



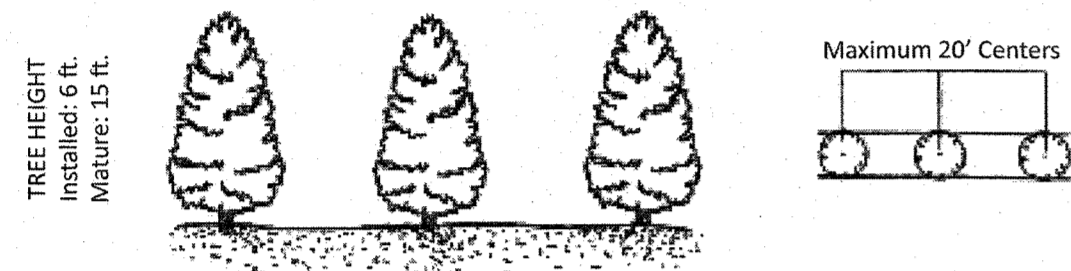
Design Guidelines Landscape Screening

Type "C" Screen: Partial

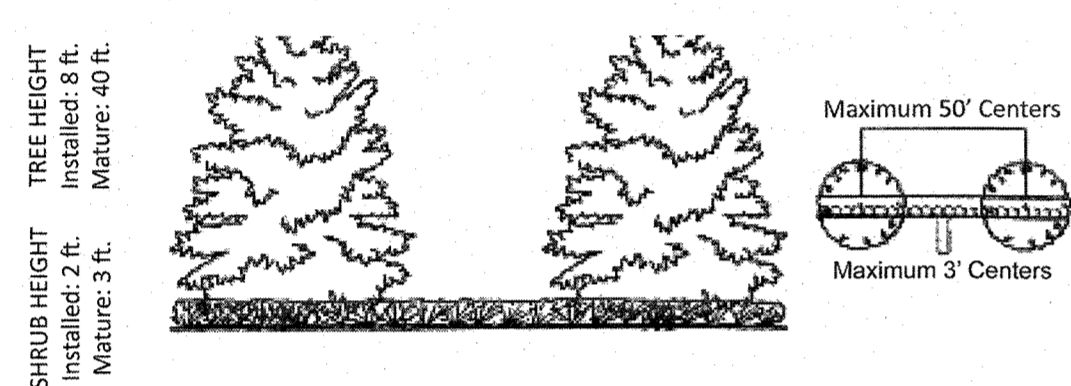
APPROPRIATE LOCATION: Between parking lots and public streets; boundaries of industrial and office development

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 mulch at the base of plantings.

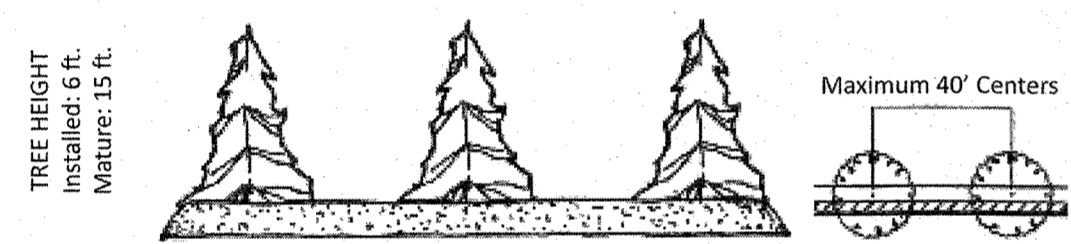
- A row of small evergreen trees



- A row of large broad leaf evergreen trees with a 3 ft. high wall or hedge (deciduous 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



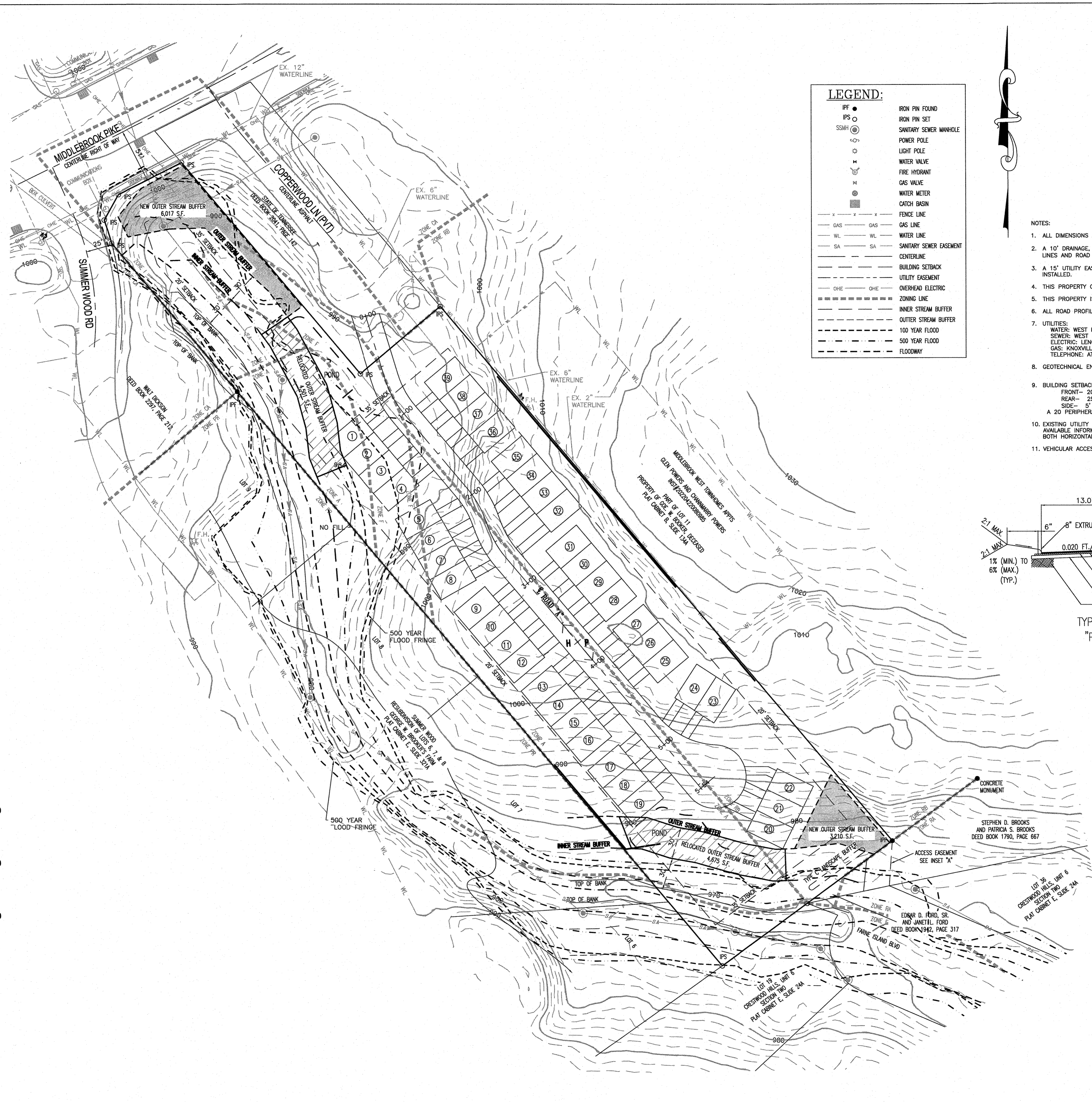
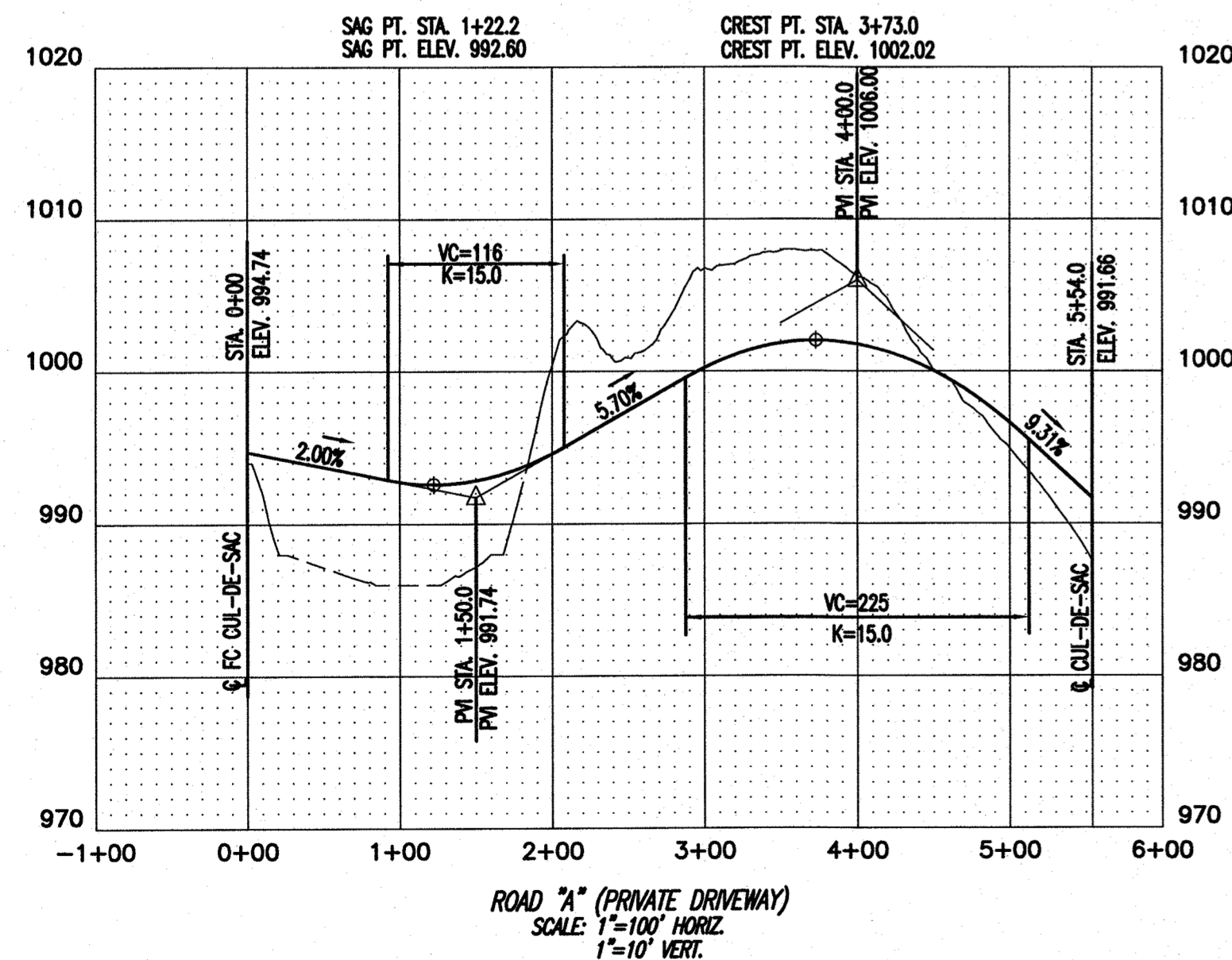
INTRODUCTION
Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

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 opacity of landscaping.

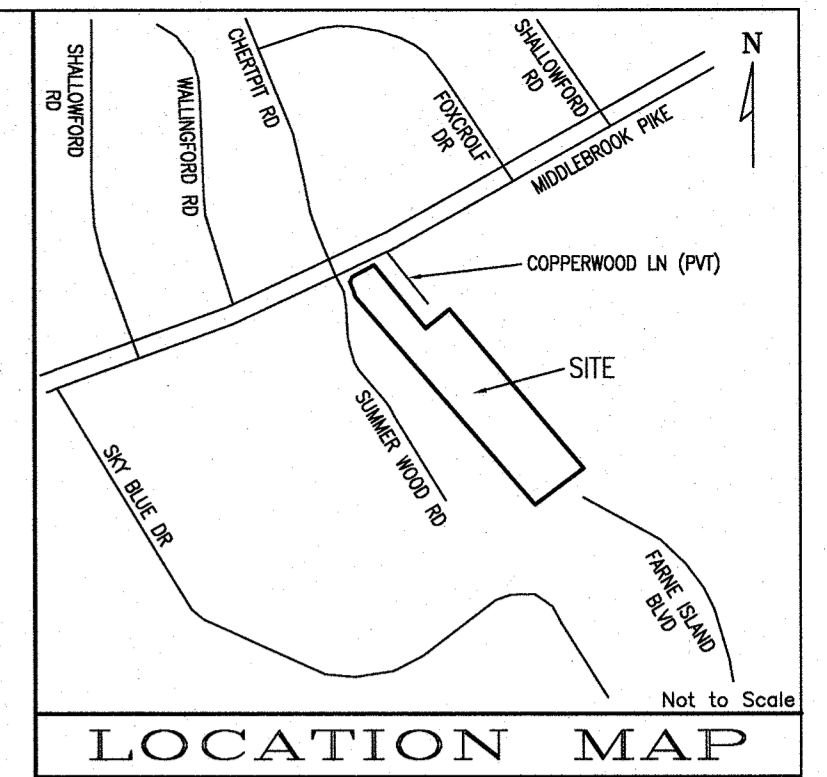
Planning uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

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

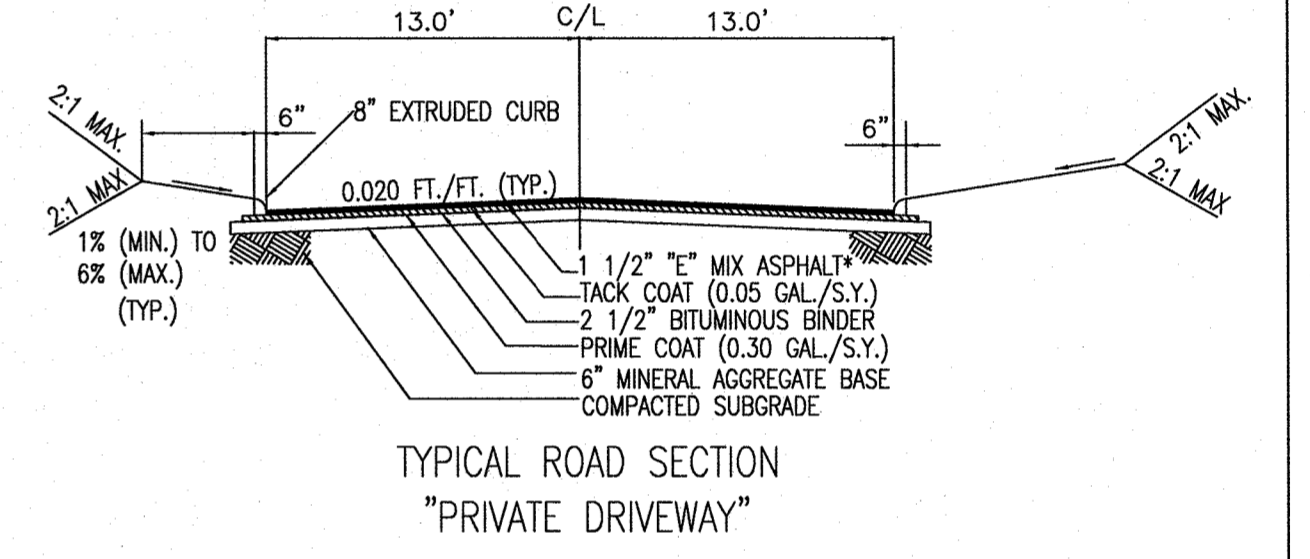
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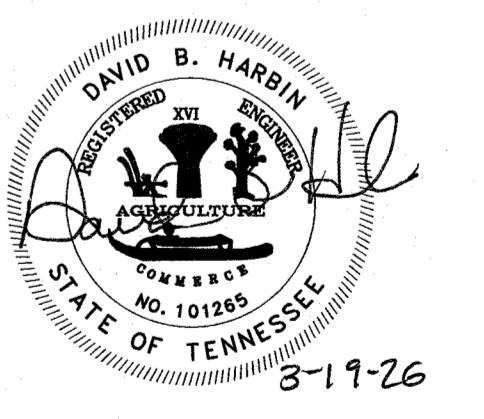
LEGEND:	
IPF	IRON PIN FOUND
IP	IRON PIN SET
SMH	SANITARY SEWER MANHOLE
PP	POWER POLE
LP	LIGHT POLE
WV	WATER VALVE
FD	FIRE HYDRANT
GV	GAS VALVE
WM	WATER METER
CB	CATCH BASIN
FL	FENCE LINE
GL	GAS LINE
WL	WATER LINE
SL	SANITARY SEWER EASEMENT
CE	CENTERLINE
BS	BUILDING SETBACK
UE	UTILITY EASEMENT
OHE	OVERHEAD ELECTRIC
ZL	ZONING LINE
ISB	INNER STREAM BUFFER
OSB	OUTER STREAM BUFFER
100YF	100 YEAR FLOOD
500YF	500 YEAR FLOOD
FDW	FLOODWAY



- 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 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - THIS PROPERTY CONTAINS APPROXIMATELY 3.63 ACRES OF ONE LOT CONTAINING 39 UNITS.
 - THIS PROPERTY IS ZONED PR PLANNED RESIDENTIAL & F.
 - ALL ROAD PROFILES ARE BASED ON LIDAR CONTOURS.
 - UTILITIES:
WATER: WEST KNOX UTILITY DISTRICT
SEWER: WEST KNOX UTILITY DISTRICT
ELECTRIC: LENOR 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'
REAR - 25'
SIDE - 5'
A 20' PERIPHERAL SETBACK SUPERCEDES ALL OTHER SETBACKS
 - EXISTING UTILITY LOCATIONS SHOWN HEREON 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 FURTHER CERTIFY THAT THIS PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN REMOVED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.
David B. Harbin
PROFESSIONAL ENGINEER
TENNESSEE LICENSE NO. 101268 DATE: 3-19-26



OWNER/DEVELOPER
NATIVE SUN LLC C/O CARL
LANSDEN
1201 CLUNCH AVENUE
KNOXVILLE, TN 37916
PHONE: 865-414-8492

CONCEPT SITE PLAN FOR

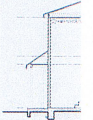
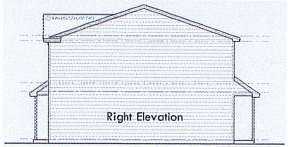
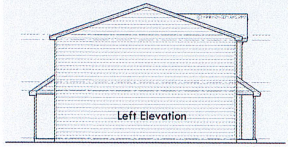
SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 2" INTERVAL
DATE
1/6/26

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

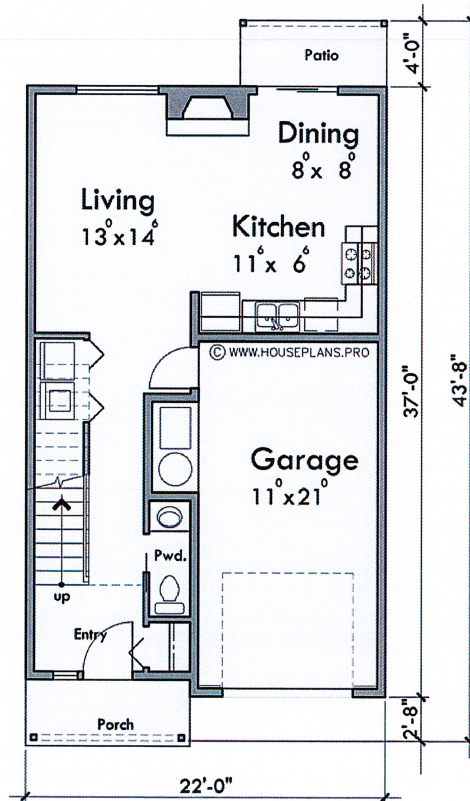
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SHEET 1 OF 1 SHEET(S)
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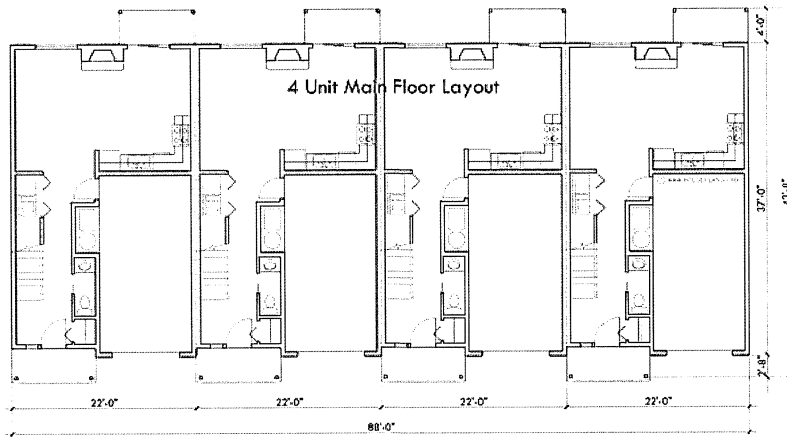
BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

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



Main Floor Plan





Upper Floor Plan

