



USE ON REVIEW REPORT

▶ **FILE #:** 2-C-19-UR

AGENDA ITEM #: 36

AGENDA DATE: 2/14/2019

▶ **APPLICANT:** STERLING DEVELOPMENT

OWNER(S): Sterling Development, LLC

TAX ID NUMBER: 38 L A 025.01

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 6940 Maynardville Pike

▶ **LOCATION:** East side of Maynardville Pike, north side of Crippen Rd.

▶ **APPX. SIZE OF TRACT:** 6.11 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Maynardville Pike, a major arterial street with 4 travel lanes and a central median within a 120' wide right-of-way, and via Crippen Road, a minor collector street with a pavement width of 20' within a 55' wide right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** CA (General Business)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Indoor and outdoor self-storage facility

HISTORY OF ZONING: Property was rezoned from RB to CA in 1998 (12-L-97-RZ)

SURROUNDING LAND USE AND ZONING: North: Shopping center / CA (General Business)

South: Commercial, vacant land, Crippen Rd. / CA (General Business)

East: Vacant land / CA (General Business)

West: Commercial, vacant land / CA (General Business)

NEIGHBORHOOD CONTEXT: Property in the area is zoned CA (General Business) and RB (General Residential). Development in the area consists of retail and restaurant uses, and detached and attached residential to the east along Crippen Road.

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 below, subject to 6 conditions.**

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

2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Health Dept.
4. Providing certification of sight distance at the new driveway to Crippen Road by the developers engineer for review and approval by Knox County Engineering and Public Works during permit review.
5. Providing documentation to Knox County Dept. of Engineering and Public Works during permitting review showing that the parking spaces for rent on the northeast corner of the site can accommodate the largest anticipated vehicle, such as RV's. The spaces may be modified to meet the requirements of Knox County Dept. of Engineering and Public Works if the number of parking stalls does not increase.
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.

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 478 storage units, two 1-story outdoor buildings that are each approximately 6,300 square-feet, and approximately 42 uncovered parking spaces for the storage of vehicles, such as RV's and boats. Access to the site will be from two existing driveways, one on Maynardville Pike and one on Crippen Road. There will be one additional access created to Crippen Road on the east side of the proposed indoor storage building. This new access is near the crest of a hill on Crippen Road and the required 300-foot sight distance will need to be verified during permitting. The engineer has preliminarily determined there is 356' of sight distance looking to the east on Crippen Rd.

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. In this case, while the building is addressed from Maynardville Pike, staff has determined that the front façade that requires the transparency as being the Crippen Rd. façade because of its proximity to the road. Also, because the first floor is a basement level and below the Crippen Rd. elevation, the second story is being considered the ground floor for the Crippen Rd. elevation.

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. There are two residences to the south of the property. This structure will be substantially taller than the houses.
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 North County Sector Plan proposes commercial use for this site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy

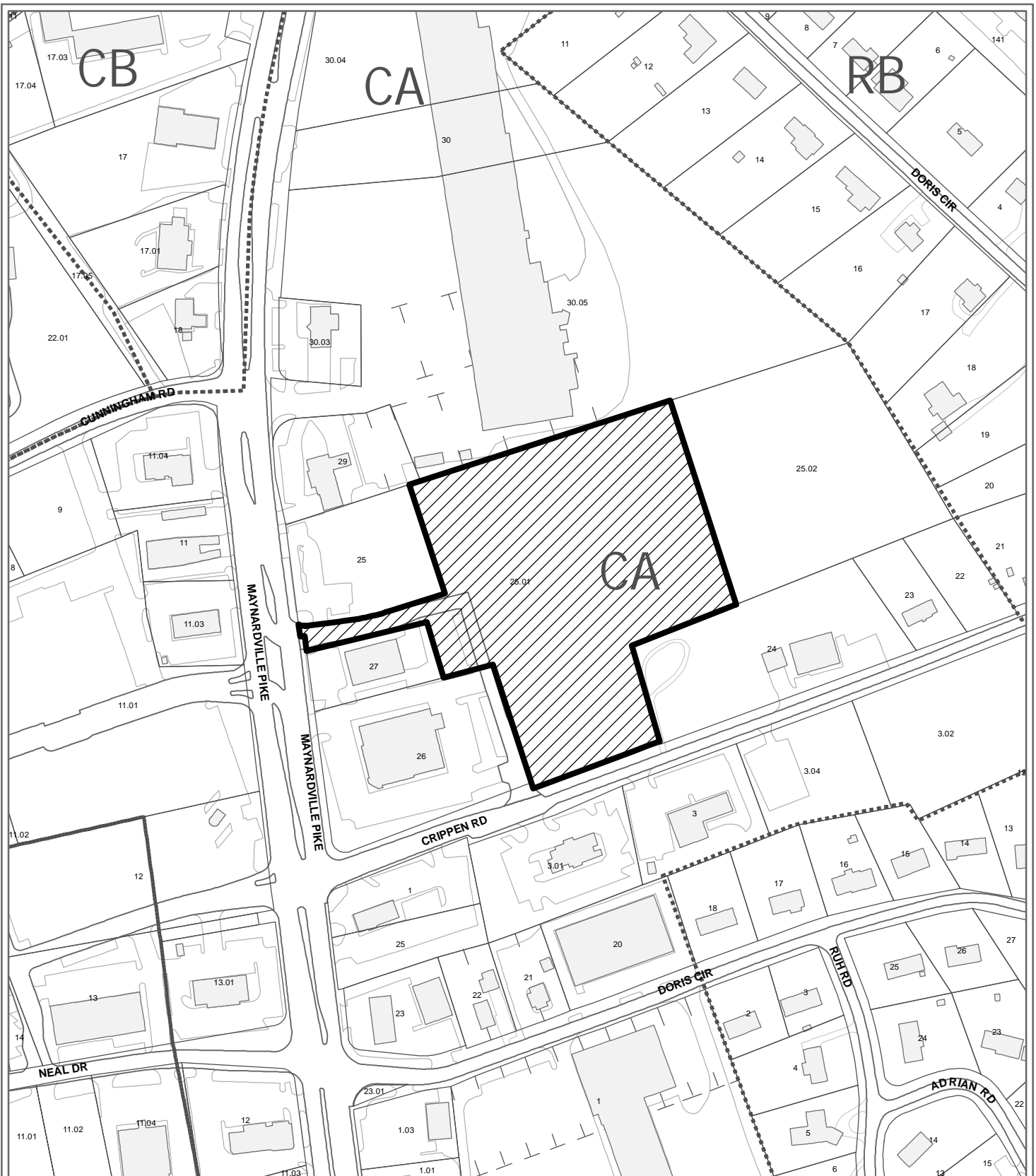
Plan map.

ESTIMATED TRAFFIC IMPACT: 141 (average daily vehicle trips)

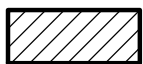
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



**2-C-19-UR
USE ON REVIEW**



Indoor and outdoor self-storage facility in CA (General Business)

Petitioner: Sterling Development

Map No: 38

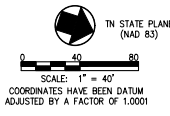
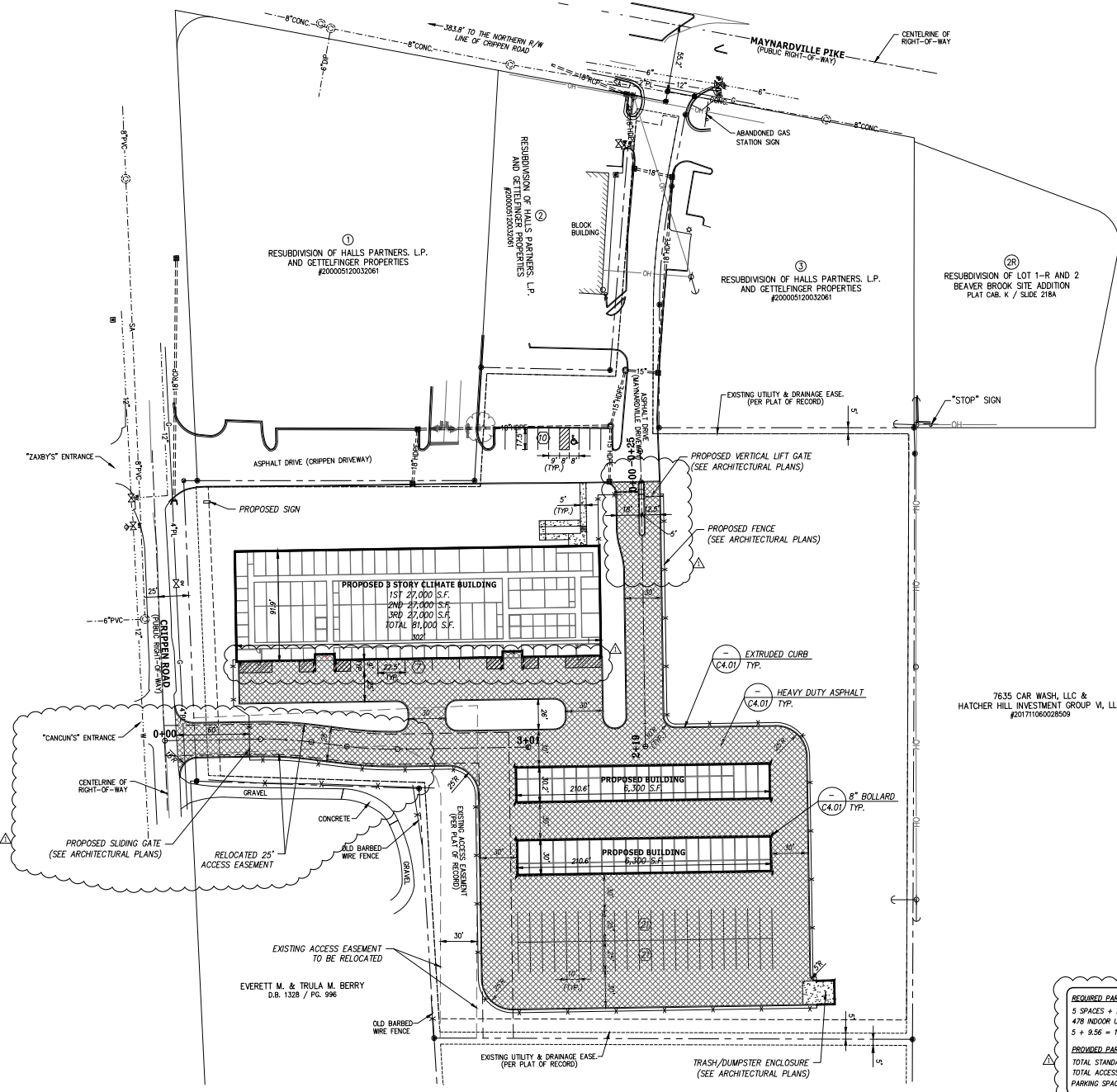
Jurisdiction: County



Original Print Date: 1/15/2019

Revised:

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



- NOTES:**
1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON & CANNON, INC. DATED NOVEMBER 2, 2018.
 2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
 3. 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 PARCEL 25.01 AS SHOWN ON KNOX COUNTY C.L.T. TAX MAP NO. 38-1. "C" ZONING FOR THE PROPERTY IS CA "GENERAL BUSINESS ZONE". TOTAL AREA IS 6.112 ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 4.86 ACRES.
 4. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
 5. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE KNOX COUNTY ZONING ORDINANCE.
FRONT = 20'
SIDE = 5'
REAR = 16'
 6. OWNER: HALLS PARTNERS III, L.P.
5409 KINGSTON PIKE
KNOXVILLE, TN 37919
 7. PERMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROVIDED BY A GEOTECHNICAL ENGINEER.
 8. PROPOSED LANDSCAPE WILL COMPLY WITH KNOX COUNTY TREE PROTECTION ORDINANCE.
 9. PROPOSED SITE LIGHTING PLAN SHALL MEET M.P.C. AND KNOX COUNTY REGULATIONS.

FILE # 2-C-19-UR

Revised: 1/28/2019

LEGEND

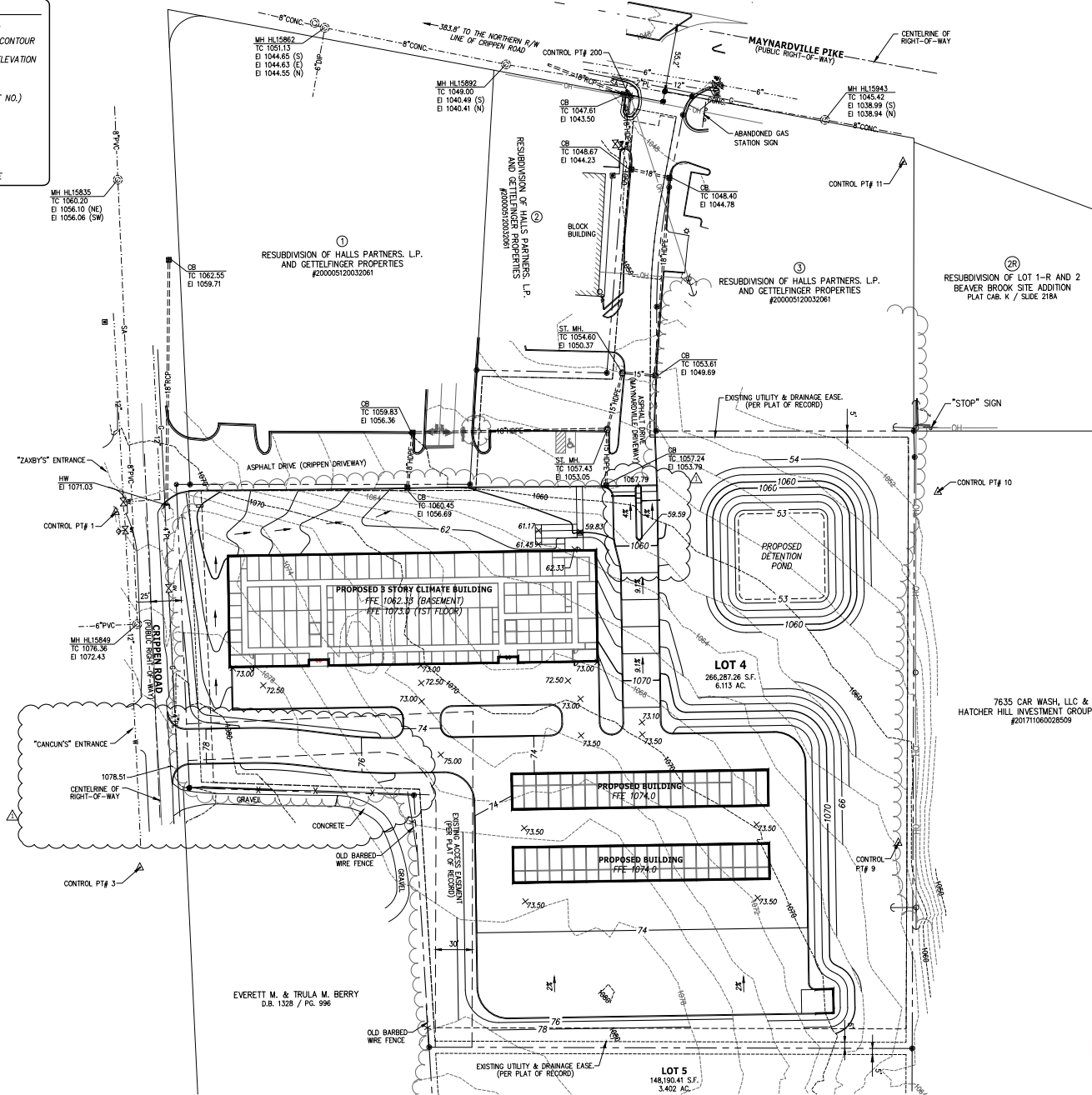
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	CONCRETE PAVEMENT
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT
	EXIST. R.O.W.
	BUILDING SETBACK LINE
	EXIST. EASEMENT LINE
	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
	NUMBER OF PARKING SPACES
	COORDINATE POINT
	HANDICAP PARKING
	HANDICAP RAMP

REVISIONS	DATE
Δ	REVISED PER MFC COMMENTS 1/28/2019
CANNON & CANNON INC. CONSULTING ENGINEERS - FIELD SURVEYORS 865.678.8555 8550 Kingston Pike www.cannon-cannon.com Knoxville, TN 37919	
CLIENT:	STERLING DEVELOPMENT 3900 COLSON LAKES PARKWAY, SUITE 201 MISHAWAKA, IN 46545
PROJECT:	MINI STORAGE DEPOT ON MAYNARDVILLE PIKE 6940 MAYNARDVILLE PIKE KNOXVILLE, TN 37918
SITE LAYOUT PLAN	
CDI PROJECT NO.	01000-0006
DRAWING DATE	DECEMBER 28, 2018
PN	AWG
DRWN	CLD
CHKD	
UOR1.01	

REQUIRED PARKING:
5 SPACES + .02 PER INDOOR UNIT
478 INDOOR UNITS
5 + 9.56 = 15 SPACES

PROVIDED PARKING:
TOTAL STANDARD SPACES PROVIDED = 16 SPACES
TOTAL ACCESSIBLE SPACES PROVIDED = 1 SPACES
PARKING SPACE TOTAL = 17 SPACES

LEGEND	
---884---	EXISTING CONTOUR
---890---	PROPOSED INDEX CONTOUR
97.50	PROPOSED SPOT ELEVATION
1 4.01	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
==S==	EXIST. STORM
---SA---	EXIST. SEWER
---W---	EXIST. WATER
---F---	EXIST. FENCE
⊕	EXIST. POWER POLE



Revised: 1/28/2019
FILE # 2-C-19-UR

- NOTES:**
- THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON AND CANNON, INC. DATED NOVEMBER 2, 2018.
 - THE DISTURBED AREA IS APPROXIMATELY 4.66± ACRES. THE TOTAL SITE AREA IS APPROXIMATELY 6.11± ACRES.
 - STORM WATER DETENTION AND WATER QUALITY TO BE EVALUATED AS PART OF FINAL DRAINAGE DESIGN PERMIT.
 - 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, Boulders, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT. BELOW THE SUBGRADE. ROCK SHALL BE SCRIPED TO A DEPTH OF 1 FT. BELOW SUBGRADE.
 - STRIP TOPSOIL TO A MINIMUM DEPTH OF 8-IN. AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILL 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 SODDED SHALL BE SEED, FERTILIZED, AND MULCHED WITHIN 30 DAYS OF ATTAINMENT OF FINAL GRADE.
 - TEMPORARY SEEDING MIXTURES SHALL BE AS FOLLOWS:

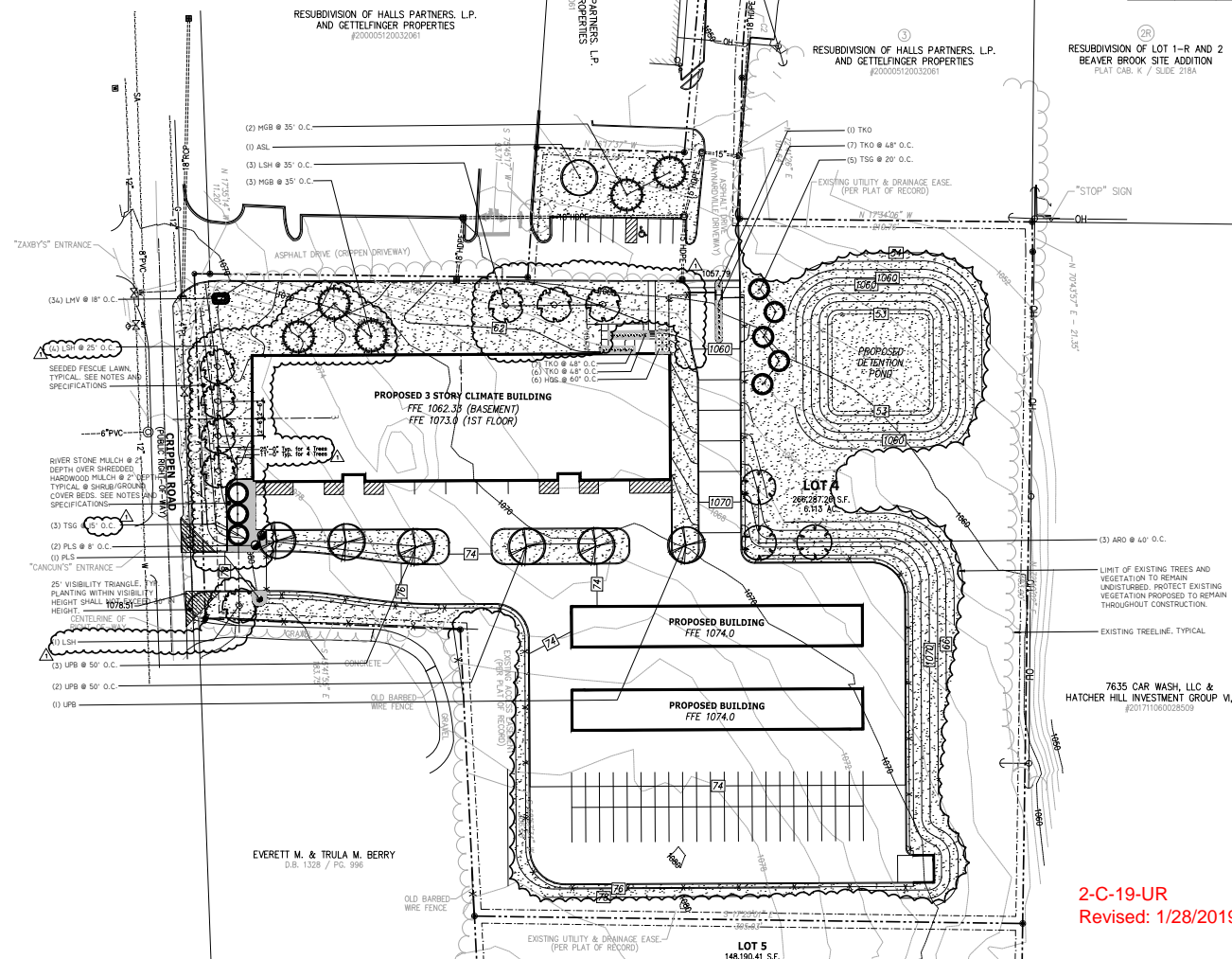
SEEDING DATES	GRASS SEED	PERCENTAGES
1/1 TO 5/1	ITALIAN RYE	33%
	KOREAN LESPEDEZA	33%
	SUMMER CATS	34%
5/1 TO 7/15	SUDAN - SORGHUM	100%
7/15 TO 1/1	STAR WHEEL	100%
	BALBOA RYE	67%
	ITALIAN RYE	33%
 - PERMANENT SEEDING MIXTURES SHALL BE AS FOLLOWS:

SEEDING DATES	GRASS SEED	PERCENTAGES
2/1 TO 7/1	KENTUCKY 31 FESCUE	80%
	KOREAN LESPEDEZA	15%
	ENGLISH RYE	5%
6/1 TO 8/15	KENTUCKY 31 FESCUE	50%
	KOREAN LESPEDEZA	20%
	GERMAN MILLET	15%
	ENGLISH RYE	10%
4/15 TO 8/15	BENHUR/GRASS (MULLED)	70%
	ANNUAL LESPEDEZA	30%
8/1 TO 12/1	KENTUCKY 31 FESCUE	70%
	ENGLISH RYE	20%
	WHITE CLOVER	75%
2/1 TO 12/1	KENTUCKY 31 FESCUE	25%
	CROWN VETCH	5%
	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 SLOPES 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	1/28/2019
CLIENT:	STERLING DEVELOPMENT 3900 COLSON LINES PARKWAY, SUITE 201 MISHAWAKA, IN 46545
PROJECT:	MINI STORAGE DEPOT ON MAYNARDVILLE PIKE 6940 MAYNARDVILLE PIKE KNOXVILLE, TN 37918
SITE GRADING AND DRAINAGE PLAN	
CDI PROJECT NO.	01000-0006
DRAWING DATE	DECEMBER 28, 2018
PN	AWG
DRWN	CID
CHKD	PC
DATE	1/28/2019

PERMITTING NOTES:

- THE 6.11 ACRE PARCELS IN ZONED CA. ADJUTING PROPERTIES ARE ZONED CA.
- RE. KNOX COUNTY ZONING ORDINANCE 3.51.08 PARKING LOT SETBACKS.
- THE FRONT YARD IS IRREGULAR IN SHAPE AND DOES NOT ADJUT MAYNARDVILLE PKE. WITH THE EXCEPTION OF AN EXISTING ACCESS DRIVE, AN EXISTING SMALL PARKING LOT (03 CAR) IS LOCATED IN THE FRONT YARD. THE EXISTING PARKING LOT CAN BE ACCESSED FROM THE MAYNARDVILLE PKE ACCESS DRIVE OR FROM AN EXISTING PARKING LOT ON THE ADJACENT PROPERTY ACCESSED FROM CRIPPEN ROAD. EITHER ACCESS TO THE PARKING LOT IS AT LEAST 250' FROM THE NEAREST R.O.W. A 10' MIN. BUFFER STRIP PLANTED WITH TREES, SHRUBS AND GRASS IS REQUIRED BETWEEN THE PARKING LOT AND R.O.W. ALTHOUGH NOT VISIBLE FROM EITHER STREET, A 4.8' WIDE BUFFER STRIP IS REQUIRED TO BE PLANTED WITH TREES AND GRASS.
- RE. KNOX COUNTY ZONING ORDINANCE 4.10.11 LANDSCAPE SCREENING.
 - NEITHER A TYPE 'A' OR TYPE 'B' LANDSCAPE SCREEN IS REQUIRED BECAUSE ADJACENT PROPERTIES ARE NOT ZONED RESIDENTIAL OR AGRICULTURE.
 - AN MPX TYPE 'C' LANDSCAPE SCREEN (5' MINIMUM WIDTH) IS REQUIRED FOR PARKING OR LOADING AREAS WHEN ADJACENT TO A PUBLIC RIGHT OF WAY. A TYPE 'C' LANDSCAPE SCREEN IS PROPOSED FOR THE LOADING AREA ADJACENT TO THE CRIPPEN ROAD R.O.W.
 - RE. KNOX COUNTY ZONING ORDINANCE 4.10.11 LANDSCAPE SCREENING.
 - RE. 4.93.03.O.F. - NEITHER AN OPAQUE FENCE NOR A 5' LANDSCAPED BUFFER ARE REQUIRED BECAUSE THE PROPERTY IS NOT ADJACENT TO A RESIDENTIAL ZONE.
 - LANDSCAPING IS REQUIRED FOR THE FRONT YARD. DUE TO THE IRREGULAR SHAPE OF THE PROPERTY AND PROXIMITY TO A PUBLIC STREET ON THE SIDE YARD, LANDSCAPING IS PROPOSED FOR BOTH THE FRONT YARD AND THE SOUTHERN SIDE YARD.
- REGARDING ORDINANCE NO. G-18-10-02, SECTION 4.93.03 STANDARDS FOR USE-ON-REVIEW APPROVAL OF INDOOR SELF-SERVICE STORAGE FACILITIES IN CA COMMERCIAL DISTRICTS:
 - RE. 4.93.03.O.F. - BECAUSE THE PROPERTY DOES NOT ABUT A RESIDENTIAL ZONING DISTRICT, A 20' PLANTING BUFFER IS NOT REQUIRED.
 - RE. 4.93.03.O.F. - A 6' MIN. WIDE PLANTING BUFFER IS PROPOSED BETWEEN THE BUILDING AND PARKING ALONG CRIPPEN ROAD. 1 TREE PER 30' OF STREET FRONTAGE IS REQUIRED, 2.0 L.F./ 30 L.F. = 8 TREES (Min.) REQUIRED. EIGHT (8) TREES ARE PROPOSED ALONG CRIPPEN ROAD. SEPARATION BETWEEN PROPOSED TREES IS 5' MIN. AS REQUIRED.



MINI STORAGE DEPOT- PLANT LIST

QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	ROOTS	MINIMUM SIZE	REMARKS
1	ASL	Legacy Sugar Maple	<i>Acer saccharum 'Legacy'</i>	B&B	2' Cal.	Full Crowns @ 40' O.C.
1	ASD	October Glory Red Maple	<i>Acer rubrum 'October Glory'</i>	B&B	2' Cal.	Full Crowns @ 25'-35' O.C.
1	LSH	Hopbloss (Fruitlet) Sweetgum	<i>Liquidambar styraciflua 'Hopblet'</i>	B&B	2' Cal.	Full Crowns @ 35' O.C.
1	MSB	Bracken's Brown Beauty Southern Magnolia	<i>Magnolia grandiflora 'Bracken's Brown Beauty'</i>	B&B	8' ht.	Full Crowns @ 50' O.C.
1	UPB	Blosser Elm	<i>Ulmus americana 'Blosser'</i>	B&B	2' Cal.	Full to Crown @ 11'-20' O.C.
1	TSG	Green Giant Arborvitae	<i>Thuja grandis 'spicata' 'Green Giant'</i>	B&B	8' ht.	Full to Crown @ 11'-20' O.C.
SHRUBS						
6	HQS	Dakine Hydrangea	<i>Hydrangea aurea 'Dakine Snow Queen'</i>	Cont.	3 Gal., 24" ht.	Full Plants @ 5' O.C.
3	PLS	English Laurel	<i>Prunus laurocerasus 'Schipkensis'</i>	B&B	4" ht.	Full Plants @ 5' O.C.
21	TKD	Double Knockout Rose	<i>Rosa x 'RADTQ'</i>	Cont.	3 Gal.	Full Plants @ 48" O.C.
GROUNDCOVER						
34	LMV	Variegated Linum	<i>Linum muscat 'Variegata'</i>	Cont.	1 Gal.	Full Plants @ 18" O.C.
11 - SEEDED LAWN						
		Fescue Blend		Seed	Seed	

- LANDSCAPE NOTES:**
- EXISTING SITE UPON WHICH WORK IS TO BE PERFORMED. PROVIDE PERCOLATION TESTS, PH TESTS AND OTHER TESTS NECESSARY TO ASCERTAIN THAT ADEQUATE GROWING CONDITIONS WILL BE PROVIDED FOR THE PLANTS. IF PERCOLATION TESTS 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 EXIST ON SITE. VERIFY LOCATIONS AND DEPTHS BEFORE COMMENCING WITH PLANTING WORK. PLANT MATERIAL SHALL BE INSTALLED IN THE COOL PART OF THE DAY 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 STOPPING OPERATIONS, PREPARE SOIL BY TILLING TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE, FREE OF LUMPS, CLODS OR STONES LARGER THAN 2" IN GREATEST DIMENSION, ROOTS AND OTHER EXTRANEOUS MATERIAL TO A DEPTH OF NOT LESS THAN 4" ELIMINATING UNDESIRABLE AREAS AND CONCRETES; REMOVING FOREIGN MATERIALS; SPREADING 2" MINIMUM TOPSOIL; DEFINE BEDS WITH TRENCHED EDGING AT LAWNS.
 - IF QUANTITY OF STOCKPILED TOPSOIL IS INSUFFICIENT, PROVIDE ADDITIONAL TOPSOIL AS REQUIRED TO ACHIEVE A MINIMUM 8" 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-DRAINAGE SITE, FREE OF SUBSOIL, CLAY LUMPS OR STONES LARGER THAN 2" IN GREATEST DIMENSION, PLANTS, WEEDS, AND ROOTS, HAVING PH VALUE OF 5.5 MINIMUM AND 7.0 MAXIMUM; CONTAINING 4 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 STATE THE LOCATION OF ALL GROUND COVER BEDS, SHRUBS AND TREES FOR APPROVAL PRIOR TO INSTALLATION.
 - CONTRACTOR SHALL ERADICATE WEEDS AND NON-SPECIFIED PLANT MATERIAL THREE (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 AND TAGS - 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 SHREDED 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 OTHERS FROM PLANT MATERIAL.
 - REMOVE 1/3 OF BULB/ 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, MULCH, AND WORKMANSHIP FOR TWELVE MONTHS FROM THE DATE OF SUBSTANTIAL COMPLETION. ANY TREE WHICH FAILS TO SURVIVE TWELVE (12) MONTHS SHALL BE REPLACED WITHIN 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 SUBGRADE IS AT PROPER LEVELS FOR TOPSOIL AND SOO OR SEED INSTALLATION. PROCEED WITH AND COMPLETE LAWNS AND GRASSES AS RAPIDLY 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, ROOTS AND OTHER EXTRANEOUS MATERIAL TO A DEPTH OF NOT LESS THAN 4" ELIMINATING UNDESIRABLE AREAS AND LOW SPOTS; REMOVING FOREIGN MATERIALS; SPREADING 2" TOPSOIL TO A 4" MINIMUM DEPTH FOR SEEDED LAWNS OR TO 2" MINIMUM DEPTH FOR SOODED LAWNS.
 - IF QUANTITY OF STOCKPILED TOPSOIL IS INSUFFICIENT, PROVIDE ADDITIONAL TOPSOIL AS REQUIRED. ENSURE THAT TOPSOIL IS FERTILE, FRIABLE, NATURAL LOAM, TYPICAL FOR LOCALITY, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH; TAKEN FROM WELL-DRAINAGE SITE, FREE OF SUBSOIL, CLAY LUMPS OR STONES LARGER THAN 2" IN GREATEST DIMENSION, PLANTS, WEEDS, AND ROOTS, HAVING PH VALUE OF 5.5 MINIMUM AND 7.0 MAXIMUM; CONTAINING 4 PERCENT MINIMUM ORGANIC MATTER. AMEND TOPSOIL WITH FERTILIZER AND/OR LIME AS REQUIRED TO PROMOTE VIGOROUS PLANT GROWTH.
 - REFRESH 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 4 PERCENT TOTAL NITROGEN, 12 PERCENT PHOSPHORIC ACID, AND 12 PERCENT SOLUBLE POTASH. PROVIDE NITROGEN IN 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 DOLICMITIC LIMESTONE CONTAINING NOT LESS THAN 80% OF TOTAL CARBONATES WITH A MINIMUM OF 30% MAGNESIUM CARBONATES. GROUND SO THAT NOT LESS THAN 90% PASSES A 10-MESH SIEVE AND NOT LESS THAN 50% PASSES A 100-MESH SIEVE.
 - LIMIT PREPARATION TO AREAS WHICH SHALL BE SEEDED 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.
 - TIME SOO DELIVERY SO THAT IT WILL BE PLACED WITHIN 24 HOURS AFTER STRIPPING. PROTECT SOO AGAINST DRYING AND BREAKING.
 - PROVIDE STRONGLY ROOTED CULTIVATED GRASS SOO, NOT LESS THAN 1 YEAR OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES PRINCIPALLY COMPOSED OF: 40% THERMOPHYLLIC OR SPH-LOBULE GRASS; 30% MONET TALL FESCUE; 20% VAN GOSS TALL FESCUE AND 20% PADRE TALL FESCUE. BROKEN PADS OR PADS WITH UNDEVELOPED ROOTS 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 SEEDED IN FALL, CONTINUE MAINTENANCE THE FOLLOWING SPRING UNTIL ACCEPTABLE LAWN IS ESTABLISHED.
 - WARRANTY LAWNS FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
 - SEE WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

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

MPC COMMENTS 1/28/2019

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

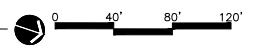
PROJECT: MINI STORAGE DEPOT
ON MAYNARDVILLE PIKE
6940 MAYNARDVILLE PIKE
KNOXVILLE, TN 37918

LANDSCAPE PLAN

CSI PROJECT NO.	01000-0006
DRAWING DATE	DECEMBER 28, 2018
FW	AWG
DCW	PKC
DRAWN	TFS
CHECKED	TFS

UOR L1.01

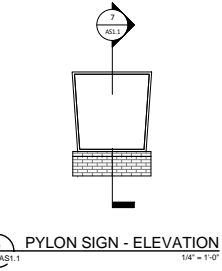
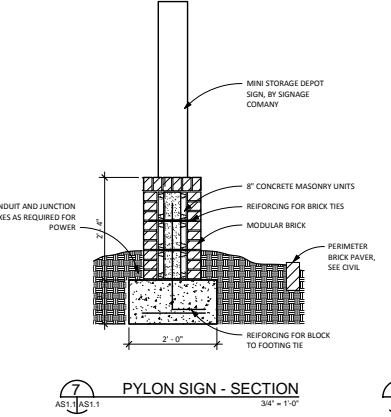
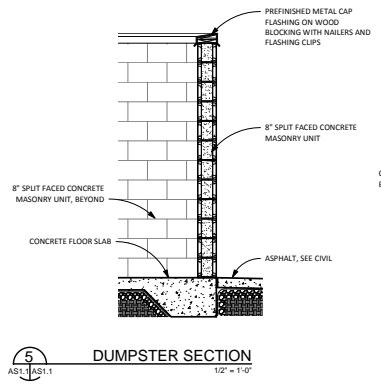
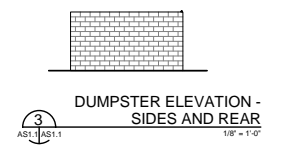
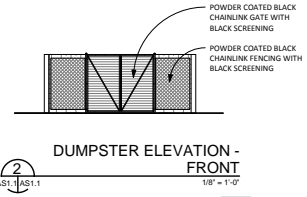
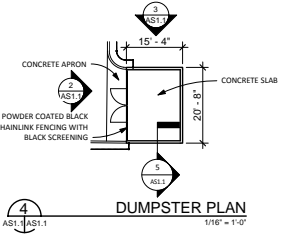
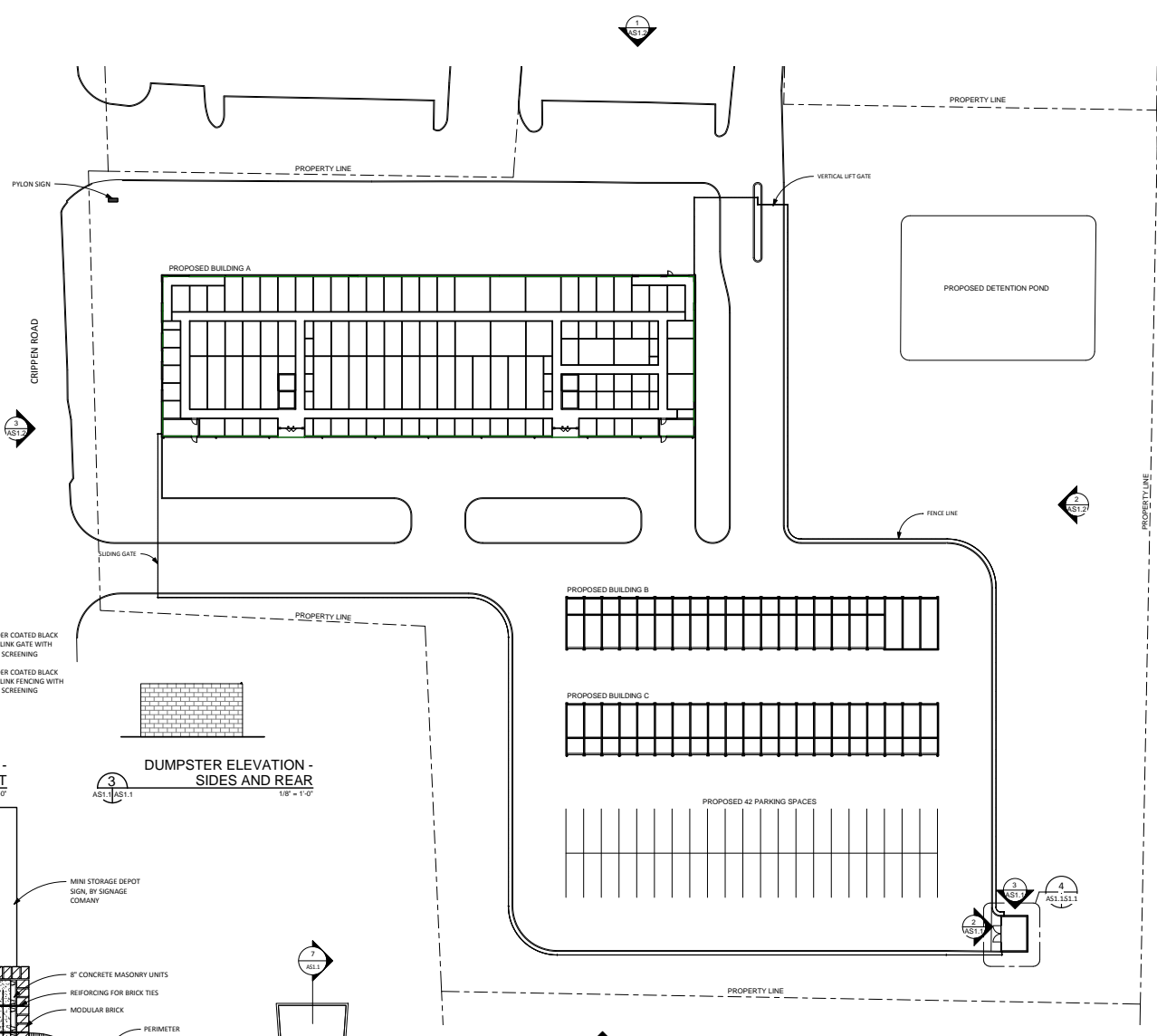
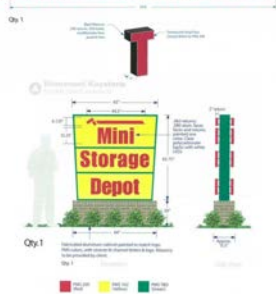
2-C-19-UR
Revised: 1/28/2019



LANDSCAPE PLAN - USE ON REVIEW
SCALE: 1"=40'-0"

UNIT MIX		
UNIT DESCRIPTION	SQUARE FOOTAGE	Count
CLIMATE		
5K5C	150	6
5K10C	5050	101
10K10C	14700	147
10K15C	16650	111
10K20C	16800	84
10K30C	5400	18
15K10C	1500	5
20K20C	2000	5
	62250	477
NON-CLIMATE		
10K20NC	2800	29
10K20NC	7800	39
10K30NC	900	3
	12600	81
FSB	74850	558

MINI STORAGE DEPOT



2-C-19-UR
Revised: 1/28/2019



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ISSUED FOR CONSTRUCTION

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ARCHITECTURAL SITE PLAN

MINI STORAGE DEPOT ON MAYNARDVILLE

DRAWING TITLE

PROJECT

ISSUES / REVISIONS

NO. DATE DESCRIPTION

PROJECT NO: 2018-0030
DATE: 12-21-2018
SCALE: As indicated
DRAWN BY: PH
CHECKED BY: PH

AS1.1

EXTERIOR FINISHES LEGEND				
COLOR CODE	MATERIAL	SURFACE	MANUFACTURER	PRODUCT INFORMATION
AWN-1	METAL AWNING	METAL CANOPY	MAPES	BRONZE ANODIZED FINISH
FNC-1	VINYL BLACK CHAINLINK FENCING	CHAINLINK FENCE		BLACK POWDER COATED CHAINLINK FENCE
GLS-2	STOREFRONT ALUMINUM	STOREFRONT	KAWNEER	BRONZE ANODIZED ALUMINUM FRAME, KAWNEER TRIFAB 451UT WITH SOLARBAN 70XL PPG GLASS
GTR-1	SOLID SMOOTH METAL GUTTER	GUTTERS AND DOWNSPOUTS	TRACHTE	COLOR: EVERGREEN
MLT-1	EXTERIOR METAL PANEL	VERTICAL SMOOTH	TRACHTE	COLOR: CREAM BEIGE
MLT-2	EXTERIOR METAL PANEL	HORIZONTAL CORRUGATED	TRACHTE	COLOR: EVERGREEN
MLT-3	EXTERIOR METAL PANEL	SMOOTH METAL FLASHING	TRACHTE	COLOR: CREAM BEIGE
MLT-4	EXTERIOR METAL PANEL	SMOOTH METAL FLASHING	TRACHTE	COLOR: EVERGREEN
SIGN-1	METAL CHANNEL LETTERS	SIGN	SIGNAGE MANUFACTURER	SIGNAGE FOR MINI STORAGE DEPOT - SIZE LESS THAN 20% OF ELEVATION PER ZONING



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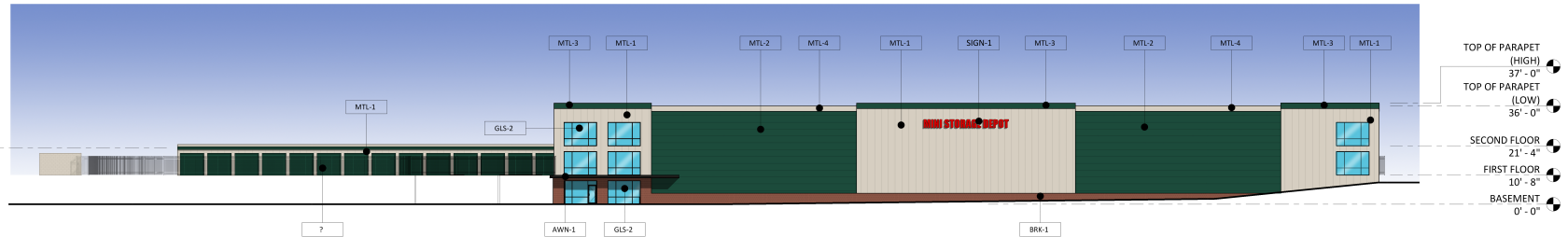


EXTERIOR SITE ELEVATION
 MINI STORAGE DEPOT ON MAYNARDVILLE

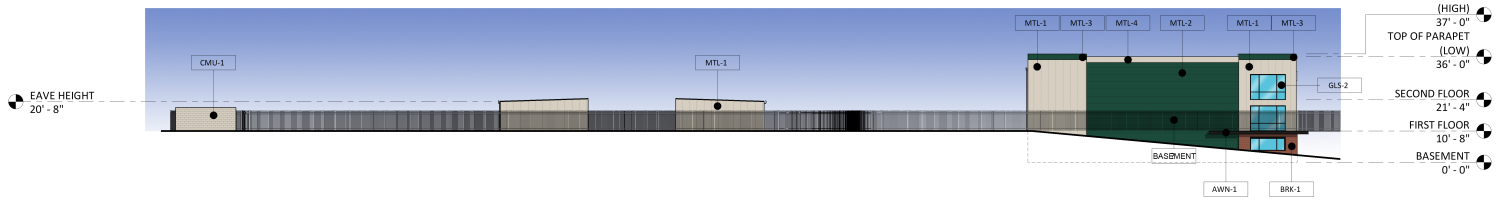
ISSUES / REVISIONS
 DESCRIPTION
 NO. DATE
 01/28/2018 CITY REVIEW

PROJECT NO: 2018-0030
 DATE: 12-21-2018
 SCALE: 1" = 20'-0"
 DRAWN BY: PH
 CHECKED BY: PH

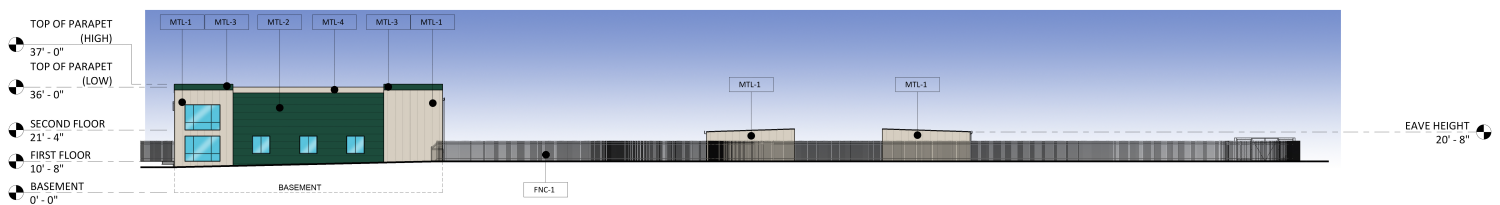
AS1.2



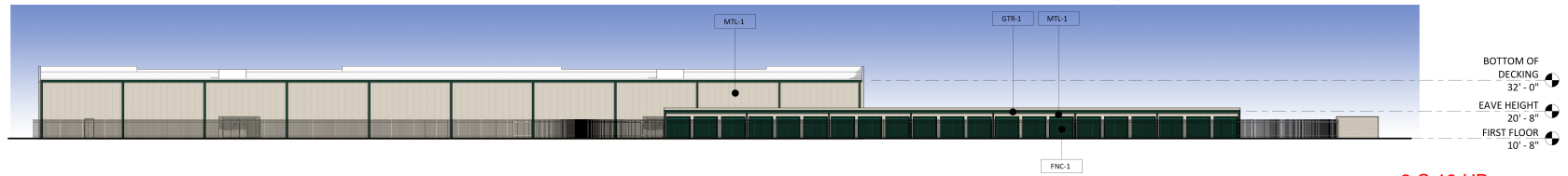
1 EXTERIOR ELEVATION - NORTH
 AS1.1 AS1.2 1" = 20'-0"



2 EXTERIOR ELEVATION - EAST
 AS1.1 AS1.2 1" = 20'-0"



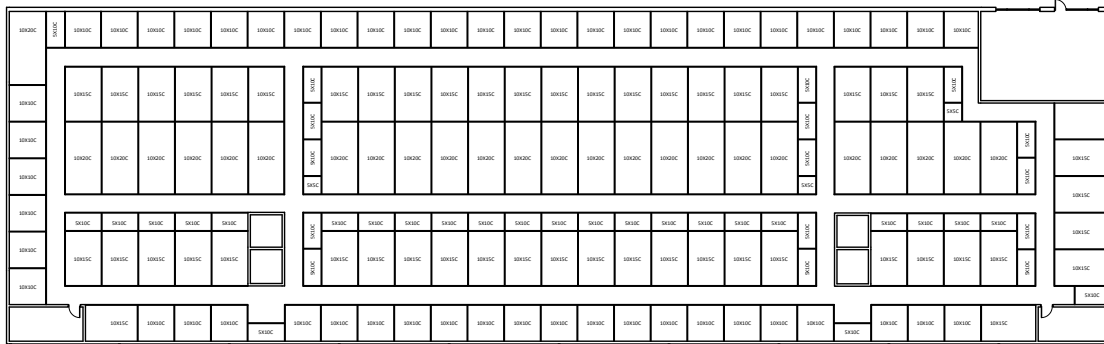
3 EXTERIOR ELEVATION - WEST
 AS1.1 AS1.2 1" = 20'-0"



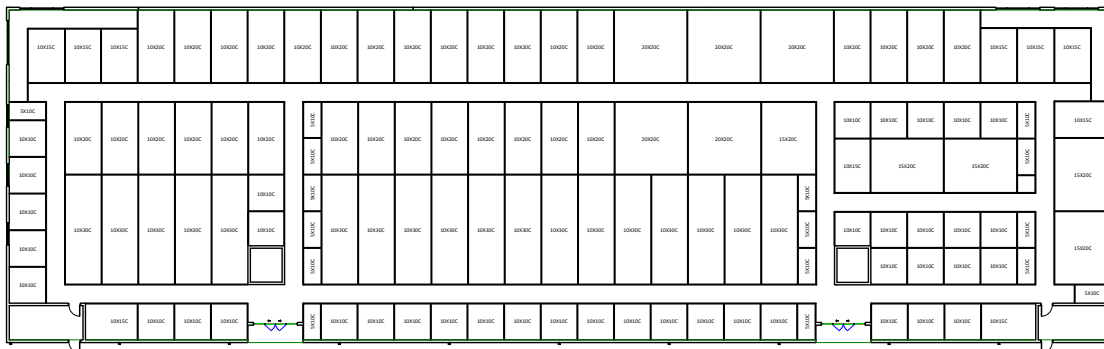
4 EXTERIOR ELEVATION - SOUTH
 AS1.1 AS1.2 1" = 20'-0"

2-C-19-UR
 Revised: 1/28/2019

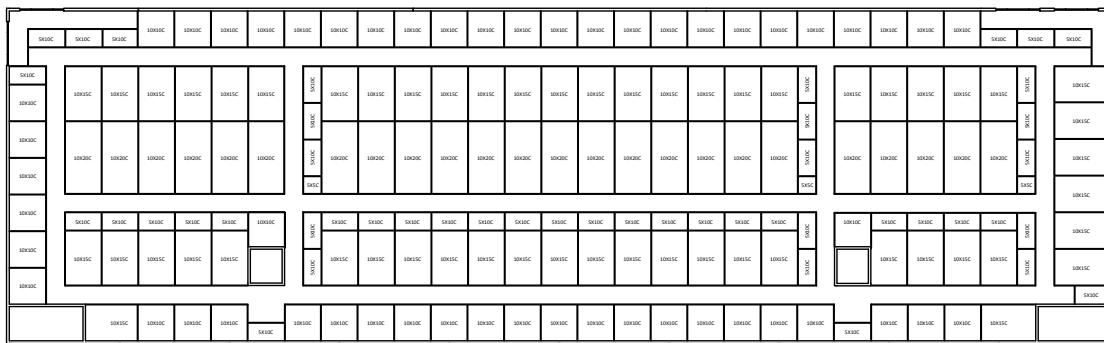
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1 OVERALL PLAN - FIRST FLOOR
AF101 1/16" = 1'-0"



2 OVERALL PLAN - SECOND FLOOR
AF101 1/16" = 1'-0"



3 OVERALL PLAN - THIRD FLOOR
AF101 1/16" = 1'-0"

UNIT MIX		
UNIT DESCRIPTION	SQUARE FOOTAGE	Count
5K10C	150	6
5K15C	5200	104
10K10C	14400	144
10K15C	17100	114
10K20C	16000	80
10K30C	5400	18
15K20C	1500	5
20K20C	3000	5
	61750	476
476	61750	476



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DRAWING TITLE
FFE FLOOR PLANS
 PROJECT
MINI STORAGE DEPOT ON MAYNARDVILLE

ISSUES / REVISIONS	
NO.	DATE

PROJECT NO: 2018-0021
 DATE:
 SCALE: 1/16" = 1'-0"
 DRAWN BY: Author
 CHECKED BY: Checker

2-C-19-UR
 Revised: 1/28/2019

AF101

PLOT DATE: 1/28/2019 4:46:29PM FILE NAME: H:\PROJECTS\2018\2018-0021\2018-0021-FFE-FLOOR-PLANS-REVISED.dwg

Use on Review Development Plan

Name of Applicant: STERLING DEVELOPMENT

Date Filed: 12/31/2018 Meeting Date: 2/14/2019

Application Accepted by: M. Payne

Fee Amount: π File Number: Development Plan π

Fee Amount: \$1500.00 File Number: Use on Review 2-C-19-UR

PROPERTY INFORMATION

Address: 6940 MAGNARDVILLE PIKE
KNOXVILLE TN 37918

General Location: NORTHEAST OF MAGNARDVILLE PK AND
CLIPPED RD.

Tract Size: 6.11 ACRES No. of Units: —

Zoning District: CA

Existing Land Use: OPEN

Planning Sector: MU-SD NCO-6

Sector Plan Proposed Land Use Classification: NORTH COUNTY NCO-6

Growth Policy Plan Designation: PLANNED GROWTH

Census Tract: 62.03

Traffic Zone: 191

Parcel ID Number(s): 038LA02501

Jurisdiction: City Council District
 County Commission 7 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: c.patterson@the Sterlinggrp.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT Name: ALAN BRISSON

Company: CANNON & CANNON, INC.

Address: 8550 KINGSTON PIKE

City: KNOXVILLE State: TN Zip: 37919

Telephone: 865.670.8555

Fax: —

E-mail: ajbrisson@cannon-cannon.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)
WOR - 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

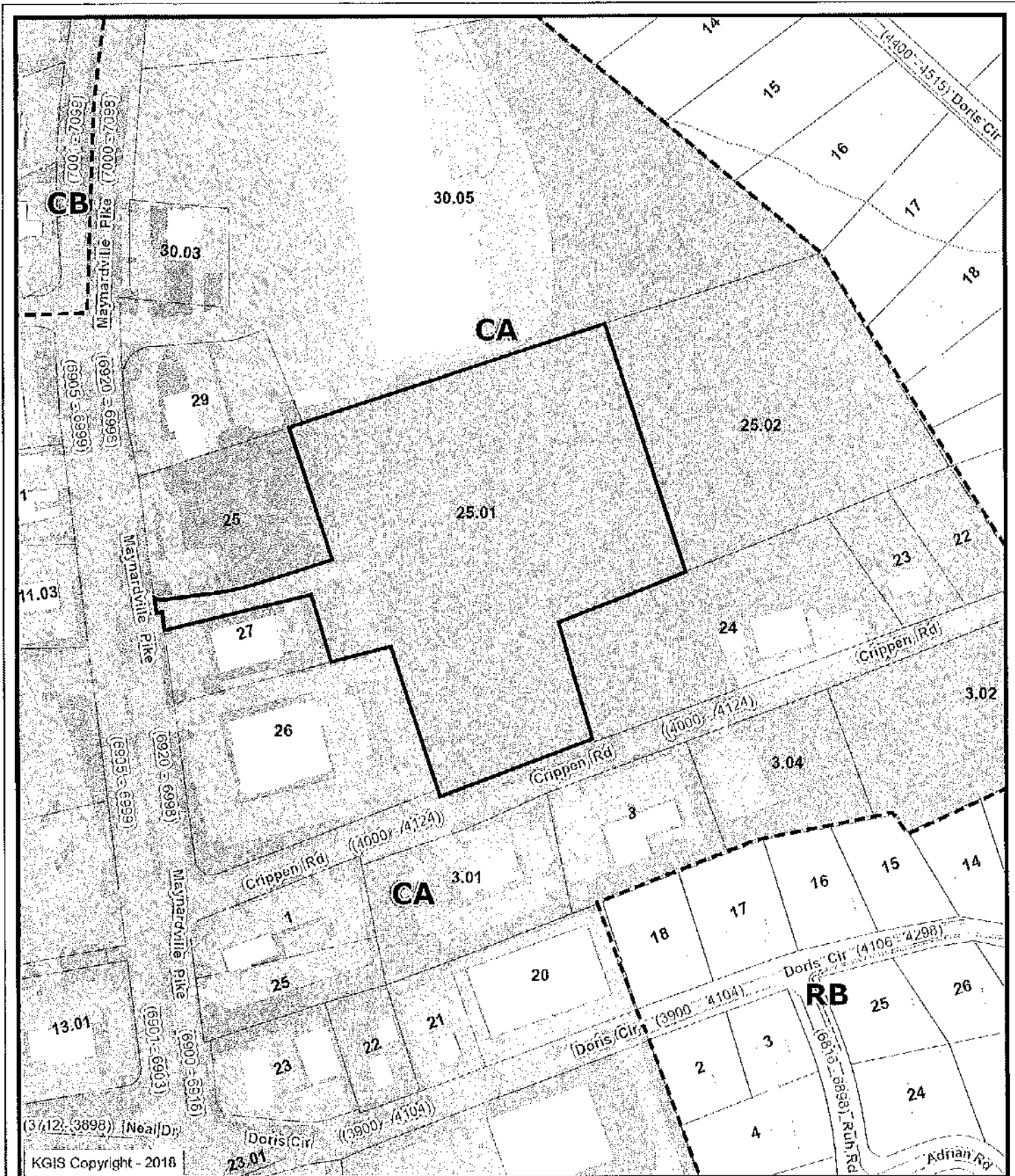
Company: STERLING DEVELOPMENT, LLC.

Address: 3900 EDISON LAKES PARKWAY ST. 201

City: MISHAWAKA State: IN Zip: 46545

Telephone: 574.247.3215

E-mail: c.patterson@the Sterlinggrp.com



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Letter Portrait

Printed: 12/31/2018 at 8:42:08 AM



Knoxville - Knox County - KUB Geographic Information System

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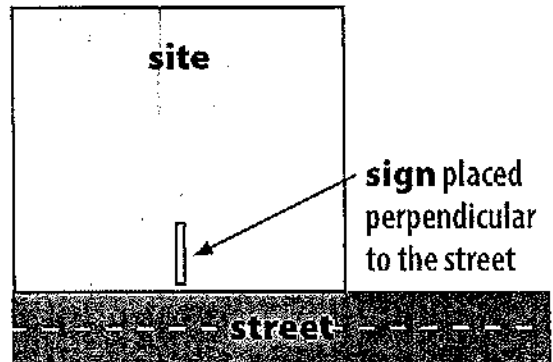
REQUIRED SIGN POSTING AGREEMENT

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:

1/31/2019

(15 days before the MPC meeting)

and

2/15/2019

(the day after the MPC meeting)

Signature: _____

Printed Name: _____

Phone: _____

865 670 8555

Email: _____

Date: _____

MPC File Number: _____

2-C-19-UR