



USE ON REVIEW REPORT

▶ **FILE #:** 4-D-19-UR

AGENDA ITEM #: 47

AGENDA DATE: 4/11/2019

▶ **APPLICANT:** **STERLING DEVELOPMENT**

OWNER(S): Clint Patterson / Sterling Development

TAX ID NUMBER: 78 K A 001, 002, 003, 004

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7242 Oak Ridge Hwy

▶ **LOCATION:** **North side of Oak Ridge Highway, East of Wright Road**

▶ **APPX. SIZE OF TRACT:** **5 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Oak Ridge Hwy., a major arterial street at a transition between a three lane section with a 34' pavement width to a two lane section with a 22' pavement width within an 80' to 100' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** **CA (General Business)**

▶ **EXISTING LAND USE:** **Vacant**

▶ **PROPOSED USE:** **Indoor and Outdoor Self Storage Facility**

HISTORY OF ZONING:

SURROUNDING LAND
USE AND ZONING:

North: Multi family / PR (Planned Residential)

South: Oak Ridge Hwy, Office, Commercial / CA (General Business)

East: Attached residential, Commercial / PR (Planned Residential) & CA (General Business)

West: Duplexes, House, Wright Rd. / RA (Low Density Residential) & CA (General Business)

NEIGHBORHOOD CONTEXT: This area is developed with residential and some office and commercial uses under RA, PR and CA zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the Development Plan for a self-storage facility that includes one 3-story indoor self-storage building, two 1-story outdoor self-storage buildings, and uncovered vehicle storage, as described in the staff comments, subject to 8 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to signage.

2. No illuminated wall signage shall face the residential uses to the north and east.
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
4. Meeting all applicable requirements of the Tennessee Department of Transportation.
5. Prior to grading, installation of fencing around the trees that are to be protected, as shown on the landscape plan (sheet UOR L1.01).
6. Installation of all landscaping as shown on development plan within six months of the issuance of occupancy permits, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
7. Removal the existing driveway and the drain tile in front of Lot 2, and repair the roadway and drainage swale as required by the Tennessee Department of Transportation.
8. No additional driveway access to Oak Ridge Hwy shall be permitted from this property. If additional buildings or uses are established on the site, access must be provided by the driveway constructed for the self-storage facility.

With the conditions noted, this plan meets the requirements for approval in the CA zone and the other criteria for approval of a use on review.

COMMENTS:

The applicant is requesting approval of a self-storage facility that includes one 3-story indoor self-storage building that is approximately 81,000 square-feet with 534 storage units, two 1-story outdoor buildings that are each approximately 6,900 square-feet, and approximately 25 uncovered parking spaces for the storage of vehicles, such as RV's and boats. Access to the site will be from Oak Ridge Hwy. and is near the lane reduction striping where the road goes from three to two lanes. The driveway location and design will require approval from the Tennessee Department of Transportation (TDOT). The required sight distance will need to be verified during permitting. The engineer has preliminarily determined there is over 600' of sight distance in both directions along Oak Ridge Hwy.

In November 2018, County Commission adopted an amendment to the zoning code to specifically address indoor self-storage facilities, which had previously been considered the same as self-storage facilities with access to the units from external roll-up doors, now known as outdoor self-storage facilities. The new indoor self-storage development standards allow these facilities on smaller lots but also require additional landscaping and 10 percent transparency (window area) on the ground floor facing the street. The proposed building meets the transparency requirements, and other standards, for indoor self-storage facilities.

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

1. The proposed self-service storage facility will have minimal impact on local services. All utilities are in place to serve this site.
2. The use as proposed will have little or no impact on the surrounding commercial or residential uses. The applicant proposes maintaining existing trees along the exterior boundary of the property and install new plantings were necessary to buffer adjacent residential.
3. Self-storage facilities typically have a much lower traffic volume than other commercial uses allowed in the CA zone.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposal meets all requirements of the CA zoning as well as the general criteria for approval of a use on review.
2. The proposed self-storage facility as shown on the site plan is consistent with the following general standards for uses permitted on review: The proposal 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 additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANNING COMMISSION PLANS

1. The Northwest County Sector Plan proposes medium density residential / office (MDR/O) uses for this site. The proposed self-storage facility is a low impact commercial use that should not be a nuisance to the adjacent

residential. Indoor self-storage uses are a use permitted on review in the OB zone which is a recommended zone in the MDR/O sector plan classification.

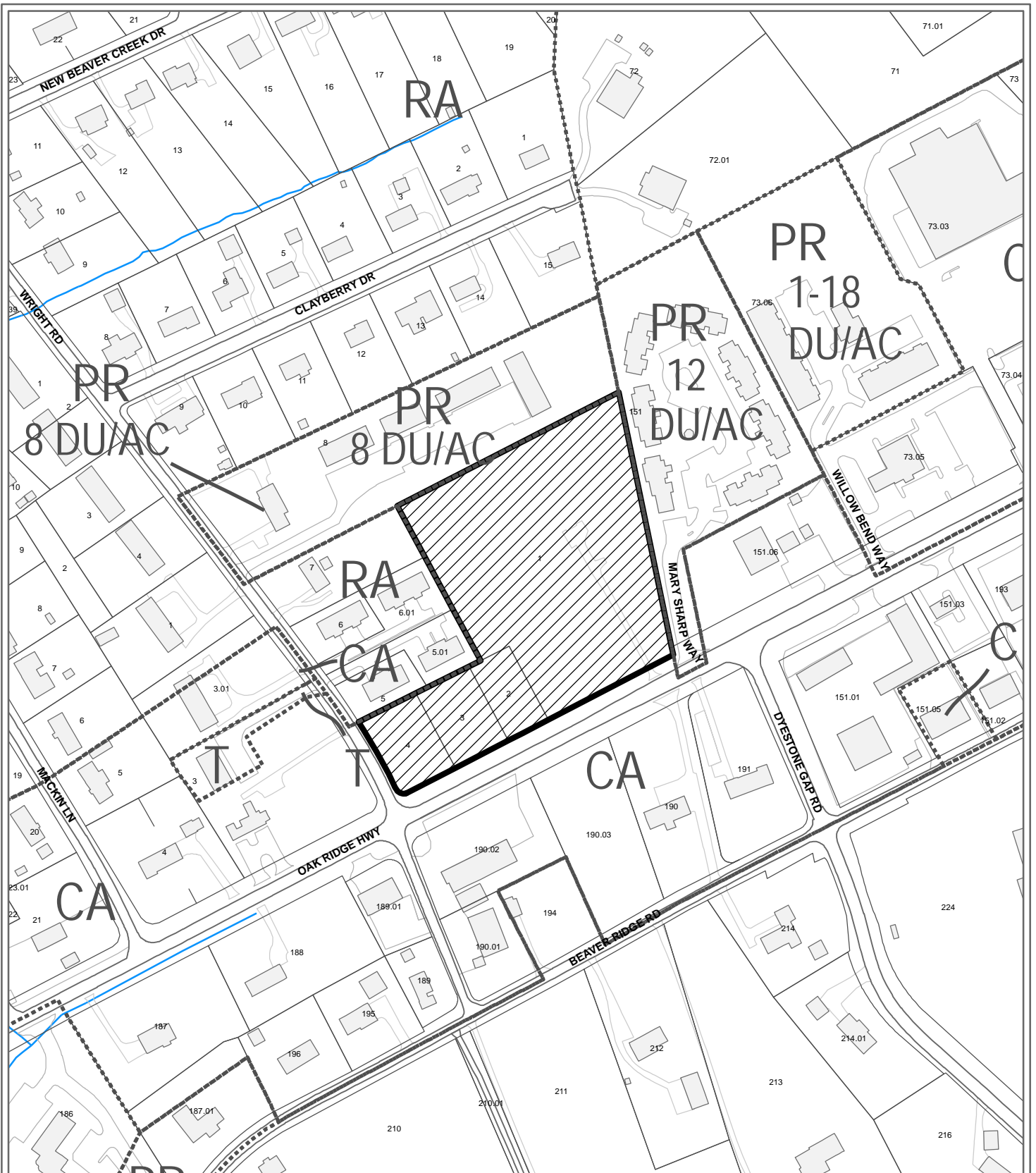
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 60 (average daily vehicle trips)

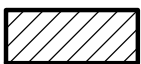
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**4-D-19-UR
USE ON REVIEW**



Indoor and Outdoor Self Storage Facility in CA (General Business)

Petitioner: Sterling Development

Map No: 78

Jurisdiction: County

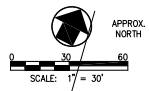


Original Print Date: 3/18/2019

Revised:

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

⑥
O H SCHUBERT SUBDIVISION
PLAT CAB. C / 214
JERRY M. GORDON
D.B. 1634 / PG. 83



⑦
O H SCHUBERT SUBDIVISION
PLAT CAB. C / 214
PATRICIA G. PERDUE & TERRY LEE PERDUE
#201804120060491

⑧
O H SCHUBERT S/D RESUB
PLAT CAB. N / 100
CHARLES C. DRAIN, SR.
D.B. 2145 / PG. 90

⑨
O H SCHUBERT S/D RESUB
PLAT CAB. N / 118
WOODFAMILY PROPERTIES, LLC
#20160720004450

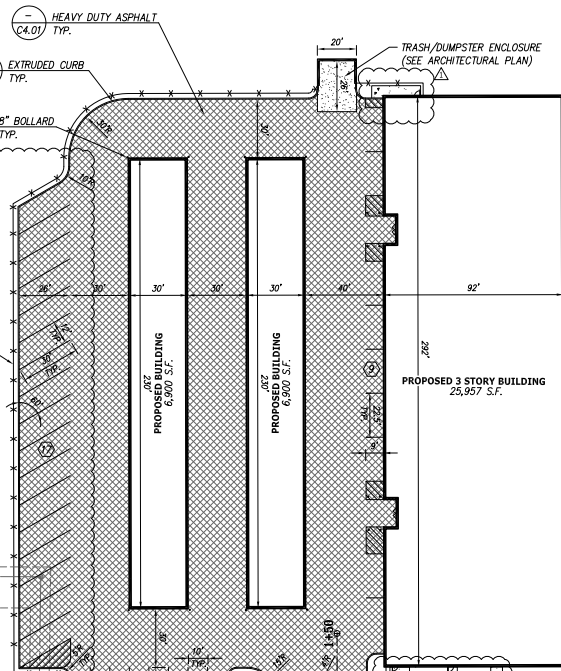
⑩
O H SCHUBERT S/D RESUB
PLAT CAB. N / 118
WOODFAMILY PROPERTIES, LLC
#20160720004449

LOT 4
16,418.55 S.F.
0.377 AC.

LOT 3
16,447.08 S.F.
0.378 AC.

LOT 2
12,450.69 S.F.
0.286 AC.

LOT 1
178,359.60 S.F.
4.095 AC.



- NOTES:**
- THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON & CANNON, INC. DATED JANUARY 28, 2019.
 - UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
 - THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND KNOX COUNTY STANDARD SPECIFICATIONS. PROPERTY CONCERNED REFLECTS PARCELS 1.00, 2.00, 3.00, & 4.00 AS SHOWN ON KNOX COUNTY CLT TAX MAP NO. 78-K "A". ZONING FOR THE PROPERTY IS CA "GENERAL BUSINESS ZONE". TOTAL AREA IS 5.148 ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 2 ACRES.
 - TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
 - ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE KNOX COUNTY ZONING ORDINANCE.
FRONT = 20'
SIDE = 5' (2' FOR EACH ADDITIONAL STORY)
REAR = 16' (20' FOR 2 STORES, 24' FOR 3 STORES)
 - OWNER: BERSON F. & EVELYN S. OVERHILL, AND PAUL D. & AUDREY N. MCGOWAN
5800 LYON VIEW PINE
KNOXVILLE, TN 37919
 - PERMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROVIDED BY A GEOTECHNICAL ENGINEER.
 - PROPOSED LANDSCAPE WILL COMPLY WITH KNOX COUNTY TREE PROTECTION ORDINANCE.
 - PROPOSED SITE LIGHTING PLAN SHALL MEET M.P.C. AND KNOX COUNTY REGULATIONS.

REQUIRED PARKING:

5 SPACES + .02 PER INDOOR UNIT
534 INDOOR UNITS
5 + 11 = 16 SPACES

PROVIDED PARKING:

TOTAL STANDARD SPACES PROVIDED = 18 SPACES
TOTAL ACCESSIBLE SPACES PROVIDED = 1 SPACES
PARKING SPACE TOTAL = 19 SPACES

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

REVISED PER MFC COMMENTS	3/25/2019
REVISIONS	DATE
CANNON & CANNON, INC. CONSULTING ENGINEERS - FIELD SURVEYORS 865.670.8555 8550 Kingston Pike www.cannon-cannon.com Knoxville, TN 37919	
CLIENT:	STERLING DEVELOPMENT 3900 EDISON LAKES PARKWAY, SUITE 201 MISHAWAKA, IN 46545
PROJECT:	MINI STORAGE DEPOT ON OAK RIDGE HIGHWAY 7242 OAK RIDGE HIGHWAY KNOXVILLE, TN 37931

CONCEPTUAL SITE LAYOUT PLAN

CSI PROJECT NO.	01000-0007	
DRAWING DATE	FEBRUARY 25, 2019	
PN	AWG	PK
DRAWN	CDJ	CHECKED

UOR1.01

4-D-19-UR
Revised: 3/25/2019

ENGINEER TO VERIFY SIGHT DISTANCE DURING CONSTRUCTION

SPEED LIMIT = 45 MPH
(VERIFIED IN FIELD)

SIGHT DISTANCE IS > 600'

CENTERLINE OF R/W
470' TO INTERSECTION (SIGHT DISTANCE IS > 600')

OAK RIDGE HIGHWAY

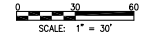
WRIGHT ROAD

CONTROL PT# 1

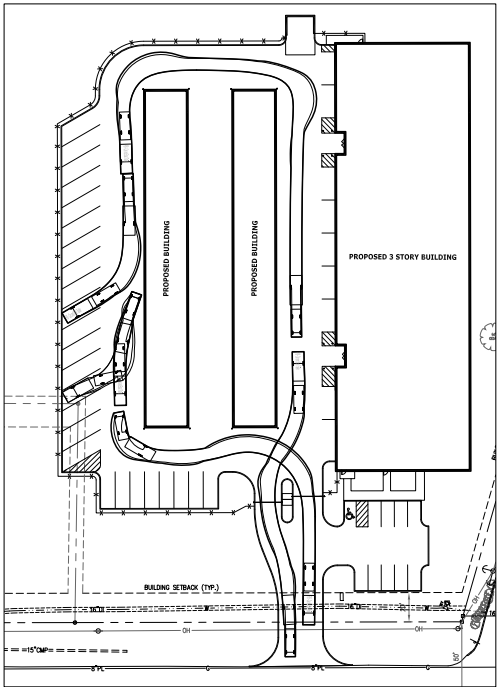
CONTROL PT# 2



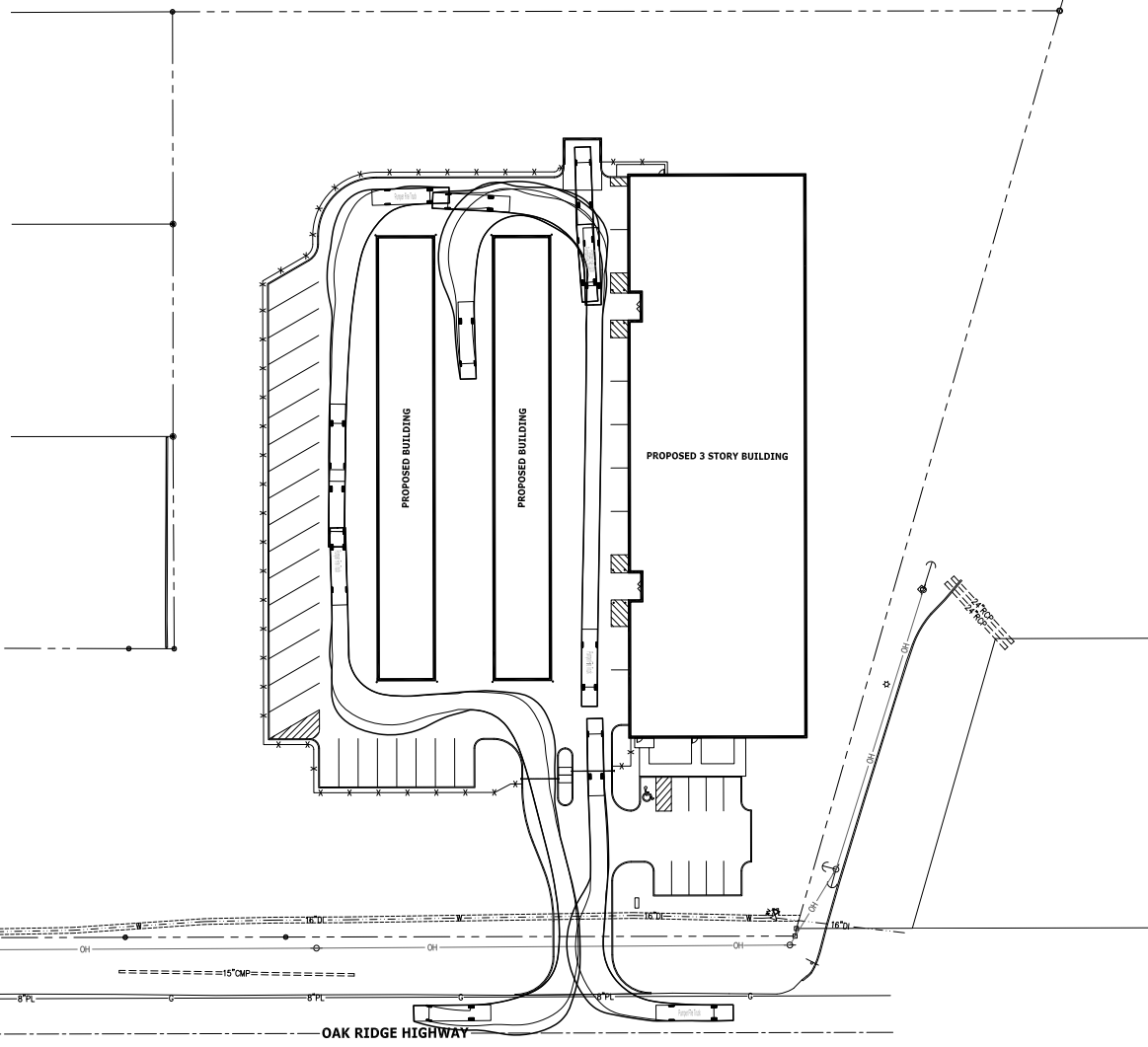
TN STATE PLANE
(NAD 83)



SCALE: 1" = 30'
COORDINATES HAVE BEEN DATUM
ADJUSTED BY A SCALE FACTOR 1.0001





VEHICLE = CAR AND BOAT
SCALE: 1" = 40'

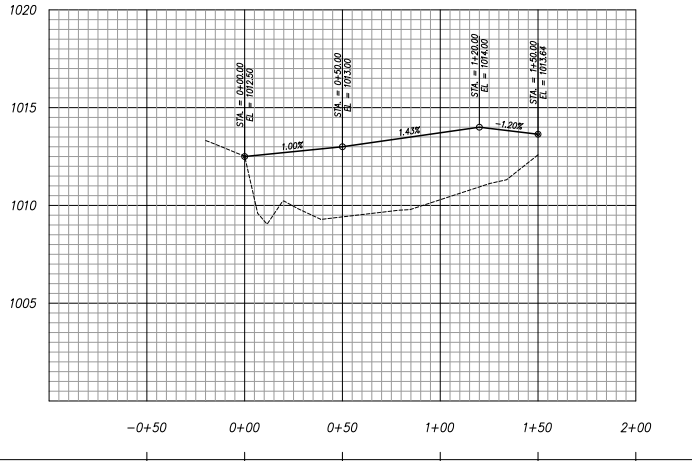


VEHICLE = FIRE TRUCK

4-D-19-UR
Revised: 3/25/2019

REVISIONS	REVISED PER MPC COMMENTS	DATE
		3/25/2019
 CANNON & CANNON INC. CONSULTING ENGINEERS - FIELD SURVEYORS Tel: 865.670.8555 8550 Kingston Pike www.cannon-cannon.com Knoxville, TN 37919		
CLIENT:	STERLING DEVELOPMENT 3900 EDISON LAKES PARKWAY, SUITE 201 NISHAWAKA, TN 46545	
PROJECT:	MINI STORAGE DEPOT ON OAK RIDGE HIGHWAY 7242 OAK RIDGE HIGHWAY KNOXVILLE, TN 37931	
TURNING MOVEMENTS		
		
CCI PROJECT NO.	01000-0007	
DRAWING DATE	FEBRUARY 25, 2019	
PN	AWG	PK
DRAWN	CDD	CHECKED
UOR1.02		

ENTRANCE PROFILE



②
O H SCHUBERT SUBDIVISION
PLAT C&S 7/21A
JERRY M. GORDON
D.B. 1634 / PG. 83

③ TN STATE PLANE
(NAD 83)
SCALE: 1" = 30'
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 JANUARY 29, 2018.
- THE DISTURBED AREA IS APPROXIMATELY 4 ACRES. THE TOTAL SITE AREA IS APPROXIMATELY 5.14 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 STAMPS, 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. (MIN) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
- ALL NEWLY GRADED EARTHEN AREAS THAT ARE NOT TO BE PAVED, STABILIZED, OR SOILED SHALL BE SEED, FERTILIZED, AND MULCHED WITHIN 30 DAYS OF ATTAINMENT OF FINAL GRADE.
- TEMPORARY SEEDING MIXTURES SHALL BE AS FOLLOWS:
SEEDING DATES: 1/1 TO 5/1
PERCENTAGES:
ITALIAN RYE 33%
KOREAN LESPEDEZA 33%
SUMMER OATS 34%
- SEEDING DATES: 5/1 TO 7/15
PERCENTAGES:
SUDAN - SORGHUM 100%
- SEEDING DATES: 7/15 TO 1/1
PERCENTAGES:
BALDPA RYE 67%
ITALIAN RYE 33%
- PERMANENT SEEDING MIXTURES SHALL BE AS FOLLOWS:
SEEDING DATES: 2/1 TO 7/1
PERCENTAGES:
KENTUCKY 31 FESCUE 80%
KOREAN LESPEDEZA 15%
ENGLISH RYE 5%
- SEEDING DATES: 6/1 TO 8/15
PERCENTAGES:
KENTUCKY 31 FESCUE 30%
KOREAN LESPEDEZA 20%
GERMAN MILLET 15%
ANNUAL LESPEDEZA 10%
4/715 TO 8/715 BERKUDGRASS (HULLED) 70%
8/1 TO 12/1 ANNUAL LESPEDEZA 30%
ENGLISH RYE 20%
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 TERM EROSION CONTROL BLANKET.
- TO PREVENT EROSION, ALL SLOPES 2:1 OR GREATER ARE TO BE TRACKED WITH A DOZER TO FORM CLEAT MARKS PARALLEL TO THE CONTOUR.
- APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACE 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.

REVISIONS	DATE
① REVISED PER MPC COMMENTS	3/25/2019

CANNON & CANNON, INC.
CONSULTING ENGINEERS - FIELD SURVEYORS
865.670.8555 | 8550 Kingston Plaza
Knoxville, TN 37919

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

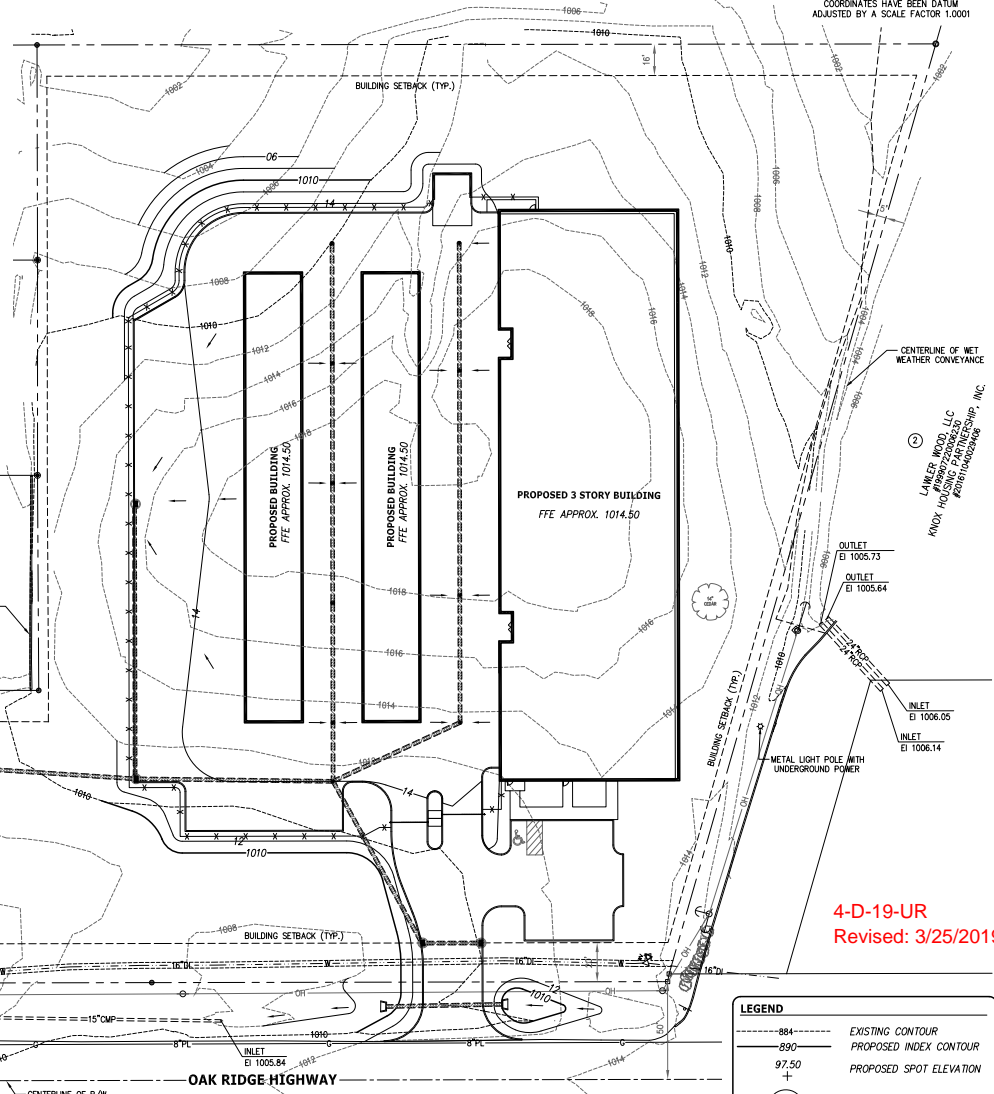
PROJECT: **MINI STORAGE DEPOT ON OAK RIDGE HIGHWAY**
7242 OAK RIDGE HIGHWAY
KNOXVILLE, TN 37931

SITE GRADING AND DRAINAGE PLAN

DATE	BY	CHKD
01/00-00/07		
02/25/2019		
	PN	AWG
	DRWN	CLD
		CHECKED



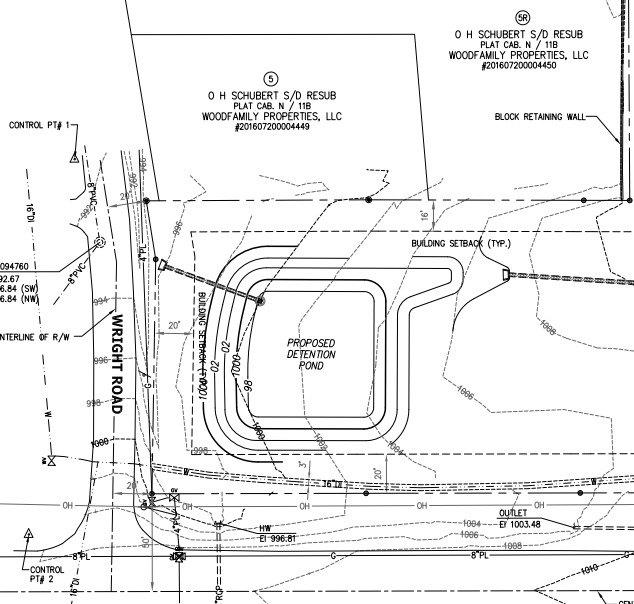
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LEGEND

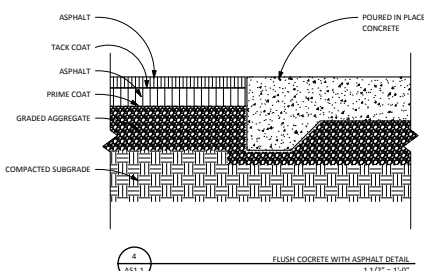
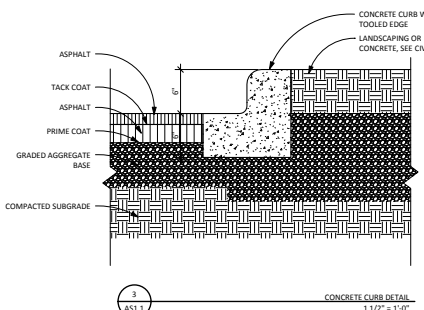
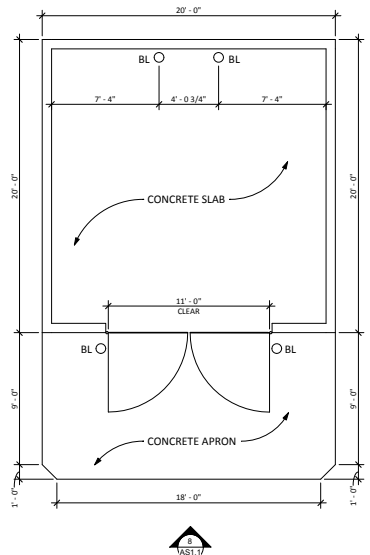
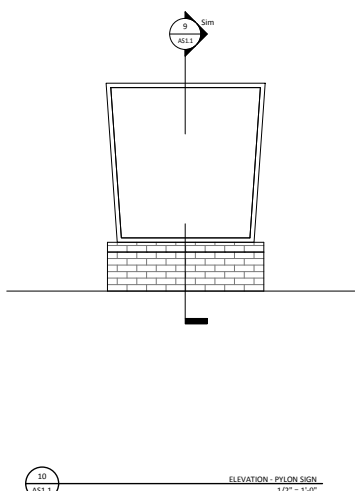
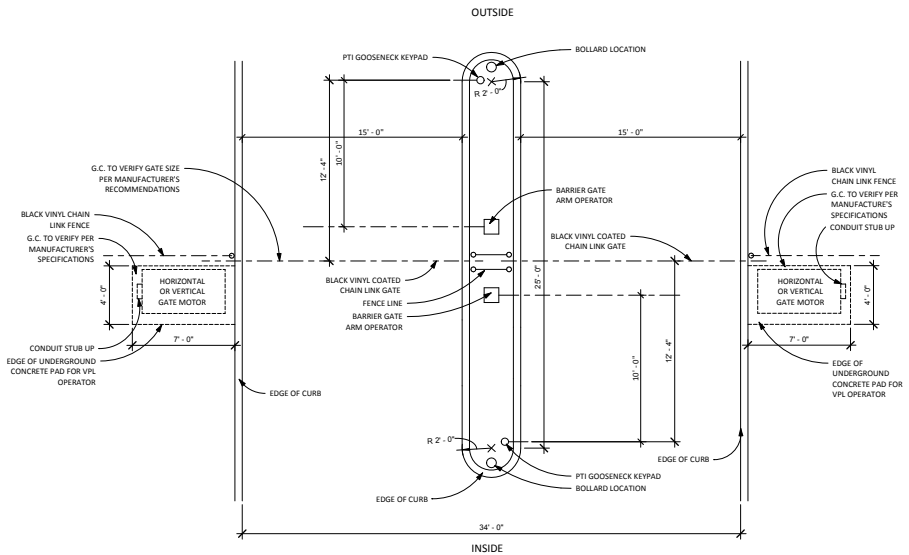
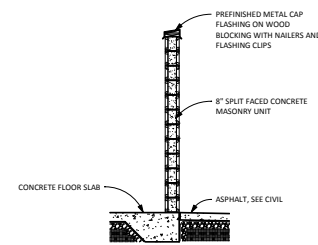
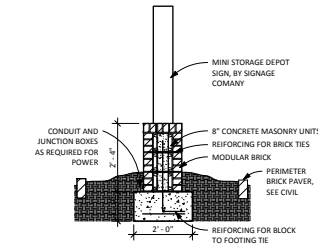
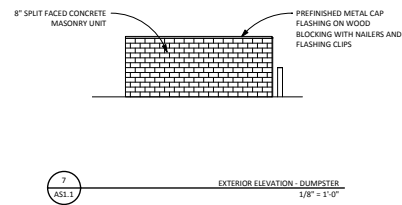
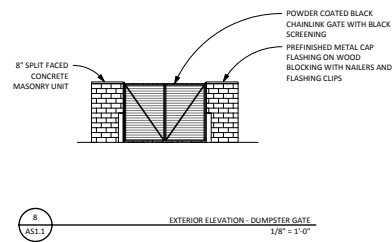
- 884--- EXISTING CONTOUR
- 890--- PROPOSED INDEX CONTOUR
- 97.50 + PROPOSED SPOT ELEVATION
- ① C4.01 DETAIL REFERENCE (DETAIL NO./SHEET NO.)
- ST--- EXIST. STORM
- SA--- EXIST. SEWER
- W--- EXIST. WATER
- X--- EXIST. FENCE
- ⊕ EXIST. POWER POLE

4-D-19-UR
Revised: 3/25/2019

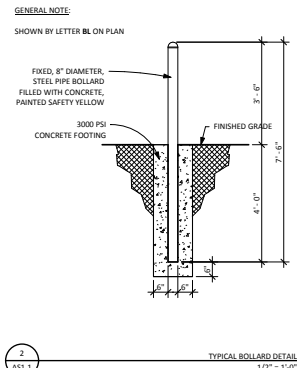


②
LANIER WOOD, LLC
FIELD ENGINEERING
KNOXVILLE, TN 37919

PLOT DATE: 10/20/19 BY: JAVANUJE NAME: 881202190000_025-2019_ZONING REVIEW

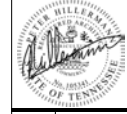


4-D-19-UR
Revised: 3/25/2019



WWW.H2ACORP.COM

ISSUED FOR CONSTRUCTION
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SITE DETAILS
MINI STORAGE DEPOT ON OAK RIDGE
7242 OAK RIDGE HIGHWAY
KNOXVILLE, TN 37531

DRAWING TITLE
PROJECT

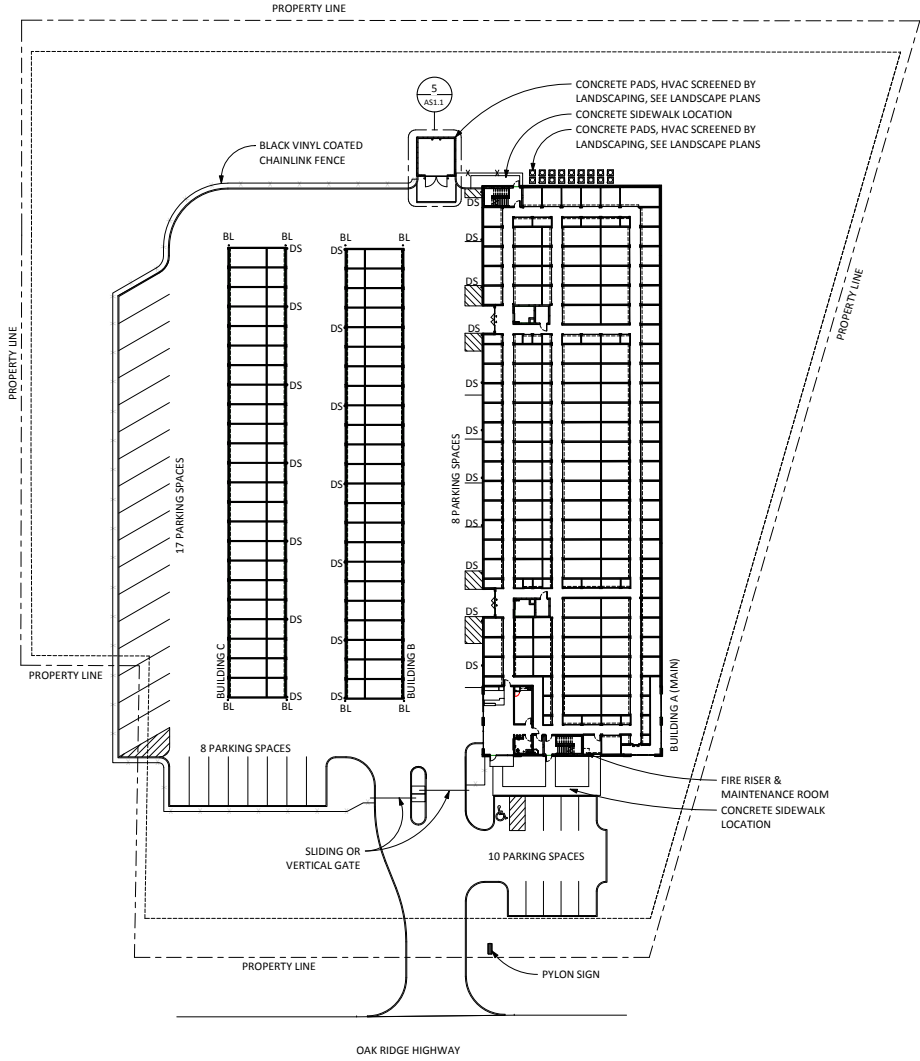
NO.	DATE	DESCRIPTION

ISSUES / REVISIONS
02-25-2019 ZONING REVIEW
02-25-2019 ZONING REVIEW

PROJECT NO: 2019-0004
DATE: 02-25-2019
SCALE: As indicated
DRAWN BY: TH
CHECKED BY: PH

AS1.1

PROJECT NAME: 7242 OAK RIDGE HIGHWAY - MINI STORAGE DEPOT ARCHITECTURAL SITE PLAN



1
AS1.1
ARCHITECTURAL SITE PLAN
1" = 30'-0"

4-D-19-UR
Revised: 3/25/2019



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ISSUED FOR CONSTRUCTION

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ARCHITECTURAL SITE PLAN

MINI STORAGE DEPOT ON OAK RIDGE
7242 OAK RIDGE HIGHWAY
KNOXVILLE, TN 37931

DRAWING TITLE

PROJECT

ISSUES / REVISIONS

DESCRIPTION

NO.	DATE	DESCRIPTION
02-25-2019	ZONING REVIEW	
03-25-2019	ZONING REVIEW	

PROJECT NO: 2019-0004

DATE: 02-25-2019

SCALE: 1" = 30'-0"

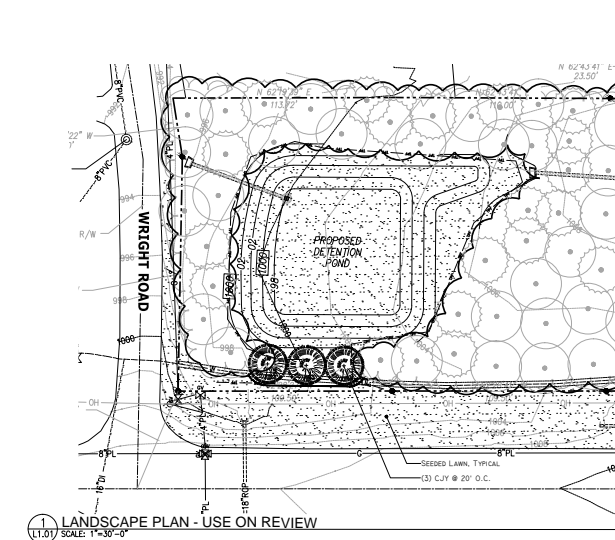
DRAWN BY: TH

CHECKED BY: PH

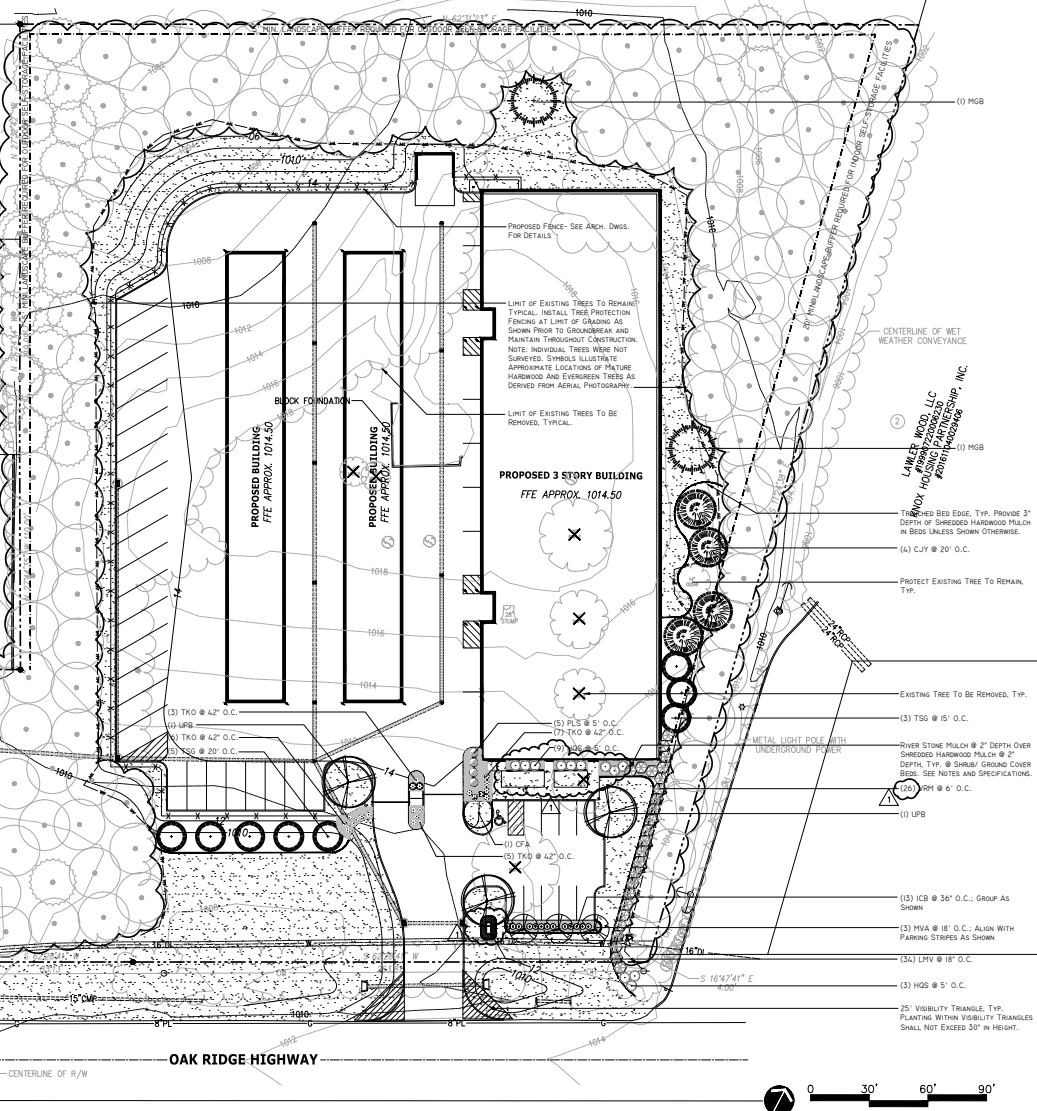
AS1.3

MINI STORAGE DEPOT- PLANT LIST						
QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	ROOTS	MINIMUM SIZE	REMARKS
TREES						
1	CTA	Aspenishorn Spring Dogwood	<i>Cornus Florida Asplenishorn Spring</i>	SHB	2" HL	SHRIMP
7	CTV	Yucca Congestens	<i>Yucca Congestens 'Yucca'</i>	SHB	2" HL	Full Plants @ 30" O.C.
2	MGB	Bradley's Brown Beauty Southern Magnolia	<i>Magnolia grandiflora Bradley's Brown Beauty</i>	SHB	2" HL	Full Plants @ 30" O.C.
3	MVA	Swanberry Magnolia	<i>Magnolia virginiana</i>	CONT.	6" H.	Full Plants, Male Stem, 3 Dormant Buddies, Price Incl. Branches to 30" Cr. H.
3	UPB	Swanee Elm	<i>Ulmus parviflorus 'Swanee'</i>	SHB	2" Cal.	Full Plants @ 30" O.C.
8	STG	Green Giant Arborvitae	<i>Thuja glabrata 'Green Giant'</i>	SHB	2" H.	Full Plants @ 30" O.C.
SHRUBS						
14	NSD	Desert Hollibaum	<i>Hydrangea asplenishorn 'Swanee Queen'</i>	Cont.	1 Gal., 24" H.	Full Plants @ 5' O.C.
14	NSD	Desert Burford Holly	<i>Ilex cornuta 'Burford Holly'</i>	Cont.	1 Gal.	Full Plants @ 30" O.C.
4	PLS	English Laurel	<i>Prunus lauro-coccinea 'Sikkimensis'</i>	SHB	5 Gal., 36" H.	Full Plants @ 5' O.C.
10	TRO	Double Knockout Rose	<i>Rosa 'WARRIOR'</i>	Cont.	1 Gal.	Full Plants @ 42" O.C.
10	NSM	Leucobasis Viburnum	<i>Viburnum leucobasis</i>	Cont.	1 Gal., 24" H. (M)	Full Plants @ 5' O.C.
GROUND COVER						
34	LNV	Vernagated Liriope	<i>Liriope muscari 'Vernagated'</i>	Cont.	1 Gal.	Full Plants @ 18" O.C.
44- SEEDS LAWN						
		Fescue Blend		Seed	Seed	

- LANDSCAPE NOTES:**
- EXAMINE SITE UPON WHICH WORK IS TO BE PERFORMED. PROVIDE PERCOLATION TESTS, PH TESTS AND OTHER TESTS NECESSARY TO DETERMINE THAT ADEQUATE GROWING CONDITIONS WILL BE PROVIDED FOR THE PLANTS. IF PERCOLATION TEST OR SUBSOIL CONDITIONS INDICATE RETENTION OF WATER IN PLANTING AREAS, AS SHOWN BY SEEPAGE OR OTHER EVIDENCE INDICATING PRESENCE OF UNDERGROUND WATER, RECTIFY UNSATISFACTORY CONDITIONS BEFORE BACKFILLING. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF PLANTING WORK INDICATES SITE CONDITIONS HAVE BEEN ACCEPTED BY CONTRACTOR.
 - UNDERGROUND UTILITIES LIST ON SITE. VERIFY LOCATIONS AND DEPTHS CORRESPONDING WITH PLANTING WORK.
 - PLANT MATERIAL SHALL BE INSTALLED IN THE DORMANT SEASON UNLESS SPECIFIED OTHERWISE.
 - FOR LANDSCAPING BEDS AREAS OF MASS PLANTING OF SHRUBS AND/OR GROUNDCOVERS TO BE ESTABLISHED IN AREAS THAT HAVE NOT BEEN ALTERED OR DISTURBED BY EXCAVATION, GRADING, OR STRIPPING OPERATIONS, PREPARE SOIL BY TILLING TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE, FREE OF LUMPS, CLODS OR STONES LARGER THAN 2" IN GREATEST DIMENSION, WEEDS, AND ROOTS HAVING PH VALUE OF 5.5 MINIMUM AND 7.0 MAXIMUM, CONTAINING A PERCENT MINIMUM ORGANIC MATTER. AMEND TOPSOIL WITH FERTILIZER AND/OR LIME AS REQUIRED TO PROMOTE VIGOROUS PLANT GROWTH.
 - IF QUANTITY OF STOCKPILED TOPSOIL IS INSUFFICIENT, PROVIDE ADDITIONAL TOPSOIL AS REQUIRED TO ACHIEVE A MINIMUM 6" DEPTH AT PLANTING BEDS. ENSURE THAT TOPSOIL IS STERILE, FERTILE, FRIABLE, NATURAL LOAM, TYPICAL FOR LOCALITY, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, TAKEN FROM WELL-DRAINED SITE, FREE OF SUBSOIL, CLAY LUMPS OR STONES LARGER THAN 2" IN GREATEST DIMENSION, WEEDS, AND ROOTS HAVING PH VALUE OF 5.5 MINIMUM AND 7.0 MAXIMUM, CONTAINING A PERCENT MINIMUM ORGANIC MATTER. AMEND TOPSOIL WITH FERTILIZER AND/OR LIME AS REQUIRED TO PROMOTE VIGOROUS PLANT GROWTH.
 - ASSURE THAT BEDS DRAIN AWAY FROM STRUCTURES.
 - CONTRACTOR SHALL STAKE THE LOCATION OF ALL GROUND COVER BEDS, SHRUBS AND TREES FOR APPROVAL PRIOR TO INSTALLATION.
 - CONTRACTOR SHALL ERADICATE WEEDS AND NON-SPECIFIED PLANT MATERIAL (3) WEEKS PRIOR TO PLANT/SEED INSTALLATION.
 - PROVIDE AND INSTALL ONLY PLANTS THAT ARE FREE FROM DISEASE AND PESTS, AND THAT COMPLY WITH THE LATEST EDITION OF PUBLICATION ANSI Z66.1, "AMERICAN STANDARDS FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - ADD PRE-EMERGENT HERBICIDE UNDERNEATH AND ON TOP OF MULCH IN LANDSCAPE BEDS.
 - TOP DRESS BEDS WITH 3" DARK HARDWOOD MULCH. PROVIDE 3" DEEP LAYER IN A FOUR FOOT DIAMETER RING AROUND TREES IN LAWN AREAS.
 - PLANT GROUND COVERS THROUGH MULCH.
 - PROVIDE AND INSTALL 2" DEPTH OF RIVER GRAVEL MULCH OVER SHREDDED HARDWOOD MULCH AT SHRUB/ GROUND COVER BEDS AS INDICATED ON PLANS. RIVER GRAVEL SHALL BE TAN-GRAY IN COLOR WITH GRAVEL SIZES BETWEEN 3/4" AND 1 1/2" IN DIAMETER.
 - REMOVE STRINGS AND OTHER TIES FROM PLANT MATERIAL.
 - REMOVE UPPER 1/2 OF BURLAP FROM PLANT ROOT BALLS.
 - DO NOT Pierce TREE ROOT BALLS WITH SUPPORT STAKES.
 - ADD FERTILIZER AS REQUIRED FOR OPTIMUM PLANT PERFORMANCE AND PRE-EMERGENT HERBICIDE.
 - DO NOT MAKE SUBSTITUTIONS REGARDING PLANT SIZES OR SPECIES WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
 - PLANT MATERIAL, MULCH, AND OTHER RELATED LANDSCAPE PRODUCTS MUST BE PRE-TREATED FOR FIRE ANTS.
 - WARRANTY MATERIALS AND WORKMANSHIP FOR TWELVE MONTHS FROM THE DATE OF SUBSTANTIAL COMPLETION, ANY TREE WHICH FAILS TO SURVIVE TWELVE (12) MONTHS SHALL BE REPLACED WITH SIX (6) MONTHS OF LOSS.
 - CONTRACTOR SHALL PROVIDE SUPPLEMENTAL WATERING TO NEWLY INSTALLED PLANT MATERIAL, AS REQUIRED DURING THE WARRANTY PERIOD.
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAKING REPAIRS NECESSITATED BY DAMAGE OCCURRING DURING THE PERFORMANCE OF THEIR WORK.
 - CONTRACTOR SHALL REMOVE STAKES AND GUY WIRES FOR TREES APPROVED BY THE LANDSCAPE ARCHITECT DURING THE WARRANTY INSPECTION.
 - SEED AREAS DISTURBED DURING CONSTRUCTION WITH APPROVED FESCUE BLEND.
 - ESTABLISH LAWNS AS INDICATED ON PLANS. SEE LAWN NOTES FOR ADDITIONAL REQUIREMENTS.



- LAWN NOTES:**
- SEED ALL LAWN AREAS AND ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS WITH APPROVED FESCUE BLEND.
 - VERIFY SURGRADE IS AT PROPER LEVELS FOR TOPSOIL AND SOO OR SOO BED INSTALLATION. PROCEED WITH AND COMPLETE LAWNS AND GRASSES AS PORTIONS OF SITE BECOME AVAILABLE, WORKING WITHIN SEASONAL LIMITATIONS.
 - FOR NEW LAWNS, PREPARE SOIL BY TILLING TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE, FREE OF LUMPS, CLODS OR STONES LARGER THAN 2" IN GREATEST DIMENSION, WEEDS, AND OTHER EXTRANEOUS MATERIAL TO A DEPTH OF NOT LESS THAN 4" ELIMINATING UNEVEN AREAS AND LOW SPOTS; REMOVING FOREIGN MATERIALS; SPREADING TOPSOIL TO A 4" MINIMUM DEPTH FOR SEEDING LAWNS OR TO A 2" MINIMUM DEPTH FOR SOODED LAWNS.
 - IF QUANTITY OF STOCKPILED TOPSOIL IS INSUFFICIENT, PROVIDE ADDITIONAL TOPSOIL AS REQUIRED TO ACHIEVE A MINIMUM 6" DEPTH AT PLANTING BEDS. ENSURE THAT TOPSOIL IS STERILE, FERTILE, FRIABLE, NATURAL LOAM, TYPICAL FOR LOCALITY, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, TAKEN FROM WELL-DRAINED SITE, FREE OF SUBSOIL, CLAY LUMPS OR STONES LARGER THAN 2" IN GREATEST DIMENSION, WEEDS, AND ROOTS HAVING PH VALUE OF 5.5 MINIMUM AND 7.0 MAXIMUM, CONTAINING A PERCENT MINIMUM ORGANIC MATTER. AMEND TOPSOIL WITH FERTILIZER AND/OR LIME AS REQUIRED TO PROMOTE VIGOROUS LAWN GROWTH.
 - REFURBISH EXISTING LAWNS TO REMAIN WHICH HAVE NOT BEEN DISTURBED BY CONSTRUCTION, INCLUDE CORE AERATION, OVERSEEDING, STRAW AT THIN OR BARE AREAS AND FERTILIZER AS REQUIRED.
 - PROVIDE FERTILIZER WITH NOT LESS THAN 6 PERCENT TOTAL NITROGEN, 12 PERCENT PHOSPHORIC ACID, AND 12 PERCENT SOLUBLE POTASH. PROVIDE NITROGEN IN A FORM THAT WILL BE AVAILABLE TO LAWN DURING INITIAL PERIOD OF GROWTH, AT LEAST 50% OF NITROGEN TO BE ORGANIC FORM. PROVIDE LIME FROM NATURAL DOLOMITIC LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES WITH A MINIMUM OF 30% MAGNESIUM CARBONATE, GROUND SO THAT NOT LESS THAN 90% PASSES A 60 MESH SIEVE AND NOT LESS THAN 50% PASSES A 100 MESH SIEVE.
 - LIMIT PREPARATION TO AREAS WHICH SHALL BE SEED OR SOODED IMMEDIATELY.
 - WATER THOROUGHLY AND ALLOW SURFACE MOISTURE TO DRY BEFORE SEEDING OR SOODED. DO NOT CREATE A MUDDY CONDITION. DO NOT SEED OR SOO WHEN THE GROUND IS FROZEN.
 - FOR SOODED AREAS:
 - COMPLY WITH AMERICAN SOO PRODUCERS ASSOCIATION (ASPA) GUIDELINE SPECIFICATIONS FOR SOODED FOR HARVESTING AND INSTALLING SOO.
 - THE SOO DELIVERY SO THAT IT WILL BE PLACED WITHIN 24 HOURS AFTER STRIPPING. PROTECT SOO AGAINST DRYING AND BREEDING.
 - PROVIDE STRONGLY ROOTED CULTIVATED GRASS SOO, NOT LESS THAN 1 YEAR OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES PRINCIPALLY COMPOSED OF: 40% THERMAL BLUE OR SPF-30 BLUE GRASS, 20% MONET TALL FESCUE, 20% VAN GOSN TALL FESCUE AND 20% PASTURE TALL FESCUE. BROKEN PADS OR PADS WITH UNDEVELOPED TIPS WILL NOT BE ACCEPTABLE. SOO PADS INCAPABLE OF SUPPORTING THEIR OWN WEIGHT.
 - MAINTAIN LAWNS UNTIL GRASS IS WELL ESTABLISHED AND EXHIBITS A VIGOROUS GROWING CONDITION AND NOT LESS THAN 60 DAYS FROM DATE OF SUBSTANTIAL COMPLETION. IF SEEDING IN LATE FALL, CONTINUE MAINTENANCE THE FOLLOWING SPRING UNTIL ACCEPTABLE LAWN IS ESTABLISHED.
 - WARRANTY LAWS FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
 - SEE WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.



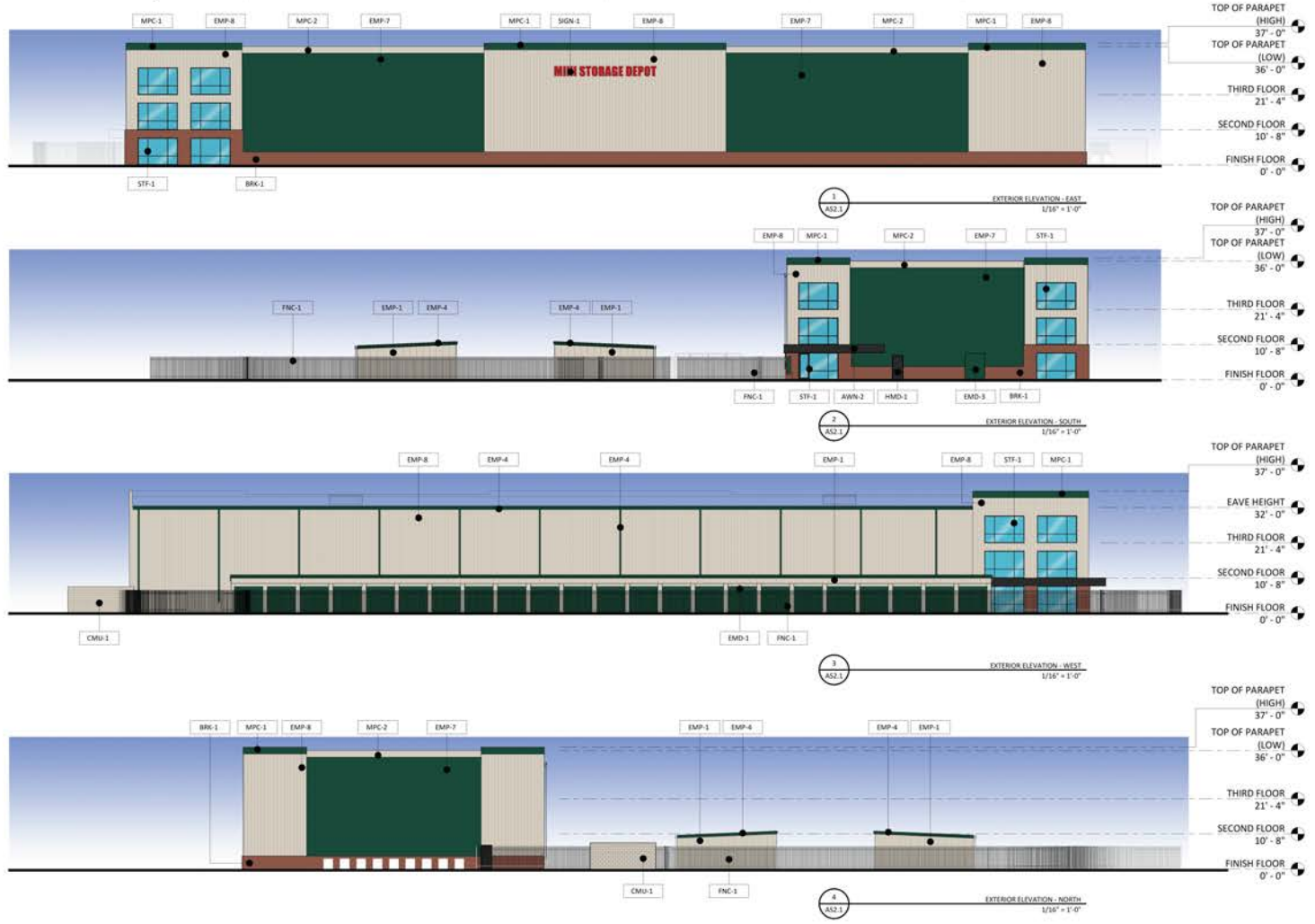
- PERMITTING NOTES:**
- RE. 5.25 ACRE PARCEL IS ZONED CA. ADJUTING PROPERTIES LOCATED TO THE NORTHEAST AND EAST ARE ZONED PC. ADJUTING PROPERTIES LOCATED TO THE NORTHWEST AND WEST ARE ZONED DA.
 - RE. KNOX COUNTY ZONING ORDINANCE 3.51.08, PARKING LOT STRIPBACKS:
 - BUFFER STRIPS PLANTED WITH TREES, SHRUBS AND GRASS ARE PROPOSED IN THE FRONT YARD BETWEEN THE PARKING LOTS AND R.O.W. BUFFER STRIPS ARE 2' AND 76" WIDE, RESPECTIVELY, AND SHALL EXCEED THE 10' MINIMUM REQUIREMENT.
 - RE. KNOX COUNTY ZONING ORDINANCE 4.10.11, LANDSCAPE SCREENING:
 - A 15' (MIN.) WIDE MPC TYPE 'A' LANDSCAPE BUFFER IS REQUIRED BETWEEN THE PROPOSED BUILDING AND ADJACENT RESIDENTIAL PROPERTIES. ORDINANCE NO. O-18-10-102 HAS ADDITIONAL REQUIREMENTS FOR SELF-STORAGE FACILITIES. SEE NOTES BELOW.
 - A 12' (MIN.) WIDE MPC TYPE 'B' LANDSCAPE BUFFER IS REQUIRED BETWEEN THE PROPOSED PARKING AND/OR LOADING AREAS AS ADJACENT RESIDENTIAL PROPERTIES. ORDINANCE NO. O-18-10-102 HAS ADDITIONAL REQUIREMENTS FOR SELF-STORAGE FACILITIES. SEE NOTES BELOW.
 - A 6' (MIN.) WIDE MPC TYPE 'C' LANDSCAPE BUFFER IS REQUIRED BETWEEN THE PROPOSED PARKING AND R.O.W. IN THE FRONT YARD. A TYPE 'C' BUFFER IS PROPOSED FOR PARKING WEST OF THE DRIVEWAY. SPACE FOR EVERGREEN TREES IS LIMITED FOR THE SMALL PARKING LOT AREA OF THE DRIVEWAY DUE TO AN EXISTING MUNICIPAL WATER MAIN INSTALLED OUTSIDE OF THE R.O.W. SHADE TREES @ 50' O.C. AND SHRUBS @ 3' O.C. ARE PROPOSED WITHIN THIS AREA TO MEET THE INTENT OF THE ORDINANCE.
 - RE. KNOX COUNTY ZONING 4.93- STANDARDS FOR SELF STORAGE FACILITIES- REQUIREMENTS ARE SUPERCEDED BY ORDINANCE NO. O-18-10-102. SEE BELOW.
 - REGARDING ORDINANCE NO. O-18-10-102:
 - SECTION 4.93.01 STANDARDS FOR USE-ON-REVIEW APPROVAL OF OUTDOOR SELF SERVICE STORAGE FACILITIES:
 - 4.93.01.F.1: A 6' MIN. HT. OPAQUE FENCE STRIPBACK 5' MIN. FROM PROPERTIES. THE FENCE SHALL BE 42" HIGH. THE FENCE SHALL BE A FENCE STRIPBACK 42" MIN. TO 84" MAX ON THE WEST AND NORTH SIDES IS PROPOSED. SEE ARCH. PLANS FOR DETAILS.
 - 4.93.01.F.2: LANDSCAPING IS REQUIRED WITHIN THE AREAS BETWEEN THE FENCE AND PROPERTY LINES. EXISTING WOODLANDS SHALL BE PRESERVED WITHIN THE LANDSCAPE ZONE. EXISTING TREES ARE MATURE HARDWOODS AND EVERGREENS. INDIVIDUAL TREES WERE NOT SURVIVED, BUT SYMBOLS INDICATING APPROXIMATE LOCATIONS, QUANTITIES AND TYPES (EVERGREEN VS. HARDWOOD) ARE ILLUSTRATED ON THE PLANTING PLAN.
 - 4.93.01.F.3: LANDSCAPING IS PROPOSED IN THE REQUIRED FRONT YARD.
 - SECTION 4.93.03 STANDARDS FOR USE-ON-REVIEW APPROVAL OF INDOOR SELF SERVICE STORAGE FACILITIES IN CA (COMMERCIAL) DISTRICTS:
 - 4.93.03.E.1: A 20' MIN. WIDE LANDSCAPED BUFFER IS REQUIRED BETWEEN THE PROPOSED DEVELOPMENT AND ADJACENT RESIDENTIAL PROPERTIES ON THE EAST SIDE. EXISTING WOODLANDS AND MATURE HARDWOODS SHALL BE PRESERVED WITHIN THE LANDSCAPE ZONE THAT VARIES BETWEEN 20' AND 90' IN WIDTH. ADDITIONAL SHRUBS AND EVERGREEN TREES ARE PROPOSED BETWEEN PRESERVED TREES AND THE PROPOSED DEVELOPMENT TO MEET THE SCREENING INTENT OF THE ORDINANCE.
 - 4.93.03.F.1: A 6' MIN. WIDE PLANTING BUFFER IS PROPOSED BETWEEN THE BUILDING AND PARKING ALONG OAK RIDGE HIGHWAY. 1 TREE PER 30' OF STREET FRONTAGE IS REQUIRED. 22' L.F. / 30' L.F. = 7 TREES (MIN.) REQUIRED. EXIST (8) TREES ARE PROPOSED ALONG OAK RIDGE HIGHWAY. SEPARATION BETWEEN PROPOSED TREES IS 15' MIN. AS REQUIRED.

4-D-19-UR
Revised: 3/25/2019

THE PENLAND STUDIO
LANDSCAPE ARCHITECTURE
516 UNION AVENUE
KNOXVILLE, TENNESSEE 37902
TEL: 865.335.3584

MPC COMMENTS		3/25/2019
REVISIONS		DATE
865.670.8555 8550 Kingston Pike www.cannon-cannon.com Knoxville, TN 37919		
CLIENT:	STERLING DEVELOPMENT 3900 COXSON LANE PARKWAY, SUITE 201 MISHAWKA, IN 46545	
PROJECT:	MINI STORAGE DEPOT ON OAK RIDGE HIGHWAY 7242 OAK RIDGE HIGHWAY KNOXVILLE, TN 37931	
CONCEPTUAL LANDSCAPE PLAN		
CSI PROJECT NO.	01000-0007	
DRAWING DATE	FEBRUARY 22, 2019	
FW	AWG	PK
DRAWN	TFS	CHECKED TFS
PRELIMINARY FOR REVIEW ONLY		
UOR L1.01		

EXTERIOR FINISHES LEGEND				
COLOR CODE	MATERIAL	SURFACE	MANUFACTURER	PRODUCT INFORMATION
BRK-1	EXTERIOR BRICK	EXTERIOR WALLS	BORAL BRICK / MERIDIAN BRICK	BESSAMER ARCHITECTURAL SERIES, COLOR: CRIMSON MODULAR
CMU-1	CONCRETE MASONRY UNIT	EXTERIOR WALLS	-	COLOR: MATCH TRACHTE CREAM BEIGE
CPY-1	METAL AWNING	METAL AWNING	COOL PLANET AWNINGS	DARK BRONZE
EMD-1	EXTERIOR METAL DOOR (OVERHEAD DOOR)	METAL OVERHEAD DOOR	TRACHTE	COLOR: EVERGREEN
EMP-1	EXTERIOR METAL PANEL - SMOOTH VERTICAL	VERTICAL SMOOTH METAL PANEL	MBCI	SERIES - FLAT DESIGNER, COLOR: MATCH TRACHTE LIGHT STONE (CREAM)
EMP-4	EXTERIOR METAL PANEL - SMOOTH (GUTTER/DOWNSPOUTS/EAVE ENDS)	SOLID SMOOTH METAL PANEL	MBCI	COLOR: MATCH TRACHTE EVERGREEN
EMP-7	EXTERIOR METAL PANEL - CORRUGATED HORIZONTAL	HORIZONTAL CORRUGATED METAL PANEL	MBCI	REVERSE ROLLED 7.2 HORIZONTAL PANEL, COLOR: MATCH TRACHTE EVERGREEN
EMP-8	EXTERIOR METAL PANEL - SMOOTH VERTICAL	VERTICAL SMOOTH METAL PANEL	MBCI	SERIES - FLAT DESIGNER, COLOR: MATCH TRACHTE LIGHT STONE (CREAM)
FNC-1	ALUMINUM METAL FENCING	FENCE	AMERISTAR	COLOR: BLACK
HMD-1	HOLLOW METAL DOOR EXTERIOR PAINT	MAN DOORS	SHERWIN WILLIAMS	COLOR: URBAN BRONZE 7048
MPC-1	METAL PARAPET CAP	SMOOTH METAL	MBCI	COLOR: MATCH TRACHTE EVERGREEN
MPC-2	METAL PARAPET CAP	SMOOTH METAL	MBCI	COLOR: MATCH TRACHTE CREAM BEIGE
SIGN-1	CUSTOM EXTERIOR MOUNTED WALL SIGN	CUSTOM	CUSTOM	VERIFY W/ OWNER SIGNAGE BY OWNER. GC PROVIDES POWER AND BLOCKING
STF-1	STOREFRONT ALUMINUM	STOREFRONT	KAWNEER	ANODIZED ALUMINUM 3.5" FRAME, COLOR: BLACK #29
WLV-1	POWDER COATED METAL	LOUVER	RUSKIN	COLOR: MATCH WALL SURFACE COLOR



4-D-19-UR
Revised: 4/4/2019



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ISSUED FOR CONSTRUCTION
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EXTERIOR SITE ELEVATIONS
MINI STORAGE DEPOT ON OAK RIDGE
7242 OAK RIDGE PARKWAY
KNOXVILLE, TN 37931

DRAWING TITLE
PROJECT

ISSUES / REVISIONS
DESCRIPTION

NO. DATE DESCRIPTION
02-29-2018 ZONING REVIEW

PROJECT NO: 2019-0004
DATE: 02-19-2019
SCALE: 1/16" = 1'-0"
DRAWN BY: TH
CHECKED BY: PH

AS2.1

Use on Review Development Plan

Name of Applicant: STERLING DEVELOPMENT

Date Filed: 02.25.2019

Meeting Date: 04.11.2019

Application Accepted by: M. Payne

Fee Amount: 7 File Number: Development Plan 7

Fee Amount: \$1,500.00 File Number: Use on Review 4-D-19-UR



PAPERS
078KA001
078KA002
078KA003
078KA004

PROPERTY INFORMATION

Address: 7272 OAKRIDGE HWY KNOXVILLE 37931

General Location: NE CORNER OF OAK RIDGE HWY AND WRIGHT ROAD

Tract Size: 5.0 ACRES No. of Units: 626

Zoning District: CA (534 CLIMATE 92 NOA CLIMATE)

Existing Land Use: OPEN RR, Ag For Vac

Planning Sector: NORTHWEST COUNTY

Sector Plan Proposed Land Use Classification: MDR/O

Growth Policy Plan Designation: Planned Growth

Census Tract: 60.02

Traffic Zone: 208

Parcel ID Number(s): 078KA001, 078KA002, 078KA003, 078KA004

Jurisdiction: City Council _____ District
 County Commission 6 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: Sterling Development, LLC

Company: Sterling Development, LLC

Address: 3700 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: 865.620.3555

Fax: _____

E-mail: agrissom@cannon-cannon.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)
N/A

Other (Be Specific)
USE ON REVIEW
STORAGE FACILITY

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

Address: 3900 Edison Lakes Parkway St. 201

City: Mishawaka State: IN Zip: 46545

Telephone: 574.247.3215

E-mail: cpatterson@thesterlinggrp.com

PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE
MAP DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE NORMAL

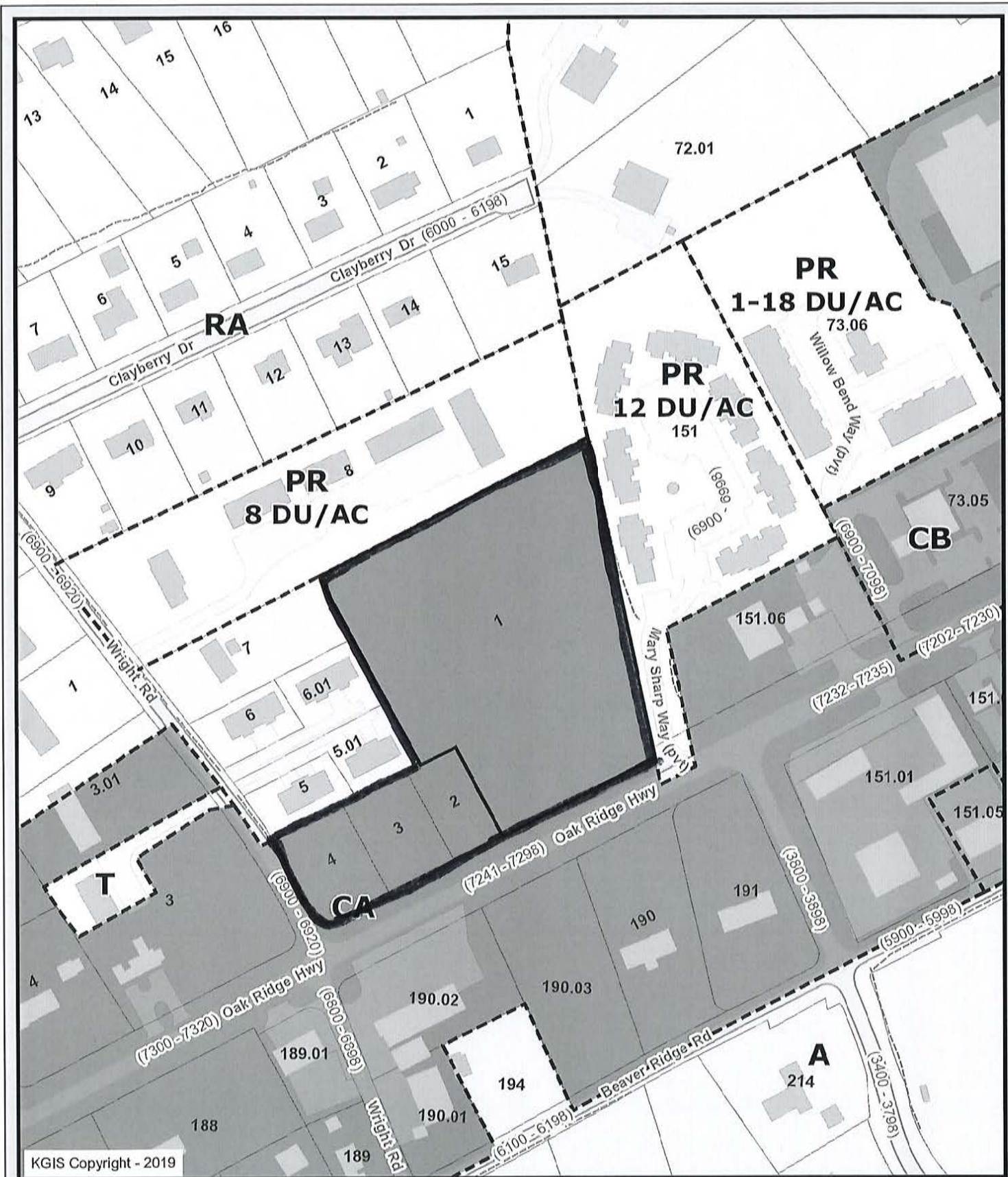
03/01/2019

District	Map	Insert	Group	Parcel	Ward	Property Location			
W6	78	K	A	1		7242 OAK RIDGE HWY			
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)		Acreage
O H SCHUBERT				-	1-	<u>22-33</u>	265 X 498.5 X IRR		0.00 - A.C. Deeded
									4.10 - A.C. Calculated
Owner				Sale Date	Book	Page	Sale Price	Mailing Address	
OVERHOLT BERGEIN F & EVELYN S & PAUL D MCGOWAN & AUDREY N				2/5/1981	<u>1726</u>	852		5800 LYONS VIEW PK KNOXVILLE, TN 37919	
				3/20/1991	<u>20030905</u>	0027894			
				2/5/2004	<u>20040210</u>	0076492			

Remarks

ATTRIBUTES FROM NCR LOADER

Parent Parcel	Parent Instrument Number
Previous Parcel (Split From)	Next Parcel (Merged Into)



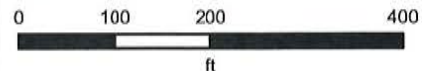
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 2/25/2019 at 10:21:18 AM



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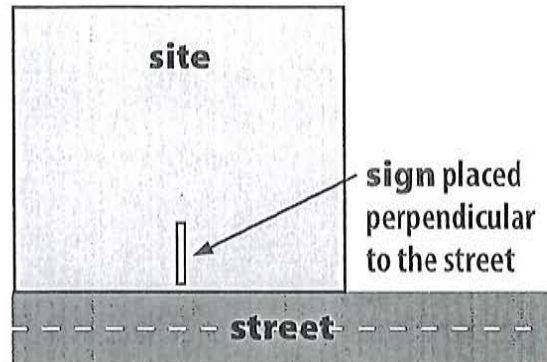
REQUIRED SIGN POSTING AGREEMENT

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:

3/27/19 and 4/12/19
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: 

Printed Name: ALAN GRISSOM

Phone: 865.640.8555 Email: agrissom@cannon-cannon.com

Date: 2-25-19

MPC File Number: 4-D-19-UR