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I. PURPOSE

The City of Piperton has established a design and review process in order to preserve the communities’ rural atmosphere and to promote sound architectural and ecological principals for the betterment of the community. Administered by the Piperton Planning Commission under provisions of the Tennessee code annotated, title 13 (Ord # 1-75, Oct. 1974).

The Design Review Committee (DRC) shall review works in conjunction with site plan approval and special permits with site approval. See article 6 of the Piperton Zoning Ordinance for additional information on the design review process.

The purpose of these guidelines is to assist property owners, proponents, architects and landscape architects with project planning and developing submissions for design review and to assist the DRC with its responsibility under the Zoning Bylaws. These guidelines supplement the site development standards as shown in article 6 of the Piperton Zoning Ordinances and articulate the following design objectives:

1. Encourage development that is distinctive and appropriate to locations within the city. To be supportive to the highway and gateway entrances of the city and be supportive to the future land use plans of the city.

2. To strengthen the long-term goals of developing sustainable retail, office and commercial development.

3. Assure that future construction, alterations or additions are compatible with approved standards through appropriate design.

Applicants are encouraged to consider sustainability objectives across all aspects of the project, from site design and building placement and parking to lighting and material selections.

II. PROCESS

The proponent should meet with the City Planner and or the DRC early and often. Incorporating recommendations from them throughout the design process can help streamline the review process, potentially leading to time and cost savings for the proponent. The meetings should occur during the schematics design stage of a project. At this stage the proponent should have conceptual designs and proposed building(s), but the design should not be engineered or finalized. The proponent should bring any sketches of potential site plans or designs to these beginning informal meetings.

The proponent must submit the proposed project for design review as part of the site plan approval or special permit with the site plan approval process. There are several design review submission requirements, which are detailed on the checklist in the back of this document (pg# 18). After reviewing the proposed project, the DRC will provide written recommendations to the applicable issuing authority.
III. REQUIRED SUBMITTAL MATERIALS

When a project requires design review, the proponent must submit the following materials to the permit granting authority and Design Review Committee.

1. Submittal to Piperton Planning Commission:
   a. Appear before the City of Piperton Tech Review Board (meeting to be scheduled with Building Official)
   b. Application for Planning Commission Review
   c. Site Plan Review ($500.00 fee)
   d. See Article 9 of the Piperton Zoning Ordinance (Site Plan Review Requirements)
   e. Meet with the City of Piperton Planning Commission on set date (second Tuesday of each month at 7:00 p.m. for Site Plan Review)

2. Submittal to Piperton Board of Zoning Appeals if Special Exception is required:

Once approval for development construction has been approved by the Piperton Planning Commission and Board of Zoning Appeals and all Development fees are paid, Construction Plans may be submitted for review and approval. (See fee schedule for all appropriate fees, including water and sewer fees)

3. Submittal of Construction Drawings for Building Permit:
   a. Minimum of 10 sets of drawings required for review process
   b. Plans shall be drawn and stamped by State of Tennessee licensed Architect and Structure Engineers
   c. Plans shall include Site, Building Structural, Seismic, Fire, Plumbing, Gas, Mechanical, and Electrical.

   NOTE: Electrical shall be submitted to and permitted by Chickasaw Electric in Somerville, TN

Once all plans have been reviewed and approved, permits may be issued for construction. (See fee schedule for appropriate fees) All Contractors/Subcontractors must be licensed by the State of Tennessee Licensing Board for non-residential construction.
IV. DESIGN GUIDELINES

Building Placement and Orientation

» The front building façade should be oriented toward the street. Where appropriate, the building may be oriented around a courtyard or respond in design to another prominent feature. Buildings should not be oriented toward parking lots. During renovations, consider reorienting building entrances that face parking lots.

» The main entrance of the building should face the street and be clearly articulated through the use of architectural detailing.

» To create a unified and defined street, a consistent alignment of buildings is encouraged. The front building line must be within the minimum and maximum front setbacks established in Article 6, Table 2 of the Zoning Bylaw and should be sensitive to the placement of adjacent buildings.

**ENCOURAGED**

- Building oriented to street with defined entrances front and back

**DISCOURAGED**

- Building with undefined entrance oriented to parking lot

- Building oriented to the street with adequate landscape buffering and pedestrian walkway
Setbacks & Buffer Areas

- Article 6 of the Zoning Bylaw establishes minimum front, side, and rear yard setbacks as well as maximum front yard setbacks for most business districts (see table below). Yards serve as buffers from adjacent uses and can enhance the attractiveness of the building and streetscape.

<table>
<thead>
<tr>
<th>District</th>
<th>Minimum Lot Area</th>
<th>Maximum Lot Area</th>
<th>Minimum Lot Width</th>
<th>Minimum Yard Setbacks</th>
<th>ISR</th>
</tr>
</thead>
<tbody>
<tr>
<td>B-1: Neighborhood Commercial</td>
<td>1 Acre</td>
<td>2 Acres</td>
<td>200 Feet</td>
<td>50 Feet</td>
<td>None</td>
</tr>
<tr>
<td>B-2: Medium Planned Commercial</td>
<td>2 Acres</td>
<td>None</td>
<td>200 Feet</td>
<td>50 Feet</td>
<td>None</td>
</tr>
<tr>
<td>B-3: Major Planned Commercial</td>
<td>5 Acres</td>
<td>None</td>
<td>300 Feet</td>
<td>50 Feet</td>
<td>None</td>
</tr>
<tr>
<td>O: Office</td>
<td>2 Acres</td>
<td>None</td>
<td>200 Feet</td>
<td>50 Feet</td>
<td>None</td>
</tr>
</tbody>
</table>

*See Article 6 of Zoning Bylaws for Details*

- Landscaping is encouraged, especially for the front and side yards, and should be a mix of noninvasive, drought-resistant plantings including ground cover, trees, flowers, shrubs, succulents, and ornamental grasses.

- Yards may not be used for storage or display or abandonment of merchandise, lumber, building material, equipment, salvage secondhand items, or any type of junk, scrap, trash, rubble, or discarded or abandoned equipment or materials.

- No building shall exceed two stories 35’ in height. Details can be found in Zoning Bylaws, Article 6.
Open Space (Article 6, Table 2 of Zoning Ordinance)

» Use of open space should be used to provide buffers between properties, enhance the streetscape, and minimize the impact of the project on land and water resources (required front, side, and rear yards are considered “open space”). Maximum use of open space is encouraged.

» Open space should be designed to be visually and physically accessible to the extent feasible and should enhance the visual impact of the project and adjacent properties. At least 50 percent of the minimum open space should be located in front of or beside the principal building(s) facing the street.

» Where appropriate, existing vegetation should be retained.

» Open space areas may be used for stormwater management practices.

ENCOURAGED

- Open space that enhances the streetscape

DISCOURAGED

- Underutilized open space

- Addition of interesting architectural elements
Pedestrian Accommodations (Article 11)

» Projects should be designed to provide efficient and safe pedestrian circulation within the site. Pedestrian connections are required between focal points of pedestrian activities such as sidewalks, parking areas, public spaces, and building entrances. Where possible, pedestrian linkages should be made to adjacent properties.

» Pedestrian walkways should be integrated into internal landscaping wherever possible. Walkways should feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers, or other similar materials.

» To aid pedestrians in crossing traffic within the lot, crosswalks should be clearly defined.

» In locations not currently served by a public sidewalk, projects should provide a sidewalk at least 3 feet in width along the frontage of the parcel, located between the principal structure facing the street and the road right-of-way.

» To create a sense of safety and enclosure for pedestrians, sidewalks should be separated from the street with a landscaped strip at least 5 feet in width. The landscaped strip may not include bituminous concrete or concrete paving except for sidewalks and driveways. Trees and other plantings are encouraged in the landscaped strip. Trees must be at least 2.0 inches in caliper 6 feet above grade and should be deciduous in nature. At least one such tree should be provided per 30 linear feet of frontage. Where feasible and appropriate, canopy and ornamental trees, shrubs, planters, and ground cover shall be arranged in groupings that reduce the optical width of the road. Shrubs and bushes shall either minor deciduous or minor evergreen in nature. Landscape treatments must not obstruct clear sight distance (Article 11.1.5).

» Existing projects that lack adequate pedestrian accommodations such as sidewalks and crosswalks should consider adding these elements during exterior building renovations or as part of site improvement efforts.

**ENCOURAGED**

- Landscaped buffer between road and sidewalk
- Attractive walkway and buffer

**DISCOURAGED**

- No sidewalk or buffer between road and parking
- Poorly defined crosswalk
Parking (Article 10 & 11)

» To create a strong street edge and an inviting pedestrian environment, parking should be placed to the rear or side of the building. Parking should not be located closer to the front lot line than the principal structure.

» When a building with a front parking lot is renovated, proponents should explore options for mitigating the impact of the parking on the streetscape, such as adding additional landscaping or architectural design elements.

» Parking facilities with more than 5 parking spaces should be bordered on all sides with a landscaped buffer strip at least 5 feet in width. The buffer strip should incorporate natural vegetation and landforms were possible. The strip can include vegetated swales or noninvasive, drought-resistant trees, which must be at least 6 feet in height and at least 2 inches in trunk diameter immediately after planting (Article 10 & 11 of Piperton Zoning Ordinance).

» Parking areas for all uses except single-family or two-family dwellings should consider separate bicycle parking facilities (Article 11). All vehicle spaces should be a minimum of 10 feet wide and 20 feet in length.

» To separate parking areas from abutting streets, break up expanses of paved areas, and to provide beautification, at least 10 percent of the paved area of a parking facility with more than 30 parking spaces should be landscaped open space. At least one noninvasive, drought-resistant tree for every 10 parking stalls must be provided. Trees must be at least 2 inches in trunk diameter at the time of planting and must be located in planting beds at least 6 feet in diameter. To preserve landscaped areas from damage by parked cars and snow removal operations, bumper overhang areas with permeable ground cover not damaged by bumpers or vehicle drippings must be provided, and all landscaped open space must have suitable curbing. Details in Article 11 of Piperton Zoning Ordinance.

ENCOURAGED

Appropriate lighting and landscaping

DISCOURAGED

Weak street edge created when parking abuts the street
Façade & Materials

» Facade articulation is among the best approaches to provide structures with extended visual interest and Pronounced recesses and projections, wall plane offsets, changes in texture and color, changes in trim and materials, deep set windows, ground level arcades, balconies, canopies, and awnings are among the elements that can be employed to create a visually pleasing and inviting environment. Attention should also be given to roof lines and parapets that can conceal rooftop mechanical equipment.

» Buildings must be designed to avoid unarticulated and monotonous façades that will be viewed from the street as continuous or blank walls. Contrasting surface materials at entrances, pedestrian crossings, or other special areas call attention to the area making it safer for pedestrian and vehicular traffic.

» Materials used for building exteriors and landscaping features (e.g., fences) should blend with existing construction materials. There is a strong preference for authentic natural materials, specifically brick, stone, wooden shingles, and clapboard. Samples and specifications need to be provided.

» Any synthetic materials, such as HardiPlank or Miramax, should closely approximate natural materials.

» Buildings on corner lots should be designed with high-quality façades facing both streets. If one street is more heavily used, the façade facing that street may be more architecturally detailed than the façade that faces a side street.

» The colors of exterior materials should complement the surrounding environment. Mixing of building materials is encouraged to add visual interest to building exteriors.

**ENCOURAGED**

![Detailed, articulated façade](image1)

**DISCOURAGED**

![Unarticulated façade](image2)

**EXAMPLES OF APPROPRIATE EXTERIOR COLORS**

![Examples](image3)
Signage and Storefronts

» Retail storefronts can contribute to the vitality of the streetscape. Storefronts should face the street and make generous use of clear, non-mirrored, non-opaque glass. Store interiors and goods should be visible from the sidewalk and should not be obstructed by landscaping or architectural features.

» Awnings, appropriately scaled signage, and lighting are encouraged to enhance the storefront’s appearance.

» Colors and details of a sign, awning, or canopy shall be compatible and consistent with colors and architectural details of the façade on which it is mounted or from which it extends.

» Meeting the minimum requirements of the sign ordinance shall not constitute approval of a sign.

» Varying materials, colors, trims, and lighting add interest and create an inviting and pedestrian friendly atmosphere.

ENCOURAGED

DISCOURAGED

Attractive inviting storefronts, nice articulation, not obscured by Landscaping

Uninviting storefronts

White lettering on darker background shall be used unless special exception is granted by DRC.
Windows and Doors

» Building façades should have a sufficient quantity of appropriately scaled windows and doors.

» With the exception of retail storefronts, modestly scaled, vertically proportioned windows articulated with muntins are most appropriate. Windows and glass portions of front doors should be clear, non-mirrored, non-opaque glass.

ENCOURAGED

DISCOURAGED

Full length windows offer little visual appeal

Windows out of proportion to structure size

Appropriate windows

Inappropriate windows
Roofs

- Roofs should be pitched or gabled, and overhanging eaves should be provided wherever possible. Roof overhangs may not extend further than 2 feet into the minimum required side or rear yard. Flat roofs are discouraged in all business areas but if employed should be capped by an architectural parapet design that acts as a structural expression of the building façade and materials.

- Roof articulations such as dormers, chimneys, and cupolas are encouraged, especially on larger structures.

- Examples of roofing materials should be provided.

**ENCOURAGED**

**DISCOURAGED**

Completely flat roof and parapets

Articulated roofs

Unarticulated roofs
Landscaping (Article 11)

» The landscape of the City of Piperton should mirror the landscape of the surrounding region through the utilization of groupings of plants and trees among green lawns.

» Landscaping can be used to enhance the attractiveness of storefronts and entrances, define spaces, and improve the pedestrian experience. Landscaping should be composed of noninvasive, drought-resistant native plantings that may include groundcovers, trees, flowers, shrubs, succulents, and ornamental grasses. A variety of types, scales, textures, and colors of plantings are encouraged, and landscaping should be designed for year-round appeal. Where possible, landscape design should embrace natural site features such as rock outcroppings, topography, etc. (Article 11)

» Landscaping should not obscure building facades.

» All new commercial, industrial, multi-family and mobile home park developments, public or private, as well as existing projects where the site or the exterior of the building is to be modified requiring a building permit shall be required to submit landscaping, screening, and lighting plans. (Article 11.1.2)

» Effort should be made to retain mature trees.

ENCOURAGED

DISCOURAGED

Poorly designed landscaping

Landscaping that enhances building, streetscape
Lighting (Article 11)

» Outdoor lighting fixtures should complement the building’s architecture and should be appropriately scaled to the building and site.

» Pedestrian-scaled light fixtures, preferably affixed to the building, storefronts, canopies, or awnings, are most appropriate for lighting sidewalks, pedestrian walkways, and areas adjacent to buildings. Tall light posts should not be placed adjacent to buildings nor located higher than the roof line. The use of building mounted light fixtures shall not be used to illuminate a parking area.

» Light posts should be installed so that the pillar bases are near flush with the ground.

» Energy-efficient lighting, such as LEDs, should be used whenever possible. Outdoor illuminating devices shall be full-cutoff. Flood lights, search lights, and mercury lights are prohibited.

**ENCOURAGED**

![Lighting fixtures that complement building architecture and are appropriately scaled](image1.png)

**DISCOURAGED**

![Lighting fixtures that are incongruous with building architecture and located too close to building](image2.png)

![Correctly installed light post](image3.png)

![Night glare not up to code](image4.png)
Utilities and Mechanical Equipment

» Exposed storage areas, machinery, garbage dumpsters, service areas, truck loading areas, and utility buildings and structures must be screened from the view of abutting properties and streets using plantings, fences, and other approved methods.

» Screening should be designed to be inconspicuous and visually blend in with the surroundings.

» Loading docks should be buffered. Use of planting material is required where possible.

» Mechanical equipment, whether ground level or roof mounted, can distract from the visual character of structures. Key focal points, lines of sight, and areas of interest should be protected from the negative visual impact of utility and mechanical equipment. Enclosures, parapet walls, and false walls using appropriate materials are acceptable methods for softening the impact of mechanical equipment.

ENCOURAGED

DISCOURAGED

Example of appropriate utility screening

Unscreened utilities
V. USEFUL REFERENCES

Complete information on current zoning ordinances and other documents can be found on the City’s website.

Please visit www.pipertontn.com and go to:

- Government
- Planning Commission
- Informational Documents (bottom of page)
- Zoning Ordinance (PDF)
The following items are required to make application:

- 1. Site Plan Review Fee
- 2. Recording Fee
- 3. Water Connection Fee
- 4. Sewer Connection Fee
- 5. All Administration Fees
- 6. Submit a copy of receipt for AFT from Fayette County
- 7. Building Permit Application must completed and signed
- 8. Submit two (2) sets of plans for review conforming to 2012 IRC & a Grading Plan
- 9. Submit a scaled site plan with complete details (Subdivision’s name, lot number, setbacks, floor elevation)
- 10. Submit a Model Energy Code Data
- 11. Verification of current Tennessee Contractors License and workman’s comp insurance
- 12. Submit a copy of NOI from TDEC
- 13. Submit copy of the permit for construction of subsurface sewage disposal system from TDEC

*Please have checklist available at the time of permit application submittal*