

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 12-H-18-UR

AGENDA ITEM #: 55

AGENDA DATE: 12/13/2018

▶ **APPLICANT:** **MINI STORAGE DEPOT ON CHAPMAN**

OWNER(S): Sterling Development, LLC

TAX ID NUMBER: 123 B D 024.03

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 4705 Chapman Hwy

▶ **LOCATION:** **Southwest side of Chapman Hwy, southwest of Gwinfield Dr.**

▶ **APPX. SIZE OF TRACT:** **1.89 acres**

SECTOR PLAN: South City

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

ACCESSIBILITY: Chapman Hwy., a major arterial street with 4 lanes and a center turning lane within 112'-135' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Goose Creek

▶ **ZONING:** **C-4 (Highway and Arterial Commercial)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **3-story self storage facility (approx. 74,200 sqft)**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Chapman Hwy, houses / R-1 (Low Density Residential)

South: Self-storage / C-4 (Highway and Arterial Commercial)

East: Self-storage / C-4 (Highway and Arterial Commercial)

West: Fire station, commercial / C-4 (Highway and Arterial Commercial)

NEIGHBORHOOD CONTEXT: This site is located in an area of Chapman Hwy that is developed with self-storage facilities on the south and east side of the site and a fire station to the west, in the C-4 zone. Single family residential is developed on the north side of Chapman Hwy in the R-1 zone.

STAFF RECOMMENDATION:

▶ **APPROVE the Development Plan for a 3-story indoor storage facility, approximately 74,200 square feet, subject to 4 conditions.**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to Article 8 (Signs, billboards, and other advertising structures) and Article 5, Section 7.J. (Parking Lot Landscaping).
2. Meeting all requirements of the City of Knoxville Department of Engineering.
3. Installing all landscaping shown on the development plan within 6 months of obtaining a certificate of occupancy.

4. Installing a sidewalk along the Chapman Hwy frontage per the requirements of the City of Knoxville Department of Engineering. This requirement may be exempted by the City of Knoxville Department of Engineering if a sidewalk or greenway is planned for installation by the City.

With the conditions noted, this plan meets the requirements for approval of a self-service storage facility in the C-4 district and the other criteria for approval of a use-on-review.

COMMENTS:

The applicant is proposing a 3-story indoor self-storage facility on the southwest side of Chapman Hwy, southeast of Young High Pike and adjacent to the Knoxville Fire Department (Station #13). There is an existing driveway to the property that will be reused. The development will provide an access easement for the adjacent Fire Department to allow for easier access to their facility.

Self-service storage facilities are a use permitted on review in the C-4 (Highway and Arterial Commercial District) and is subject specific development standards in the supplementary regulations (Article 5, Section 3.F.7). The development standards for self-service storage facilities include locational criteria, minimum driveway lane widths, maximum storage unit size, site lighting standards, fencing of outdoor storage areas, and minimum lot size. The only standard that cannot be met is the 2 acre minimum lot size because the site is only 1.89 acres, however, a lot size variance was approved by the Knoxville Board of Zoning Appeals.

The City of Knoxville has applied for a grant to install a sidewalk or greenway along portions of Chapman Hwy, including along the frontage of this property. The City should know if they will get the grant in December 2018. If the City does get the grant, the Department of Engineering may exempt the development from installing a sidewalk, however, may require that when the new driveway is installed that an accessible crossing is included.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed indoor self-service storage facility will have minimal impact on local utilities or roads.
2. The use as proposed will have little or no impact on the surrounding commercial, office, and governmental uses.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposal meets all requirements of the C-4 zoning as well as the general criteria for approval of a use on review.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the One Year Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the project is located on an arterial street.

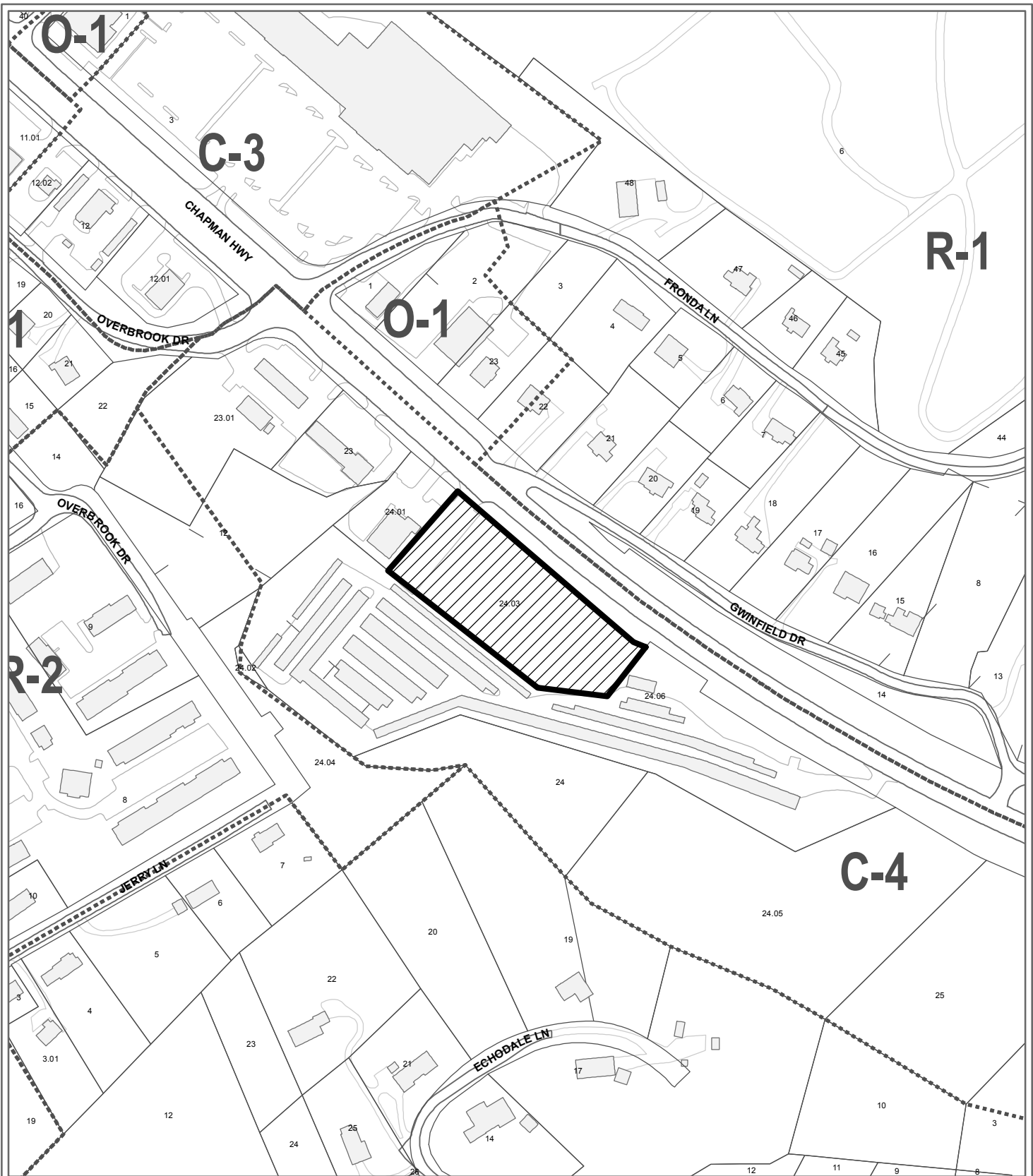
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The One Year Plan and South City Sector Plan identify this property for GC (general commercial) uses. The proposed development is consistent with the recommended uses of the One Year Plan and Sector Plan.

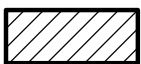
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**12-H-18-UR
USE ON REVIEW**



3-story self storage facility in C-4 (Highway and Arterial Commercial)

Petitioner: Mini Storage Depot on Chapman

Map No: 123

Jurisdiction: City



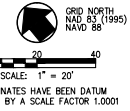
Original Print Date: 11/15/2018

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

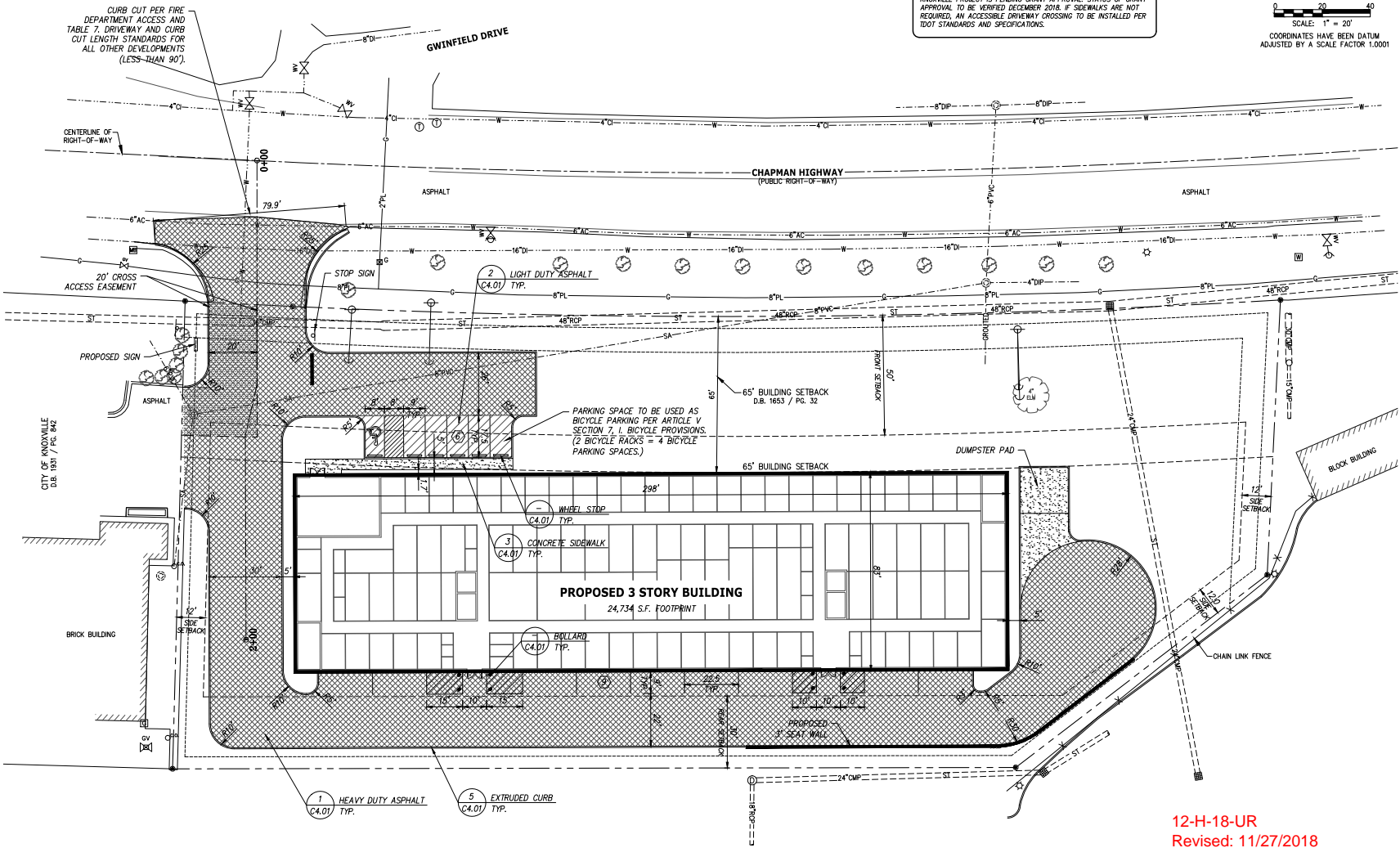
SPECIAL NOTE:

SIDEWALKS ALONG CHAPMAN HIGHWAY MAY BE REQUIRED. A CITY OF KNOXVILLE PROJECT IS PENDING GRANT APPROVAL. STATUS OF GRANT APPROVAL TO BE VERIFIED DECEMBER 2018. IF SIDEWALKS ARE NOT REQUIRED, AN ACCESSIBLE DRIVEWAY CROSSING TO BE INSTALLED PER TDDT STANDARDS AND SPECIFICATIONS.



NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON & CANNON, INC. DATED AUGUST 10, 2018.
2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
3. THE MINERAL AGGREGATE BASE AND ASPHALT SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF KNOXVILLE STANDARD SPECIFICATIONS.
4. PROPERTY CONCERNED REFLECTS PARCEL 24.03 AS SHOWN ON KNOX COUNTY CLT TAX MAP NO. 123. ZONING FOR THE PROPERTY IS C-4 HIGHWAY AND ARTERIAL COMMERCIAL DISTRICT. TOTAL AREA IS 1.894 ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 1.474 ACRES. CITY BLOCK NUMBER IS 27190.
5. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
6. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE ZONING ORDINANCE.
FRONT = 30' (50' ON ARTERIAL STREETS)
SIDE = 12' (50' ABUTTING A RESIDENTIAL DISTRICT)
REAR = 10' (30' IF SERVICED FROM REAR OF BUILDING) (50' ABUTTING AND RESIDENTIAL DISTRICT)
65' (PER DEED)
7. OWNER: THREE WOOD CP
211 W. YOUNG HIGH PIKE
KNOXVILLE, TN 37920
8. PERIMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROPOSED BY A GEOTECHNICAL ENGINEER.
9. PROPOSED LANDSCAPE WILL COMPLY WITH THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE.
10. PROPOSED SITE LIGHTING PLAN SHALL MEET M.P.C. AND CITY OF KNOXVILLE REGULATIONS.
11. VEHICULAR USE AREA = 22,908 S.F.



LEGEND

- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- EXIST. R.O.W.
- BUILDING SETBACK LINE
- EXIST. EASEMENT LINE
- DETAIL REFERENCE (DETAIL NO./SHEET NO.)
- NUMBER OF PARKING SPACES
- COORDINATE POINT
- HANDICAP PARKING
- HANDICAP RAMP

MP COMMENTS	11/27/2018
REVISIONS	DATE
CANNON & CANNON INC. CONSULTING ENGINEERS - FIELD SURVEYORS Tel: 865.670.8555 8550 Kingston Pike www.cannon-cannon.com Knoxville, TN 37919	
CLIENT:	STERLING DEVELOPMENT, LLC 3900 EDISON LAKES PARKWAY, SUITE 201 MISHAWAKA, IN 46545
PROJECT:	MINI STORAGE DEPOT ON CHAPMAN 4705 CHAPMAN HIGHWAY KNOXVILLE, TN 37920
SITE LAYOUT PLAN	
CSI PROJECT NO.	01000-0004
DRAWING DATE	OCTOBER 26, 2018
PN	AWG
PC	PC
DRAWN	CID
CHECKED	-
 UOR1.01	



FOR USE ON REVIEW SUBMITTAL ONLY - NOT FOR CONSTRUCTION

FINAL PLAT OF KNUTRY KUNTRY
#199704210000216
SELF STORAGE PORTFOLIO II DST
#201812010034782

BICYCLE PARKING REQUIREMENTS:
REQUIRED:
NON-RESIDENTIAL LESS THAN 50 MOTOR VEHICLE PARKING SPACES = 4 BICYCLE PARKING SPACES
PROVIDED:
4 BICYCLE PARKING SPACES PER ARTICLE V, SECTION 7, I. 4.

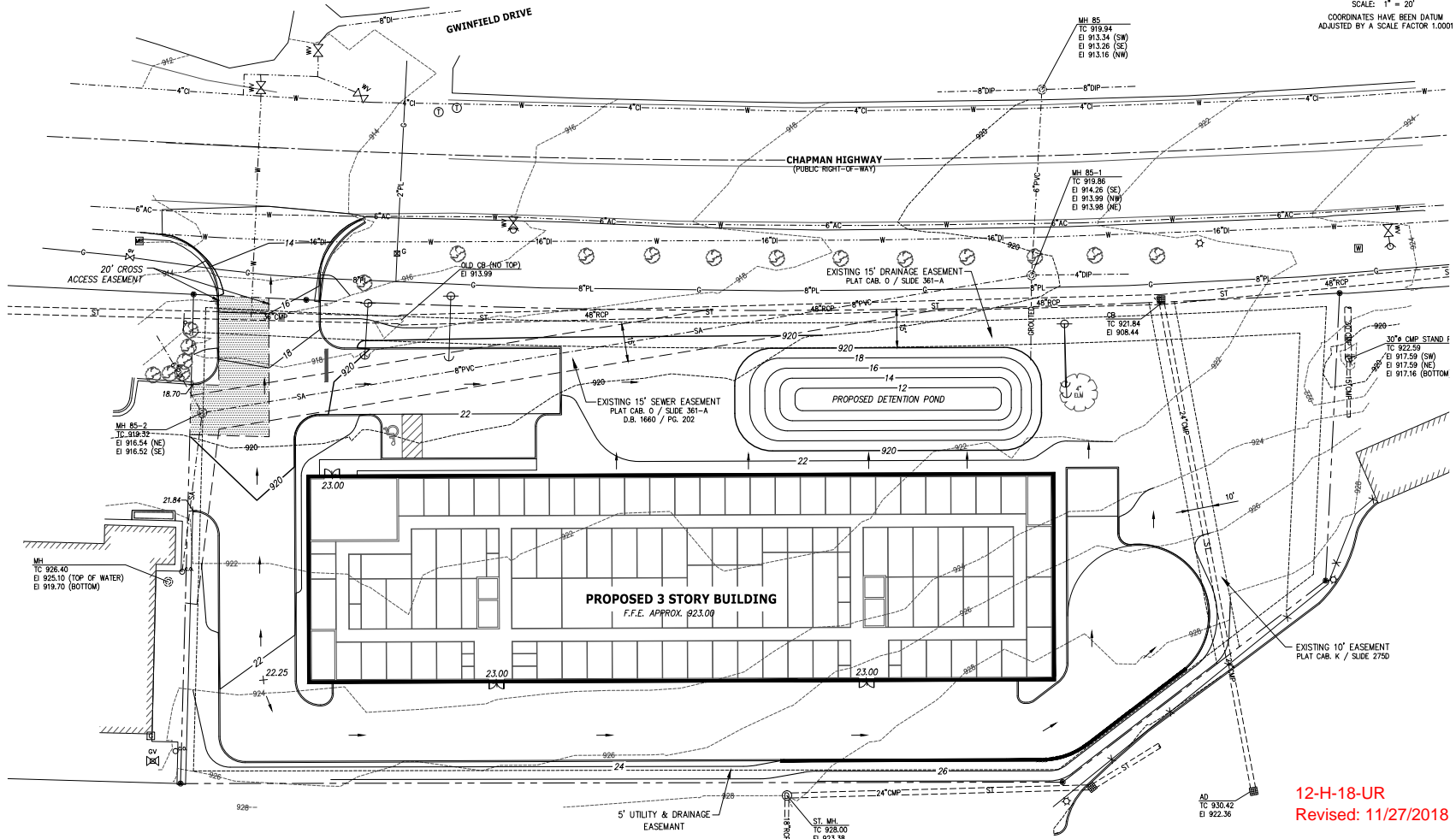
VEHICULAR PARKING REQUIREMENTS:
REQUIRED:
SELF-STORAGE FACILITY: ENCLOSED
MINIMUM: 5 SPACES ADJACENT TO THE OFFICE/ENTRY + 0.02 PER UNIT
MAXIMUM: 9 SPACES ADJACENT TO THE OFFICE/ENTRY + 0.033 PER UNIT
TOTAL PROPOSED STORAGE UNITS = 420
5 + (420 x 0.02) = 13.4 MINIMUM REQUIRED SPACES
7 + (420 x 0.033) = 20.86 MAXIMUM REQUIRED SPACES
1 TO 25 STANDARD SPACES REQUIRES 1 ACCESSIBLE VAN SPACE
PROVIDED:
TOTAL STANDARD SPACES PROVIDED = 14 SPACES
TOTAL ACCESSIBLE SPACES PROVIDED = 1 SPACES
PARKING SPACE TOTAL = 15 SPACES

12-H-18-UR
Revised: 11/27/2018

GRID NORTH
NAD 83 (1995)
NAVD 88

SCALE: 1" = 20'

COORDINATES HAVE BEEN DATUM
ADJUSTED BY A SCALE FACTOR 1.0001



- NOTES:**
- THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON AND CANNON, INC. DATED AUGUST 10, 2018.
 - THE DISTURBED AREA IS APPROXIMATELY 1.474 ACRES. THE TOTAL SITE AREA IS APPROXIMATELY 1.894 ACRES.
 - STORM WATER DETENTION AND WATER QUALITY TO BE EVALUATED AS PART OF FINAL DRAINAGE DESIGN.
 - A DETAILED LANDSCAPING PLAN SHALL BE SUBMITTED FOR MPC STAFF APPROVAL PRIOR TO OBTAINING BUILDING PERMIT.
 - UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISH GRADE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT. INTERVALS. EROSION CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK. THE DEVICES SHOWN ON THE DRAWINGS ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL DEVICES AS NEEDED.
 - THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING OFF-SITE OR ON-SITE AT A LOCATION DETERMINED BY THE OWNER.
 - ALL TREE STUMPS, BOLLERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO A DEPTH OF 1 FT BELOW SUBGRADE.
 - STRIP TOPSOIL TO A MINIMUM DEPTH OF 8-IN. AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
 - A 4 IN. (100MM) LAYER OF TOPSOIL SHALL BE FLAGGED OVER ALL AREAS TO BE SEEDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
 - ALL NEWLY GRADED EXPOSED SURFACES THAT ARE NOT TO BE PAVED, STABILIZED, OR STOCKPILED SHALL BE SEED, FERTILIZED, AND MULCHED WITHIN 30 DAYS OF ATTAINMENT OF FINAL GRADE.
 - TEMPORARY SEEDING MIXTURES SHALL BE AS FOLLOWS:
SEEDING DATES: GRASS SEED PERCENTAGES
7/1 TO 5/1 ITALIAN RYE 33%
KOREAN LESPEDEZA 34%
SUMMER CLOVER 33%
5/1 TO 7/15 SUDAN = SORGHUM 100%
5/1 TO 7/15 STAR WHEAT 57%
7/15 TO 1/1 ITALIAN RYE 33%
1.3 PERMANENT SEEDING MIXTURES SHALL BE AS FOLLOWS:
SEEDING DATES: GRASS SEED PERCENTAGES
7/1 TO 7/1 KENTUCKY 31 FESCUE 80%
ENGLISH RYE 15%
KOREAN LESPEDEZA 5%
6/1 TO 8/15 KENTUCKY 31 FESCUE 55%
ENGLISH RYE 20%
KOREAN LESPEDEZA 15%
GERMAN MILLET 10%
4/15 TO 8/15 BERMUDAGRASS (MULLED) 70%
ANNUAL LESPEDEZA 30%
8/1 TO 12/1 KENTUCKY 31 FESCUE 70%
ENGLISH RYE 20%
WHITE CLOVER 10%
2/1 TO 12/1 KENTUCKY 31 FESCUE 70%
CROWN VETCH 25%
ENGLISH RYE 5%
 - MULCH WITH STRAW AT A RATE OF 100 LBS./1000 S.F. OVER THE SEEDED AREAS.
 - DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
 - NO SLOPE SHALL EXCEED 2:1 (H:V). ALL SLOPES STEEPER THAN 3:1 TO RECEIVE EXTENDED FROM EROSION CONTROL BLANKET.
 - TO PREVENT EROSION, ALL SLOPES 2:1 OR GREATER ARE TO BE TRACKED WITH A DOZER TO FORM GREAT MARKS PARALLEL TO THE CONTOUR.
 - APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO ALL SOIL STOCKPILES.
 - APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.

12-H-18-UR
Revised: 11/27/2018

MPC COMMENTS	11/27/2018
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CANNON & CANNON INC.
CONSULTING ENGINEERS - FIELD SURVEYORS

865.670.8555 | 8550 Kingston Pike
Knoxville, TN 37919

CLIENT: **STERLING DEVELOPMENT, LLC**
3900 CEDAR LAKES PARKWAY, SUITE 201
MISHAWAKA, IN 46545

PROJECT: **MINI STORAGE DEPOT ON CHAPMAN**
4705 CHAPMAN HIGHWAY
KNOXVILLE, TN 37920

SITE GRADING AND DRAINAGE PLAN

CGI PROJECT NO.	01000-0004
DRAWING DATE	OCTOBER 26, 2018
PN	AWG
PC	
DRAWN	CID
CHECKED	

UOR2.01

LEGEND

---884---	EXISTING CONTOUR
---890---	PROPOSED INDEX CONTOUR
97.50	PROPOSED SPOT ELEVATION
①	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
==SST==	EXIST. STORM
---SA---	EXIST. SEWER
---W---	EXIST. WATER
---F---	EXIST. FENCE
⊕	EXIST. POWER POLE

MINI STORAGE DEPOT ON CHAPMAN



12-H-18-UR
Revised: 11/27/2018



ISSUED FOR CONSTRUCTION

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COVER SHEET
MINI STORAGE DEPOT ON CHAPMAN
4705 CHAPMAN HIGHWAY
KNOXVILLE, TENNESSEE 37920

DRAWING TITLE
PROJECT

ISSUES / REVISIONS
DESCRIPTION

NO.	DATE	DESCRIPTION
	10-29-2018	CITY REVIEW

PROJECT NO: 2018-0021
DATE: 10-26-2018
SCALE:
DRAWN BY: PH
CHECKED BY: PH

A0.1



WWW.H&ACORP.COM

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EXTERIOR ELEVATIONS
MINI STORAGE DEPOT ON CHAPMAN
4705 CHAPMAN HIGHWAY
KNOXVILLE, TENNESSEE 37920

DRAWING TITLE
PHD:CT

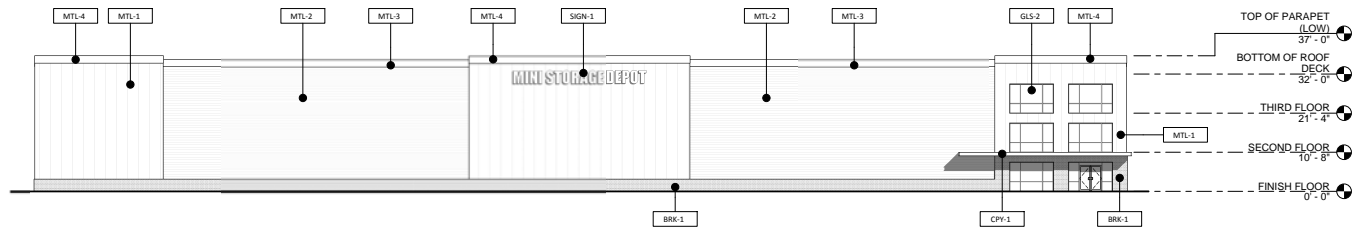
ISSUES / REVISIONS
DESCRIPTION

NO. DATE CITY REVIEW

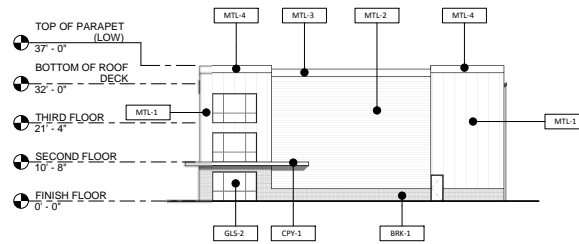
PROJECT NO: 2018-0021
DATE: 10-26-2018
SCALE: 1/16" = 1'-0"
DRAWN BY: PH
CHECKED BY: PH

A2.1

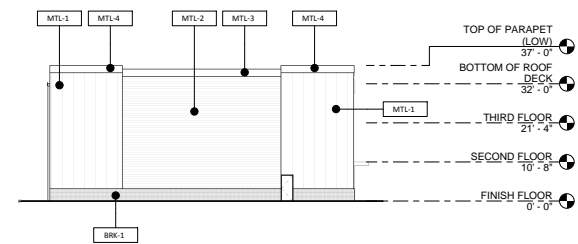
EXTERIOR FINISHES LEGEND				
COLOR CODE	MATERIAL	SURFACE	MANUFACTURER	PRODUCT INFORMATION
BRK-1	EXTERIOR BRICK	EXTERIOR WALLS	BORAL BRICK	COLOR: CRIMSON MODULAR
CPY-1	FABRIC CANOPY	CANOPY		MATCH TRACHTE EVERGREEN
GLS-2	ALUMINUM FRAMES AND GLASS	STOREFRONT	KAWNEER	BRONZE ANODIZED CLADDING WITH PPG LOW-E GLASS, COLOR: SOLAR BRONZE
GTR-1	METAL GUTTER	GUTTERS AND DOWNSPOUTS	TRACHTE	COLOR: EVERGREEN
HMD-1	EXTERIOR PAINT	MAN DOORS	OWNER REVIEW	COLOR: MATCH MTL-1
MTL-1	METAL PANEL	EXTERIOR WALLS	TRACHTE	COLOR: CREAM BEIGE
MTL-2	METAL PANEL	EXTERIOR WALLS	TRACHTE	COLOR: EVERGREEN
MTL-3	METAL PANEL TRIM	WALL FLASHING	TRACHTE	COLOR: CREAM BEIGE
MTL-4	METAL PANEL TRIM	WALL FLASHING	TRACHTE	COLOR: EVERGREEN
SIGN-1	ACRYLIC CHANNEL LETTERING	SIGNAGE		MINI STORAGE DEPOT OWNER SIGNAGE - CHANNEL LETTERS



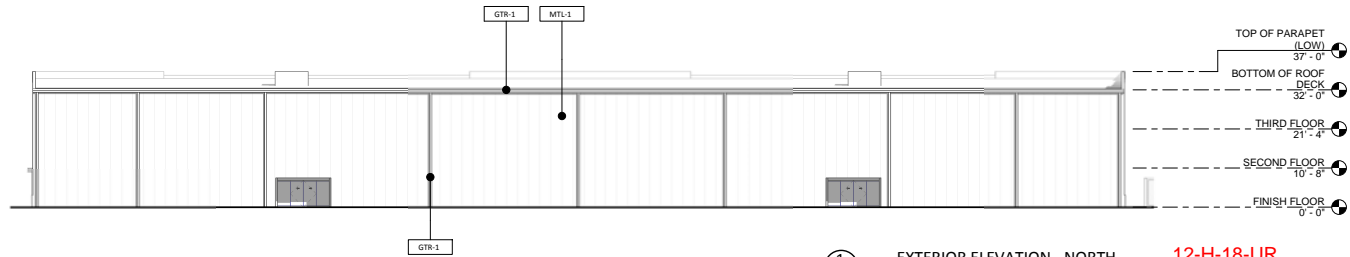
2 EXTERIOR ELEVATION - SOUTH
1/16" = 1'-0"



3 EXTERIOR ELEVATION - EAST
1/16" = 1'-0"



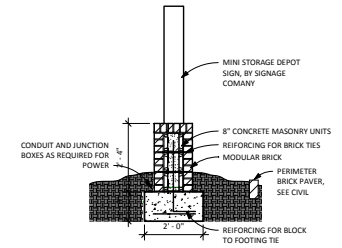
4 EXTERIOR ELEVATION - WEST
1/16" = 1'-0"



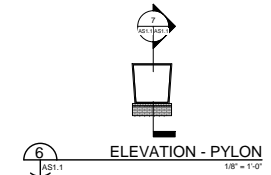
1 EXTERIOR ELEVATION - NORTH
1/16" = 1'-0"

12-H-18-UR
Revised: 11/27/2018

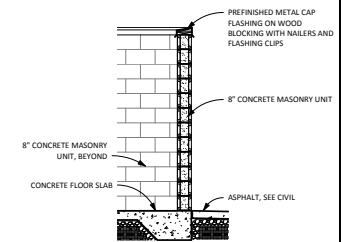
MINI STORAGE DEPOT



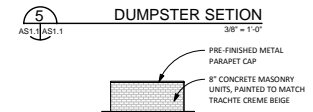
7 AS1 AS1.1



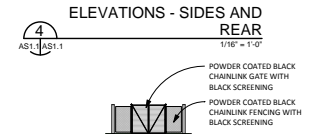
6 AS1.1



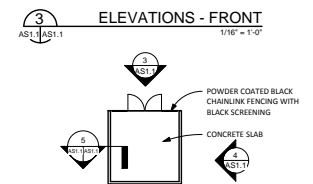
5 AS1.1



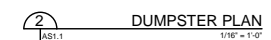
4 AS1.1



3 AS1.1



2 AS1.1



12-H-18-UR
Revised: 11/27/2018

ISSUED FOR CONSTRUCTION

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ARCHITECTURAL SITE PLAN

PROJECT NO: 2018-0021

DATE: 10-26-2018

SCALE: As indicated

DRAWN BY: PH

CHECKED BY: PH

MINI STORAGE DEPOT ON CHAPMAN
4705 CHAPMAN HIGHWAY
KNOXVILLE, TENNESSEE 37920

DRAWING TITLE

PHD/CT

ISSUES / REVISIONS

DESCRIPTION

NO. DATE CITY REVIEW

10-29-2018 PH

PROJECT NO: 2018-0021

DATE: 10-26-2018

SCALE: As indicated

DRAWN BY: PH

CHECKED BY: PH

AS1.1

Use on Review Development Plan

Name of Applicant: Mini Storage Depot on Chapman
 Date Filed: 10/29/2018 Meeting Date: 12/13/2018
 Application Accepted by: M. Payne
 Fee Amount: \$ File Number: Development Plan \$
 Fee Amount: \$1,500.00 File Number: Use on Review 12-H-18-UR



PROPERTY INFORMATION

Address: 4705 CHAPMAN HWY
 General Location: ACROSS CHAPMAN HWY FROM THE INTERSECTION OF GWINFIELD DR. & CHAPMAN HWY.
 Tract Size: 21.89 acres No. of Units: -
 Zoning District: C-4
 Existing Land Use: open
 Planning Sector: GC
 Sector Plan Proposed Land Use Classification: GC
 Growth Policy Plan Designation: MA Urban
 Census Tract: 34
 Traffic Zone: 122
 Parcel ID Number(s): 123B002403
 Jurisdiction: City Council 1 District
 County Commission 9 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: Sterling Development, LLC.
 Company: Sterling Development, LLC.
 Address: 3900 Edison Lakes Parkway St. 201
 City: Mishawaka State: IN Zip: 46545
 Telephone: 574.247.3215
 Fax: -
 E-mail: cpatterson@thesterlinggrp.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: ALAN GRISSOM
 Company: CANNON & CANNON, INC.
 Address: 8550 KINGSTON PIKE
 City: KNOXVILLE State: TN Zip: 37919
 Telephone: 865.670.8555
 Fax: -
 E-mail: agrissom@cannon-cannon.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential
 Home Occupation (Specify Occupation)
 Other (Be Specific)
USE ON REVIEW

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]
 PLEASE PRINT
 Name: CLINT PATTERSON
 Company: Sterling Development, LLC.
 Address: 3900 Edison Lakes Parkway St. 201
 City: Mishawaka State: IN Zip: 46545
 Telephone: 574.247.3215
 E-mail: cpatterson@thesterlinggrp.com

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Sign in Black Ink:

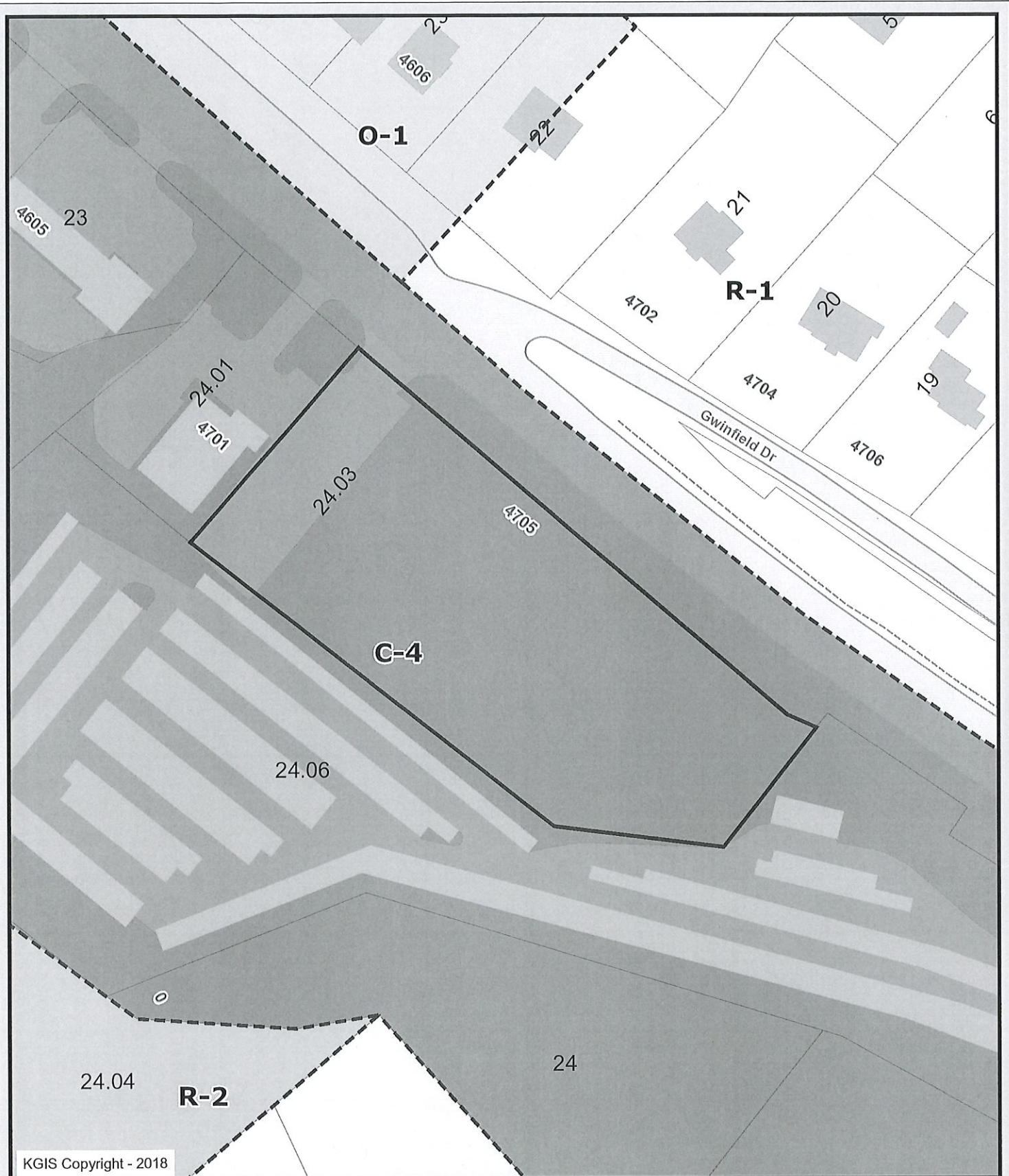
(If more space is required attach additional sheet.)

Name Address • City • State • Zip Owner Option

X 

3900 Edison Lakes Pkwy Suite 201
Mishawaka, IN 46545

_____ ✓



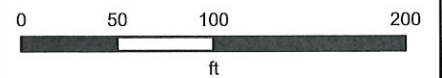
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 10/29/2018 at 2:41:32 PM



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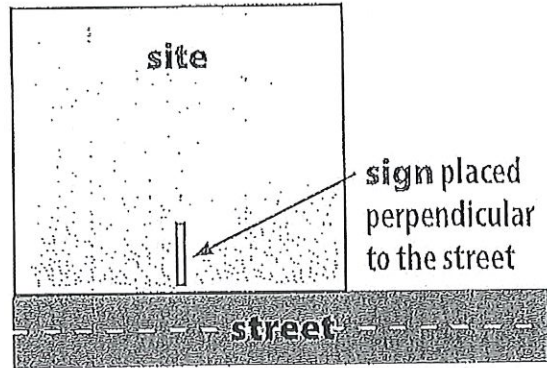
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

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




TIMING

The sign(s) must be posted 15 days before the scheduled MPC 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 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

11/29/18 and 12/14/18
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: 

Printed Name: ALAN GRISSOM

Phone: 865.670.8555 Email: agrissom@cannon-cannon.com

Date: 10/29/2018

MPC File Number: 12-H-18-UR