

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

CASE NUMBER: S 13-002 **L.U.C.B. MEETING:** 04-11-2013
DEVELOPMENT NAME: Carter Hill Subdivision
LOCATION: 3377 James Road
COUNCIL DISTRICT: 7
SUPER DISTRICT: 9
OWNER OF RECORD / APPLICANT: Romelius Kizer
EQUITABLE OWNER / APPLICANT: Romelius Kizer
REPRESENTATIVE: Frank Palumbo Jr.
REQUEST: Subdivision
AREA: 2.34 Acres
EXISTING LAND USE & ZONING: Residential Single-Family (R-6)

OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION

Staff Planner: Calvin Abram

calvin.abram@memphistn.gov

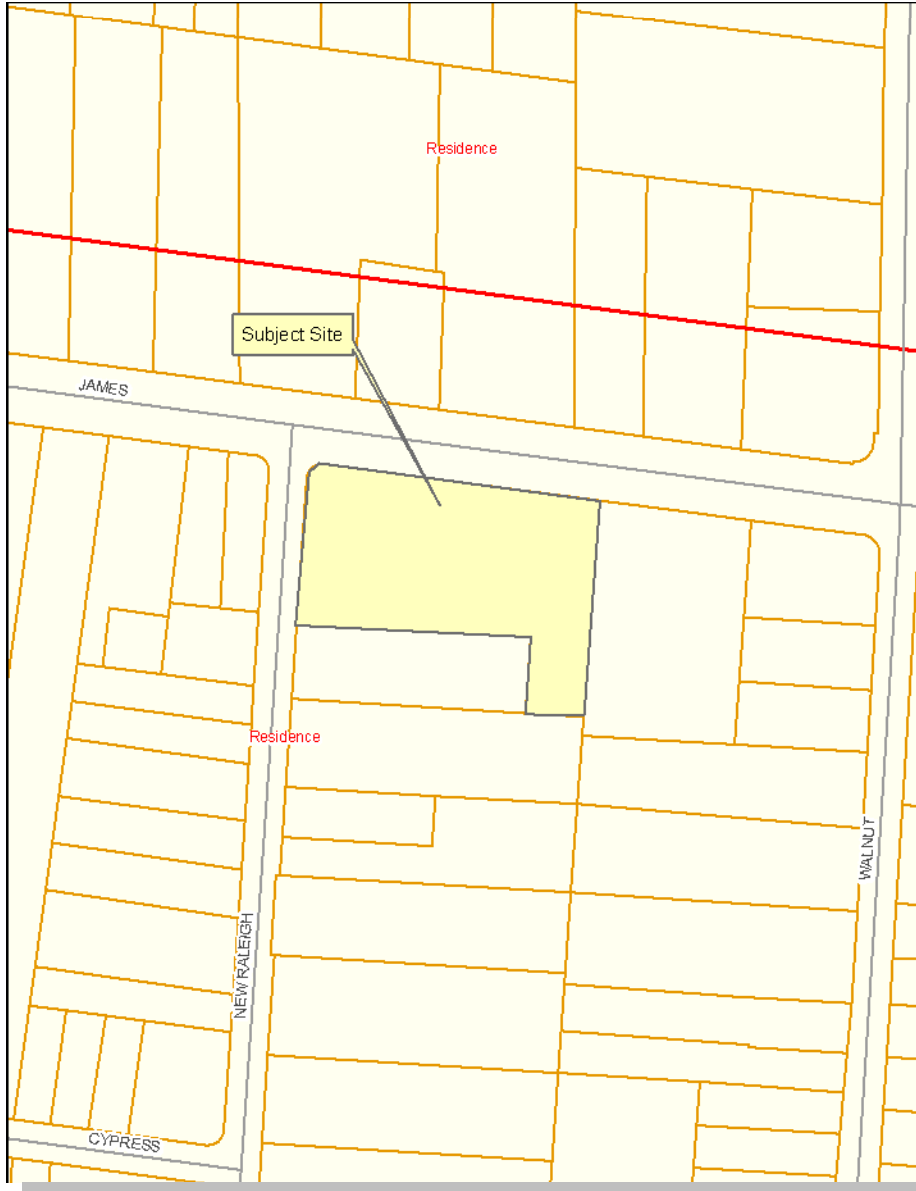
CONCLUSIONS:

The applicant requests to create four (4) independent lots from an existing 2.34 acre parcel of land. The current lot has a small single-family home on it. The intent of the subdivision request is to create Lot 1, a 23,253 square-foot parcel which would be used as single-family residential, Lot 2, a 16,122 square-foot parcel, Lot 3, a 30,643 square-foot parcel and Lot 4 a 19,592 square-foot parcel, will be used as single-family residential.

This application is a reinstatement of Case S08-005 Carter Hill application.

S13-002

LAND USE & ZONING MAP



SURROUNDING LAND USE & ZONING:

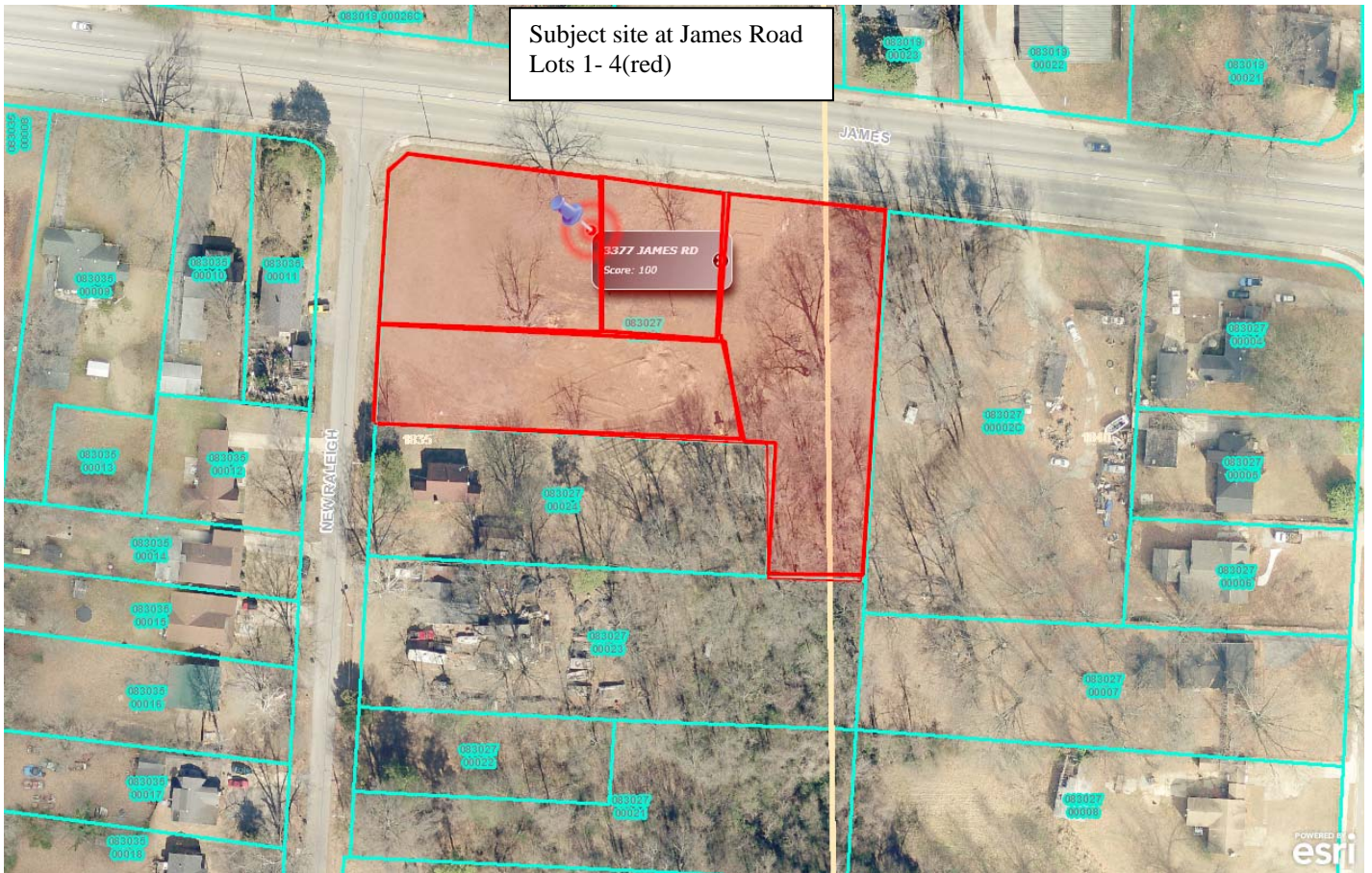
North: Single-Family Residential

East: Single-Family Residential

South: Single-Family Residential

West: Single-Family Residential

S13-002



The site has frontage along James Road and New Raleigh Road

S13-002



S13-002



James Road frontage



Raleigh frontage

STAFF ANALYSIS

Site Description:

The site is a 2.34 acre parcel located at the northwest corner of James Road and New Raleigh Road. A subdivision application (S08-05) was approved by the L.U.C.B on July 2005 allowing the subdivision of the requested property.

The site currently has a vacant single-family home located on it.

Subdivision Proposal:

This proposal is for a four (4)-lot subdivision. **Lot 1** has one hundred and thirty two (**132'**) feet of **lot width** along James Road, with approximately one hundred and fifty (**150'**) feet of **lot depth**. This lot has a total **lot area** of twenty three thousand two hundred and fifty three (**23,253**) square feet.

Lots 2 has one hundred and seven (**107'**) feet of **lot width** along James Road, with approximately one hundred and fifty (**150'**) feet of **lot depth**. This lot has a total **lot area** of sixteen thousand one hundred and twenty two (**16,122**) square feet.

Lots 3 has one hundred and fifteen (**115'**) feet of **lot width** along James Road and a maximum **lot depth** of three hundred eighteen (**318'**) feet. This lot has a total **lot area** of thirty thousand six hundred and forty three (**30,643**) square feet.

Lots 4 has sixty-eight (**68'**) feet of **lot width** along New Raleigh Road, with approximately two hundred and eighty three (**283'**) feet of **lot depth**. This lot has a total **lot area** of nineteen thousand five hundred and ninety two (**19,592**) square feet.

Area Overview:

The properties surrounding the site range from single-family homes and a place of worship.

Conclusion:

The intent of this subdivision is to subdivide the existing lot into four (4) lots. As was mentioned earlier in this report, the site has a vacant single-family home on it and the remaining proposed lots are vacant. It is reasonable to surmise that this request is intended to create four independent lots from the 2.34 acre parcel.

This request is reasonable and merited in that the subdivision of the 2.34 acre parcel could be used to a fuller extent and will maintain the character and integrity of the community if this

requested subdivision is granted.

RECOMMENDATION

Approval with Conditions:

1. Lots one through four shall comply with the site plan as submitted in addition to the conditions approved under S08-05.
2. The Final Plat shall not be recorded until a rezoning is approved to the Single Family Residential (R-6) District.
3. The front yard setback along James Road for any new construction shall generally align with the existing structure to the along the east and west sides of this application site and have a front yard setback of no less than forty (40') feet. A minimum front yard-building setback of thirty (30') feet is required on New Raleigh Road.
4. Dedicate 25 feet from centerline of New Raleigh Road and improve with curb, gutter and sidewalk in accordance with Subdivision Regulations.
5. Dedicate a 30-foot property line radius at the intersection of New Raleigh and James Road, and improve in accordance with the Subdivision Regulations.
6. The City Engineer shall approve the design, number and location of curb cuts.
7. Any existing nonconforming curb cuts shall be modified to meet current County Standards or closed with curb, gutter and sidewalk.
8. Install Landscaping "SFR-2" Plate on each lot. Existing trees may be used to meet this requirement, subject to the approval of the Office of Planning and Development.
9. Lot 1 shall convey its right of access to James Road to the City of Memphis. Access to Lot 1 shall only be from New Raleigh Road.

S13-002

GENERAL INFORMATION

Planning District: Raleigh-Bartlett

Census Tract: 020512

Municipal Annexation Reserve Area: Not Applicable.
Zoning Atlas Page: 1835

Parcel ID: 083027 00001

Roadway Frontages:

DEPARTMENTAL COMMENTS

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

City Engineer: CITY ENGINEERING COMMENTS DATE: 4/5/2013

CASE: S-13-002

NAME: Carter Hill SD

SE c/o James Rd and New Raleigh Rd

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.
3. The developer shall extend sanitary sewers through the site to serve upstream properties.

Roads:

4. Dedicate New Raleigh Road as necessary to accommodate the right of way width of a minor local street and improve with curb, gutter and sidewalk in accordance with the requirements of the Unified Development Code.
5. 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,

Curb Cuts/Access:

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

7. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk.
8. Access to James Road from Lot 1 via private drive or driveway is prohibited. Convey right of access to City of Memphis.

Drainage:

9. 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.
10. The developer should be aware of his obligation under 40 CFR 122.26(b)(14) and TCA 69-3-101 et. seq. to submit a Notice of Intent (NOI) to the Tennessee Division of Water Pollution Control to address the discharge of storm water associated with the clearing and grading activity on this site.
11. Residential lots with individual curb cuts to an arterial street must have a minimum 100 feet, a minimum lot depth of 150 feet, and provide an on-site turn around area permitting egress by forward motion. A note to this effect shall appear on the final plat in accordance with Section 4.5.3 of the Unified Development Code.

General Notes:

12. The width of all existing off-street sewer easements shall be widened to meet current city standards.
13. 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.
14. Required landscaping shall not be placed on sewer or drainage easements.

Comments received.

City Fire Division:

No comments received.

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.

S13-002

Memphis Light, Gas and Water:

No comments.

Bell South:

No comments.

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.

S13-002

Neighborhood Associations:

No comments received.

OPD-LUC:

No comments received.