



MEMORANDUM

Date: July 1, 2020
To: Planning Commission
From: Gerald Green AICP, Executive Director
On behalf of: City of Knoxville, Development Services
Subject: **Agenda Item 27, File # 7-B-20-OA**

Staff Recommendation: Staff recommends approval of the proposed amendments to Articles 12.4.A.4, 12.4.B (Table 12-1) and 12.5.A. of the City of Knoxville Zoning Ordinance clarifying language for Landscape Design Standards and Parking Lot Perimeter Landscape Yard..

If you have any questions, comments, or would like additional information, please feel free to contact me by email at gerald.green@knoxplanning.org or by phone at 215-3758.

PROPOSED LANGUAGE

ARTICLE 12. LANDSCAPE

[...]

Section 12.4 – Landscape Design Standards

Section 12.5 – Parking Lot Perimeter Landscape Yard

[...]

12.4 LANDSCAPE DESIGN STANDARDS

A. Minimum Planting Sizes

Minimum planting sizes are as follows. For the purposes of determining trunk size, the caliper is measured at six inches above ground level, unless otherwise specified in current American Standard for Nursery Stock (ANSI Z60.1).

1. Evergreen trees must have a minimum height of eight feet.
2. Shade trees must have a minimum two inch caliper.
3. Single stem ornamental trees must have a minimum trunk size of 2.5 inches in caliper. Multiple stem ornamental trees must have a minimum height of eight feet.
4. Evergreen or deciduous shrubs must have a minimum height of 18 inches in height.

B. Species Diversity

Diversity among required plant material is required for visual interest and to reduce the risk of losing a large population of plants due to disease. Table 12-1: Plant Diversity Requirements indicates the percentage of diversity required based on the total quantity of species being used. (For example, if a development requires 45 shade trees, no more than 18 trees (40%) can be of one species, and there must be a minimum of five different species within the 45 trees.) When the calculation of plant diversity requirements results in a fraction, the fraction is rounded up.

| Total Number of Plants per Plant Type | Maximum Number of One Species | Minimum Number of Species |
|---------------------------------------|-------------------------------|---------------------------|
| 1-4 | 100% | 1 |
| 5-10 | 60% | 2 |
| 12-15 | 45% | 3 |
| 16-75 | 40% | 5 |
| 76-500 | 25% | 8 |
| <u>501-1,000</u> | 30% | 10 |
| 1,000+ | 15% | 15 |

12.5 PARKING LOT PERIMETER LANDSCAPE YARD

A perimeter landscape yard, which is established where the parking lot abuts a street right-of-way, is required for all new parking lots of 10,000 square feet or more in area and for any expansions or improvements of existing parking lots when required by Section 11.1.C of 10,000 square feet or more in area. The perimeter landscape yard must be established along the edge of the parking lot to screen vehicle parking from the right-of-way. When an existing parking area is expanded, only the area of expansion shall be required to comply with these landscaping standards. The landscaped area must be improved as follows:

- A. ~~For parking lots of 10,000 square feet or more in area, a perimeter yard must be at least ten feet wide, as measured from the edge of the parking lot to the right-of-way or, if utilities exist, to the utility maintenance zone. The parking lot perimeter landscape yard is established between the parking area and the right-of-way of adjoining streets. Parking lots 20,000 square feet or greater in area require a perimeter yard at least ten feet wide.~~** The width of the perimeter yard may be reduced to six feet for parking lots, including vehicular use areas, of less than 20,000 square feet. Parking lots of less than 10,000 square feet in area are exempt from parking lot perimeter landscape yard.

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