



STAFF REPORT

AGENDA ITEM: 1

CASE NUMBER: S 17-04 **T.R.C. MEETING:** May 15, 2017
L.U.C.B. MEETING: June 8, 2017
LOCATION: 5049 Greenway Avenue and 407 South Mendenhall Road
OWNER/APPLICANT: Collins Roll
REPRESENTATIVE: Cindy Reaves, SR Consulting, LLC
REQUEST: 3 lot re-subdivision of a portion of Lot 32 of the Eppy White Subdivision
AREA: +/-2.73 acres
EXISTING ZONING: Residential Single-Family – 10 (R-10)

CONCLUSIONS

RECOMMENDATION:

Hold

Staff Writer: *Jeffrey Penzes*

E-mail: jeffrey.penzes@memphistn.gov

GENERAL INFORMATION

Street Frontage:	Greenway Avenue	+/-269.61 curvilinear feet
	South Mendenhall Road	+/-25.23 linear feet
Zoning Atlas Page:	2145	
Parcel ID:	056032 00014 and 056032 00011C	
Existing Zoning:	Residential Single-Family – 10 (R-10)	

NEIGHBORHOOD MEETING

PUBLIC NOTICE

In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed. A total of 92 notices were mailed on May 26, 2017.

STAFF ANALYSIS

Request

The application and letter of intent have been added to this document.

The applicant is requesting a 3 lot re-subdivision of a portion of Lot 32 of the Eppy White Subdivision at 5049 Greenway Avenue and 407 South Mendenhall Road.

Review Criteria

Unified Development Code Sub-Section 9.7.7H:

1. A major preliminary plan shall be approved by the Land Use Control Board if it meets the following criteria:
 - a. Conforms with all the provisions and requirements of any plans to be considered (see Chapter 1.9);
 - b. There are adequate public facilities available, to be provided by the applicant or programmed within the five-year capital improvements program of the governing bodies to accommodate the proposed development;
 - c. Conforms with all the applicable provisions and requirements of this development code; and
 - d. Conforms with all the provisions and requirements of other applicable codes and ordinances relating to land development not included in this development code.
2. The LUCB or governing body(s) may reject a preliminary plan if it is determined that the proposed subdivision is not in keeping with the character of development in the neighborhood. The LUCB or governing body(s) shall consider the following in the determination of the character of the development in the neighborhood.
 - a. Building setback lines of all principal structures that lie within 500 feet of the proposed subdivision.
 - b. Size and width of all lots within 500 feet of the proposed subdivision.
 - c. Proximity of arterial and connector streets within 500 feet of the proposed

- subdivision.
- d. Diversity of land uses within 500 feet of the proposed subdivision.

Site Description

Site Plan Review

Supplementary

The Eppy White Subdivision is an approved subdivision due to the fact it was approved by judicial decree in 1875 (Plat Book 1, Page 11) by the Chancery Court who at said time had the authority to approve subdivisions.

Conclusions

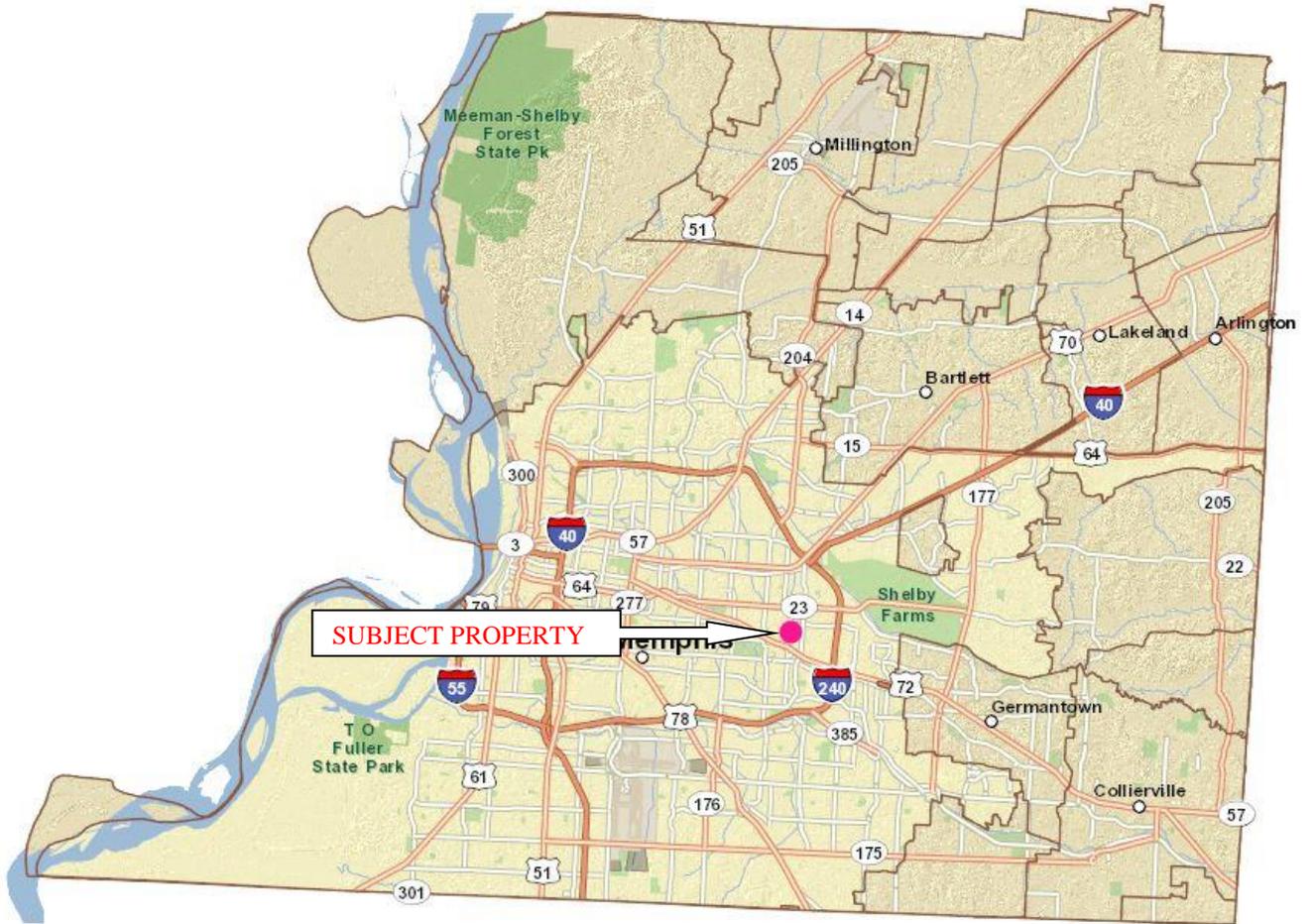
This is a re-subdivision of a portion of Lot 32 of the Eppy White Subdivision.

RECOMMENDATION

Staff recommends a hold.

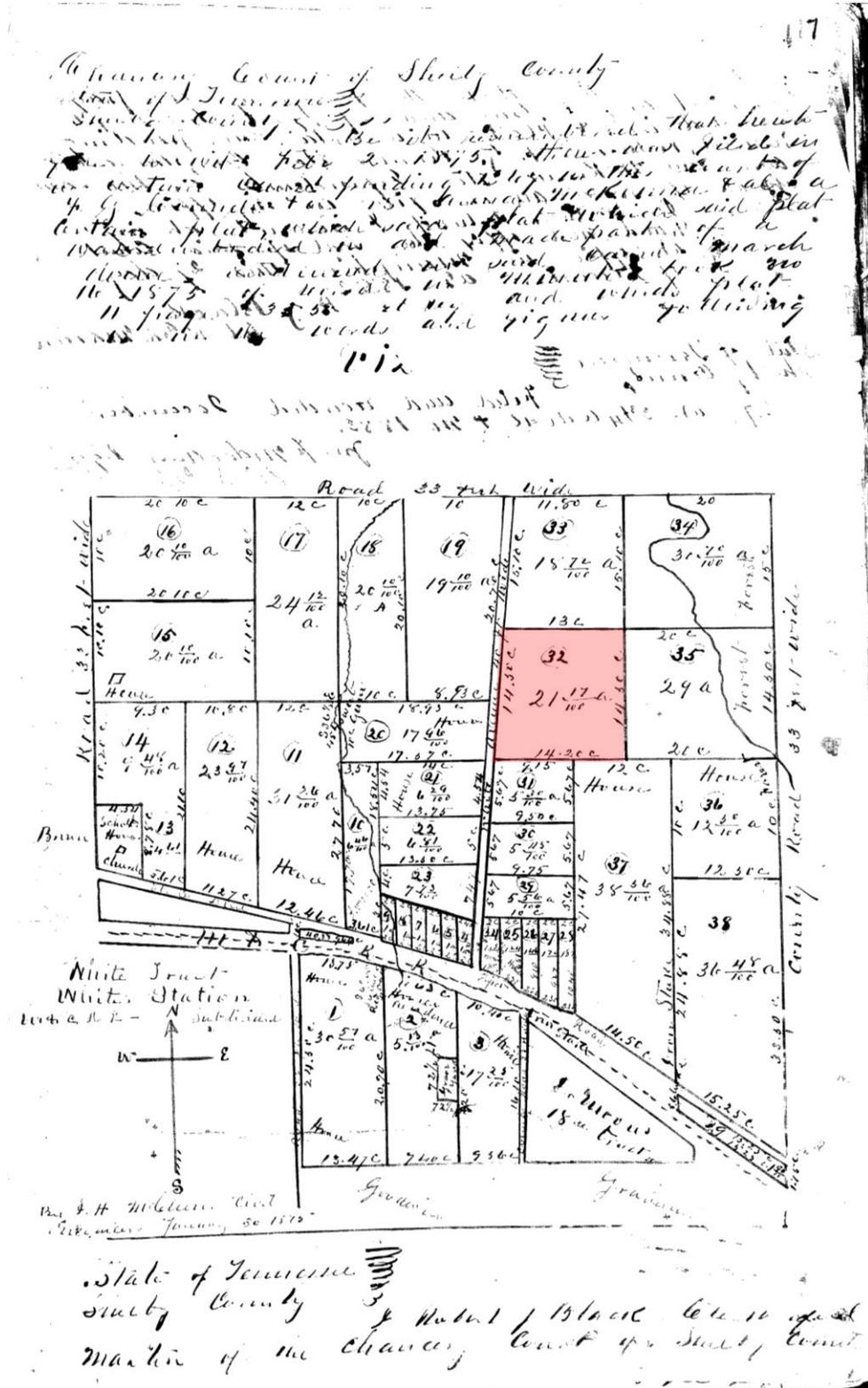
Conditions

GENERAL LOCATION MAP

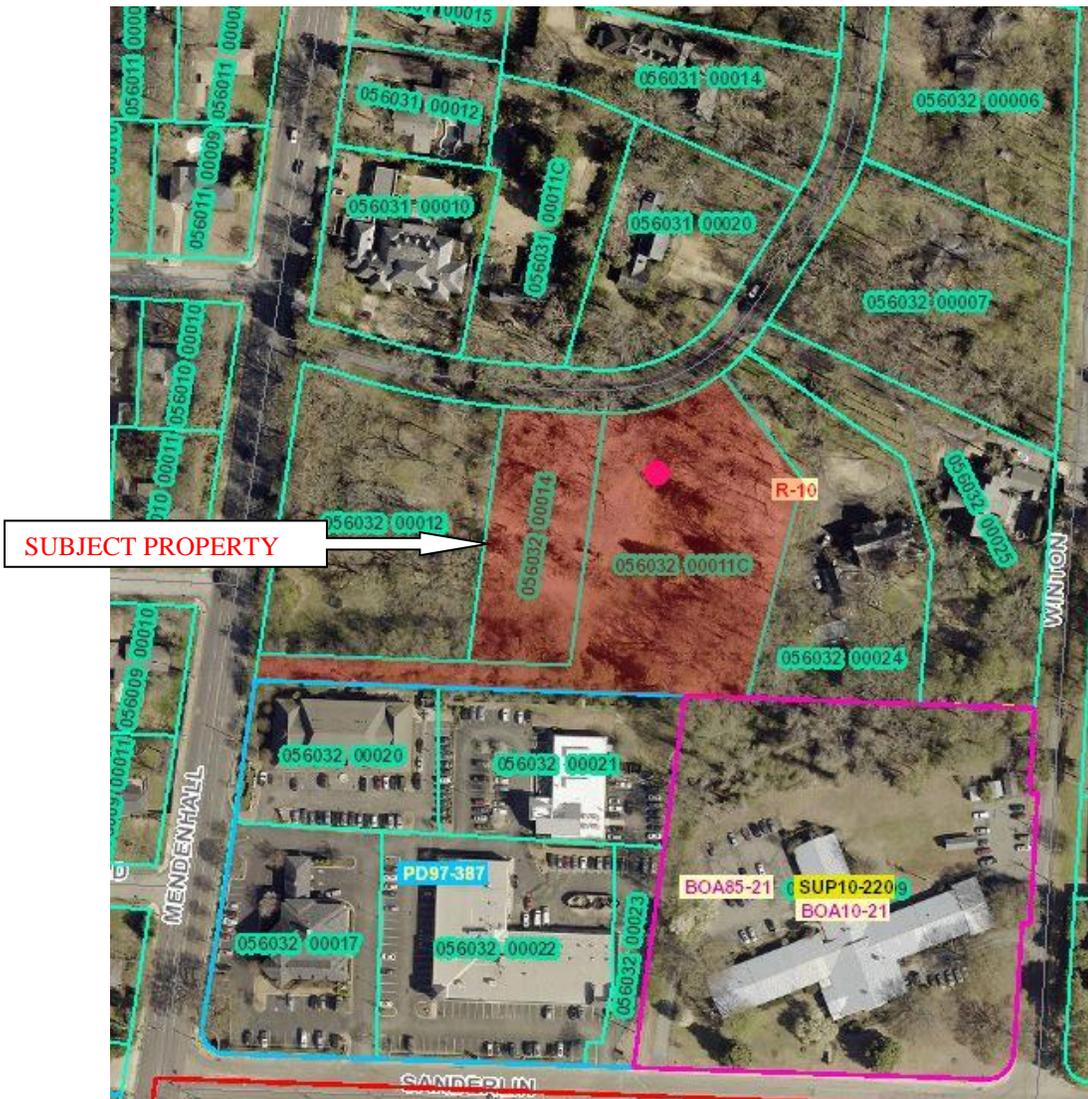


Subject property located within the pink circle

PLANNING MAP



ZONING MAP



Subject property highlighted in red

Existing Zoning: R-10

Surrounding Land Use & Zoning

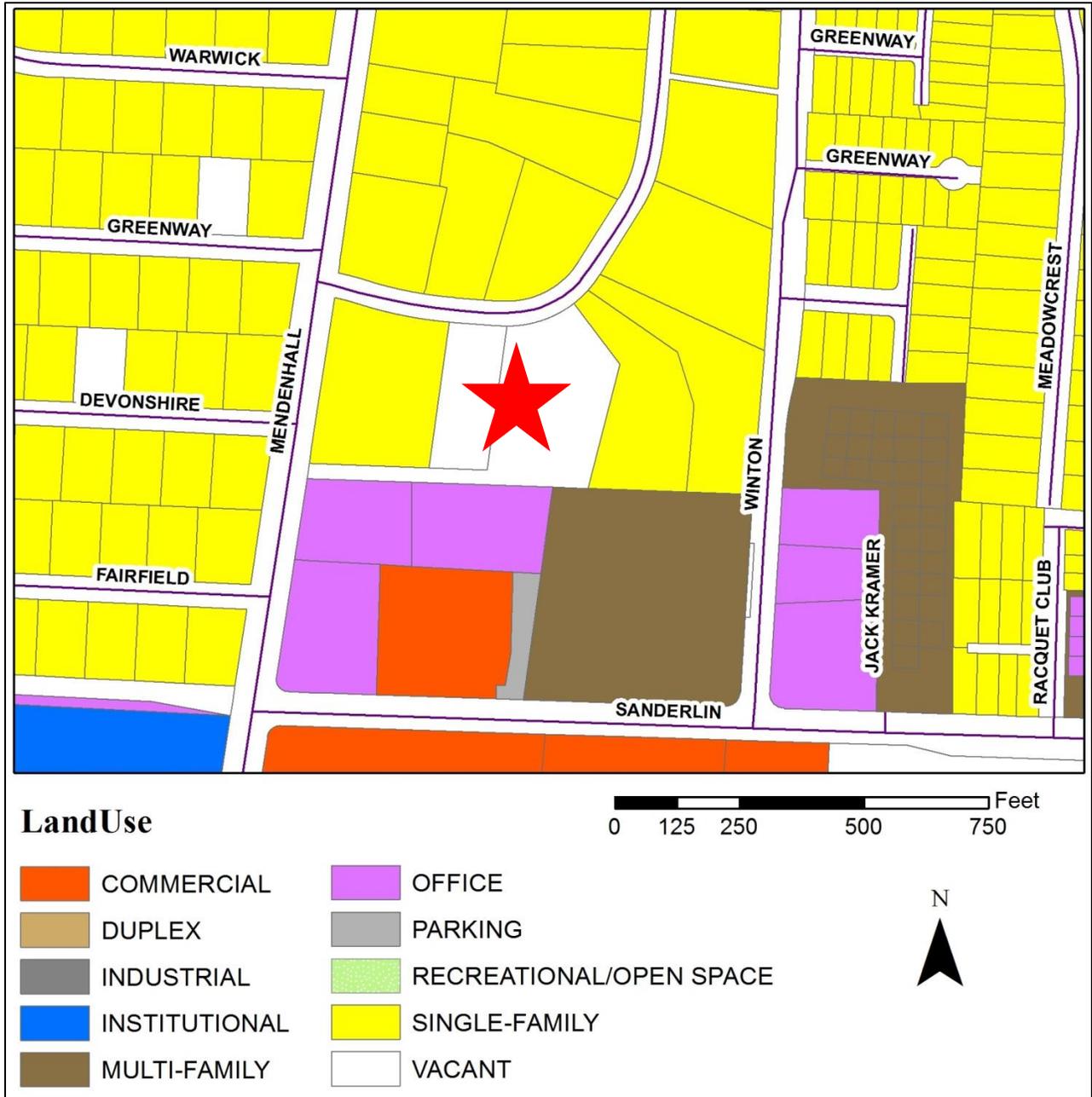
North: R-10

East: R-10

South: R-10, PD 97-387, BOA 85-21, BOA 10-21, and SUP 10-220

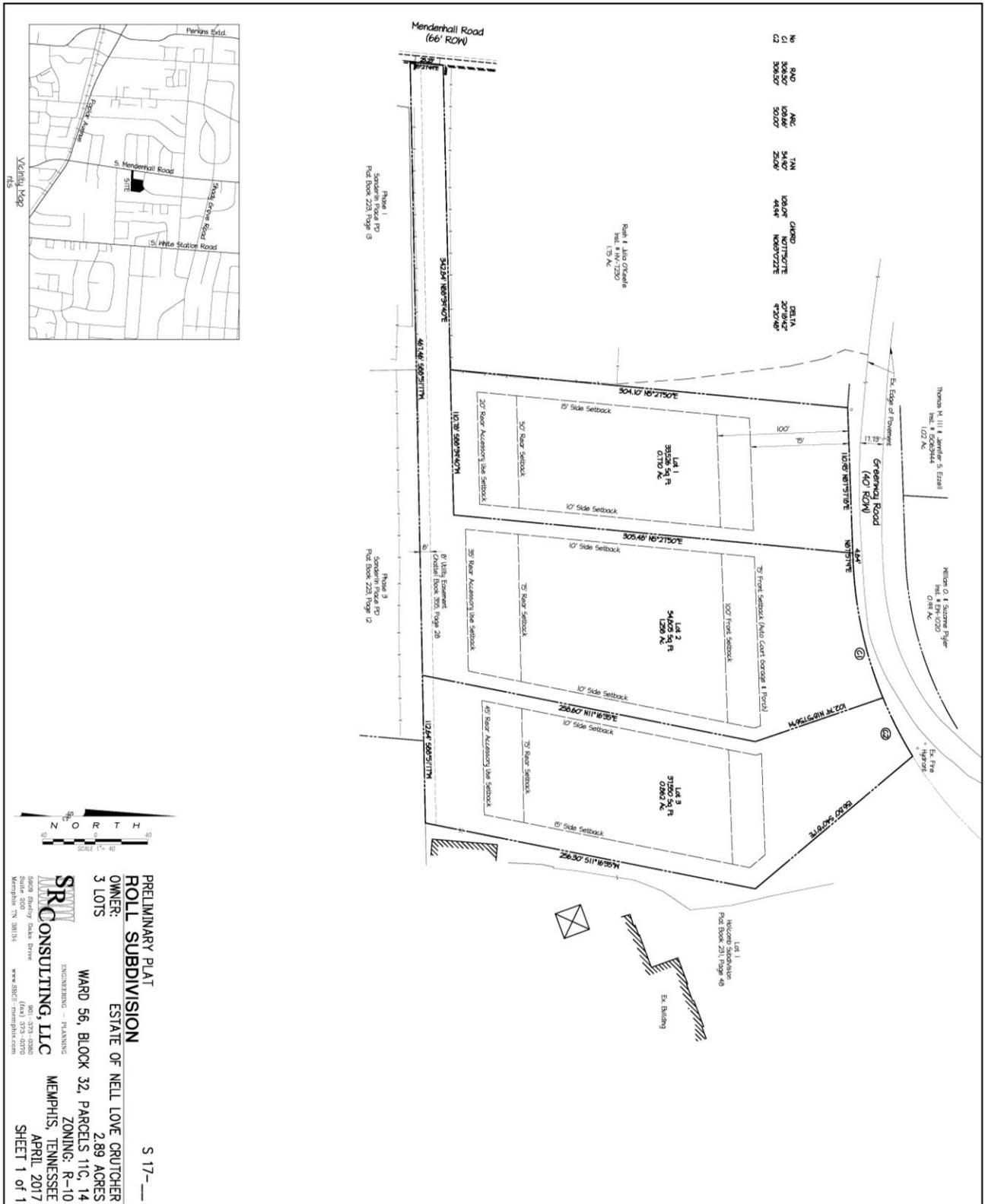
West: R-10

LAND USE MAP



Subject property indicated by a red star

SITE PLAN



SITE PHOTOS

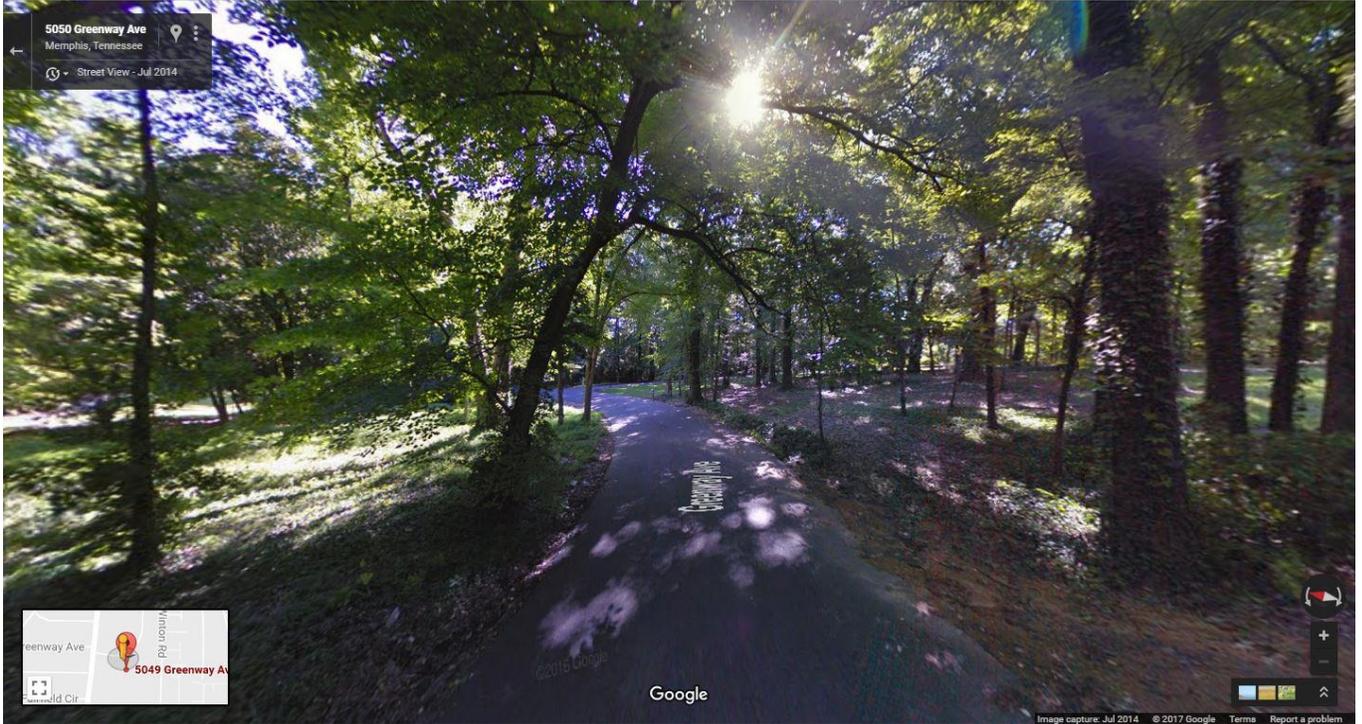


View of subject property frontage along Greenway Ave



View of subject property frontage along South Mendenhall Rd

SURROUNDING AREA PHOTOS



View west from subject property down Greenway Ave



View east from subject property down Greenway Ave



View north across from subject property on Greenway Ave

DEPARTMENTAL COMMENTS

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

City/County 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. Dedicate 25 feet from centerline of Greenway Road. The developer shall formally request variances to the improvements in accordance the requirements of the Unified Development Code as was done on the Hampton SD to the east in 2005.

Curb Cuts/Access:

4. The City Engineer shall approve the design, number and location of curb cuts.
5. One curb cut per lot per street frontage will be permitted.

Drainage:

6. 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.

General Notes:

7. The width of all existing off-street sewer easements shall be widened to meet current city standards.

City/County Fire Division: No comments received.

City Real Estate: No comments received.

City/County Health Department:

Water Quality Branch & Septic Tank Program:

- No comment.

Shelby County Schools: No comments received.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water:

MEMPHIS LIGHT, GAS and WATER DIVISION

MLGW has reviewed the referenced application, and has no objection, subject to the following conditions:

- 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, development or improvements are allowed within any utility easements, without prior MLGW written approval.

- 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.
- Underground Utility separation and clearance: The subject property is encumbered by existing utilities which may include overhead and underground facilities. It is the responsibility of the owner/applicant to maintain a minimum 3-foot (3') separation between any existing underground service lines or utilities and any proposed permanent structure or facility. This separation is necessary to provide sufficient space for any excavations to perform service, maintenance or replacement of existing utilities.
- 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 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 comply with Memphis/Shelby County Zoning Ordinance - Landscape and Screening Regulations.
- Street Trees are prohibited, subject to the review and approval of the landscape plan by MLGW Engineering. It is the responsibility of the owner/applicant to submit a detailed landscape plan to MLGW Engineering.
- Landscaping is prohibited within any MLGW utility easement without prior MLGW approval.
- Street Names: **It** is the responsibility of the owner/applicant to contact MLGW–Address Assignment @ 729-8628 and submit proposed street names for review and approval. Please use the following link to the MLGW Land & Mapping website for Street Naming Guidelines and the Online Street Name Search: <http://cp.mcafee.com/d/avndy0Qd6Qm3hO-U-YeoKrdEEEEIfFLKcCQokkm7QT4kjpISrlZloDaAUshGpdzHA7NmV1Vwltotvot83xkQsS7qaIfFK2FEVt7e2HLFIFS8c3DXLCPpISr01aDAj7bUgrAuxYqovI4dwwHGOQE4jpJcQsFCPtPqpJU TsTsSyrh>
- It is the responsibility of the owner/applicant to submit a detailed plan to MLGW Engineering for the purposes of determining the impact on or conflict with any existing utilities, and 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.
 - All residential developers must contact MLGW's Residential Engineer at Builder Services: (901) 729-8675 to initiate the utility application process.
 - 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.

Neighborhood Associations:

No comments received.

APPLICATION



Memphis and Shelby County
Office of Planning and Development

CITY HALL 125 NORTH MAIN STREET-SUITE 468 MEMPHIS, TENNESSEE 38103-2084 (901) 576-6619

**APPLICATION FOR PRELIMINARY
MAJOR SUBDIVISION PLAN APPROVAL**

Date: April 13, 2017

Case #: _____

PLEASE TYPE OR PRINT

Name of Development: Roll Subdivision

Property Owner of Record: Estate of Nell Love Crutcher (Collins Roll, Estate Owner) Phone #: 901-821-5359

Mailing Address: 3784 Woodland Drive City/State: Memphis, TN Zip 38111

Property Owner E-Mail Address: collins.roll@gmail.com

Applicant: Collins Roll Phone # 901-821-5359

Mailing Address: 3784 Woodland Drive City/State: Memphis, TN Zip 38111

Applicant E- Mail Address: collins.roll@gmail.com

Representative: SR Consulting, LLC (Cindy Reaves) Phone #: 901-373-0380

Mailing Address: 5909 Shelby Oaks Drive, Suite 200 City/State: Memphis, TN Zip 38134

Representative E-Mail Address: cindy@srce-memphis.com

Engineer/Surveyor: SR Consulting, LLC Phone # 901-373-0380

Mailing Address: 5909 Shelby Oaks Drive, Suite 200 City/State: Memphis, TN Zip 38134

Engineer/Surveyor E-Mail Address: cindy@srce-memphis.com

Plat Street Address Location: 5049 Greenway Avenue

Inside of Memphis City Limits Yes No

Inside of Memphis 3 Mile Jurisdiction Yes No

Unincorporated Shelby County Yes No

City of Reserve Area Yes No

Distance to nearest intersecting street: Approximately 234.89 feet to west line of S. Mendenhall Road

	Parcel 1	Parcel 2	Parcel 3
Existing Zoning:	<u>R-10</u>	_____	_____
Existing Use of Property	<u>Vacant</u>	_____	_____
Requested Use of Property	<u>Residential</u>	_____	_____
Number of Acres: <u>2.89</u>	Number of Lots: <u>3</u>	Minimum Lot Area: <u>33,500 Sq Ft</u>	
Deed Instrument # (s): <u>12072784, 12087803</u> Please attach a copy of all deeds.			
Proposed Electrical Distribution Method: <input checked="" type="checkbox"/> X <input type="checkbox"/> Overhead <input type="checkbox"/> Underground			

Type of Subdivision: Major X

- All other divisions of land not exempted in Section 9.7.3 or listed in paragraph 9.7.3A, shall be considered major subdivisions.

LETTER OF INTENT



Date: April 27, 2017

To: Office of Planning & Development

From: Cindy Reaves

Re: 5049 Greenway Avenue

Job #: 16-0115

LETTER OF INTENT

This application is for a Major Subdivision approval of property located at 5049 Greenway Avenue, east of S. Mendenhall Road. The property is approximately 2.89 acres within the R-10 zoning district. We are requesting to sub-divide the property into 3 lots ranging from 33,500 square feet to 54,800 square feet. The proposed building setbacks are shown on the preliminary plat.

We appreciate your support with this request. Please contact me if you have any questions.

LETTERS RECEIVED

No letters received at the time of submission of this report.