

MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT

STAFF REPORT

2

CASE NUMBER: SAC 10-609 **L.U.C.B. MEETING:** December 9, 2010

STREET NAME: Watson Street Closure

LOCATION: Watson Street, south of Interstate 240 East, +/-1,700 feet east of Getwell Road, extending southward approximately 466 linear feet

COUNCIL DISTRICT: 4

SUPER DISTRICT: 9

APPLICANT: Patricia Tanner

REPRESENTATIVE: The Reaves Firm

REQUEST: Street Closure

AREA: 0.54 Acres

EXISTING LAND USE & ZONING: Agricultural (AG [FP] District

OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION

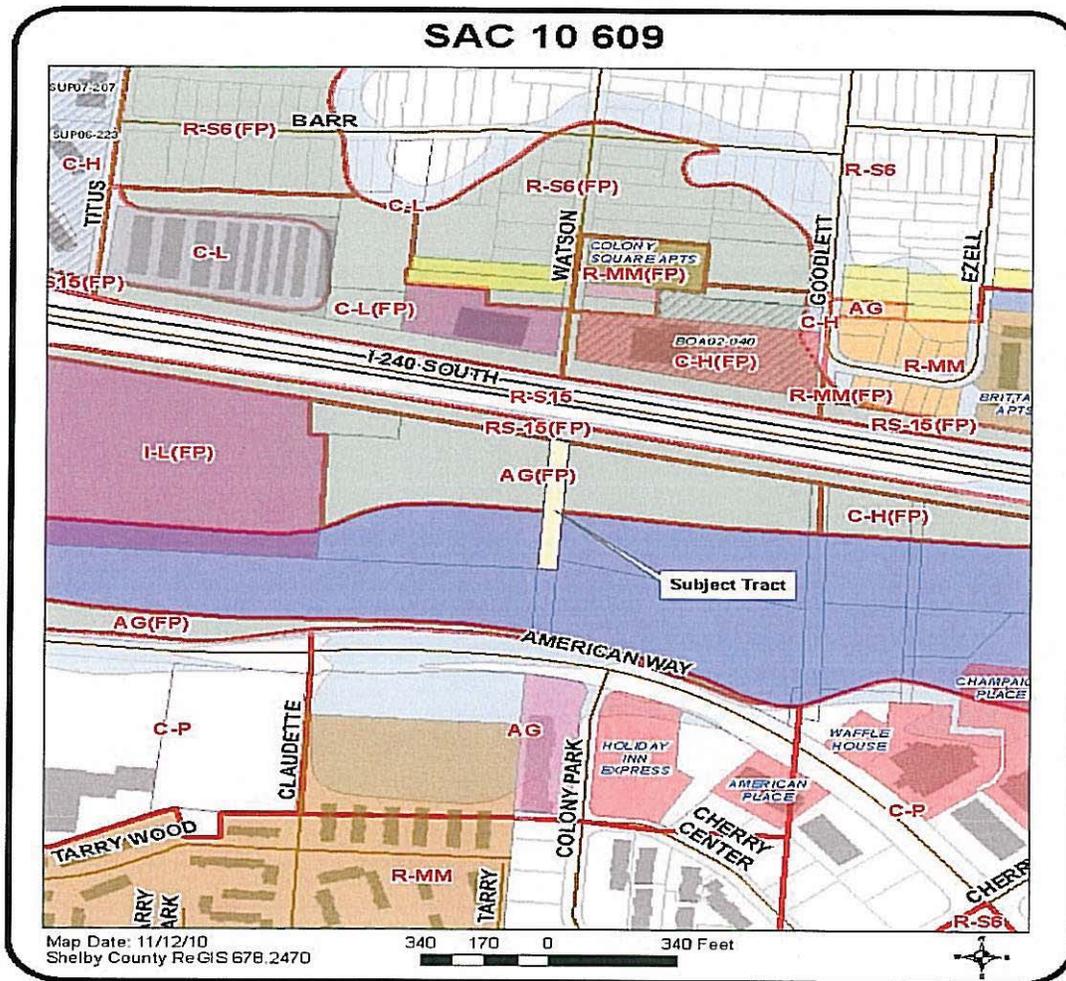
Approval

CONCLUSIONS

Watson Street is an unimproved right-of-way that traverses north and south located between Interstate 240 and American Way approximately 1700 feet east of Getwell Road. The section proposed for closure is approximately 472 linear feet in length and is approximately 50 feet wide. Watson Street was established with the creation of the East Memphis Park Subdivision approved by the City Planning Commission in 1933. This subdivision was created prior to the development of Interstate 240, around 1964, which intersects Watson Street rendering this portion of the street unusable as a public right-of-way. Additionally, Nonconnah Creek intersects Watson Street which adds another barrier to the potential of utilizing this property for public access.

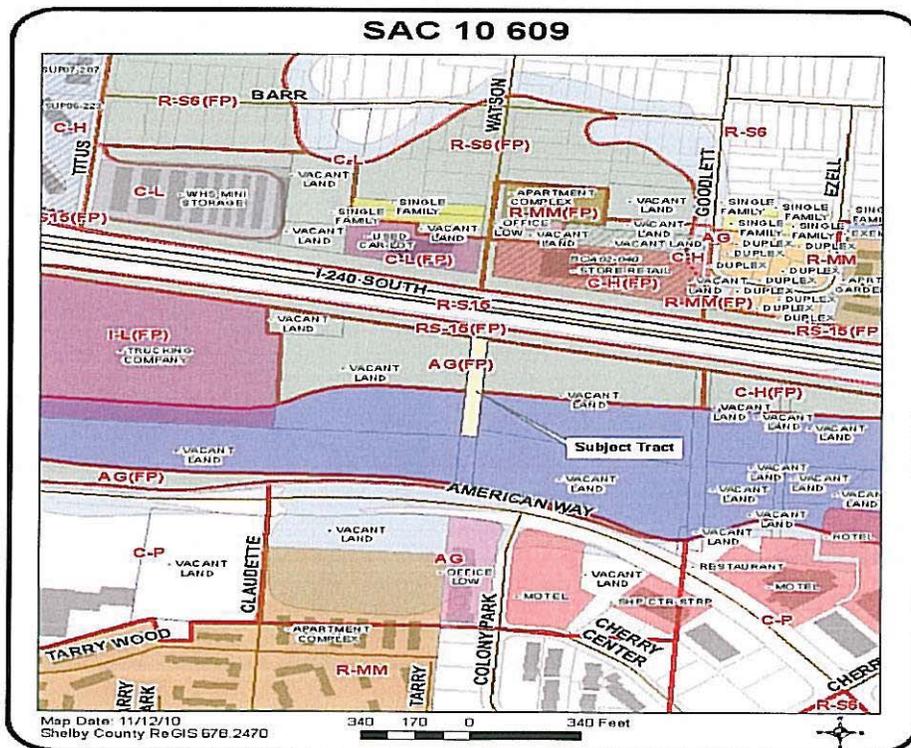
The applicant owns roughly 6.5 acres on either side of Watson Street; the intention of the applicant is to consolidate these parcels allowing for fuller utility and use of the property.

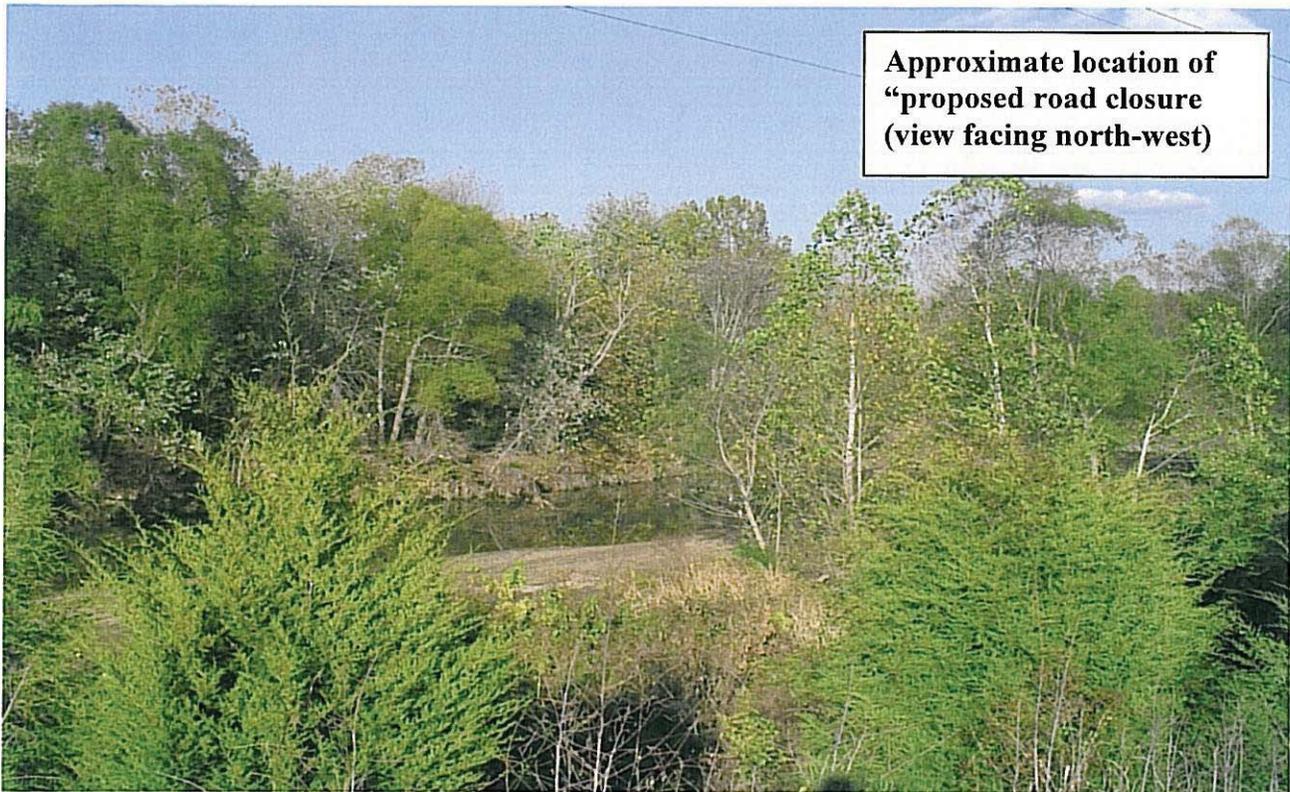
LAND USE & ZONING MAP



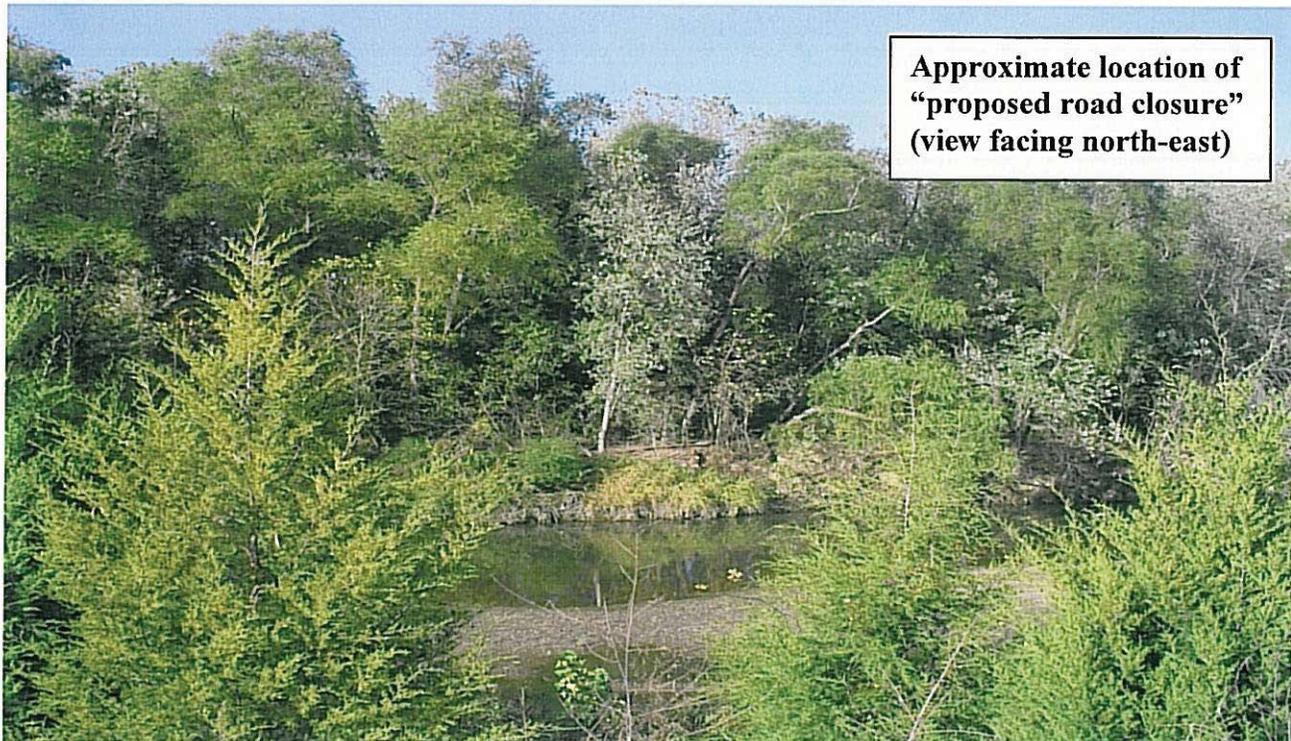
SURROUNDING LAND USE & ZONING:

- North:** Interstate 240 within the R-S10 District
- East:** Vacant land within the C-H (F-P) (Highway Commercial) (Floodplain) District
- South:** Vacant Land and water way (Nonconnah Creek) within the F-W (Floodway) District
- West:** Industrial land use within the I-L (F-P) (Light Industrial) (Floodplain) Light Industrial District

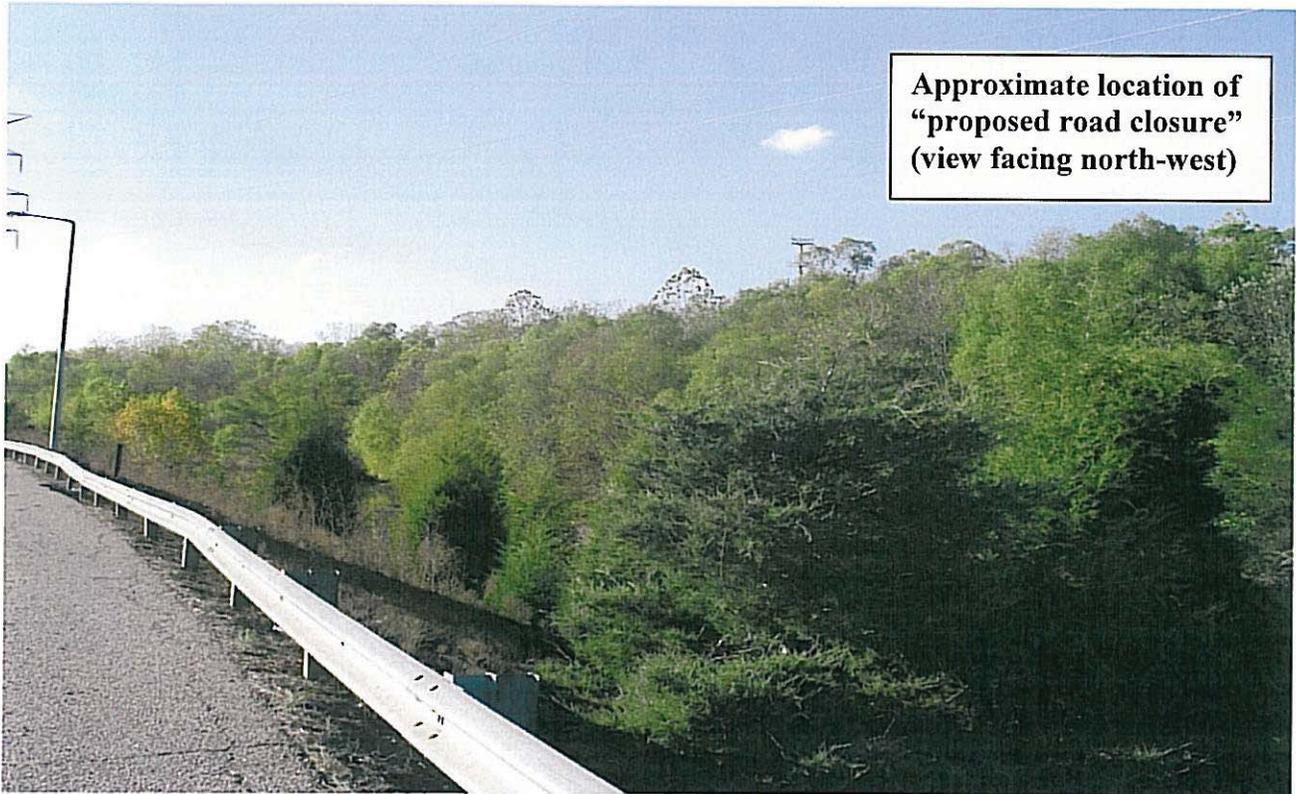




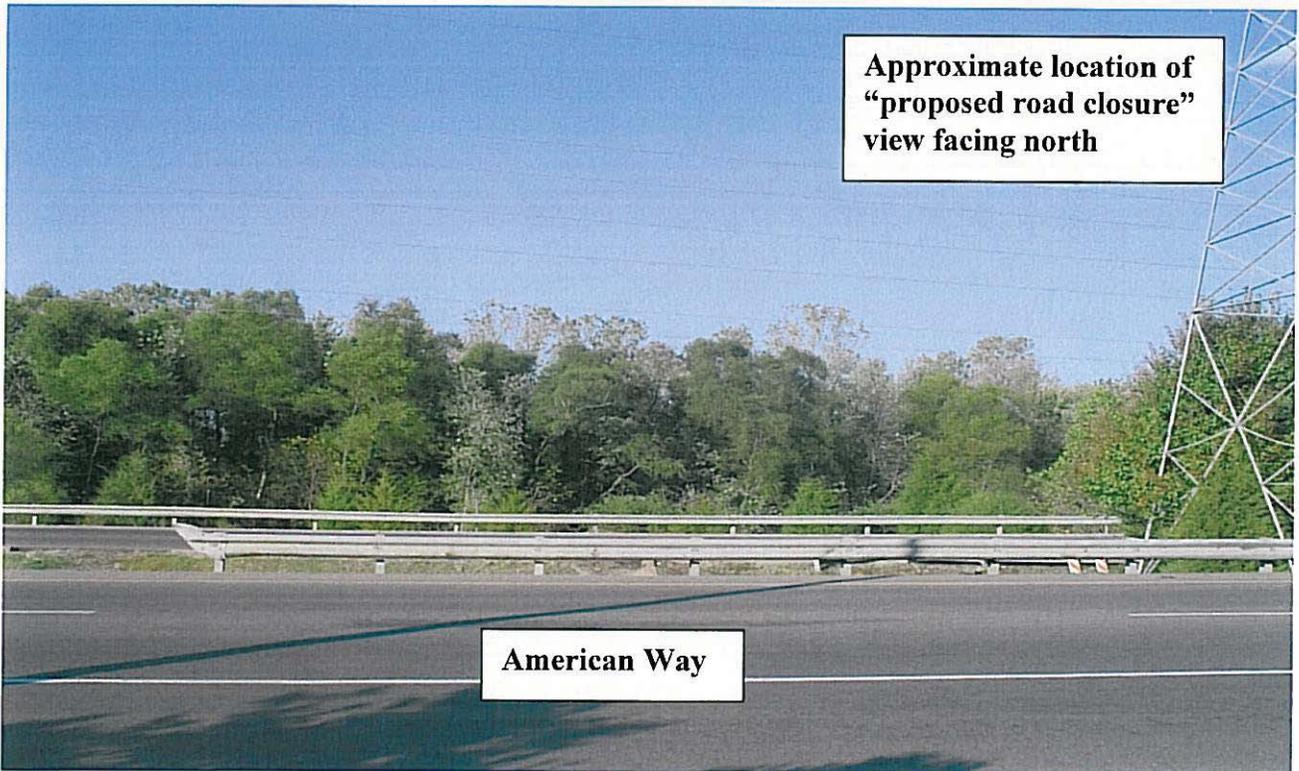
**Approximate location of
“proposed road closure
(view facing north-west)**



**Approximate location of
“proposed road closure”
(view facing north-east)**

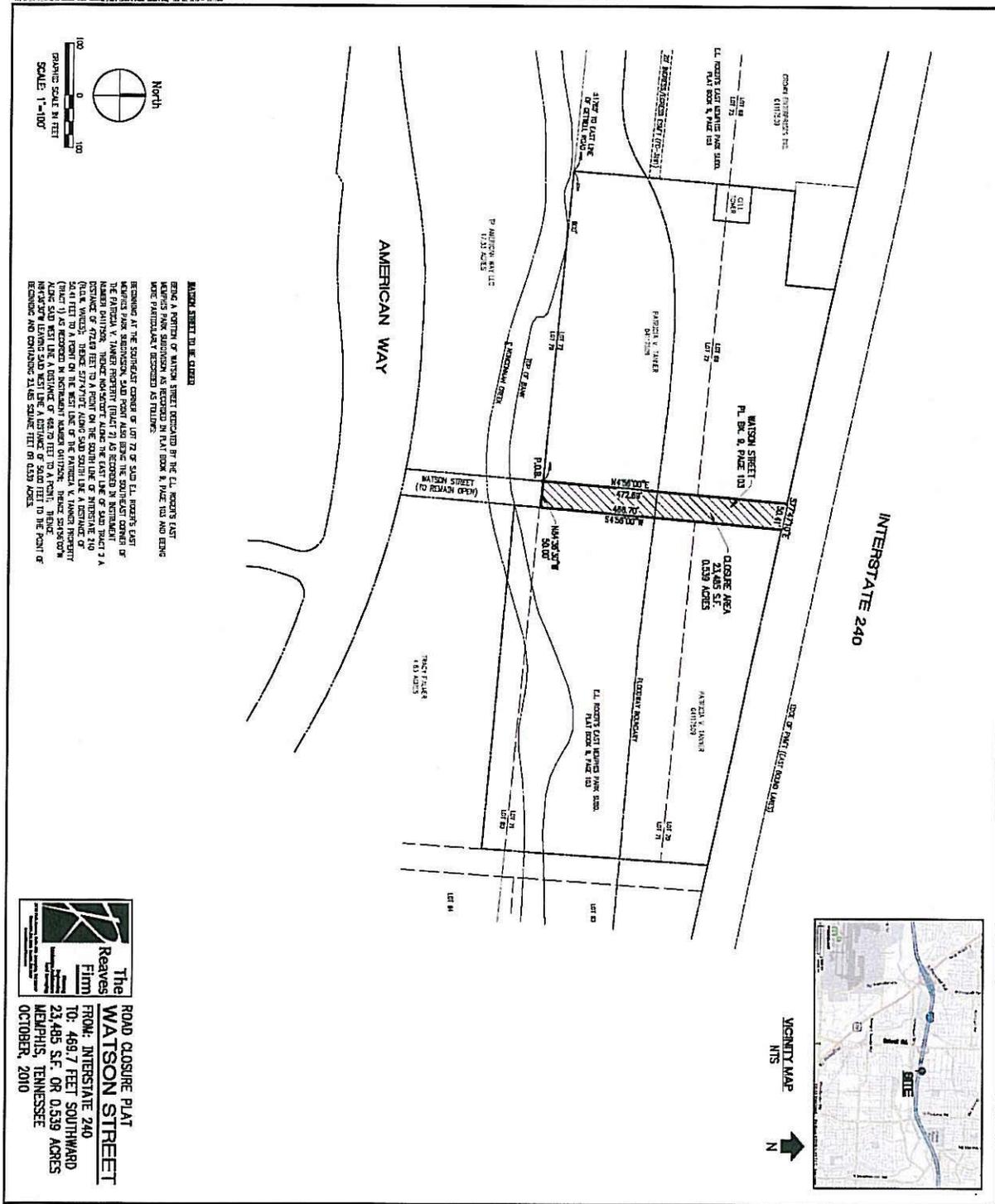


Approximate location of
"proposed road closure"
(view facing north-west)



Approximate location of
"proposed road closure"
view facing north

American Way



WATSON STREET TO BE CLOSED

BEING A PORTION OF WATSON STREET RECORDED BY THE S.L. ROBERTS LAST MAPPING PLAN, MEMPHIS, TENNESSEE, IN 1938, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE PORTION OF THE SOUTHWEST CORNER OF LOT 72 OF SAID S.L. ROBERTS LAST MAPPING PLAN, MEMPHIS, TENNESSEE, AS RECORDED BY THE S.L. ROBERTS LAST MAPPING PLAN, MEMPHIS, TENNESSEE, IN 1938, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF WATSON STREET RECORDED BY THE S.L. ROBERTS LAST MAPPING PLAN, MEMPHIS, TENNESSEE, IN 1938, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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BEING A PORTION OF WATSON STREET RECORDED BY THE S.L. ROBERTS LAST MAPPING PLAN, MEMPHIS, TENNESSEE, IN 1938, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

The Reaves Firm
10-468.7 FEET SOUTHWARD
23,485 S.F. OR 0.539 ACRES
MEMPHIS, TENNESSEE
OCTOBER, 2010

STAFF ANALYSIS

The section of Watson Street proposed for closure is approximately 466 feet in length, 50 feet in width and is immediately south of the interstate.

The residual, southern portion of Watson Street (253 linear feet) was not feasible for closure as the applicant could not locate the current owners of the adjacent properties for their input. Although this section is unimproved and unusable it will “technically” remain open while the portion extending immediately from the interstate as considered in this application will be closed.

Watson Street, south of Interstate 240 is unimproved and has two barriers to future development; 1. Interstate 240 and 2. Nonconnah Creek. Watson Street was planned prior to the development of the interstate, which currently dissects the Street rendering this section of the street unusable.

Essentially, Watson Street is a wooded, unimproved 50 foot wide swath of land platted in 1933 that is currently dissected by both the Interstate and Nonconnah Creek. The area surrounding the street is primarily wooded and a designated floodway. This unimproved “paper street” cuts through the applicants property and prohibits full utility of the land. Formally closing this street will allow the applicant additional options toward the development of the land.

It is unforeseeable that Watson Street will merit development and be used as public right-of-way in the future. Closing Watson Street will allow for better and higher use of the properties that abut it to the east and west.

RECOMMENDATION

Approval

GENERAL INFORMATION

Planning District:	Quince
Census Tract:	83
Municipal Annexation Reserve Area:	Not Applicable.
Zoning Atlas Page:	2240

DEPARTMENTAL COMMENTS:

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

City Engineer: The City Engineer's office has no objection to this application.

County Engineer: No comments received.

City Fire Division:

Emergency access to any structures on the two parcels (single owner) shall be provided.

County Fire Department: No comments received.

City Real Estate: No comments received.

County Real Estate: No comments received.

City/County Health Department: No comments by the Water Quality Branch & Septic Tank Program.

City Board of Education: No comment.

County Board of Education: No comments received.

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 conditions:

- **It is the responsibility of the owner/applicant** to pay the cost of any work performed by MLGW to install, remove or relocate any facilities to accommodate the proposed development.
- **It is the responsibility of the owner/applicant** to comply with the **National Electric Safety Code (NESC)** and maintain minimum horizontal/vertical clearances between existing overhead electric facilities and any proposed structures.
- **Landscaping is prohibited** within any MLGW utility easement without prior MLGW approval.
- **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 comments received.
Memphis Area Transit Authority (MATA):	No comments received.
OPD-Regional Services:	No comments received.
OPD-Plans Development:	No comments received.
Park Services Division:	No comments received.
County Conservation Board:	No comments received.
County Sheriff:	No comments received.
City of _____:	No comments received.
Neighborhood Associations:	No comments received.