



TO: Knoxville-Knox County Planning Commission
FROM: Jeff Welch, AICP, Executive Director
DATE: 5/4/2023
SUBJECT: 5-B-23-OA Agenda Item #18

RECOMMENDATION

Staff recommends approval of amendments to the Knoxville Code, Appendix B, Zoning Code, Article 12.5, Parking Lot Perimeter Landscape Yard, that provides language that is consistent with the proposed changes to Off-Street Parking Article 11.1.B and updates the landscape reference to Section 11.1.B., and Article 12.6, Interior Parking Lot Landscape Yard, that provides language that is consistent with the proposed changes to Off-Street Parking Article 11.1.B and removes a reference that is no longer found in the removal of Section 11.1.C from Article 11 Off-Street Parking.

Exhibit 1: City of Knoxville Memo

Exhibit 2: Proposed amendments to Article 12.5, Parking Lot Perimeter Landscape Yard and Article 12.6, Interior Parking Lot Landscape Yard.

**MEMORANDUM**

DATE: April 10, 2023

TO: Planning Staff

FROM: Peter Ahrens
Director of Plans Review & Building Inspections

RE: Zoning Code Amendment

Article 12.5 Parking Lot Perimeter Landscape Yard and Article 12.6 Interior Parking Lot Landscape

Background The Plans Review and Inspections Department requests the following amendments to the Zoning Code of the City of Knoxville Article 12.5 Parking Lot Perimeter Landscape Yard and Article 12.6 Interior Parking Lot Landscape Yard.

- In Article 12.5, the proposed amendment provides language that is consistent with the proposed changes to Off-Street Parking Article 11.1.B and updates the landscape reference to Section 11.1.B.
- In Article 12.6, the proposed amendment provides language that is consistent with the proposed changes to Off-Street Parking Article 11.1.B and removes a reference that is no longer found in the removal of Section 11.1.C from Article 11 Off-Street Parking.

The Department of Plans Review and Building Inspections recommends the adoption of this amendment to Article 12.5 and Article 12.6 of the Zoning Code, as indicated in the attachment.

Attachments

- 1) Proposed amendments to Article 12.5 Parking Lot Perimeter Landscape Yard and Article 12.6 Interior Parking Lot Landscape Yard.

Sincerely,

Peter Ahrens
Director of Plans Review & Building Inspections
865-215-3938

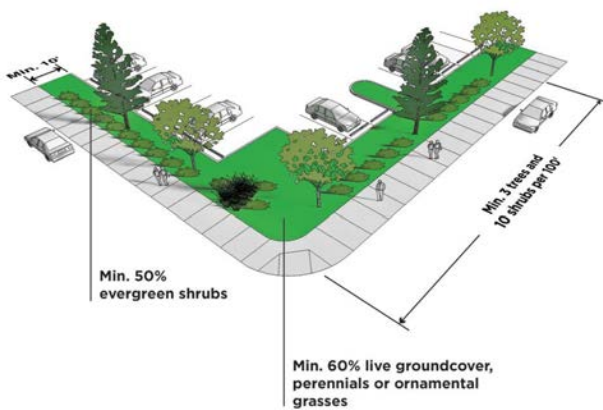
12.5 PARKING LOT PERIMETER LANDSCAPE YARD

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.B.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. 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.
- B. The perimeter yard must be planted with a minimum of three shade and/or evergreen trees and ten shrubs for every 100 linear feet. A minimum of 50% of the shrubs must be evergreen. ~~For parking lots, including vehicular use areas, of less than 20,000 square feet in area, the width of the perimeter screening area may be reduced to six feet.~~
- C. 60% of the landscape area outside of shrub and tree masses must be planted in live groundcover, perennials, or ornamental grasses. Stone, mulch, or other permeable landscape materials may be used for any remaining area.
- D. Parking lots located on properties developed under a common or unified development plan and/or which have a shared access agreement are not required to provide the perimeter screening area along common property lines where parking areas abut.
- E. Areas of off-street parking areas that abut an alley are not required to install a perimeter landscape yard along the alley frontage.

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PARKING LOT PERIMETER LANDSCAPE YARD



(Ord. No. O-87-2020 , § 1, 5-19-20; Ord. No. O-123-2020 , § 1, 8-25-20)

12.6 INTERIOR PARKING LOT LANDSCAPE

Interior parking lot landscape is required for all new parking lots and vehicular use areas of 20,000 square feet or more in area, and for any expansions ~~or improvements~~ of existing parking lots ~~and vehicular use areas~~ of 20,000 square feet or more ~~when required by Section 11.1.C~~. The landscape required is as follows:

- A. Where more than 15 parking stalls are provided in a row, one parking lot island must be provided between every 15 parking spaces. As part of the landscape plan approval, parking lot island locations may be varied based on specific site requirements or design scheme, but the total number of islands must be no less than the amount required of one island for every 15 spaces.
- B. Parking lot islands must be a minimum of 120 sf in single rows. Double rows of parking must provide parking lot islands that are a minimum of 240 sf.
- C. A minimum of one shade tree must be provided in every parking lot island or landscape area for single row parking lot islands and two shade trees for double row parking lot islands. In addition to the required shade trees, a minimum of 60% of the area of every parking lot island must be planted in shrubs, live groundcover, perennials, or ornamental grasses, unless the parking lot island or landscape area is designed to facilitate pedestrian access through the parking lot as approved in landscape plan review. Stone, mulch, or other permeable landscape materials may be used for any remaining area.

INTERIOR PARKING LOT LANDSCAPE

