

MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT
STAFF REPORT **#13**

CASE NUMBER:Z 09-106 L.U.C.B. MEETING: October 8, 2009

LOCATION: Northeast corner of Lamar Avenue and Tuggle Road

COUNCIL DISTRICT: 2

SUPER DISTRICT: 8

OWNER OF RECORD/APPLICANT: Industrial Development Board/Harbin Enterprises GP

REPRESENTATIVE: The Reaves Firm

REQUEST: Rezoning from the Highway Commercial (C-H) District to the Light Industrial (I-L) District

AREA: 18.77 acres

EXISTING LAND USE & ZONING: Industrial warehouse in the Highway Commercial (C-H) District

SURROUNDING USES AND ZONING:

North: Industrial uses in the Light Industrial (I-L) and Heavy Industrial (I-H) District

East: Industrial uses in the Heavy Industrial (I-H) District

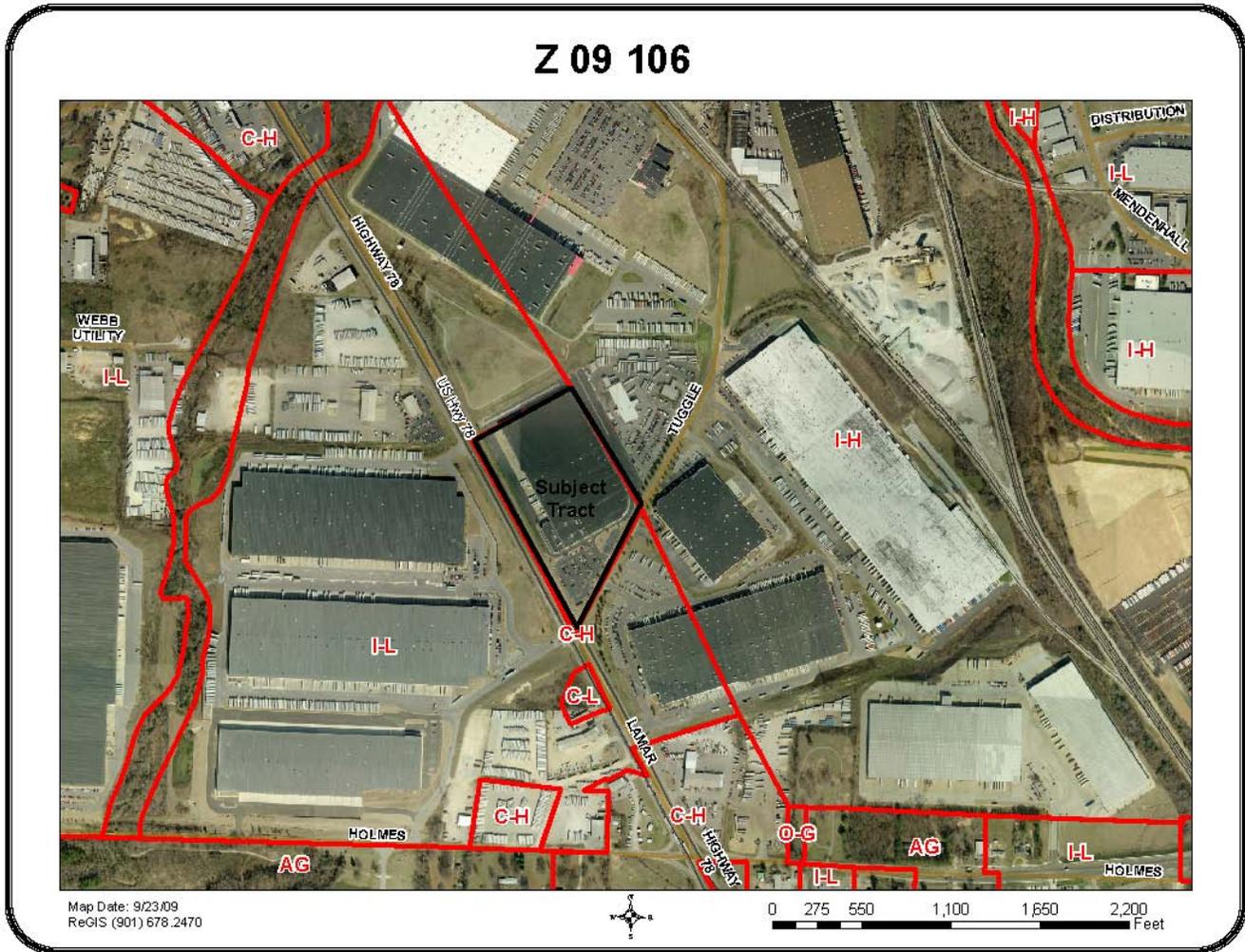
South: Industrial uses in the Light Industrial (I-L) District

West: Industrial uses in the Light Industrial (I-L) District

OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION:
Approval

Conclusions:

1. This property was included in a previous request for rezoning that was approved, but this parcel was dropped from the request at some point in the process.
2. A building permit for the existing warehouse was issued under the impression that it was zoned for that use.
3. Industrial zoning is the most appropriate zoning for this property as it is located within the large industrial corridor in southeast Memphis.



Aerial Photograph Showing Subject Site and Zoning



Images of the Site from Lamar Avenue, Tuggle Street and Corner View

STAFF ANALYSIS:

Description of the Site and Surrounding Area

The subject property contains a warehouse building and accessory parking. The surrounding area is developed with industrial warehouse buildings, manufacturing uses and truck terminals. Most of the area is zoned in the Light and Heavy Industrial Districts.

The request is to rezone the subject property from the Highway Commercial (C-H) District to the Light Industrial (I-L) District.

Conclusions

This property was included in a previous request for rezoning that was approved but this parcel was dropped from the request at some point in the process. A building permit was issued for industrial development under the impression that it was zoned for that use. That accounts for the fact that the property is already in use as an industrial warehouse.

Industrial zoning is the most appropriate zoning for this property as it is located within the large industrial corridor in southeast Memphis.

RECOMMENDATION: Approval

GENERAL INFORMATION:

Planning District: Oakhaven

Census Tract: 217.55

Street Frontage: Lamar Avenue and Tuggle Street

Municipal Annexation Reserve Area:

Parcel ID: 094200 00079

Zoning History: The C-H zoning of this site dates to the 1970's.

DEPARTMENTAL COMMENTS:

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

City Engineer:	No comments received.
City Fire Division:	No comments
City Real Estate:	No comments received.
City/County Health Department:	The Water Quality Branch has no comments.
City Board of Education:	No comments received.
Construction Code Enforcement:	No comments received.
Memphis Light, Gas and Water:	No comments received.
Bell South:	No comments received.
Memphis Area Transit Authority (MATA):	No comments received.
OPD-Regional Services:	No comments received.
OPD-Plans Development:	No comments received.
Neighborhood Associations:	No comments received.