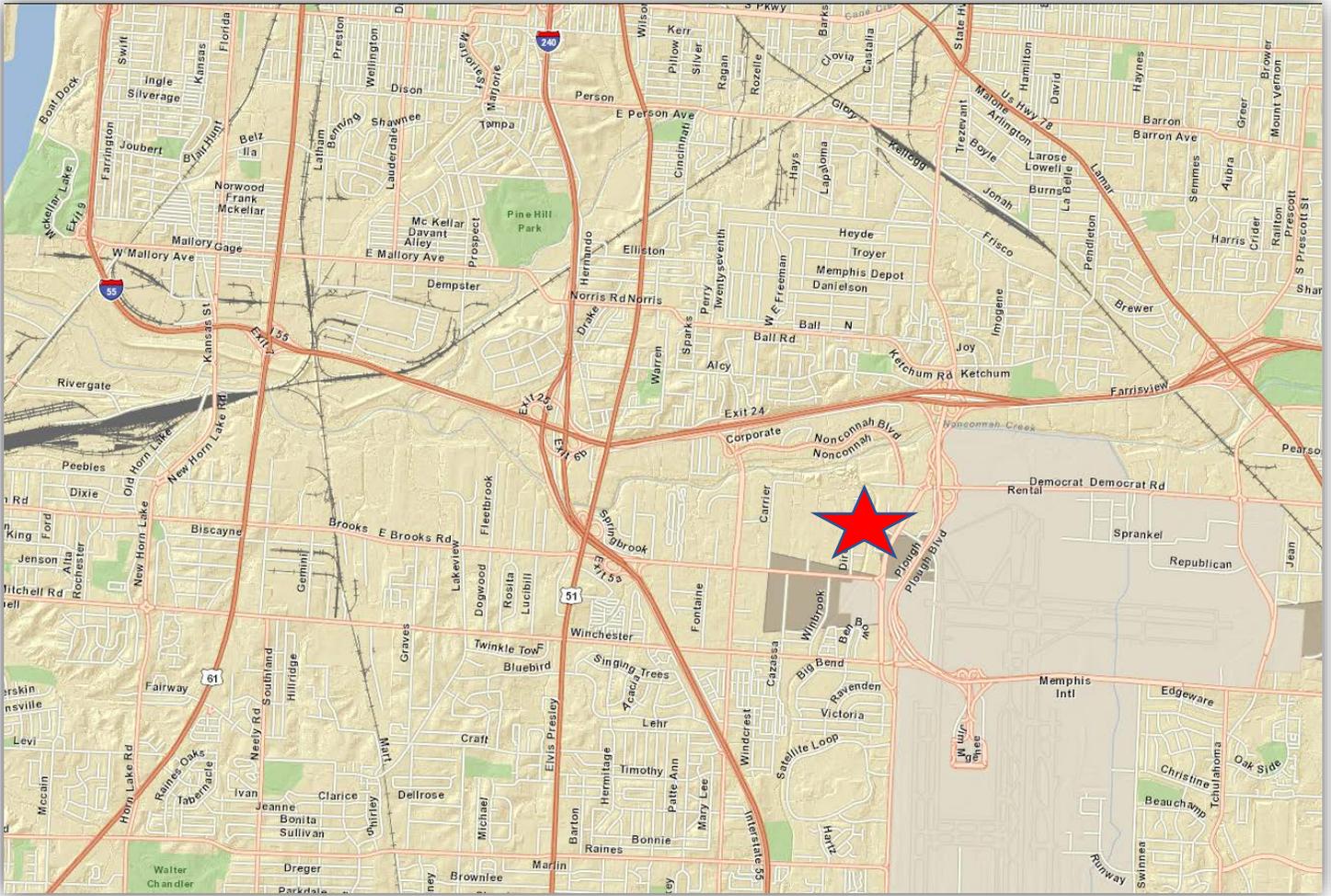


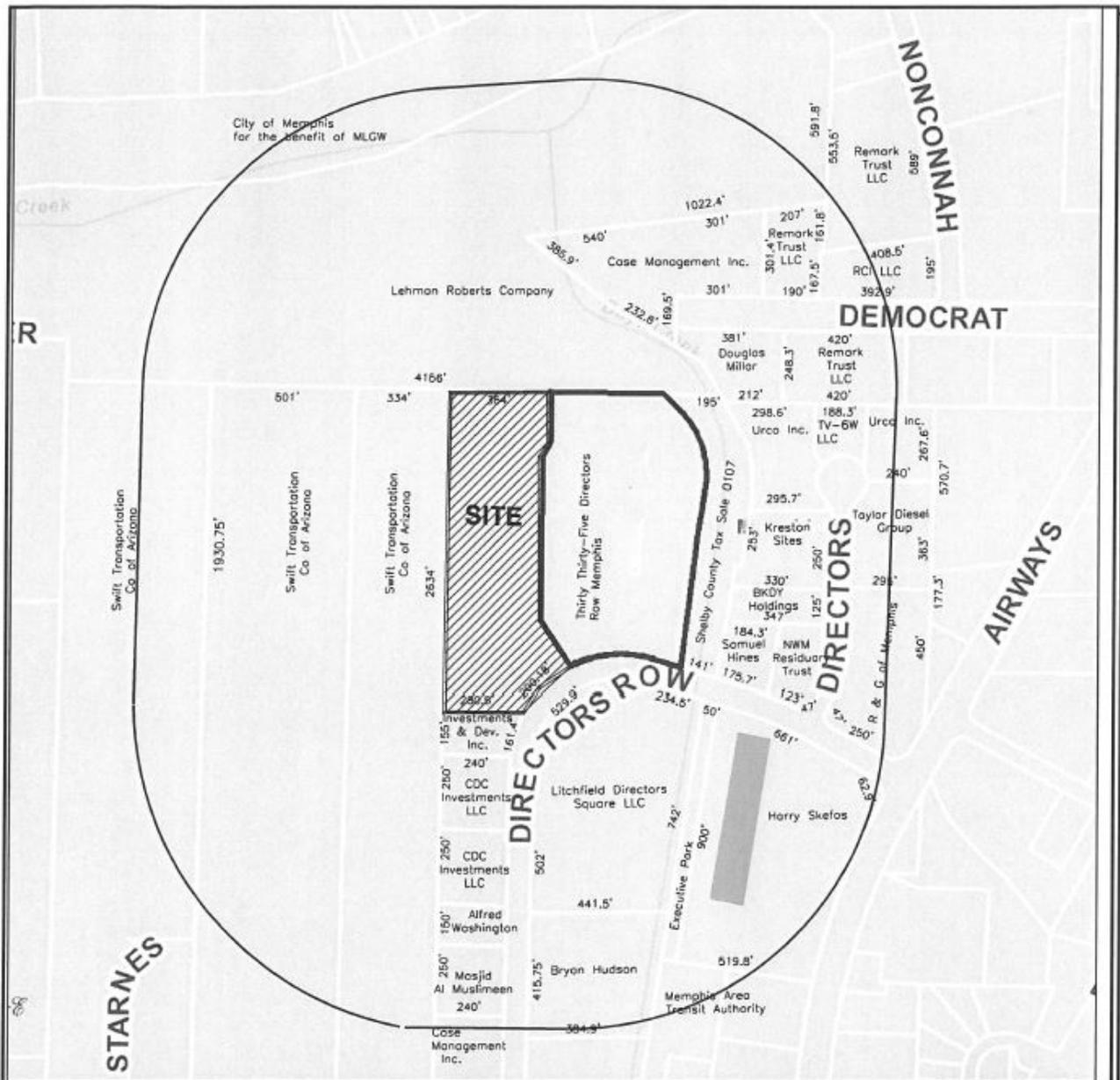


GENERAL LOCATION



*“Red Star” on map above indicates approximate location of site*

VICINITY MAP



VICINITY MAP

SCALE: 1" = 500'

FEBRUARY, 2019



McCaskill & Associates, Inc.

Land Surveying

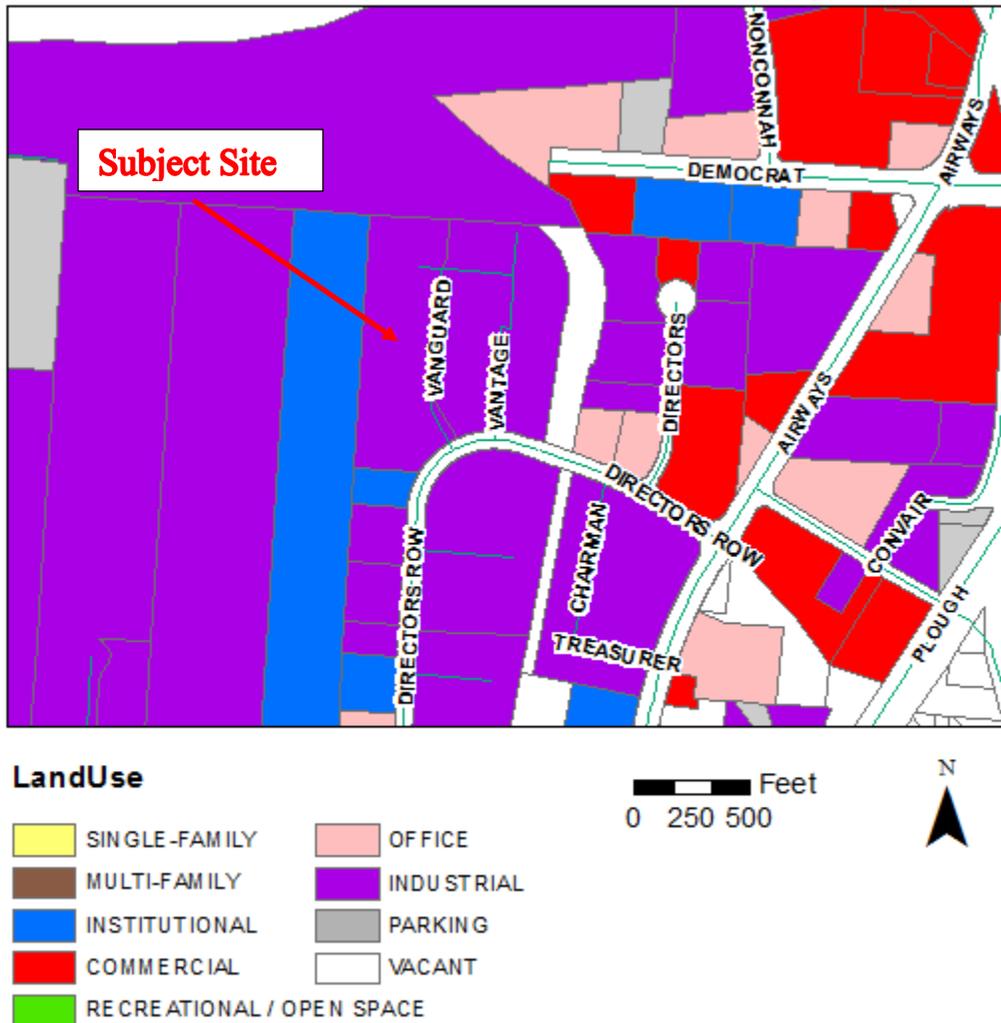
Civil Design

7891 Stage Hills Boulevard Suite 112  
Bartlett, Tennessee 38133  
website: [www.mccaskillinc.com](http://www.mccaskillinc.com)  
(901) 382-2577 FAX (901) 385-1813

EXISTING CONDITIONS



## LAND USE AND ZONING



### Surrounding Land Uses and Zoning

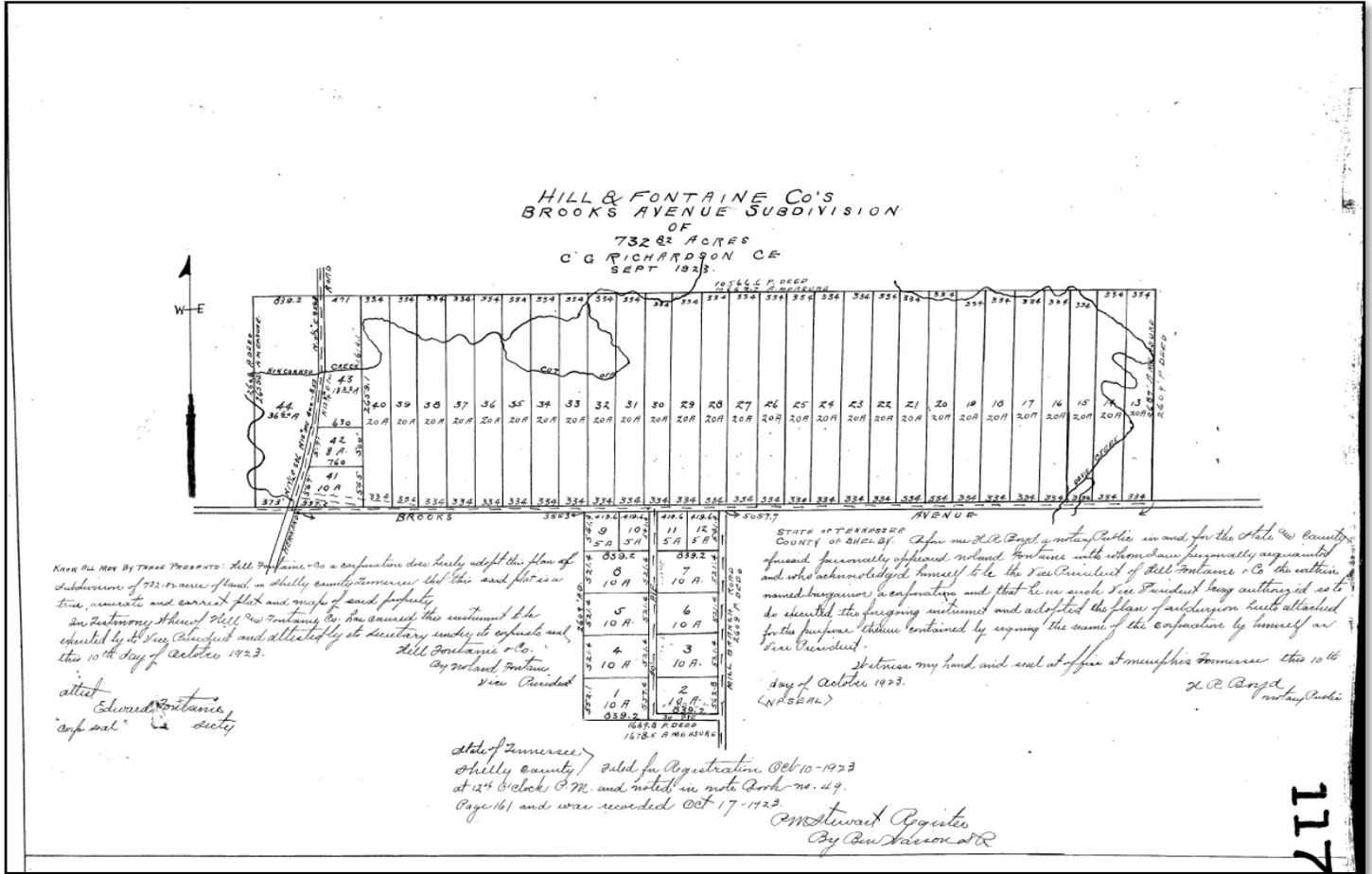
**North:** Office and industrial buildings in the Employment (EMP) District

**East:** Office and industrial buildings in the Employment (EMP) District

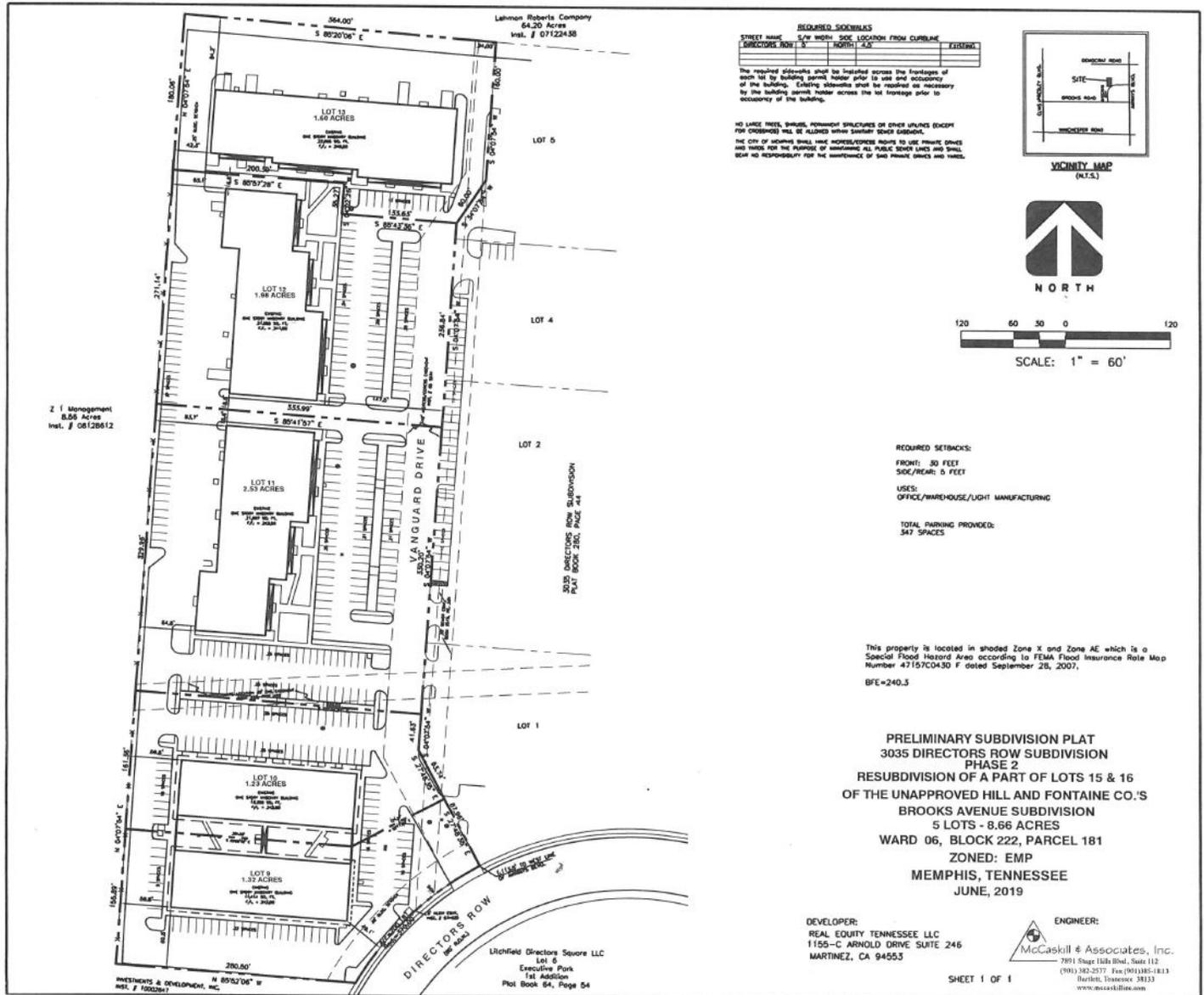
**South:** Office and industrial buildings in the Employment (EMP) District

**West:** Office and industrial buildings in the Employment (EMP) District

ORIGINAL SUBDIVISION PLAT

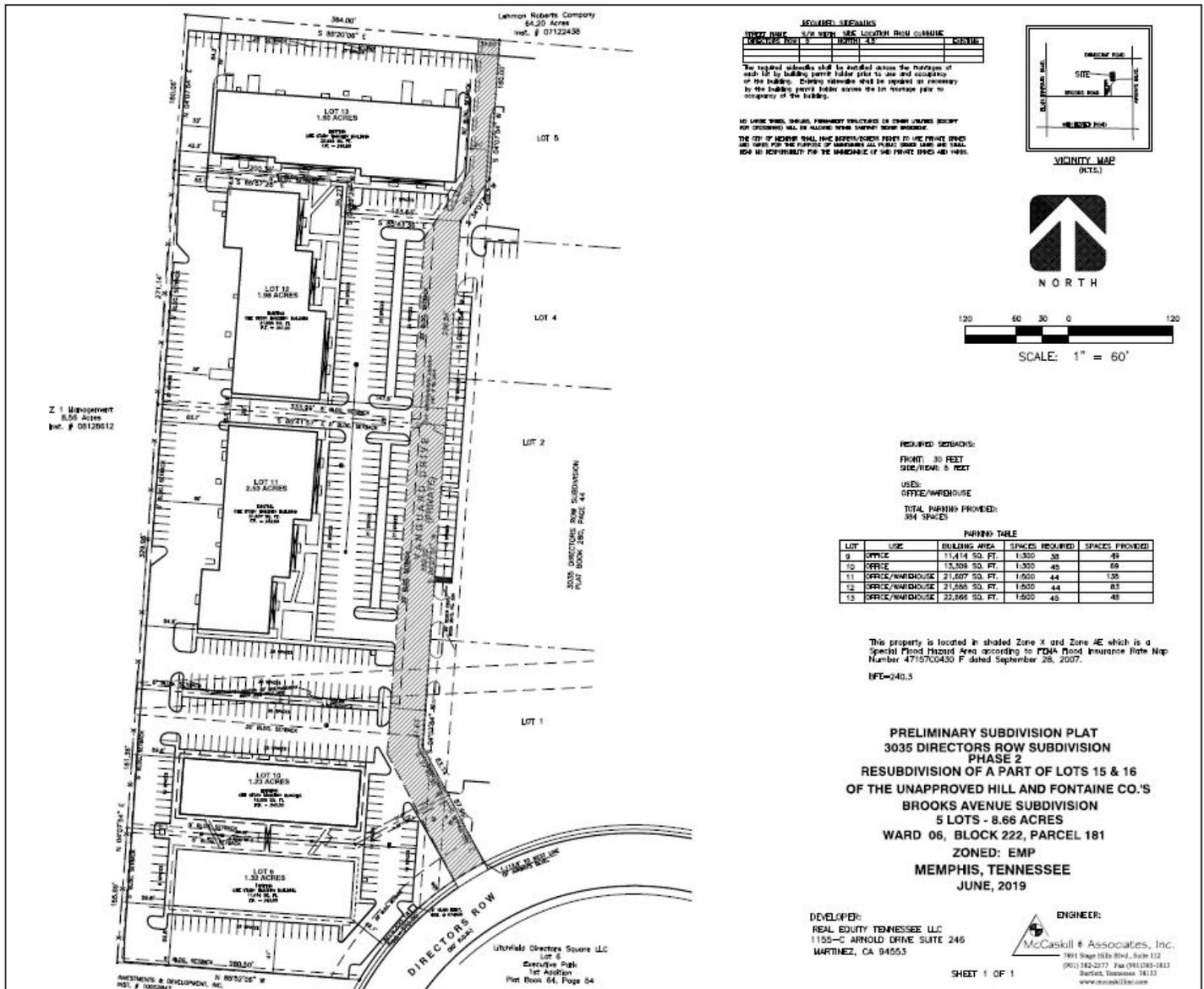


ORIGINAL PRELIMINARY SUBDIVISION PLAT



The proposed five-lot subdivision is pictured above. The subdivision request seeks to place the five buildings located on the site on their own individual lot of record.

REVISED PRELIMINARY SUBDIVISION PLAT



The revised preliminary five-lot subdivision is pictured above.

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 PRELIMINARY  
MAJOR SUBDIVISION PLAN APPROVAL

Date: 3/2/2019

Case #: \_\_\_\_\_

PLEASE TYPE OR PRINT

Name of Development: 3035 Directors Row Subdivision Phase 2

Property Owner of Record: Real Equity Tennessee, LLC Phone #: 925-639-8048

Mailing Address: 1155-C Arnold Dr. Suite 246 City/State: Martinez, CA Zip 94553

Property Owner E-Mail Address: Naresh@realequity.cc

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

Plat Street Address Location: 3035 Directors Row, Memphis, TN 38131

Inside of Memphis City Limits  Yes  No

Unincorporated Shelby County  Yes  No

City of \_\_\_\_\_ Reserve Area  Yes  No

Access to Public Water  Yes  No

Access to Sanitary Sewer  Yes  No

Distance to nearest intersecting street: 1,113.8 to West line of Airways Blvd.

**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: \_\_\_\_\_



## **LETTER OF INTENT**

LETTER OF INTENT – MAY, 2019

3035 DIRECTORS ROW SUBDIVISION PHASE 2

ZONING – EMP

The subject property is an 8.66 acre office/warehouse development located at 3035 Directors Row near Airways Boulevard and Brooks Road. There are currently 5 buildings on the site that were constructed in the 1970's. The buildings range in size from 11,414 square feet to 22,666 square feet. The property has 347 parking spaces. The buildings are served by Vanguard Drive, a 40 foot private street. The current usage is office, warehouse, and light manufacturing and is allowed in the EMP zoning.

The purpose of this application is to subdivide the property into five lots ranging in size from 1.23 acres to 2.53 acres. This will allow the owner some flexibility with regard to future marketing of the property. There are no plans for any additional improvements at this time. All utilities are existing.

The property adjacent to the East was approved as a subdivision in September, 2017 and recorded in Plat Book 280, Page 44.

## **NEIGHBORHOOD MEETING**

A neighborhood meeting was held on Wednesday, June 26, 2019 at 4:00 pm at 3035 Directors Row, Building #9, Suite 804.

## **PUBLIC NOTICE**

A total of 28 public notices were mailed on Friday, June 28, 2019. The office did not receive any comments regarding this case.

## **STAFF ANALYSIS:**

The application and letter of intent have been added to this report beginning on page 8.

This is a request for a 5-lot industrial subdivision. This is a re-subdivision of a part of lots 15 & 16 of the unapproved Hill and Fontaine Co's Brooks Avenue Subdivision. The site contains over 377,000 square feet of office and warehouse space that can potentially be subdivided into at least 18 lots in order to maintain the 20,000 required minimum lot size for lots within the Employment (EMP) Zoning District. This proposal will include five lots with a minimum lot size of 53,578 square feet. The site is fully improved with buildings and parking. Requiring sidewalk improvements would be impractical and a waiver would be recommended. The lots will front a private street (Vanguard Drive). A Property Owner's Association will need to be established and statement recorded on the final plat if approved.

If approved, staff recommends each lot conform to the UDC regarding parking that will accommodate office/warehouse uses. One (1) parking space per 300 square feet of office space for office uses and one (1) space per 500 square feet of office/warehouse space for office and warehouse use will be recommended for each lot. A total of 384 parking spaces are proposed.

### Consistency with Memphis 3.0

The proposal is consistent with the Memphis 3.0 General Plan.

The site is located within the Whitehaven Planning District. The recommended future land use in this area is industrial flex. The property is not located within a designated anchor so there is no recommendation for change. See future land use map on the next page.



Conclusion

The applicant is requesting a five-lot major subdivision for commercial use. The lots meet the minimum bulk requirements for lots within the Employment (EMP) District and the proposed subdivision is in keeping with the character of development in the neighborhood.

There are no objections to the re-subdivision request. Staff believes the proposed subdivision will enhance the viability of the office park by focusing on the marketability and characteristics of each separate lot. Staff agrees the major preliminary plan review approval criteria as set out in the Unified Development Code Sub-Section 9.7.7H are met.

**RECOMMENDATION:** Approval with conditions and one (1) waiver.

Conditions

1. A property owner’s association shall be established and evidenced by recording the Master Deed concurrently with the recording of the final plat.
2. The property owner’s statement shall be reflected on the recorded final plat.
3. All lots shall have frontage along the private road, Vanguard Drive, within the proposed subdivision.
4. Parking for each lot shall be provided in accordance with the parking ratio chart as referenced in the UDC Section 4.5.3 for Office/Warehouse uses and reflected in a chart on the final plat.
5. Existing trees within the streetscape along Director’s Row shall remain.
6. The location and dimensions of all proposed landscaped areas including existing trees and interior landscaping shall be reflected on the final plat.
7. Provide internal circulation between adjacent lots. Common ingress/egress easements shall be shown on the final recorded plat.

Waiver

1. A waiver to Sub-Section 5.2.2B is granted whereby the requirement to install sidewalk improvements to Vanguard Drive is relieved.

**GENERAL INFORMATION:**

**Street Frontage:** Directors Row-----+/-370 curve-linear feet.

**Planning District:** Whitehaven

**Zoning Atlas Page:** 2330 and 2335

**Parcel ID:** 060222 00181

**Zoning History:** The Employment (EMP) District zoning (formerly IL) of the site date to the adoption of the 1972 Memphis and Shelby County Zoning Ordinance.

**DEPARTMENTAL COMMENTS:**

*The following comments were provided by inter-governmental agencies/organizations to which this application was referred:*

**City Engineer:**

CITY ENGINEERING COMMENTS  
CASE: S-19-014

DATE: 6/20/19  
NAME: 3035 Directors Row SD

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. All sewer connections must be designed and installed by the developer. This function is no longer performed by the Public Works Division.

**Site Plan Notes:**

4. Provide internal circulation between adjacent phases, lots, and sections. Common ingress/egress easements shall be shown on the final plats.

**City Fire Services:**

No comments received.

**Memphis & Shelby County Health Department:**

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

**Shelby County Schools:**

No comments received.

**Construction Code Enforcement:**

No comments received.

**Memphis Light, Gas and Water:**

No comments received.

**Memphis Light, Gas and Water Address Asmt:**

No comments received.

**AT&T-TN:**

No comments received.

**Neighborhood Associations/Organizations:**

*Memphis Airport Area Development Corporation:*

*No comments as of 6/26/19*

*Staff: st*