

MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT

STAFF REPORT

#

CASE NUMBER: PD15-318 **LUCB Meeting:** 10/08/2015

DEVELOPMENT NAME: MVS Real Estate PD

LOCATION: Located at the NW corner at the intersection of Sam Cooper Blvd and Tillman St.

COUNCIL DISTRICT: 5

SUPER DISTRICT: 9

OWNER OF RECORD/APPLICANT: MVS Real Estate, LLC

REPRESENTATIVE: Brenda Solomito Basar

REQUEST: To allow a veterinary clinic and other animal related uses within an R-6 zoning district.

AREA: 1.40 acres

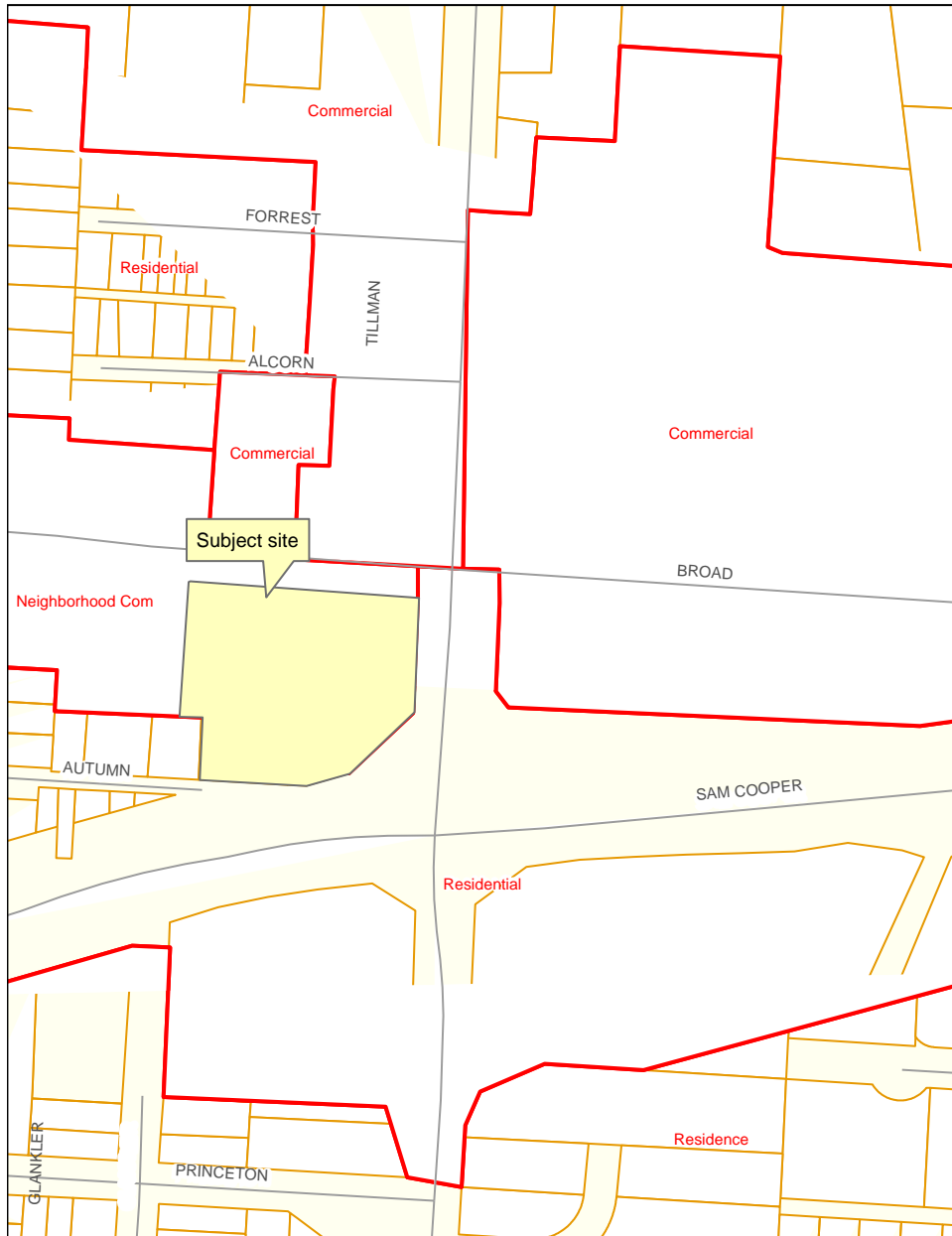
EXISTING LAND USE & ZONING: Residential-6 (R-6)

**OFFICE OF PLANNING AND DEVELOPMENT
RECOMMENDATION: HOLD**

CONCLUSIONS:

The subject site is an approximately 1.40 acre site situated at the NW intersection of Sam Cooper Blvd and Tillman St. The subject site is an improved lot and is surrounded by Residential and Commercial Land-Uses. The applicant proposes to construct a two (2) story commercial structure which will utilize deliveries from tractor trailers. The applicant did not provide a revised site plan, building elevations, landscape plan and auto-turn exhibits which are necessary to review the Outline PD request, per Subsection 9.6.11A of the Memphis Shelby County Unified Development Code (UDC).

LAND USE AND ZONING MAP



SURROUNDING LAND USES AND ZONING:

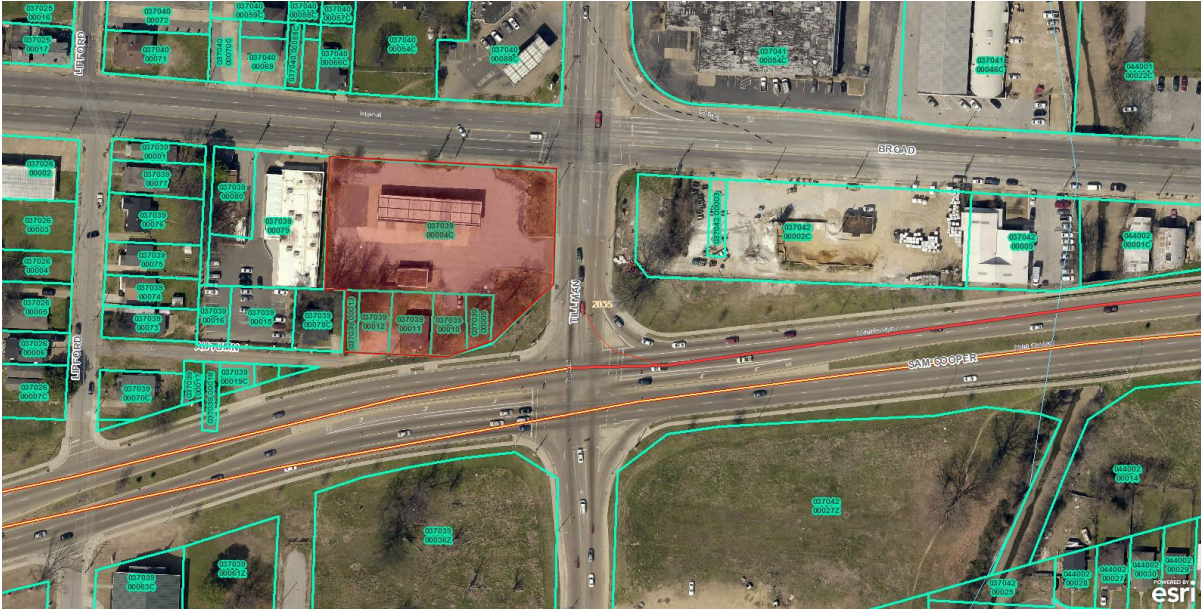
North: Commercial/Residential

East: Commercial

South: Residential

West: Residential/Commercial

Aerial of Site



The subject site has frontage along Sam Cooper Blvd, Broad Avenue and Tillman Street.

STAFF ANALYSIS:

Site Characteristics:

The subject site is an approximately 1.40 acre site situated at the NW corner at the intersection of Sam Cooper and Tillman Street. The parcel is an improved lot and is surrounded by Residential and Commercial Land-Uses.

Conclusion:

The intent of this request is to construct a 2-story veterinary clinic with animal related uses. As of the time this Staff Report was written the applicant has not provided information which would demonstrate how the site would be adequately developed to include:

- Revised site plan showing ingress/egress to the site which would accommodate tractor trailers.
- Auto-turn exhibits demonstrating circulation at the site for tractor trailers that will utilize the site.
- Landscape plan
- Building elevations and building materials
- Proposed conditions for the application

These are required by the Outline Plan provisions of Subsection 9.6.11A of the UDC. However, if the applicant submits any additional information to Staff pertaining to this application, it will be attached to the forwarding packet for the LUCB to review.

RECOMMENDATION: Hold, due to application lacking necessary information to allow OPD Staff to competently review request.

GENERAL INFORMATION:

Planning District: University

Census Tract: 021510

Street Frontage: Sam Cooper Blvd and Tillman Street

Municipal Annexation Reserve Area:

Zoning Atlas Page: 2035

Parcel ID: 037039 00036Z

Zoning History: R-6/Z03-122

DEPARTMENTAL COMMENTS:

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

City Engineer: Comments received.

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.

Roads:

Curb Cuts/Access:

3. Sam Cooper Blvd is a controlled access facility at this location. No new access to Sam Cooper will be approved. The proposed project has access to the paved street Autumn Avenue and a recently installed curb cut to serve properties in this area is existing.
4. The City Engineer shall approve the design, number and location of curb cuts.
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. The developer shall be responsible for any modifications to the striping on Broad Avenue made necessary by this development.
7. 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,

8. All existing nonconforming curb cuts shall be closed with curb, gutter and sidewalk. This includes two residential curb openings onto Sam Cooper, the curb cut on Tillman and the eastern curb cut on Broad Avenue. The existing curb cut to the west on the Broad Avenue frontage shall be reconstructed to meet current City Of Memphis standards and shall be approved by the City Engineer.
9. Access to Sam Cooper Blvd and Tillman Street via private drive or driveway is prohibited. Convey right of access to City of Memphis.
10. This development does not appear to be effected by a project that has been identified by TDOT or the MPO on the LTRP to receive future improvements. However, the applicant is advised to inquire with the MPO, MATA, TDOT and any adjacent railroad authority regarding any future projects that may impact this site.

Drainage:

11. 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.
12. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.

Site Plan Notes:

13. Provide internal circulation between adjacent phases, lots, and sections. Common ingress/egress easements shall be shown on the final plats.

General Notes:

14. The width of all existing off-street sewer easements shall be widened to meet current city standards.
15. 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.
16. Required landscaping shall not be placed on sewer or drainage easements.

City Fire Division:

No Comment

City Real Estate:

No comments received.

City/County Health Department:

No comments.

City Board of Education:

No comments received.

Construction Code Enforcement:

No comments received.

Memphis Light, Gas and Water:

MLGW has reviewed the referenced application, and has no objection.

Bell South:

[AT&T Tennessee has no comment.](#)

Memphis Area Transit Authority (MATA):

No comments received.

OPD-Regional Services:

No comments received.

Neighborhood Associations:

No comments received.