

MEMPHIS AND SHELBY COUNTY ZONING BOARD OF ADJUSTMENT

STAFF REPORT

13

CASE NUMBER: BOA 14-56

B.O.A MEETING: November 19th, 2014

LOCATION:

8596 Macon Road

OWNER/ APPLICANT:

Tom Edwards DBA Olympic Industries

REPRESENTATIVE:

Brenda Solomito

REQUEST:

A Use Variance from UDC Section 2.5.2 to allow for the expansion of Olympic Industries

EXISTING LAND USE & ZONING:

An existing manufacturer facility and a vacant gas station in a Commercial Mixed Use-1 (CMU-1) district

RECOMMENDATION

Hold

CONCLUSIONS:

The applicant is requesting a Use Variance to expand an existing light industrial facility in a CMU-1 district. The site is an area that has been transitioning into a mixed use area with single-family, office and commercial uses. There have been multiple Planned Developments in the area over the past 25 years, and this has transformed the area from its former rural character with light industrial uses to the mixed uses of today. It is also adjacent to the future expansion of the green line which may act as a catalyst for more change in the future. All of these characteristics of the area require this proposal to have a well-developed site plan.

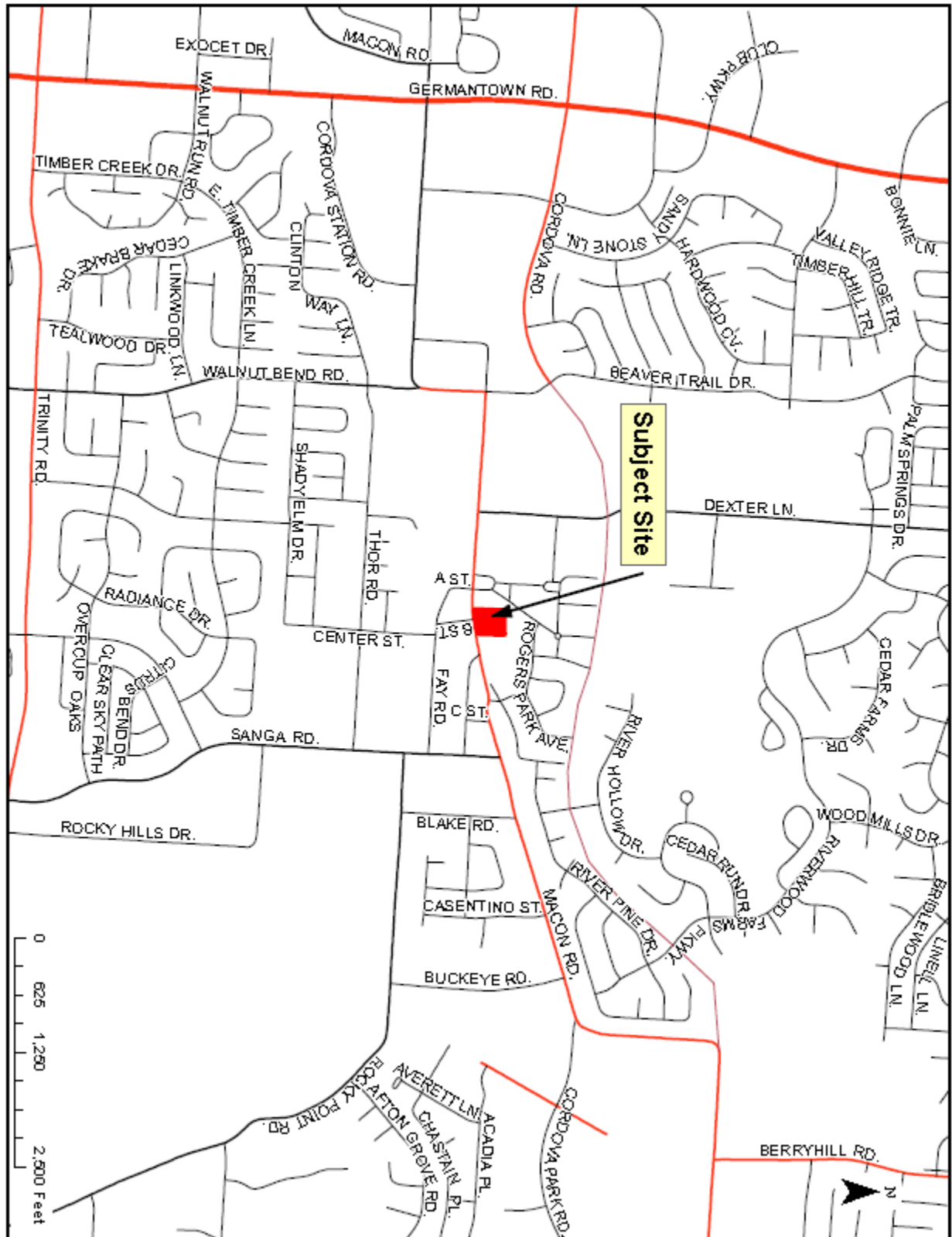
The submitted site plans are lacking in multiple areas. There are unidentified lines, missing boundaries, missing ROW lines and other important items excluded from the site plan. These deficiencies in the site plan make it impossible to plan out the needed landscaping buffers and possible streetscapes since the exact extent of the subject site are unknown. Also, a revised site plan is needed to make sure no other variances are needed for this proposal.

UDC Paragraph 9.3.3E (2) states the following about application completeness:

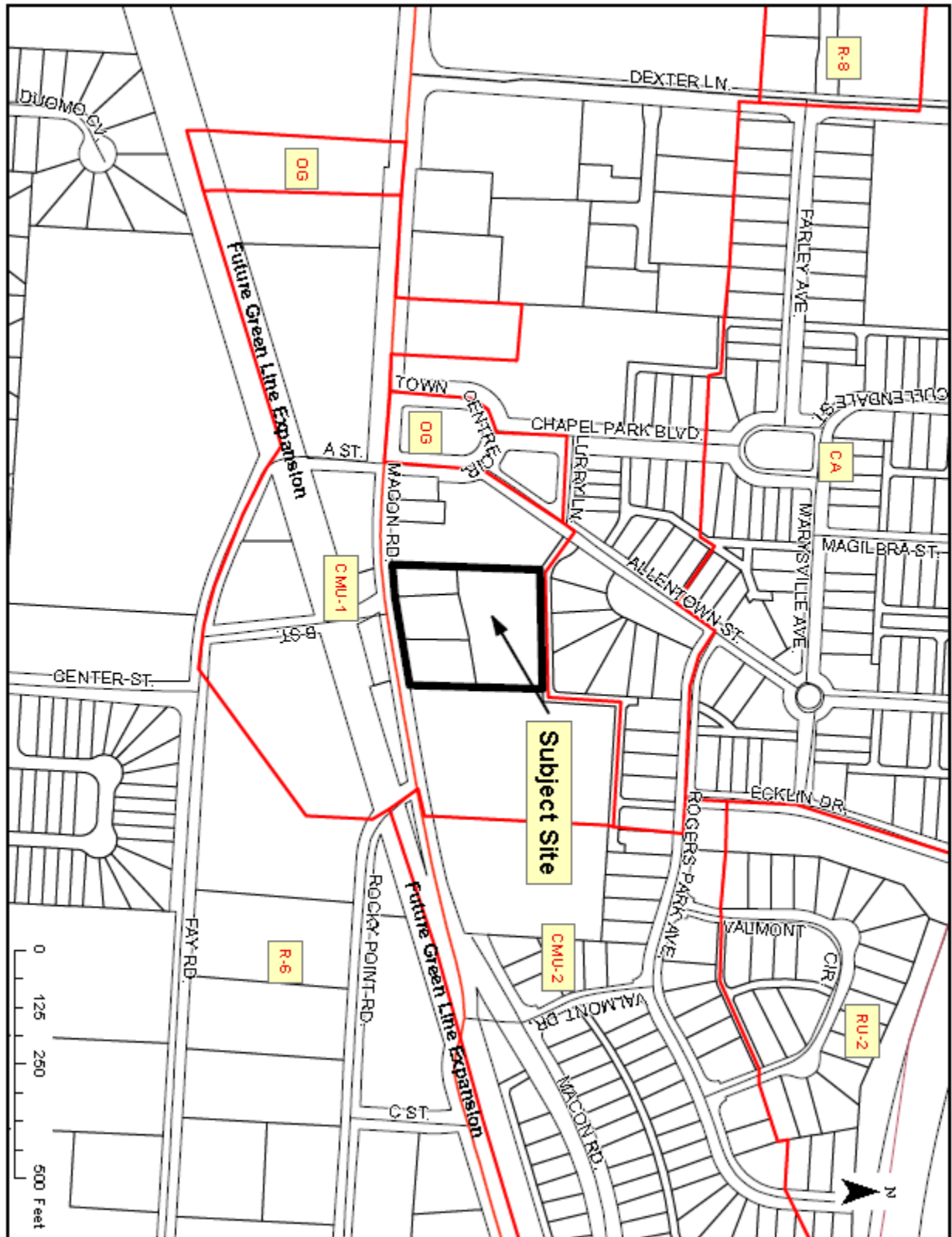
“An application is considered complete when it contains all of the information necessary to decide whether or not the development as proposed will comply with all of the requirements of this development code.”

OPD staff is recommending a hold because the deficiencies of the survey and site plan do not meet the requirement above.

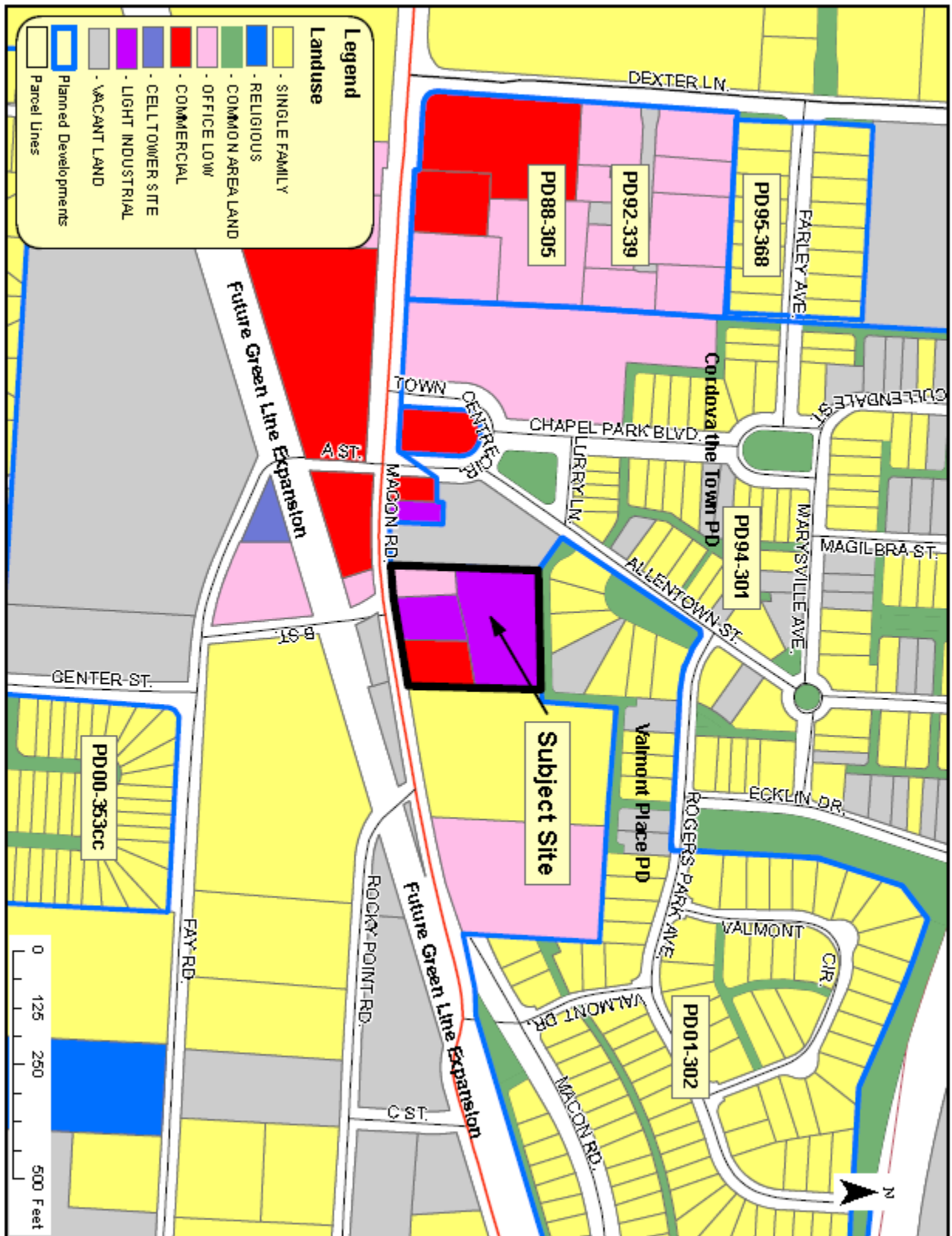
AREA MAP



ZONING MAP



LANDUSE MAP



SITE PLAN

