CONCLUSIONS

1. The applicant is requesting a planned development to allow for an additional parking area on the north side of Ketchum Road across from their current facility located on the south side of Ketchum Road at 2873 Ketchum Road. The site would be used for temporary ground level parking of a trailer or with a container.

2. The subject properties are currently vacant, are configured in a triangular shape, and abut an active Burlington Northern Santa Fe Railroad rail line located on the eastern side of the subject properties. The western boundaries of the subject parcels include an existing tree line that is substantially vegetated, a concrete-lined drainage ditch, and residential neighborhood.

3. This application has a companion street closure case, SAC 16-15 (see pages 8 and 9), which proposes to close the portion of Ketchum Road located 440 feet east of the intersection of Scraper Street and Ketchum Road. Closing the aforementioned portion of Ketchum Road will allow the applicant to physically consolidate their properties currently located on the north side and south side of Ketchum Road.

4. Staff also believes this application with conditions is in accordance with the approval criteria in Section 9.6.9 of the Unified Development Code for planned development.

RECOMMENDATION

Approval with Conditions
VICINITY MAP
ZONING MAP
LAND USE MAP

[Map showing land use details with a marked subject property]
CONCEPT PLAN FOR SAC 16-15 (COMPANION CASE)
CLOSED PLAT FOR SAC 16-15 (COMPANION CASE)

TO BE CLOSED
Ketchum Road
(80.00' PUBLIC R.O.W.)
CITY OF MEMPHIS
(Bk. 3214, PG. 492)
69,806 Sq Ft
1.603 Ac

CCS PROPERTIES, LLC
(INST# 060667642)
471,036 Sq Ft
10.814 Ac

PROPERTY TO BE DEEDED TO:
CCS PROPERTIES, LLC — 69,806 SQUARE FEET or 1.603 ACRES

The Reaves Firm
Planning Engineering Landscape Architecture Land Surveying
6800 Poplar Avenue, Suite 101
Memphis, TN 38138
901.761.2016 Fax: 901.763.2847
www.ReavesFirm.com

DIVISION OF ENGINEERING
ROAD CLOSURE
KETCHUM ROAD
MEMPHIS, TENNESSEE

SURVEY BY: TRF DATE: 09/16 BOOK:
DRAFTSMAN: DAM DATE: 09/16 SCALE: 1"=100'
APPROVED

DEPUTY CITY ENGINEER DATE
CIV ENGINEER
SITE VISIT PHOTOS

Example of how the containers will be temporarily stored on site in the subject area.

View of subject site facing south toward existing facility.

View of subject site facing southeast toward Ketchum Road and the southwest corner of subject.
NEIGHBORHOOD MEETING

The neighborhood meeting was held on Tuesday, October 18, 2016 and was attended by twenty-six people. The meeting lasted approximately one hour. Attendees asked questions about the plan and setbacks. One of the concerns from attendees included approval of the applications without conditions.
NEIGHBORHOOD MEETING NOTICE

FARRIS BOBANGO BRANAN PLC
ATTORNEYS AT LAW
900 S. Shady Grove Road, Suite 300 / Memphis, TN 38120
901-239-7100 / Fax 901-239-7130
www.farrisbobango.com

October 5, 2016

Property Owners, Residents and Tenants
2874 Ketchum Road

Re: Neighborhood Meeting – Information Meeting
October 18, 2016, 6:00 P.M.
Location: Chickasaw Container Company, 2921 Ketchum Road

Dear Neighbor:

CCS Properties, LLC (Chickasaw Container Company) has filed a planned development application on an approximate 11-acre parcel located directly north of its present location on Ketchum Road (see map). The property has been vacant for years and use under its current residential zoning is not economically viable, given the proximity of the site to the Burlington Northern Railroad mainline track and the Memphis International Approach Zone. The applicant is requesting the site be used for container/trailer parking as an extension of its current operation. Conditions of the application will prevent the user from stacking the containers, so the maximum height of a typical container sitting on a trailer on the lot will not exceed 13’6”. The site will be buffered from adjacent properties by preserved tree masses and, in the case of the west property line, a combination of existing trees and new landscaping. Container/trailer parking will occur in the center of the site surrounded by driving aisles and the aforementioned landscape buffers so noise and visibility concerns from neighboring uses will be minimized. Container/trailer parking will be no closer than 95’ from the rear lots of the residential neighborhood to the west and no closer than 200’ from the rear lots of the closest neighborhood to the east, which is on the other side of the Burlington Northern mainline track.

The proposed site will be equipped with a dust-free surface, as required by City Code, and low level lighting for security purposes only. No ancillary structures will be constructed on the subject site. The site will be active only in daylight hours from 8 am to 5 pm, Monday through Friday, and will be accessed from a single secure entrance/exit point leading from the current facility on Ketchum. Security for the site will be provided 24 hours a day as an extension of the current CCS operations.

Approval of the application will result in the addition of 8 workers and, since most of the existing employees live within 9 miles of the facility, it is hoped most new employees will come from the surrounding community. The average annual salary of the existing employees is over $30,000 and CCS offers excellent benefits.

There will be an informational meeting held at Chickasaw Container Company located at the east end of Ketchum Road on Tuesday, October 18th at 6:00 p.m. We are looking forward to sharing the plan and answering any questions you might have, so please feel free to attend. See the enclosed map for directions to the meeting. Also enclosed are a site overview plan and a map of the subject property. The Land Use Control Board will hear this case on November 10, 2016.

Yours truly,

FARRIS BOBANGO BRANAN PLC

By: Homer B. Branan, III
Attorney for CCS Properties, LLC
(Chickasaw Container Company)

HBB: cwa
Enclosure
NOTICE

Mailed notice was sent on Friday, October 28, 2016. Public notice sign was posted on October 27, 2016.
STAFF ANALYSIS

The subject properties (Parcel ID 059032 00003, Parcel ID 059032 00004, and Parcel ID 059032 00005) are located in Carter-Collins subdivision in the Fairhills neighborhood north of the Memphis International Airport. Single-family residential, multi-family and industrial uses are the predominant land uses in the subject area. Zoning districts in the subject area include the Employment (EMP) district, Residential-Urban-3 (RU-3) district, Residential-Urban-2 (RU-2) district, Commercial Mixed-Use-1 (CMU-1) district, and the Single-Family Residential-6 (R-6) zoning district. the subject properties are in the Single-Family Residential-6 (R-6) zoning district.

The applicant is requesting a planned development to allow for an additional parking area on the north side of Ketchum Road across from their current facility located on the south side of Ketchum Road at 2873 Ketchum Road. The site would be used for temporary ground level parking of a trailer or with a container. The applicant shall not stack the containers nor construct auxiliary structures. A typical trailer is 13’-6” in height. A planned development is required because the subject properties are located in a residential zoning district which does not permit the requested use. The applicant’s current operations act as a temporary storage facility for empty semi-truck trailers and international shipping containers which act as part of the logistics industry. According to the applicant, the existing facility is near capacity and is in need of additional space to adequately serve their customers.

The subject properties are currently vacant, are configured in a triangular shape, and abut an active Burlington Northern Santa Fe Railroad rail line located on the eastern side of the subject properties. The western boundaries of the subject parcels include an existing tree line that is substantially vegetated, a concrete-lined drainage ditch, and residential neighborhood.

This application has a companion street closure case, SAC 16-15 (see pages 8 and 9), which proposes to close the portion of Ketchum Road located 440 feet east of the intersection of Scraper Street and Ketchum Road. Closing the aforementioned portion of Ketchum Road will allow the applicant to physically consolidate their properties currently located on the north side and south side of Ketchum Road. The eastern terminus of this portion of Ketchum Road does not connect to another street but terminates into railroad tracks that abut the eastern boundary of the applicant’s property located at 2874 Ketchum. The subject site will be accessed via internal circulation only assuming the street closure application is approved. The applicant is proposing security to monitor the site twenty-four hours per day, 7 days per week.
Public Opinion
Staff received correspondence in support and opposition to this application. A summary of each is provided below.

Opposition:
- See attached petition
- Increase in noise
- Increase in traffic
- Increase in pollution
- Neighborhood preservation

Support
- See attached letters
- Improve develop Memphis’ overall logistics infrastructure
- Help the local economy

Staff believes that with the implementation of the attached conditions the proposed development will not have a substantial or undue effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare. Staff also believes this application with conditions is in accordance with the approval criteria in Section 9.6.9 of the Unified Development Code for planned development.

RECOMMENDATION

Approval with Conditions
CONDITIONS

I. Use Permitted:

A. Parking of trailers with or without empty containers. No stacking of containers allowed.

II. Bulk Regulations:

A. The bulk regulations of the Employment (EMP) District shall apply except as may be specified elsewhere in these conditions.

III. Access, Parking and Circulation:

A. The developer shall dedicate and improve a turnaround at the termination of Ketchum Road satisfactory to the City Engineer.
B. The applicant shall file a Street and Alley Closure Application seeking closure of unimproved Ketchum Road right-of-way from the applicant’s west property boundary eastwardly to the Burlington Northern Railroad Right-of-Way.
C. All private drives shall be constructed in conformance with City standards (as specified in the City Engineer’s comments). The driveways and parking areas on the site will be constructed utilizing dust-free materials such as crushed limestone, asphalt milling residue, or crushed concrete or a combination of those materials, which is consistent with other container/trailer storage operations in the area.
D. Adequate queuing spaces in accordance with the Zoning Ordinance-Regulations shall be provided between the street right-of-way and any proposed gate/guardhouse/card reader.
E. Replace the two (2) existing “speed bumps” located in Ketchum Road with standard City of Memphis traffic calming devices as approved by the City Engineer’s Office.

IV. Landscaping:

A. Landscaping shall be provided to screen this site from view from nearby residences as detailed in the outline plan, subject to the review and approval of the Office of Planning and Development.

V. Signs:

A. No signs are required for the planned development.
B. Any lighting for security purposes shall be directed so as not to directly illuminate nearby residential areas.
VI. Drainage:

A. Drainage improvements including on-site detention shall be provided under a standard subdivision contract in accordance with the Subdivision Regulations and the City of Memphis Drainage Design Manual

VII. Other:

A. Hours of operation shall be 8:00 a.m. to 5:00 p.m., Monday through Friday.

VIII. The Land Use Control Board may modify the bulk, access, landscaping, screening, signs, and other site design requirements if equivalent alternatives are presented; provided however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder, may within ten (10) days of such action file a written appeal to the Director of the Office of Planning and Development to have such action reviewed by the appropriate governing bodies.

IX. A final plan shall be filed within five (5) years of the approval of the Outline Plan. The Land Use Control Board may grant extensions at the request of the applicant.

X. Any final plan shall include the following:

A. The Outline Plan Conditions;

B. A Standard Subdivision Contract as required by the Subdivision Regulations for any required public improvements;

C. The exact locations and dimensions including height of buildings, parking areas, utility easement drives and required landscaping and screening for this development;

D. The location and ownership, whether public or private, of any easement;

E. All common open areas, drainage detention facilities, private streets, private sewers and private drainage systems shall be owned and maintained by the property owner. A statement to this effect shall be shown on the Final Plan;
F. The areas denoted by “Reserved for Storm water Detention” shall not be used as a building site of filled without first obtaining written permission for the City Engineer. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by a property owner. Such maintenance shall be performed so to ensure that the system operates in accordance with the approved plan located in the City Engineer’s Office. Such maintenance shall include but not be limited to removal of sedimentation, fallen objects, debris and trash; mowing; outlet cleaning and repair of drainage structures;

G. The property owner will be responsible for the ownership and maintenance requirements of any Common Open Space areas;

XI. Phase 3 of the Outline Plan shall not be allowed to have a final plan recorded until five years from the date of recording of the Outline Plan.

GENERAL INFORMATION

Zoning Atlas Page: 2235

Parcel ID: Parcel ID 059032 00003, Parcel ID 059032 00004, and Parcel ID 059032 00005

DEPARTMENTAL COMMENTS

The following comments were provided by agencies to which this application was referred:

City/County Engineer:

1. Standard Subdivision Contract as required in Section 5.5.5 of the Unified Development Code.

Sewers:
2. City sanitary sewers are available at developer's expense.

3. All private drives/rear service drives shall be constructed to meet pavement requirements of the Unified Development Code, applicable City Standards, and provide a minimum width of twenty-four feet (24’).

Curb Cuts/Access:
4. The City Engineer shall approve the design, number and location of curb cuts.

Street Closures: SAC 16-15
5. The applicant shall provide for the construction of a hammer head turn around at the end of the closure, within the applicant’s property and shall also construct a City Standard asphalt driveway connection, all to the satisfaction of the City Engineer, and at the applicant's expense.

6. The applicant shall provide a public access easement for the area of the turn-around within their property.

7. The hammerhead and drive opening into the site shall become part of the larger project and shall be constructed at the time that a final plat and engineering plans are submitted to the City Engineer for approval.

8. Any gate that gives access to this property shall be located beyond the turn-around area, in order to allow vehicles to turn around in the event the gate is closed.

Traffic Control Provisions

1. The developer shall provide a traffic control plan to the city engineer that shows the phasing for each street frontage during demolition and construction of curb gutter and sidewalk. Upon completion of sidewalk and curb and gutter improvements, a minimum 5 foot wide pedestrian pathway shall be provided throughout the remainder of the project. In the event that the existing right of way width does not allow for a 5 foot clear pedestrian path, an exception may be considered.

2. Any closure of the right of way shall be time limited to the active demolition and construction of sidewalks and curb and gutter. Continuous unwarranted closure of the right of way shall not be allowed for the duration of the project. The developer shall provide on the traffic control plan, the time needed per phase to complete that portion of the work. Time limits will begin on the day of closure and will be monitored by the Engineering construction inspectors on the job.

3. The developer’s engineer shall submit a Trip Generation Report that documents the proposed land use, scope and anticipated traffic demand associated with the proposed development. A detailed Traffic Impact Study will be required when the accepted Trip Generation Report indicates that the number fo projected trips meets or exceeds the criteria listed in Section 210-Traffic Impact Policy for land Development of the City of Memphis Division of Engineering Design and Policy Review Manual.

Drainage:

9. Drainage improvements, including possible on-site detention, shall be provided under a Standard Subdivision contract in accordance with Unified Development Code and the City of Memphis Drainage Design Manual.

10. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.
11. The developer should be aware of his obligation under 40 CFR 122.26(b)(14) and TCA 69-3-101 et. seq. to submit a Notice of Intent (NOI) to the Tennessee Division of Water Pollution Control to address the discharge of storm water associated with the clearing and grading activity on this site.

Site Plan Notes:

12. All parking areas and driving aisles to be paved with asphalt or concrete.

General Notes:
13. The width of all existing off-street sewer easements shall be widened to meet current city standards.

14. All commons, open areas, lakes, drainage detention facilities, private streets, private sewers and private drainage systems shall be owned and maintained by a Property Owner's Association. A statement to this effect shall appear on the final plat.

15. Required landscaping shall not be placed on sewer or drainage easements.

City/County Fire Division: No comments received.

City Real Estate: No comments received.

City/County Health Department: No comments by the Water Quality Branch & Septic Tank Program

Shelby County Schools: No comments received.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water:

- **Street Names:** It is the responsibility of the owner/applicant to contact MLGW–Address Assignment @ 729-8628 and submit proposed street names for review and approval. Please use the following link to the MLGW Land & Mapping website for Street Naming Guidelines and the Online Street Name Search: [http://cp.mcafee.com/d/1jWVIq41AidEI3D3hOespKUrdeEEElFfLKeCQkkkm7QT4kjpISrlZloDaAUshGpdK6zDrvHx1ZY1ICgvv8qMOaEc6zBUlo-P8GZvS1kpwsYDWuL8L6PISr01aDAj7bUgrAuxyQgovI4dwwHGOQE4jpJeQsFCPtPqgJUTsTsSyrh][9]

- **It is the responsibility of the owner/applicant** to identify any utility easements, whether dedicated or prescriptive (electric, gas, water, CATV, telephone, sewer, drainage, etc.), which may encumber the
subject property, including underground and overhead facilities.

- **No permanent structures** will be allowed within any utility easements, without prior MLGW approval.
- **It is the responsibility of the owner/applicant** to contact TN-1-CALL @ 1.800.351.1111, before digging, and to determine the location of any underground utilities including electric, gas, water, CATV, telephone, etc.
- **It is the responsibility of the owner/applicant** to pay the cost of any work performed by MLGW to install, remove or relocate any facilities to accommodate the proposed development.
- **It is the responsibility of the owner/applicant** to comply with the National Electric Safety Code (NESC) and maintain minimum horizontal/vertical clearances between existing overhead electric facilities and any proposed structures.
- **It is the responsibility of the owner/applicant** to comply with Memphis/Shelby County Zoning Ordinance - Landscape and Screening Regulations.
- **Street Trees are prohibited,** subject to the review and approval of the landscape plan by MLGW Engineering. It is the responsibility of the owner/applicant to submit a detailed landscape plan to MLGW Engineering.
- **Lanscaping is prohibited** within any MLGW utility easement without prior MLGW approval.
- **It is the responsibility of the owner/applicant** to submit a detailed plan to MLGW Engineering for the purposes of determining the availability and capacity of existing utility services to serve any proposed or future development(s). Application for utility service is necessary before plats can be recorded.
  - o All residential developers must contact MLGW’s Residential Engineer at Builder Services: (901) 729-8675 to initiate the utility application process.
  - o All commercial developers must contact MLGW’s Builder Services line at 729-8630 (select option 2) to initiate the utility application process.
- **It is the responsibility of the owner/applicant** to pay the cost of any utility system improvements necessary to serve the proposed development with electric, gas or water utilities.

**Neighborhood Associations:** No comments received.
APPLICATION

Memphis and Shelby County
Office of Planning and Development

APPLICATION FOR PLANNED DEVELOPMENT APPROVAL
(OUTLINE PLAN APPROVAL/OUTLINE PLAN AMENDMENT)

Date: September 30, 2016

Name of Development: CCS Properties, LLC. PD

Property Owner of Record: CCS Properties, LLC. Phone #: 251-457-7300
Mailing Address: P.O. Box 2182 City/State: Mobile, AL Zip 36652
Property Owner E-Mail Address: rfinkbohner@ccsusa.biz
Applicant: CCS Properties, LLC. - P. Ryan Finkbohner Phone #: 251-457-7300
Mailing Address: P.O. Box 2182 City/State: Mobile, AL Zip 36652
Applicant E-Mail Address: rfinkbohner@ccsusa.biz
Representative: Homer Branan - Farris Bobango PLC Phone #: 901-259-7100
Mailing Address: 999 S. Shady Grove Rd. Ste 500 City/State: Memphis Zip 38120
Representative E-Mail Address: hbranan@farris-law.com
Engineer/Surveyor: The Reaves Firm, Inc. Harvey C. Marcom Phone #: 901-761-2016
Mailing Address: 6800 Poplar Ave. Ste. 101 City/State: Memphis, TN Zip 38138
Engineer/Surveyor E-Mail Address: hmarcom@reavesfirm.com
Street Address Location: 2874 Ketchum Road 38114
Distance to nearest intersecting street: 440' east of the intersection of Scraper Street and Ketchum Road

Area in Acres: Parcel 1 5.0 ACS Parcel 2 3 ACS Parcel 3 3.43 ACS
Existing Zoning: R-6 R-6
Existing Use of Property: Vacant Vacant Vacant
Requested Use of Property: EMP EMP EMP

Medical Overlay District: Per Section 8.2.2D of the UDC, no Planned Developments are permitted in the Medical Overlay District.

Unincorporated Areas: For residential projects in unincorporated Shelby County, please provide the following information:

Number of Residential Units: N/A          Bedrooms: N/A
Expected Appraised Value per Unit: N/A          or Total Project: N/A
LETTER OF INTENT (PAGE 1)

FARRIS BOBANGO BRANAN PLC
ATTORNEYS AT LAW

999 S. Shady Grove Road, Suite 300 / Memphis, TN 38120
901-239-7100 / Fax 901-239-7130
www.farrisbobango.com

September 30, 2016

Josh Whitehead, Director
Office of Planning and Development
4th Floor, City Hall
Memphis, Tennessee 38103

Re: Letter of Intent, CCS Properties, LLC Planned Development

Dear Josh:

We represent CCS Properties, LLC, Chickasaw Container Service, in an application to add an additional parking area on the north side of Ketchum Road across from its present facility on the south side of Ketchum Road. The Reaves Firm, Inc. is providing engineering services for this project. CCS opened its Memphis operation in 2000 in response to two large worldwide intermodal shipping companies that needed storage space for containers. The present facility offers trucking service as well as depot service. The trucking division contracts to pick up and deliver goods from one location to another. The depot service provides service to the intermodal carriers which service the ocean-going container ships. The containers are mainly shipped by rail to Memphis and then by truck and trailer to the customer. Once it is delivered and the goods are removed from the container and before it is shipped to another destination with exports, the empty container must be stored until ready for reuse. This outdoor service bridges the timing gap for the intermodal carriers receiving goods in a loaded container from overseas and the export of the loaded container for overseas shipment. CCS provides this service, which is vital to the distribution industry, in Mobile, Alabama and Memphis, Tennessee. CCS services many Memphian businesses such as United Warehouse Commercial Warehouse, Federal Express, UPS, Electrolux and Nike. Attached to this letter is an overview of the company for your review.

The subject site is a vacant parcel of property that was purchased by the applicant approximately ten years ago but has remained vacant. Due to its odd triangular shape and its location at the dead end of a street and adjacent to a mainline rail track, the property is limited from a development standpoint. The tract is bounded by a main line track of the Burlington Northern Railroad on the east side and a concrete-lined ditch within an adjacent subdivision on the west side. The property, after purchased, was cleaned and two old structures were removed to eliminate the potential for criminal activity. The site has existing tree lines along the concrete-lined ditch and along the railroad right of way which provide natural buffers.

The proposed site use is temporary ground level parking of a trailer or a trailer with container. There will be no stacking of containers and no construction of auxiliary structures. Lighting will be limited to security needs only. The driveways and parking areas on the site will be a dust-free material using crushed limestone, asphalt milling residue, or crushed concrete or a combination of those materials, which is consistent with other container/trailer storage operations in the area. Noise will be limited as the property will be used only between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday. Most noise experienced on a daily basis by the neighborhood comes from the mainline railroad activities and from nearby Memphis International Airport, not from existing CCS operations. It was noted, however, during the planning and site investigation process that one source of noise involves the speed bumps installed as part of the most recent Ketchum Road overlay. Trucks coming and going from CCS rattle as they cross the speed bumps. The applicant, in conjunction with traffic engineering, intends to explore the possibility of reconstructing the Ketchum speed bumps to be in compliance with approved City of Memphis traffic calming devices. In addition, speed limits
FARRIS BOBANGO BRANAN PLC

Josh Whitehead
September 30, 2016
Page 2

along Ketchum will be studied and might be adjusted to better reflect the mixed-use nature of the neighborhood. On-site security will be an extension of the 24 hours a day, 7 days a week regiment already in place at the existing CCS facility. The proposed concept plan includes three phases with the first phase on the east side adjacent to the railroad, the second phase in the center of the site and the third phase in the southwest area and the north portion of the site. These phases will be developed as business warrants.

In an effort to blend with the existing neighborhood, the applicant, as previously mentioned, proposes liberal landscape buffers on the east and west property lines along with a large green space reservation area on the north end of the site. The landscape buffer on the west side will be supplemented with evergreen plantings. There will be no supplemental plantings on the east side due to fiber optic lines running along the railroad right-of-way. The proposed site plan places drive aisles on the perimeter and trailer parking within, so the actual distance from trailer parking to the rear lots of the neighborhood to the west is approximately 95’ and over 200’ from the rear lots of the neighborhood east of the adjacent railroad right-of-way. Additionally, since the Burlington Northern main line track is elevated, views of the facility from the neighborhood to the east will be muted, particularly given that a container parked on a trailer is only 13.6’ tall.

The existing facility is near capacity and in need of additional space to serve current customer demands and those of the future. CCS has turned down business in recent years due to space limitations at its current facility. The approval of this application will result in the additional employment of 8 workers, many likely coming from the surrounding neighborhood. CCS currently employs 31 full time workers at an average salary of more than $50,000. Employee benefit packages are excellent and a large portion of the employment base lives within 9 miles of the existing facility. According to Dr. John Gruschke, Professor of Economics at the University of Memphis, using a basic multiplier of 2, the total direct and indirect impact of the CCS expansion to the community would be 16 jobs and roughly $800,000 in total earnings. CSS projects an annual sales increase of $400,000-$500,000, a good portion of which will be reinvested in necessary capital improvements within the facility.

In conjunction with the planned development application, a street and alley closure application for Ketchum Road is being submitted as a companion case. This closure will extend from the western boundary of the CCS property, eastwardly to the Burlington Northern Railroad Right-of-Way. With the closure of this unimproved section of Ketchum Road, the two CCS parcels will be contiguous.

As a local business, CCS strives to make this development an asset for Memphis and its citizens. Your support of this application would be appreciated. If you have any questions or comments in regards to any of these matters or the materials presented, feel free to contact us at your earliest convenience.

Very truly yours,

FARRIS BOBANGO BRANAN PLC

By: _____________
Homer B. Branan, III

HBB:ewa
Enclosure
SUPPORT: LETTERS
Mr. & Mrs. James Hutcheson
2839 Ketchum RD
Memphis, TN 38114

09-20-2016

RE: Property across from Chickasaw Container

To Whom It May Concern

We have been shown the drawing plans for the improvements to the above property and we have no problem with anything that was shown and explained to us.

Sincerely,

James Hutcheson
Elizabeth Hutcheson
September 26, 2016

To Whom It May Concern,

This letter is written in support of Chickasaw Container Services’ (CCS) efforts to repurpose property contiguous to their existing Memphis, TN terminal. CCS provides valuable transportation and storage services in the Memphis area and is a valuable customer of TAG Truck Center. Their ability to expand will increase the amount of goods that they purchase from us and will help the local economy. We are an avid supporter of this expansion.

Sincerely,

Brandon Earl
Sales Representative
TAG Truck Center
September 26, 2016

To Whom It May Concern,

This letter is written in support of Chickasaw Container Services' (CCS) efforts to repurpose property contiguous to their existing Memphis, TN terminal. CCS provides valuable transportation and storage services in the Memphis area and is a valuable customer of TAG Truck Center. Their ability to expand will increase the amount of goods that they purchase from us and will help the local economy. We are an avid supporter of this expansion.

Sincerely,

Brandon Earl
Sales Representative
TAG Truck Center
September 28, 2016

To whom it may concern,

We at CR England would like to support Chickasaw Container Services efforts to repurpose property contiguous to their existing Memphis TN. Terminal. We have been doing business with CCS and have found them to be a valuable asset partner to our operation. They have provided a transportation and storage services critical to our market operations. It is our intention to continue our relationship. Their ability to meet our current and expanding needs is crucial to our operation.

Russ Tate

Director of Intermodal Operations

C R England
Josh Whitehead
Office of Planning and Development
4th Floor City Hall
Memphis, TN 38103

Dear Mr. Whitehead:

This letter is in regards to the application for the development of the property on 2921 Ketchum Road in Memphis, TN, just south of the Airport and I-240. The application is to repurpose 11.3 acres contiguous and to the north (separated by an easement to extend Ketchum to Lamar) of this address location. Chickasaw Container Services (CCS) has been a partner of ours for many years and has served Dunavant well in its long history.

We ask that you strongly consider their application and request as the development of our overall logistics infrastructure is critical to our mission to always be America’s Distribution and Logistics Hub. CCS provides valuable transportation and storage services to our company and the Memphis business community. Their ability to meet the current and expanding needs in the Intermodal and Global Logistics community is critical to the city and our organization.

Thank you for this consideration. Dunavant prides itself on making sure we continue to grow Memphis the right way and we believe this project falls in line with that mission.

Best Regards,

[Signature]

Richard McDuffie
Chief Operating Officer
Dunavant Global Logistics Group, LLC
OPPOSITION: PETITION
The Fairhill Neighborhood Association
Petition:

To stop The Chickasaw Container Corp. from moving into our neighborhood, to avoid an increase in noise, traffic, speed, and pollution. It is dangerous for us and most importantly our children. It is urgent that we all in the neighborhood sign this petition to preserve our community.

Thank you for your Cooperation.
Fairhill Neighborhood Association Petition: Filed Against the Chickasaw Container Corp.

Beverly Crawford 2300 Pendleton

Suey Utathem 2801 Byrd Ave

Alice Mathis 2801 Byrd Ave

Jaustria Mathen 2801 Byrd Ave

Ganse Echelz 2787 Lola Ave

Stephani Atteno 2781 Lola Ave

Stela Anderson 2735 Hoba Ave

Steven Upahaw 2760 Lola

Derrick Cathy 2735 Lola

Charles Richmond
Fairhill Neighborhood Association Petition: Filed Against the Chickasaw Container Corp.

Alora Nelson  2274 Seaper St.

Justin Smith  2274 Seaper St.

Terri Nelson  2274 Seaper St.

Alice Hewett  2286 Jolson

James McRae  2286 Seaper

Shawna Morse  2286 Seaper

Shela Scott IV  2734 Jolson Ave.

Sharon Money III  2740 Jolson Ave.

Ophelia Simon  2314 Pendleton

Eric Gadison  2314 Pendleton
Fairhill Neighborhood Association Petition: Filed Against the Chickasaw Container Corp.

MC Arthur Smith, 2794 Tarboro Ave.

Mrs. Brenda Armstrong, 2793 Jolson Ave.

Mrs. Linda Ester Armstrong, 2793 Jolson Ave.

Ms. Helon Armstrong, 2793 Jolson Ave.

Kendra Jones, 2793 Jolson Ave.

Clinton Douglas, 2735 Jolson Ave.

Nalino M. Hunt, 2794 Tarboro Ave.

Damian R. Randolph Sr., Same as above

Valencia Foley, 2794 Tarboro Ave.

Shane & Kaitie Brown, 2186 Pondleton Ave.
Fairhill Neighborhood Association Petition: Filed Against the Chickasaw Container Corp.

Barbara Johnson 2810 Byrd Ave
Richard Butler 2810 Byrd Ave
June Harris 2814 Byrd Ave
Bya Cust 2296 Scaper
Muri Johnson 2290 Scaper St
Lulma Jones 2507 Lola Ave
Martha Eulala 3794 Lola Ave
Mary E. King 2280 Scaper St
Audrey Y. King 2280 Scaper St
Fairhill Neighborhood Association Petition: Filed Against the Chickasaw Container Corp.

Marie Wooten 2814 Byrd Ave
Larry Wooten 2816 Byrd Ave
Marvin Williams 2816 Byrd Ave
Lee Williams 2816 Byrd Ave
Kenneth Gates 2299 Scafer St

Amie Gates 2299 Scafer St

Rachel Goodman

Theoplis Harris 2714 Byrd Ave

Catherine Madison 2805 Jolson

Carolyn Stafford 2799 Jolson Ave
Fairhill Neighborhood Association Petition: Filed Against the Chickasaw Container Corp.

Mr. James E. Allen - 2773 Byrd Ave

Lorrence Nelson - 2804 Byrd Ave

Leon Faulkner - 2790 Byrd Ave

Tim Coleman - 2799 Byrd Ave

Charlotte Coleman - 2799 Byrd Ave

Taminsha Nelson - 2799 Byrd Ave

Talishe Nelson - 2799 Byrd Ave

Marciave Williams - 2789 Byrd Ave

Connie G. Davis - 2783 Byrd Ave

David & Martha - 2780 Byrd Ave
Fairhill Neighborhood Association Petition:
Filed Against the
Chickasaw Container Corp.

Dita Richardson 2756 Byrd Mpls MN 38114
Kenneth Hunt 2750 Byrd Mpls MN 38114
Ada Humphries 2747 Byrd St Mpls. Tex 38114
Carolyn Weinkr 2240 Pendleton Mpls MN 38114
Charlie Mank 3127 Clavin
Robert Talley 2702 Byrd

Albert Lucchesi 2240 Pendleton
Shirley Johnson 2751 Byrd

Cory Nelson 3801 Byrd

Hattie Harris 2800 Byrd
**Fairhill Neighborhood Association Petition:**
**Filed Against the Chickasaw Container Corp.**

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
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<tbody>
<tr>
<td>Willie Johnson</td>
<td>2735 Lola</td>
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<tr>
<td>Mario Stewart</td>
<td>2770 Lola</td>
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<tr>
<td>Martavis Stewart</td>
<td>2770 Lola</td>
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<tr>
<td>Jamaal Collins</td>
<td>2735 Lola</td>
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<tr>
<td>Teisha Higgins</td>
<td>Hura Sugar Creek</td>
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<td>Daniel Smith</td>
<td>2224 Super St</td>
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<td>Herman Conner</td>
<td>2741 Reed Ave</td>
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<td>Rannie Davidson</td>
<td>3741 Byrd St</td>
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<tr>
<td>Darrell Hudson</td>
<td>2763 South Wall</td>
</tr>
<tr>
<td>Fred Hall</td>
<td>2700 Byrd St</td>
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<tr>
<td>Stella Flakke</td>
<td>2756 Johnson Ave</td>
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</tbody>
</table>
Fairhill Neighborhood Association Petition: Filed Against the Chickasaw Container Corp.

Cheryl M Rogers 2774 Byrd Ave 10/3/16

Charles A Perkins 2781 Long Ave

JoanneAbrum 2741 Jolson Avenue
Fairhill Neighborhood Association Petition:
Filed Against the
Chickasaw Container Corp.

Sheilah King 2280 Scaper St.
Rhonda King 2280 Scaper St.
Fairhill Neighborhood Association Petition: Filed Against the Chickasaw Container Corp.

KEENAN HARDING 2784 Byrd

Michelle Linslee 2784 Byrd
Fairhill Neighborhood Association Petition: Filed Against the Chickasaw Container Corp.

April M. Luster, 2296 Scaper St., Memphis, TN 38114
<table>
<thead>
<tr>
<th>Name</th>
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<tbody>
<tr>
<td>Gregory Webber</td>
<td>2821 Alvin Ave.</td>
</tr>
<tr>
<td>Dooris Webber</td>
<td>2831 Alvin Ave.</td>
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<tr>
<td>Pauline R Phillips</td>
<td>2815 Alvin Ave.</td>
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<tr>
<td>Marcus T Shorter</td>
<td>2807 Alvin Ave.</td>
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<tr>
<td>Torren L Benton</td>
<td>2807 Alvin Ave.</td>
</tr>
<tr>
<td>Torren L Benton</td>
<td>2302 Scapio St.</td>
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<tr>
<td>Audrey Buchanan</td>
<td>2807 Alvin Ave.</td>
</tr>
<tr>
<td>Lena Farmer</td>
<td>2792 Alvin Ave.</td>
</tr>
<tr>
<td>Beatrice W. Rhine</td>
<td>2800 Alvin Ave.</td>
</tr>
<tr>
<td>Jessica Garrett</td>
<td>2793 Alvin Ave.</td>
</tr>
</tbody>
</table>
Fairhill Neighborhood Association Petition: Filed Against the Chickasaw Container Corp.

Jeanette Markland 2804 Akin Ave 38114
James Stevens 2806 Akin Ave 38114
Debra Brandon 2814 Akin Ave
Evelette Odlema 2308 Scaper St
Ariel King 2305 Scaper St
Travis Mosby 2328 Scaper
Patricia Mosby 2328 Scaper
Edna Webster 744-2091
DeMario Anderson 825-6402
Shella Taylor 864-1618
Fairhill Neighborhood Association Petition: Filed Against the Chickasaw Container Corp.

Tawanna Bates - 2342 Scoper St. Memphis, TN 38114

Deon Bates - 2342 Scoper St. Memphis, TN 38114

Angela Martin - 2344 Scoper St 38114

Joy Miller - 2350 Scoper Street Memphis, TN 38114

Floyd Miller and Beverly Miller - 2350 Scoper St. 38114

Teresa Miller - 2338 Scoper St Memphis, TN 38114

Deborah Allen - 2153 Scoper St. Memphis, TN 38114

Tawanda Allen - 2155 Scoper St. Memphis, TN 38114

Michele Shawmores - 2338 Scoper St. Memphis, TN 38114

Nicole Harden - 2312 Scoper St Memphis, TN 38114
Fairhill Neighborhood Association Petition:
Filed Against the
Chickasaw Container Corp.

Daryl Hatley 2312 Scaper Memphis, TN 38114
Tamatha Harden 2312 Scaper Memphis, TN 38114
Johnny Abram 2312 Scaper Memphis, TN 38114
Alvin Gibson 901 N. Hunk Ave Memphis, TN 38114
Brittany Shaoenker 2821 Alvin Ave Memphis 38114
Thomas Bates 2333 Scaper Memphis, TN 38114
Mary B. Bates 2333 Scaper

Dean Bates 2324 Scaper
The Fairhill Neighborhood Association
Petition:

To stop The Chickasaw Container Corp. from moving into our neighborhood, to avoid an increase in noise, traffic, speed, and pollution. It is dangerous for us and most importantly our children. It is urgent that we all in the neighborhood sign this petition to preserve our community.

Thank you for your Cooperation.

10-31-16
Fairhill Neighborhood Association Petition: Filed Against the Chickasaw Container Corp.

Laquisha Davis 2956 Armistead

Shwesee Johnson 2926 Armistead Ave.

Jacob Ogundade 1766 Southwall, TN 38114

Earl Davis 1735 Southwall TN 38114 643-730

William Co 901-653-7267

Dally Sanders 2935 Southwall St

Jafari Hodari 2947 Southwall St 755-2480

Dave Craig 3951 Southwall Cty 562-1883

Carl Westbrook 2955 Southwall Cove

Neil Wright Lizzie Wright 2951 Southwall Cove memphis tn 38114

(901) 212-8545 Coll
(901) 743-25664
Fairhill Neighborhood Association Petition: Filed Against the Chickasaw Container Corp.

Mattie Blac  901-339-2181

Robbie Black  901-210-9607

Veronica Black  901-644-4918

Betty Jones  641-7289  2905 South

Nellie K. Gibson  1725 South Will St.  901-406-3874

Jerry Robinson  1725 South Will St.  901-630-1114

Betty George  219 Armitstead

Bettye Waddell  2923 Armitstead

C. F. Waddell  2923 Armitstead Ave

Martin Johnson  2920 Armitstead Ave
Fairhill Neighborhood Association Petition: Filed Against the Chickasaw Container Corp.

Jimmy Young 2939 Southwall 901-318-7137

Billie J Morgan 2914 Amistead 3811-901-448623

Nicole Roberts 2932 Southwall 901-264-7708

Ella Harper 2966 Southwall 744-3757

Mary Johnson 2962 Southwall 834-2283

Blondell Pitt 2988 Southwall 801-690-1008

Mary Barksdale 3003 Southwall 649-3766

Mattie Jones 2956 Southwall 490-2228

V. A. H. Addison 2939 Amistead 744-3673

V. A. Johnson 2938 Amistead 143-2267
Fairhill Neighborhood Association Petition:
Filed Against the
Chickasaw Container Corp.

Mack Moss 2923 Brewer Ave (901) 505-2673

J. De John L. Wilson 1803 Southwall 591-4105

Kathleen Westbrook 2949 Southwall Cove 901-743-3192

Sabrina Westbrook 2955 Southwall Cove 901-333-9808

Jackie Johnson 2829 Brewer 901-340-8805