

Aerial of Site



The subject site has frontage along 4th Street and Washington Ave.

SURROUNDING LAND USES AND ZONING:

- North:** Single-family
- East:** CMP/Tennis courts
- South:** Single-family
- West:** Single-family



The Central Business District is intended to accommodate high-intensity office, employment and residential uses within downtown. The district regulations recognize and support downtown's role as a center of regional importance and as a primary hub for business, communications, office, living, government, retail, cultural, educational, visitor accommodations and entertainment. The district promotes vertical mixed-use (residential/nonresidential) projects that contain active ground floors.

History:

The 1927 Public City Directory indicates the existing structure as having a use that is consistent with an auto garage with underground storage tanks; however, in 1965 aerial photography and the 1965 Sanborn fire insurance maps show the property as a wholesale tire shop. The structure in its current capacity and past uses appear to have had some form of wholesale storage capacity coinciding with the uses. The past uses would identify why the open bay build out of the interior of the building was designed in its current capacity.

Site:

The infrastructure fronting the site is in need of repair/improvement and the applicant would need to enlarge the existing ingress/egress to the building along its North Fourth Street frontage to allow adequate movement of larger vehicles to the site. This site would only be adequate for vehicles not to exceed the dimensions of a Class C RV. The area does not allow surface parking lots by right and the streets adjacent to the site are regulated by the City of Memphis parking meters "pay to park".

Variiances requested:

The applicant is requesting variance from the BOA being the subject property does not meet UDC Section 2.5.2.

Like use in close proximity:

Downtown Self Storage is located at 525 N. Main Street within the Uptown HDR Zoning District. This is a use that would not be allowed by right by the current UDC. This facility allows for the storing of rolling stock to include boats with trailers and full sized Rv's.





Increase size and if necessary move door.



Improve infrastructure

STAFF ANALYSIS:

The proposal meets the integrity and character of the surrounding land-uses. The proposal is supported by the UDC Paragraphs 9.22.6A(2)

- Practical difficulties or undue hardship. By reason of the unusual characteristic found to apply in Paragraph 1, the strict application of any regulation found in this Code would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of such property;

RECOMMENDATION: Approval with Conditions

Staff recommends the following conditions.

Conditions BOA14-54:

1. The applicant shall comply with the site plan and elevations as approved by OPD, prior to receiving a building permit and comply with site plan as approved by OPD.
2. The applicant shall improve the sidewalks and curb cuts fronting the site.
3. The site shall not permit public parking in any capacity. The only exceptions are patrons and employees to the site.
4. The site shall not allow storage of any capacity outside of the building.
5. The applicant shall enlarge the existing ingress/egress into the building along Fourth Street to allow the adequate ingress/egress of Class "C" RV's. The applicant shall relocate the egress/ingress along North Fourth Street if necessary to allow adequate circulation to the site.
6. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk.
7. 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.

GENERAL INFORMATION:

Street Frontage: 4th Street and Washington Ave

Planning District: Downtown Medical Center

Zoning History: CBD

DEPARTMENTAL COMMENTS:

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

City Engineer: Comment received.

County Engineer: No comment received.

Memphis Fire Department: No comment received.

City Board of Education: No comment received.

OPD-Plans Development/Landmarks: No comment received.

OPD-Regional Services/Transportation: No comment received.

City Real Estate: No comment received.

OPD-Construction Code Enforcement: No comment received.

Memphis, Light, Gas & Water: Comment Received.

It is the responsibility of the owner/applicant to identify any utility easements, whether dedicated or prescriptive (electric, gas, water, CATV, telephone, sewer, drainage, etc.), which may encumber the subject property, including underground and overhead facilities. No permanent structures will be allowed within any utility easements.

It is the responsibility of the owner/applicant to contact **TN-1-CALL @ 1.800.351.1111**, before digging, and to determine the location of any underground utilities including electric, gas, water, CATV, telephone, etc.

It is the responsibility of the owner/applicant to pay the cost of any work performed by MLGW to install, remove or relocate any facilities to accommodate the proposed development.

It is the responsibility of the owner/applicant to comply with the **National Electric Safety Code (NESC)** and maintain minimum horizontal/vertical clearances between existing overhead electric facilities and any proposed structures.

Landscaping is prohibited within any MLGW easement or dedicated utility easement without prior MLGW approval.

It is the responsibility of the owner/applicant to submit a detailed plan to MLGW Engineering for the purposes of determining the availability and capacity of existing utility services to serve any

proposed or future development(s). Application for utility service is necessary before plats can be recorded.

o All residential developers must contact MLGW's Residential Engineer at Builder Services: (901) 729-8675 to initiate the utility application process.

o All commercial developers must contact MLGW's Builder Services line at 729-8630 (select option 2) to initiate the utility application process.

It is the responsibility of the owner/applicant to pay the cost of any utility system improvements necessary to serve the proposed development with electric, gas or water utilities.

**Memphis & Shelby County
Health Department:**

No comments by the *Water Quality Branch & Septic Tank
Program.*

Bell South/ATT:

No comment received.

MATA:

No comment received.

NEIGHBORHOOD ASSOCIATIONS NAMES: