

**MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT**  
**STAFF REPORT** **#1**

**CASE NUMBER:** PD 95-374 CC

**L.U.C.B. MEETING:** March 14, 2013

**DEVELOPMENT NAME:** The Commons at Dexter Lake PD - Phase 11  
**LOCATION:** Northwest corner of Germantown Parkway and Chickering Lane  
**COUNCIL DISTRICT:** 2  
**SUPER DISTRICT:** 9  
**APPLICANT:** Bank of America  
**REPRESENTATIVE:** Joe Wiseman  
**REQUEST:** Site plan approval for a walk-up automated teller machine (ATM)

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

**CONCLUSIONS**

1. Site plan approval by the Land Use Control Board is required for new construction within this planned development.
2. The proposed walk-up ATM is small (approximately 152 square feet). It meets the site plan approval criteria found in Outline Plan Condition VII.D.

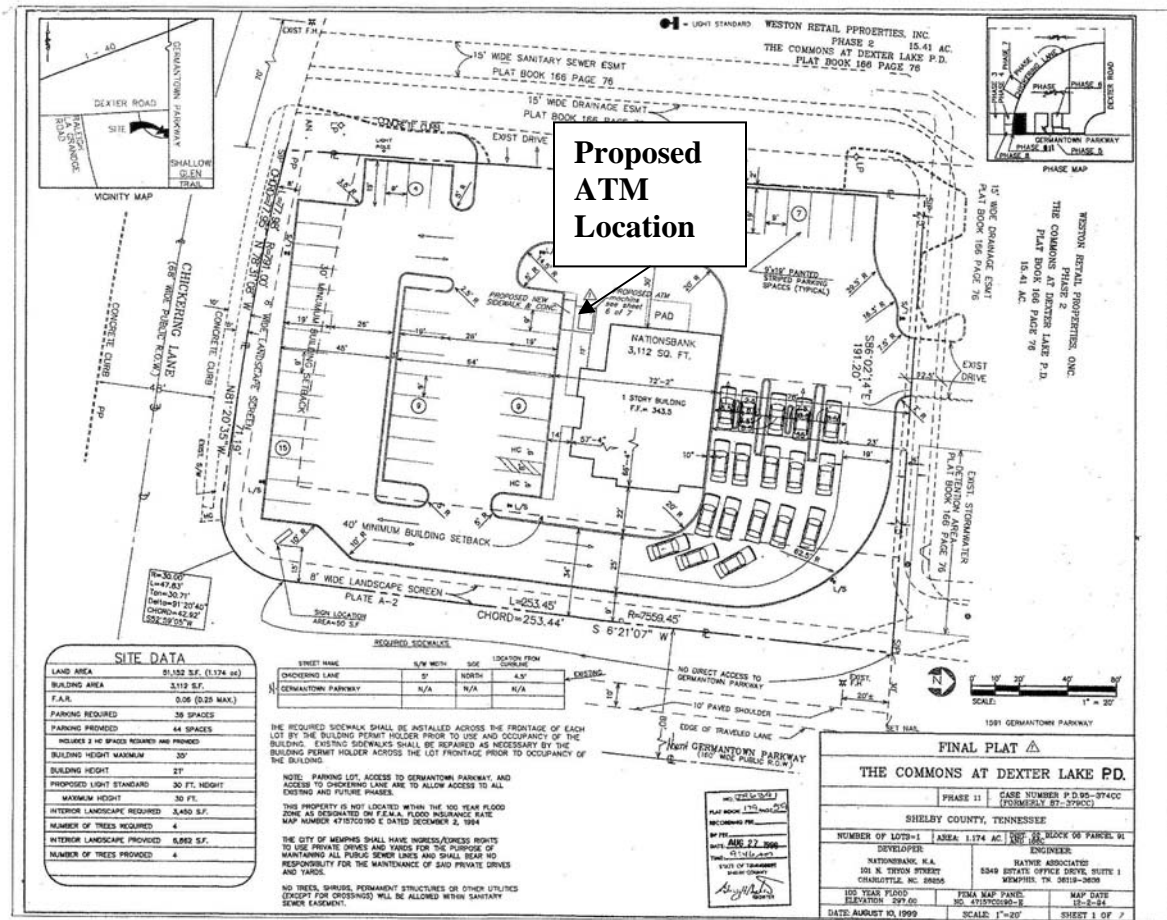
*Staff Writer: Chip Saliba*

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**The Bank of America branch is located in Cordova and has been at this location approximately 13 years.**

Commons at Dexter Lake PD, Phase 11  
 PD 95-374  
 03/14/13  
 Page 3



**SITE DATA**

LAND AREA	51,132 S.F. (1,174 AC)
BUILDING AREA	3,112 S.F.
F.A.R.	0.06 (0.23 MAX.)
PARKING REQUIRED	38 SPACES
PARKING PROVIDED	44 SPACES
INDICES 2 HO SPACES REQUIRED ARE PROVIDED	
BUILDING HEIGHT MAXIMUM	30'
BUILDING HEIGHT	21'
PROPOSED LIGHT STANDARD	30 FT. HEIGHT
MAXIMUM HEIGHT	30 FT.
INTERIOR LANDSCAPE REQUIRED	5,882 S.F.
NUMBER OF TREES REQUIRED	4
INTERIOR LANDSCAPE PROVIDED	5,882 S.F.
NUMBER OF TREES PROVIDED	4

**REQUIRED SIDEWALK**

STREET NAME	S/W WITH	SIDE	LOCATION FROM CURBLINE
CHECKERING LANE	5'	NORTH	4.5'
GERMANTOWN PARKWAY	N/A	N/A	N/A

THE REQUIRED SIDEWALK SHALL BE INSTALLED ACROSS THE FRONTAGE OF EACH LOT BY THE BUILDING PERMIT HOLDER PRIOR TO USE AND OCCUPANCY OF THE BUILDING. EXISTING SIDEWALKS SHALL BE REPAIRED AS NECESSARY BY THE BUILDING PERMIT HOLDER ACROSS THE LOT FRONTAGE PRIOR TO OCCUPANCY OF THE BUILDING.

NOTE: PARKING LOT, ACCESS TO GERMANTOWN PARKWAY, AND ACCESS TO CHECKERING LANE ARE TO ALLOW ACCESS TO ALL EXISTING AND FUTURE PHASES.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS DETERMINED BY FEMA. FLOOD INSURANCE RATE MAP NUMBER 470707000 E DATED DECEMBER 2, 1994.

THE CITY OF MEMPHIS SHALL HAVE INGRESS/EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC UTILITY LINES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE DRIVES AND YARDS.

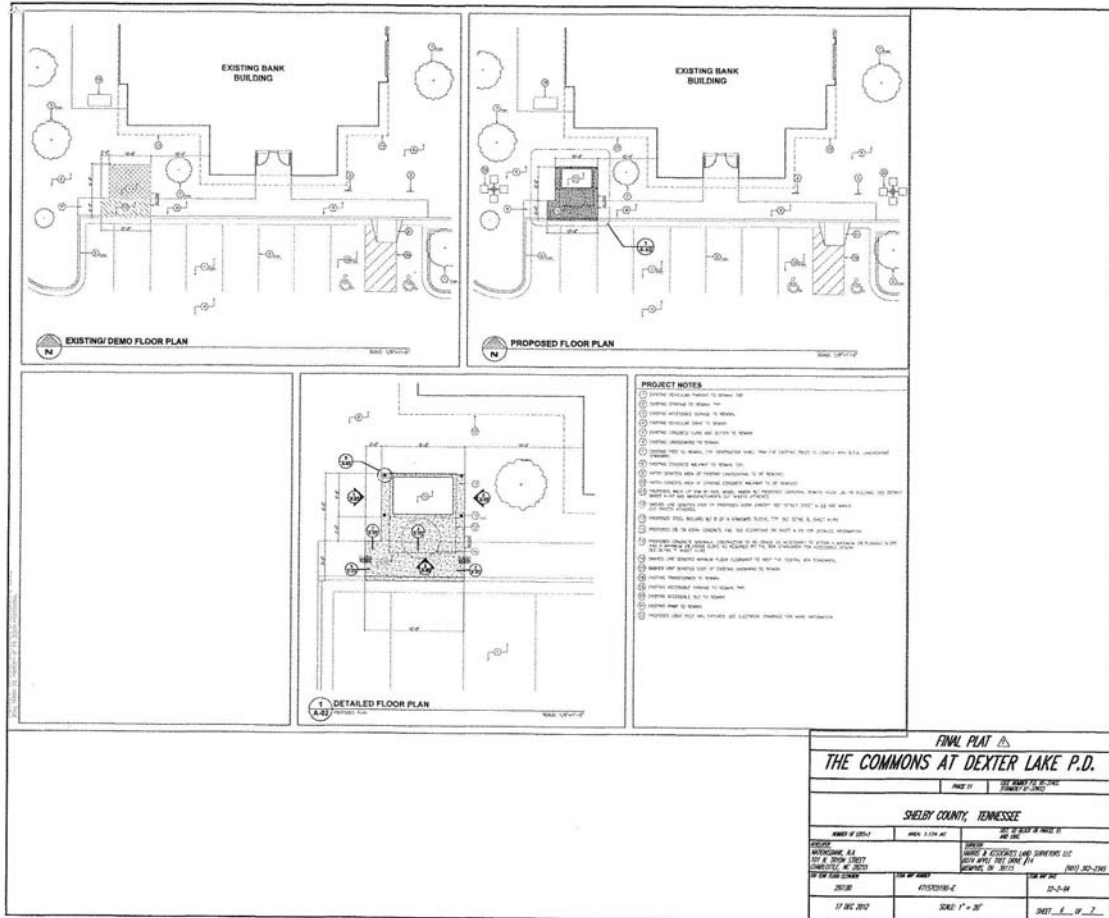
NO TREES, SHRUBS, PERMANENT STRUCTURES OR OTHER UTILITIES (EXCEPT FOR CROSSINGS) WILL BE ALLOWED WITHIN SANITARY SEWER EASEMENT.

**FINAL PLAT**

**THE COMMONS AT DEXTER LAKE PD.**

PHASE 11	CASE NUMBER P D 95-37400 (FORMERLY 87-37900)
SHELBY COUNTY, TENNESSEE	
NUMBER OF LOTS=1	AREA: 1,174 AC
DEVELOPER	ENGINEER
NATIONS BANK, S.A.	BATHE ASSOCIATES
101 N. TRICK STREET	8349 ESTATE OFFICE DRIVE, SUITE 1
CHARLOTTE, NC 28255	MEMPHIS, TN 38119-0650
100 YEAR FLOOD ELEVATION 297.00	FINAL MAP PANEL NO. 470707000-8
DATE: AUGUST 10, 1999	SCALE: 1"=20'

Commons at Dexter Lake PD, Phase 11  
 PD 95-374  
 03/14/13  
 Page 4



Floor Plan details. The proposed ATM Facility building is approximately 152 square feet in area compared to the branch bank building at 3,112 square feet.

**Commons at Dexter Lake PD, Phase 11  
PD 95-374  
03/14/13  
Page 5**



**The proposed ATM location is immediately in front of the bank facing Chickering Lane.**

**STAFF ANALYSIS**

Bank of America is proposing the addition of a Walk-Up ATM to the front of their existing bank in Cordova. The small building housing the ATM requires very little landscaping displacement. It meets the site plan criteria provided in the planned development conditions and will have no detrimental impact on surrounding properties. The facility is recommended for approval with no additional conditions.

**RECOMMENDATION:** Approval

## **DEPARTMENTAL COMMENTS**

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

<b>City Engineer:</b>	No comment.
<b>City Fire Division:</b>	No comments received.
<b>City Real Estate:</b>	No comments received.
<b>City/County Health Department-</b>	No objection.
<b>City Board of Education:</b>	No comments received.
<b>Construction Code Enforcement:</b>	No comments received.
<b>Memphis Light, Gas and Water:</b>	No comments received.
<b>AT &amp; T:</b>	No comments received.
<b>Memphis Area Transit Authority (MATA):</b>	No comments received.

### **Neighborhood Associations**

*Cordova Leadership Council:* No comments received.

*Chapel Creek Homeowners Association:* No comments received.

*Woodchase Homeowners Association:* No comments received.

*Cordova Club Homeowners Association:* No comments received.

*Countrywood Neighborhood Association:* No comments received.