MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT

#19

STAFF REPORT

CASE NUMBER: P.D. 07-344 CC L.U.C.B. MEETING: January 10, 2007

DEVELOPMENT NAME: Shelby Park East Planned Development

LOCATION: Approximately 123 feet southeast of the inersection of Appling and Macon Roads

APPLICANT: Teransky, LLC

REPRESENTATIVE: SR Consulting, LLC

REQUEST: A mixed used planned development consisting of 48 single family residential lots (minimum lot size = +4,428 sq. ft.) and two common open space lots in Area A and commercial uses in Area B.

AREA: 14 Acres

EXISTING LAND USE & ZONING: Single family home in the Agricultural (AG) District

SURROUNDING LAND USES AND ZONING:

North: Single family homes and vacant land in the Appling LaGrange Planned Development (Plat Book 149, Page 65)

East: Single family homes and vacant land in the Gillett Planned Development known as Glen Abbey Subdivision (Plat Book 171, Page 57)

South: Neshoba Unitarian Universalist Church in the Agricultural (AG) District and across the Lenow Branch of the CSX Railroad, and Mullins Station Road, is Plough Park, which is part of the County-owned Shelby Farms complex.

West: New single family homes existing and under construction in accordance with the Shelby Place Planned Development, P.D. 01-311CC (Plat Book 202, Page 48) and Shelby Park Planned Development, P.D. 03-361 CC, (Plat Book 219, Page 35).

OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION
REJECTION

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

CONCLUSIONS:

1. **The request is for a mixed used planned development consisting of residential and commercial development with Area A including 48 single family residential lots (minimum lot size = ±3,500 sq.ft.) and two common open space lots while Area B includes various commercial uses regulated by the Planned Commercial (C-P) District.**

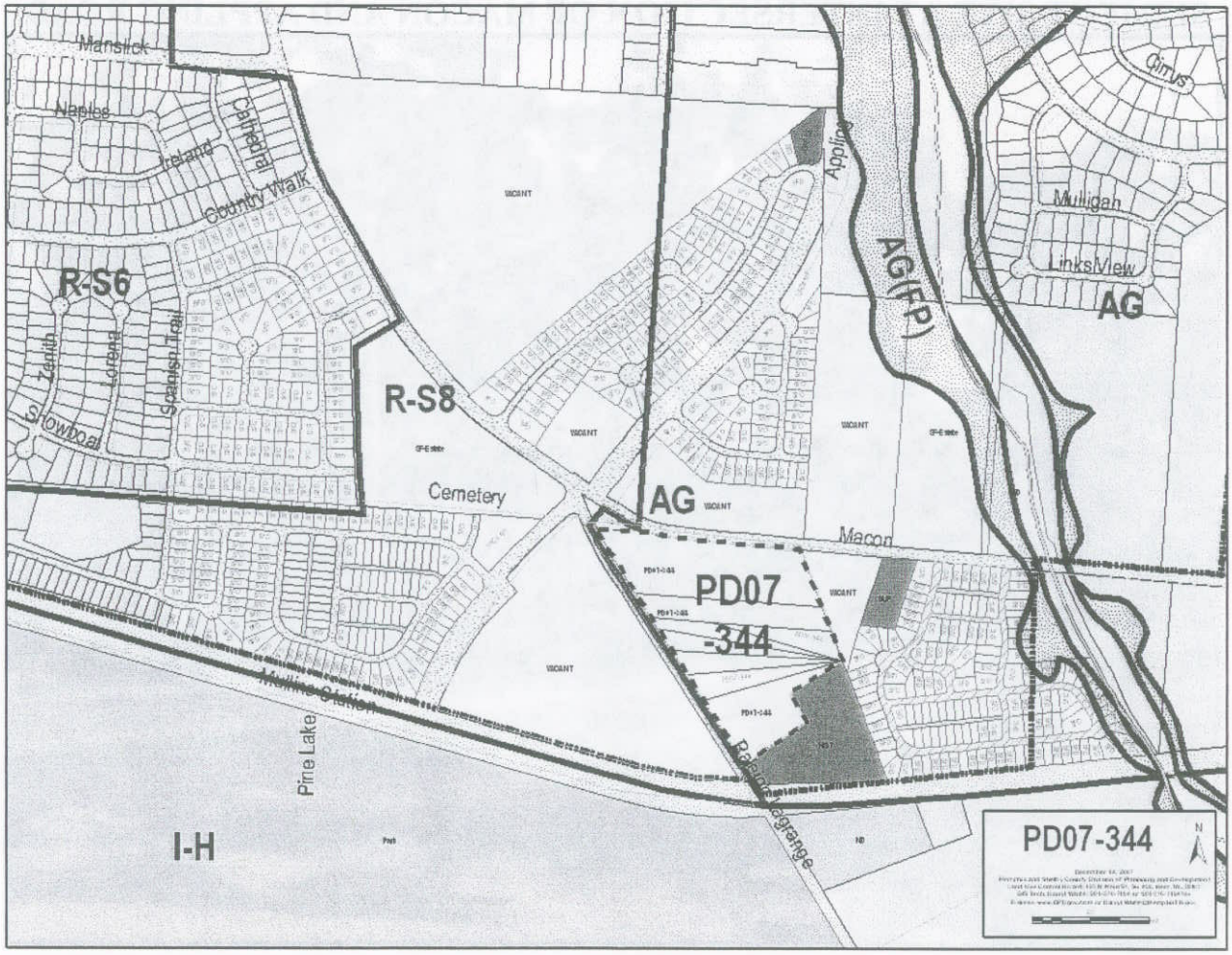
2. **The Shelby Park East Planned Development is proposed as an extension of the existing and original Shelby Park Planned Development (P.D. 03-361 CC), a large multi-use planned development located at the southeastern and southwestern corners of Macon and Appling Roads.**

3. **This is the third planned development proposal filed by the applicant on this site with the first two applications being proposed amendments to the previously approved Shelby Park Planned Development (P.D. 03-361 CC). Both previously proposed amendments in 2005 (P.D. 05-359 CC) and 2007 (P.D. 07-325 CC) were recommended for rejection by staff based on a number of site plan issues that were not resolved. Both cases were held and subsequently withdrawn by the applicant.**

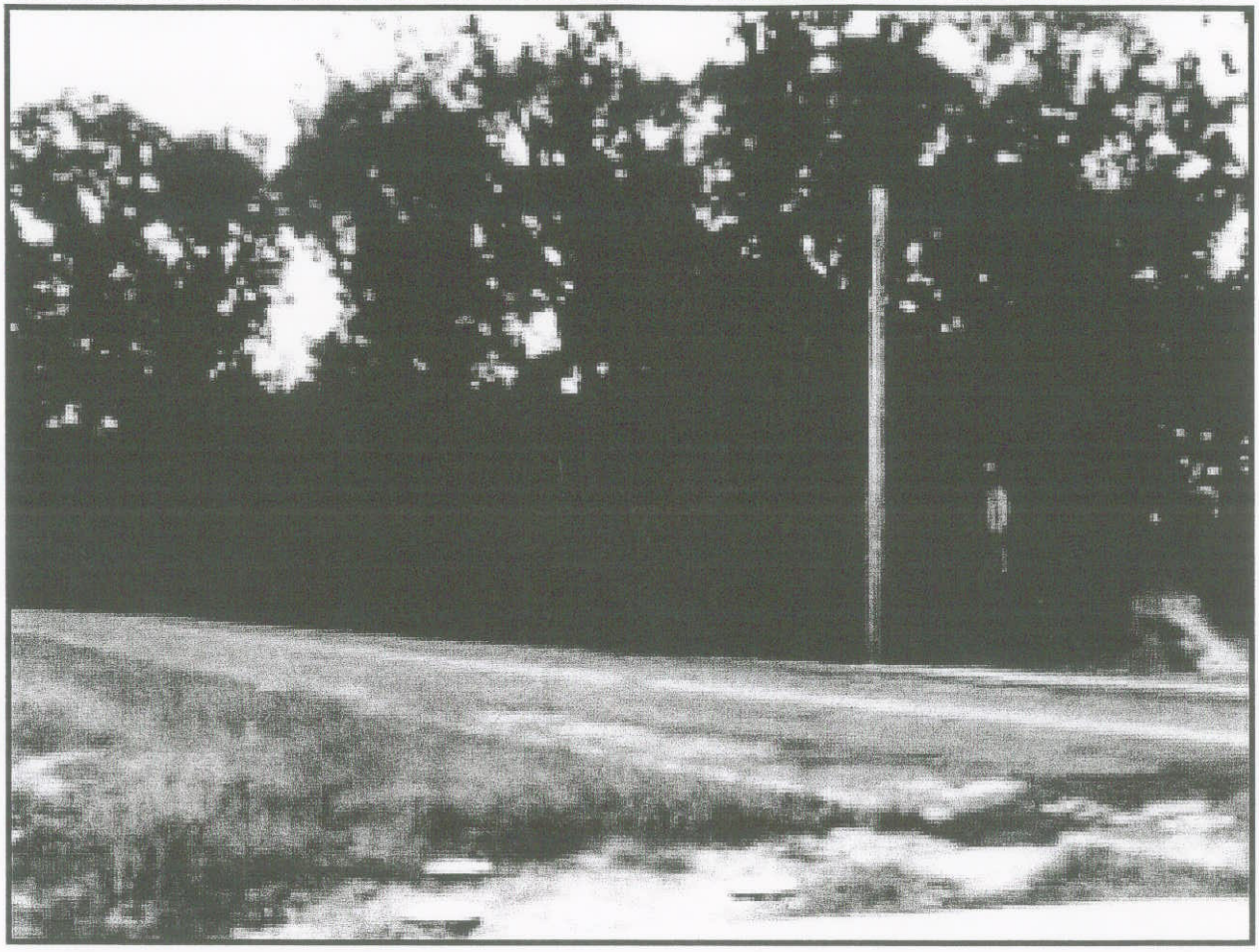
4. **This current case is filed not as an amendment to the original planned development but as an addition to that development with minor changes in the proposed site plan as follows: a slight reduction in the number of lots from a maximum of 52 to 50; an increase in the minimum lot size from 3,500 square feet to 4,400 square feet; and an increase in the minimum lot widths from 35 feet to 40.**

5. **Even with the changes made to the newly proposed site plan there are still some items of concern pertaining to the use of private streets instead of public, lot widths, circulation and access, drainage detention and landscaping that have not been adequately addressed at this time.**

6. **Given the number of problems that still remain with this newly submitted site plan, staff still can not recommend approval of the proposed development.**

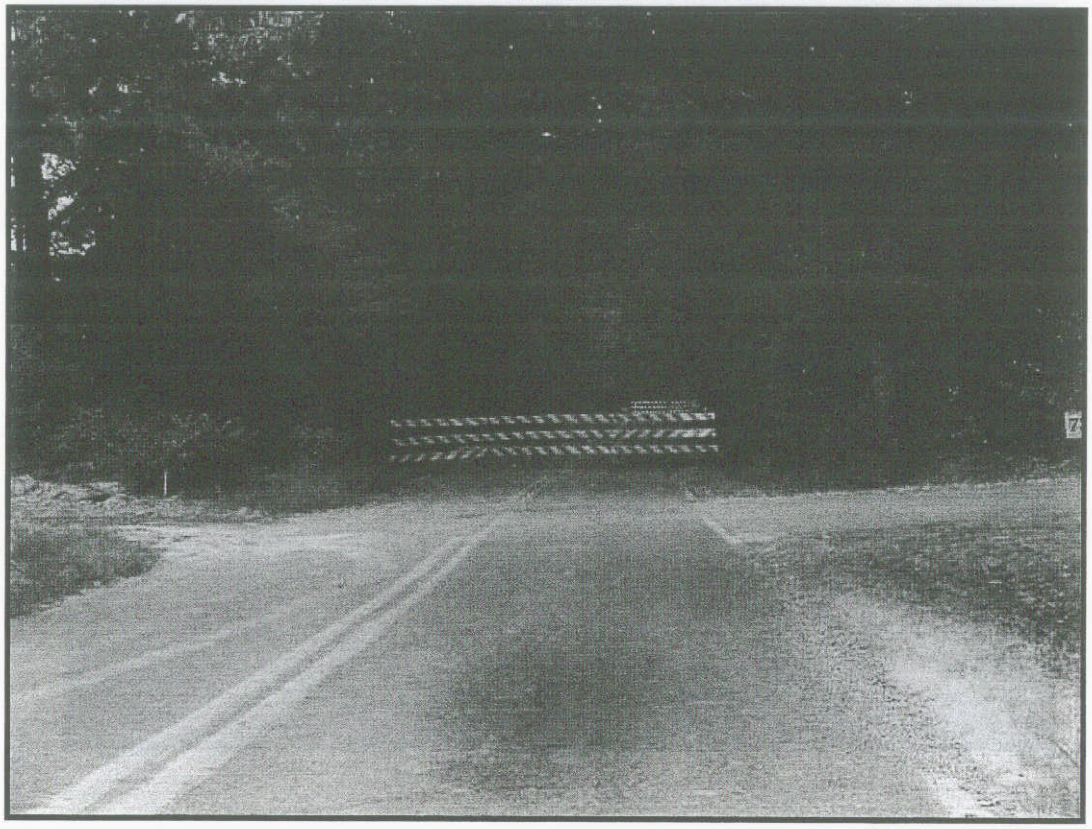

Manslick
Naples
Ireland
Cathedral
Country Walk
R-S6
Zenith
Lorena
Spanish Trail
Showboat
R-S8
Cemetery
AG
Macon
PD07
-344
Mulline Station
Pine Lake
I-H
Appling
AG(FP)
Cirrus
Mulligan
Links View
AG
PD07-344

SUBJECT SITE AT INTERSECTION OF MACON AND APPLING ROAD

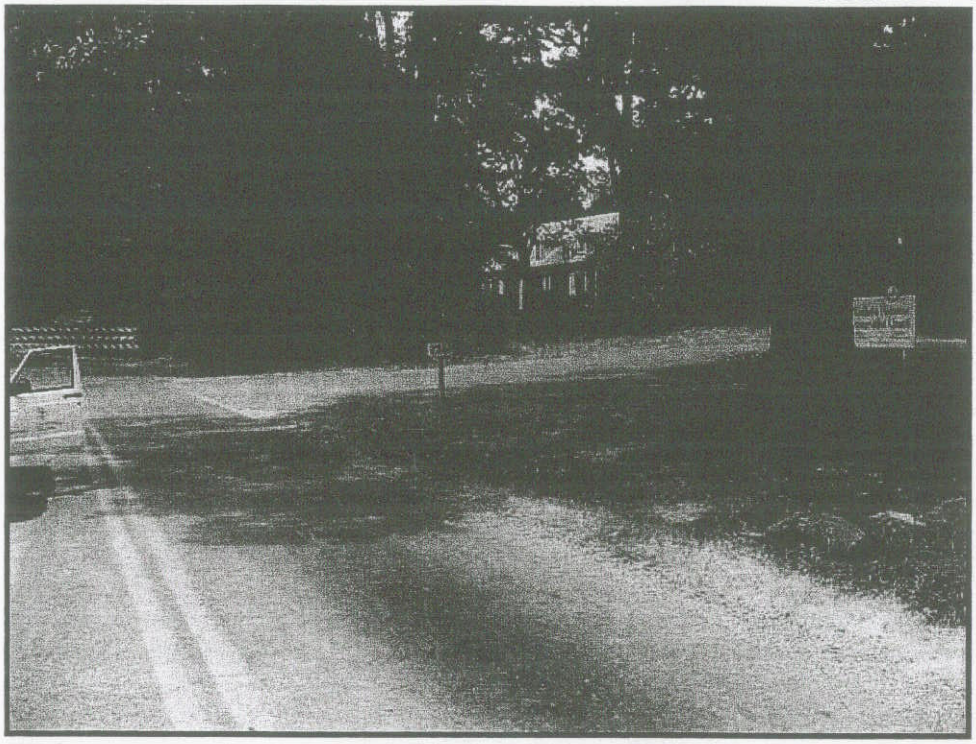


SOUTHERN VIEW OF RALEIGH-LAGRANGE ROAD

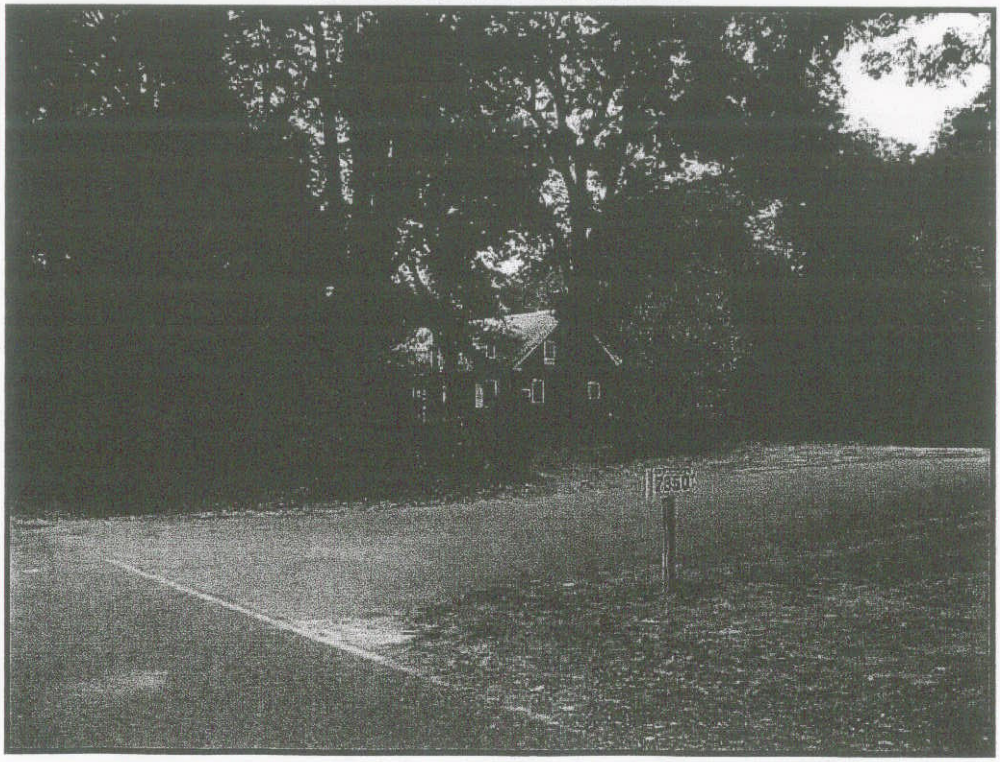
NORTHERN VIEW OF RALEIGH-LAGRANGE ROAD



EXISTING SINGLE FAMILY HOME ON SOUTHERN PORTION OF SITE



EXISTING DRIVEWAY ACCESS CURRENTLY SHARED WITH ADJACENT CHURCH



VIEW OF REAR OF SITE FROM ADJACENT CHURCH PARKING LOT