

MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT
STAFF REPORT #4
CORRESPONDENCE ITEM

CASE NUMBER: UV 09-02 **L.U.C.B. MEETING:** December 8, 2011

LOCATION: West side of North Second Street @ Plum and Pear Avenues

COUNCIL DISTRICT: 7

SUPER DISTRICT: 8

OWNER OF RECORD / APPLICANT: Center City Revenue Finance Corporation

REPRESENTATIVE: SR Consulting, LLC

REQUEST: Two (2) Year Time Extension to construct an eighteen (18) bed hospital

AREA: 8.70 Acres

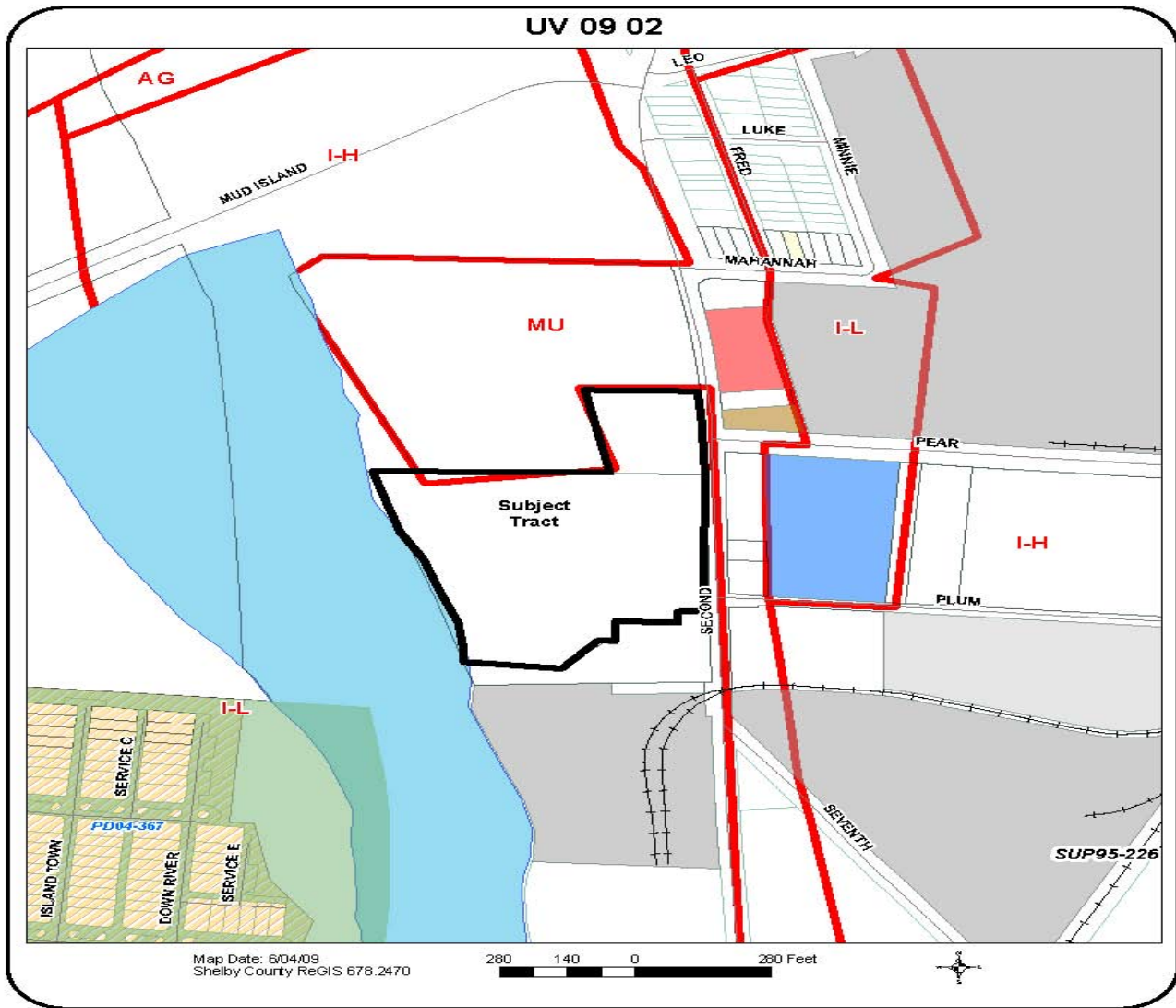
OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION:

Approval

CONCLUSIONS

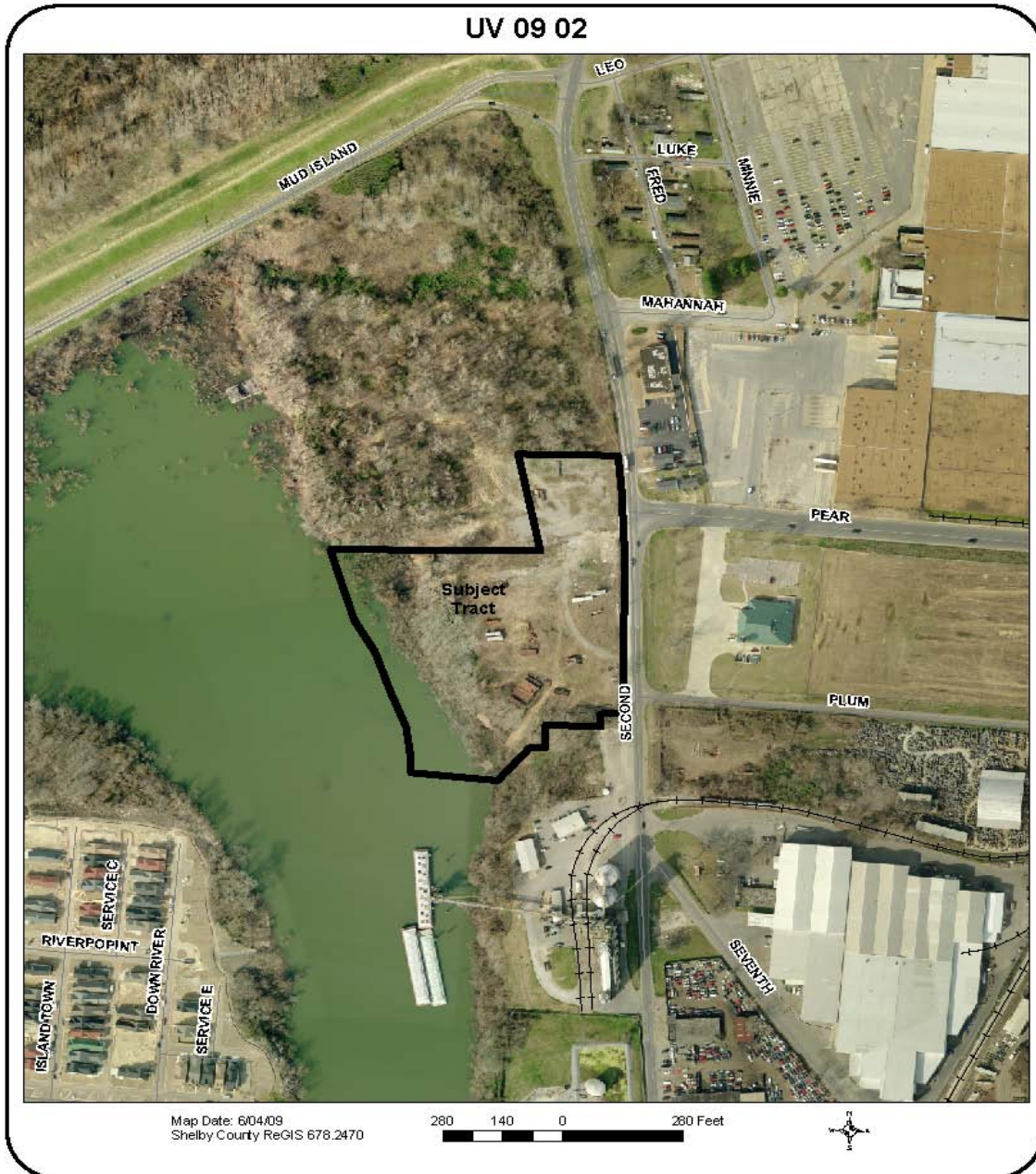
1. Completion of the hospital has been delayed by an extensive licensing and certification process that all hospitals must go through in the State of Tennessee.
2. The applicant is requesting no changes to the previously-approved site plan nor conditions as approved by the City Council on 07/21/09.
3. The applicant will need to file a Correspondence Item Application with the Board of Adjustment to have their front yard building setback variation of 50 feet along North Second Street renewed as this approval expired on 08/26/10 (Docket # BOA 09-07).

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Vicinity/Zoning Map

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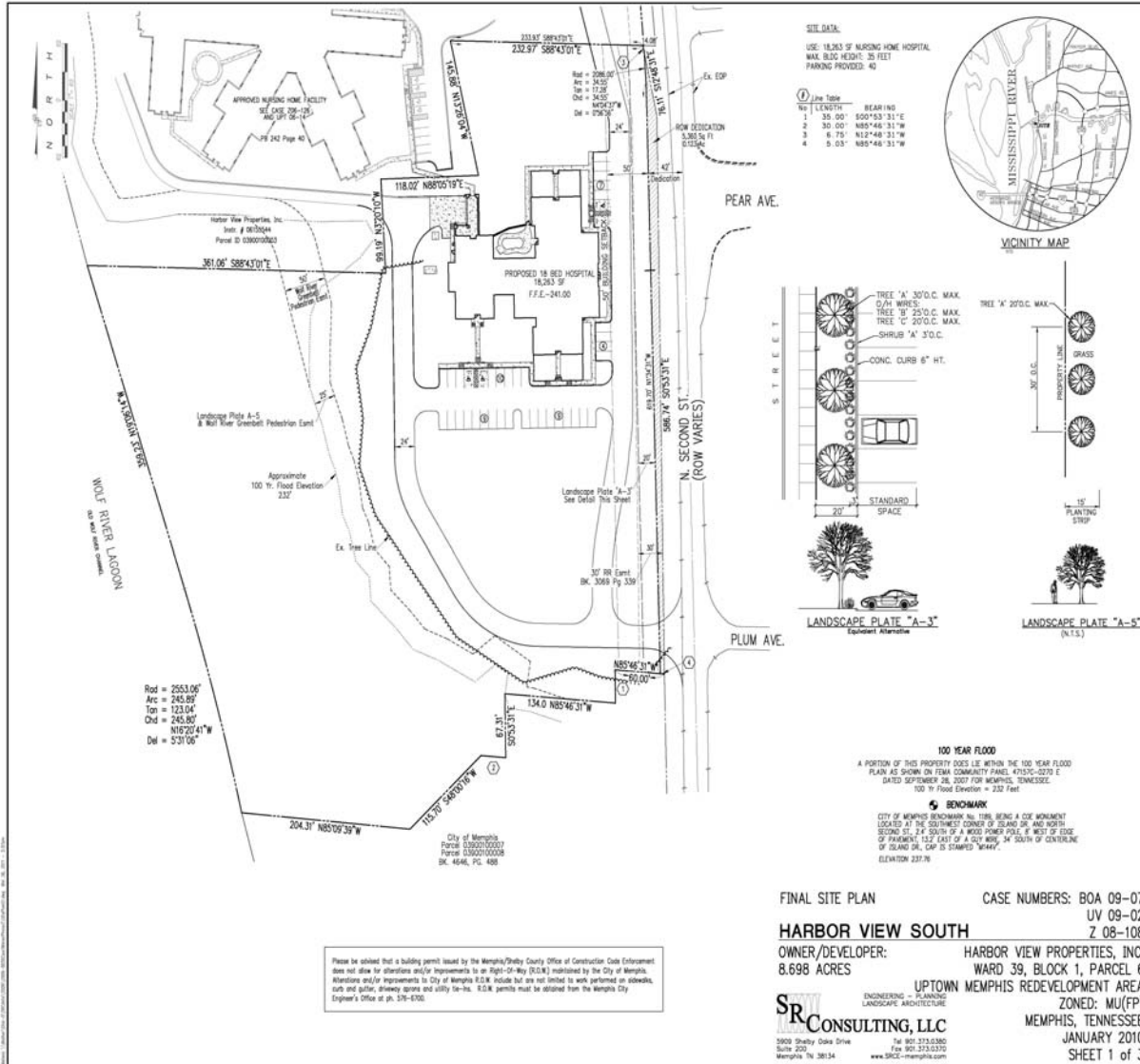
Aerial Photo

Harbor View South Hospital

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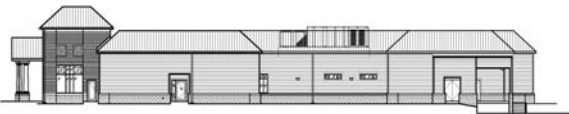
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Final Site Plan

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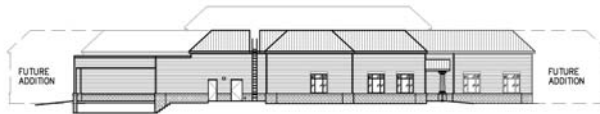
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



PARTIAL WEST ELEVATION



PARTIAL EAST ELEVATION

ELEVATIONS CASE NUMBERS: BOA 09-07
 UV 09-02
 Z 08-108
HARBOR VIEW SOUTH
 OWNER/DEVELOPER: HARBOR VIEW PROPERTIES, INC.
 8.398 ACRES WARD 39, BLOCK 1, PARCEL 6
 UPTOWN MEMPHIS REDEVELOPMENT AREA
 ZONED: MU(FP)
 MEMPHIS, TENNESSEE
 JANUARY 2010
 SHEET 2 of 3

SR CONSULTING, LLC
 ENGINEERING • PLANNING
 LANDSCAPE ARCHITECTURE
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 Suite 200 Fax: 901.373.0370
 Memphis, TN 38134 www.SRCL-memphis.com

Building Elevations

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**UV09-02
SITE PLAN CONDITIONS**

A Use Variance is hereby authorized to Harbor View Properties, Inc. to allow an eighteen (18) bed hospital on property located at the west side of North Second Street @ Plum & Pear Avenues in accordance with an approved site plan and the following supplemental conditions:

Use Variance

A. An eighteen(18) bed hospital building with associated accessory structures and uses, including a public pedestrian easement 25 to 30 feet in width for a harbor walkway.

B. There shall be no other type of land use allowed on this lot other than permitted by this Use Variance for an eighteen(18) bed hospital.

Access, Parking and Circulation

A. Dedicate fifty-foot (50') feet from the centerline of N Second Street and improve in accordance with Subdivision Regulations.

B. The City Engineer shall approve the design, number and location of curb cuts.

C. All required parking and drives shall be located and illustrated on the site plan. No parking shall be allowed on any adjacent lots or parcels.

D. All private drives, including public pedestrian easements and walkways shall be connected to the adjacent senior assisted-living facility.

E. The vehicular and pedestrian access to the parking lot and areas shall meet the minimum standards by the City of Memphis and ADA standards.

Landscaping and Other

A. All mature trees along the harbor shall be preserved and maintained.

B. The Landscaping Plan shall be subject to review and approved by the Office of Planning & Development.

IV. All signs shall be in accordance with the Mixed Use District regulations.

An eighteen(18) bed hospital with associated accessory structures and uses, including a public pedestrian easement 25 to 30 feet in width for a harbor walkway shall be shall be permitted for the above mentioned use and maintained in accordance with site plan conditions.

Office of Planning and Development Certificate

Plan of development acted on by the Memphis and Shelby County Land Use Control Board on _____ Approved by the Memphis City Council on _____

By: _____ Date: _____
Director, Office of Planning & Development

City Eng. _____ Date: _____ DPO _____ Date: _____

Board Of Adjustment Setback Variation Approval (SMA 09-07)

On 08-26-2008, the Board of Adjustment approved a front yard building setback of fifty feet (50') along North Second Street where 0 to 30 feet is required by the Uptown Memphis Regulations.

Owner's Certificate

I, We, _____ the undersigned owner(s) of the property shown, hereby adopt this plan as my/our plan of development and dedicate the streets, rights-of-way, and grant the easements as shown and/or described to public use forever. I/We certify that I/we own/are the owner(s) of the said property in fee simple, duly authorized to act, and that said property is not encumbered by any taxes (or mortgages) which have become due or payable.

Signature: Richard L. Wells Date: March 4, 2009

Notary's Certificate

State of Tennessee
County of Shelby

Before me, the undersigned, a Notary Public in and for the said State and County of Memphis, duly commissioned and qualified, personally appeared Richard Wells I am personally acquainted, and who upon his (her) oath acknowledged himself (herself) to be Richard Wells the within named signor; and that he (she) executed the foregoing instrument for the purpose therein contained. In witness whereof, I have hereunto set my hand and affixed my notarial seal at my office in Memphis, this 6th day of March, 2009.

Notary Public: Sherry C. Vaughn
My Commission Expires 08-24-09

Engineer's Certificate

It is hereby certified that this plan is true and correct, is in conformance with the design requirements of the Zoning Ordinance, the Subdivision Regulations and the specific conditions imposed on this development, and takes into account all applicable federal, state, and local building laws and regulations.

By: Richard L. Wells (Seal) (Date)
Tennessee Certificate No. 11584

Surveyor's Certificate

I hereby certify that this is a category L survey and that the ratio of precision of the unadjusted survey is 1:1000 or greater; that this plan is in conformance with the survey prepared by me or under my individual supervision and conforms with applicable State Laws and local Zoning Ordinance, Subdivision Regulations, and the specific conditions imposed on this development relating to the practice of surveying.

By: DAR (Seal) (Date)
Tennessee Certificate No. 1577

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SEAL: RICHARD L. WELLS
NOTARY PUBLIC
STATE OF TENNESSEE
2009

SEAL: SHERRY C. VAUGHN
NOTARY PUBLIC
STATE OF TENNESSEE
2009

SEAL: D. A. R.
SURVEYOR
STATE OF TENNESSEE
2009

SITE PLAN CASE NUMBERS: Z 08-108
HARBOR VIEW SOUTH HARBOR VIEW PROPERTIES, INC.
OWNER/DEVELOPER: 8.698 ACRES WARD 39, BLOCK 1, PARCEL 6
UPTOWN MEMPHIS REDEVELOPMENT AREA
ZONED: MU(FP)
MEMPHIS, TENNESSEE
FEBRUARY 2009
SHEET 3 of 3

Approved Conditions

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STAFF ANALYSIS

The proposed 18-bed hospital was approved in tandem with an existing nursing home facility directly north and abutting the hospital property. The hospital has yet to be constructed, primarily due to regulatory procedures and licensing requirements imposed by the State of Tennessee that can sometimes take years to complete before a hospital can be approved and construction begun.

There is no objection to the two-year time extension. The applicant is asking for no changes to the previously-approved site plan or conditions. The new time limit will now be until 12/08/13 if the request is approved.

RECOMMENDATION: Approval of a two-year time extension until 12/08/13.

GENERAL INFORMATION

Parcel ID: 039001 00006

DEPARTMENTAL COMMENTS

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

- City Engineer:** No objections
- City Fire Division:** No comments received.
- City Real Estate:** No comments received.
- City/County Health Department:**
1. If any monitoring wells were installed as part of an environmental site assessment they must be properly filled and abandoned as outlined in Section 9 of the Shelby County Well Construction Code.
 2. Any abandoned water wells must be filled as outlined in Section 9 of the Shelby County Well Construction Code.
- City Board of Education:** No comments.
- Construction Code Enforcement:** No comments received.
Memphis Light, Gas and Water: No comments received.
- AT&T/Bell South:** AT&T Tennessee has no comment.
- Memphis Area Transit Authority (MATA):** No comments received.
- OPD-Regional Services:** No comments received.
- OPD-Plans Development:** No comments received.

Memphis Park Commission:

No comments received.

Downtown Neighborhood Association:

No comments received.

Harbortown Home Owners Association:

No comments.

Center City Commission:

No comments received.