

MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT

STAFF REPORT

Hotel Waiver

CASE NUMBER: H.M.W. 11-07 **COUNCIL MEETING:** February 15, 2011
LOCATION: 2490 Mt. Moriah Road
(Northeast side of Mt. Moriah; +/-125.5 feet northwest of American Way)
COUNCIL DISTRICT(S): **District 3-Super District 8-Positions 1, 2 & 3**
APPLICANTS: Duttkrupa, LLC(Pramodkumar S. Patel) D/B/A: 'Governor's' Inn & Suites'
REQUEST: Waiver of Special Use Permit for a change in hotel name and ownership
AREA: 3.35 Acres
EXISTING LAND USE & ZONING: Three(3) story hotel building in Commercial Mixed-Use(CMU-3) District

ADJACENT LAND USE AND ZONING:

North: Interstate 240 in Single Family Residential(R-15); Nonconnah Creek in Flood Plain(FP) & Floodway(FW); and vacant, wooded land in Conservation Agricultural(CA) Districts.
East: Offices in 'Perimeter Park' Subdivision in Commercial Mixed-Use(CMU-3) District.
South: Motor vehicle sales and vacant night club in 'Perimeter Park' subdivision in Commercial Mixed-Use District and motor vehicle dealership for sales and service in 'Humble-Mt.. Moriah' Subdivision in Commercial Mixed-Use(CMU-3) District.
West: Motor vehicle sales and service for 'Chuck Hutton' in 'Humble-Mt. Moriah' Subdivision in Commercial Mixed-Use(CMU-3) District.

SUMMARY

The hotel is a three(3) story building 107,130 square feet in area permitted by special use permit in Commercial Mixed-Use(CMU-3) District in the Oakhaven Parkway Village Planning District. The hotel was built in 1974 in Perimeter Park Subdivision with guest rooms, meeting rooms and lounge areas, including an accessory swimming pool at the northeast side Mt. Moriah Road; just northwest of its intersection with American Way. The site has curb, gutter and sidewalk, including required landscaping and screening internally and along the public road. There are two primary entrances with full-movement curb-cuts to the porte` cochere of the building and from Mt. Moriah Road. The rear parking and grounds areas are secured by a wrought-iron fence six(6) feet in height.

The hotel building has adequate parking, internal landscaping and exterior lighting. The land uses in close proximity to the hotel building are offices in 'Perimeter Park Office Plaza' adjacent to the east, including motor vehicle sales and a vacant night club all in Commercial Mixed-Use(CMU-3) District. The land uses south of the site are also motor vehicle sales and service facilities also in CMU-3 District. The land use north of the site is primarily vacant land and Nonconnah Creek in Conservation Agricultural(CA), Flood Plain & Floodway(FW) Districts, including Interstate 240 in Single Family Residential(R-15) District. There are no institutional uses for a church or daycare nor are there any public facilities for a park or school within a ¼ mile(1,320') distance of this hotel building. However, there are single family homes in Newton Court Planned Development(P.D. 05-310) approximately 815.20 feet north and across I-240 from this hotel building.

Staff: *Brian Bacchus*

E-mail: brian.bacchus@memphistn.gov

City Engineer: No comments received as of 2/11/11.

Memphis, Light, Gas & Water: No comments received as of 2/11/11.

City Fire Services: No comments received as of 2/11/11.

Memphis Board of Education: No comments received as of 2/11/11.

Memphis & Shelby County Health Department: No comments by the Water Quality Branch
No comment by Septic Tank Program

AT&T-TN: No comments received as of 2/11/11.

Memphis Police Department: [No reports received as of 2/11/11.](#)

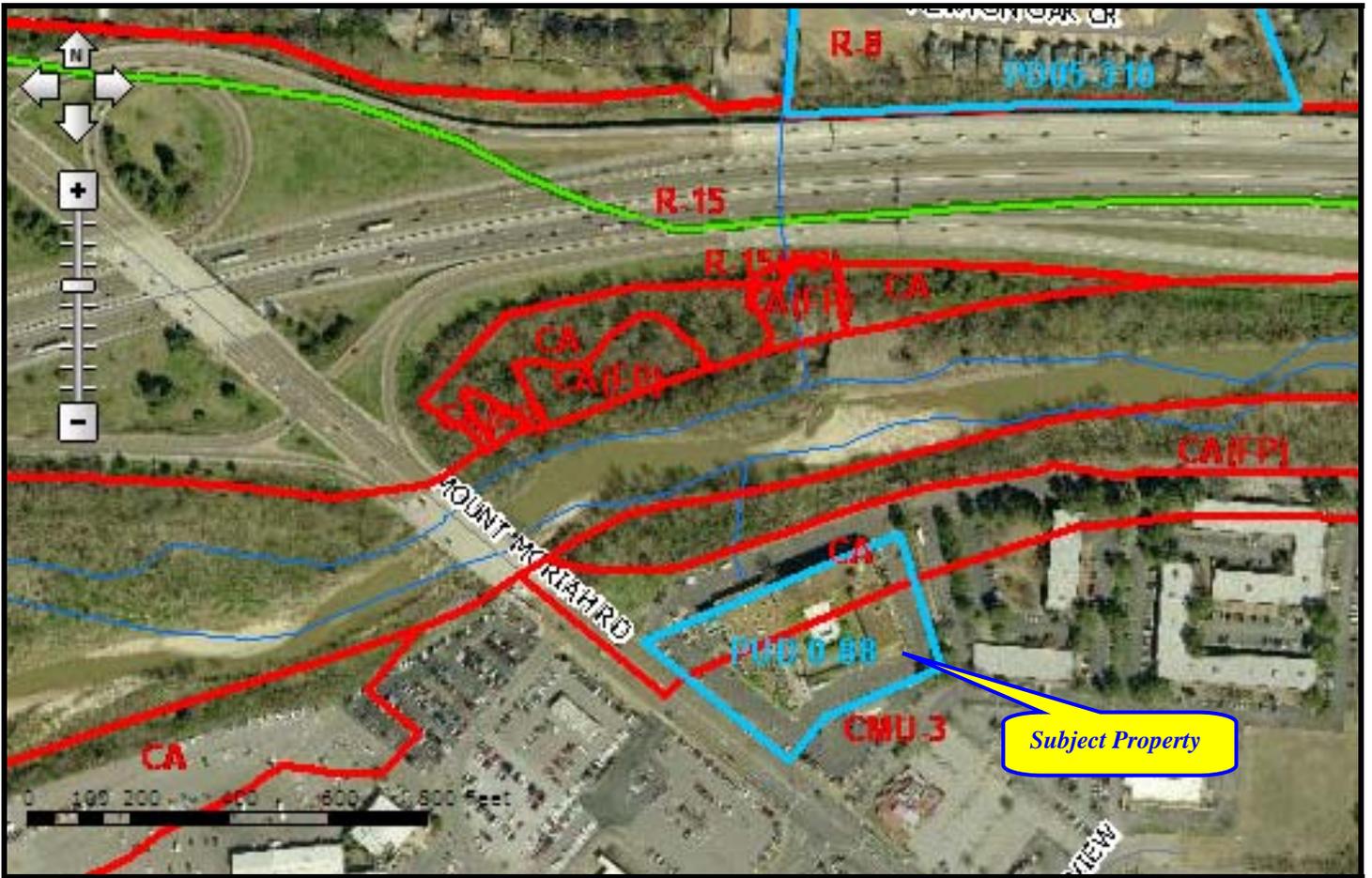
Neighborhood Associations/Organizations:

Balmoral Residents Association: No comments received as of 2/11/11.

Southeast Memphis Betterment Association: No comments received as of 2/11/11.

Staff: bb

Vicinity Map
(Zoning Aerial View)



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

Area Public Parks: _____ None
Area Public Schools: _____ None



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

Church:.....None

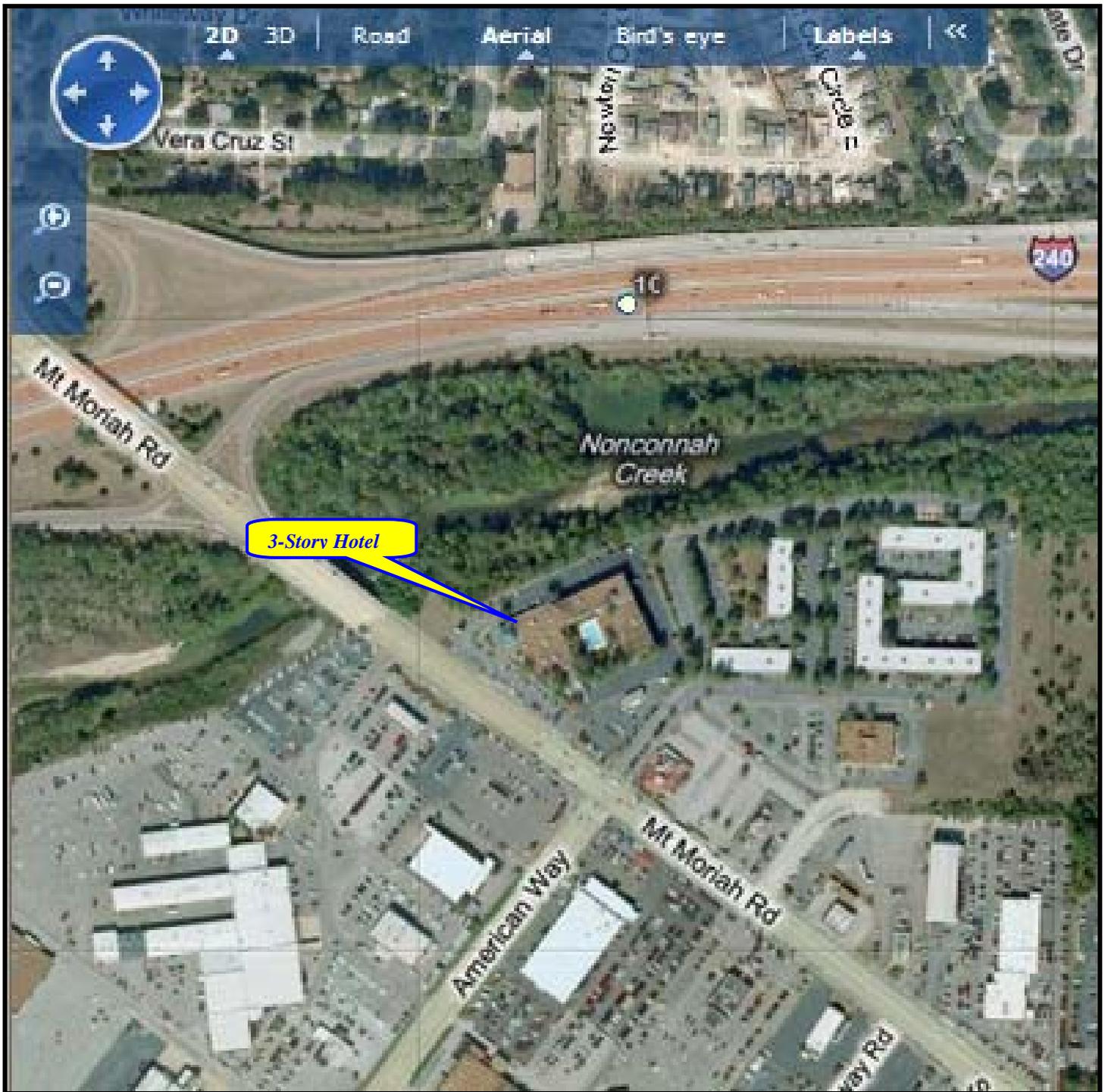
Day Care:.....None

Recreation/Community Center:.....None

Single family:.....+/-815.20 feet north



2490 Mt. Moriah Road
(Aerial View)



'Governor's Inn & Suites'
2490 Mt. Moriah Road
(Bird's Eye View)

