

MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT
STAFF REPORT **#6**

CASE NUMBER: SAC 10-604 **L.U.C.B. MEETING:** April 14, 2011
Formerly SAC 97-006 CC

STREET NAME: Chad Lane

LOCATION: East side of Getwell Road, 1,388 feet south of Holmes Road

COUNCIL DISTRICT: 3

SUPER DISTRICT: 8

APPLICANT: Auto Dealers Exchange of Memphis, Inc.

REPRESENTATIVE: Lewis Wardlaw

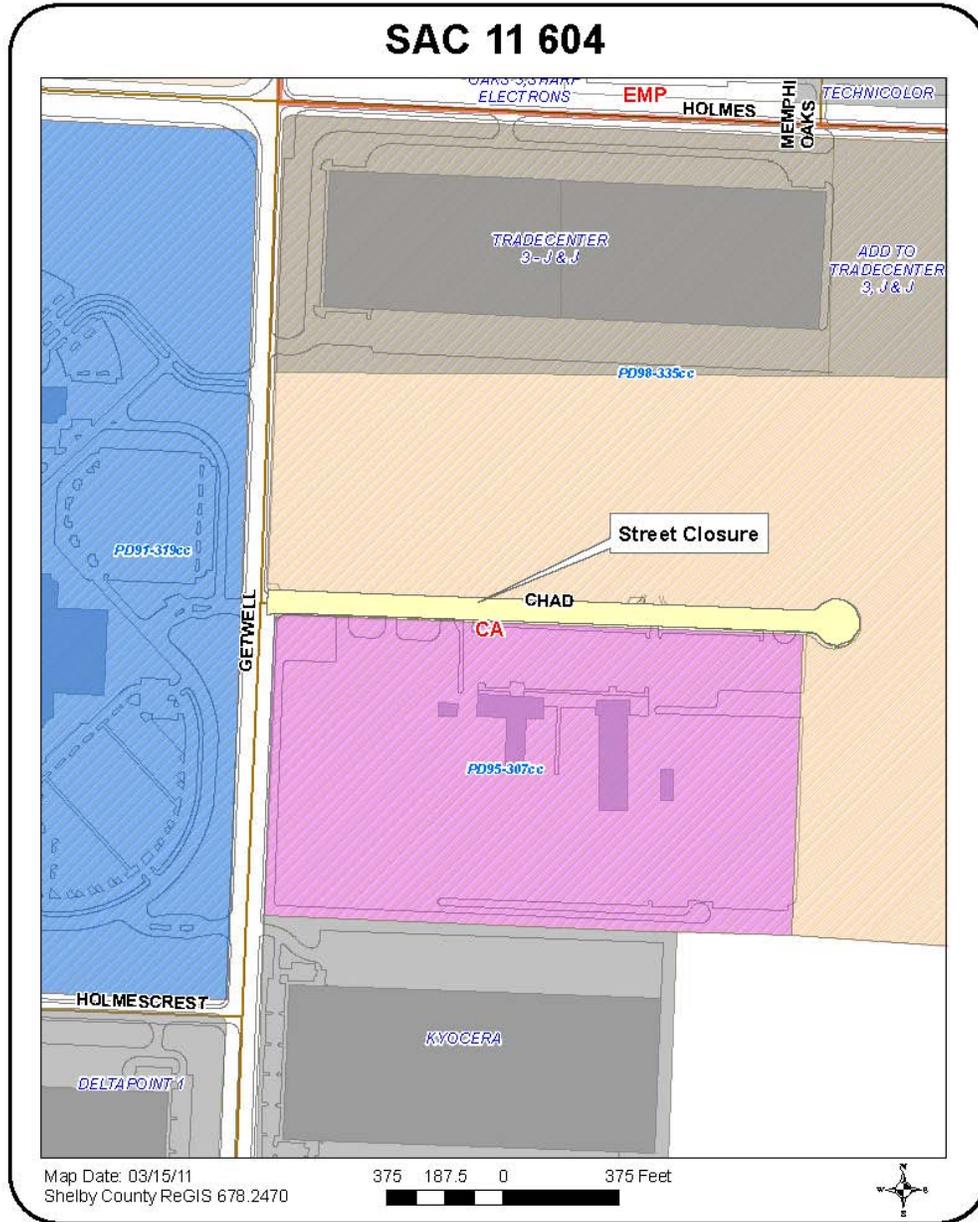
REQUEST: Close and vacate Chad Lane to comply with Outline Plan Condition III.H of the Wiese Planned Development

AREA: 3.14 acres

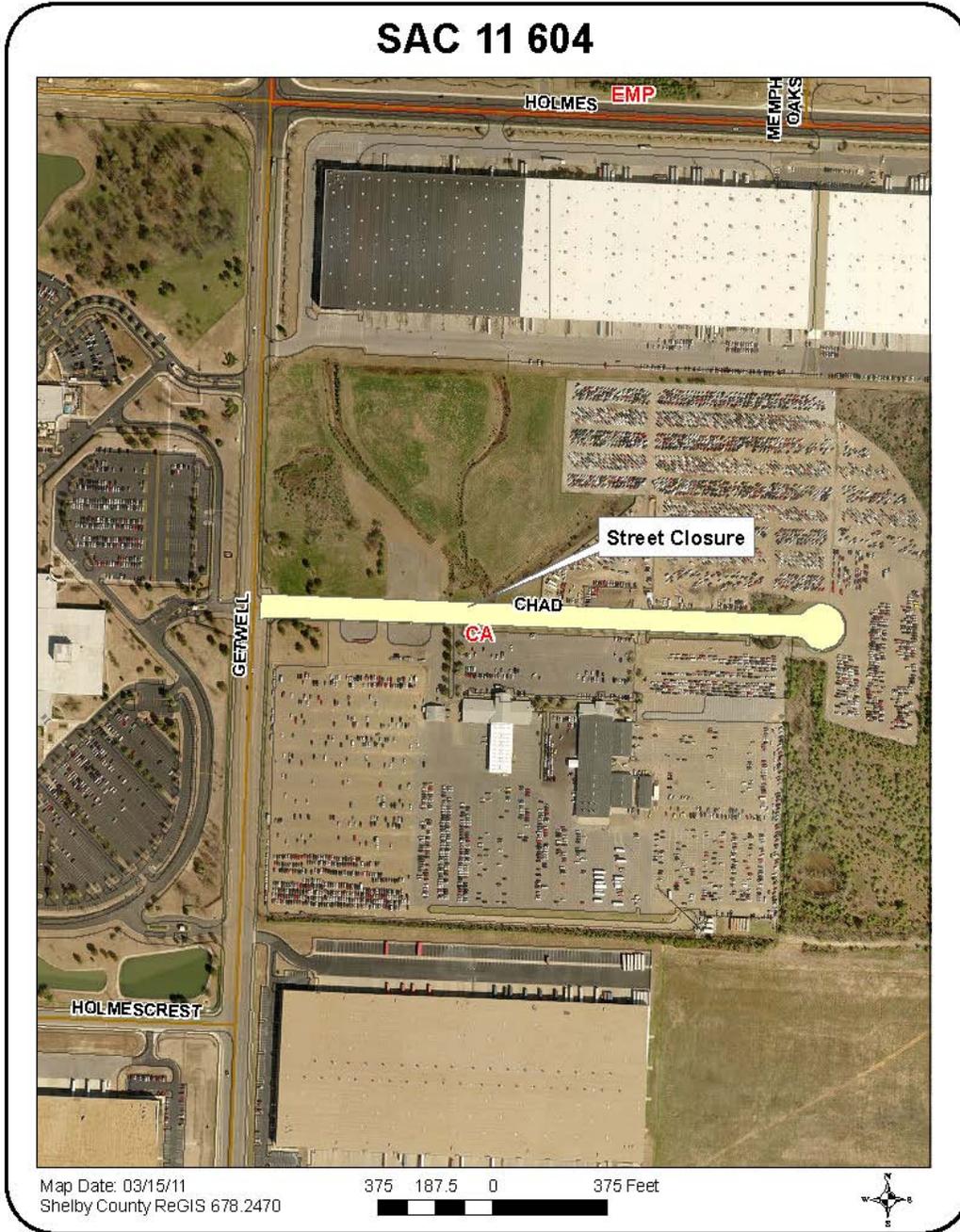
OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION

CONCLUSIONS

1. Chad Lane was previously closed by Case # SAC 97-006 CC in June 1998. The conditions of the closure were never completed, so the approval period expired.
2. This current application is to re-close the street and complete the required conditions to physically modify the street as private only.
3. There is no objection to this request. The street serves only one property owner and was required to Be closed by Outline Plan Condition II.H of the Wiese Planned Development (Case # PD 95-373).



- North:** Vehicle storage in the Wiese PD
- South:** Vehicle storage in the Wiese PD
- East:** Internal Revenue Service Processing Center
- West:** Vehicle storage in the Wiese PD



Aerial Photo



Chad Lane serves a large auto auction facility that surrounds the street on all sides.



Chad Lane looking east.



Chad Lane looking west.



Chad Lane intersection with Getwell Road. Currently marked with a blue sign blade designated for private streets.



South side of Chad Lane intersection improvement at Getwell Road.



Chad Lane north side intersection improvements at Getwell Road.



Chad Lane appears to be striped off in order to provide truck staging lanes.



The east end of Chad Lane is currently fenced off.



“Bump Out” of Teague Road where it intersects Chad Lane. No record can be located that Teague Road was ever officially dedicated.

STAFF ANALYSIS

Chad Lane is actually currently a long cove that provides access to only one property owner being the Auto Dealers Exchange of Memphis. Auto Dealers Exchange of Memphis owns all the property that abuts Chad Lane.

The street was dedicated as part of the original recorded Wiese Commercial and Industrial Planned Development (PD 89-323) in 1992. An amendment to PD 89-323 in 1995 (Case # PD 95-373) was filed and approved to allow motor vehicle sales (the current auction and car storage facility) to occupy the entire Wiese Planned Development. As part of this amendment, it was determined that Chad Lane should be closed to public use since it served only the one abutting property owner and would not connect to a public street network. A condition was added to the approved planned development (Outline Plan Condition III.H requiring the closing of the street.

Case # SAC 97-006 CC was filed and approved to close the street. Conditions were placed on the closing such as modifying the Chad Lane intersection with Getwell Road to either close it completely with curb, gutter, and sidewalk or provide some other type of distinguishable markings or construction to delineate it no longer available for public use. The only recognizable physical changes done to date include blue street name signs and gating the cul-de-sac bulb at the east end of the street. A maximum of 365 days was permitted to complete all improvement requirements. This did not occur, so the street has remained open as public.

There is no objection to completing this closing. For the most part, nothing will be required to be changed with the exception that a physical demarcation shall be constructed across Chad Lane. This could include gated access, but can also include physical improvements such as a water table in a 10-foot wide section with 8 inches of concrete.

RECOMMENDATION: Approval subject to the following conditions:

1. Provide easements for existing sanitary sewers, drainage facilities and other utilities or relocate at developer's expense.
2. The applicant shall provide for the construction of curb, gutter and sidewalk across the closure as required by the City Engineer. If the City Engineer approves access, the applicant shall construct a City Standard curb cut across the closure, all to the satisfaction of the City Engineer, and at the applicant's expense. The applicant shall enter into a Standard Improvement Contract or obtain a curb cut permit from the City Engineer to cover the above required construction work.
3. Replace the sidewalk openings at the Chad Lane/Getwell Road intersection with ADA Compliant sidewalk openings.

4. The applicant shall comply with all conditions of the closure within two years of the conditional approval of the closure by the City Council.

GENERAL INFORMATION

Planning District: Oakhaven/Parkway Village

Zoning Atlas Page: 2540

DEPARTMENTAL COMMENTS:

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

City Engineer:

Street Closures:

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5. The applicant shall comply with all conditions of the closure within 365 days of the conditional approval of the closure by the City Council.

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 Program.

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:

No comments received.

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.
Memphis Airport Area Development Corporation:	No comments received.