

AGENDA ITEM: 8

L.U.C.B. MEETING: April 14, 2022

CASE NUMBER: MJR 2022-012 (PD 17-06 CORRES.)

DEVELOPMENT: Polo Grounds North Planned Development

LOCATION: Southeast corner of South Germantown Road and Callis Cut Off Road

OWNER/APPLICANT: Franklin Land Associates, LLC

REPRESENTATIVE: Pickering Firm – Marvin Brown and Burch Porter Johnson PLLC – Josh Whitehead

REQUEST: Major modification to allow an outdoor recreation golf entertainment center and motor vehicle service

AREA: +/-22.1 acres

EXISTING ZONING: PD 17-06 Area C which allows any use permitted by right, administrative site plan approval or by special use permit in the C-P (Commercial Mixed Use – 2 (CMU-2) in UDC) and Office General (OG) with specified prohibited uses

CONCLUSIONS

1. The applicant is requesting to allow an outdoor recreation golf entertainment center and motor vehicle service.
2. The outdoor recreation and golf entertainment center would comprise the majority of the property within the proposed new Area C1 within the outline plan conditions. However, there are two remaining “future development” sites within Area C1 and one of which, as conditioned, may be developed as a potential motor vehicle service facility.
3. The outdoor recreation and golf entertainment center is an appropriate use for this area that will serve as a destination facility.
4. As conditioned, Callis Cut Off Road may no longer connect to South Germantown Road after other roadway connections are established to South Germantown Road, if supported by a traffic impact study and subject to final review and approval by City Engineering.
5. Note the applicant had originally requested to allow a detached pole sign of 100 feet in height and 900 square feet in sign area that would be located adjacent to the northeast corner of the future intersection of South Germantown Road and Polo Grounds Boulevard and subsequently made overtures to reduce the proposed detached pole sign to 90 feet in height and 500 square feet in sign area. However, the existing outline plan conditions do not allow pole signs nor signs of such size and staff feels that upholding the requirement of monument style signs within the planned development is appropriate and as such has maintained such limitations. Furthermore, it should be noted that the proposed outdoor recreation and golf entertainment center will have no frontage along Tennessee State Route 385, thus, allowing such a large pole sign which fronts South Germantown and/or Polo Grounds Boulevard, but is designed in a manner that it attempts to be seen from the distant state route is inappropriate.
6. The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County.
7. The location and arrangement of the structures, parking areas, walks, lighting and other service facilities are compatible with the surrounding land uses.

CONSISTENCY WITH MEMPHIS 3.0

This proposal is consistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on pages 37-38 of this report.

RECOMMENDATION

Approval with conditions

GENERAL INFORMATION

Street Frontage:	South Germantown Road	+/-1,187.00 curvilinear feet
	Callis Cut Off Road	+/-500.00 curvilinear feet
	State Route 385 West	+/-804.41 curvilinear feet

Zoning Atlas Page: 2350

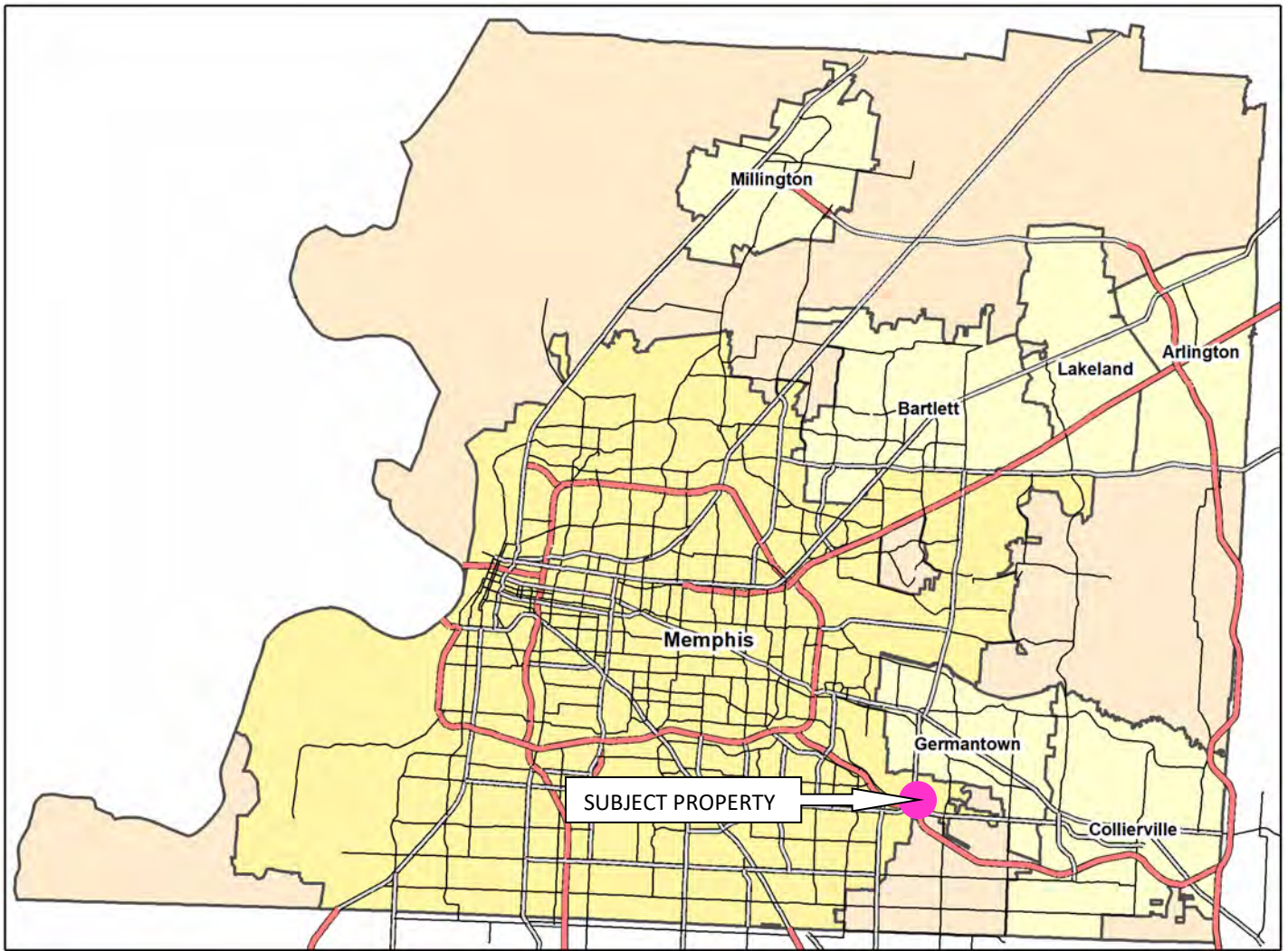
Parcel ID: A portion of 081080 00057

Existing Zoning: PD 17-06 Area C which allows any use permitted by right or special use permit of Commercial Mixed Use – 2 (CMU-2) and Office General (OG) with specified prohibited uses

PUBLIC NOTICE

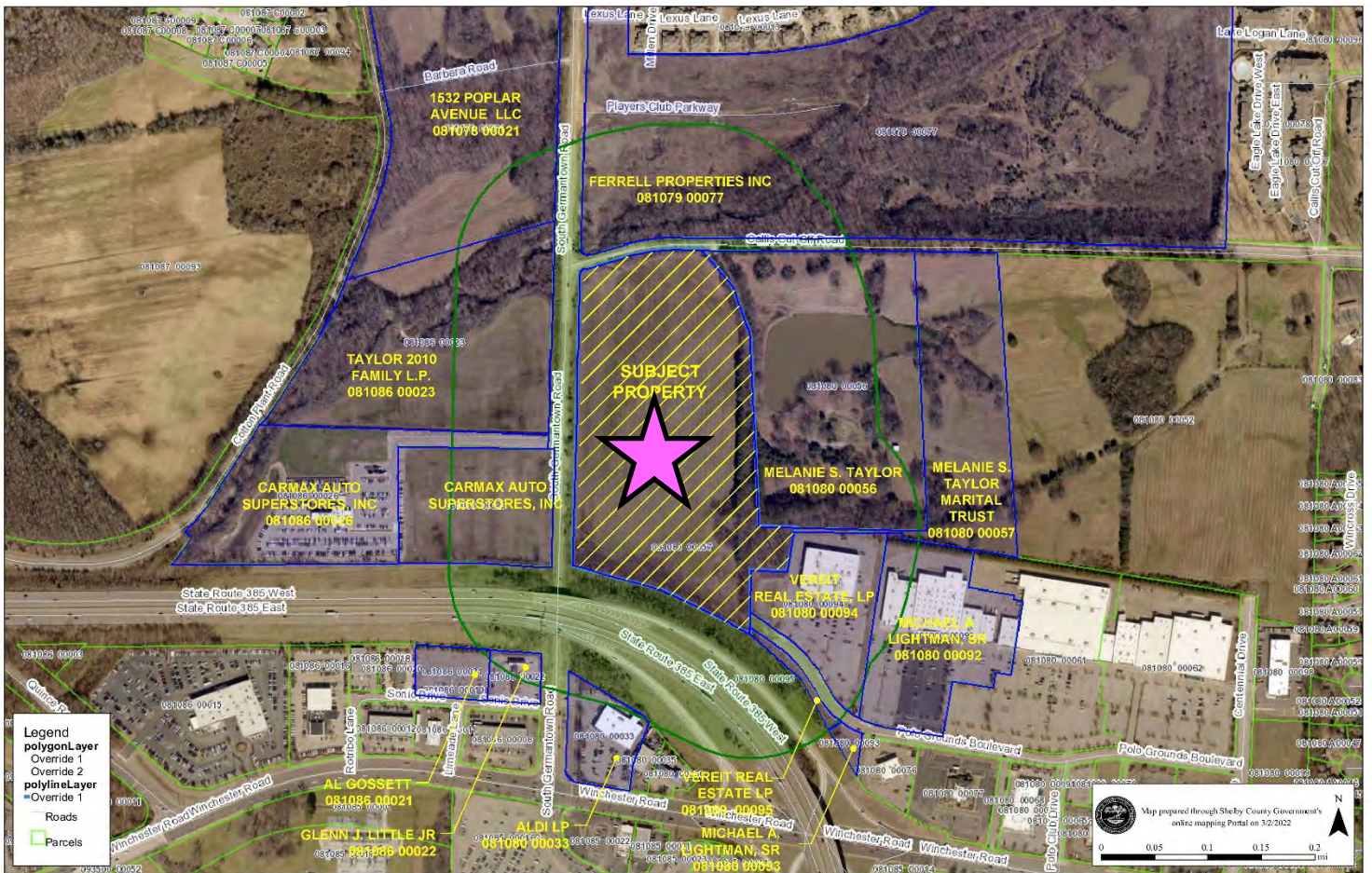
In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signs posted. A total of 15 notices were mailed on April 1, 2022, and a total of 3 signs posted at the subject property. The sign affidavit has been added to this report.

LOCATION MAP



Subject property located within the pink circle, South East Memphis neighborhood

VICINITY MAP



Subject property indicated by a pink star

AERIAL



Subject property outlined in orange, imagery from 2021

ZONING MAP



Subject property highlighted in orange

Existing Zoning: PD 17-06

Surrounding Zoning

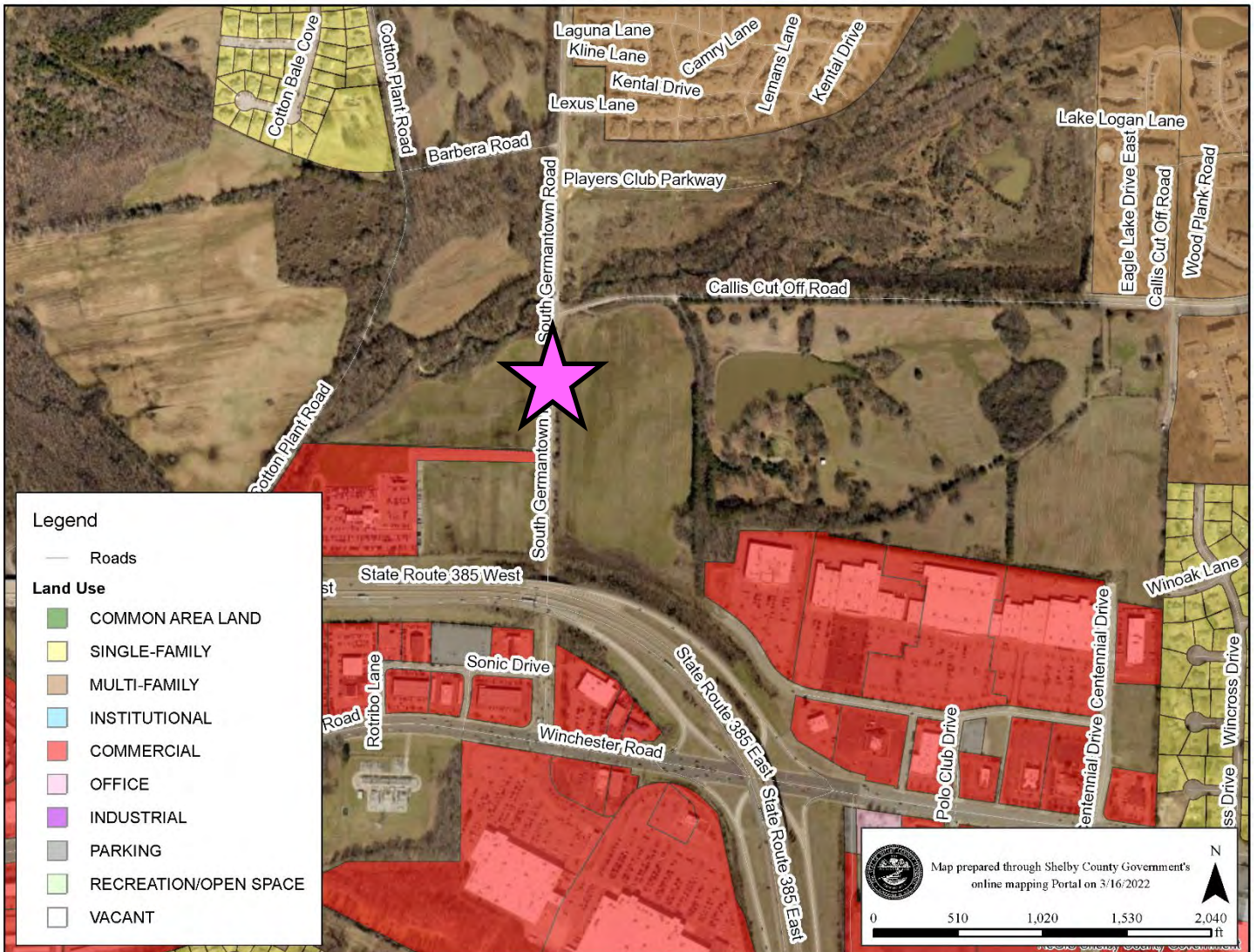
North: PD 16-08 (retail/service, office, multifamily, and single family uses permitted)

East: PD 17-06 – Area C (CMU-2 and OG uses) and Area D (CMU-2 and OG uses)

South: State Route 385 East

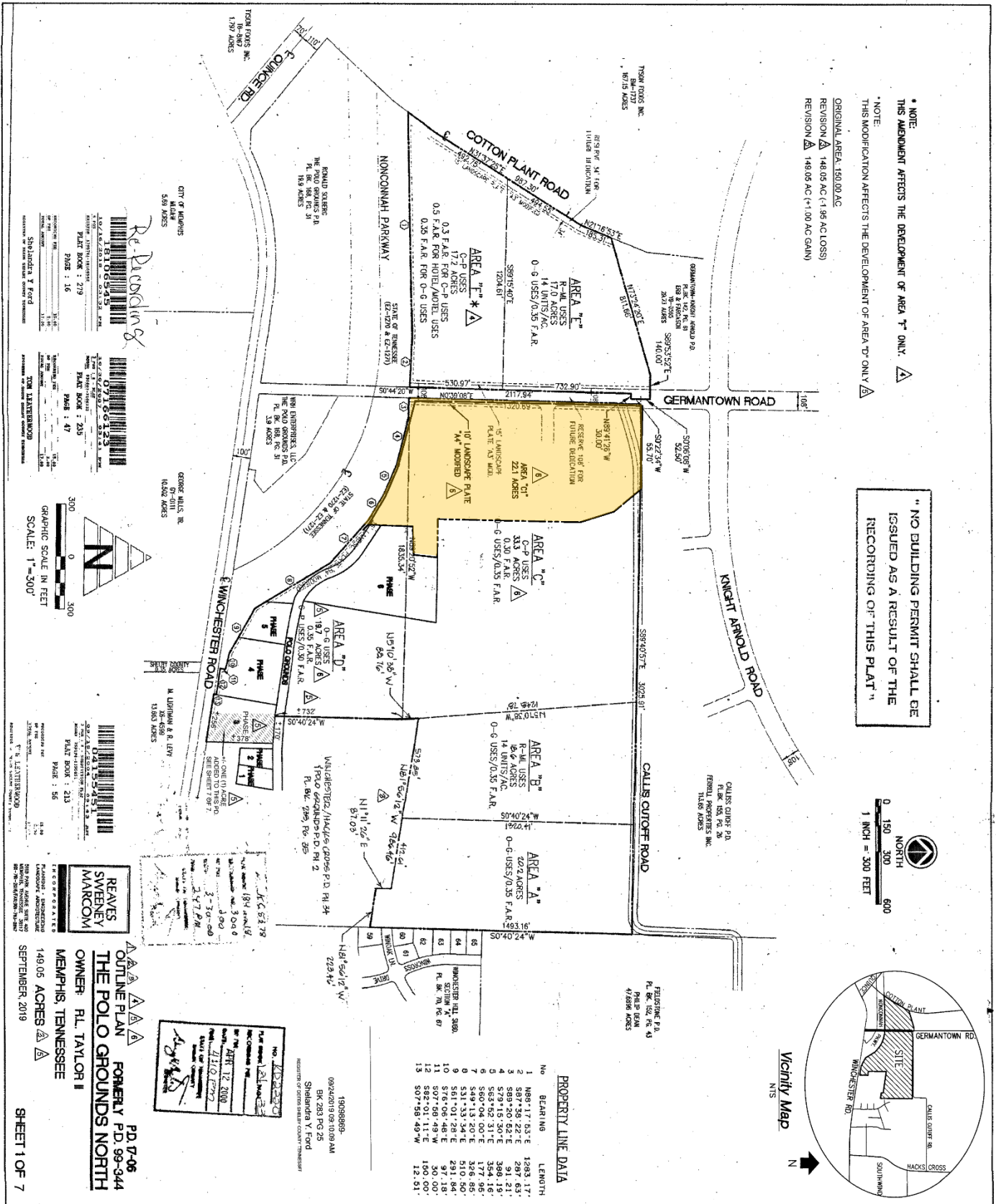
West: PD 17-06 – Area E (RU-3 uses) and Area F (CMU-2 and OG uses)

LAND USE MAP



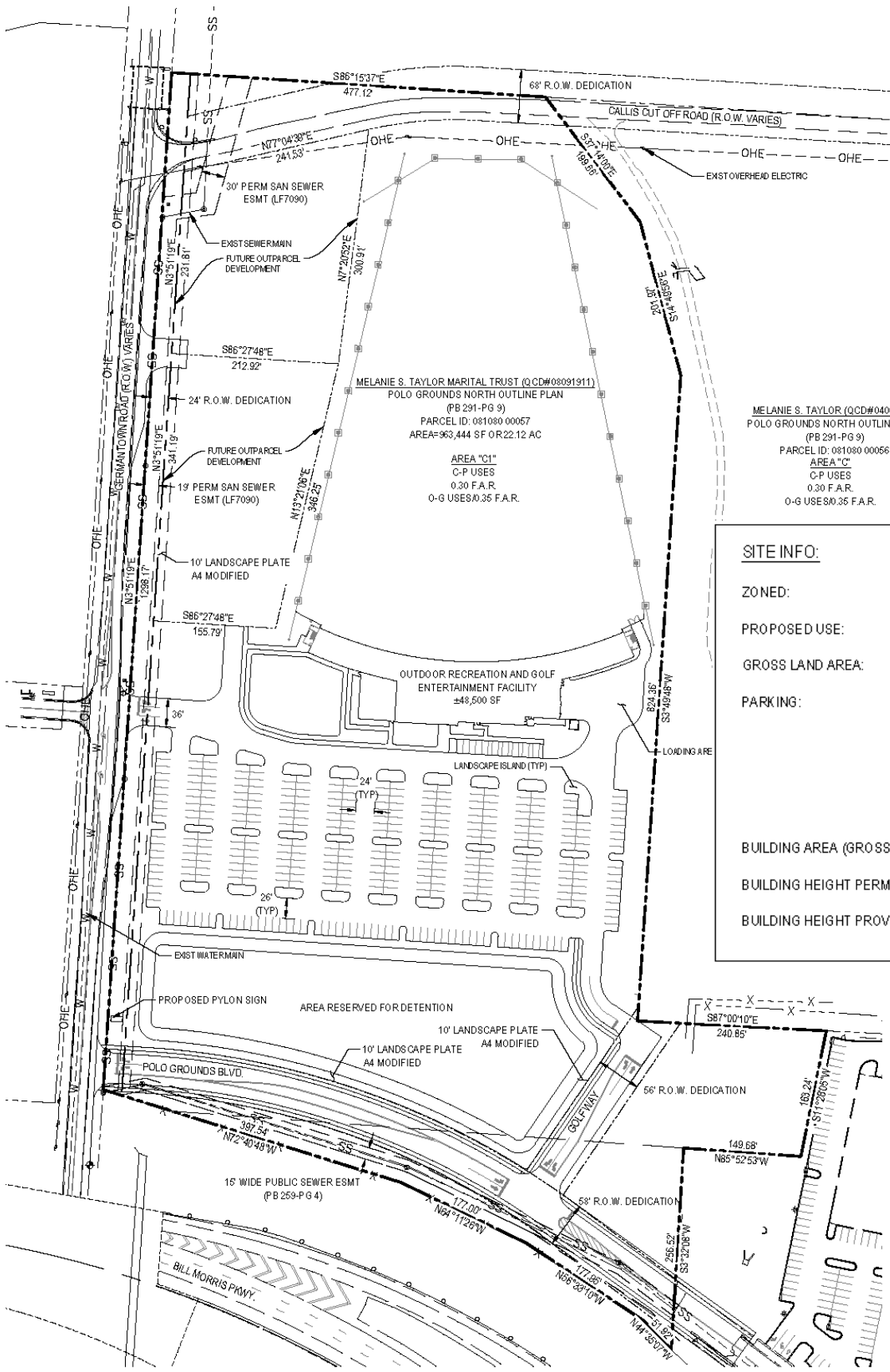
Subject property indicated by a pink star

OUTLINE PLAN WITH PROPOSED AREA C-1



Proposed Area C-1 highlighted in orange

CONCEPT PLAN

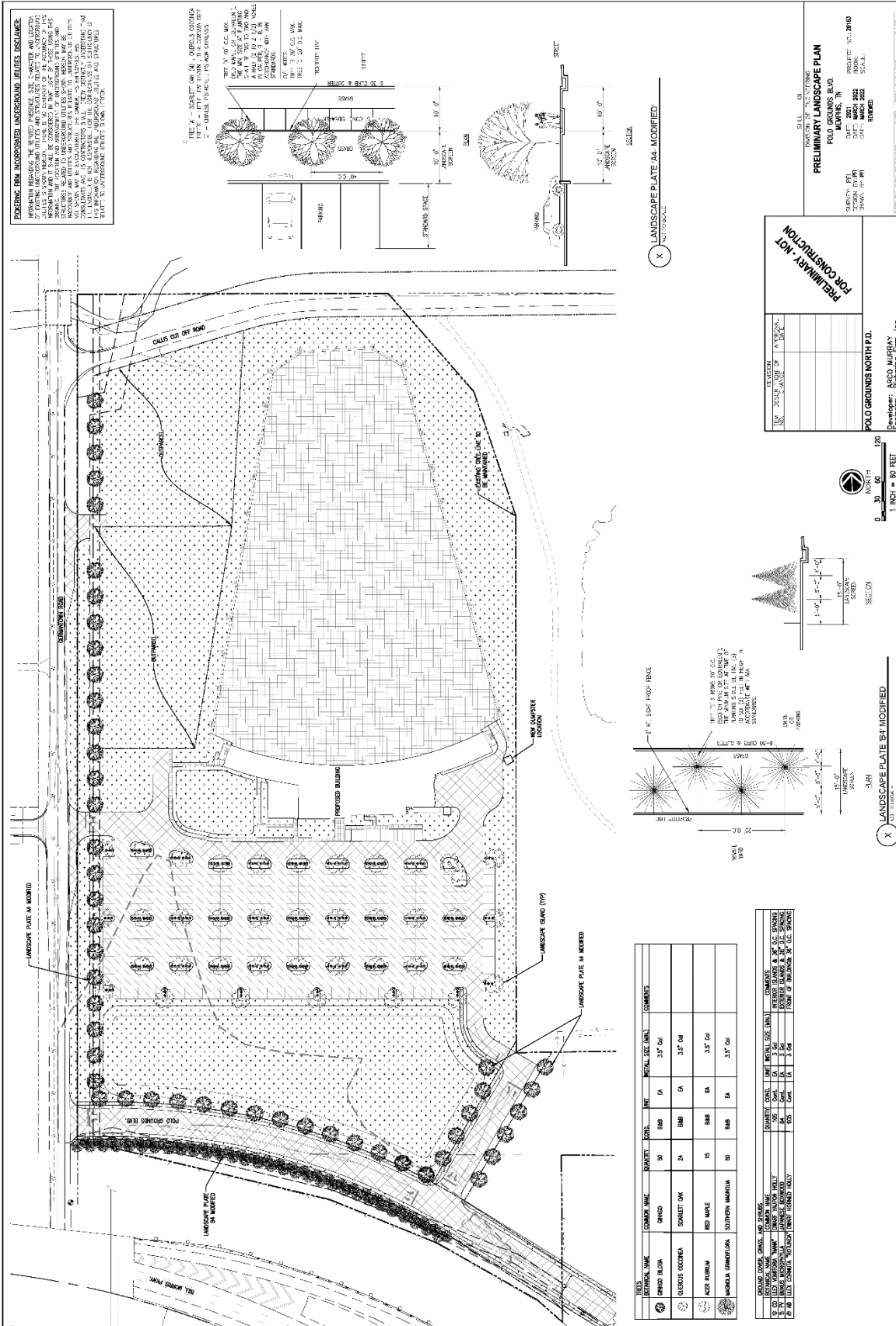


MELANIE S. TAYLOR (QCD#0406)
 POLO GROUNDS NORTH OUTLINE PLAN
 (PB 291-PG 9)
 PARCEL ID: 081080 00057
 AREA=963,444 SF OR 22.12 AC

SITE INFO:

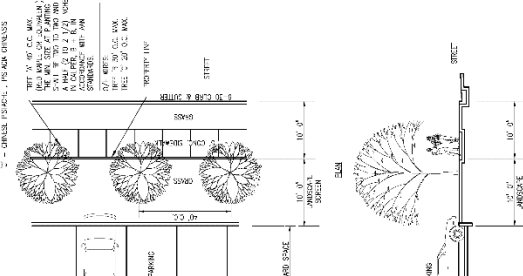
ZONED:	CMU-2
PROPOSED USE:	OUTDOOR RECREATION
GROSS LAND AREA:	963,444 SF (22.12 AC)
PARKING:	REQUIRED: 297 SPACES 1 SPACE/500 SF INDOOR SPACE 48,500/500 = 97 1 SPACE/1000 SF OUTDOOR SPACE 200,000/1000 SF = 200 SPACES PROVIDED: 375 SPACES
BUILDING AREA (GROSS):	48,500 SF
BUILDING HEIGHT PERMITTED:	75'
BUILDING HEIGHT PROVIDED:	40'-3"

LANDSCAPE PLAN



EXISTING, NEW, AND PROPOSED UNDERGROUND UTILITIES (AS SHOWN):
 INFORMATION REGARDING THE EXISTING UTILITIES IS OBTAINED FROM THE CITY OF MEMPHIS AND THE
 UTILITIES COMPANIES. THE LOCATION AND DEPTH OF THE UTILITIES IS NOT GUARANTEED. THE
 ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES AND HAS FOUND NO
 DISCREPANCIES. THE LOCATION AND DEPTH OF THE UTILITIES IS NOT GUARANTEED. THE
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 DISCREPANCIES.

PLANTING NOTES:
 1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MEMPHIS
 LANDSCAPE DESIGN MANUAL. THE PLANTING SHALL BE DONE IN ACCORDANCE WITH THE
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 LANDSCAPE DESIGN MANUAL.



LANDSCAPE PLATE A4 - MODIFIED
 NOT TO SCALE

LANDSCAPE PLATE B4 - MODIFIED
 NOT TO SCALE

PRELIMINARY - NOT FOR CONSTRUCTION

POLO GROUNDS NORTH P.D.
 Developer: ARCO MURRAY, Inc.
 Engineer: [Signature]

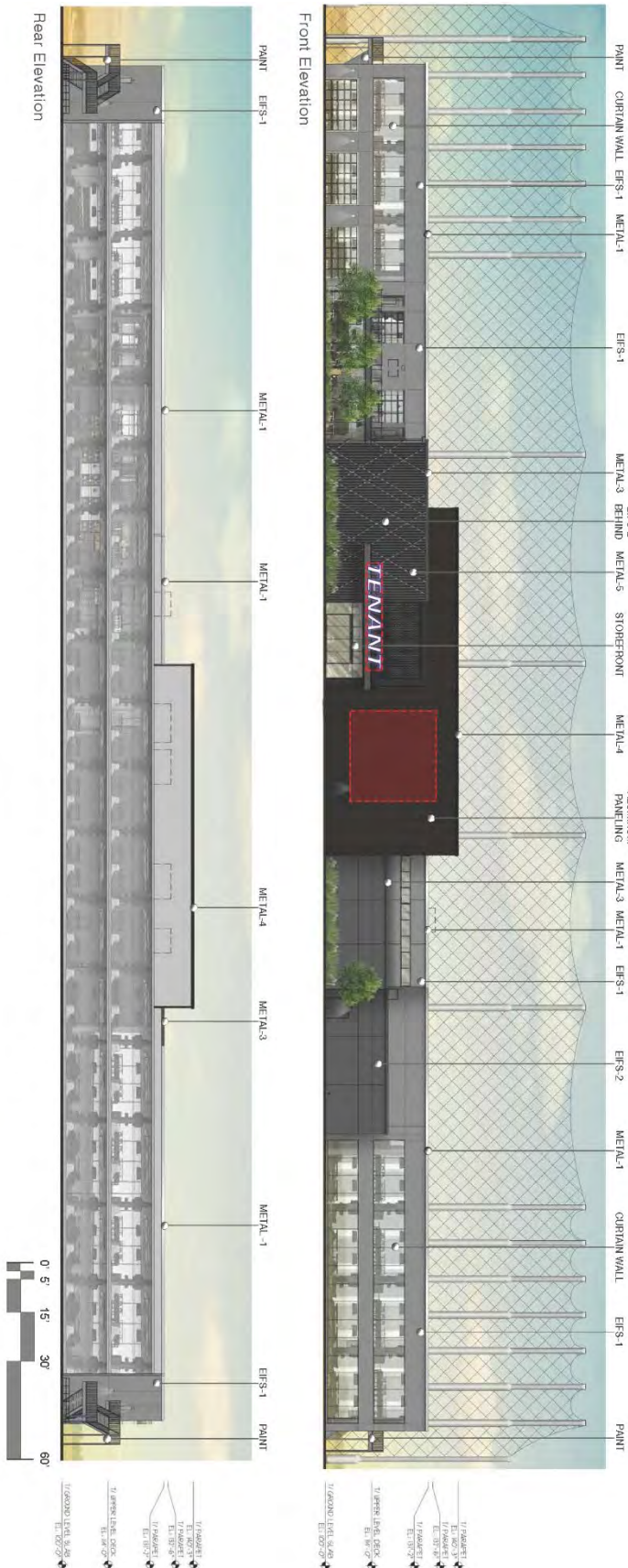
PRELIMINARY LANDSCAPE PLAN
 POLO GROUNDS BLDG.
 MEMPHIS, TN
 PROJECT NO.: 2019
 DESIGN BY: [Signature]
 DATE: MARCH 2022
 SCALE: [Blank]

DEPUTY CITY ENGINEER: [Signature] DATE: [Blank]

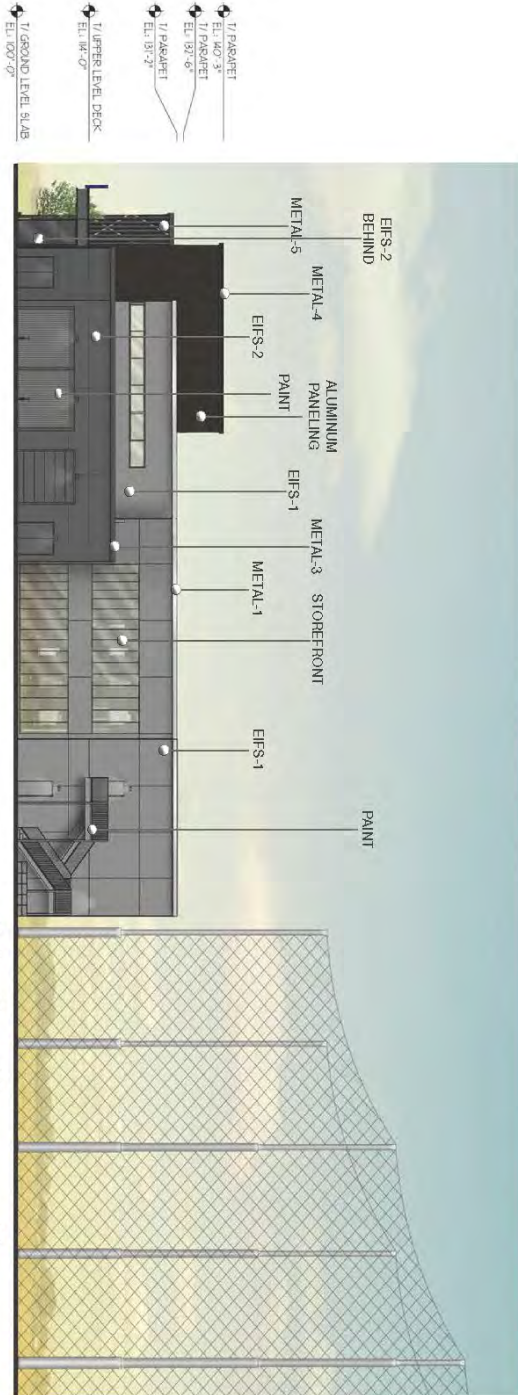
PLANT	QUANTITY	SIZE	REMARKS
QUERCUS COCCINEA	24	3.5' DIA	
QUERCUS LAEVOGLOBOSA	15	3.5' DIA	
QUERCUS LAEVOGLOBOSA	00	3.5' DIA	

PLANT	QUANTITY	SIZE	REMARKS
QUERCUS COCCINEA	24	3.5' DIA	
QUERCUS LAEVOGLOBOSA	15	3.5' DIA	
QUERCUS LAEVOGLOBOSA	00	3.5' DIA	

ELEVATIONS



Exterior Elevations

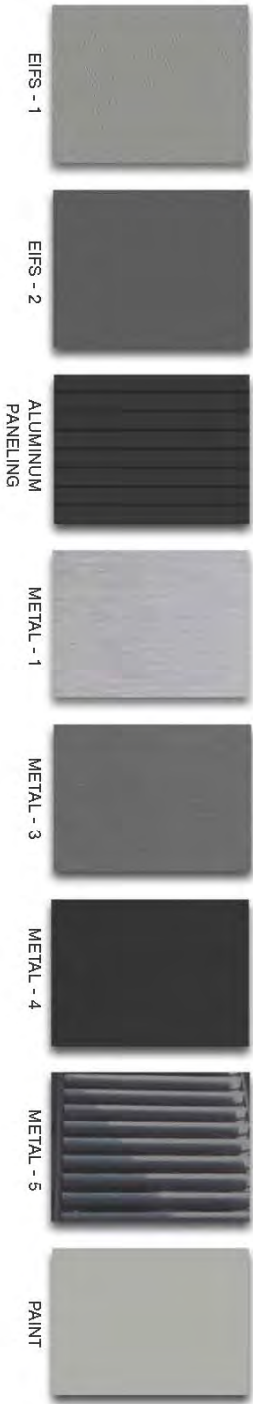
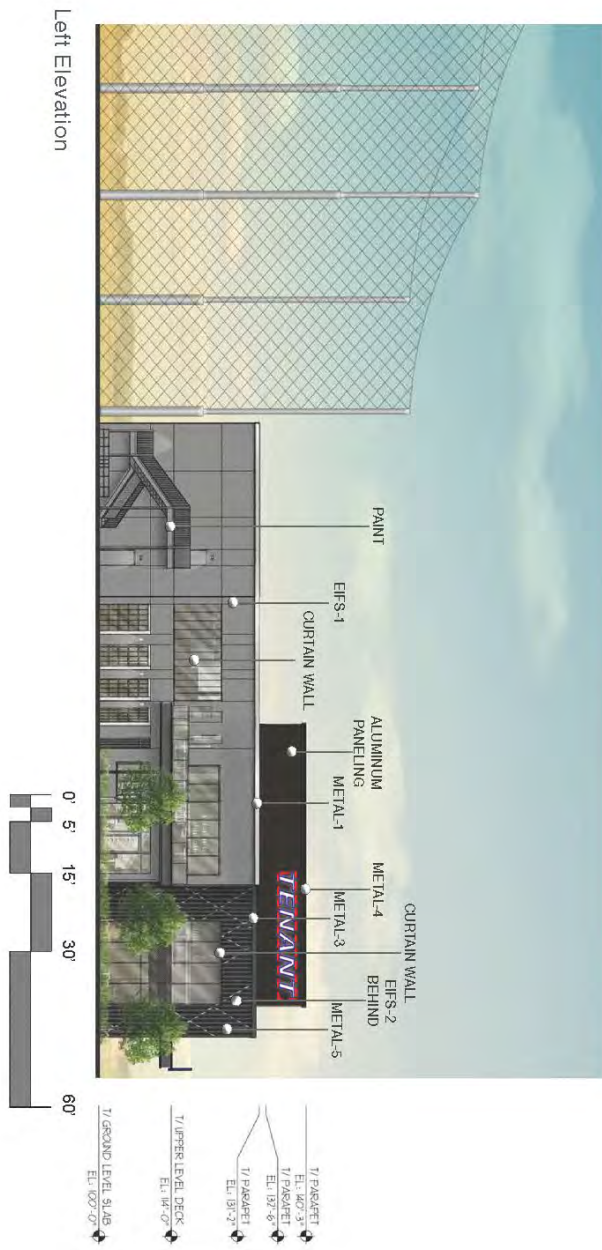


Right Elevation

- ↑ 1/ PARAPET
 EL. 140'-3"
- ↑ 1/ PARAPET
 EL. 131'-0"
- ↑ 1/ PARAPET
 EL. 131'-0"
- ↑ 1/ PARAPET
 EL. 131'-0"
- ↑ 1/ UPPER LEVEL DECK
 EL. 144'-0"
- ↑ 1/ GROUND LEVEL SLAB
 EL. 100'-0"

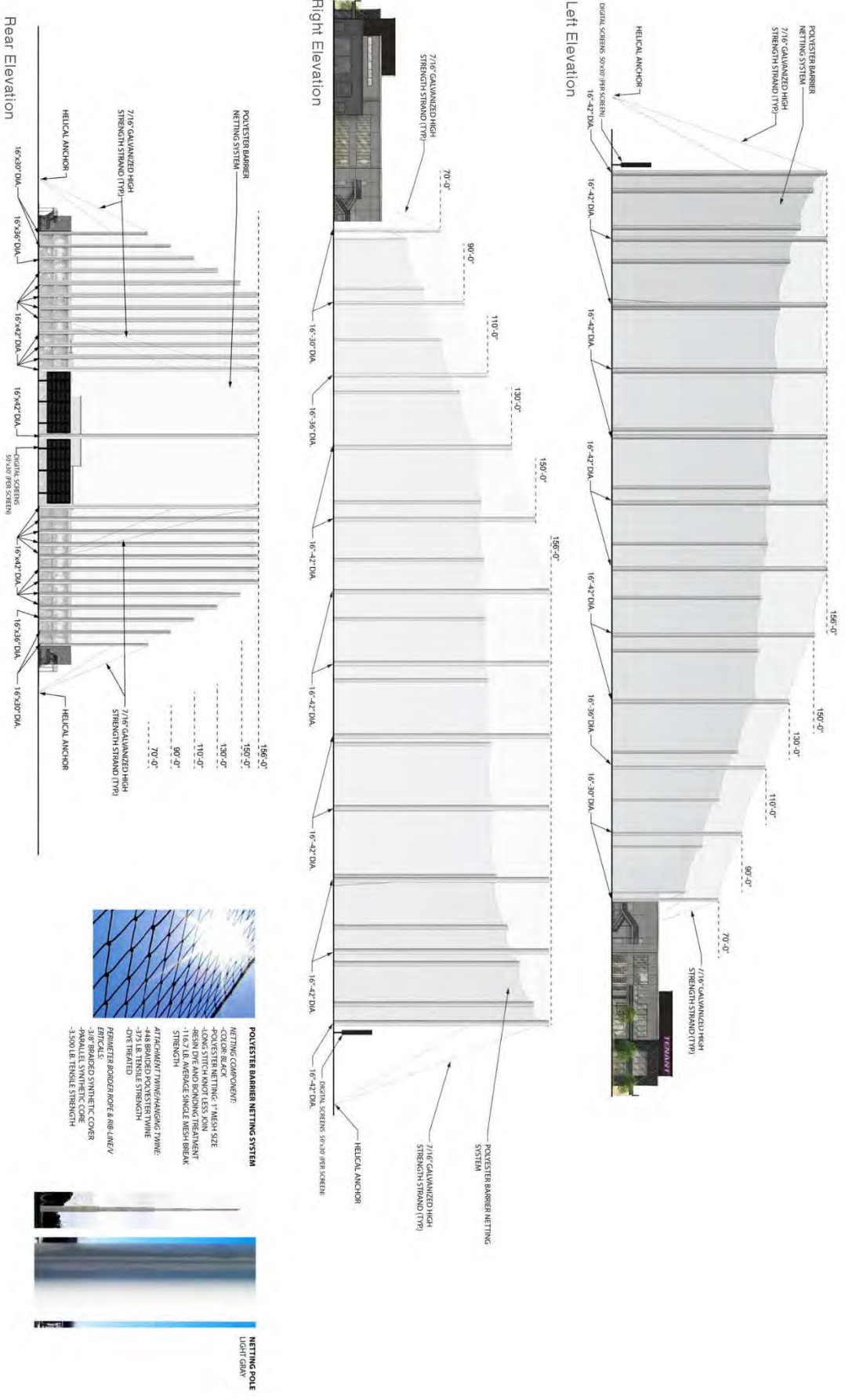


Exterior Elevations



Exterior Elevations

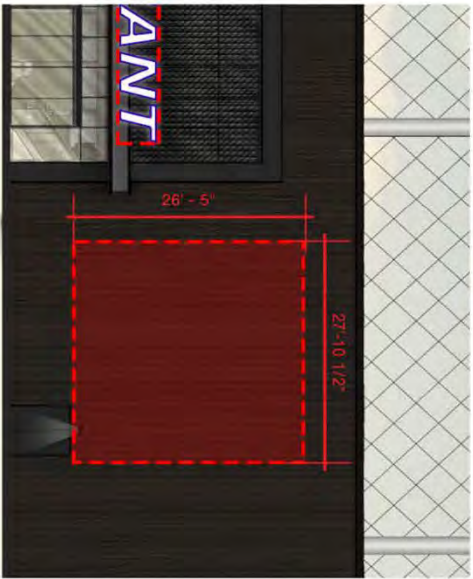
Net Pole Elevations





FRONT ELEVATION: 12,950 SF. TOTAL

FRONT ELEVATION SIGNAGE:
(736.4 SF.+128.3 SF.)/12,950 SF. = .066
6.6% TOTAL OF FRONT ELEVATION



EXTERIOR WALL GRAPHIC: 736.4 SF. TOTAL = 5.6% OF ELEVATION



EXTERIOR SIGN: 128.3 SF. TOTAL = 1% OF ELEVATION

EXTERIOR SIGN:

FRONT LIT CHANNEL LETTERS MOUNTED TO BUILDING
FONT: TOPGOLF APPROVED TYPEFACE

FACE: 3/16" ACRYLIC

TRIM CAP: 1" WIDE JEWELITE CHEMICALLY BONDED TO ACRYLIC FACE

RETURNS: .063" ALUMINUM FORMED & ASSEMBLED W/ WELDS & SILICONE BASED ADHESIVE SEALANT

BACKER: .080" THK. W/ INTERIOR FINISH; ELECTRICAL HOLES TO ACCOMMODATE LISTED LIQUID-TIGHT FLEXIBLE CONDUIT CONNECTOR.

SCREWS: #8 X 1/2" TRUSS HEAD, SELF DRILLING, SELF TAPPING SCREW

DRAIN HOLES: 1/4"Ø AS NEEDED PER LETTER W/LIGHT BAFFLE.

LEDS: LISTED CLASS 2, MINIMUM IP66, UV RESISTANT, LED MODULE.

MOUNTING: MOUNTED TO BUILDING W/ NON-CORROSIVE HARDWARE AND CUSTOM GUSSETS AS REQUIRED. ALL PENETRATIONS SEALED W/ CLEAR SILICONE. DRILL POWER HOLES AND ATTACH GUSSETS IN THE FIELD, PROVIDE SS BOLTS

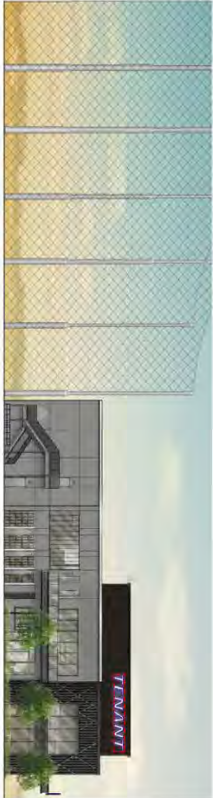
EXTERIOR WALL GRAPHIC:

PERIMETER LIT SHIELD LOGO - ART CRAFTED IN ALUMINUM

LEDS: WHITE GLS NEON FLEX, VIVID S 160, COOL WHITE 5700K, LED BORDER WITH SEAMLESS BACK EXIT POWER.

EXTERIOR WALL GRAPHIC:
PERIMETER LIT SHIELD LOGO - ART CRAFTED IN ALUMINUM
LEDS: WHITE GLS NEON FLEX, VIVID S 160, COOL WHITE 5700K, LED BORDER WITH SEAMLESS BACK EXIT POWER.

Exterior Signage - Front Elevation



LEFT ELEVATION: 4,585 SF. TOTAL



EXTERIOR SIGN: 98.2 SF. TOTAL = 2.14% OF ELEVATION

EXTERIOR SIGN

FRONT LIT CHANNEL LETTERS MOUNTED TO BUILDING
FONT: TOPGOLF APPROVED TYPEFACE

- FACE:** 3/16" ACRYLIC
- TRIM CAP:** 1" WIDE JEWELITE CHEMICALLY BONDED TO ACRYLIC FACE
- RETURNS:** .063" ALUMINUM FORMED & ASSEMBLED W/ WELDS & SILICONE BASED ADHESIVE SEALANT
- BACKER:** .080" THK. W/ INTERIOR FINISH; ELECTRICAL HOLES TO ACCOMMODATE LISTED LIQUID-TIGHT FLEXIBLE CONDUIT CONNECTOR.

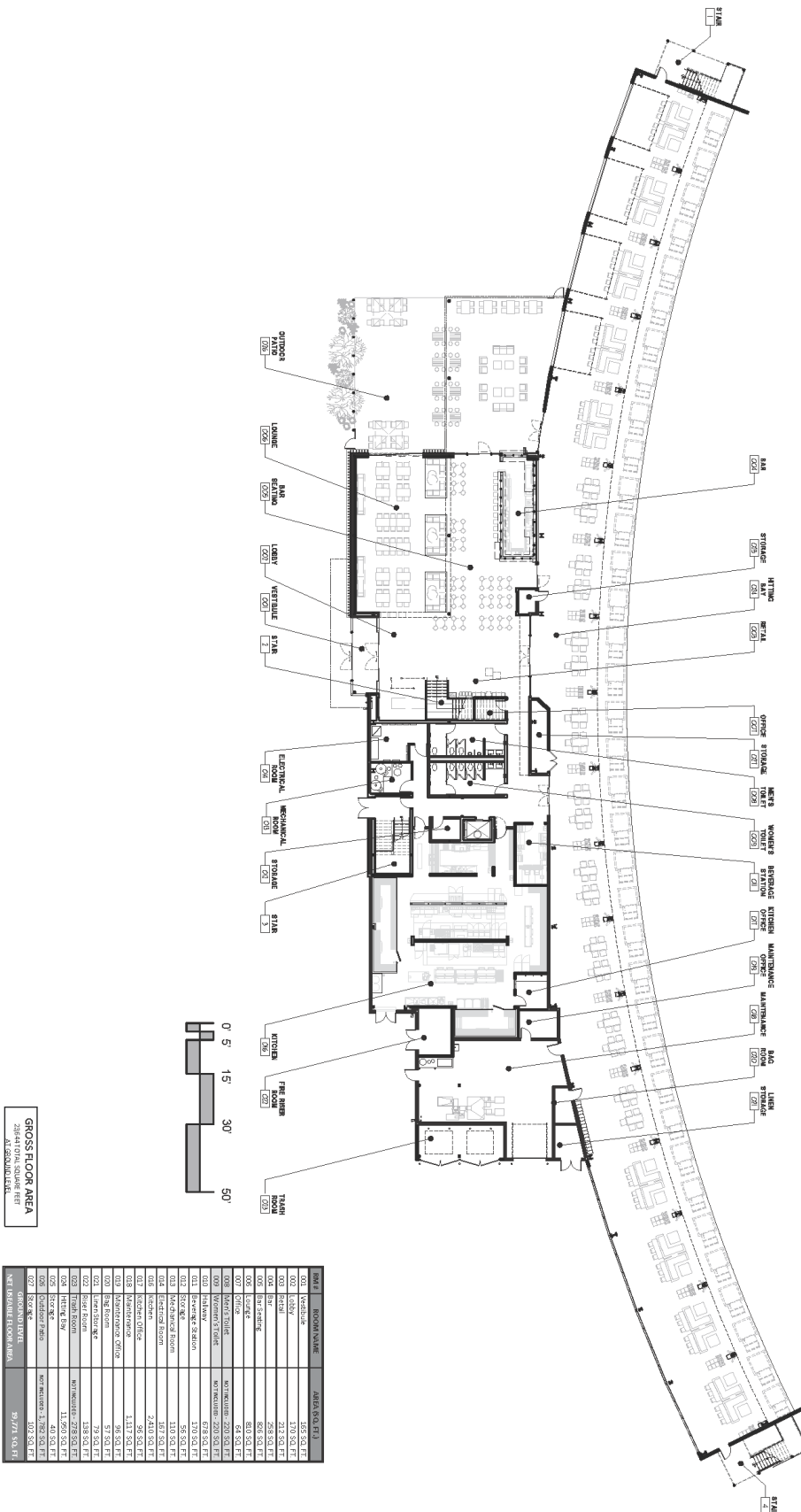
- SCREWS:** #8 X 1/2" TRUSS HEAD, SELF DRILLING, SELF TAPPING SCREW
- DRAIN HOLES:** 1/4"Ø AS NEEDED, PER LETTER W/LIGHT Baffle.
- HARDWARE:** 1/4" Ø THRU BOLT W/ 1/4" WASHER, MIN. 4 PER LETTER.
- HARDWARE:** 1/4"-10 X 8", GRADE A ZINC FINISHED, HEX HEAD, LAG BOLT INTO BLOCKING.
- HARDWARE:** 1" DIAM NON-CORROSIVE ANTI-CRUSH SLEEVE, EIFS COMPATIBLE SEALANT BETWEEN SLEEVE & DRYWIT.
- LEDS:** LISTED CLASS 2, MINIMUM IP66, UV RESISTANT, LED MODULE.
- MOUNTING:** MOUNTED TO BUILDING W/ NON CORROSIVE HARDWARE AND CUSTOM GUSSETS AS REQUIRED. ALL PENETRATIONS SEALED W/CLEAR SILICONE. DRILL POWDER HOLES AND ATTACH GUSSETS IN THE FIELD, PROVIDE SS BOLTS.

Exterior Signage - Side Elevations

FLOOR PLAN

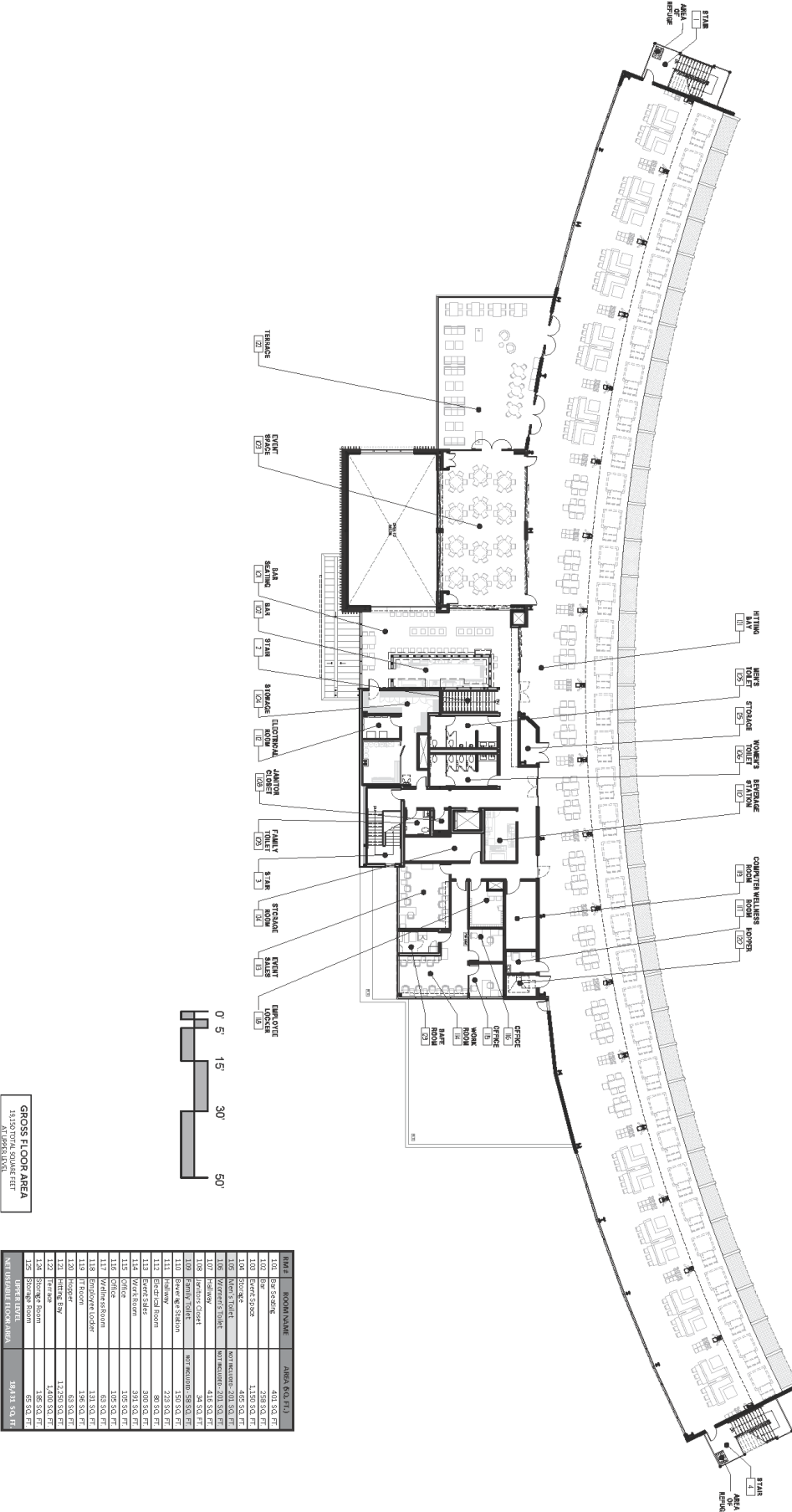
Floor Plan - Ground Level

Memphis, TN | Planning and Zoning | March 14th, 2022 | Page 4



Floor Plan - Upper Level

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STAFF ANALYSIS

Request and Justification

The application, owner affidavit, and letter of intent have been added to this report.

The request is a major modification to allow an outdoor recreation golf entertainment center and motor vehicle service.

Site Description

The subject property is +/-22.1 acres located on the southeast corner of South Germantown Road and Callis Cut Off Road. The site is a part of PD 17-06 Area C which allows any use permitted by right, administrative site plan approval or by special use permit in the C-P (Commercial Mixed Use – 2 (CMU-2) in UDC) and Office General (OG) with specified prohibited uses. The subject property is currently vacant land that is currently operating for the farming of what appears to be hay.

Conclusions

The applicant is requesting to allow an outdoor recreation golf entertainment center and motor vehicle service.

The outdoor recreation and golf entertainment center would comprise the majority of the property within the proposed new Area C1 within the outline plan conditions. However, there are two remaining “future development” sites within Area C1 and one of which, as conditioned, may be developed as a potential motor vehicle service facility.

The outdoor recreation and golf entertainment center is an appropriate use for this area that will serve as a destination facility.

As conditioned, Callis Cut Off Road may no longer connect to South Germantown Road after other roadway connections are established to South Germantown Road, if supported by a traffic impact study and subject to final review and approval by City Engineering.

Note the applicant had originally requested to allow a detached pole sign of 100 feet in height and 900 square feet in sign area that would be located adjacent to the northeast corner of the future intersection of South Germantown Road and Polo Grounds Boulevard and subsequently made overtures to reduce the proposed detached pole sign to 90 feet in height and 500 square feet in sign area. However, the existing outline plan conditions do not allow pole signs nor signs of such size and staff feels that upholding the requirement of monument style signs within the planned development is appropriate and as such has maintained such limitations. Furthermore, it should be noted that the proposed outdoor recreation and golf entertainment center will have no frontage along Tennessee State Route 385, thus, allowing such a large pole sign which fronts South Germantown and/or Polo Grounds Boulevard, but is designed in a manner that it attempts to be seen from the distant state route is inappropriate.

The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County.

The location and arrangement of the structures, parking areas, walks, lighting and other service facilities are

compatible with the surrounding land uses.

RECOMMENDATION

Staff recommends approval with revisions to the outline plan conditions.

Outline Plan Conditions – Revisions

Proposed language is indicated in **bold, underline**; deletions are indicated in ~~bold strikethrough~~

I. USES PERMITTED:

- A. Areas B and E – Any residential use permitted by right or administrative site plan approval in the R-ML District and O-G uses.

Prohibited Uses:

1. Adult Entertainment Establishments
2. Group Shelter
3. Transitional Home
4. Outdoor Amusements
5. Outdoor Retail Sales or Display
6. Used Goods, Secondhand Sales
7. Pawn Shop
8. Motor Vehicle Service
9. Undertaking Establishment
10. Self-Service Vehicle Wash
11. Drive-in Restaurant
12. Taverns, Cocktail Lounges, Nightclubs other than in conjunction with a hotel, or-motel
13. Communication Tower

- B. Area A – Any use permitted in the O-G District, excluding free standing restaurants, free standing day care centers, group shelters, transitional homes, taverns, cocktail lounges, or nightclubs.

Prohibited Uses:

1. Adult Entertainment Establishments
2. Group Shelter
3. Transitional Home
4. Outdoor Amusements
5. Outdoor Retail Sales or Display
6. Used Goods, Secondhand Sales
7. Pawn Shop
8. Motor Vehicle Service
9. Undertaking Establishment
10. Self-Service Vehicle Wash
11. Drive-in Restaurant
12. Taverns, Cocktail Lounges, Nightclubs other than in conjunction with a hotel, or-motel
13. Communication Tower

- C. Area D – Office and commercial uses, and usual and customary accessory uses, as permitted by right or by special use permit in the O-G District and C-P uses as governed by the C-P District. A maximum 6-story hotel shall be permitted subject to the Memphis City Council approval of a site plan to assure quality development.

Prohibited Uses:

1. Adult Entertainment Establishments
2. Group Shelter
3. Transitional Home
4. Outdoor Amusements
5. Outdoor Retail Sales or Display
6. Used Goods, Secondhand Sales
7. Pawn Shop
8. Motor Vehicle Service
9. Undertaking Establishment
10. Self-Service Vehicle Wash
11. Drive-in Restaurant
12. Taverns, Cocktail Lounges, Nightclubs other than in conjunction with a hotel, or-motel
13. Communication Tower

- D. Area C – Any use permitted by right, administrative site plan approval or by special use permit in the C-P or O-G District.

Prohibited Uses:

1. Adult Entertainment Establishments
2. Group Shelter
3. Transitional Home
4. Outdoor Amusements
5. Outdoor Retail Sales or Display
6. Used Goods, Secondhand Sales
7. Pawn Shop
8. Motor Vehicle Service
9. Undertaking Establishment
10. Self-Service Vehicle Wash
11. Drive-in Restaurant
12. Taverns, Cocktail Lounges, Nightclubs other than in conjunction with a hotel, or-motel
13. Communication Tower

- E. Area F – Any use permitted by right, administrative site plan approval or by special use permit in the CMU-2 or O-G District.

Prohibited Uses:

1. Adult Entertainment Establishments
2. Group Shelter
3. Transitional Home

4. Outdoor Amusements
 5. Outdoor Retail Sales or Display
 6. Used Goods, Secondhand Sales
 7. Pawn Shop
 8. Motor Vehicle Service
 9. Undertaking Establishment
 10. Self-Service Vehicle Wash
 11. Drive-in Restaurant
 12. Taverns, Cocktail Lounges, Nightclubs other than in conjunction with a hotel, or-motel
 13. Communication Tower
- F. Motor vehicle sales are not permitted in any portion of the Planned Development (except see Outline Plan condition I.G). The Hotel/Motel use associated with Area F shall require a waiver from Memphis City Council prior to construction.
- G. Area F – One Car Max automotive retailer is permitted in Area F as illustrated with the submitted site plan and subject to site plan approval. Additional uses and accessory uses also permitted include:
1. Vehicle Service
 2. Vehicle Repair/Reconditioning
 3. Private Vehicle Wash
 4. Private Fuel Storage and Pumps
 5. Wholesale Auction
 6. Vehicle Appraisals/Acquisitions
 7. Sale and Installation of Vehicle Accessories
- H. Area F – Additional regulations and conditions associated with the Car Max dealership:
1. The outdoor, overnight storage of vehicles shall be permitted in accordance with Chapter 4.8, Outdoor Storage and Display. Vehicles may be parked on-site during business hours. All vehicle parking shall be accomplished on the site, and in no case, shall a parked vehicle encroach into the right-of-way.
 2. There shall be no dismantling of vehicles for salvage.
 3. The storage of impounded vehicles shall not be permitted.
 4. When located within 300 feet of a residential district, no outside speaker system shall be permitted. A security system with appropriate alarms and notice shall be permitted for the security of the site.
 5. The site is adjacent to residentially zoned properties to the best extent possible, road testing of vehicles will be directed to non-residential areas.
 6. New car display shall not be artificially elevated above the general topography of the site.
- I. **Area C1** – Any use permitted by right, ~~administrative site plan review or by special use permit in~~ the ~~C-P~~ CMU-2 or O-G District, **including an outdoor recreation and golf entertainment center and accessory uses; including a multi-level golf driving range, full-service restaurant, bar, event space, outdoor seating and dining areas, outdoor patio areas and miniature golf course; a hotel; and**

multifamily (large home, stacked townhouse, and apartment). Note a maximum of one vehicle service establishment is permitted.

Prohibited Uses:

1. Adult Entertainment Establishments
2. Group Shelter
3. Transitional Home
4. Outdoor Amusements, **which shall not be defined to include an outdoor recreation and golf entertainment center and accessory uses**
5. Outdoor Retail Sales or Display
6. Used Goods, Secondhand Sales
7. Pawn Shop
8. ~~Motor Vehicle Service~~ **Vehicle Repair**
9. Undertaking Establishment
10. Self-Service Vehicle Wash
11. Drive-in Restaurant
12. Taverns, Cocktail Lounges, Nightclubs other than in conjunction with a hotel, ~~or~~ motel, **or outdoor recreation and golf entertainment center**
13. Communication Tower
- 14. Crematoria**

II. BULK REGULATIONS:

- A. Area A (21.0 acres) – Maximum floor area ratio of 0.35. Maximum height of 2 stories within 250 feet of Winchester Hills Subdivision and maximum height of 55 feet for all buildings between 250 and 600 feet of Winchester Hills Subdivision. All other bulk requirements shall comply with the O-G District.
- B. Area B (19.7 acres) and Area E (17.0 acres) – Maximum net density of 14 dwelling units per acre. Maximum floor area ration for O-G uses shall be 0.35 F.AR. All other bulk regulations shall comply with the R-ML District for Multi-Family and the O-G District for O-G uses.
- C. Area C (~~53.8~~ **33.3** acres) – Maximum net floor area ratio of 0.3 for CMU-2 uses and 0.35 for O-G uses. All other bulk regulations shall comply with the CMU-2 District for commercial uses and the O-G District for office uses.
- D. Area D (~~21.3~~ **19.7**-acre tract) – Maximum net floor area ratio of 0.3 for commercial uses and 0.35 for office uses. All other bulk regulations shall comply with the CMU-2 District for commercial uses and the O-G District for office uses except there will be no maximum net floor area ratio for a hotel.
- E. Area F (17.2 acres) – Maximum net floor area ratio of 0.3 for retail, 0.5 for hotel/motel and 0.35 for office uses. All other bulk requirements shall comply with the CMU-2 District for commercial uses and the O-G District for office uses.
- F. Area C1 (22.1 acres) – The bulk requirements of the CMU-2 district shall apply with the following exceptions:**

- 1. Barrier netting and net poles surrounding the golf driving range outfield area that shall not exceed one hundred fifty-six (156) feet in height above the finished floor elevation of the principal building on this site.**
- 2. Outdoor storage contained within containerized, unscreened bins in the vicinity of the designated loading area and facility maintenance entrance to the building. This outdoor storage shall not be visible from the public right-of-way.**

- G. For purposes of computing the maximum number of dwelling units of floor area, public roadways shall be excluded from the available acreage.

III. ACCESS AND CIRCULATION:

- A. Germantown Road shall be dedicated and improved to 54 feet from centerline, **except in Area C1. In Area C1, Germantown Road shall be dedicated 54 feet from centerline, if necessary, and improved with a paved shoulder subject to review and approval by City Engineering.**
- B. Direct access to Germantown Parkway with the interchange area or to Nonconnah Parkway is not permitted.
- C. Area E: The developer shall dedicate Cotton Plant Road right-of-way along an alignment to be approved by the city engineer, not exceeding 34 feet from centerline and pay fees in lieu of improvements for one lane only. Any future access to Cotton Plant Road shall be approved by the City Engineer. Any road crossing of the creek shall be at the sole expense of the developer.

Area F: Cotton Plat Road shall be dedicated to 34 feet from centerline. Applicant shall convey their right of access to the City of Memphis.

- D. Dedicate and improve Callis Cutoff Road 34 feet from centerline in accordance with the Subdivision Regulations, **except in Area C1. In Area C1, Callis Cutoff Road shall be dedicated in such a way to accommodate a 91-foot total right-of-way and improved or, subject to review and approval of City Engineering, Callis Cut Off Road may instead remain as a temporary access drive subject to a traffic impact study being submitted by the developer to and final approval by City Engineering. Note, if approved, Callis Cut Off Road must remain as temporary access drive until all other required road connections are made as determined by City Engineering. The centerline of Callis Cutoff Road shall be relocated to a point a minimum of 200 feet south of the centerline of Callis Creek to allow for the construction of a new Germantown Road bridge over Callis Creek.**
- E. Permit one curb cut every 300 feet on Germantown Road into Areas C, **C1**, E and F.
- F. Internal circulation shall be provided between all phases, lots or sections having compatible uses. Common ingress-egress easement giving access to Germantown Road shall be shown on final plans.
- G. Area D shall be granted one full movement curb cut to Winchester Road. The curb cut shall be located outside the limits of access control established by the T.D.O.T.

- H. Curb cut access to Areas E from Cotton Plant Road shall be permitted such that no curb cut shall be closer to the street intersections than 300 feet. Any additional curb cuts shall be a minimum of 300 feet apart.
- I. Dedicate and improve a north-south collector width street, (64/48) south of Callis Cutoff Road near the common line of Area B and C in accordance with Subdivision Regulations. The new street shall align with the collector street approved in the Callis Cutoff P.D. and provide access to Knight Arnold Road.
- J. Dedicate and improve a north-south collector width street (64/48) through Area A in accordance with the Subdivision Regulations. The centerline of said road shall be a minimum of 25 feet from Winchester Hills Subdivision. The new street will connect to a collector street approved in Winchester/Hacks Cross P.D. to the south with direct connection to Winchester Road, and will provide access to Knight Arnold Road (Players Club Parkway).
- K. All internal public streets shall be dedicated and improved as 68-foot-wide commercial collectors and all public streets shall meet the design requirements of the Subdivision Regulations.
- L. Any Required extension of Polo Grounds Boulevard through Area "C" and/or "D" shall be dedicated as a 52 foot wide collector and improved in accordance with the Subdivision Regulations. **In Area C1 Polo Grounds Boulevard shall be dedicated as a 58-foot-wide collector, subject to review and approval by City Engineering.**
- M. Area F: Parking and/or loading spaces shall be illustrated on the final plat and shall conform to the elements of the Unified Development Code that is in place at the time a final plat.
- N. Area F: Minimum Parking Requirements
 1. Parking requirements may be reduced by shared parking provisions arranged between establishments within the planned development and approved by OPD.
 2. Parking shall be in accordance with the regulations for the appropriate use being considered.
 3. Handicap parking spaces and ramps shall be provided in accordance with ADA standards.
- O. Area F: Access, Circulation, and Parking Specifically Associated with Area F
 1. Non-public parking spaces may be provided at reduced geometric standards and without required striping.
 2. Public/customer/employee parking shall conform to the elements of the Unified Development Code that is in place at the time a final plat is submitted
 3. Any Car Max dealership may be fully secured and not subject to internal circulation requirements. However, the undeveloped portion of Area F, generally east of the Automobile Retailer shall be permitted access to and from the east-west private drive that serves the retailer.
 4. Dedicate 54 feet from the centerline of Germantown Road and improve with an exclusive north bound left turn lane and appropriate tapers to accommodate the turn lane all to the satisfaction of the City Engineer.

P. Area F: Traffic Control Provisions

1. Any closure of the right-of-way shall be time limited to the active demolition and construction of sidewalks and curb and gutter. Continuous unwarranted closure of the right-of-way shall not be allowed for the duration of the project. The developer shall provide on the traffic control plan, the time needed per phase to complete that portion of the work. Time limits will begin on the day of closure and will be monitored by the Engineering construction inspectors on the job.
2. The developer's engineer shall submit a Trip Generation Report that documents the proposed land use, scope and anticipated traffic demand associated with the proposed development. A detailed Traffic Impact Study will be required when the accepted Trip Generation Report indicates that the number of projected trips meets or exceeds the criteria listed in Section 210-Traffic Impact Policy for Land Development of the City of Memphis Division of Engineering Design and Policy Review Manual.
3. The developer shall provide a traffic control plan to the city engineer that shows the phasing for each street frontage during demolition and construction of curb gutter and sidewalk. Upon completion of sidewalk and curb and gutter improvements, a minimum 5-foot wide pedestrian pathway shall be provided throughout the remainder of the project. In the event that the existing right-of-way width does not allow for 5-foot clear pedestrian path, an exception may be considered.

Q. Area F: Lighting Provisions Specific to the Car Max Use in Area F:

1. All outdoor lighting shall be directed downward to the extent possible and shall not glare onto residential property. Outdoor lighting must meet the requirements of Chapter 4.7, Outdoor Site Lighting.
2. The maximum foot-candle for outdoor lighting shall be 60 fc.

R. Area C1: Lighting Provisions Specific to Outdoor Recreation and Golf Entertainment Centers in Area C1.

- 1. Exposed LED lighting strips that are not full cutoff fixtures shall be permitted at each hitting bay.**
- 2. Two (2) 30'x50' high-definition digital screens shall be permitted along the perimeter of the golf driving range outfield netting area, see outline plan condition IV.E.2.**
- 3. A photometric plan shall be provided with the submittal of a Final Plan. The photometric plan shall reflect 0.1 footcandles along the Callis Cutoff Road.**

IV. SIGNAGE: Signage for each area shall be governed by the zoning district designated for each area in Outline Plan Conditions I (USES PERMITTED).

- A. All signs shall be of ground mounted, monument style design incorporating building materials consistent with the building materials of the business the sign is advertising. No pole signs are permitted.
- B. Signs shall not flash, revolve, oscillate, or create a vision of continuous movement.
- C. No Banners, streamers, balloons, portable, or temporary signs shall be permitted except construction project signs and real estate signs.

- D. Area F, if developed as a Car Max:
1. No banners, flags, steamers, balloons or similar advertising devices, temporary or portable signs, reader board signs, roof-mounted signs or tents shall be permitted.
 2. If the automobile dealership ceases to operate, all attached and detached signs depicting the dealership shall be removed from the property.
 3. Attached signage shall be approved as illustrated on the proposed site plan.
 4. In Area F, one detached sign shall be permitted along Highway 385 at a maximum height of 35 feet. A maximum sign area of 100 square feet shall be permitted. The sign shall be designated as a monument sign where the width of the sign shall be consistent throughout its entire height. Detached signage along Cotton Plant Road shall be prohibited.
 5. One detached sign is permitted along Germantown Road – Maximum of 56 square feet in area, a maximum of 35' in height. The sign shall be designated as a monument sign where the width of the sign shall be consistent throughout its entire height. The sign shall also be designed to accommodate any other uses in Area F.
 6. A ten (10) percent reduction shall be required when the sign structure is not constructed with the same or substantially the same or similar materials of the building.
 7. A twelve (12) percent reduction shall be required when an irrigated landscaped area equivalent to two times the sign area is not provided.
 8. Digital, LED, electronic and video signage is prohibited on any sign.

E. Area C1

1. **Detached sign. Each parcel shall be permitted one detached signs, which shall be of ground mounted, monument style design of no greater than twelve feet in height and 100 square feet in sign area or in accordance with 4.9.7D(2)(b) whichever is less and incorporates building materials consistent with the building materials of the business the sign is advertising including with a brick, stone, decorative masonry, or other high quality material base, with the exception of the parcel containing an outdoor recreation and golf entertainment center, which shall be permitted a maximum of two detached ground mounted, monument style design signs of no greater than twelve feet in height and no greater than 100 square feet in sign area or in accordance with 4.9.7D(2)(b) whichever is less and incorporates and incorporates building materials consistent with building materials of the outdoor recreation and golf entertainment center principal structure, including with a brick, stone, decorative masonry, or other high quality material base.**
2. **Outfield sign and digital displays. The parcel containing an outdoor recreation and golf entertainment center shall be permitted a one-sided detached sign along the perimeter of its outfield area facing internally to the hitting bays no greater than 45 feet in height and 900 square feet in area. Two (2) one-sided 30'x50' high-definition digital screens facing internally to the hitting bays shall be permitted along the perimeter of the golf driving range outfield netting area.**
3. **Attached signs shall be in accordance with the Unified Development Code, except for outdoor recreation and golf entertainment centers, where up to three attached signs are permitted on the south façade and up to two attached signs are permitted on the east and west facades.**
4. Signs shall not flash, revolve, oscillate, or create a vision of continuous movement.
5. No Banners, streamers, balloons, portable, or temporary signs shall be permitted except construction project signs and real estate signs.

V. LANDSCAPING:

- A. Landscaping plate A-4 modified to 25 feet in width and containing a berm a minimum of 2 to 3 feet in height shall be provided along all street frontages except Polo Grounds Boulevard, which shall be landscaped with a 15 foot wide plate. Along Nonconnah Parkway, a Plate B-4, modified to not include a fence, shall be installed.
- B. A Plate N-1, modified to 40 feet in width, including a six-foot tall, dark colored, vinyl coated, chain link fence, located along the property line, shall be provided along the east line of Area 'A' extending only as far north as 40 feet from the northwest corner of Winchester Hills Subdivision. A detail of this plate shall be illustrated on the Outline Plan.
- C. All landscaped areas shall be provided exclusive of any easements and shall not conflict with any easements, including overhead wires.
- D. Internal landscaping shall be provided at a ratio of 300 square feet of landscaped area and one shade tree for every 20 parking spaces. No parking spaces shall be located farther than 75 feet from a landscaped area, including at least one Tree A.
- E. All other landscaping required on the site shall comply with the **Unified Development Code Landscaping Ordinance (Section 32 of the Zoning Ordinance)**.
- F. Equivalent landscaping may be substituted for that required above, subject to the approval of the Office of Planning and Development.
- G. Landscaping Provisions Specific to the Development of Area F for a Car Max:
 - 1. The areas specially designated for the display or staging of motor vehicles for sale or rental, as shown on an approved site plan, shall be exempt from the parking lot standards and landscaping requirements.
 - 2. Landscape requirements apply to required customer and employee parking areas.
 - 3. A Class III buffer (see Section 4.6.5) shall be established along the northern property line as illustrated on the approved site plan.
 - 4. Landscape requirement along Germantown Road shall be modified for this phase.
 - 5. Existing trees and shrubs shall remain for a width of 25' along Cotton Plant Road.
 - 6. Landscape Plate B-4 Modified, to allow site visibility of inventory, shall be installed along Nonconnah Parkway as illustrated on the approved site plan.
 - 7. CarMax may provide alternative landscaping along the perimeter of the site to not interfere with automobile inventory.
- H. **Landscaping Provisions Specific to the Development of Area C1.**
 - 1. **Germantown Road.**
A Landscaping Plate A-4, modified to 10 feet in width without a berm or sidewalk, shall be provided along Germantown Road.
 - 2. **Polo Grounds Blvd. and Golf Way.**
A Landscaping Plate A-4, modified to 10 feet in width without a berm, shall be provided along Polo Grounds Boulevard and Golf Way.

3. Callis Cutoff Road.

A Landscaping Plate A-4, modified to 10 feet in width without a berm or sidewalk, shall be provided along Callis Cutoff Road.

4. Parking Areas.

Landscaping internal to parking areas shall comply with Sub-Section 4.5.5D of the Unified Development Code.

5. Eastern boundary of Area C1.

Existing vegetation shall be utilized, as best as practical, along the eastern property line of any outdoor recreation and golf entertainment center.

VI. DRAINAGE:

- A. Design and construction of the storm water conveyance and management facilities for this site shall be in accordance with the Subdivision Regulations and the City of Memphis Drainage Design Manual. Adequate non-buildable areas shall be provided each final plat for required on-site storm water detention facilities as determined by drainage calculations performed in accordance with the Drainage Manual and approved by the City Engineer.
- B. All drainage plans shall be submitted to the City Engineer for review.
- C. An overall drainage and sewer plan for the site shall be submitted to the City Engineer prior to the approval of the First Final plat.
- D. Area C1: Development of land within the 100-year floodplain shall comply with UDC Chapter 8.8 Floodplain Development Overlay District.**

VII. BUILDING MATERIALS

- A. All non-residential buildings shall contain exterior finish building materials including stucco, glass, brick, and other masonry materials excluding smooth-faced concrete block. No metal buildings are permitted. Additional finish material may include those found within the office areas of the Southwind Planned Development. **This condition shall not apply to outdoor recreation and golf entertainment centers in Area C1. However, for outdoor recreation and golf entertainment centers in Area C1 elevations and exterior finishes shall be subject to administrative review and approval by the Division of Planning and Development; note if EIFS is used, it shall compromise no more than 30% of any building facade.**
- B. Any residential buildings shall include building elevations that contain no less than 50% brick material. This calculation shall exclude windows, garage doors, and breezeways.
- C. All rooftop A/C and heating equipment shall be screened from view from adjacent properties and public roads using a parapet or other architectural feature.
- D. Utility features such as electric wiring, conduit and meters shall also be screened using architectural features or landscaping.

- E. Refuse containers shall be completely screened from view from public roads and adjacent properties with materials that are architecturally compatible to the building on the lot.

VIII. SITE PLAN REVIEW:

- A. Site plan review and approval by the Office of Planning and Development shall be required for all Outline Plan areas. The Office of Planning and Development and applicant for any site plan may appeal to the Land Use Control Board to remedy issues that may result from this administrative site plan review and approval process.
 - B. The site plan shall include the following:
 - 1. The location and dimensions of buildings, structures and parking areas.
 - 2. The location of streets and private drives and the number and locations of curb cuts.
 - 3. A tree survey differentiating between those trees to be preserved and removed and the location of large groups of trees.
 - 4. The location of pedestrian systems.
 - 5. The location and use of open spaces.
 - 6. Internal and perimeter landscaping.
 - 7. Drainage data as required by the City Engineer.
 - 8. Lot lines, the number of dwelling units, building floor area and other appropriate information.
 - 9. Any attached and detached signage detail including their location, size, height, and appearance.
 - C. The site plan shall be reviewed based upon the following criteria:
 - 1. Conformance with the outline plan conditions.
 - 2. Conformance to the standards and criteria for ~~mixed-use~~ planned developments contained in **Chapter 4.10 of the Unified Development Code Section 14.C, 14.D, 14.E and 14.F of the Zoning regulations.**
 - 3. The adequacy of the street system to accommodate the projected traffic.
 - 4. Adequacy of any alternative pedestrian system to provide safe and direct access to collector streets.
- IX. The Land Use Control Board may modify the signage, parking, access, building setback, building height, loading, screening, and other site requirements if equivalent alternatives are presented; provided, however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder may, within 10 days of such action, file a written appeal to the Director of Office of Planning and Development to have such action reviewed by the appropriate governing bodies.
- X. A final plan shall be filed within five years of the latest approval of the Outline Plan. The Land Use Control Board may grant extensions at the request of the applicant.
- XI. Any final site plan shall include the following:
- A. The Outline Plan conditions.
 - B. A standard ~~subdivision~~ **improvement** contract as defined by the ~~Subdivision Regulations~~ **Unified Development Code.**

- C. The exact location and dimensions, including height, of all building or buildable areas, parking areas, drives, and required landscaping.
- C. The number of parking spaces.
- D. The location of ownership, whether public or private, of any easement.
- E. A statement conveying all common facilities and areas to a homeowners' or property owners' association or other entity for ownership and maintenance purposes.
- F. The 100-year flood elevation.
- G. The location, diameter and species name of existing trees over 8 inches in diameter and differentiation between those trees to be preserved and those to be removed.
- H. The following note shall be placed on the final plat of any development requiring on site detention facilities: The area denoted "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City Engineer. The storm water detention systems located these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owner's association. 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.

DEPARTMENTAL COMMENTS

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

City/County Engineer:

1. Standard Subdivision Contract or Right-Of-Way Permit as required in Section 5.5.5 of the Unified Development Code.

Sewers:

2. City sanitary sewers are available to serve this development.
3. All sewer connections must be designed and installed by the developer. This service is no longer offered by the Public Works Division.

Roads:

4. The Developer shall be responsible for the repair and/or replacement of all existing curb and gutter along the frontage of this site as necessary.
5. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The developer shall be responsible for any reconstruction or repair necessary to meet City standards.
6. Callis Cutoff Rd/Tournament Dr to remain as temporary access drive until connection made with Centennial Dr.
7. Improve Germantown Parkway with paved shoulder in accordance with the requirements of the Unified Development Code.
8. Dedicate 29 ft. from centerline of Polo Grounds Blvd and improve in accordance the requirements of the Unified Development Code.

Traffic Control Provisions:

9. The developer shall provide a traffic control plan to the city engineer that shows the phasing for each street frontage during demolition and construction of curb gutter and sidewalk. Upon completion of sidewalk and curb and gutter improvements, a minimum 5 foot wide pedestrian pathway shall be provided throughout the remainder of the project. In the event that the existing right of way width does not allow for a 5 foot clear pedestrian path, an exception may be considered.
10. Any closure of the right of way shall be time limited to the active demolition and construction of sidewalks and curb and gutter. Continuous unwarranted closure of the right of way shall not be allowed for the duration of the project. The developer shall provide on the traffic control plan, the time needed per phase to complete that portion of the work. Time limits will begin on the day of closure and will be monitored by the Engineering construction inspectors on the job.
11. The developer's engineer shall submit a Trip Generation Report that documents the proposed land use, scope and anticipated traffic demand associated with the proposed development. A detailed Traffic Impact

Study will be required when the accepted Trip Generation Report indicates that the number for projected trips meets or exceeds the criteria listed in Section 210-Traffic Impact Policy for Land Development of the City of Memphis Division of Engineering Design and Policy Review Manual. Any required Traffic Impact Study will need to be formally approved by the City of Memphis, Traffic Engineering Department.

12. The City Engineer shall approve the design, number and location of curb cuts.
13. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk.
14. Show Ingress/Egress Easements between lots for internal circulation.

Drainage:

15. A grading and drainage plan for the site shall be submitted to the City Engineer for review and approval prior to recording of the final plat.
16. Drainage improvements, including possible on-site detention, shall be provided under a Standard Subdivision contract in accordance with Unified Development Code and the City of Memphis/Shelby County Storm Water Management Manual.
17. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.
18. 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.
19. The developer should be aware of his obligation under 40 CFR 122.26(b)(14) and TCA 69-3-101 et. seq. to submit a Notice of Intent (NOI) to the Tennessee Division of Water Pollution Control to address the discharge of storm water associated with the clearing and grading activity on this site.

Site Plan Notes:

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

City/County Fire Division:

- All design and construction shall comply with the 2021 edition of the International Fire Code (as locally amended) and referenced standards.
- Fire apparatus access shall comply with section 503. Where security gates are installed that affect required fire apparatus access roads, they shall comply with section 503.6 (as amended).

- Fire protection water supplies (including fire hydrants) shall comply with section 507.
- Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternate methods of protection are provided.
- A detailed plans review will be conducted by the Memphis Fire Prevention Bureau upon receipt of complete construction documents. Plans shall be submitted to the Shelby County Office of Code Enforcement.

City Real Estate: No comments received.

City/County Health Department: No comments received.

Shelby County Schools: No comments received.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water: No comments received.

Office of Sustainability and Resilience:

General Comments & Analysis:

Located in Zone 1 and Zone 4 of the Resilience Zone Framework:

Zone 1 areas have the lowest level of development risk and conflict. These areas avoid high risk disaster zones, such as floodplains, and they also do not conflict with sensitive ecological areas. These areas are the most straightforward for development, and development would have the lowest impact on regional resilience. Consider incorporating the protection of ecological assets while balancing the promotion of low-impact site design and compact development typologies in appropriate areas.

Zone 4 areas are high risk locations, namely riparian corridors, floodplains, and especially high vulnerability to earthquakes. Development in these locations is often directly at risk for flooding. Although these risks could be mitigated through the construction of major flood control infrastructure and higher seismic construction standards, it is generally advisable to avoid these areas for future development whenever possible. Efforts should be made to protect and further prevent development within Zone 4 for the purposes of mitigating the risk exposure to health and safety.

The Applicant has proposed new landscaping provisions including preserving existing vegetation along the eastern property line.

The proposed site for storm water detention is located in the 100-year floodplain. The proposed conditions do not require conformance to the floodplain overlay district provisions.



Consistent with the Mid-South Regional Resilience Master Plan best practices: Yes

This major modification request is generally consistent with the Mid-South Regional Resilience Master Plan. While the southern portion of the parcel is at risk for flooding, the Applicant has proposed to extend Polo Grounds Boulevard and place the storm water detention area within that space. However, Staff remains concerned because the existing and proposed conditions do not require compliance with the Floodplain Overlay District (UDC Chapter 8.8). The proposed landscaping will help mitigate stormwater runoff from the proposed impervious surface, improve air quality, and improve ecological health. The proposed deciduous trees will also help reduce the surface temperature on the lots (Section 5.7 Trees).

Consistent with the Memphis Area Climate Action Plan best practices: Yes

The Memphis Area Climate Action Plan calls for increasing the urban tree canopy from 37% coverage to 60% coverage countywide by 2050 (Priority Action E.7). While the proposed development will remove trees from the site, the outline plan shows 149 new trees added to the site. In addition to the benefits mentioned above, maintaining the tree canopy continues to improve carbon sequestration and may reduce energy costs depending on the surrounding site conditions and proximity to buildings.

Recommendations: Staff recommends the following condition:

- Development of land within the 100-year floodplain shall comply with UDC Chapter 8.8 Floodplain Development Overlay District.

Office of Comprehensive Planning:

Site Address/location: 0 Callis Cutoff Rd

Land Use Designation (see page 86 for details): Primarily Single-Unit Neighborhood (NS)

Based on existing and adjacent land use, the proposal **IS CONSISTENT** with the Memphis 3.0 Comprehensive Plan.

The following information about the land use designation can be found on pages 76 – 122 of the Memphis 3.0 Comprehensive Plan:

1. Future Land Use Planning Map:



The red box indicates the application site on the Future Land Use Map.

2. Land Use Description & Applicability:

Primarily Single-Unit Neighborhoods are located greater than a half mile outside of any anchor destination. These neighborhoods contain mostly detached, house scale residences, serving mostly single-family style living. This is considered the typical suburban community that is not as walkable or accessible from an anchor.



“NS” Goals/Objectives:

Preservation/maintenance of existing single-family housing stock and neighborhoods.

“NS” Form & Location Characteristics:

Primarily detached. House-scale buildings. Primarily residential. 1-3 stories. Beyond 1/2 mile from a Community Anchor.

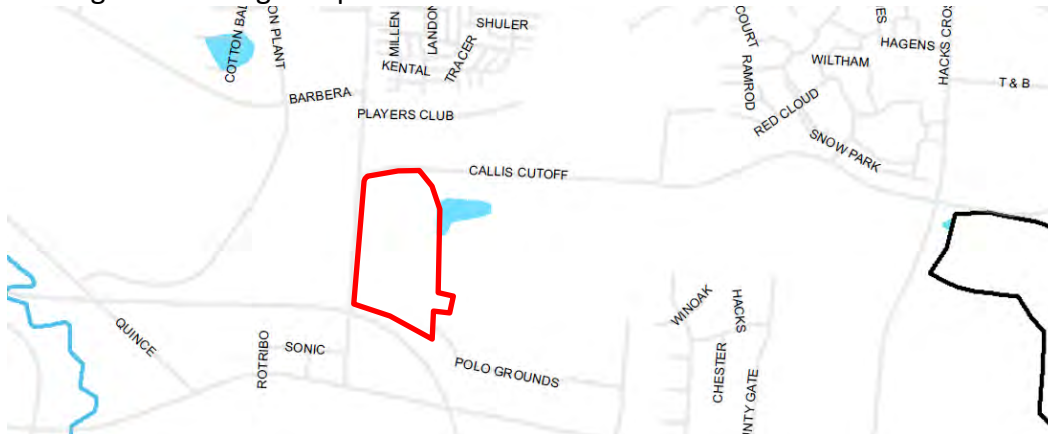
The applicant is requesting an approval for a Planned Development Major modification for development of an outdoor recreation and golf entertainment center.

The request does not meet the criteria as the proposed use is not compatible with the Form & Location Characteristics of NS. However, south of the parcel is high and low intensity commercial uses. Additionally, the proposed development would not disrupt the character of the existing and adjacent land uses as the land north and east of the parcel is undeveloped. Therefore, the proposal is consistent.

3. Existing, Adjacent Land Use and Zoning:

The subject site is surrounded by the following land uses: Commercial and Vacant. The subject site is surrounded by the following zoning district: RU-2, R-8, and CMU-1. The subject site zoning district is R-15. This requested land use is not compatible with the adjacent land uses and zoning districts because *existing land use surrounding parcels is not similar in nature to the requested use.*

4. Degree of Change Map:



There is no Degree of Change as indicated by the red box above.

Based on the information provided, the proposal **IS CONSISTENT** with the Memphis 3.0 Comprehensive Plan.

APPLICATION



MEMPHIS AND SHELBY COUNTY

Record Summary for Major Modification

Record Detail Information

Record Type: **Major Modification**

Record Status: **Pending**

Opened Date: **February 23, 2022**

Record Number: **MJR 2022-012**

Expiration Date:

Record Name: **Polo Grounds North PD Major Mod**

Description of Work: **We are pleased to submit an Application for Planned Development Major Modification on behalf of GBT Realty, the developers of the 22.1 +/- Acre parcel at the southeast corner of Germantown Road and Callis Cutoff Rd. The Polo Grounds North Planned Development provides for a mixture of uses ranging from commercial uses, hotel uses, vehicle sales, and residential uses. Approved in 1999 and modified thereafter, we respectfully submit for your approval of this major modification.**

Parent Record Number:

Address: 38119

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Yes	TAYLOR MELANIE S MARITAL TRUST	6075 POPLAR AVE, MEMPHIS, TN 38119	

Parcel Information

Parcel No:
081080 00057

Contact Information

Name	Organization Name	Contact Type	Phone
Jason Horowitz	Franklin Land Associates, LLC	Applicant	(615) 921-0043

Suffix:

Address

9010 Overlook Boulevard, Brentwood, TN 37027
9010 Overlook Boulevard, Brentwood, TN 37027
9010 Overlook Boulevard, Brentwood, TN 37027
9010 Overlook Boulevard, Brentwood, TN 37027
9010 Overlook Boulevard, Brentwood, TN 37027
9010 Overlook Boulevard, Brentwood, TN 37027

Marvin Brown	Pickering Firm	Architect / Engineer / Surveyor	(901) 726-0810
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Address

6363 Poplar Avenue, Suite 300, Memphis, TN 38119

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed	Unit	Fee Code
1366487	Major Modification Fee	1	300.00	INVOICED	0.00	03/10/2022		PLNGSMJR01
1366487	Credit Card Use Fee (.026 x fee)	1	7.80	INVOICED	0.00	03/10/2022		PLNGSMJR04

Total Fee Invoiced: \$307.80

Total Balance: \$0.00

Payment Information

Payment Amount	Method of Payment
\$307.80	Credit Card

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner	Chip Saliba
Date of Meeting	02/08/2022

GENERAL INFORMATION

Justification for Request

The outdoor recreation and golf entertainment center is appropriate at this location for several reasons. The main reason being its location adjacent to SR 385, a state Highway, and Germantown Road, a principal arterial, the facility will be visible and accessible for many users, especially for the new residents brought to the area by FedEx and future residential developments.

List any relevant former Docket / Case Number(s) related to previous applications on this site	PD 99-344, PD17-06
Is this application in response to a citation, stop work order, or zoning letter	No
If yes, please provide a copy of the citation, stop work order, and/or zoning letter along with any other relevant information	-

GIS INFORMATION

Case Layer	-
Central Business Improvement District	No
Class	-
Downtown Fire District	No
Historic District	-
Land Use	-
Municipality	-
Overlay/Special Purpose District	-
Zoning	-
Lot	-
State Route	-
Subdivision	-
Planned Development District	-

Data Tables

ADDRESS AND PARCEL LIST

Property Parcel Number: 081080 00057

AREA INFORMATION

Name:	Area C1
Size (Acres):	22.1
Existing Use of Property:	Vacant
Requested Use of Property:	Outdoor Recreation and Golf Entertainment Center with Accessory Uses

OWNER AFFIDAVIT



Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

OWNER: Includes the holder of legal title as well as holders of any equitable interest, such as trust beneficiaries, contract purchasers, option holders, lessees under leases having an unexpired term of at least ten years, and the like. Whenever a statement of ownership is required by the Memphis and Shelby County Unified Development Code, full disclosure of all legal and equitable interest in the property is required. Memphis and Shelby County Unified Development Code Section 12.3.1.

I, *Anthony Bryan Jones*, state that I have read the definition of "Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

- I am the owner of record as shown on the current tax rolls of the county Assessor of Property; the mortgage holder of record as shown in the mortgage records of the county Register of Deeds; purchaser under a land contract; a mortgagee or vendee in possession; or I have a freehold or lesser estate in the premises
- I have charge, care or control of the premises as trustee, agent, executor, administrator, assignee, receiver, guardian or lessee (and have included documentation with this affidavit)

of the property located at Southeast of Callis Cutoff Road and S Germantown Road
and further identified by Assessor's Parcel Number 081080 00057,
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 23 day of February in the year of 2022.

Megan Mayhew
Signature of Notary Public



08/03/2025
My Commission Expires

LETTER OF INTENT

John Zeanah
Director
Memphis and Shelby County
Division of Planning and Development
City Hall, 125 N. Main St., Ste 468
Memphis, TN 38103

RE: Application for Planned Development Major Modification
Polo Grounds North Planned Development

Dear Mr. Zeanah,

We are pleased to submit an Application for Planned Development Major Modification on behalf of GBT Realty, the developers of the 22.1 +/- Acre parcel at the southeast corner of Germantown Road and Callis Cutoff Rd. The Polo Grounds North Planned Development provides for a mixture of uses ranging from commercial uses, hotel uses, vehicle sales, and residential uses. Approved in 1999 and modified thereafter, we respectfully submit for your approval of this major modification.

The purpose of this Planned Development Major Modification is to create a specific Area C1 which will permit the full development of an outdoor recreation and golf entertainment center and outparcels. This application:

- Modifies the outline plan conditions to:
 - Permit outdoor recreation and golf entertainment use with full-service restaurant, bar, event space, outdoor seating and dining, outdoor patio area, and mini golf use
 - Replace the prohibited use of Motor Vehicle Service with Smoke shop
 - Include a prohibited use of Crematoria
 - Dedicate adjacent roadways and improve only to the extent necessary to the development
 - Permit 156 foot tall barrier net poles
 - Accommodate 10 feet landscape plate along Germantown Road
 - Permit a pylon sign on the outdoor recreation and golf entertainment center lot

As illustrated in the attached submittal, we are requesting approval of an outdoor recreation and golf entertainment center to be located adjacent to SR 385 which will provide for increased accessibility and visibility for the venue and its users.

Compatibility – The outdoor recreation and golf entertainment center is appropriate at this location for several reasons. The main reason being its location adjacent to SR 385, a state Highway, and Germantown Road, a principal arterial, the facility will be visible and accessible for many users, especially for the new residents brought to the area by FedEx and future residential developments.

We respectfully submit for approval, this Major Modification to the Polo Grounds North Planned Development.

LETTERS RECEIVED

No letters received at the time of completion of this report.