

**MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND
DEVELOPMENT**

STAFF REPORT #7

CASE NUMBER: SAC 11-605 **L.U.C.B. MEETING:** 04/14/11

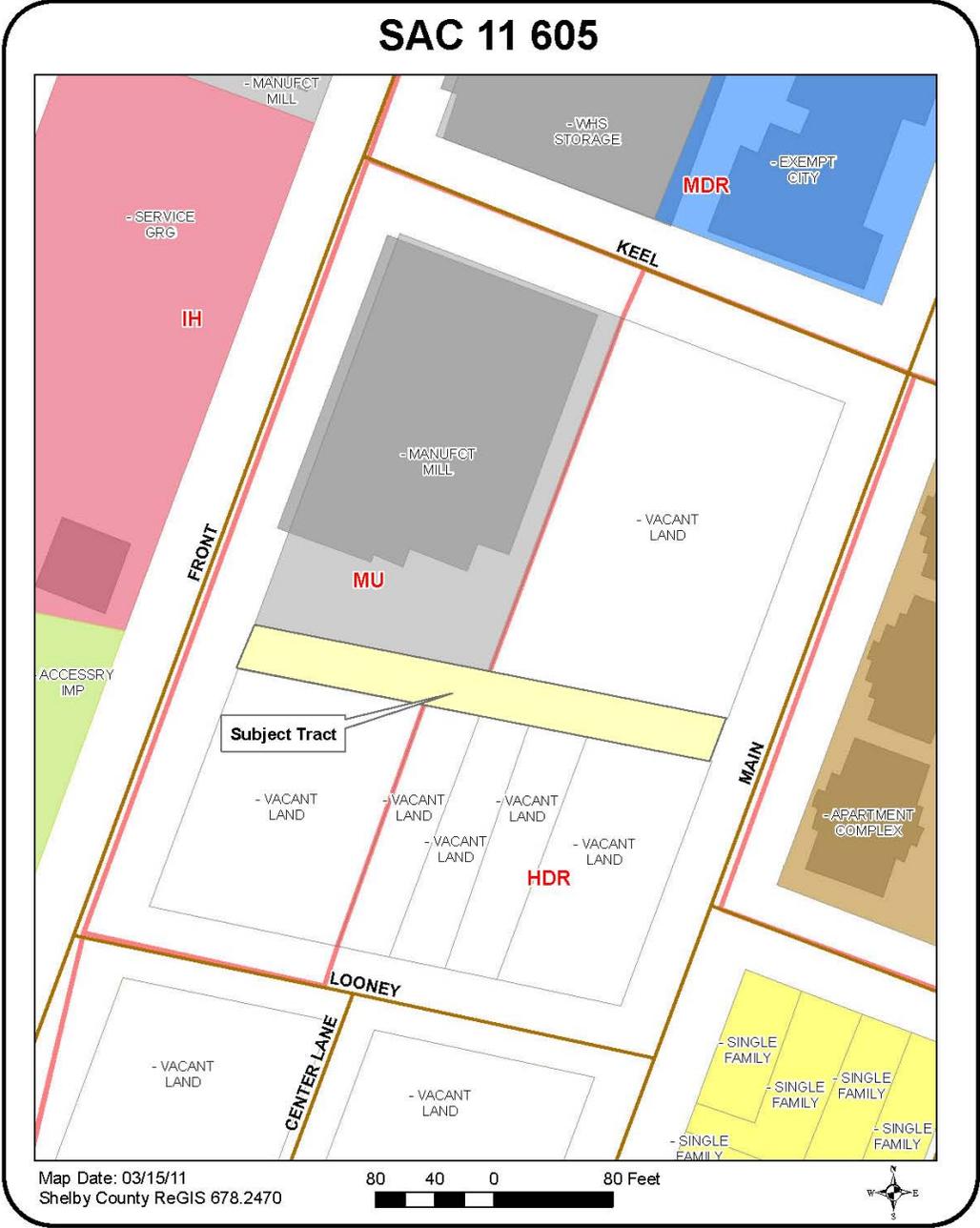
STREET NAME: Looney Avenue
LOCATION: Beginning at North Main Street
extending west to North Front Street
COUNCIL DISTRICT: 7
SUPER DISTRICT: 8
APPLICANT: MLB-Uptown LLC
REPRESENTATIVE: SR Consulting, LLC (Cindy Reaves)
REQUEST: Close & Vacate Street Right-Of-Way
AREA: .37 acres

**OFFICE OF PLANNING AND DEVELOPMENT
RECOMMENDATION:**

Approval With Conditions

CONCLUSIONS

1. While existing Looney Avenue is being requested to be closed, a realigned Looney Avenue will take its place north of existing Looney Avenue. This will preserve the needed street interconnection within this block and continue the grid street pattern urban form unique to Uptown Memphis.
2. All property owners abutting the closed street will continue to have public street frontage provided by North Front Street and North Main Street.



Vicinity/Zoning Map



Aerial Photo



Looking west at Looney Avenue from North Main Street



Looking east at Looney Avenue from Front Street

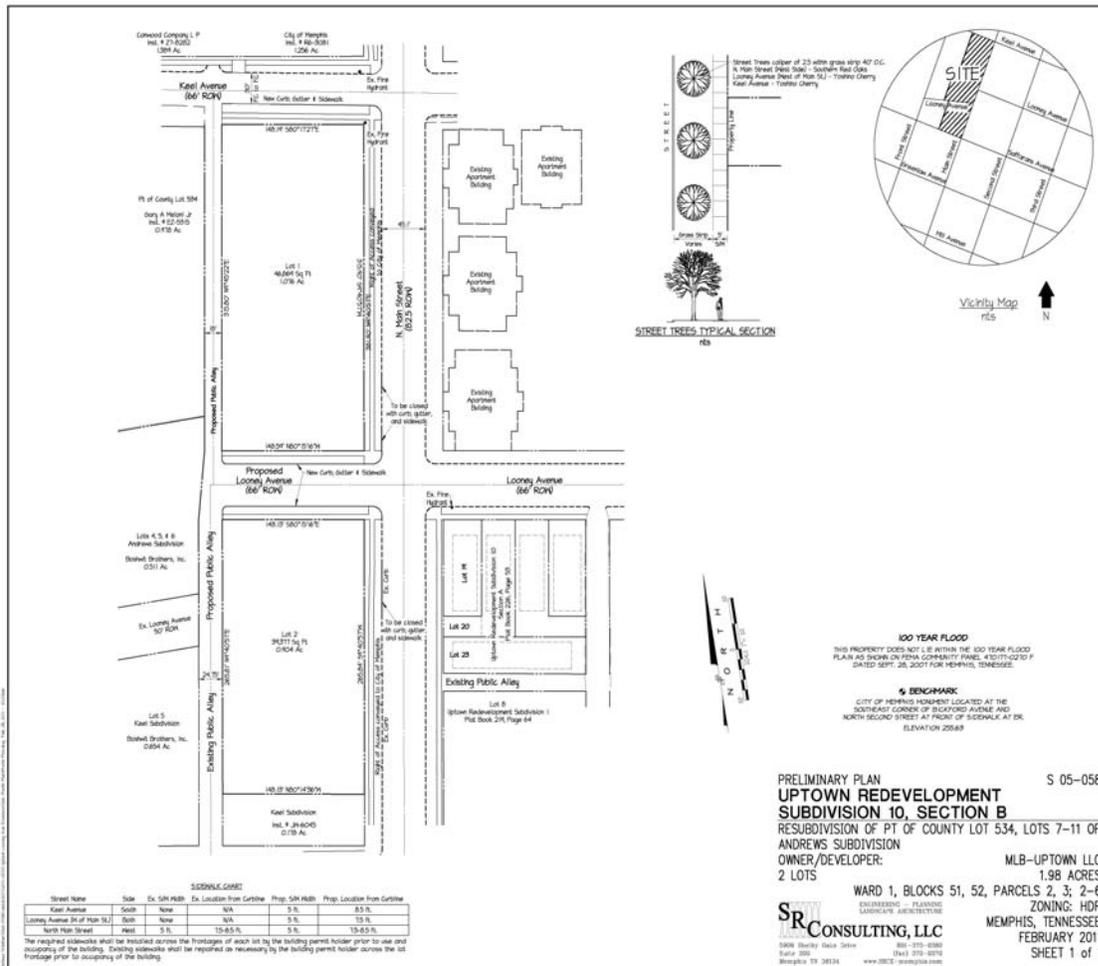


Looney Avenue intersection with Front Street



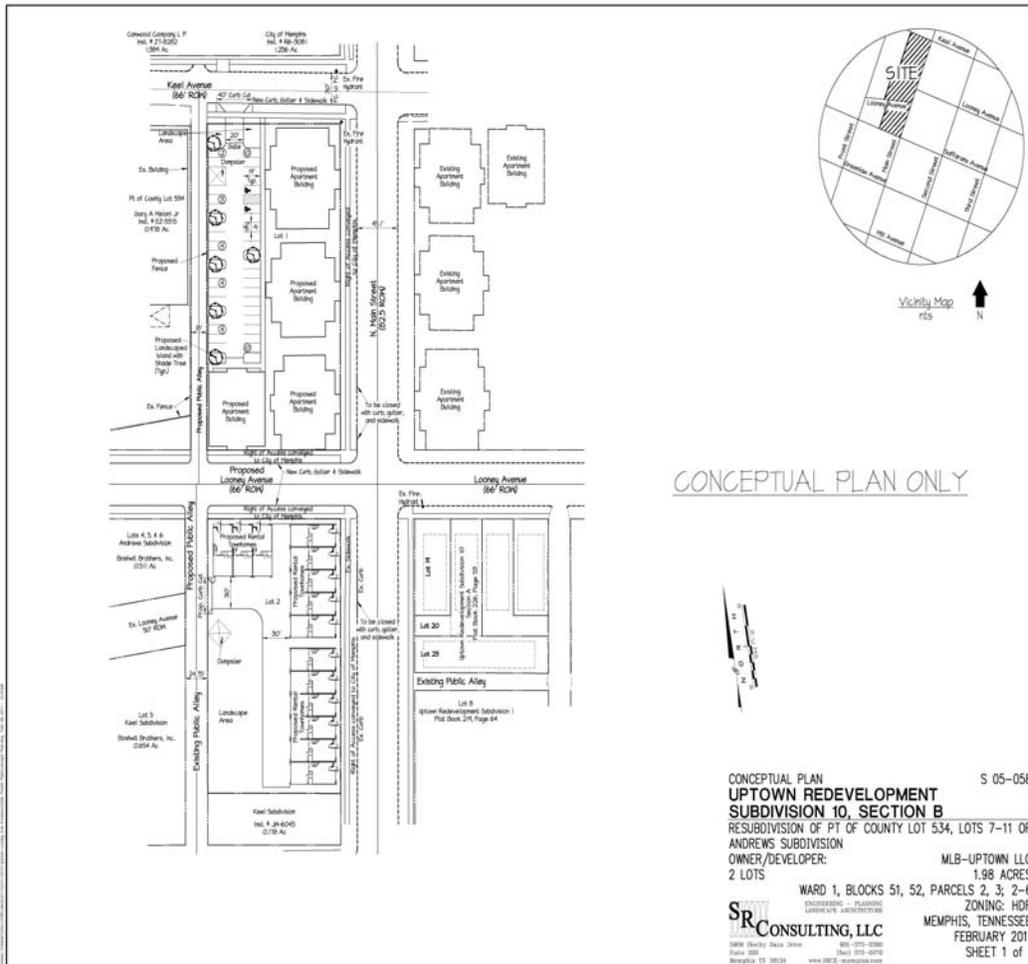
Looney Avenue connection with Front Street

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Realigned Looney Avenue

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Realigned Looney Avenue with Conceptual Plan

STAFF ANALYSIS

Purpose of Street Closing – The purpose of the street closing is to realign Looney Avenue north of its present location to line up with existing Looney Avenue east of North Main Street. This will create a 90-degree intersection with North Main Street versus the existing intersection of Looney Avenue with both North Main Street and North Front Street making for a safer intersection and more efficient development of the abutting properties. The proposed realignment can be seen on Pages 8 and 9 of this staff report which also includes the modified lot layout and conceptual site plan for the companion Correspondence Item Case # S 05-058.

There is no objection to this request. Even though the street would be removed, its relocation still provides the opportunity to continue the historic grid street pattern characteristic of Uptown Memphis, preserve the interconnectivity of streets, and provide smaller, walkable blocks of new development.

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. 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: Uptown

Zoning Atlas Page: 1930

DEPARTMENTAL COMMENTS:

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

City Engineer:

Street Closures:

4. City Engineering supports this closure.
5. Provide easements for existing sanitary sewers, drainage facilities and other utilities or relocate at developer's expense.
6. 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.
7. 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 Downtown Neighborhood Association:

The Downtown Neighborhood Association takes no exceptions to this proposed road closure of Looney Avenue between North Main and North Front Streets and welcomes the planned Uptown development along this combined block of Main Street.

Uptown Neighborhood Association: No comments received.

Center City Commission: No comments received.

North Memphis CDC: No comments received.