

**STAFF REPORT**

**Hotel Waiver**

**CASE NUMBER:** H.M.W. 11-13      **COUNCIL MEETING:** November 15, 2011  
**LOCATION:** 8166 Varnavas Drive, Cordova, Tennessee 38016  
(North side of Varnavas Drive; +/-197 feet east of N. Germantown Parkway)  
**COUNCIL DISTRICT(S):** **District 1 Super District 9-Positions 1, 2 & 3**  
**APPLICANTS:** Shyona, inc. (Minesh Patel)  
**REQUEST:** Waiver of Special Use Permit for ownership and name change for a hotel  
**AREA:** 2.16 acres  
**EXISTING LAND USE & ZONING:** Three(3) story hotel building in T & L Planned Development(P.D.93-325)

**ADJACENT LAND USE AND ZONING:**

- North:** Large restaurant and retail buildings in ‘The Marks’ Planned Development(P.D. 97-364).  
**East:** Vacant land approved for OG & CMU-2 District zoning in T & L Planned Development(P.D. 93-325).  
**South:** Vacant land approved for OG & CMU-2 land use in T & L Planned Development(P.D. 97-369) and ‘Cumberland Presbyterian Center’ in MSM Planned Development(P.D. 05-370).  
**West:** Gas sales/convenient store in ‘The Marks’ Planned Development(P.D.97-364).

**SUMMARY**

This hotel is a three-story building 66,050 square feet in area built in 1996 and approved by the ‘T & L’ Planned Development-Phase 2 final plan in Shelby Farms-Germantown Planning District. The location is at the east side of North Germantown Parkway at its intersection with Varnavas Drive in the ‘Cordova’ community.

The hotel has guest rooms, including business services and laundry facilities located at the north side of Varnavas Drive, approximately one-quarter(¼) south of Interstate 40. The site has no curb, gutter and sidewalk, because the only public street frontage is the private access drive. There is landscaping internal to the site and along property lines. The primary access and entrance to the building is one full-movement curb-cut with future internal access and circulation to adjacent properties.

The hotel building has adequate parking and exterior lighting. The land uses in close proximity to the hotel building are primarily commercial land use for gasoline sales, small and large restaurants, hotels and a small retail commercial center, including a church center and a private high school. There are institutional land uses for a church center within a one-quarter (¼) mile (1,320’) distance of this hotel, but there are no public facilities for parks, schools or a community center within walking distance.

However, there are single family homes in ‘Countrywood’ subdivision approximately 442 feet to the east of the hotel building separated by a large vacant tract in ‘T & L’ Planned Development within the same development plan approved for OG District zoning and land use.

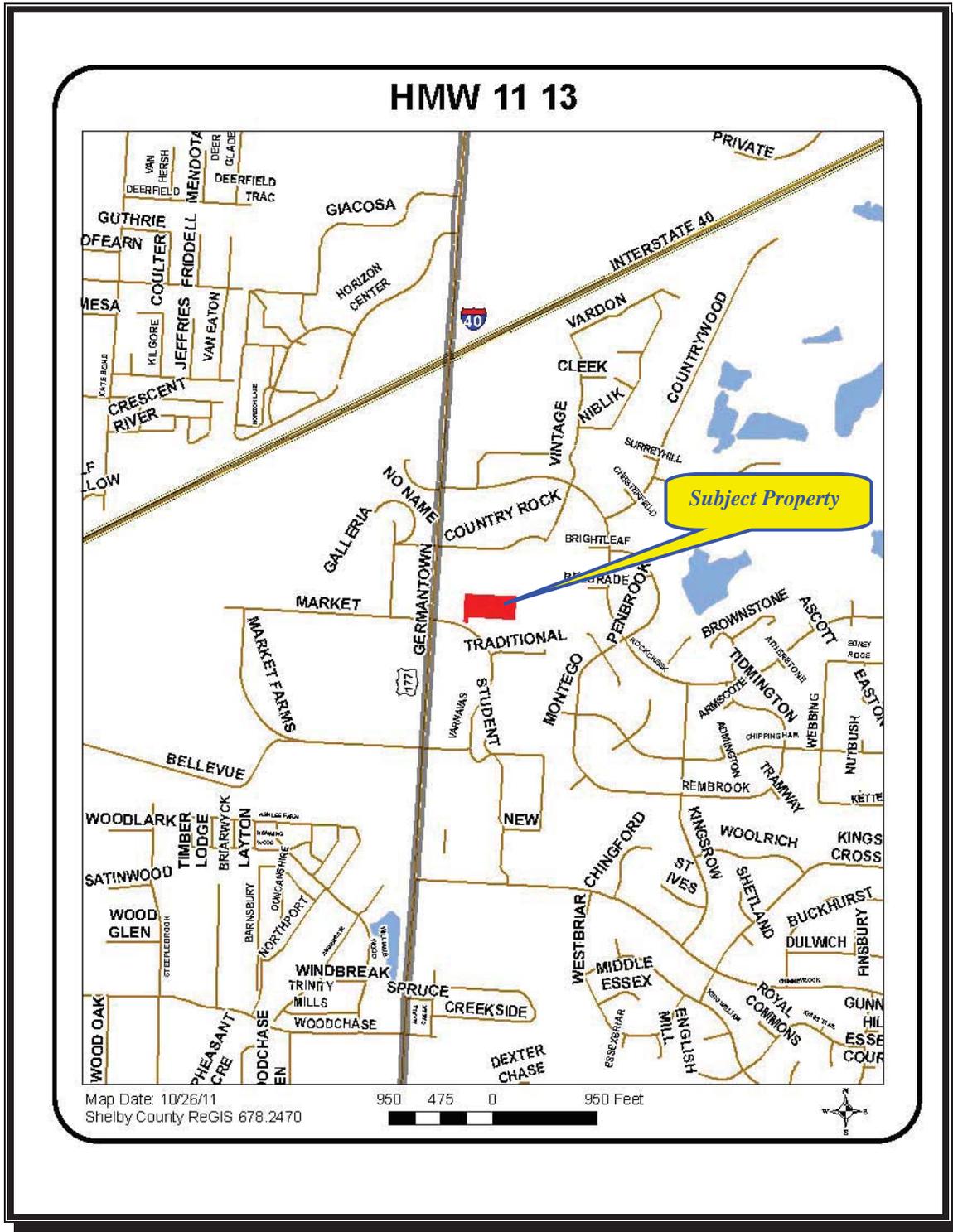
**Staff:** *Brian Bacchus*

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

<b>City Engineer:</b>	No comments received.
<b>Memphis, Light, Gas &amp; Water:</b>	No comments received.
<b>Memphis Fire Services:</b>	No comments received.
<b>Memphis Board of Education:</b>	No comment.
<b>Memphis &amp; Shelby County Health Department:</b>	
Water Quality Branch:	No comment.
Septic Tank Program:	No comments.
<b>AT&amp;T-TN:</b>	No comments.
<b>Memphis Police Department:</b>	Reports forthcoming.
<b>Neighborhood Associations/Organizations:</b>	
<i>Countrywood Neighborhood Association:</i>	<i>No comments as of 11/10/11.</i>
<i>Cordova Leadership Council:</i>	<i>No comments as of 11/10/11.</i>

**Staff:** *bb*

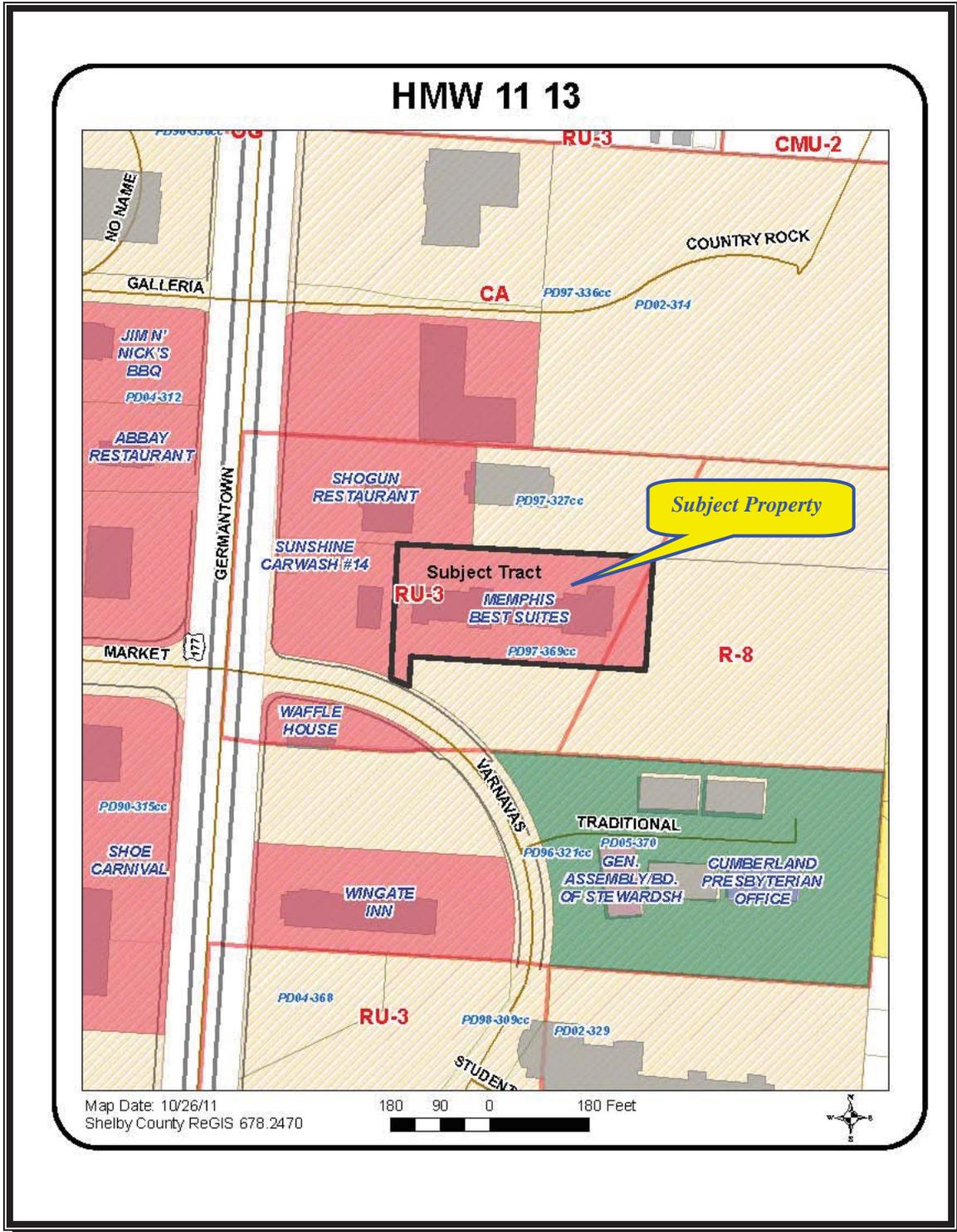
Vicinity & Location Map



Zoning Aerial View

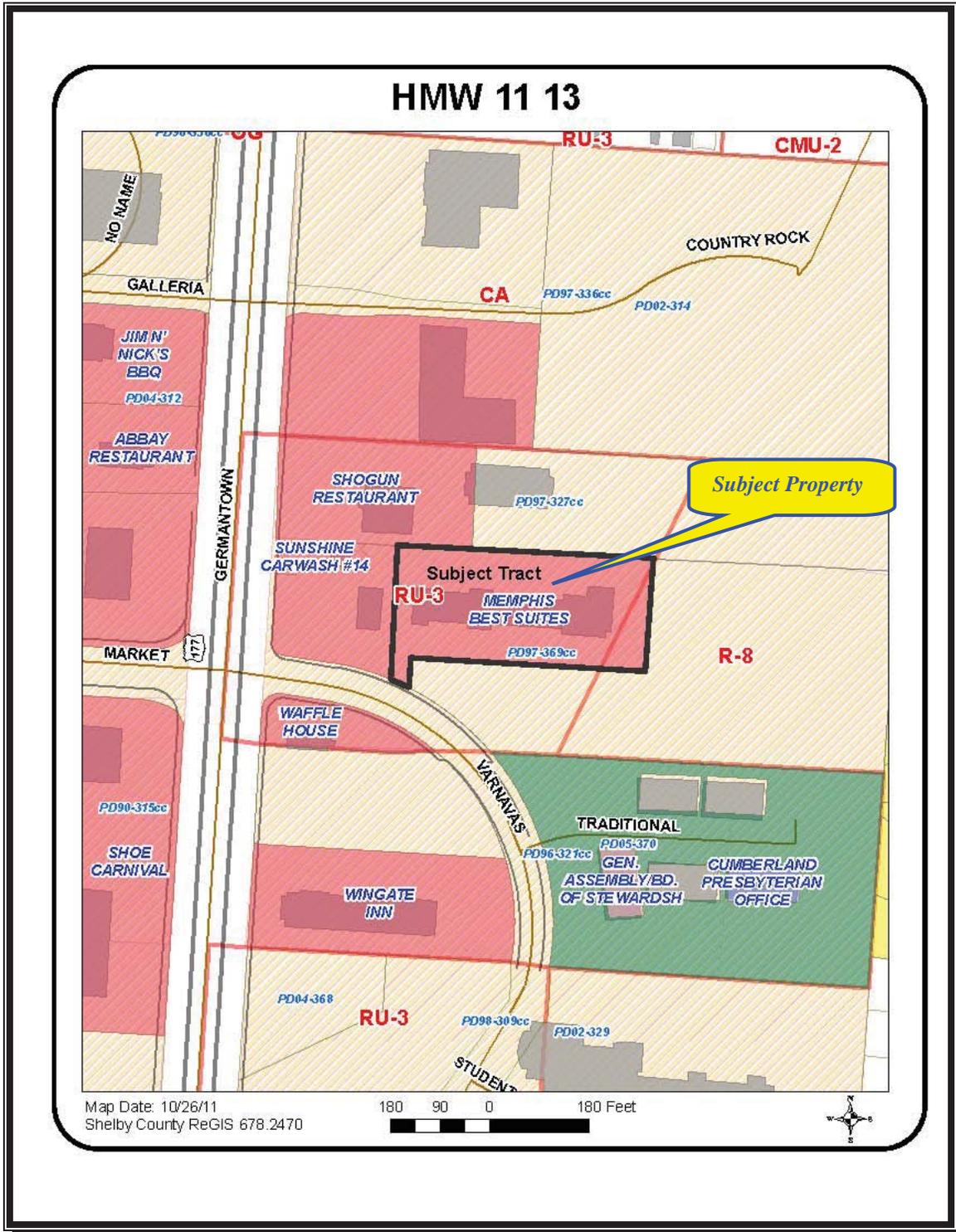


Vicinity Map  
(Zoning & Land Use)



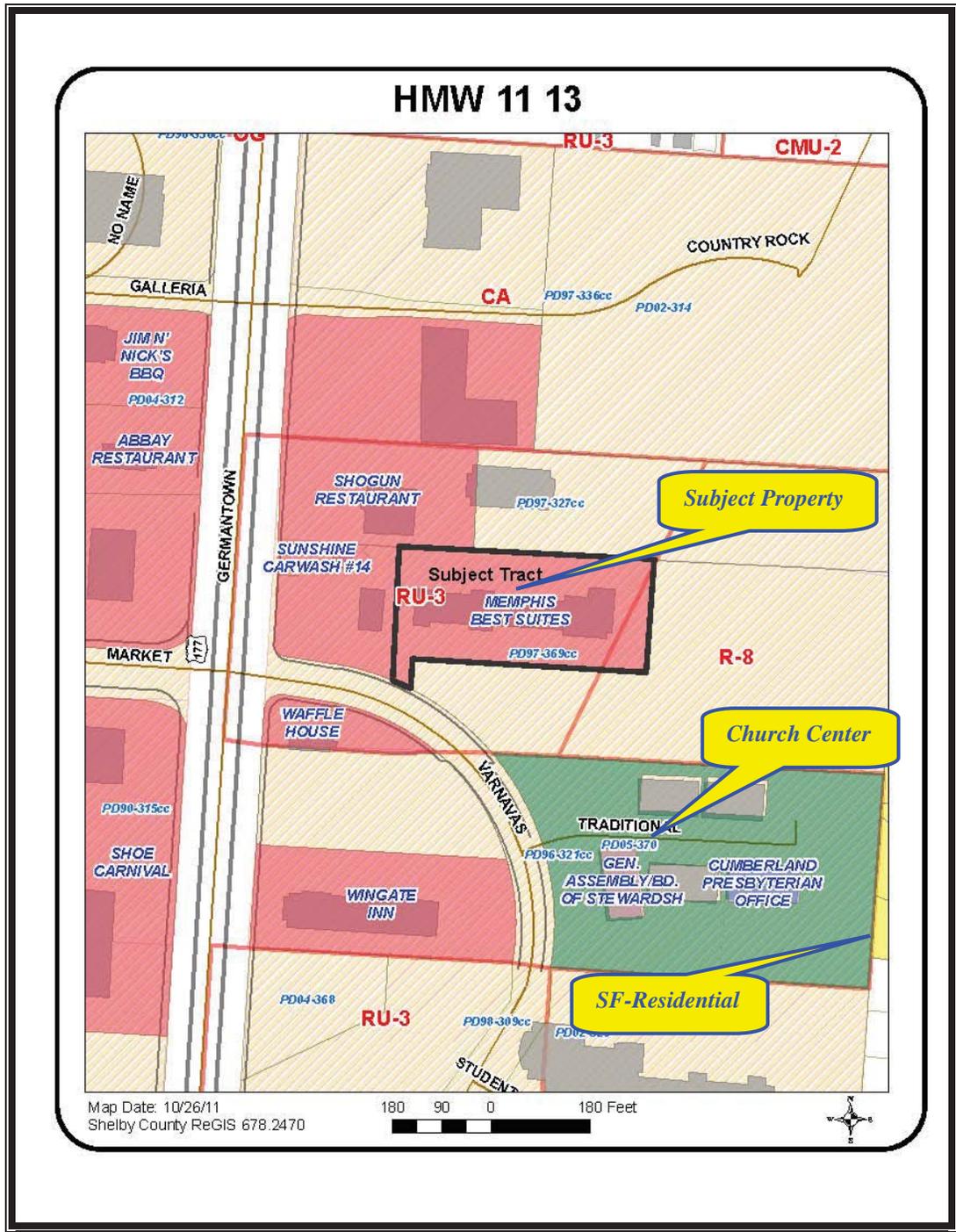
Distance Map: 1/4 mile(1,320 feet)  
(Parks & Schools)

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

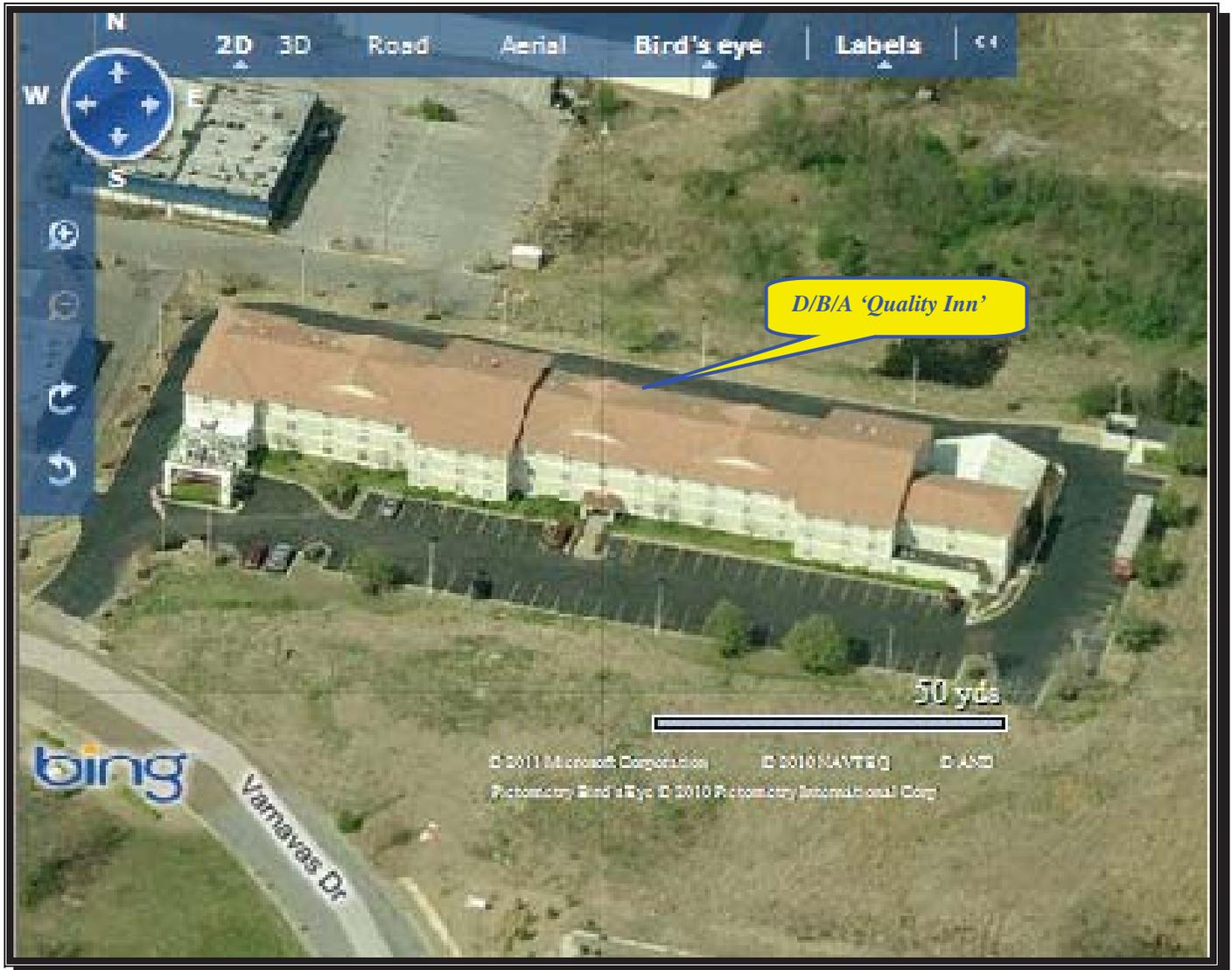


Distance Map: 1/4 mile (1,320 feet)  
(Residential & Institutional Land Use)

Single Family Residential ('Countrywood'): +/-442.80 feet east  
'Presbyterian' Church Center: +/-152.60 feet south  
Day Care: None  
Recreation/Community Center: None



*'Quality Inn'*  
*8166 Varnavas Drive*  
*(Bird's Eye View)*



*'Quality Inn'*  
*8166 Varnavas Drive*  
*(Street Views)*

