SITE PLAN CONDITIONS:

A ***Special Use Permit*** is hereby authorized to ***'Habitat for Hope'*** to allow a ***'philanthropic institution, including residential cottages, nature trail, horse and barn stables, resident managers' quarters and an open recreation field'*** on property located at ***'2041 Locke-Cuba Road'*** at the ***'south side of Locke-Cuba Road; +/- 865 feet west of Woodstock-Cuba Road'*** in accordance with an approved ***'site plan'*** and the following supplemental conditions:

I. Uses Permitted: A philanthropic institution, including a maximum of eight(8) residential cottages, nature trails, horse and barn stables, resident managers' quarters and an un-lighted open recreation field with associated accessory uses for playgrounds, play houses and a picnic area.

III. Access, Circulation and Parking:

A Dedicate eighty(80') feet from centerline on an alignment approved by the City/County Engineer and/or the Metropolitan Planning Organization(MPO) in accordance with Subdivision Regulations.

E. The location and design of curb-cut and private drive shall be subject to review and approval by the City/County Engineer.

F. 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.

G. Adequate queuing spaces in accordance with the current ordinance shall be provided between any street right-of-way line and any gate.

III. Landscaping and Signs:

A. All existing mature trees and vegetation shall be shall be preserved and maintained in a natural state along the east, west and internal to the site and designated 'Undisturbed Natural Area', including the natural buffers along Locke-Cuba Road.

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

IV. A philanthropic institution, including residential cottages, nature trail, horse and barn stables, resident managers' quarters and an open recreation 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.

GENERAL INFORMATION:

Street Frontage: Locke-Cuba Road----------+/-710 curvilinear feet.

Annexation Reserve: City of Memphis

Planning District: Northwest Shelby

Census Tract: 201.0

Zoning Atlas Page: 1335

Zoning History: The Agricultural(AG) District zoning of the subject property dates to the adoption of the 1960 Shelby County Comprehensive 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.

Sewers:

3. No City sewers are currently available to serve this site.

4. The Memphis and Shelby County Health Department shall approve private septic tanks for each lot.

Roads:

5. The extension of Paul Barrett Pkwy/TN 385 runs through the top of this site, proposed for 160 foot right-of-way, and is designated as a Priority 1 on the MPO Major Road Plan. The anticipated cross-section of this road is controlled access, which will preclude direct access from this site to the highway. Dedicate 80 feet from centerline on an alignment approved by the County Engineer and/or the MPO in accordance with Subdivision Regulations.

Curb Cuts/Access:

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

7. Any existing nonconforming curb cuts shall be modified to meet current County Standards or closed with curb, gutter and sidewalk.

Drainage:

8. 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.

9. 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.

10. 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.).

11. 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.

12. Adequate maneuvering room shall be provided between the right-of-way and the gate/guardhouse/card reader for vehicles to exit by forward motion.

General Notes:

13. 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.

14. Required landscaping shall not be placed on sewer or drainage easements.

County Engineer:

1. The extension of Paul Barrett Pkwy/TN 385 runs through the top of this site, proposed for 160 foot right-of-way, and is designated as a Priority 1 on the MPO Major Road Plan. The anticipated cross-section of this road is controlled access, which will preclude direct access from this site to the highway. Dedicate 80 feet from centerline on an alignment approved by the County Engineer and/or the MPO in accordance with Subdivision Regulations. The existing Parkland Lake Acres Subdivision, just west and north of this site, has also dedicated 80 feet from centerline.

2. 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.

3. The Engineer is responsible for indicating driveway culvert sizes for all lots on the grading and drainage plan and final plat. It should be noted on the final plat that the property owners shall contact the County Engineer's Office for approval of driveway locations and culvert size prior to any construction.

4. Septic tank suitability is to be approved by the Memphis and Shelby County Health Department prior to the recording of the Final Plat.

Shelby County Fire Department: No comments received.

Memphis & Shelby County Health Department:

Please add the following comments and requirements for subsurface sewage disposal:

1. If any monitoring wells were installed as part of an environmental site assessment they must be filled as outlined in Section 6 of the Shelby County Well Construction Code.
2. If any abandoned water wells are present on this site they must be properly filled and abandoned as outlined in Section 9 of the Shelby County Well Construction Code.
3. Conventional subsurface sewage disposal statutory criteria T.C.A. 68-221-403 (c) which requires either a high intensity soils evaluation by a soil scientist certified by the State of Tennessee or a percolation test must be performed to verify that the soil is sufficiently permeable to allow proper absorption of the sewage into the soil. The soil mapping or percolation test must be performed as outlined in the Rules and Regulations to Govern Subsurface Sewage Disposal Systems Chapter 1200-1-6-.02 (3).
4. For this proposed Special Use Permit (SUP) a plat with results of a soil evaluation performed by a soil scientist certified by the Department must be submitted in order to assure that the soil is suitable for subsurface sewage disposal systems on each lot as well as having a duplicate area for sewage disposal for each lot as defined by the soil map.
5. If a subsurface sewage disposal system can not be sited using the above two requirements, then any alternative system permit application may be made to the Memphis and Shelby County Health Department for approval by the Tennessee Department of Environment and Conservation pursuant to Title 68, Chapter 221, Part 4 Subsurface Sewage Disposal Systems, then a system could be permitted by the Department as outlined in the Rules and Regulations to Govern Subsurface Sewage Disposal Systems Chapter 1200-1-6-.14.
6. As outlined in the Shelby County Regulations Governing Construction, Installation and Operation of Subsurface Sewage Disposal Systems Section 2-103-(4)-(a), areas consisting of fill material shall be excluded from the area considered for the installation of the disposal field unless soil conditions provide for adequate filtration and will prevent outcropping of sewage effluent.
7. Subsurface sewage disposal systems or field lines cannot be installed within the designated boundaries of a 100-year floodplain or flood zone as designated by the Federal Emergency Management Agency (FEMA) map for Shelby County as defined in the Shelby County Regulations Governing Construction, Installation and Operation of Subsurface Sewage Disposal Systems Section 2-103-(4)-(b).
8. An engineer who has a valid state of Tennessee Professional Engineer (P.E.) license must design this subsurface sewage disposal system.
9. The size of the sewage disposal system must be able to accommodate all plumbing, air conditioner condensate, and sewage disposal for each lot at this site.
10. This proposed site appears to have soil made up of the Memphis association soil series, which are moderately well drained silty soils that have a fragipan with a slope of 5-8%.
11. The minimum lot size to be served by a subsurface sewage disposal system is two (2) acres after road dedication, utility easements or similar usage and excluding any lakes or ponds on the lot.
12. As outlined in Section 12.01 J of the Shelby County Well Construction Code, the minimum lot size for the construction of a well on a lot using a septic tank for sewage disposal is four (4) acres.

13. Each lot must show the proposed location of the house in order to properly assess the lot so that both an original as well as a duplicate disposal field bed area can be sited for each proposed home for all lots.
14. A dry sewer should be installed for future connection to the sewer system once sewer is brought to the area along Lock Cuba Road.
15. Since this is a Special Use Permit that could require the demolition of a structure or structures at this site before any demolition the developer will need to fill out the attached questionnaire.
16. If a Demolition Permit will be required after filling out the questionnaire then the owner, developer, or contractor must contact the Asbestos Branch in the Air Pollution Control Section at (901) 544-7349 in order to secure the appropriate permit.

Shelby 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:

- **It is the responsibility of the owner/applicant** to pay the cost of any work performed by MLGW to install, remove or relocate any facilities to accommodate the proposed development.
- **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. No permanent structures will be allowed within any utility easements.
- **It is the responsibility of the owner/applicant** to comply with the **National Electric Safety Code (NESC)** and maintain minimum horizontal/vertical clearances between existing overhead electric facilities and any proposed structures.
- **Landscaping is 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).
- **Fire Protection Water Services**: **It is the responsibility of the owner/applicant** to contact MLGW - **Water Engineering** @ 528-4720 to obtain fire protection/water flow information. If water main extensions and/or an increase in existing main sizes are needed to meet the minimum fire flow rate to serve the proposed development, the owner/applicant will be responsible for the cost of these improvements.
    - Please refer to Section 12.1.1 and Appendix A of the **MLGW Water Service Policy Manual**, which is available online at the following MLGW website:
    - http://www.mlgw.com/images/water_manual.pdf

- **It is the responsibility of the owner/applicant** to contact the appropriate MLGW engineering area to determine if system improvements may be required and any related cost:
  - MLGW Engineering - **Residential Development**: 528-4858
  - MLGW Engineering - **Commercial Development**: 367-3343
- **It is the responsibility of the owner/applicant** to pay the cost of any utility system improvements necessary to serve the proposed development with electric, gas or water utilities.

AT&T / Millington Telephone: 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 April 25, 2008. The MPO staff has determined that the subject property is in the vicinity of the westward extension of Paul Barrett Parkway west of the proposed Interstate 69. Because this extension of Paul Barrett Parkway is a Priority 1 facility, the MPO staff recommends consultation with the County Engineers Office regarding reservation of right of way.

OPD-Plans Development: No comments received.

Shelby County Conservation Board: No comments received.

Shelby County Sheriff: No comments received.

Neighborhood Associations/Organizations: *None Registered.*

Staff: bb