CONCLUSIONS

1. The site is located in the Buckingham Farms Planned Development designated parcel ‘J’ of the Outline Plan currently approved for single family homes with a minimum lot size of 5,000 sq. ft. in area. The applicant seeks Site Plan Approval for Parcel ‘J’ to allow the construction of ninety-one (91) single family homes.

2. On January 12, 2017, the Land Use Control Board rejected a request for plan amendment to allow multi-family apartment housing types to be developed, but the applicant withdrew the application for plan amendment due to opposition by neighboring property owners in lieu of a public hearing by the Shelby County Board of Commissioners.

3. The lots that front the major arterial and major collector roads shall have rear-loaded garages setback a minimum of 20 feet with all other lots within the plan to have hook-loaded garages setback a minimum of 20 feet with the principal structure setback a minimum of 27’ from the right-of-way lines.

4. The site plan shall also provide for formal open space in accordance with Sub-Section 6.2.3 of the zoning code which offers several formal open space requirements in order to meet the minimum standards by providing a playground area, mini-park, square, green or a neighborhood park.

OFFICE OF PLANNING & DEVELOPMENT RECOMMENDATION

Approval with Site Plan Conditions

Staff Planner: Brian Bacchus

Email: brian.bacchus@memphistn.gov
Buckingham Farms
Site Plan Conditions: Parcel ‘J’

I. Uses Permitted: Conventional and Side Yard single family residential homes in accordance with the Residential Single Family (R-6) District with associated accessory structures and uses, including formal open space amenities for a children’s playground, walking paths, mini-park, and square, green or neighborhood park benches and water features.

II. Building Regulations and Permitted Housing Types:
   A. Conventional Homes: Lots 1-6 and Lots 36-48 with rear-loaded garages for homes on Lots 4-6 and Lots 36-48 and all other lots shall have hook-loaded garages with setbacks as illustrated on the site plan.
   B. Side Yard Homes: All side yard homes shall have hook-loaded garages with setbacks as illustrated on the site plan.
   C. All other building setbacks shall be as illustrated on the Site Plan.

III. Access, Circulation and Parking:
   A. The access and circulation shall be as illustrated on the Site Plan.
   B. The north side of E. Shelby Drive shall be improved in the existing right-of-way to urban standards, including curb, gutter and five (5) feet of sidewalk.

IV. Landscaping:
   A. A Tree ‘A’ or Tree ‘B’ shall be provided in the front yard of each lot.
   B. Internal trees in the formal open space shall be provided in accordance with the requirements of the zoning code.
   C. A children’s playground with equipment, walking path, mini-park, and square, green space or neighborhood park benches and water features shall be provided in the site plan.

V. Signs: A landscaped entranceway sign shall be provided along E. Shelby Drive in accordance with the Residential Single Family (R-6) District sign design standards.

VI. The Site Plan Conditions stated above shall apply to Buckingham Farms, Parcel ‘J’ only.
Site Description

The subject property is a 15.88 acre vacant tract of land located at the northwest side of E. Shelby Drive and Meadow Vale Drive approximately one-quarter mile east of Hacks Cross Road in the southeast portion of Shelby County in Oakhaven-Parkway Village Planning District in unincorporated Shelby County. The site is located in the Buckingham Farms Planned Development designated parcel ‘J’ of the Outline Plan currently approved for single family homes with a minimum lot size of 5,000 sq. ft. in area. The applicant seeks Site Plan Approval for Parcel ‘J’ to allow the construction of ninety-one (91) single family homes. The property is not located within any floodplain district or any special flood hazard area according to FEMA maps dated September, 2007.

Neighborhood Meeting: Not required.

Public Notice: Sign Postings Required
Project Review Analysis

On January 12, 2017, the Land Use Control Board rejected a request for plan amendment to allow multi-family apartment housing types to be developed on this property in accordance with the Residential Urban (RU-3) District building regulations which permits a mix of 30% townhouse and a maximum of 70% apartment units on tracts of land greater than ten (10) acres in size. The applicant withdrew the application for plan amendment due to opposition by neighboring property owners in lieu of a public hearing by the Shelby County Board of Commissioners.
Zoning Area

Surrounding Land Use & Zoning


West:    Single family homes in Buckingham Farms P.D., Phase 17-Parcel ‘D’ (P.D. 95-310 CO) and a multi-family apartment community in Buckingham Farms P.D., Phase 28 (P.D. 95-310 CO).
The staff will be reviewing this project for Site Plan Review only in accordance with the following Residential Single Family (R-6) District building regulations and permitted housing types, with exceptions as stated in the approved Outline Plan Conditions to allow minimum lot sizes 5,000 sq. ft. in area, including the following provisions in the zoning code:

<table>
<thead>
<tr>
<th>Housing Types</th>
<th>Conventional (w/ public water &amp; decentralized sewer)</th>
<th>Conventional (w/ public water &amp; public sewer)</th>
<th>Side Yard (w/ public water &amp; public sewer)</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-6 District Tract or Lot (min)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Area (sq. ft.)</td>
<td>6,000</td>
<td>6,000</td>
<td>6,000</td>
</tr>
<tr>
<td>Width (ft.)</td>
<td>45</td>
<td>45</td>
<td>45</td>
</tr>
<tr>
<td>Building setback (min ft.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front (without alley access)</td>
<td>20</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Front (with alley access)</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Side (interior alley/no alley)</td>
<td>3.5/5</td>
<td>3.5/5</td>
<td>0</td>
</tr>
<tr>
<td>Side (total alley/no alley)</td>
<td>7/10</td>
<td>7/10</td>
<td>7/10</td>
</tr>
<tr>
<td>Side (street)</td>
<td>10</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Rear</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Height (max ft.)</td>
<td>40</td>
<td>40</td>
<td>40</td>
</tr>
<tr>
<td>Curb and Gutter required</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

The Outline Plan allows approximately 110 single family homes with minimum lot sizes of 5,000 sq. ft. in area. This land use adjacent to single family creates a transition in lot sizes backing up to larger conventional homes on lots a minimum of 10,270 sq. ft. in area. Although the apartment buildings would have been a better transition to existing single family homes from the major road, E. Shelby Drive; the new single family homes shall face and address the street frontages with rear-loaded garages for Lots 4-6 and Lots 36-48 on the perimeter with all other lots being internal to the development plan.
Site Plan

The minimum lot sizes within this plan range from 5,040 sq. ft. for interior lots to 9,428 sq. ft. for cove lots on the perimeter of the development plan. The minimum depths for lots within this plan are ranging in length from 111.70 feet for interior lots to 126.90 feet for lots on the perimeter of the development plan. The lots that front the major arterial and major collector roads shall have rear-loaded garages setback a minimum of 20 feet with all other lots within the plan to have hook-loaded garages setback a minimum of 20 feet with the principal structure setback a minimum of 27' from the right-of-way lines. The over-riding reason for hook-loaded garages is to minimize or eliminate the need for guest parking on the street. This plan will have public streets with 31 feet of right-of-way which will provide for on-street parking at one side of the street.
The plan allows for storm water detention interior to the development plan and a stream buffer area at the intersection of Meadow Vale Road and E. Shelby Drive. The stream buffer area may count for required common open space for this residential development which is over 15 acres in size; however, formal open space shall also be provided within the plan in accordance with Sub-Section 6.2.3 of the zoning code which offers several formal open space requirements in order to meet the minimum standards by providing a playground area, mini-park, square, green or a neighborhood park. This requirement shall be illustrated on the final plan of development. This site plan approval for the development of residential single family homes of smaller lots creates another choice or mix in housing types within an established residential planned development.

Recommendation: Approval with Site Plan Conditions
GENERAL INFORMATION

Street Frontage: E. Shelby Drive -----------------------------------------+/-932.01 linear feet.
               Meadow Vale Drive-------------------------------------------+/-668.29 linear feet.

Planning District: Oakhaven-Parkway Village

Zoning Atlas Page: 2455

Zoning History: The Conservation Agriculture (CA) District zoning date to the adoption of the 1960
Comprehensive Zoning and the 1980 zoning map amendments. The Buckingham Farms Outline Plan was approved by the Memphis City Council and the Shelby County Board of Commissioners in 1989 and amended in 1995.

DEPARTMENTAL COMMENTS

The following comments were provided by Inter-governmental Agencies/Organizations to which this application was referred:

County Engineer:
1. Improve the north side of East Shelby Drive in the existing right of way to urban standards including curb, gutter and 5 foot sidewalks.
2. Provide storm water detention for this parcel in accordance with the Memphis and Shelby County Drainage Manual.
3. Do not disturb any ground until you have an erosion control permit from TDEC and erosion control measures are installed.
4. Sanitary sewer service and fees are under the control of the City of Memphis.

County Fire: No comments received.

Memphis & Shelby County Health Department:
   Water Quality Branch: No comment.
   Septic Tank Program: No comment.

Memphis Light, Gas and Water:

   MLGW has reviewed the referenced application, and has no objection, subject to the following conditions:
   
   • 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://ep.mcafee.com/d/k-Kr4qb3NEVvshd7bxISyyyvM-C-UOrhhhhovishdCPpJnRljsGJxN6FASOCCwaTjtt5nTnnrluOaKugYlo7fA11vQsKyhP6X17kZ78CPpISr01aDAj7bUgrAUXjqovI4dwwHGOQE4jpcQsFCPrPnpJUTsTsyrh
   • 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, development or improvements are allowed within any utility easements, without prior MLGW writing approval.
- **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 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 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 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.
- **It is the responsibility of the owner/applicant** to submit a detailed plan to MLGW Engineering for the purposes of determining the impact on or conflict with any existing utilities, and 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.
  - All residential developers must contact MLGW's Residential Engineer at Builder Services: (901) 729-8675 to initiate the utility application process.
  - 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.

**Address Assignment:**

NO COMMENT/NO CHANGES

Existing Street Names are good & No preliminary to review.

**Shelby County Schools:**

No comments received as of 3/21/17.

**Construction Code Enforcement:**

No comments received.

**AT&T-TN:**

No comment.

**Neighborhood Associations/Organizations:**

- **Buckingham Farms Homeowner’s Association:**
  
  No comments as of 4/5/17.

- **Southwind Homeowner’s Association:**
  
  “

- **Irene Neighborhood Association:**
  
  No comments as of 4/5/17.

- **Richwood Homeowner’s Association:**
  
  “

**Staff:** bb