LAND USE CONTROL BOARD RECOMMENDATION

CASE #: **P.D. 08-309 CC**

At its regular meeting , the Memphis and Shelby County Land Use Control Board held a public hearing on the following application requesting a planned development on the property described as follows:

LOCATION:	**East side of Big Creek Drainage Canal; south side of Woodstock Cuba Road**
OWNER OF RECORD/APPLICANT:	**Big Creek Golf, LLC**
REPRESENTATIVE:	**Big Creek Golf, LLC**
REQUEST:	**The request is for a planned development to allow for a site plan review and development phases of an existing golf course and a new clubhouse and other accessory facilities.**
AREA:	**303.88 Acres**
EXISTING ZONING:	**Agricultural (AG) District**

The following spoke in support of the application:
This case past on the Consent Agenda.

No one spoke in opposition of the application:

The Land Use Control Board viewed the application of **Big Creek Golf, LLC**, requesting a planned development and the report of the staff. A motion was made and seconded to recommending approval of the application.

The motion passed/failed by a unanimous vote 8 to 0

The Board approved the conclusions of the staff as contained in the staff report.

Respectfully submitted,

Carlos B. McCloud, Senior Planner for
Mary L. Baker, Deputy Director
Office of Planning and Development

MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT

STAFF REPORT # 14

CASE NUMBER: P.D. 08-309 CC L.U.C.B. MEETING: April 10, 2008

DEVELOPMENT NAME:	**Big Creek Golf Course Planned Development**
LOCATION:	**East side of Big Creek Drainage Canal; south side of Woodstock Cuba Road**
OWNER OF RECORD/APPLICANT:	**Big Creek Golf, LLC**
REPRESENTATIVE:	**Big Creek Golf, LLC**
REQUEST:	**The request is for a planned development to allow for a site plan review and development phases of an existing golf course and a new clubhouse and other accessory facilities.**
AREA:	**303.88 Acres**
EXISTING LAND USE & ZONING:	**Golf course & clubhouse ~ Agricultural (AG) District**

SURROUNDING LAND USES AND ZONING:

North: Undeveloped land area and Single family dwellings ~ Agricultural (AG) District

East: Single family dwellings ~ Agricultural (AG) District

South: Undeveloped land area and Single family dwellings ~ Agricultural (AG) District

West: Undeveloped land area and Single family dwellings ~ Agricultural (AG) District

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OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION:

Approval with Conditions

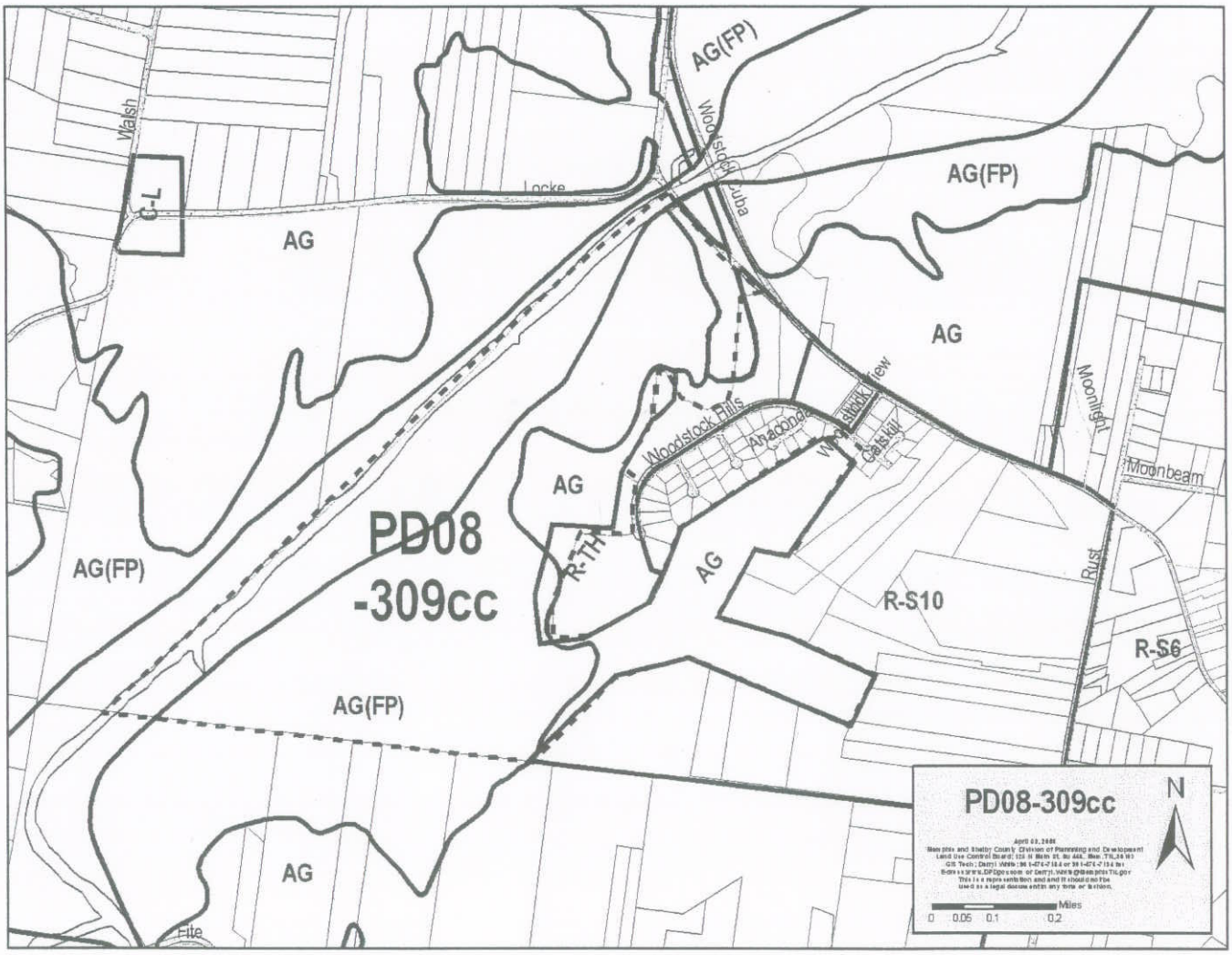
Staff Writer: Carlos B. McCloud *E-mail Address: carlos.mccloud@memphistn.gov*

CONCLUSIONS

1. Big Creek Golf Course is a three hundred and three (303) acre site. It has no direct fronatge along Woodstock Cuba Road, but it does have approximately four hundred and twenty (420') feet and two hundred and forty (240') feet of fronatge along Woodstock Hills Drive. The course was constructed in the late 1960's and the clubhouse and other accessory facilties were constructed in When the course was constructed it was permitted by right under the Zoning Ordinance at that time. Chart 1 in the Memphis and Shelby County Zoning Ordinance classifies a golf course as either a lodge, club, and/or country club under the land use title. The current Zoning Ordinance adopted in Janaury of 1981 requires that a Special Use Permit approval be made for the golf course and clubhouse.

2. The applicant's intent is to demolish the existing clubhouse, miantenance building, swimming pool, tennis court and the parking lot in order to construct a **LEED** Platinum clughouse, cart cottage, and minatenance facility complete with parking. ***LEED stands for Leadership in Energy and Environmental Design. The United States Green Building Council (USGBC) created LEED as a rating system for green buildings. A Green building refers to the design, construction, and operation of buildings in an environmentally friendly way. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.***

3. The request is for a planned development to allow for a site plan review and development phases of an existing golf course and a new clubhouse and other accessory facilities is recommended for approval. . **This golf course has operated at this location for over forty (40) years. The structures proposed for this site meet the bulk requirements for the** Agricultural (AG) District, with the exception of the parking and height requirements. Although, this would result in forty (40) fewer that the required parking spaces, this site has operated with this amount of parking spaces for over forty (40) years without having any negative impact on the availability of spaces. The proposed clubhouse is approximately forty three (43') above grade to the peak of the roof and a total of twenty nine (29,000) feet of which is in a concrete basement. This request will not be will not be unduly detrimental to other properties and will be in reasonable harmony with the character of the area where the property is located.


AG(FP)
Walsh
Woodstock
Cuba
Locke
C-L
AG
AG(FP)
AG
Moonlight
Woodstock Hills
Anaconda
View
Catskill
Moonbeam
AG
PD08
-309cc
R-TH
AG
R-S10
Rust
R-S6
AG(FP)
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AG
Fite
PD08-309cc
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Miles
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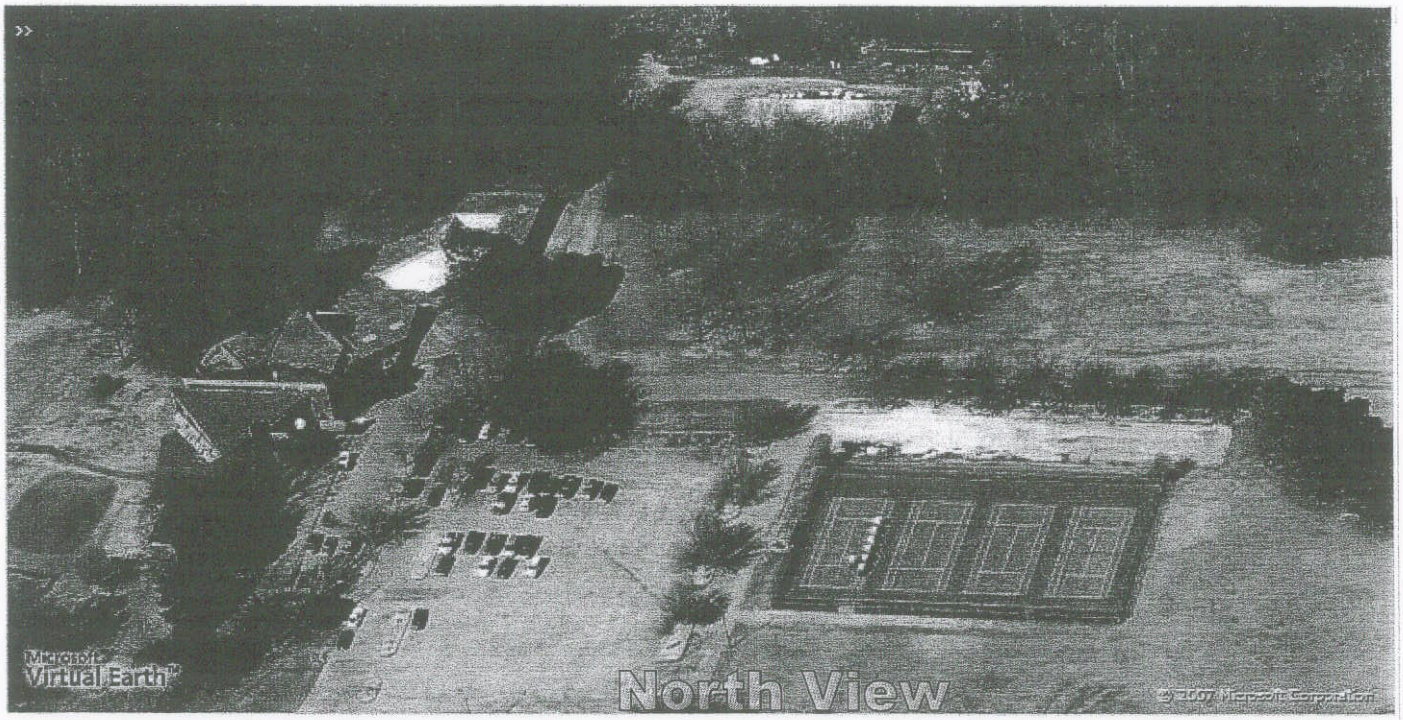
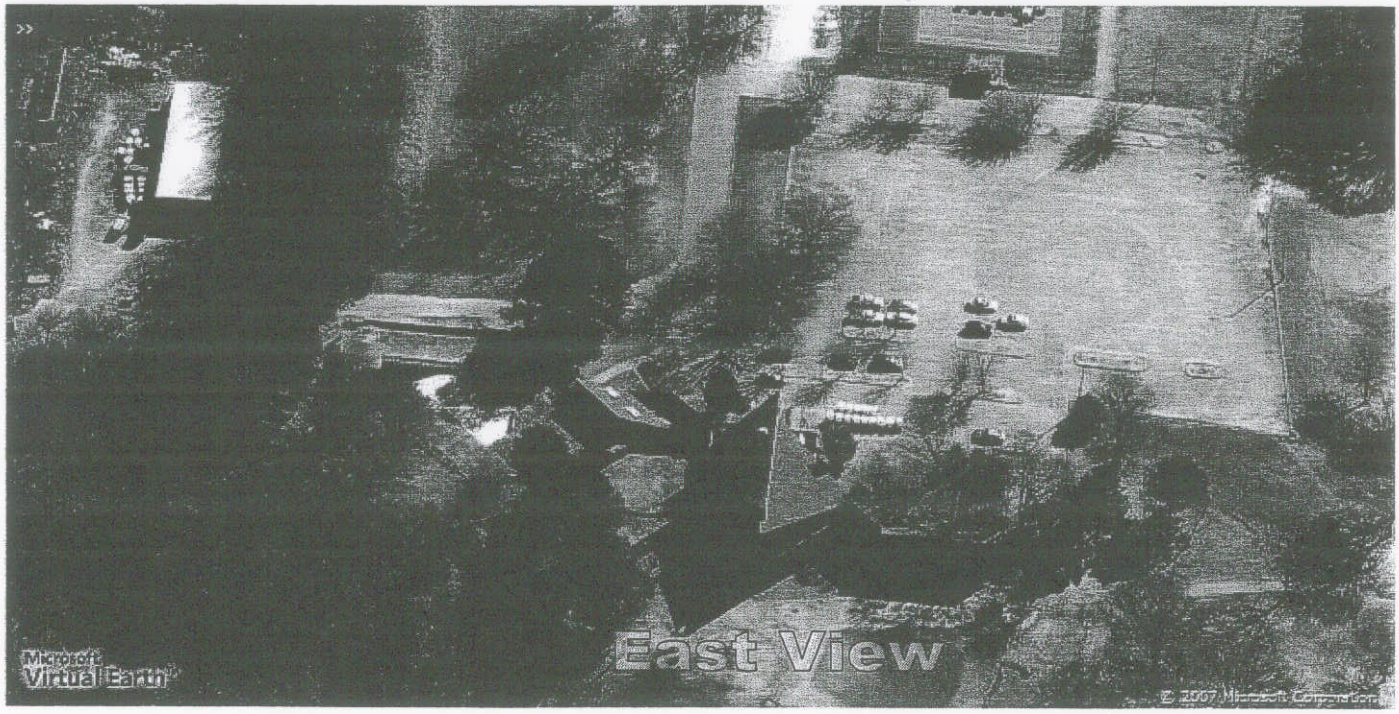
Site


Microsoft
Virtual Earth
North View
© 2007 Microsoft Corporation


Microsoft
Virtual Earth
East View
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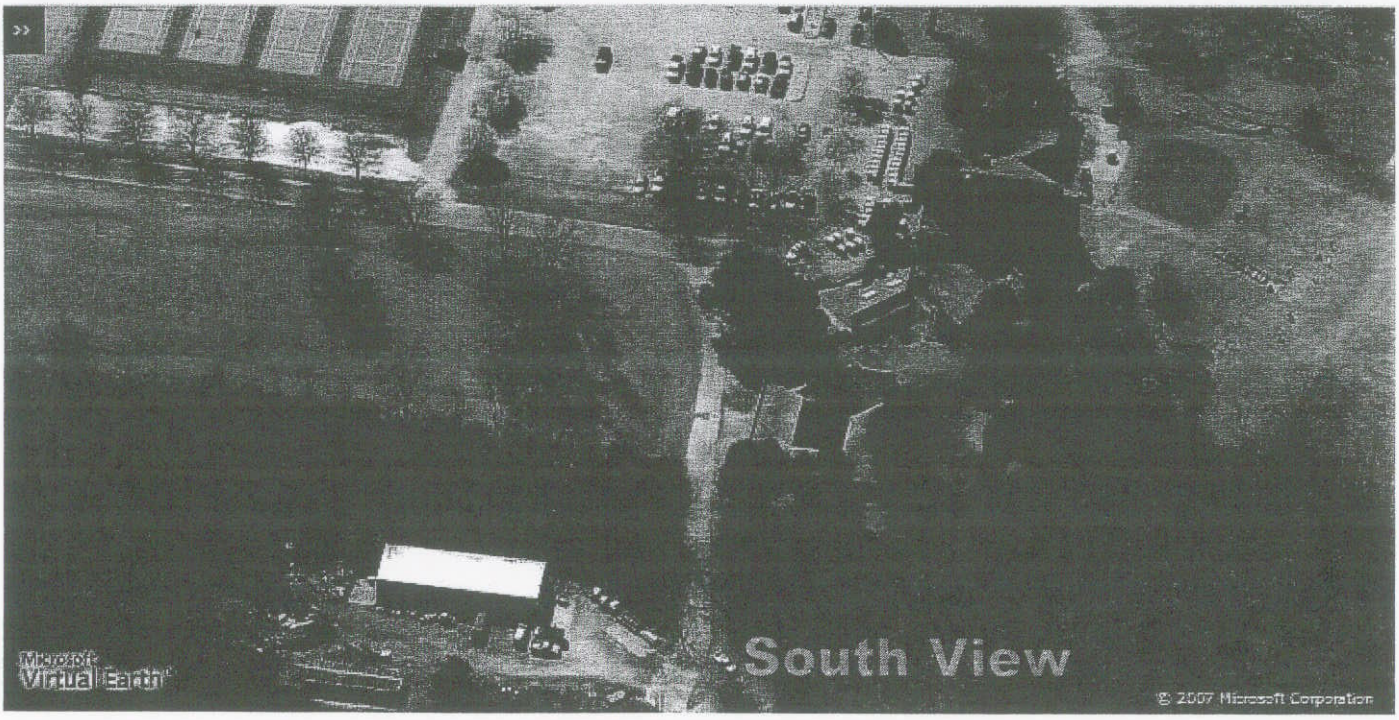
Microsoft
Virtual Earth™
West View
© 2007 Microsoft Corporation


Microsoft
Virtual Earth™
South View
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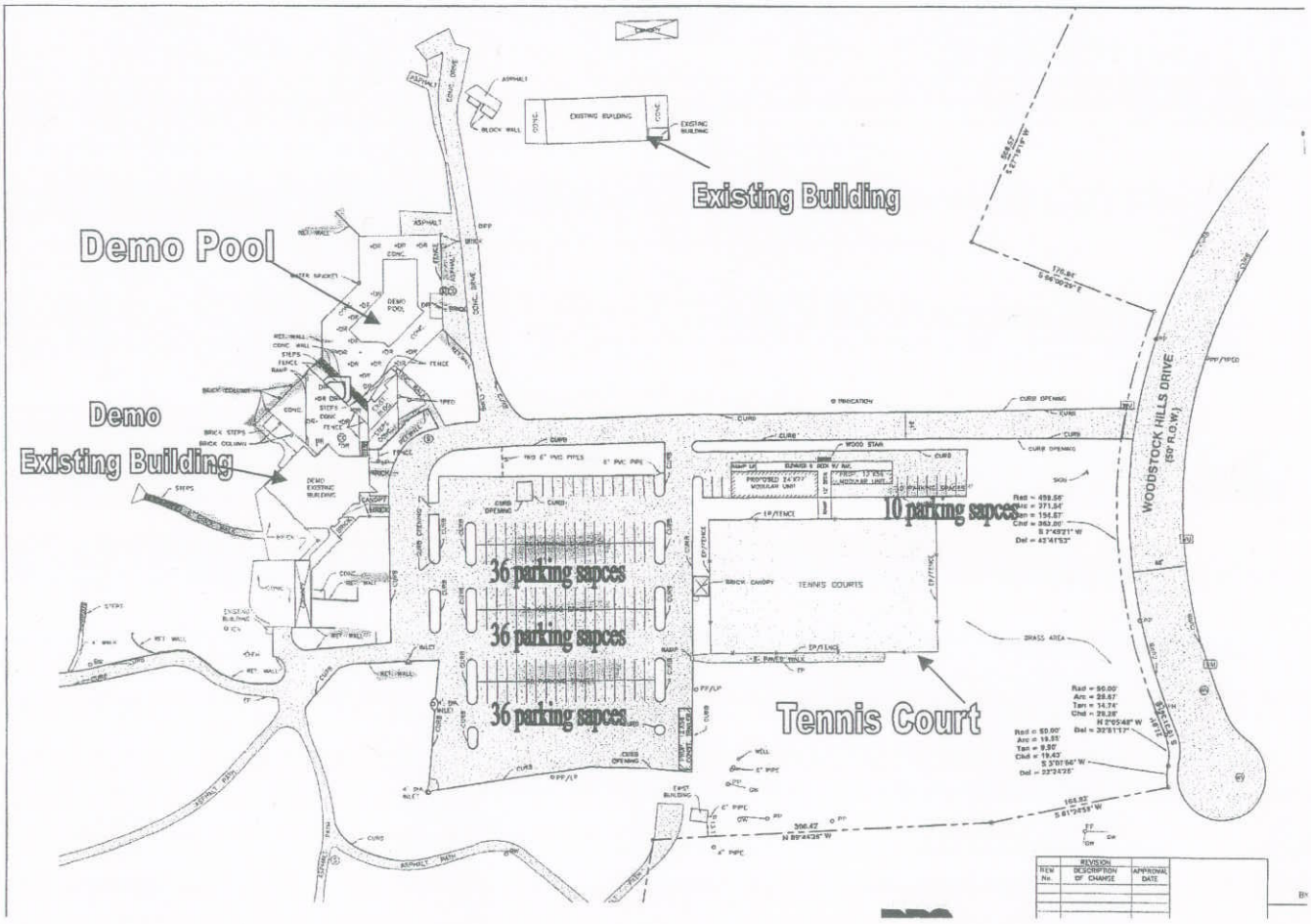
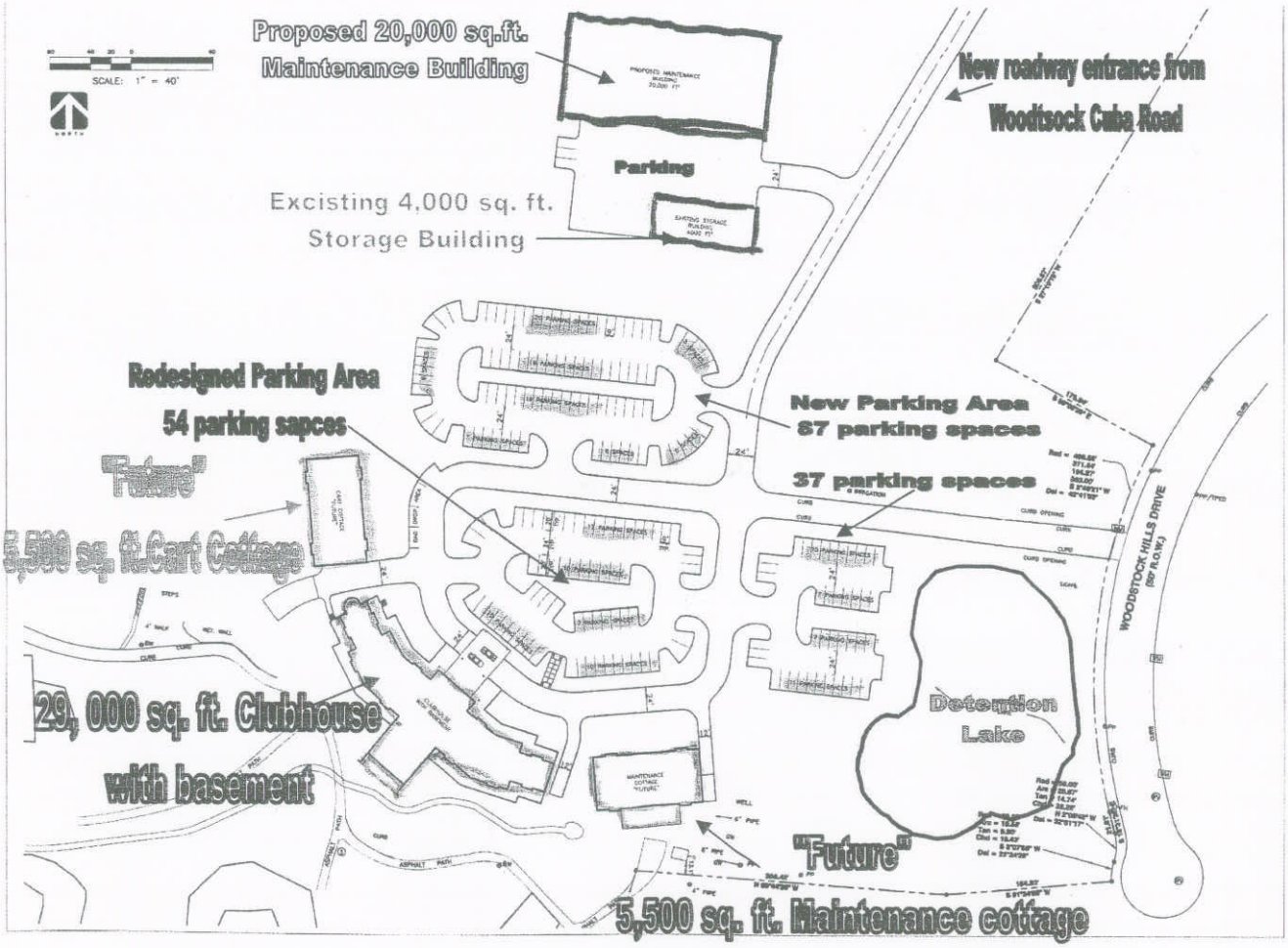
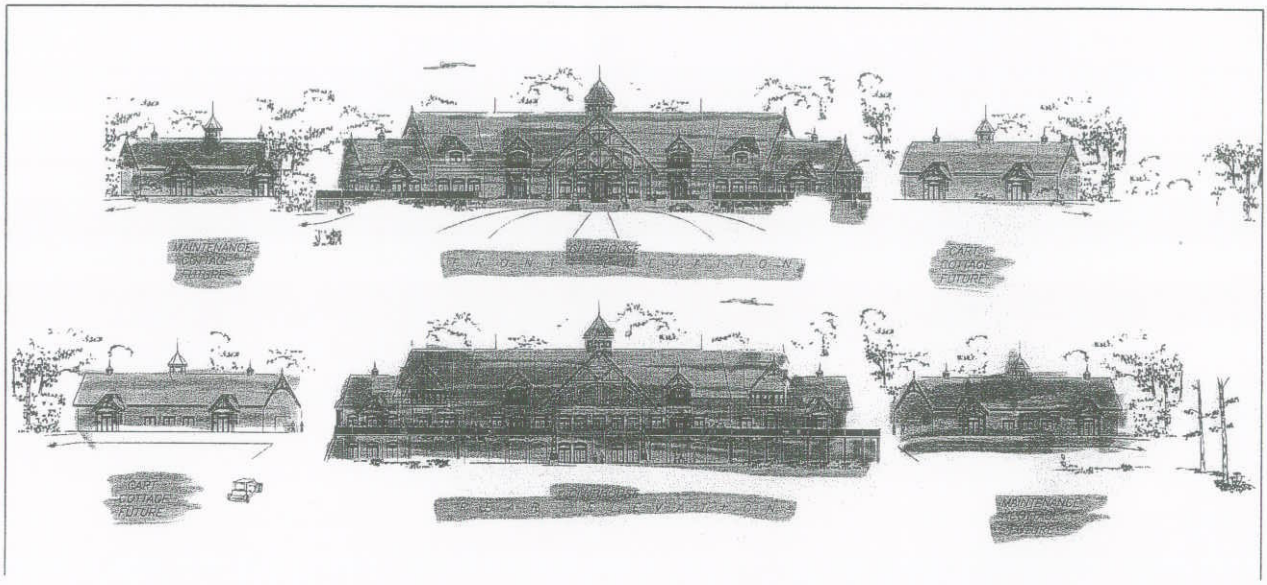

Existing Building
Demo Pool
Demo
Existing Building
36 parking sapces
36 parking sapces
36 parking sapces
10 parking sapces
Tennis Court
WOODSTOCK HILLS DRIVE
(50' R.O.W.)
TENNIS COURTS


Proposed 20,000 sq.ft.
Maintenance Building
New roadway entrance from
Woodstock Cake Road
Parking
Excisting 4,000 sq. ft.
Storage Building
Redesigned Parking Area
54 parking sapces
New Parking Area
87 parking spaces
37 parking spaces
"Future"
5,500 sq. ft.Cart Cottage
29, 000 sq. ft. Clubhouse
with basement
Detention
Lake
"Future"
5,500 sq. ft. Maintenance cottage
WOODSTOCK HILLS DRIVE


MAINTENANCE COTTAGE FUTURE
CART COTTAGE FUTURE
CART COTTAGE FUTURE
MAINTENANCE COTTAGE FUTURE

STAFF ANALYSIS

Site Area Description:

The subject property is located in the Millington Planning District, on the east side of Big Creek Drainage Canal; south side of Woodstock Cuba Road. This area is located in the City of Millington Annexation Reserve Area. This site is zoned in both the Agricultural (AG) District and Agricultural (AG) District Floodplain (FP) District. The area located to the east of this site contains single family dwellings zoned in the Single Family Residential (R-S10) District. The areas to the north, south and west of this site contain mostly undeveloped land areas and rural residential estate lots. This site is bounded by Big Creek Drainage Canal to the north and west.

Site Description:

Big Creek Golf Course is a three hundred and three (303) acre site. It has no direct fronatge along Woodstock uba Road, but it does have approximately four hundred and twenty (420') feet and two hundred and forty (240') feet of fronatge along Woodstock Hills Drive. The course was constructed in the late 1960's and the clubhouse and other accessory facilties were constructed in 1977. When the course was constructed it was permitted by right under the Zoning Ordinance at that time. Chart 1 in the Memphis and Shelby County Zoning Ordinance classifies a golf course as either a lodge, club, and/or country club under the land use title. The current Zoning Ordinance adopted in Janaury of 1981 requires that a Special Use Permit approval be made for the golf course and clubhouse.

Request:

The applicant is requesting that the entire three hundred and three (303) acre site be recorded as a planned development with two designated areas in lieu of a Special Use Permit. **Area "A"** consist of one hundred and ninety eight (198) acres and is being utilized as a eighteen (18) hole golf course since the late 1960's. **Area "B"** consist of one hundred and five (105) acres in which the existing clubhouse, maintenance building, swimming pool, tennis courts, practice driving range, and parking lot reside. The applicant is requesting multiple phases within **Area "B"** in which the **first phase** would consist of the proposed clubhouse, maintenance facility, cart cottage and parking lot. **Phase two of Area "B"** is planned to immediately follow the submission of Phase one this will include a new roadway and ingress/egress from Woodstock Cuba Road. Also anticipated is a practice driving range, three hole prcatice links course, a renewable eneargy field, and a walking trail with educational placards and seating for the public to learn about responsible energy and natural resource usage.

The applicant's intent is to demolish the existing clubhouse, miantenance building, swimming pool, tennis court and the parking lot in order to construct a **LEED** Platinum clughouse, cart cottage, and minatenance facility complete with parking. ***LEED stands for Leadership in Energy and Environmental Design. The United States Green Building Council (USGBC) created LEED as a rating system for green buildings. A Green building refers to the design, construction, and operation of buildings in an environmentally friendly way. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.***