

**STAFF REPORT**

**20**

**CASE NUMBER:** SUP 08-211 **L.U.C.B. MEETING:** March 13, 2008

**LOCATION:** South side of Vollintine Street; +/-334.46 feet east of Ayers Street

**OWNER / APPLICANT:** Klondyke Civic Association

**REPRESENTATIVE:** Ms. Quincy Morris

**REQUEST:** Special use permit to allow a Neighborhood Resource Center

**AREA:** 0.24 Acre((10,454 sq. ft.))

**EXISTING LAND USE & ZONING:** Vacant lot in Whitesides Subdivision in Single Family Residential(R-S6) District

**SURROUNDING USES AND ZONING:**

**North:** Dave Wells Community Center in Mixed Use(MU) Uptown District and Guthrie Elementary School and Park(public) in Duplex Residential(R-D) District.

**East:** Single family homes and one duplex in Whitesides Subdivision in the Single Family Residential(R-S6) District.

**South:** Single family homes and one duplex in Whitesides Subdivision in the Single Family Residential(R-S6) District.

**West:** Single family homes in Single Family Residential(R-S6) District and vacant lots and single homes in Whitesides Subdivision in Moderate Density Residential(MDR) Uptown.

**OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION**

*Approval with Conditions*

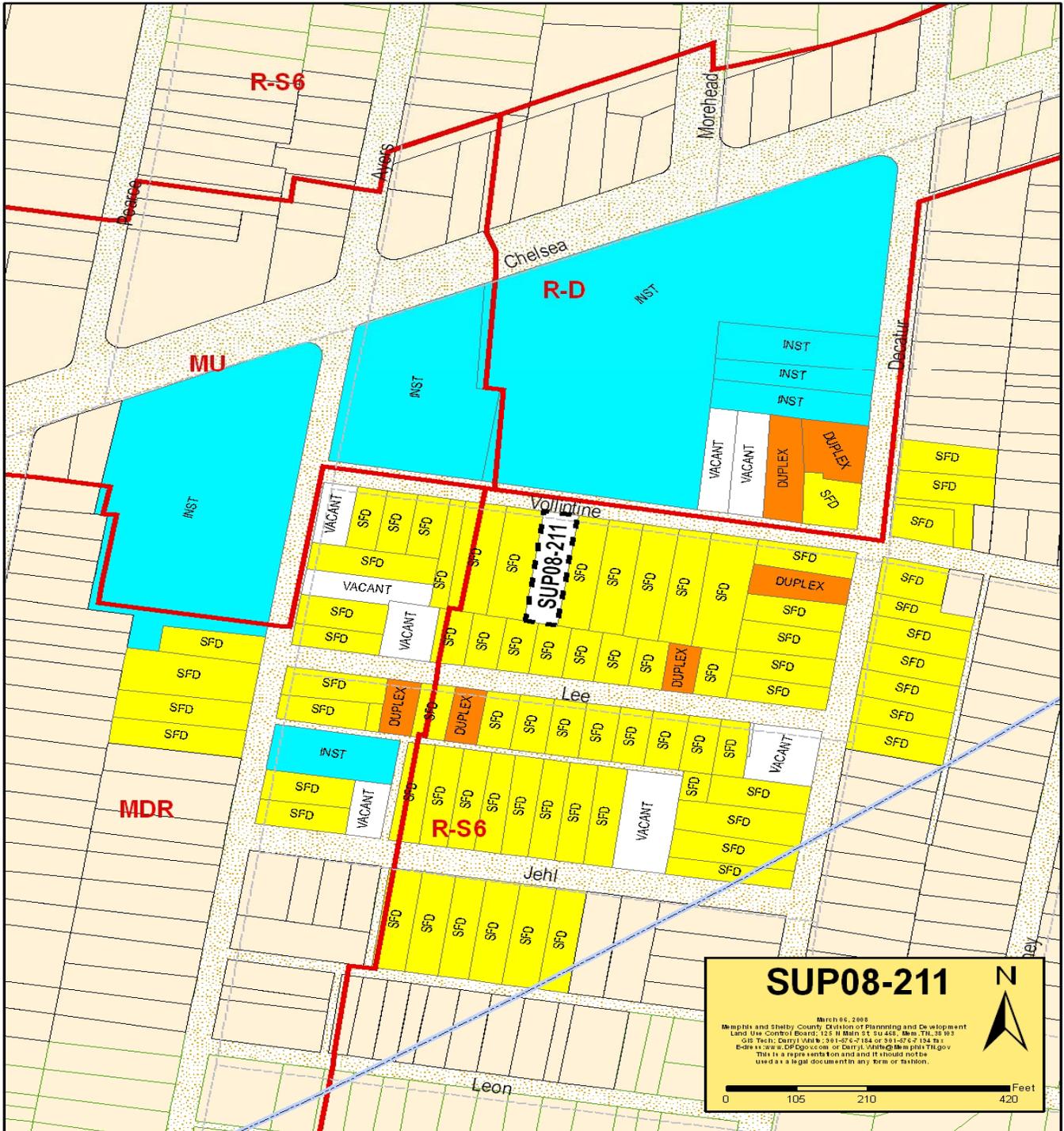
**Staff:** *Brian Bacchus*

**E-mail:** [brian.bacchus@memphistn.gov](mailto:brian.bacchus@memphistn.gov)

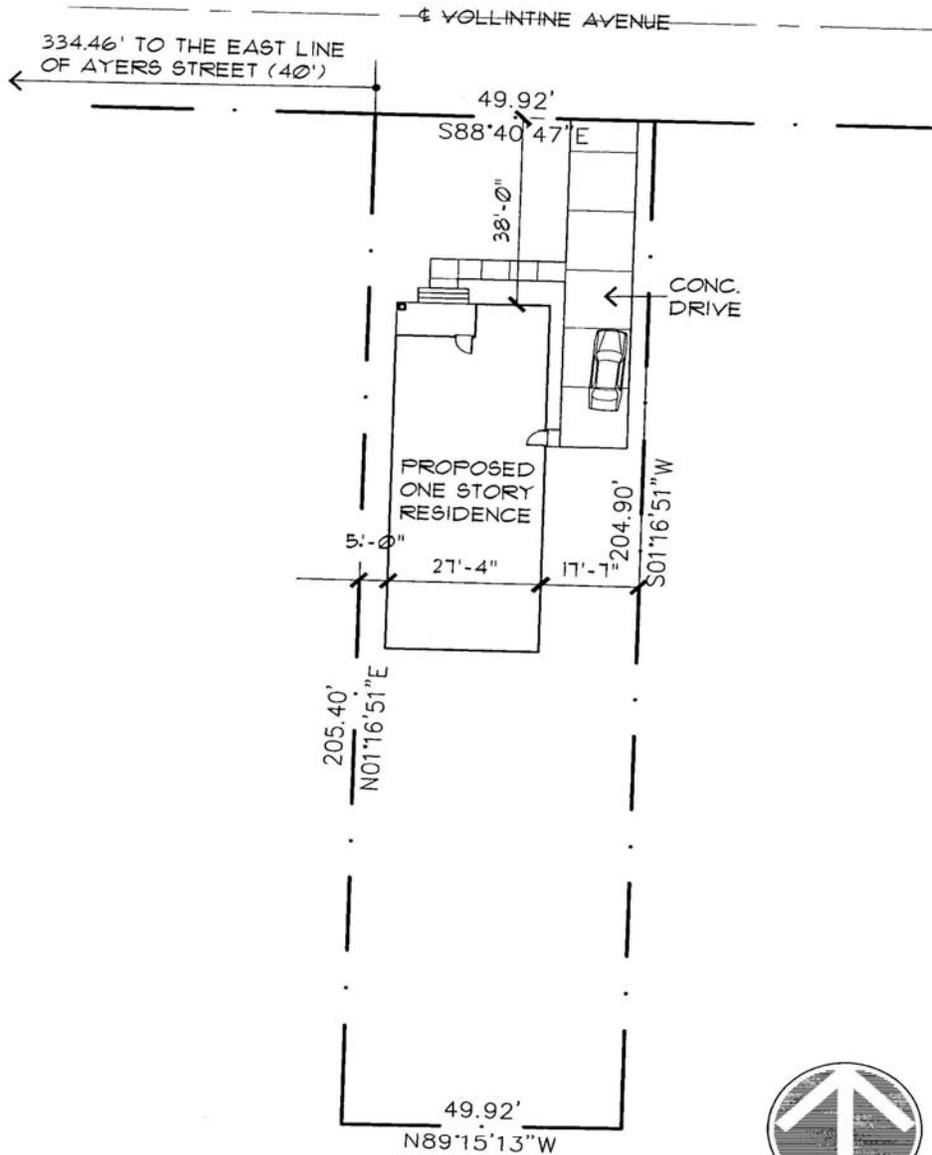
***CONCLUSIONS:***

- 1. The subject property is a 10,320 sq. ft. vacant lot located at the south side of Vollintine Avenue; +/-334.46 feet east of Ayers Street in the Klondyke Community of North Memphis Planning District in Single Family Residential(R-S6) District zoning.**
- 2. The residential land use consist of single family with duplexes dispersed throughout the community. This land use is a result of outdated Duplex Residential(R-D) District zoning replaced by Single Family Residential(R-S6) District zoning in 1984 by the North Memphis Comprehensive Zoning Plan that down-zoned neighborhoods to conform to dominant land use.**
- 3. The request is for a special permit to allow a single office in a residential structure in Single Family Residential(R-S6) District zoning for a neighborhood resource center to assist in revitalization efforts in the Klondyke Community. The applicant is Klondyke Civic Association proposing to construct a new one-story residential building to form Klondyke Community Development Corporation.**
- 4. The new building should conform to the architectural characteristics of existing residential structures and coincide with front yard setbacks. The existing steps should be incorporated into the plan or reconstructed to match the streetscape, including the finished floor elevation being approximately eighteen(18”) inches above grade as evidenced in Uptown single family residential.**
- 5. The single office in a residential structure is supported at this location if physical and architectural elements of the neighborhood are incorporated into the new construction of the residence. This will help ensure that if the office use ceases operation, the residential building will continue to conform to the neighborhood.**

ZONING & LAND USE MAP:



SITE PLAN:



**1** **SITE PLAN**

1" = 30'



AX-X-X

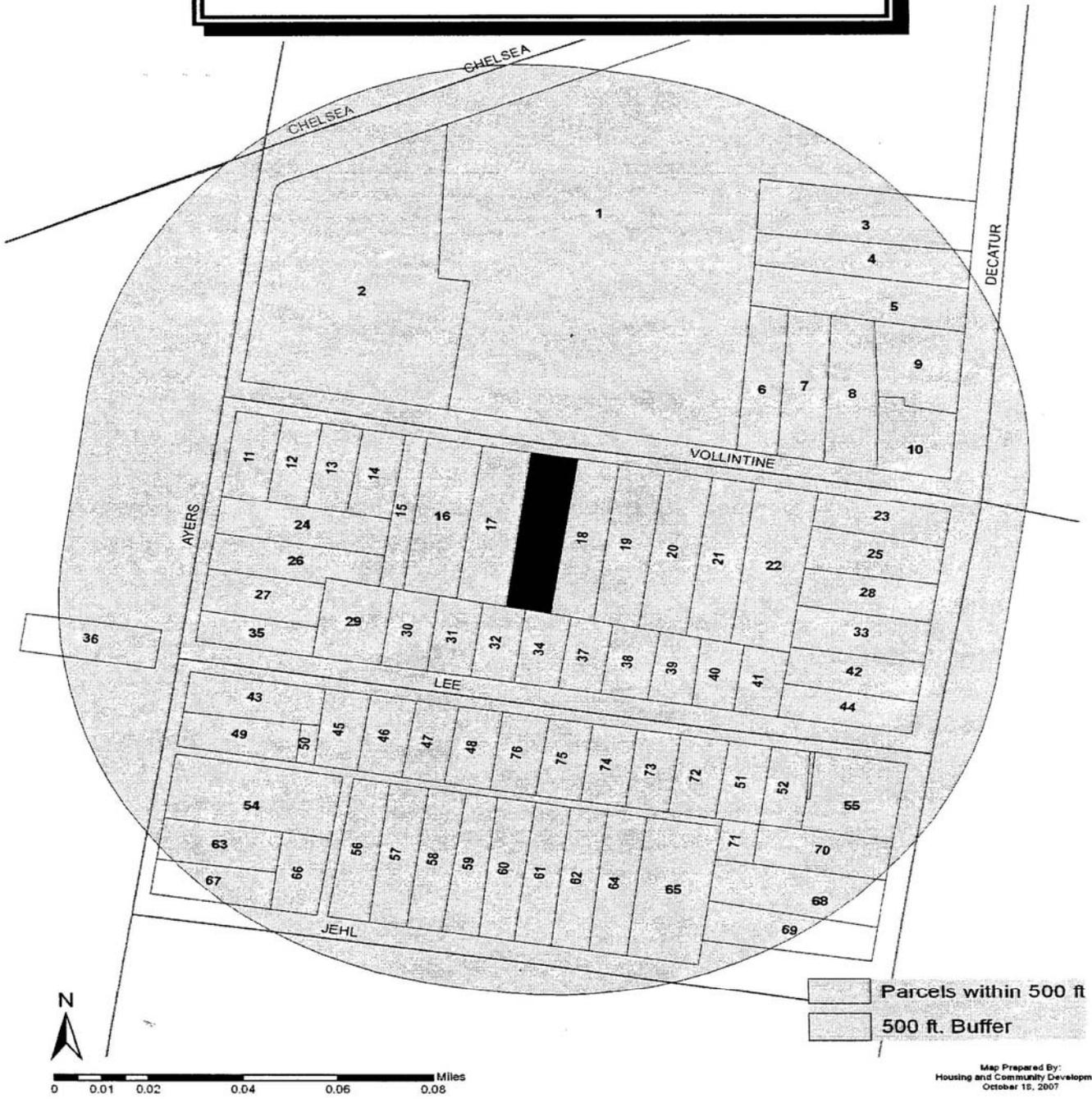
NEW RESIDENCE  
943 YOLLINTINE AVENUE  
MEMPHIS, TN

2/12/08

VICINITY & OWNERSHIP MAP:

# 943 Vollintine

**O.P.D. Case Number S.U.P. 08-211**



***STAFF ANALYSIS:***

***Site Description***

The subject property is a 10,320 sq. ft vacant lot located at the south side of Vollintine Avenue; +/-334.46 feet east of Ayers Street in the Klondyke Community of North Memphis Planning District in Single Family Residential(R-S6) District zoning. The site was once occupied by a single family home in Whitesides Subdivision on a lot 50 feet in width with 206 feet of depth located on a neighborhood street.

The elevation of the lot is approximately five(5') feet higher than Vollintine Avenue with a remnant of steps in the front yard connecting the sidewalk. There is curb, gutter and sidewalk at the street with overhead power lines. The neighborhood has a stable housing stock, but there are some distressed properties throughout the Klondyke Community.

***Area Overview***

The land use and zoning in the immediate area is primarily single family residential and institutional land uses for a neighborhood school-Guthrie Elementary and the Dave Wells Community Center. The land use farther north is dated commercial establishments along the north side of Chelsea Avenue. The residential land use also consist of duplexes dispersed throughout the community. This land use is a result of outdated Duplex Residential(R-D) District zoning replaced by Single Family Residential(R-S6) District zoning in 1984 by the North Memphis Comprehensive Zoning Plan that down-zoned neighborhoods to conform to dominant land uses.

**Request vs Revitalization**

The request is for a special permit to allow a single office in a residential structure in Single Family Residential(R-S6) District zoning for a neighborhood resource center to assist in revitalization efforts in the Klondyke Community. The applicant is Klondyke Civic Association proposing to construct a new one-story residential building to form Klondyke Community Development Corporation.

The new building should conform to the architectural characteristics of existing residential structures and coincide with front yard setbacks. The existing steps should be incorporated into the plan or reconstructed to match the streetscape, including the finished floor elevation being approximately eighteen(18”) inches above grade as evidenced in Uptown single family residential.

The single office in a residential structure is supported at this location if physical and architectural elements of the neighborhood are incorporated into the new construction of the residence. This will help ensure that if the office use ceases operation, the residential building will continue to conform to the neighborhood. The land use is further restricted to standards set forth in the Zoning Ordinance-Regulations(Section 9-D.2..o.). The request is supported with conditions and should conform to standards for a single office located in a residential structure.

***RECOMMENDATION: Approval with Conditions***

***SITE PLAN CONDITIONS:***

A Special Use Permit is hereby authorized to *'Klondyke Civic Association'* to allow a *'Neighborhood Resource Center'* for property at *'943 Vollintine Avenue'* located at the *'south side of Vollintine Street; +/-334.46 feet east of Ayers Street'* in accordance with the *'approved site plan'* and the following supplemental conditions:

**I. Use Permitted:**

- A. A single office in a residential structure in accordance with Single Family Residential(R-S6) District. The 'Neighborhood Resource Center' shall be built as a single family residence in appearance and construction type. The new residential unit shall be allowed no exterior alterations or additions other than general repair and maintenance.
- B. The office hours of operation shall be from 7 a.m. through 6 p.m.
- C. There shall be no other type of business operated from this site other than permitted by this special permit for a single office in a residential structure. The structure shall revert to single family upon ceasing operations of the single office use.

**II. Access and Parking:**

- A. All required parking, except one(1) front yard parking space shall be located to the rear of the building. No parking shall be allowed on any adjacent lots or parcels.
- B. A maximum of four(4) parking spaces and one(1) handicap space shall be provided in the rear yard.
- C. The location, design and number of curb-cuts shall be subject to the approval of the City Engineer.

**III. Landscaping and Other:**

- A. One(1) tree Type 'A' shall be planted in the required front yard. Flowering bushes and shrubs shall be planted in the required front yard.
- B. A sight-proof fence six(6') feet in height shall be installed along the south property line and along the east and west property lines beyond the rear of the building.
- C. No outdoor storage shall be allowed on site. All storage shall be enclosed within a detached accessory storage building in accordance with Zoning Ordinance-Regulations.

**IV.** A maximum of one(1) attached sign shall be permitted with a maximum of twelve(12) square feet in area.

**V.** The 'Neighborhood Resource Center' office shall be permitted in a residential structure for the above mentioned user and maintained in accordance with site plan conditions.

**GENERAL INFORMATION:**

**Street Frontage:** Vollintine Avenue-----+/-50 linear feet.

**Planning District:** North Memphis

**Zoning Atlas Page:** 1930

**Census Tract:** 19.0

**Zoning History:** The Single Family Residential(R-S6) District zoning of the site date to the adoption of the North Memphis Comprehensive Zoning Plan adopted by Memphis City Council in 1984. Prior to this date, the Duplex Residential(R-D) District zoning date to the adoption of the 1980 zoning map amendments.

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**DEPARTMENTAL COMMENTS:**

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

**City Engineer:**

1. City sanitary sewers are available at developer's expense.

**Curb Cuts/Access:**

2. The City Engineer shall approve the design, number and location of curb cuts.
3. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk.

**Drainage:**

4. Drainage improvements, including on-site detention, shall be provided under a Standard Subdivision contract in accordance with Subdivision Regulations and the City of Memphis Drainage Design Manual.
5. Drainage data for assessment of on-site detention requirements shall be submitted to and approved by the City Engineer.
6. 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.
7. 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.
8. Required landscaping shall not be placed on sewer or drainage easements.

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

**City Real Estate:** None.

**Memphis & Shelby County Health Department:**

**Pollution Control:** No objections.

**Environmental Sanitation:** No objections.

**Memphis Board of Education:** No comments received.

**Construction Code Enforcement:** No comments received.

**Memphis Light, Gas and Water:**

**AT & T:** No comments received.

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

**OPD-Regional Services:**

This application was reviewed by the MPO staff/Department of Regional Services on February 15, 2008. The MPO staff has determined that Vollintine Street is an existing major road consisting of 60 feet of right-of-way, and 40 feet of pavement, and no proposed improvements.

**OPD-Plans Development:** No comments.

**Landmarks:**

This is a vacant lot between two boarded up houses. It would be a good thing if this group would re-use one of the existing structures. The new structure should be setback in line with the existing structures.

**Memphis Park Services:** No comments received.

**Neighborhood Associations/Organizations:**

*Mid-Inner City Association:* No comments received as of 3/07/08.

*Klondyke Neighborhood Association:* No comments received as of 3/07/08.

**Staff:** bb