

MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT

STAFF REPORT

Motel Waiver

CASE NUMBER: H.M.W. 09-03 **COUNCIL MEETING:** November 3, 2009

LOCATION: 6015 Macon Cove
(*Southside of Macon Cove; +/-89.61 feet west of McRee Street*)

COUNCIL DISTRICT(S): **District 2-Super District 9-Positions 1, 2 & 3**

OWNER OF RECORD: UMA Manglam Hospitality, LLC D/B/A 'Super 8'

APPLICANT: Rama S. Singh

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

AREA: 2.09 Acres

EXISTING LAND USE & ZONING: Motel building in Light Industrial(I-L) District

ADJACENT LAND USE AND ZONING:

North: Vacant outdoor recreation and motel building in Light Industrial(I-L) and Interstate 40.

East: Motel, Hotel, and office buildings in Light Industrial(I-L) District.

South: Motel building and vacant land in Light Industrial(I-L) District.

West: 'Southwest Tennessee Community College' in Light Industrial(I-L) District.

SUMMARY

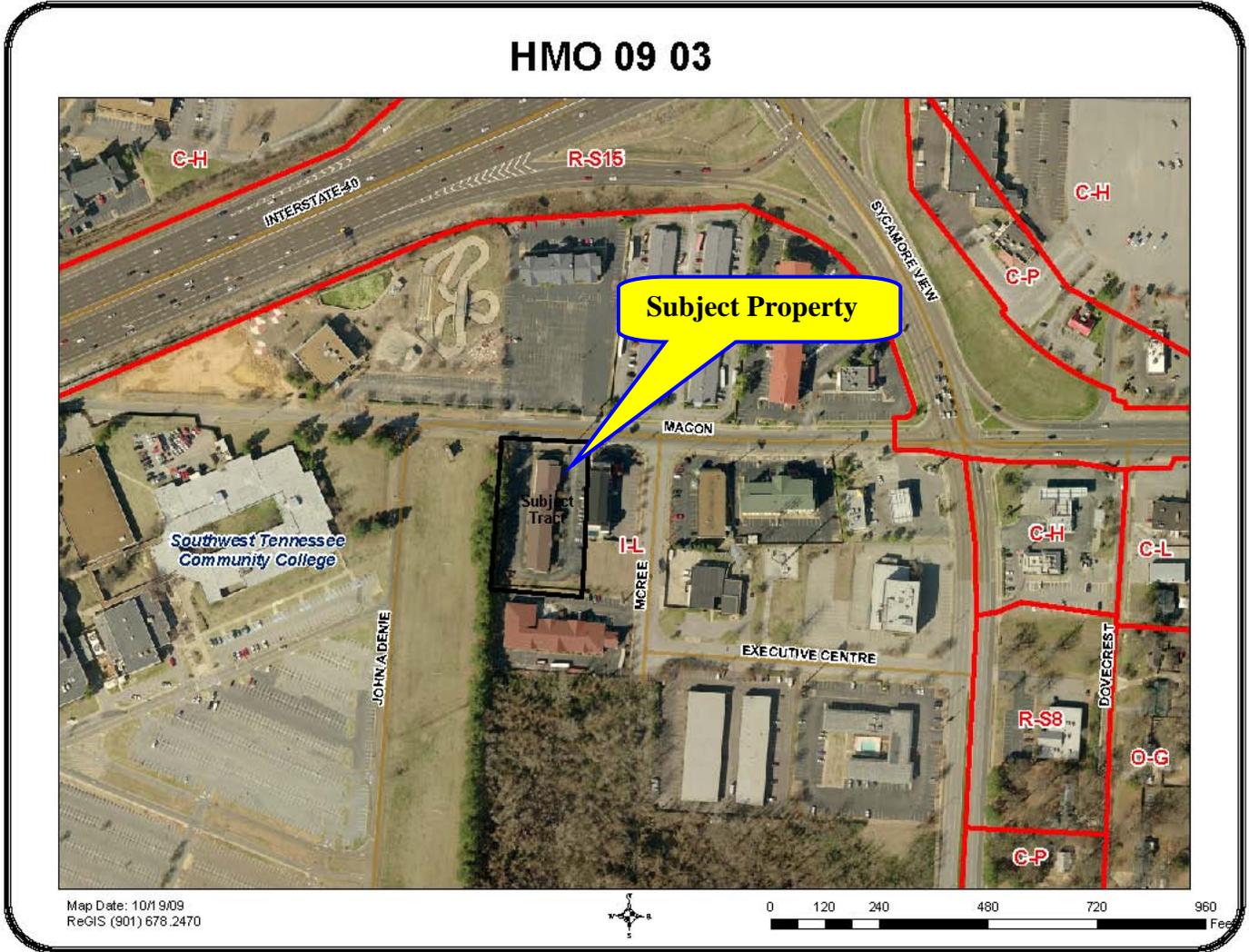
This motel is a low-rise 2-story building 24,048 square feet in area with a low-pitch roof in 'Super 8' Subdivision in Shelby Farms-Germantown Planning District. The motel has guest rooms, guest lounge area with no resident managers' quarters and no outdoor swimming pool. The motel is located at the south side of Macon Cove with curb, gutter and sidewalk. The property has two curb-cuts to Macon Cove with internal circulation via private drives to the rear of the building, including on-site parking. The motel building also has adequate parking and interior lighting, including internal access and circulation for guests to enter and exit the property to the major roads.

The land uses in close proximity to the motel building are primarily other motels and hotels, small restaurants, gasoline sales and small light manufacturing in Light Industrial(I-L) District. The Southwest Tennessee Community College is directly adjacent to the motel to the west and the new library is farther south in I-L District zoning with a new entrance to Sycamore View Road. There are no institutional uses for a church, daycare or public facilities for a park or school within a ¼ mile(1,320') of the motel building with the exception of the community college directly adjacent to the motel. The nearest single family residential is approximately less than the ¼ distance at 1,083 feet east/southeast of the subject property in Macon-Dovecrest Subdivision.

Staff: *Brian Bacchus*

E-mail: brian.bacchus@memphistn.gov

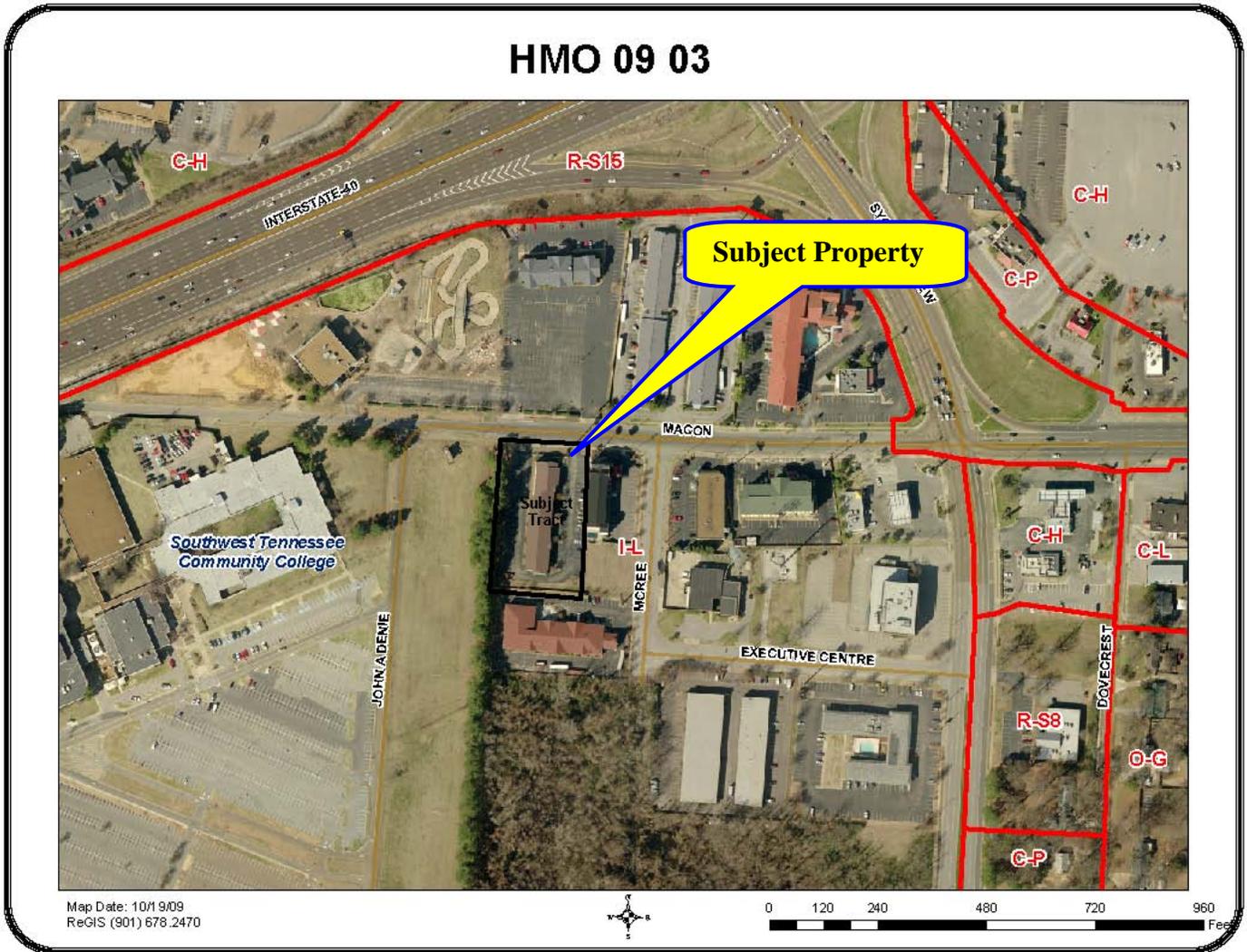
Vicinity Map
(Aerial Zoning View)



Distance Map: 1/4 Mile(1,320 feet)
(Parks & Schools)

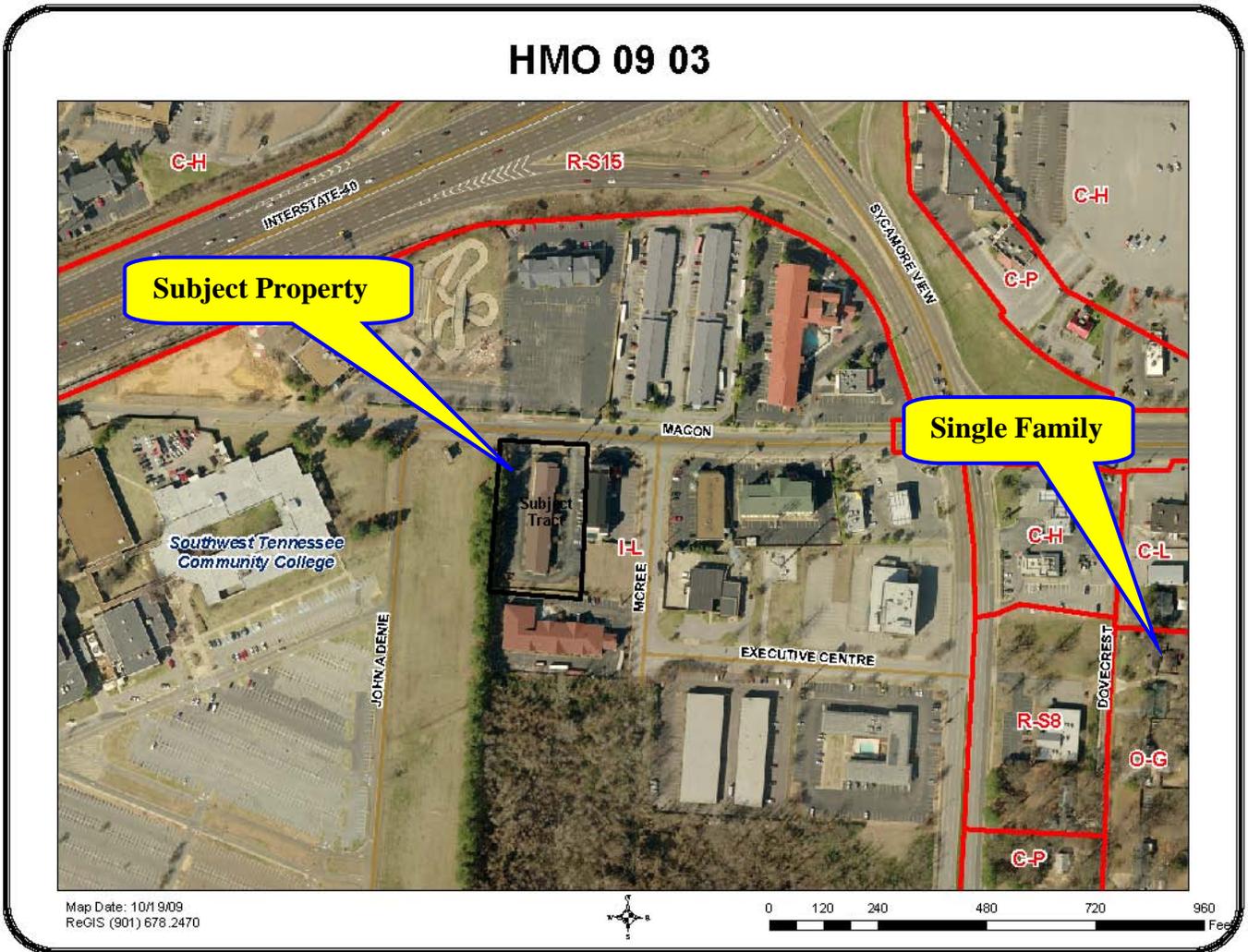
Area Parks: _____ None

Area Schools: _____ Southwest Community College(0 feet)



Distance Map: 1/4 Mile(1,320 feet)
(Residential & Institutional Land Use)

Single family: _____ **+/-1,083 feet**
Church: _____ **None**
Day Care: _____ **None**
Recreation/Community Center: _____ **None**



'Super 8'
6015 Macon Cove
(Aerial View)

