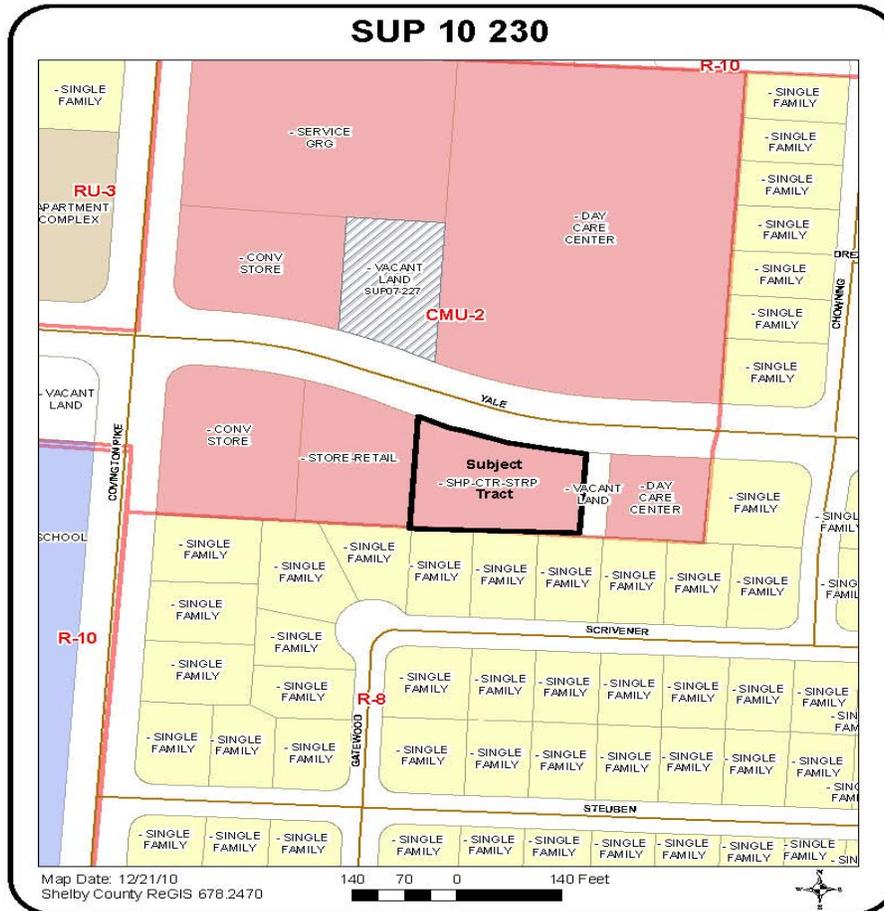




### LAND USE AND ZONING MAP



#### SURROUNDING LAND USES AND ZONING:

- North:** Commercial land use (Open Arms Care Center) within the CMU-2 (Commercial Mixed Use-2) District (UDC conversion C-L (Local Commercial) and C-N (Neighborhood Commercial)) District
- East:** Child Care Center within the CMU-2 (Commercial Mixed Use-2) District
- South:** Single family residences within the R-S (Residential Single Family) District
- West:** Gas Station within the CMU-2 (Commercial Mixed Use-2) District

# SUP 10 230

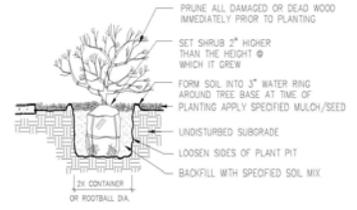
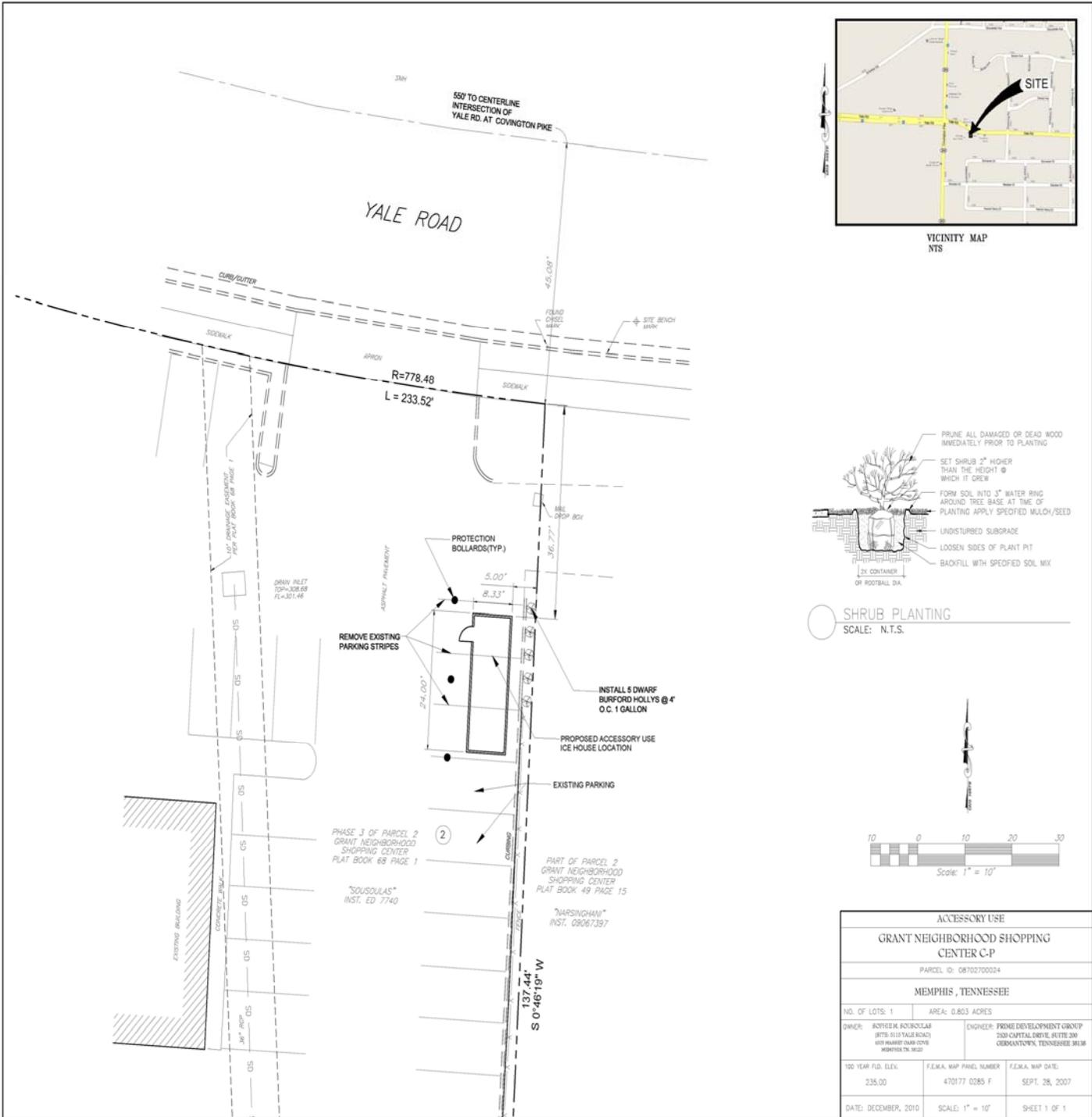


Map Date: 12/21/10  
Shelby County ReGIS 678.2470

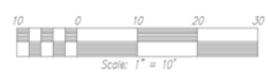
140 70 0 140 Feet



Site Layout



SHRUB PLANTING  
SCALE: N.T.S.



ACCESSORY USE		
GRANT NEIGHBORHOOD SHOPPING CENTER C-P		
PARCEL ID: 0870270024		
MEMPHIS, TENNESSEE		
NO. OF LOTS: 1	AREA: 0.803 ACRES	
OWNER: FORREK BOUCOLLAS 8175 018 TALE ROAD 6910 HARPER CLARK DRIVE MEMPHIS TN 38120	ENGINEER: PRIME DEVELOPMENT GROUP 2933 CAPITAL DRIVE, SUITE 300 GERMANTOWN, TENNESSEE 38148	
100 YEAR FLD. ELEV. 235.00	F.E.M.A. MAP PANEL NUMBER 470177 0285 F	F.E.M.A. MAP DATE SEPT. 28, 2007
DATE: DECEMBER, 2010	SCALE: 1" = 10'	SHEET 1 OF 1

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## **STAFFANALYSIS**

### Site Characteristics

The subject site is situated within the parking lot of an existing commercial strip center on the south side of Yale Road just 335 feet east of Covington Pike. The strip center was established by the Grant Neighborhood Shopping Center, SC-1 Shopping Center District Plan, in 1972; the strip center was built in 1977.

The strip center seems to be functioning well and appears to be occupied with several commercial retail and personal service businesses. The strip center development comprises approximately .80 acres in total; the Retail Ice Vending Machine is proposed to be located at the eastern property line of the strip center within the parking lot.

### Conclusion

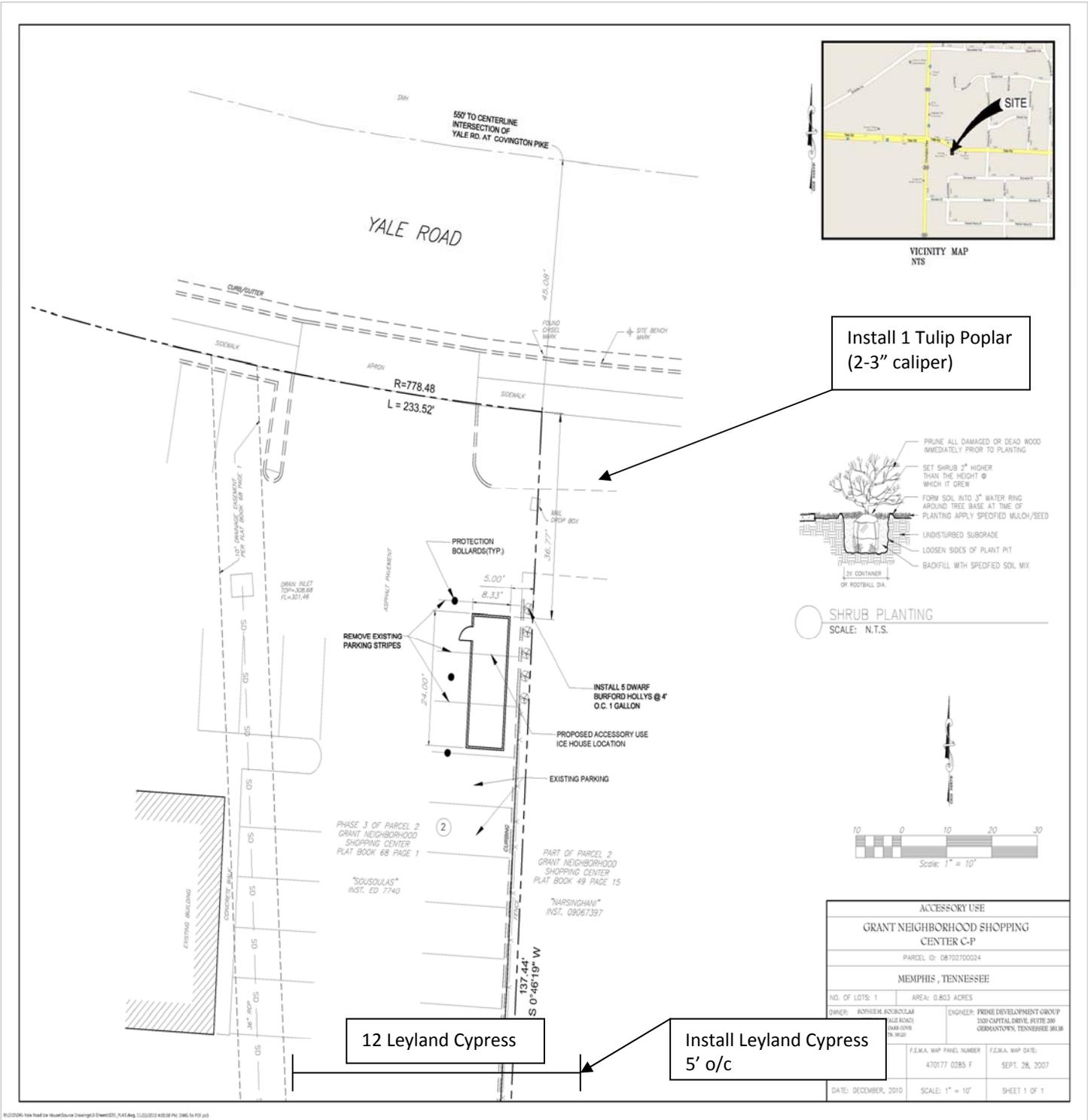
The Retail Ice Vending Machine will not require any long-term parking and will not detract parking from the existing businesses. The Ice Machine may, in fact, increase patronage of the existing commercial strip. The retail ice machine will be a wise utilization of surplus parking.

## **RECOMMENDATION**

Approval

**Conditions**

1. Install 1 (one) Tree "A" (Tulip Poplar) at the most northeastern area of the subject parcel; more specifically, the tree shall be installed just east of the eastern driveway within the existing grass strip or as approved by OPD. (see OPD landscape requirement)
2. Install 12 (twelve) Leyland Cypress Trees 2-3" caliper at planting, along the southern property line of the parcel boundary. Trees shall be planted in a 7 foot wide planting strip bordered by "rail road ties", or other material as approved by OPD. The planting bed shall extend westward from the most southeastern property line to align perpendicularly with the existing commercial strip center building's most eastern wall. (see OPD landscape requirement)



**OPD Landscape requirement**

## GENERAL INFORMATION

**Street Frontage:** None  
**Planning District:** Raleigh Bartlett  
**Census Tract:** 206.51  
**Zoning Atlas Page:** 1745  
**Parcel ID:** 087027 00024  
**Zoning History:** SC-1 to C-P

## DEPARTMENTAL COMMENTS

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

### City Engineer:

1. Standard Subdivision Contract as required in Section 500 of Subdivision Regulations.

#### Sewers:

2. City sanitary sewers are available at developer's expense.

#### Curb Cuts/Access:

3. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The developer shall be responsible for any reconstruction or repair necessary to meet City standards,

#### Drainage:

4. An overall drainage plan for the entire site shall be submitted to the City/County Engineers prior to approval of the first final plan.
5. Drainage improvements, including on-site detention, shall be provided under a Standard Subdivision contract in accordance with Subdivision Regulations and the City of Memphis Drainage Design Manual.

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

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

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

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

**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 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. No permanent structures will be allowed within any utility easements.
- **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 comply with Memphis/Shelby County Zoning Ordinance - Landscape and Screening Regulations.
- **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
- **It is the responsibility of the owner/applicant** to submit a detailed plan to MLGW Engineering for the purposes of determining the availability and capacity of existing utility services to serve any proposed or future development(s). Application for utility service is necessary before plats can be recorded.
  - All residential developers must contact MLGW's Residential Engineer at 901-528-4855 for application of utility services.
  - All commercial developers must contact MLGW's Builder Services at 901-367-3343 to initiate the utility installation process.
- **It is the responsibility of the owner/applicant** to pay the cost of any utility system improvements necessary to serve the proposed development with electric, gas or water utilities.

**AT&T/Bell South:** No comments received.

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

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

**OPD-Plans Development:**

No comments received.

**Memphis Park Commission:**

No comments received.

**Raleigh Community Council:**

No comments received.