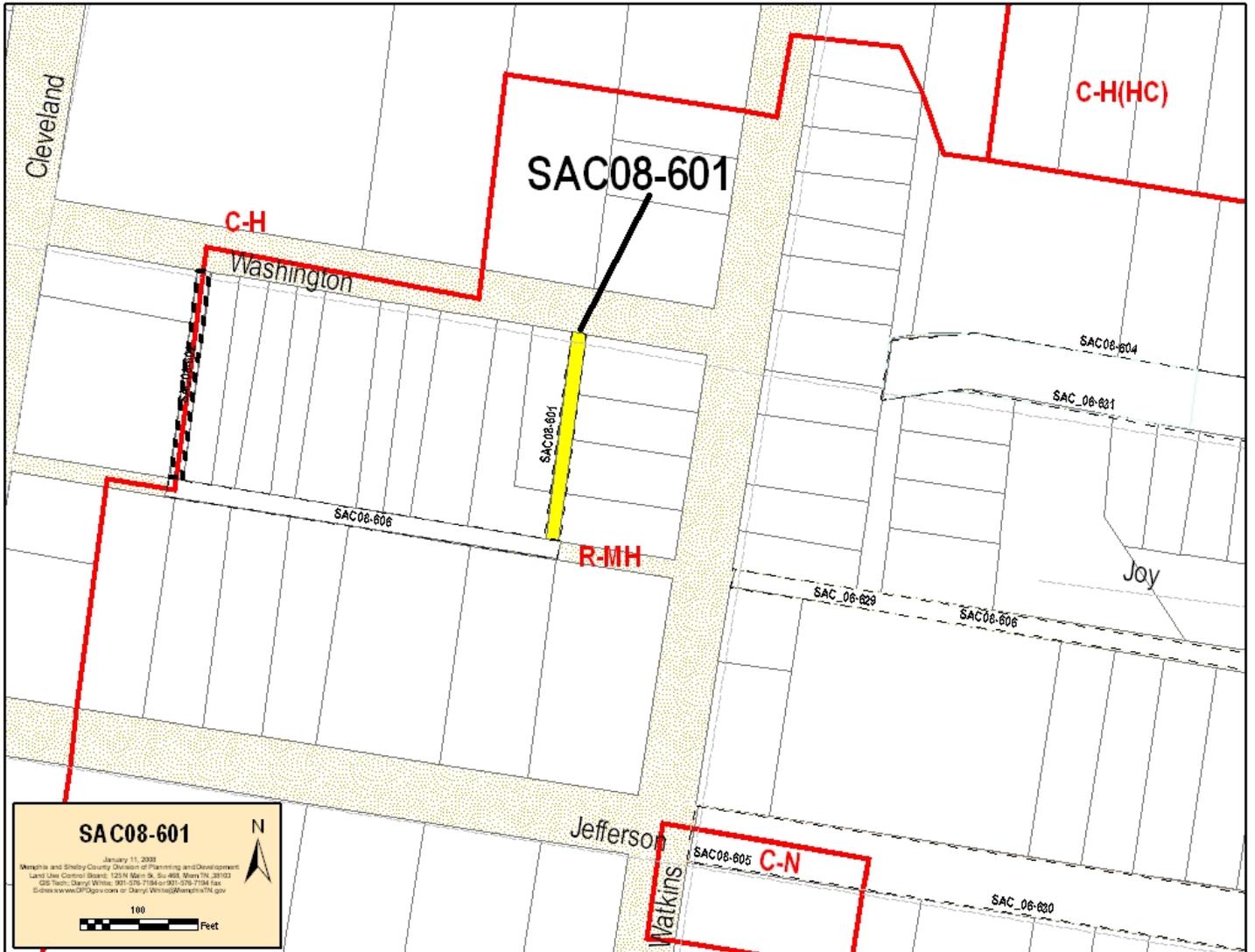


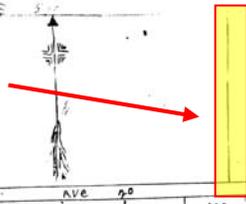


### **Conclusions:**

- 1.** This alley was created as a result of the 1888 Madison Heights Subdivision. It contains nine (9.5') feet of right-of-way, beginning at the south right-of-way of Washington Avenue (20' R.O.W), and proceeds southwardly approximately one hundred and eighty seven (187') feet. This alley area contains one thousand seven hundred and eighty one (1,781) square feet of area, (*see page 10*).
- 2.** The applicant is the owner of the majority of adjacent lots which abut this alley, with the exception of the single family lot (R. C. Banks property) located at the southern terminus of the alley on the east side of the closure area, (*see page 10 and 11*). There is no paved right-of-way and this area has not been utilized by vehicular traffic for some time. To date, this alley exists as a paper alley dedicated and platted for residential use in the late 1800's when this area contained single-family dwellings.
- 3.** There is a companion Planned Development application to this alley closure request. The existing area consists of vacant land, multiple family dwellings, single-family dwellings, and commercial uses located along the arterial streets, (*see page 6*). The Planned Development proposes the redevelopment of approximately twenty (28) acres containing four to five (4 to 5) city blocks between Poplar Avenue to the north; Madison Avenue to the south; McNeil Street to the east and Cleveland Street to the west, (*see page 7*). The proposal is to redevelop this area with a big box retail user, various other retail and restaurant uses, as well as mixed-use commercial and residential uses (*see pages 8 and 9*).
- 4.** *This alley only provides access to the adjacent properties to the west and east of the proposed closure area. As shown on Page 1, the R. C. Banks property does use a portion of the alley for rear yard access. This property has forty-seven (47') feet of lot width along Watkins Street and has approximately one hundred (100') feet of lot depth. If the request for closure is approved, the R. C. Banks property shall receive approximately four (4.75) feet along the forty-seven (47') foot rear property line, which would add two hundred and twenty three (223) square feet of additional lot area. SAC 08-606(Washington Ave. Alley Closure), Joy Place Alley proposes to stop the requested closure area at the rear of the R. C. Banks property. Therefore, the R. C. Banks property will still have access to Watkins Street as well as the rear yard of the property.*
- 5.** Over time, streets and alleys within this area have been closed and consolidated with adjacent lots for redevelopment purposes for larger projects. This request is being made in an effort to consolidate properties for redevelopment. This alley closure will not negatively impact the adjacent properties because of the lack of utilization by the public. This request is recommended for approval.

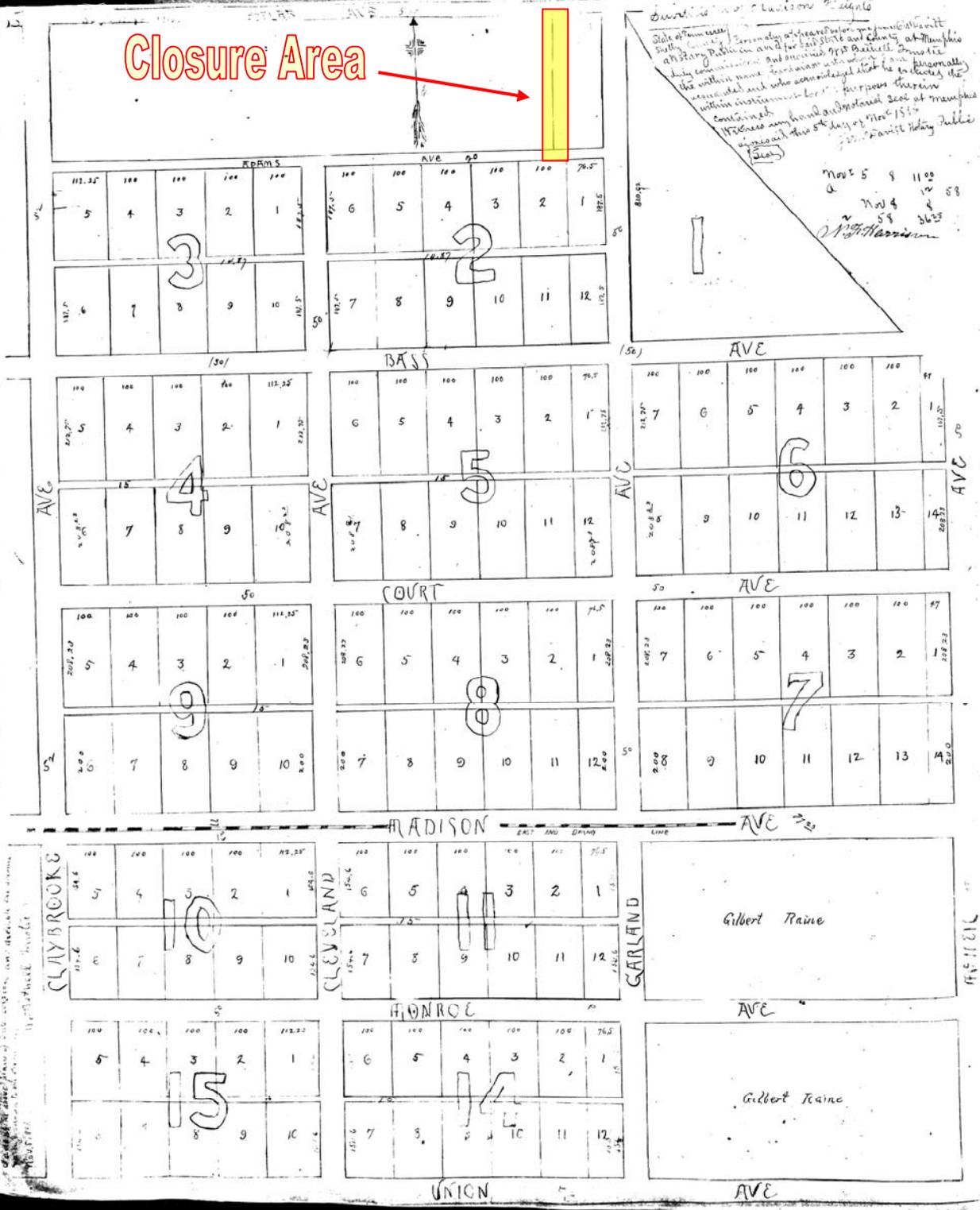


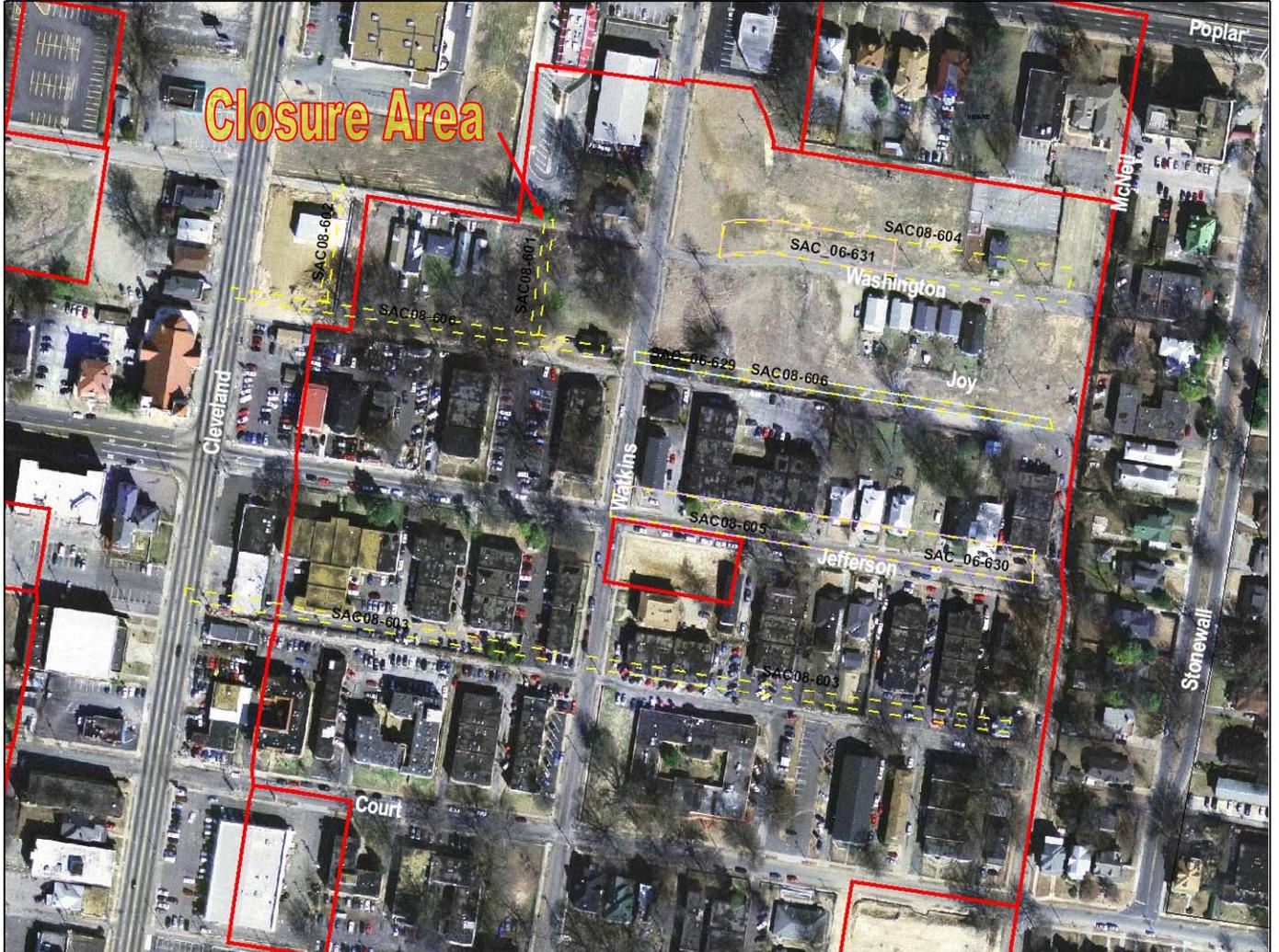
Closure Area



Sealed in Madison Heights  
State of Tennessee  
County of Davidson  
City of Memphis  
at Memphis  
at 10:00 AM  
on August 14, 2008  
I, the undersigned, being a duly qualified and sworn  
notary public in and for the State of Tennessee, do hereby  
certify that the within named persons, who are personally  
known to me, and who accompanied me to the place where  
the within instrument was executed, are the persons whose  
names are therein contained, and that they executed the  
within instrument on the day and date therein expressed.  
Witness my hand and official seal at Memphis  
Tennessee, this 14th day of August, 2008.  
Notary Public  
David H. Hester

Nov 5 8 11:00  
a  
Nov 4 12 58  
58 36:35  
M. Hester

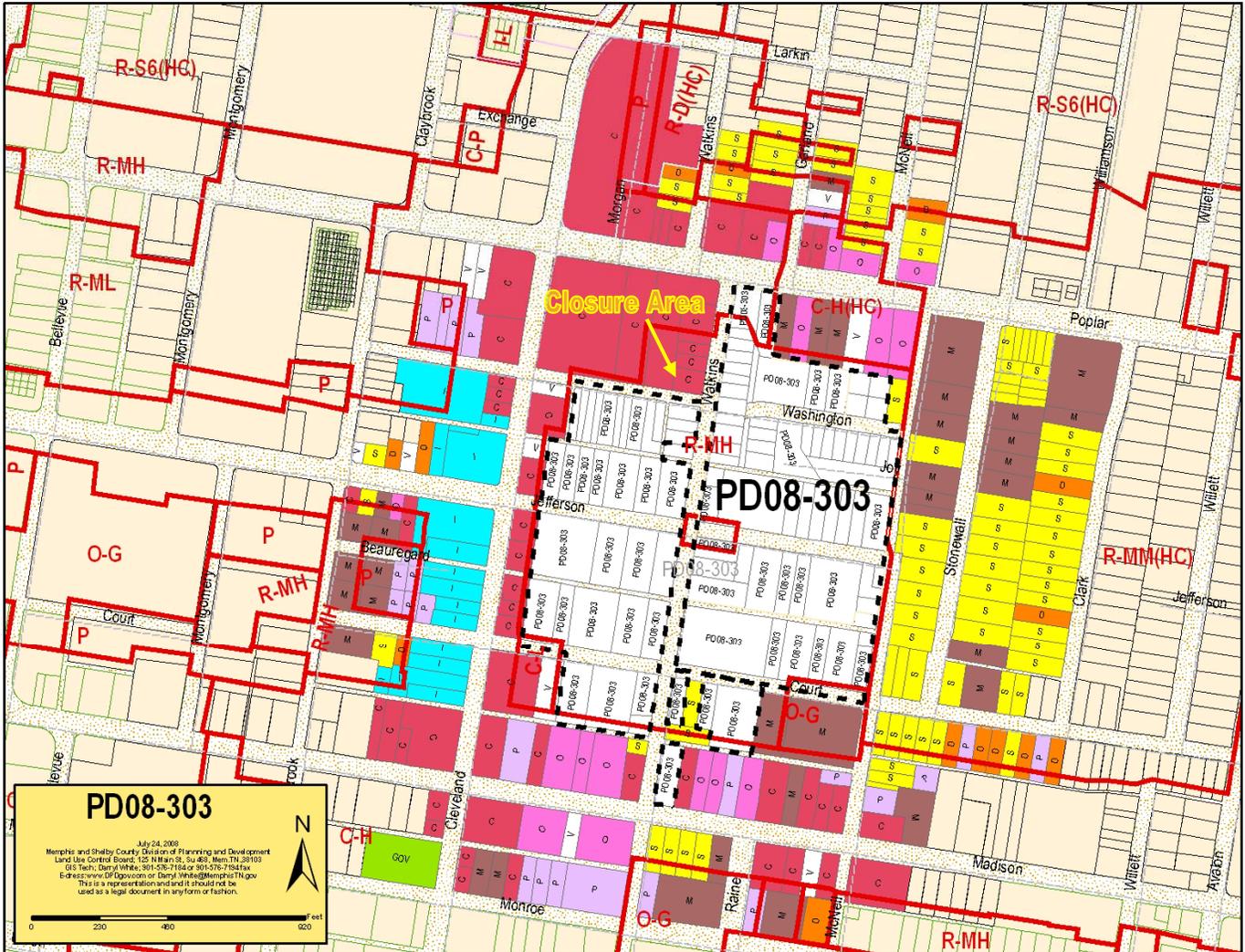


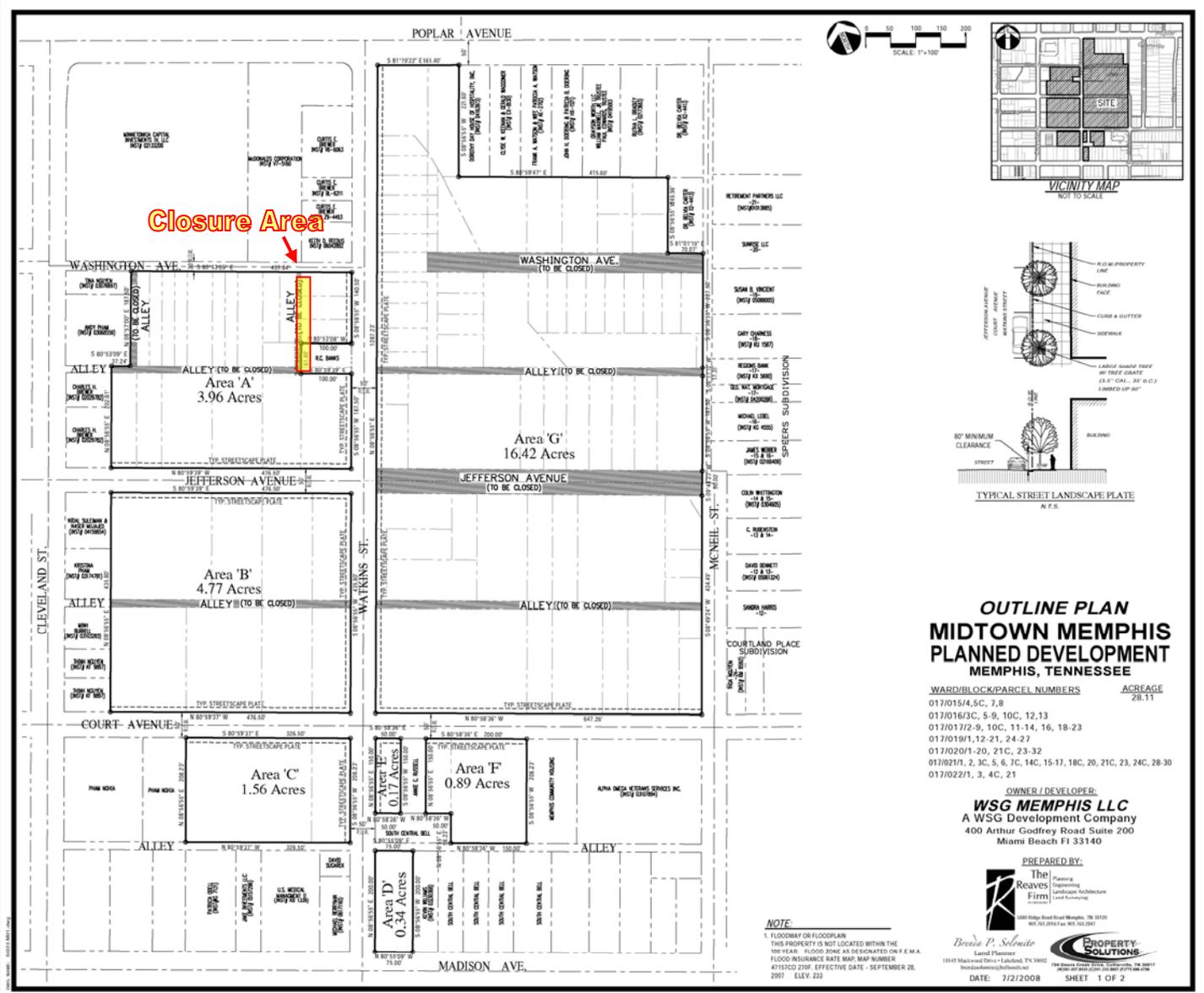


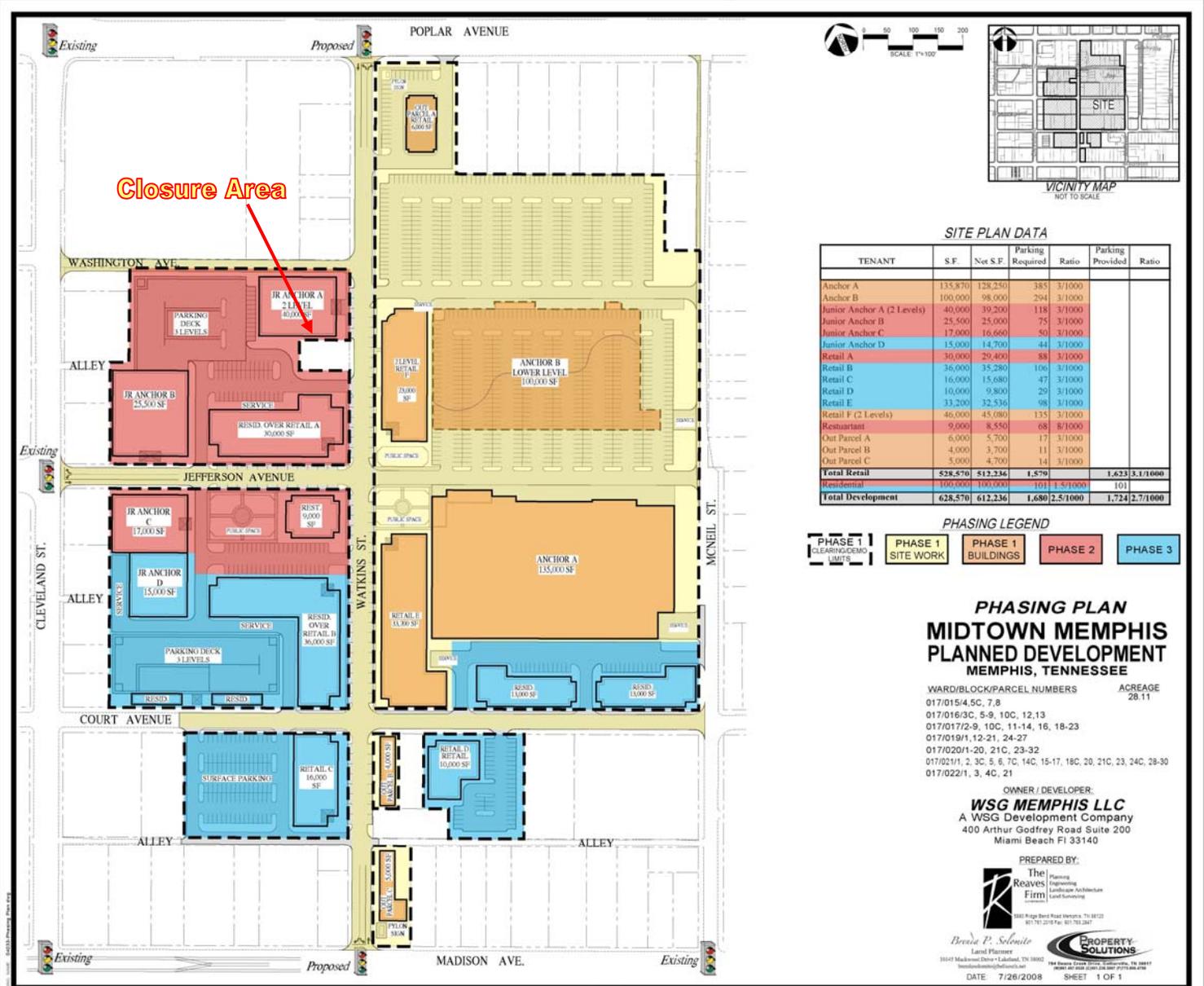
August 06, 2008  
Memphis and Shelby County Division of Planning and Development  
Land Use Control Board, 125 N Main St, Suite 405, Memphis, TN 38103  
GIS Tech: Darryl White, 901-576-7184 or 901-576-7194 Fax  
E address: www.DPD@go.com or Darryl.White@MemphisTN.gov  
This is a representation and should not be used  
as a legal document in any form or fashion.

SAC08-601 thru 606









**SITE PLAN DATA**

TENANT	S F	Net S F	Parking Required	Ratio	Parking Provided	Ratio
Anchor A	135,870	128,250	385	3/1000		
Anchor B	100,000	98,000	294	3/1000		
Junior Anchor A (2 Levels)	40,000	39,200	118	3/1000		
Junior Anchor B	25,500	25,000	75	3/1000		
Junior Anchor C	17,000	16,660	50	3/1000		
Junior Anchor D	15,000	14,700	44	3/1000		
Retail A	30,000	29,400	88	3/1000		
Retail B	26,000	25,280	106	3/1000		
Retail C	16,000	15,680	47	3/1000		
Retail D	10,000	9,800	29	3/1000		
Retail E	33,200	32,536	98	3/1000		
Retail F (2 Levels)	46,000	45,080	135	3/1000		
Restaurant	9,000	8,550	68	8/1000		
Out Parcel A	6,000	5,700	17	3/1000		
Out Parcel B	4,000	3,700	11	3/1000		
Out Parcel C	5,000	4,700	14	3/1000		
<b>Total Retail</b>	<b>528,570</b>	<b>512,236</b>	<b>1,579</b>		<b>1,623</b>	<b>3.1/1000</b>
Residential	100,000	100,000	101	1.5/1000	101	
<b>Total Development</b>	<b>628,570</b>	<b>612,236</b>	<b>1,680</b>		<b>1,724</b>	<b>2.7/1000</b>

**PHASING LEGEND**

PHASE 1 CLEARING/DEMOLITION LIMITS | PHASE 1 SITE WORK | PHASE 1 BUILDINGS | PHASE 2 | PHASE 3

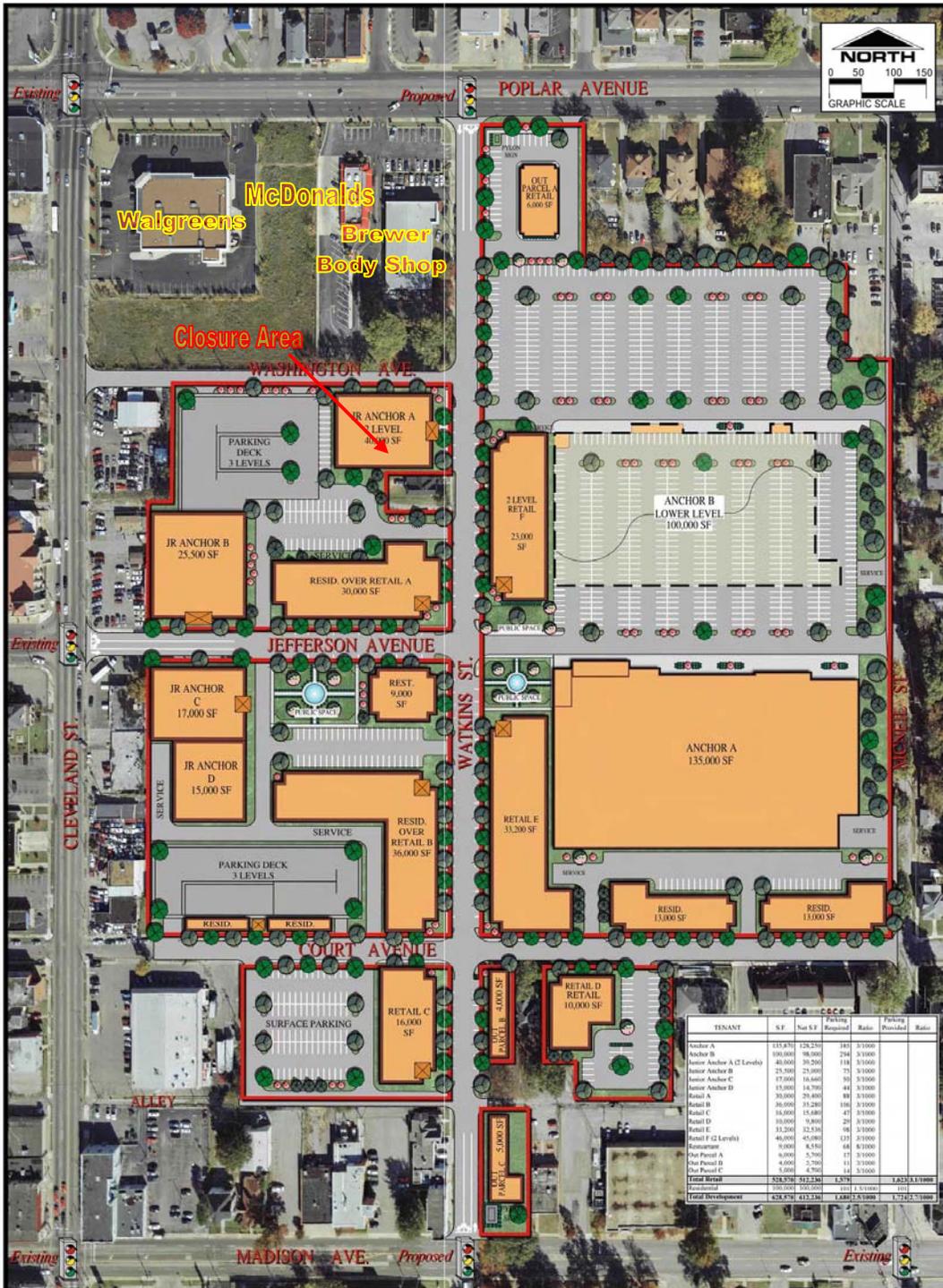
**PHASING PLAN  
MIDTOWN MEMPHIS  
PLANNED DEVELOPMENT  
MEMPHIS, TENNESSEE**

WARD/BLOCK/PARCEL NUMBERS ACREAGE  
017/015/4, 5C, 7, 8 28.11  
017/016/3C, 5-9, 10C, 12, 13  
017/017/2-9, 10C, 11-14, 16, 18-23  
017/019/1, 12-21, 24-27  
017/020/1-20, 21C, 23-32  
017/022/1, 2, 3C, 5, 6, 7C, 14C, 15-17, 18C, 20, 21C, 23, 24C, 28-30  
017/022/1, 3, 4C, 21

OWNER / DEVELOPER:  
**WSG MEMPHIS LLC**  
A WSG Development Company  
400 Arthur Godfrey Road Suite 200  
Miami Beach FL 33140

PREPARED BY:  
**The Reeves Firm**  
Planning  
Engineering  
Landscape Architecture  
Land Surveying

*Brenda P. Sclonits*  
Land Planner  
18147 Midwood Drive • Lakeland, TN 38002  
10400 Highway 58 • Memphis, TN 38117  
MEMPHIS OFFICE: 901.528.2827  
DATE: 7/28/2008 SHEET 1 OF 1



TENANT	SF	No SF	Parking Required	Ratio	Parking Provided	Ratio
Anchor A	135,000	135,000	103	0.76	103	0.76
Anchor B	100,000	98,000	234	0.23	234	0.23
Anchor C (2 Levels)	40,000	39,200	114	0.28	114	0.28
Anchor D	25,500	25,000	75	0.29	75	0.29
Anchor E	17,000	16,600	50	0.29	50	0.29
Anchor F	15,000	14,700	44	0.29	44	0.29
Retail A	33,200	32,400	88	0.26	88	0.26
Retail B	23,000	22,200	56	0.24	56	0.24
Retail C	16,000	15,600	47	0.29	47	0.29
Retail D	10,000	9,800	29	0.29	29	0.29
Retail E	33,200	32,300	86	0.26	86	0.26
Retail F (2 Levels)	46,000	45,000	123	0.27	123	0.27
Residential	9,000	8,500	48	0.27	48	0.27
Plot Parcel A	8,000	7,700	17	0.21	17	0.21
Plot Parcel B	4,000	3,700	11	0.28	11	0.28
Plot Parcel C	5,000	4,700	14	0.28	14	0.28
<b>Total Retail</b>	<b>528,300</b>	<b>512,300</b>	<b>1,378</b>		<b>1,423</b>	<b>0.26</b>
Commercial	100,000	100,000	11	0.11	11	0.11
<b>Total Development</b>	<b>628,300</b>	<b>612,300</b>	<b>1,489</b>		<b>1,434</b>	<b>0.23</b>

PREPARED BY:  
**The Reaves Firm**  
 Planning  
 Engineering  
 Landscape Architectural  
 Land Surveying  
 1880 Ridge Road Memphis, TN 38120  
 901.761.2010 Fax: 901.761.2847  
 Brenda P. Solomon  
 Land Planner  
 10145 Mackwood Drive • Lakeland, TN 38002  
 brendasolomon@bellsouth.net  
**PROPERTY SOLUTIONS**  
 194 Omega Creek Drive, Collierville, TN 38017  
 (901) 551-4514 FAX (901) 551-2382

JULY 2, 2008  
**Conceptual Master Plan**  
**MIDTOWN MEMPHIS**  
**Planned Development**  
 MEMPHIS, TENNESSEE

DEVELOPED BY:  
**WSG MEMPHIS LLC**  
**WSG**  
 DEVELOPMENT COMPANY  
 400 Arthur Godfrey Road Suite 200 Miami, Florida 33137 3707





## **STAFF ANALYSIS**

### **Site Area Description:**

The subject property is located in the Midtown Planning District, beginning on the south side of Washington Ave; approximately one hundred (100') feet west of Watkins Street. This area is zoned in the Multiple Family Residential (R-MH) District. The adjacent properties to the east and west of this closure area are mostly vacant with the exception of one single-family dwelling (R.C. Banks property). There is a multiple family residential complex located to the south of this closure area. The applicant (WSG Memphis, LLC) also owns this. The land use north of this closure consists of a single-family dwelling and a commercial parking lot (McDonalds) and motor vehicle service operation (Brewer Body Shop). This alley intersects with an east/west alley (*SAC 08-606*) that is also proposed for closure, (*see page 5*).

There is a companion Planned Development application to this alley closure request. The existing area consists of vacant land, multiple family dwellings, single-family dwellings, and commercial uses located along the arterial streets, (*see page 6*). The Planned Development proposes the redevelopment of approximately twenty (28) acres containing four to five (4 to 5) city blocks between Poplar Avenue to the north; Madison Avenue to the south; McNeil Street to the east and Cleveland Street to the west, (*see page 7*). The proposal is to redevelop this area with a big box retail user, various other retail and restaurant uses, as well as mixed-use commercial and residential uses (*see pages 8 and 9*).

### **Alley Characteristics:**

This alley was created as a result of the 1888 Madison Heights Subdivision. It contains nine (9.5') feet of right-of-way, beginning at the south right-of-way of Washington Avenue (20' R.O.W), and proceeds southwardly approximately one hundred and eighty seven (187') feet. This alley area contains one thousand seven hundred and eighty one (1,781) square feet of area, (*see page 10*).

### **Conclusion:**

The applicant is the owner of the majority of adjacent lots which abut this alley, with the exception of the single-family lot (R. C. Banks property) located at the southern terminus of the alley on the east side of the closure area, (*see page 10 and 11*). There is no paved right-of-way and this area has not been utilized by vehicular traffic for some time. To date this alley exists as a paper alley dedicated and platted for residential use in the late eighteen (1800's) hundreds when this area contained single-family dwellings.

*This alley only provides access to the adjacent properties to the west and east of the proposed closure area. As shown on Page 11 the R. C. Banks property does use a portion of the alley for rear yard access. This property has forty-seven (47') feet of lot width along Watkins Street and has approximately one hundred (100') feet of lot depth. If the request for closure is approved, the R. C. Banks property shall receive approximately four (4.75) feet along the forty-seven (47') foot rear property line, which would add two hundred and twenty three (223) square feet of additional lot area. SAC 08-606 (Washington Ave. Alley Closure), Joy Place Alley proposes to stop the requested closure area at the rear of the R. C. Banks property. Therefore, the R. C. Banks property will still have access to Watkins Street as well as the rear yard of the property.*

Over time, streets and alleys within this area have been closed and consolidated with adjacent lots

for redevelopment purposes for larger projects. This request is being made in an effort to consolidate properties for redevelopment. This alley closure will not negatively impact the adjacent properties because of the lack of utilization by the public. This request is recommended for approval.

The applicant shall provide for the construction of curb, gutter, and sidewalk across the closure as required by the City Engineer. If the City Engineer approves access, the applicant shall construct a City Standard curb cut across the closure, all to the satisfaction of the City Engineer, and at the applicant's expense. The applicant shall enter into a Standard Improvement Contract or obtain a curb cut permit from the City Engineer to cover the above required construction work.

**L.U.C.B. Conditions**

1. The applicant shall provide for the construction of curb, gutter and sidewalk across the closure as required by the City Engineer. If the City Engineer approves access, the applicant shall construct a City Standard curb cut across the closure, all to the satisfaction of the City Engineer, and at the applicant's expense. The applicant shall enter into a Standard Improvement Contract or obtain a curb cut permit from the City Engineer to cover the above required construction work.
2. The applicant shall comply with all conditions of the closure within 365 days of the conditional approval of the closure by the City Council.
3. Provide easements for existing sanitary sewers , drainage facilities and other utilities or relocate at developers expense.

## GENERAL INFORMATION

<b>Planning District:</b>	Midtown
<b>Census Tract:</b>	25
<b>Municipal Annexation Reserve Area:</b>	Memphis City Limits
<b>Zoning Atlas Page:</b>	2030
<b>Roadway Frontages:</b>	9' – Washington Avenue

## DEPARTMENTAL COMMENTS

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

### City Engineer:

Street Closures:

1. Provide easements for existing sanitary sewers, drainage facilities and other utilities or relocate at developer's expense.
2. The applicant shall provide for the construction of curb, gutter and sidewalk across the closure as required by the City Engineer. If the City Engineer approves access, the applicant shall construct a City Standard curb cut across the closure, all to the satisfaction of the City Engineer, and at the applicant's expense. The applicant shall enter into a Standard Improvement Contract or obtain a curb cut permit from the City Engineer to cover the above required construction work.
3. The applicant shall comply with all conditions of the closure within 365 days of the conditional approval of the closure by the City Council.

**City Fire Division:** No comments.

**City Real Estate:** No comments.

**City/County Health Department:** The Water Quality Branch has no comments.

**City Board of Education:** No comments.

**Construction Code Enforcement:** No comments.

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

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

**Because of the magnitude of existing facilities and the cost to remove/relocate, it would be beneficial for the owner/applicant to meet with MLGW to discuss their plans, and develop a solution to mitigate the utility conflicts.**

MLGW has **SIGNIFICANT** overhead and underground facilities within the public rights-of-way as outlined in the referenced applications.

**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. There are some facilities which could:

- remain in place, subject to specific limitations and easement rights.
- be abandoned in place.
- be removed.
- be removed and relocated in order to maintain the utility distribution network.
- There is a 115,000-volt underground electric cable in Jefferson Avenue which could cost well in excess of \$1,000,000 to relocate.

Additionally:

- MLGW has existing facilities within the present public road right of way. The City of Memphis shall retain an easement across the proposed street closure, from edge to edge of the road right of way, to accommodate any existing public utilities, including electric, gas, water, CATV, telephone, sewer, drainage, etc
- If it is necessary for MLGW facilities to be installed, removed or relocated, any work performed by MLGW will be done at the expense of the owner/applicant.
- MLGW reserves the right to retain a utility right-of-way within that portion of the existing public road right of way at all times for existing utilities, or the owner/applicant may choose to relocate existing utilities at the expense of the owner/applicant.
- **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.
- MLGW must be able to access any overhead or underground facilities. Consequently, no permanent structure(s) shall be constructed or erected within that portion of the existing public road right of way including fences, buildings, patios, vehicle parking or paving.
- If there are existing fire hydrants within the proposed closure of the public right-of-way, these hydrants will become private facilities, and the owner/applicant will be billed a monthly fee by MLGW.
- If there are existing street lights within the proposed closure of the public right-of-way, MLGW will remove all street lights, and abandon underground electric feeds or remove overhead electric feeds – at the expense of the owner/applicant.
- **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 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.
- Any proposed structures must comply with the **National Electric Safety Code (NESC)** and maintain minimum horizontal/vertical clearances from existing overhead electric facilities.

- **Landscaping is prohibited** within any MLGW utility easement. No trees, shrubs or permanent structures will be allowed within any MLGW 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 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).
- **Fire Protection Water Services: It is the responsibility of the owner/applicant** to contact MLGW - **Water Engineering @ 528-4720** to obtain fire protection/water flow information. If water main extensions and/or an increase in existing main sizes are needed to meet the minimum fire flow rate to serve the proposed development, the owner/applicant will be responsible for the cost of these improvements.
  - Please refer to Section 12.1.1 and Appendix A of the **MLGW Water Service Policy Manual**, which is available online at the following MLGW website: [http://www.mlgw.com/images/water\\_manual.pdf](http://www.mlgw.com/images/water_manual.pdf)
- **It is the responsibility of the owner/applicant** to contact the appropriate MLGW engineering area to determine if system improvements may be required and any related cost:
  - MLGW Engineering - **Residential Development: 528-4858**
  - MLGW Engineering - **Commercial Development: 367-3343**
- **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.

**Bell South:**

No comments.

**Memphis Area Transit Authority (MATA):**

No comments.

**OPD-Regional Services:**

This application was reviewed by the MPO staff/Department of Regional Services on January 17, 2007.

The

MPO staff has determined that Hickory Hill Road is an existing major road consisting of 108 feet of right of way, 88 feet of pavement, and no proposed improvements.

**OPD-Plans Development:**

No comments.

SW-Carlos B. McCloud