

MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT
STAFF REPORT **14**

CASE NUMBER: P.D. 08-323 **L.U.C.B. MEETING:** November 13, 2008

DEVELOPMENT NAME: Tournament Center Planned Development, 2nd Amendment

LOCATION: North side of Tournament Drive; ±1,070 feet west of Hacks Cross Road

COUNCIL DISTRICTS: **SUPER: 9** **REGULAR: 2**

OWNER OF RECORD/APPLICANT: Clark & Clark

REPRESENTATIVE: ETI Corporation **AREA:**27.4 Acres

REQUEST: Amend Areas D & E of the Tournament Center Planned Development to permit multi-family units

EXISTING LAND USE & ZONING: Agricultural Flood Plain (AG{FP}) District

SURROUNDING LAND USES AND ZONING:

North: Apartments, part of the Fieldstone Planned Development (P.D.94-355)

East: Parking Lot, Corporate Office, and Private Golf Course, part of the Southwind Planned Development (P.D. 01-317)

South: Vacant land, areas A, B, C, approved for Office uses in the Tournament Center (P.D. 06-354)

West: Vacant land (the remaining 22 acres of Area D) in the Tournament Center Planned Development (P.D. 06-354).

OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION:

APPROVAL WITH CONDITIONS

Staff: Donald Jones

E-Mail: donald.jones@memphistn.gov

CONCLUSIONS

1. The requested use (multi-family) is consistent with the existing uses of property to the north of this development. By adding this land use into the mix, this planned development begins to take on a mixed use character which is in keeping with the development of the overall area and good land use planning in general.
2. With respect to the design, Area E is representative of more recent efforts to bring land uses closer to the street and provide a streetscape that encourages pedestrian activity.
3. By contrast, Area D which is a deeper site, provides a transition between Area E and the future Office uses to the west. It is a more traditional apartment layout, however, the applicant has worked with the OPD staff to locate the parking behind the buildings and orient at least two of the multi-family structures to Tournament Drive.
4. The recommended conditions call for one more change to the plan. A third point of access is called for by the Subdivision Regulations for development with more than 200 units. This Staff Report recommends a connection to the west property line which will eventually connect to the future Polo Drive.

Aerial Photo



Overall Development – Tournament Center PD



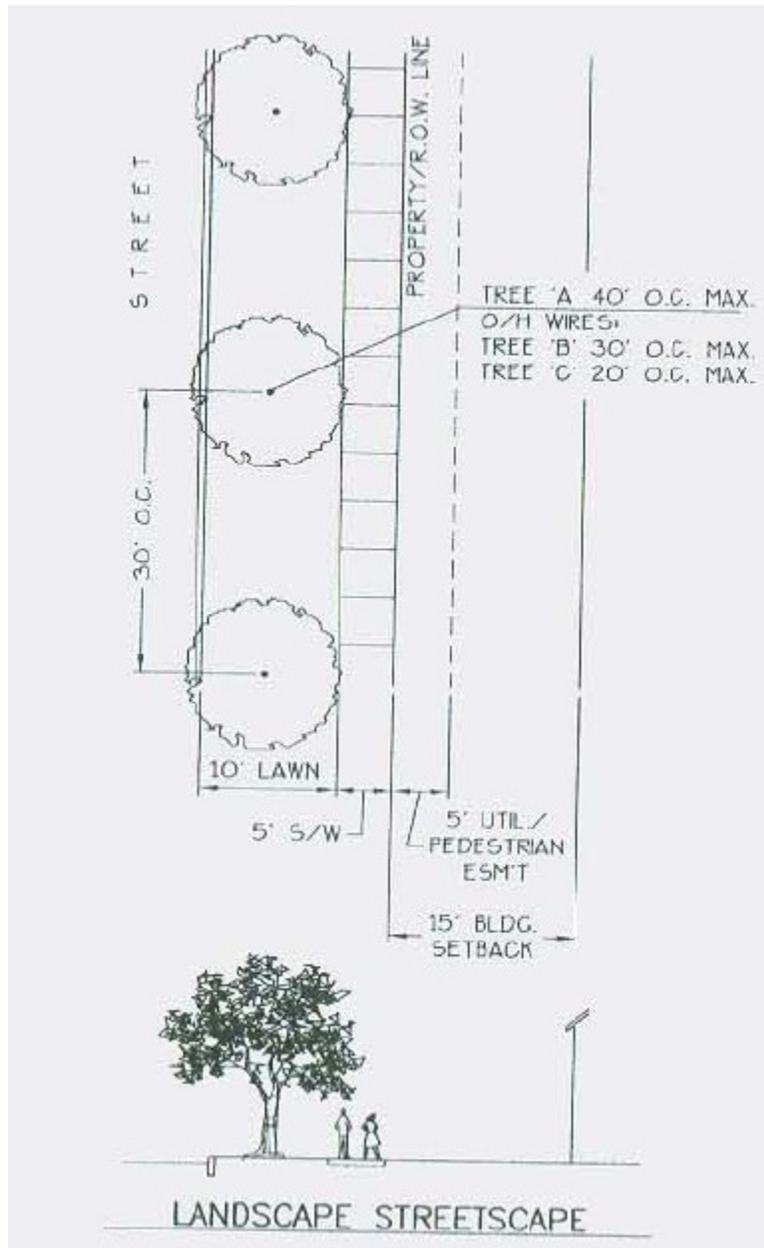


Illustration of Streetscape for Area E

STAFF ANALYSIS

General Location and Site Characteristics

The subject site is located at the northwest corner of Hacks Cross Road and Tournament Drive generally opposite the Federal Express Corporate Headquarters and the Southwind Golf Course.

The subject property is currently vacant and is comprised of Areas D and E of the Tournament Center Planned Development. A connection to the Fieldstone Apartments, approved under the Fieldstone P.D., separates these two areas. The requested amendment includes approximately ½ of Area D. The western half of Area D, approximately 22 acres remains designated for office development. This area is heavily wooded.

Area E contains vegetation along its east and north boundaries and a split rail fence along the road frontage. The most recent amendment to this Planned Development, extended office uses to Area E, PD 06-354.

Request:

The applicant is requesting to amend the Tournament Center Planned Development to add multi-family units as permitted uses in addition to office in Areas D and E. The request is understood to be either office or multi-family in each area. But the requested conditions do not require both areas to be developed similarly, that is, both areas are not required to be developed office or residential, they will each stand on their own.

The applicant has submitted a Concept Plan to guide the development of the site as residential. The most recent amendment to this planned development included a concept plan for the development of the entire site if developed as office.

Included in the concept plan for multi-family units is a streetscape plan. In Area E that plan includes a Tree Lawn between the curb and the sidewalk, an 5 foot wide utility area behind the sidewalk, and a 15 foot wide setback for the building.

In Area D, the applicant provides a transition with the easternmost building continuing the same street scape and setbacks. Moving westward from that building the street scape moves to the opposite side of the sidewalk and includes a berm to provide continuity to the balance of the street to the west which is designated for office.

All of the required parking is located behind the buildings.

Review of Request:

Use - The requested use (multi-family) is consistent with the existing uses of property to the north of this development. By adding this land use into the mix, this planned development begins to take on a mixed use character which is in keeping with the development of the overall area and good land use planning in general.

Design - With respect to the design, Area E is representative of more recent efforts to bring land uses closer to the street and provide a streetscape that encourages pedestrian activity.

By contrast, Area D which is a deeper site, provides a transition between Area E and the future Office uses to the west. It is a more traditional apartment layout, however, the applicant has worked with the OPD staff to locate the parking behind the buildings and orient at least two of the multi-family structures to Tournament Drive. The applicant's street scape plan calls for a berm along the section of Tournament Drive west of the easternmost apartment building which will provide continuity with the balance of Area D which is designated for Office Use.

Access – The Subdivision Regulations call for three points of access for developments that have 200 or more lots or units. Area D will accommodate approximately 350 units under this plan. The applicant has provided two points of access to Tournament Drive that are approximately 230 feet apart. A third point of access is needed to provide an alternative ingress/egress location in the event of an accident on Tournament Drive or other emergency situation. One alternative is to make a connection to the access drive for the Fieldstone Apartments. This alternative is subject to an agreement by two different property owners.

A second alternative, which is recommended by these conditions is to add an access point to the west property line. This will connect this apartments to a non-residential use that is currently owned by this applicant. The gate can be designed for exit or even emergency use only. At this location, the residents of the apartments in Area D could connect with the future Polo Drive. This would not only help by-pass an emergency situation it would also provide access to a north-south street.

RECOMMENDATION: APPROVAL WITH CONDITONS

OUTLINE PLAN CONDITIONS

Tournament Center Planned Development. 2nd Amendment
P.D. 08-323

I. USES PERMITTED:

A. Area A, B, C, D and E - Any use including the usual and customary accessory uses permitted by right, or administrative site plan review in the O-G District, including apartments and accessory uses in Areas D & E as depicted on the conceptual plan..

1. The following uses shall not be permitted within Areas A, B, C, D or E

- a. Communication Towers and Mobile Communication Services (CMCS) Tower.
- b. Day, Family, Group Care Center or Home.
- c. Nursery School
- d. Art, Photo Studio or Gallery
- e. Barber or Beauty Shop
- f. Business School
- g. Cleaning Establishment
- h. Flower or Plant Store
- i. Cocktail lounge, night club, tavern

2. The following accessory uses shall be permitted but within an office building and limited to a maximum of 2,000 square feet.

- a. Restaurant
- b. Snack Bar
- c. Gift Shop
- d. Day Care (For tenants only)

II. BULK REGULATIONS:

A. Area A (+/- 28.00 acres) - Maximum net floor area ratio of .40. All other bulk requirements shall comply with the O-G District.

B. Area B (+/- 12.33 acres) - Maximum net floor area ratio of .45. All other bulk requirements shall comply with the O-G District.

C. Area C (+/- 18.99 acres) - Maximum net floor area ratio of .33. All other bulk requirements shall comply with the O-G District.

- D. Area D (+/- 40.26 acres) - Maximum net floor area ratio of .40. All other bulk requirements shall comply with the O-G District.
- E. Areas D & E combined – The maximum density permitted shall be 15 dwelling units per acre.**
- F. Area E (+/- 5.05 acres) - Maximum net floor area ratio of .12. All other bulk requirements shall comply with the O-G District.
- G.. Maximum overall **office** net floor area ratio shall not exceed .33. Each phase of the P.D. shall indicate its individual net F.A.R. and the overall net to date.
- H.. The maximum height of structures:
1. Area A - 4 stories
 2. Area B - 5 stories
 3. Area C - 3 stories
 4. Area D - 4 stories
 5. Area E - 1 story **for Office Use**
 - 6. Area E - 2 stories for multi-family dwellings**
 - 7. Area D – 3 stories for multi-family dwellings**
- I.. In Areas C and D the perimeter building setbacks shall be 100 feet from Polo drive. In area C the building setback shall be 100 feet from the south property line.
- J. In that portion of areas C and D that abut existing residential development, the minimum setback for a 2 story **office** building shall be 100 feet. The minimum setback for a 3 story **office** building shall be 200 feet.
- K. In area D, the minimum setback for a 4 story **office** building shall be 300 feet.
- L. **In areas D & E, the minimum setback for multi-family residential buildings that abut residential development shall be 25 feet.**
- M. **In Areas D & E, the required front yard setback for multi-family buildings shall be as depicted on the Concept Plan.**
- N. In Area A the perimeter building setback shall be 100 feet from Hacks Cross Road.
- O. All **office** buildings shall be composed of glass, brick or other masonry material

and may include additional finish materials used within the office areas of the Southwind Planned Development.

- P. Only single story, residential style, office buildings **or two story multi-family buildings** shall be permitted in Area E.
- Q. **All exterior multi-family residential building elevations shall contain no less than 50 percent brick materials. The calculation of the exterior façade shall exclude windows, garage doors, and breezeways.**
- R. **The community building in Area D shall be designed with a residential appearance including a typical single family pitched roof and materials that are consistent with the other apartment buildings as described in Q above.**

III. ACCESS, PARKING AND CIRCULATION:

- A. Dedicate 54 feet from centerline of Hacks Cross Road and improve in accordance with Subdivision Regulations.
- B. Tournament Drive shall be dedicated and improved to 86 feet of right-of-way from Hacks Cross Road to Polo Drive. **The Amendment for Areas D & E shall dedicate 43 feet from the centerline of Tournament Drive.**
- C. Polo Drive shall be dedicated to 34 feet from the centerline.
- D. All internal public streets in office and commercial areas shall be dedicated and improved as 68 foot wide commercial collectors, and all public streets shall meet the design requirements of the Subdivision Regulations.
- E. All private drives/rear service drives shall be constructed to meet pavement requirements of the Subdivision Regulations, applicable City Standards, and provide a minimum width of twenty-two feet (22') feet
- F. Area A curb cuts on Tournament Drive shall not begin closer than 300 feet from the centerline of Hacks Cross Road.
- G. Area A shall be allowed two curb cuts onto Hacks Cross Road but shall not begin closer than 300 feet from the centerline of Tournament Drive.
- H. The City Engineer shall approve the design and location of curb cuts.

- I. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk.
- J. Private drive medians shall be setback a minimum of 20 feet from the public right of way line.
- K. Parking shall be provided in accordance with Section 28 of the Zoning Ordinance.
- L. Provide internal circulation and shared access between phases/lots/parcels/with access easements reflected on all final plats.
- M. Developer shall provide additional right-of-way widths to meet lane requirements at all intersections where additional turning movements are proposed.
- N. Access to from the apartment units in Area D to the future office area in the westernmost section of Area D shall be required. This access may be designed as an exit only or an emergency use only gate.**
- O. Adequate queuing spaces in accordance with the current ordinance shall be provided between the street right-of-way line and any proposed gate/guardhouse/card reader.**
- P. Adequate maneuvering room shall be provided between the right-of-way and the gate/guardhouse/card reader for vehicles to exit by forward motion.**

IV. SIGNAGE:

- A. Signage for office buildings each area shall be in accordance with the General Office (O-G) District.
- B. Signage for multi-family residential shall be in accordance with the Multi-family residential (R-ML) District.
- C. The minimum development identification sign setback from any property line shall be 15 feet.
- D. All signs shall be ground mounted, and composed of similar materials as that of the buildings.

V. LANDSCAPING AND SCREENING:

- A. A **streetscape plate** (Plate A-4 or equivalent) shall be provided along Tournament Drive and future Polo Drive. The actual cross section, if developed as multi-family buildings, shall be as depicted on the Concept Plan and shall include a 10 foot wide tree lawn in Area E and a portion of Area D.
- B. A 25 foot wide landscape screen (Plate B-4 or equivalent) shall be provided along the east and north property lines of Area D and the north and west lines of Area E. .**
- C. A 30 foot wide landscape screen as shown on the Outline Plan, Plate A-3 modified, shall be provided and maintained along Hacks Cross Road. All existing trees shall be retained and incorporated into the required landscaping if possible.
- D. Along the northeast boundary line of Area D, from the back entryway to the Fieldstone Apartments (generally northward) to the very northern boundary, a Plate N-1, expanded to 25 feet, incorporating existing trees and supplementing with an evergreen species such as Leland Cypress but not Loblolly Pine, where gaps exist.
- E. Along the boundary line described in “D” above, a six foot tall, sight proof wooden fence with brick columns shall be provided. Columns shall be spaced a maximum of 50 feet apart.
- F. A natural area, non-disturbance zone shall be maintained along the north property line of Area D.
- G. A non-disturbance zone incorporating existing vegetation of 40 feet in width shall be provided along the south boundary of Area C. However, a special plate, similar to the N-1 Plate shall be required along the south property line of Area C in the proximity of the terminus of County Gate Road. This plate shall be designed by the applicant and presented to the Office of Planning and Development for their review and approval. This plate should also consider the use of a berm. A brick based wrought iron fence shall be required along the south boundary line of the end of County Gate Road the full width of its right of way.
- H. All landscaped areas shall be provided exclusive of and in addition to any easements and shall not conflict with any easements, including overhead wires.

- I. Internal lot landscaping shall be provided at a minimum ratio of 300 square feet of landscaped area and one shade tree (Tree A) per every 20 parking spaces or fraction thereof. Landscaped areas shall not be less than 300 square feet in area in any single location and shall be located so that no parking space is farther than 75 feet from a tree.
- J. All other landscaping required on the site shall comply with the Landscaping Ordinance (Section 32 of the Zoning Ordinance).
- K. Equivalent landscaping may be substituted for that required above subject to the approval of the Office of Planning and Development.
- L. All required landscaped areas shall be irrigated.
- M. Refuse containers shall be completely screened from view of public roads being located at the rear of buildings or within a service court area which serves tenants.
- N. Air conditioning, heating, ventilation or other mechanical equipment including, that located on roofs, shall be screened using architectural features or landscaping.
- O. Utility features such as electrical wiring, conduit and meters shall also be screened using architectural features or landscaping.
- P. All utility services to buildings and signs shall be underground conduit.
- Q. Maximum height of all light standards shall be **25** feet. Lighting shall be directed so as not to glare onto residential property. The office buildings shall not be lit by floodlights on the sides of the buildings that abut residential property.
- R. Lot owners are responsible for the maintenance and replacement of all fences, trees, shrubs, and turf located within the landscape screen (s). Dead plants shall be replaced in-kind with live plants. Any plant species substitutions require the approval of the Memphis and Shelby County Office of Planning and Development. Removal of live plants from the screen is prohibited.

VI. DRAINAGE:

- A. An overall drainage plan for the entire site shall be submitted to the City Engineer prior to approval of the first final plat.
- B. All drainage plans shall be submitted to the City Engineer's Office for review.

- C. Drainage improvement , including possible on-site detention, shall be provided under contract in accordance with the Subdivision Regulations and the City of Memphis Drainage Design Manual.
- D. The project must be evaluated by the Tennessee Department of Health and Environment regarding their jurisdiction over the watercourses on this site in accordance with the Water Quality Control Act of 1977 as amended (TCA 69-03-101 et seq).
- G. The developer shall be aware of his obligation under 40 CFR 122.26 (B) (14) and TCA 69-03-101 et seq, to submit a Notice of Intent (NOI) to the Tennessee Division of Water Pollution Control to address the discharge of stormwater associated with the clearing and grading activity on this site.
- H. All grading and drainage plans shall show a topo and site features a minimum of 100 feet off site on the site plan under review or its effect on adjacent properties.
- I. Proper erosion control measures must be in place once clearing and regularly maintained to the satisfaction of the City Engineer and the Tennessee Department of Environment and Conservation. Applicant shall use “best management practices” to control the run off and stream siltation that occurs when land has been cleared prior to development.
- J. All off- site drainage outfalls require a letter from affected property owners granting permission to allow a concentrated flow onto property and to provide temporary erosion control measures.

VII. PUBLIC SEWER, WATER, AND EASEMENTS

- A. A master Sewer Plan for the entire planned development shall be submitted to the City Engineer prior to the filing of the first final plat.
- B. A sewer development fee shall be paid to the City of Memphis at the time of each final plan approval.
- C. Off-street sewer easements shall be a minimum of 15 feet wide.
- D. Install fire hydrants 500 feet apart at 2000 gpm at 20 psi. Memphis Steamer 4.815 x 7.
- E. Provide a 5 foot utility easement along all front and rear property lines.

- F. No other utilities or services may occupy sanitary sewer easements in private drives and yards except for crossings.
- G. All connections to the sewer shall be at manholes only.

VIII. SITE PLAN REVIEW:

- A. A final lot layout (site) plan shall be submitted for the review and approval of the Office of Planning and Development, and the appropriate City agencies with an appeal to the Land Use Control Board, if necessary.
- B. The site plan shall include the following items:
 - 1. An illustration of the location and dimensions of buildings, structures, parking areas, the street layout, classification, and geometry of all streets, a drainage plan, building elevations and landscape plan.
 - 2. Any other site information.
- C. The site plan shall be reviewed based upon the following criteria:
 - 1. Conformance with the outline plan conditions and to the standards and criteria for office planned developments contained in the Zoning and Subdivision Regulations.
 - 2. Adequacy of public facilities (streets, sewers, drainage, etc).
 - 3. Elements of site design such as building orientation and setback, access and parking and internal site circulation, landscaping and lighting.
 - 4. Consistency between buildings in regard to consistency in a unified development theme n building elevations, materials uses and signage.

IX. OTHER:

- A. The Land Use Control Board may modify the building setback, building height, access, parking, landscaping, and sign requirements if equivalent alternatives are presented.
- B. The approval of a Final Plat for Area A shall effectively revoke the existing recorded plat (Phase III, Part of Area A of the Fieldstone Planned Development).

- C. It is intended that the Tournament Center Planned Development be developed in a quality manner as to encourage and support the overall aesthetics of its surrounding area. Office buildings shall be composed of glass, brick, or other masonry material, and may include additional finish materials used within the office area of the Southwind Planned Development.

X. TIME LIMIT:

A final plat shall be filed within five (5) years of the approval of the Outline Plan by the City Council. Upon the request of the applicant the Land Use Control Board may grant extensions, subject to additional conditions and standards, if any. A request for a time extension shall be filed a minimum of 35 days prior to the expiration date.

XI. FINAL PLAT REQUIREMENTS:

Any final plat shall include the following:

- A. The Outline Plan Conditions.
- B. A standard subdivision contract as defined by the Subdivision Regulations.
- C. The exact location and dimensions including height of all buildings or buildable area, parking areas, drives and required landscaping.
- D. The number of parking spaces.
- E. The location, ownership, whether public or private, of any easement.
- F. A statement conveying all common facilities and areas to a homeowners or property owners' association or other entity, for ownership and maintenance purposes.
- G. The 100-year flood elevation.
- H. The location, diameter and species name of existing trees over 8 inches in diameter, and differentiation between those trees and preserved and those to be removed.
- I. The following notes shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City or County Engineer. The storm water detention systems located in these areas, except for those parts located in a

public drainage easement, shall be owned and maintained by the property owner and/or property owners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City/County Engineer's Office. Such maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.

GENERAL INFORMATION

Street Frontage:	Tournament Drive – Total = 1,947 Feet Area D = 873 Feet, Area E = 1,074 Feet
Planning District:	Shelby Farms - Germantown
Census Tract:	213.42
Zoning Atlas Page:	2350
Parcel ID:	081079 00030

Zoning History: The Tournament Center Planned Development (originally part of the Fieldstone Planned Development) was originally approved under File Number P.D. 99-343 to convert Single Family to Office. This project was amended with the approval of P.D. 06-354 which permitted office uses in Area E which was under prior approval was conditioned for use as Open Space.

DEPARTMENTAL COMMENTS

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

City Engineer:

1. Standard Subdivision Contract as required in Section 500 of Subdivision Regulations.

Sewers:

2. City sanitary sewers are available at developer's expense.
3. The developer shall extend sanitary sewers through the site to serve upstream properties.

Roads:

4. Dedicate 43 feet from centerline of Tournament Drive, between Hacks Cross Road and Polo Drive, and improve in accordance with Subdivision Regulations
5. All private drives/rear service drives shall be constructed to meet pavement requirements of the Subdivision Regulations, applicable City Standards, and provide a minimum width of twenty-two feet (22').
6. This development was originally approved under the first Fieldstone PD (PB 152, Pg 43), which required that all of the areas of the planned development be internally

connected. City Engineering recommends that this policy be continued, and that the two proposed apartment complexes have one additional access point each connecting to the existing private drive that intersects Tournament Drive between them to provide additional access for the residents of the complexes. In particular, the more traditional apartment units in Area D should be required to make the connection, since 350 +/- units are proposed.

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

Curb Cuts/Access:

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

Drainage:

10. Drainage improvements, including on-site detention, shall be provided under a Standard Subdivision contract in accordance with Subdivision Regulations and the City of Memphis Drainage Design Manual.
11. The developer should be aware of his obligation under 40 CFR 122.26(b)(14) and TCA 69-3-101 et. seq. to submit a Notice of Intent (NOI) to the Tennessee Division of Water Pollution Control to address the discharge of storm water associated with the clearing and grading activity on this site.

Site Plan Notes:

12. Adequate queuing spaces in accordance with the current ordinance shall be provided between the street right-of-way line and any proposed gate/guardhouse/card reader.
13. Adequate maneuvering room shall be provided between the right-of-way and the gate/guardhouse/card reader for vehicles to exit by forward motion.
14. The width of all existing off-street sewer easements shall be widened to meet current city standards.
15. All connections to the sewer shall be at manholes only.
16. 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.
17. Required landscaping shall not be placed on sewer or drainage easements.

City Fire Division: No comments.

City Real Estate: None.

City/County Health Department:

1. If any monitoring wells were installed as part of an environmental site assessment they must be properly filled and abandoned as outlined in Section 6 of the Shelby County Well Construction Code.
2. A Notification of Intent to perform demolition must be filed with the Pollution Control Section, Field Services Branch, at least 10 days before the demolition process is to begin so that a field inspection and the proper permits are issued for the demolition.

City Board of Education: No comments received.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water:

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

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

AT7T/Bell South:

AT&T has no comment regarding this development at this time.

Memphis Area Transit Authority (MATA):

No comments received.

OPD-Regional Services:

This application was reviewed by the MPO staff/Department of Regional Services on October 15, 2008. The MPO staff has determined that the proposed actions as submitted in this application will have no affect on the MPO Long Range Transportation Plan, Transportation Improvement Program, or any other plan, document, program or initiative of this department/organization.

OPD-Comprehensive Planning:

No comments.

Roseleigh N.A.:

No comments received

S.E. Shelby Coalition:

The Southeast Shelby County Coalition supports this project.

Southwind Homeowners Assoc.

No comments received