MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT

STAFF REPORT

10

CASE NUMBER: **P. D. 09-313 CC** **L.U.C.B. MEETING:** **July 9, 2009**
Held from June 11, 2009

DEVELOPMENT: **WOODLAND HILLS PLANNED DEVELOPMENT, 10TH Amendment**

LOCATION: **Southwest corner of Macon Road and Macon View Drive**

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

OWNERS/APPLICANTS: **Ethridge Enterprises**

REPRESENTATIVE: **Harkavy-Shainberg-Kaplan-Dunstan, PLC**

REQUEST: **Plan amendment to Parcel 5 to allow limited Planned Commercial(C-P) land uses.**

AREA: **6.93 Acres**

EXISTING LAND USE & ZONING: **Vacant land currently governed by Woodland Hills Planned Development, 9th Amendment(P.D. 05-381 CC).**

SURROUNDING LAND USES AND ZONING:

North: Vacant land approved for Planned Commercial(C-P) District zoning and single family homes in Lee Line Farms Planned Development(P.D. 96-352 CC).

East: Vacant land approved for Planned Commercial(C-P) District zoning.

South: Vacant land approved for Planned Commercial(C-P) District zoning in 'The Crossings @ Woodland Hills Planned Development(P.D. 99-308 CC)

West: Bank building, offices and a daycare approved within 'Woodland Hills Planned Development' 4th Amendment(P.D.02-306 CC).

OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION:

Rejection

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

CONCLUSIONS:

1. **The requested amendment to Parcel 5 of the Outline Plan is to allow limited Planned Commercial(C-P) District land uses on a parcel specifically approved for one(1) restaurant building and professional offices.**

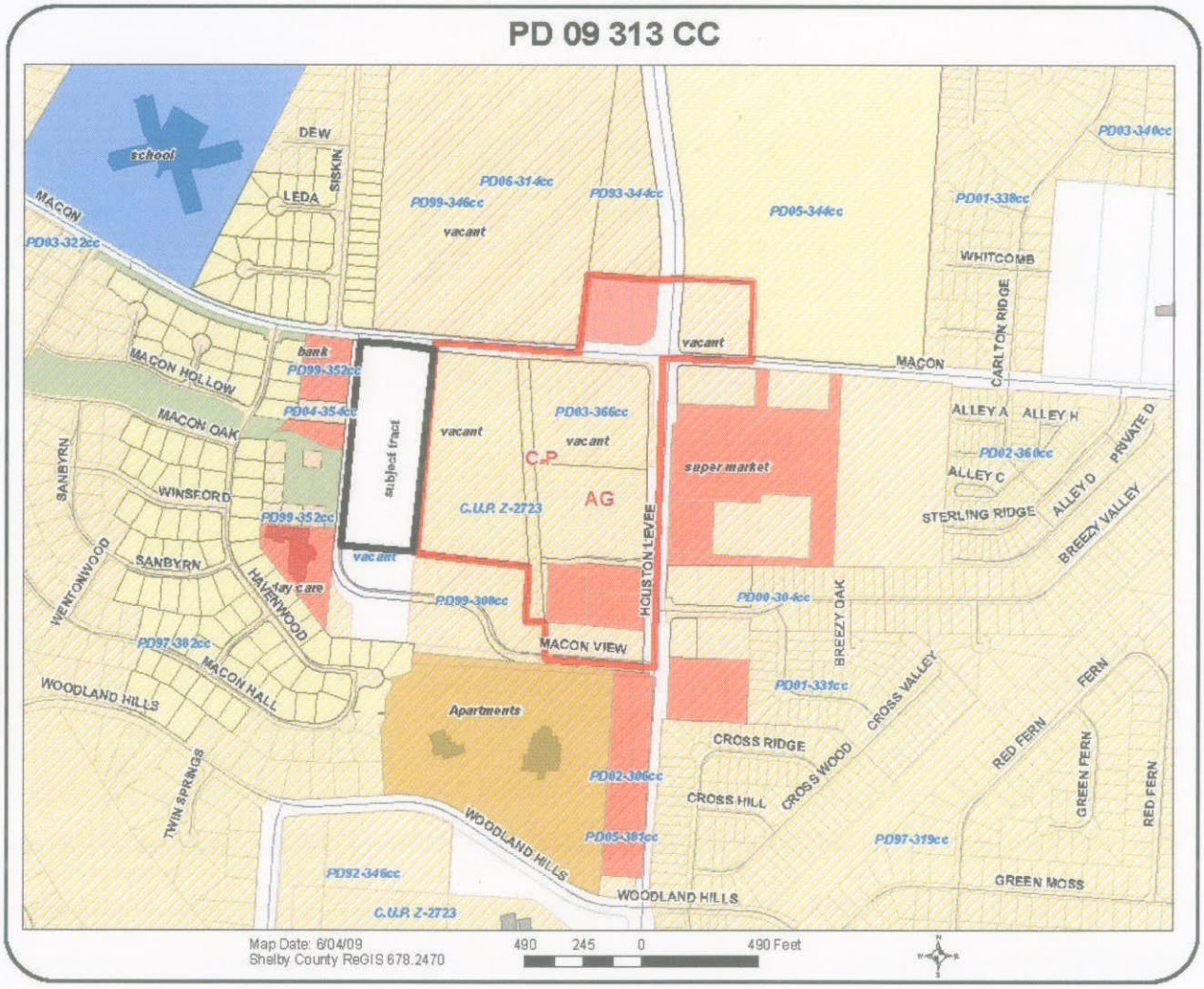
2. **This Concept Plan illustrates the creation of two(2) of the four(4) commercial lots on a private drive, because it only has approximately 312.46 linear feet of public road frontage along Macon Road.**

3. **The professional office land use approved in the original plan creates and maintains an office buffer similar to the relationship on the opposite corner. This transitional buffer between single family residential and commercial should be maintained and not compromise the existing conditions between the bank building and the single family homes—north and east of the subject property.**

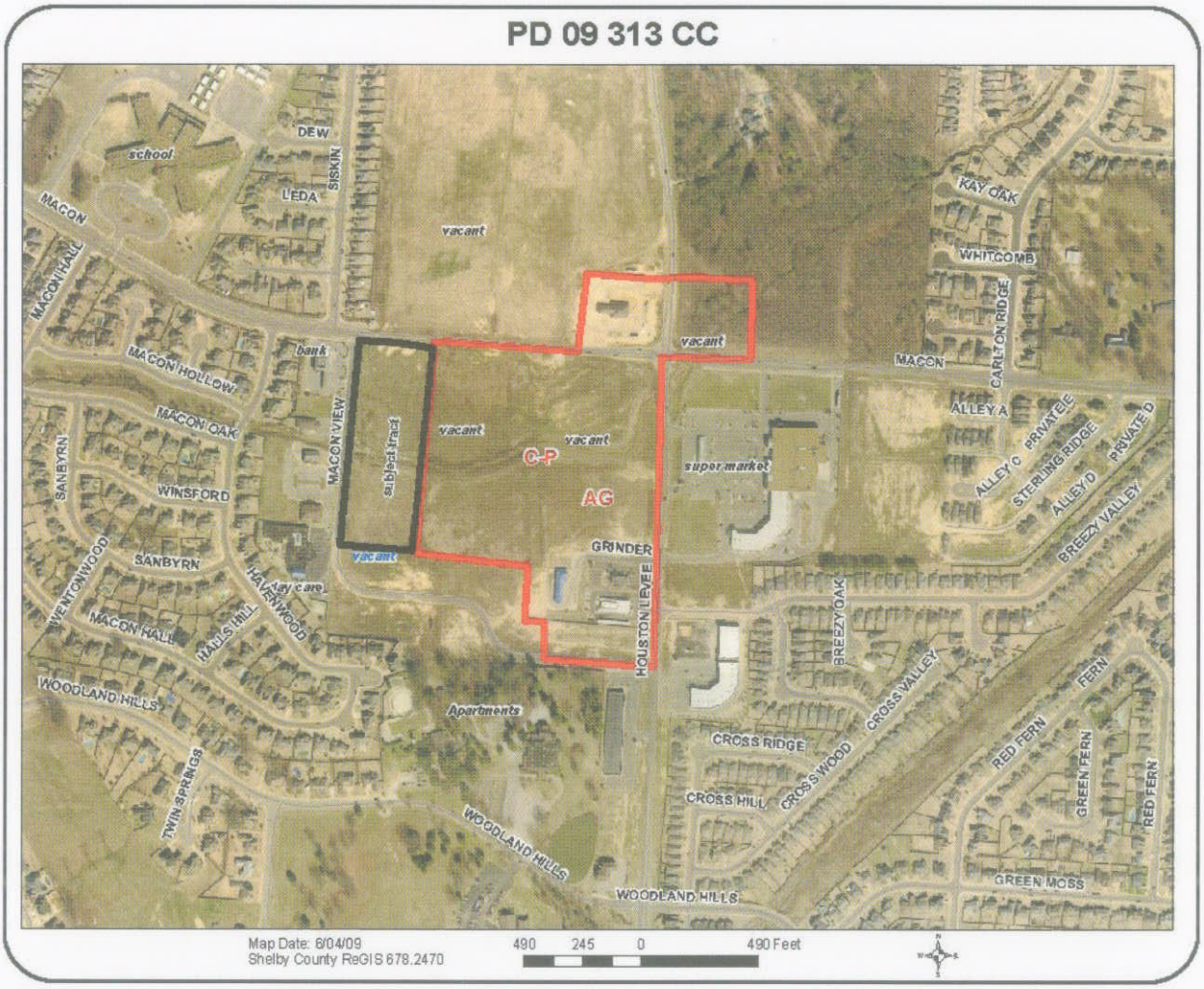
4. **Within the Gray's Creek Area, staff has continued to promote interconnectivity with a network of public streets to be dedicated and improved with curb, gutter and sidewalk. This amendment should seek to maintain consistency in concept planning of the area with existing and proposed development patterns conforming to planning and development standards.**

5. **The existing office land use at the west side of the private drive creates a transitional use between single family residential and proposed retail development, However, allowing two(2) restaurant buildings without the benefit of a transitional office buffer cannot be supported for this plan amendment.**

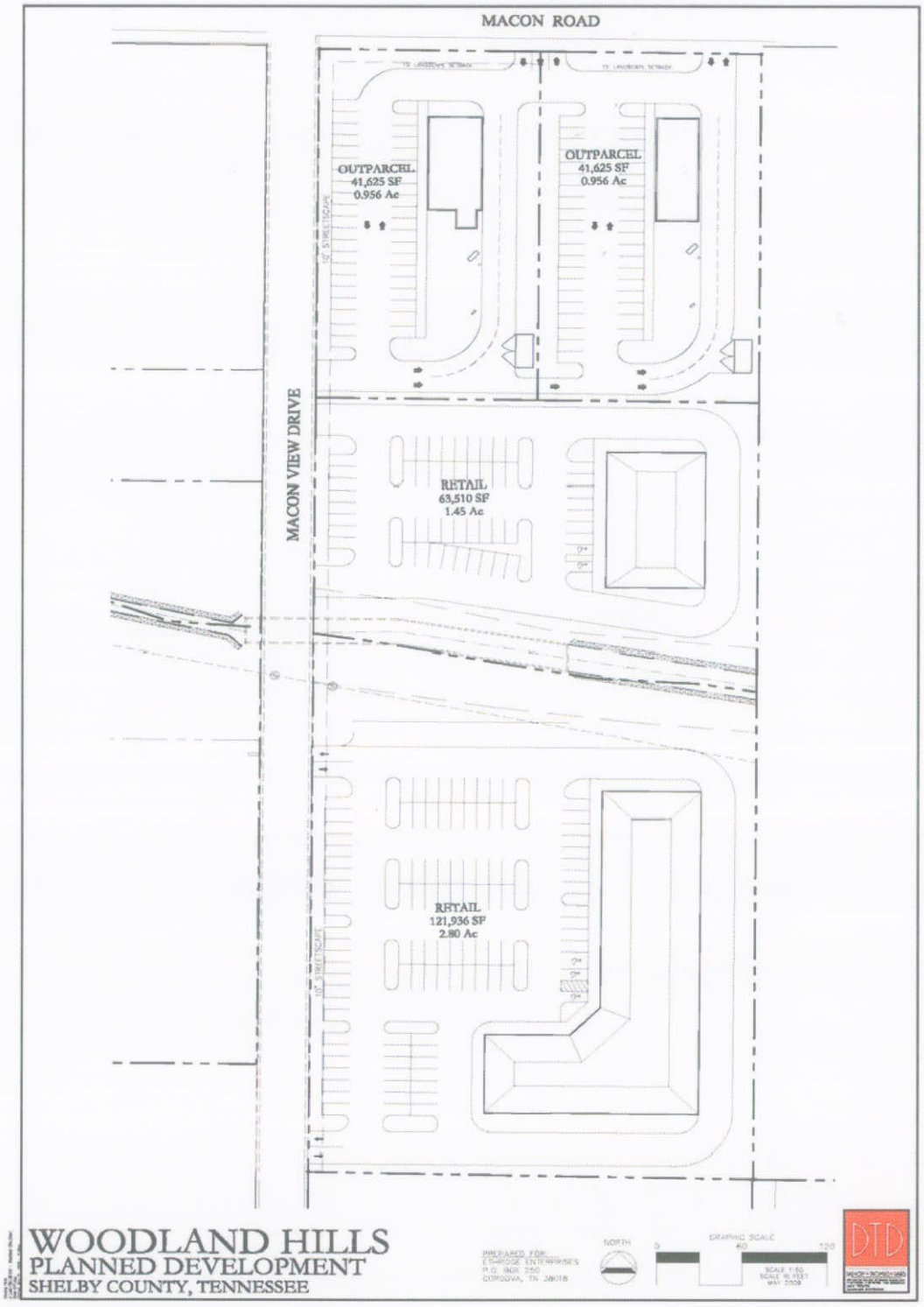
ZONING & LAND USE MAP:



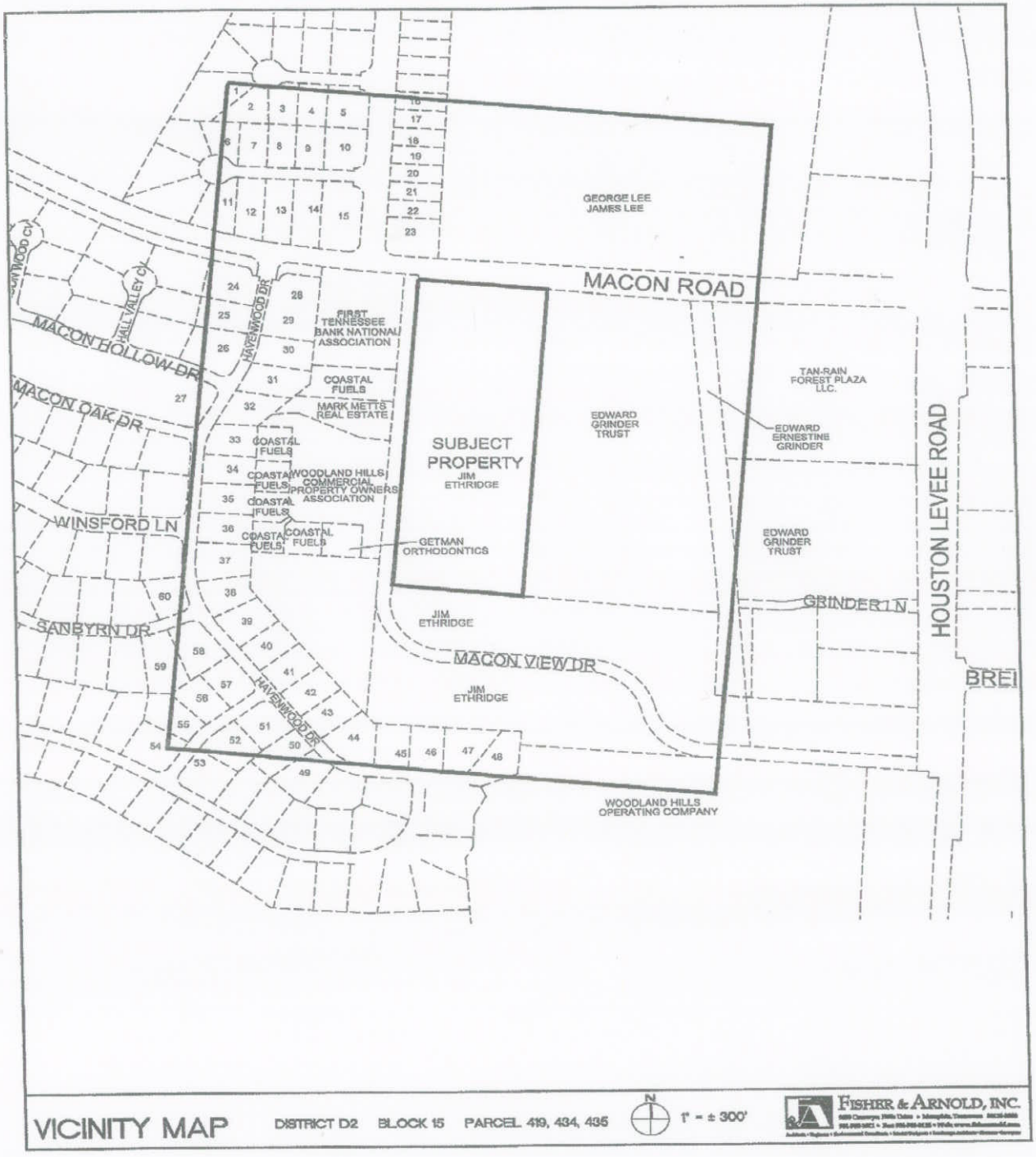
ZONING AERIAL VIEW:



OUTLINE/CONCEPT PLAN:



VICINITY & OWNERSHIP MAP:



STAFF ANALYSIS:

Site Description

The subject property is a vacant parcel of land containing 6.93 acres designated Parcel 5 in the Outline Plan for Woodland Hills Planned Development. The parcel is located at the southeast corner of a major road, Macon Road and Macon View Drive, a private drive that extends from Macon Road to Houston Levee Road. The parcel is also within the boundaries of the Gray's Creek Area Plan, but within the City of Memphis Annexation Reserve Area. The parcel is an elongated parcel of land with approximately 312 feet of depth and primarily fronts on Macon View Drive. This parcel has remained vacant since the original Outline Plan was approved in 1996 as part of a much larger tract of 252.83 acres approved and developed as primarily single family residential with some office and institutional land uses.

This parcel currently allows specific land use on Parcel 5 for one(1) restaurant building and professional offices. This parcel is across from office and single family land use and zoning within this Outline Plan and residential and commercial in Lee Line Farms Planned Development. The land uses in the immediate area are primarily neighborhood services such as a banks, drycleaners, beauty/barber, photo and retail shops at the major road intersection. The site is located in close proximity to single family neighborhoods, apartment communities and places of worship. The immediate area began to develop as residential in the early 1990's for Cordova Ridge, Lee Line Farms and Woodland Hills Planned Developments.

Area Overview

The surrounding land use and zoning was primarily approved by planned developments. The properties north began to develop in late 1990's with single family homes in Lee Line Farms Planned Development as well as single family homes south and within this Outline Plan and farther east in Cordova Ridge Planned Development. The land use farther east and across Houston Levee Road is primarily a neighborhood center consisting of a major grocery store, including gasoline sales, small restaurant and retail shops of neighborhood services. The adjacent properties east of the subject property are vacant with land use approved for C-P District.

The neighborhoods farther west are single family homes in Woodland Hills Planned Development, including some office, retail shops and institutional land use for day care and a church. The development at the northwest corner of the major road intersection is Lee Line Farms Planned Development approved and developed primarily single family residential, including a public school. A bank office building is located at the immediate corner with a large tract that has remained undeveloped and approved for Planned Commercial(C-P) District land use.

Amendment vs. Concept Plan

The requested amendment to Parcel 5 of the Outline Plan is an amendment to allow limited Planned Commercial(C-P) District land uses on a parcel specifically approved for a restaurant and professional offices. The applicant is proposing land uses that are expected to not be as detrimental to existing residential and office developments, including the elementary school. However, the Concept Plan submitted by the applicant reflects two(2) drive-thru restaurant buildings and two(2) retail buildings with primary access for retail development via a private drive, Macon View Drive.

This Concept Plan illustrates the creation of two(2) of the four(4) commercial lots on a private drive, because it only has approximately 312.46 linear feet of public road frontage along Macon Road. The lots as illustrated can be created with the benefit of a Property Owners' Association. Our records indicate each Phase of this Outline Plan states: 'The owners of each and all lots shall be a member of a Property Owners' Association which shall be solely responsible for the maintenance of all common areas and facilities.'

This amendment proposes to modify Parcel 5 to allow limited land use, when the original plan approved very specific land use in close proximity to single family homes. The professional office land use approved in the original plan creates and maintains an office buffer similar to the relationship on the opposite corner. This transitional buffer between single family residential and commercial should be maintained and not compromise the existing conditions between the bank building and the single family homes—north and east of the subject property. The zoning directly adjacent and to the east is Planned Commercial(C-P) and would allow all uses permitted by administrative site plan review.

The planned development concept has been that of a mixed-use development with neighborhood and professional services within walking distance of single family homes. The area has developed in this manner with a variety of housing types. Within the Gray's Creek Area, staff has continued to promote interconnectivity with a network of public streets to be dedicated and improved with curb, gutter and sidewalk. This amendment should seek to maintain consistency in concept planning of the area with existing and proposed development patterns conforming to planning and development standards.

This request for limited C-P district land uses in close proximity to single family homes would allow two(2) drive-thru restaurant buildings along the Macon Road frontage and two(2) retail buildings a total of 46,208 square feet of retail space at a .25 floor area ratio(FAR) along Macon View Drive, a private drive. The existing office land use at the west side of the private drive creates a transitional use between single family residential and proposed retail development, However, allowing two(2) restaurant buildings without the benefit of a transitional office buffer at the immediate corner cannot be supported for this plan amendment.

RECOMMENDATION: ***Rejection***

OUTLINE PLAN CONDITIONS: *[Amendments: Bold-Blue Italic]]*

I. USES PERMITTED:

A. Parcel 1, 2, 7 & 8 Single Family Detached Residential

B. Parcel 3 Banquet/Meeting Facility, Residential Quarters/Lodge, Office

C. Parcel 4 Professional Office, Day Care Center, a Bank, an Ice Cream Shop, Specialty Meat Market (a.k.a. a butcher shop)

D. Parcel 5 ***All uses permitted in the Planned Commercial (C-P) District by right or by administrative or legislative site plan review less and except:***

1. ***Bank***
2. ***Financial Services***
3. ***Group Shelter***
4. ***Transitional Home***
5. ***Airport, Heliport***
6. ***Day Care Center***
7. ***Family Day Care Home***
8. ***Lodge, club, country club***
9. ***Museum***
10. ***Park***
11. ***Recreation Field***
12. ***School***
13. ***Amusements, Commercial Outdoor***
14. ***Pawn Shop***

E. Parcel 6A Any uses permitted (A) in the Neighborhood Commercial District with the following exceptions:

1. Restaurant with drive thru window
2. Hospital
3. Pawn Shop
4. Used Goods, Second Hand Sales
5. Post Office/ Postal Facility
6. Convenience Store
7. Gasoline Sales

Parcel 6B Professional Office

F. Parcel 9 Single Family Residential

G. Parcel 10 Common Open Space

II. BULK REGULATIONS:

A. Parcel 1 The bulk regulations of the R-S10 District shall apply.

B. Parcel 2 & 7 The bulk regulations of the R-S15 District will apply, except that the minimum lot width at the building line for lots 9-13 in Phase 2, Parcel 2 shall be 74 feet.

C. Parcel 3 The bulk regulations of the O-G District shall apply except that the building height shall not exceed 35 feet.

1. Banquet/Meeting Room - The existing structure shall be utilized.
2. Residence Quarters/Lodge - A maximum of 100 rooms is permitted.

D. Parcel 4 The bulk regulations of the O-G District shall apply with the following exceptions:

1. Maximum building height - 35 feet
2. Maximum F.A.R. of .20

E. Parcel 5 The bulk regulations of the Planned Commercial (C-P) District shall apply.

F. Parcel 6A The bulk regulations of the Planned Commercial (C-P) District shall apply with the following additional conditions:

1. All buildings shall be a maximum of 1 story (32 feet) in height.
2. All buildings shall be composed of brick or a masonry material such as stone including the use of "Decry Stone Ground Face CMU Block" on the rear of the buildings.
3. Buildings in 6A and 6B shall be composed of similar materials and color.
4. Parcel 6A shall be permitted a zero (0) rear yard setback along the west boundary.

G. Parcel 6B The bulk regulations of the O-G District shall apply with the following additional conditions:

1. Maximum building height - 35 feet.
2. Parcel 6B shall be permitted a zero (0) rear yard setback along the west boundary.
3. Maximum F.A.R. of .20.

H. Parcel 8 The bulk regulations of the R-S6 District shall apply with the following additional conditions:

1. Maximum Lot Count – 107.
2. Minimum Lot Width - 58 Feet.
3. Setbacks:

a. Front Yard: 25 Feet, provided that all garages are side loaded.
b. Rear Yard:
1. Abutting Lots in Parcel 7 - 20 Feet.
2. All other lots - 10 Feet.
c. Side Yard - 5 Feet.

4. Lot Layout - As depicted on the Preliminary Plat submitted with this applicator, unless otherwise amended by these Outline Plan Conditions. This lot layout shall become the Outline Plan for this Planned Development.

I. Parcel 9 The bulk regulations of the R-S6 District shall apply with the following exception for lots in the portion of Parcel 9 that is connected to the Manors at Woodland Hills P.D. (Parcel 8):

1. A minimum lot width of 60 feet.
2. The minimum front yard setback shall be 25 feet for lots with a side loading garage, and 27 feet for lots with a front garage.

III. ACCESS, PARKING AND CIRCULATION:

A. Dedicate 42 feet from centerline of Macon Road and improve in accordance with Subdivision Regulations.

B. Dedicate and improve future Hall Road (Houston Levee Road) 54 feet from the centerline.

C. One curb cut to Parcel 4 shall be permitted on Houston Levee Road.

D. Two (2) curb cuts along Macon (Cordova) Road are permitted.

E. Parcel 6 shall be permitted two curb cuts along Hall (Houston Levee) and share the curb cut permitted to Parcel 4 through an internal cancellation system. No curb cut shall be permitted any loser than 255 feet from Woodland Hills Drive.

F. Parking shall be provided in accordance with Section 28 of the Zoning Ordinance.

G. Dedicate Woodland Hills 52 feet of right-of-way and improve as a major local street from Woodland Trace Lane to a transition point within the TVA easement.

H. The final design and location of curb cuts shall be subject to the approval of the City Engineer.

I. Provide internal cancellation between adjacent phases, lots, and sections. Common ingress/egress easements shall be shown on the final plats.

J. Parcel 8 - In addition to the conditions above, the following conditions apply specifically to Parcel 8:

1. All roads shall be private with a minimum width of 31 feet, except where further conditioned below. The ownership and maintenance of these roads shall require the formation of a property owners association. Evidence that such an association has been formed shall be provided on the Final Plat.

2. The applicant shall submit a cross section for any street(s) that includes a median for the review and approval of the Office of Planning and Development. The minimum pavement width on either side of the median shall be 22 feet.

3. The applicant shall provide a physical transition to differentiate between the public and private right of ways. The type of transition is subject to the review and approval of the City/County Engineer.

4. The westernmost point of access shall be designed for both ingress and egress. The gates shall not open outward toward the lots in Parcel 7.

5. Provide public access to the common open space (some type of pavement or appropriate surfacing along the easement that runs between lots 40 and 41 would be sufficient to meet this condition).

6. The re-recording of Phase 10, Parcel 7 and the recording of this plat shall meet the requirement for the losing of Woodland Bluff Lane.

7. Any gate or card reader shall be set back a minimum of 20 feet from the property line associated with Woodland Creek Lane.

K. Parcel 9 shall include one median divided entry to Macon Road. All internal streets within this development shall be 31 foot wide alternative design streets.

L. Access to Macon Road via individual private driveways is prohibited. Convey right of access to Shelby County/City of Memphis.

IV. LANDSCAPING:

A. An 8-foot wide landscape area (Plate A-3 or equivalent) shall be provided along the Macon Road frontage of Parcel 5.

B. An 8-foot wide landscape area shall be required along the Houston Levee frontage of Parcel 6 (A Modified Plate A-5 or equivalent) exclusive of the existing office parcel.

C. A detailed landscape plan shall be submitted to the Office of Planning and Development with any final plat for Parcel 6 and is subject to that Office's review and approval.

D. Parcel 9 - An RV-1 Plate, modified to 8 feet in width and including a six foot tall sight proof wooden fence with brick piers.

E. A 15-foot wide landscape area (RV-1 modified or equivalent) shall be provided along the Macon Road frontage of Parcel 1. The 15 feet of landscaped area shall be exclusive of the required rear yard and will be treated as open space to be maintained by a property owners association.

F. Internal parking lot landscaping shall be provided at a minimum ratio of 300 square feet of landscaped area and one shade tree (Tree A from the approved plant list of the Landscape Ordinance) per every 20 parking spaces or fraction thereof. Landscaped area shall not be less than 200 square feet in area in any single location.

G. Provide a B-4 Plate, or equivalent, along the common boundary lines of Parcels 3, 4, and 5 and the residential development.

H. Alternative landscaping may be substituted for that required above, subject to the approval of the Office of Planning and Development.

I. All required landscaping and screening shall not conflict with any easements.

J. Any lighting used to illuminate any off-street parking areas or buildings shall be so arranged as to reflect the light away from adjacent residential property. Lighting in Parcel 6 shall be limited to a maximum of 14 feet in height and shall be designed to cast the light downward. Detail of the type of lighting fixture to be used shall be shown on the final plat.

K. Refuse containers shall be completely screened from view from the public roads and adjacent residentially zoned property with materials architecturally compatible to the building on the lot.

L. Air conditioning, heating, ventilation or other mechanical equipment and appurtenances including that located on roofs, which is visible from an adjacent street or residential lot, shall be screened with the use of architectural features of the building or by other means.

M. For Parcel 8 and the addition of the southernmost portion of Parcel 9, the applicant shall submit a detailed landscape plan for the medians and islands. The OPD shall determine if said detailed plan meets the criteria for an equivalent alternative to the Tree Ordinance.

N. The redevelopment of Parcel 9 shall be in accordance with the requirements of the Tree Ordinance.

V. SIGNS:

A. Attached and detached signs shall conform to the regulations of the R-S10 District for Parcels 1, 2, 7, & 8.

B. Signs in Parcel 9 shall be regulated by the R-S6 District.

C. Attached and detached signs shall conform to the regulations of the C-P District for Parcel 5.

D. Attached and detached signs shall conform to the regulations of the O-G District for Parcels 4 & 6B. Parcel 6A shall conform to the regulations of the C-N District. All signs in 6A and 6B shall be monument in style and composed of similar materials as that of the buildings.

E. Attached and detached signs shall conform to the regulations of the O-L District for Parcel 3.

F. The location, size, and number of signs shall be determined at the time submittal of a Final Plan.

G. No temporary or portable signs are permitted except construction signs and real estate signs.

H. Signs shall have a minimum setback of 15 feet from street rights-of-way.

VI. DRAINAGE:

A. Design and construction of the storm water conveyance and management facilities for this project shall be in accordance with the Subdivision Regulations and the "City of Memphis Drainage Design Manual".

B. All drainage plans shall be submitted to the City or County Engineer for review.

C. This project must be evaluated by the Tennessee Department of Health and Environment regarding their jurisdiction over the watercourses on this site in accordance with the Water Quality Control Act of 1977 Tennessee Code Annotated Section 69-3-101.

D. Parcels 8 and 9: The Outline Plan shall demonstrate that a minimum of 25 feet in width exists between the major drainage way and the rear of the building of those lots that back up to the common open space associated with Grays Creek.

E. Parcel 9 - If the State will not issue an A.R.A.P. Permit for the concrete channel lining of the major drainage way, a drainage easement - unbuildable area - common open space along the major drainage way must be provided consistent with drainage plans approved by the City/County Engineer and an A.R.A.P. Permit. The easement width may be equal to as much as 2.5 times the top of bank width, measured from either side of the stream centerline, in order to protect buildings and accessory structures from bank caving and stream meandering.

F. The preliminary/outline plan shall reflect a minimum 25-foot rear yard, exclusive of the easement along the natural drainage way, as well as a buildable area and front yard setback on each buildable lot.

G. Detention pond should be designed for multiple stage discharges and it is to be inspected by the design engineer when it is built to certify that it is working as designed. Detention pond should be built at the first phase when the land is cleared.

VII. The Land Use Control Board may modify the building setback, building height, parking, landscaping, and sign requirements, if alternatives are presented.

VIII. A final plan shall be filled within five years of approval of the outline plan. The Land Use Control Board may grant extensions at the request of the applicant.

IX. Any final plan shall include the following:

A. The Outline Plan Conditions.

B. A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.

C. The exact location and dimensions including height of all buildings or buildable areas, parking areas, drives, and required landscaping.

D. The number of parking spaces.

E. The location and ownership, whether public or private, of any easement.

F. A statement conveying all common facilities and areas to a property owners' association, or other entity, for ownership and maintenance purposes.

G. The location for the floodway boundary.

H. The 100 year flood elevation.

I. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City and/or County Engineer. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City and/or County Engineer's Office. Such maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.

X. OTHER:

A. The Outline Plan shall be re-recorded to show the following changes that have been approved by the Land Use Control Board. The Outline Plan, reflecting the changes to Parcel 7 and 8 shall be re-recorded prior to any Final Plat submittal.

B. Modify Parcel 10 to eliminate that portion that is west of the TVA easement.

C. Modify the boundaries of Parcel 4 to be consistent with approved boundaries of P.D. 99-308 CC.

D. Re-record the final plat for Phase 10, Parcel 7 to show the elimination of Lot 38, any re-allocation of land to the lots that abut the former public street (Woodland Bluff Lane).

E. Both final plats shall reference the formerly dedicated public street.

F. All commons, open areas, lakes, drainage detention facilities, private streets, private sewers and private drainage systems shall be owned and maintained by a Property Owner's Association. A statement to this effect shall appear on the final plat.

G. The following note(s) shall be included on warranty deed of each lot when the ownership changes and on any final plat in Parcel 9: "The Homeowner's Association is solely responsible for all maintenance and repair of private facilities including any private streets, private sanitary sewer, private storm drains and the lake. There is no County or City responsibility for these private facilities."

H. The Outline Plan for Woodland Hills Planned Development, 10th Amendment shall be recorded with the Office of Shelby County Register reflecting this plan amendment prior to filing any final plan of development.

P.D. 09-313 CC (formerly P.D. 05-381 CC
Woodland Hills Planned Development, 10th Amendment

GENERAL INFORMATION:

Street Frontage: Macon Road----------+/-312.46 linear feet.
Macon View Road(private drive)----------+/-905.16 linear feet.

Planning District: Shelby Farms-Germantown

Census Tract: 210.20

Zoning Atlas Page: 1960

Parcel ID: D0215 00566

Zoning History: In 2005, this Planned Development was approved for a mixed-use Outline Plan with amendments approved in 1996, 1997, 1999, 2002 and 2003. Prior to these dates, the Agricultural(AG) District zoning dates to the adoption of the 1960 Shelby County Comprehensive Zoning and the 1980 zoning map amendments.

DEPARTMENTAL COMMENTS:

The following comments were provided by agencies to which this application was referred:

City Engineer: No comments.

Shelby County Engineer: No comments received.

Shelby County Fire Department: No comments received.

City Fire Division: Change allowed use to ??.

Memphis & Shelby County Health Department: No comments by Water Quality Branch.

Memphis City Board of Education:

PD 09-313CC (Woodland Hills Planned Development, 10th Amendment) The subject property does not appear to be adjacent to any property which has been identified as belonging to Memphis City Schools (MCS). No identifiable impact on MCS' school-aged population nor MCS' property interests.

Shelby County Board of Education: No comments.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water:

MLGW has reviewed the referenced application, and has <u>no objection, subject to the following conditions:</u>

- The subject property is encumbered by an existing utility right of way easement, which may include overhead and underground facilities. MLGW prohibits any development or improvements within the Easement, except as provided by the **MLGW Right of Way Encroachment Policy**.
- **It is the responsibility of the owner/applicant**, prior to any development, to contact **<u>Ronnie Alberson, Land Rights Specialist, with MLGW @ 528-4186</u>** and obtain written approval for any improvements within the Easement.
- **It is the responsibility of the owner/applicant** to pay the cost of any work performed by MLGW to install, remove or relocate any facilities to accommodate the proposed development.
- **It is the responsibility of the owner/applicant** to identify any utility easements, whether dedicated or prescriptive (electric, gas, water, CATV, telephone, sewer, drainage, etc.), which may encumber the subject property, including underground and overhead facilities. No permanent structures will be allowed within any utility easements.
- **It is the responsibility of the owner/applicant** to comply with the **National Electric Safety Code (NESC)** and maintain minimum horizontal/vertical clearances between existing overhead electric facilities and any proposed structures.
- **Landscaping is prohibited** within any MLGW utility easement without prior approval. It is the responsibility of the owner/applicant to comply with Memphis/Shelby County Zoning Ordinance - Landscape and Screening Regulations.
- **It is the responsibility of the owner/applicant** to contact **TN-1-CALL** @ 1.800.351.1111, before digging, and to determine the location of any underground utilities including electric, gas, water, CATV, telephone, etc..
- **It is the responsibility of the owner/applicant** to submit a detailed plan to MLGW Engineering for the purposes of determining the availability and capacity of existing utility services to serve any proposed or future development(s).
- **Fire Protection Water Services**: **It is the responsibility of the owner/applicant** to contact MLGW - **Water Engineering** @ 528-4720 to obtain fire protection/water flow information. If water main extensions and/or an increase in existing main sizes are needed to meet the minimum fire flow rate to serve the proposed development, the owner/applicant will be responsible for the cost of these improvements.
  - Please refer to <u>Section 12.1.1 and Appendix A</u> of the **MLGW Water Service Policy Manual**, which is available online at the following MLGW website: http://www.mlgw.com/images/water_manual.pdf
- **It is the responsibility of the owner/applicant** to submit a detailed plan to MLGW Engineering for the purposes of determining the availability and capacity of existing utility services to serve any proposed or future development(s). Application for utility service is necessary before plats can be recorded.
  - All residential developers must contact MLGW's Residential Engineer at 528-4855 for application of utility services.
  - All commercial developers must contact MLGW's Builder Services line at 367-3343 to initiate the utility installation process.
- **It is the responsibility of the owner/applicant** to pay the cost of any utility system improvements necessary to serve the proposed development with electric, gas or water utilities.

AT&T: AT&T Tennessee has no comment regarding this request.

Memphis Area Transit Authority(MATA): No comments received.

OPD-Regional Services: No comments received.

OPD-Plans Development: No comments received.

TN Dep't of Environment & Conservation:

Be advised, it is the responsibility of the individual developer/builder/land owner to obtain the proper permits through the Corps of Engineers or TDEC. If there are no waterways or wetland areas on this property, no ARAP or 404 permits are required. If surface waterways or any areas that stay wet for long periods of time exist on the property, the responsible party should contact this office for a proper determination.

Neighborhood Associations/Organizations:

Cordova Ridge Neighborhood Association:	*No additional comments as of 7/02/09.*
Cordova Leadership Council:	" ".
Alliance of Cordova Neighborhoods:	*No additional comments as of 7/02/'09.*
Woodland Hills Ngh'd Association:	*No additional comments as of 7/02/'09.*
Cumberland Farms Ngh'd Association:	" ".
Fisherville Civic Club:	*No additional comments as of 7/02/'09.*
Gray's Creek Association:	" ".

Staff: bb