Resolution No. 2020-001

A Resolution of the City of Eagleville, Tennessee
Adopting Design Guideline Standards

WHEREAS, the Tennessee Code Annotated, Section 6-54-133, states that any municipality may create 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; and,

WHEREAS, the City of Eagleville adopted by Ordinance 2016-011 An Ordinance to Amend Ordinance 2016-009 adding Article VIII to the Zoning Regulations creating a Design Review Committee whose charge is to establish and implement Design Review Criteria; and,

WHEREAS, the City has an interest in maintaining the aesthetic beauty of the community and in preserving and promoting high-quality design standards;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAGLEVILLE, TENNESSEE, the following:

SECTION 1. That the City of Eagleville is hereby adopting Design Review Guidelines as attached in Appendix A.

SECTION 2. The members of the Design Review Committee will be as prescribed in Ordinance 2016-011.

SECTION 3. This resolution shall take effect from and immediately after its passage, the public welfare requiring it.

Resolved this 27th day of February 2020.

WHEREUPON, Mayor Leeman declared the Resolution adopted, affixed his signature and the date thereto, and directed that the same be recorded.

Chad Leeman, Mayor

1/23/20
Date

Attested by: Phillip Dye, City Recorder

Approved as to Form and Legality:

James A. Turner, City Attorney

EAGLEVILLE, TENNESSEE

DESIGN REVIEW GUIDELINES

ADOPTED 2020

Appendix A to Resolution 2020-001

Section 1.00 Preface to Design Review Manual

The Regulations are created under the authority of the Tennessee Code Annotated, Section 6-54-133. Design review commission -- Authority -- Members -- Appeal of decisions.

"Any municipality may create 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. The municipal governing body may designate the planning commission as the DRC. When the municipality creates a separate DRC, the mayor shall appoint the members of the DRC from residents of the municipality and shall strive to ensure that the membership is representative of the municipality as a whole, including, if possible, members with either architectural or engineering knowledge, or any other person having experience in nonresidential building. Any property owner affected by the guidelines may appeal a decision of the DRC to the municipality's planning commission or, if there is no planning commission or if the municipality has designated the planning commission as the DRC, to the municipality's governing body."

The City of Eagleville was originally established as Manchester around May 1832. With there already being another Manchester in Tennessee, the name officially became Eagleville in 1836. Eagleville received its charter on March 31, 1949. When settlers first arrived, the area was all woods. Quickly the area became home to several churches, taverns and shops. Eagleville even had its own post office. (See Map Eagleville in 1878) Eagleville has established itself as a quaint Southern city, rich in history, with its walkable downtown, small shops and boutiques and two well established restaurants. The community of Eagleville is proud of its city and its uniqueness compared to the other cities in the area, from having an established Main Street to its rural feel…yet only a half hour drive from the large city of Nashville. While understanding that growth is inevitable, residents have expressed a strong opinion to try to keep that small town feel of Eagleville. Density and the design and scale of buildings will play a strong role in keeping this ambience. Therefore, these guidelines are being created to assist the development community in understanding the desires of Eagleville by setting down standards which will guide the review of future projects.

Section 2.00 Projects that will be Subject to Design Review

Any new building located in a Commercial Zone, Industrial Zone or Planned Residential Development must first go through the Design Review process. Additionally any significant change or addition to an existing building in such zones must also be reviewed. Items of review will consist of the exterior of all proposed construction, landscaping, lighting, pedestrian amenities, and signs. Features not listed may still be reviewed if visible from the outside. While there is no set "architectural" style, any new buildings or additions need to fit in with or enhance the architectural character established in Eagleville. Architecture known as Art Deco, Baroque, Floridian, Gothic, Gothic Revival, Mediterranean, Victorian and other such elaborate styles would not be a good fit for the area. Buildings should be of such a design that compliments the existing character of a small middle-Tennessee town/city.

Section 3.00 Existing Character of Buildings Located in Commercial and Industrial Zones

Eagleville is home to a main highway, Highway 41A, running north to south, which is bisected by Highway 99, running east to west. Highway 41A is the area of Eagleville most seen by visitors and residents, and viewed as "downtown Eagleville". Throughout the downtown, as characterized by Church Street to the north and Cheatham Springs Road to the south, most of the buildings are considered "historic" with regards to age. The style of architecture, while not solely defined as one category, come together to create a "southern historic town". The materials most commonly used are brick, wood, stone, asphalt shingles and glass storefronts. Metal roofs may also be considered complimentary to the area.

The downtown area of Eagleville is zoned C-1. Per the Land Use Plan, the scale of buildings in the C-1 (downtown zone) should remain smaller and pedestrian friendly. Sidewalks are an important factor in creating the pedestrian atmosphere, along with decorative lighting, landscaping and other amenities such as benches and outdoor dining. Signage should be compatible with the style of the building with plastic, internally illuminated signs being discouraged. The materials most commonly used are brick, wood, stone, asphalt shingles and glass storefronts. Fiber cement siding and metal roofs may also be considered complimentary to the area. While the size and height of buildings will be determined by the Zoning Ordinance, it is recommended that buildings should be in a size range not exceeding 4000 square feet total (not just footprint) and a height of no more than 2 stories.

The C-2 Zone which surrounds the downtown area is more conducive to vehicular traffic and larger buildings. The quality of the materials of the buildings shall be of brick, stone, wood or fiber cement siding. Roofing materials shall be compatible with the type of other materials used along with the style of the building. Signage should be compatible with the style of the building with internally illuminated signs only when necessary for traffic visibility. While the size and height of buildings will be determined by the Zoning Ordinance, it is recommended that buildings should be in a size range not exceeding 10,000 square feet total (not just footprint) and a height of no more than two stories, unless it is shown to the Design Review Committee that the size and height can still be compatible with the surrounding area based on setbacks, landscaping and other features which might soften the effects of a larger building, and, the Board of Zoning Appeals has granted an approval of any size that exceeds the ordinance.

The Industrial Zones in Eagleville do not currently have as defined an Architectural Style. Thus, these guidelines have great importance in assisting the developers in creating an esthetically pleasing atmosphere while supporting the development of industry. Industrial areas currently are located at the south end of Highway 41A. Several industries are located near the City's Park, which attracts a great number of residents and visitors. It's important that industry coexist with the park in a way that is beneficial to both. Screening and landscaping may be important areas of concern for future industrial buildings.

Section 4.00 Architectural Building Style Per Zones

4.01 C-1 and C-2 Zones

Any new building or addition in the C-1 and C-2 Zones or any major improvements to buildings in this zone must be approved by the Design Review Committee. New buildings should be compatible with their neighbors when those buildings are of materials described in Section 3.0. While there is no one particular architectural style for Eagleville's downtown, the overall feel should be that of a small, quaint town. Height, scale, materials, color, setbacks and other design elements should promote continuity and symmetry. Buildings should have architectural elements which break up the scale of the building. Dormers, porches, columns, awnings, variations of the plane of the building will all be factors in consideration of the approval of the building's attractiveness and compatibility. Monotonous surfaces should be avoided.

Buildings should be of quality, long lasting materials such as brick, stone, or wood. Synthetic materials may be supplemented when found to be of a quality that will strongly resemble the natural material. Cement fiber boards, brick veneer and faux stone may be considered as acceptable substitutions. Metal or vinyl siding, Exterior Insulation and Finish Systems. (EIFS), and concrete block (painted or bare) are discouraged and will be limited in use. If such unnatural products are to be used, the products should not exceed 15 percent of the surface of the total building facade (excluding windows) and not located on the front of the building except as approved in areas such as eaves, shutters, and dormers.

The building should be oriented so that the front faces the main road. When on a corner, the Design Review Board can assist in determining the best location for the front. However, the side also facing the street should incorporate elements of a front façade. Corner buildings should avoid placing mechanicals and other service needs in any of the areas that front on a street.

Color is an integral part of the design of the building. Most buildings will get their color from the materials used. Compatible and complimentary colors should be used to compliment the building materials. Stark, contrasting and unnatural colors should not be used unless approved as an accent complimentary to the primary color design. Neon colors shall not be permitted.

Section 4.02 – Industrial Buildings

While it is recognized that buildings used for industrial uses can be large, it does not diminish the need for quality architecture. Each building shall be individually reviewed as to size and location. Any metal building approved should have at a minimum a brick front with a brick wrap around the sides of at least 4 feet tall. The front should have the

main entrance with windows also on the front façade. The sides of the building should have architectural elements to help break up the scale of the building. Any metal building approved should have a primary color scheme that is neutral. Other colors for accent shall also be approved by the Architectural Review Committee. Landscaping will be a critical element in approving any industrial building.

Section 4.3 – Planned Developments

Planned Developments shall be reviewed in accordance with the Zoning Ordinance.

Section 5.0 – Screening in All Zones

Mechanicals, dumpsters, loading docks and other functional elements of a building should be screened from public view, whether on rooftops or beside the building, unless due to topography or other unchangeable elements, service units will not be visible. Screening should complement the building materials. Screening may consist of parapets, wood (or vinyl fencing when approved), hedges, plantings, berms or a combination thereof. Such items needing screening should be located to the sides and rear of the building, and shall be prohibited in the front of a building unless it is proven that the location is absolutely necessary.

Screening/buffering along the side or rear property may also be required when uses or zones abut that are not compatible with each other. Appropriate screening, whether it be with fencing, landscaping or berms, or combination thereof, shall be determined by the Design Review Committee.

Section 6.0 – Parking and Landscaping for Parking

Parking areas with 10 or more spaces shall be of a hard surface such as asphalt or concrete and screened from public view. Landscaping and berms are acceptable buffers. Consideration should be given to locating parking to the sides and rear of the site and limiting parking along the front of the site. Requiring parking lots in C-1, multifamily and industrial zones will be encouraged to have parking in the sides and rear of the building. Curb cuts are controlled by the Zoning Ordinances of the City of Eagleville, but the limiting of curb cuts is desirable provided it provides for a safe flow of traffic. When developments have the ability, curb cuts should be combined with adjacent properties, with cross easements to allow for shared access. Curbs should be concrete unless otherwise approved. Parking lots shall be striped to allow for safe and efficient parking use. Pedestrian flow and safety shall be considered when creating parking lots. Landscaping shall be an integral part of any parking lot. While no set number of parking spaces will trigger landscaping islands, generally any parking lot that has 20 or more spaces will require landscape islands. The Design Review Board will consider the overall impact of parking to the site and require landscape islands as needed to break the scale of the parking lot and to add shade. Plantings should be chosen based on survivability in parking lot elements. There should be a mixture of both evergreen and deciduous shade trees along with blooming perennial

plantings. Annual plantings are also encouraged for color. Trees should not be planted below utility lines. The Design Review Board can consider the aesthetic effect of a larger planting area rather than small strip landscaping.

Section 7.0 – Landscaping in General

Landscaping should be used to enhance the overall site plan and compliment the building. A mixture of evergreens and deciduous trees should be used. Blooming trees are encouraged to add color and beauty. Landscaping should be used along the front of buildings to enhance the foundation area. Perennial plants are encouraged. Seasonal annual beds also may be used to enhance the area. The Design Review Board will consider the size of the property and determine the number of trees necessary to enhance the property without obstructing the commercial viability such as showcasing the main entrance. The protection of existing trees is strongly encouraged. Trees shown on a plan to be protected shall be marked and staked for construction to protect roots. Landscaping/planting beds are encouraged between the front of a building and the sidewalk. Any tree required by the Design Review Board for screening shall be a minimum of five (5') feet tall (from ground up) and/or 3 gallon at planting. The Design Review Committee can increase the minimum planting size if it is found to be immediately necessary for screening. Trees that grow to various heights shall be used for more effective screening.

Section 8.0 - Lighting

While safety of parking lots and commercial grounds is a priority, lighting shall be "dark sky compliant" using downward lighting or full cut-off shields to control light spillover. Unless two properties are adjacent with similar uses and compatible parking lots, lighting shall not exceed 1 feet candles at property lines. There shall be no light spillover when commercial properties abut residential uses or zones. Pole lighting may should only be used when parking exceeds 40 spaces or it has been proven that decorative lighting poles will not suffice for safety. Decorative and bollard lighting is encouraged to guide pedestrians. Pole lighting is considered to be over 18 feet tall and non-decorative. When pole lighting is necessary, lighting that has aesthetic appeal shall be encouraged. An adopted City of Eagleville lighting style shall be encouraged.

Section 9.0 - Signage

Signage shall be used to enhance a building while providing customer information. It shall be complimentary to the building style. Internally illuminated lighting shall be avoided in all zoning districts, but prohibited in the C-1 zone. Overly bright signs shall not be approved. No neon lighting shall be permitted on ground signs or wall signs. Ground signs shall be located in an area that allows for safe driver vision. Ground signs should be located in a landscaped bed of no less than sixteen (16) square feet. Signs shall not overhang the landscape bed. Signs shall not be located above the roofline nor located on a roof. Signs using natural products or quality reproduction products are encouraged. Timers for lighted signs should be used to turn off and

turn on at a time deemed appropriate by the Design Review Committee. For buildings with multiple tenants and/or more than one sign, uniformity of sign design is strongly encouraged.

Section 10.0 - Items Generally Not Permitted

Chain Link/Barbed Wire Fencing (Vinyl Coated Chain Link possible in industrial zones)
Massive scale parking lots with no landscape islands
Metal or Vinyl Siding as noted in this document
Internally illuminated signage except as noted in this document
Neon Tubing on signs or buildings
Neon or bright colored building materials
Chicken Wire

Section 11.0 – Submittal Process

Any building to be constructed or significantly altered shall be required to go to the Design Review Committee, unless the City Manager (or his/her designee) in working with the Planning Commission Chairman has determined that such review is not warranted. For example, such waivers may happen when a building is not altered to the extent that review is needed or a building is part of a complex where the standards for development have been previously set. If determined that a building needs to be reviewed by the Design Review Committee, the following will be the process:

a. The applicant will submit to the City Manager materials listed in Appendix A (including an application);
b. The City Manager will review materials to ensure that the application is complete;
c. Upon determination that the application is complete, the City Manager (or his/her designee) shall schedule a meeting with the Design Review Committee;
d. Submittals should be received at least two (2) weeks in advance of the Design Review Committee's normal meeting schedule. The DRC will normally meet the first Monday of each month, as needed, at 5:30 p.m. at Eagleville City Hall (unless otherwise posted).
e. Applicants should be prepared to present their application to the DRC one month in advance of an anticipated application to the Planning Commission;

In most instances, the applicant will appear before the Design Review Committee prior to appearing before the Planning Commission. However there may be circumstances where it is prudent to appear before the Planning Commission first. Therefore, it is crucial that the applicant with the City Manager in determining the best course for their application.