ADDENDUM
STAFF REPORT

CASE NUMBER: **S.U.P. 08-216 CC** **L.U.C.B. MEETING:** **June 12, 2008**
(Held from May 8, 2008)

LOCATION: **South side of Locke-Cuba Road; +/-865 feet west of Woodstock-Cuba Road**

OWNERS OF RECORD: **Alan & Katherine Barnhart/Habitat for Hope**

APPLICANTS: **Habitat for Hope**

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

REQUEST: **Special use permit to allow a philanthropic institution, including residential cottages, nature trail, horse and barn stables, resident managers' quarters and an open recreation field.**

AREA: **48.50 Acres**

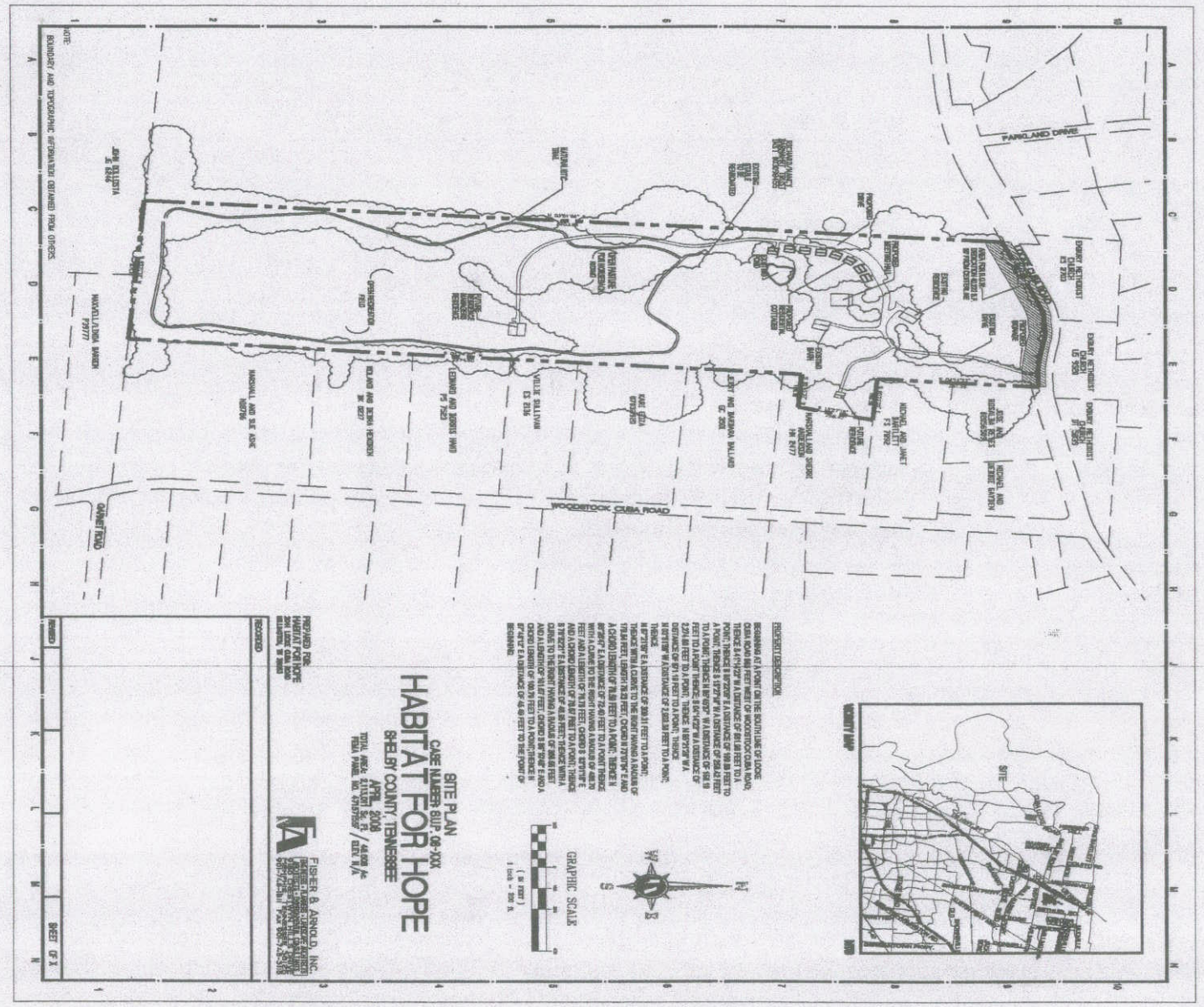
The staff recommended a hold of this application for a period of thirty(30) days and the applicant agreed as approved by the Land Use Control Board on May 8, 2008. The hold was for the benefit of the applicant to allow discussion with the County Engineer regarding the dedication of eighty(80') feet of right-of-way for the extension of Paul Barrett Parkway/TN 385 through the top of the subject property proposed for 160 feet of total right-of-way. The concern was the disruption this future roadway may cause to this site to be carefully considered by the applicant.

The applicant's representative met with staff and agreed to the dedication of Paul Barrett Parkway/TN 385 along the north property that may follow the current alignment of Locke-Cuba Road through the northwest portion of Shelby County. The 2026 Long Range Transportation-Network Priority map designates this roadway as Network Priority 1 and the Network Horizon Year scheduled for completion by 2026. The applicant agrees to the dedication and staff supports the application for special permit.

RECOMMENDATION: ***Approval with Conditions***

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

REVISED SITE PLAN W/ DEDICATION:



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.

II. 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.

B. The location and design of curb-cut and private drive 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. 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.

MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT

STAFF REPORT

CASE NUMBER: **S.U.P. 08-216 CC** **L.U.C.B. MEETING:** **May 8, 2008**

LOCATION: **South side of Locke-Cuba Road; +/-865 feet west of Woodstock-Cuba Road**

OWNERS OF RECORD: **Alan & Katherine Barnhart/Habitat for Hope**

APPLICANTS: **Habitat for Hope**

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

REQUEST: **Special use permit to allow a philanthropic institution, including residential cottages, nature trail, horse and barn stables, resident managers' quarters and an open recreation field.**

AREA: **48.50 Acres**

EXISTING LAND USE & ZONING: **Single family brick and frame home with accessory structures for barn and stables, including accessory uses for playgrounds, play houses and picnic area in Agriculural(AG) District.**

SURROUNDING USES AND ZONING:

North: Embury Methodist Church and single family homes on estate lots in Parkland Lake Acres Subdivision in Agricultural(AG) District.

East: Vacant parcels and single family homes on estate lots in Gayden and Ballard's Lot Subdivisions in Agricultural(AG) District.

South: Vacant farmland parcels and single family homes on estate lots in Mason Subdivision in Agricultural(AG) District.

West: Large vacant farmland parcel with single family home on Walsh Road in Agricultural(AG) District.

OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION:

Hold for Thirty(30) Days

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

CONCLUSIONS:

1. **The subject property is a 48.50 acre tract of land located at the south side of Locke–Cuba Road and west of Woodstock-Cuba Road. The site is in Northwest Shelby County in the Locke-Cuba Community just north of the Woodstock Community within Memphis Annexation Reserve Area.**

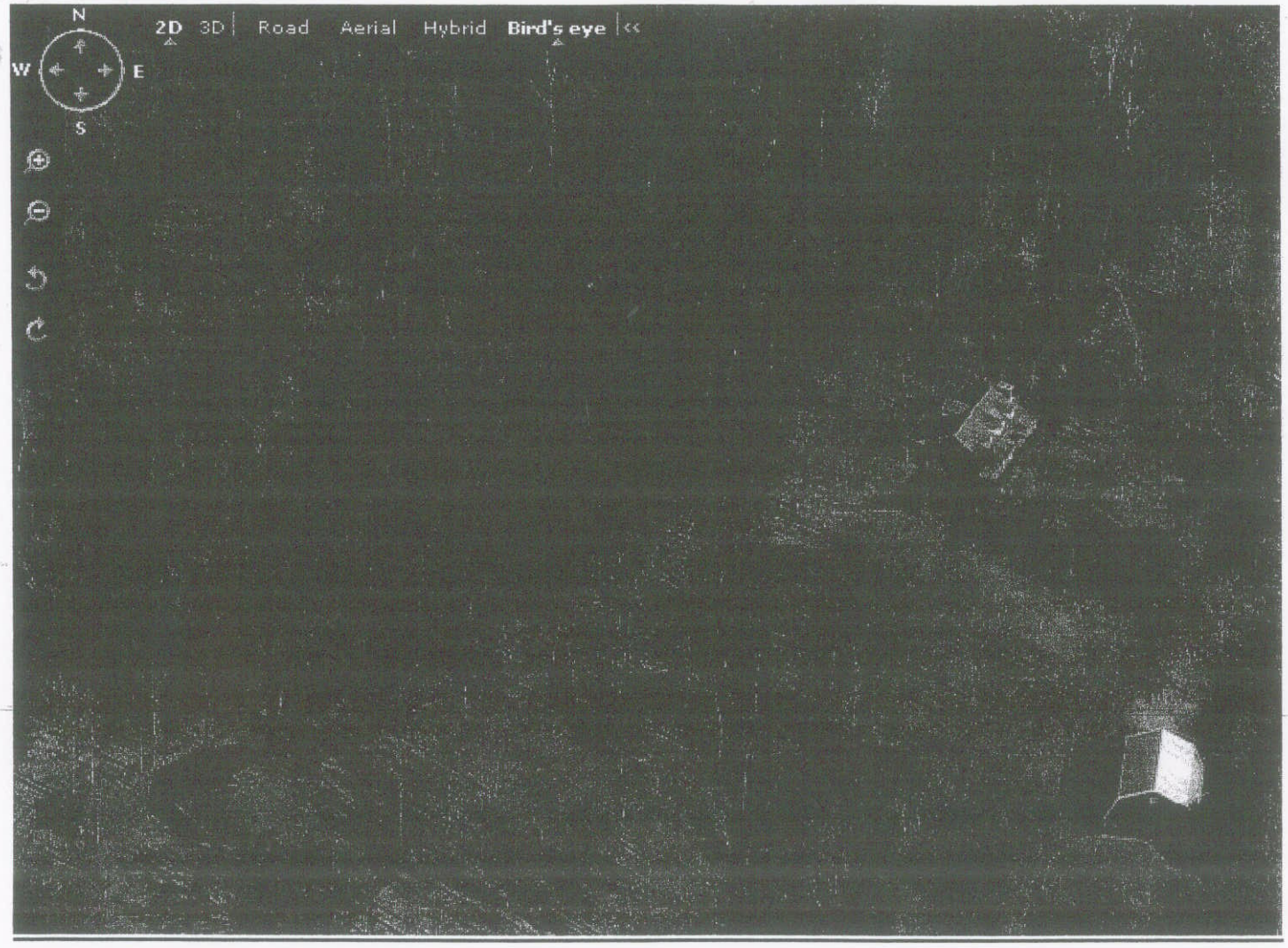
2. **The surrounding land use and zoning is primarily rural in character of large vacant tracts, single family homes on estate lots with small lakes in Agricultural(AG) District zoning. This site is bounded by a large tract of land to the west with a single family home that faces Walsh Road.**

3. **The zoning of the subject property is Agricultural(AG) District zoning and does not permit a philanthropic institution, including residential cottages and a resident managers' quarters by right.**

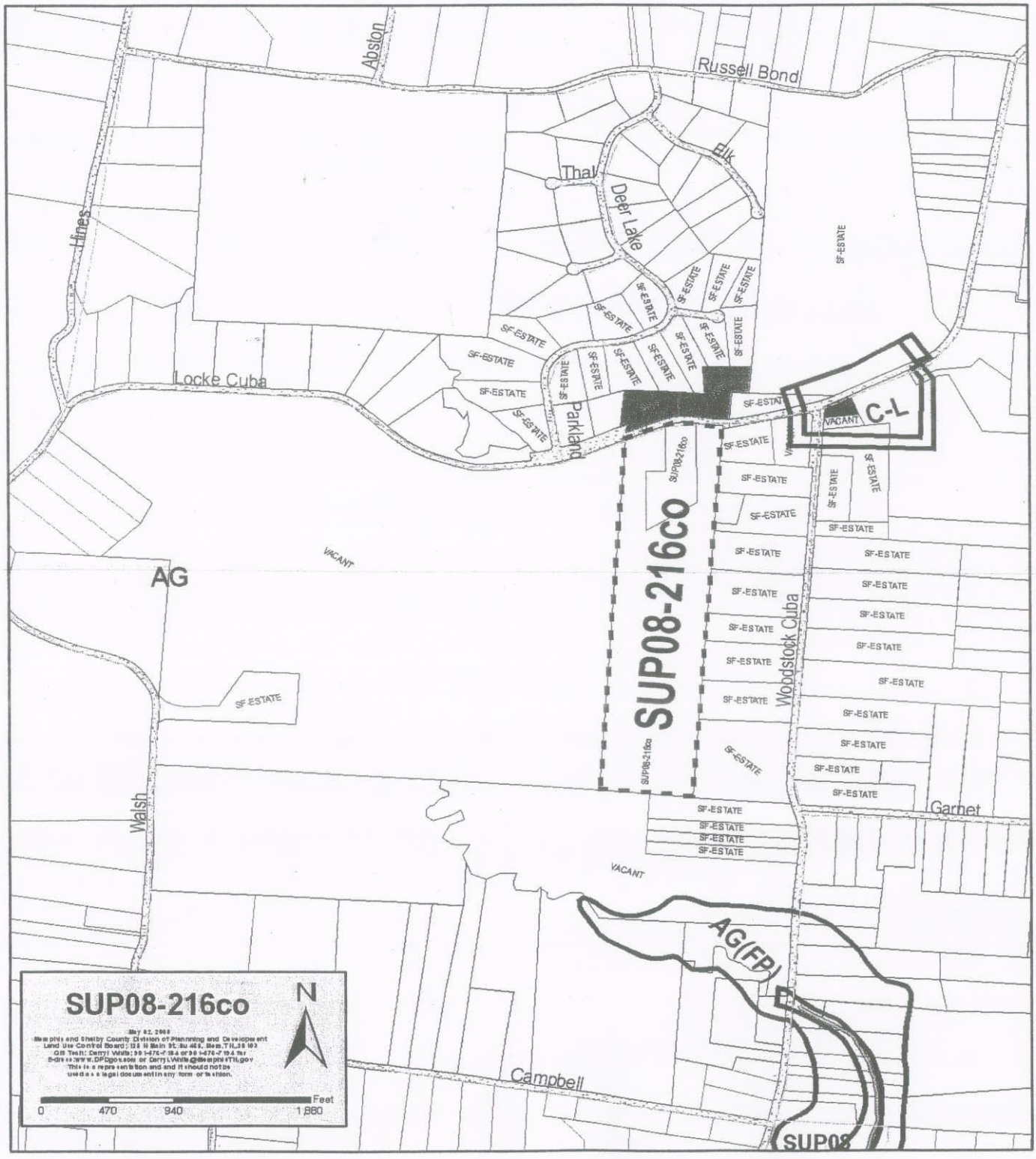
4. **The special permit will consists of both tracts of land to include all the above land uses to provide temporary housing for children and families of children who may be in need of pediatric services at St. Jude Hospital or the LeBonheur Medical Center.**

5. **This area is rural in character and such land use blends well with adjacent properties. However, the extension of Paul Barrett Parkway/TN 385 runs through the top of this site and is proposed for 160 foot right-of-way. The disruption this future roadway may cause to this site should be carefully considered by the applicant.**

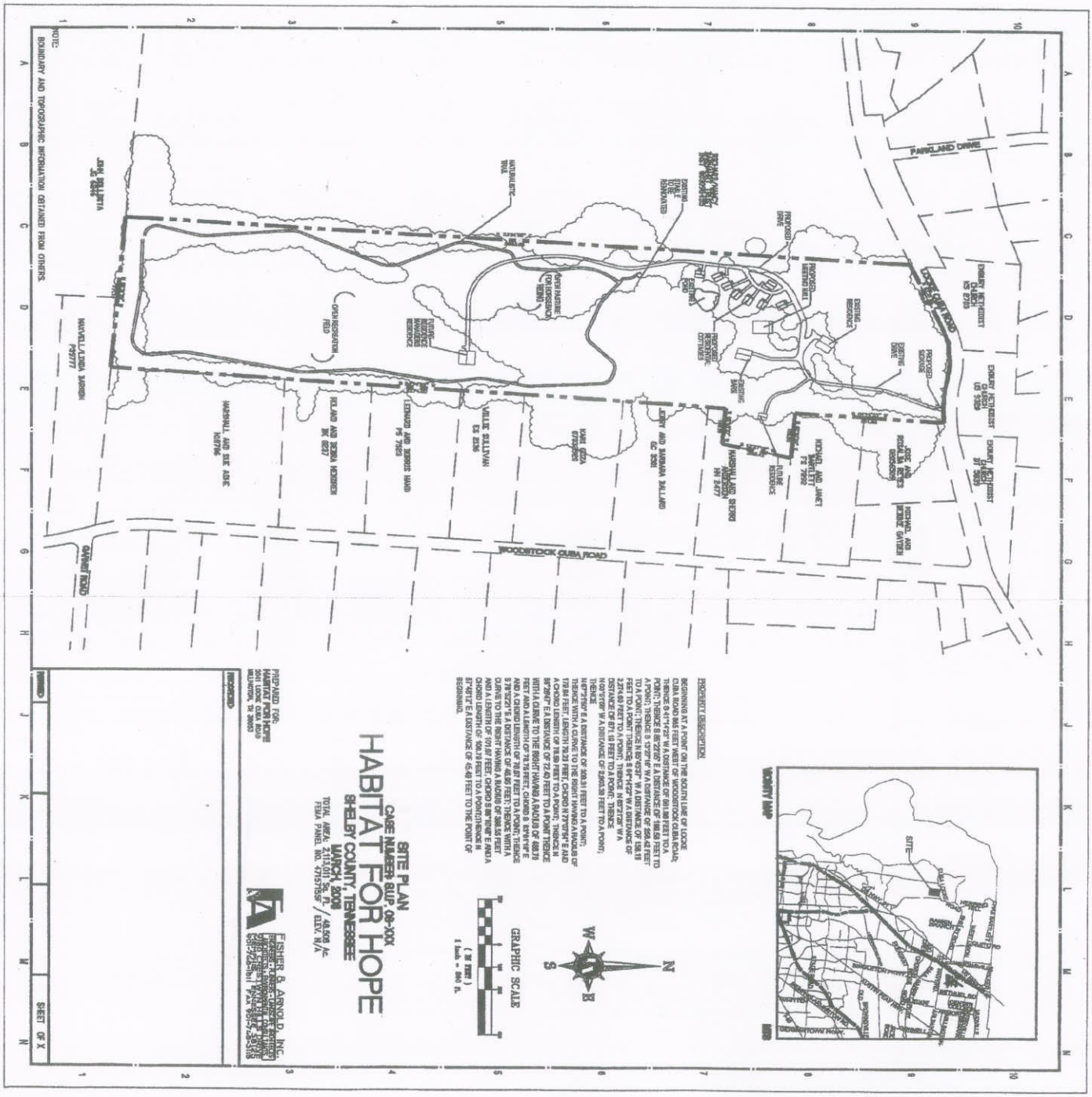
2041 Locke-Cuba Road (Bird's Eye View)



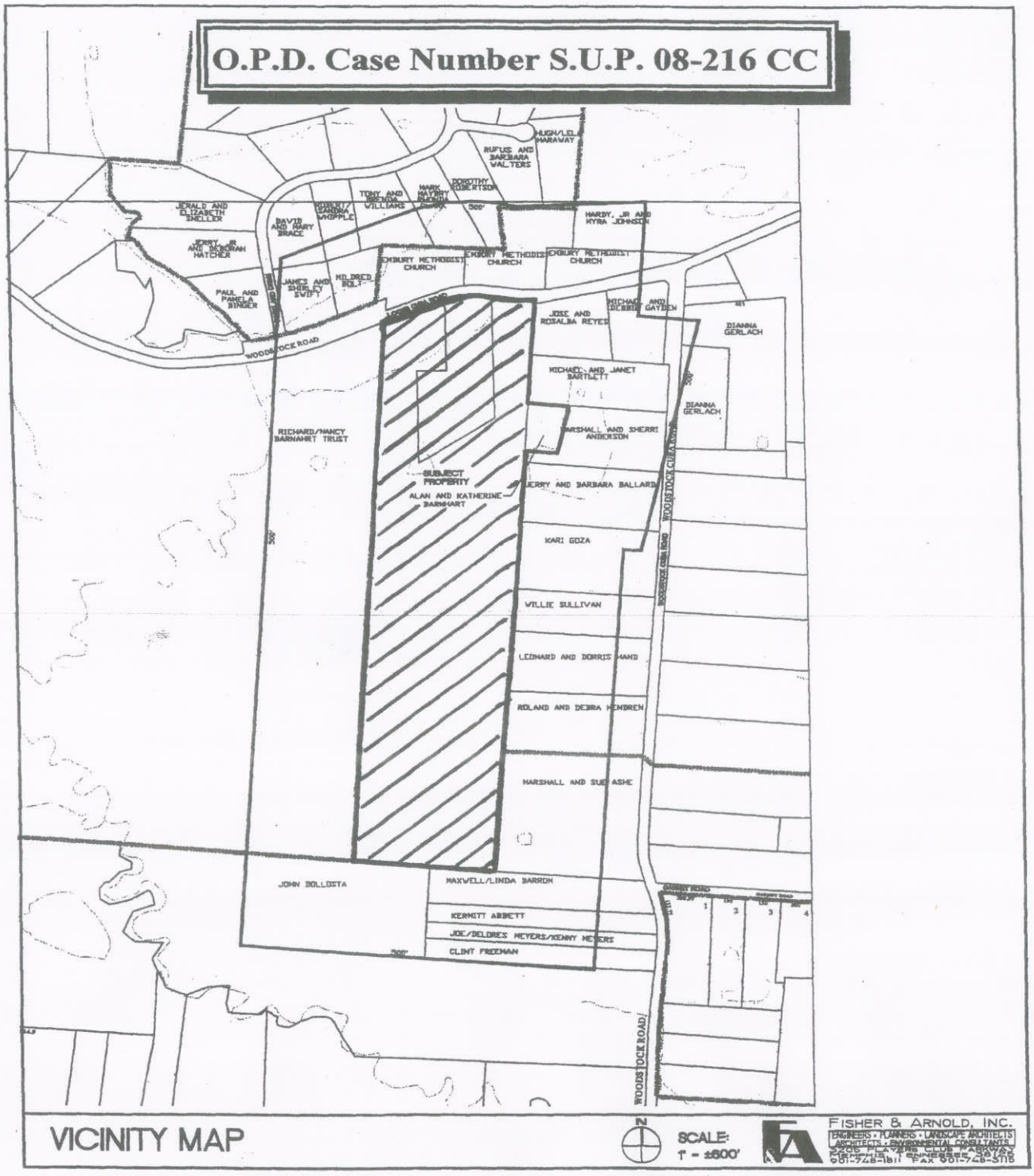
ZONING & LAND USE:



SITE PLAN:


PARKLAND DRIVE
LOCKE CUBA ROAD
WOODSTOCK CUBA ROAD
OAKWOOD ROAD
PROPOSED SERVICE
EXISTING DRIVE
PROPOSED DRIVE
PROPOSED RESIDENCE
EXISTING RESIDENCE
PROPOSED RESIDENCE CITY HOUSES
EXISTING BARN
PROPOSED BARN
EXISTING TRAILS TO BE REMOVED
PROPOSED AMENITY AREA
MOTORCYCLE TRAIL
OPEN PASTURE FOR BOARDING HORSES
OPEN RESERVATION FIELD
FUTURE RESIDENCE
FUTURE RESIDENCE
EMBRY METHODIST CHURCH
EMBRY METHODIST CHURCH
EMBRY METHODIST CHURCH
JOSE AND ROSALINDA MENDEZ
MICHAEL AND MONIQUE WATER
MICHAEL AND JANET BARTLETT
ELLIS RESIDENCE
MARSHALL AND DEBRA BARTLETT
CERY AND MARIANA MALLARD
KIMI GRAY
LILLIE SULLIVAN
LEONARD AND MARGIES HAND
ROLAND AND DEBRA MEDRESCH
MARSHALL AND SUE ANNE NORMAN
MAXWELL/LINDA NARMIN
JIM & ROLLETTA
GARNER ROAD
NOTE:
BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM OTHERS.
PROPERTY DESCRIPTION
BEGINNING AT A POINT ON THE SOUTH LINE OF LOCKE CUBA ROAD 845 FEET WEST OF WOODSTOCK CUBA ROAD; THENCE S 41°14'22" W A DISTANCE OF 681.98 FEET TO A POINT; THENCE S 85°22'05" E A DISTANCE OF 188.58 FEET TO A POINT; THENCE S 13°27'49" W A DISTANCE OF 555.42 FEET TO A POINT; THENCE S 85°22'05" E A DISTANCE OF 1,227.40 FEET TO A POINT; THENCE S 84°14'27" W A DISTANCE OF 671.19 FEET TO A POINT; THENCE N 00°17'55" W A DISTANCE OF 2,845.38 FEET TO A POINT; THENCE N 87°15'06" E A DISTANCE OF 300.94 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 179.84 FEET, LENGTH 78.23 FEET, CHORD N 79°07'54" E AND A CHORD LENGTH OF 78.59 FEET TO A POINT; THENCE N 87°26'47" E A DISTANCE OF 72.40 FEET TO A POINT THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 488.78 FEET AND A LENGTH OF 78.76 FEET, CHORD S 89°41'18" E AND A CHORD LENGTH OF 78.68 FEET TO A POINT; THENCE S 78°30'21" E A DISTANCE OF 48.85 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 398.55 FEET AND A LENGTH OF 101.87 FEET, CHORD S 85°10'46" E AND A CHORD LENGTH OF 101.59 FEET TO A POINT; THENCE N 87°48'12" E A DISTANCE OF 45.49 FEET TO THE POINT OF BEGINNING.
VICINITY MAP
SITE
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.
SITE PLAN
CASE NUMBER SUP 08-XXX
HABITAT FOR HOPE
SHELBY COUNTY, TENNESSEE
MARCH, 2008
TOTAL AREA: 2,115,031 Sq. Ft. / 48.508 Ac
FEMA PANEL NO. 47157E55F / ELEV. N/A
FISHER & ARNOLD, INC.
PREPARED FOR:
HABITAT FOR HOPE
5041 LOCKE CUBA ROAD
MILLINGTON, TN 38053
REVISIONS
SHEET OF X

OWNERSHIP & VICINITY:



STAFF ANALYSIS:

Site Description

The subject property is a 48.50 acre tract of land located at the south side of Locke–Cuba Road and west of Woodstock-Cuba Road. The site is in Northwest Shelby County in the Locke-Cuba Community just north of the Woodstock Community within Memphis Annexation Reserve Area. The site is two separate parcels—one is five(5) acres and occupied by a brick and frame single family home built in 1993 with accessory structures and uses for barn and stables, playgrounds, play houses and a picnic area. The other tract is much larger containing 42.5 acres of vacant land with horse paths, open grazing area and huge clusters of mature trees. The mature trees on-site are primarily at the front of the property, including apple trees.

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 in Agricultural(AG) District zoning. This site is bounded by a large tract of land to the west with a single family home that faces Walsh Road. The Parkland Lake Acres Subdivision is to the north and is separated by Locke-Cuba Road consisting of single family homes on large estate lots as well as to the east and south in Gayden, Ballard's Lot and Mason Subdivisions all in Agricultural(AG) District zoning. The land use south of Locke-Cuba Road are single family homes on large estate lots on both sides of Woodstock-Cuba Road. The land use directly across from the entrance drive to the subject property is Embury Methodist Church.

Land Use vs. Future Major Roadway

The zoning of the subject property is Agricultural(AG) District zoning and does not permit a philanthropic institution, including residential cottages and a resident managers' quarters by right, but does allow nature trails and an un-lighted open recreation field. The special permit will consists of both tracts of land to include all the above land uses to provide temporary housing for children and families of children who may be in need of pediatric services at St. Jude Hospital or the LeBonheur Medical Center.

The dominant land use and zoning in the area is large lot single family residential in Agricultural(AG) District zoning. These tracts of land are tranquil and pristine with nature and ideal for nature trails and horseback riding. This area is rural in character and such land use blends well with adjacent properties. However, the extension of Paul Barrett Parkway/TN 385 runs through the top of this site and is proposed for 160 foot right-of-way. The roadway is 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. The disruption this future roadway may cause to this site should be carefully considered by the applicant.

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