

Think Quality - Think Future

Blount County Planning Department

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TO: Blount County Planning Commission

FROM: John Lamb

DATE: November 18, 2008

SUBJECT: Called workshop on ridge-top and hillside development regulations 5:00-5:30 PM Tuesday, November 25, 2008 in Room 430 of the Courthouse (30 minutes prior to the regular meeting).

The Planning Commission held a workshop on September 30 to discuss the June 12, 2008 report of the ad hoc committee entitled "Proposed Regulations for 'Visually Subordinate' Ridge-top and Hillside Development". The Commissioners present suggested some modifications to the proposal.

The body of this memo contains the proposed regulations from the June 12 ad hoc committee report with modifications from the September 30 workshop, an analysis of lot size and lot width with some suggestions for standards applicable to ridge-top situations, and also some further suggestions from Commissioner Ernie Blankenship. The modifications are indicated in bold italics or double strikeout. This is for further discussion at the workshop.

Zoning Regulations: This proposal will focus only on the R-2-Rural District 2 zone of the zoning regulations. To allow full review of a development that may fall within application of regulations for ridge-tops and hillsides, a site plan is necessary. Thus the first proposed amendment to the zoning regulation would be the following:

That Section 9.3.E for the R-2-Rural District 2 be amended to read as follows:

- E. Uses Requiring Site Plan Review:
 - 1. For general site plan review, all uses permitted as special exception in sub-sections B and C above, and permitted uses in subsection A above, except one or two single family or manufactured home dwellings on a single lot, duplex dwelling on separate lot, and customary accessory structures to such excepted uses.
 - 2. For specific ridge-top and hillside review, all uses and building sites determined visible from a Scenic Landscape Resource of Significance (SLRS) shall be subject to application of review procedure and standards in Section I below in addition to any other site plan or permit requirements.

Note that subsection E.1 above is the present requirement for site plan review, and the only net addition of uses in Section E.2 is for single family, manufactured home and duplex dwellings, with now all uses being subject to review for ridge-top and hillside development standards in a new Section I if visible from an SLRS. The new Section I would be the second proposed amendment to the zoning regulations as follows:

That a new Section 9.3.I be added for the R-2-Rural District 2 to read as follows:

- I. Visually Subordinate Ridge-Top and Hillside Development Review Procedures and Standards:
 - 1. a. Applicants for all buildings requiring a building permit shall first confer with the Building Commissioner to determine if the proposed building site will be visible from one or more Scenic Landscape Resource of Significance (SLRS) listed under b. below. Assessment of visibility shall assume no intervening vegetation between the SLRS and the building site. The Building Commissioner shall utilize the County GIS to assess visibility by identifying location of building site by tax map parcel, and assess visibility of the site from any SLRS by GIS

sightline analysis. The applicant may further specify the actual building site by submission of latitude-longitude location certified by a surveyor, and the Building Commissioner may utilize such location information in addition to tax map parcel location. ~~The cost or fee for assessment of visibility through the County GIS shall be paid by the applicant directly to the County GIS.~~

b. Scenic Landscape Resources of Significance (SLRS) shall be the following: ***Highway 411 from Loudon County Line to Sevier County Line; Highway 321 from Loudon County Line to Sevier County Line; Highway 129 from the North Carolina State Line to the Knox County Line; Highway 33 from Knox County Line to the City Limits of Maryville.*** ~~Sevierville Road (Hwy 411 North) from County Boundary to intersection of Davis Ford Road; East Lamar Alexander Parkway (Hwy 321) from intersection of Sims Road to intersection of Rocky Branch Road; Foothills Intermediate School along Montgomery Lane; Old Niles Ferry Road from intersection of Fairview Boulevard to intersection of Calderwood Highway (Hwy 129).~~

c. For any building site determined not visible from any of the above listed SLRS, no further review will be required under this section. For any building site determined visible from any of the above listed SLRS, a site plan shall be submitted to the Building Commissioner for analysis and report of a Findings Statement assessing visual impact and measures needed to achieve visually subordinate development as specified below. The Findings Statement along with the site plan shall be forwarded to the Planning Commission, and the Planning Commission will be the approval authority for the site plan under this section. This site plan process may be in addition to other required site plan review and approval requirements for a permit.

d. In considering the site plan under this section, the Planning Commission shall utilize three decision principles as follows:

- i. Completeness of site plan and Findings Report information in relation to subsections 2 thru 4 below.

- ii. No project shall result in an undue adverse impact on any SLRS, with “undue” meaning unwarranted, unjustified, inappropriate, or excessive by reason of conditions inherent in mountain areas, and the available design solutions that may be applied to the site.
 - iii. No project shall be approved if the site plan fails to apply available design solutions to the site to overcome adverse impacts to the maximum extent practicable, with “practicable” meaning what is able to be practiced on the site.
2. The site plan required under this section shall be drawn by a licensed architect or landscape architect at a scale of no less than 1 inch equals 50 feet. The site plan shall include at least the following elements:
- a. applicant’s name and address (including owner of land and owners representative if applicable), and signatures by owners or authorized representative certifying plan for review;
 - b. property boundary (survey boundary recommended), north arrow and map scale;
 - c. location map in relation to surrounding lands and roads;
 - d. written description of the proposed building and use;
 - e. list of SLRS visible from the site and direction of visibility shown by arrows;
 - f. topographic contours at no less than five foot intervals;
 - g. location of areas with average slopes greater than 30 percent and area greater than 5000 square feet;
 - h. location of existing buildings or structures on the property;
 - i. location to scale of proposed building(s) in plan view;
 - j. proposed building(s) in perspective views (elevation drawings), of those building surfaces potentially visible from an SLRS, and including proposed building exterior color schemes and building materials;
 - k. required and proposed building setbacks from property lines;
 - l. present and proposed access roads or driveways with cross sections and centerline profiles;

- m. present and proposed utility service lines;
 - n. location of existing trees on the building site by species of diameter 6" or greater at breast height, within 200 feet of the proposed building(s) and within 100 feet of any other planned design element of the site such as roads, drives, septic fields, retaining walls, constructed drainage-ways, terracing, and landscaping;
 - o. proposed grading plan for the site;
 - p. proposed landscaping plan for the site, including specific trees under n. above to be removed for any purpose;
 - q. areas managed specifically for fire risk reduction;
 - r. plan for exterior lighting;
 - s. other substantial landscape features such as prominent rock outcroppings greater than 1000 square feet in area, water bodies, perennial streams, and springs.
3. Design requirements for a visually subordinate building site shall include the following in addition to other requirements:
- a. retention of vegetation to achieve at least 75 percent screening of permitted buildings potentially visible from SLRS, with screening density measured by plan view and elevation view analysis of summer and winter tree canopy and height between the proposed building or other design element and any SLRS;
 - b. clearing of trees and vegetation for roads, drives and utility easements shall be the minimum extent necessary for construction;
 - c. trimming of trees shall be conducted in a manner that is sufficient only to allow a filtered view from the property towards any SLRS, that conforms to screening requirements in a. above, and that assures continued health of each tree left standing;
 - d. tree root areas of retained trees shall not be filled above the natural grade;
 - e. use of contour grading and retaining walls if necessary;
 - f. use of dark earth-tone colors for exterior of permitted buildings visible from SLRS, such earth-tone colors as are found predominantly on the building site, in particular tree and bush summer leaf and bark color;

- g. use of non-reflective or low-reflective exterior building materials and finishes, particularly low-reflective roof material.
 - h. avoiding building locations that are on highpoints, outcroppings or prominent knolls, and avoiding designs that push buildings up, out or away from a hillside;
 - i. no building shall be greater than 35 feet in height measured from the lowest natural or manmade grade (whichever is lowest);
 - j. if building is on ridge-top (ridgeline) maximum height of building shall be no greater than 25 feet from lowest natural grade or height of surrounding trees on ridge-top, whichever is lesser;
 - k. outdoor lighting shall be directed downward, sited, limited in intensity, shielded and hooded in a manner that prevents lighting from projecting onto adjacent properties and roadways, and shielding and hooding materials shall be composed of non-reflective and opaque materials;
4. If requirement for 75 percent visual screening under 3.a above cannot be attained feasibly with existing vegetation due to slope or other physical constraint specifically documented by the applicant, then a minimum of 50 percent visual screening may be accepted with use of a combination of five or more design options that may appropriately mitigate visual impact as follows:
- a. screening by constructed fences or walls of soil, rocks or bricks of dark earth-tone colors, or screening by planted vegetation, or a combination of both, provided that the screening does not in itself pose an impact as viewed from an SLRS;
 - b. relocation of a building site component to another place within the site which is less visible from an SLRS;
 - c. camouflage or disguise in character with the landscape of the building site;
 - d. reducing the height of a building or building component;
 - e. downsizing by reducing the number, area or density of buildings and/or site components;

- f. decommissioning or removal of existing structures on the site;
- g. setbacks from ridge-tops (ridgelines) such that the structure does not exceed the ridge-top as seen from any SLRS;
- h. stepping or setting buildings in sections into the hillside by means of split development pads down the slope;
- i. terracing of retaining walls into sections down the slope and contoured with the slope;
- j. greater setbacks from property lines and/or other buildings;
- k. breaking of uniform and blank massing of surfaces, including building surfaces and other constructed elements such as retaining walls;
- l. use of low-reflectivity glass in windows;
- m. planting of new vegetation that will result in 75 percent screening within five years of planting, using a mix of vegetation matching both in species and density those indigenous to the areas;

Subdivision Regulations. Though “visually subordinate” development will be most affected by the construction of buildings, the design of lots and improvements within a subdivision will set the stage of where and how buildings can be appropriately sited, and will have an ultimate effect on how “visually subordinate” an overall development will be. Thus the following is proposed for consideration by the Planning Commission to amend the Subdivision Regulations:

That a new Section 9.09 be added to the Subdivision Regulations to read as follows:

9.09. Subdivision within the R-2-Rural District 2 zone of the Zoning Resolution of Blount County, Tennessee.

The preliminary plat for any subdivision lying partly or wholly within the R-2-Rural District 2 zone shown on the Zoning Map for Blount County shall be assessed for impact on Scenic Landscape Resources of Significance as defined in Section 9.3.I.1.b of the Zoning Regulations of Blount County. If no part of the preliminary plat is

visible from any SLRS, then no further requirements under this section shall be applied. If any portion of the preliminary plat is visible from any SLRS, then the following additional design requirements shall apply:

1. Lot locations and design elements of the plat such as roads and road cuts shall be assessed for visibility from any SLRS using County GIS;
2. Lots potentially visible from an SLRS shall be designed such that a building site is encompassed of less than 30 percent slope sufficient to accommodate a structure of intended size and use, and such that a sufficient amount of existing vegetation is present to meet screening requirements under Section 9.3.I.3.a of the Zoning Regulations of Blount County. An architect or landscape architect shall prepare a report on lots potentially visible from an SLRS certifying that the proposed lots can meet requirements of Section 9.3.I.3.a of the Zoning Regulations of Blount County. Costs associated with any GIS analysis of visibility from SLRS under this section and section 1 above shall be paid directly to the GIS office by the subdivider.
3. Clustering of lots on areas of less than 30 percent slope is encouraged.
4. Roads and road cuts shall be designed to minimize visibility from any SLRS, and existing vegetation shall be retained to the maximum extent practicable to screen roads and road cuts from SLRS views.

Lot width and setbacks on ridge-tops. The Planning Commission discussed at length issues of appropriate lot dimensions and setbacks on ridge-tops at the September 30 workshop. The basic issue was the need to keep individual units separated in order to avoid continuous clearing along ridge-tops or ridge-lines. The following is an analysis with illustrations of lot dimensions and setback alternatives to guide further discussion. The specific situations are three: 1) five acre lot as the base lot size in the R-2 zone; 2) 1.5 acre lot as the optional minimum lot size with clustering under present regulations; and 3) 0.69 acre lot (30,000 square feet) as proposed for minimum lot area in a related amendment to accommodate clustering on higher order infrastructure.

Below is a table of lot width and lot depth dimensions that could be associated with the various minimum lot size options. Note that the assumption is for rectangular lots, which would not normally be the case in mountainous areas. The dimensions should be seen as indicative and illustrative, for the purpose of addressing appropriate lot width along a ridge-top or ridge-line. The lot width and depth dimension starts in each case with a square lot and progresses through lesser lot widths, ending with the minimum lot width defined in the zoning and subdivision regulations.

Lot Size AC.	Lot Size Sq. Ft.	Lot Width	Lot Depth
5 acre tract	217,800	467	467
		400	545
		350	622
		300	726
		250	871
		200	1,089
		150	1,452
		100	2,178
		70	3,111
1.5 acre tract	65,340	256	256
		200	327
		150	436
		100	653
		70	933
.69 acre tract	30,000	173	173
		150	200
		100	300
		70	429

The table indicates that with decreasing tract or lot size, feasible or workable lot width decreases. This may have a bearing on consideration of minimum lot size appropriate for ridge-top development when also considering

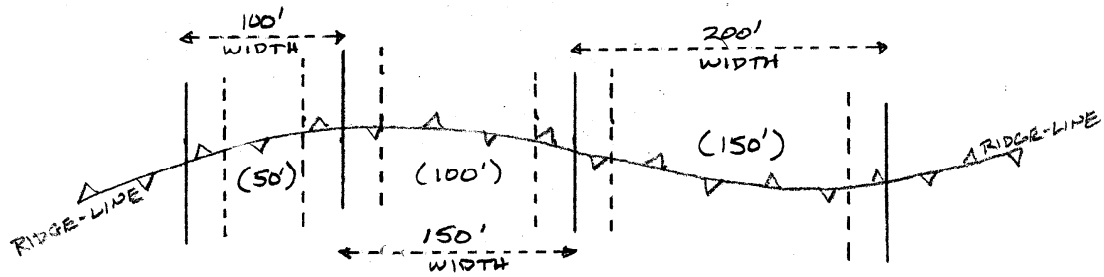
setbacks. To insure minimal disturbance of ridge-tops, a larger minimum lot size may be desirable. This minimum lot size may be greater than the minimum allowed otherwise in the R-2 zone, specifically for clustering on higher order infrastructure such as sewer (.69 acre) recommended recently as amendment to the zoning regulations.

The illustrations on the following pages follow on discussions of appropriate setbacks and building separations from the September 30 workshop. Staff found from review of the tape that suggested setbacks ranged generally from 25 feet (50 foot building separation) to 100 feet (200 foot separation). The illustrations indicate lot widths along ridge-lines from 100 feet to 300 feet, and indicative setbacks of 25 feet, 50 feet, 75 feet and 100 feet, corresponding to 50 foot, 100 foot, 150 foot and 200 foot building separation respectively. The figures in parentheses indicate the buildable width in each alternative.

Illustration 1, showing 25 foot setback and thus 50 foot building separation, could be applied to all lot size situations. For smaller lot sizes such as the newly proposed .69 acre minimum, and/or narrower lot widths along the ridgeline for larger lots, the 100 foot lot width at 25 foot setback would leave a 50 foot buildable width. This is the most design constrained of the three options shown on Illustration 1. The 150 foot lot width option could also accommodate the newly proposed .69 acre minimum lot size, and allow more flexibility of design in the 100 foot buildable width. The 200 foot lot width could also accommodate the newly proposed .69 acre minimum lot size with even more flexibility, but the lot dimensions front to back would be less than the lot width. The last option would probably be more appropriate for the 1.5 acre tract size or larger.

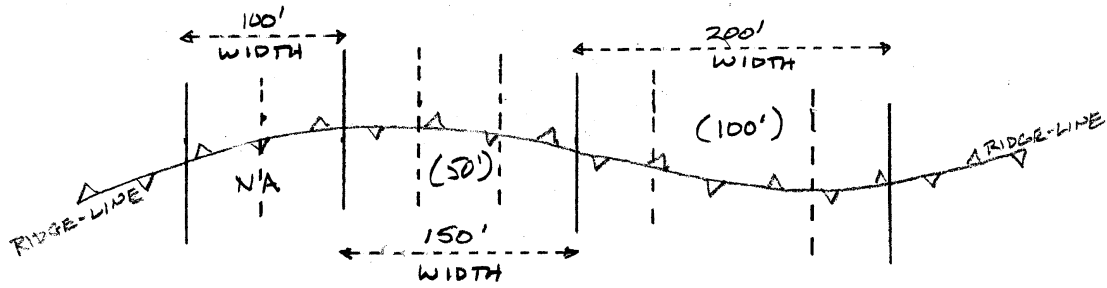
Illustration 2, showing 50 foot setback and thus 100 foot building separation, could be applied again to all lot size situations, but the 100 foot lot width falls out of consideration since there is no buildable width left after setback. The 150 foot lot width option would be the most constrained with only 50 foot buildable width. The 200 foot lot width gives more design flexibility, but again probably would be more appropriate for the 1.5 acre tract size or larger.

Illustration 1



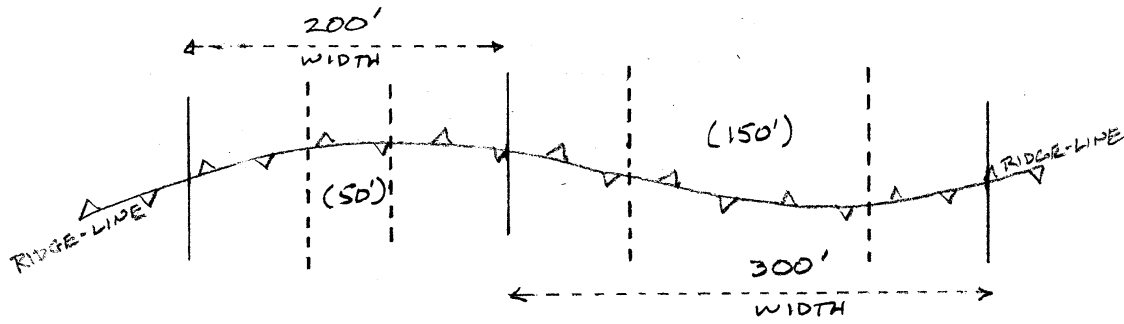
25' SETBACK FROM PROPERTY LINE
50' MINIMUM SEPARATION OF BUILDINGS.

Illustration 2



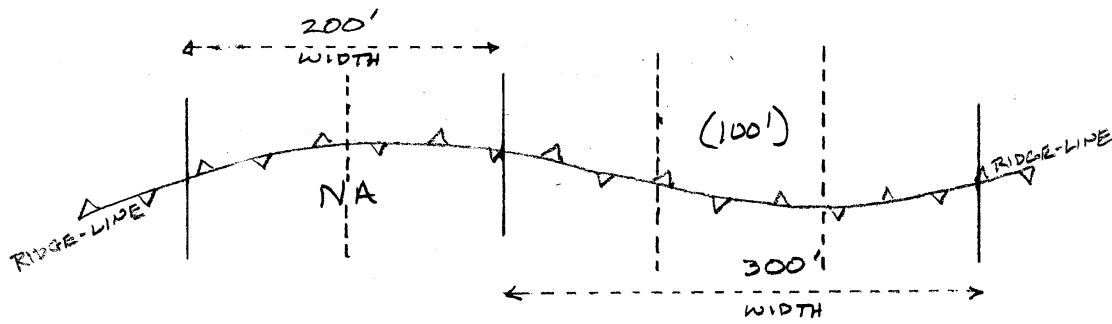
50' SETBACK FROM PROPERTY LINE
100' MINIMUM SEPARATION OF BUILDINGS

Illustration 3



75' SETBACK FROM PROPERTY LINE
150' MINIMUM SEPARATION OF BUILDINGS

Illustration 4



100' SETBACK FROM PROPERTY LINE
200' MINIMUM SEPARATION OF BUILDINGS

Illustration 3, showing 75 foot setback and thus 150 foot building separation, could reasonably be applied to tract sizes of 1.5 acres or greater. At 200 foot lot width, a .69 acre lot size could be accommodated but with substantial design constraints on building placement on the lot. The 200 foot lot width option would be the most constrained with only 50 foot buildable area. The 300 foot lot width could also accommodate a 1.5 acre minimum lot size with even more flexibility, but the lot dimensions front to back would be less than the lot width. The last option would probably be more appropriate for larger tracts such as the 5 acre minimum tract size, and would provide substantial design flexibility within the 150 foot buildable width.

Illustration 4, showing 100 foot setback and thus 200 foot building separation, could reasonably be applied to tract sizes greater than 1.5 acres such as the 5 acre minimum tract size. The 200 foot lot width falls out of consideration since there is no buildable width left after setbacks. The 300 foot lot width option results in moderate flexibility within a 100 foot buildable width.

From the above analysis, three principles may be gleaned. If you wish to establish greater building separation, you need to establish greater setback requirements. If you establish greater setback requirements, you need to also establish greater minimum lot widths along the ridgeline to allow for design flexibility in building sites. If you establish greater setback and lot width requirements, you probably need to also require greater lot area minimum to reasonably accommodate design flexibility along ridgelines.

This would suggest that a minimum lot size of .69 acres with clustering may not be appropriate for those areas seen from an SLRS, and ridge-lines in particular. A minimum lot size of 1.5 acres may be acceptable, but with greater setbacks a lot size closer to 5 acres, say 3 acres as a medium number, may be more appropriate.

In addition to consideration of setback side-to-side on a ridge-top, the Commission may also wish to consider similar setbacks from other property lines. Staff requests specific discussion of this at the workshop.

Suggestions from Commissioner Ernie Blankenship. Commissioner Blankenship submitted the following for consideration of the Planning Commission.

Native trees and plants recommendations for Chilhowee Mountain and adjacent ridge-top Blount County locations.

For landscaping purposes it is important to remember that plants growing in our region are specifically adapted to hydrology (moisture and dryness) and soil pH (acidity and alkalinity). Soil moisture, soil pH, and light availability are important limiting factors. Matching plants to site conditions will yield the maximum benefits that natives provide.¹

Basics about using natives:

When landscaping with natives match the right plants with the right site conditions. Consider using plants that occur together in their natural habitats. Do your homework before planting; study the plants and site condition information in this brochure. Visit a natural area and observe how plants occur and design your landscape accordingly. Buy nursery propagated plants. Remember, landscaping with natives is art imitating nature.¹

Benefits of natives¹

- Adapted to regional conditions and may require less maintenance and are cost effective.
- Hardy, withstand extreme winter cold, do not suffer from die back.
- Environmentally friendly, require fewer pesticides and fertilizers because of natural adaptations.
- Promote biodiversity and stewardship.
- Provide food and shelter for native wildlife.
- Restore regional landscapes.
- Prevent future exotic introductions.

¹This information provided in a multipanel brochure modified from “Landscaping With Native Plants” produced and co-sponsored by a large group of organizations involved in native plants promotion.

Native plant recommendations

KEY

LIGHT

F = full sunlight
P = partial shade
S = shade

SOIL MOISTURE

H = hydric; wet, plants periodically or often inundated by water
M = mesic; moist, adequate soil moisture retention year-round
S = sub-xeric; moist to dry, seasonally moist, periodically dry
X = xeric; dry & drought resistant, little moisture retention, excessively drained

SOIL pH

B = basic; prefers limestone
A = acidic; prefers acidic soils
R = restricted to either B or A

COMMON NAME	SCIENTIFIC NAME	LIGHT			MOISTURE				SOIL pH		
		F	P	S	H	M	S	X	B	A	R
SHRUBS											
Alder	<i>Alnus serrulata</i>	•	•		•	•					•
Serviceberry	<i>Amelanchier laevis</i>	•	•		•	•					•
Red chokeberry	<i>Aronia arbutifolia</i>	•	•		•	•					•
Black chokeberry	<i>Aronia melanocarpa</i>	•	•		•	•					•
Sweetshrub	<i>Calycanthus floridus</i>	•	•		•	•					•
American beautyberry	<i>Callicarpa americana</i>	•	•		•	•					•
New Jersey tea	<i>Ceanothus americanus</i>	•	•		•	•					•
Hazelnut	<i>Corylus americana</i>	•	•		•	•					•
Hearts-a-bustin	<i>Euronymus americanus</i>	•	•		•	•					•
Wild hydrangea	<i>Hydrangea arborescens</i>	•	•		•	•					•
Shrubby St. John's Wort	<i>Hypericum prolificum</i>	•	•		•	•					•
Common winterberry	<i>Ilex verticillata</i>	•	•		•	•					•
Mountain laurel	<i>Kalmia latifolia</i>	•	•		•	•					•
Ninebark	<i>Physocarpus opulifolius</i>	•	•		•	•					•
Flame azalea	<i>Rhododendron calendulaceum</i>	•	•		•	•					•
Wild azalea	<i>Rhododendron canadense</i>	•	•		•	•					•
Rose bay	<i>Rhododendron maximum</i>	•	•		•	•					•
Winged sumac	<i>Rhus copallina</i>	•	•		•	•					•
Carolina rose	<i>Rosa carolina</i>	•	•		•	•					•
Elderberry	<i>Sambucus canadensis</i>	•	•		•	•					•
Coralberry, buckbrush	<i>Symphoricarpos orbiculatus</i>	•	•		•	•					•
Farleberry	<i>Vaccinium arboreum</i>	•	•		•	•					•
Highbush blueberry	<i>Vaccinium corymbosum</i>	•	•		•	•					•
Deerberry	<i>Vaccinium stamineum</i>	•	•		•	•					•
Mapleleaf viburnum	<i>Viburnum acerifolium</i>	•	•		•	•					•

SMALL TREES											
Serviceberry	<i>Amelanchier arborea</i>	•	•		•	•					•
Hercules club	<i>Aralia spinosa</i>	•	•		•	•					•
Paw paw	<i>Asimina triloba</i>	•	•		•	•					•
Ironwood	<i>Carpinus caroliniana</i>	•	•		•	•					•
Redbud	<i>Cercis canadensis</i>	•	•		•	•					•
Fringe tree	<i>Chionanthus virginicus</i>	•	•		•	•					•
Alternate leaved dogwood	<i>Cornus alternifolia</i>	•	•		•	•					•
Flowering dogwood	<i>Cornus florida</i>	•	•		•	•					•
Parsley hawthorn	<i>Crataegus marshalii</i>	•	•		•	•					•
Hawthorn	<i>Crataegus mollis</i>	•	•		•	•					•
Carolina silverbell	<i>Halesia carolina</i>	•	•		•	•					•
Witch-hazel	<i>Hamamelis virginiana</i>	•	•		•	•					•
American holly	<i>Ilex opaca</i>	•	•		•	•					•
Hop-hornbeam	<i>Ostrya virginiana</i>	•	•		•	•					•
Sourwood	<i>Oxydendrum arboreum</i>	•	•		•	•					•
American pignut	<i>Prunus americana</i>	•	•		•	•					•
Carolina buckthorn	<i>Rhamnus caroliniana</i>	•	•		•	•					•

SMALL TREES (continued)											
Staghorn sumac	<i>Rhus typhina</i>	•	•		•	•					•
Southern rusty blackhaw	<i>Viburnum rufidulum</i>	•	•		•	•					•
Northern blackhaw	<i>Viburnum prunifolium</i>	•	•		•	•					•

TREES											
Red maple	<i>Acer rubrum</i>	•	•		•	•					•
Sugar maple	<i>Acer saccharum</i>	•	•		•	•					•
Yellow buckeye	<i>Aesculus flava</i>	•	•		•	•					•
Black birch	<i>Betula lenta</i>	•	•		•	•					•
River birch	<i>Betula nigra</i>	•	•		•	•					•
Bitternut hickory	<i>Carya cordiformis</i>	•	•		•	•					•
Pignut hickory	<i>Carya glabra</i>	•	•		•	•					•
Shagbark	<i>Carya ovata</i>	•	•		•	•					•
Mockernut	<i>Carya tomentosa</i>	•	•		•	•					•
Yellow-wood	<i>Cladrastis lutea</i>	•	•		•	•					•
Persimmon	<i>Diospyros virginiana</i>	•	•		•	•					•
American beech	<i>Fagus grandifolia</i>	•	•		•	•					•
White ash	<i>Fraxinus americana</i>	•	•		•	•					•
Green Ash	<i>Fraxinus pennsylvanica</i>	•	•		•	•					•

Black walnut	<i>Juglans nigra</i>	•	•		•	•					•
Red cedar	<i>Juniperus virginiana</i>	•	•		•	•					•
Sweetgum	<i>Liquidambar styraciflua</i>	•	•		•	•					•
Tulip poplar	<i>Liriodendron tulipifera</i>	•	•		•	•					•
Blackgum	<i>Nyssa sylvatica</i>	•	•		•	•					•
Cucumber tree	<i>Magnolia acuminata</i>	•	•		•	•					•
Red mulberry	<i>Morus rubra</i>	•	•		•	•					•
Short leaf pine	<i>Pinus echinata</i>	•	•		•	•					•
White pine	<i>Pinus strobus</i>	•	•		•	•					•
Sycamore	<i>Platanus occidentalis</i>	•	•		•	•					•
Black cherry	<i>Prunus serotina</i>	•	•		•	•					•
White oak	<i>Quercus alba</i>	•	•		•	•					•
Scarlet oak	<i>Quercus coccinea</i>	•	•		•	•					•
Southern red oak	<i>Quercus falcata</i>	•	•		•	•					•

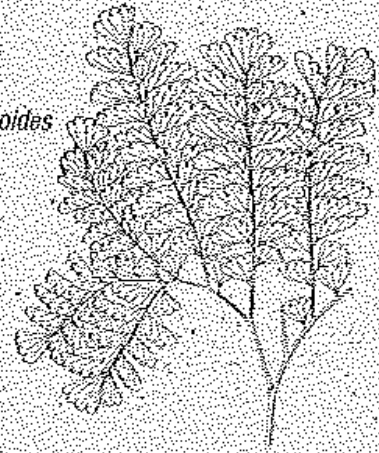
Chestnut oak	<i>Quercus prinus</i>	•	•		•	•					•
Northern red oak	<i>Quercus rubra</i>	•	•		•	•					•
Post oak	<i>Quercus stellata</i>	•	•		•	•					•
Black oak	<i>Quercus velutina</i>	•	•		•	•					•
Sassafras	<i>Sassafras albidum</i>	•	•		•	•					•
White cedar	<i>Thuja occidentalis</i>	•	•		•	•					•
Basewood	<i>Tilia americana</i>	•	•		•	•					•

VINES											
Dutchman's pipe	<i>Aristolochia macrophylla</i>	•	•		•	•					•
Crossvine	<i>Bignonia capriolata</i>	•	•		•	•					•
Trumpet creeper	<i>Campsis radicans</i>	•	•		•	•					•
Leatherflower	<i>Clematis viorna</i>	•	•		•	•					•
Virgin's boxcar	<i>Clematis virginiana</i>	•	•		•	•					•
Climbing hydrangea	<i>Decumaria barbara</i>	•	•		•	•					•
Carolina jasmine	<i>Gelsemium sempervirens</i>	•	•		•	•					•
Virginia creeper	<i>Parthenocissus quinquefolia</i>	•	•		•	•					•
Passionflower	<i>Passiflora incarnata</i>	•	•		•	•					•
Atlantic wisteria	<i>Wisteria frutescens</i>	•	•		•	•					•

FERNS

- Maidenhair fern
- Ebony spleenwort
- Lady fern
- Common grape fern
- ~~Barren fern~~
- Hay-scented fern
- Shining club moss
- Sensitive fern
- Cinnamon fern
- Christmas fern
- ~~Common fern~~
- ~~Common fern~~

- Adiantum pedatum*
- Asplenium platyneuron*
- Athyrium filix-femina* ssp. *asplenioides*
- Botrychium dissectum*
- Cystopteris bulbifera*
- Dennstaedtia punctiloba*
- Lycopodium lucidulum*
- Onoclea sensibilis*
- Osmunda cinnamomea*
- Polystichum acrostichoides*
- Woodsia obtusa*
- Woodwardia areolata*



GRASSES AND SEDGES



- Big bluestem
- Split beard bluestem
- Broomsedge
- River cane
- Plaintain-leaved sedge
- River oats, spangle grass
- Oat grass
- Canada wild rye
- Sugarcane plumegrass
- Narrow plumegrass
- Bottle brush
- Switch-grass
- Indian grass
- Andropogon gerardii*
- Andropogon terharus*
- Andropogon virginicus*
- Arundinaria gigantea* ssp. *gigantea*
- Carex plantaginea*
- Chasmanthium latifolium*
- Danthonia compressa*
- Elymus canadensis*
- Erianthus giganteus*
- Erianthus strictus*
- Hystrix patula*
- Panicum virgatum*
- Sorghastrum nutans*

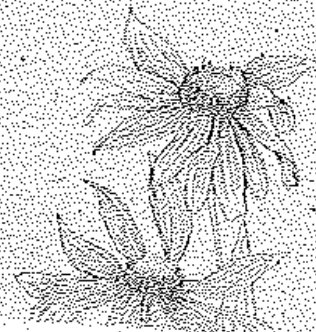
GROUND COVERS

- Hog-peanut
- Pussy's toes
- Wild ginger
- Mouse-eared coreopsis
- Rattlesnake plantain
- Dwarf-crested iris
- Partridge berry
- Allegheny spurge
- Phacelia
- Chalice phlox
- Carolina phlox
- Wild blue phlox
- Downy phlox
- Creeping phlox
- Foamflower
- Verbena

- Amphicarpaea bracteata*
- Antennaria plantaginifolia*
- Asarum canadense*
- Coreopsis auriculata*
- Goodyera pubescens*
- Iris cristata*
- Mitchella repens*
- Pachysandra procumbens*
- Phacelia bipinnatifida*
- Phlox amoena*
- Phlox carolina*
- Phlox divaricata*
- Phlox pilosa*
- Phlox stolonifera*
- Tiarella cordifolia*
- Verbena canadensis*

MOSAIC FOR FULL SUN

- Big blue stem
- Butterfly weed
- River oats
- Joe-Pye weed
- Carolina jasmine
- Phlox
- Black-eyed Susan
- Indian grass
- Andropogon gerardii*
- Asclepias tuberosa*
- Chasmanthium latifolium*
- Eupatorium dubium*
- Gelsemium sempervirens*
- Phlox* spp.
- Rudbeckia fulgida*
- Sorghastrum nutans*



FLOWERS

Doll's eyes
Blue star
Thimbleweed
Wild columbine
Green dragon
Jack-in-the-pulpit
Goat's-beard
Swamp milkweed
Butterfly weed
White wood aster
Showy aster
Late purple aster
False goatsbeard
Blue wild indigo
~~Black-eyed Susan~~
Blue cohosh
Pink turtlehead
Whorled tickseed
Wild bleeding heart
Shooting star
Purple coneflower
Wild ageratum
Joe-Pye weed
Wild geranium
Maximilian sunflower
Sharp-lobed hepatica
Alumroot
Jewelweed
~~Black-eyed Susan~~
Dense blazing star
Turks-cap lily
Cardinal flower
Virginia bluebells
Bishop's cap
Ginseng
Phlox maculata
Garden phlox
Jacob's ladder
Solomon's seal
Black-eyed Susan
Fire pink
Rough stemmed goldenrod
Spiderwort
Tall ironweed
Bird-foot violet
Long-spurred violet

Actaea pachypoda
Amsonia tabernaemontana
Anemone virginiana
Aquilegia canadensis
Arisaema dracontium
Arisaema triphyllum
Aruncus dioicus
Asclepias incarnata
Asclepias tuberosa
Aster divaricatus
Aster grandiflorus
Aster patens
Astilbe biternata
Baptisia australis
Calla palustris
Caulophyllum thalictroides
Chelone lyonii
Coreopsis major
Dicentra eximia
Dodecatheon meadia
Echinacea purpurea
Eupatorium coelestinum
Eupatorium fistulosum
Geranium maculatum
Helianthus maximiliani
Hepatica acutiflora
Heuchera americana
Impatiens capensis
Iris versicolor
Liatris spicata
Lilium superbum
Lobelia cardinalis
Mertensia virginica
Mitella diphylla
Panax quinquefolius
Phlox maculata
Phlox paniculata
Polemonium reptans
Polygonatum biflorum
Rudbeckia fulgida
Silene virginica
Solidago rugosa
Tradescantia virginiana
Vernonia altissima
Viola pedata
Viola rostrata

MOSAIC FOR SHADE

Jack-in-the-pulpit
Dutchman's pipe
Wild ginger
River oats
Sharp-lobed hepatica
Alumroot
Cinnamon fern
Solomon's seal
Christmas fern
Violets

Arisaema triphyllum
Aristolochia macrophylla
Asarum canadense
Chasmanthium latifolium
Hepatica acutiflora
Heuchera americana
Osmonda cinnamomea
Polygonatum biflorum
Polystichum acrostichoides
Viola spp.



The forgoing charts were modified from "Landscaping With Native Plants" a multi-panel brochure produced and co-sponsored by a large group of

organizations involved in native plants promotion. Blount County Planning Commission is indebted to Dr. Edward Clebsch retired University Professor of Botany and Ecology. His review confirms species recommendations to those of Chilhowee Mountain and adjacent ridge-top lands.

Section _____: Definitions

Note: In addition to definitions shown below, this section should also include appropriate definitions which appear in Section 2 of Blount County Subdivisions Regulations adopted September 1, 2006.

Following not in alphabetized order:

- visually subordinate – a condition wherein man-made structures are not dominant from one’s viewing of mountain and ridge-top scenic natural appearance.
- ridge-top or ridge line – the highest point or line of a mountain.
- hillside – those areas of mountain terrain that slope down from a ridge-top and end in a valley floor.
- aesthetic – a visual and sensual approach to a community’s sense of identity e.g., a permanent visual presence that exemplifies what is unique about Blount County’s Chilhowee Mountain and other mountain ranges.
- SLRS (Scenic Landscapes Resources of Significance) – specific publicly accessible places from which the view of mountains and ridges are enjoyed such as public highways, walking trails, parks, etc.
- findings statement – an assessment to determine if there is a threshold of impact from a development that would need to be addressed in project design.
- GIS (Geographic Information System) – used to accurately identify latitude-longitude locations.
- earth-tone colors – exterior building materials and paint colors found predominantly on the building site such as trees and lush summer leaf and bark colors. (Examples include dark greens, tans, and browns.)