

STAFF REPORT

24

CASE NUMBER: S.U.P. 07-221 **L.U.C.B. MEETING:** October 11, 2007

LOCATION: Southeast corner of Galloway Avenue and Holmes Street

OWNER/APPLICANT: Chickasaw Country Club

REPRESENTATIVE: ETI Corporation

REQUEST: Special use permit to allow an expansion to fitness center

AREA: 107+ Acres

EXISTING LAND USE & ZONING: Golf Course, Country Club and Fitness Center, including accessory structures and uses in Duplex Residential(R-D) District.

SURROUNDING USES AND ZONING:

North: Galloway Avenue, Sam Cooper Boulevard and business warehouse land uses that front Summer Avenue in Highway Commercial(C-H) District zoning.

East: Greek Orthodox Church, single family homes and duplex residential in Duplex Residential(R-D) District, offices in Limited Office(O-L) District and Highland Gardens Apartments in Multiple Dwelling Residential(R-MM) District.

South: Eighteen hole Chickasaw Golf Course in Duplex Residential(R-D) District.

West: Single family homes and duplex residential in Bon Air & Eastern Heights Subdivisions in Single Family Residential(R-S6) District.

OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION

Approval with Conditions

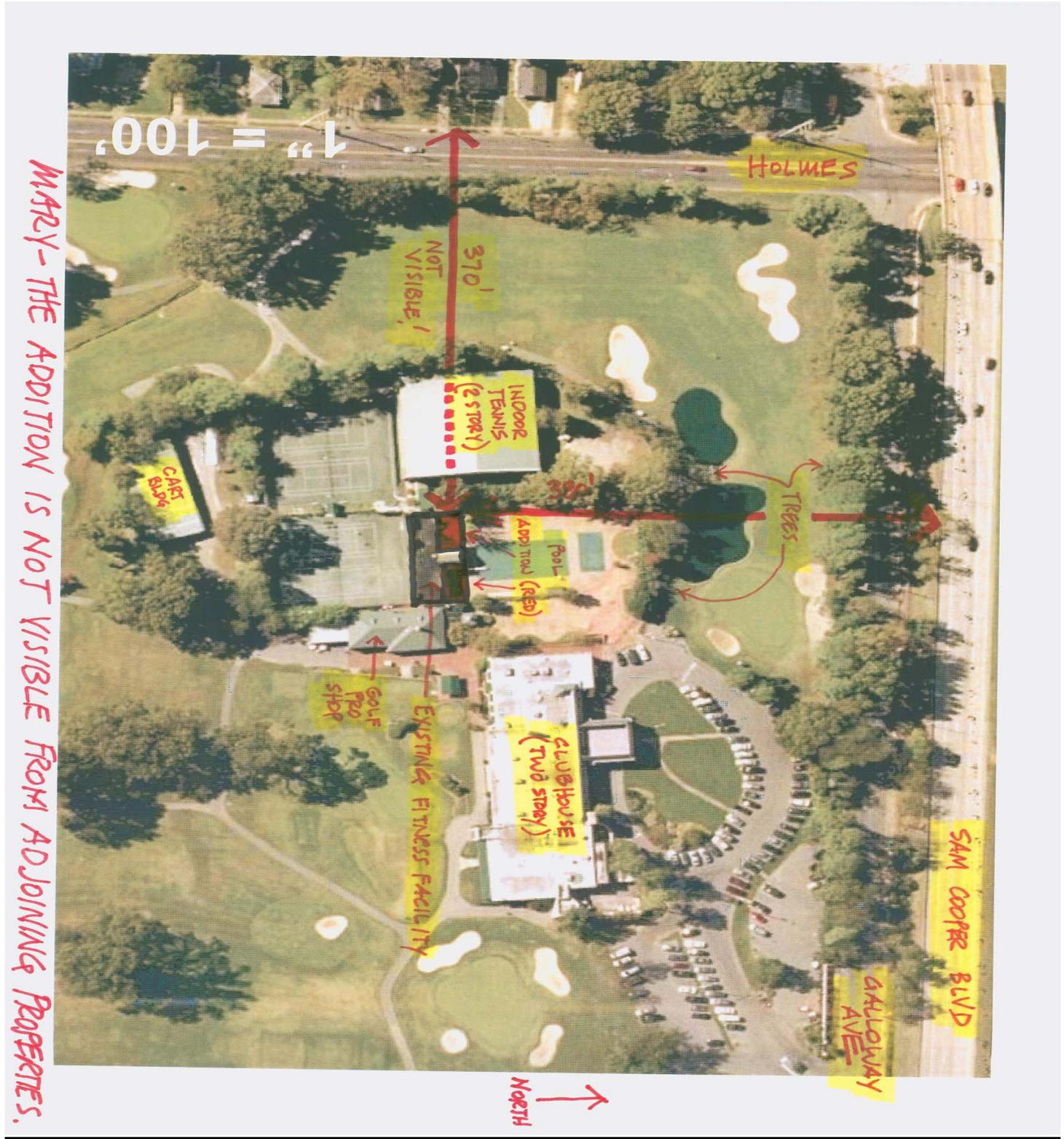
Staff: *Brian Bacchus*

E-mail: brian.bacchus@memphistn.gov

CONCLUSIONS:

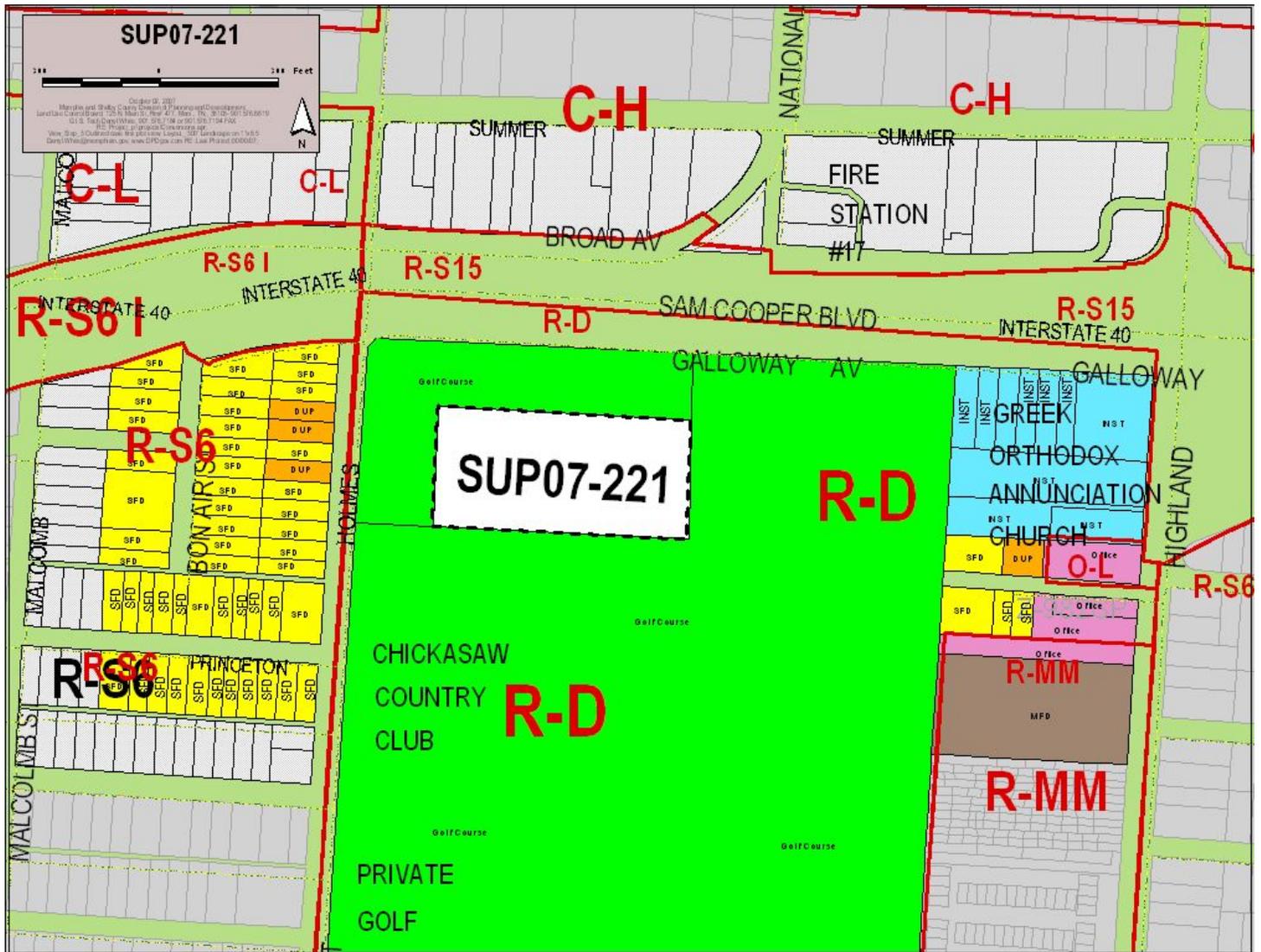
- 1. The subject property is a 107 acre tract of land located immediately south of Sam Cooper Boulevard at the southeast corner of Holmes Street and Galloway Avenue for an eighteen(18) hole golf course that extends from Galloway Avenue on the north to CSX Railroad to the south.**
- 2. The country club and golf course has been in operation since 1951 according to property records and deemed legal non-conforming structures and uses. However, the tennis and fitness centers are accessory to the principal use and constructed since the adoption of the 1980 zoning ordinance.**
- 3. A special use permit is required to allow an expansion of a country club in the Duplex Residential(R-D) District. The buildings are legal non-conforming structures; therefore, cannot expanded or enlarged.**
- 4. The fitness center expansion is supported and will not have a negative impact upon surrounding properties, because it is not visible from adjacent residential properties to the west. A horizontal separation of 370 feet between this proposal and any residential property, including mature trees and significant changes in elevations supports this request for continuation and expansion of indoor and outdoor recreation.**

AERIAL PHOTO:



MARY- THE ADDITION IS NOT VISIBLE FROM ADJOINING PROPERTIES.

ZONING & LAND USE MAP:



SITE PLAN:

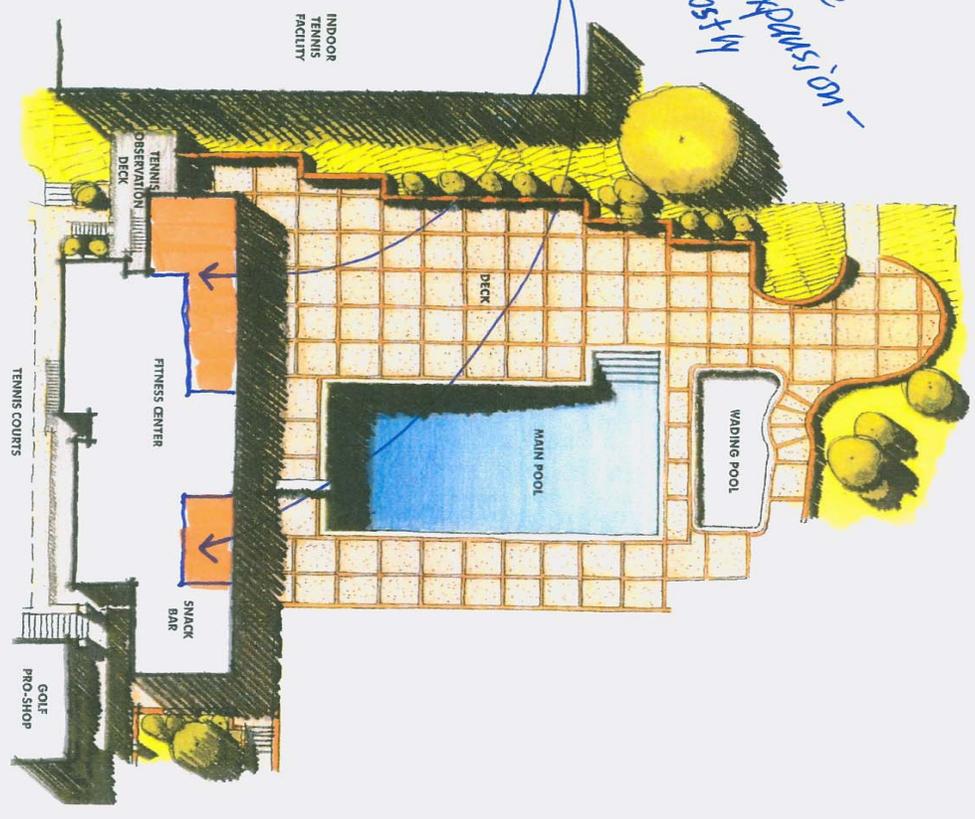
7



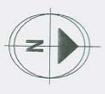
Fitness Center Renovation

Site Plan

WARY - These orange areas show the expansion - minimal! It's mostly a facelift.



CLUBHOUSE



Fleming/Associates/Architects, P.C.

ELEVATION:



Fitness Center Renovation
Proposed Elevation



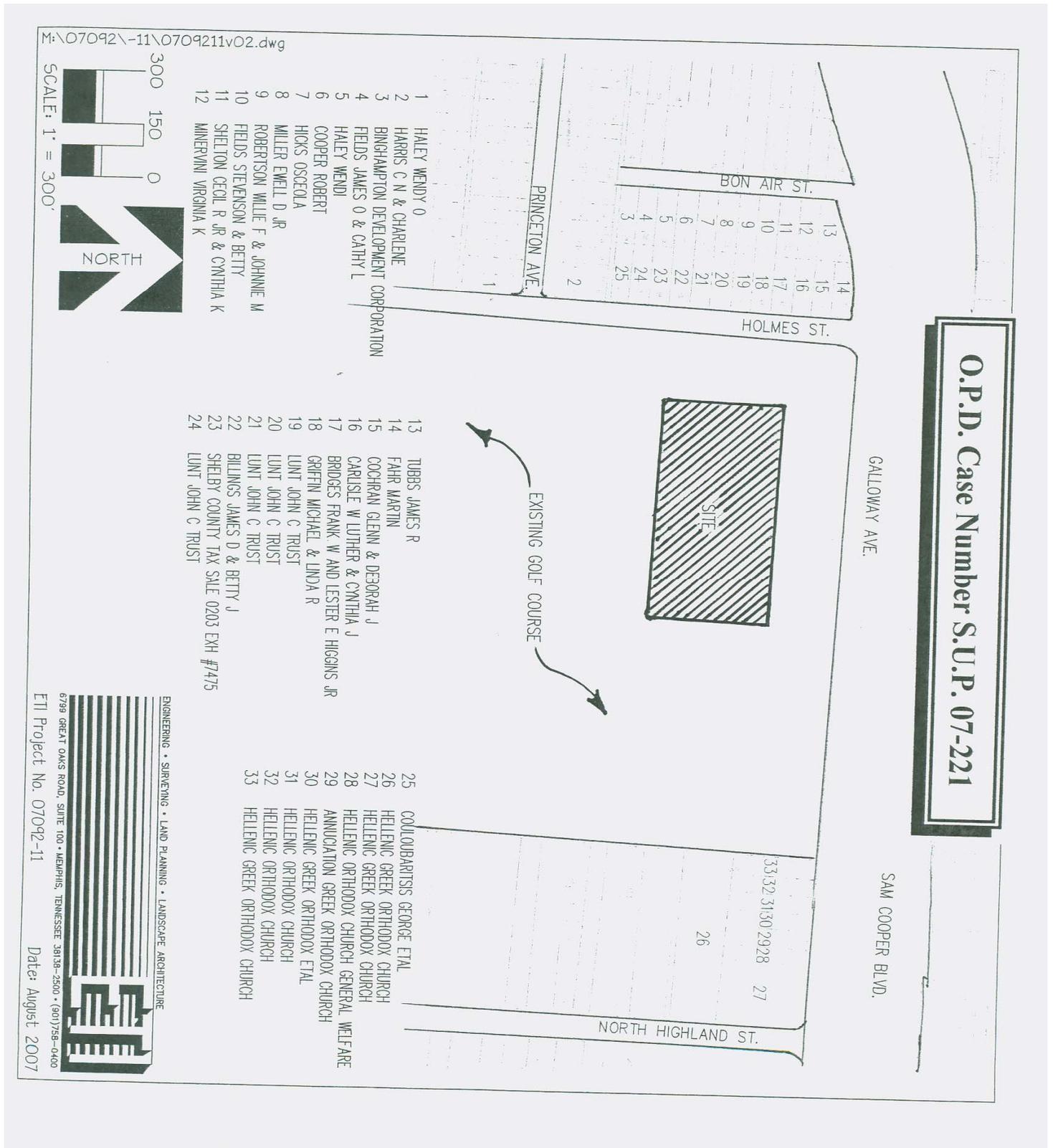
12

Fleming/Associates/Architects, P.C.

PROMENADE ELEVATION:



OWNERSHIP VICINITY MAP:



STAFF ANALYSIS:

Site Description

The subject property is a 107 acre tract of land located immediately south of Sam Cooper Boulevard at the southeast corner of Holmes Street and Galloway Avenue in the University Planning District area. The entire acreage has been used for a private golf course and country club since 1951 according to property records, including accessory structures and uses for indoor tennis and fitness centers, swimming pool and promenades.

The land use is an eighteen(18) hole golf course that extends from Galloway Avenue on the north to CSX Railroad to the south. The country club building, including accessory structures and uses are located primarily north of the golf course and primarily self-contained from adjacent properties west and east and buffered by mature trees and site landscaping.

Are Overview

The land use and zoning south of the Sam Cooper Boulevard is primarily Duplex Residential(R-D) District zoning for single family homes, duplex and Greek Orthodox Church at the southwest corner of Galloway Avenue and Highland Avenue. There are also office uses for a dentist and accountant in Limited Office(O-L) District zoning, and Highland Gardens Apartments in Multiple Dwelling Residential(R-MM) District zoning east and adjacent to the golf course.

The land use west of the site is primarily single family and duplex residential homes in the Bon Air and Eastern Heights Subdivisions in Single Family Residential(R-S6) District. The Chickasaw Country Club and Golf Course is the only land use to front Galloway Avenue between Highland Avenue and Holmes Street and separated by a major interstate highway.

Expansion vs Existing Land Use Conditions

This application is for a special permit to allow an expansion to an existing fitness center building located on the grounds of Chickasaw Country Club and Golf Course in Duplex Residential(R-D) District zoning. The country club and golf course has been in operation since 1951 according to property records and deemed legal non-conforming structures and uses. However, the tennis and fitness centers are accessory to the principal use and constructed since the adoption of the 1980 zoning ordinance.

A special use permit is required to allow an expansion of a country club in the Duplex Residential(R-D) District. The buildings are legal non-conforming structures; therefore, cannot expanded or enlarged. The expansion to the fitness center is confined to outdoor recreation areas for swimming pools and outdoor tennis courts to include a new mansard roof and expanded floor area that will align with existing building walls. This enclosure will allow additional fitness center space at a location compatible with and in close proximity to other accessory uses on the premises.

An indoor tennis center building is 230 feet away from and not visible from Holmes Street because of grade changes in elevations. The fitness center expansion is supported and will not have a negative impact upon surrounding properties, because it is not visible from adjacent residential properties to the west. A horizontal separation of 370 feet between this proposal and any residential property, including mature trees and significant changes in elevations supports this request for continuation and expansion of indoor and outdoor recreation.

RECOMMENDATION: ***Approval with Conditions***

SITE PLAN CONDITIONS:

A Special Use Permit is hereby authorized to *'Chickasaw Country Club'* to allow an *'expansion to the fitness center'* on property located at *'3395 Galloway Avenue'* at the *'southeast corner of Galloway Avenue and Holmes Street'* in accordance with the *'approved site plan'* and the following supplemental conditions:

1. Use of premises shall be limited to Chickasaw Country Club-a private institution, including a country club, golf course, guard shack, golf pro-shop, snack bar, fitness center with expansion, indoor tennis center, golf cart building, swimming pools and promenades, outdoor tennis courts and any outdoor recreation associated with the country club.
2. Any exterior alterations or additions shall remain architecturally compatible with all existing structures.
3. All private drives are subject to review and approval by the City Engineer for compliance with Geometric Design Standards.
4. Any new parking shall be geometrically designed to match existing parking fields.
5. Mature trees, shrubs and bushes shall be preserved on the subject property. All mature landscaping and screening shall be maintained, exclusive of any areas encumbered by easements and shall not conflict with any easements, including overhead wires.
6. Light standards shall be a maximum height of 20 feet. Any lighting used to illuminate any off-street parking areas and buildings shall be so arranged as to reflect the light away from adjacent residential properties and the public roads.
7. Any refuse containers shall be completely screened from view from public roads and adjacent residential properties with architecturally compatible materials and landscaping.
8. Air conditioning, heating, ventilation or other mechanical equipment, including that located on roofs which may be visible from adjacent residential lots or roadways shall be screened by use of architectural features of the building or landscaping.
9. The country club, golf course, guard shack, golf pro-shop, snack bar, fitness center with expansion, indoor tennis center, golf cart building, swimming pools and promenades, outdoor tennis courts and any outdoor recreation associated with the country club shall be permitted for the above mentioned user and maintained in accordance with site plan conditions.

GENERAL INFORMATION:

Street Frontage: Galloway Avenue-----+/-1,495.60 linear feet.
Census Tract: 28.0
Planning District: University
Zoning Atlas Page: 2035
Zoning History: The Duplex Residential(R-D) District zoning of the site dates to the adoption of the February, 1954 zoning map. Prior to this date, the 'A' Residential District zoning dates to the adoption of the July, 1931 zoning map.

DEPARTMENTAL COMMENTS:

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

City Engineer: No objections to this request.
City Fire Division: No comments.
City Real Estate: None.
Memphis & Shelby County Health Department: No objections.
Memphis Board of Education: This case has no impact on Memphis City Schools.
Construction Code Enforcement: No comments received.
AT&T/Bell-South: No comments.
Memphis Area Transit Authority(MATA): No comments received.
OPD-Regional Services:

This application was reviewed by the MPO staff/Department of Regional Services on September 27, 2007. The MPO staff has determined that Galloway Avenue and Holmes Street are identified as part of the major road plan. This application, as submitted, will have no affect on the Long Range Transportation Plan, Transportation Improvement Program, or any other plan, document, program or initiative of this department/organization

OPD-Plans Development: No comments.

Memphis Park Services: No comments received.

Memphis Light, Gas and Water:

MLGW has reviewed the referenced application, and has no objection, subject to the following comments:

- If it is necessary for MLGW facilities to be installed, removed or relocated, any work performed by MLGW will be done at the expense of the owner/applicant.
- It is the responsibility of the owner/applicant to identify any utility easements, whether dedicated or prescriptive (electric, gas, water, CATV, telephone, sewer, drainage, etc.), which may encumber the subject property, including underground and overhead facilities.
- **Landscaping prohibited** within any MLGW utility easement. No trees, shrubs or permanent structures will be allowed within any MLGW utility easements.
- It is the responsibility of the owner/applicant to contact **TN-1-CALL @ 1.800.351.1111**, before digging and to determine the location of any underground utilities including electric, gas, water, CATV, telephone, etc
- It is the responsibility of the owner/applicant to submit a detailed plan to MLGW Engineering for the purposes of determining the availability and capacity of existing utility services to serve any proposed or future development(s).
- To determine if system improvements may be required, please contact the appropriate MLGW engineering area:
 - MLGW Engineering - **Residential Development:** 528.4858
 - MLGW Engineering - **Commercial Development:** 367.3343
- The owner/applicant will be responsible for the cost of any utility system improvements necessary to serve the proposed development with electric, gas or water utilities.

Neighborhood Associations/Organizations:

*Binghampton/Lester:
Northeast N.A.:*

*No comments received as of 10/05/07.
No comments received as of 10/05/07.*

Staff: *bb*