

The Corridor Design Overlay: Summary Sheet

March 27, 2019

The Corridor Design Overlay is a zoning overlay and does not affect uses, height, allowable square footage, allowable unit count, or any other bulk regulation of the base zoning district of the property.

The purpose of the Corridor Design Overlay (CDO) is to allow for the application and implementation of changes to signage, landscaping, and building materials to achieve incremental improvements to the aesthetics of commercial districts and corridors.

1. Regardless of the base zoning district, the signage standards within a CDO follow the signage standards for ORI, ORI-A, MUG, MUG-A, MUI, and MUI-A (Section 17.32.120 of the zoning code).

a. This applies to any and all new signs, and does not apply to panel changes to existing signs.

2. Outside of the CDO, in the perimeter landscaping of parking lots, trees must be planted every 25 feet, 50 feet, or 100 feet depending on characteristics of the site. In the CDO, trees must be planted every 30 feet.

a. This applies to new parking lots, and the expansion area of a parking lot that is expanded by 10 spaces or more.

3. Outside the CDO, there are no standards for building materials in base zoning districts. Within the CDO, there are standards for building materials on the front facades of buildings.

a. For calculation purposes, windows are exempt from this calculation.

b. The remaining area of the front façade of a building must be at least 75% brick, brick veneer, stone, cast stone, or architecturally treated concrete masonry units.

c. The remaining 25% may be any material except exposed untreated concrete masonry units.

d. These standards apply to new buildings, and additions that are greater than 50% of the existing building's square footage.

4. The zoning administrator has the authority to grant modifications to the standards of the CDO that do not exceed twenty percent of any signage standard, landscaping requirement, or dimensional requirement relating to building materials. At the zoning administrator's discretion, any modification may be referred to the board of zoning appeals for review and action.

5. The plans and specifications submitted in the CDO must be prepared by, or under the direction of, and bear the seal of a professional landscape architect, architect, engineer, or land planner registered in Tennessee. The presence of this seal indicates full compliance with the provisions of the CDO.

6. Before the issuance of a Use and Occupancy Permit, as-built drawings must be submitted to certify compliance with the standards of the CDO. The as-built drawings shall be prepared by, or

under the direction of, and bear the seal of a professional landscape architect, architect, engineer, or land planner registered in Tennessee. The presence of this seal will indicate full compliance with the provisions of the CDO.