MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT

STAFF REPORT

CASE NUMBER: **P. D. 08-331 CC** **L.U.C.B. MEETING:** **December 11, 2008**

DEVELOPMENT: **FOREST CREEK PLANNED DEVELOPMENT , 3RD Amendment**

LOCATION: **East side of Forest Hill-Irene Road; ±597 feet north of East Shelby Drive**

COUNCIL DISTRICT(S): **Unincorporated Shelby County**

OWNERS OF RECORD: **Turley, L.P.**

APPLICANTS: **Edward Rose Properties, Inc.**

REPRESENTATIVE: **Tetra Tech, Inc. –Frank Gianotti**

REQUEST: **Planned development amendment to allow 432 multi-family residential apartments and 140 independent senior living apartments within the Outline Plan.**

AREA: **54.10 Acres**

EXISTING LAND USE & ZONING: **Vacant land currently governed by Forest Creek Planned Development, 2nd Amendment(P.D.02-365 CC) for General Office(O-G) and Planned Commercial(C-P) District.**

SURROUNDING LAND USES AND ZONING:

North: The Preserve @ Forest Creek apartment community in Forest Creek Planned Development, 2nd Amend(P.D. 02-365 CC) and Tennessee 385(Bill Morris Parkway).

East: Vacant land within Forest Creek Planned Development, 2nd Amend(P.D.02-365 CC) and single family homes on estate lots in Cotton Plant Farms Subdivision in Agricultural(AG) District.

South: Vacant land and single family homes in The Village, The Estates @ Forest Creek and Collierville Station Subdivisions within Forest Creek Planned Development, 2nd Amendment(P.D.02-365 CC).

West: Shelby County Fire Station, soccer fields, cellular tower in Mike Rose Soccer Complex Planned Development(P.D. 99-304 CC & S. U. P. 97-203 CC)).

OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION:

Approval with Conditions

Staff: ***Brian Bacchus*** **E-mail:** ***brian.bacchus@memphistn.gov***

CONCLUSIONS:

1. **The subject property 54.10 acres—part of an approved mixed-use plan of development located at the east side of Forest Hill-Irene Road; +/-597 feet north of East Shelby Drive in southeast Shelby County within the Memphis Annexation Reserve Area.**

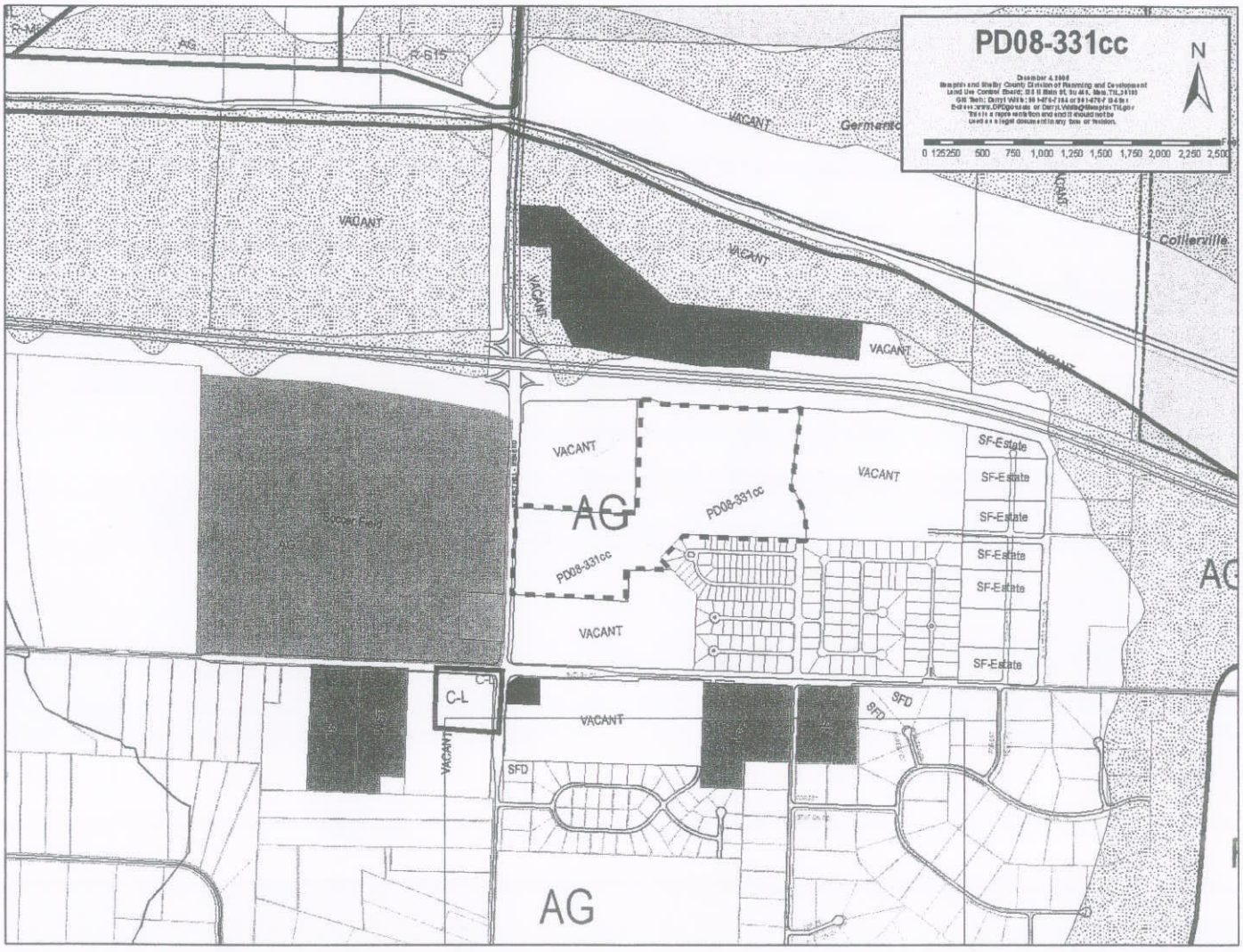
2. **The existing development within this Outline Plan immediately south of the major roadway is primarily single family homes in Colliervile Station, Barkley Estates and Barkley Square neighborhoods. There is also land approved for office and commercial development.**

3. **This development request is for an amendment to allow the construction of 432 multi-family residential apartments and 140 independent senior living apartments on 54.10 acres of vacant land currently approved for General Office and Planned Commercial development within the Outline Plan.**

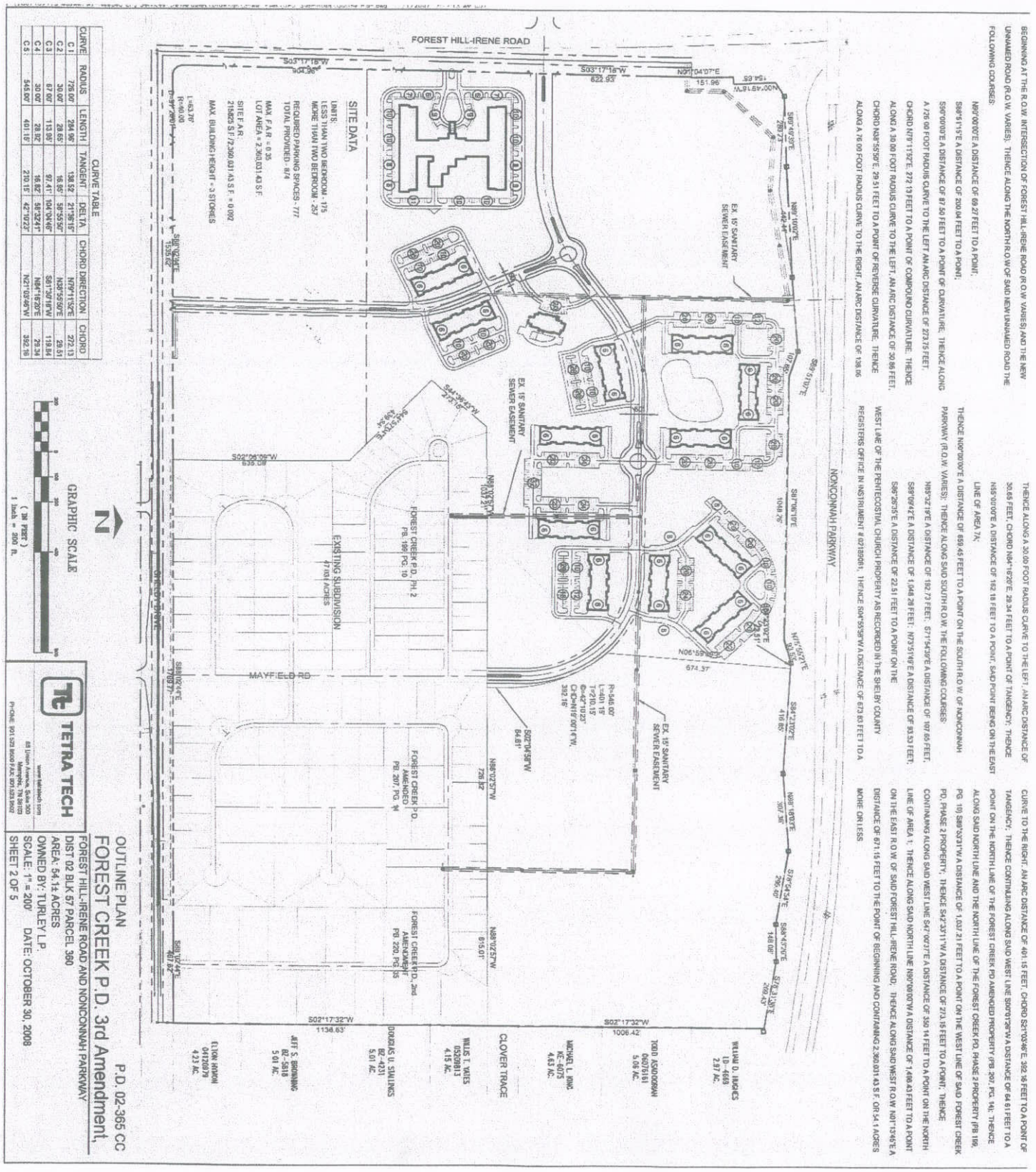
4. **This change in land use from office and commercial to multi-family and senior living apartments creates a better transition in land use than the approved development plan of office campus development directly adjacent to single family homes if the plan is designed to ensure compatibility with adjacent single family residential properties.**

5. **The development will be situated so as to minimize the loss of mature and natural buffers of trees on the subject property. The preservation of trees within this development is paramount to this development and to create an immediate natural screen for most of the boundary adjacent to Collierville Station and Barkley Square subdivisions.**

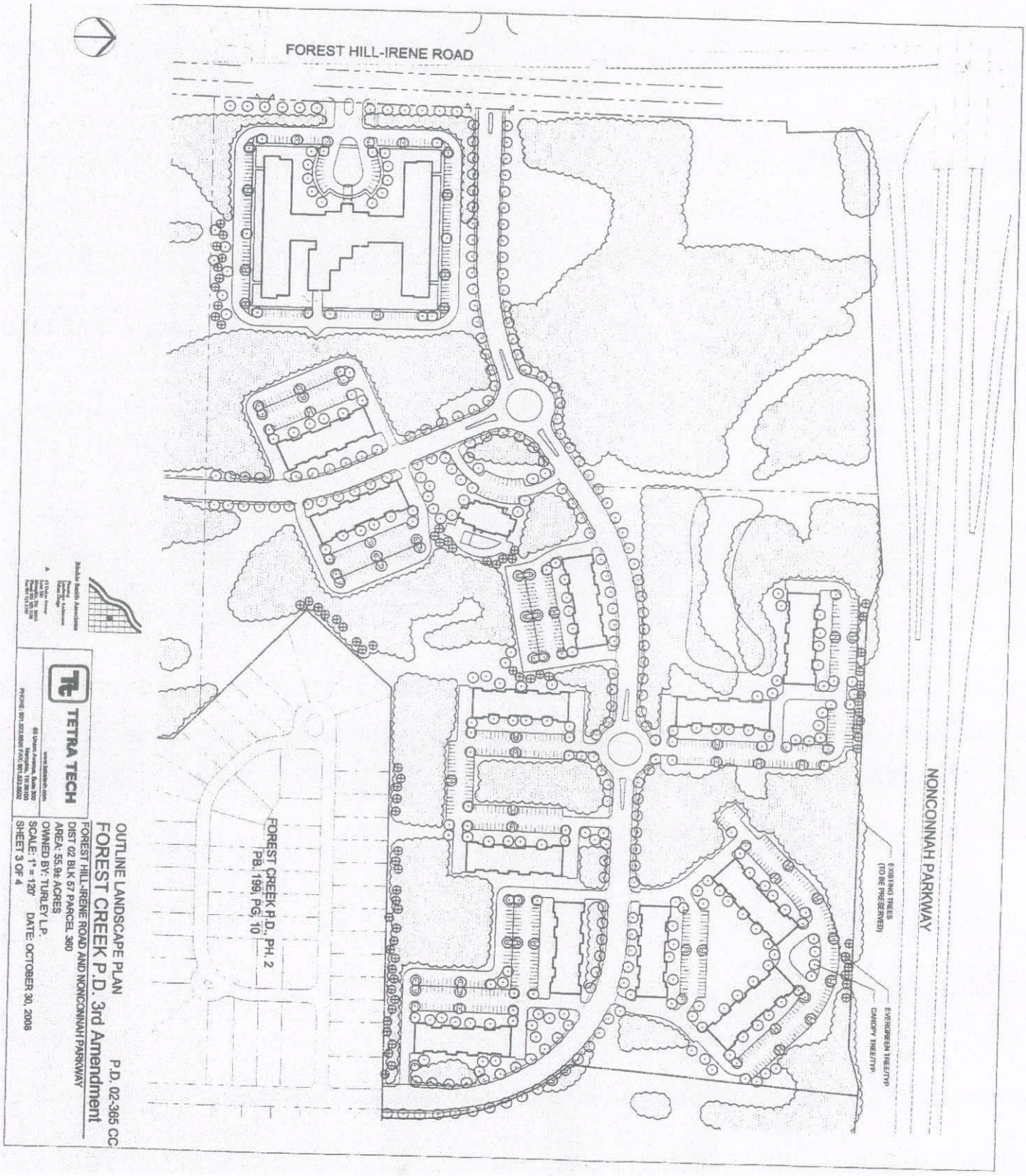
ZONING & LAND USE MAP:



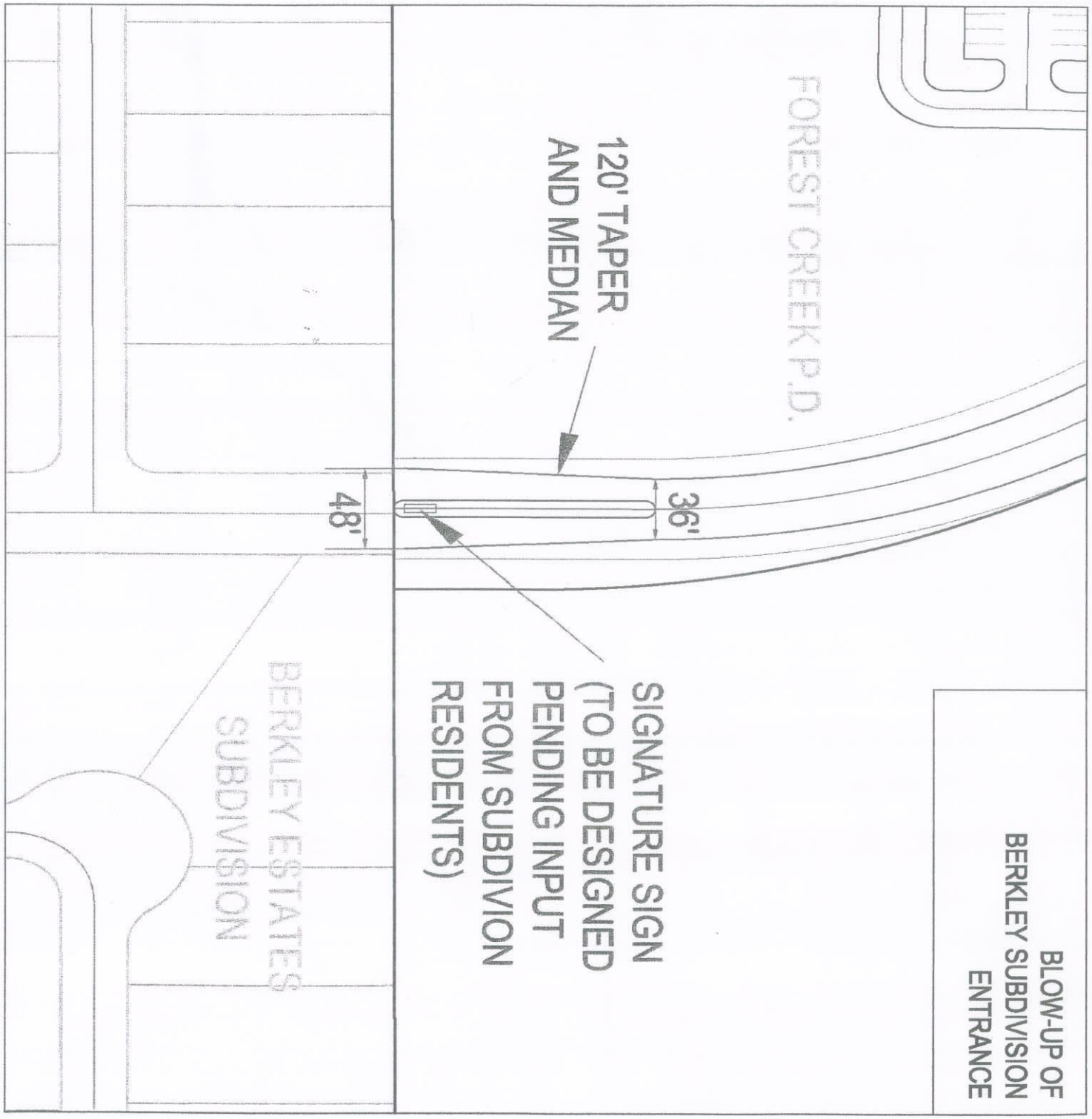
OUTLINE/CONCEPT PLAN:



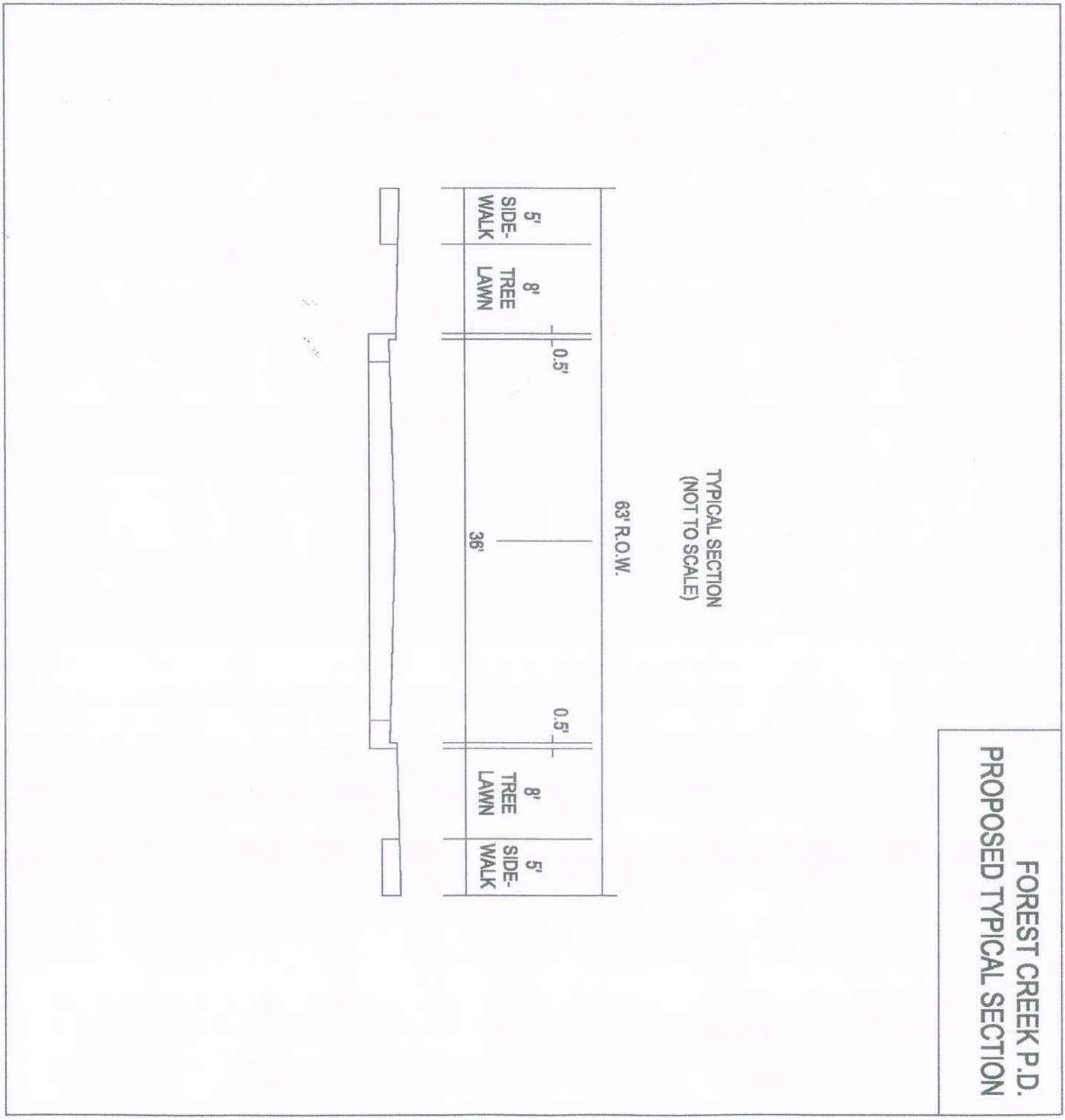
LANDSCAPE & TREE PRESERVATION PLAN:



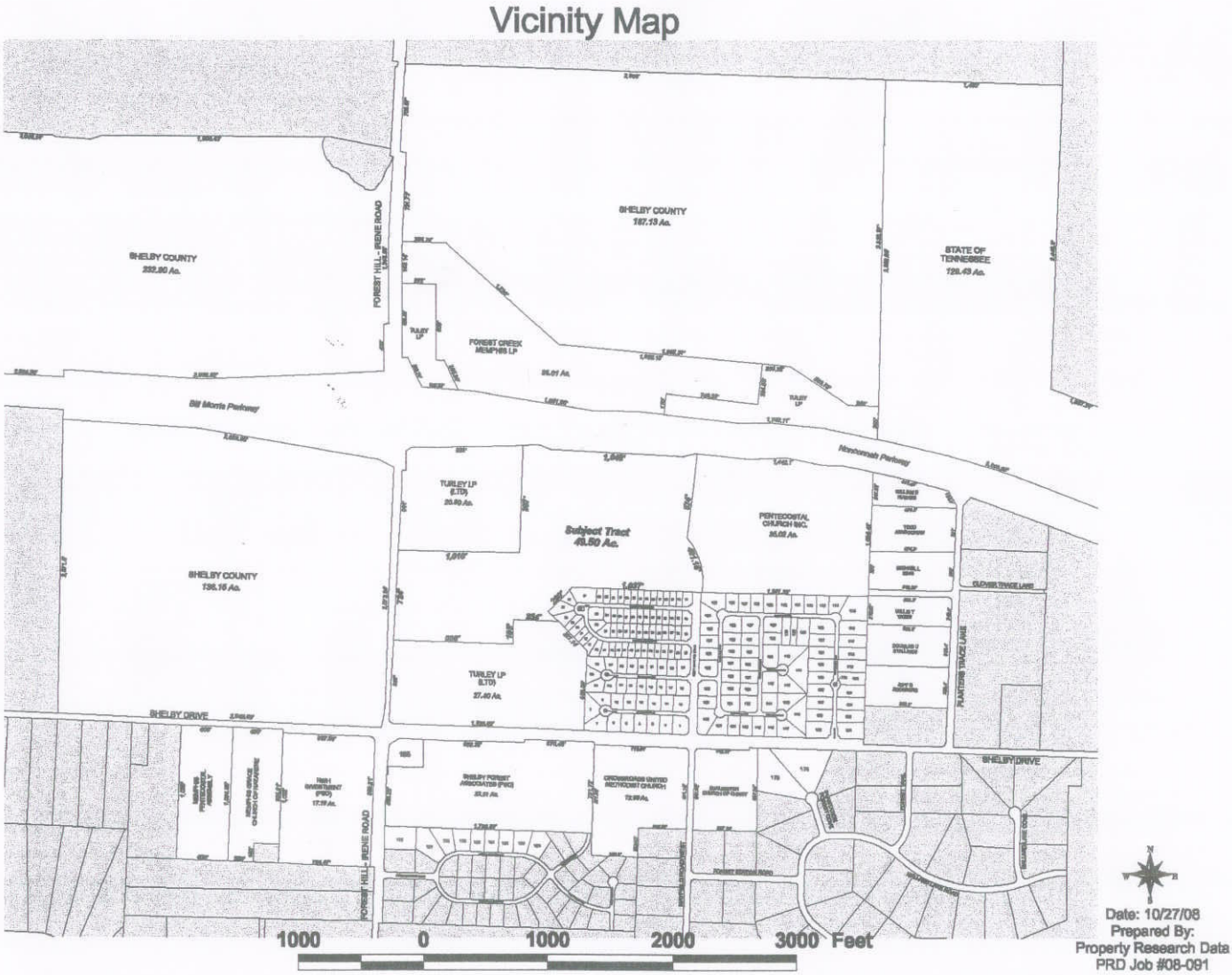
MAYFIELD ROAD TRANSITION DESIGN:



MAYFIELD ROAD CROSS-SECTION DESIGN:



VICINITY & OWNERSHIP MAP:



STAFF ANALYSIS:

Site Description

The subject property is 54.10 acres—part of an approved mixed-use plan of development located at the east side of Forest Hill-Irene Road; +/-597 feet north of East Shelby Drive in southeast Shelby County within the Memphis Annexation Reserve Area. More specifically, immediately south of TN 385(Bill Morris Parkway) at Forest Hill-Irene Road where the construction and completion of TN 385 split this planned development into two distinct sections. The development within this Outline Plan immediately north of Bill Morris Parkway is an apartment community with vacant land approved for Planned Commercial(C-P) District land uses, including a large parcel of land preserved for a 'Natural Area' within this Outline Plan.

The existing development within this Outline Plan immediately south of the major roadway is primarily single family homes in Colliervile Station, Barkley Estates and Barkley Square neighborhoods. There is also land approved for office and commercial development. A vacant tract immediately northwest of this proposal containing 16.60 acres and a vacant tract at the immediate northeast corner of East Shelby Drive and Forest Hill-Irene roads are approved for Planned Commercial(C-P) District land uses. A vacant 35.0 acre tract of land for a future church building is immediately east of the subject property and the remaining 186 acres farther north also within this Outline Plan is preserved Natural Area along Nonconnah Creek.

Area Overview

The surrounding area is located in the southeastern portion of the county, just south of the City of Germantown and west of the Town of Collierville. The southeast portion of the tract that is developed residential as Barkley Square and Barkley Estates is within the Collierville Reserve Area. The extreme northern portion of the planned development across TN 385 and along Nonconnah Creek is within the City of Germantown. The balance of the site is in Memphis Reserve Area, except for the single family residential development in Collierville Reserve Area. There are a variety of residential lot sizes in the area. For example, lots in Barkley Square are a minimum of 10,000 square feet in area. There are also large lot subdivisions in the area containing 2 to 4 acres in size.

Along the west side of Forest Hill-Irene Road are existing land uses including a fire station, recreational fields in Mike Rose Soccer Complex PD, a cell tower and War Memorial Park immediately north of TN 385. The land uses south and east are predominantly single family homes with supportive institutional uses such as churches. The southeast corner of Forest Hill-Irene Road and East Shelby Drive is approved for the future development of 25 acres in Planned Commercial(C-P) zoning and the southwest corner approved for future development of Local Commercial(C-L) District land uses.

Amendments vs. Alternative Land Uses

This development request is for an amendment to allow the construction of 432 multi-family residential apartments and 140 independent senior living apartments on 54.10 acres of vacant land currently approved for General Office and Planned Commercial development within the Outline Plan. This amendment will include twelve(12) apartment buildings with thirty-six(36) units in each building three(3) stories in height, including associated accessory structures and uses for a clubhouse, swimming pool and garbage disposal facilities. This development will be located directly adjacent to TN 385 and the new independent senior living facility will front on Forrest Hill-Irene Road. The request expands Area 7 to include the senior living component.

This planned development in its current form was approved in 2002 and an amendment to the overall property was approved in 2001 to reduce the amount of commercial on the north side of TN 385 and to allow a cellular tower one-hundred eighty(180') feet in height. The balance of the plan remains as originally approved in the 2002 Outline Plan, except for expansion of commercial at the southeast corner of TN 385 and Forest Hill-Irene Road. The applicant is proposing to amend the plan to reduce the amount of office and commercial development currently allowed to construct an apartment community. This area is currently approved for office and commercial land uses with office at a maximum height of five(5) stories and floor area ratio of .30 F.A.R.

This request extends multi-family development north to TN 385 and reduces the amount of commercial along Forest Hill-Irene Road. This change in land use from office and commercial to multi-family and senior living apartments creates a better transition in land use than the approved development plan of office campus development directly adjacent to single family homes if the plan is designed to ensure compatibility with adjacent single family residential properties. The development has been designed to provide for a compatible relationship with Colliervile Station and Barkley Square by locating buildings with significant setback from the property line adjacent to the rear lot lines and by constructing Mayfield Road at residential scale lined with canopy trees.

The development will be situated so as to minimize the loss of mature and natural buffers of trees on the subject property. The preservation of trees within this development is paramount to this development and to create an immediate natural screen for most of the boundary adjacent to Collierville Station and Barkley Square subdivisions. The collector road—Mayfield Road should remain and extend westward to connect with Forest Hill-Irene Road. A connection to East Shelby Drive from this collector road is also proposed within this requested amendment to allow inter-connectivity throughout this development plan that was not shown on the original Outline Plan.