



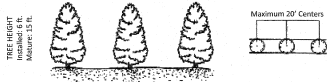
## Design Guidelines Landscape Screening

### Type "C" Screen: Partial

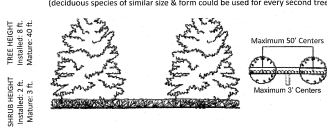
**APPROPRIATE LOCATION:** Between parking lots and public streets; boundaries of industrial and office development

**NOTE:** Landscape buffer strips should be a minimum of 8 feet in width, and sown with grass or ground cover for their full width, allowing for much at the base of plantings.

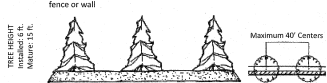
- A row of small evergreen trees



- A row of large broad leaf evergreen trees with a 3 ft. high wall or hedge (occasional species of similar size & form could be used for every second tree)



- A row of evergreen conifers with a 3 ft. high earth berm or solid fence or wall



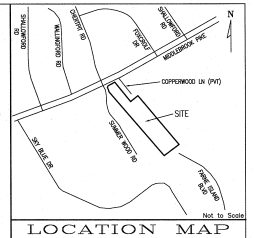
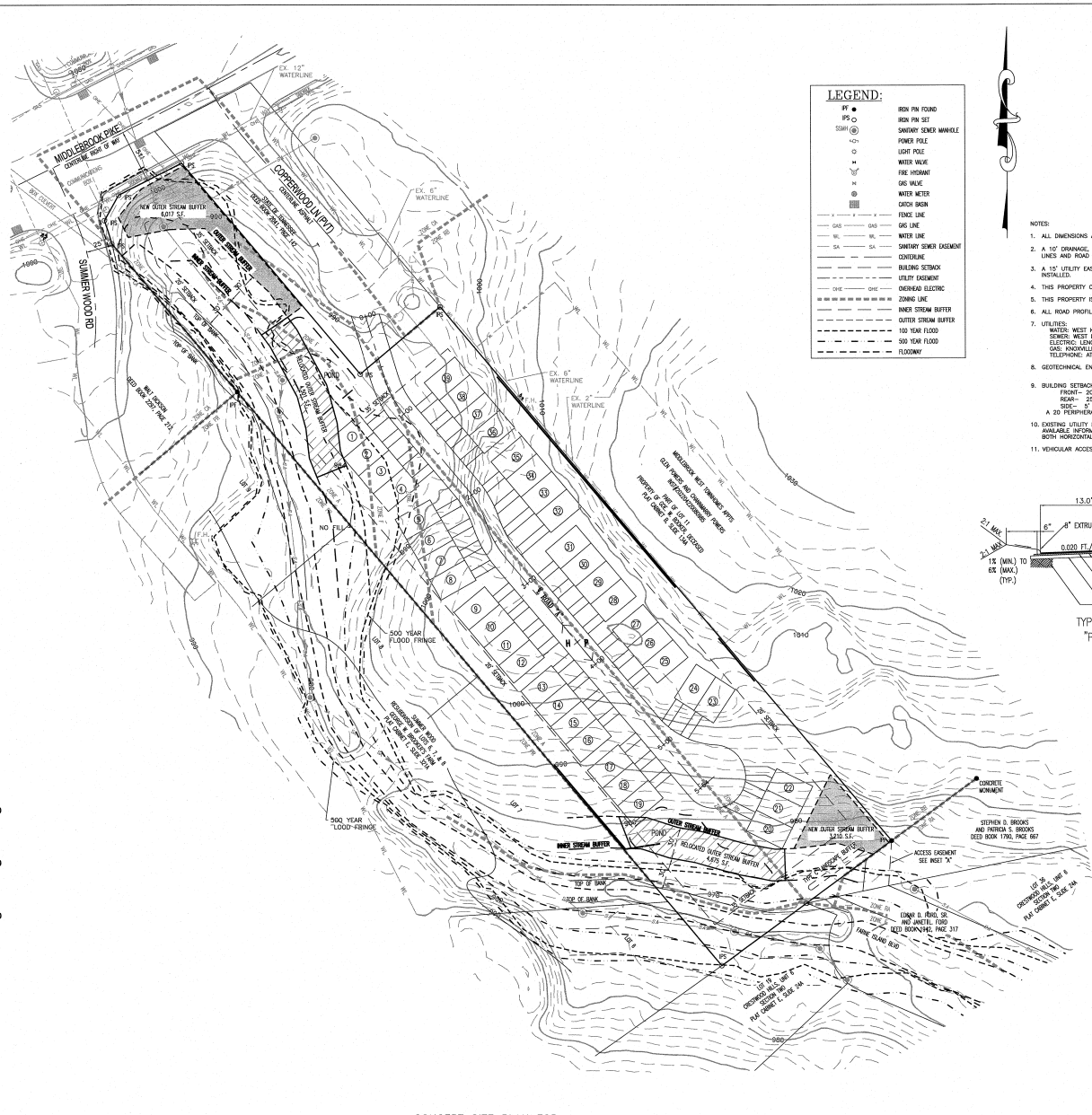
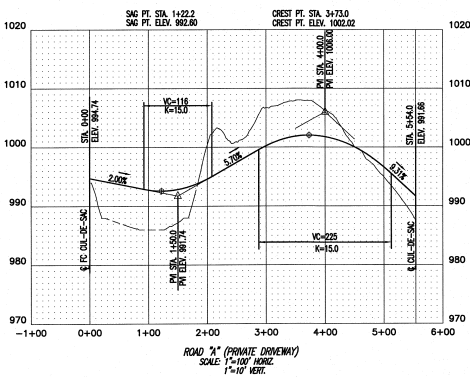
**INTRODUCTION**  
Landscape screening reduces the impact of intense development upon adjacent lands uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and quality of landscaping.

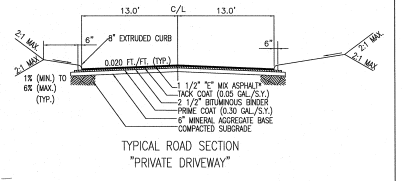
Planning uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Screening Ordinance and the Knox County Zoning Ordinance.

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- NOTES:**
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
  - A 10' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  - THIS PROPERTY CONTAINS APPROXIMATELY 3.83 ACRES OF ONE LOT CONTAINING 39 UNITS.
  - THIS PROPERTY IS ZONED RP PLANNED RESIDENTIAL & F.
  - ALL ROAD PROFILES ARE BASED ON LINDAR CONTOURS.
  - UTILITIES:  
WATER: WEST KNOX UTILITY DISTRICT  
SEWER: WEST KNOX UTILITY DISTRICT  
ELECTRIC: LEONOR CITY UTILITY BOARD  
GAS: KNOXVILLE UTILITIES BOARD  
TELEPHONE: AT&T
  - GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
  - BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT- 20'  
SIDE- 25'  
REAR- 5'  
A 20' PERMANENT SETBACK SUPERSEDES ALL OTHER SETBACKS
  - EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.
  - VEHICULAR ACCESS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.



CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER:  
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I PROVIDE CONCEPT PLAN FOR THE ABOVE DESCRIBED PROJECT. I HAVE REVIEWED THE PROJECT AND ESTIMATED THE PROJECT TO BE IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE PROFESSIONAL ENGINEERING BOARD. I HAVE REVIEWED THE PROJECT AND ESTIMATED THE PROJECT TO BE IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE PROFESSIONAL ENGINEERING BOARD.  
STEPHEN D. BROOKS  
AND ANDREA S. BROOKS  
DEED BOOK 1790, PAGE 667  
PROFESSIONAL ENGINEER  
TENNESSEE LICENSE NO. 101268 DATE: 3-14-24



OWNER/DEVELOPER  
NATIVE SUN LLC C/O CARL  
LANSDEN  
1201 CLUNCH AVENUE  
KNOXVILLE, TN 37918  
PHONE: 865-414-8492

CONCEPT SITE PLAN FOR

CONCEPT SITE PLAN FOR  
NATIVE SUN LLC, ON MIDDLEBROOK PIKE  
TAX MAP 105, INSET O, GROUP C, PARCELS 023 & 024.01  
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

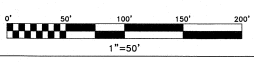
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SHEET 1 OF 1 SHEET(S)

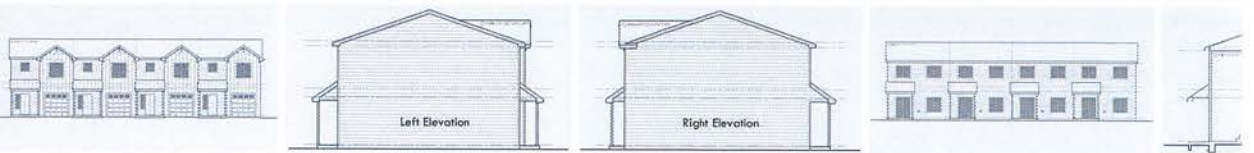
BATSON, HIMES, NORVELL & POE  
REGISTERED ENGINEERS & LAND SURVEYORS  
4334 PATERMILL DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE: (865) 588-6472  
FAX: (865) 588-6473  
email@hnp-p.com

DESIGNED	DBH	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	XXX							
CHECKED	DBH	1/3/19/26	KNOX PLANNING COMMENTS					

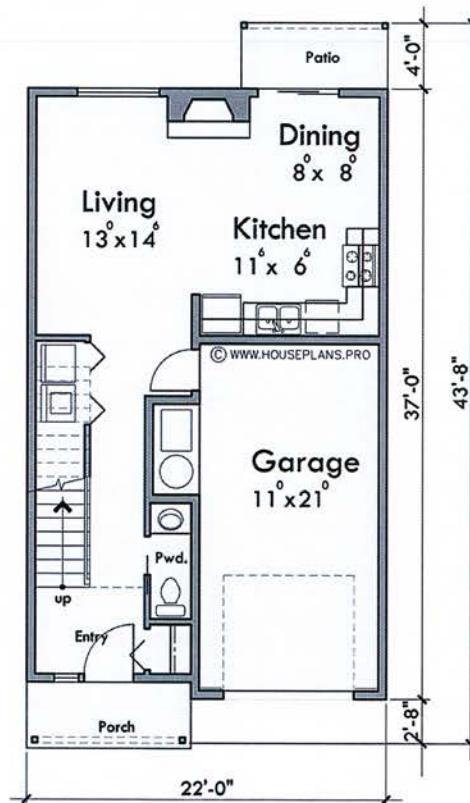
SCALE  
HORIZONTAL: 1" = 50'  
VERTICAL: 2" INTERVAL  
DATE  
1/6/26

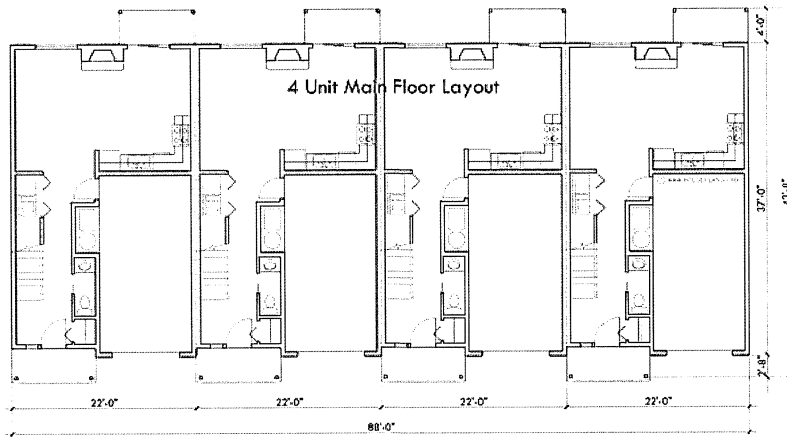


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Main Floor Plan





Upper Floor Plan

