

MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT

STAFF REPORT

Motel Waiver

CASE NUMBER: H.M.W. 09-01 **COUNCIL MEETING:** July 7, 2009

LOCATION: 1950 Elvis Presley Blvd
(Southeast corner of Elvis Presley Boulevard(U.S. Hwy 51) and Ledger Avenue)

COUNCIL DISTRICT(S): **District 4-Super District 8-Positions 1, 2 & 3**

OWNER OF RECORD: Cook's, LLC

APPLICANT: Harshard Kumar Patel

REQUEST: Waiver of the Special Use Permit requirement for a motel

AREA: 1.57 Acres

EXISTING LAND USE & ZONING: Motel building in Highway Commercial(C-H) District

ADJACENT LAND USE AND ZONING:

North: Auto body shop and service garage in Highway Commercial(C-H) and vacant lots and single family homes in 'Bunker Hill' Subdivision in Duplex Residential(R-D) District.

East: Single family homes in 'Grand Opera' Subdivision in Duplex Residential(R-D) District.

South: 'Southern Sunn Inn' motel in Highway Commercial(C-H) District and single family homes in 'Grand Opera' Subdivision in Highway Commercial(C-H) & Duplex Residential Districts.

West: 'USPS' bulk-mail facility in Light Industrial(I-L) District, Forest Hill and Hollywood cemeteries in Duplex Residential(R-D) District.

SUMMARY

The motel consists of several one-story, concrete masonry and wood frame buildings located on one(1) lot in 'Grand Opera' Subdivision in the Depot Planning District. The motel has guest rooms that open to the outside with open garages, including an accessory resident managers' quarters and a storage building. The motel is located at the east side of Elvis Presley Boulevard—a five(5) lane major road with no curb, gutter or sidewalk along this segment of the roadway. The property has one cub-cut with a private drive entrance and one point of ingress/egress to the property. The site has lighting and security cameras affixed to the exterior walls of the buildings.

The land uses in close proximity to the motel buildings are single family homes, auto body shop and service garage as well as another motel building. There are also vacant lots to the north across Ledger Avenue. The USPS bulk mail facility, including Forest Hill and Hollywood Cemeteries are to the west and across the street from the site. There are public facilities within one-quarter mile for Hamilton High School and Lincoln Park, including other institutional uses for 'Cane Creek Baptist Church' within 950 feet and 'City University' within 900 feet of the motel. More specifically, single family residential is directly adjacent to and directly across Ledger Avenue from the subject property.

Staff: *Brian Bacchus*

E-mail: brian.bacchus@memphistn.gov

Memphis Board of Education:

The subject property is located within approximately ½ mile radius of two MCS school sites. The District does not endorse the operation of hourly rate motels within close proximity to MCS school sites.

Plans Development:

No comment.

City Fire Services:

No comment.

Memphis & Shelby County Health Dept.:

Water Quality-No Comment.

Neighborhood Associations/Organizations:

This application was forwarded to the following on Monday, June 22, 2009.

Bunker Hill/Gaslight Square Ng'hd Assoc.:

No comments as of 7/01/09.

Elliston Height Civic Club Ng'hd Watch:

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Sixty-Point One Ward Civic Club:

No comments as of 7/01/09.

South Memphis Neighborhood, Inc.:

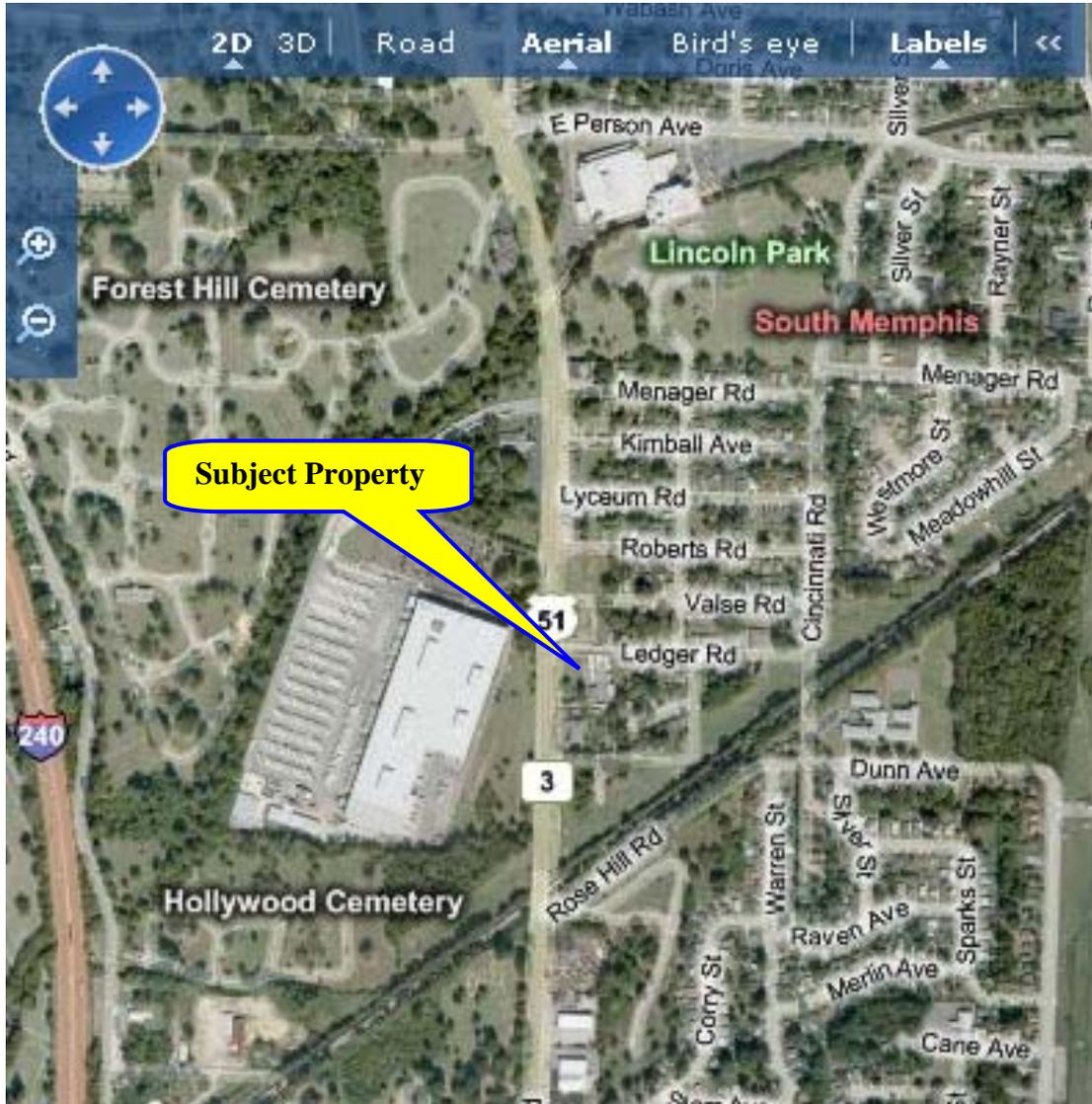
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Orange Mound Concerned Citizens:

No comments as of 7/01/09.

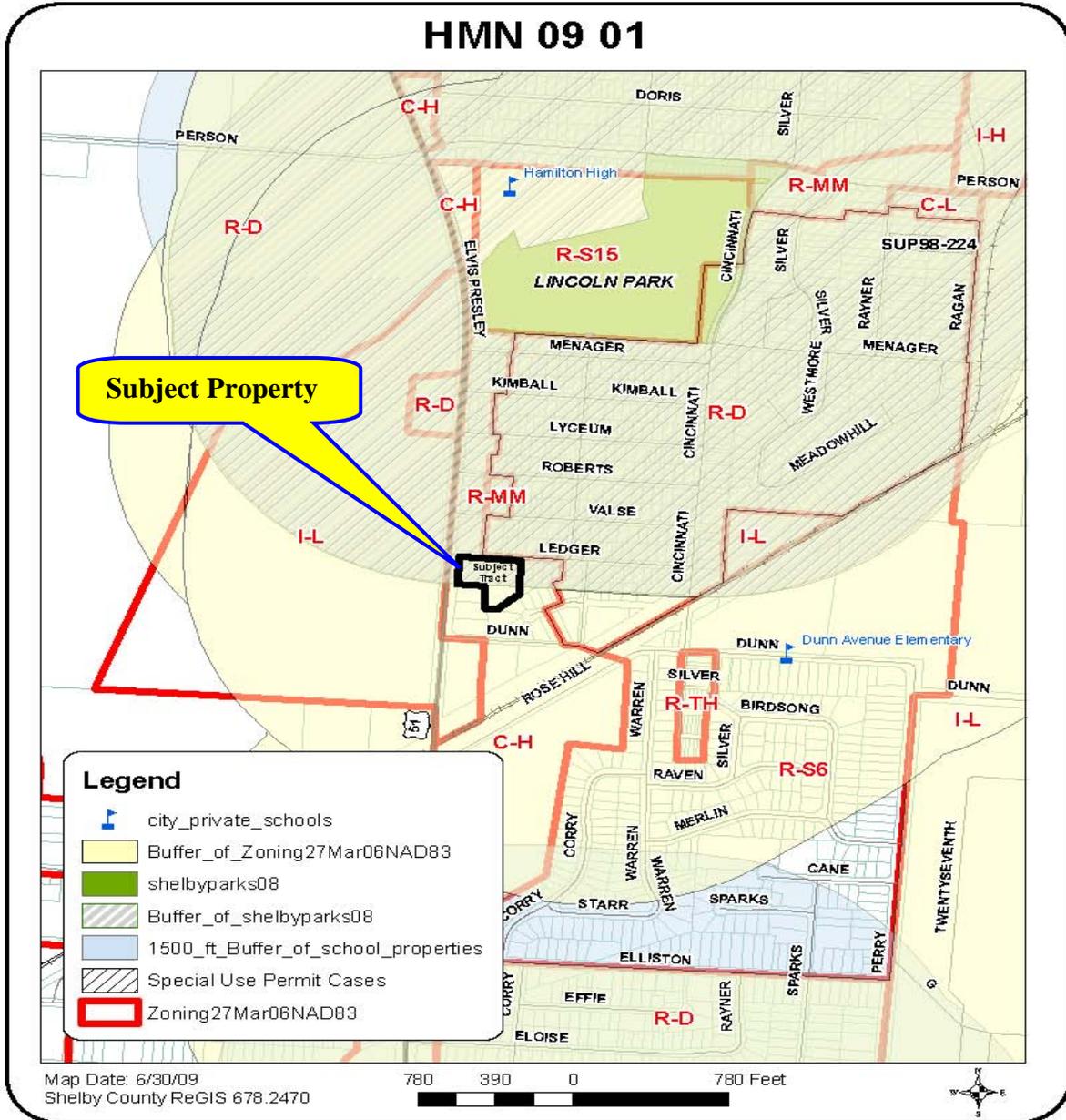
Staff: bb

NEIGHBORHOOD AERIAL VIEW
(Bunker Hill/Gaslight Square)
Elliston Heights



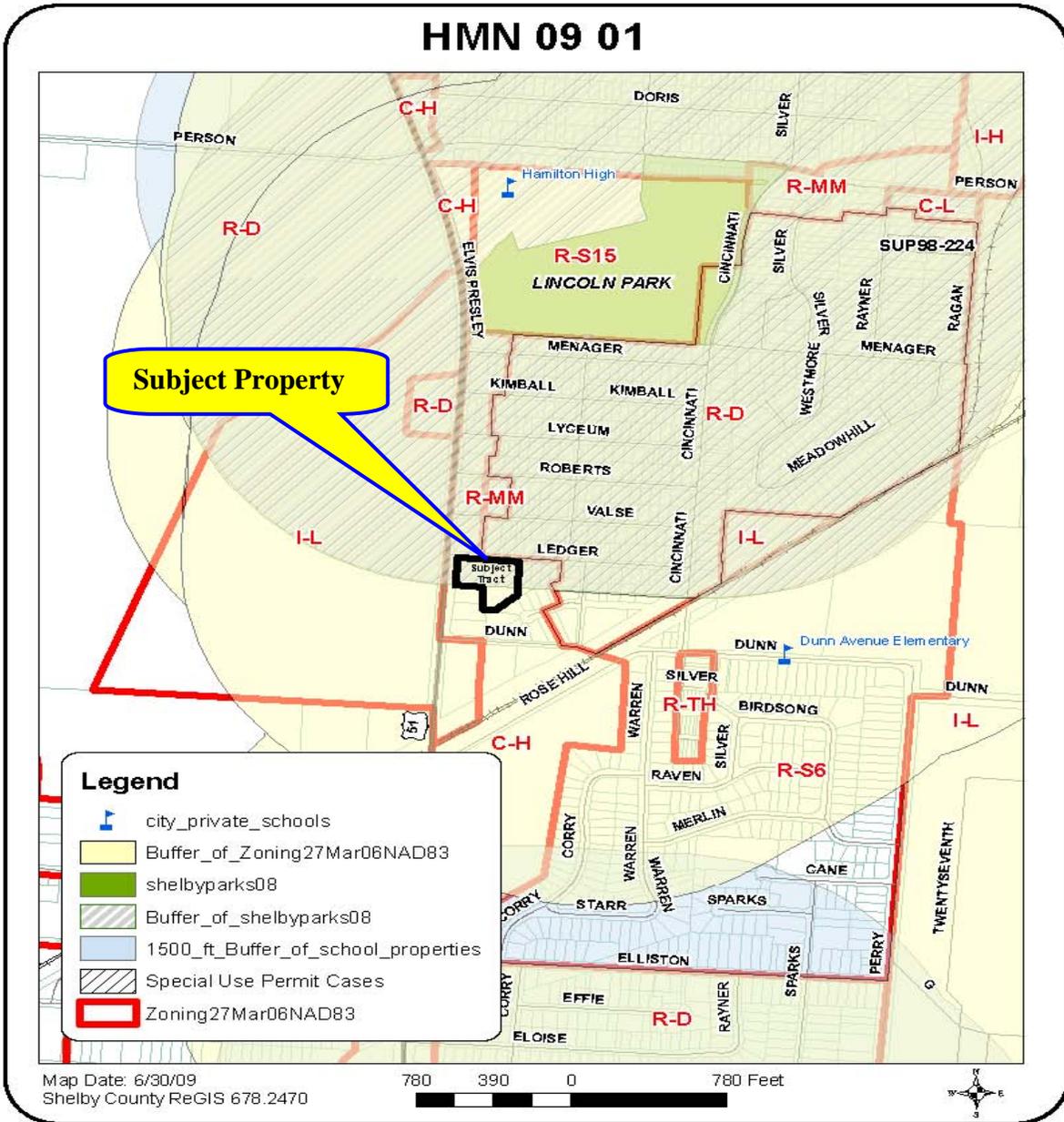
Distance Map: 1/4 Mile
(Parks & Schools)

Area Parks: 'Lincoln Park'
Area Schools: 'Hamilton High' & 'City University'

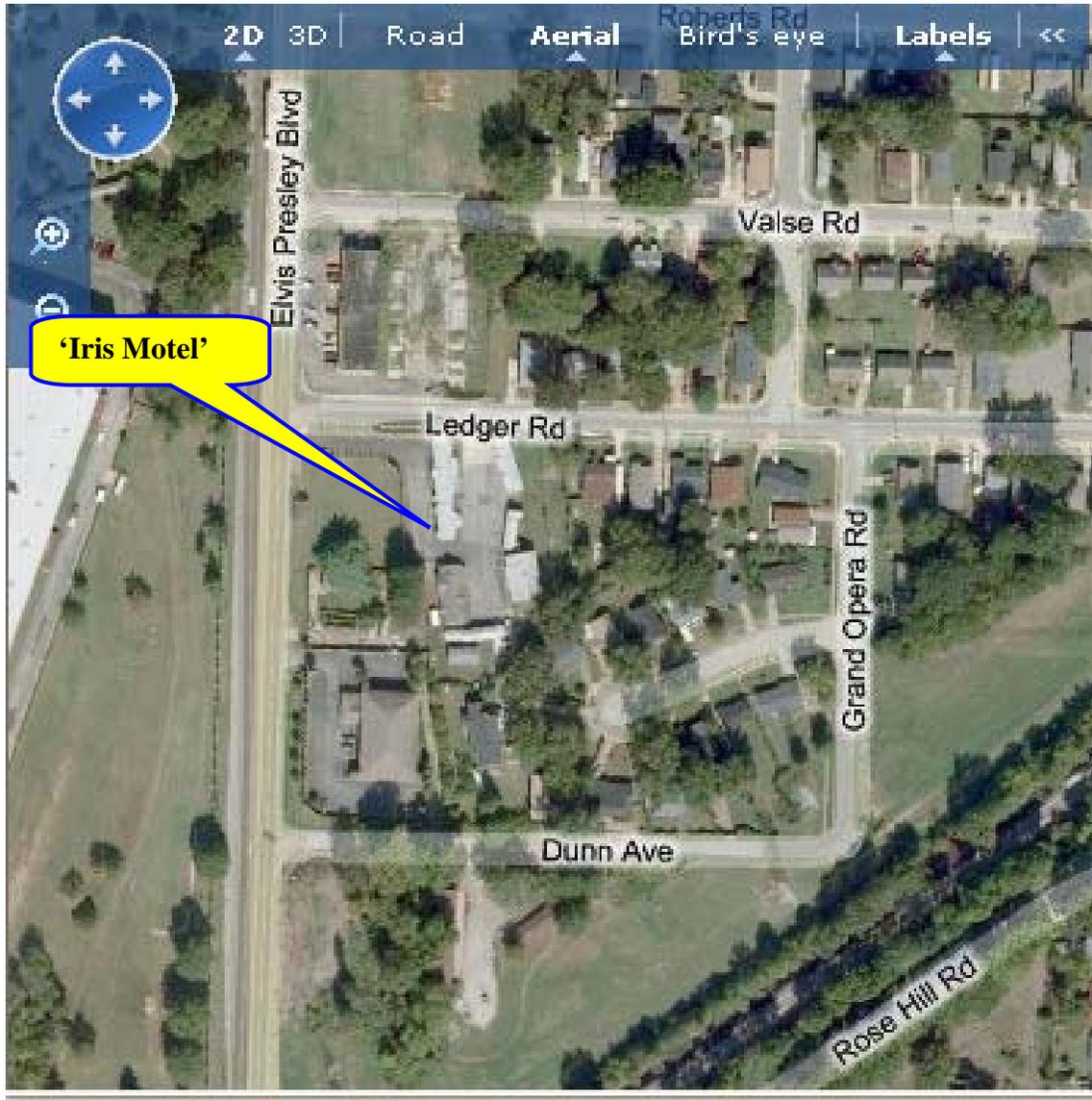


Distance Map: 1/4 Mile
(Residential & Institutional Land Use)

Single family: 'Bunker Hill', 'Grand Opera' & 'Gaslight Square'
Church: 'Cane Creek' Baptist Church
Day Care: none
Recreation/Community Center: none



'Iris Motel'
1950 Elvis Presley Blvd
(Aerial View)



'Iris Motel'-1950 Elvis Presley Blvd
(Bird's Eye View-South)



Elvis Presley Blvd Streetscape
(Existing Conditions: No Curb, Gutter or Sidewalk-View South)



Ledger Avenue Streetscape
(Existing Conditions: No Curb, Gutter or Sidewalk-View East)



Front Yard Area
(View South)



Private Drive
(View-West)



Private Drive
(View-South)



Interior Private Drive



Side Yard View
(East Property Line-View North)



Rear Yard View
(South Property Line-View West)



OFFICE
(View South)

