

**MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT**

**STAFF REPORT**

**Motel Waiver**

**CASE NUMBER:** H.M.W. 10-03                      **COUNCIL MEETING:** May 11, 2010

**LOCATION:**                      3265 Elvis Presley Blvd  
(West side of Elvis Presley Boulevard; +/-395.10 feet north of Gateway Drive)

**COUNCIL DISTRICT(S):**      **District 6-Super District 8-Positions 1, 2 & 3**

**OWNERS OF RECORD:**      Parth & Neil Corporation

**APPLICANT:**                      Gopal Govan

**REQUEST:**                      Waiver of Special Use Permit requirement for motel building change in ownership

**AREA:**                              2.72 Acres

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

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**ADJACENT LAND USE AND ZONING:**

- North:**      Vacant land, vehicle service garages and restaurant in Highway Commercial(C-H) District.
- East:**      Large vacant tract in Highway Commercial(C-H) and motor vehicle sales and private club in Local Commercial(C-L) District.
- South:**      Retail building and motor vehicle sales-service in Highway Commercial (C-H) District.
- West:**      Vacant land and 'Old Nonconnah Baptist Church' in Single Family Residential(R-S10) District.

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**SUMMARY**

The motel is a two-story building 49,996 square feet in area built in 1965 of concrete masonry and wood frame construction on a 2.72 acre lot in 'Taylor SC-1 Shopping Center' in Whitehaven-Levi Planning District. The motel has guest rooms to the rear that open to the outside, including an accessory resident managers' quarters and meeting facilities. The motel is located on the west side of Elvis Presley Boulevard—a seven (7) lane roadway with no curb, gutter or sidewalk along the front of this property. This property has one curb-cut with a private drive entrance and aisles with parking in the front and rear yards. A pick-up/drop-off point is located to the front of the building and the site has exterior lighting and security cameras affixed to building.

The land uses in close proximity to the motel building are primarily commercial uses for office, retail store, bar/lounge and motor vehicle sales and service garages. The service garages consist of auto service repair and body shops and the office consists of medical, dental and insurance offices. There are single family homes within one-quarter (1/4) mile to the west in 'Dogwood Hills' Subdivision and R-S10 District zoning. The homes face Lucibill Road and extend far west to Lakeview Road. However, the site backs up directly to Old Nonconnah Baptist Church, but is separated by Hernando Road with mature shrubs along the rear property line. There are no public schools or parks within one-quarter (1/4) mile of the motel, but a church with a cemetery is located to the rear of the building at the west side of Hernando Road.

**Staff:** *Brian Bacchus*

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

*This application was forwarded Thursday, April 22, 2010 to the following:*

**City Engineer:** No comments received.

**Memphis Fire Services:** No comment.

**Memphis Board of Education:**

The subject property lies within the general proximity of an MCS location. However, there is no immediate discernible impact on MCS' school-aged population nor MCS' property interests. The school aged children in this area are zoned to the following schools:

Graves Elementary which is functioning at 88.6% capacity  
Lanier Middle which is functioning at 79.6% capacity  
Mitchell High which is functioning at 79.6% capacity

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

**MLG & W:** No comments regarding the referenced application.

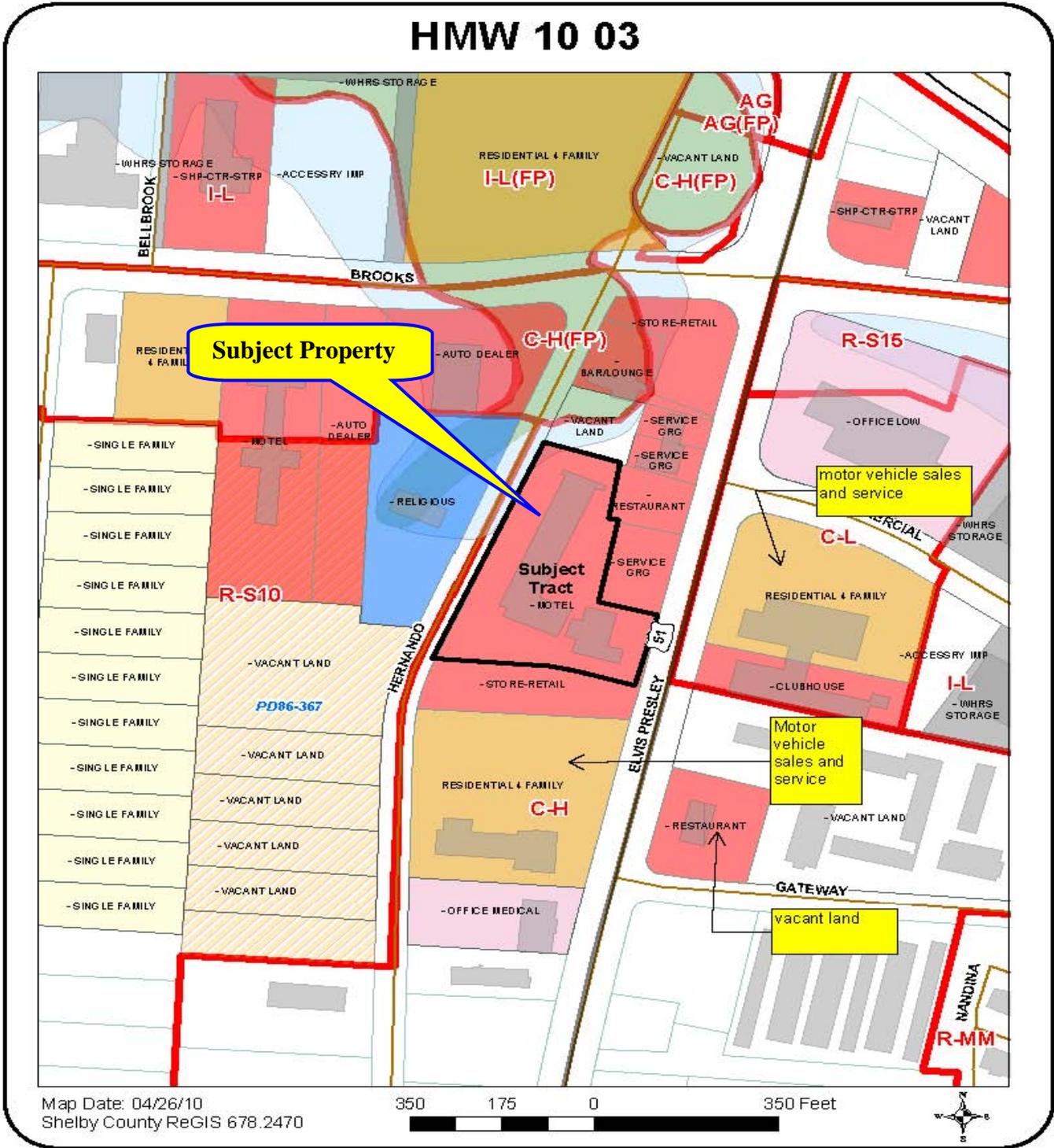
**Memphis Police Department:** No reports received as of 5/07/'10.

**Neighborhood Associations/Organizations:**

<i>Whitehaven CDC: – <a href="mailto:wcdcorp@bellsouth.net">wcdcorp@bellsouth.net</a></i>	<i>No comments received as of 5/7/'10.</i>
<i>South Memphis Ngh'd Inc.: – <a href="mailto:ferncliff21@aol.com">ferncliff21@aol.com</a></i>	<i>“ “ .</i>
<i>Cummings Street CDC: – <a href="mailto:mjmassey@comcast.net">mjmassey@comcast.net</a></i>	<i>No comments received as of 5/7/'10.</i>
<i>Memphis Airport Area Development Corp.: – <a href="mailto:Tjackson@CBREmemphis.com">Tjackson@CBREmemphis.com</a></i>	<i>“ “ .</i>

**Staff:** *bb*

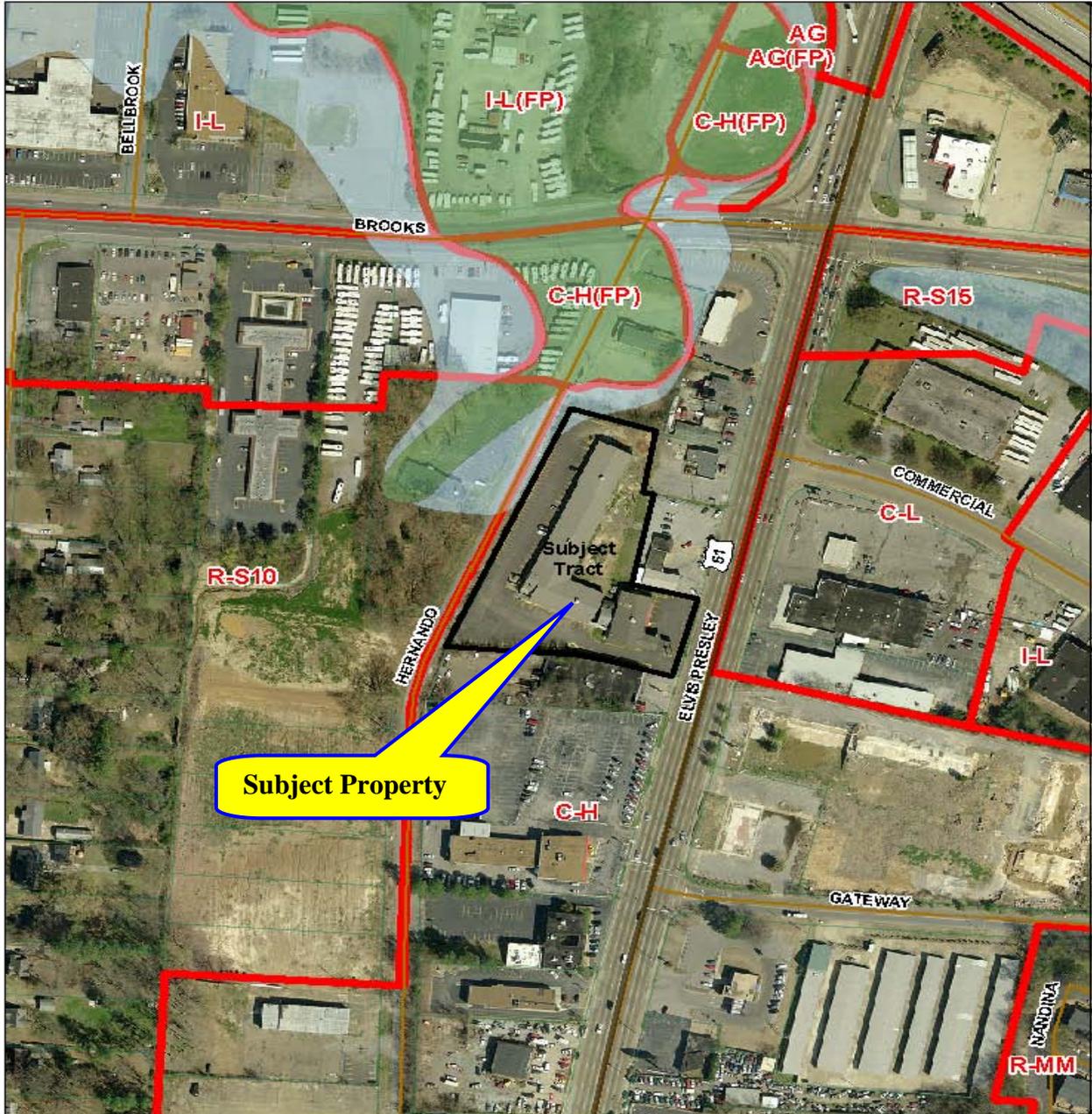
ZONING-LAND USE



Map Date: 04/26/10  
Shelby County ReGIS 678.2470

ZONING-AERIAL VIEW

**HMW 10 03**



Map Date: 04/26/10  
Shelby County ReGIS 678.2470

350 175 0 350 Feet



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

Area Parks:.....'None'

Area School:-'Graves Elementary School'.....3/4 mile (3,960 feet) west



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

Church:.....sixty (60) feet

Day Care:.....None

Community Center:.....None

Single family- 'Dogwood Hills' Subdivision:.....+/-472.90 feet west



*'American Inn'*  
3265 Elvis Presley Blvd  
(Aerial View)

**HMW 10 03**

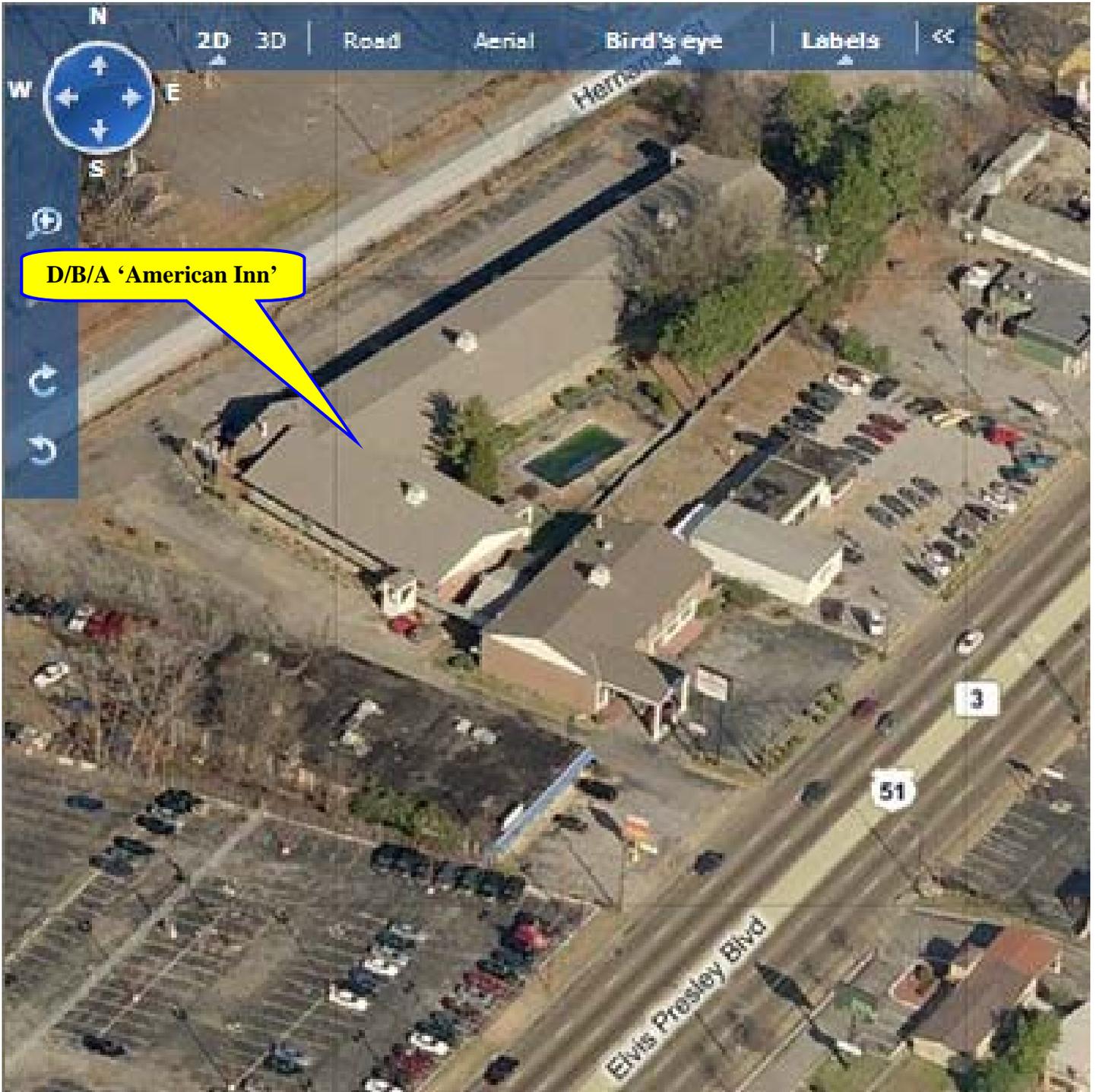


Map Date: 04/26/10  
Shelby County ReGIS 678.2470

110 55 0 110 Feet



*'American Inn'*  
*3265 Elvis Presley Blvd*  
*(Bird's Eye View)*



## Event Search Summary

Agency	Group	S	P	Date	Time	Event Num	Type	Subtype	Location	AL
MPD	RAINS	A	2	02/15/10	16:13:42	P100461556	AMBL	ACTV	3265 ELVIS PRESLEY BLVD MPHS:AMERICAN INN: RM 122	0
MPD	RAINS	A	2	01/26/10	18:31:32	P100262077	ARMP	ACTV	3265 ELVIS PRESLEY BLVD MPHS: AMERICAN INN : RM 129	0
MPD	RAINS	A	3	03/12/10	04:02:12	P100710258	AUTO	REGD	3265 ELVIS PRESLEY BLVD MPHS: RM # 144: AMERICAN INN	0
MPD	RAINS	A	1	02/06/10	23:12:21	P100372789	DIST	ACTV	3265 ELVIS PRESLEY BLVD MPHS: alias	0
MPD	RAINS	A	1	02/07/10	09:57:28	P100380711	DIST	ACTV	3265 ELVIS PRESLEY BLVD MPHS: alias	0
MPD	RAINS	A	1	03/25/10	12:46:48	P100841128	DIST	ACTV	3265 ELVIS PRESLEY BLVD MPHS: alias	0
MPD	RAINS	A	1	03/28/10	10:01:23	P100870696	DIST	ACTV	3265 ELVIS PRESLEY BLVD MPHS: AMERICAN INN: ROOM 127	0
MPD	RAINS	C	1	05/12/10	00:27:15	P101320060	DIST	ACTV	3265 ELVIS PRESLEY BLVD MPHS:AMERICAN INN	0
MPD	RAINS	A	1	05/12/10	00:27:41	P101320061	DIST	ACTV	3265 ELVIS PRESLEY BLVD MPHS	0
MPD	RAINS	A	3	01/21/10	16:22:28	P100211713	DOMS	REGD	3265 ELVIS PRESLEY BLVD MPHS: alias	0
MPD	RAINS	A	2	02/06/10	23:02:45	P100372769	DOMS	DIST	3265 EP 3265 ELVIS PRESLEY BLVD MPHS: ROOM 142: AMERICAN INN	0
MPD	RAINS	A	2	02/08/10	23:36:48	P100392074	DOMS	DIST	3265 ELVIS PRESLEY BLVD MPHS:AMERICAN INN	0
MPD	RAINS	A	2	03/17/10	12:21:03	P100761108	DOMS	DIST	3265 ELVIS PRESLEY BLVD MPHS: AMERICAN INN	0
MPD	RAINS	A	2	04/06/10	19:04:31	P100962248	DOMS	DIST	3265 ELVIS PRESLEY BLVD MPHS	0
MPD	RAINS	A	2	04/12/10	14:21:50	P101021323	DOMS	DIST	3265 ELVIS PRESLEY BLVD MPHS	0
MPD	RAINS	A	1	05/11/10	23:25:30	P101312872	DOMS	FGHT	3265 ELVIS PRESLEY BLVD MPHS:AMERICAN INN:RM 126	0

Agency	Group	S	P	Date	Time	Event Num	Type	Subtype	Location	AL
MPD	RAINS	A	1	05/11/10	16:22:32	P101311667	FGHT	ACTV	3265 ELVIS PRESLEY BLVD MPH: AMERICAN INN	0
MPD	RAINS	A	2	03/28/10	15:25:13	P100871307	FIRE	ACTV	3265 ELVIS PRESLEY BLVD MPH: alias 3265 EP	0
MPD	RAINS	A	2	02/05/10	06:46:46	P100360340	HANG	BUSN	3265 ELVIS PRESLEY BLVD MPH	0
MPD	RAINS	C	2	02/05/10	06:47:16	P100360341	HANG	BUSN	3265 ELVIS PRESLEY BLVD MPH	0
MPD	RAINS	P	2	04/30/10	18:18:46	P101202055	HANG	BUSN	3265 ELVIS PRESLEY BLVD MPH	0
MPD	RAINS	A	1	05/13/10	01:11:27	P101330154	MANDW	ACTV	3265 ELVIS PRESLEY BLVD MPH	0
MPD	RAINS	A	3	03/08/10	12:19:52	P100671128	MENT	NONV	3265 ELVIS PRESLEY BLVD MPHS:AMERICAN INN	0
MPD	RAINS	A	1	03/15/10	12:07:45	P100741055	MENT	VIOL	3265 ELVIS PRESLEY BLVD MPH: ROOM #110	0
MPD	RAINS	A	1	02/02/10	02:51:24	P100330231	SUSP	ACTV	3265 ELVIS PRESLEY BLVD MPH: AMERICAN INN...NEXT DOOR TO LL(-90:00:13.2084,35:04:07.9103)	0
MPD	AIRWS	C	1	03/28/10	06:28:08	P100870460	SUSP	ACTV	3265 ELVIS PRESLEY BLVD MPH	0
MPD	RAINS	A	1	03/28/10	06:29:18	P100870462	SUSP	ACTV	3265 ELVIS PRESLEY BLVD MPH	0
MPD	RAINS	A	1	05/15/10	00:31:46	P101350053	SUSP	ACTV	3265 ELVIS PRESLEY BLVD MPHS:AMERICAN INN RM#210	0
MPD	RAINS	A	2	04/08/10	23:23:26	P100982846	SUSV	ACTV	3265 ELVIS PRESLEY BLVD MPH: alias 3265 EP	0
MPD	RAINS	A	4	04/08/10	10:09:53	P100980795	TRFSTO	ACTV	3265 ELVIS PRESLEY BLVD MPH: alias 3265 EP	0
MPD	RAINS	A	4	04/12/10	23:17:48	P101022798	TRFSTOP		3265 ELVIS PRESLEY BLVD MPH: alias 3265 EP	0
MPD	RAINS	A	4	04/30/10	01:49:26	P101200181	TRFSTO	ACTV	3265 ELVIS PRESLEY BLVD MPH	0
MPD	RAINS	A	5	03/26/10	13:46:26	P100851222	VAND	REGD	3265 ELVIS PRESLEY BLVD MPH: AMERICAN INN / ROOM 208	0
MPD	RAINS	P	9	02/03/10	04:32:40	P100340343	XFER	FIRE	3265 ELVIS PRESLEY BLVD MPH: alias 3265 EP	0
MPD	RAINS	P	9	02/15/10	07:51:24	P100460490	XFER	FIRE	3265 ELVIS PRESLEY BLVD MPH: RM 122	0
MPD	RAINS	P	9	04/19/10	10:25:26	P101090763	XFER	FIRE	3265 ELVIS PRESLEY BLVD MPH	0

## YTD Offenses at 3265 Elvis Presley Blvd

Address	Offense	Report Number	Date	Hour
3265 Elvis Presley Blvd	Intimidation	1002002911ME	2/6/2010	2100
3265 Elvis Presley Blvd	Other Theft/Non-Specific	1003006106ME	3/12/2010	0000
3265 Elvis Presley Blvd	Drug Equipment Violation	1003013410ME	3/25/2010	1200
3265 Elvis Presley Blvd	Theft from Motor Vehicle	1003013961ME	3/25/2010	1800
3265 Elvis Presley Blvd	Prostitution	1005005947ME	5/11/2010	2000