

ADDENDUM

14A

CASE NUMBER: Z 10-117

L.U.C.B. MEETING: March 10, 2011

LOCATION: West side of Hollywood Street; +/-176.52 feet north of Chelsea Avenue

COUNCIL DISTRICT: 7

SUPER DISTRICT: 8

OWNER OF RECORD / APPLICANT: Golden Leaf MB Church, TR

REPRESENTATIVE: Market Place Development, LLC / Hunter Smith

REQUEST: Rezone property from Duplex Residential (R-D) (UDC conversion-Residential Urban - 1 (RU-1)) to Highway Commercial (C-H) District (UDC conversion-Commercial Mixed Use -3 (CMU-3))

AREA: 0.21 Acres

EXISTING LAND USE & ZONING: Single family home within the RU-1 and CMU-3 Districts.

OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION:

Approval

Staff Writer: Gregory Love

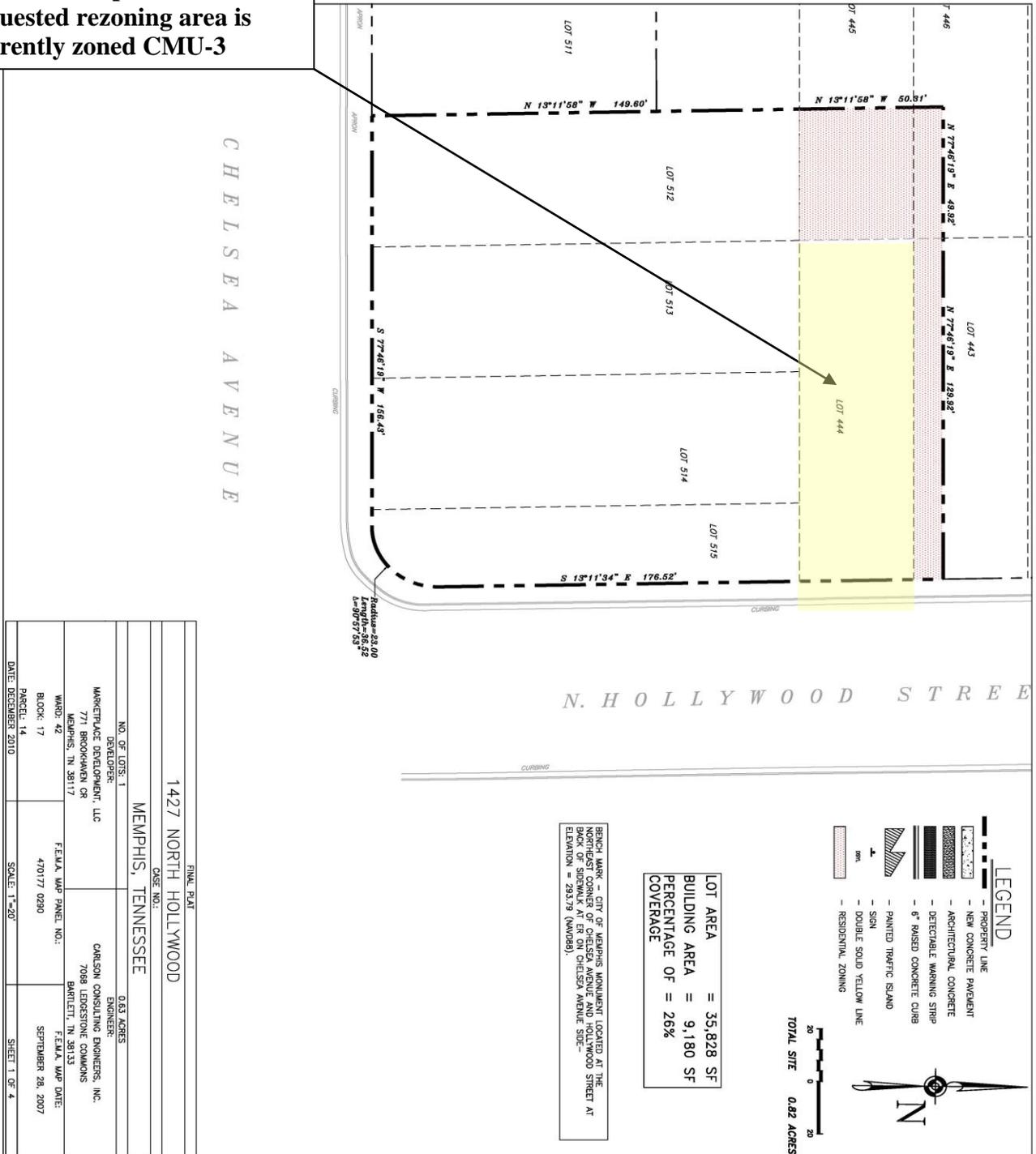
Email: gregory.love@memphistn.gov

CONCLUSIONS:

The Land Use Control Board met to discuss this case on January 17, 2011, at the meeting there were several community representatives that were in opposition to the requested rezoning. The Board voted unanimously to hold the case for 30 days so that the applicant and the concerned citizens could meet and discuss specifics of the application. The original request was to rezone approximately .21 acres or 9,147 sqft. of land from RU-1 to CMU-3, the actual size of the plot of land requested for rezoning is .088 acres or 3,811.2 sqft. as illustrated on the attached Final Plat.

The Midtown North Neighborhood Plan, which has not been approved by City Council, highlights that the commercial zone along Hollywood and Chelsea Streets may be too intense for the surrounding neighborhood. However, the subject property will be used as part of a larger commercial development to include property at the intersection of the primary commercial node of Midtown North. The fact that this small parcel of land is situated between existing CMU-3 zoning and an institutional use (Golden Leaf Baptist Church) suggests that this rezoning request will allow for a better utility of the land and furthermore, will not pose a threat of negatively affecting the surrounding community.

This area, which was initially included as a part of the requested rezoning area is currently zoned CMU-3



Notes: The bold dashed black line represents the total project area boundary, the yellow and pink areas represent the area that was originally requested to be rezoned. However, the yellow area is confirmed as currently being zoned CMU-3 leaving only the pink area candidate for rezoning.