



CITY OF MEMPHIS
COUNCIL AGENDA CHECK OFF SHEET

ONE ORIGINAL
ONLY STAPLED
TO DOCUMENTS

Planning & Development
DIVISION

Planning & Zoning COMMITTEE:
DATE

PUBLIC SESSION:
DATE

ITEM (CHECK ONE)
ORDINANCE
X RESOLUTION
CONDEMNATIONS
GRANT APPLICATION X
GRANT ACCEPTANCE / AMENDMENT
REQUEST FOR PUBLIC HEARING

OTHER:

ITEM DESCRIPTION:
A resolution approving a special use permit. The following item was heard and a recommendation made by the Land Use Control Board.
(L.U.C.B. DATE: 12/13/07)

CASE NUMBER:
S.U.P. 07-220

LOCATION:
Southwest corner of Butler Avenue and S. Front Street

APPLICANT:
Jeffrey S. Warren, M.D.

REPRESENTATIVE:
Rossie, Lockett, Pinstein & Riddler, P.C. & ETI Corporation

EXISTING ZONING:
South Main (SMD) District

REQUEST:
An art gallery and vintage automobile storage facility

AREA:
0.21 Acre

RECOMMENDATION:
The Office of Planning and Development and Land Use Control Board recommended APPROVAL WITH CONDITIONS

RECOMMENDED COUNCIL ACTION: No opposition at LUCB meeting; Public Hearing not required.
Suggest date; February 5, 2008

PRIOR ACTION ON ITEM:

APPROVAL - (1) APPROVED (2) DENIED
DATE
ORGANIZATION - (1) BOARD / COMMISSION
(2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

FUNDING:

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
PRINCIPAL PLANNER
DEPUTY DIRECTOR
DIRECTOR
DIRECTOR (JOINT APPROVAL)
COMPTROLLER
FINANCE DIRECTOR
CITY ATTORNEY

CHIEF ADMINISTRATIVE OFFICER

COMMITTEE CHAIRMAN

ZONING RESOLUTION

WHEREAS, Sections 8 and 9 of the Zoning Ordinance-Regulations of the City of Memphis and Shelby County, being a section of the Joint Ordinance-Resolution No. 3064 dated October 7, 1980, authorizes the Council of the City of Memphis to grant a special use permit for certain stated purposes subject to standards of general applicability and any additional standards applicable to specific special uses in the various zoning districts within the Memphis City Limits, and

WHEREAS, Application has been made by Jeffrey S. Warren, M.D. for a special use permit with respect to the property located on southwest corner of Butler Avenue and S. Front Street; and

WHEREAS, The Office of Planning and Development has reviewed the application in accordance with the special use permit provisions of the Zoning Ordinance-Regulations and reported said findings and recommendations 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 December 13, 2007 and said Board has studied and reported its recommendation to the City Council regarding the following potential effects of granting the Special Use Permit on:

- A. The character of the neighborhood, traffic conditions, public utility facilities, and other matters pertaining to the public safety and general welfare;
- B. The compatibility of the proposed building or use with the immediate vicinity and the potential interference of said building or use on the development or use of adjacent property;

- C. The adequacy of public facilities including existing streets, parking, drainage, refuse disposal, fire protection, water and sewer or that such facilities will be provided;
- D. The destruction, loss or damage to features of significant natural, scenic or historic importance from the proposed building or use; and

WHEREAS, The Memphis and Shelby County Land Use Control Board and/or the Memphis and Shelby County Office of Planning and Development has recommended certain conditions be attached to the special use permit to reduce any potential adverse impacts of the proposed building or use on the neighborhood, adjacent properties, public facilities and significant natural, scenic or historic features; and

WHEREAS, The Memphis and Shelby County Land Use Control Board has also determined that the proposed building or use complies with all additional standards imposed on it by the particular provision of Section 9 authorizing such particular special use.

NOW, THEREFORE, BE IT RESOLVED By the Council of the City of Memphis that a special use permit is hereby granted in accordance with the site plan incorporated in the application, and subject to attached conditions.

BE IT FURTHER RESOLVED That this permit authorizes the appropriate filing of applications to acquire a Certificate of Use and Occupancy, or a Building Permit, and other required permits and approvals, provided that no such Certificate of Use and Occupancy shall be granted until all conditions imposed by the City Council have been met.

ATTEST:

cc: Office of Code Enforcement
City Public works (AM.)
Office of Planning and Development
County Assessor

S.U.P. 07-220

SITE PLAN CONDITIONS:

A Special Use Permit is hereby authorized to 477 South Front Street to allow an art gallery/museum in the existing building on the property located at southwest corner of Butler Avenue and South Front Street in accordance with the approved site plan and the following supplemental conditions:

1. A vintage (antique or classic) automobile storage/museum facility shall be permitted on the ground floor of the existing building.
2. The maximum number of vintage (antique or classic) cars to be kept on the site at any one time shall be determined based on an approved floor plan by the Office of Planning and Development.
3. Only minor maintenance to the stored vehicles may be performed on site to include oil changes, battery checks, tire pressure testing. All such work shall be performed within the interior of the building.
4. Only detailing of vehicles kept on this site shall be permitted inside of the building.
5. Storage, outside or inside, of hazardous chemicals, flammable liquids, or combustible and explosive materials is prohibited on this site, except in quantities normally and customarily maintained for on-site use for the minor maintenance of stored motor vehicles.
6. Any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations shall be prohibited on this site.
7. No outside storage of vehicle or parts shall be permitted on this site.
8. The developer shall close all existing non-conforming curb cuts and reconstruct a standard City of Memphis curb cut on Butler Street to serve the loading bay door.
9. The developer shall install ADA compliant access ramps at the corner of Butler Avenue and Front Street, in accordance with City of Memphis Engineering standards.
10. Landscaping and Signage shall be in conformance with the requirements of the South Main District. Detail graphics of both shall be shown on the site plan.

LAND USE CONTROL BOARD RECOMMENDATION

CASE #: S.U.P. 07-220

At its regular meeting December 13, 2007, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application requesting a special use permit on the property described as follows:

LOCATION: Southwest corner of Butler Avenue and S. Front Street

APPLICANT: Jeffrey S. Warren, M.D.

REPRESENTATIVE: Rossie, Lockett, Pinstein & Riddler, P.C. & ETI Corporation

PROPERTY SIZE: 0.21 Acre

EXISTING ZONING: South Main (SMD) District

REQUEST: An art gallery and vintage automobile storage facility

AREA: 0.21 Acre

The following spoke in support of the application:

Rodney Joyner, ETI Corporation, 6799 Great Oaks Road, Suite 100, Memphis, TN 38138

No one spoke in opposition to the application:

The Land Use Control Board reviewed the application of Jeffrey S. Warren, M.D. requesting a special use permit and the report of the staff. The also accepted two friendly amendments pertaining to the wording of Conditions 3 and 5. A motion was made and seconded to recommend approval with conditions of the application.

The motion passed by a unanimous vote 9 to 0.

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

Respectfully submitted,

Sheila Pounder, Principal Planner for
Mary L. Baker, Deputy Director
Land Use Controls

SITE PLAN CONDITIONS:

A Special Use Permit is hereby authorized to 477 South Front Street to allow an art gallery/museum in the existing building on the property located at southwest corner of Butler Avenue and South Front Street in accordance with the approved site plan and the following supplemental conditions:

11. A vintage (antique or classic) automobile storage/museum facility shall be permitted on the ground floor of the existing building.
12. The maximum number of vintage (antique or classic) cars to be kept on the site at any one time shall be determined based on an approved floor plan by the Office of Planning and Development.
13. Only minor maintenance to the stored vehicles may be performed on site to include oil changes, battery checks, tire pressure testing. All such work shall be performed within the interior of the building.
14. Only detailing of vehicles kept on this site shall be permitted inside of the building.
15. Storage, outside or inside, of hazardous chemicals, flammable liquids, or combustible and explosive materials is prohibited on this site, except in quantities normally and customarily maintained for on-site use for the minor maintenance of stored motor vehicles.
16. Any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations shall be prohibited on this site.
17. No outside storage of vehicle or parts shall be permitted on this site.
18. The developer shall close all existing non-conforming curb cuts and reconstruct a standard City of Memphis curb cut on Butler Street to serve the loading bay door.
19. The developer shall install ADA compliant access ramps at the corner of Butler Avenue and Front Street, in accordance with City of Memphis Engineering standards.
20. Landscaping and Signage shall be in conformance with the requirements of the South Main District. Detail graphics of both shall be shown on the site plan.

STAFF REPORT
ADDENDUM

CASE NUMBER: S.U.P. 07-220 **L.U.C.B. MEETING:** **December 13, 2007**
October 11, 2007

LOCATION: Southwest corner of Butler Avenue and S. Front Street

APPLICANT: Jeffrey S. Warren, M.D.

REPRESENTATIVE: Rossie, Lockett, Pinstein & Riddler, P.C.

REQUEST: An art gallery and vintage automobile storage facility

AREA: 0.21 Acre

EXISTING LAND USE & ZONING: One existing mixed use
(commercial/residential) building in the
South Main (SMD) District

OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION
APPROVAL WITH CONDITIONS

Staff Planner: Sheila Pounder

E-mail Address: sheila.pounder@memphistn.gov

CONCLUSIONS:

- 1. The revised site plan addresses most of the previous concerns pertaining to access, circulation and landscaping. Also an acceptable floor plan has been submitted that reduces the number of proposed vehicles stored on site at one time.**
- 2. There is only one issue remaining to be addressed on this site pertaining to the front building façade. The applicant has agreed to provide a rendering of some proposed changes that may help to increase the visibility and appearance of the building to aid in promoting this area as part of the district. This rendering must be submitted prior to forwarding of this case to the City Council for final action.**
- 3. With the recommended changes and addition to the site plan, there is no objection to this Special Use Permit request.**

GENERAL ANALYSIS:

This application was held at the October's Land Use Control Board meeting in response to staff's concerns about the proposed vintage cars storage use within an existing building. The site plan that was previously submitted with this application lacked information concerning proposed curb cut/driveway access to the garage area for the storage facility, required landscaping along the South Main Street frontage, and proposed signage detail. Also, a floor plan that indicates how the building space will be divided for the separate uses proposed on this site was needed by staff. The applicant has submitted the majority of the requested information and materials for review of this proposed application to continue.

The revised site plan reflects the location of the existing curb cuts and entrances. City Engineering has indicated that some improvements will be required to close all existing non-conforming curb cuts and to reconstruct a standard City of Memphis curb cut on Butler Street to serve the existing loading bay door. Also, ADA compliant access ramps at the corner of Butler Avenue and Front Street must be installed, in accordance with City of Memphis Engineering standards. These changes to the site plan must be shown to the satisfaction of City Engineering.

The site plan must also reflect the requirement of for landscaping along the South Main Street frontage compatible with the existing landscaping in front of Potter's Loft Condominiums located adjacent to the south side of this site. The applicant has agreed to this recommendation, however, it is not shown on the latest site plan.

The site plan has been revised to address concern about the maximum number cars that may be permitted to be stored on this site at one time. The newly revised site plan reflects a reduction in the number of cars proposed from 20 to 15. Given the size of the storage area where the vehicles will be placed, a reduction in the number of cars has created adequate area for circulation, minor maintenance, and detailing may occur within the interior of the building. Especially since there will be no storage or maintenance permitted on these vehicles outside of the building.

The last and remaining issue to address is the appearance of this building along the South Main Street frontage. The existing appearance of this building is that of a typical older industrial warehouse. There are only 4 windows on the front, two on the first floor and two on the second floor. The two on the first floor, where the gallery will be located, are the traditional small block pane windows that let in very limited light and create an uninviting building façade. The front door is a typical residential type door with no windows. In order to make this proposed art gallery and vintage car storage business part of the community which would conform with the intent of the South Main District goal of promoting harmonious redevelopment, it is recommended that consideration be given to making some minor changes to the front façade of the building. The applicant has agreed to provide a rendering of some proposed changes that may help to increase the visibility and appearance of the building to aid in promoting this area as part of the district. A rendering of the front building façade should be submitted to OPD prior

this case being forwarded to the City Council for final action. With the recommended changes and addition to the site plan, there is no objection to this Special Use Permit request.

RECOMMENDATION: APPROVAL WITH CONDITIONS

SITE PLAN CONDITIONS:

A Special Use Permit is hereby authorized to 477 South Front Street to allow an art galley and vintage car storage/museum facility in the existing building located at southwest corner of Butler Avenue and South Front Street in accordance with the approved site plan and the following supplemental conditions:

1. An art gallery and vintage (antique or classic) automobile storage/museum facility shall be permitted on the ground floor of the existing building.
2. The maximum number of vintage (antique or classic) cars to be kept on the site at any one time shall be 15.
3. Only minor maintenance to the vehicles may be performed on site to include oil changes, battery checks, tire pressure testing. All such work shall be performed within the interior of the building.
4. Only detailing of vehicles kept on this site shall be permitted inside of the building.
5. Storage, outside or inside, of hazardous chemicals, flammable liquids, or combustible and explosive materials is prohibited on this site.
6. Any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations shall be prohibited on this site.
7. No outside storage of vehicle or parts shall be permitted on this site.
8. The developer shall close all existing non-conforming curb cuts and reconstruct a standard City of Memphis curb cut on Butler Street to serve the loading bay door.
9. The developer shall install ADA compliant access ramps at the corner of Butler Avenue and Front Street, in accordance with City of Memphis Engineering standards.
10. Landscaping and Signage shall be in conformance with the requirements of the South Main District. Detail graphics of both shall be shown on the site plan.
11. A rendering of the front building façade shall be submitted to OPD prior to this case being forwarded to the City Council for final action.

MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT
#23

STAFF REPORT

CASE NUMBER: S.U.P. 07-220 **L.U.C.B. MEETING:** October 11, 2007

LOCATION: Southwest corner of Butler Avenue and S. Front Street

APPLICANT: Jeffrey S. Warren, M.D.

REPRESENTATIVE: Rossie, Lockett, Pinstein & Riddler, P.C.

REQUEST: An art gallery and vintage automobile storage facility

AREA: 0.21 Acre

EXISTING LAND USE & ZONING: One existing mixed use (commercial/residential) building in the South Main (SMD) District

SURROUNDING USES AND ZONING:

North: Various vacant commercial and industrial buildings in the South Main District

East: Various commercial and industrial use in South Main District

South: Potter's Loft Condominiums in the South Main District

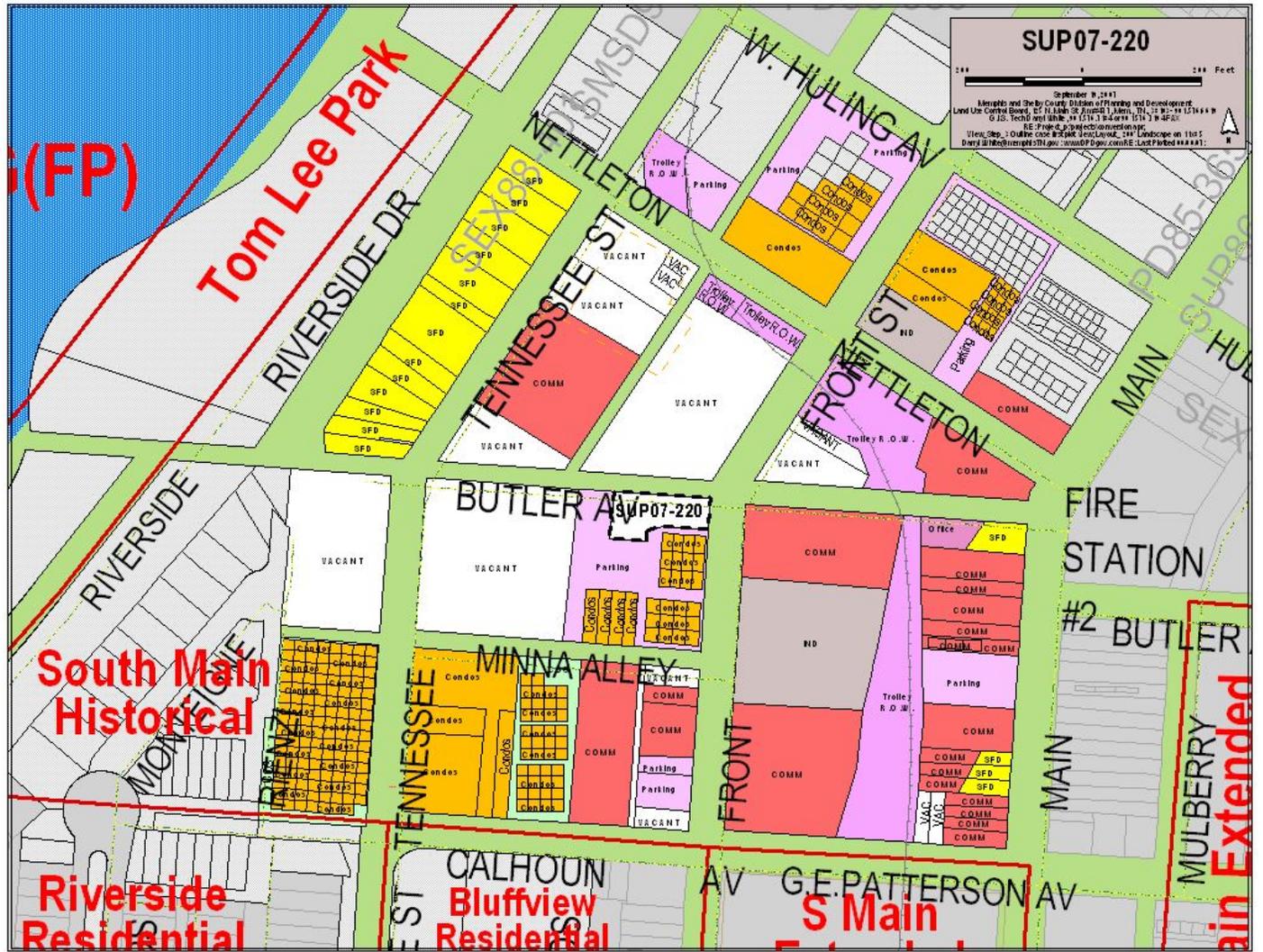
West: Parking lot for the Potter's Loft Condominiums and vacant land currently under governmental review for a new condominium project (Butler Park Station Planned Development, P.D. 07-319) in the South Main District

**OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION
HOLD FOR 30 DAYS**

CONCLUSIONS:

- 1. The subject property is located within South Central Business Improvement District (SCBID) and located in South Main (SM) District adopted by the Memphis City Council in 2002.**
- 2. The applicant's Special Use Permit request should be amended to address the automobile storage facility only since an art gallery is already a permitted use within this District.**
- 3. The use of a two-story building with residential on the top floor and an art gallery on the main floor is in keeping with this objective of the SCBID, however, there is some concern about the proposed vintage cars storage use within this building.**
- 4. The site plan that was submitted with this application lacks information concerning proposed curb cut/driveway access to the garage area for the storage facility, required landscaping along the South Main Street frontage consistent with what has been approved to the south of the site in front of the adjacent condominiums, and proposed signage details.**
- 5. Also, a floor plan that indicates how the building space will be divided for the separate uses proposed on this site is needed by staff. This will allow a determination to be made concerning the number of vehicles that can be adequately stored in the building and where minor vehicle maintenance and detailing will be conducted on site.**
- 6. A recommendation on the current request is premature until a revised site plan and floor plan for the storage facility is submitted for review to address the concerns about the site.**

ZONING AND LAND USE MAP



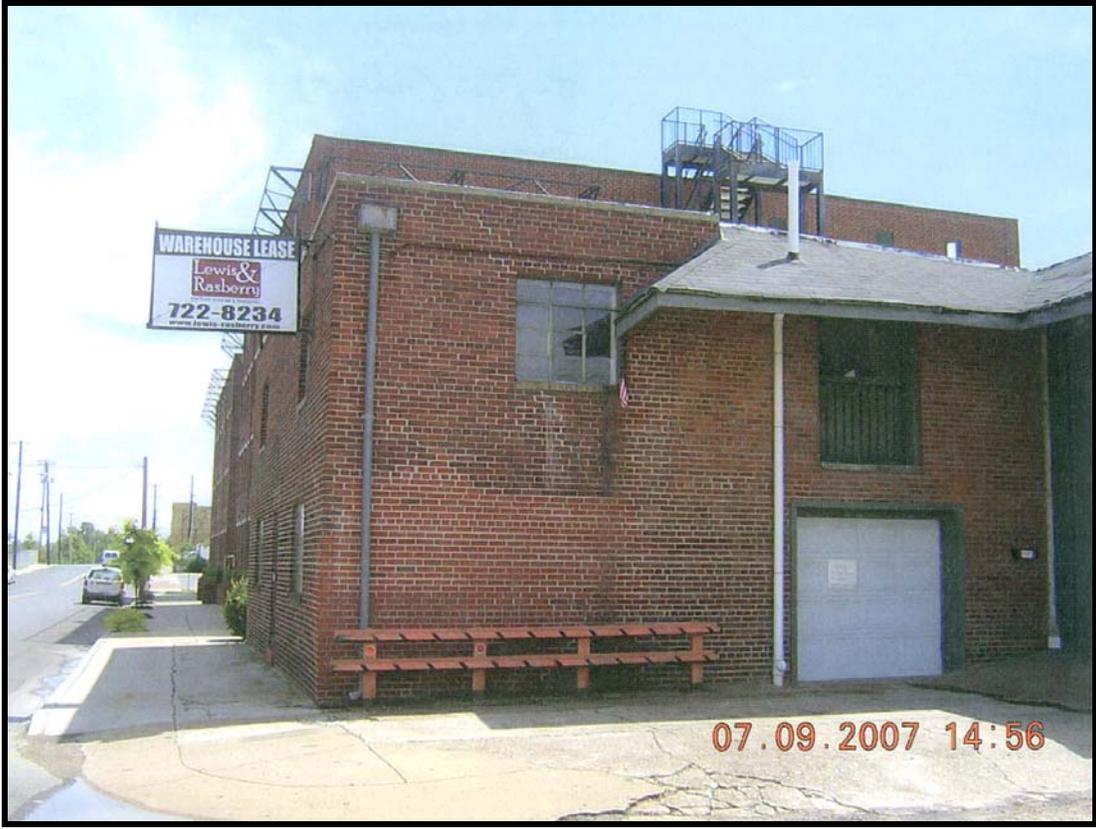
AERIAL MAP OF SITE



SUBJECT SITE ALONG SOUTH FRONT STREET



ENTRANCE FROM BUTLER AVENUE



REAR AND NORTH SIDE OF SITE ALONG BUTLER AVENUE



**REAR OF SITE &
EXISTING PARKING AREA FOR ADJACENT CONDOS**



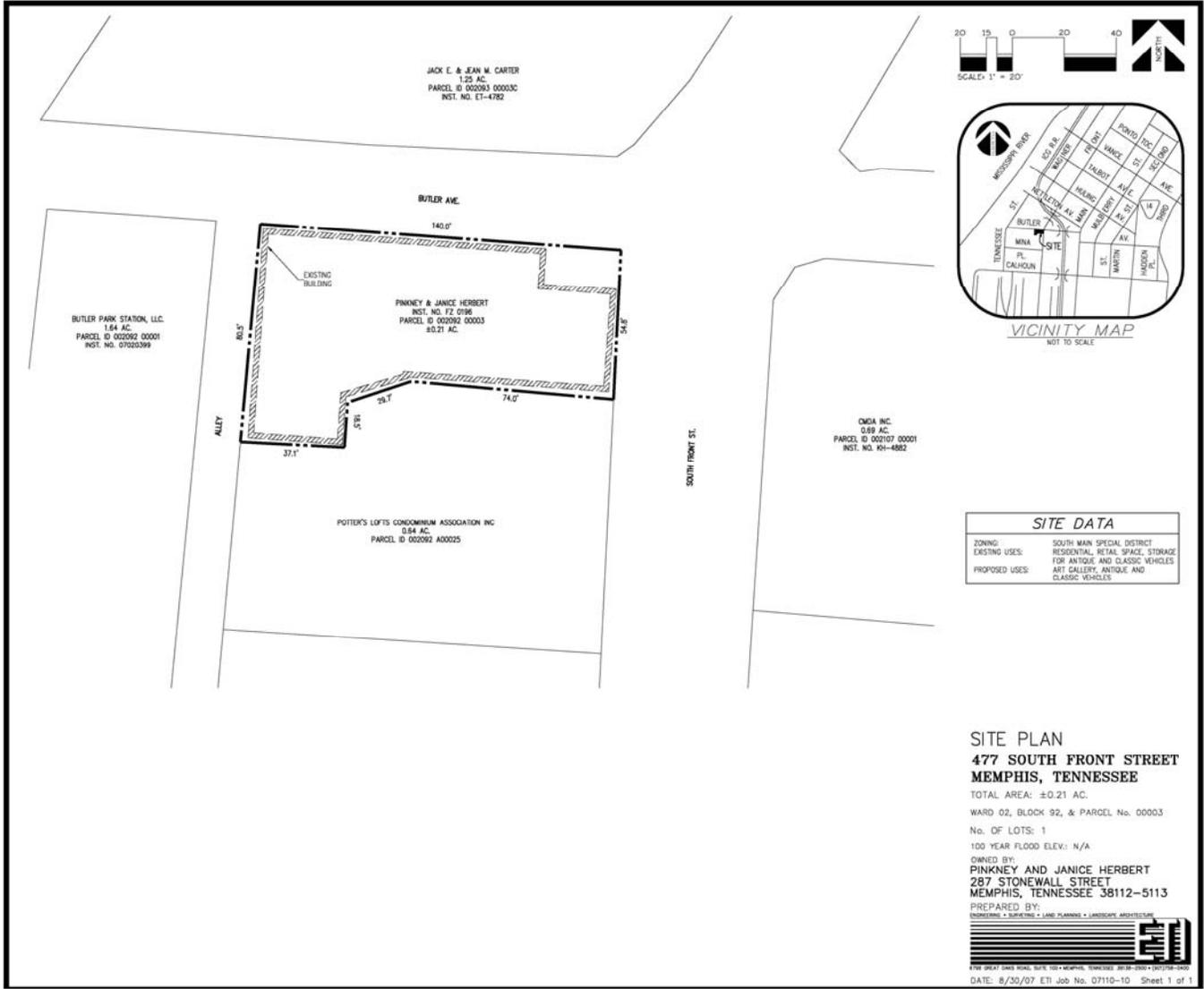
THE INTERIOR OF THE PROPOSED VEHICLE STORAGE AREA



THE INTERIOR AREA TO BE USE FOR ART GALLEY



PROPOSED SITE PLAN



STAFF ANALYSIS:

Applicant's Request

The request is for a special use permit to allow an art gallery and vintage automobile storage facility within the South Central Business Improvement District (SCBID). The applicant seeks to be governed by the bulk requirements of the South Main (SM) District. The is located on the southwest corner of South Main Street and Butler Avenue with the only vehicle access via Butler Avenue

Review of Request

The subject property is located within the recently zoned South Main (SM) District which is a zoning classification created as a result of the comprehensive rezoning component of the South Central Business Improvement District that was adopted by the Memphis City Council in 2002. The area surrounding this site is characterized by mixed uses such as residential, office, small scale commercial and some remaining older industrial uses.

The applicant's Special Use Permit request should be amended to address the automobile storage facility only since an art gallery is already a permitted use within this District. The intent of the SCBID states that one of the land use objective for the SM District is "to promote a harmonic redevelopment of the area consistent with the scale and character of existing mixed uses in the area ". The use of a two-story building with residential on the top floor and an art gallery on the main floor is in keeping with this objective. However, there is some concern about the proposed vintage cars storage use within this building.

Only a site plan that is similar to that of a Outline Plan was submitted with this application and it lacked information concerning proposed curb cut/driveway access to the garage area for the storage facility, required landscaping along the South Main consistent with what has been planted to the south of the site in front of the adjacent condominiums, and proposed signage details. Also, a floor plan that indicates how the space of the building is to be divided in the separate uses proposed for this site should have been submitted with the application. The applicant's letter of intent states only that he would like to have "no more than twelve to fifteen vintage vehicles in the building at one time". However, there is not enough information with the application submittal package to determine the number of vehicles that can be adequately stored in the building. Also, although the applicant is requesting that some minor work on the vehicle and car detailing be permitted on site, there is no indication in the submitted material where this type of car maintenance may be conducted or if there will be enough space inside of the building to set aside a specific work area to fulfill this request. A recommendation on the current request is premature until a floor plan for the storage facility is submitted to answer the questions about the proposed use.

RECOMMENDATION:

HOLD FOR 30 DAYS

SITE PLAN CONDITIONS:

A Special Use Permit is hereby authorized to 477 South Front Street to allow an art gallery/museum in the existing building on the property located at southwest corner of Butler Avenue and South Front Street in accordance with the approved site plan and the following supplemental conditions:

1. A vintage (antique or classic) automobile storage/museum facility shall be permitted on the ground floor of the existing building.
2. The maximum number of vintage (antique or classic) cars to be kept on the site at any one time shall be determined based on an approved floor plan by the Office of Planning and Development.
3. Only minor maintenance to the vehicles may be performed on site to include oil changes, battery checks, tire pressure testing. All such work shall be performed within the interior of the building.
4. Only detailing of vehicles kept on this site shall be permitted inside of the building.
5. Storage, outside or inside, of hazardous chemicals, flammable liquids, or combustible and explosive materials is prohibited on this site.
6. Any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations shall be prohibited on this site.
7. No outside storage of vehicle or parts shall be permitted on this site.
8. The developer shall close all existing non-conforming curb cuts and reconstruct a standard City of Memphis curb cut on Butler Street to serve the loading bay door.
9. The developer shall install ADA compliant access ramps at the corner of Butler Avenue and Front Street, in accordance with City of Memphis Engineering standards.
10. Landscaping and Signage shall be in conformance with the requirements of the South Main District. Detail graphics of both shall be shown on the site plan.

GENERAL INFORMATION:

Street Frontage: 54.8 feet along South Front Street
140 feet along Bulter Avenue

Planning District: Central Business District

Census Tract: 43

Zoning Atlas Page: Map 2025

Zoning History: The existing SMHD zoning on this site dates to the adoption of the comprehensive plan and rezoning (SCBID) for this area in 2002 by the legislative body.

DEPARTMENTAL COMMENTS:

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

City Engineer:

1. No comment on uses.
2. The developer shall close all existing non-conforming curb cuts and reconstruct a standard City of Memphis curb cut on Butler Street to serve the loading bay door.
3. The developer shall install ADA compliant access ramps at the corner of Butler Avenue and Front Street, in accordance with City of Memphis Engineering standards.

City Fire Division: No comments.

City Real Estate: None.

City/County Health Department: No objections.

City Board of Education: This case has no impact on Memphis City Schools.

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 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.

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. South Front Street is on the Long Range Transportation Plan. Existing right of way and pavement dimensions are 60 feet/40 feet with no proposed improvements.

OPD-Plans Development: No comments.

Neighborhood Associations:

Downtown N.A.:

No comments received.

South Memphis Neighborhood Foundation:

We reviewed the request for a Special Use Permit for the Butler & Front Street property. The issue of an automobile restoration facility has a concern for Environmental Waste Disposal. To have residents in close proximity of any automobile restoration facility poses a hazard to the health of the occupants.

In order for use to approve this Special Use Permit, we request an Environmental Waste Disposal Plan for the automobile restoration facility. It does not matter if the vehicles are vintage or modern. This type of facilities proposed location is next to a Condominium Complex. The normal utility lines are used primarily by the neighboring residence.

South Main Association:

No objections.



435 MADISON AVENUE • MEMPHIS, TENNESSEE 38103 • (901) 521-9500 • FAX (901) 521-9507
www.bhncorp.com

October 4, 2007

Office of Planning and Development
City Hall
125 North Main Street
Room 468
Memphis, TN 38103

ATTN: Ms Sheila Pounders

SUBJECT: Requested Variance for Building at 477 South Front Street

Dear Ms Pounders:

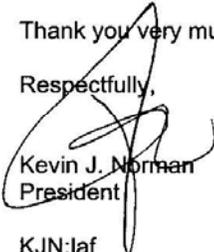
Please accept this letter as my support for the requested variance for the building at 477 South Front Street for use involving storage and maintenance of vintage and classic automobiles. I am the Managing Partner/Owner of the Tennessee Brewery Building at 495 Tennessee Street and am very familiar with the building located at the corner of Butler and South Front. In fact, I toured the building when looking for property to purchase downtown. Mr. Chuck Woodall, the designated manager of the proposed exhibit is a long time acquaintance of mine.

Having been born downtown, as was my father, and having lived in the 500 block of South Main for 4 years, I heartily support the revitalization of the area and its diversification. 99.99% of all development downtown is in condominiums and other housing. This lack of diversity will, I believe, have a detrimental and negative effect on the building of a positive and sustainable community.

It is absolutely important to have guidelines and ordinances in order to manage community development for any area of Memphis, but it is also important to permit variances when they are appropriate based on merit and potential good. Please permit the variance requested for 477 South Front Street.

Thank you very much for your consideration.

Respectfully,


Kevin J. Norman
President

KJN:laf