

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

**STAFF REPORT**

**Motel Waiver**

**CASE NUMBER:** H.M.W. 11-11                      **COUNCIL MEETING:** June 21, 2011  
**LOCATION:** 42 S. Camilla Street, Memphis, TN 38104  
(East side of S. Camilla Street; +/-213.80 feet north of Union Avenue)  
**COUNCIL DISTRICT(S):** **District 7-Super District 8-Positions 1, 2 & 3**  
**APPLICANTS:** Fort Myers Motel Group, Inc.      D/B/A: 'Union Express'  
**REQUEST:** Waiver of Special Use Permit requirement for a name and ownership change  
**AREA:** 2.23 Acres  
**EXISTING LAND USE & ZONING:** Commercial Mixed Use-3(CMU-3) District

**ADJACENT LAND USE AND ZONING:**

**North:** Office, motor vehicle tire and service center and self-service mini-storage warehouses in Commercial Mixed-Use (CMU-3) District.  
**East:** Interstate 240-North and Union Avenue Interchange in Residential Single Family(R-15) District.  
**South:** Vacant lot in 'Medical Center Urban Renewal Area-3' subdivision and restaurant in Commercial Mixed-Use(CMU-3) District, including medical offices in Campus Master Plan(CMP-1) District.  
**West:** Private club, medical office campus and vacant lot in Campus Master Plan(CMP-1) District.

**SUMMARY**

This motel is a two(2) story building 47,404 square feet in area built in 1979 by right in former Highway Commercial(C-H), but now Commercial Mixed-Use(CMU-3) District zoning in Downtown Medical Center Planning District. The motel has guest rooms, a business center, small meeting rooms, business services and laundry facilities, including a small outdoor swimming pool located at the east side of S. Camilla Street. The motel is northwest of I-240-North and Union Avenue Interchange approximately 220 feet from the intersection of South Camilla Street and Union Avenue. The site has curb, gutter and sidewalk, including internal landscaping and street trees along the public street. The primary entrance to the building is two full-movement curb-cuts to South Camilla Street with internal access and circulation to an adjacent vacant commercial lot.

The motel building has adequate parking and exterior lighting. The land uses in close proximity to the motel building are primarily office, commercial and institutional land uses for doctor's offices, medical offices and hospital and retail services, a small restaurant, motor vehicle service and mini-storage warehouses. There are institutional land uses for a public hospital within a one-quarter(¼) mile(1,320') distance of this motel, but no church, daycare or recreation/community center—nor are there any other public facilities for parks or schools within close proximity. However, there are residential high-rise apartments within walking distance of this motel building less than 500 feet north in Commercial Mixed-Use(CMU-3) District zoning.

**Staff:** *Brian Bacchus*

**E-mail:** [brian.bacchus@memphistn.gov](mailto:brian.bacchus@memphistn.gov)

**City Engineer:** No comments received as of 6/17/11.

**Memphis, Light, Gas & Water:** No comments received as of 6/17/11.

**City Fire Services:** No comments.

**Memphis Board of Education:** No comments.

**Memphis & Shelby County Health Department:**

Water Quality Branch: No comments.

Septic Tank Program: No comments.

**AT&T-TN:** AT&T-TN has no comment.

**Memphis Police Department:** See Reports listed below.

<b>Case Number</b>	<b>Offense</b>	<b>Incident Date</b>	<b>Incident Time</b>	<b>Address</b>
1006006526ME	Theft from Building	06/11/2010	5:30 PM	42 S Camilla
1006013245ME	MVT/Passenger Vehicle	06/22/2010	8:00 PM	42 S Camilla
1006014074ME	Simple Assault	06/24/2010	6:30 PM	42 S Camilla
1006016161ME	Other Theft/Non-Specific	06/27/2010	11:30 AM	42 S Camilla
1007007119ME	Memo: Traffic	07/13/2010	6:30 PM	42 S Camilla
1007017250ME	Vandalism/Felony	07/31/2010	4:00 AM	42 S Camilla
1008003424ME	Vandalism/Misdemeanor	08/07/2010	12:18 AM	42 S Camilla
1008009047ME	Simple Assault/DV	08/17/2010	12:05 AM	42 S Camilla
1008016078ME	Burglary/Residential	08/28/2010	9:00 PM	42 S Camilla
1009003219ME	Robbery/Business	09/07/2010	1:15 AM	42 S Camilla
1009014948ME	Theft from Building	09/27/2010	12:30 PM	42 S Camilla
1010010612ME	MVT/Passenger Vehicle	10/20/2010	6:00 PM	42 S Camilla
1010014656ME	Theft from Motor Vehicle	10/27/2010	10:00 PM	42 S Camilla
1010015797ME	Forcible Fondling	10/16/2010	7:00 AM	42 S Camilla
1104019075ME	Identity Theft	11/26/2010	12:00 AM	42 S Camilla
1011014633ME	Burglary/Residential	11/29/2010	7:00 PM	42 S Camilla
1101000181ME	Theft from Motor Vehicle	12/31/2010	10:30 PM	42 S Camilla
1102001825ME	Vandalism/Misdemeanor	02/03/2011	7:00 PM	42 S Camilla
1102013193ME	Arson	02/22/2011	2:05 PM	42 S Camilla
1103015620ME	Memo: Sex Crimes Bureau	03/21/2011	5:00 PM	42 S Camilla
1105008718ME	Memo: General Assignment Bureau	05/12/2011	4:20 PM	42 S Camilla

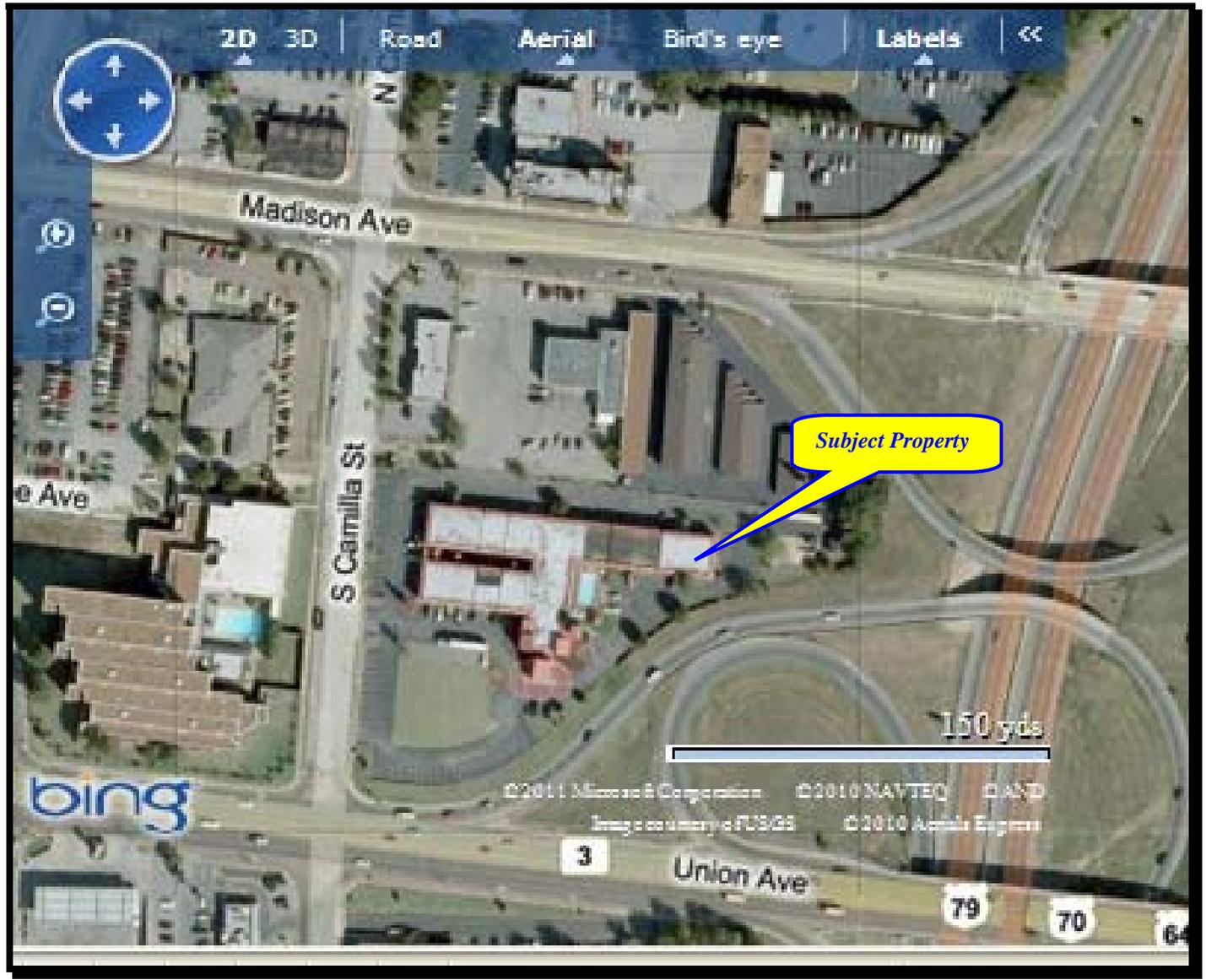
**Total: 21**

**Neighborhood Associations/Organizations:**

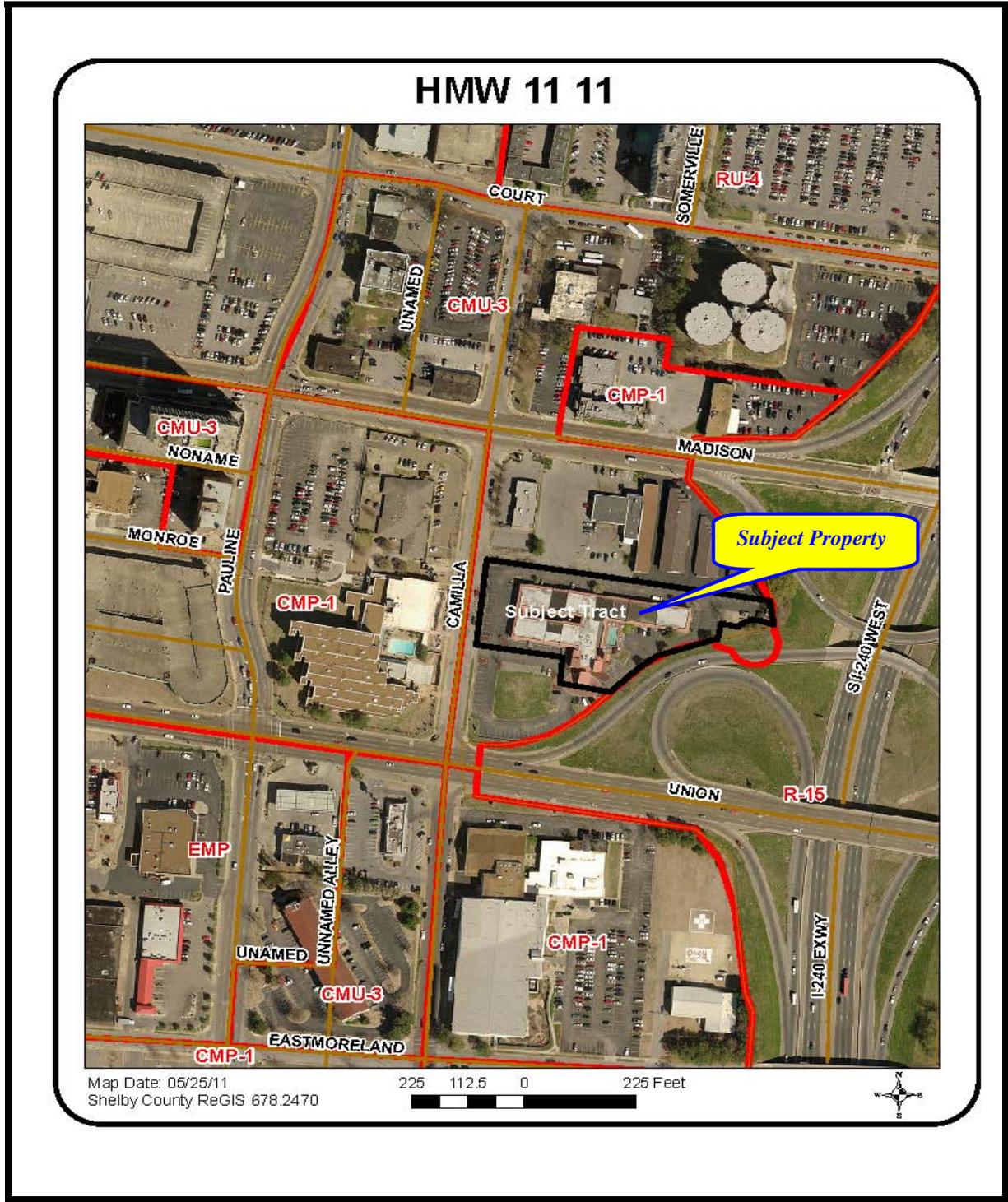
New Pathways – [jonestr@methodisthealth.org](mailto:jonestr@methodisthealth.org)

**Staff: bb**

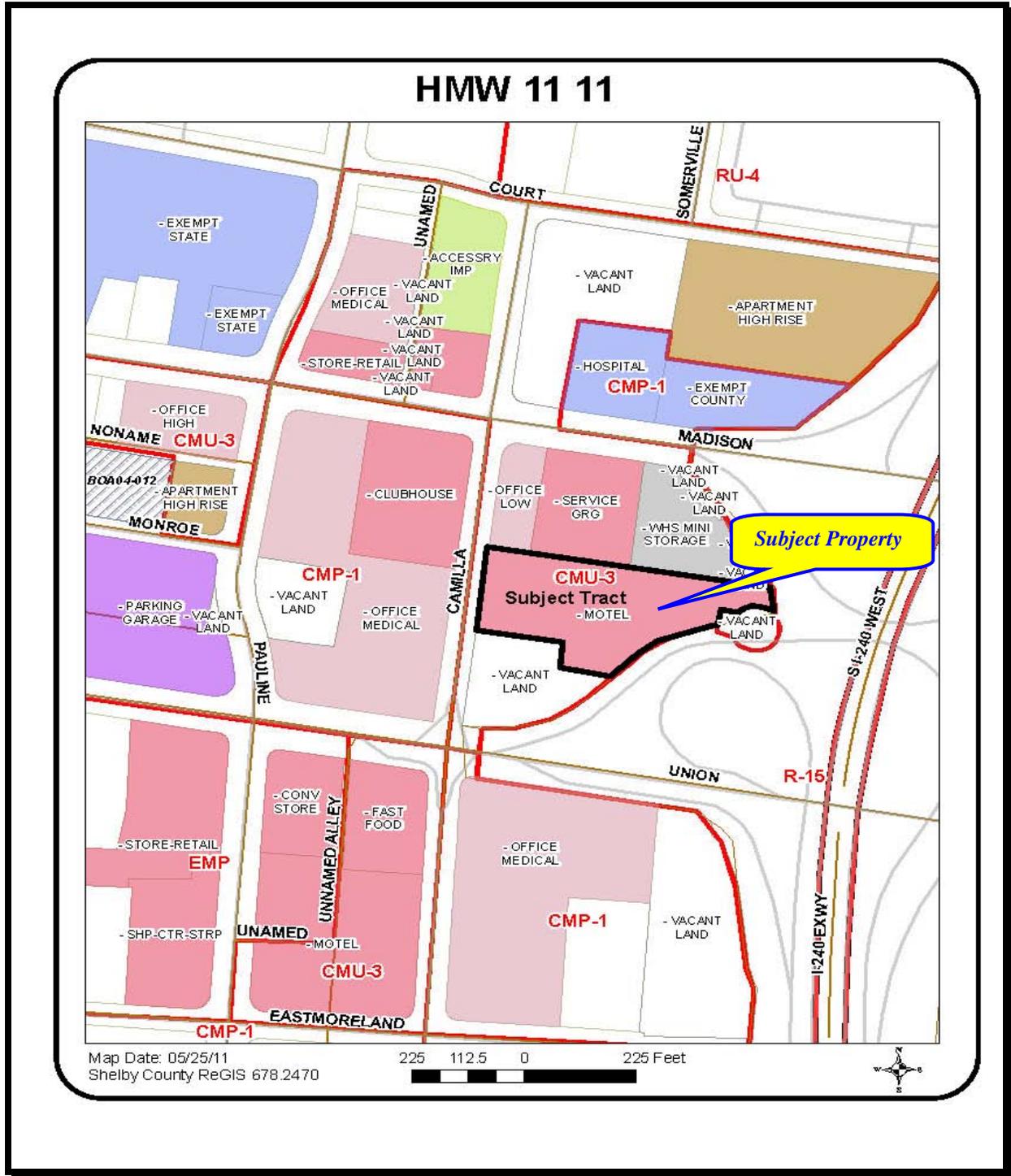
Vicinity Map



*Zoning Aerial View*

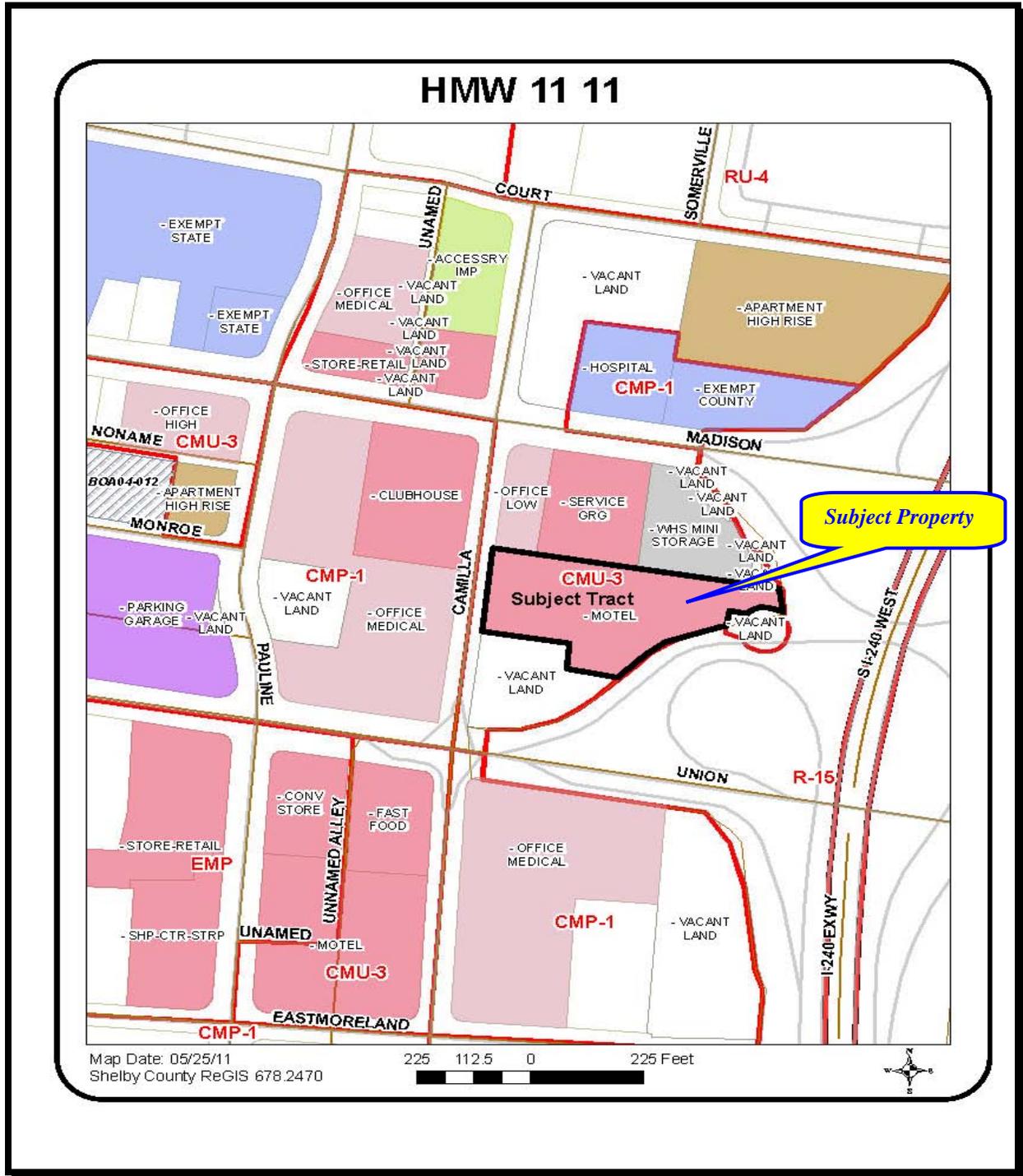


Vicinity Map  
(Zoning & Land Use)



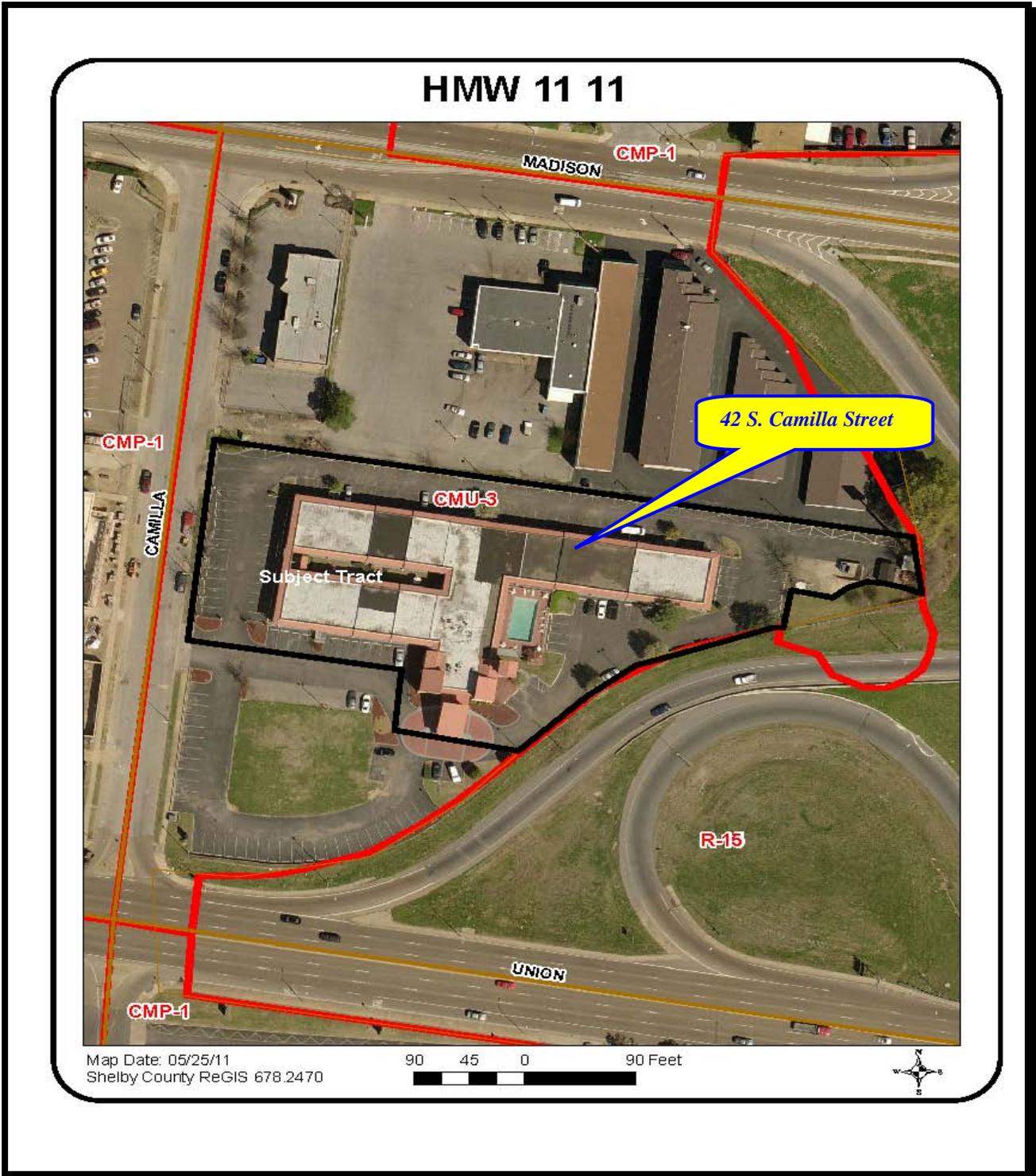
Distance Map: 1/4 mile (1,320 feet)  
(Parks & Schools)

Area Public Parks: \_\_\_\_\_ None  
Area Public Schools: \_\_\_\_\_ None

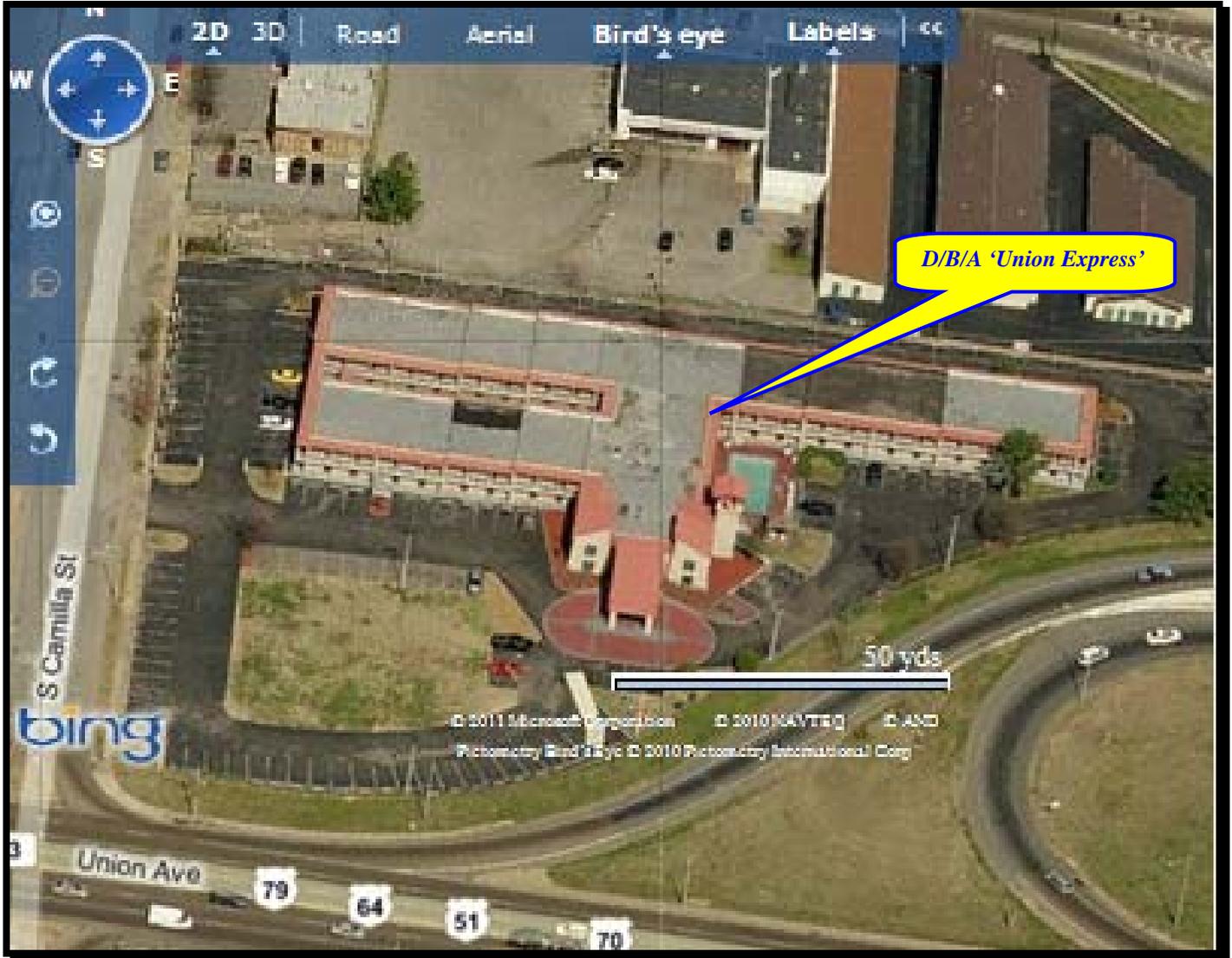




42 S. Camilla Street  
(Aerial View)



*'Union Express'*  
*42 S. Camilla Street*  
*(Bird's Eye View)*



*'Union Express'*  
*42 S. Camilla Street*  
*(Street View)*

