

STAFF REPORT

Motel Waiver

CASE NUMBER: H.M.W. 10-01 **COUNCIL MEETING:** March 9, 2010

LOCATION: 1543 Elvis Presley Blvd
(West side of Elvis Presley Boulevard; +/-105 feet north of Montgomery Street)

COUNCIL DISTRICT(S): **District 4-Super District 8-Positions 1, 2 & 3**

OWNERS OF RECORD: Sun Inn, LP

APPLICANT: Kamlashkumar J. Patel

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

AREA: 1.12 Acres

EXISTING LAND USE & ZONING: Motel building in Highway Commercial(C-H) District

ADJACENT LAND USE AND ZONING:

North: Motor vehicle service garages and retail establishments in Highway Commercial(C-H) District.

East: Bar/Lounge in Highway Commercial(C-H) District and single family homes in ‘South Bellevue’ Subdivision in Duplex Residential (R-D) District.

South: Motel, motor vehicle service garage and retail in Highway Commercial (C-H) District.

West: ‘Calvary Cemetery’ in Duplex Residential (R-D) District.

SUMMARY

The motel is a low-rise building 7,767 square feet in area built in 1990 of concrete masonry and wood frame construction on a 1.12 acre lot in ‘Snowden & Pritchard’ Subdivision in the Depot Planning District. The motel has guest rooms that open to the outside, including an accessory resident managers’ quarters. The motel is located on the west side of Elvis Presley Boulevard—a four (4) lane roadway with no curb, gutter or sidewalk along the front of this property. The property has one curb-cut with a private drive entrance and one point of ingress/egress to the public road. The site has exterior lighting affixed to power poles.

The land uses in close proximity to the motel building are other motels, service garages, neighborhood retail establishments, bar/lounge and a large cemetery. The service garages consists of auto service repair and body shops and retail establishments for a small restaurant, liquor store and neighborhood sundry as well as motor vehicle sales and service. There are single family homes almost directly across the street in ‘South Bellevue’ Subdivision that front Elvis Presley Boulevard and extends east to Wilson Street. This site backs up directly to Calvary Cemetery to the west, but is buffered by mature trees along the rear property line. There is a public school—Hamilton Middle School within one-quarter mile at 700 feet east of the motel on Wilson Street. More specifically, single family homes are located almost directly across the street at 200 feet from the motel building in the Duplex Residential (R-D) District zoning.

Staff: *Brian Bacchus*

E-mail: brian.bacchus@memphistn.gov

Memphis Board of Education:

The subject property is located within approximately ½ mile radius of two MCS school sites. The District does not endorse the operation of hourly rate motels within close proximity to MCS school sites.

- Plans Development:** No comment.
- City Fire Services:** No comment.
- Memphis & Shelby County Health Dept.:** Water Quality-No Comment.
- MLG & W:** No comment.

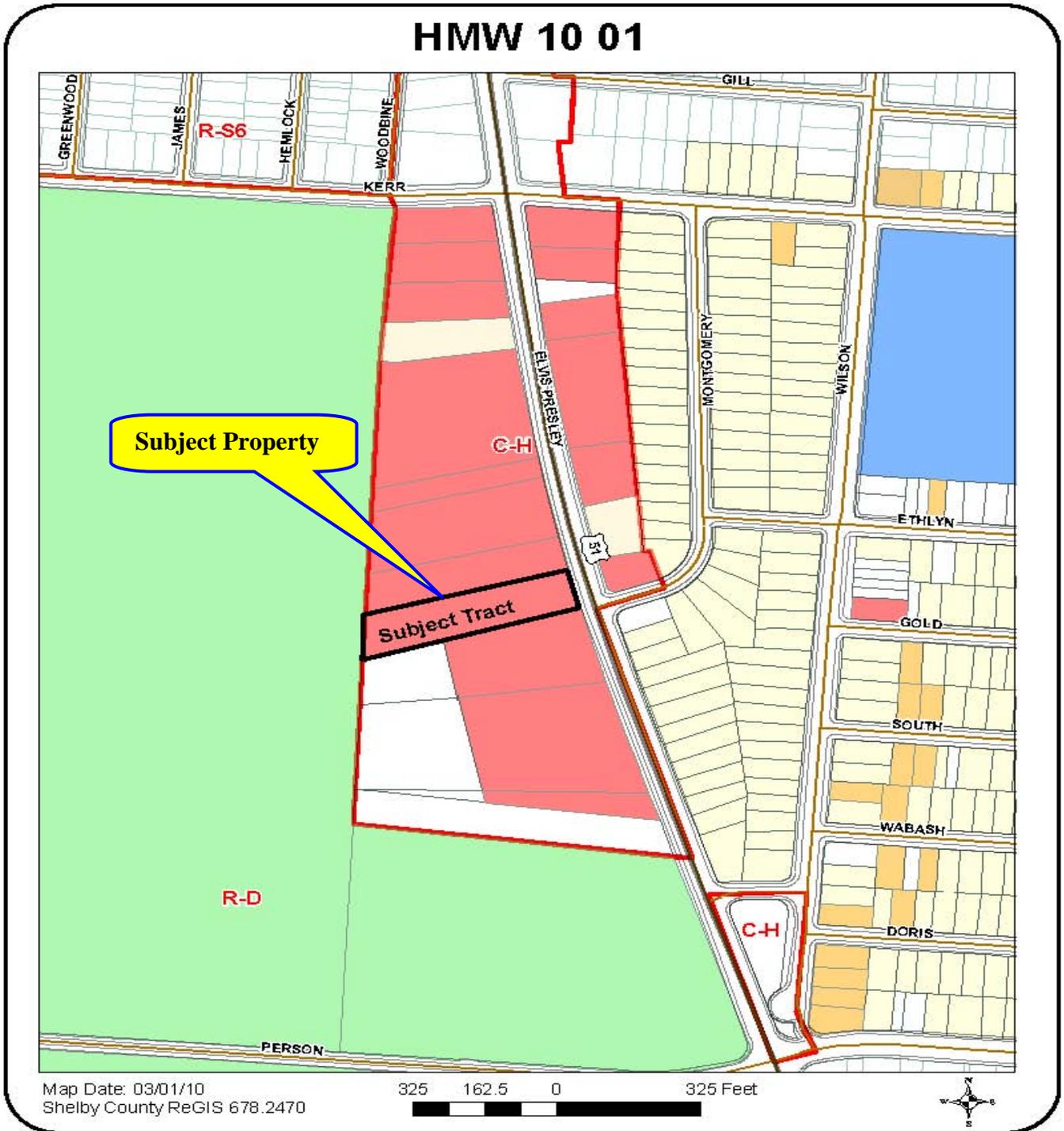
Neighborhood Associations/Organizations:

This application was forwarded Wednesday, February 24, 2010 to the following:

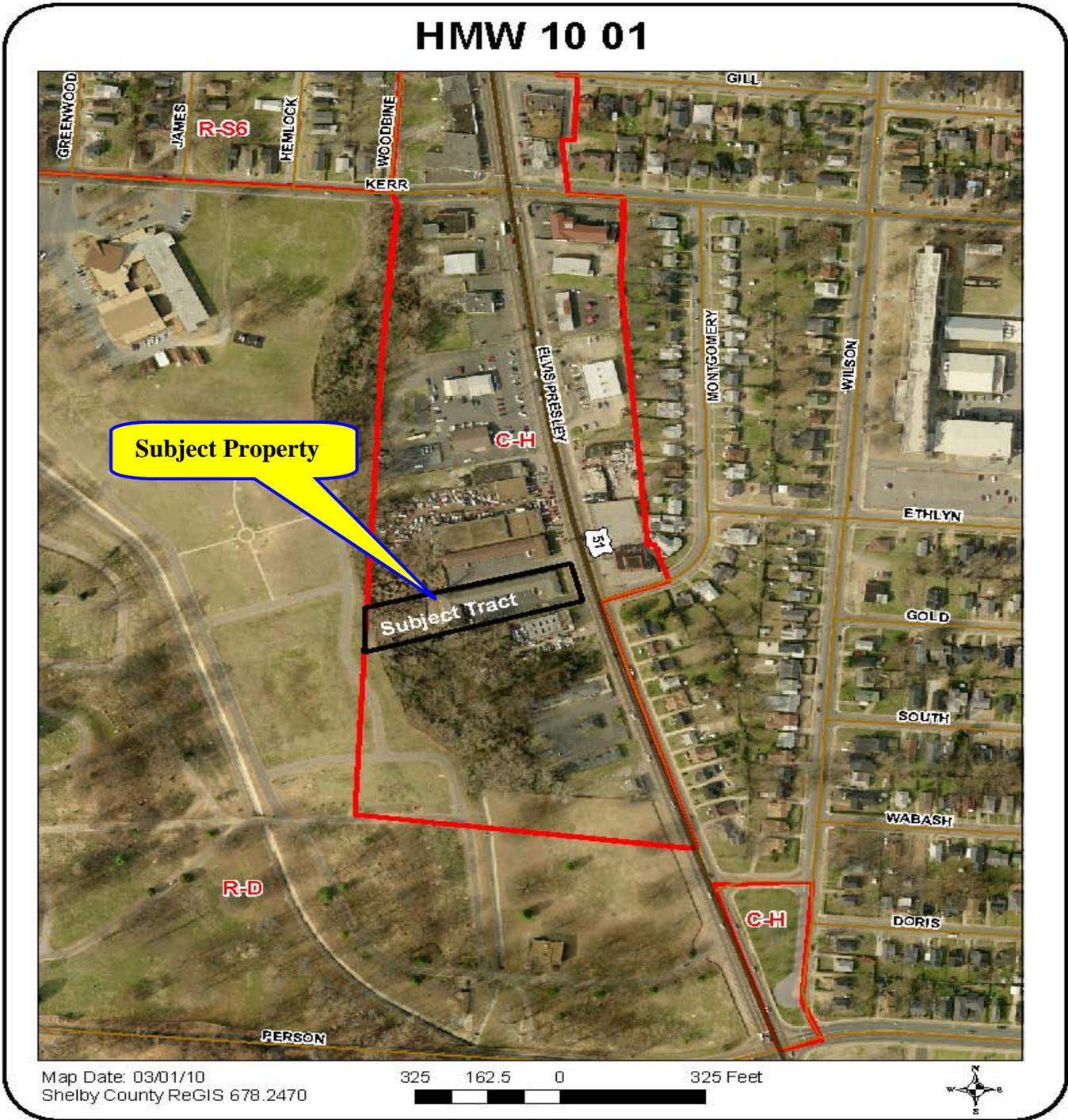
- | | |
|---|---|
| <i>South Memphis Alliance & Re-Growth Team – Milton@SMAweb.org</i> | <i>No comments received as of 3/5/10.</i> |
| <i>South Memphis Neighborhood Inc. – ferncliff21@aol.com</i> | <i>“</i> |
| <i>Victor-Kerr Neighborhood Association</i> | <i>“</i> |
| <i>48th Ward Civic Club</i> | <i>No comments received as of 3/5/10.</i> |
| <i>Orange Mound Concerned Citizens Co.</i> | <i>“</i> |
| <i>Glenview Community Development Partners</i> | <i>“</i> |
| <i>Bunker Hill/Gaslight Square N.A. – yoyeetwo@hotmail.com</i> | <i>No comments received as of 3/5/10.</i> |
| <i>Destiny Unlimited – tactstrong@yahoo.com</i> | <i>‘</i> |

Staff: bb

ZONING & LAND USE

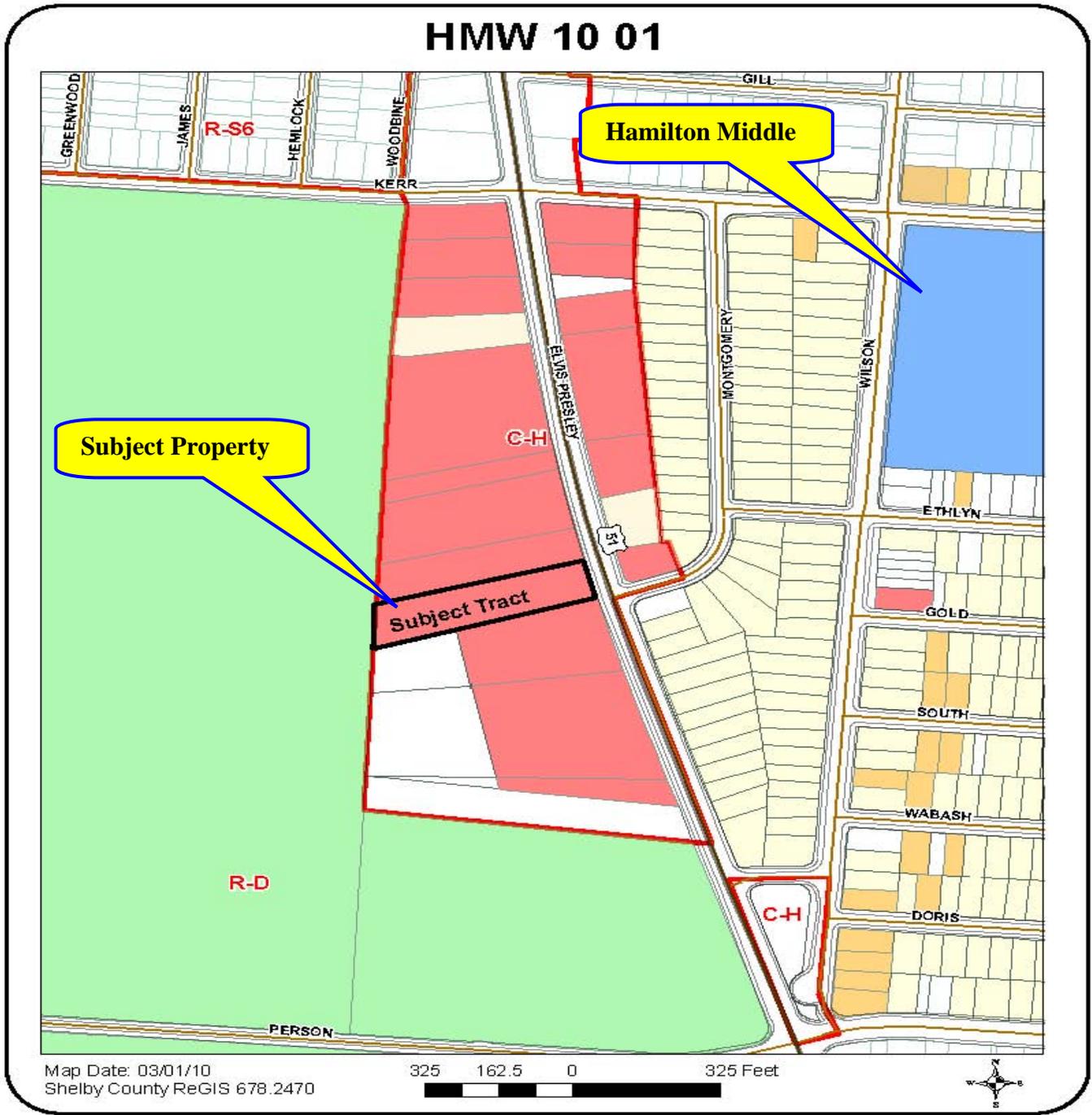


ZONING AERIAL VIEW



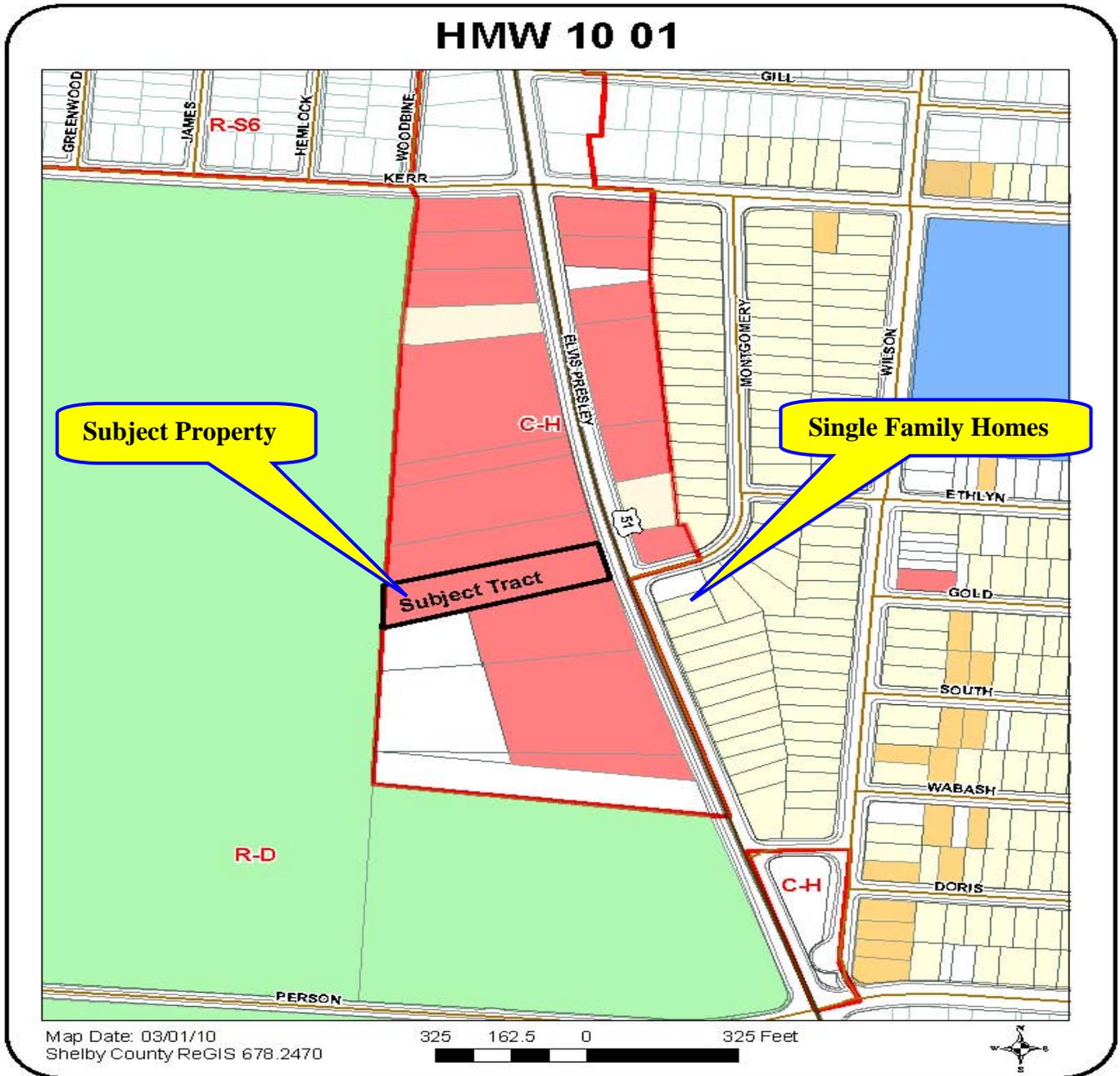
Distance Map: 1/4 Mile
(Parks & Schools)

Area Parks: 'None'
Area School- 'Hamilton Middle School---700 feet east

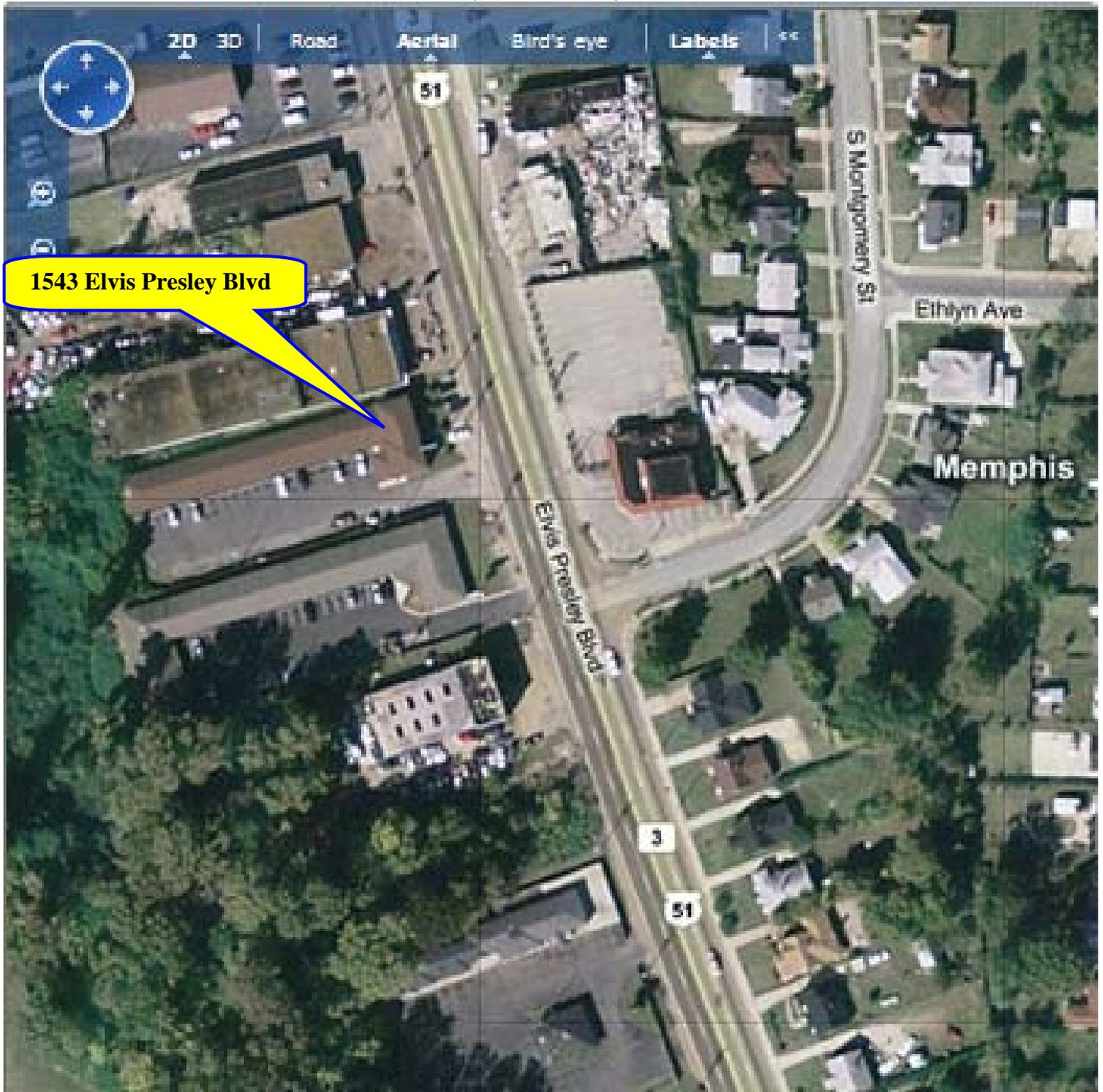


Distance Map: 1/4 Mile
(Residential & Institutional Land Use)

Church: None
Day Care: None
Community Center: None
Single family-'South Bellevue' Subdivision---200 feet east



'Sun Inn Motel'
1543 Elvis Presley Blvd
(Aerial View)



'Sun Inn Motel'
1543 Elvis Presley Blvd
(Bird's Eye View)

