

**MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT**  
**STAFF REPORT** **#8**

**CASE NUMBER:** SAC 07-615      **L.U.C.B. MEETING:** November 8, 2007

**STREET NAME:** Georgia Avenue Alley Closure

**LOCATION:** Southwest corner of Georgia Avenue and Florida Street

**APPLICANT:** State Place, LLC

**REPRESENTATIVE:** Same

**REQUEST:** Close & Vacate Alley Street Right-Of-Way

**AREA of R.O.W:** 4,269 sq. ft.

**LENGTH x WIDTH of R.O.W.:** 12.5' x 341'

**EXISTING LAND USE & ZONING:** City of Memphis right-of-way ~ Bluffview Residential (R-B) District

**SURROUNDING LAND USE & ZONING:**

**North:** Single family lots ~ Bluffview Residential (R-B) District

**East:** Vacant land ~ Bluffview Residential (R-B) District

**South:** Commercial uses ~ Bluffview Residential (R-B) District

**West:** Single family and multiple family dwellings ~ Bluffview Residential (R-B) District

**OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION**

**Approval with Conditions**

*Staff Writer: Carlos B. McCloud*

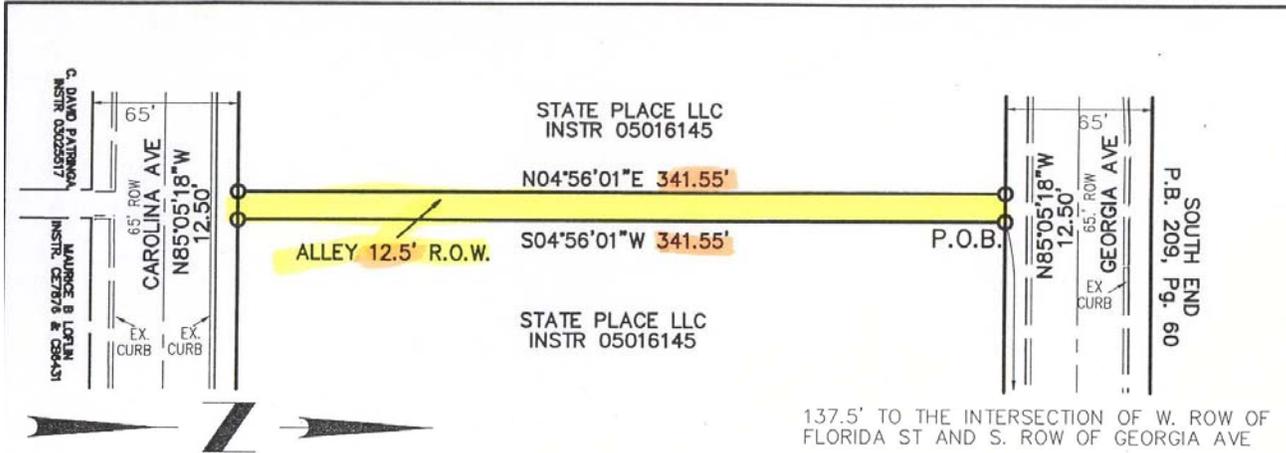
*E-mail Address: [carlos.mccloud@memphistn.go](mailto:carlos.mccloud@memphistn.go)*

## CONCLUSIONS

1. The Bluffview Residential (R-B) District is a sub area of the South Central Business Improvement (SCBID) District. This area has transitioned from an industrial area to a residential and neighborhood commercial area. The purpose and intent of this district is to encourage housing, first floor retail, and corner store type neighborhood commercial establishments indicative of mixed-use districts. The variety of land uses will increase the level of pedestrian oriented activity and promote the “walkable community” design. A typical streetscape with planting strip and sidewalk is ten (10’) feet wide. The *Georgia Avenue Alley* is located between Georgia Avenue and Carolina Avenue. *Georgia Avenue Alley* is a paper alley, meaning that although it is shown as a dedicated right-of-way there is no existing pavement. It has approximately twelve (12.5’) feet of right-of-way and is three hundred and forty one (341’) feet in length. This alley right-of-way has four thousand two hundred and sixty nine (4,269) square feet of area.
2. There have been nine (9) street or alley closures within this area since 2003 (*SAC 03-613-Kansas Street, SAC 03-614-Kansas Street Alley, SAC 04-619-Georgia Avenue, SAC 04-623-Kansas Alley-1, SAC 04-624-Kansas Alley-2, SAC 05-Kansas Street, SAC 05-625-Kentucky Street & Railroad Ave., SAC 06-618-Georgia Ave., SAC 06-606 Kansas*). This request would be consistent with previously approved closures in the area.
3. This site has been approved for a forty three (43) lot subdivision. A Final Plat has been filed and the property owners have received a Memo of Conformance from O.P.D. However, during the City Engineering Office’s final plat review process it was discovered that there is a public alley way existing on this site. This closure is being requested in an effort to eliminate this public right-of-way, because of lack of utilization.

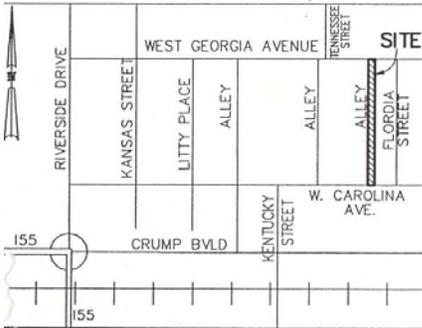






137.5' TO THE INTERSECTION OF W. ROW OF FLORIDA ST AND S. ROW OF GEORGIA AVE

VICINITY MAP  
NOT TO SCALE

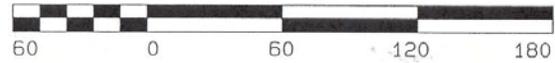


TO BE CLOSED FROM ROW

SQ. FT. TO BE CLOSED 4,269

W. H. PORTER CONSULTANTS, PLLC

GRAPHIC SCALE 1"=60'



PLAT 1 OF 1 SHEET No. 1 OF 2

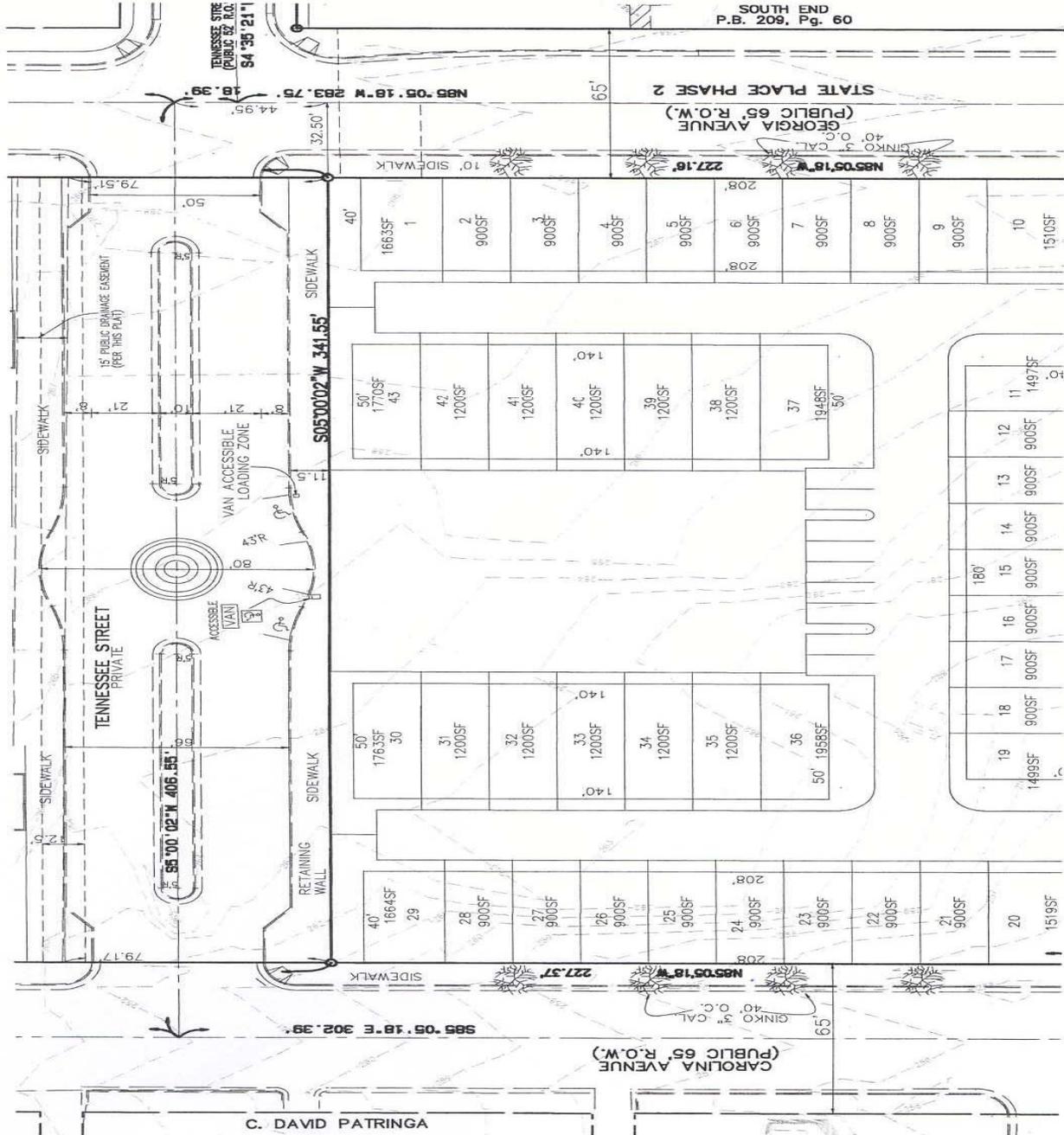
DEPARTMENT OF ENGINEERING  
MEMPHIS, TENNESSEE

**FIRST ALLEY WEST OF FLORIDA ST.**  
STREET CLOSURE PLAT

SURVEY BY: W.H.P. DATE: 8/2004 BOOK: \_\_\_\_\_  
DRAFTSMAN: D.P. DATE: 9/2007 SCALE: 1"=60'

APPROVED:

DEPUTY CIV ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_







**STAFF ANALYSIS**

**Site Area Description:**

The subject right-of-way is located within the Downtown Medical Center Planning District, on the southwest corner of Georgia Avenue and Florida Street. The surrounding area is zoned in the Bluffview Residential (R-B) District. The South Bluff Residential and the South End Communities are located north of this site. *Georgia Avenue Alley* is located within The Fort Pickering Subdivision. The Fort Pickering Subdivision was developed around the early 1900's. During the early development of downtown Memphis the bluff area was the location for many industries and residential dwellings for workers who were employed by these industries. The street network was heavily utilized.

As the City of Memphis corporate boundaries expanded and other residential areas developed this area catered more to industries like office-warehouse uses that took advantage of the availability to major transportation routes (railroad, interstate and the Mississippi River). This area contained wider street right-of-ways to accommodate not only tractor trailer truck traffic but also public transportation (trolley and bus).

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This site has been approved for a forty three (43) lot subdivision. A Final Plat has been filed and the property owners have received a Memo of Conformance from O.P.D. However, during the City Engineering Office's final plat review process it was discovered that there is a public alley way existing on this site. This closure is being requested in an effort to eliminate this public right-of-way, because of lack of utilization.

This request for an alley closure is recommended for approval. The applicant shall provide for the construction of curb, gutter and sidewalk across the closure as required by the City Engineer. The applicant shall enter into a Standard Improvement Contract or obtain a curb cut permit from the City Engineer to cover the above required construction work.

**L.U.C.B. Conditions**

1. Provide easements for existing sanitary sewers, drainage facilities and other utilities or relocate at developer's expense.
2. The applicant shall provide for the construction of curb, gutter and sidewalk across the closure as required by the City Engineer. If the City Engineer approves access, the applicant shall construct a City Standard curb cut across the closure, all to the satisfaction of the City Engineer, and at the applicant's expense. The applicant shall enter into a Standard Improvement Contract or obtain a curb cut permit from the City Engineer to cover the above required construction work.
3. The applicant shall comply with all conditions of the closure within 365 days of the conditional approval of the closure by the City Council.

## GENERAL INFORMATION

<b>Planning District:</b>	<b>Downtown Medical-Center</b>
<b>Census Tract:</b>	43
<b>Municipal Annexation Reserve Area:</b>	Memphis City Limits
<b>Zoning Atlas Page:</b>	<b>2025</b>

### DEPARTMENTAL COMMENTS:

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

#### City Engineer:

Street Closures:

1. Provide easements for existing sanitary sewers, drainage facilities and other utilities or relocate at developer's expense.
2. City sanitary sewers/drainage facilities are located within the proposed closure area.
3. The applicant shall comply with all conditions of the closure within 365 days of the conditional approval of the closure by the City Council.

**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 received.

**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 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.

**Bell South / Millington Telephone:**

No comments received.

**Memphis Area Transit Authority (MATA):**

No comments received.

**OPD-Regional Services:**

1. This application was reviewed by the MPO staff/Department of Regional Services on October 12, 2007. The MPO staff has determined that the proposed actions as submitted in this application will have no affect on the MPO Long Range Transportation Plan, Transportation Improvement Program, or any other plan, document, program or initiative of this department/organization.

**OPD-Plans Development:**

No comments.

**Downtown N.A.:**

SW-CMc