse Farm.
b. Provide comfortable bike and pedestrian connections to surrounding recreational opportunities, such as McFee Park.
c. Incorporate amenities, such as a small dog park, to encourage pedestrian access from surrounding neighborhoods, whenever possible.

The area around the new McFee Park roundabout provides an opportunity for a small mixed-use neighborhood center.

Provide connections to existing pedestrian networks in neighborhoods adjacent to the McFee Park Roundabout.

McFee Park Roundabout

Future Land Use Designations[1]

- Open Space
- Parks & Recreation
- Medium Density Residential
- Mixed Use Neighborhood

[1]The McFee Park Roundabout subarea design guidelines apply only to the areas designated as Medium Density Residential and Mixed Use Neighborhood.

OUTLET DRIVE SUBAREA

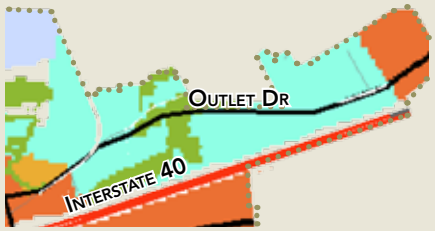
Farragut's Comprehensive Plan outlines objectives for the overall "I-40" subarea around the interchange between Interstate 40 and North Campbell Station Road. Much of this area will remain as a regional commercial center. However, the area north of the Interstate along Outlet Drive provides an opportunity for a new light industrial and employment center.

New development and redevelopment in the Outlet Drive subarea should help raise the design quality of the area and incorporate iconic features that enhance community image as viewed from the Interstate and surrounding areas. Note that the case study on page 12 and page 36 illustrates a redevelopment concept that is consistent with this vision.

The Outlet Drive subarea is largely undeveloped.

Vertically articulate a taller building (over two stories) into distinct base, middle and cap elements.

Outlet Drive



Future Land Use Designations

- Civic/Institutional
- Office/Light Industrial
- Regional Commercial
- Open Space

3.29 Design a larger office or light industrial building in the Outlet Drive subarea to enhance community image.

a. Incorporate "four-sided design", such as high-quality materials on all façades, into buildings that will be visible from the Interstate or other vantage points.

b. Vertically articulate a taller building (over two stories) into distinct base, middle and cap elements with a well defined ground floor and a distinct roof, or upper story design. See "5. Base, Middle, Cap Design" on page 39 and Guideline 2.9 on page 40 for more information.

c. Use materials, such as masonry, that convey a high-quality appearance when viewed from a distance. See "Building Materials & Colors" on page 46 for more information on materials.

3.30 Design a larger office or light industrial building in the Outlet Drive subarea to incorporate iconic features.

a. Incorporate tower elements and varied roof forms into the design of a larger building.

b. Locate iconic features where they will be visible from the Interstate, and/or Outlet Drive.

c. See "Iconic Design Features" on page 40 for additional strategies.

Design a larger office or light industrial building in the Outlet Drive subarea to incorporate iconic features.

4.0 Guidelines for Signs

Signs are important elements in Farragut. Balancing the functional requirements for signs with the objectives for the overall character of the area is a key consideration. The Town seeks to convey the commercial health of the community with signage that is in character with the community's landscape and buildings.

A new or modified sign should exhibit qualities of style, permanence and compatibility with the natural and built environment. It should also reflect the overall context of the building and surrounding area.

This chapter provides design guidelines for signs throughout Farragut including design guidelines for specific sign types and sign illumination. It also addresses signage in the Town Center.

Chapter Contents

GENERAL SIGN GUIDELINES

A sign should be in character with the materials, colors and details of the building. Its content should be visually interesting and clearly legible. Illumination sources should be shielded to minimize glare and light pollution.

Use sign colors, materials and details that are compatible with the overall character of the building's façade.

Do not locate or design a sign to be the most prominent feature of a site or building.

1.1 Locate and design a sign to be subordinate to the overall site and building design.

a. Design a sign to be simple in character.

b. Locate and design a sign to emphasize rather than overshadow building features.

c. Do not locate or design a sign to be the most prominent feature of a site or building.

1.2 Use sign materials that are compatible with the architectural character and materials of the building.

a. Use permanent, durable materials that reflect the Farragut context. Such materials may include painted or carved wood, individual wood or cast metal letters or symbols, stone such as slate, marble or sandstone, and painted, gilded or sandblasted glass.

b. Consider using a metal sign if it is appropriate to the architectural character of the building.

c. Do not use highly reflective materials on a sign.

1.3 Use colors for the sign that are compatible with those of the building façade.

a. Use sign colors that complement, not clash, with the color of the building façade.

b. Limit the number of colors used on a sign. In general, no more than three colors should be used, although accent colors and additional colors for illustrations may be considered.

c. Use dark backgrounds with light colored lettering. Examples of preferred background colors are burgundy, red, forest green, chocolate brown, black, charcoal, and navy blue. Preferred lettering colors are ivory, white, or gold.

d. Avoid using "day glow" colors.

1.4 Use simple, legible characters that enhance the visibility of sign content.

a. Use a typeface that is similar to traditional typefaces in the area when possible.

b. Traditional block and curvilinear styles that are easy to read are preferred.

c. Avoid hard-to-read or overly intricate typeface styles.

d. Use no more than two or three distinct typefaces on a sign.

GUIDELINES FOR SPECIFIC SIGN TYPES

The guidelines below supplement the general design guidelines with additional information regarding the use of several specific sign types. Sign types are defined and illustrated on page 70.

1.5 Locate and design a wall sign to promote design compatibility among buildings.

a. Place a wall sign to align with other signs on nearby buildings.

b. Use a consistent design scheme or colors for wall signs related to neighboring businesses in the same building or center.

c. Design a wall sign to minimize the depth of a sign panel or letters.

d. Design a wall sign to fit within, rather than forward of, the fascia or other architectural details of a building.

Use a consistent design scheme or colors for walls signs related to neighboring businesses in the same building or center.

1.6 Locate and design a ground-mounted sign to be in character with its setting.

a. When using a ground mounted sign, locate it in a landscaped area near the primary vehicular or pedestrian entrance to the site.

b. Integrate a ground mounted sign into the overall landscape design.

c. Coordinate design and materials between ground mounted signs and buildings on the same site whenever possible.

Design a ground-mounted sign to be in character with its setting.

1.7 Locate and design a directional parking sign to be subordinate to other on-site signage.

a. Coordinate design and materials with other on-site ground mounted signage.

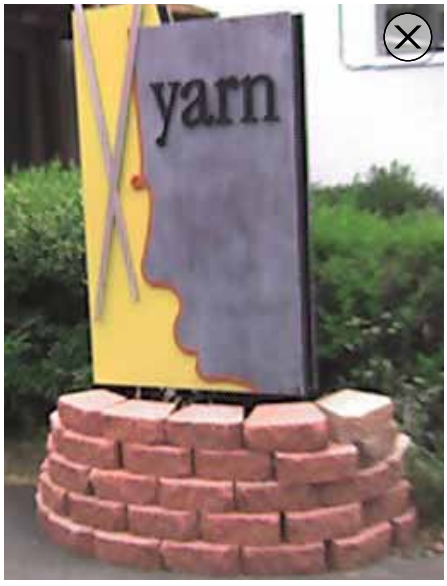
b. Use a simple design that clearly assists with on-site wayfinding.

1.8 Locate and design an address sign to clearly indicate the property address.

a. Locate an address sign on the top portion of a ground mounted sign when it is located at the primary entry to a site.

b. Locate coordinated address signs above or near each individual entrance to a business in a center when possible.

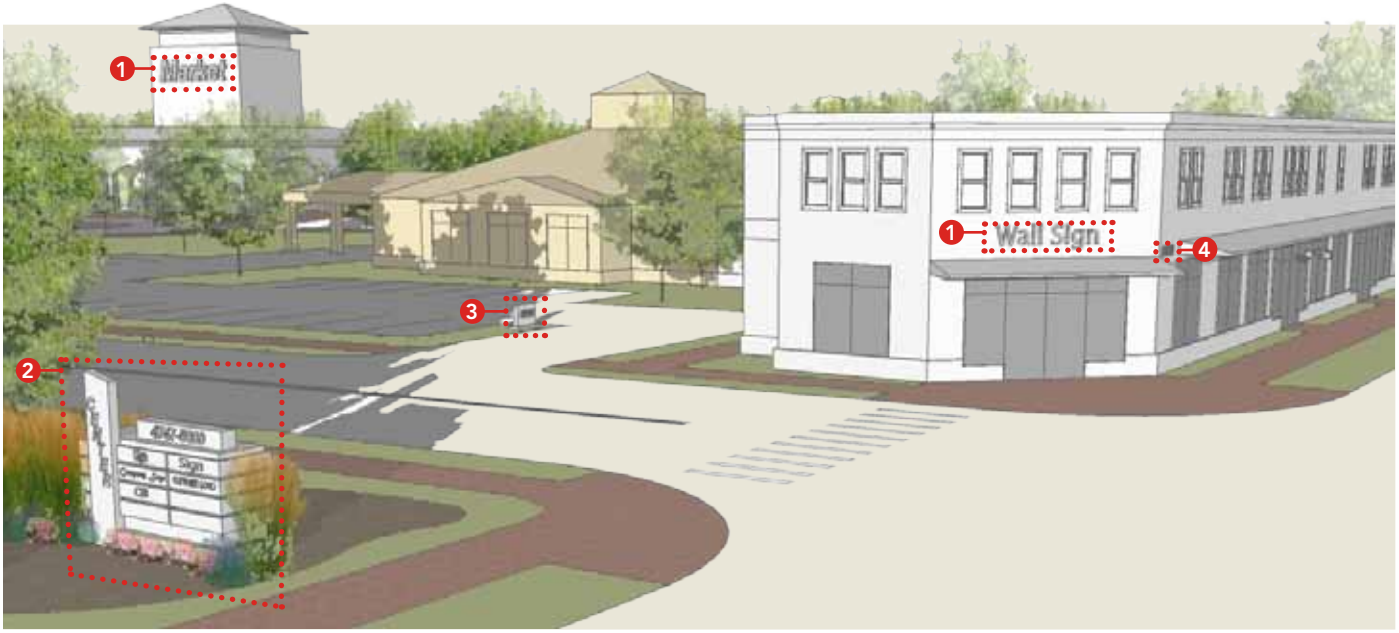
c. Design an address sign to be simple and subordinate in character.



Integrate a ground mounted sign into the overall landscape design. The ground mounted sign illustrated above inappropriately uses movable blocks that are not integrated into the landscape design.

Illustrated Sign Types

A number of typical sign types are defined and illustrated below for reference. These sign types relate to the general design guidelines for signs on page 62, as well as the guidelines for specific sign types on page 63. Although some of the sign types illustrated below may be appropriate in the Town Center District (TCD), a different scale and design is often appropriate as illustrated on page 75.



1. Wall Sign

A sign attached parallel to, and not projecting significantly from, the wall of a building.

See page 75 for wall signs illustrated in a Town Center context.

2. Ground-Mounted Sign

A sign erected on a free-standing frame and not attached to any building. Such signs may be two-sided provided that both sides cannot be seen simultaneously from any point.

In some cases, a ground-mounted sign may display a directory of tenants at the entrance of a larger center or complex as illustrated on the lower row of ground-mounted sign images to the right.

Figure 25: Illustrated Sign Types

Illustrated Sign Types (continued)

3. Directional Parking Sign

Signs indicating the entrance to or exit from an off-street parking lot. Such signs may display a distinctive identifying symbol or emblem of the establishment.

Directional parking signs are often designed as small ground-mounted signs.

4. Address Sign

Signs depicting the official street address. Note that the Farragut Zoning Ordinances requires ground mounted to include a street address.

Figure 25: Illustrated Sign Types (continued)

SIGN ILLUMINATION

Illumination should occur in a manner that is subordinate to the overall building, its site, and neighborhood while meeting the functional needs of the business. Within this framework, the creative use of lighting to add accent and interest to the street for pedestrians is encouraged.

Direct lighting at signage from an external, shielded lamp.

1.9 Use a compatible shielded light source to illuminate a sign.

a. Direct lighting towards a sign from an external, shielded lamp.
b. Do not overpower the building or street edge with lighting.
c. Use a warm light, similar to daylight.
d. If halo lighting is used to accentuate a sign or building, locate the light source so that it is not visible.

1.10 If internal illumination is used, design it to be subordinate to the overall building composition.

a. If internal illumination is used, use a system that backlights sign text only whenever possible.
b. Ensure that the light source is note visible.
c. Avoid Internal illumination of an entire sign panel.
d. Do not use internal illumination for a sign in the Town Center.

SIGN GUIDELINES FOR THE TOWN CENTER

Signs that are scaled to the pedestrian are especially encouraged. Signs that appear to be custom-designed and fabricated and convey visual interest in the urban setting are preferred.

1.11 Locate and design a sign to coordinate with façade design in the Town Center.

a. Locate a sign to fit within a specially designed area on the building façade.

b. Design signs to use durable materials that are coordinated with architectural or other materials on the building façade.

1.12 Design a sign to convey visual interest to pedestrians in the Town Center.

a. Locate signs to be clearly visible to pedestrians.

b. Locate signs to highlight primary pedestrian entries.

1.13 Locate and design a perpendicular wall sign to relate to building entries and convey visual interest in the Town Center.

a. Locate a small perpendicular wall sign near the business entrance, just above or to the side of the door.

b. Mount a larger perpendicular wall sign higher on the building, centered on the façade or positioned at the corner.

c. Use dynamic, sculptural shapes where possible to convey visual interest in the design of a perpendicular wall sign.

Locate signs to highlight primary pedestrian entries.

Locate and design a perpendicular wall sign to relate to building entries and convey visual interest in the Town Center.

Use a directory sign to consolidate small individual signs on a larger building in the Town Center.

1.14 Use a directory sign to consolidate small individual signs on a larger building in the Town Center.

a. Use a consolidated tenant panel or directory sign to help users find building tenants.

b. Locate a consolidated tenant panel or directory sign near a primary entrance on the first floor wall of a building.

1.15 Locate and design an under canopy sign to highlight building entries in the Town Center.

a. When using an under canopy sign, locate it beneath a canopy and directly above a building entrance.

b. Coordinate the design and materials of an under canopy sign with those of the canopy.

c. Use a very simple design for an under canopy sign.

1.16 If necessary use an external light source to illuminate a sign in the Town Center.

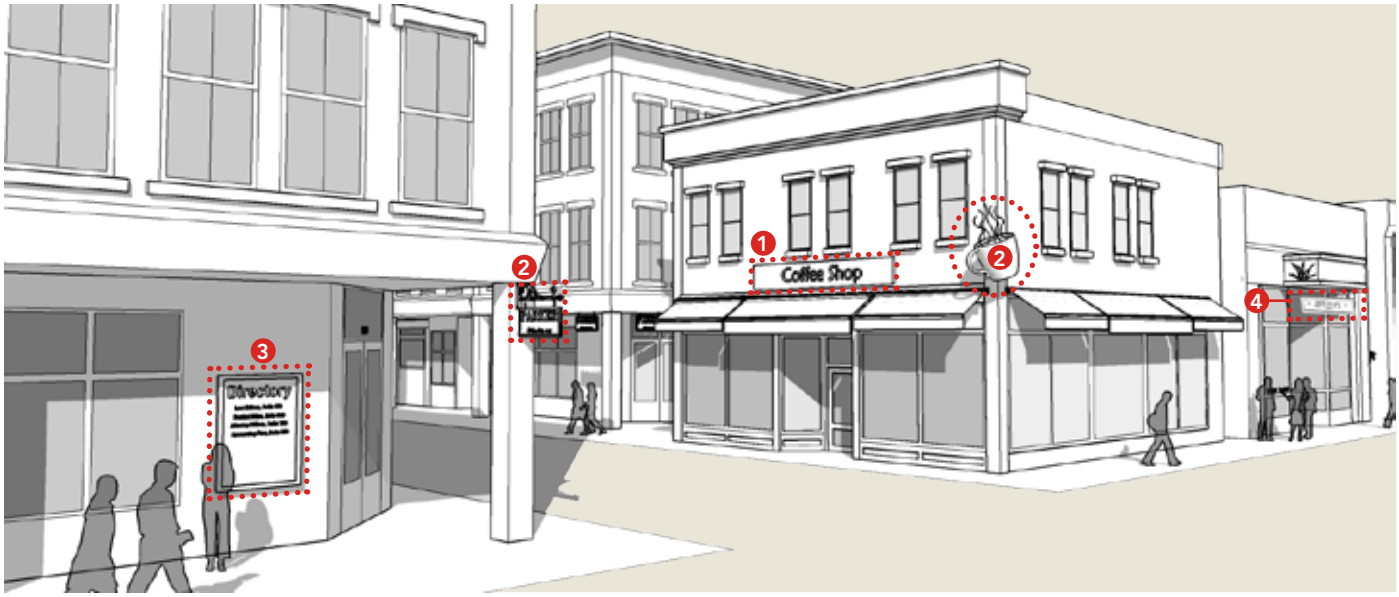
a. Where a light source is necessary, use a shielded external light source that is integrated into the sign design.

b. Note that the Farragut Zoning Ordinance prohibits most sign illumination in the Town Center.

Design a sign to convey visual interest to pedestrians in the Town Center.

Illustrated Sign Types in the Town Center

A number of sign types that are typical in a Town Center context are defined and illustrated below for reference. See page 70 for sign types in a townwide context.



1. Wall Sign

A sign attached parallel to, and not projecting significantly from, the wall of a building.

See page 70 for more information on wall signs.

2. Perpendicular Wall Sign

A sign that projects in a perpendicular direction from a building wall or hangs from a bracket that projects from a building wall above pedestrian height.

In some cases, a perpendicular wall sign may have a dynamic sculptural shape, as illustrated on the lower row of perpendicular wall sign images.

Note that the Farragut Zoning Ordinance allows Perpendicular Wall Signs only in the Town Center District (TCD).

Figure 26: Illustrated Sign Types in the Town Center

Illustrated Sign Types in the Town Center (continued)

3. Directory Sign

A sign listing the tenants or occupants of a building.

A directory sign is encouraged to assist with pedestrian wayfinding within a Town Center development.

4. Under Canopy Sign

A sign that is hung perpendicular to a building under a canopy which projects over the public entrances into a building.

Figure 26: Illustrated Sign Types in the Town Center (continued)

Appendix A: Glossary of Terms

Adaptive Reuse. The process of reusing an old site or building for a purpose other than which it was built or designed for, such as a residence converted into an office.

Addition. Construction that expands the square footage of an existing building.

Alignment. The linear relationship of structures or parts of structures to each other.

Appropriate. Suitable or compatible.

Arcade. A covered passageway with arches along one or both sides.

Arch. A curved construction that spans an opening and supports the weight above it.

Architectural Screen. A fabricated metal component that is fastened to a building wall, or over an opening to provide an ornamental or mesh screen that adds visual interest or limits the visibility of parked cars, utility areas or other visual intrusions.

Articulation. Design elements, including both horizontal and vertical changes in materials, texture or wall plane that add interest to the face of a building. Massing articulation is the way in which a building is broken down into modules, sub-parts, or major elements, that provide a sense of human scale.

Attic. The upper level of a building, usually not of full ceiling height, directly beneath the roof.

Awning. A roof-like cover that is temporary or portable in nature that projects from the wall of a building and is supported primarily from the exterior wall of a building.

Base, Middle, Cap Design. A traditional building façade composition with well-defined ground or lower floors and a distinctive "cap" element framing middle building floors.

Batten. A board attached to the back or front of two other parallel boards, usually to hold them together.

Bay. The horizontal divisions of a building, defined by windows, columns, pilasters, etc.

Bay Window. A projecting window that forms an extension to the floor space of the internal room.

Block Face. See "Street Face."

Board & Batten. Siding fashioned of boards set vertically and covered where their edges join by narrow strips called battens.

Bond. A term used to describe the various patterns in which brick (or stone) is laid, such as 'common bond' or 'Flemish bond.'

Bracket. A supporting member of wood, stone, or metal often used for both decorative and structural purposes and generally found under projecting features such as eaves or cornices. Also, brackets are used as supports for a balcony.

Building. Anything attached to the ground having a roof supported by columns or by walls and intended for shelter, housing or enclosure of persons, animals or personal property. See the Town of Farragut Zoning Ordinance.

Building Module. A sub-part of a larger building that appears as a single façade plane. One large building can incorporate several modules.

Bulkhead. The structural panels just below display windows on storefronts. Bulkheads can be both supportive and decorative in design.

Buttress. A pier of masonry placed against a wall for additional support.

Canopy. A roofed structure placed so as to extend outward from a building, to provide a protective shield for doors, windows, and other openings. Canopies are usually supported by the building with additional support extending to the ground directly under the canopy edge.

Cantilevered. A projecting element, anchored in the body of the building, as in the case of a cantilevered balcony.

Casement Window. A window with one or two sashes which are hinged at the sides and usually open outward.

Character. The qualities and attributes of any structure, site, street or district.

Cinder Block. A concrete masonry unit block made from cinders (fly ash or bottom ash).

Clapboards. Horizontal wooden boards, thinner at the top edge, which are overlapped to provide a weatherproof exterior wall surface.

Clerestory. A section of a wall pierced with windows projecting above the aisles of a church.

Colonnade. A range of columns.

Column. A circular or square vertical structural member.

Compatible. Existing or performing in harmonious, agreeable combination with its surroundings.

Concrete Masonry Unit (CMU). A large rectangular brick made from cast concrete. A cinder block is a type of CMU.

Configuration. The arrangement of elements and details on a building or structure that help to define the character.

Construction. The act of adding an addition to an existing building or structure, or the erection of a new principle or accessory building or structure on a lot or property.

Context. The setting in which a site, structure, street or district exists.

Cornice. A projecting element that tops a wall.

Course. A horizontal layer or row of stones or bricks in a wall.

Cresting. A decorated ornamental finish along the top of a wall or roof — often made of ornamental metal.

Cupola. A dome placed on a circular or polygonal base crowning a roof or turret.

Design Guideline. A statement describing an intent or desired outcome to help guide development toward a desired level of quality through the design of the physical environment. Guidelines are applied on a discretionary basis relative to the context of development.

Design Review. A system for evaluating development to ensure that it is consistent with community objectives.

Dormer. A roofed structure that contains one or more windows and projects from a sloped roof.

Double-Hung Window. A window with two sashes, one sliding vertically over the other.

Eave. The edge of a roof that projects beyond the face of a wall.

Exterior Insulation and Finish System (EIFS). "See Synthetic Stucco."

Element. A material part or detail of a site, structure, street, or district.

Elevation. Any one of the external face or façades of a building; the straight-on view of a building wall.

Fabric. The physical material of a building, structure, or community; an interweaving of component parts.

Façade. The exterior walls of a building.

Face block. A series of structures placed parallel to a street along one side of a city block.

Fascia. A flat horizontal member of molding; forms the trim of a flat roof or pitched roof.

Fenestration. The arrangement of windows on a building.

Fiber Cement Siding. A composite material made of sand, cement and cellulose fibers that is used as an exterior building material. Hardie-board is a type of fiber cement siding.

Flashing. Thin metal sheets used to prevent moisture infiltration at joints of roof planes and between the roof and vertical surfaces.

Form. The shape and structure of a building.

Foundation. The lowest exposed portion of the building wall, which supports the structure above.

Frame. The exposed trim around a window or door opening; also called a casing.

Gable. A triangular shape roof formed by two intersecting roof planes; also the triangular shape wall at the end of the roof.

Glazing. Window glass.

Hardie-board. See "Fiber Cement Siding."

Harmony. Pleasing or congruent arrangement.

Head. Upper horizontal framing member of a window or door.

Hip. A roof with four planes all sloping toward the center of the structure.

Horizontal Alignment: Design elements such as moldings, belt courses, parapets and cornices or changes in material and color that produce horizontal lines along a building façade. A block face may have buildings with coordinated elements of horizontal alignment.

Infill. New construction where there had been vacant land before, such as a new building between two older structures.

Landscape. The totality of the built or human influenced habitat experienced at any one place. Dominant features are topography, plant cover, buildings or other structures and their patterns.

Lattice. An openwork grill of interlacing wood strips used as screening.

Low-Impact Development (LID). A stormwater management approach to manage rainfall in a way which more closely mimics the natural hydrologic system at the site prior to any development. Techniques include those which infiltrate, store, filter, evaporate and detain stormwater close to the location where the rain fell.

Masonry. Construction of brick, stone, or other material requiring mortar, as well as concrete that has been detailed to resemble traditional masonry panels. Masonry does not include synthetic stucco (EIFS), concrete masonry units (CMU), fiber cement siding (hardie-board) or panelized brick.

Massing. The overall composition of the exterior of the major volumes of a building, especially when the structure has major and minor elements.

Materials. The physical elements that were combined or deposited in a particular pattern or configuration to form a property.

Metal Standing Seam Roof. A roof composed of overlapping sections of metal such as copper-bearing steel or iron coated with terne alloy of lead and tin. These roofs were attached or crimped together in various raised seams for which the roof is named.

Minor Project. Limited improvements to an existing site without new construction (except accessory buildings). Minor projects include replacement of existing landscaping, modification of existing parking lots, changes to utilities, mechanical equipment or service areas, renovation or improvements to an existing façade or new/modified accessory buildings.

Molding or Moulding. A construction or decorative element that has a variety of contours or outlines.

Mortar. A mixture of sand, lime, cement and water, used as a binding agent in masonry construction.

Net Façade Area. The surface area of a building façade without including the surface area occupied by windows and doors.

Offset. See "Wall Offset."

Orientation. The relationship of a structure to the compass points or a site feature; may refer to the direction a façade faces, such as the south elevation, or the direction of a main axis, as in an east-west orientation.

Parapet. A low wall at the edge of a roof, balcony, or deck.

Parapet Block. A block of buildings with a roof profile that results from being built directly against each other such as along a traditional main street.

Pediment. A triangular crowning element forming the gable of a roof; any similar triangular element used over windows, doors, etc.

Pergola. A functional or ornamental shade structure of vertical posts or pillars that usually support cross-beams and a sturdy open lattice.

Perpendicular Wall Sign. A sign that projects in a perpendicular direction from a building wall or hangs from a bracket that projects from a building wall above pedestrian height.

Pilaster. A square pillar attached, but projecting from a wall, resembling a classical column.

Pitch. The degree of the slope of a roof.

Pole Sign. A sign that is mounted on a freestanding pole.

Porch. A structure attached to a building to shelter an entrance.

Primary Façade. The main building face; the side of a building that faces the street.

Primary Structure. The main structure on a property.

Proportion. The relationship of the size, shape, and location of one building element to all the other elements; each architectural style typically has its own rules of proportion.

Redevelopment. Any repair, reconstruction, or improvement, excluding additions as defined herein, to an existing structure where the costs of which is less than fifty (50) percent of the total replacement cost of the structure either (1) before the improvement or repair is started, or (2) if the structure has been damaged and is being restored. The term does not, however, include either (1) any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or (2) any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

Rhythm. Regular occurrence of elements or features, such as spacing between buildings.

Ridge. The top horizontal member of a roof where the sloping surfaces meet; the peak of the roof.

Rusticated. Roughening of stonework or concrete blocks to give greater articulation to each block.

Scale. Proportional elements that demonstrate the size, materials and style of buildings. The proportions of the elements of a building to one another and the whole, and to adjacent buildings.

Secondary Structure. A smaller or lesser structure associated with a primary structure on a property.

Setback. A line demarcating that portion of the lot specified must remain devoted to a yard, and the buildable portion of the lot. Building setbacks and "yard" are considered one and the same. See the Farragut Zoning Ordinance for more information (on the web via the Planning Division page at townoffarragut.org).

Setting. The sum of attributes of a locality, neighborhood or property that defines its character.

Shed roof. A pitched roof with a single plane.

Siding. The exterior wall covering or sheathing of a structure.

Site feature. A component of the property surrounding the structure, such as a fence, walkway, or landscaping.

Site wall. A low wall along the edge of a property; may also serve as a retaining wall.

Siting. The placement of a building, structure, or object on a site in relation to natural features, boundaries, and other parts of the built environment.

Small Project. A project with limited floor area that is generally less than 1,500 square feet.

Stormwater Management. The collection, conveyance, storage, treatment and disposal of stormwater runoff in a manner intended to prevent increased flood damage, stream bank channel erosion, habitat degradation and water quality degradation, and to enhance and promote the public health, safety and general welfare. See the Farragut Stormwater Ordinance.

Street Face. That portion of a block with frontage on a street; there are generally two block faces with frontage on either side of a street.

Streetscape. The relationship of the street, landscaping, and buildings as seen by the eye in one view.

Structure. Anything built, constructed or erected, or established or composed of parts joined together in some definite manner, the use of which requires location on the ground or which is attached to something having permanent location on the ground. Swimming pools, tennis courts, dog houses, and outdoor fenced animal runs are considered structures. Tents, vehicles, trailers and play equipment attached to the ground in some permanent or temporary way are considered structures. A structure may or may not be easily moved from a given location on the ground. See the Farragut Zoning Ordinance.

Style. A type of architecture distinguished by special characteristics of structure and ornament and often related in time; also a general quality of a distinctive manner.

Synthetic Stucco (EIFS). A non load bearing exterior wall cladding system that consists of an insulation board attached adhesively or mechanically to a building façade. Note that synthetic stucco is also frequently referred-to as EIFS (Exterior Insulation and Finish System).

Transom. A horizontal window opening over a door or window, often with a hinged window.

Transparency. The relationship of solid building wall to open or glass areas.

Tree-lawn. The landscaped area between the street and sidewalk.

Trellis. A framework of light wooden or metal bars used as a support for trees or climbing plants.

Trim. The decorative framing of openings and other features on a façade.

Turret. A small slender tower.

Under Canopy Sign. A sign that is hung perpendicular to a building under a canopy which projects over the public entrances into a building.

Veranda. A covered porch or balcony on a building's exterior.

Vernacular. A regional form or adaptation of an architectural style.

Wall Offset. A notch or break in the façade of a building.

Wall Sign. A sign attached parallel to, and not projecting significantly from, the wall of a building.