

**STAFF REPORT**

**Hotel Waiver**

**CASE NUMBER:** H.M.W. 10-02                      **COUNCIL MEETING:** April 13, 2010

**LOCATION:**                      2411 Winchester Road  
(South side of Winchester Road @ Plough Boulevard)

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

**OWNERS OF RECORD:**      Encore Memphis RH, LLC

**APPLICANT:**                      Radisson Hotel Memphis Airport (Terry Cromwell)

**REQUEST:**                      Waiver of the Special Use Permit requirement for a hotel change in ownership

**AREA:**                              +/-4.0 Acres

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

**ADJACENT LAND USE AND ZONING:**

**North:**      Memphis International Airport East-West Runways, Wilson Air Center, FedEx Super Hub and TN Air Guard facilities in Light Industrial (I-L) District.

**East:**      Memphis International Airport North-South Runways, Fire Station and Air Traffic Control Tower in Light Industrial (I-L) District.

**South:**      Memphis International Airport Terminal Building and Parking Garage in Light Industrial(I-L) District.

**West:**      Memphis International Airport North-South Runways and FedEx Office Campuses in Light Industrial (I-L) District.

**SUMMARY**

The hotel is a high-rise building 130,770 square feet in area built in 1974 of steel frame and concrete masonry on approximately 4 acres of Memphis International Airport property in Oakhaven-Parkway Village Planning District. The building is a full-service hotel with guest rooms that open to interior hallways, including accessory uses for parking and a swimming pool. The hotel is located at the north side of the airport terminal and open-air parking garage at the main entrance to Memphis International Airport. The hotel grounds recently installed new landscaping enhancing the front yard and parking areas. The property has one access point from Plough Boulevard that primarily serves as a deceleration lane for the hotel.

The land uses in close proximity to the hotel building are primarily uses associated with the airport facility. The new parking garage is under construction to further enhance the airport entrance, including a new control tower. There are also airport facilities and grounds maintenance buildings east of the hotel, including a fire station. There are no single family homes within one-quarter (¼) mile of the hotel and airport building facilities. The hotel building backs up to the west North-South runway. There is a public school—Winchester Elementary School more than one-half (½) mile west of the hotel on Boeingshire Drive, including single family homes in Canada Gardens Subdivision in Single Family Residential(R-S8) District zoning.

**Staff:** *Brian Bacchus*

**E-mail:** [brian.bacchus@memphistn.gov](mailto:brian.bacchus@memphistn.gov)

**City Engineer:** No comments.

**Memphis Fire Services:** No comments.

**Memphis Board of Education:**

The subject property lies within the general proximity of a MCS location. However, there is no immediate discernible impact on MCS' school-aged population nor MCS' property interests.

**Memphis & Shelby County Health Dept.:** Water Quality-No Comment.

**MLG & W:** No comment.

**Memphis Police Department:** See attached Police Reports.

**Neighborhood Associations/Organizations:**

*This application was forwarded Tuesday, March 23, 2010 to the following:*

*South Memphis Neighborhood Inc. – [ferncliff21@aol.com](mailto:ferncliff21@aol.com)*

*No comments received as of 4/9/10.*

*Memphis Airport Area Development Corporation:*

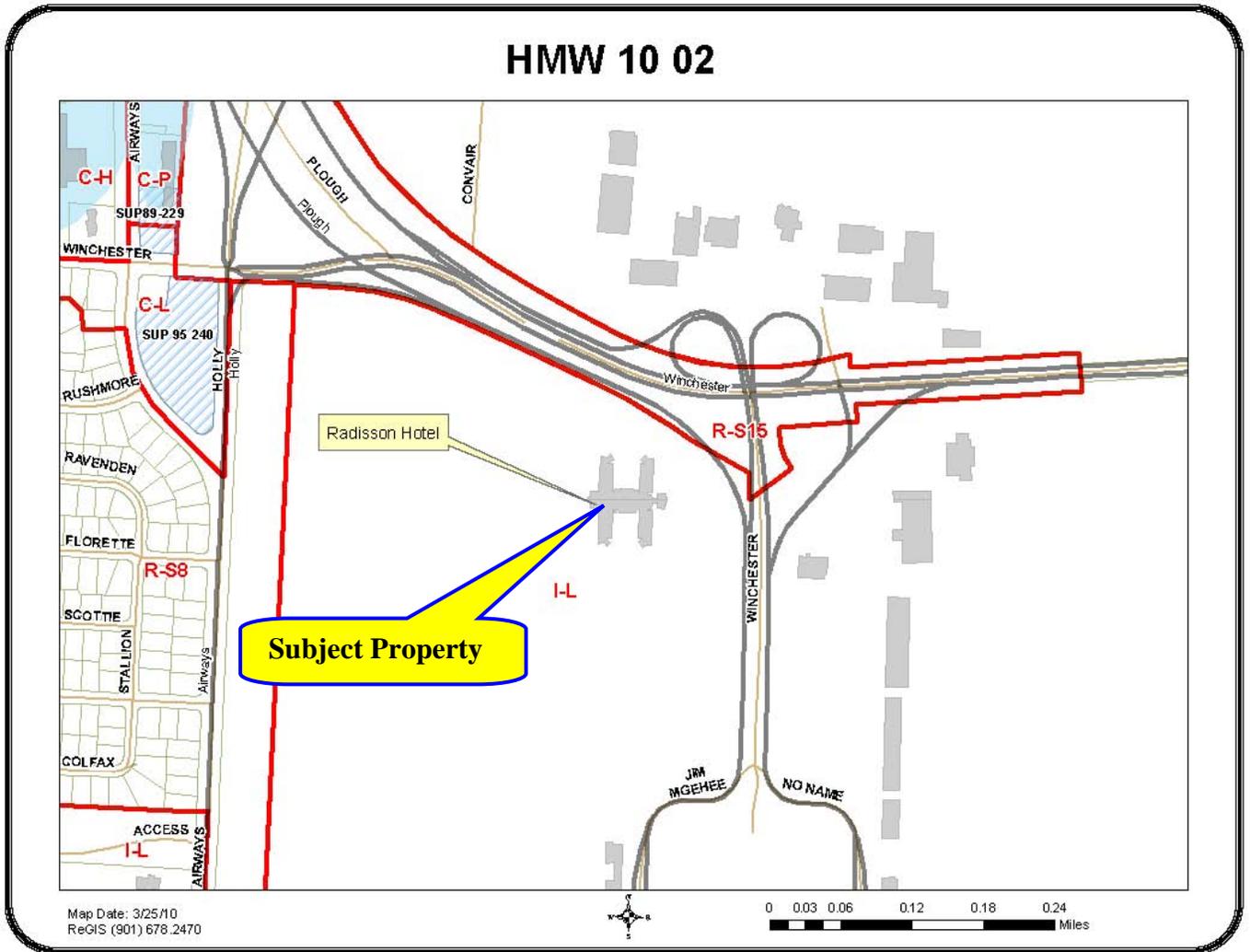
*“ “ .*

*Whitehaven Community Development Corporation:*

*No comments received as of 4/9/10.*

**Staff: bb**

ZONING MAP



ZONING AERIAL VIEW



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

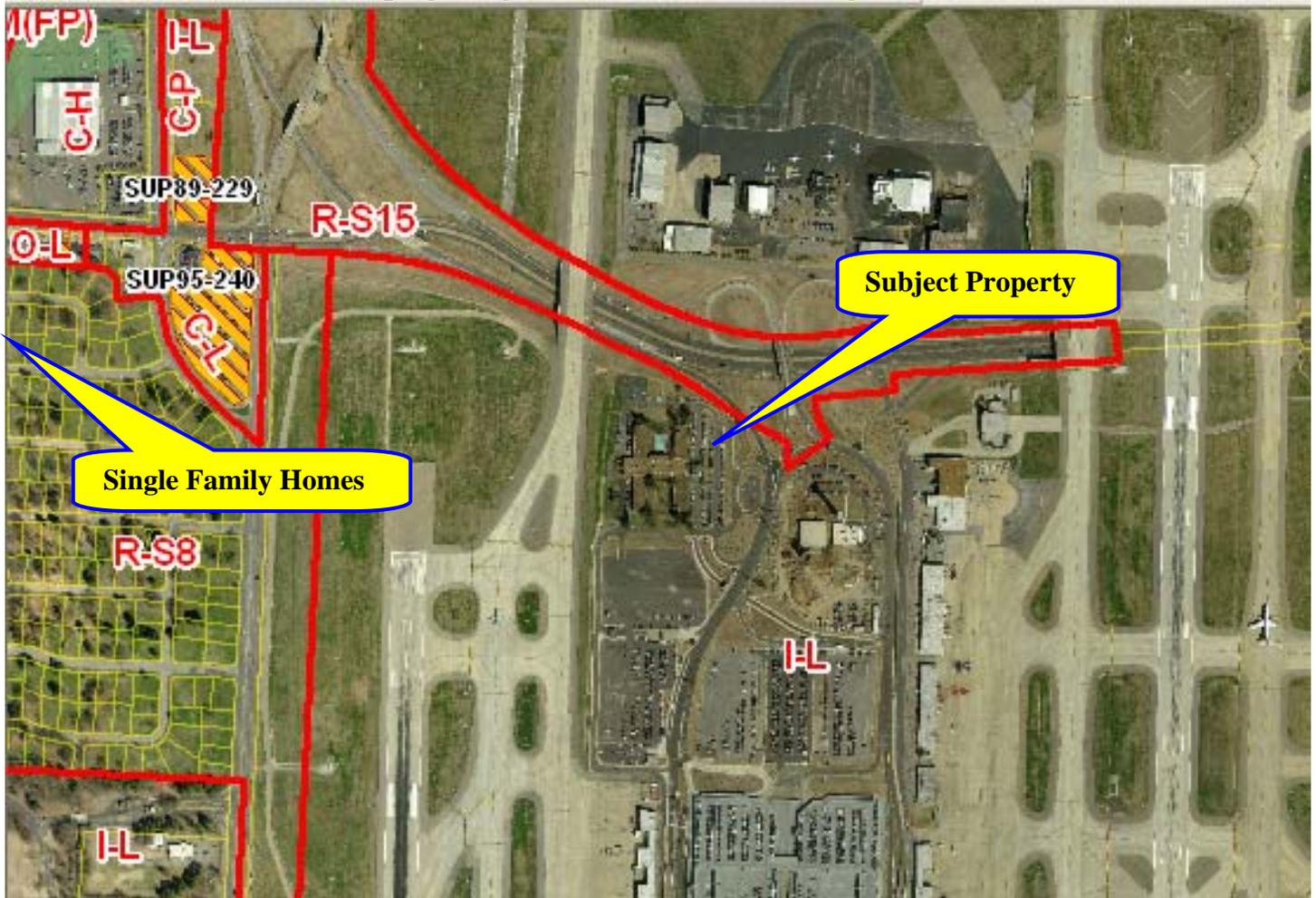
Area Parks: 'None'

Area School- 'Winchester Elementary School---3,580 feet west

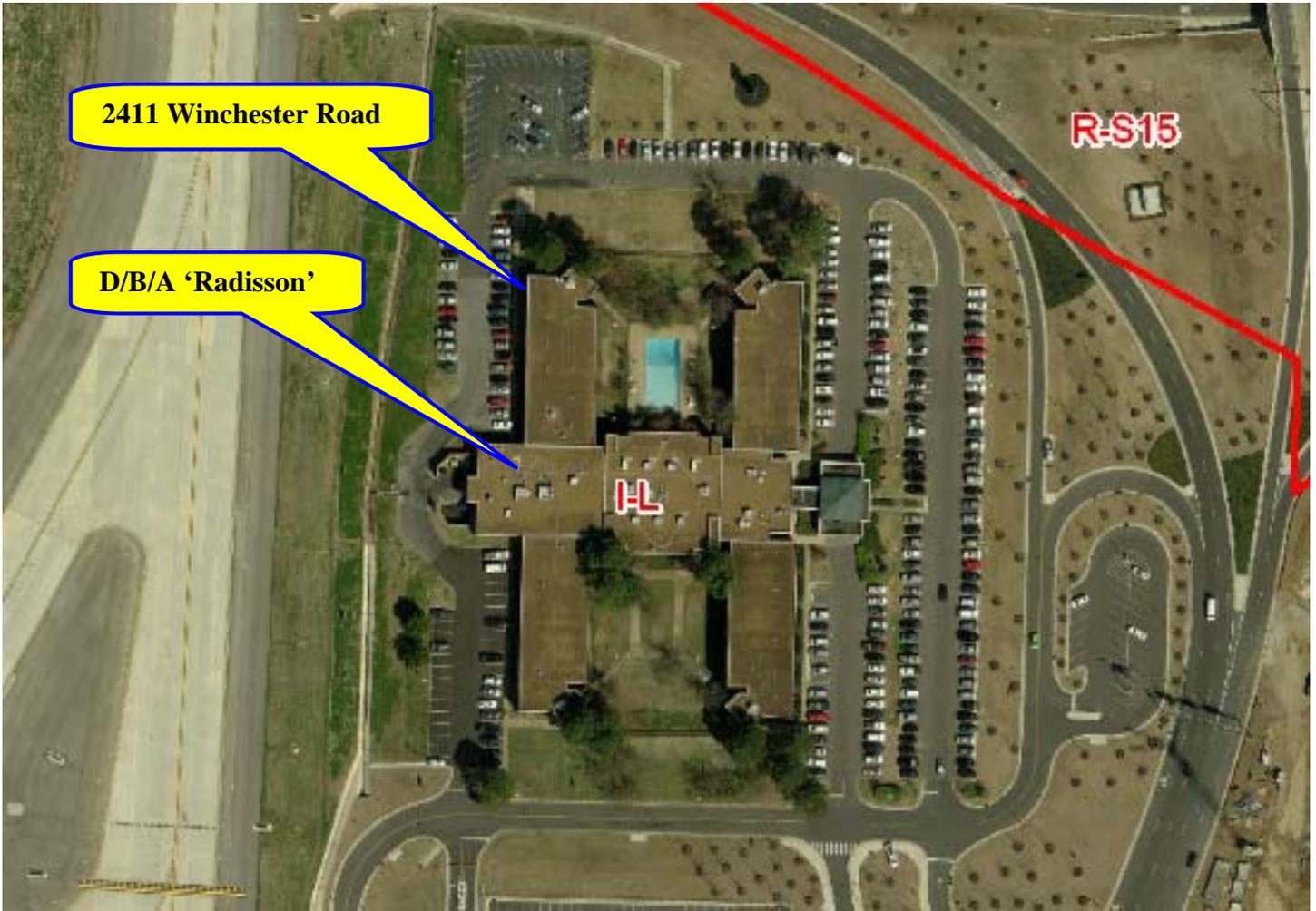


*Distance Map: 1/4 Mile*  
*(Residential & Institutional Land Use)*

*Church: 'None'*  
*Day Care: 'None'*  
*Community Center: 'None'*  
*Single family homes 3,500 feet west*



*'Radisson Hotel'*  
*2411 Winchester Road*  
*(Aerial View)*



**Memphis Police Department Communications Bureau  
2411 Winchester  
Jan. 01, 2009 - March 25, 2010**

<b>Ward</b>	<b>Event #</b>	<b>Call Type</b>	<b>Address</b>	<b>Date</b>	<b>Time</b>
321	P090160038	Alarm Call	2411 Winchester	01/16/09	00:28:14
321	P090862777	911 Hang up Call	2411 Winchester	03/27/09	22:19:37
321	P091220758	Auto Accident	2411 Winchester	05/02/09	07:34:03
321	P091352360	911 Hang Up Call	2411 Winchester	05/15/09	20:30:46
321	P091560343	Fight Victim	2411 Winchester	06/05/09	04:18:03
321	P091560354	Fight Victim	2411 Winchester	06/05/09	04:30:26
321	P091622314	911 Hang up Call	2411 Winchester	06/11/09	19:34:44
321	P091790203	Wounding Call	2411 Winchester	06/28/09	01:38:17
321	P091822266	Missing Person	2411 Winchester	07/01/09	19:45:15
321	P091881456	Theft Call	2411 Winchester	07/07/09	15:21:28
321	P091881503	Theft Call	2411 Winchester	07/07/09	15:35:55
321	P092480922	911 Hang Call	2411 Winchester	09/05/09	09:43:50
321	P092552014	911 Hang Call	2411 Winchester	09/12/09	19:13:28
321	P092680791	Domestic Disturbance	2411 Winchester	09/25/09	10:13:36
321	P093201403	911 Hang Call	2411 Winchester	11/16/09	15:07:39
321	P100140586	Missing Person	2411 Winchester	01/14/10	08:31:36
321	P100371125	Crime Scene	2411 Winchester	02/06/10	12:07:20
321	P100621215	Investigation	2411 Winchester	02/06/10	12:39:56
321	P100620269	911 Hang Call	2411 Winchester	03/03/10	03:50:54
321	P100650410	Whiskey Van Request	2411 Winchester	03/06/10	03:31:13
321	P100692986	911 Hang Call	2411 Winchester	03/10/10	21:33:20

Total of Dispatch Calls: 21

*From 01/01/2009 00:00:01 to 03/25/10 23:59:59*

**Memphis Police Department Crime Analysis Unit**  
**2411 Winchester Rd.**  
**Jan. 01, 2009 - March 25, 2010**

Ward	Case #	Offense	Address	Date/Time
227	0907003910ME	Missing Person	2411 Winchester	7/7/2009 4:00:00 PM
321	1002002795ME	Forcible Rape	2411 WINCHESTER	2/6/2010 1:00:00 AM
322	0902004529ME	Theft of Vehicle Parts/Accessories	2411 Winchester Rd	2/7/2009 11:50:00 PM

**Total of Incidents: 3**

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*From 2/7/2009 11:50:00 PM to 2/6/2010 1:00:00 AM*