

3 Landscaping

The landscaping guidelines are designed to maintain overall visual continuity within the Technology Corridor. The intent is to reflect the traditional character of the Corridor while providing an atmosphere which is supportive of the needs of high technology industries. The use of setbacks and the open space system of the Technology Corridor provide the buffers between properties. It is important that the existing vegetation in these areas remains largely undisturbed. Areas of landscaping emphasis are overall site, access points, parking areas, and buildings. In all areas a detailed landscaping plan should show the quantities, sizes, and types of plants to be used.

Section 3.1: Site

The landscaping of the site should seek to preserve the natural environment. Special attention should be given to buffering adjacent uses and sites.

GUIDELINES

- 3.1.1 Landscape plans shall be submitted with each request for the approval of a Certificate of Appropriateness for a building permit. Such plans shall be prepared, sealed, signed and dated by a registered landscape architect, or architect, consistent with state law. (Tennessee Board of Architectural and Engineering Examiners.)
- 3.1.2 The landscaping plan for the site should be planned as a total experience, not only for the individual parcel, but also in relation to neighboring properties. There should be continuity in the plan as the pedestrian or motorist travels through the site. There should also be a natural rhythm to plantings to avoid a regimented appearance.
- 3.1.3 Existing vegetation on a site should be preserved as much as possible to complement any new landscaping. Such areas shall be shown on the required landscape plan to be maintained. Every effort should be made to conserve mature trees within thirty (30) feet of the exterior boundary of the site. The area under the drip line of each conserved tree must be marked in the field and shown on the landscape plan.
- 3.1.4 In order to provide year-round greenery, at least 25% of newly planted or conserved trees should be evergreen.
- 3.1.5 When planting trees on a development site, a roughly equal combination of large, medium and small trees (see Appendix B) should be planted, with at least 10 large maturing trees per acre of yard space. Depending on the number of existing trees that are maintained and their characteristics, as described under 3.1.3, the required total of new plantings may be reduced.
- 3.1.6 Indigenous plant materials should be used to preserve the natural quality of the area. Invasive exotic species are prohibited. Any existing invasive species on the development site should be removed (see Appendix B).
- 3.1.7 Buffer materials and berms should be used to minimize noise, to provide transitions between land uses and to screen parking areas. Evergreen species are not only appropriate as screening material, but also are suitable throughout a development (see Appendix B).
- 3.1.8 The required front yard for a 1-, 2- or 3-story building with no parking in front shall be landscaped. A minimum 20-foot landscaped yard shall be placed between the right-of-way and a parking area in front of a building.

Section 3.2: Site Entryways

The landscaping of the entrance to the site leaves a first and last impression of the Corridor. As such, special attention should be given to points of ingress/egress.

GUIDELINES

- 3.2.1 The arrival areas should be landscaped to make an introductory statement about each site.
- 3.2.2 Landscaping should be used to accentuate entryways to the site and the building(s) and to provide areas of shade for pedestrians and vehicles.
- 3.2.3 A transitional zone consisting of landscaping and sidewalks is recommended between the building and the parking area.

Section 3.3: Buildings

The landscaping of areas immediately surrounding buildings is an important factor in both visual quality and energy conservation. This landscaping need not detract from the architectural style, but rather, should complement it.

GUIDELINES

- 3.3.1 Landscaping should complement the visual quality of buildings.
- 3.3.2 Entrances into buildings should be accented by plantings.
- 3.3.3 Areas around buildings equal to 50% of the area of each front and side elevation shall be planted with ornamental trees, shrubbery and bedding plants (see Appendix B).
- 3.3.4 Minimize shading of south-facing facades in winter; maximize shading of south-facing facades in summer.
- 3.3.5 Landscaping should buffer the building from the microclimate of the parking area.
- 3.3.6 Landscaping should be used to screen mechanical equipment or other unsightly exterior building elements.



This entrance is well-landscaped with bedding plants, shrubbery and ornamental trees

3

Landscaping

Section 3.4: Parking

One of the most important site elements to be landscaped is the parking area. Landscaping should be used to control the extremes of the parking lot micro-climate. Landscaping should soften the visual impact of row upon row of automobiles. Care must be taken to ensure that parking lots do not detract from the objective of blending new development into the natural setting. Where possible, it is desirable to have the parking lot screened from the view of public rights-of-way.

GUIDELINES

- 3.4.1 Parking areas should be screened from public rights-of-way by landscaped berms, low level shrubbery or a combination of the two.
- 3.4.2 If surface parking is necessary, existing trees both upslope and downslope should be conserved for environmental and aesthetic purposes. In cases where existing vegetation cannot be saved, or does not exist, medium and large maturing canopy trees should be planted between parking areas.
- 3.4.3 Trees shall be required at the rate of one (1) medium or large maturing canopy tree for every ten parking spaces provided.
- 3.4.4 In addition to the planting of required canopy trees, planting areas for ornamental trees, shrubbery and bedding plants shall be no less than five (5) percent of the surface area devoted to parking.
- 3.4.5 Medium and large maturing canopy and ornamental trees may be chosen from the recommended species list in Appendix B.

- 3.3.6 Mature trees that are preserved within eight (8) feet of the parking area may be used to satisfy up to 50% of the required number of canopy trees, as described in (a) above. In all other respects, however, the number of trees and other plantings required for parking areas shall be in addition to those required under Section 3.1.
- 3.3.7 Required canopy trees shall be located within the parking areas as terminal islands, interior islands, interior wells, medians, traffic delineators, between rows of parking spaces, or in planting areas adjacent to buildings in a manner such that no parking space is located more than sixty (60) feet from the trunk of a large canopy tree.
- 3.3.8 Interior islands at the rate of one for every 200 feet of parking shall be installed to break up long rows of parking stalls.