

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

▶ **FILE #:** 5-D-18-UR

**AGENDA ITEM #:** 48

**AGENDA DATE:** 5/10/2018

▶ **APPLICANT:** PAT LETT

OWNER(S): Adam Kuzma

TAX ID NUMBER: 67 231

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 2339 Old Callahan Dr

▶ **LOCATION:** North side Old Callahan Dr., northeast of Clinton Hwy.

▶ **APPX. SIZE OF TRACT:** 6.18 acres

SECTOR PLAN: North County

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

ACCESSIBILITY: Access is via Old Callahan Dr., a major collector street with 20' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Grassy Creek & Knob Fork Creek

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

▶ **EXISTING LAND USE:** Commercial (self storage facility)

▶ **PROPOSED USE:** Expansion of existing self storage facility.

HISTORY OF ZONING: Rezoned to CA in 1995 (12-D-94-RZ). Annexed into the City in 2003 and zoned C-4 (12-F-03-RZ).

SURROUNDING LAND USE AND ZONING: North: Vacant land, Beaver Ridge / C-4 (Highway and Arterial Commercial), A (Agricultural), PR (Planned Residential)

South: Old Callahan Rd., Houses, Shopping Center / C-4 (Highway and Arterial Commercial), PC-1 (Planned Commercial)

East: House, Vacant land / RB (General Residential), A (Agricultural)

West: Retail store / CB (Business and Manufacturing)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of uses, from residential to commercial, under various City and County zones. This property is adjacent to a large commercial development to the south and southwest, zoned PC-1 and CB.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for expansion of the existing self-storage facility with a 1-story indoor storage facility with approximately 5,500 sqft of floor area as shown on the development plan, subject to 3 conditions.**

1. Meeting all applicable requirements of the Knoxville Fire Prevention Bureau.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knoxville Zoning Ordinances.

With the conditions noted above, this request meets the requirements for approval in the C-4 zoning district and other criteria for a use-on-review.

**COMMENTS:**

The proposed indoor storage facility is an expansion of an existing outdoor self-storage facility. The new storage building will be attached to an existing 1-story storage facility on the western side of property. One of the existing storage units will be converted to become the entrance to the new building. A new driveway will be installed on the south side of the new building that will provide a second means of accessing. The existing parking at the facility will accommodate the existing uses and the proposed expansion.

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

1. The proposed expansion will have minimal impact on traffic in the area.
2. The proposed expansion is on the western side of the property that is adjacent to a large retail store and will not impact residential properties.
3. All utilities are in place to serve this site.

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

1. With the recommended conditions, the proposed indoor self-storage facility meets the requirements of the Knoxville Zoning Ordinance.
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 General 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 traffic through residential areas since the access is to Old Callahan Dr., a major collector street.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

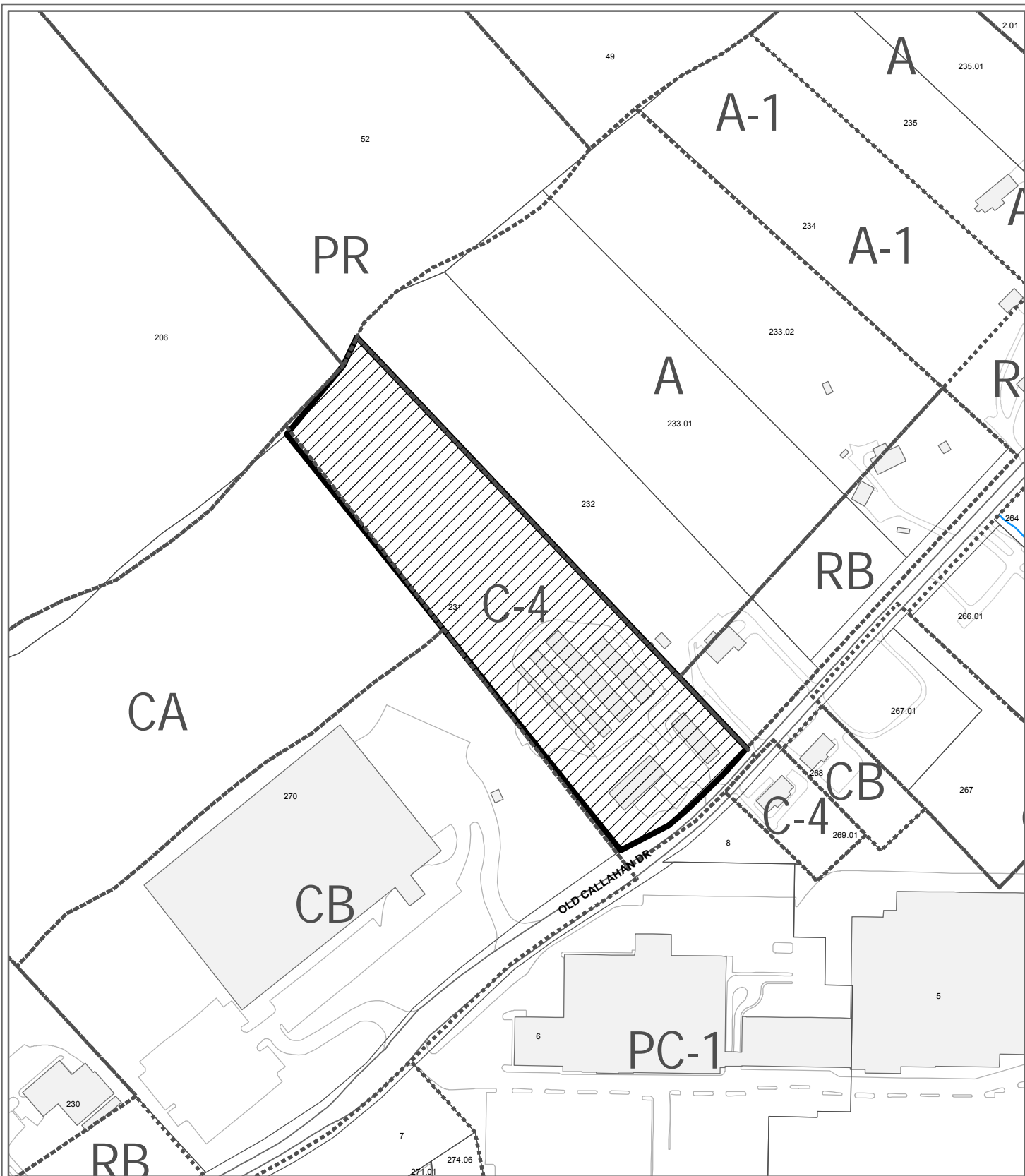
1. The City of Knoxville One Year Plan and the North County Sector Plan both propose GC (General Commercial) uses for the site. The proposed indoor self-storage facility is in conformity with the One Year Plan and Sector Plan.
2. The site is located within the Knoxville city limits on the Knoxville-Knox County-Farragut Growth Policy Plan.

**ESTIMATED TRAFFIC IMPACT:** 11 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

**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.



**5-D-18-UR  
USE ON REVIEW**



Expansion of existing self storage facility. in C-4 (Highway and Arterial Commercial)

Original Print Date: 4/16/2018

Revised:

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

Petitioner: Lett, Pat

Map No: 67

Jurisdiction: City





**GEORGE ARMOUR EWART ARCHITECT**

404 Bearden Park Circle  
Knoxville, TN 37919  
865.602.7771  
Fax 865.602.7742  
www.georgewart.com

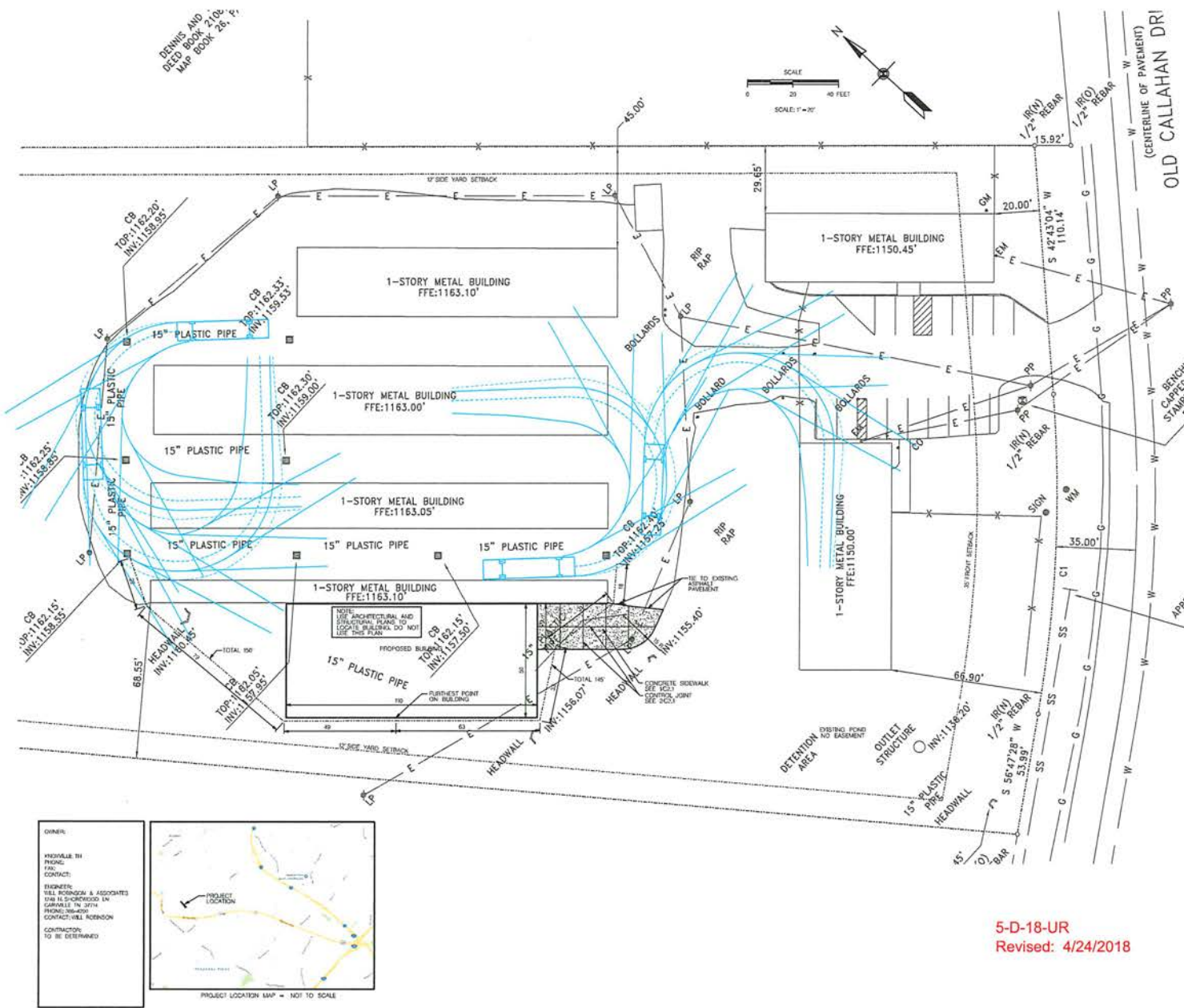


A NEW ADDITION FOR:  
**CALLAHAN ROAD STORAGE**  
KNOXVILLE, TN

SITE LAYOUT PLAN

DATE: 23 APR 2018  
PROJECT NO.: 18025  
PROJ. MGR.: GAE

C1.2



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
(Symbol)	(Symbol)	GROUND CONTOUR ELEVATION
(Symbol)	(Symbol)	SPOT ELEVATION
(Symbol)	(Symbol)	STRUCTURE
(Symbol)	(Symbol)	PROPERTY LINE
(Symbol)	(Symbol)	EASEMENT
(Symbol)	(Symbol)	EDGE OF PAVEMENT
(Symbol)	(Symbol)	STORM DRAIN
(Symbol)	(Symbol)	SANITARY SEWER
(Symbol)	(Symbol)	POTABLE WATER
(Symbol)	(Symbol)	NATURAL GAS
(Symbol)	(Symbol)	UNDERGROUND ELECTRICAL
(Symbol)	(Symbol)	MANHOLE
(Symbol)	(Symbol)	WATER METER
(Symbol)	(Symbol)	FIRE HYDRANT
(Symbol)	(Symbol)	SURFACE FLOW
(Symbol)	(Symbol)	BILT FENCING
(Symbol)	(Symbol)	CURB
(Symbol)	(Symbol)	CONCRETE PAVEMENT
(Symbol)	(Symbol)	ASPHALT PAVEMENT
(Symbol)	(Symbol)	CONSTRUCTION ENTRANCE
(Symbol)	(Symbol)	EROSION CONTROL MAT

**SITE LAYOUT NOTES**

1. USE: SELF STORAGE, ZONING C-4, PARCEL 067 231
2. TOTAL BUILDING AREA PROPOSED 4,500 SF (1 STORY)
3. TOTAL SITE: 6.16 AC, TOTAL DIST AREA: 0.55 AC, TOTAL NEW IMPERV: 0.15 AC
4. DEED REFERENCE: 2015F06K04262, CITY RECORD: 4880 W480 40
5. THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA SEE MAP USFSP.
6. SITE BENCHMARK CONTACT SURVEYOR FOR SITE BENCHMARK DATUM NAVD 83.
7. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY ROTH SURVEYING DATED 6/20/07. THE CONTRACTOR SHALL VERIFY THE INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT AND THE OWNER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY ANY OTHER SOURCE.
8. ALL INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY RECORDS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
9. PARKING SUMMARY:  
PARKING PROVIDED: 14 SPACES  
PARKING REQUIRED: 14 SPACES  
CALCULATION:  
FURNITURE SALES: 2.5 SPACE PER 1000 SF 3,000(1,000 X 2.5 = 7.5 SPACES  
STORAGE: 1000(S) SPACES PROGRESSIVE OUTDOOR + 10(1) + 10(2) X 38 = 6.16 TOTAL: 13.26 SPACES
10. SETBACKS:  
FRONT: 35'  
SIDE: 10'  
REAR: 10'
11. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK. ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS.
12. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF AGENT PRACTICE IN CONSTRUCTION ISSUED BY THE AGO OF AMERICA AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE US DEPARTMENT OF LABOR. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK.
13. VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNER REPRESENTATIVE SHALL BE NOTIFIED OF ANY INTERFERENCES OR DISCREPANCIES.
14. TRAFFIC CONTROL IN CONSTRUCTION AREAS IS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
15. CORRECT ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.
16. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND/OR CONCRETE AND NEW PAVEMENT AND/OR CONCRETE. FIELD ADJUSTMENT OF FINAL GRADES MAY BE REQUIRED. INSTALL ALL STORM SYSTEMS PRIOR TO INSTALLATION OF PAVEMENT AND/OR CONCRETE.
17. DIMENSIONS ARE TO FACE OF CURB EDGE OF PAVEMENT OR TO THE FACE OF BUILDING UNLESS NOTED OTHERWISE.
18. MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION. INCLUDE ALL UTILITY LOCATIONS AND ALL NEW SEWER/STORM PIPES. ELEVATIONS FOR ALL SANITARY AND STORM SEWER STRUCTURES SHALL BE INCLUDED. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES DISCOVERED DURING CONSTRUCTION.

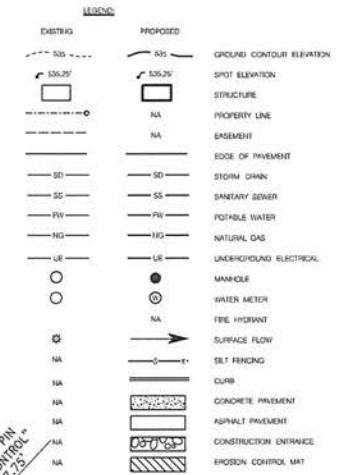
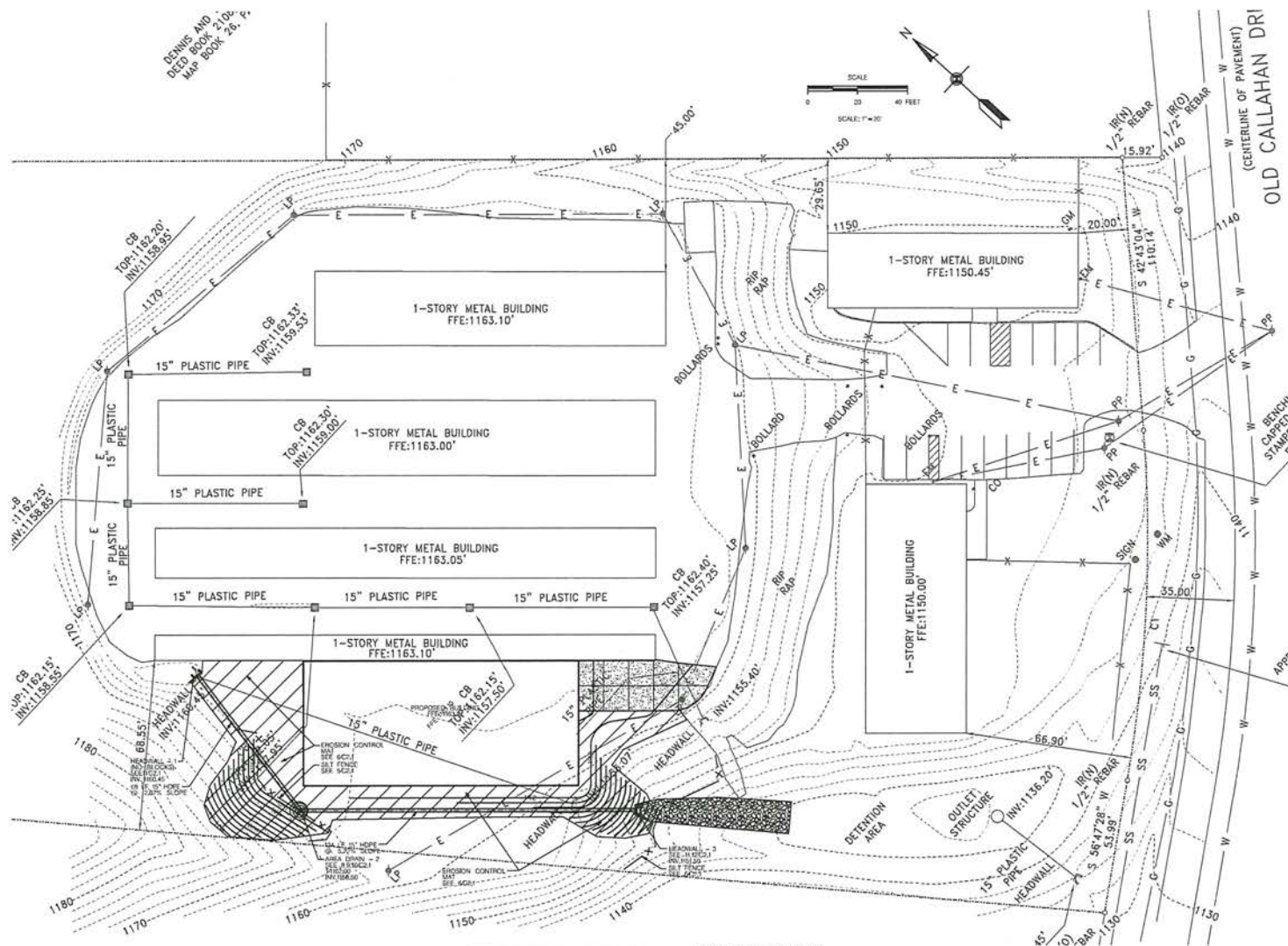
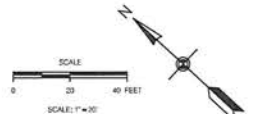
5-D-18-UR  
Revised: 4/24/2018

**OWNER:**  
KNOXVILLE, TN  
PHONE:  
FAX:  
CONTACT:

**ENGINEER:**  
TALL ROBINSON & ASSOCIATES  
2040 N. UNIVERSITY BLVD  
KNOXVILLE, TN 37917  
PHONE: 865-202-1000  
CONTACT: TALL ROBINSON  
CONTRACTOR:  
TO BE DETERMINED

PROJECT LOCATION MAP - NOT TO SCALE

DENNIS AND  
DEED BOOK 1109  
MAP BOOK 245, P. 4



- SITE GRADING NOTES**
1. SITE BENCHMARK CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCHMARK. BENCHMARK: CAPPED IRON PIN STAMPED COORDINATE ELEV: 1147.25'
  2. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY BY BOTH SURVEY DATED 03/08. THE GRADING CONTRACTOR SHALL VERIFY CONDITIONS AND INFORM THE ENGINEER OF ANY DISCREPANCIES. THE ARCHITECT AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
  3. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
  4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE, RIP RAP, EROSION CONTROL MATS AS SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUFFICIENTLY STABILIZED.
  5. THE CONTRACTOR SHALL EMPLOY SOIL CONSULTANTS FOR THE TESTING OF SOIL COMPACTION IN ACCORDANCE WITH THE PROJECT OPERATIONS. SOIL SHALL BE COMPACTED TO 95% OF ITS LIQUID LIMIT DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD. SOIL MOISTURE CONTENT SHALL BE MAINTAINED WITHIN  $\pm 3\%$  OF OPTIMAL.
  6. THIS PROJECT MAY INVOLVE IMPORT OR WASTE OF FILL MATERIAL. THE CONTRACTOR SHALL REVIEW THIS PLAN, THE SITE SURVEY, AND INSPECT THE SITE ITSELF. THE CONTRACTOR SHALL THEN FORMULATE HIS OWN OPINION AS TO THE APPLICABILITY OF THIS PLAN TO THE GOAL OF AN ECONOMICALLY OPTIMAL SITE. CONTACT THE ENGINEER IF CHANGES TO THIS GRADING PLAN ARE REQUIRED TO MEET THIS GOAL.
  7. ALL SLOPES GREATER THAN 3:1 SHALL BE SPREAD WITH NORTH AMERICAN GREEN S-7 EROSION CONTROL FABRIC. INSTALL FABRIC PER MANUFACTURER'S RECOMMENDATIONS.
  8. 1:1 SLOPES SHALL BE GREATER THAN 2 HORIZONTAL: 1 VERTICAL.
  9. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND TRAIL GRADING ON EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
  10. 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.
  11. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL FOLLOW THE APPROVED PLAN DETAILS IF DETAILS ARE NOT SHOWN, REFERENCE THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
  12. SLOPES SHALL HAVE EROSION CONTROL MAT INSTALLED IMMEDIATELY AFTER SLOPE GRADING IS COMPLETED AND TOPSOIL HAS BEEN INSTALLED TO ENCOURAGE LOCK-UP OF EROSION MAT.
  13. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. UNEXPECTED DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR OR PROPERTY OWNERS FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
  14. CONTRACTOR SHALL STORE CHEMICALS AND SOLUBLE MATERIALS IN AN ENCLOSED, WATERPROOF LOCATION OR PROVIDED WITH SECONDARY CONTAINMENT CAPABLE OF STORING THE CONTENTS OF THE TOTAL AMOUNT OF CHEMICALS STORED. SPILL CLEANUP MATERIALS MUST BE LOCATED WITHIN THE IMMEDIATE PROXIMITY OF THE MATERIALS AS WELL.
  15. PLACEMENT OF PORTA-POTTIES ON THE PROJECT WILL NOT BE LOCATED CLOSE TO STREAMS, WETLANDS, OR STORM DRAINS.
  16. 1:1 VEHICLE MAINTENANCE OF CONSTRUCTION VEHICLES WILL OCCUR ON-SITE.
  17. CONSTRUCTION MATERIALS WILL BE STAGED IN THE PARKING AREA BETWEEN THE BUILDING AND OLD CALLAHAN ROAD FOR TRUCKS ON THE PROJECT. PROVIDE A TRAILER RECEIPTABLE WITH A LED MAINTAIN THE MATERIAL STAGING AREA IN AN NEAT AND ORDERLY MANNER.
  18. CONTRACTOR SHALL INSTALL A THICK LAYER OF QUALITY TOPSOIL ON ALL DISTURBED AREAS AND ESTABLISH A THICK STAND OF GRASS ACCEPTABLE TO THE CITY OF KNOXVILLE.
  19. LANDSCAPING WILL COMPLY WITH ALL ASPECTS OF THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE.

**GEORGE ARMOUR EWART ARCHITECT**  
404 Bearden Park Circle  
Knoxville, TN 37919  
865.602.7771  
Fax: 865.602.7742  
www.georgeewart.com



CALLAHAN ROAD STORAGE  
KNOXVILLE, TN

SITE GRADING PLAN

- CONSTRUCTION SEQUENCE OF EVENTS:**
1. INSTALL EROSION CONTROL MEASURES
  2. CONSTRUCT SEDIMENT POND
  3. SITE CLEANING AND GRUBBING
  4. SITE ROUGH GRADING
  5. TEMPORARY SEEDING
  6. FOUNDATION CONSTRUCTION
  7. SLAB CONSTRUCTION
  8. WALL/ROOF SYSTEM CONSTRUCTION
  9. INTERIOR FINISH
  10. PARKING LOT PAVING
  11. PERMANENT GRASS
  12. PERMANENT SEEDING/LANDSCAPING
  13. SITE CLOSURE/ONGOING TERM MAINTENANCE

**PERMANENT COVER SEEDING MEASURES**

SEEDING DATE	CROP/SEED	PERCENTAGES
FEBRUARY 1 TO JULY 1	PERENNIAL TIF BERMUDA	90%
	GRASS/LEGUME	10%
JUNE 1 TO AUGUST 15	PERENNIAL TIF BERMUDA	90%
	GRASS/RYE	10%
	GRASS/LEGUME	10%
	CORN/RYE	10%
	CORN/LEGUME	10%
APRIL 15 TO AUGUST 15	PERENNIAL TIF BERMUDA	90%
	GRASS/LEGUME	10%
AUGUST 1 TO DECEMBER 1	PERENNIAL TIF BERMUDA	90%
	GRASS/RYE	10%
FEBRUARY 1 TO DECEMBER 1	PERENNIAL TIF BERMUDA	90%
	GRASS/RYE	10%

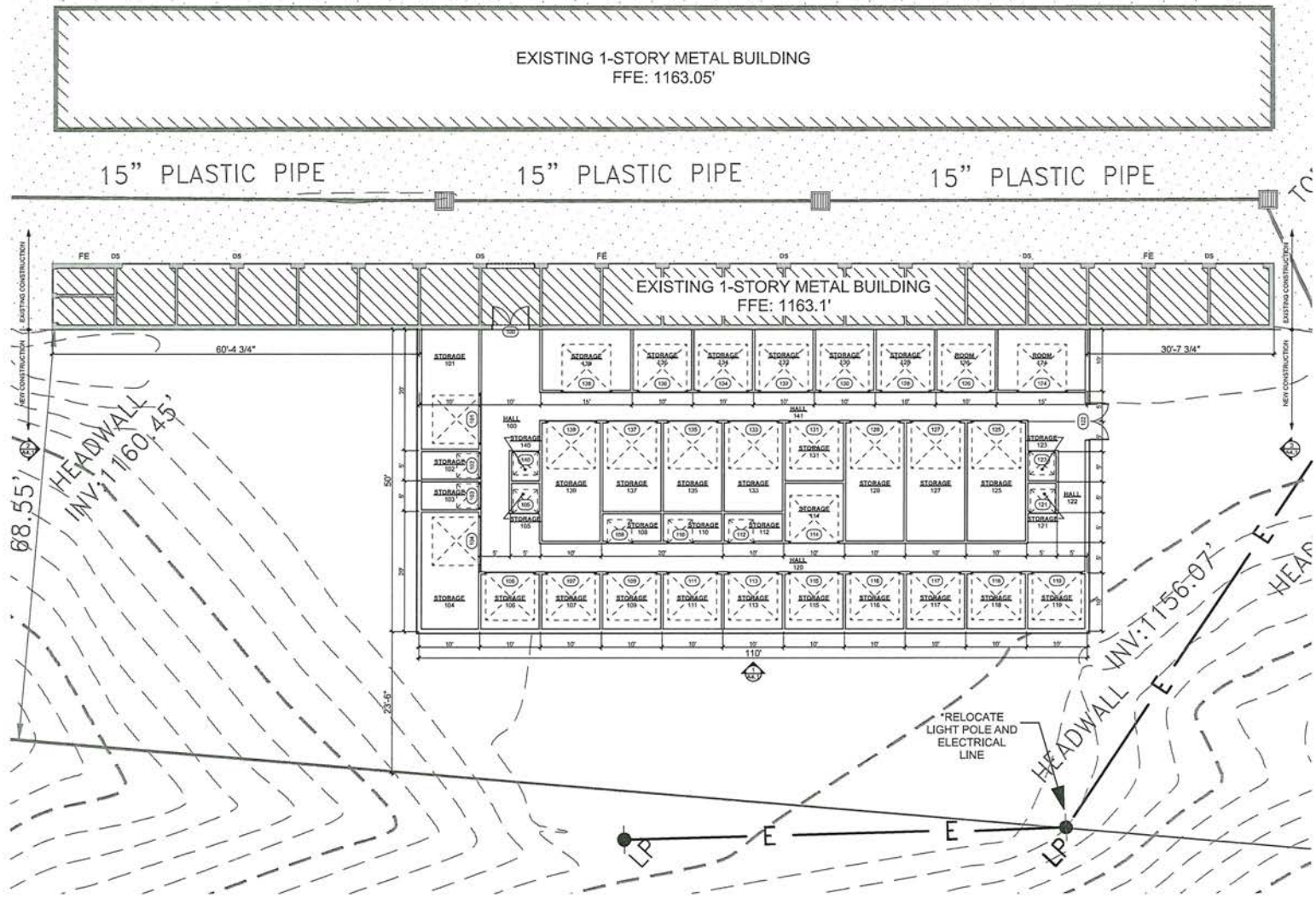
**TEMPORARY COVER SEEDING MEASURES**

SEEDING DATE	CROP/SEED	PERCENTAGES
JANUARY 1 TO MAY 1	GRASS/RYE	90%
	GRASS/LEGUME	10%
	SUMMER GRASS	10%
MAY 1 TO JULY 15	RYE + PUFFBALL	90%
MAY 1 TO JULY 15	RYE + PUFFBALL	90%
MAY 1 TO JULY 15	RYE + PUFFBALL	90%
JULY 1 TO JANUARY 1	RYE + PUFFBALL	90%
	RYE + PUFFBALL	90%

5-D-18-UR  
Revised: 4/24/2018

DATE: 23 APR 2018  
PROJECT NO.: 18025  
PROJ. MGR.: GAE

C1.3



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NEW ADDITION FOR  
**CALLAHAN ROAD  
STORAGE**  
KNOXVILLE, TN



FLOOR PLAN

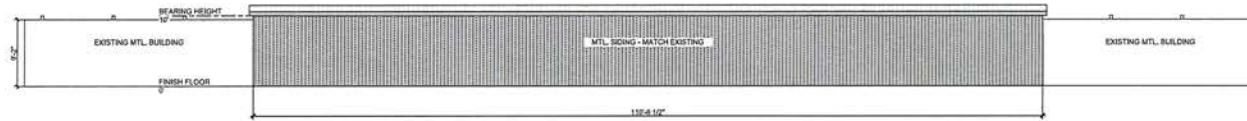
DATE: 23 MAR, 2018  
PROJECT NO.: 18025  
PROJECT MGR.: GAE

**A1.1**

**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

- PARTITION LEGEND:**
- NOTES:  
 1) REFER TO SHEET A1.1 FOR PARTITION DETAILS.  
 2) UNLESS NOTED OTHERWISE, ALL PARTITIONS ARE TYPE "1" - CONTACT ARCHITECT FOR CLARIFICATION IF REQUIRED.  
 3) REFER TO PLAN FOR INDICATION OF SOUND BLANKET INSULATION BY THE FOLLOWING SYMBOL: ~~~~~~
- ◆ 3 5/8" STL. STUD W/ CORRUGATED MTL. PANEL EACH SIDE
  - ◆ 2" STL. STUD W/ CORRUGATED MTL. PANEL EACH SIDE
  - EXISTING STL. STUD WALL TO REMAIN

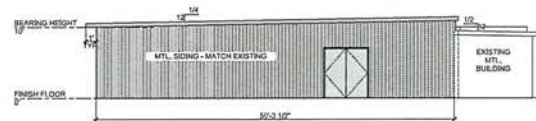
5-D-18-UR  
3/26/2018



1 WEST ELEVATION  
A4.1 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION  
A4.1 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION  
A4.1 SCALE: 1/8" = 1'-0"

5-D-18-UR  
3/26/2018



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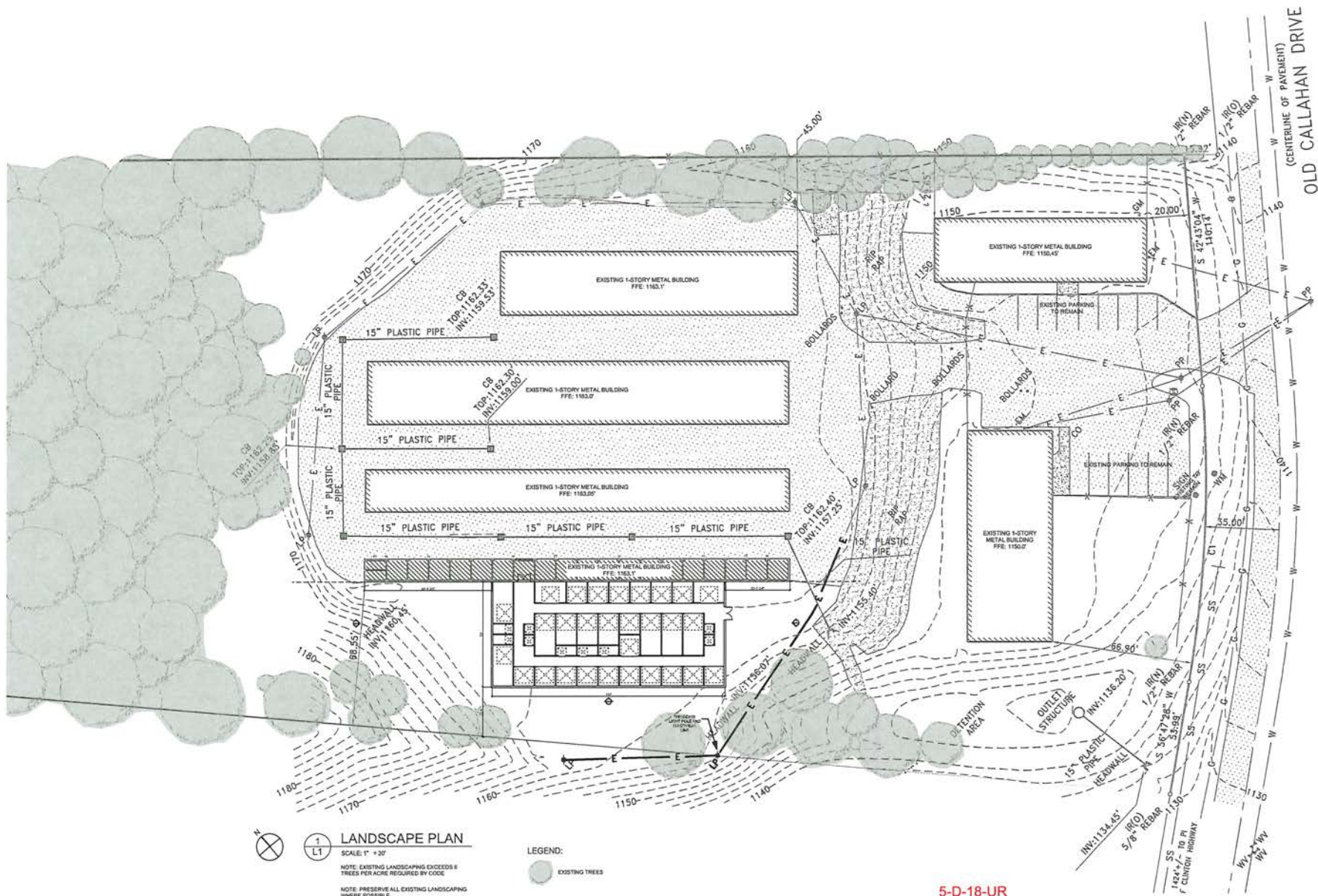
NEW ADDITION FOR  
**CALLAHAN ROAD  
STORAGE**  
KNOXVILLE, TN



ELEVATIONS

DATE: 23 MAR, 2018  
PROJECT NO.: 18025  
PROJECT MGR.: GAE

**A4.1**



**LANDSCAPE PLAN**  
 SCALE: 1" = 20'  
 NOTE: EXISTING LANDSCAPING EXCEEDS # TREES PER ACRE REQUIRED BY CODE  
 NOTE: PRESERVE ALL EXISTING LANDSCAPING WHERE POSSIBLE

**LEGEND:**  
 ● EXISTING TREES

5-D-18-UR  
 3/26/2018

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NEW ADDITION FOR  
**CALLAHAN ROAD STORAGE**  
 KNOXVILLE, TN



LANDSCAPE PLAN

DATE: 23 MAR 2018  
 PROJECT NO.: 18025  
 PROJECT MGR.: GAE

L1



**Use on Review**     **Development Plan**

Name of Applicant: Pat Lett

Date Filed: 3.26.18    Meeting Date: 4.2.18

Application Accepted by: M. Payne

Fee Amount: 7    File Number: Development Plan 7

Fee Amount: \$1500    File Number: Use on Review 5-D-18-UR

**PROPERTY INFORMATION**

Address: 2339 Old Callahan Dr.

General Location: N/3 Old Callahan Dr.  
due N. of Callahan Dr.

Tract Size: 6.18 AC    No. of Units: \_\_\_\_\_

Zoning District: C-4

Existing Land Use: Storage bldgs.

Planning Sector: North City

Sector Plan Proposed Land Use Classification:  
GC, (with hp designation)

Growth Policy Plan Designation: Urban

Census Tract: 6104

Traffic Zone: 199

Parcel ID Number(s): 067 231

Jurisdiction:  City Council 3rd District  
 County Commission \_\_\_\_\_ District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: Adam Kuzma

Company: CAS Holdings LLC

Address: 1050 Edgewater Ln

City: Bowling Green    State: KY    Zip: 42104

Telephone: 931.444-9918

Fax: \_\_\_\_\_

E-mail: adam@casholdings.net

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Nileki Coward

Company: George Ewart Architect

Address: 404 Bearden Park Circle

City: Knoxville    State: TN    Zip: 37919

Telephone: 865.602.7771

Fax: 602.7742

E-mail: ncoward@georgeewart.com

**APPROVAL REQUESTED**

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

Use on review - request FOR  
additional storage units.

**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: Pat Lett

PLEASE PRINT

Name: PAT LETT

Company: PAGE & ASSOCIATES, INC.

Address: P.O. BOX 450

City: KINGSTON    State: TN    Zip: 37763

Telephone: (605) 717-0732

E-mail: pat@pageandassociates.com

