



CITY OF MEMPHIS
COUNCIL AGENDA CHECK OFF SHEET

ONE ORIGINAL
ONLY STAPLED
TO DOCUMENTS

Planning & Development
DIVISION

Planning & Zoning COMMITTEE:
PUBLIC SESSION:
DATE
DATE

ITEM (CHECK ONE)

- ORDINANCE
X RESOLUTION
OTHER:
CONDEMNATIONS
GRANT APPLICATION
GRANT ACCEPTANCE / AMENDMENT
REQUEST FOR PUBLIC HEARING

ITEM DESCRIPTION: Approval of the general plan for property rezoned conditionally to Planned Commercial (C-P) by City Council action on July 21. Final approval requires City Council approval of site plan..

CASE NUMBER: Z 09-101 (general plan review)

LOCATION: Southeast corner of Raines Road and Graceland Street

APPLICANT: T. David Goodwyn

REPRESENTATIVE: Mohammed Bhaghiapur, Consulting Engineers Services

EXISTING ZONING: Planned Commercial (C-P) District

REQUEST: Approve general plan for entire development

AREA: Current application 0.112 acres; Entire development - 1.808 acres

RECOMMENDATION: Office of Planning and Development - Approval
Land Use Control Board - Approval

RECOMMENDED COUNCIL ACTION: Take whatever action the City Council deems advisable

PRIOR ACTION ON ITEM:

Approved APPROVAL - (1) APPROVED (2) DENIED
February 12, 2009 DATE
Land Use Control Board ORGANIZATION - (1) BOARD / COMMISSION
(2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

FUNDING:

No REQUIRES CITY EXPENDITURE - (1) YES (2) NO
\$ AMOUNT OF EXPENDITURE
\$ REVENUE TO BE RECEIVED

SOURCE AND AMOUNT OF FUNDS

\$ OPERATING BUDGET
\$ CIP PROJECT #
\$ FEDERAL/STATE/OTHER

ADMINISTRATIVE APPROVAL:

Table with columns: DATE, POSITION. Includes signatures and dates for Principal Planner (8-11-2009) and Deputy Director, LAND USE CONTROL (08-11-09).

## RESOLUTION

**WHEREAS**, the Memphis City Council, on July 21, 2009 approving the a zoning map amendment (Z 09-101) with respect to a 0.112 acre parcel at the southwest corner of Graceland Drive and Raines Road to the Planned Commercial (C-P) District subject to City Council approval of the general plan for the adjoining property, already zoned C-P, that would have access to Graceland Drive through said 0.112 acre parcel, and

**WHEREAS**, certain design modifications to Raines/Graceland C-P General Plan (Z 88-103) were approved by the Land Use Control Board as a correspondence item on February 12, 2009, to permit the construction and operation of a day care center on an adjoining 1.696 acre parcel with access to Graceland Drive through the subject 0.112 subject property, and

**WHEREAS**, the Memphis City Council originally approved the Raines/Graceland C-P General Plan (Z 88-103) on March 21, 1989 with the permitted uses restricted to six specified uses, including day care center. .

**NOW, THEREFORE, BE IT RESOLVED** By the Council of the City of Memphis that the attached general plan is approved and the construction of a day care center at the southwest of Raines Road and Graceland Drive is authorized subject to the recording of the general plan amendments.

**ATTEST:**

cc: Office of Code Enforcement  
City Public Works (AM.)  
Office of Planning and Development  
County Assessor

**Modifications to Raines/Graceland C-P General Plan Conditions**  
**Approved Land Use Control Bard, February 12, 2009**

I. Uses Permitted

- A. Office
- B. Day Care center
- C. Barber or Beauty Shop
- D. Arts and Craft Shop
- E. Book Store
- F. Flower Shop

II. Bulk Regulations

A. Minimum Building Setback – 30 feet from Raines Road and Graceland Drive; **35 feet from the south property line and 39 feet from the west property line.**

**B. A maximum of 16,000 square feet of floor area is allowed.**

III. Access and Parking

A. Allow one curb cut to **both Graceland Drive and** Raines Road, subject to the approval of the City Engineer.

**B. Sidewalks shall be installed along both the Raines Road and Graceland Drive frontages of the development.**

IV. Landscaping

A. Plate A-2, 10 feet in width, **shall be installed** along Raines Road and Graceland Drive.

B. Plate B-4, 15 feet in width, **shall be installed** along the south and west property lines.

C. Internal landscaping will be provided at a ratio of 300 square feet of landscaped area and one shade tree for every 20 parking spaces.

D. Lighting will be directed so as to not glare onto residential property.

E. Refuse containers shall be completely screened from view.

**V. Other**

**A. The revised General Plan approval is contingent on the rezoning of the Shelby County Government property along Graceland Drive to the Planned Commercial (C-P) Zoning District.**



