

**ADDENDUM**  
**STAFF REPORT**

10

CASE NUMBER: **SUP 08-205CC** L.U.C.B. MEETING: **April 10, 2008**  
*Held from February 14, 2008*

DEVELOPMENT NAME: **Collierville First Baptist Church Recreational Fields**

LOCATION: **West side of Collierville-Arlington Road; +/-5,600 feet south of Macon Road**

OWNERS/APPLICANTS: **Collierville First Baptist Church**

REPRESENTATIVE: **Fisher & Arnold, Inc.**

REQUEST: **Special use permit to allow recreational and sports field lighting**

AREA: **35.27 Acres**

EXISTING LAND USE & ZONING: **Vacant farmland in Agricultural(AG) District zoning.**

This application for special permit was recommended for a hold by staff and Land Use Control Board on February 14, 2008 to allow the applicant to address concerns by staff, area residents and Gray's Creek Association regarding a required extension of Spring Manor Lane—a street stub west of the subject property. More specifically, concerns regarding this land use's affect upon residential properties in close proximity to the recreational and sports fields.

The applicant's changes to the site plan include reducing the size of the parcel by one-half(1/2) of the overall 74 acres, thereby eliminating the main church building parcel which is not proposed at this time—only three(3) ball and three(3) soccer fields, including associated parking and accessory structures and an unlighted open play area. Other changes include positioning all lighted recreational fields at the southeast corner of the parcel not within the floodway, but farther away from single family residential; thereby significantly reducing the lighting affects and installing and supplementing a fifty(50) foot Landscape Buffer with a sight-proof fence six(6') feet in height along the east and the entire length of the west property lines. The changes to the site plan are supported by staff with mutual agreed upon conditions by the applicant and area residents' association.

**OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION:**

*Approval with Conditions*

Staff: **Brian Bacchus**

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

***SITE PLAN CONDITIONS:***

A *Special Use Permit* is hereby authorized to *'Collierville First Baptist Church'* to allow *'recreational and sports field lighting'* on property located at the *'west side of Collierville-Arlington Road; +/-5,600 feet south of Macon Road'* in accordance with an approved *'site plan'* and the following supplemental conditions:

I. Uses Permitted:

- A. Recreational sports fields for three(3) ball fields and (3)three soccer fields, including an unlighted open play area associated with the future church facility.
- B. A concessions and maintenance building.
- C. Associated required parking and accessory structures for dugouts and associated facilities, including spectator and concession stands and bathroom facilities
- D. Recreation sports field lighting, except within four-hundred twenty(420') feet of the west property line and 130 feet of the south property line.

II. Access, Circulation and Parking:

- A. Dedicate forty-two(42') feet from the centerline of Collierville-Arlington Road and improve in accordance with Subdivision Regulations.
- B. The location, design and number of any curb cut shall be subject to review and approval by the City/County Engineer.
- C. All on-site parking spaces shall be provided, including required handicap parking and facilities in accordance with the Zoning Ordinance-Regulations and the Americans with Disabilities Act.
- D. The entrance shall have a security gate and the athletic fields shall be fenced with black or green vinyl coated fencing.

III. Landscaping and Signs:

- A. A fifty(50') foot Landscape Buffer Plate 'N-1' (modified) shall be provided along the east and west property lines to supplement existing vegetation and shall be installed at the time of installation of the recreational fields and facilities.
- B. The existing mature trees and vegetation within the fifty(50') foot wide Landscape Buffer shall be preserved and maintained in a natural state along the east and west property lines and designated 'Undisturbed Natural Area', including the natural buffers along the south property line and along Collierville-Arlington Road.
- C. A detailed Site/Landscape Plan shall be submitted for review and approval prior to the forwarding of this application to the legislative bodies.

D. One(1) detached sign a maximum of twelve(12) square feet in area shall be permitted for the recreational fields and facilities.

IV. Miscellaneous:

A. The seasons for recreational sports shall start late March through Mid-July for baseball and soccer shall start Mid-August and runs through November.

B. The field usage shall be week nights, except for Wednesday and Saturday nights.

C. The hours of operation shall be from 5:00 P.M. to 10:00 P.M. weeknights and 9:00 A.M. to 5:00 P.M. on Saturdays.

D. All activities shall be for the use of church league play and not for major regional tournaments. All events shall be scheduled through the church ministry office. The recreational fields shall be not be rented for non-church related activities.

E. All recreational sports field lighting shall be controlled manually by staff and a timer system shall be provided for shut-off at the required times.

F. A staff person shall be on-site during the hours of operation and shall be in attendance for all events.

G. No motorized off-road vehicles, except for maintenance vehicles shall be allowed on the premises.

H. No public address system shall be allowed.

I. The concession and restroom facilities' septic systems shall be approved in accordance with the Memphis & Shelby County Health Department.

J. The brand of the recreational field lighting shall be the Musco Light Structure Green System as submitted with the application.

V. Recreational and sports field lighting shall be allowed for the above mentioned user and maintained in accordance with site plan conditions subject to administrative site plan review and approval and no zoning violations.

**Neighborhood Associations/Organizations:**

*Gray's Creek Association:*

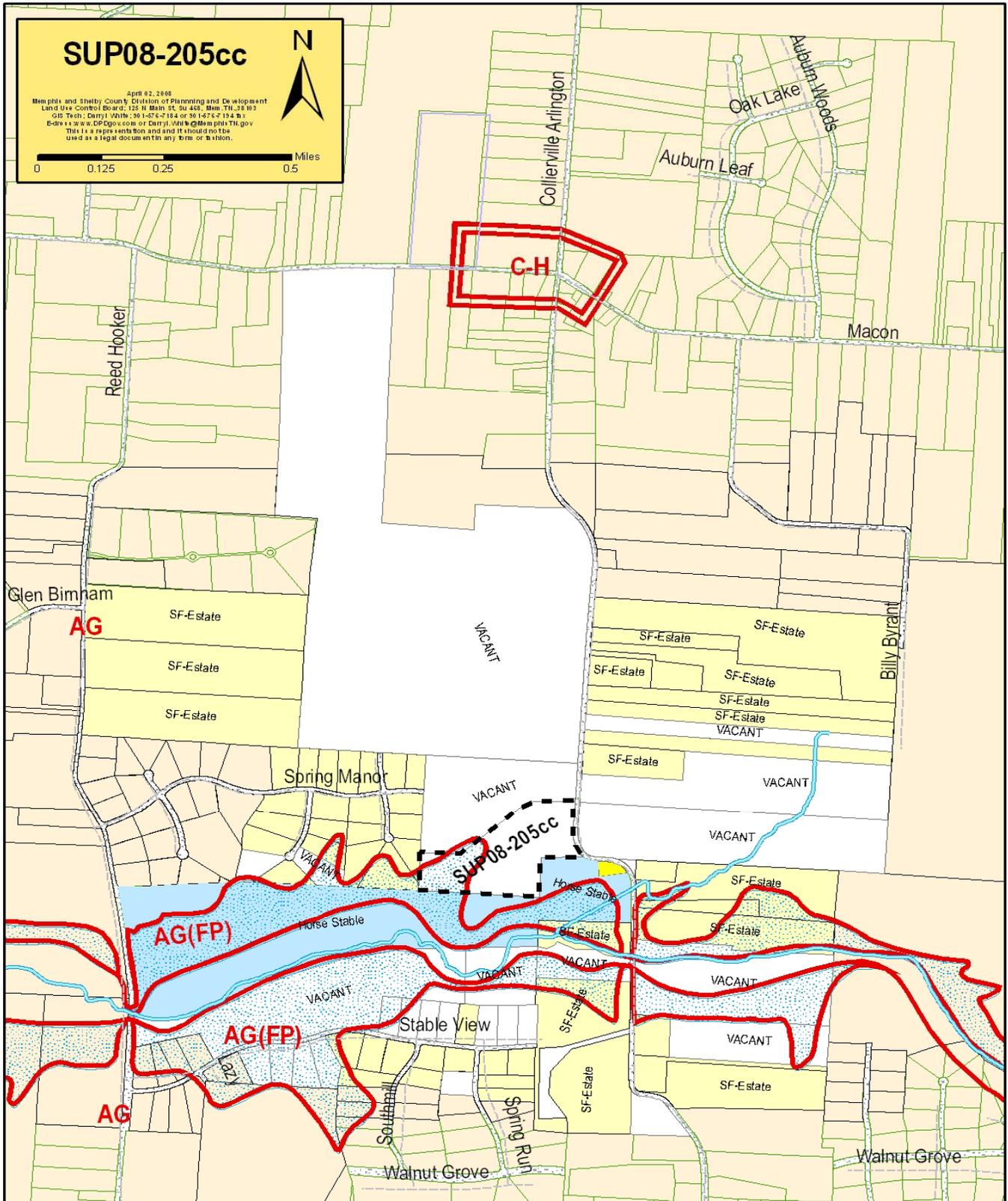
Certain board members of the Gray's Creek Association met twice with the representatives of the applicant and reviewed the plan. At the request of the Association, the Church amended the plan by increasing planting, moving the lighted fields away from residences and agreeing to certain timing restrictions. Ron Kim, on behalf of the directly affected neighbors, also attended the meetings. Based on the revisions undertaken by the applicant, the Gray's Creek Association is now supporting the application. Ron will need to address whether the changes by the applicant have satisfied his clients. If you need more regarding the position of the Association, please let me know. As always, we appreciate the attention your office devotes to this important area of Shelby County.

*Fisherville Civic Club:*

*No comments received as of 4/03/08.*

**Staff: bb**

**ZONING & LAND USE MAP (REVISED):**



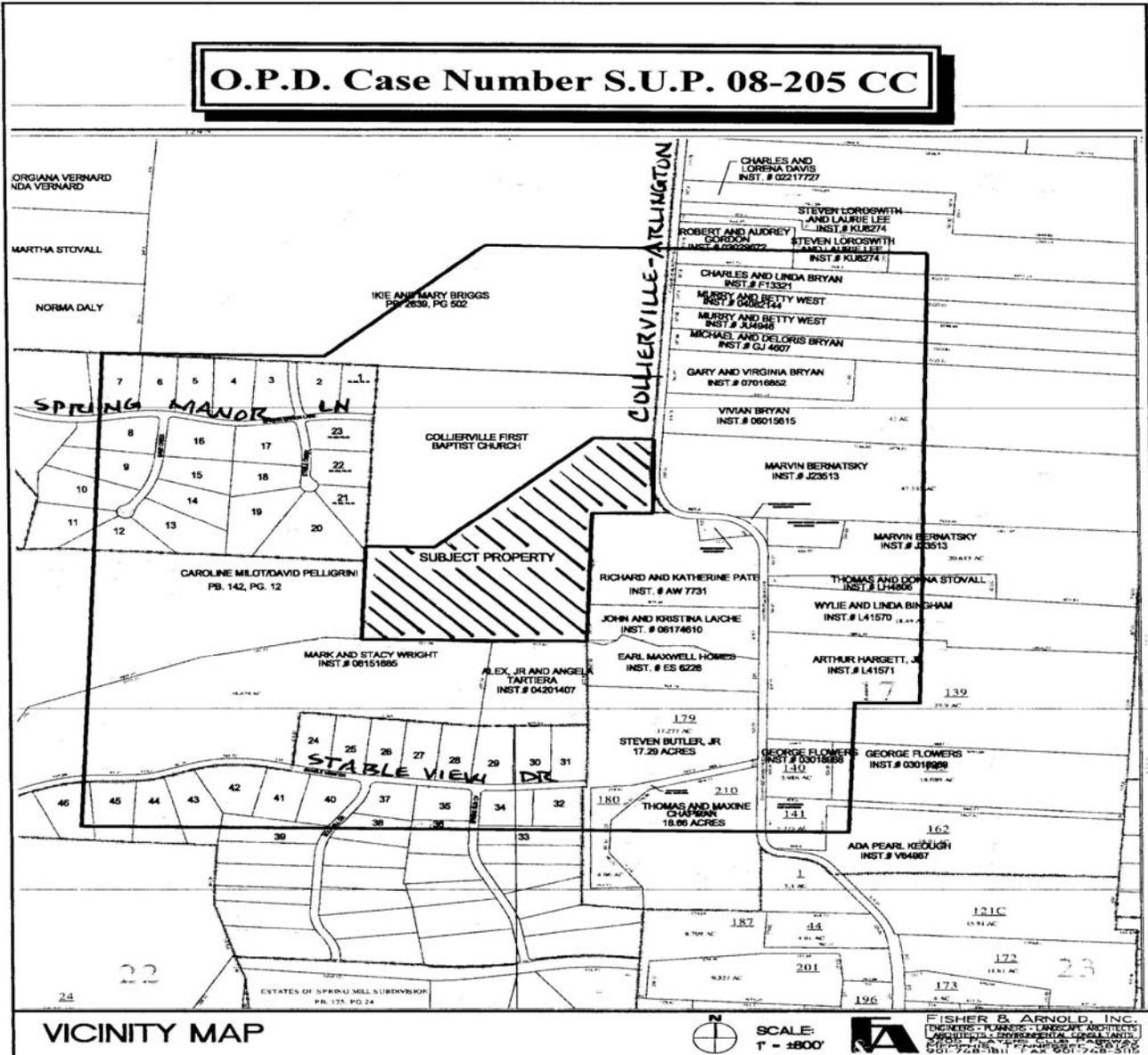








OWNERSHIP & VICINITY MAP (REVISED):



**STAFF REPORT**

**CASE NUMBER:** SUP 08-205CC      **L.U.C.B. MEETING:** February 14, 2008

**DEVELOPMENT NAME:** Collierville First Baptist Church Recreational Fields

**LOCATION:** West side of Collierville-Arlington Road; +/-5,600 feet south of Macon Road

**OWNERS/APPLICANTS:** Collierville First Baptist Church

**REPRESENTATIVE:** Fisher & Arnold, Inc.

**REQUEST:** Special use permit to allow recreational and sports field lighting

**AREA:** 73.55 Acres

**EXISTING LAND USE & ZONING:** Vacant farmland in Agricultural(AG) District zoning.

**SURROUNDING USES AND ZONING:**

**North:** Large tract of vacant land with single family home in Agricultural(AG) District.

**East:** Single family homes on estate lots and vacant tracts in Agricultural(AG) District.

**South:** Horse training facility with stables, vacant tracts, vacant estate-sized lots and single family homes on estate lots in Spring Mill Farms Subdivision in Agricultural(AG) & Agricultural Flood Plain(AG[FP]) Districts.

**West:** Horse training facility with barn stables and single family homes on estate lots in Spring Mill Farms Subdivision in Agricultural(AG) & Agricultural Flood Plain(AG[FP]) Districts.

**OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION:**

*Hold for Thirty(30) Days*

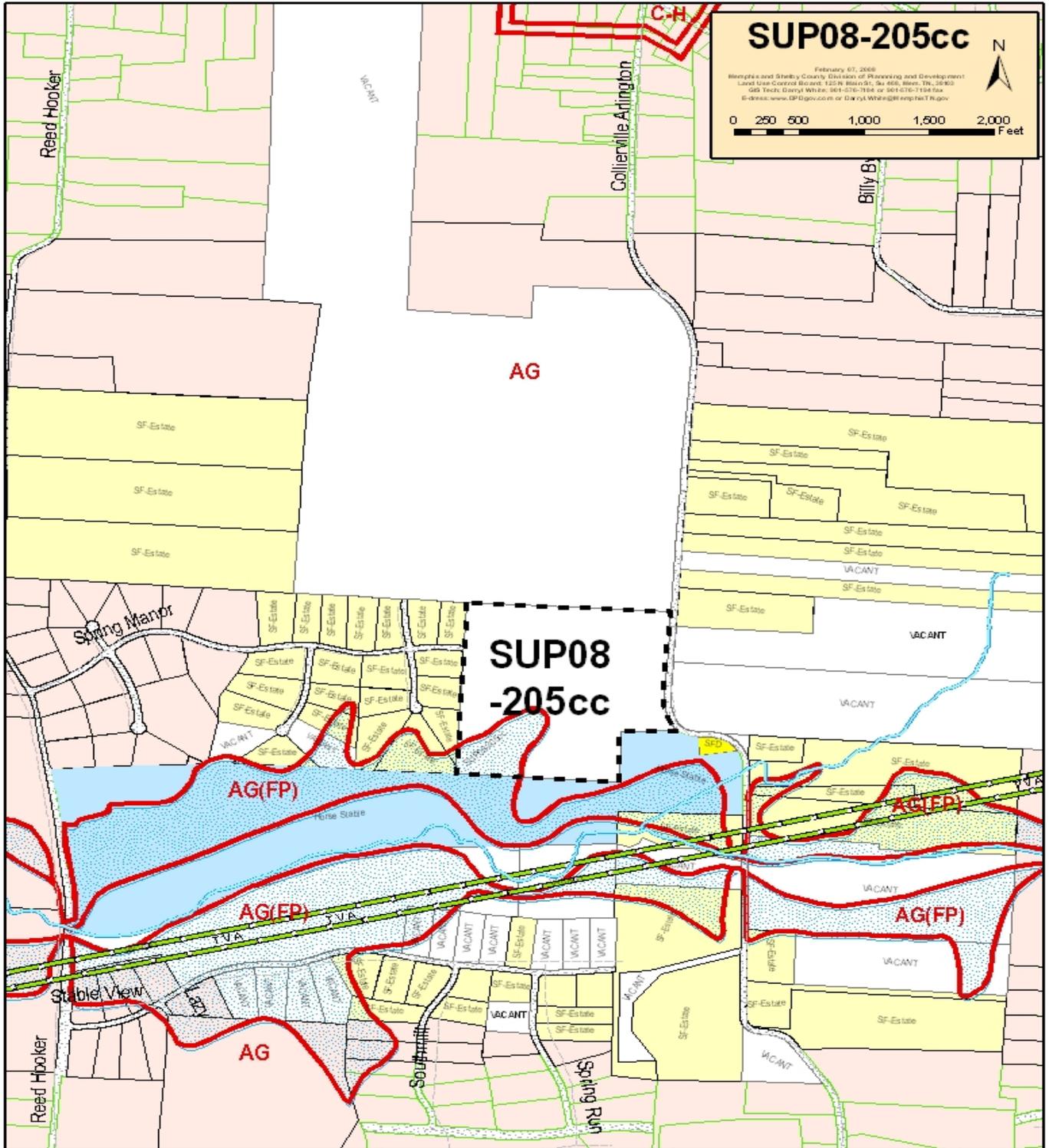
**Staff:** *Brian Bacchus*

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

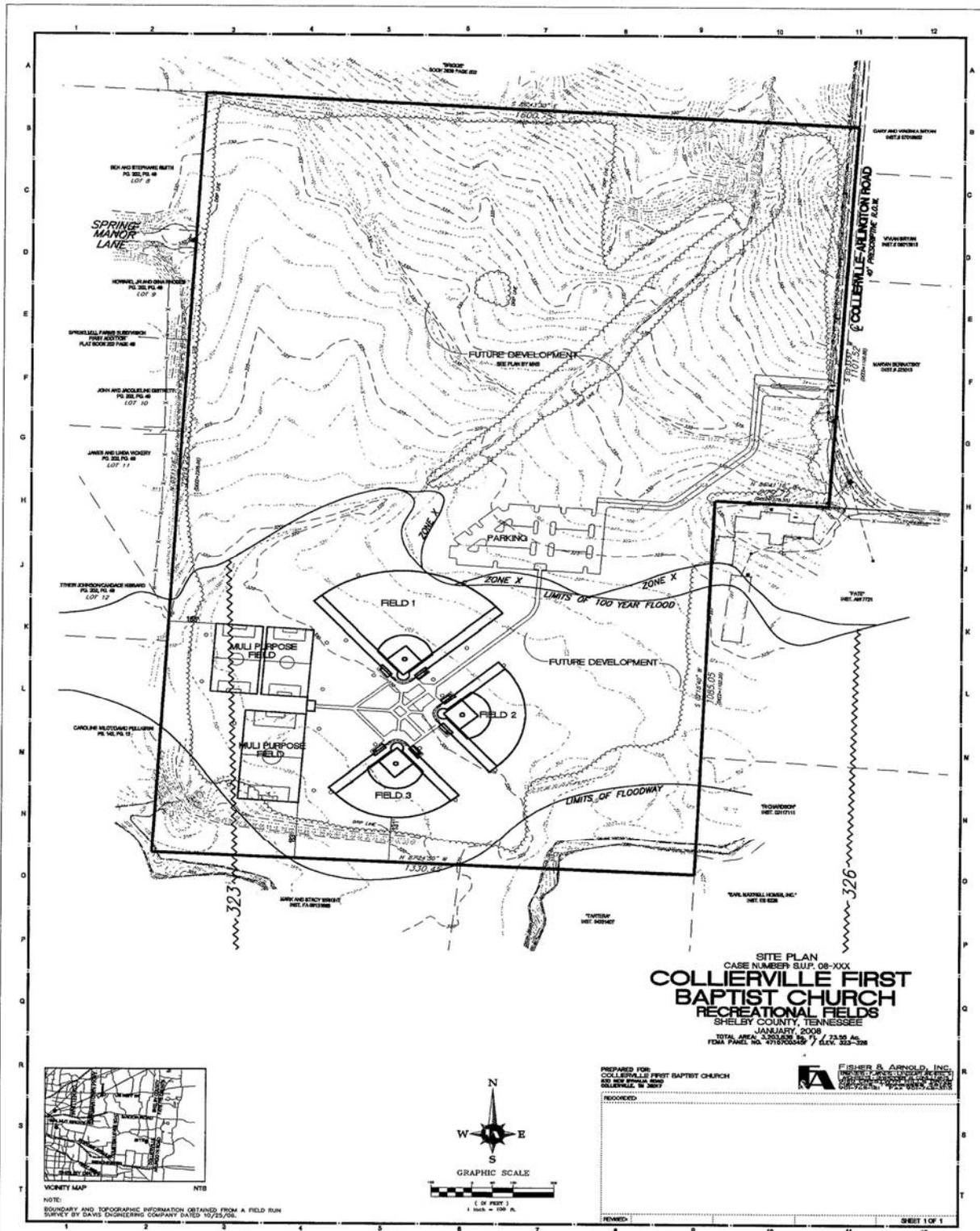
***CONCLUSIONS:***

- 1. The subject property is a 73.55 acre vacant tract of land located at the west side of a major road, Collierville-Arlington Road in East Central Shelby County in the Fisherville Community, but within the Memphis Annexation Reserve Area.**
- 2. The zoning of the subject property is Agricultural(AG) District zoning and does not permit recreational and sports field lighting without a special permit. The zoning however; does permit unlighted recreational and sports fields by right in this district.**
- 3. The main church building is not proposed to be constructed at this time. Only the recreational fields are proposed to be constructed to include three(3) ball fields and (3)three multi-purpose soccer fields with associated parking and accessory structures.**
- 4. The proposed site plan for special permit does not illustrate an extension of Spring Manor Lane which stubs to the west property line of the subject property. The Subdivision Regulations requires any street stub that abuts or touches a property line must be extended through that property.**
- 5. The surrounding property owners and Grays Creek Association have expressed concerns regarding this change and the effects upon their properties. It is recommended the application be continued until such time the church and area residents have an opportunity to meet and discuss the future appearance of this property.**

ZONING & LAND USE MAP:



SITE PLAN:

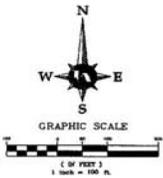
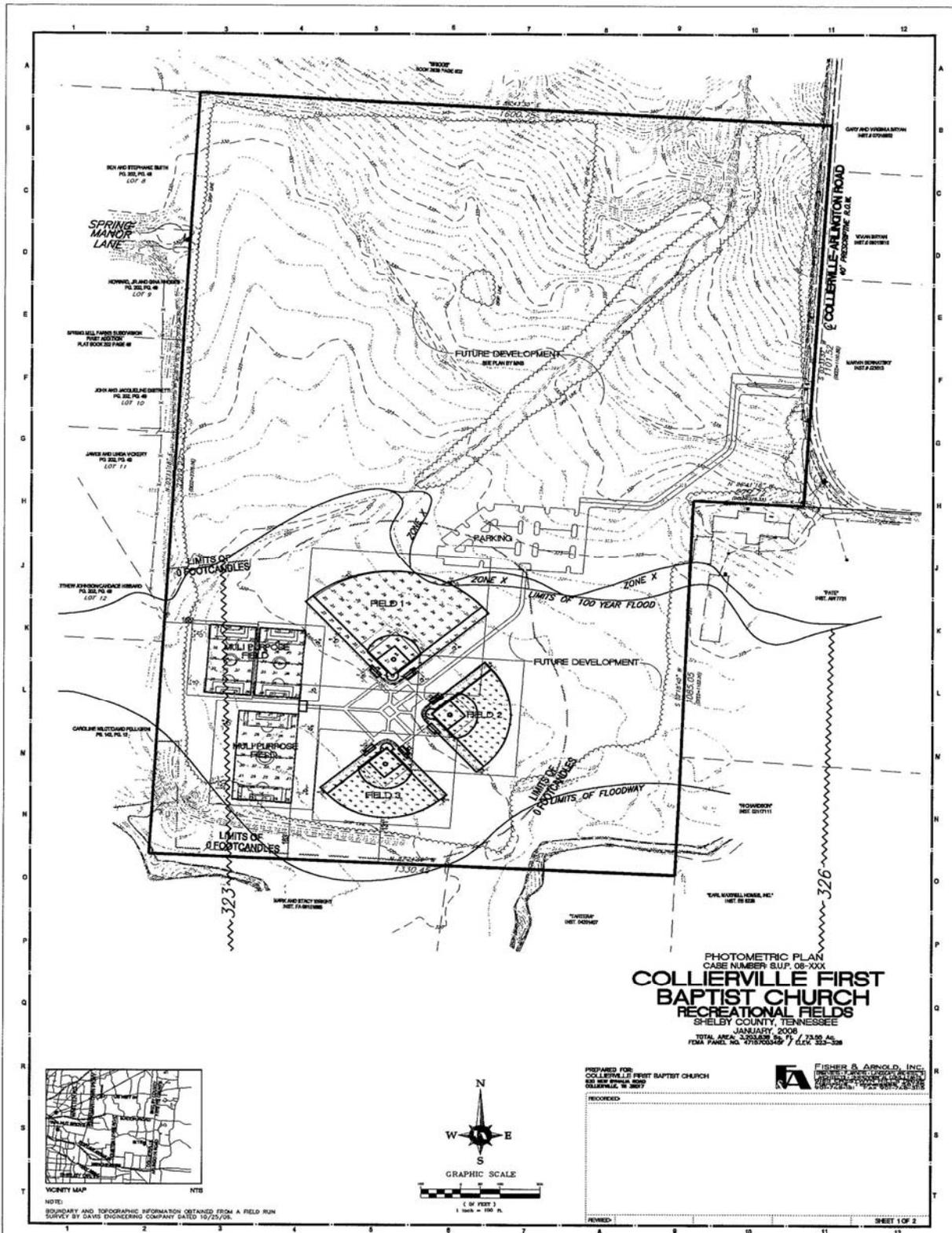


NOTE:  
 BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A FIELD RUN SURVEY BY DAVIS ENGINEERING COMPANY DATED 10/25/06.

PREPARED FOR:  
 COLLIERVILLE FIRST BAPTIST CHURCH  
 400 W. SPRINGFIELD  
 COLLETSVILLE, TN 38017  
 RECORDED:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



**PHOTOMETRIC PLAN:**



PREPARED FOR:  
 COLLIERVILLE FIRST BAPTIST CHURCH  
 633 NEW HWY. 50  
 COLLIERVILLE, TN 38017



RECORDED

PERMITTED

SHEET 1 OF 2

NOTE:  
 BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A FIELD RUN SURVEY BY DAVIS ENGINEERING COMPANY DATED 10/25/06.

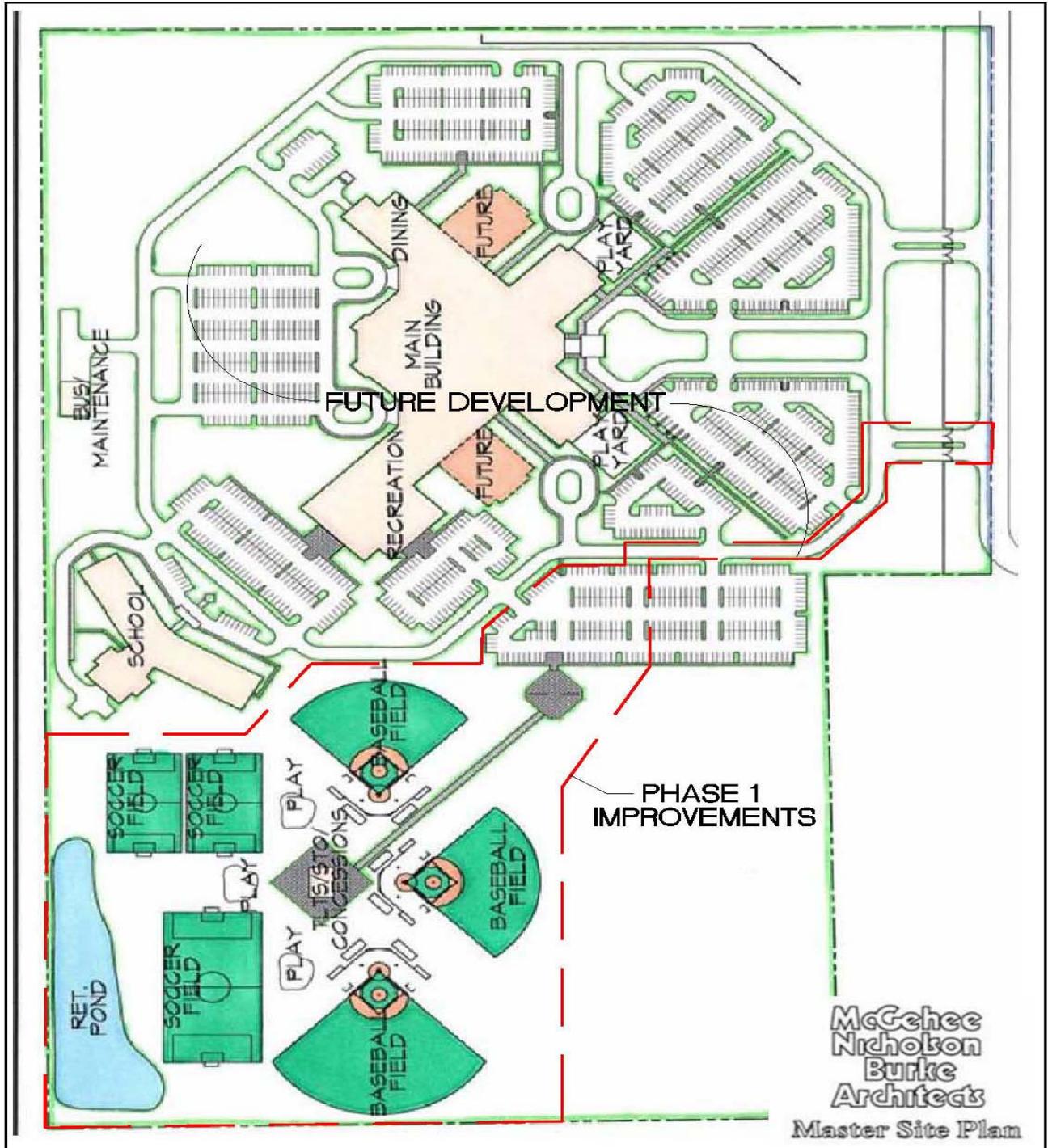
SITE PLAN-AERIAL VIEW:



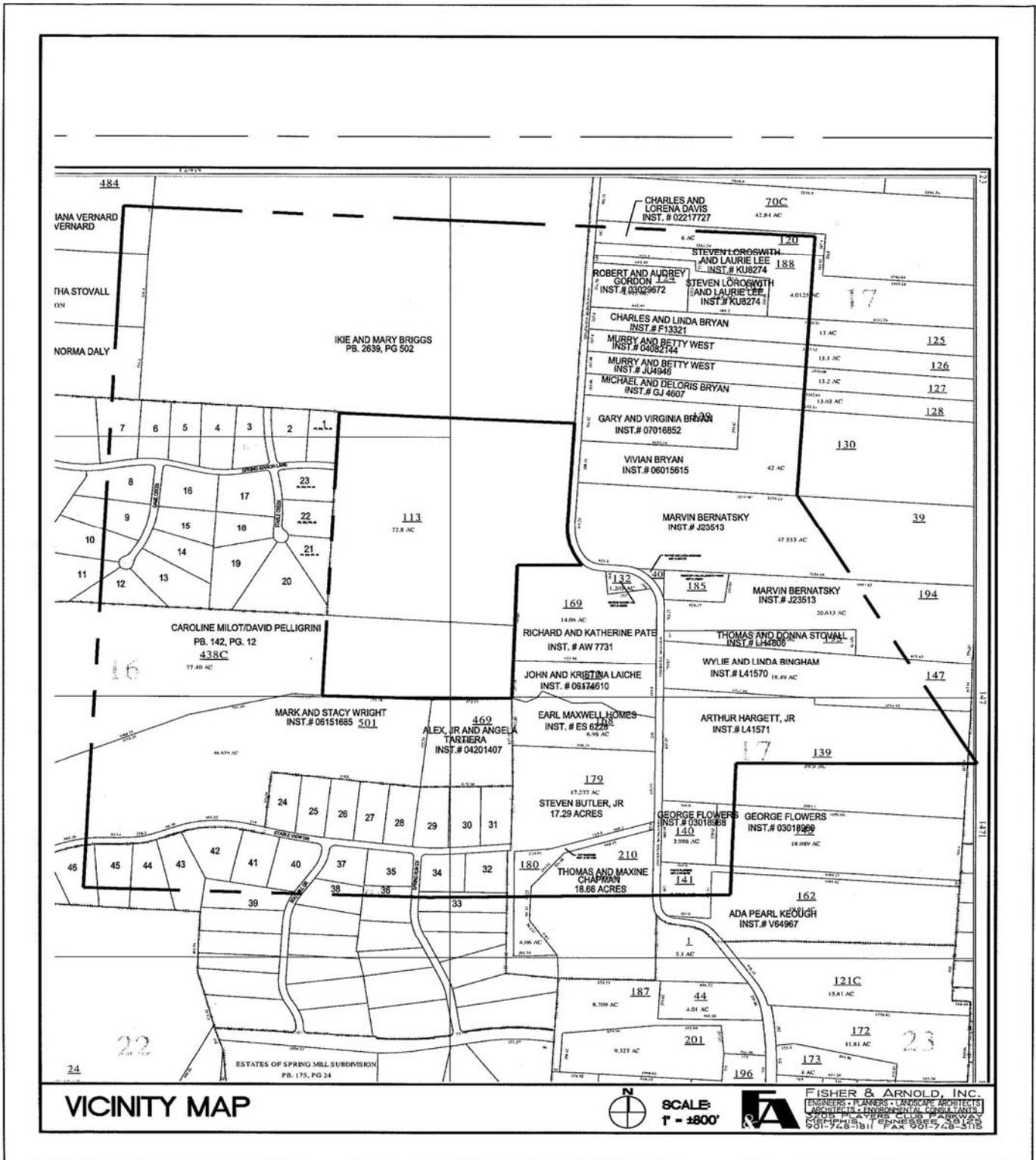
**COLLIERVILLE FIRST  
BAPTIST CHURCH  
RECREATIONAL FIELDS**

**FA** FISHER & ARNOLD, INC.  
ENGINEERS - PLANNERS - LANDSCAPE ARCHITECTS  
ARCHITECTS - ENVIRONMENTAL CONSULTANTS  
9780 CRESTLAWN HILLS DRIVE  
MEMPHIS, TENNESSEE 38117  
901-748-7811 FAX 901-748-3115

**MASTER SITE PLAN:**



**OWNERSHIP & VICINITY MAP:**



## ***STAFF ANALYSIS:***

### **Site Description**

The subject property is a 73.55 acre vacant tract of land located at the west side of a major road, Collierville-Arlington Road in East Central Shelby County in the Fisherville Community, but within the Memphis Annexation Reserve Area. The site was used for agricultural purposes during the growing season and now remains dormant. The tract has approximately 1,100 linear feet at the roadway and 1,600 feet of depth at its northern portion. There are mature trees on the perimeter of the site adjacent to single family homes and along Collierville-Arlington Road.

### **Area Overview**

The surrounding land use and zoning is primarily rural in character of large vacant tracts, single family homes on estate lots with small lakes, including natural springs in Agricultural(AG) District zoning. This site is bounded by a large tract of land to the north and single family homes on estate lots in Spring Mill Farms Subdivision to the west and south, but separated by Spring Mill Farms barn stables and horse training facilities. The majority of lots south in Spring Mill Farms Subdivision are vacant estate size lots with the balance of land use and zoning to the east for single family homes on 2 or more acres--all in Agricultural(AG) District zoning.

### **Special Use vs. Rural Characteristics**

The zoning of the subject property is Agricultural(AG) District zoning and does not permit recreational and sports field lighting without a special permit. The zoning however; does permit unlighted recreational and sports fields by right in this district. The dominant land use and zoning is large lot single family residential in Agricultural(AG) District zoning. The tract is partially located in the Flood Plain(FP) District at the southern portion of the site and proposes to include walkways, dugouts, sports fields and multi-purpose soccer fields.

This tract will eventually become the new location of Collierville First Baptist Church seeking a special permit to allow recreational and sports field lighting as accessory uses to a new church building. The main church building is not proposed to be constructed at this time. Only the recreational fields are proposed to be constructed to include three(3) ball fields and (3)three multi-purpose soccer fields with associated parking and accessory structures for dugouts and perhaps concession stands and bathroom facilities.

The subject property slopes from northeast to southwest from the highest elevation of 350 feet to the lowest elevation of 318 feet in the extreme southwest corner of the property. The ball fields are placed at the lowest elevation within the floodplain and setback 131 feet from the south property line and 165 feet from the west property line. The applicant has provided a graphic that illustrates the limits to where the lighting is diminished to zero foot candles and this measurement does not extend beyond the project boundary.

The proposed site plan for special permit does not illustrate an extension of Spring Manor Lane which stubs to the west property line of the subject property. The Subdivision Regulations requires any street stub that abuts or touches a property line must be extended through that property. If Spring Manor Lane is not extended, the road segment which remains is 2,308.64 feet long which exceeds the maximum 1,200 feet allowed by the Subdivision Regulations for lots 150 feet in width or greater.

Although the Photometric Site Plan illustrates recreation and sports field lighting does not spill outside the subject property, the lighted ball fields may be a significant changed appearance from existing conditions. The surrounding property owners and Grays Creek Association have expressed concerns regarding this change and the effects upon their properties. It is recommended the application be continued until such time the church and area residents have an opportunity to meet and discuss the future appearance of the subject property. This time period can also be used to examine a possible route to extend Spring Manor Lane to Collierville-Arlington Road.

***RECOMMENDATION:***            ***Hold for Thirty(30) Days***

***SITE PLAN CONDITIONS:***

A *Special Use Permit* is hereby authorized to *‘Collierville First Baptist Church’* to allow *‘recreational and sports field lighting’* on property located at the *‘west side of Collierville-Arlington Road; +/-5,600 feet south of Macon Road’* in accordance with an approved *‘site plan’* and the following supplemental conditions:

1. Recreational and sports field lighting for three(3) ball fields and (3)three multi-purpose soccer fields with associated parking and accessory structures for dugouts and associated facilities, including spectator and concession stands and bathroom facilities.
2. The mature trees and shrubs exterior to the site shall be preserved and maintained, especially along the west and south property lines and along Collierville-Arlington Road.
3. An ‘Undisturbed Natural Area’ shall be maintained along the west and south property lines.
4. The ball fields shall be setback 131 feet from the south property line and 165 feet from the west property line as illustrated on the Site Plan.
5. The location, design and number of any curb cut shall be subject to review and approval by the City/County Engineer.
6. Dedicate forty-two(42’) feet from the centerline of Collierville-Arlington Road in accordance with Subdivision Regulations.
7. All on-site parking spaces shall be provided, including required handicap parking and facilities in accordance with the Zoning Ordinance-Regulations and the Americans with Disabilities Act.
8. One(1) detached sign a maximum of twelve(12) square feet in area shall be permitted for recreational fields.
9. A detailed Site/Landscape Plan shall be submitted for review and approval prior to the forwarding of this application to the legislative bodies.
- 10 Recreational and sports field lighting shall be allowed for the above mentioned user and maintained in accordance with site plan conditions subject to administrative site plan review and approval and no zoning violations.

**S.U.P. 08-205 CC**  
**Collierville First Baptist Church Special Permit**

**GENERAL INFORMATION:**

**Street Frontage:** Collierville-Arlington Road-----+/-1,100 linear feet.  
**Planning District:** East Central Shelby  
**Census Tract:** 210.20  
**Annexation Reserve:** City of Memphis  
**Zoning Atlas Page:** 2065  
**Zoning History:** The Agricultural(AG) District zoning of the tract date 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:**

1. Standard Subdivision Contract as required in Section 500 of Subdivision Regulations.
2. This site is located in the Memphis Reserve Area.
3. The Gray's Creek Area Association should review and make comments to this development as required under the Gray's Creek Area Plan.
4. This project will require the filing of a **final site plan** and the submittal of a detailed grading and drainage plan to the Memphis City Engineer, in order to establish the appropriate location for permanent sanitary sewer easements and attendant construction easements across the site.

**Sewers:**

5. No City sewers are currently available to serve this site.
6. The developer shall dedicate permanent sanitary sewer easements across the property from east to west along the north bank of Mary's Creek, and from north to south along the west side of the site in order to serve upstream properties.
7. When the future development occurs, a sewer extension will be required to serve this project.
8. The Memphis and Shelby County Health Department shall approve private septic tanks for each lot.

9. This site is located within the area served by the Marys Creek Interceptor Special Sewer Service Area. The developer must agree to pay all surcharges assessed upon his project as a part of the Special Sewer Service Area regulations.

**Roads:**

10. Collierville-Arlington Road is an MPO Major Road shown as Priority 1. Dedicate 42 feet from an approved centerline alignment acceptable to the County Engineer and improve in accordance with Subdivision Regulations and Shelby County Paving Policy.
11. City Engineering recommends that Spring Manor Lane be extended to the east (as proposed by the Gray's Creek Circulation Plan shown as a Collector Street), through this site, to intersect with Collierville-Arlington Road to establish an interconnectivity network.

**Curb Cuts/Access:**

12. The County Engineer shall approve the design, number and location of curb cuts.

**Drainage:**

13. An overall drainage plan for the entire site shall be submitted to the City/County Engineers prior to approval of the final plan.
14. 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.
15. 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.
16. This project must be evaluated by the Tennessee Department of Environment and Conservation regarding their jurisdiction over the watercourses on site, in accordance with the Water Quality Control Act of 1977 as amended (TCA 69-3-101 et seq.).
17. If the State will not issue an ARAP Permit for the concrete channel lining of the major drainage way, a drainage easement - unbuildable area - common open space along the major drainage way must be provided consistent with drainage plans approved by the City/County Engineer and an A.R.A.P. Permit. The easement width may be equal to as much as 2.5 times the top of bank width, measured from either side of the stream centerline, in order to protect buildings and accessory structures from bank caving and stream meandering.
18. The preliminary/outline plan shall reflect a minimum 25-foot rear yard, exclusive of the easement along the natural drainage way, as well as a buildable area and front yard setback on each buildable lot.
19. Part of this site is located within the 100-Year floodplain according to the FEMA maps. Appropriate flood protection measures must be taken to prevent flood damage. The 100 year floodplain boundary line and elevation shall be reflected on the final plat and engineering plans.

20. Part of this site is within the FLOODWAY according to the FEMA maps. No filling or construction shall be permitted within the Floodway. The Floodway boundary shall be reflected on the final plat and engineering plans.
21. Lakes and dams shall be constructed in accordance with State regulations and the Safe Dam Act.
22. Adequate queuing spaces in accordance with the current ordinance shall be provided between the street right-of-way line and any proposed gate/guardhouse/card reader.
23. Adequate maneuvering room shall be provided between the right-of-way and the gate/guardhouse/card reader for vehicles to exit by forward motion.
24. 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.

**County Engineer:**

1. Collierville-Arlington Road is an MPO Major Road shown as Priority 1. Dedicate 42 feet from an approved centerline alignment acceptable to the County Engineer and improve in accordance with Subdivision Regulations and Shelby County Paving Policy.
2. The Gray's Creek Area Association should review and make comments to this development as required under the Gray's Creek Area Plan.
3. County Engineering recommends that Spring Manor Lane be extended to the east (as proposed by the Gray's Creek Circulation Plan shown as a Collector Street), through this site, to intersect with Collierville-Arlington Road to establish an interconnectivity network.
4. Part of this site is within the FLOODWAY according to the FEMA map. Only construction allowed by FEMA shall be permitted within the floodway. The floodway boundary shall be shown on the final plat.
5. Part of this site is within the FLOODPLAIN according to FEMA map. If filling in the floodplain is contemplated, the applicant shall submit completed floodplain questionnaire for approval by the County Engineer's Office. If filling is not planned, the floodplain should be noted as unbuildable on the final plat. The 100 year flood elevation shall be reflected on the final plat and engineering plan.
6. Septic tank suitability is to be approved by the Memphis and Shelby County Health Department prior to the recording of the Final Plat.

7. Provide drainage data for assessment of on-site detention requirements by County Engineer's Office. All drainage plans are to be submitted to County Engineer's Office for review. ***Detention ponds should be designed for multiple stage discharges and it is to be inspected by the design engineer when it is built to certify that it is working as designed. Detention pond should be built at the first phase when the land is cleared.*** Drainage improvements must be provided in accordance with the Subdivision Regulations and the City of Memphis Drainage Design Manual. Quantify and provide pre and post development storm water discharge values. Provide an assessment of any downstream structures impacted by increased runoff.
8. All common open areas, private streets, private sewers, and private drainage shall be owned and maintained by a the property owners. A statement to this effect shall appear on the final plat.
9. A Notice of Intent must be submitted to and be approved by the Tennessee Department of Environment and Conservation (TDEC) before any earthwork is started in accordance with Shelby County Storm Water Ordinance. A copy of the TDEC's coverage letter and Storm Water Pollution Prevention Plan (SWPPP) is to be provided to Shelby County Engineering Office before any ground is disturbed.
10. Detention facilities, if required, are to be fully operational immediately after the clearing of the vegetation. Silt and debris connected with early construction shall be removed periodically from the detention area and control structure in order to maintain maximum storage capacity.
11. The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City or County Engineer, as applicable. The storm Water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or owner's association. Such maintenance shall be performed so to ensure that the system operates in accordance with the approved plan located in the City/County Engineer's Office. Such maintenance shall include, but not be limited to; removal of sedimentation, fallen objects, debris and trash; mowing; outlet cleaning; and repair of drainage structures.
12. The Developer should be aware that the floodplain is anticipated to increase as a result of future upstream development. A full hydraulic analysis is recommended as a basis for building at least one foot above the 100 year flood produced under full development of the basin.
13. This project must be evaluated by the Tennessee Department of Environment and Conservation regarding their jurisdiction over the watercourses on this site in accordance with the Water Quality Control Act of 1977 as amended (TCA 69-3-101 et sec.). The Developer should be aware that if an ARAP permit is required, he is responsible for any design modifications that result from the requirements of said permit. Substantial modifications of the plans resulting therefrom will require re-approval by the Land Use Control Board.
14. A private drainage easement along the major drainageway must be provided consistent with drainage plans approved by the City/County Engineer and an ARAP permit. The width may be equal to 5 times the top of bank width, in order to protect buildings and accessory structures from bank caving and stream meandering if improvement is not permitted.

15. All grading and drainage plans shall show a minimum of 100 feet of offsite topography on all sides in order to determine the effect of offsite features on the subdivision under review or its effect on adjacent properties.
16. Cash-in-lieu of major roadway construction may be considered if future profile cannot be met. Permanent and temporary construction and slope easements are required if the roadway is not built.
17. The Developer will be expected to enter into a Standard Subdivision contract, as required in Section 500 of Subdivision Regulations, for required public improvements, including paving, under the Shelby County Paving Policy.

<b>County Fire Department:</b>	No comments received.
<b>County Real Estate:</b>	No comments received.
<b>Memphis &amp; Shelby County Health Department-</b>	No objections.
<b>Shelby County Board of Education:</b>	No comments received.
<b>Construction Code Enforcement:</b>	No comments received.
<b>Memphis Light, Gas and Water:</b>	No comments received as of 2/08/'08.
<b>AT&amp;T:</b>	No comments received as of 2/08/'08.
<b>Memphis Area Transit Authority (MATA):</b>	No comments received.
<b>OPD-Regional Services:</b>	No comments received.
<b>OPD-Plans Development:</b>	No comments.
<b>Division of Park Services:</b>	No comments received.
<b>Shelby County Conservation Board:</b>	No comments received.
<b>Neighborhood Associations/Organizations:</b>	
<i>Fisherville Civic Club:</i>	<i>No comments received as of 2/08/'08.</i>
<i>Grays Creek Association:</i>	<i>No comments received as of 2/08/'08.</i>

**Staff:** *bb*