

STAFF REPORT

Hotel Waiver

CASE NUMBER: H.M.W. 09-04 **COUNCIL MEETING:** December 1, 2009

LOCATION: 6101 Shelby Oaks Drive
(Southside of Shelby Oaks Dr.; +/-744.00 feet east of Sycamore View Road)

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

OWNER OF RECORD: Splendid Hospitality, LLC D/B/A 'Clarion'

APPLICANT: Shiraz S. Hassanali

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

AREA: 4.93 Ares

EXISTING LAND USE & ZONING: Hotel building in Light Industrial Flood Plain(I-L[FP]) District

ADJACENT LAND USE AND ZONING:

North: Vacant land in Light Industrial(I-L) District.

East: Fitness/Training and Recreation Center in Light Industrial(I-L) District.

South: Interstate 40 & Shelby Crossing Shopping Center in Memphis Outlet Mall C-P in Planned Commercial(C-P) and Highway Commercial(C-H) Districts.

West: Motels, restaurants, and hotels in Highway Commercial(C-H) District.

SUMMARY

This hotel building is a high rise building 93,378 square feet in area in Shelby Farms-Germantown Planning District. The hotel is a full service hotel with guest rooms, lounge and restaurant with no outdoor swimming pool. The hotel is located at the south side of Shelby Oaks Drive with curb, gutter and sidewalk. The property has two curb-cuts to Shelby Oaks Drive with internal circulation via private drives to the rear and front of the building, including on-site parking and pick-up/drop area. The hotel building also has adequate parking and interior lighting, including internal access and circulation for guests to enter and exit the property.

The land uses in close proximity to the hotel building are primarily other motels and hotels, small and large restaurants, gasoline sales and small office warehousing in Light Industrial(I-L) District. A fitness center is directly adjacent to the hotel to the east, including a private training school. The property backs up to Interstate 40 to the south and across from vacant land in I-L District zoning. 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 hotel building with the exception of single family homes across Interstate 40 in Single Family Residential(R-S8) District zoning approximately 615 feet southeast of the subject property.

Staff: *Brian Bacchus*

E-mail: brian.bacchus@memphistn.gov

City Engineer: No comment.

Memphis, Light, Gas & Water: No objection.

City Fire Services: No comment.

Construction Code Enforcement: No comments received.

Regional Services: This case will have no impact on any long range transportation plans or projects

Memphis & Shelby County Health Dept.:

1. If any monitoring wells were installed as part of an environmental site assessment they must be filled as outlined in Section 6 of the Shelby County Well Construction Code.
2. If any abandoned water wells are present on this site they must be properly filled and abandoned as outlined in Section 9 of the Shelby County Well Construction Code.
3. Since this is a requested Special Use Permit that could require the demolition of a structure or structures at this site for the proposed Super 8 Hotel/Motel before starting any demolition the developer will need to fill out the attached questionnaire.
4. If a Demolition Permit will be required after filling out the questionnaire then the owner, developer, or contractor must contact the Asbestos Branch in the Air Pollution Control Section at (901) 544-7349 in order to secure the appropriate permit.

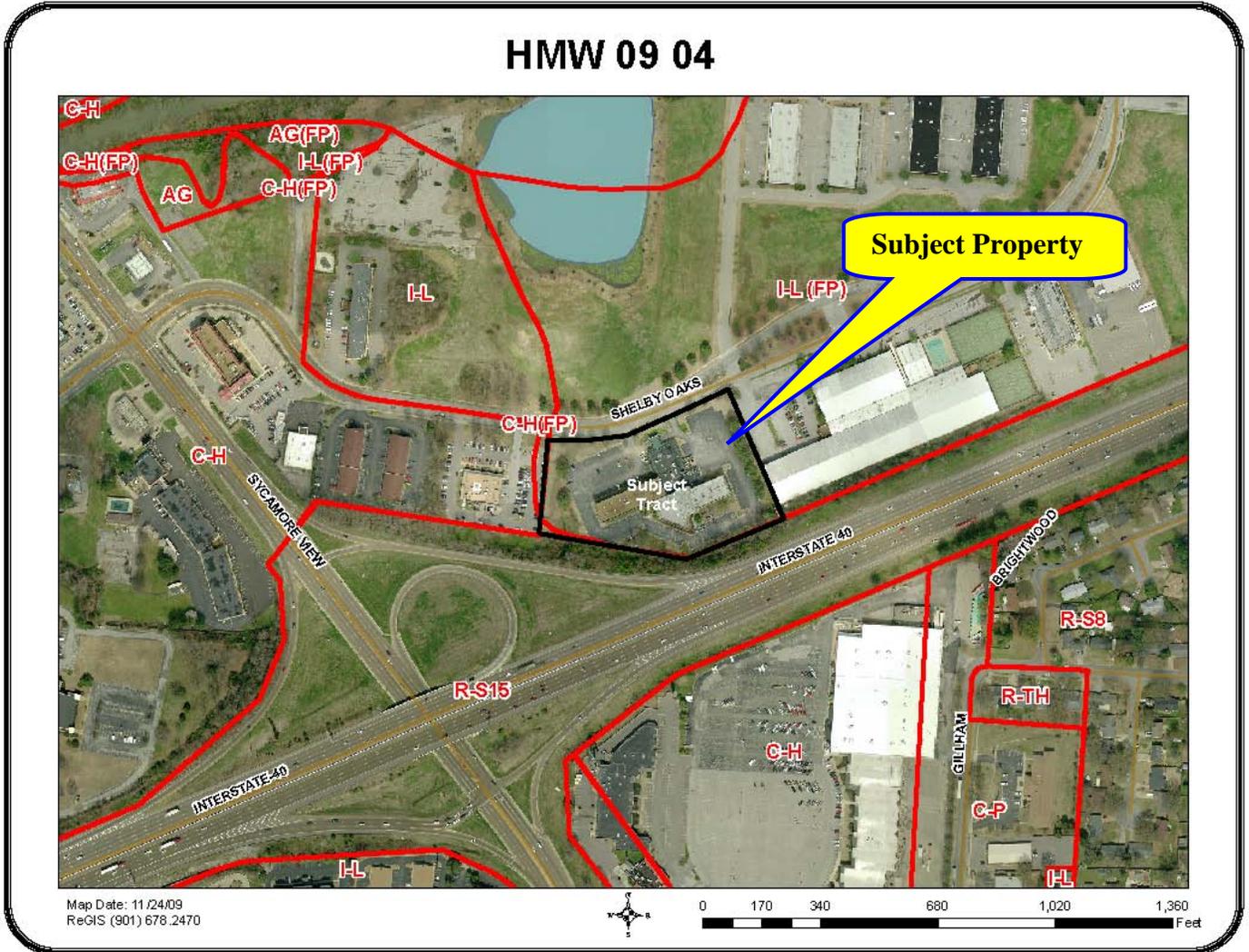
Neighborhood Associations/Organizations:

Cordova Community Watch:

No comments received as of November 25, 2009.

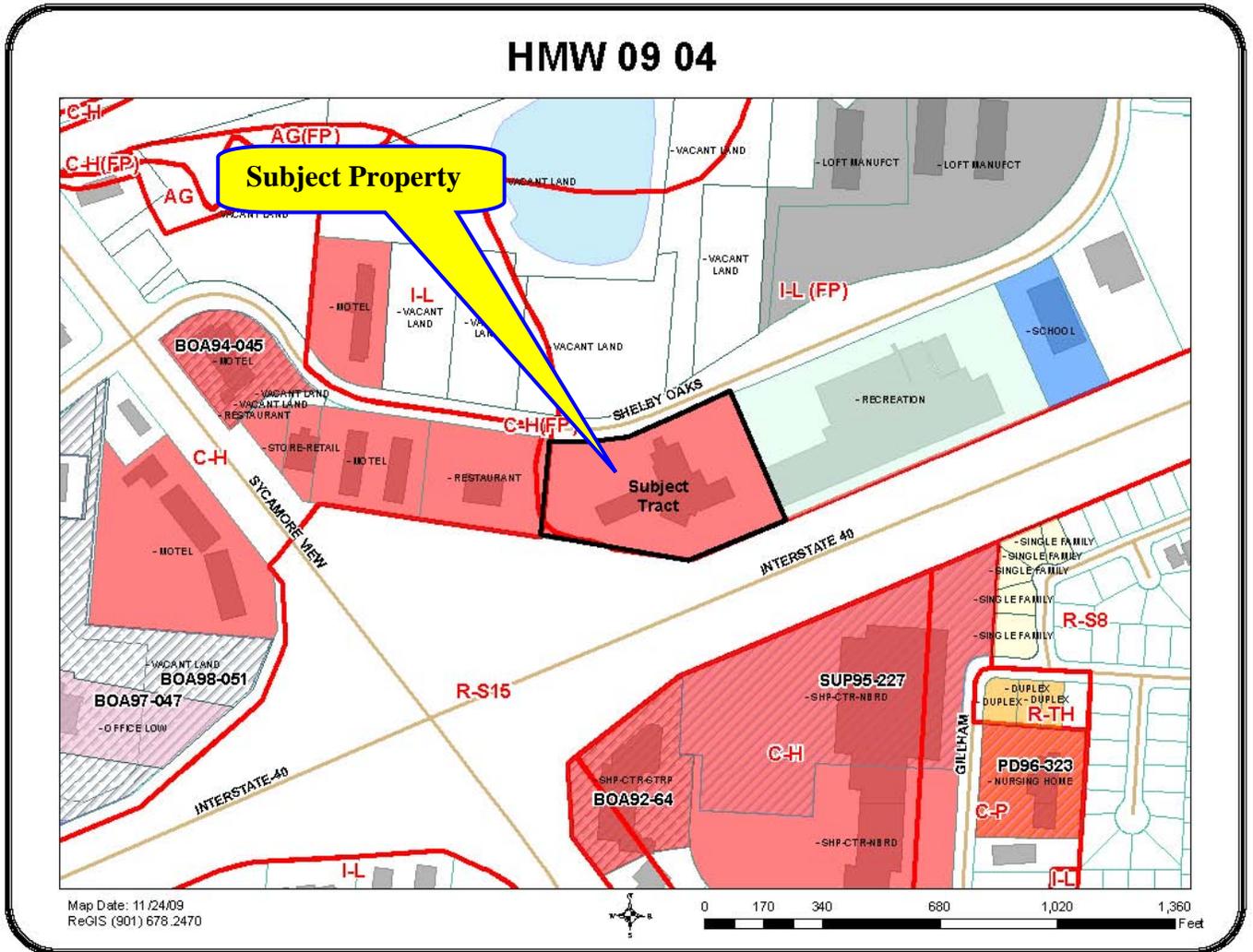
Staff: *bb*

Vicinity Map
(Aerial Zoning View)



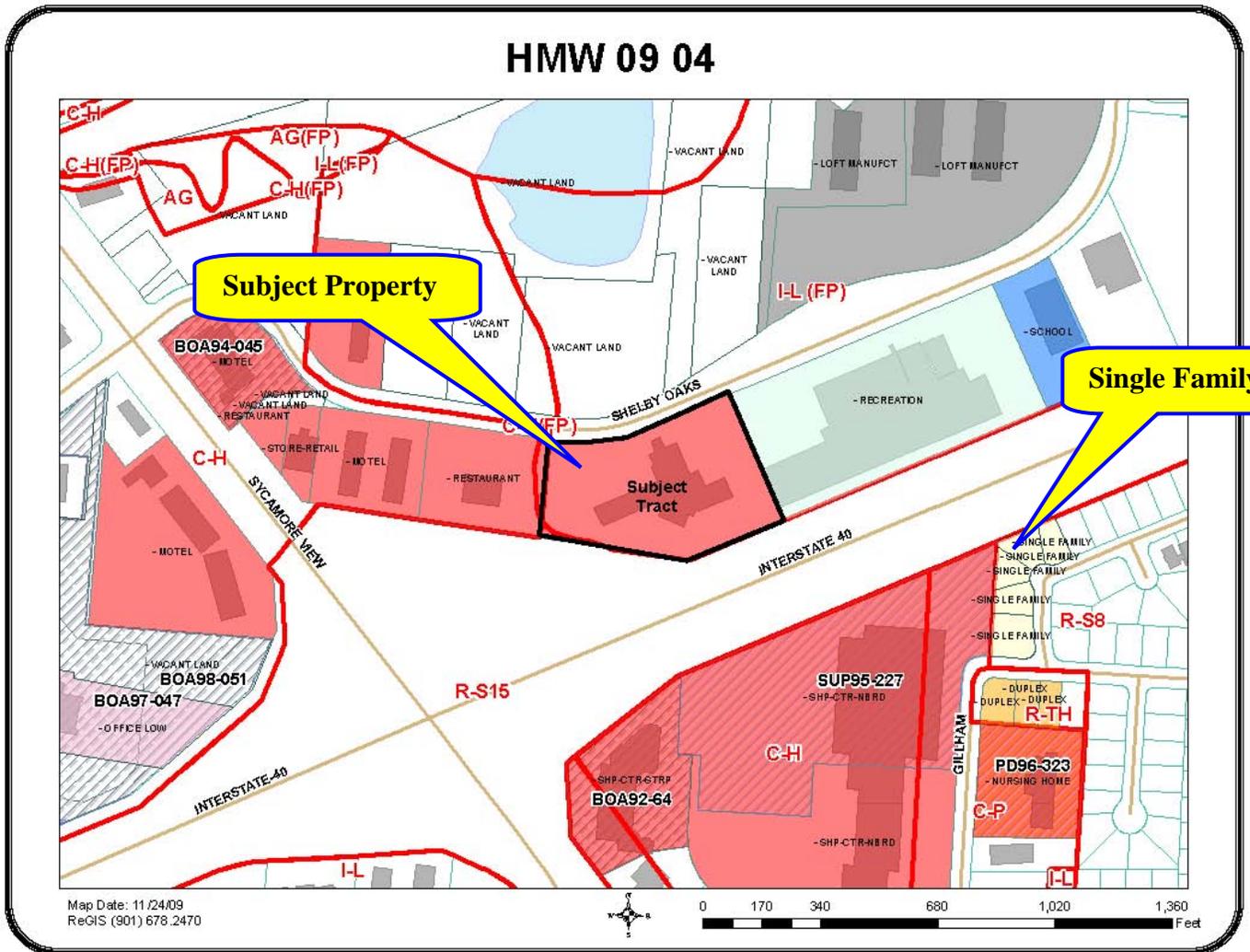
Distance Map: 1/4 Mile (1,320 feet)
(Parks & Schools)

Area Public Parks: _____ None
Area Public Schools: _____ None



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

Single family: _____ +/-615 feet
 Church: _____ None
 Day Care: _____ None
 Recreation/Community Center: _____ None



'Clarion'
6101 Shelby Oaks Drive
(Aerial View)

