

**MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT  
STAFF REPORT # 3**

**CASE NUMBER:** SAC 07-608      **L.U.C.B. MEETING:** July 12, 2007  
**STREET NAME:**                      Riverside Drive Closure  
**LOCATION:**                              Beginning +197 feet south of Georgia Avenue  
**APPLICANT:**                          Southland Development Partners of Memphis  
**REPRESENTATIVE:**                  Same  
**REQUEST:**                              Close & Vacate Alley Street Right-Of-Way  
**AREA:**                                      6,940 Square Feet  
**LENGTH X WIDTH of R.O.W.:**      165' x 42'  
**EXISTING LAND USE & ZONING:**      Street right-of-way ~ Riverside Residential (R-R)  
District

**SURROUNDING LAND USE & ZONING:**

**North:** Rivermark Apartments ~ Riverside Residential (R-R) District

**East:** Multiple family and condominium units ~ Riverside Residential (R-R) and Bluffview Residential (B-R) District

**South:** Vacant land area (proposed two (2) sixteen (16) story condominium units ~ Riverside Residential (R-R) District

**West:** Founders Point PUD (single family dwellings) ~ Riverside Residential (R-R) District

**OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION**

**Approval with Conditions**

*Staff Writer: Carlos B. McCloud*

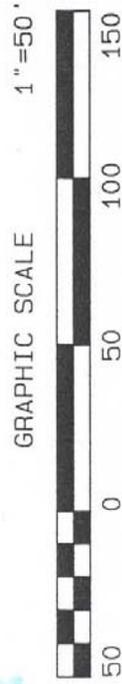
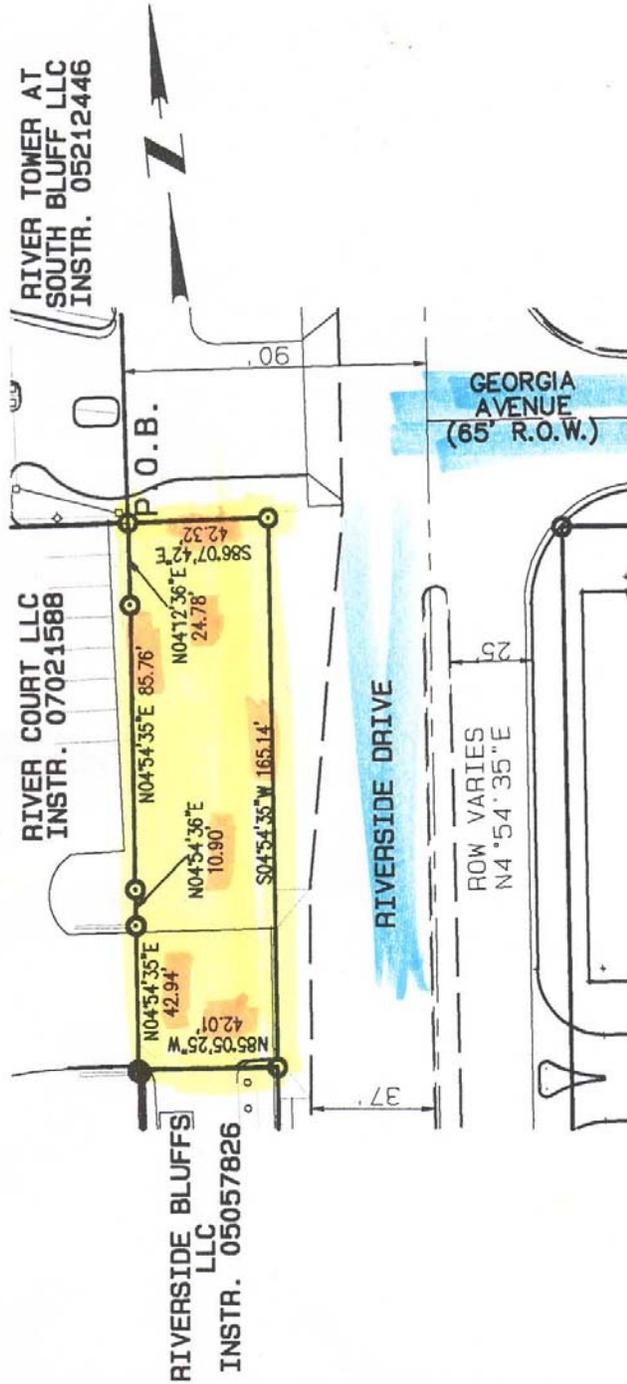
*E-mail Address: carlos.mccloud@memphistn.gov*

## CONCLUSIONS

1. The subject right-of-way is located within the Downtown-Medical Center Planning District, beginning approximately one hundred and ninety seven (197') feet south of Georgia Avenue. The surrounding area is zoned in the Riverside Residential (R-R) and Bluffview Residential (R-B) District. The Rivermark Apartments are located to the north; the South Bluff Residential Community to the east; and Founders Point PUD (single family dwellings) to the south and the Mississippi River to the west of this site. The request is to close and vacate a section of dedicated street right-of-way located on the west side of Riverside Drive; between Georgia Avenue and Carolina Avenue is being requested in an effort to consolidate this area with the adjacent area to the west for future development.
2. Riverside Drive is a parkway with a divided median. Riverside Drive connects with Interstate 55. Riverside Drive actually begins north of Interstate 55 overpass. Riverside Drive right-of-way varies beginning at this point. Interstate 55 has total right-of-way width of one hundred and eighty (180') feet, ninety (90') feet on each side. The north bound traffic of Riverside Drive has twenty five (25') feet of right-of-way. The south bound traffic of Riverside Drive actually has ninety (90') feet of right-of-way although only approximately thirty seven (37') feet is paved. Riverside Drive north bound traffic from Georgia Avenue and the south bound traffic to Georgia Avenue has approximately twenty five (25') feet of right-of-way width.
3. This closure area of right-of-way along Riverside Drive contains approximately forty two (42') feet of width and one hundred and sixty five (165') feet of depth. This closure is being requested in an effort to vacate excess right-of-way and is recommended for approval. The applicant shall provide easements for existing sanitary sewers, drainage facilities and other utilities or relocate at developer's expense. The reduction of this right-of-way will not have a negative impact on adjacent properties or traffic circulation because the paved right-of-way will not change. To date staff has not received any phone calls, letters or e-mails stating opposition to this proposed closure area.







VICINITY MAP  
NOT TO SCALE

PLAT 1 OF 1 SHEET No. 1 OF 2

## **STAFF ANALYSIS**

### **Site Area Description:**

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### **L.U.C.B. Conditions:**

1. Provide easements for existing sanitary sewers, drainage facilities and other utilities or relocate at developer's expense.

2. The applicant shall comply with all conditions of the closure within 365 days of the conditional approval of the closure by the City Council.

## **GENERAL INFORMATION**

<b>Planning District:</b>	Downtown-Medical Center
<b>Census Tract:</b>	43
<b>Municipal Annexation Reserve Area:</b>	Memphis City Limits
<b>Zoning Atlas Page:</b>	<b>2025</b>

## **DEPARTMENTAL COMMENTS:**

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

### **City Engineer:**

**City Fire Division:** No comments received.

**City Real Estate:** No comments received.

**City/County Health Department:** No comment.

**City Board of Education:** No impact.

**Construction Code Enforcement:** No comments received.

### **Memphis Light, Gas and Water:**

MLGW has reviewed the referenced application, and has no objection, subject to the following comments:

- MLGW may have existing facilities within the present public road right of way. The City of Memphis shall retain an easement across the proposed street closure, from edge to edge of the road right of way, to accommodate any existing public utilities, including electric, gas, water, CATV, telephone, sewer, drainage, etc

- If it is necessary for MLGW facilities to be installed, removed or relocated, any work performed by MLGW will be done at the expense of the owner/applicant.
- MLGW reserves the right to retain a utility right-of-way within that portion of the existing public road right of way at all times for existing utilities, or the owner/applicant may choose to relocate existing utilities at the expense of the owner/applicant.
- **Street Trees are prohibited**, subject to the review and approval of the landscape plan by MLGW Engineering. It is the responsibility of the owner/applicant to submit a detailed landscape plan to MLGW Engineering.
- MLGW must be able to access any overhead or underground facilities. Consequently, no permanent structure(s) shall be constructed or erected within that portion of the existing public road right of way including fences, buildings, patios, vehicle parking or paving.
- It is the responsibility of the owner/applicant to identify any utility easements, whether dedicated or prescriptive (electric, gas, water, CATV, telephone, sewer, drainage, etc.), which may encumber the subject property, including underground and overhead facilities.
- **Landscaping prohibited** within any MLGW utility easement. No trees, shrubs or permanent structures will be allowed within any MLGW utility easements.
- It is the responsibility of the owner/applicant to contact **TN-1-CALL @ 1.800.351.1111**, before digging and to determine the location of any underground utilities including electric, gas, water, CATV, telephone, etc

**Bell South / Millington Telephone:** No comment.

**Memphis Area Transit Authority (MATA):** No comments received.

**OPD-Regional Services:** No comments received.

**OPD-Plans Development:** No comment.

**Downtown Neighborhood Asso.:**

SW-CMc