

CITY OF MEMPHIS  
COUNCIL AGENDA CHECK OFF SHEET

ONE ORIGINAL  
ONLY STAPLED  
TO DOCUMENTS

Planning & Development  
DIVISION

Planning & Zoning COMMITTEE:

PUBLIC SESSION: DATE  
DATE

ITEM (CHECK ONE)

ORDINANCE \_\_\_\_\_ CONDEMNATIONS \_\_\_\_\_ GRANT ACCEPTANCE / AMENDMENT \_\_\_\_\_  
 RESOLUTION \_\_\_\_\_ GRANT APPLICATION  REQUEST FOR PUBLIC HEARING \_\_\_\_\_  
 OTHER: \_\_\_\_\_

ITEM DESCRIPTION: A resolution approving a planned development. The following item was heard and a recommendation made by the Land Use Control Board on May 10, 2012.

CASE NUMBER: PD 12-303 CC CASE NAME: Lion's Gate RV Park Planned Development

LOCATION: South side N. Watkins; +/-1,900 feet west of Millington Road

APPLICANT: Kingsway Green of America, Inc. (Chris Halloway)

REPRESENTATIVE: Homer Branan

AREA: 144 Acres

EXISTING ZONING: Manufactured Home Park (R-MP)/Floodway (FW) Districts

REQUEST: A Planned Development for a Travel Trailer/RV Park

RECOMMENDATION: Office of Planning and Development: Approval with Conditions  
 Land Use Control Board: Approval with Conditions

RECOMMENDED COUNCIL ACTION: No opposition at LUCB, no public notice required.  
 Final Action by City Council: Suggest July 3, 2012

PRIOR ACTION ON ITEM:

(1) APPROVAL - (1) APPROVED (2) DENIED  
May 10, 2012 DATE  
 (1) Land Use Control Board ORGANIZATION - (1) BOARD/COMMISSION  
 (2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

FUNDING:

(2) REQUIRES CITY EXPENDITURE - (1) YES (2) NO  
 \$ AMOUNT OF EXPENDITURE  
 \$ REVENUE TO BE RECEIVED

SOURCE AND AMOUNT OF FUNDS

\$ OPERATING BUDGET  
 \$ CIP PROJECT  
 #  
 \$ FEDERAL/STATE/OTHER

ADMINISTRATIVE APPROVAL:

DATE	POSITION
<u>6-12-12</u>	<u>Principal Planner</u>
<u>6/12/12</u>	DIRECTOR
	DIRECTOR (JOINT APPROVAL)
	COMPTROLLER
	FINANCE DIRECTOR
	CITY ATTORNEY
	CHIEF ADMINISTRATIVE OFFICER
	COMMITTEE CHAIRMAN



## Memphis City Council Summary Sheet

Resolution approving a planned development (PD 12-303 CC) for a Travel Trailer/ RV within the Manufactured Home Park Floodplain (R-MP[FP]) District.

1. Resolution to approve a planned development for Kingsway Green of America, Inc. to permit a Travel Trailer/RV Park in the the R-MP (FP) District to be located on the south side of N. Watkins Road: +/-1,900 feet west of Millington Road.
2. The Memphis and Shelby County Land Use Control Board held a public hearing on May 10, 2012 and recommended approving the planned development with conditions as recommended by the Office of Planning and Development.
3. Approval of this planned development will be reflected on the Memphis and Shelby County Zoning Atlas.
4. No contracts are affected by this item.

No expenditure of funds/budget amendments are required by this item.

**LAND USE CONTROL BOARD RECOMMENDATION**

**CASE #: PD 12-303 CC**

At its regular meeting on **May 10, 2012**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application requesting a planned development on the property described as follows:

**LOCATION:** South side of N. Watkins, +/-1, 900 feet west of Millington Road

**OWNER OF RECORD/APPLICANT:** Kingsway Green of America, Inc. (Chris Holloway)

**REPRESENTATIVE:** Homer Branan

**REQUEST:** A planned development to permit a Travel Trailer/RV Park within the Manufactured Home Park Floodplain (R-MP[FP]) District

**AREA:** 144 Acres

**EXISTING LAND USE AND ZONING:** Vacant land (former Kingsway Green Mobile Home Park) in the Manufactured Home Park and Floodplain (R-MP[FP]) and Floodway (FW) Districts

The following spoke in support of the application: Homer Branan  
Farris, Bobango, Branan PLC  
999 Shady Grove Road, Ste 500  
Memphis, TN 38120

Mr. Branan indicated that he was in agreement with the recommendation of the staff and the attached conditions.

Meeting minutes attached.

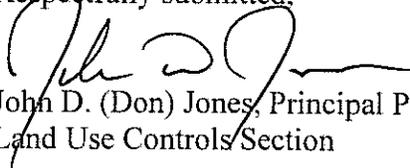
No one spoke in opposition of the application:

The Land Use Control Board viewed the application of **Kingsway Green of America, Inc.**, (Chris Holloway) requesting a planned development and the report of the staff. A motion was made and seconded to recommend approval of the application.

The motion passed by a unanimous voice vote.

The Board approved the conclusions of the staff as contained in the staff report.

Respectfully submitted,

  
John D. (Don) Jones, Principal Planner  
Land Use Controls Section

**Item 9: CASE #: PD 12-303 CC LION'S GATE RV PARK PLANNED DEVELOPMENT**

Request for A planned development for a Recreation Vehicle Park.

Staff's Recommendation: Approval with conditions

Chairman McCreery asked if the applicant was present, in agreement with staff's recommendation and if there were any opposition. There was no opposition.

Homer Branan approached and stated his name and address as 999 S. Shady Grove and that he agreed with staff's recommendation.

Chairman McCreery asked for a motion. Board Member Pritchard made a motion to approve Case #9 PD 12-303 CC in accordance with staff's recommendation. The motion was seconded by Board Member Wilbanks. The motion passed unanimously.

# Lion's Gate Planned Development

P.D. 12-303CC

\* City Engineering Comments

\* Memphis City Schools Comments

CASE: PD 12-303cc

NAME: Lions Gate RV Park PD

LOCATION: North Watkins @ Milington Rd,

1. Standard Subdivision Contract as required in Section 500 of Subdivision Regulations.
2. This site is located in the Memphis Reserve Area.

Sewers:

3. City sanitary sewers are available at developer's expense.
4. The developer shall extend sanitary sewers through the site to serve upstream properties.
5. This site is located within the area served by the Loosahatchie Interceptor Special Sewer Service Area. The developer must agree to pay all surcharges assessed upon his project as a part of the Special Sewer Service Area regulations.

Roads:

6. The Developer shall be responsible for the repair and/or replacement of all existing curb and gutter along the frontage of this site as necessary.
7. Clear Sight Areas shall be provided on the final plat and engineering plans at the intersection of North Watkins and the driveway entry in accordance with the UDC. The required note regarding Clear Sight Areas shall be placed on the final plat.
8. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The developer shall be responsible for any reconstruction or repair necessary to meet City standards,

Private Drives:

9. Private drive cul-de-sac turn-arounds shall have a minimum paved diameter of 66 feet. If the cul-de-sac exceeds 300 feet in length, the turn-around shall have a minimum paved diameter of 80 feet or shall be posted as a "Fire Lane" (Reference Section 602.6.7 of City Fire Code).
10. All private drives/rear service drives shall be constructed to meet pavement requirements of the Subdivision Regulations, applicable City Standards, and provide a minimum width of twenty-two feet (22')/eighteen (18) feet.
11. Easements for sanitary sewers, drainage and other required services as indicated on the final recorded plat may be located and utilized within private drives. The City shall not be responsible for street repairs within the private drives, even though the pavement and base may have to be removed to work on sewers or drainage. The responsibility of repairing the private drives shall be that of the owners and/or Property Owners' Association.

Curb Cuts/Access:

12. The City/County Engineer shall approve the design, number and location of curb cuts.
13. Any existing nonconforming curb cuts shall be modified to meet current City/County Standards or closed with curb, gutter and sidewalk.
14. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The developer shall be responsible for any reconstruction or repair necessary to meet City standards,

Drainage:

15. An overall drainage plan for the entire site shall be submitted to the City/County Engineers prior to approval of the first final plan.
16. Drainage improvements, including possible on-site detention, shall be provided under a Standard Subdivision contract in accordance with Subdivision Regulations and the City of Memphis Drainage Design Manual.
17. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.
18. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City and/or County Engineer. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City and/or County Engineer's Office. Such maintenance shall include, but not be limited to removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.
19. The developer should be aware of his obligation under 40 CFR 122.26(b)(14) and TCA 69-3-101 et. seq. to submit a Notice of Intent (NOI) to the Tennessee Division of Water Pollution Control to address the discharge of storm water associated with the clearing and grading activity on this site.
20. This project must be evaluated by the Tennessee Department of Environment and Conservation regarding their jurisdiction over the watercourses on site, in accordance with the Water Quality Control Act of 1977 as amended (TCA 69-3-101 et seq.).
21. Part of this site is located within the 100-Year floodplain according to the FEMA maps. Appropriate flood protection measures must be taken to prevent flood damage. The 100 year floodplain boundary line and elevation shall be reflected on the final plat and engineering plans.
22. Part of this site is within the FLOODWAY according to the FEMA maps. No filling or construction shall be permitted within the Floodway. The Floodway boundary shall be reflected on the final plat and engineering plans.

23. All lakes shall be privately owned and maintained. No public drainage easement will be accepted on private lakes and/or dams.

Site Plan Notes:

24. Provide a continuous, one-way, on-site traffic pattern or a paved, circular turn-around that will provide for exit by forward motion without any on-site backing of vehicles.

25. All parking areas and driving aisles to be paved with asphalt or concrete.

26. Adequate queuing spaces in accordance with the current ordinance shall be provided between the street right-of-way line and any proposed gate/guardhouse/card reader.

27. Adequate maneuvering room shall be provided between the right-of-way and the gate/guardhouse/card reader for vehicles to exit by forward motion.

General Notes:

28. The width of all existing off-street sewer easements shall be widened to meet current city standards.

29. No other utilities or services may occupy sanitary sewer easements in private drives and yards except for crossings.

30. All connections to the sewer shall be at manholes only.

31. All commons, open areas, lakes, drainage detention facilities, private streets, private sewers and private drainage systems shall be owned and maintained by a Property Owner's Association. A statement to this effect shall appear on the final plat.

32. Required landscaping shall not be placed on sewer or drainage easements.

**Jones, Donald**

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**From:** JAKE E ALLEN [allenje@MCSK12.net]  
**Sent:** Wednesday, May 09, 2012 9:53 AM  
**To:** Jones, Donald  
**Subject:** Land Use Cases-PD 12-303CC

D.J.

Is it possible to include the comments below for the above reference land use case as an addendum to the Staff Report? I really appreciate your assistance on this matter.

Thanks Kindly,  
Jake

**PD 12-303CC-Travel Trailer Park**

The subject property is located in the Memphis Reserve Area, as are the Shelby County schools that will serve this student population. Since the school structure themselves are located in the Memphis Reserve Area, staff will defer to the Shelby County Schools District.

Jake Allen  
Comprehensive Planning Analyst  
Office of Comprehensive Planning  
Office Phone: 901-416-4715  
Fax Number: 901-416-1089

**MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT  
STAFF REPORT #9**

**CASE NUMBER:** PD 12-303 CC

**L.U.C.B. MEETING:** May 10, 2012

**DEVELOPMENT NAME:** Lion's Gate RV Park Planned Development

**LOCATION:** Approximately 1,900 feet to the intersection of N. Watkins Street and Old Millington Road

**OWNER OF RECORD/APPLICANT:** Kingsway Green of America, Inc. (Chris Holloway)

**REPRESENTATIVE:** Homer Branan

**REQUEST:** Redevelop a former Mobile Home Park for a Recreation Vehicle (RV) Park

**AREA:** 144 Acres

**EXISTING LAND USE & ZONING:** A vacant former Mobile Home Park in the Manufactured Home Park (R-MP)/Flood Way (FW) District

**OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION**

**APPROVAL WITH CONDITIONS**

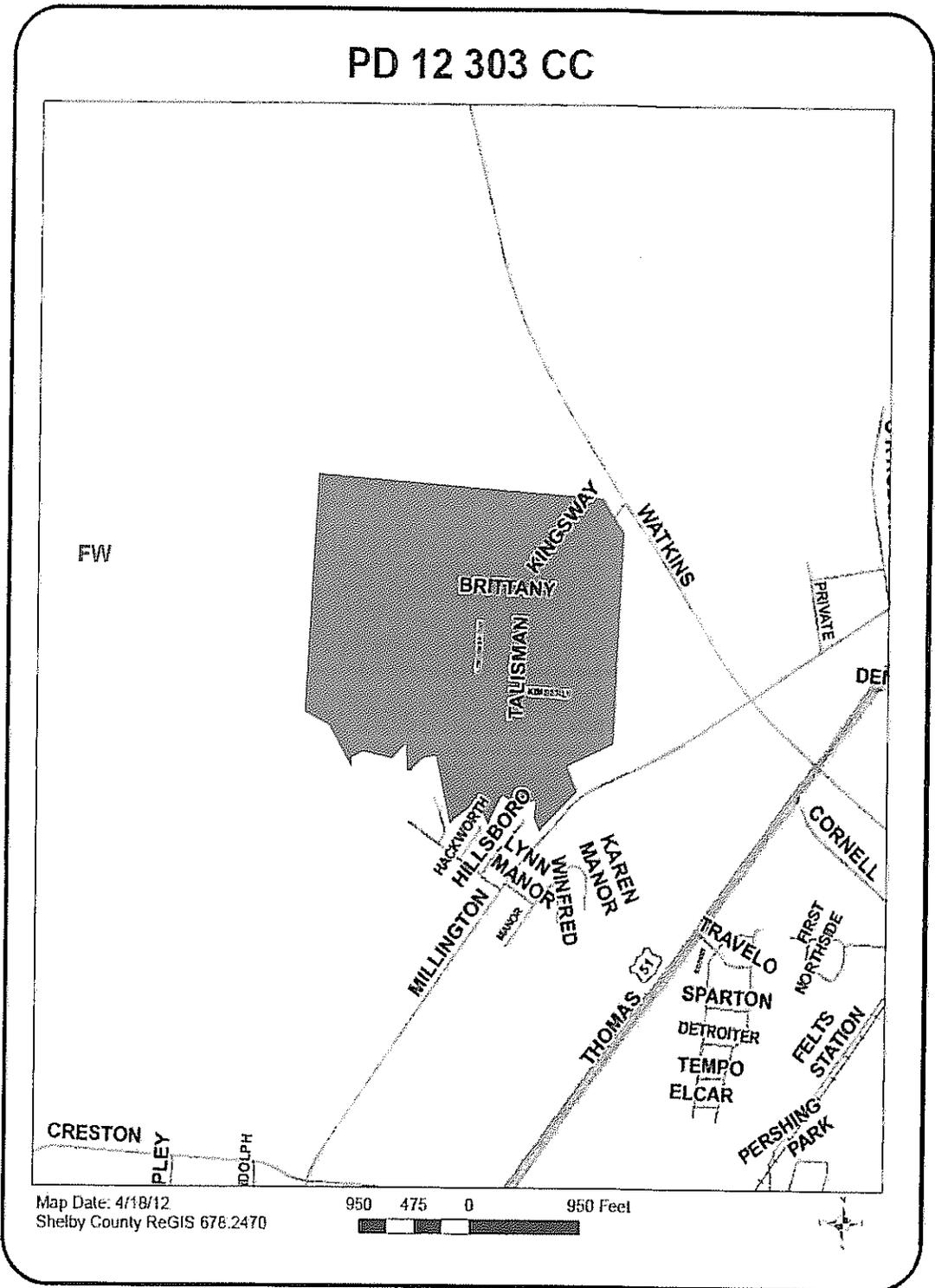
Staff: Don Jones

E-Mail: [john.jones@memphistn.gov](mailto:john.jones@memphistn.gov)

**CONCLUSIONS**

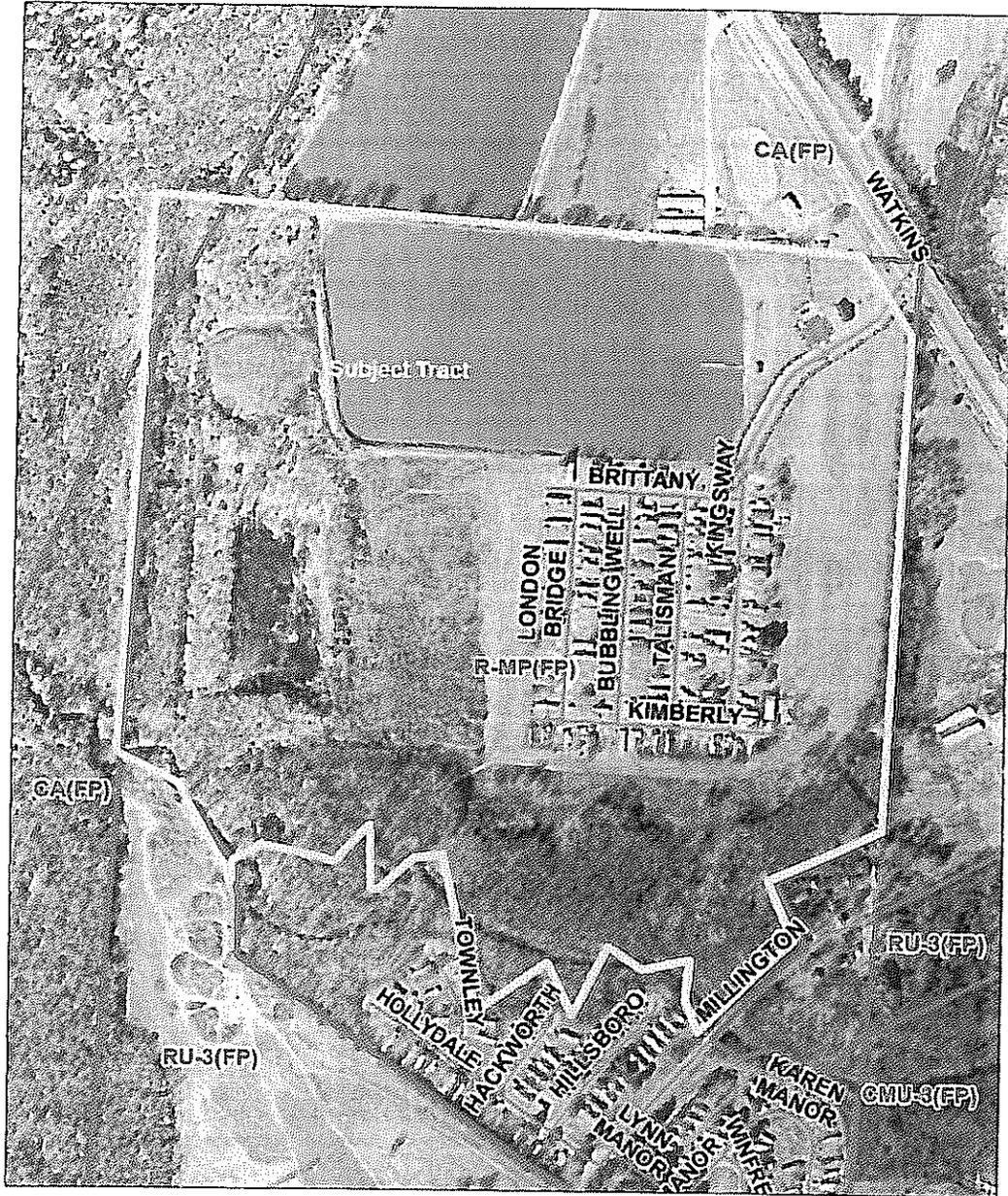
1. A Mobile Home Park existed on this site for over 40 years before the Spring Flood of 2011 made it impractical to redevelop the site to meet the requirements for development in the Floodplain.
2. The requested use, a Recreation Vehicle Park, requires a rezoning of the site to the Commercial Mixed Use – 3 District. The rural character of this area and the location of the site on a divided arterial road make a CMU-3 designation less than optimal.
3. The re-purposing of this former Mobile Home Park to a RV Park is a perfect fit. The requirements for pad size, supporting infrastructure, and site amenities are similar if not identical for the two uses and this site would need little or no improvements to accommodate the new use.
4. The same factors that do not support a rezoning, do support the re-use under the Planned Development option. The rural character contributes to a park-like setting and the road network supports a destination type business with good connections to sites within Shelby County.

### General Location Map





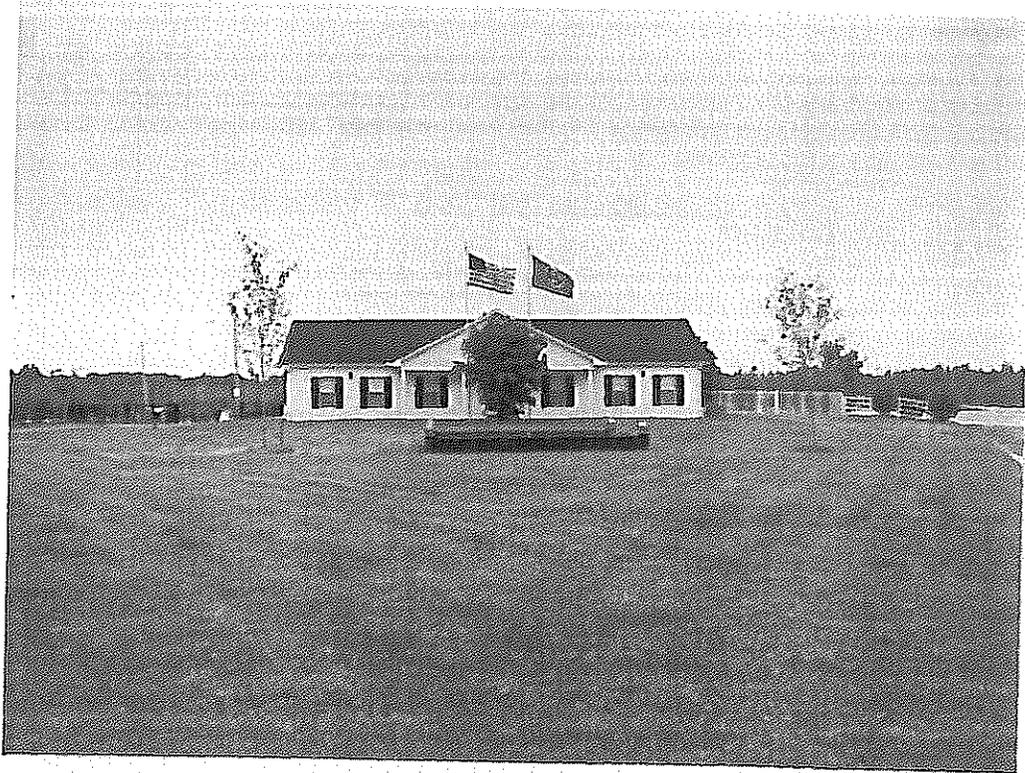
# PD 12 303 CC



Map Date: 4/18/12  
Shelby County ReGIS 678.2470



### Views of Site Club House/Entryway Feature





**Entry Gate**

**Lake**

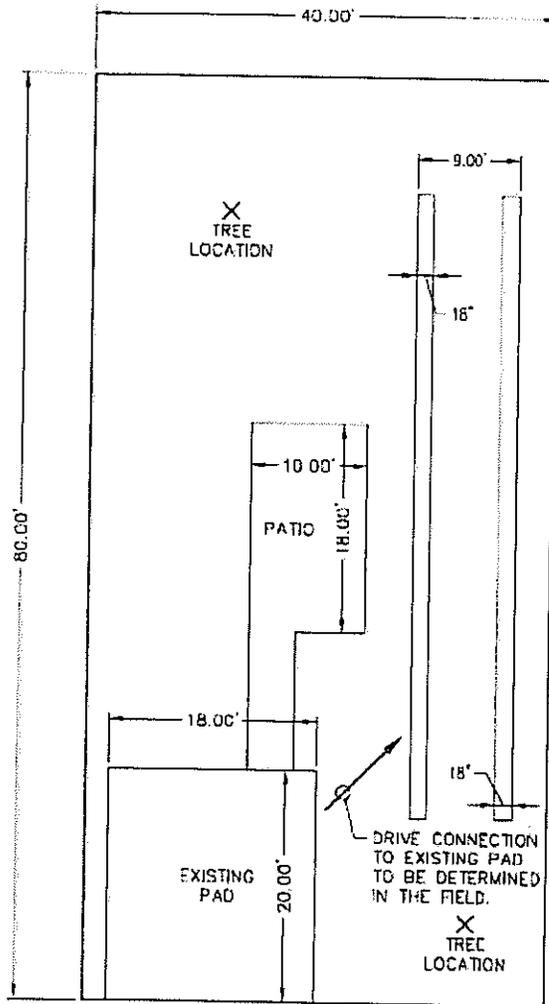


**Typical Parking Pad for RV (left) and an accessory vehicle**





### Revised Illustration of Typical Pad Site



**LIONS GATE RV PARK**  
Memphis, Tennessee



## **STAFF ANALYSIS:**

### General Location and Site Characteristics:

The subject property is a 142 + acre tract located on the south side of North Watkins Street, approximately ½ mile to the west of the intersection with Highway 51 in the Frayser Area of unincorporated Shelby County.

The site is the former Kingsway Green Mobile Home Park. The Park which had been in operation at this location since approximately 1968, was destroyed by the Spring Flood of 2011 which rendered all of the Mobile Homes in the park uninhabitable.

In addition to the a club house, a swimming pool, a lake and the infrastructure (roads and pads for mobile homes), the site contains considerable areas of mature tree growth along the east, south, and west property lines.

### General History of Site

In 1968, (BOA 68-79 County) an application for a Use Variance to permit a Mobile Home Park was approved by the Board of Adjustment. The original approval contained 254 spaces and a Lighted Golf Course among other amenities. Since that time, other changes to the requirements and the site plan have taken place.

A first phase plan for 191 of the original 254 lots has been developed. Amenities such as a swimming pool, a permanent office/club house, tornado shelters, and security gate have all been added. The applicant did request and receive a variance to waive the requirement for a second point of entry and exit at Old Millington Road.

The biggest change of all took place in 2011. The spring flood of 2011 flooded the park and left the trailers uninhabitable. The existing office/club house, and park infrastructure remain in tact and undisturbed by the flood event.

In the fall of the fall of 2011, the applicant applied to the Board of Adjustment for a variance to the requirements for development within the Floodplain to allow the re-use of the site for a Mobile Home Park. The Board denied the request and the site was left to either be reconstructed (filled) to meet the requirements for development within the Floodplain or re-purposed.

### Request:

The applicant's request is to re-purpose the former Mobile Home Park for a Park for Recreation Vehicles. The Outline Plan shows the exact same layout for the pads and the infrastructure that was approved for the Mobile Home Park at 191 spaces.

The Site Plan indicates the location of the existing clubhouse, pool, lake, maintenance building and the pads. The Site Plan designates four pads for Tornado Shelters, two pads for pavilions,

and two pads for disability access to the Tornado Shelters. The remaining 183 pads will serve the Recreation Vehicles.

Review of Request:

*P.D. Application* - The application for a Planned Development for this purpose is necessary for three reasons. First, a Recreation Vehicle Park is classified as Outdoor Recreation in the Unified Development Code. A RV Park is not permitted in the Manufactured Home Park District. A Recreational Vehicle Park is permitted by right in the Commercial Mixed Use -3 District.

The subject site is rural in character and served by a 4-lane divided road. This location is not appropriate for many of the uses that are permitted by right in the CMU-3 District. Further, the location in the Floodplain and certain operational aspects of the requested use make a Planned Development a better application choice over straight re-zoning.

*RV Parks* - RV Parks just like RV's themselves, run the gamut with respect their location and amenities. Many RV Parks are found in connection with natural areas such as Start Parks, Meeman Shelby Forest or local parks such as Shelby Farms. In other instances these parks are located in close proximity to major tourist attractions such as Graceland. The amenities for these parks can range from their proximity to little more than a grass swath with a utility hook up to a upscale park with swimming pools, picnic areas, and recreation space.

RV Parks are often used by travelers looking for an overnight stay as they pass through an area. But just as often these parks accommodate a longer stays where the RV is parked for weeks or even months while the occupants travel by a second vehicle to other nearby tourist destinations or where the event lasts for a period of time such as Elvis Week.

The RV's themselves run the range from the camper style, the pull behind (pop-up) style, to larger travel trailers that resemble small mobile homes or to the motor home or motor coach which resembles a bus that has been refurbished to provide living, eating, and sleeping space.

*Planned Development and Site Plan* - As currently developed, the subject property can be re-purposed to accommodate the requested use with no changes to the grounds. The deep setback for the entry fence, the road network, and the pads will meet the needs of the proposed use. The applicant's site plan does show some modification to the standard pad so that the parking pad for any second vehicle connects directly to the parking rails for the RV for better access by the RV. Additional concrete to provide for a patio is proposed, and the a small tree is proposed as an aesthetic improvement to each RV pad. The amenities available to this site are well suited for an upscale version of a RV Park.

With respect to location, the site is served by a 4-lane divided road with a median cut at the entry to the site. The lanes in North Watkins can accommodate the size of these vehicles and North Watkins provides access north to Meeman Shelby Forest State Park and southward to Highway 51 which serves Millington and various parts of Memphis. Highway 51 also provides a connection to Interstates I-40 and I-240, and Paul Barrett Parkway.

As indicated in the History Section of this report, the subject site is almost entirely in the Floodplain and this site was heavily inundated by the Flood of 2011. Due to the level of fill required by the UDC and the cost of re-installing the infrastructure (roads, water and sewer lines)

it is impractical to consider the redevelopment of this site for a mobile home or manufactured home park. Either of these types of structures will be removed from the truck or chassis that delivers them to the site and anchored either permanently (a manufactured home) or temporarily (mobile home) to the pad. In either instance, it is not reasonable to consider that the home could be lifted up and carried off the site in time to avoid another flood event. By contrast, the Recreation Vehicle never becomes separated from its chassis and wheels. Thus, with warning from the National Weather Service, this park should be able to evacuate and avoid the losses that were suffered during the Spring of 2011.

There are some operational responsibilities that come into play, to make sure that the RV is travel ready at all times and that the Park Operator and RV Operator remain in contact to alert them of any issues that require the quick removal of the vehicles from the park.

Conditions are offered by the applicant that limit the types of RV's that reflect a more upscale operation of the facility. RV's are limited to a maximum stay of 180 consecutive days to avoid any issues with year round lodging or that the operator is too far removed from the vehicle to ensure that it is ready to move.

**RECOMMENDATION: Approval with Conditions**

**OUTLINE PLAN CONDITIONS**  
**Lions Gate Recreation Vehicle Planned Development**  
**P.D. 12-303CC**

I. PERMITTED USES

A. Any use permitted by right in the R-MP Manufactured Home Park District excluding the following permitted uses:

1. Manufactured, Modular Homes; and mobile homes within the Floodplain Overlay District;
2. Folding or "pop-up" Camping Trailers;
3. Truck Campers;
4. Tents
5. Family Day Care Home within the Floodplain Overlay District; and
6. No development shall be permitted with the Floodway

B. The following additional uses shall be permitted:

1. Recreational vehicles subject to the following conditions:
  - a. Shall be located on the site for fewer than 180 days;
  - b. Shall be fully licensed and ready for freeway use;
  - c. Shall have wheels in place for immediate vehicular removal from site;
  - d. Shall be attached to the site only by quick disconnected type utilities and security devices;
  - e. Shall have no permanently attached structures or additions; and,
  - f. No non-operative vehicles shall be stored on-site.
2. Existing club house and any expansion located above the 100-year flood elevation
3. Maintenance building
4. Tornado shelters provided that they are not habitable except for emergency tornado use
5. Recreational shelters as generally depicted on the Outline/Final Plan

II. BULK REGULATIONS

As regulated by the Residential Manufactured Home Park (R-MP) District with the following additional condition

- A. The Minimum building setback from North Watkins Street shall be 100 feet.

III. PARKING AND ACCESS

- A. Off-street parking shall be provided as required by the Unified Development Code
- B. No access shall be permitted to Old Millington Road. However, any expansion of the Park (the addition of RV Pads) shall require a second point of access to Old Millington Road.
- C. Gated entrance shall be accessible to fire and other emergency vehicles in accordance with the Memphis and/or Shelby County Fire Departments.
- D. Any modification to the gate entrance shall meet the requirements of the Unified Development Code.

IV. LANDSCAPING, SCREENING, AND DRAINAGE

- A. The existing trees located along the south property lines including the area adjacent to the existing homes located on Millington Road and along Old Millington Road shall be designated as an undisturbed natural area and maintained, as depicted on the Outline Plan.
- B. A tree shall be provided on each lot as generally depicted on the Outline/Final Plan.
- C. No stormwater detention requirements shall be required.
- D. Drainage data as required by the County Engineer

V. SIGNAGE

- A. The two existing brick "L" shaped entrance structures may have a sign on each wall for a maximum of four (4) signs. The signs shall be no greater than 24 square feet each.
- B. The maximum height of the detached signs shall not exceed 12 feet.
- C. The signs may have external illumination as regulated by the UDC.

- VI. The Land Use Control Board may modify the bulk, parking and access, landscaping and screening, signage and other site requirements if equivalent alternatives are presented; provided, however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder may, with ten days of such action file a written appeal to the Director Of the Office of Planning and Development, to have such action reviewed by the City Council.
- VII. A final plan shall be filed within five (5) years of the approval of the general plan. The Land Use Control Board may grant extensions at the request of the applicant.
- VIII. Any final plan is subject to the administrative approval of the Office of Planning and Development and shall include the following:
  - A. The Outline Plan conditions.
  - B. The location and dimensions, including height of all buildings or buildable areas, pedestrian and utility easements, service drives, parking areas, trash receptacles, loading facilities, and required landscaping and screening areas.
  - C. The location and ownership, whether public or privates of any easement.
  - D. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City and/or County Engineer. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City and/or County Engineer's Office. Such maintenance shall include, but not be limited to removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.

## GENERAL INFORMATION

**Street Frontage:** North Watkins ..... +/- 169.78'  
Old Millington Road .... +/- 254.93'

**Planning District:** Frayser  
Frayser Futures Comprehensive Plan - 2004

**Census Tract:** 99.01

**Zoning Atlas Page:** 1630

**Parcel ID:** D0144 00186

**Zoning History:** The existing R-MO zoning was instituted by a rezoning in 2004 to implement the Frayser Futures Comprehensive Plan. It was previously zoned Agricultural.

The most recent request related to this site dates to October 2011 (BOA 11-26 County) where the applicant requested a variance to the regulations for a Mobile Home Park in the Floodplain District. The Board denied the requested variance.

The original approval for this development by the Board of Adjustment dates to 1968 (See Docket # 68-79 County). Subsequent requests for changes and time extensions have been considered (73-169, 94-61, 07-15) and the most recent request under the 07-15 case number which revised a condition regarding access to delay its implementation until further development of the Park has taken place.

## DEPARTMENTAL COMMENTS

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

**City Engineer:** No comments received.

**County Engineer:**

County engineering is fine with the proposed use of the area as a RV park as long as they meet the FEMA floodplain requirements which are worded properly in the proposed conditions.

The County Engineer agrees with the condition for "no storm water detention" because they are down stream of Big Creek and so close to the Mississippi River.

**City Fire Division:** No comments received.

**County Fire Department:** No comments received.

City Real Estate:	No comments received.
County Real Estate:	No comments received.
City/County Health Department-	No comments from the Water Quality Branch & Septic Tank Program.
City Board of Education:	No comments received.
County Board of Education:	No comments received.
Construction Code Enforcement:	No comments received.
Memphis Light, Gas and Water:	

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

- **STREET NAMES:** It is the responsibility of the owner/applicant to contact MLGW-- Address Assignment @ 729-8628 and submit proposed street names for review and approval. Please use the following link to the MLGW Land & Mapping website for **Street Naming Guidelines** and the **Online Street Name Search:**  
[http://www.mlgw.com/SubView.php?key=misc\\_landandmapping&x=2](http://www.mlgw.com/SubView.php?key=misc_landandmapping&x=2)
- 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. No permanent structures will be allowed within any 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 pay the cost of any work performed by MLGW to install, remove or relocate any facilities to accommodate the proposed development.
- It is the responsibility of the owner/applicant to comply with the **National Electric Safety Code (NESC)** and maintain minimum horizontal/vertical clearances between existing overhead electric facilities and any proposed structures.
- **Landscaping is prohibited** within any MLGW easement or dedicated utility easement without prior MLGW approval.
- **Fire Protection Water Services:** It is the responsibility of the owner/applicant to contact **MLGW - Water Engineering @ 901-528-4720** to obtain fire protection/water flow information. If water main extensions and/or an increase in existing main sizes are needed to meet the minimum fire flow rate to serve the proposed development, the owner/applicant will be responsible for the cost of these improvements.
  - Please refer to Section 4.3 and Section 17 - Appendix A of the **MLGW Service Policy Manual**, which is available online at the following MLGW website:  
<http://www.mlgw.com/images/ElectricGasWaterServicePolicyManual2012.pdf>

- **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). Application for utility service is necessary before plats can be recorded.
  - All residential developers must contact MLGW's Residential Engineer at Builder Services: (901) 729-8675 to initiate the utility application process.
  - All commercial developers must contact MLGW's Builder Services line at 729-8630 (select option 2) to initiate the utility application process.
- **It is the responsibility of the owner/applicant** to pay the cost of any utility system improvements necessary to serve the proposed development with electric, gas or water utilities.

**AT&T:** No comment

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

**OPD-Regional Services:** No comments received.

**OPD-Comprehensive Planning:** No comments received.

**Division of Park Services:** No comments received.

**Neighborhood Associations:** No comments received

**Frayser Environmental Committee:**

**Frayser CDC:**

JOINT ZONING RESOLUTION NO. \_\_\_\_\_

A JOINT RESOLUTION OF THE COUNTY OF SHELBY AND THE CITY OF MEMPHIS, TENNESSEE, TO AUTHORIZE A PLANNED DEVELOPMENT LOCATED ON THE SOUTH SIDE OF N. WATKINS ROAD, +/- 1,900 feet WEST OF MILLINGTON ROAD, KNOWN AS PD 12-303 CC AS HEREINAFTER SET OUT

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WHEREAS, Application has been made by Kingsway Green of America, Inc., (Chris Holloway)

CASE NO. PD 12-303 CC CASE NAME: Lion's Gate P.D.

PROPERTY LOCATION: South side of N. Watkins Road; +/-1900 feet West of Millington Road

The property being more particularly described on the outline plan.

WHEREAS, The Office of Planning and Development has received and reviewed the application in accordance with the procedures, objectives and standards for planned developments as set forth in Chapters 4.11 and 9.6 of the Memphis and Shelby County Unified Development Code, with regard to the proposed development's impacts upon surrounding properties, availability of public facilities, both external and internal circulation, land use compatibility, and that the design and amenities are consistent with the public interest; and has submitted its findings and recommendation concerning the above considerations to the Land Use Control Board; and

WHEREAS, A public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board

on May 10, 2012 and said Board reported its recommendation of approval with conditions to the City Council and County Commission regarding the objectives, standards and criteria, and the effect of granting the planned development upon the character of the neighborhood and other matters pertaining to the public safety and general welfare.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, AND THE CITY COUNCIL OF THE CITY OF MEMPHIS:**

Section 1. That pursuant to Chapters 4.11 and 9.6 of the Memphis and Shelby County Unified Development Code, a Planned Development is approved for property located on the south side of N. Watkins Road; +/- 1,900 feet to the west of Millington Road subject to the attached conditions.

Section 2. **BE IT FURTHER RESOLVED,** That the requirements of said aforementioned section of the Unified Development Code shall be deemed to have been complied with; that the outline plan shall bind the applicant, owner, mortgagee, if any, and the legislative body with respect to the contents of said plan; and the applicant and/or owner may file a final plan of development in accordance with said outline plan and the provisions of Chapter 9.6 of the Unified Development Code.

Section 3. BE IT FURTHER RESOLVED, That the Joint Zoning Ordinance and Resolution take effect from and after the date it shall have been enacted according to due process of law, and thereafter shall be treated as in full force and effect in the jurisdiction subject to the above mentioned Joint Ordinance and Resolution by virtue of the joint, concurring and separate passage thereof by the Board of Commissioners of Shelby County, Tennessee, and the City Council of the City of Memphis.

**ATTEST:**

cc: Office of Construction Code Enforcement  
City Engineer  
OPD - LUC  
OPD - LUC (East)

P.D. 12-303 CC

OUTLINE PLAN CONDITIONS  
Lions Gate Recreation Vehicle Planned Development  
P.D. 12-303CC

I. PERMITTED USES

A. Any use permitted by right in the R-MP Manufactured Home Park District excluding the following permitted uses:

1. Manufactured, Modular Homes; and mobile homes within the Floodplain Overlay District;
2. Folding or "pop-up" Camping Trailers;
3. Truck Campers;
4. Tents
5. Family Day Care Home within the Floodplain Overlay District; and
6. No development shall be permitted within the Floodway

B. The following additional uses shall be permitted:

1. Recreational vehicles subject to the following conditions:
  - a. Shall be located on the site for fewer than 180 days;
  - b. Shall be fully licensed and ready for freeway use;
  - c. Shall have wheels in place for immediate vehicular removal from site;
  - d. Shall be attached to the site only by quick disconnected type utilities and security devices;
  - e. Shall have no permanently attached structures or additions; and,
  - f. No non-operative vehicles shall be stored on-site.
2. Existing club house and any expansion located above the 100-year flood elevation
3. Maintenance building

4. Tornado shelters provided that they are not habitable except for emergency tornado use
5. Recreational shelters as generally depicted on the Outline/Final Plan

## II. BULK REGULATIONS

As regulated by the Residential Manufactured Home Park (R-MP) District with the following additional condition

- A. The Minimum building setback from North Watkins Street shall be 100 feet.

## III. PARKING AND ACCESS

- A. Off-street parking shall be provided as required by the Unified Development Code
- B. No access shall be permitted to Old Millington Road. However, any expansion of the Park (the addition of RV Pads) shall require a second point of access to Old Millington Road.
- C. Gated entrance shall be accessible to fire and other emergency vehicles in accordance with the Memphis and/or Shelby County Fire Departments.
- D. Any modification to the gate entrance shall meet the requirements of the Unified Development Code.

## IV. LANDSCAPING, SCREENING, AND DRAINAGE

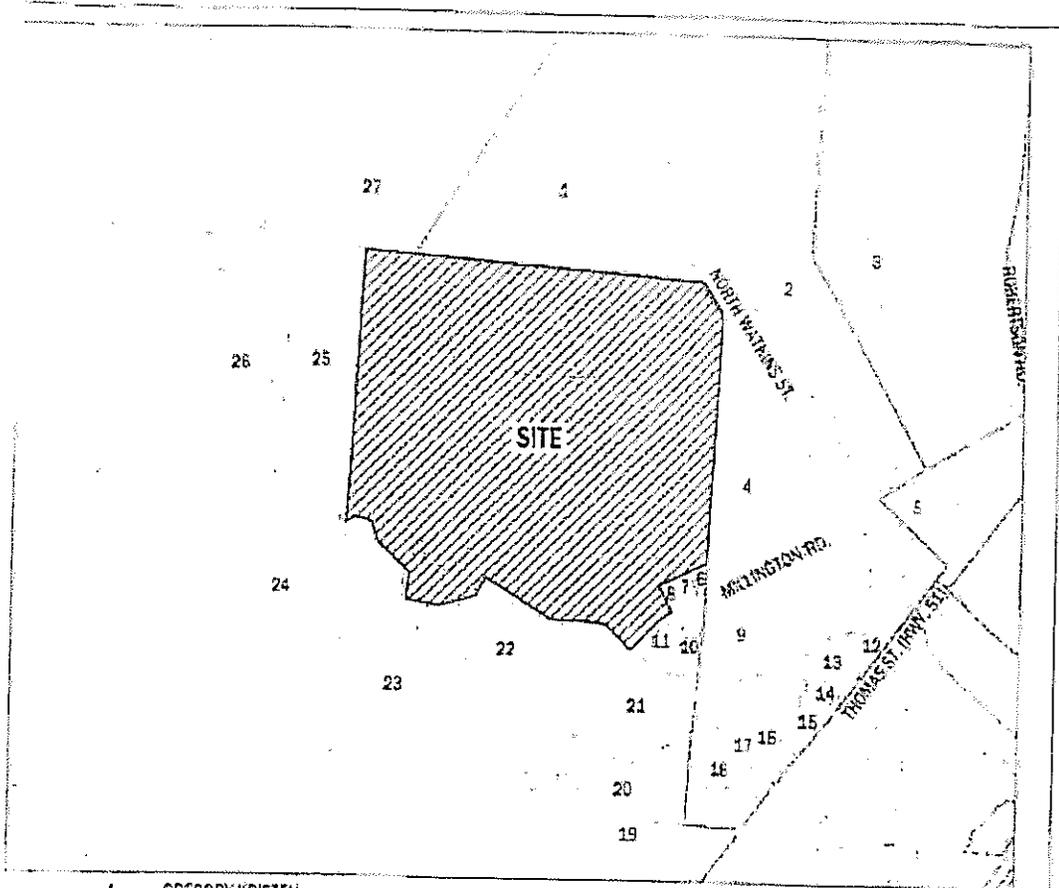
- A. The existing trees located along the south property lines including the area adjacent to the existing homes located on Millington Road and along Old Millington Road shall be designated as an undisturbed natural area and maintained, as depicted on the Outline Plan.
- B. A tree shall be provided on each lot as generally depicted on the Outline/Final Plan.
- C. No stormwater detention requirements shall be required.
- D. Drainage data as required by the County Engineer

V. SIGNAGE

- A. The two existing brick "L" shaped entrance structures may have a sign on each wall for a maximum of four (4) signs. The signs shall be no greater than 24 square feet each.
  - B. The maximum height of the detached signs shall not exceed 12 feet.
  - C. The signs may have external illumination as regulated by the UDC.
- VI. The Land Use Control Board may modify the bulk, parking and access, landscaping and screening, signage and other site requirements if equivalent alternatives are presented; provided, however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder may, with ten days of such action file a written appeal to the Director Of the Office of Planning and Development, to have such action reviewed by the City Council.
- VII. A final plan shall be filed within five (5) years of the approval of the general plan. The Land Use Control Board may grant extensions at the request of the applicant.
- VIII. Any final plan is subject to the administrative approval of the Office of Planning and Development and shall include the following:
- A. The Outline Plan conditions.
  - B. The location and dimensions, including height of all buildings or buildable areas, pedestrian and utility easements, service drives, parking areas, trash receptacles, loading facilities, and required landscaping and screening areas.
  - C. The location and ownership, whether public or privates of any easement.

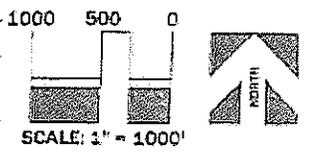
- D. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City and/or County Engineer. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City and/or County Engineer's Office. Such maintenance shall include, but not be limited to removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.





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|----|---|----|---------------------------------|
| 1  | GREGORY KRISTEN                         | 16 | TANKERSLEY PATSY L              |
| 2  | GILULAND MICHAEL                        | 17 | LANEMARK COMMUNITY BANK         |
| 3  | CITY OF MEMPHIS                         | 18 | TSRE III NORTHWEST LLC          |
| 4  | RODRIGUEZ JODY L S & MARGARET H SANSONE | 19 | BELLEW VIRGINIA L               |
| 5  | EXPRESS MINI STORAGE LLC                | 20 | EBLEN CLYDE R & BILLIE O        |
| 6  | GULLICH GEORGE S                        | 21 | TANDEM-QCA INCOME PARTNERS R    |
| 7  | WILLIAMS JAMES E & THELMA O             | 22 | TANDEM-QCA INCOME PARTNERS R    |
| 8  | WRIGHT GARY W                           | 23 | CHANDLER RICKY & DAVID & TIM    |
| 9  | SMITH J ROLAND                          | 24 | BELLEW VIRGINIA L               |
| 10 | ARENDALE L MARIE                        | 25 | RYAN JOSEPH A                   |
| 11 | CASTEEL RAY                             | 26 | CHANDLER RICKY & DAVID & TIM    |
| 12 | BLAKLEY ROBERT D & GERALDINE B          | 27 | SUZORE RONALD K REVOCABLE TRUST |
| 13 | CONLEY LEWIS                            |    |                                 |
| 14 | SHELBY COUNTY                           |    |                                 |
| 15 | WASHAM SHIRLEY                          |    |                                 |

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ENGINEERS • SURVEYING • LAND PLANNING • LANDSCAPE ARCHITECTURE

1733 OAKS OAK ROAD, SUITE 100 • MEMPHIS, TENNESSEE 38116-0101 (901) 258-6400  
 ETI Project No. 12015-10 Date: 3/09/12

