

MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT

STAFF REPORT

Motel Waiver

CASE NUMBER: H.M.W. 08-02 **COUNCIL MEETING:** August 5, 2008

LOCATION: **1250 S. Bellevue Boulevard-D/B/A-King's Inn**

OWNER OF RECORD: **Pravin Patel**

APPLICANT: **Rachna, Incorporated**

REQUEST: **Special use permit waiver to allow a twenty(20) room motel**

AREA: **0.78 Acre(33,977 Sq. ft.)**

EXISTING LAND USE & ZONING: **One-story motel building in Light Industrial(I-L) District.**

ADJACENT LAND USE AND ZONING:

North: Office, manufacturing & distribution facilities for 'Power Tools, Incorporated' in Light Industrial(I-L) District.

East: Manufacturing, warehousing and distribution facilities for 'Robinson Manufacturing Company' in Light Industrial(I-L) District.

South: Playground, softball fields and Bellevue Tennis Center in 'Jesse H. Turner Park' in Single Family Residential(R-S15) District.

West: Lumber yard, including office and storage facilities for 'Gates Lumber Company' in Light Industrial(I-L) District.

SUMMARY

The motel is a one-story concrete masonry building with twenty(20) guest rooms that open to the outside, including parking and a resident managers' quarters. The motel is located behind a concrete masonry and sight-proof wood fence with one point of access to Bellevue Boulevard. An enclosed courtyard area is located to the rear and south of the building at Orgill Avenue. A storage container and an accessory storage building is located in the front yard at Bellevue Boulevard.

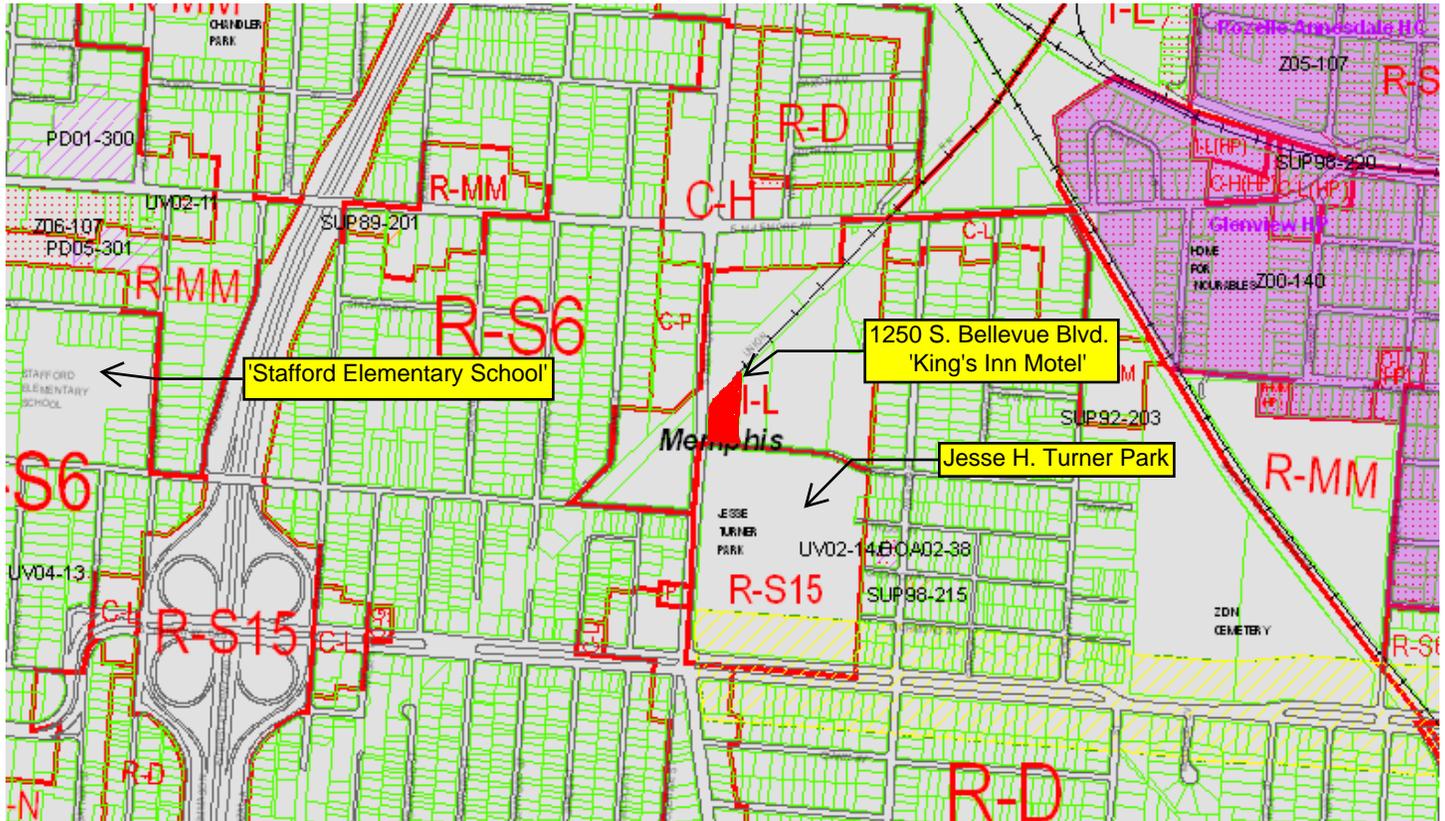
The land use in close proximity to the motel is primarily light industrial land use for a lumber company, manufacturing, warehousing and distribution. However, a large public park, including playground equipment, ball diamonds and a tennis center is directly south of the site. The nearest residential is approximately 250 feet west in Stainback Subdivision with single family homes that face James Street and the nearest church is East Trigg Avenue Baptist Church approximately 600 feet south along the west side of Bellevue Boulevard.

Staff: *Brian Bacchus*

E-mail: brian.bacchus@memphistn.gov

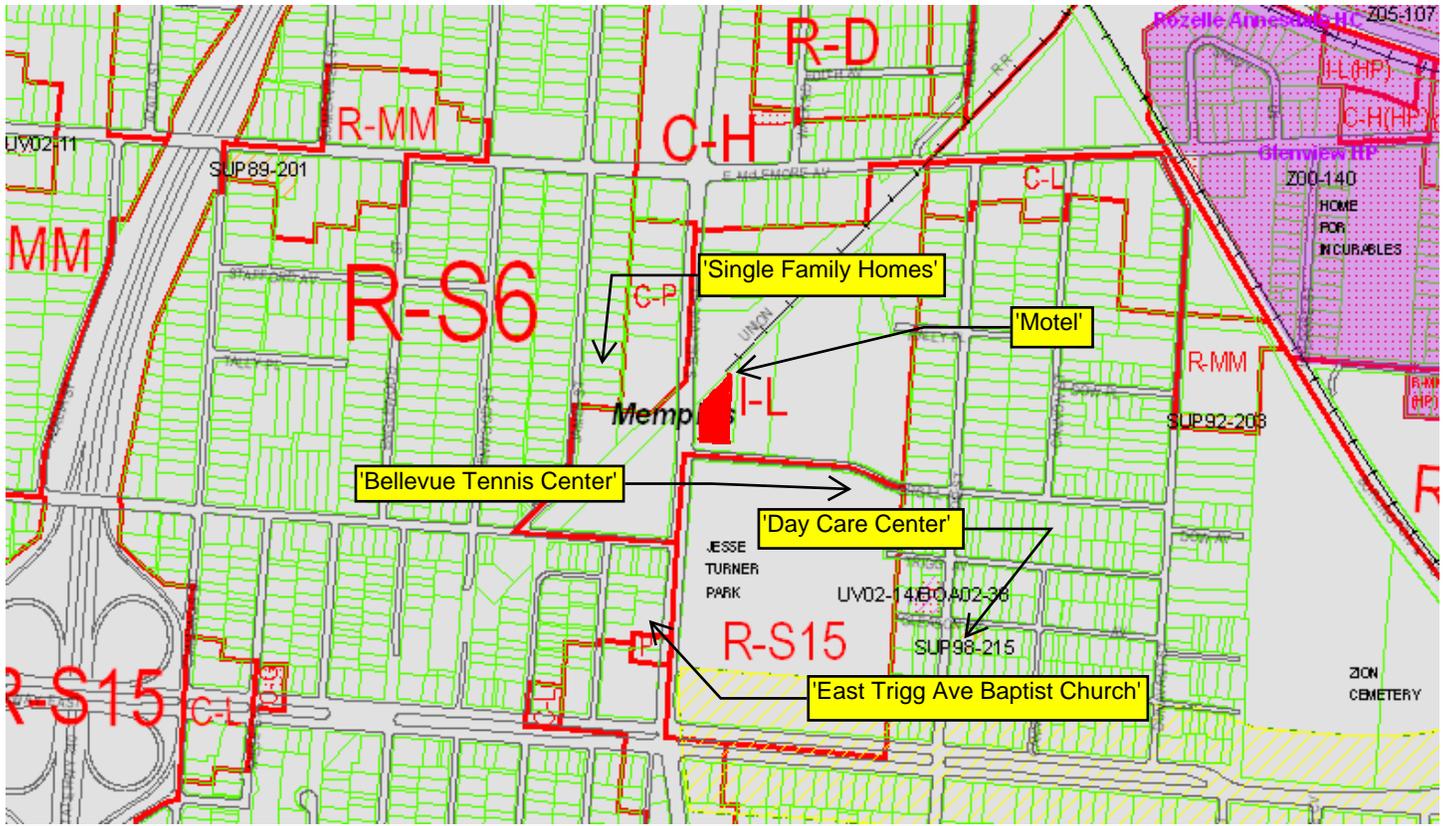
DISTANCE MAP
(Parks & Schools)

Area Park:.....Jesse Turner Park-80 feet south
Area School:.....Stafford Elementary-2,665 feet west



DISTANCE MAP
(Residential & Institutional)

Day Care:.....+/-1,070 feet southeast
Single family:.....+/-250 feet west
Bellevue Tennis Center:.....+/-400 feet east
East Trigg Ave Baptist Church:.....+/-600 feet south



1250 S. Bellevue Blvd
(Aerial View)



1250 S. Bellevue Blvd.
(Bird's Eye View)



SURROUNDING AREA
(Hybrid View)



MOTEL ENTRANCE
(Front Yard Enclosed-View East)



BELLEVUE STREETScape
(View South)



BELLEVUE STREETScape
EXISTING CONDITIONS OF CURB, GUTTER & SIDEWALK
(View North)



OFFICE & RESIDENT MANAGER'S QUARTERS
(View South)



GUEST PARKING AREA
(View North)



GUEST PARKING & GARBAGE COLLECTION AREA
(Bellevue Boulevard Front Yard Area-View East)



COURTYARD AREA @ ORGILL AVENUE
(View East)



COURTYARD AREA @ BELLEVUE BOULEVARD
(View West)



STORAGE CONTAINER & ACCESSORY STORAGE BUILDING
(Bellevue Boulevard Front Yard Area-View North)



SIDE YARD VIEW
(East Property Line-View North)



SIDE YARD VIEW
(East Property Line-View South)



ORGILL AVENUE STREETScape
(View East)



POLE SIGN
(View East)

