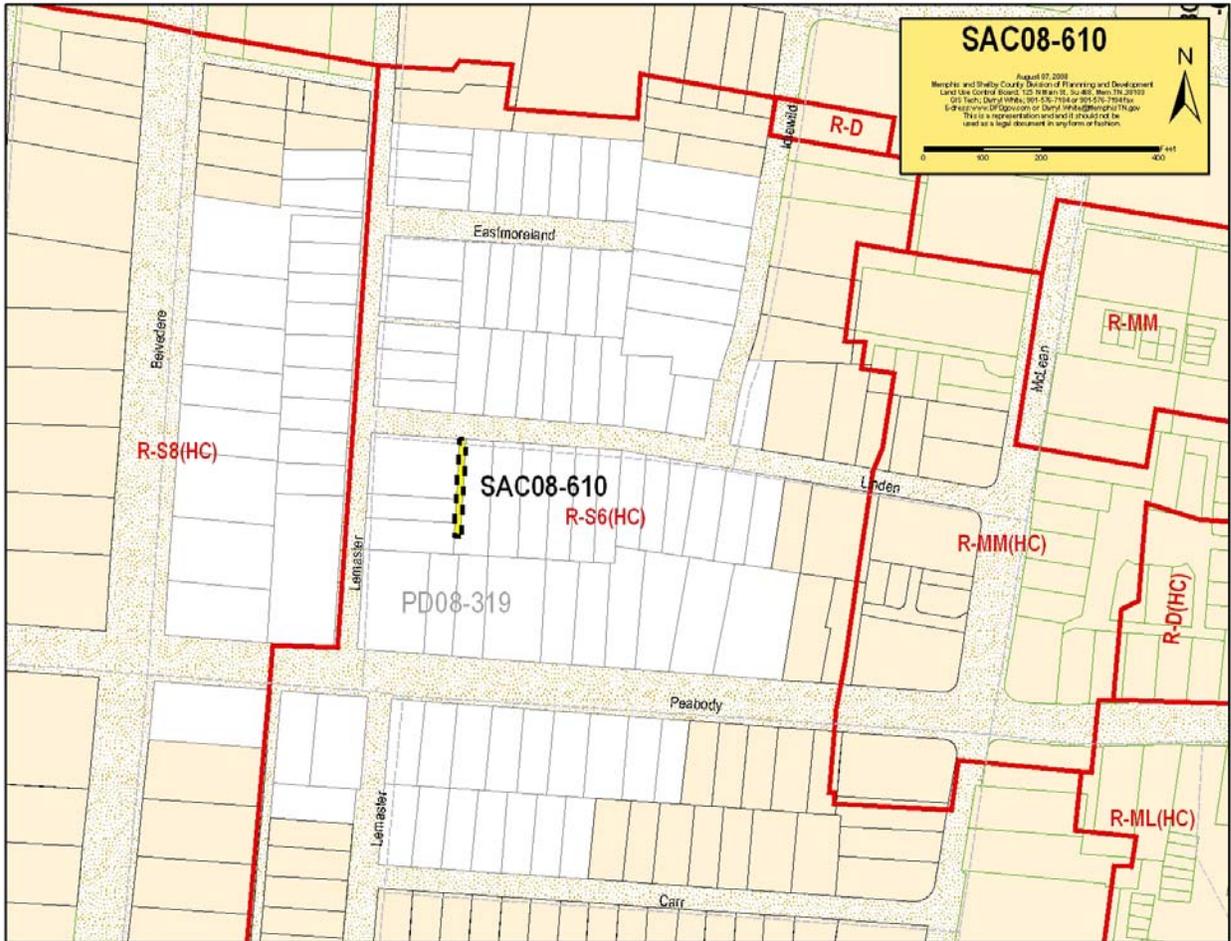
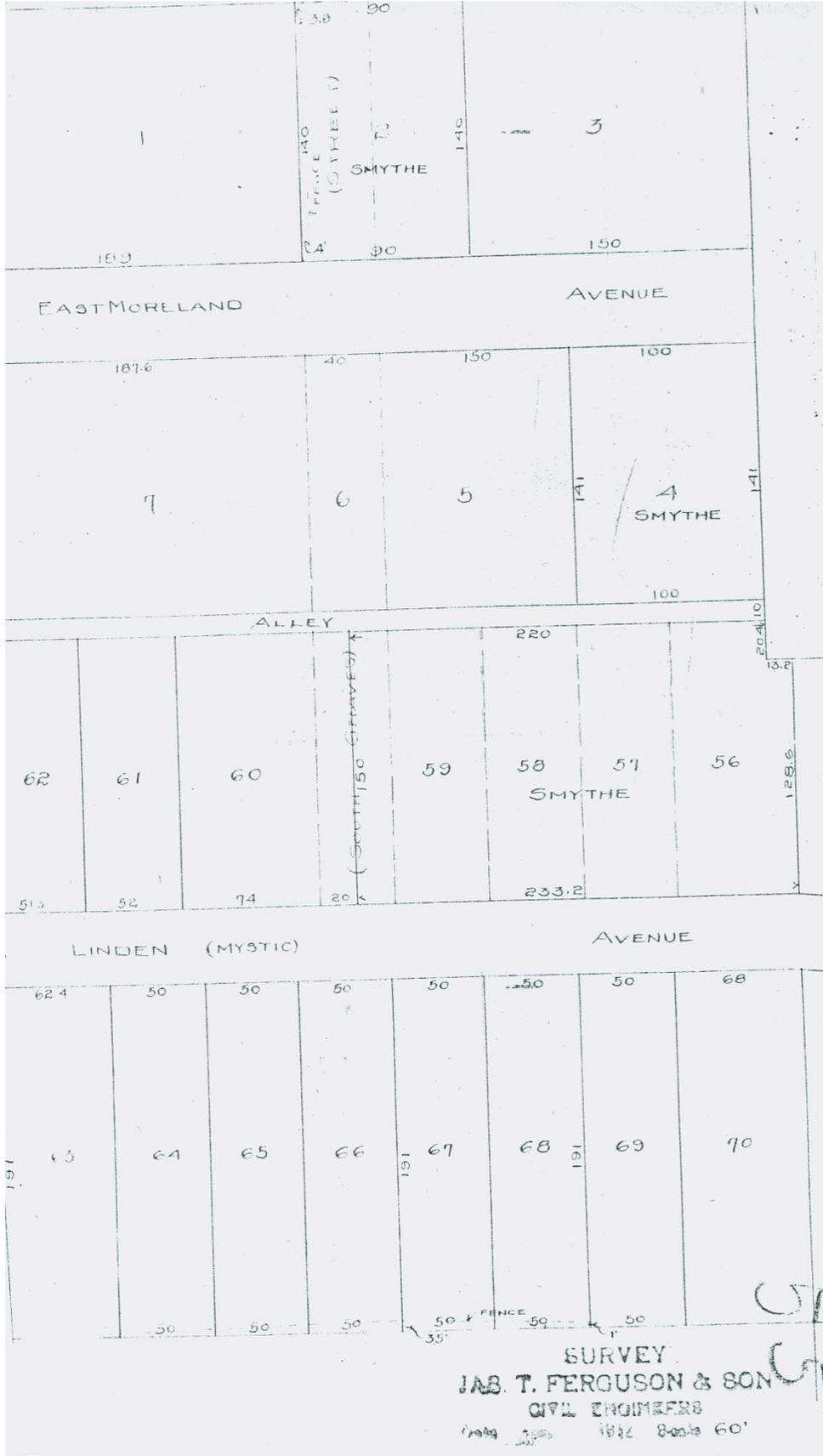


CONCLUSIONS

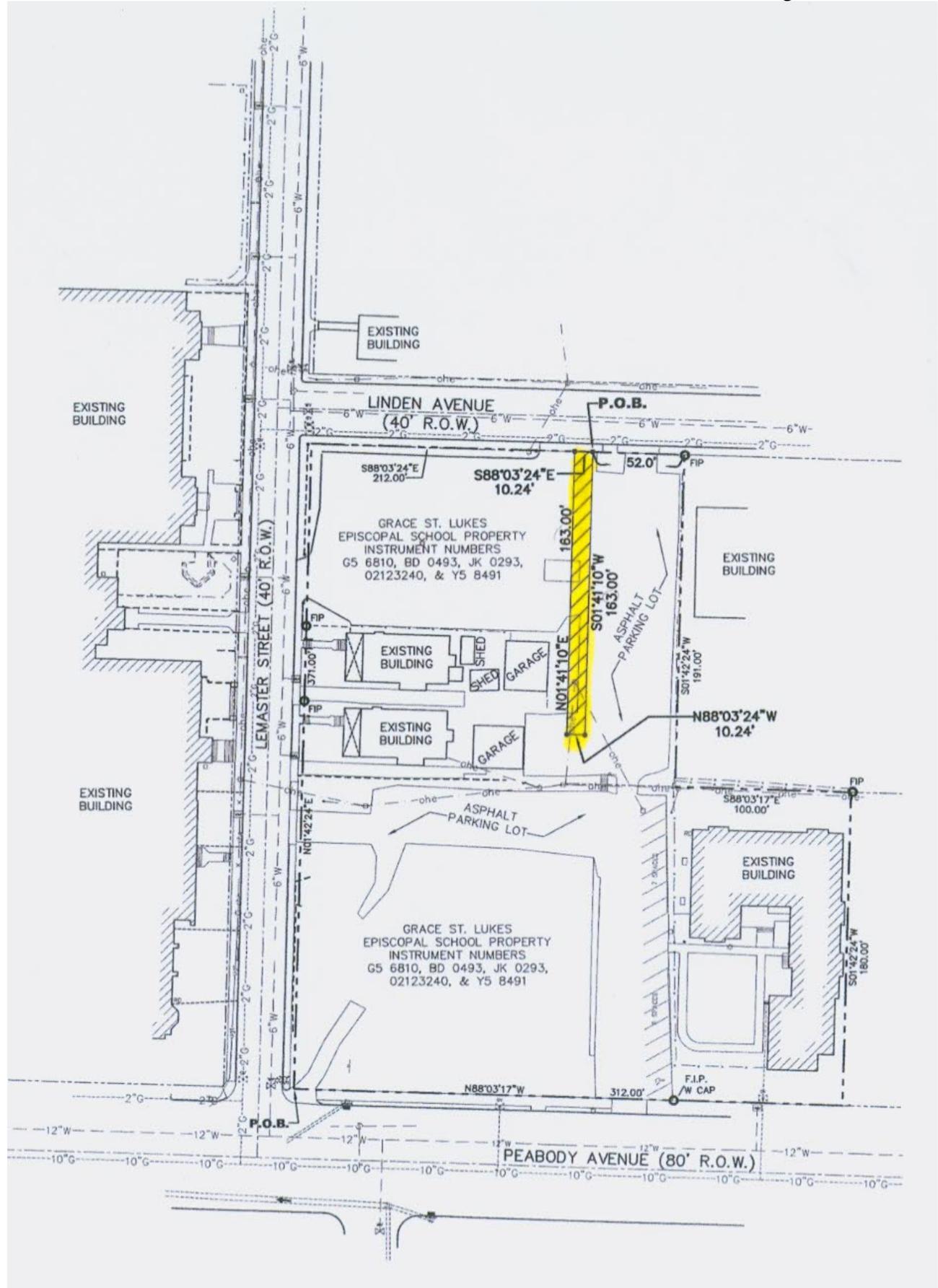
1. To date this alleyway provides access to the church parking lot. This alleyway extends north/south and has approximately ten (10') feet of right-of-way width and one hundred and sixty three (163') feet of depth. It has a right-of-way area of one thousand six hundred and fifty (1,650) square feet. This request is being made for property consolidation purposes. This alley right-of-way terminates into an existing church parking lot that provides access to adjacent street to the south Peabody Street as well as Linden Avenue. The applicant is the owner of the adjacent lots, which abut this alley way. To date this street exists as a paper alley; it has not been utilized for public pedestrian or vehicular traffic for some time. It only provides access to the church parking area.
2. This street closure will not negatively impact the adjacent property owners because of the lack of utilization. This request for a street closure is recommended for approval.



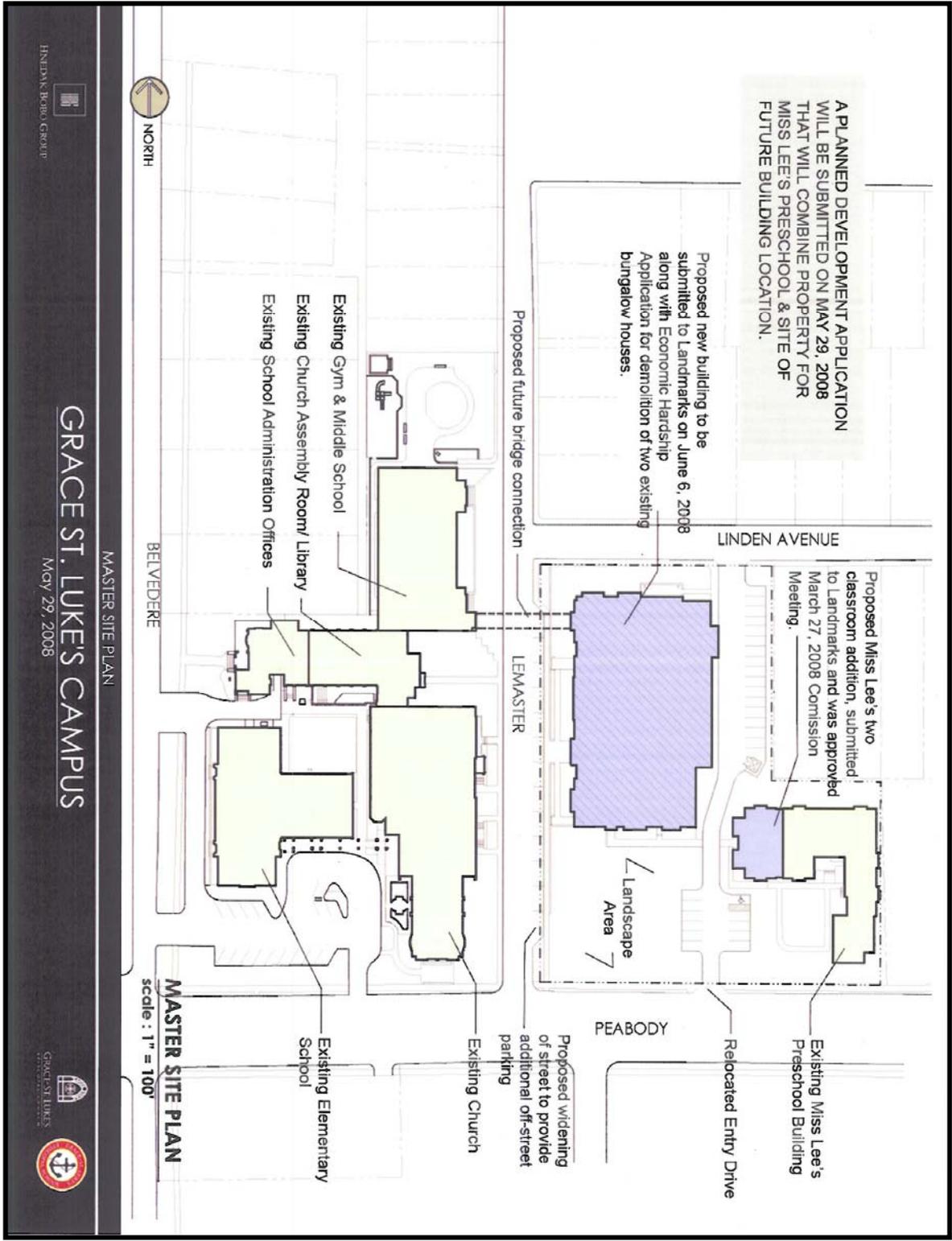


STAFF





PROPOSED SCHOOL MASTER PLAN



EXISTING MISS. LEES PRESCHOOL BUILDING



EXISTING CHURCH AND PROPOSED SCHOOL EXPANSION SITE



SUBJECT SITE



Subject site at NE corner of Peabody & LeMaster



Subject Site along east side of LeMaster St.



Subject site along south side of Linden Ave.



Existing Parking lot to be replaced with school



STAFF ANALYSIS

Site Area Description:

The subject right-of-way is located in the Midtown Planning District, beginning approximately one hundred and fifty one (151') feet east of Lemaster Street at the south side of Linden Avenue. The surrounding area of this proposed closure is zoned in the Single Family Residential (R-S6) Historic Conservation (HC) District. Single-family dwellings and additional church facilities are located to the west of this alley; single family dwellings are located to the south and east of this closure area.

Redevelopment Proposal:

Grace St. Luke Episcopal Church is proposes the creation of a new two (2) story church sponsored day school at the northeast corner of Peabody Avenue and LeMaster Street. Grace St. Luke Episcopal Church, the applicant, and their existing day school facilities are located directly across from the site at the northwest corner of Peabody Avenue and LeMaster Street. The existing church and school buildings extends over to the northwest corner of Peabody Avenue and Belvedere Avenue and to the north along LeMaster Street. Miss. Lee's Preschool which is also owned by the church and located on the north side of Peabody Avenue; approximately 212 feet east of the LeMaster Street intersection is also included within the boundaries of the subject application. Single-family homes surround the site on three sides to the south, north, and east. The site and immediately surrounding properties are located within the Single Family Residential (R-S6) District and this area is designated as a Historic Conservation (HC) District.

The applicant proposes to construct a new 42,000 square foot school building and a 2,600 square foot addition to the existing Miss Lee's Preschool. The addition to Miss Lee's Preschool will consist of two new classrooms. The new facility will be two stories in height and will include a cafeteria/kitchen, library, gymnasium, and two science classrooms as well as an art and music classrooms. The site is governed by the requirements of the Historic Conservation District as approved by the Memphis Landmarks Commission.

Street/Alley Characteristics:

To date this alleyway provides access to the church parking lot. This alleyway extends north/south and has approximately ten (10') feet of right-of-way width and one hundred and sixty three (163') feet of depth. It has a right-of-way area of one thousand six hundred and fifty (1,650) square feet. This request is being made for property consolidation purposes. This alley right-of-way terminates into an existing church parking lot that provides access to adjacent street to the south Peabody Street as well as Linden Avenue. The applicant is the owner of the adjacent lots which abut this alley way. To date this street exists as a paper alley; it has not been utilized for public pedestrian or vehicular traffic for some time. It only provides access to the church parking area.

This street closure will not negatively impact the adjacent property owners because of the lack of utilization. This request for a street closure 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 developer's expense.

GENERAL INFORMATION

Planning District: Midtwon
Census Tract: 33
Municipal Annexation Reserve Area: Memphis City Limits
Zoning Atlas Page: 2030

DEPARTMENTAL COMMENTS:

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

City Engineer:

City Fire Division: No comments.

City Real Estate: No comments received.

Health Department: The Water Quality Branch has no comments for OPD Case Number SAC 08-610 Linden Avenue Alley.

City Board of Education:

The subject property does not appear to be adjacent to any property which has been identified as belonging to Memphis City Schools (MCS). No identifiable impact on MCS' school-aged population nor MCS' property interests. Thank you for the opportunity to comment.

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 (NESC)** 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).

- **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 / Millington Telephone: No comments received.

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

OPD-Regional Services:

This application was reviewed by the MPO staff/Department of Regional Services on August 22, 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-Plans Development: No comments.

Landmarks Department:

As a general rule the Landmarks Commission does not endorse the closing of alleys because it changes the historic transportation patterns of Memphis; in this case we are in favor the closing of the Union Avenue Alley. This Alley is not used as an alley presently. The traffic way through this block is to the east in what is known as the exit for Miss Lee's School. The closing of the curb cut for the Linden Avenue Alley will clear up confusion and assist in creating a single traffic way.

31st Ward Civic Club: No comments

Central Gardens Area: No comments