

ORDINANCE # 1018

AN ORDINANCE TO AMEND THE MUNICIPAL ZONING ORDINANCE OF BROWNSVILLE, TENNESSEE ADOPTING DESIGN REVIEW GUIDELINES

- WHEREAS, pursuant to Tennessee Code Annotated Section 13-7-201, a municipal zoning ordinance has been adopted for Brownsville, and,
- WHEREAS, pursuant to Tennessee Code Annotated Section 6-54-133, the Brownsville Board of Mayor and Aldermen has the authority and desires to create a Design Review Commission for the City of Brownsville, Tennessee, and,
- WHEREAS, pursuant to Tennessee Code Annotated Section 6-54-133, the Brownsville Board of Mayor and Aldermen desires to appoint the Brownsville Municipal-Regional Planning Commission to serve as the Design Review Commission (DRC), and,
- WHEREAS, the Brownsville Municipal-Regional Planning Commission has recommended the following guidelines serve as DRC guidelines, and,
- WHEREAS, pursuant to Tennessee Code Annotated Section 13-7-203, a public hearing was held before this body the time and place of which was published in a newspaper of general circulation with fifteen days advance notice,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF BROWNSVILLE, TENNESSEE

SECTION 1 That the Brownsville Municipal-Regional Planning Commission serve as the Brownsville Design Review Commission, and,

SECTION 2 That the following be added into the Municipal Zoning Ordinance of Brownsville, Tennessee to Chapter 1, General Provisions, by adding a new Section 1 06 to read as follows

1.06 Design Review Guidelines

- A Intent – Design Review Standards are needed to encourage and protect the investment of individual property owners when their property is redeveloped and improved. Accordingly, any new building or redevelopment of an existing property in the district shall be designed and constructed to be architecturally compatible in materials, scale and massing. Such standards are not intended to create a monolithic architectural appearance in these districts, but to encourage creative and attractive building elements and finishes.
- B The DRC (Design Review Commission) Overlay District - is described as the City of Brownsville's following zoning districts: R-2 (Medium Density Residential), R-3 (High Density Residential), R-TH (Residential Town House), NC- (Neighborhood Commercial), MPO (Medical-Professional Office), CB (Central Business), GC (General Commercial), and M-U (Mixed-Use) Districts.
- C Guidelines - The following guidelines are meant to provide for suitable and harmonious development within the DRC Overlay District only.
- (a) Plan Content – The owner or developer shall submit seven (7) paper copies of the proposed site plan to the Building Inspector thirty (30) days prior to the regular meeting date of the Planning Commission. The developer is encouraged to also submit a PDF file. The site plan shall be reviewed in light of the provisions of this ordinance and approved or disapproved.

The plans shall then be returned to the owner or agent with the date of such approval or disapproval noted thereon. When approval has been granted, the site plan shall be signed and

dated by the Secretary of the Planning Commission. In instances of disapproval, the applicant shall be notified in writing as to the reasons(s) the site plan was not approved.

Prior to the regular Planning Commission meeting, copies of the proposed site plan shall be distributed to the Building Inspector, City Planner, Staff Engineer and other affected departments for review of areas under their concern. Once the City staff has reviewed the proposed development and has submitted a written review, a copy of these reviews shall be distributed to members of the Planning Commission and to the applicant prior to the scheduled meeting. To assist in resolving any potential problems, the owner, developer, or agent shall be required to attend the meeting at which the item is to be heard.

In instances where site plan review is required by either the Building Inspector, City Planner, the Design Review Commission (Planning Commission) or the Board of Zoning Appeals, the site plan shall be drawn to a scale of not less than 1" = 50' and shall include

- Name and address of development
- Name and address of the applicant and owner of record
- Tax map and parcel number of the subject property
- Present zoning of the site and abutting properties
- Date, graphic scale, and north point with reference to source of meridian
- Courses and distances of centers of all streets and all property lines, setback lines, property restricting lines, easements, covenants, reservations and rights-of-way
- The total land area
- A vicinity map showing the location of the property in relation to the City of Brownsville
- Topography of the existing ground and paved areas and elevations in relation to mean sea level of streets, alleys, utilities, sanitary and storm sewers, and buildings and structures. Topography to be shown by dashed line illustrating five (5) foot contours and by spot elevation where necessary to indicate flat areas
- Certification as to the following
 - Certificate of accuracy of the plan by a licensed architect or engineer and, certificate of approval by the Brownsville Municipal / Regional Planning Commission or the Brownsville Municipal Board of Zoning Appeals, whichever is applicable to the type of use that is requested
 - The location, dimensions, site and height of the following when existing
 - Sidewalks, streets, alleys, easements and utilities
 - Buildings and structures
 - Public wastewater systems
 - Slopes, terraces and retaining walls
 - Driveways, entrances, exits, parking areas and sidewalks
 - Water mains and fire hydrants
 - Trees and shrubs
 - Recreational areas and swimming pools
 - Natural and artificial water courses
 - Limits of flood plains
 - Building Elevations detailing exterior surface materials
 - The location, dimensions, site and height of the following when proposed
 - Sidewalks, streets, alleys, easements and utilities
 - Buildings and structures including the front (street), side, and rear elevations of proposed buildings
 - Public waste water systems

Slopes and terraces, and retaining walls
Driveways, entrances, exits, parking areas and sidewalks
Water mains and fire hydrants
Trees and shrubs,
Recreational areas
Distances between buildings

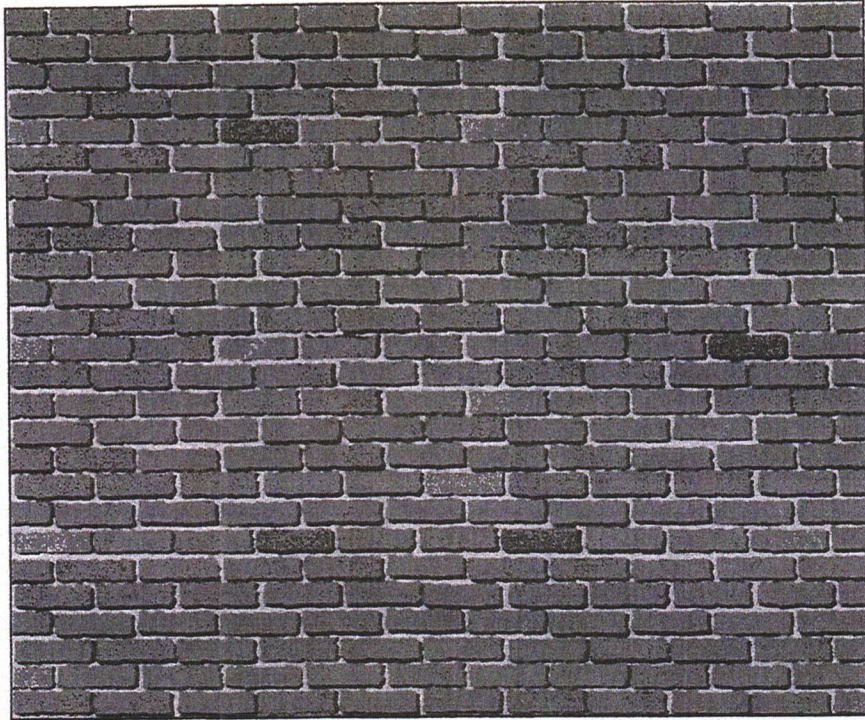
- Estimates of the following when applicable
 - Number of dwelling units
 - Number of parking spaces
 - Number of loading spaces
 - Number of commercial tenants and employees
- Plans for collecting storm water and methods of treatment of natural and artificial watercourses including a delineation of limits or flood plains
- Proposed grading, surface drainage terraces, retaining wall heights, grades on paving area, and ground floor elevations of proposed building and structures
- Proposed topography of the site shall be shown by five (5) foot contours
- In instances where the proposed construction is a multifamily residence, the site plan shall consist of the following
 - All property lines and their surveyed distances and courses
 - All building restricting lines, setback lines, easements, covenants, reservations and rights-of-way
 - Total land area
 - Present zoning of site and abutting properties
 - Name, address of owner of record and applicant
 - Provisions for utilities (water, sewer, etc)
 - Location and dimensions of the proposed structures
 - Building elevations detailing exterior surface materials
 - Trees and shrubs
 - Enclosed dumpster pad area
 - Mail collection facility

(b) Expiration of Approval and Renewal - A site plan approved by the Design Review Commission or the Board of Zoning Appeals shall lapse unless a building permit, based thereon, is issued within three (3) years from the date of such approval unless an extension of time is applied for and granted by the appropriate approving body

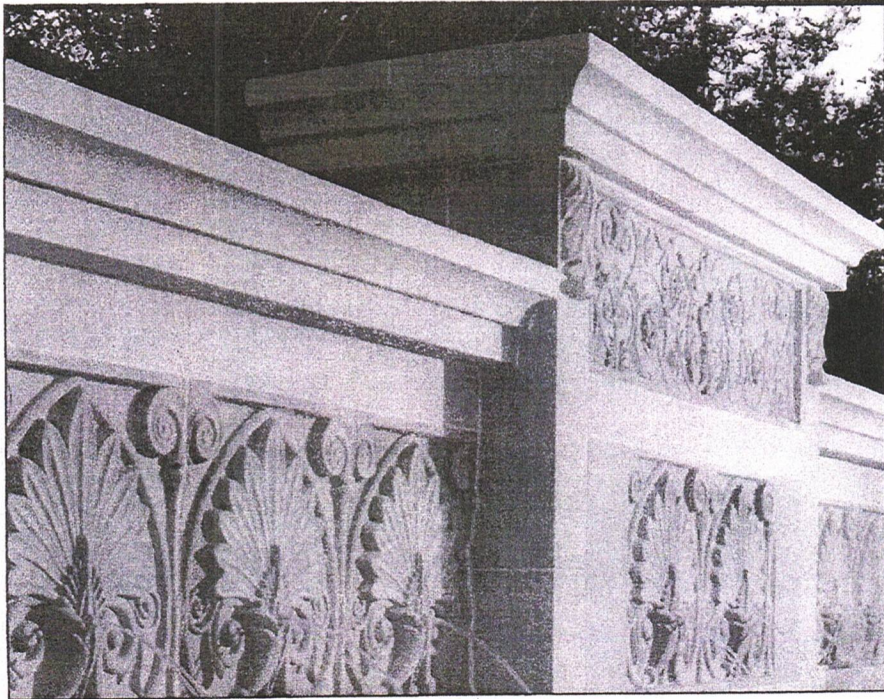
(c) Design Standards for Multi-Family, General Commercial, Neighborhood Commercial, Central Business, Medical Professional Office, and Mixed-Use Districts
Applicable standards - Within the parameters set forth in the Intent, the following design standards shall apply in the development and redevelopment of property in the R-2, R-3, R-TH, NC, MPO, CB, GC, and M-U districts

Exterior materials and details - Quality materials which are durable and attractive shall be used on all buildings including brick, cast stone, and cultured stone Please see the following example illustrations for such

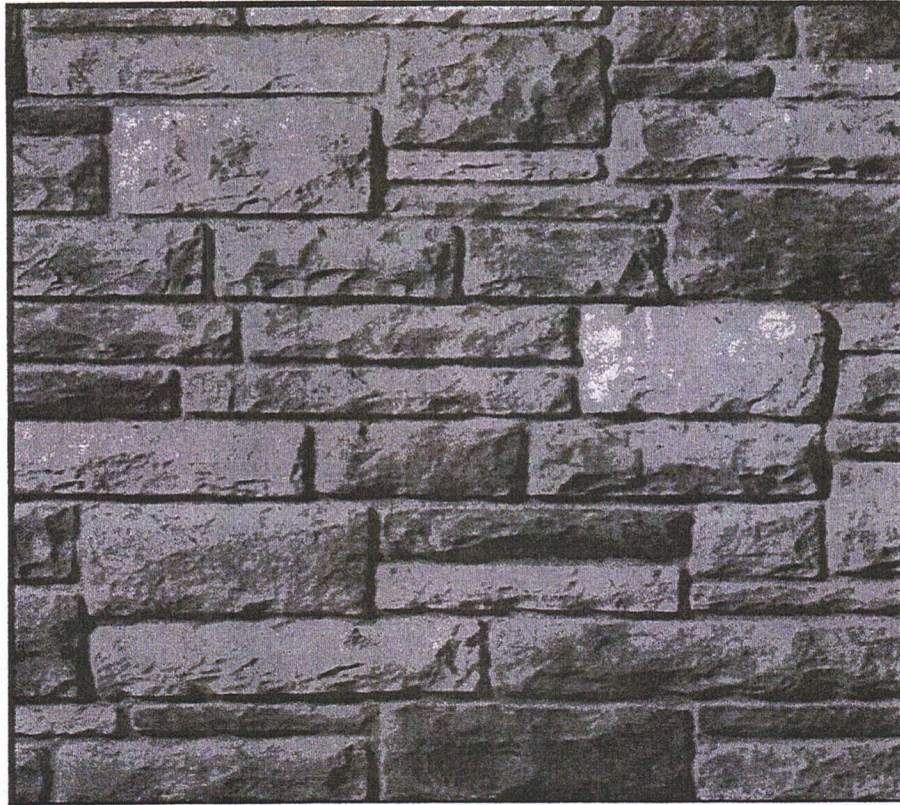
Brick



Cast Stone



Cultured Stone



All publicly visible sides of the building shall have a minimum of 100% of the exterior façades (excluding windows, trim and doors) covered in brick, cast stone, cultured stone, or an alternative masonry material acceptable to the planning commission. Concrete panels, prefabricated metal panels, fluted concrete cinder block, cement sheathing materials and similar imitation masonry materials, and stucco finishes shall be avoided as the main exterior material.

In R-2 (duplexes), R-3, and R-TH Districts, it is recommended that multi-family have a minimum of 100% of the exterior façades (excluding windows, trim and doors) covered in brick, cast stone, cultured stone, or an alternative masonry material acceptable to the design review commission.

In M-U, NC, MPO, CB, and GC Districts, all publicly visible sides of the building shall have a minimum of 100% of the exterior façades (excluding windows, trim and doors) covered in brick, cast stone, cultured stone, or an alternative masonry material acceptable to the design review commission.

Window/door openings – It is recommended that each floor facing a public street or park shall have windows covering at least 15% of the wall area. Buildings shall have clearly defined and highly visible customer entrances, which shall be recessed or framed by a sheltering element such as an overhang, arcade, portico or other roof form. Individual framed windows shall be provided instead of continuous horizontal "ribbon or band" type windows. Reflective glass, glass curtain walls and other continuous, floor-to-ceiling windows shall also be avoided on all floors. Windows shall have a minimum sill height of 18 inches off of finished floor. The

patterns of window openings and details of bays shall be used to create a sense of scale and add visual interest to building facades. Wall openings shall not span vertically more than one story.

Awnings – It is recommended that the design of awnings, including the selection of material and color, shall complement the architectural style and character of the building. Large buildings with multiple storefronts shall have compatible, though not necessarily identical, awnings. Signage may be allowed on awnings so long as it meets design and signage standards of Section 11.04 of this ordinance and is approved by the planning commission. Signage on awnings shall count toward the total number of signs as well as the maximum sign area allowed under Section 11.04 of this ordinance. Striping may be allowed on awnings, provided there are no more than two colors, which shall be in keeping with the overall character of the district. Awnings may not be back lit. Awnings shall be made of fabric or metal and may project up to three feet into the public right-of-way with the bottom of the canopy at least nine feet above the sidewalk. Awnings shall be kept in good repair.

Landscaping - The landscape of the City mirrors the predominant landscape of the surrounding region, with informal groupings of plants amidst green lawns. Landscape design shall compliment this image. To provide a more immediate effect in commercial areas and offset the larger scale structures, the preferred street trees are three (3) inch – three and one half (3 ½) inch caliper oak, planted no further apart than 50 feet on center. Evergreen species are desirable for screening views, such as views into parking or service areas. As an extension of the surrounding natural landscape, plant species shall be native or well adapted to the region.

(d) Appeals

All appeals shall be made to the Board of Zoning Appeals. In order to appeal, the owner or developer shall submit seven (7) copies of the proposed site plan to the Building Inspector thirty (30) days prior to the regular meeting date of the Board of Zoning Appeals. The site plan shall be reviewed in light of the provisions of this ordinance and approved or disapproved. The plans shall then be returned to the owner or agent with the date of such approval or disapproval noted thereon. When approval has been granted, the site plan shall be signed and dated by the Chairman of Board of Zoning Appeals. In instances of disapproval, the applicant shall be notified in writing as to the reason(s) the site plan was disapproved.

Prior to the scheduled meeting, copies of the proposed site plan shall be distributed to the City Planner, Building Inspector, Staff Engineer and other affected departments for review of areas under their concern. Once the City staff has reviewed the proposed development and has submitted a written review, a copy of these reviews shall be distributed to members of the Board of Zoning Appeals and to the applicant prior to the scheduled meeting. To assist in resolving any potential problems, the owner, developer, or agent shall be required to attend the meeting at which the item is to be heard.

SECTION 2 BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon its passage after the final reading, THE PUBLIC WELFARE REQUIRING IT

4-9-2024

Date of First Reading

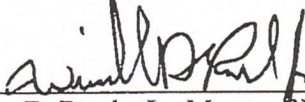
5-14-2024

Date of Second Reading

5-14-2024

Date of Public Hearing

Date of Adoption



William D Rawls, Jr , Mayor of Brownsville

Attest



Sherry Batchelor, City Recorder of Brownsville