

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

**#6**

**CASE NUMBER:** SUP 09-208 **L.U.C.B. MEETING:** August 13, 2009  
Held from June 11, 2009

**LOCATION:** East side of W. Massey Road; +/-318.9 feet north of Lendenwood Road

**COUNCIL DISTRICT:** 2

**SUPER DISTRICT:** 9

**OWNER OF RECORD / APPLICANT:** Lausanne Collegiate School (Stuart McCathie, Headmaster)

**REPRESENTATIVE:** The Crump Firm (Jeff Spears)

**REQUEST:** Add lighting for main soccer fields, and tennis courts, bleachers, and a future location for a score board

**AREA:** 22.22 Acres

**EXISTING LAND USE & ZONING:** A private school with recreation fields in the Single Family Residential (R-S15) District

**SURROUNDING USES AND ZONING:**

**North:** Residential dwellings and a pond in the Single Family Residential (R-S15) District

**East:** Residential dwellings in the Single Family Residential (R-S15) District

**South:** Residential dwellings in the LeFleur Planned Development (P.D. 87-331)

**West:** Residential dwelling and an institutional use (the Hunt and Polo Club) in the Single Family Residential (R-S15) District

**OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION**

**APPROVAL WITH CONDITONS**

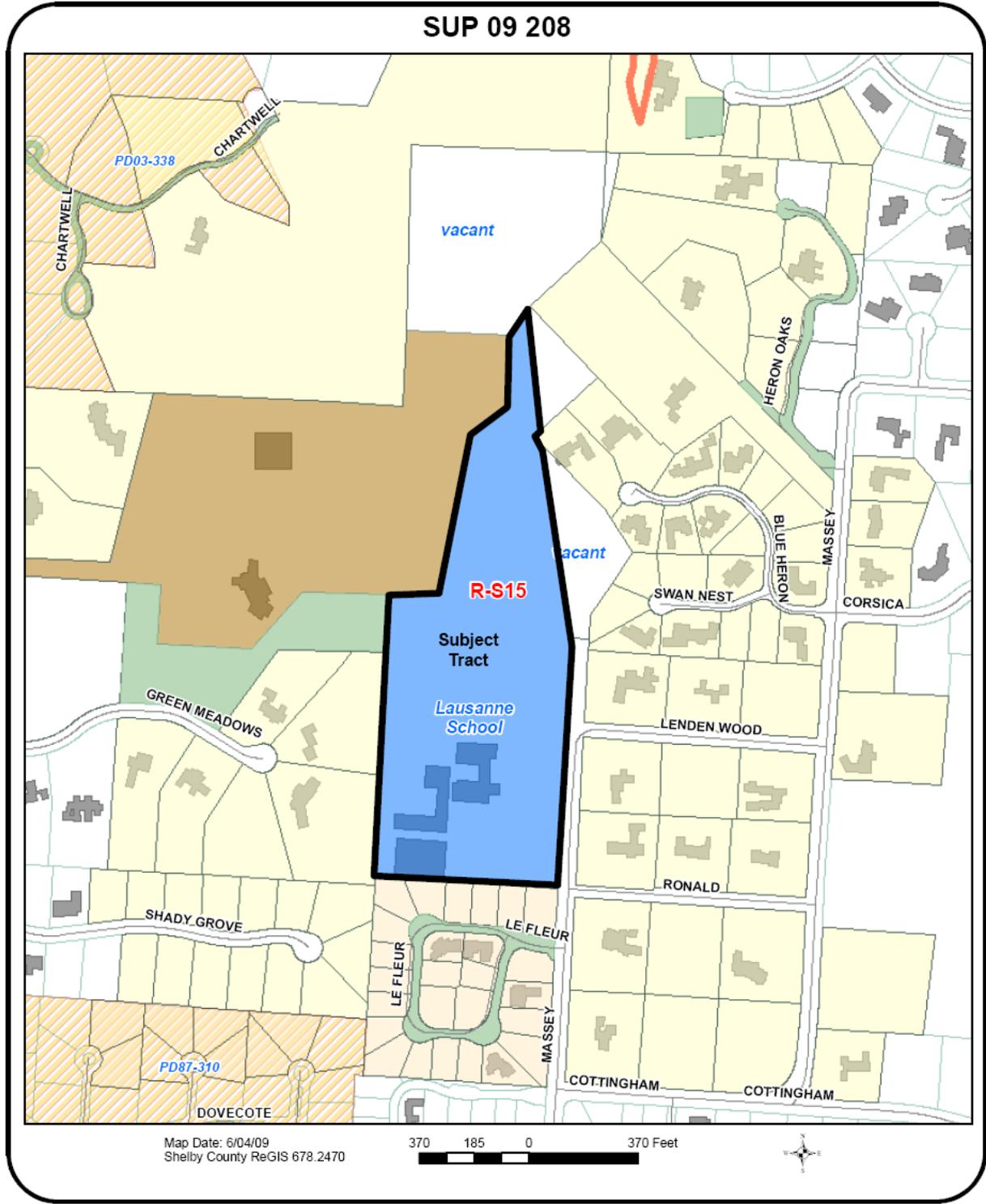
**Staff:** Don Jones

**E-Mail:** john.jones@memphistn.gov

## CONCLUSIONS

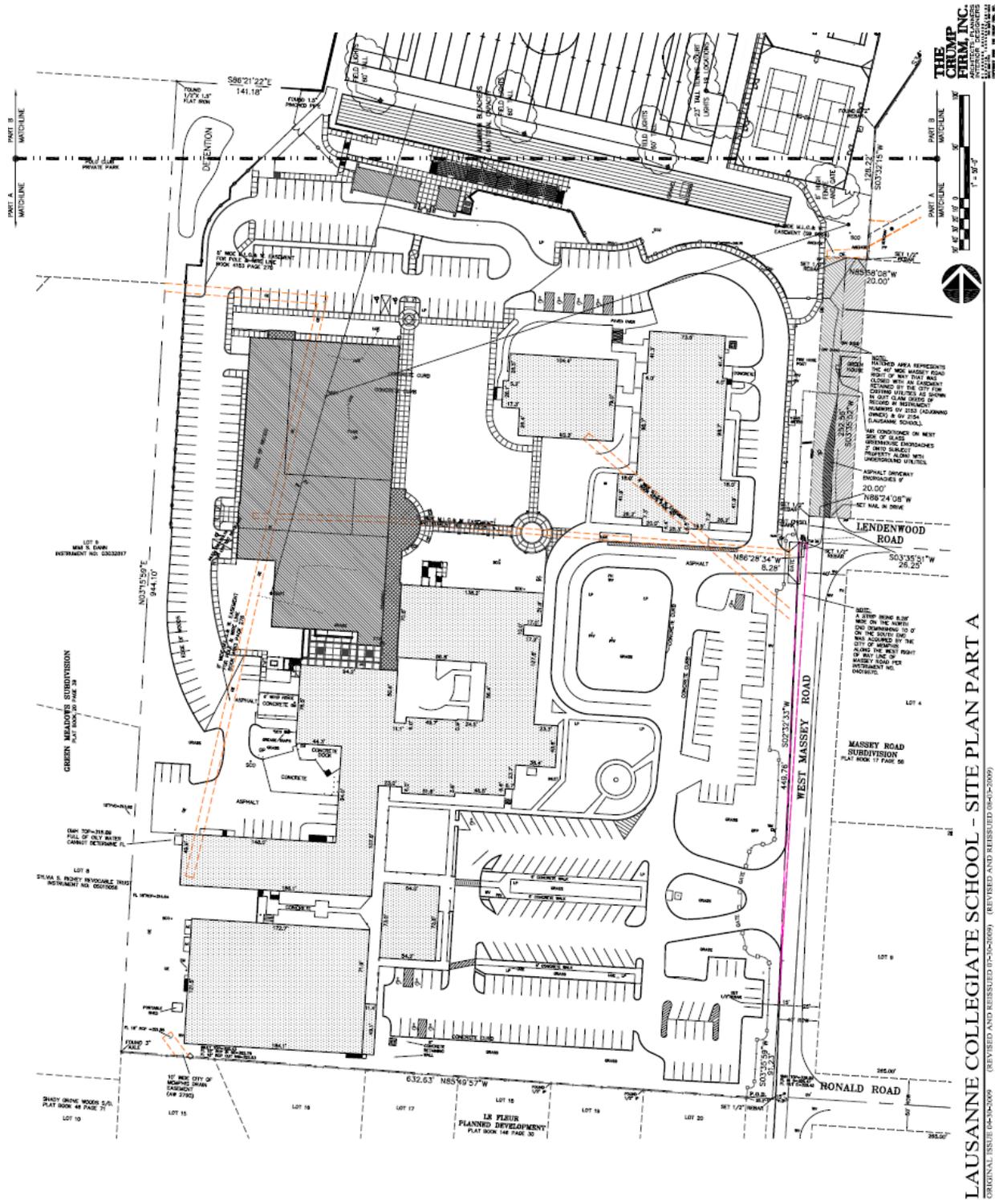
1. Recreation fields and courts are a customary accessory use to a K-12 school such as Lausanne. However, the lighting of the courts and field, the addition of the scoreboard and the bleachers require an application for a Special Use Permit.
2. This application was originally filed for a hearing before the Land Use Control Board in June. However, due to the concerns voiced by area neighbors, the applicant requested additional time to consult with their neighbors.
3. During this interim period, the applicant and neighbors having been working hard to strike a compromise. At this time, we are in receipt of a Letter of Support from the Blue Heron Homeowners Association which represents most if not all of the abutting residential neighbors. And the Eastwood Manor Association has contacted us advising us to revise their comments to reflect the efforts of the applicant and neighbors.
4. Agreements have been reached that discuss traffic management issues; the number of events that will require the ball fields and courts to be lighted, required cut off times for lights, and a detailed landscape plan that will address light trespass onto adjoining properties.

Land Use and Zoning

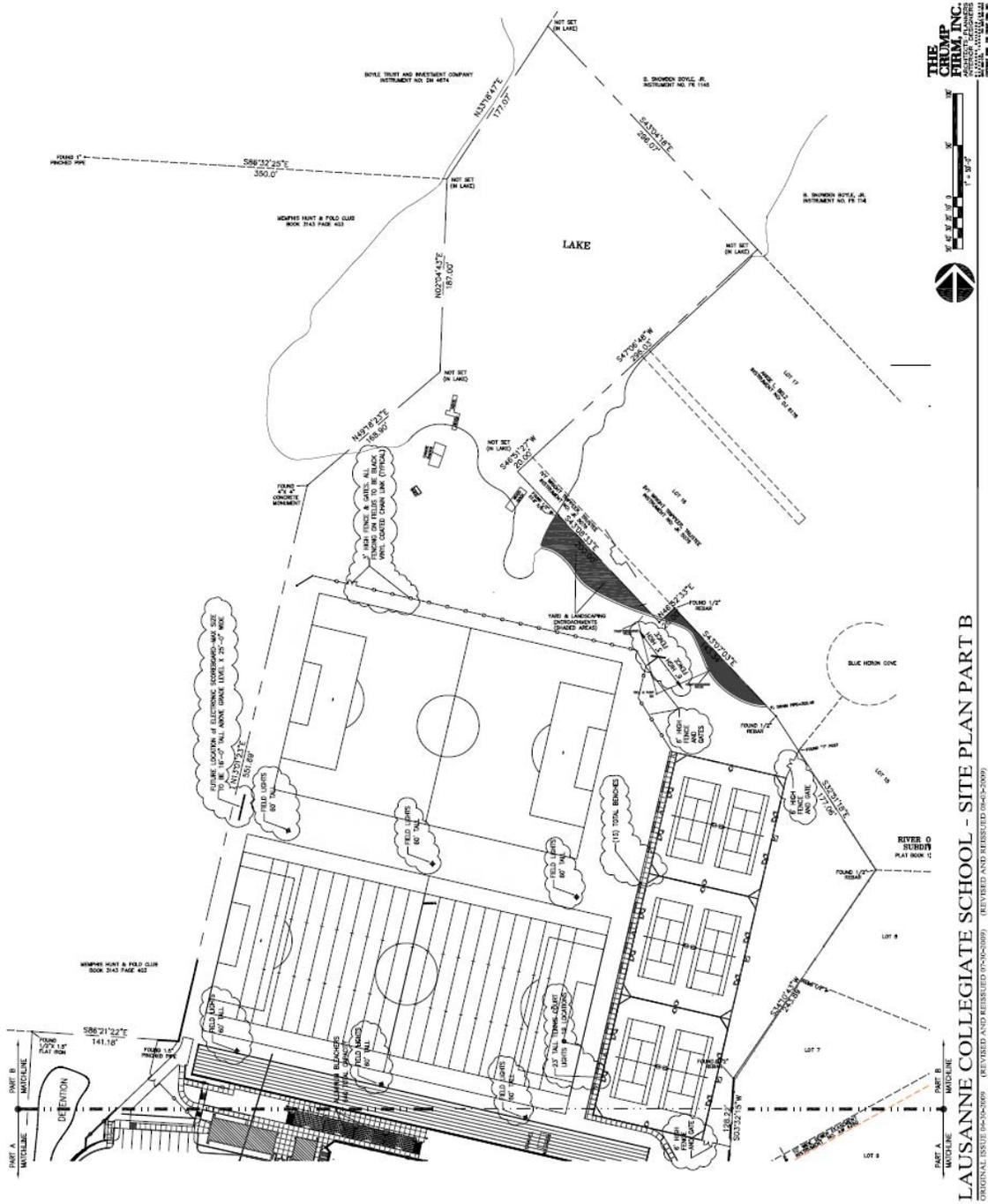


### Aerial Photograph





Site Plan showing existing buildings is light gray, new buildings in dark gray



Continuation of Site Plan showing ballfields, courts, light standard locations, bleachers, and location for future scoreboard





## **STAFF ANALYSIS**

### General Location and Characteristics:

The subject property is a 22 acre tract located in east Memphis between the I-240 Beltway and the Germantown City Limits. The elongated triangular shaped property is the home for the Lausanne Collegiate School which has been in existence at this location since approximately 1957.

The subject site contains administration and classroom space, a theater, a cafeteria, and a gymnasium. The site is undergoing some renovation to add a media center and an updated gym facility. In addition to new buildings, the School is updating their outdoor recreation space to add three new tennis courts, for a total of six, a primary soccer field and practice field, seating (bleachers), a field house, running track and a scoreboard. The fields will also serve the Girl's Lacrosse Team and the Middle School Football Team.

### Need for Application:

Recreation fields and courts are a customary accessory use to a K-12 school such as Lausanne. However, the lighting of the courts and field, the addition of the scoreboard and the bleachers require an application for a Special Use Permit.

### Review of Request:

This application was originally filed for a hearing before the Land Use Control Board in June. However, due to the concerns voiced by area neighbors, the applicant requested additional time to consult with their neighbors.

### *Issues:*

While it is true that the School actually predates many of its neighbors, this school has changed dramatically over the years from a very small school for Girls to what is now a co-ed facility serving some 750 students in a K-12 format. With the expanding enrollment has come issues in the neighborhood with traffic congestion. Ball fields and tennis courts expand the hours of use of the facility.

Also associated with the courts and fields comes the issue of lighting and the potential for numerous events all thru the week and long into the evening. With the lights and associated noise trespassing into the private yards of abutting neighbors.

During this interim period, the applicant and neighbors having been working hard to strike a compromise. At this time, we are in receipt of a Letter of Support from the Blue Heron

Homeowners Association which represents most if not all of the abutting residential neighbors.

*Resolution of Issues:*

The letter from the Homeowners Association indicates that both the applicant and association will work together on a traffic management plan. The City will be asked to participate with the posting of No Parking signs.

With respect to the use of the fields and courts, the applicant has agreed to limit the number of events which will require the field and the courts to be lighted, and that the lights will be turned off by 9 p.m. The applicant will be employing a state of the art, computer controlled, lighting system that will greatly reduce the glare associated with the lighting of the field and the courts. Photometric analysis shows that their lighting levels at the site boundaries will be less than one Candle-foot Level (0.01). Absolute zero is not possible since even moon light registers on light meters.

The applicant has also agreed to the installation of a dense tree and shrubbery plan along the east and north boundary lines. Well over 130 species of trees and shrubs planted at heights ranging from 5 feet to 16 feet tall at planting are proposed. The new lighting technology coupled with the dense planting scheme of primarily evergreen materials should serve to mitigate light trespass issues.

**RECOMMENDATION**

**Approval with Conditions**

## **SITE PLAN CONDITIONS**

A Special Use Permit is hereby authorized to Lausanne School to allow the addition of lights for the main soccer field, and the tennis courts, add bleachers and a show the future location for a Scoreboard on the property identified as Assessor's Parcels 08000800116, 08000800390, 08000800391 in accordance with the approved site plan and the following supplemental conditions:

1. Lighting for main ball field
  - a. Six light standards, maximum height of light standards 60 feet
  - b. Maximum number of events requiring lighting – 25
  - c. Poles should be painted a light bluish gray.
  - d. Detail of the light fixtures shall be illustrated on the Final Site Plan
  
2. Lighting for Tennis Courts
  - a. Nineteen light standards, maximum height 24 feet
  - b. Lighting of courts shall not exceed 3 nights per week except for tournaments.
  - c. Neighbors abutting the tennis courts shall be notified prior to tournaments.
  - d. Light fixtures closest to neighbors shall employ backlight shields and the fixture shall be illustrated on the Final Site Plan.
  - e. Dark colored wind screens shall be mounted onto the outside fences of the tennis courts residential neighbors
  - f. Play surfaces should be a dark color such as red or black.
  - g. Any fencing in close proximity to the residential neighbors shall be black, vinyl-coated chain link.
  
3. All lighting for the field and tennis courts shall be shut off by 9 P.M.
  
4. Lighting for the field and courts shall not exceed 0.01 foot candles at the property boundaries The photometric analysis shall be shown on the Final Site Plan.
  
5. Bleachers to accommodate 640 spectators at the location shown on the Final Site Plan.
  
6. A scoreboard at the location indicated on the Final Site Plan. The maximum height for the Scoreboard shall be 16 feet from finished grade. A detailed illustration of the Scoreboard including height, size of actual board, and image shall be submitted to the OPD and the abutting property owners prior to the installation. The Planning Director shall have the discretion to determine whether or not this element shall require review by the Land Use Control Board with notice to abutting property owners, Blue Heron and Eastwood Manor Homeowners Associations.

7. Drainage data for assessment of on-site detention requirements shall be submitted to and approved by the City Engineer. On site detention of storm water may be required by the City Engineer with a Standard Improvement Contract. This determination shall be made prior to the final sign off on the site plan by OPD.
8. 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.
9. A detailed landscape plan shall be attached to the Final Site Plan and is subject to the review and approval of the OPD.

## GENERAL INFORMATION

**Street Frontage:** W. Massey Road - +/- 863  
**Planning District:** Shelby Farms Germantown  
**Census Tract:** 213.10  
**Zoning Atlas Page:** 2145  
**Parcel ID:** 080008 00116, 08000800390, 08000800391.  
**Zoning History:** The current R-S15 or its predecessor R date back to 1960

## DEPARTMENTAL COMMENTS

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

### City Engineer:

1. 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').

### Drainage:

2. 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.
3. Drainage data for assessment of on-site detention requirements shall be submitted to and approved by the City Engineer.
4. 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.

5. Required landscaping shall not be placed on sewer or drainage easements.

**City Fire Division:** No comments.

**City Real Estate:** None.

**City/County Health Department:**

The Water Quality Branch has no comments.

**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.

**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 conditions:

- **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 without prior approval. It is the responsibility of the owner/applicant to comply with Memphis/Shelby County Zoning Ordinance - Landscape and Screening Regulations.
- **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 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). Application for utility service is necessary before plats can be recorded.
  - All residential developers must contact MLGW's Residential Engineer at 528-4855 for application of utility services.

- All commercial developers must contact MLGW's Builder Services line at 367-3343 to initiate the utility installation process.
- **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.

**AT& T:** No comments received.

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

**OPD-Regional Services:** No comments received.

**OPD-Comprehensive Planning** No comments received:

**Memphis Park Commission:** No comments received.

**Neighborhood Associations:**

**Eastwood Manor Association:**

Eastwood Manor Neighborhood Association is the area surrounding Lausanne School. We are comprised of approximately 290 homes. Our Association has been in existence since 1966 when Lausanne School was a residential, collegiate school for girls.

**Ridgeway Townhouse Condominium Association:** No comments received

**Blue Heron Homeowner's Association:** See Attached Letter