



STAFF REPORT

AGENDA ITEM: 8

CASE NUMBER: S.U.P. 16-29 **L.U.C.B. MEETING:** December 8, 2016

LOCATION: Southeast corner of Interstate 40 and Whitten Road

COUNCIL DISTRICTS: District 1; Super District 9-Positions 1, 2, & 3

OWNERS/APPLICANTS: Whitten Lodging, LLC

REPRESENTATIVE: Tim McCaskill

REQUEST: Special Use Permit to allow an eighty-one (81) room hotel

AREA: 2.47 acre site within an existing 6.19 acre parcel

EXISTING LAND USE & ZONING: Vacant property within the EMP zoning district

CONCLUSIONS:

1. This is a request to construct a new hotel, to be branded “Candlewood Suites,” at the southeast corner of I-40 and Whitten Road.
2. The site is currently vacant.
3. This site was once the home of a hotel and a Stuckey’s.
4. Staff recommends approval with conditions.

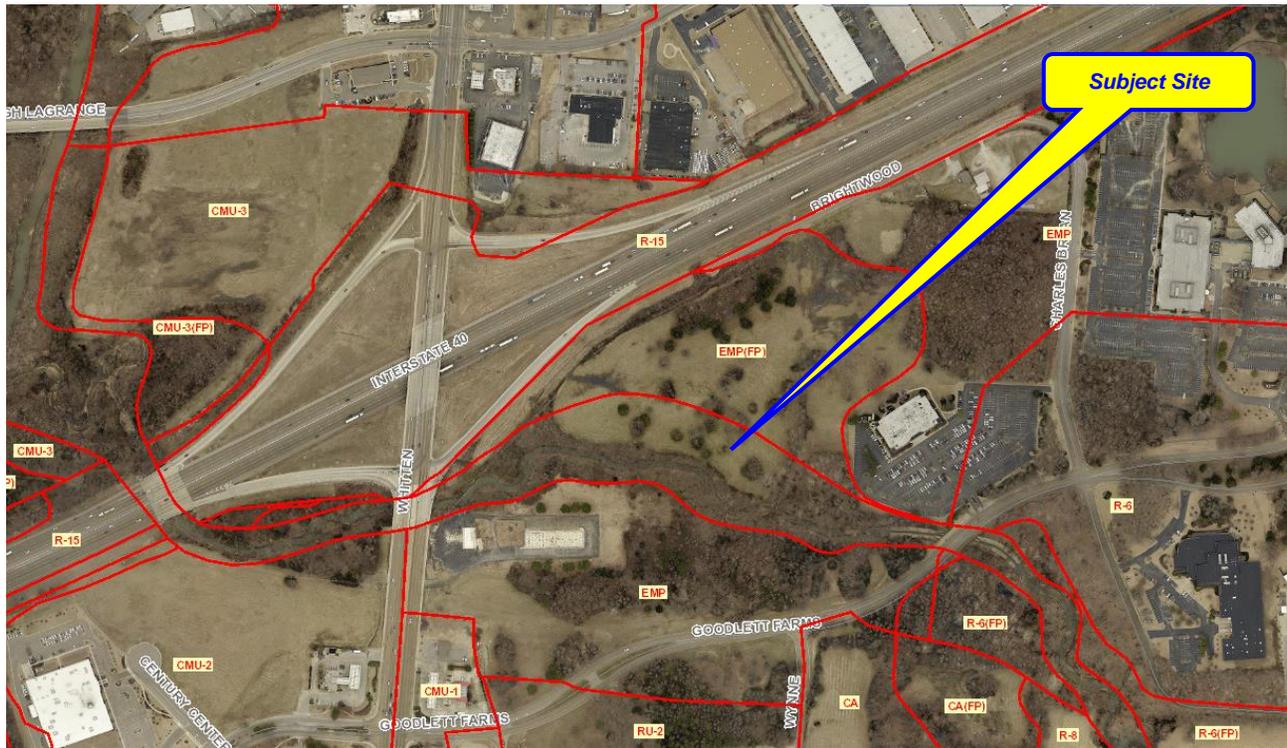
OFFICE OF PLANNING & DEVELOPMENT RECOMMENDATION

Approval with Conditions

Staff Planner: Josh Whitehead

Email: josh.whitehead@memphistn.gov

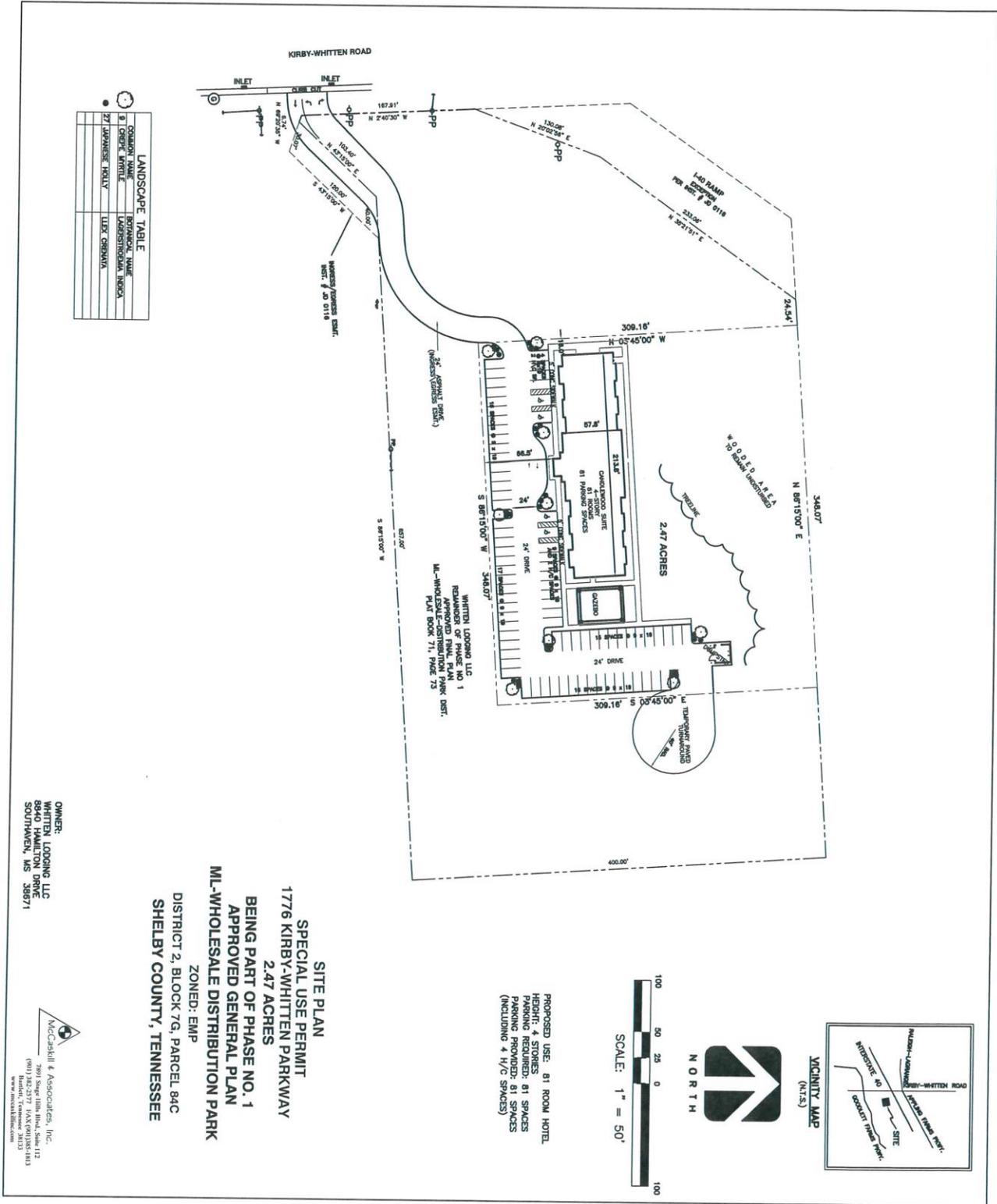
Zoning Aerial



Surrounding Land Use & Zoning

- North:** Vacant property within the Floodway (FW) and Floodplain (EMP)(FP))
- East:** Vacant property within the Goodlet Farms office park
- South:** Goodwill donation center and BP gas station
- West:** Vacant property within the Century Center office park

Site Plan
(North is to the right)



LANDSCAPE TABLE

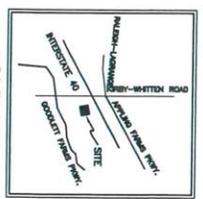
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OWNER:
WHITTEN LOGGING LLC
8840 HAMILTON DRIVE
SOUTHAVEN, MS 38671

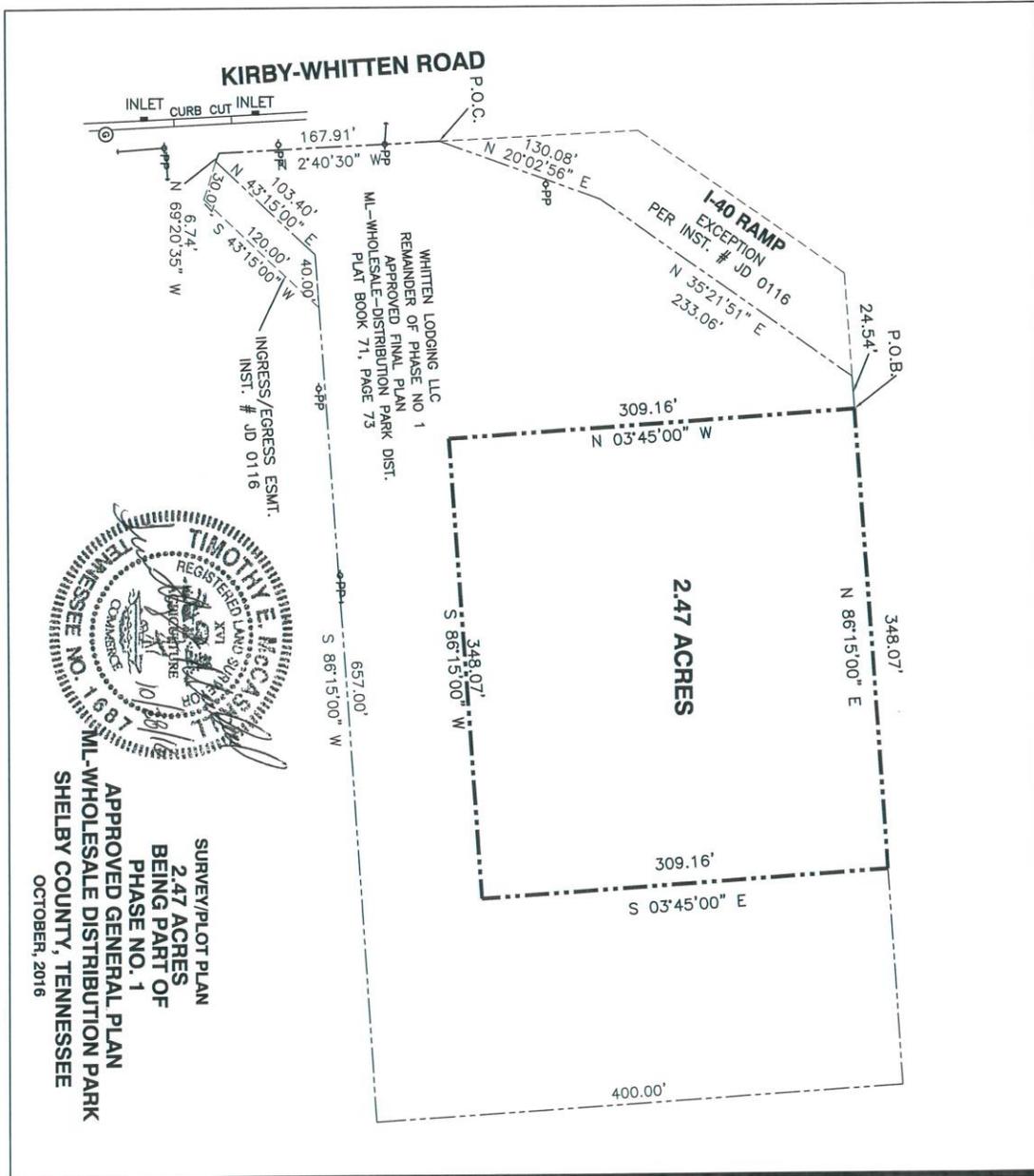
McCaskey & Associates, Inc.
7891 Segriss Hill Road, Suite 112
(901) 382-2177 FAX (901) 382-1813
www.mccaskey.com

SITE PLAN
SPECIAL USE PERMIT
1776 KIRBY-WHITTEN PARKWAY
2.47 ACRES
BEING PART OF PHASE NO. 1
APPROVED GENERAL PLAN
ML-WHOLESALE DISTRIBUTION PARK
ZONED: EMP
DISTRICT 2, BLOCK 7G, PARCEL 84C
SHELBY COUNTY, TENNESSEE

PROPOSED USE: 81 ROOM HOTEL.
HEIGHT: 4 STORIES.
PARKING REQUIRED: 81 SPACES
PARKING PROVIDED: 81 SPACES
(INCLUDING 4 H/O SPACES)



Site within the existing Parcel
(North is to the right)



 McCaskill & Associates, Inc. Land Surveying Civil Design	7891 Stage Hills Boulevard Suite 112 Bartlett, Tennessee 38133 E-Mail address: temccaskill@aol.com (901) 382-2577 FAX (901) 385-1813
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Parcel Map



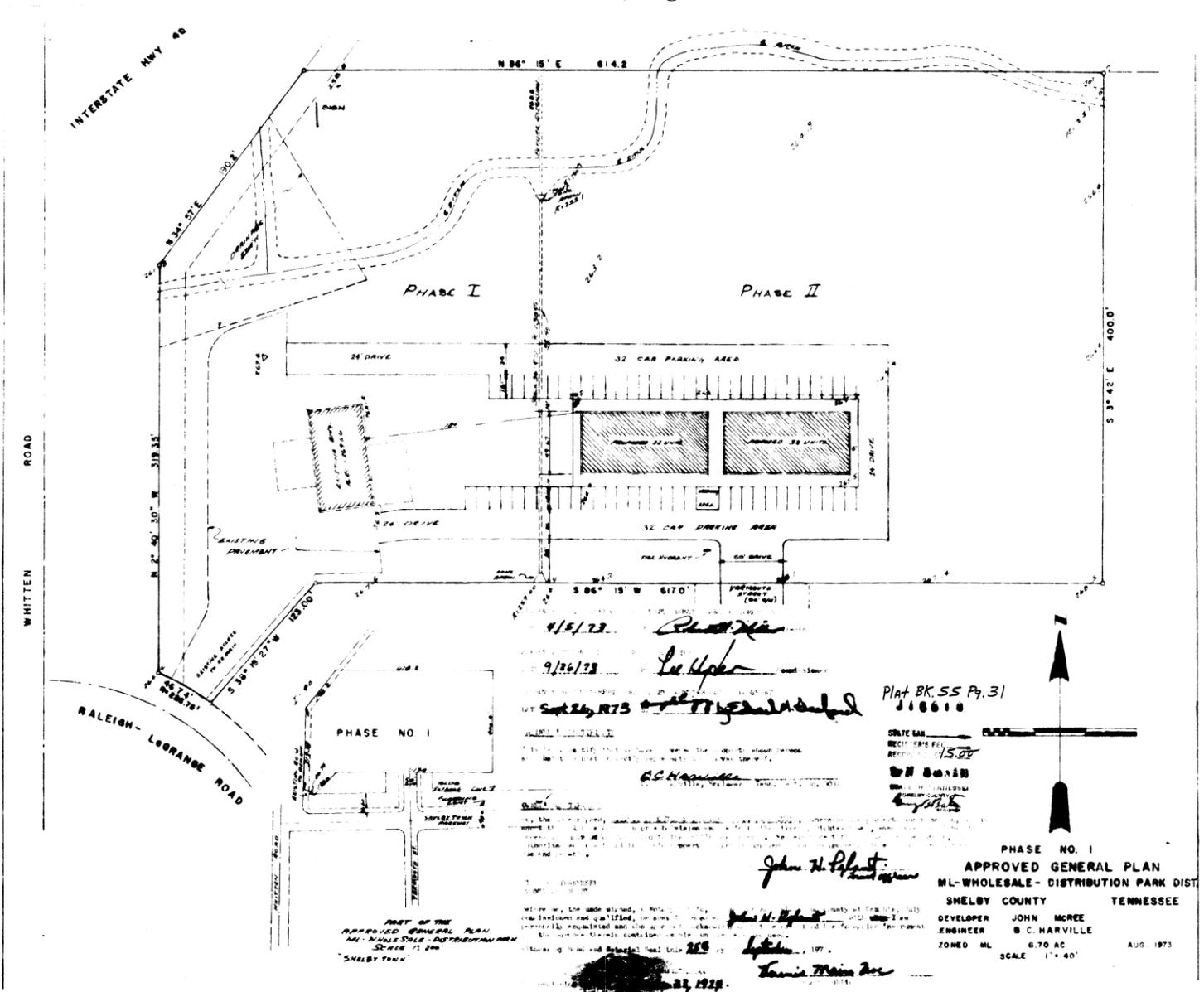
The 6.19 acre parcel is highlighted in red in the map above. The 2.47-acre hotel site will be in the northern portion of this parcel.

Photos of Site





Former Site Plan Approved for this Site
(Plat Book 55, Page 31)



Neighborhood Meeting: Held at the Fairfield Inn, 6010 Macon Cove, on Monday, November 21 at 5:30 PM.

Public Notice: Public Notices: 27 notices mailed on November 23, 2016.

STAFF ANALYSIS:

This hotel is planned on a piece of property that was once approved for a hotel and restaurant. See the approved site plan from 1973 on page 8 of this staff report. This request represents a reuse of this long-vacant property. The findings of fact for Special Use Permits, as articulated in Section 9.6.9 of the Memphis and Shelby County Unified Development Code, are met as this request will not have a substantial or undue impact on its surroundings. Staff recommends approval with conditions.

RECOMMENDATION: Approval with Conditions

Site Plan Conditions:

1. This Special Use Permit is conditioned upon the submitted site plan. Any modifications shall be processed in accordance with Section 9.6.12 of the Memphis and Shelby County Unified Development Code (the "UDC")
2. The hotel at this location shall in no way be operated in the manner described by the definition of Hotel (Hourly Rate) in the UDC.
3. Any and all garbage dumpsters shall be screened from public view.

GENERAL INFORMATION:

Zoning Atlas Page: 1950

Planning District: Shelby Farms/Germantown

Parcel ID: D0207 G00084C

DEPARTMENTAL COMMENTS:

The following comments were provided by Inter-governmental Agencies and Neighborhood Associations to which this application was referred:

City Engineer:

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.

Roads:

3. The developer shall modify the pavement markings on Kirby/Whitten to provide an exclusive left turn bay at the proposed access point into the site. The developer shall be solely responsible for the design and implementation of the striping modification.
4. No widening of Kirby/Whitten is required.

Traffic Control Provisions

5. The developer shall provide a traffic control plan to the city engineer that shows the phasing for each street frontage during demolition and construction of curb gutter and sidewalk. Upon completion of sidewalk and curb and gutter improvements, a minimum 5 foot wide pedestrian pathway shall be provided throughout the remainder of the project. In the event that the existing right of way width does not allow for a 5 foot clear pedestrian path, an exception may be considered.
6. Any closure of the right of way shall be time limited to the active demolition and construction of sidewalks and curb and gutter. Continuous unwarranted closure of the right of way shall not be allowed for the duration of the project. The developer shall provide on the traffic control plan, the time needed per phase to complete that portion of the work. Time limits will begin on the day of closure and will be monitored by the Engineering construction inspectors on the job.
7. The developer's engineer shall submit a Trip Generation Report that documents the proposed land use, scope and anticipated traffic demand associated with the proposed development. A detailed Traffic Impact Study will be required when the accepted Trip Generation Report indicates that the number of projected trips meets or exceeds the criteria listed in Section 210-Traffic Impact Policy for land Development of the City of Memphis Division of Engineering Design and Policy Review Manual.

Curb Cuts/Access:

8. The City Engineer shall approve the design, number and location of curb cuts.
9. 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.
10. 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,
11. Any existing nonconforming curb cuts shall be modified to meet current City/County Standards or closed with curb, gutter and sidewalk.

Drainage:

12. 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.
13. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.

General Notes:

14. The width of all existing off-street sewer easements shall be widened to meet current city standards.
15. 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.
16. Required landscaping shall not be placed on sewer or drainage easements.

Fire Services: No comments received.

Memphis & Shelby County Health Department:

Water Quality Branch: No comment.
Septic Tank: No comment.

Shelby County Schools (SCS): No comments received.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water: No comments received.

Memphis Area Transit Authority (MATA): No comments received.

Park Services: No comments received.

Neighborhood Associations/Organizations: No comments received.

LETTER OF INTENT

LETTER OF INTENT

1776 Kirby Whitten Road

This application is for a Special Use Permit for a proposed 81 room Candlewood Suites hotel located at the Southeast corner of I-40 and Kirby Whitten Road. The property consists of 6.23 acres and the hotel site will use 2.47 of the 6.23 acres. This site is currently vacant but formerly had a hotel and a Stuckey's restaurant and store. The hotel and store were built under an Approved General Plan ML Wholesale Distribution Park District approved in 1973.

The developers intend to start construction of the hotel in February, 2017 and possibly add a convenience store at a later date.

Consultants for the project are:

Tim McCaskill
McCaskill and Associates, Inc.
7891 Stage Hills Blvd. Suite 112
Bartlett, TN 38133

Sid Parekh
Parekh Architects, PLLC
18218 E. Morgans Bend Drive
Houston, TX 77433

APPLICATION



Memphis and Shelby County
Office of Planning and Development
CITY HALL 125 NORTH MAIN STREET-SUITE 468 MEMPHIS, TENNESSEE 38103-2084 (901) 576-6601

APPLICATION FOR SPECIAL USE PERMIT
APPROVAL/AMENDMENT

Date: 10/27/16

Case #: _____

PLEASE TYPE OR PRINT

Property Owner of Record: Whitten Lodging LLC Phone #: 662-402-8282

Mailing Address: 8840 Hamilton Drive City/State: Southaven, MS Zip 38671

Property Owner E-Mail Address: nilesh@onyxhospitality.com

Applicant: same as owner Phone # _____

Mailing Address: _____ City/State: _____ Zip _____

Applicant E- Mail Address: _____

Representative: Tim McCaskill Phone #: 901-382-2577

Mailing Address: 7891 Stage Hills Blvd. Suite 112 City/State: Bartlett, TN Zip 38133

Representative E-Mail Address: tim@mccaskillinc.com

Engineer/Surveyor: McCaskill & Associates, Inc. Phone # 901-382-2577

Mailing Address: 7891 Stage Hills Blvd. Suite 112 City/State: Bartlett, TN Zip 38133

Engineer/Surveyor E-Mail Address: tim@mccaskillinc.com

Street Address Location: 1776 Kirby Whitten Road

Distance to nearest intersecting street: Southeast corner of Kirby Whitten Road and Interstate 40

	Parcel 1	Parcel 2	Parcel 3
Area in Acres:	<u>2.47 AC.</u>	_____	_____
Existing Zoning:	<u>EMP</u>	_____	_____
Existing Use of Property	<u>vacant (Previously hotel)</u>	_____	_____
Requested Use of Property	<u>Hotel</u>	_____	_____

Amendment(s): Any revision to an approved Special Use Permit that does not meet the provisions for Major or Minor Modifications shall be proposed as an amendment. Time extensions (see Subsection 9.6.14B of the UDC) to and requests to exceed 24-month limitation on discontinuance (see Subsection 9.6.14C) of approved special use permits shall be processed as major modifications, subject to the provisions of Chapter 9.16.

Yes ___ No ___

Unincorporated Areas: For residential projects in unincorporated Shelby County, please provide the following information:

Number of Residential Units: _____ Bedrooms: _____

Expected Appraised Value per Unit: _____ or Total Project: _____

9.6.9 Special Use Permit Approval Criteria

No special use permit or planned development shall be approved unless the following findings are made concerning the application:

Please address each sub-section below (Provide additional information on a separate sheet of paper if needed).

- The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare (UDC sub-section 9.6.9A).

No it will not have an adverse effect.

- The project will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations (UDC sub-section 9.6.9B).

Yes it will.

- The project will be served adequately by essential public facilities and services such as streets, parking, drainage, refuse disposal, fire protection and emergency services, water and sewers; or that the applicant will provide adequately for such services (UDC sub-section 9.6.9C).

Yes it will

- The project will not result in the destruction, loss or damage of any feature determined by the governing bodies to be of significant natural, scenic or historic importance (UDC sub-section 9.6.9D).

No it will not

- The project complies with all additional standards imposed on it by any particular provisions authorizing such use (UDC sub-section 9.6.9E).

Yes it does

- The request will not adversely affect any plans to be considered (see UDC Chapter 1.9) or violate the character of existing standards for development of the adjacent properties (UDC sub-section 9.6.9F).

No it will not.