



USE ON REVIEW REPORT

▶ **FILE #:** 6-A-26-UR

AGENDA ITEM #: 28

AGENDA DATE: 6/11/2026

▶ **APPLICANT:** 1222 DEVELOPMENT LLC
OWNER(S): B & B Business Investments LLC

TAX ID NUMBER: 62 049 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 ASHEVILLE HWY

▶ **LOCATION:** South side of Asheville Hwy, west of S Wooddale Rd

▶ **APPX. SIZE OF TRACT:** 4.17 acres

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access would be via Asheville Highway, a median-divided major arterial roadway with a 23-ft pavement width within a right-of-way which varies from 144.5 ft to 150 ft.

UTILITIES:
Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Sinking Creek East

▶ **ZONING:** CA (General Business)

PLACE TYPE: CMU (Corridor Mixed-use)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Outdoor Self-Storage Units

HISTORY OF ZONING: This property was rezoned in 2025 from A (Agricultural) to CA (General Business) (11-G-25-RZ).

SURROUNDING LAND USE AND ZONING:
North: Rural Residential, agriculture/forestry/vacant land - CA (General Business)

South: Rural residential - A (Agricultural)

East: Agriculture/forestry/vacant land - A (Agricultural)

West: Transportation/communications/utilities, office - A (Agricultural) in the County, C-G-1 (General Commercial) in the City

NEIGHBORHOOD CONTEXT: This area is comprised of commercial uses along Asheville Highway, with residential uses located along lateral roads.

STAFF RECOMMENDATION:

▶ **Approve the request for an outdoor storage facility, as shown in the development plan, subject to 7 conditions.**

1. If during design plan approval or construction of the development, it is discovered that unforeseen off-site

improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.

2. Outdoor light sources shall be shielded and arranged so that lighting is directed away from any boundary adjacent to residential uses.
3. Providing a Type A landscape screen and a minimum 6-ft-high opaque fence set back a minimum of 5 ft along the southern boundary. Existing trees that remain can count toward this requirement.
4. Meeting all requirements of Article 4, Section 4.93.01 (Standards for use-on-review approval of outdoor self-service storage facilities) in the Knox County Zoning Ordinance.
5. Meeting all other applicable requirements of the Knox County zoning ordinance.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all requirements of the TN Department of Transportation (TDOT).

With the conditions noted, this plan meets the requirements for approval in the CA (General Business) district and the other general criteria for approval of a Use on Review.

COMMENTS:

The proposed outdoor storage facility consists of 173 storage units on Asheville Highway, a state route controlled by TDOT. The entrance on Asheville Highway is limited to right in, right out for safety. The property is currently vacant and entirely forested with a stream on the northern portion of the site running from east to west and bisecting the property.

Outdoor self-service storage facilities have standards for use-on-review in the supplemental regulations of the Knox County zoning ordinance (Article 4, Section 4.93.01), including landscaping along the frontage and landscaping and fencing adjacent to residential properties. There are residential uses to the rear of this property, where a 15-ft wide Type A landscape screen (Exhibit B) and opaque fence, a minimum of 6 ft tall is required.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10, SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE COMPREHENSIVE PLAN OF KNOX COUNTY.

A. The property is designated as the CMU (Corridor Mixed Use) place type. Commercial uses are considered primary in the CMU place type.

B. The proposed development is consistent with the Comprehensive Plan's Implementation Policy 2, to ensure that development is sensitive to existing community character. Landscaping is required along the front and rear property lines. The stream and existing vegetation on the property are protected by a 15- ft non-disturbance buffer.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The CA zone is for general retail business and services. The proposed outdoor storage units are permitted through the Use on Review process. With the recommended conditions, the outdoor self-storage facility meets the supplementary regulations for self-storage facilities and the conditions of the CA zoning.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATIONS OF BUILDINGS IN THE VICINITY.

A. Development trends along Asheville Highway are mostly office, commercial, and industrial uses in 1- story buildings. The proposed storage units will be 1-story metal garages that are 10 ft tall.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC CONGESTION OR OTHER IMPACTS WHICH MAY DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The proposed use should have little impact on the adjacent properties because of the limited traffic the facility will generate, and the required landscape screening and fencing will buffer the storage facility.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. Access to the site is on Asheville Highway, a major arterial road. No additional traffic will be added through

residential neighborhoods.

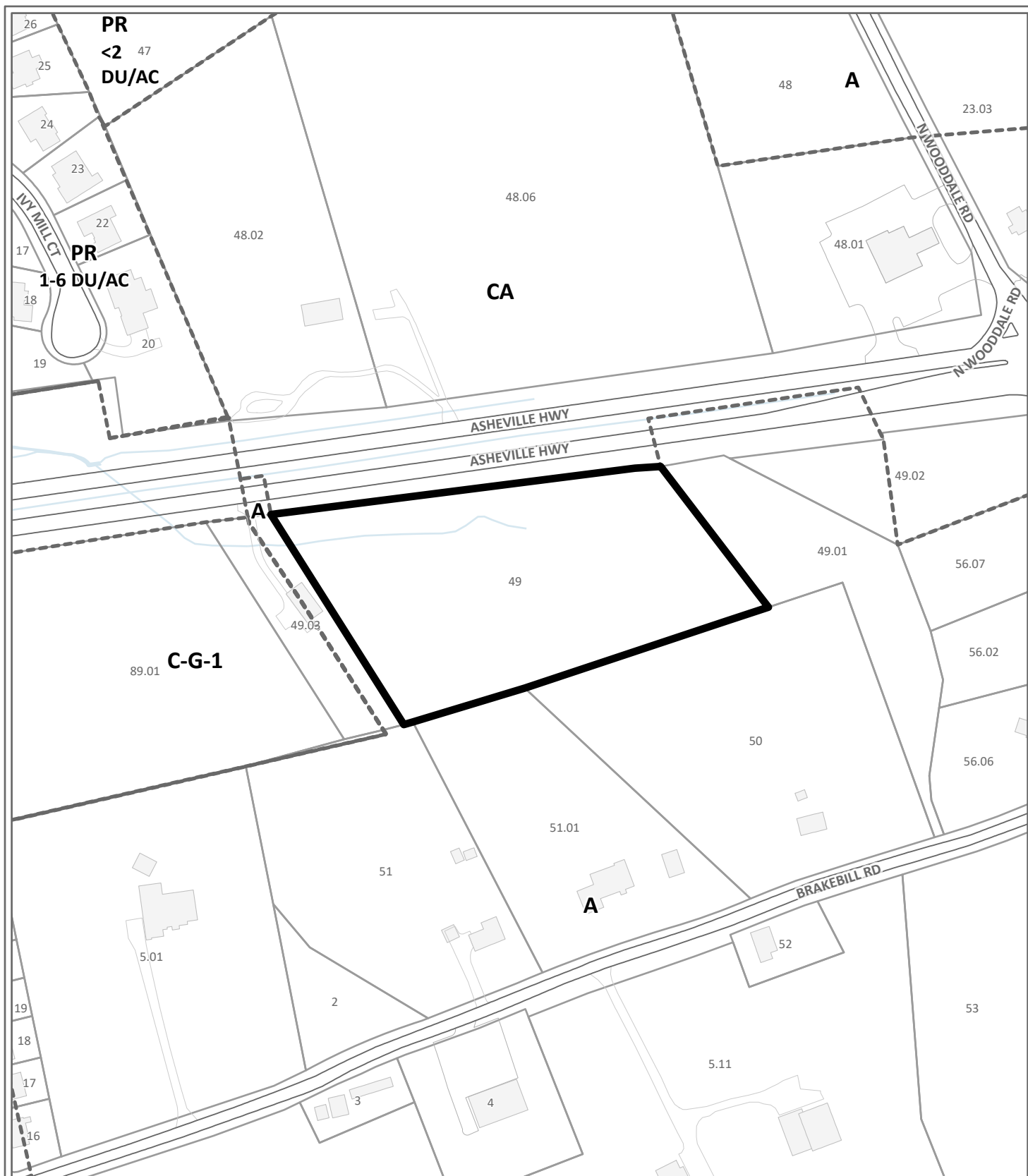
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no other known uses in the area that could be a potential hazard or create an undesirable environment for the proposed residential use.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed. For more information on the appeal process, contact Knoxville-Knox County Planning.



USE ON REVIEW

6-A-26-UR

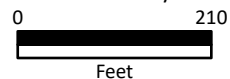
Petitioner: 1222 Development LLC



Indoor Self-Storage Units in CA (General Business)

Map No: 62

Jurisdiction: County



Original Print Date: 4/29/2026

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. Contextual Images



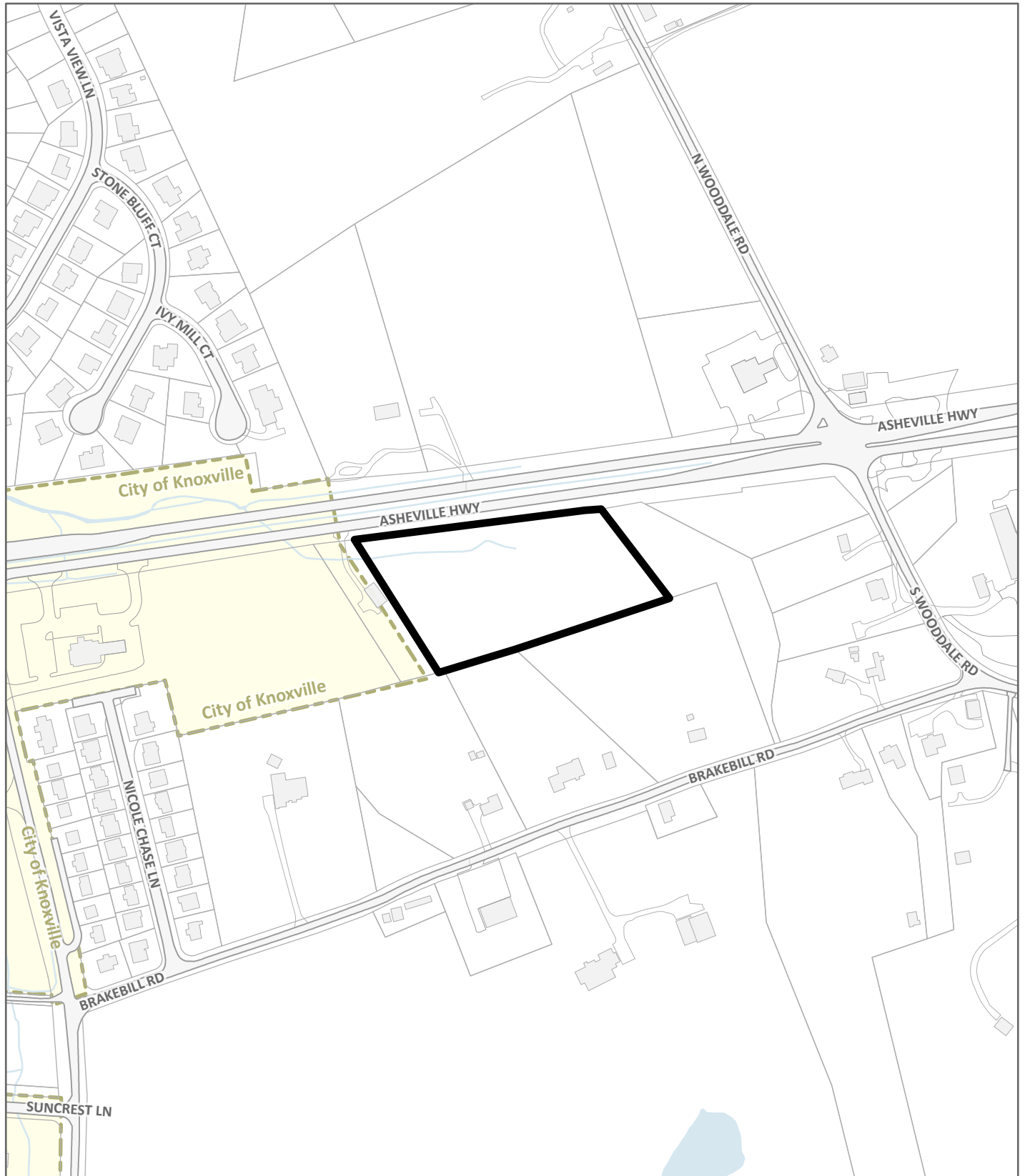
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

6-A-26-UR



Case boundary



ASHEVILLE SELF-STORAGE CONSTRUCTION DRAWINGS

LOCATED AT
0 ASHEVILLE HWY KNOXVILLE, TN 37924
FOR
ZACH PEARSON



KNOX COUNTY, TENNESSEE

KNOX CO PLANNING CASE # 6-A-2-UR

FEMA FLOOD INFORMATION
Subject site is designated as Zone X (0.2% Annual Flood Chance Hazard) determined by FEMA Firm Flood Insurance Rate Map: Map # 47050C0165F
Revised 5/2/2007

Williams Engineering

818 18th Ave S, Fl 10
Nashville, TN 37203

(615) 679-0992

mwilliams@cvd-design.com

williamsengineeringgroup.com

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING CONDITIONS PLAN
C2.0	SITE PLAN
C2.1	FIRE & RESCUE PLAN
C3.0	EROSION & SEDIMENT CONTROL PLAN
C3.1	EPSC DETAILS
C4.0	GRADING & DRAINAGE PLAN
C4.1	TDOT SLAB BRIDGE STANDARD DETAIL
C5.0	WATER QUALITY & WATER QUANTITY MAPS
C6.0	ARCHITECTURAL ELEVATIONS

Development Summary	
Property Information	OWNER
0 Asheville Hwy Knoxville, TN 37924 Parcel ID # 062 049 Total Area = 3.76 ac	B & B Buisness Investments, LLC Zach Pearson 708 Dougs Ln Seymour, TN 37865



ASHEVILLE SELF-STORAGE
 FOR
ZACH PEARSON
 0 ASHEVILLE HWY KNOXVILLE, TN 37924

REVISIONS	DATE

DESIGNED BY: MLW
DATE: 5/21/2026
SCALE: N/A
JOB #: 20250806-2

COVER

C0.0



KNOX COUNTY PLANNING DEPARTMENT, 1000 MARKET STREET, KNOXVILLE, TN 37924



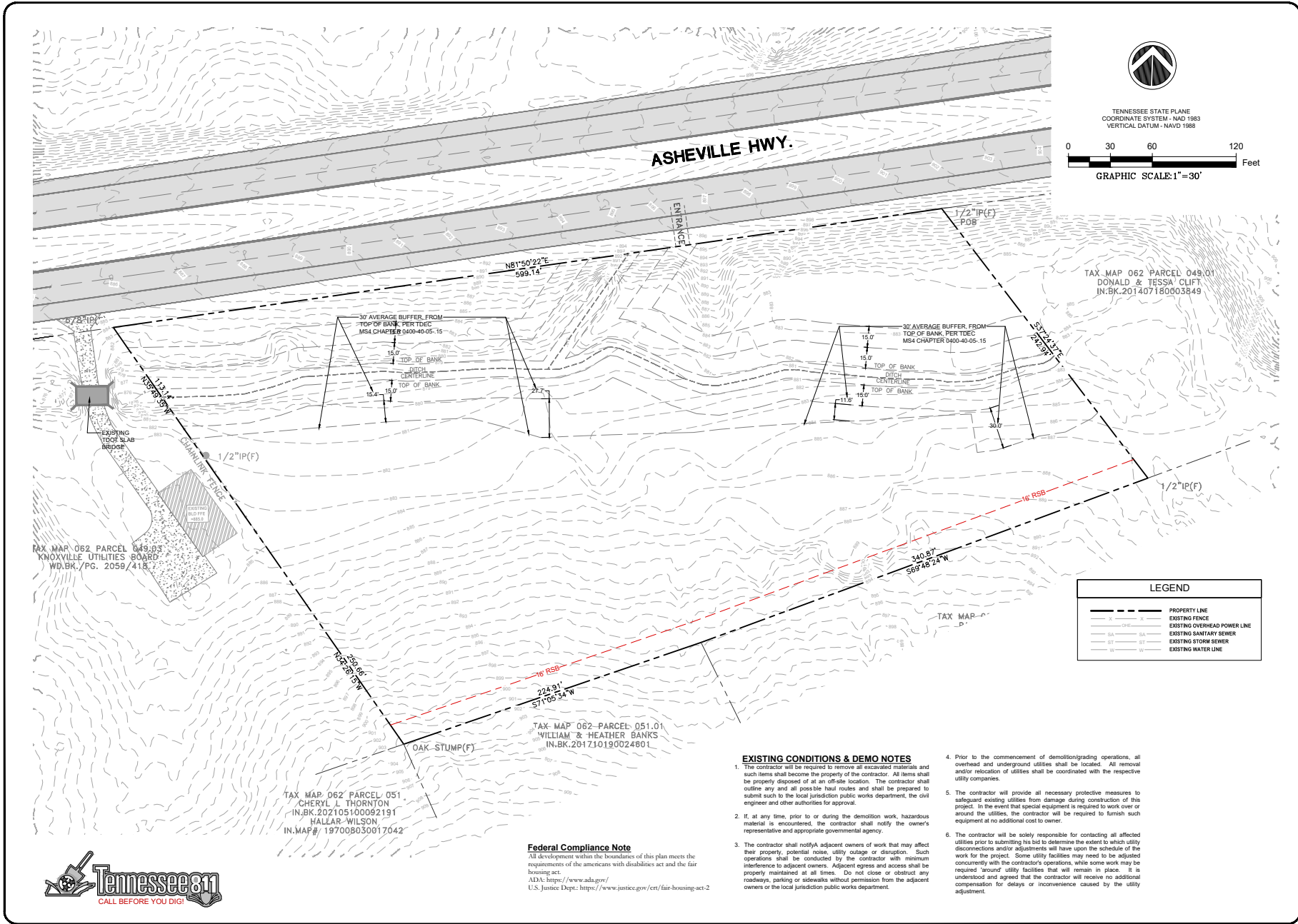
ASHEVILLE SELF-STORAGE
FOR
ZACH PEARSON
0 ASHEVILLE HWY KNOXVILLE, TN 37924

REVISIONS	DATE

DESIGNED BY: MLW
DATE: 5/21/2026
SCALE: 1"=30'
JOB #: 20250806-2

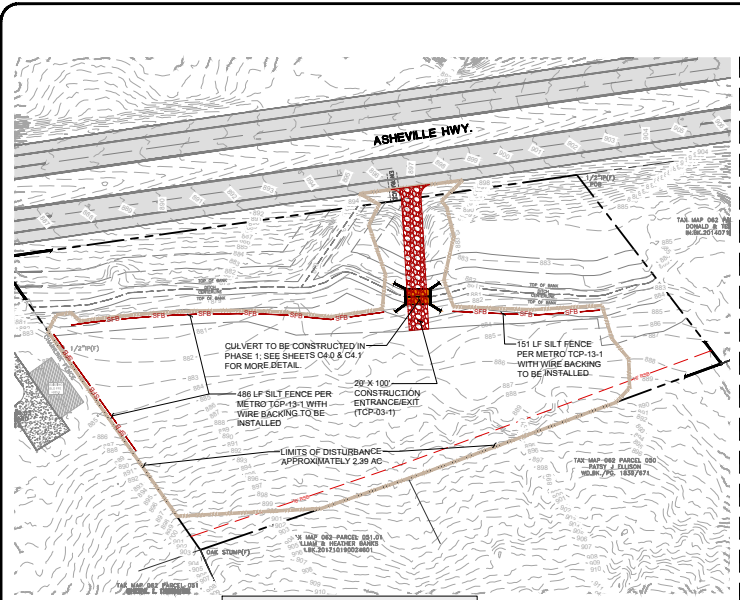
EXISTING CONDITIONS PLAN

C1.0

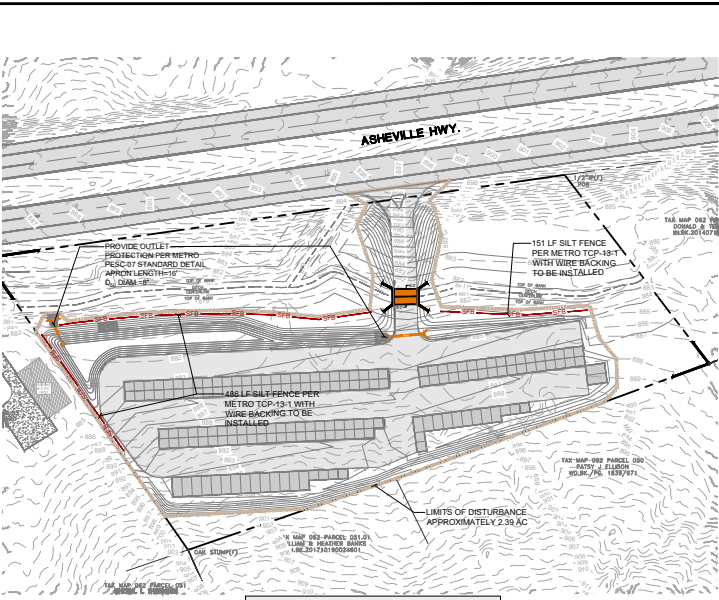


Federal Compliance Note
All developments within the boundaries of this plan meet the requirements of the Americans with Disabilities Act and the fair housing act.
ADA: <https://www.ada.gov/>
U.S. Justice Dept: <https://www.justice.gov/crt/fair-housing-act-2>

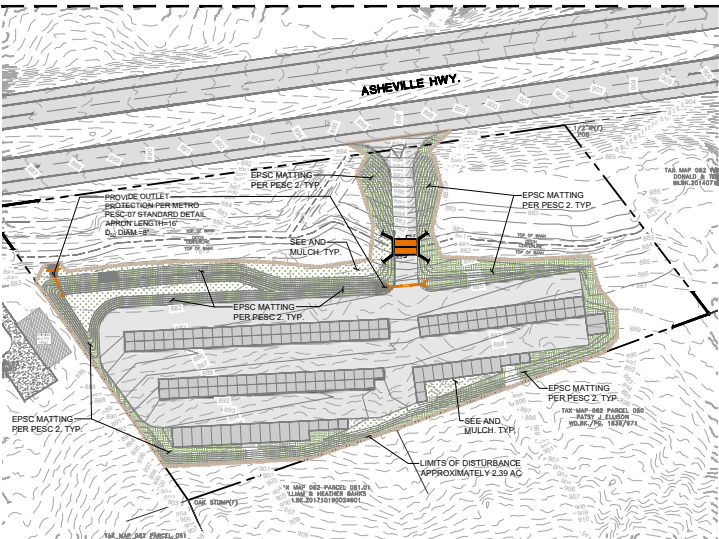
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION PUBLIC WORKS DEPARTMENT, THE CIVIL ENGINEER AND OTHER AUTHORITIES FOR APPROVAL.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL AFFECTED UTILITIES PRIOR TO SUBMITTING HIS BID TO DETERMINE THE EXTENT TO WHICH UTILITY DISCONNECTIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF THE WORK FOR THE PROJECT. SOME UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS, WHILE SOME WORK MAY BE REQUIRED AROUND UTILITY FACILITIES THAT WILL REMAIN IN PLACE. IT IS UNDERSTOOD AND AGREED THAT THE CONTRACTOR WILL RECEIVE NO ADDITIONAL COMPENSATION FOR DELAYS OR INCONVENIENCE CAUSED BY THE UTILITY ADJUSTMENT.



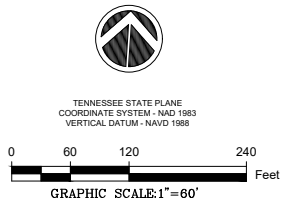
**EROSION CONTROL - PHASE I
(INITIAL)**



**EROSION CONTROL - PHASE II
(INTERMEDIATE)**



**EROSION CONTROL - PHASE III
(FINAL)**



Erosion Prevention & Sediment Controls

- All control measures must be properly installed and maintained in accordance with the manufacturer's specifications, local and state standards.
- Contractors shall verify location, depth, and size of existing utilities prior to beginning construction, and shall be responsible for making the necessary arrangements with the governing utility company for utilities requiring relocation.
- BMP capacity (sediment traps, silt fences, sedimentation ponds, and other sediment control) shall not be reduced by more than 50% at any given time. If periodic inspections or other information indicates a control has been used inappropriately or incorrectly, the contractor must replace or modify the control for relevant site situations.
- Where permanent or temporary vegetation cover is used as a control measure, the timing of the planting is critical. Planning for planting of vegetation cover during winter or dry months should be avoided.
- If sediment escapes the permitted area, off-site accumulations of sediment that have not reached a stream must be removed at a frequency sufficient to minimize off-site impacts. The contractor shall not initiate remediation/restoration of a stream without consulting the division first. The no general permit does not authorize access to private property. Arrangements concerning removal of sediment on adjoining property must be settled by the contractor and adjoining landowner.
- Liter, construction debris, and construction chemicals exposed to storm water shall be picked up prior to anticipated storm events or before being carried off of the site by wind or otherwise prevented from becoming a pollutant source for storm water discharges. After use, materials used for erosion control should be removed or otherwise prevented from becoming a pollutant source for storm water discharge.
- Erodible material storage areas (including overburden and stockpiles of soil) and borrow pits are considered part of the site and should be addressed with appropriate berms accordingly.
- Pre-construction vegetative ground cover shall not be destroyed, removed, or disturbed more than 15 days prior to grading or earth moving unless the area is stabilized. Contractor shall sequence events to minimize the exposure time of graded or denuded areas. Clearing and grubbing shall be held to the minimum necessary for grading and equipment operation. Existing vegetation at the site should be preserved to the maximum extent predictable.
- Epic measures must be in place and functional before moving operations begin and must be constructed and maintained throughout the construction period. Temporary measures may be removed at the beginning of the workday, but must be replaced at the end of the workday.
- The following records shall be maintained on or near site: the dates when major grading activities occur; the dates when construction activities temporarily or permanently cease or a portion of the site; the dates when stabilization measures are initiated; inspection records and rainfall records. Contractor shall maintain a rain gauge and daily rainfall records at the site, or use a reference site for a record of daily amount of precipitation.
- A copy of the swapp shall be retained on-site and should be accessible to the director and the public. Once site is inactive or does not have an onsite location adequate to store the swapp, the location of the swapp, along with a contact phone number, shall be posted on-site. If the swapp is located off-site, reasonable local access to the plan, during normal working hours, must be provided.
- Off-site vehicle tracking of sediments and the generation of dust shall be minimized. A stabilized construction access (a point of entrance/exit to a construction site) shall be constructed as needed to reduce the tracking of mud and dirt onto public roads by construction vehicles.
- Inspections must be performed at least twice every calendar week. Inspections shall be performed at least 72 hours apart. Where sites or portions of construction sites have been temporarily stabilized, or runoff is unlikely due to winter conditions or due to extreme drought, such inspection has to be conducted once per month until thawing or precipitation results in runoff or construction activities resumes. Inspection requirements do not apply to defetable areas that have been finally stabilized, as designed by the engineer. Written notification of the intent to change the inspection frequency and the justification for such request must be submitted to the local environmental field office, or the division's Nashville central office for projects of total or Iva. Should the division discover that monthly inspection of the division discover that monthly inspections of the site are not appropriate due to insufficient stabilization measures or otherwise, twice weekly inspections shall resume. The division may inspect the site to confirm or deny the notification to conduct monthly inspections.
- Inspectors performing the required twice weekly inspections must have an active certification and a record of certification must be kept on site. Based on the results of the inspection, any inadequate control measures or control measures in disrepair shall be replaced or modified, or repaired as necessary, before the next rain event, but in no case more than 7 days after the need identified.
- Outfall points shall be inspected to determine whether epic measures are effective in preventing significant impacts to receiving waters. Where discharge locations are inaccessible, nearby downstream locations shall be inspected. Locations where vehicles enter or exit the site shall be inspected for evidence of off-site sediment tracking.
- Contractor shall provide an area for concrete wash down and equipment fueling in accordance with Metro CP-10 and CP-13, respectively. Contractor to coordinate exact location with NPDES department during preconstruction meeting. Control of other site wastes such as discarded building materials, chemicals, litter, and sanitary wastes that may cause adverse impacts to water quality is also required by the Grading Permittee.
- Exposed areas to be stabilized within 14 days after construction activities in the areas that have temporary or permanently ceased. Areas with a slope of 3:1 or steeper shall be stabilized within 7 days.
- All slopes 3:1 or steeper to be stabilized with erosion control blankets or matting.

Tennessee Construction General Permit Certification Stamp
Metropolitan Government of Nashville Davidson County
Department of Water & Sewerage Services

Tennessee Construction General Permit Notice of Coverage (NOC) Certification:

Phase fill out and sign/dates one of the following two statements:

- The project associated with these submitted plans is covered under Tennessee Construction General Permit TN... The Total Disturbance Area is... acres.
- I hereby certify that this project does not require coverage under a Tennessee Construction General Permit. The Total Disturbance Area is... acres.

Check all that apply. This site discharges into waters identified by TDEC as: Miss. Tributary
Impaired for habitat: Exceptional (TN06010104061_0999)

Signature: Michael Williams Date: 05/21/2026

Circle one: Developer Consultant Engineer Other

Please attach a copy of the Notice of Coverage under the Construction General Permit.

NOTE: A project will not be scheduled for a Pre-Construction Meeting until the State Construction General Permit NOC letter is submitted.

TEMPORARY COVER SEEDING MIXTURES

SEEDING DATES	GRASS SEED	PERCENTAGES
January 1 to May 1	Italian Ryegrass	33%
	Korean Leopodgrass	33%
	Summer Oats	34%
May 1 to July 15	Sudan Sorghum	100%
May 1 to July 15	Stair/Millet	100%
July 15 to January 1	Balboa Ryegrass	67%
	Italian Ryegrass	33%

SOURCE: TDOT STANDARD SPECIFICATIONS.

PERMANENT COVER SEEDING MIXTURES

SEEDING DATES	GRASS SEED	PERCENTAGES
February 1 to July 1	Kentucky 31 Fescue	80%
	Korean Leopodgrass	15%
	English Ryegrass	5%
June 1 to August 15	Kentucky 31 Fescue	55%
	English Ryegrass	20%
	Korean Leopodgrass	15%
April 15 to August 15	Bermudagrass (buffalo)	70%
	Annual Leopodgrass	30%
	August 1 to December 1	Kentucky 31 Fescue
English Ryegrass		20%
White Clover		10%
February 1 to December 1	Kentucky 31 Fescue	70%
	Crown Vetch	25%
	English Ryegrass	5%

SOURCE: TDOT STANDARD SPECIFICATIONS.

FEMA FLOOD INFORMATION
Subject site is designated as Zone X (0.2% Annual Flood Hazard) determined by FEMA Firm Flood Insurance Rate Map: Map # 47050C0165F
Revised 5/2/2007



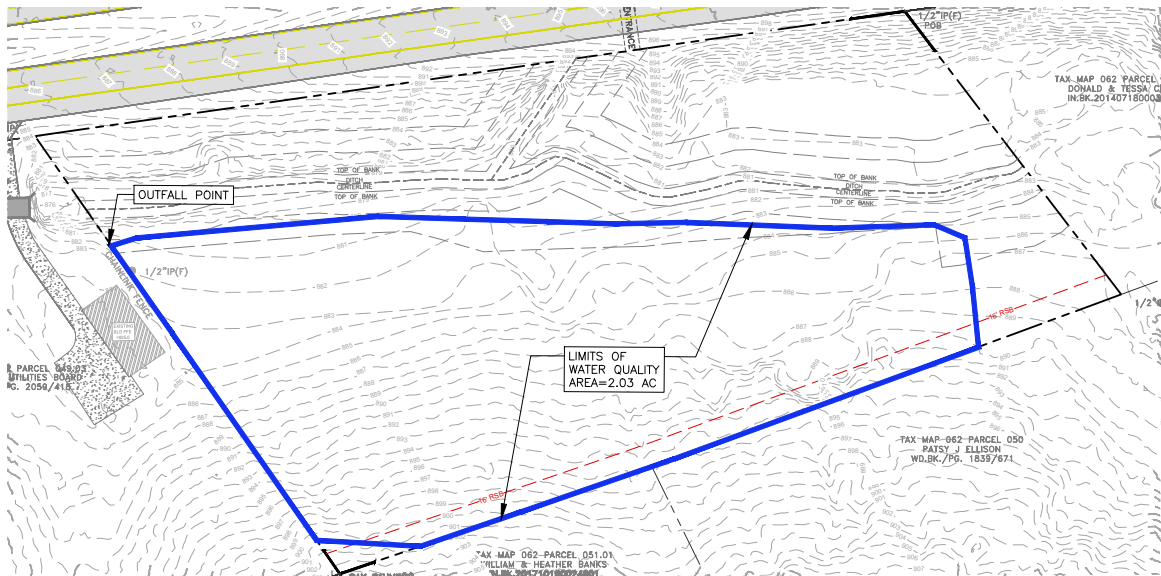
ASHEVILLE SELF-STORAGE
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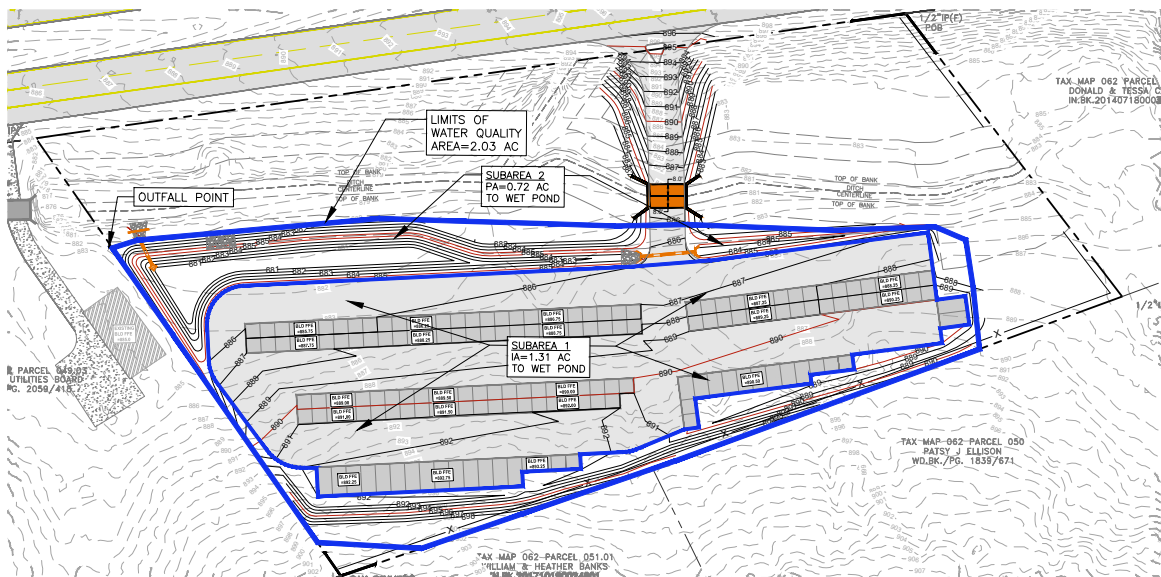
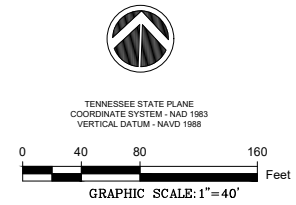
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JOB #: 20250806-2

EROSION & SEDIMENT CONTROL PLAN

C3.0



PRE-DEVELOPED WATER QUALITY AND QUANTITY



POST-DEVELOPED WATER QUALITY AND QUANTITY



ASHEVILLE SELF-STORAGE
FOR
ZACH PEARSON
0 ASHEVILLE HWY KNOXVILLE, TN 37924

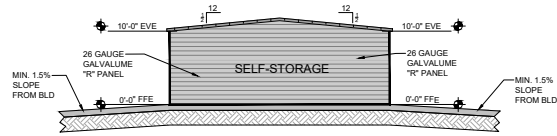
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SCALE: 1"=40'
JOB #: 20250806-2

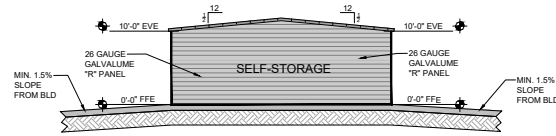
WATER QUALITY & WATER QUANTITY MAPS

C5.0

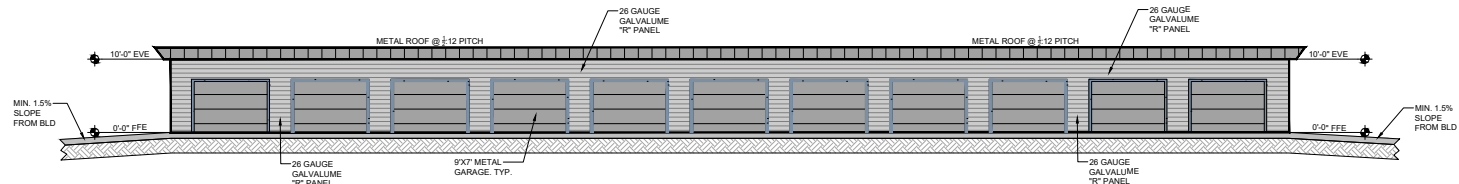
10/20/2025 10:45 AM C:\Users\mwilliams\OneDrive\Documents\Projects\ASHEVILLE SELF-STORAGE\ASHEVILLE SELF-STORAGE\ASHEVILLE SELF-STORAGE.dwg (1:40) PLOT DATE: 5/21/2026 10:45 AM



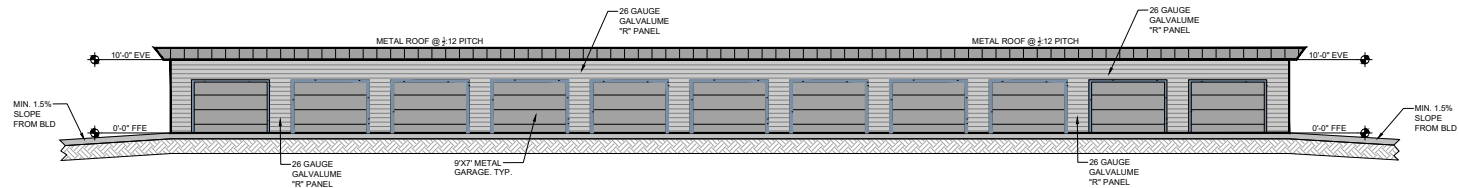
1 WEST ELEVATION - TYPE A
 SCALE: $\frac{1}{8}'' = 1'-0''$



2 EAST ELEVATION - TYPE A
 SCALE: $\frac{1}{8}'' = 1'-0''$



3 NORTH ELEVATION - TYPE A
 SCALE: $\frac{1}{8}'' = 1'-0''$



4 SOUTH ELEVATION - TYPE A
 SCALE: $\frac{1}{8}'' = 1'-0''$

ASHEVILLE SELF-STORAGE

FOR
 ZACH PEARSON

0 ASHEVILLE HWY KNOXVILLE, TN 37924

REVISIONS	DATE
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DESIGNED BY: MLW
 DATE: 8/6/2025
 SCALE: SEE SCALE
 JOB #: 20250806-2

ARCHITECTURAL ELEVATIONS

C6.0



10/20/2025 10:45 AM C:\Users\mwilliams\OneDrive\Documents\ASHEVILLE SELF-STORAGE\ASHEVILLE SELF-STORAGE.dwg (1/8) 1/8" = 1'-0" 10/20/2025 10:45 AM

Type “A” Screen: Dense

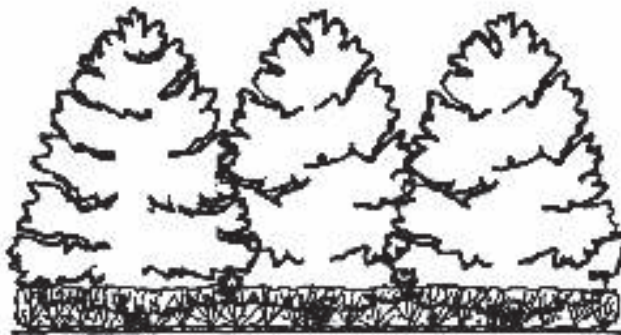
APPROPRIATE LOCATION: Boundaries of commercial and industrial developments adjoining residential areas

NOTE: Landscape buffer strips should be a minimum of 15 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

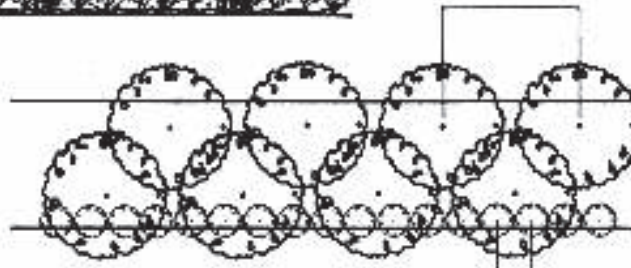
- Two offset rows of deciduous or evergreen canopy trees with a 6 ft. high continuous dense evergreen hedge, fence, wall or earth berm

TREE HEIGHT
Installed: 8 ft.
Mature: 40 ft.

SHRUB HEIGHT
Installed: 4 ft.
Mature: 6 ft.



Maximum 16' Centers



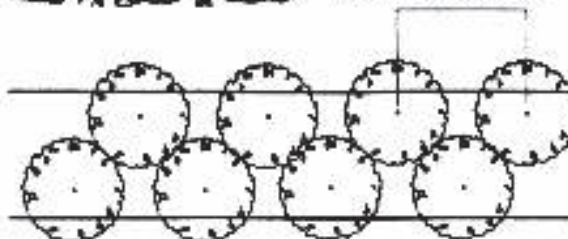
Maximum 4' Centers

- Two offset rows of evergreen trees with branches touching the ground

TREE HEIGHT
Installed: 8 ft.
Mature: 30 ft.



Maximum 12' Centers



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.

Type “B” Screen: Continuous

APPROPRIATE LOCATION: Screening parking and loading areas from adjoining residential and office districts

NOTE: Landscape buffer strips should be a minimum of 12 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

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.

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SHRUB HEIGHT
Installed: 4 ft.
Mature: 6 ft.

- Two offset rows of evergreen shrubs

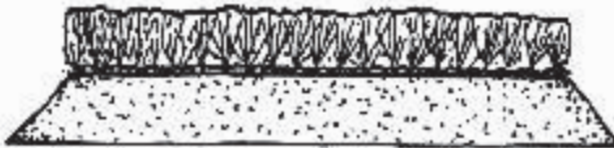


Maximum 4' Centers

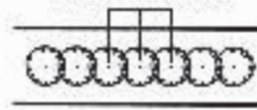


SHRUB HEIGHT
Installed: 2 ft.
Mature: 3 ft.

- A continuous row of evergreen shrubs on a 3 ft. high earth berm



Maximum 3' Centers

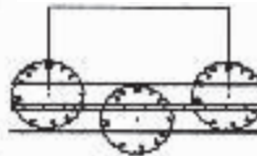


TREE HEIGHT
Installed: 8 ft.
Mature: 15 ft.

- A 5 ft. high masonry wall or timber fence with evergreen trees and low shrubs or climbing vines

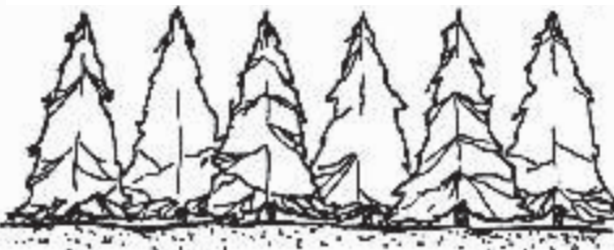


Maximum 50' Centers

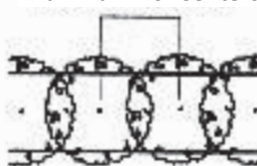


TREE HEIGHT
Installed: 8 ft.
Mature: 20 ft.

- One row of evergreen trees with branches touching the ground



Maximum 10' Centers

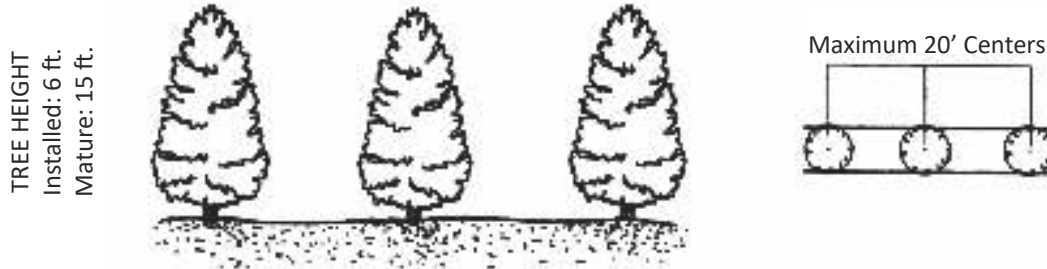


Type “C” Screen: Partial

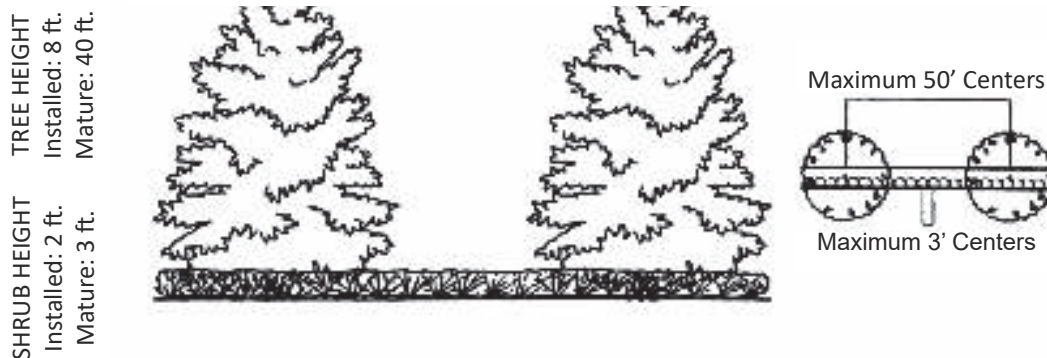
APPROPRIATE LOCATION: Between parking lots and public streets; boundaries of industrial and office development

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.

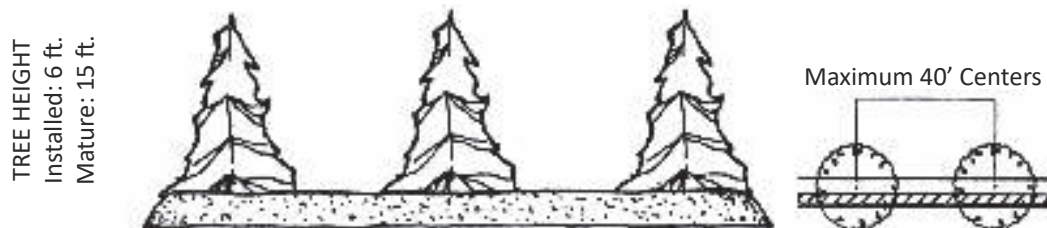
- A row of small evergreen trees



- 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.

Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

05/30/2026

06/12/2026

~~05/01/26~~

~~06/01/26~~

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting

Applicant Signature

Applicant Name

Date

Stefan Claas

03/02/26