



# STAFF REPORT

**AGENDA ITEM: 7, 8 & 9**

**CASE NUMBER:** BOA 18-06, -07 & -08 **B.O.A. MEETING:** January 17, 2018

**LOCATION:** BOA 18-06: 3950 Austin Peay Highway: South of Singleton Parkway, east of Highway 14

BOA 18-07: 577 North Germantown Parkway, East of Trinity Road

BOA 18-08: 7525 Winchester Road: West of Bill Morris Parkway and southwest of Winchester Road

**OWNER:** Walmart Realty Company (BOA 18-6, 3950 Austin Peay Highway)  
Walmart Real Estate Business Trust (BOA 18-07, 577 North Germantown Parkway and BOA 18-08, 7525 Winchester Road)

**APPLICANT:** pb2 architecture + engineering

**REPRESENTATIVE:** Heather Edmiston, pb2 architecture +engineering

**REQUEST:** Variance from Sub-Item 4.9.7D(4)(a)(1) to permit:  
BOA 18-06: the addition of three (3) wall signs at 3950 Austin Peay Highway;  
BOA 18-07: the addition of two (2) wall signs at 577 North Germantown Parkway; and  
BOA 18-08: the addition of two (2) wall signs at 7525 Winchester Road.

**AREA:** BOA 18-06: 3950 Austin Peay Highway-14.8160+/- Acres  
BOA 18-07: 577 North Germantown Parkway-20.3115+/- Acres  
BOA 18-08: 7525 Winchester Road-26.6900+/- Acres

**EXISTING LAND USE & ZONING:** Existing retail store located:  
BOA 18-06, 3950 Austin Peay Highway is in the Raleigh Springs Planned Commercial (C-P), now Commercial Mixed Use-2 (CMU-2) District  
BOA 18-07, 577 North Germantown Parkway is in the Heavy Industrial (I-H) and Employment (EMP) Districts  
BOA 18-08, 7525 Winchester Road is in the Winchester/Nonconnah Planned Development, PD 97-355CC

## CONCLUSIONS

These applications are incomplete. Sufficient information was not provided for the Board to act upon. The applicant is requesting a 30 day hold to provide the additional information.

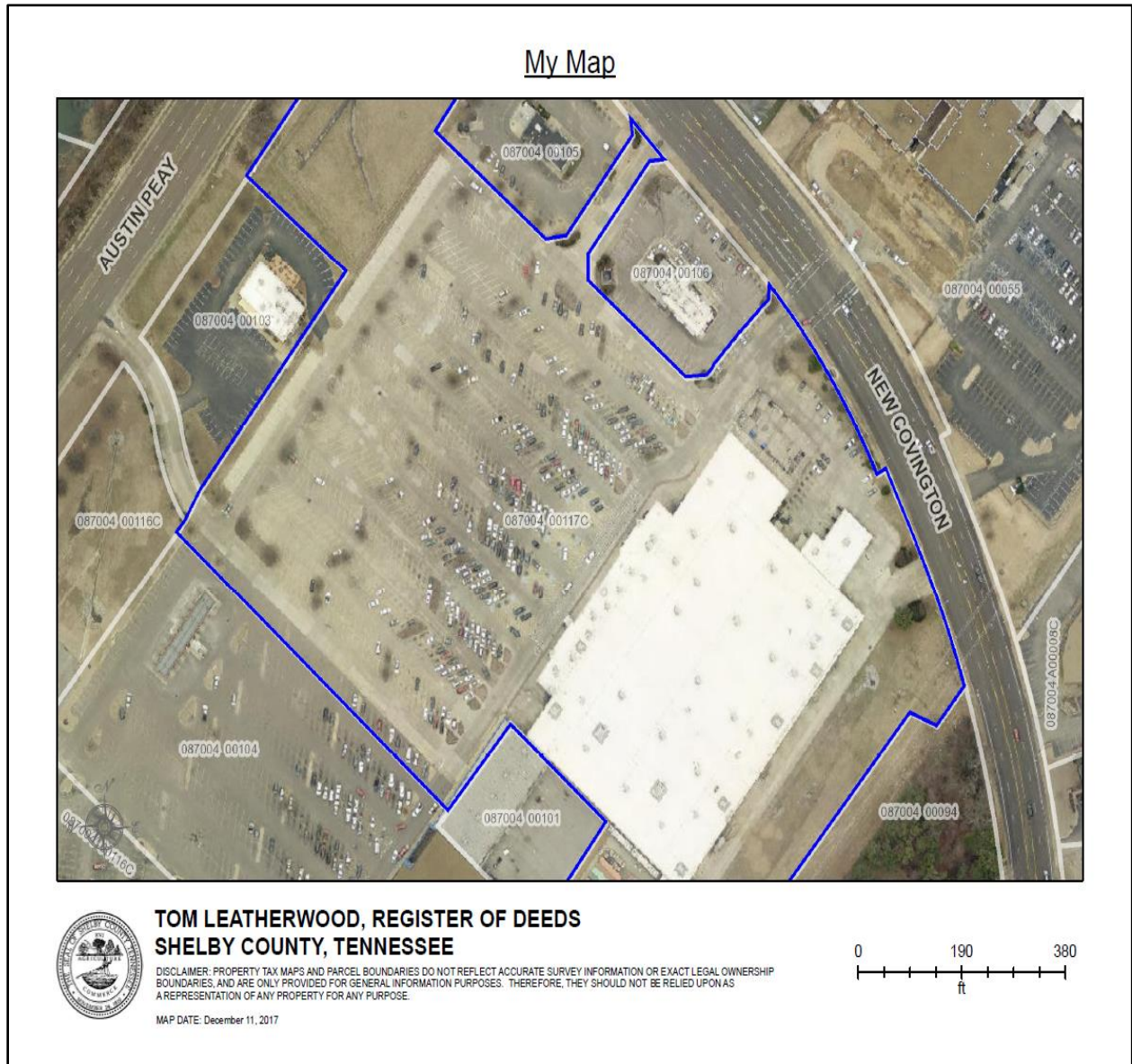
## RECOMMENDATION

*Hold for 30Days*

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**VICINITY MAP for BOA 18-06**



**VICINITY MAP for BOA 18-07 PROVIDED BY APPLICANT**



**VICINITY MAP for BOA 18-08 PROVIDED BY APPLICANT**

