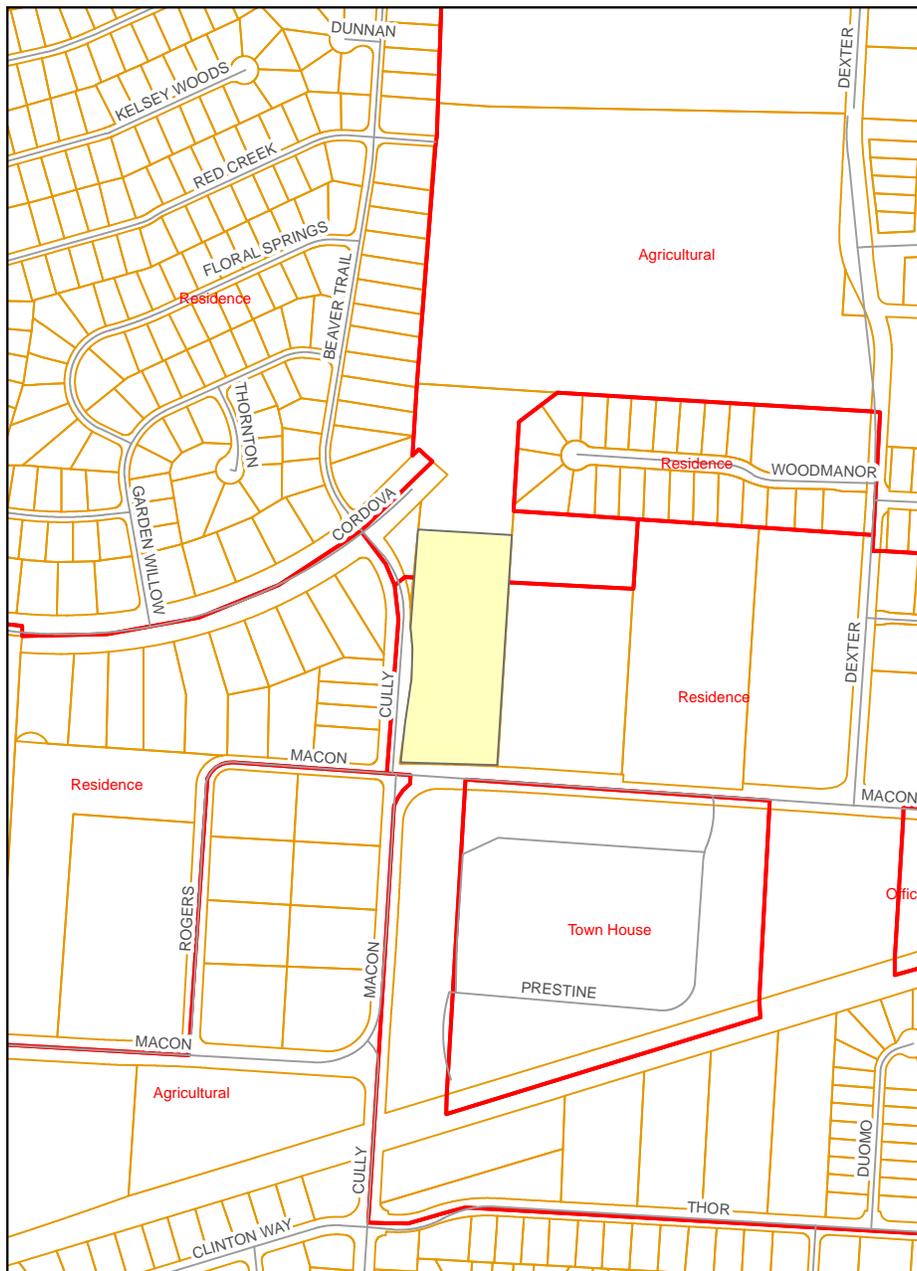


LAND USE AND ZONING MAP



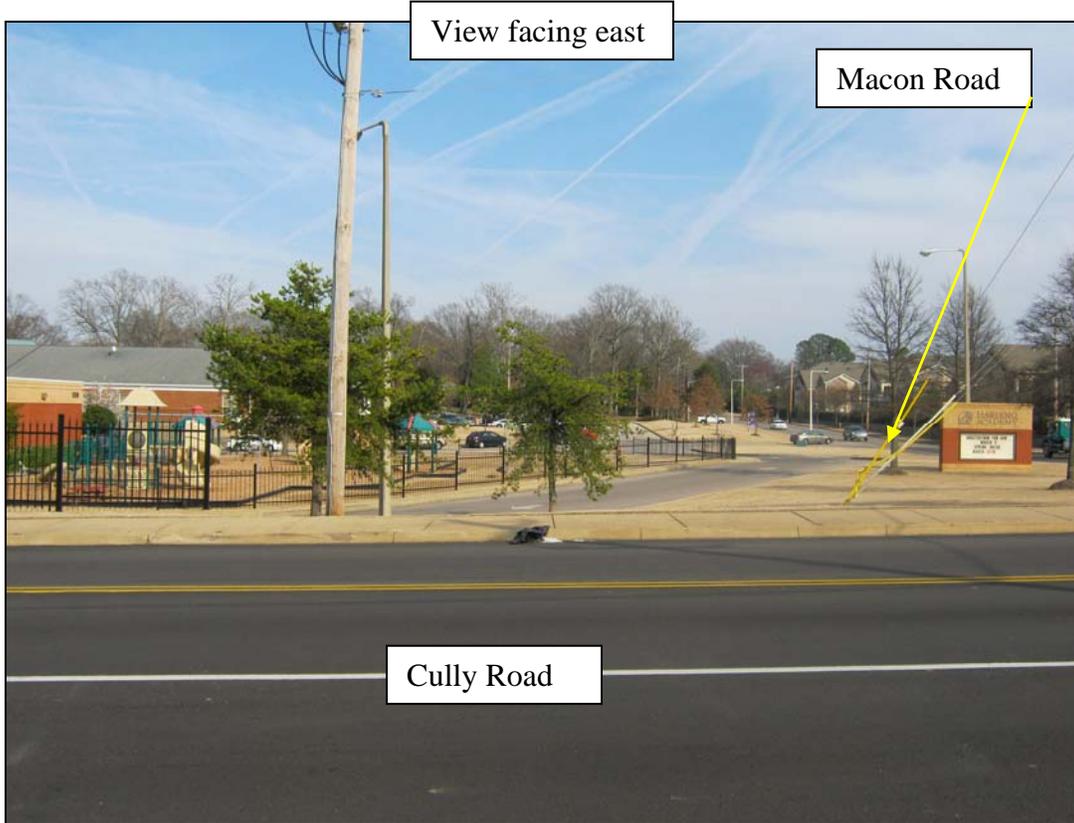
SURROUNDING LAND USES AND ZONING:

**North, South, East,
and West:**

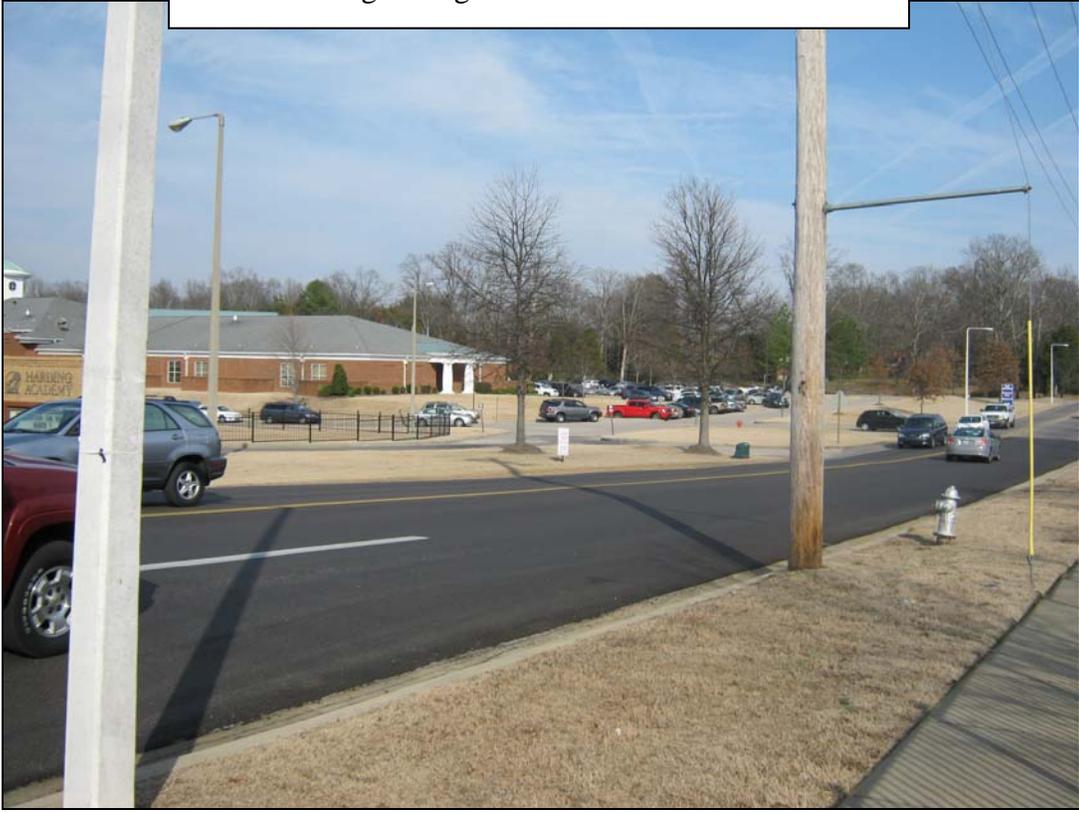
A combination of residential and low density offices uses generally within single-family residential zoning districts. The office uses and multiple-family development are primarily governed by Planned Developments

Subject Site

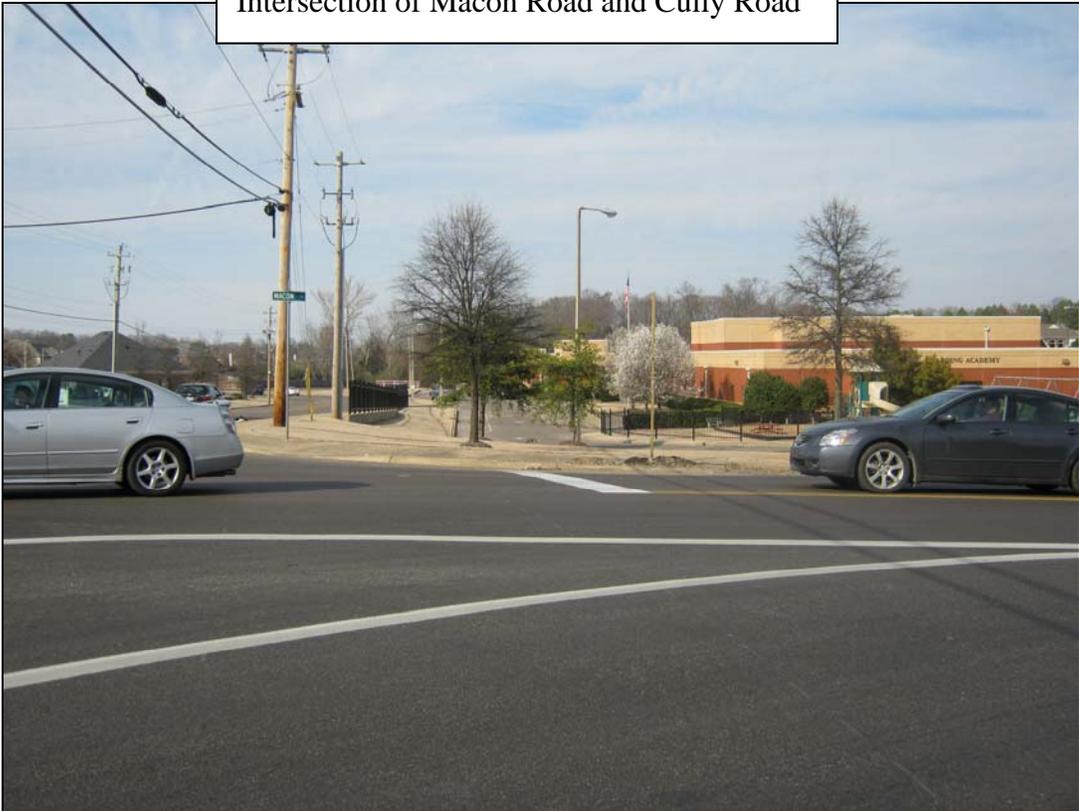




School frontage along the north side of Macon Road



Intersection of Macon Road and Cully Road



Street frontage conditions along the north side of Macon Road (facing east)



Street frontage conditions along the north side of Macon Road (facing west)

Subject Site



STAFFANALYSIS

Site Characteristics

The subject site comprises approximately 3.47 acres and is utilized for a pre-school. This area is a portion of the larger Harding Academy of Memphis's institutional campus that also includes facilities for grades k-6. The comprehensive campus comprises approximately 13.5 acres within two (2) parcels, portions of which are within the CA (Conservation Agriculture) and R-6 (Single-family Residential-6) Districts.

The portion of the overall site that is being utilized for the pre-school is located within the R-6 (Single-family Residential) District as illustrated by the site plan (see page 7).

Single family residences abut the site to the northeast where a Class III or an acceptable buffer is required as a Civic Use Standard (UDC 2.6.2). In this instance, there are some mature trees and a site proof fence between the rear property lines of the single-family residential land uses to the northeast and the subject site. Furthermore, the distance between the school building and play areas being 180 and 80 feet, respectively, from the rear yards of the residential land uses give support to our conclusion that the existing landscape screen is acceptable.

Other areas abutting the subject site include several low density office land uses along the west side of Macon Road located closer to the intersection of Macon Road and Cully Road, in this case the school could be considered a buffer to the residential uses to the northeast.

Request

To allow a pre-school to operate within the R-6 (Single-family Residential -6) District

Conclusion

Schools, K-12 are allowed to operate within the R-6 (Residential-single Family) District "by right". This application is requesting that the pre-school function of the Harding Academy be allowed to continue to operate. The current Unified Development Code as adopted in January, 2011 requires a special use permit to operate a pre-school within the R-6 (Single-family Residential -6) District.

Harding Academy has been in operation at its Macon location since 1997 and offers educational opportunities to the community. The school fits within the context of the surrounding community and is a reasonable transition between the busy intersection of Macon Road and Cully Road and the more residential character of the community to the east.

The applicant, Harding Academy of Memphis, Inc. does not intend to develop any additional land uses or initiate any new development that would increase the intensity or change the current density of the campus. It is the applicant's intent to simply bring the subject site into conformance with the current code.

RECOMMENDATION: Approval with conditions

A **Special Use Permit** is hereby authorized to **Harding Academy of Memphis, Inc.** to allow A special use permit for a pre-school on the property located at 8350 Macon Road, at the northeast corner of Macon Road and Cully Road, in accordance with the approved site plan and the following supplemental conditions:

Site Plan Conditions

1. The City Engineer shall approve the design, number and location of curb cuts.
2. Any existing curb cuts shall be meet the approval of the City Engineer or be modified to meet current City Standards.
3. All sidewalks must meet the approval of the City Engineer or be repaired or replaced in an effort to meet City Standards.

GENERAL INFORMATION

Street Frontage: 240.45 feet along Macon Road
Planning District: Shelby Farms-Germantown
Census Tract: 211.35
Zoning Atlas Page: 1955
Parcel ID: 091008 00006
Zoning History: R-6

DEPARTMENTAL COMMENTS

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

City Engineer:

City Fire Division: No comments received.

County Fire: No comments received.

City Real Estate: No comments received.

County Real Estate: No comments received.

City/County Health Department: No comment by the Water Quality Branch & Septic Tank Program.

City Board of Education: No comment.

County Board of Education: No comments received.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water: No comments received.

AT&T/Bell South: AT&T Tennessee has no comment.

Memphis Area Transit Authority (MATA): No comments received.

OPD-Regional Services: No comments received.

OPD-Plans Development: No comments received.

Memphis Park Commission:
Cordova Leadership Council:
Alliance of Cordova Neighborhoods:

No comments received.
No comments received.