MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT

#15

STAFF REPORT

CASE NUMBER: P.D. 08-313 CC L.U.C.B. MEETING: June 12, 2008

DEVELOPMENT NAME:	**Dr. Aguillard Planned Development**
LOCATION:	South side of Fite Road; ±800.6 feet east of North Watkins Street
OWNER OF RECORD/APPLICANT:	Dr. Neal & Dr. Susan Aguillard
REPRESENTATIVE:	Homer Branan, Atty.
REQUEST:	A planned development to permit the customizing, repairing, brokering and manufacturing of antique, sporting and collectible firearms and their parts and accessories.
AREA:	5.79 Acres
EXISTING LAND USE & ZONING:	Single family estate home in the Agricultural (AG) District

SURROUNDING LAND USES AND ZONING:

North:	Single family estate homes in the Agricultural (AG) District
East:	Single family estate homes in the Agricultural (AG) District
South:	Single family estate homes in the Agricultural (AG) District
West:	Single family estate homes in the Agricultural (AG) District

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OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION
APPROVAL WITH CONDITIONS

Staff Planner: Sheila Pounder E-mail Address:sheila.pounder@memphistn.gov

CONCLUSIONS:

1. **The proposed use on the site is to permit the customizing, repairing, brokering and manufacturing of antique, sporting and collectible firearms and their parts and accessories.**

2. **In order to ensure that he has obtained the required governmental licenses and approval to continue this operation, given the amount of business he is now handling, the applicant is now seeking permission to continue operation of the requested use on this property through the planned development process.**

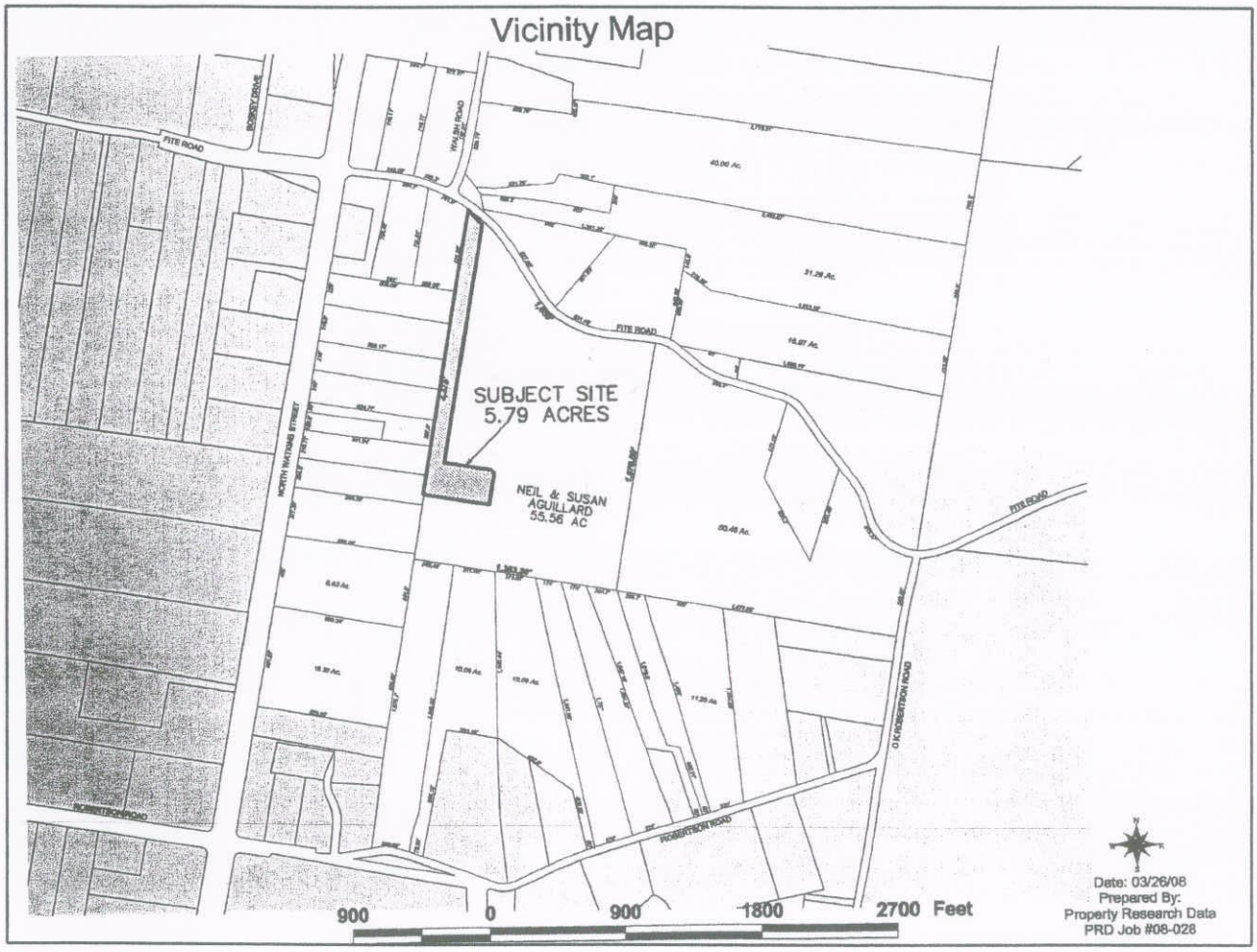
3. **The site is located within a predominately rural area of Shelby County and should have not adverse impact on the surrounding community.**

4. **The approval of this planned development will also legalize the 5.79 acre parcel by the recording of a final plat and separate it from the overall 59.17 acre parcel. The new smaller parcel will exceed the bulk requirements of the AG District.**

5. **The continued use of the new parcels as requested should be contingent upon the applicant having up to date federal licenses and the continual ownership of the subject property.**

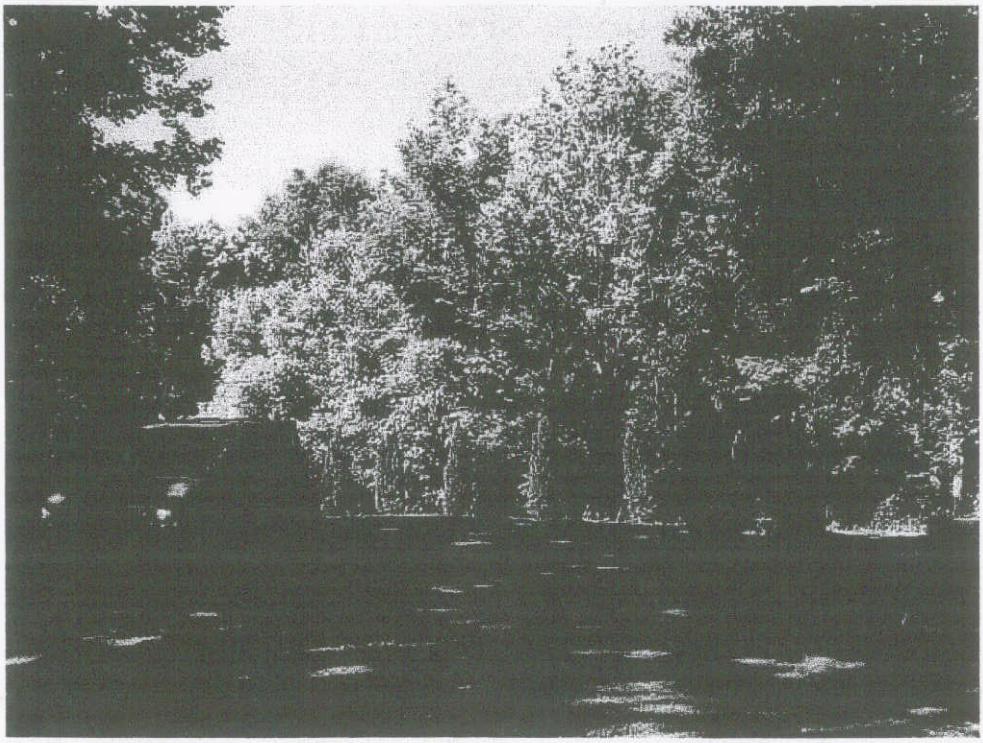
6. **There is no objection to this request subject to the additional restrictions, concerning federal licenses and property ownership, being placed on the applicant through the planned development conditions.**

ZONING AND LAND USE MAP


Vicinity Map
SUBJECT SITE
5.79 ACRES
NEIL & SUSAN
AGUILLARD
55.56 AC
FITE ROAD
WALSH ROAD
NORTH WATKINS STREET
ROBERTSON ROAD
O K ROBERTSON ROAD
900
0
900
1800
2700 Feet
Date: 03/26/08
Prepared By:
Property Research Data
PRD Job #08-028

ARIEAL OF ENTIRE PROPERTY OWNED BY APPLICANT INCLUDING SUBJECT SITE

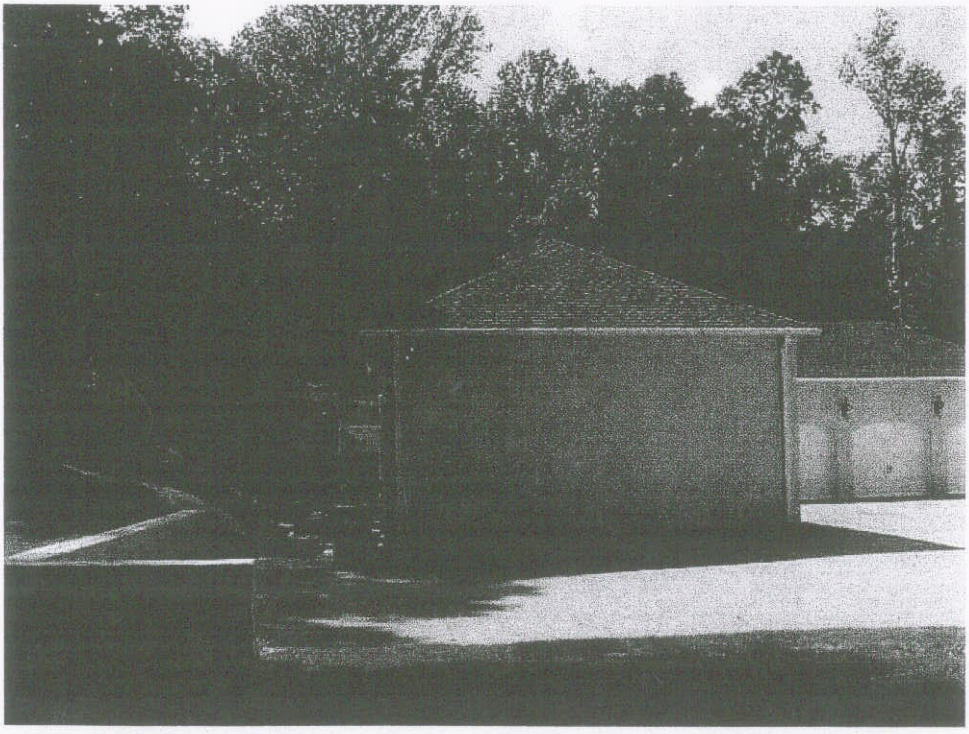
ENTRANCE DRIVEWAY OF SUBJECT SITE VIA FITE ROAD

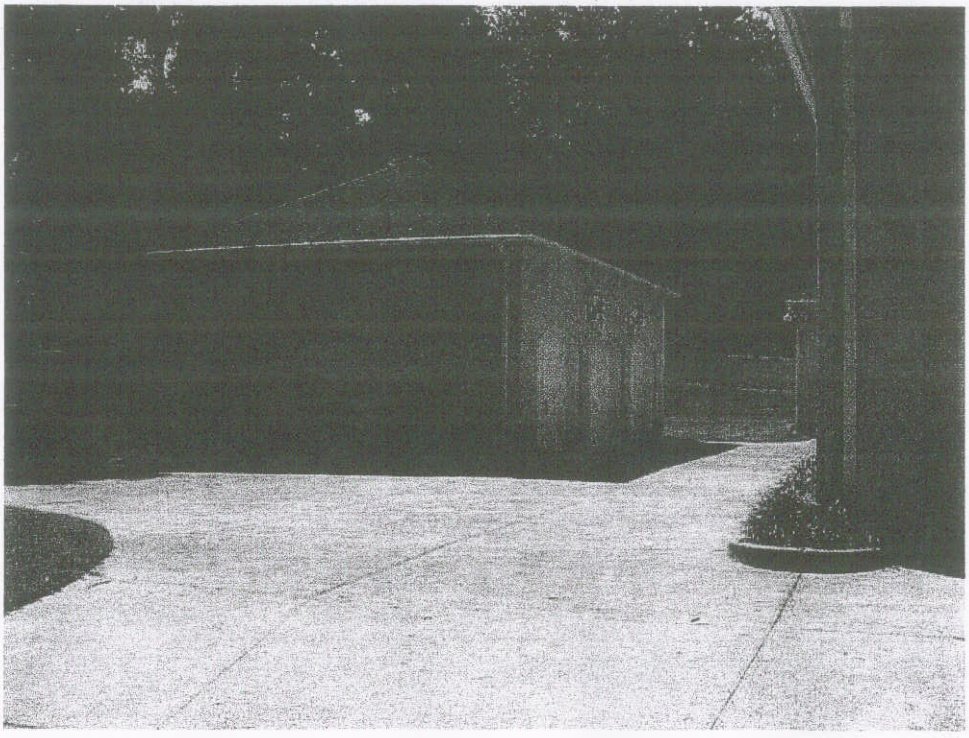


WEST OF SITE ALONG FITE ROAD

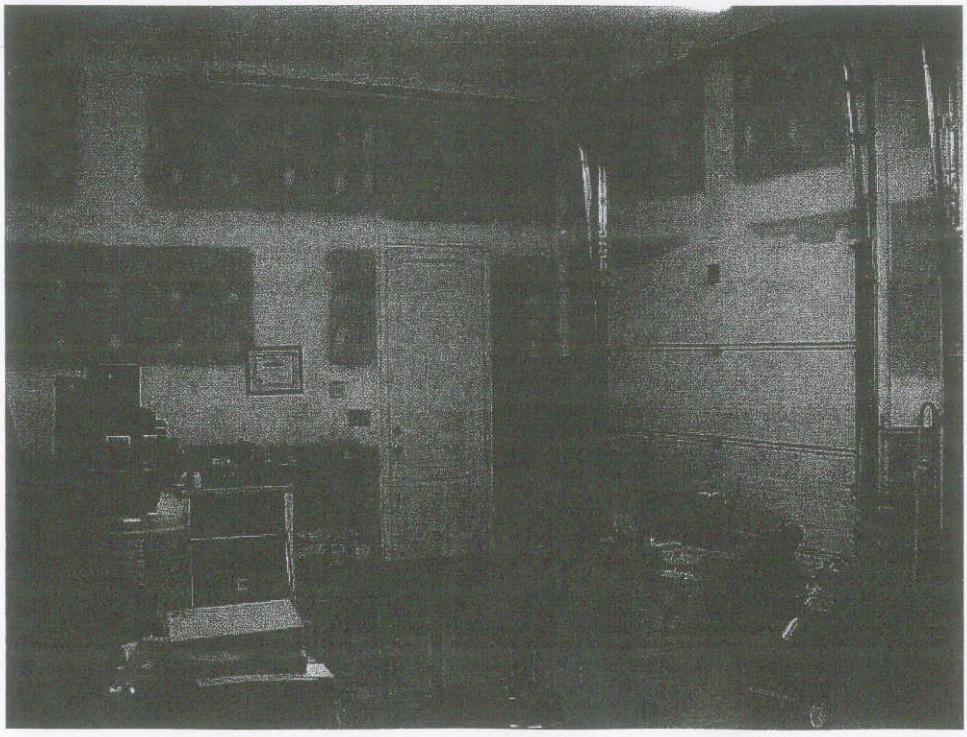
EAST OF SITE ALONG FITE ROAD

APPLICANT'S HOME ADJACENT TO SUBJECT SITE





INTERIOR OF METAL WORKSHOP



STAFF ANALYSIS:

Location and Description of Subject Property

The subject property is located on the south side of Fite Road; ±800.6 feet east of north Watkins Street in the Woodstock area of Shelby County. The subject tract (5.79 acres) is currently part of an overall 59.17 acre residential estate tract which included the applicant's home. Access to both the applicant's home and the proposed metal shop is via Fite Road.

The site contains a large quantity of mature trees, especially along each of the four property lines. An existing MLG&W easement runs parallel to and just beyond the south property line of the overall 59.17 acre tract. The site lies within the Agricultural (AG) District and the surrounding area is rural in character. The use of land in the immediate area ranges from vacant or purely agricultural with a modest farm home on the site to large tracts with homes of substantial size (Residential Estate).

Applicant's Request

The proposed use on the site is to permit the customizing, repairing, brokering and manufacturing of antique, sporting and collectible firearms and their parts and accessories. The applicant currently has a free-standing workshop located on the property in close proximity to his home that he is utilizing for this hobby. Given the reputation the applicant has developed over the years, this hobby has become more or less a small business. In order to ensure that he has obtained the required governmental licenses and approval to continue this operation, given the amount of business he is now handling, the applicant is now seeking permission to continue operation of the requested use on this property through the planned development process. The applicant is asking that the approval of this use be granted only to him and that if the property is sold the planned development would become null and void.

Current Plans and Policies

City of Memphis Urban Growth Plan – This document which was prepared as a part of the County's response to Statewide Legislation requiring a plan to guide the County' future growth, and the municipalities annexation plans, designates this area as rural. Public Sanitary Sewer is not anticipated to be extended to this area in the next 15 to 20 year timeframe. The proposed use of the subject property as requested is not inconsistent with the Urban Growth Plan.

Proposed Route for I-69 - The future alignment of this limited access facility is currently shown approximately 1,000 feet east of the proposed planned development, "the proposed use as submitted in this application will have no affect on the MPO Long Range Transportation Plan, Transportation Improvement Program, or any other plan, document, program or initiative of this department/organization".