

STAFF REPORT

4

CASE NUMBER: Z 07-120 CC **L.U.C.B. MEETING:** January 10, 2008
(Companion: S 07-030 CC)

LOCATION: North side of State Line Road; +/-125 feet east of Bridge Mill Lane

APPLICANTS: Carolyn Gowan and Keith & Jacqueline Carter

REPRESENTATIVE: Royston Construction Consultants-Evelyn Royston

REQUEST: Single Family Residential(R-S10) District

AREA: 5.83 Acres

EXISTING LAND USE & ZONING: Single family brick & frame home and vacant, wooded land in Agricultural(AG) District.

SURROUNDING LAND USES & ZONING:

North: Single family homes in Millers Grove Subdivision in Single Family Residential(R-S8 & R-S10) Districts.

East: Single family homes in Millers Grove Subdivision in Single Family Residential(R-S8) District.

South: Two(2) single family homes on large estate tracts, including a small lake in Town of Olive Branch in DeSoto County, MS.

West: Single family homes in River Grove Estates Subdivision in Single Family Residential(R-S8) District.

OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION:

Approval

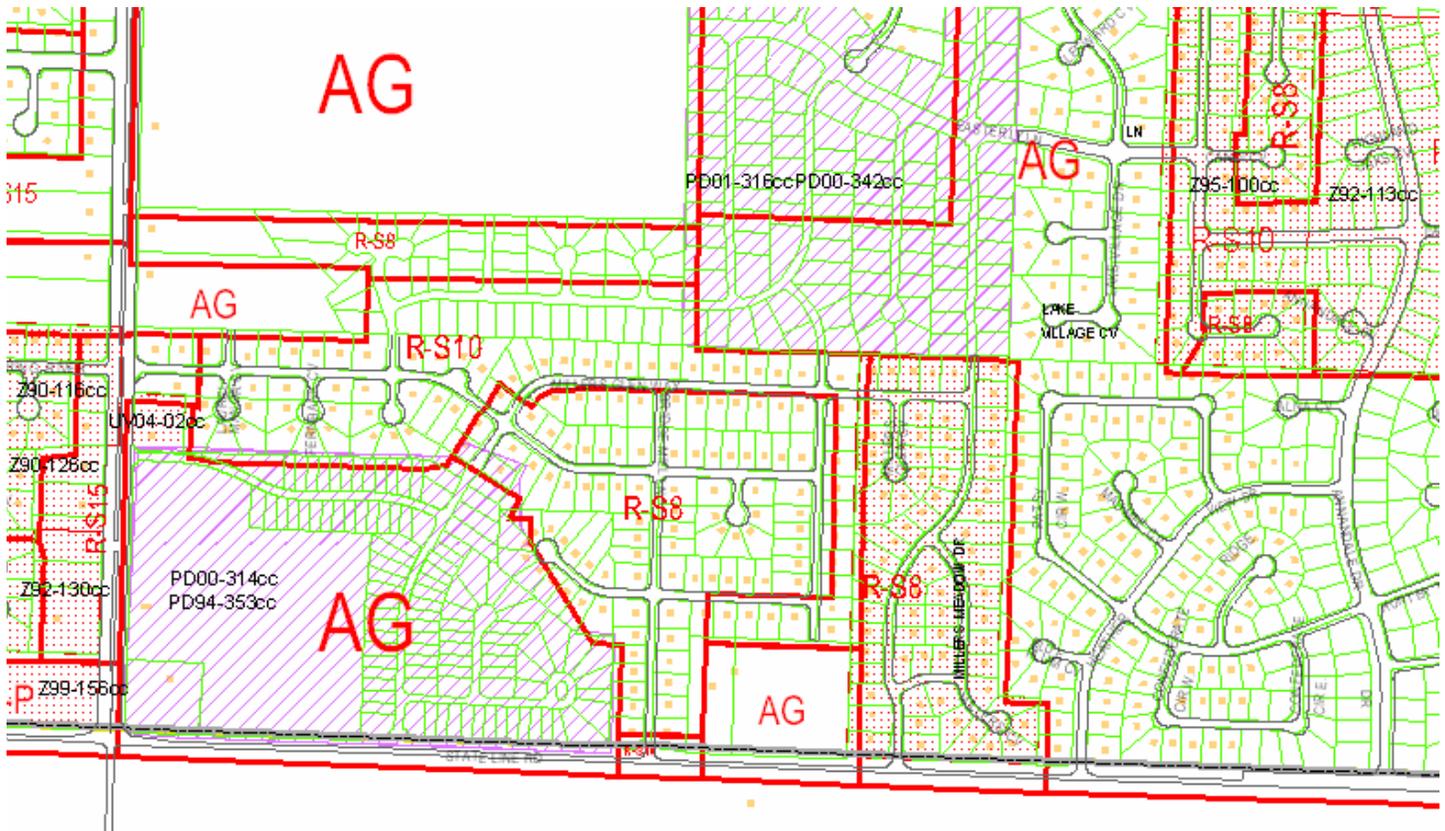
Staff: Brian Bacchus

E-mail: brian.bacchus@memphistn.gov

CONCLUSIONS:

1. The subject property is a 5.83 acres of land located at the north side of State Line Road in southeast Shelby County east of Riverdale Road in Oakhaven-Parkway Village Planning District.. The site is two(2) parcels—one to the west is occupied by a single family home and east—a larger vacant, wooded tract all in Agricultural(AG) District zoning.
2. The infrastructure along the roadway is improved as development plans are submitted and approved under contract in accordance with Subdivision Regulations. A companion subdivision application filed(S 07-030 CC) for Carter Subdivision will require dedication and improvements to State Line Road.
3. The request is a zoning reclassification for 5.83 acres of land currently in Agricultural(AG) District zoning to be included in Single Family Residential(R-S10) District zoning. This zoning change coupled with a new subdivision of land promotes the interconnection of neighborhoods for alternative routes to the major road.
4. This zoning reclassification would allow construction of new single family homes of similar character with lot sizes a minimum of 10,000 square feet in area. The zoning change is supported for reclassification to R-S10 District zoning, because it balances development patterns in an area that is almost completely developed with similar land use and zoning.

ZONING HISTORY MAP:



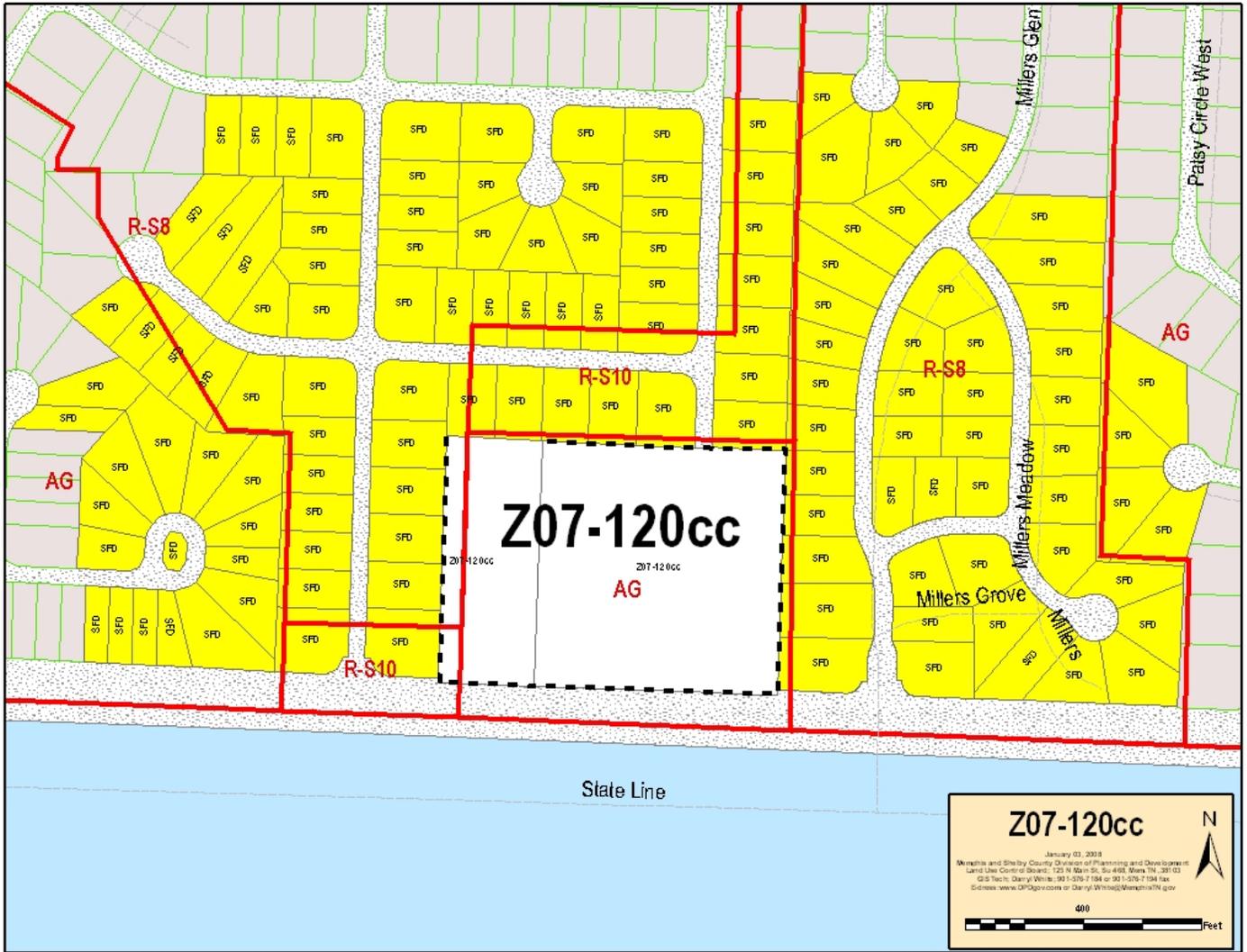
AERIAL PHOTO:
(Single Family Home)
7186 State Line Road



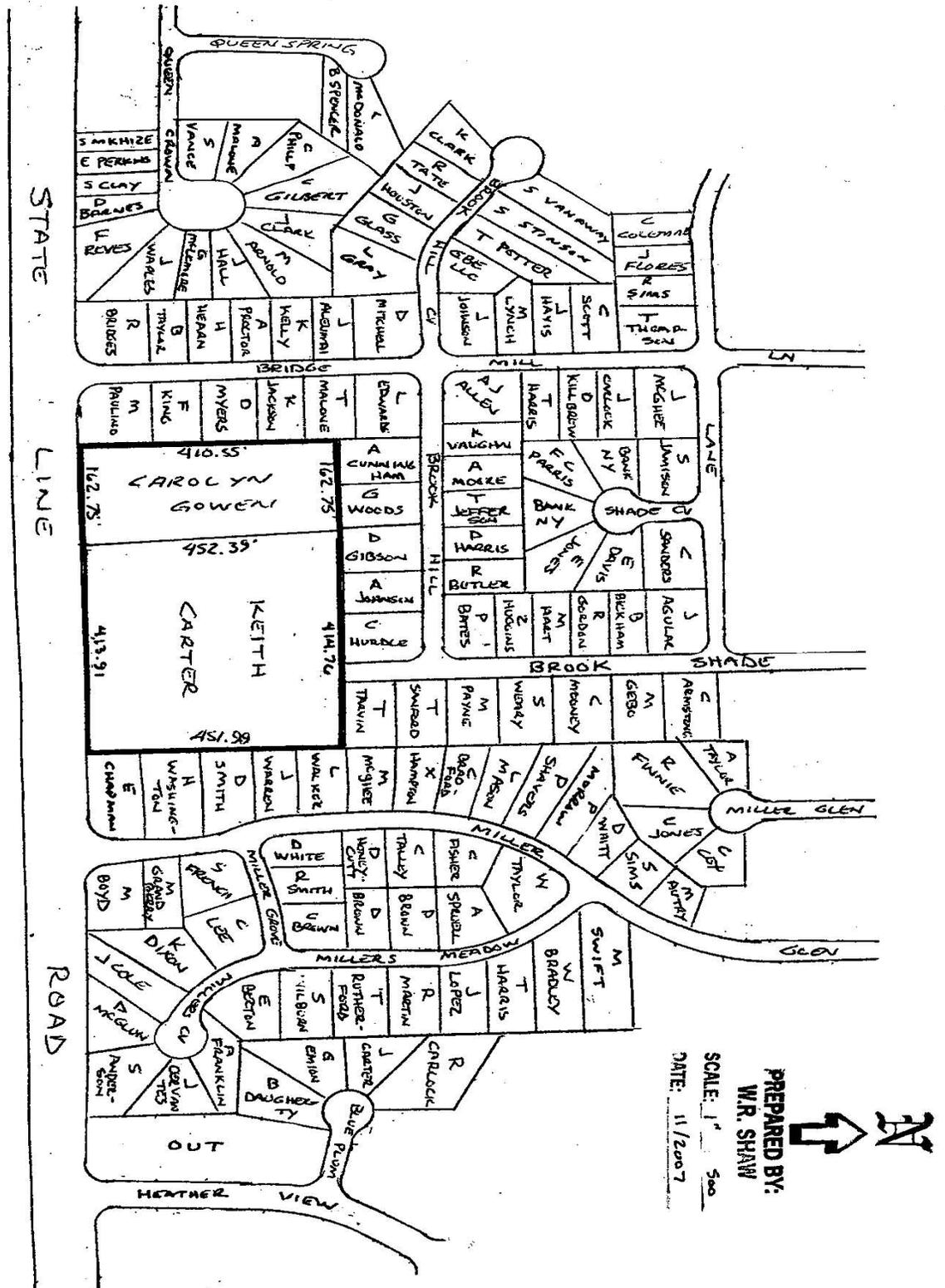
AERIAL PHOTO:
(Vacant Parcel)



ZONING & LAND USE MAP:



OWNERSHIP & VICINITY MAP:



STAFF ANALYSIS:

Site Description

The subject property is a 5.83 acres of land located at the north side of State Line Road in southeast Shelby County east of Riverdale Road in Oakhaven-Parkway Village Planning District. The site is two(2) parcels—one to the west is occupied by a single family brick and frame home with associated accessory structures as well as mature trees and shrubs and east—a larger vacant, wooded tract all in Agricultural(AG) District zoning.

The parcels are adjacent to State Line Road with no curb, gutter or sidewalk at the present time, but with overhead power lines parallel to the roadway. Other developments in this immediate area have curb and gutter, but no sidewalk. The infrastructure along the roadway is improved as development plans are submitted and approved under contract in accordance with Subdivision Regulations. A companion subdivision application filed(S 07-030 CC) for Carter Subdivision will require dedication and improvements to State Line Road.

Area Overview

The subject property is located in the southeast portion of Shelby County near at the Tennessee and Mississippi State line. The land use surrounding the site to the east, north and south are predominantly single family homes in Millers Grove Subdivision and River Grove Estates Subdivision in Single Family Residential(R-S8 & R-S10) Districts. Other single family developments in immediate area are Lake Village and South Oak Planned Developments.

The developments south in the Town of Olive Branch in DeSoto County, MS are apartments and single family homes with homes on large estate lots with a small lake directly across from the subject property. Farther to the west is Kirby Pointe Planned Development at the northeast corner of Riverdale Road and State Line Road developed for single family homes in accordance with R-S6 District with a transition of R-S10 lots adjacent to Millers Grove Subdivision.

Zoning Request

The request is a zoning reclassification for 5.83 acres of land currently in Agricultural(AG) District zoning to be included in Single Family Residential(R-S10) District zoning. This application for zoning is consistent with surrounding land use patterns of the area and any new housing would be compatible with single family homes in adjacent neighborhoods. This zoning change coupled with a new subdivision of land promotes the interconnection of neighborhoods for alternative routes to the major road.

This zoning reclassification would allow construction of new single family homes of similar character with lot sizes a minimum of 10,000 square feet in area. The homes in this area range from 1,475 to 3,306 square feet in area with minimum front yard setbacks of thirty(30) feet on major local streets fifty-two(52) feet in width. The single family homes are of neo-traditional design north in River Grove Estates Subdivision on lots greater than current R-S8 District zoning. This zoning change is supported for reclassification to R-S10 District zoning, because it balances development patterns in an area that is almost completely developed with similar land use and zoning.

RECOMMENDATION: Approval

GENERAL INFORMATION:

Street Frontage: State Line Road-----+/-576.66 linear feet.
Planning District: Oakhaven-Parkway Village
Municipal Reserve Area: City of Memphis
Zoning Atlas Page: 2550
Zoning History: The Agricultural(AG) District zoning of the site dates to the adoption of the 1980 zoning map amendments.

DEPARTMENTAL COMMENTS:

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

City Engineer: City sanitary sewers are available at developer's expense.
Shelby County Engineer: No comments to re-zoning.
Shelby County Fire Department: No comments received.
Memphis & Shelby County Health Department: The Water Quality Branch has no comments.
Shelby County Board of Education:
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.

