

**STAFF REPORT**

**# 9**

**CASE NUMBER:Z 10-115**

**L.U.C.B. MEETING: December 9, 2010**

**LOCATION:** South side of Interstate 240 East; +/-1,760 feet east of Getwell Road

**COUNCIL DISTRICT:** 4

**SUPER DISTRICT:** 9

**OWNER OF RECORD / APPLICANT:** Patricia Tanner

**REPRESENTATIVE:** Patricia TannerThe Reaves Firm

**REQUEST:** Rezone from AG (FP) Agriculture, (Floodplain) to I-L (FP) Light (Industrial Floodplain)

**AREA:** 7.622 Acres

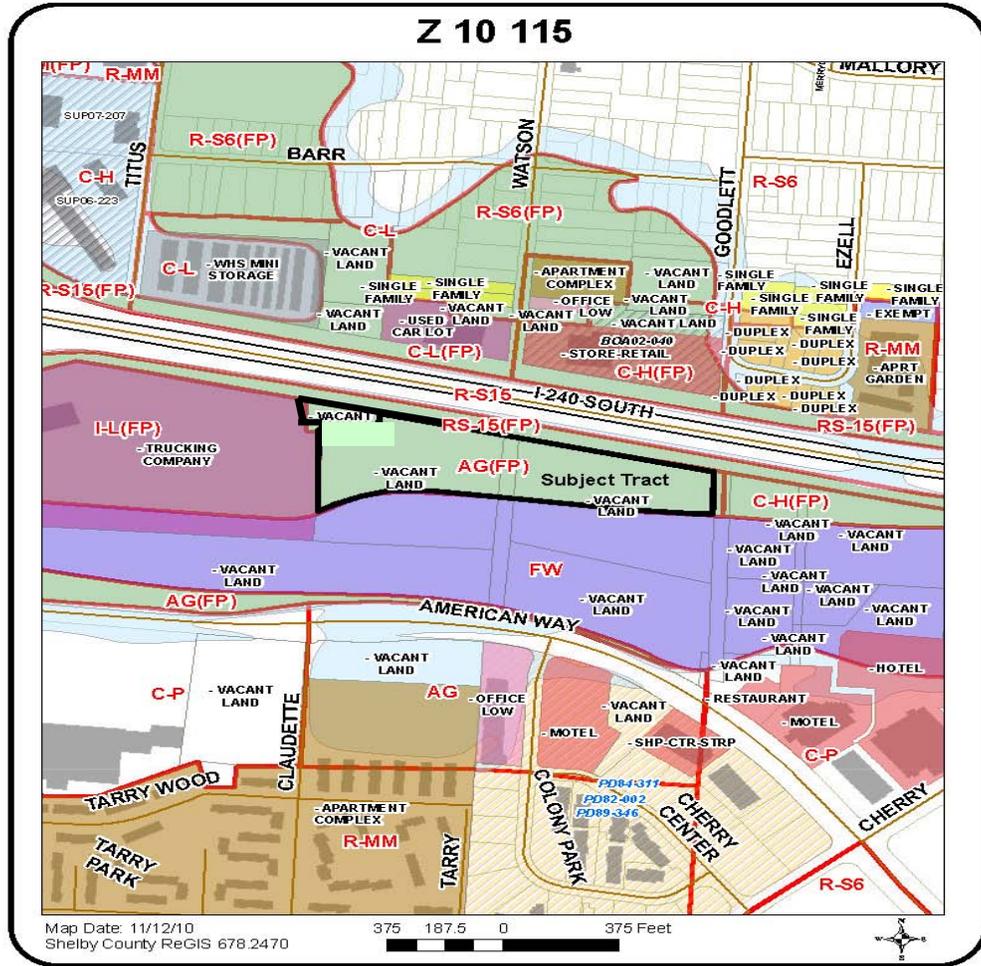
**EXISTING LAND USE & ZONING:** Vacant wooded lot / AG (FP) Agriculture (Floodplain)

**OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION:**  
Approval

**CONCLUSIONS:**

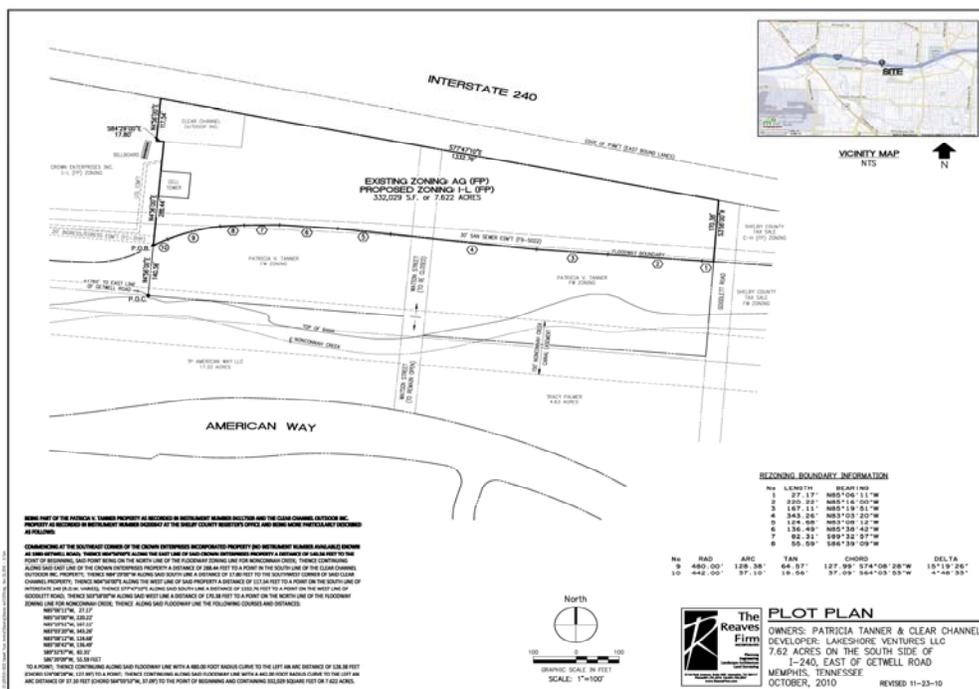
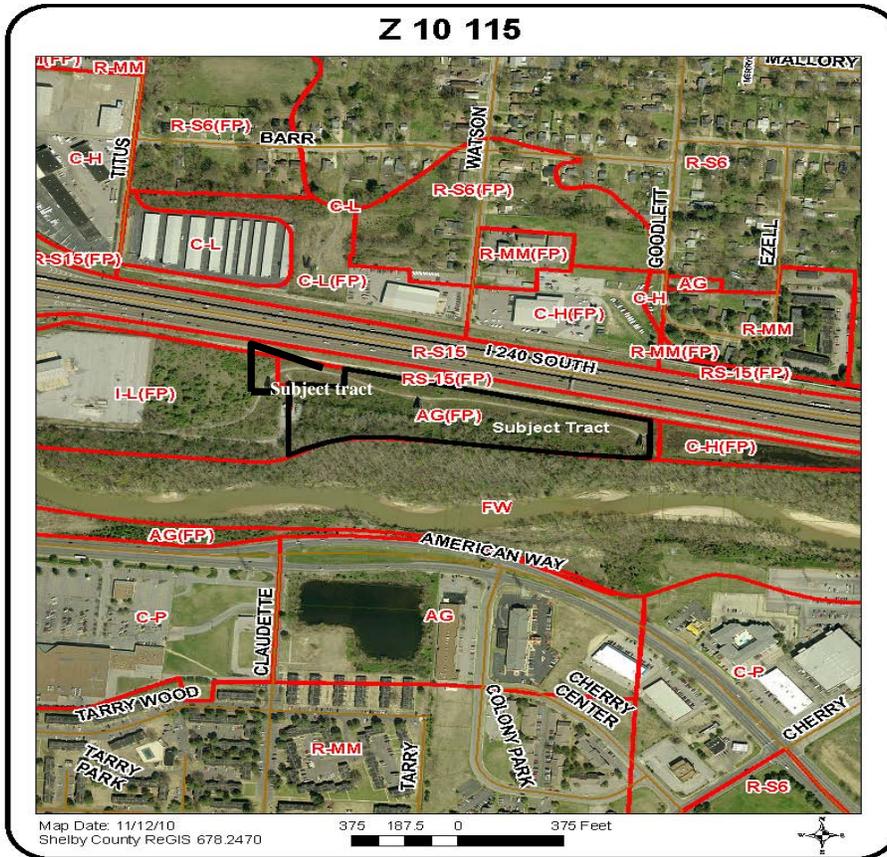
- 1.** The subject site is situated along the southern boundary of Interstate 240, east of Getwell Road. The site is abutted by industrial land use and zoning, with commercial uses located directly across from the subject site on the north side of the interstate.
- 2.** The subject site is projected to be used for truck parking which is similar, in character to uses within the immediate area. This site is intended to be used as an accessory to the existing trucking business abutting the property to the west
- 3.** This area is appropriate for the proposed use and does not pose a detrimental effect to the surrounding properties.

### LAND USE & ZONING MAP

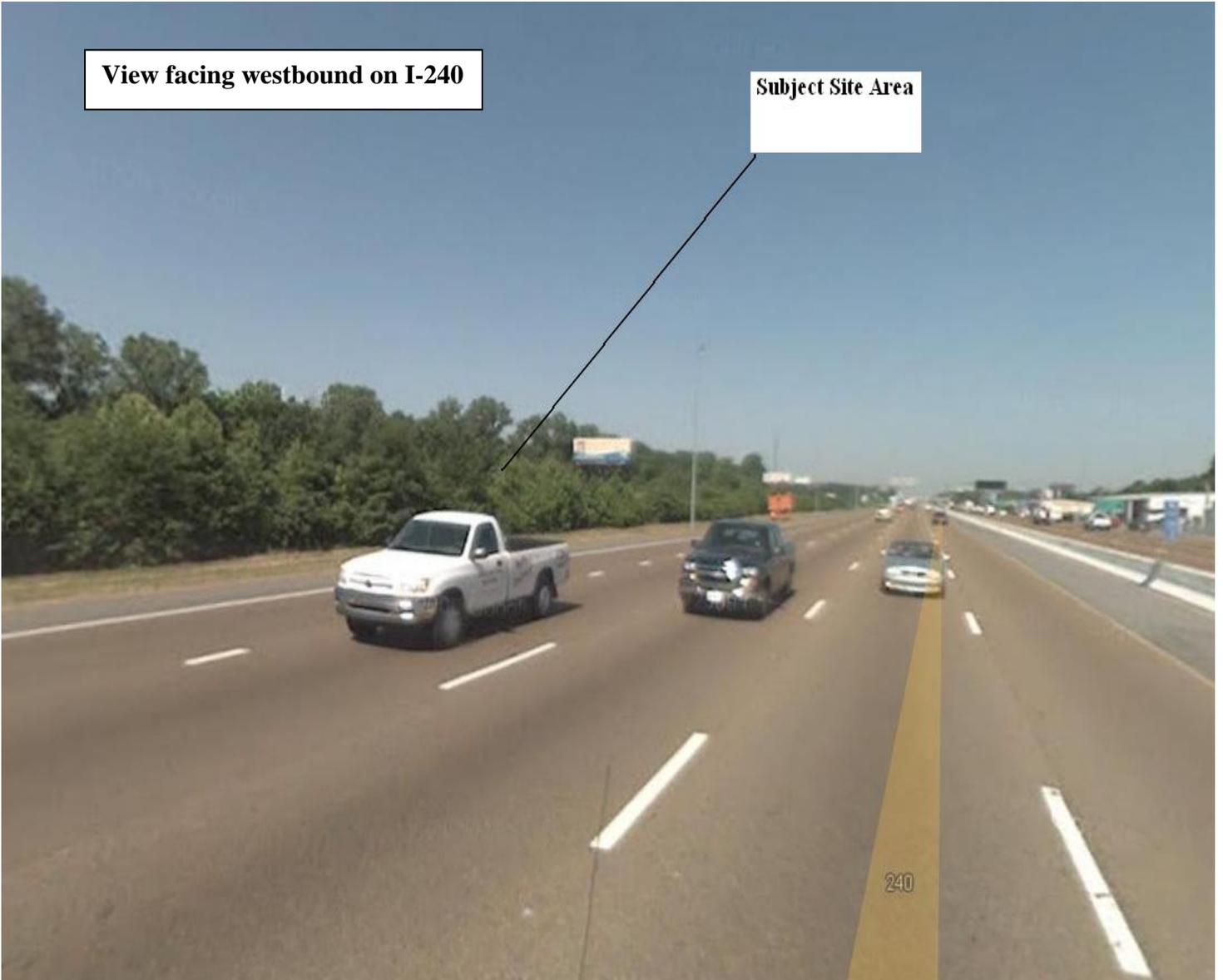


#### SURROUNDING USES AND ZONING:

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







## **STAFF ANALYSIS:**

### Site Characteristics

The subject site comprises 7.622 acres and is currently occupied by two (2) billboards and one (1) cell tower. The site is located on the south side of Interstate 240 approximately 1760 feet east of the east line of Getwell Road and is buffered from the interstate with a line of mature vegetation. The surrounding area is comprised of a mixture of industrial and commercial land uses as well as vacant, undeveloped property.

### Conclusions

The intention of the applicant is to develop the subject site as an accessory use to the trucking business located on the adjacent parcel to the west. This site will predominantly be used for truck parking.

The Oakhaven Parkway Village Planning District Study identifies this area as the Interstate 240-Nonconnah Creek Corridor and suggests that there is a benefit to this area as a result of the visibility from the Interstate; however, development is constrained by this property being within the floodplain and floodway. This property is somewhat below grade and if raised could have a detrimental effect on surrounding development and properties. The applicant intends to improve the site with gravel, a pervious surface, which will not be as detrimental to water run-off levels as other potential development types.

This site currently has an adequate buffer which will keep the proposed truck storage use predominantly out of site from the interstate.

## **RECOMMENDATION:**

Approval

**GENERAL INFORMATION:**

**Planning District:** Quince

**Census Tract:** 83

**Street Frontage:** 1332.36 ft.

**Municipal Annexation Reserve Area:** Not Applicable.

**Zoning Atlas Page:** 2240

**Parcel ID:** 073022 00008 and 073022 00009C

**DEPARTMENTAL COMMENTS:**

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

**City Engineer:** No objections to this case.

**City Fire Division:** Emergency access to any structures on the two parcels (single owner) shall be provided.

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

**City/County Health Department:** The Water Quality Branch & Septic Tank Program have no comments.

**City Board of Education:**

The subject property does not appear to be adjacent to any property which has been identified as belonging to Memphis City Schools (MCS). No identifiable impact on MCS' school-aged population nor MCS' property interests.

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

**Memphis Light, Gas and Water:**

MLGW has no objection to referenced zoning reclassification.

**Bell South:** No comments received.

<b>Memphis Area Transit Authority (MATA):</b>	No comments received.
<b>OPD-Regional Services:</b>	No comments received.
<b>OPD-Plans Development:</b>	No comments received.
<b>Neighborhood Associations:</b>	No comments received.