

**MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND  
DEVELOPMENT  
STAFF REPORT #**

**CASE NUMBER:** SAC 13-616    **LUCB Meeting:** September 11, 2014

**DEVELOPMENT NAME:** Edison Road Closure

**LOCATION:** Edison Road fronting the Smucker's facility

**COUNCIL DISTRICT:** 3

**SUPER DISTRICT:** 9

**OWNER OF RECORD/APPLICANT:** Pickering Firm, Inc

**REPRESENTATIVE:** Brenda Solomito

**REQUEST:** To Close and Vacate Alley Street Right-Of-Way in accordance to the UDC Section 5.2.18

**AREA:** 1.74

**EXISTING LAND USE & ZONING:** EMP

**OFFICE OF PLANNING AND DEVELOPMENT  
RECOMMENDATION**            Approval with Conditions

**CONCLUSIONS:**

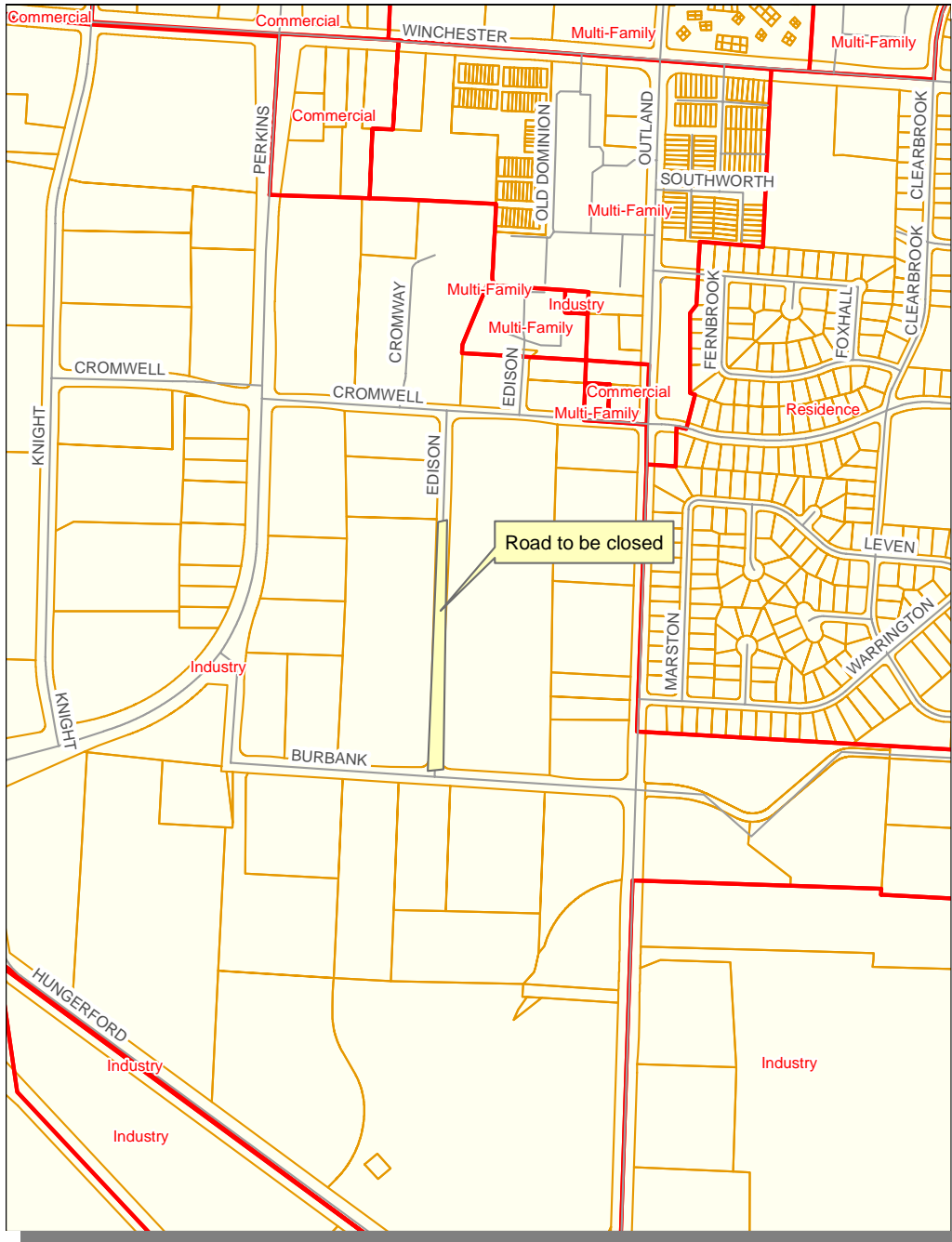
The Smucker's facility owns the majority of the property fronting Edison Road to its east and west; Smucker's would like to consolidate this property in order to gate the street and provide additional security and better traffic flow to the surrounding businesses. Smucker's has worked with the abutting property owners to expand the street closure to incorporate the entirety of Edison Road. This street traverses north-south from Burbank Road and is approximately 1.74 acres.

The first SAC request was approved by the LUCB on January 9, 2014. This correspondence incorporates land north of the initial request.

Staff Planner: Calvin Abram

calvin.abram@memphistn.gov

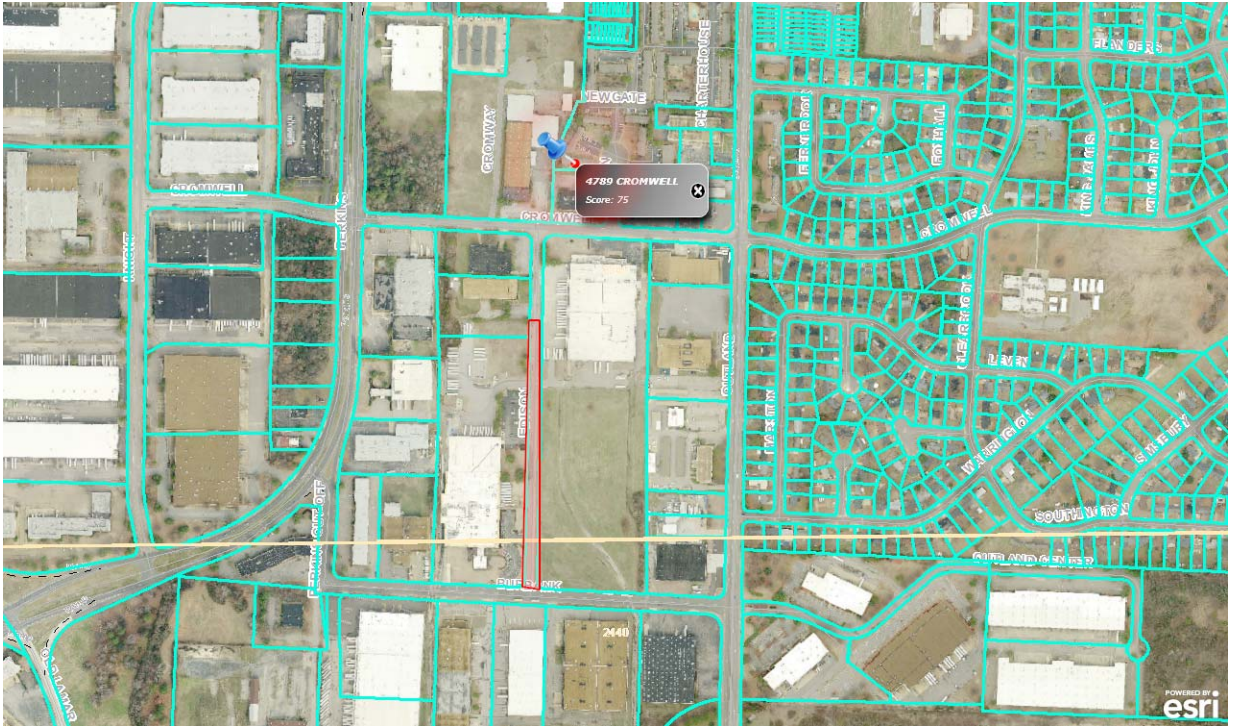
## LAND USE AND ZONING MAP



### SURROUNDING LAND USES AND ZONING:

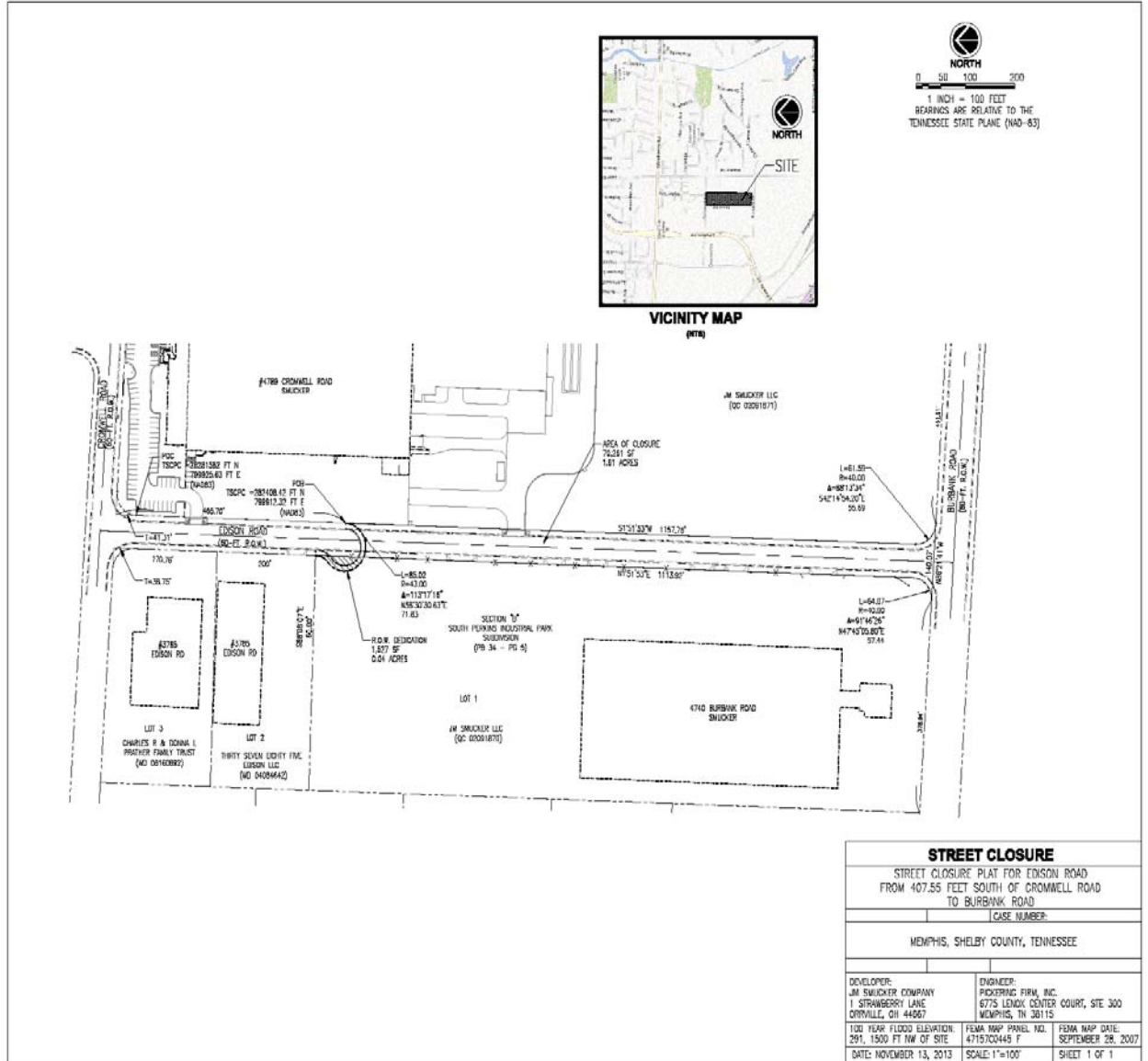
- North:** Industrial
- East:** Industrial
- South:** Industrial
- West:** Industrial

## Aerial of Site

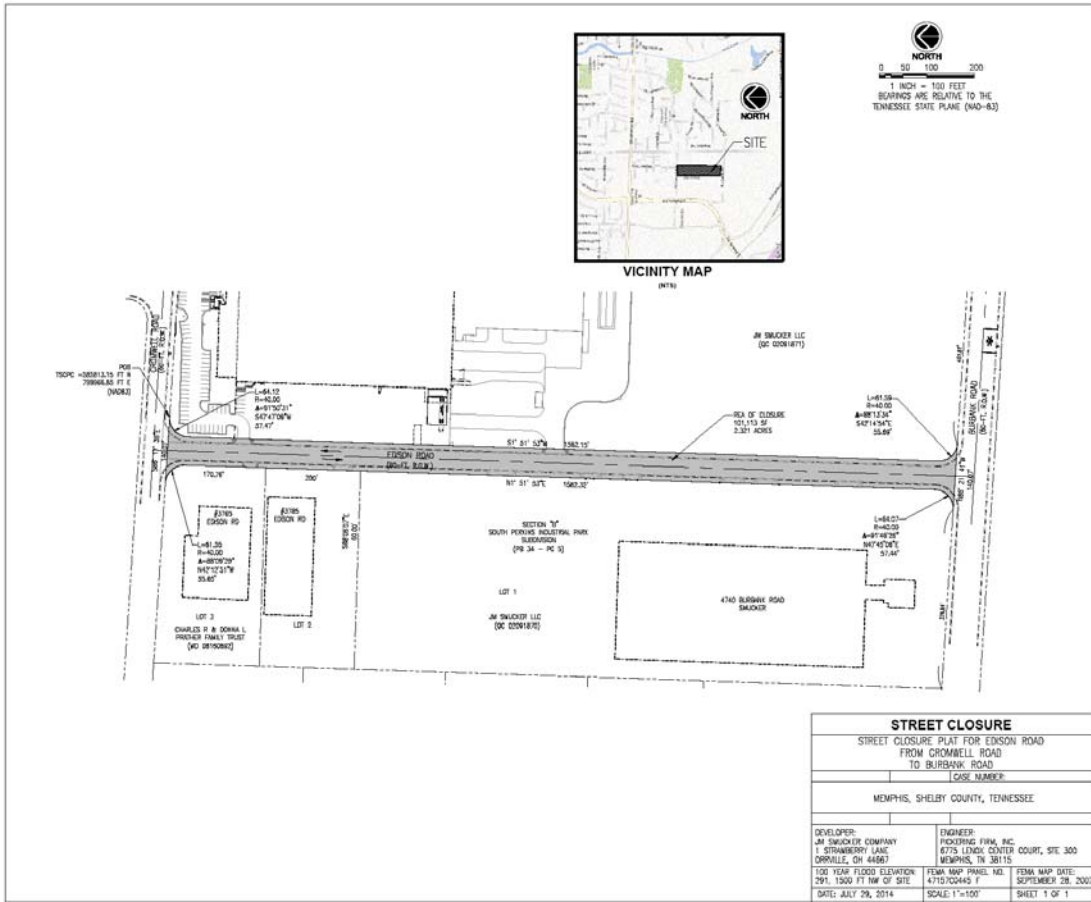


The street closure (Edison) intersects with Burbank to the south.

# Closure Plat January 2014



<b>STREET CLOSURE</b>		
STREET CLOSURE PLAT FOR EDISON ROAD FROM 407.55 FEET SOUTH OF CROMWELL ROAD TO BURBANK ROAD		
CASE NUMBER:		
MEMPHIS, SHELBY COUNTY, TENNESSEE		
DEVELOPER: JM SMUCKER COMPANY 1 STRAWBERRY LANE ORRVILLE, OH 44067	ENGINEER: PICKERING FIRM, INC. 6775 LENOX CENTER COURT, STE 300 MEMPHIS, TN 38115	
100 YEAR FLOOD ELEVATION: 291, 1500 FT NW OF SITE DATE: NOVEMBER 13, 2013	FEMA MAP PANEL NO. 47157C0445 F SCALE: 1"=100'	FEMA MAP DATE: SEPTEMBER 28, 2007 SHEET 1 OF 1



Revised Closure Plat September 2014



**STAFF ANALYSIS:**

This application is a request to extend the previously approved street closure at the intersection of Burbank and Edison extending north toward Cromwell. The revision will include street fronting the two (2) northern most properties along Edison Road. Smucker’s facility has purchased the southern most of the two properties and is in an agreement with the northern most property to incorporate the street fronting their property once the closure has been approved by the City of Memphis.

All businesses along Edison Road support the street being a private street; therefore, a turn-a-round or hammerhead to be constructed, as a condition of approval with the January 2014 application, may not be advantageous for the street closure or the property owners.

The initial application that was approved in January of 2014 was a request for a street closure at the intersection of Burbank and Edison extending north toward Cromwell. Edison Road is the egress and ingress for the private businesses fronting the street; therefore, a turn-a-round shall be provided by the applicant.

The EMP District is intended to accommodate office, light manufacturing, research and development, warehousing, wholesale, processing and commercial uses in order to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development should be operated in a relatively clean and quiet, manner, and should not be obnoxious to nearby residential or commercial uses.

**Purpose of Street Closing:**

The purpose of this street closure is to provide “better security” to the site.

The closing of Edison shall allow for the continued ingress/egress to the businesses along the northern portion of Edison Road as one front along Cromwell Road and a small segment along Edison Road. Smucker’s will improve Edison Road by constructing a turn-a-round, which will continue to afford the existing businesses and public to access Edison Road and make full turning movements in this location.

The property will not likely be useful as a public right-of-way and would be most logically suitable for ingress/egress to the Smucker’s facility.

**RECOMMENDATION:**            Approval with Conditions

**Conditions:**

1. The subject site shall comply with the closure plat as submitted.
2. The applicant shall provide a landscape plan to the site. Landscaping shall be placed along the property fronting Burbank and Cromwell where applicable.
3. The applicant shall submit a closure plat identifying all conditions to OPD within 30 days of application approval by the City Council and call-out dimensions of gates, guardhouses and queuing space along Edison Road.
4. Standard Subdivision Contract as required in Section 5.5.5 of the Unified Development Code.
5. The Developer shall be responsible for the repair and/or replacement of all existing curb and gutter along the frontage of this site as necessary.
6. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The developer shall be responsible for any reconstruction or repair necessary to meet City standards,
7. Provide easements for existing sanitary sewers, drainage facilities and other utilities or relocate at developer's expense.
8. The applicant shall provide for the construction of curb and gutter across the closure as required by the City Engineer. If the City Engineer approves access, the applicant shall construct a City Standard curb cut across the closure, all to the satisfaction of the City Engineer, and at the applicant's expense. The applicant shall enter into a Standard Improvement Contract or obtain a curb cut permit from the City Engineer to cover the above required construction work.
9. The applicant shall comply with all conditions of the closure within three years of the conditional approval of the closure by the City Council.
10. Adequate queuing spaces in accordance with the current ordinance shall be provided between the street right-of-way line and any proposed gate/guardhouse/card reader.
11. Adequate maneuvering room shall be provided between the right-of-way and the gate/guardhouse/card reader for vehicles to exit by forward motion.
12. The width of all existing off-street sewer easements shall be widened to meet current city standards.
13. Required landscaping shall not be placed on sewer or drainage easements. Standard Subdivision Contract as required in Section 5.5.5 of the UDC



**GENERAL INFORMATION:**

**Street Frontage:** Edison

**Planning District:** Oakhaven

**Zoning History:** EMP

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**DEPARTMENTAL COMMENTS:**

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

**City Engineer:** Comment received.

**County Engineer:** No comment received.

**Memphis Fire Department:** No comment received.

**City Board of Education:**

**OPD-Plans Development/Landmarks:** No comment received.

**OPD-Regional Services/Transportation:** No comment received.

**City Real Estate:** No comment received.

**OPD-Construction Code Enforcement:** No comment received.

**Memphis, Light, Gas & Water:** No comment received.

**Memphis & Shelby County  
Health Department:** No comment

**Bell South/ATT:** No comment received.

**MATA:** No comment received.

**NEIGHBORHOOD ASSOCIATIONS NAMES:**