

**CITY OF MEMPHIS
COUNCIL AGENDA CHECK OFF SHEET**

**ONE ORIGINAL
ONLY STAPLED
TO DOCUMENTS**

**Planning & Development
DIVISION**

Planning & Zoning COMMITTEE: 04/23/2024
DATE
PUBLIC SESSION: 04/23/2014
DATE

ITEM (CHECK ONE)
 ORDINANCE RESOLUTION REQUEST FOR PUBLIC HEARING

ITEM DESCRIPTION: Resolution pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code approving a special use permit at the subject property located at 1679 Ash Street, known as case number SUP 2024-005

CASE NUMBER: SUP 2024-005

LOCATION: 1679 Ash Street

COUNCIL DISTRICTS: District 7 and Super District 8 – Positions 1, 2, and 3

OWNER/APPLICANT: Leandra Taylor

REQUEST: Special Use Permit to allow a group day-care home

AREA: +/-0.143 acres

RECOMMENDATION: The Division of Planning and Development recommended *Approval with conditions*
 The Land Use Control Board recommended *Approval with conditions*

RECOMMENDED COUNCIL ACTION: **Public Hearing Not Required**

Hearing – April 23, 2024

PRIOR ACTION ON ITEM:

(1) _____ APPROVAL - (1) APPROVED (2) DENIED
 04/11/2024 _____ DATE
 (1) Land Use Control Board _____ ORGANIZATION - (1) BOARD / COMMISSION
 _____ (2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

FUNDING:

(2) _____ REQUIRES CITY EXPENDITURE - (1) YES (2) NO
 \$ _____ AMOUNT OF EXPENDITURE
 \$ _____ REVENUE TO BE RECEIVED

SOURCE AND AMOUNT OF FUNDS

\$ _____ OPERATING BUDGET
 \$ _____ CIP PROJECT # _____
 \$ _____ FEDERAL/STATE/OTHER

ADMINISTRATIVE APPROVAL:

	<u>DATE</u>	<u>POSITION</u>
<u>Kendrea Colby</u>	<u>4/15/24</u>	PRINCIPAL PLANNER
_____	_____	DEPUTY ADMINISTRATOR
<u>Bill Nye</u>	<u>4/15/24</u>	ADMINISTRATOR
_____	_____	DIRECTOR (JOINT APPROVAL)
_____	_____	COMPTROLLER
_____	_____	FINANCE DIRECTOR
_____	_____	CITY ATTORNEY

CHIEF ADMINISTRATIVE OFFICER

COMMITTEE CHAIRMAN



Memphis City Council Summary Sheet

SUP 2024-005

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A SPECIAL USE PERMIT AT THE SUBJECT PROPERTY LOCATED AT 1679 ASH STREET, KNOWN AS CASE NUMBER SUP 2024-005

- This item is a resolution with conditions for a special use permit to allow a allow a group day-care home; and
- The item may require future public improvement contracts.

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A SPECIAL USE PERMIT AT THE SUBJECT PROPERTY LOCATED AT 1679 ASH STREET, KNOWN AS CASE NUMBER SUP 2024-005

WHEREAS, Chapter 9.6 of the Memphis and Shelby County Unified Development Code, being a section of the Joint Ordinance Resolution No. 5367, dated August 10, 2010, authorizes the Council of the City of Memphis to grant a special use permit for certain stated purposes in the various zoning districts; and

WHEREAS, Leandrea Taylor filed an application with the Memphis and Shelby County Division of Planning and Development to allow a group day-care home; and

WHEREAS, the Division of Planning and Development has received and reviewed the application in accordance with procedures, objectives, and standards for special use permits as set forth in Chapter 9.6 with regard to the proposed development's impacts upon surrounding properties, availability of public facilities, both external and internal circulation, land use compatibility, and that the design and amenities are consistent with the public interest; and has submitted its findings and recommendation concerning the above considerations to the Land Use Control Board; and

WHEREAS, a public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on April 11, 2024, and said Board has submitted its findings and recommendation concerning the above considerations to the Council of the City of Memphis; and

WHEREAS, the Council of the City of Memphis has reviewed the aforementioned application pursuant to Tennessee Code Annotated Section 13-4-202(B)(2)(B)(iii) and has determined that said development is consistent with the Memphis 3.0 General Plan; and

WHEREAS, the Council of the City of Memphis has reviewed the recommendation of the Land Use Control Board and the report and recommendation of the Division of Planning and Development and has determined that said development meets the objectives, standards and criteria for a special use permit, and said development is consistent with the public interests.

NOW, THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF MEMPHIS, that, pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code, a special use permit is hereby granted for the request use in accordance with the attached conditions.

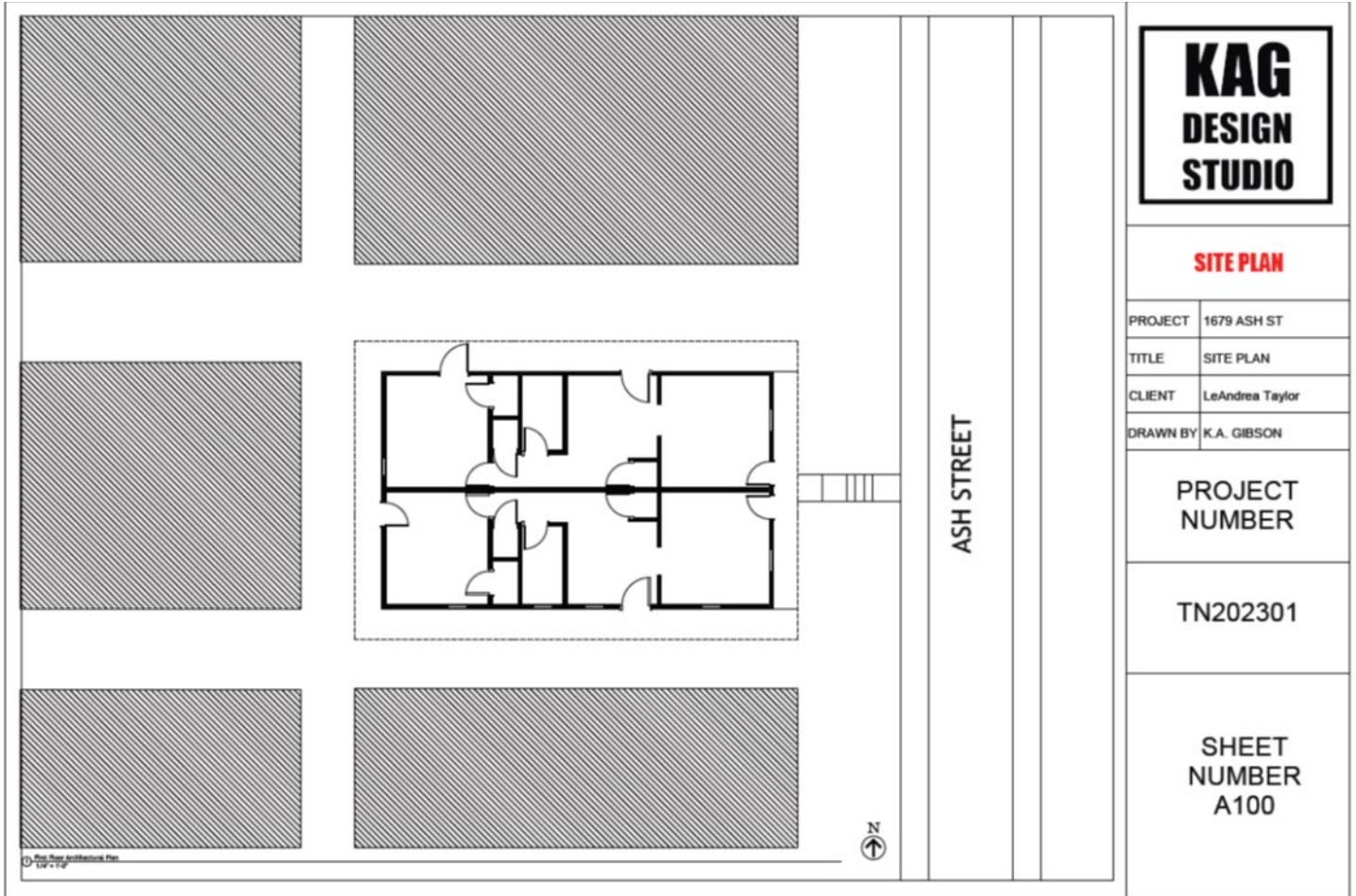
BE IT FURTHER RESOLVED, that this permit merely authorizes the filing of applications to acquire a Certificate of Use and Occupancy, or a Building Permit, and other required permits and approvals, provided that no such Certificate of Use and Occupancy shall be granted until all conditions imposed by the Council of the City of Memphis have been met.

BE IT FURTHER RESOLVED, that this Resolution take effect from and after the date it shall have been passed by this Council of the City of Memphis, and become effective as otherwise provided by law, and thereafter shall be treated as in full force and effect by virtue of passage thereof by the Council of the City of Memphis, the public welfare requiring same.

CONDITIONS

1. The applicant shall submit a final site plan for administrative review and approval (ASPR) by the Division of Planning and Development.
2. A Class III buffer shall be established along any side of the property adjacent to a residential use. An alternative buffer may be approved through the site plan review process.
3. The existing driveway shall be repaved.
4. The residential character and scale of the property shall be consistent with the area and be maintained.
5. No playground equipment shall be permitted within the front building setback.
6. Any future improvements to the property (including but not limited to the installation of playground equipment) shall be submitted to the Division of Planning and Development for administrative review and approval. The Zoning Administrator may, at their discretion, impose additional landscaping requirements necessary to appropriately screen such improvements or other conditions of approval as appropriate.

SITE PLAN



ATTEST:

CC: Division of Planning and Development
– Land Use and Development Services
– Office of Construction Enforcement

AGENDA ITEM: 10 **L.U.C.B. MEETING:** April 11, 2024

CASE NUMBER: SUP 2024-005

LOCATION: 1679 Ash Street

COUNCIL DISTRICT: District 7 and Super District 8 – Positions 1, 2, and 3

OWNER/APPLICANT: Leandrea Taylor

REQUEST: Special Use Permit to allow a group day-care home

EXISTING ZONING: Residential Urban – 1 (RU-1)

CONCLUSIONS

1. The applicant is seeking a special use permit to allow a group day care home in a residential zoning district.
2. A variance was approved for this property under Docket BOA 2023-0122 that waived the locational requirement for a group day care in a residential district.
3. The subject property is located across the street from community resources like Douglass Park and Douglass Elementary School. There is also a community center and a head start program a few feet away. These resources make up a few blocks along Ash Street that extend to Mount Olive Road, the collector thoroughfare for the area.
4. Considering the immediate neighborhood resources, the proposed day care is a compatible use.
5. This project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare.

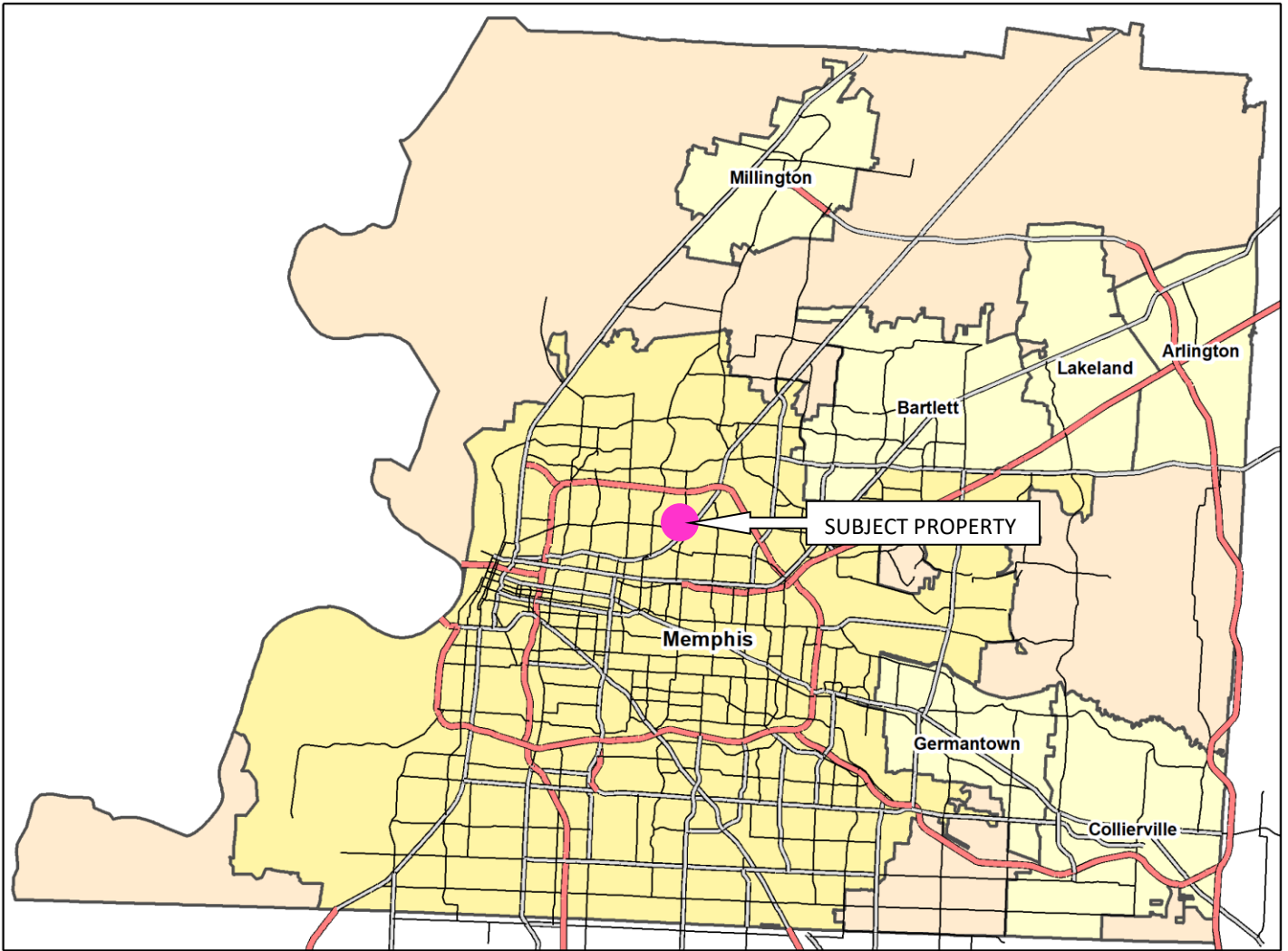
CONSISTENCY WITH MEMPHIS 3.0

This proposal is consistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on page 15 of this report.

RECOMMENDATION

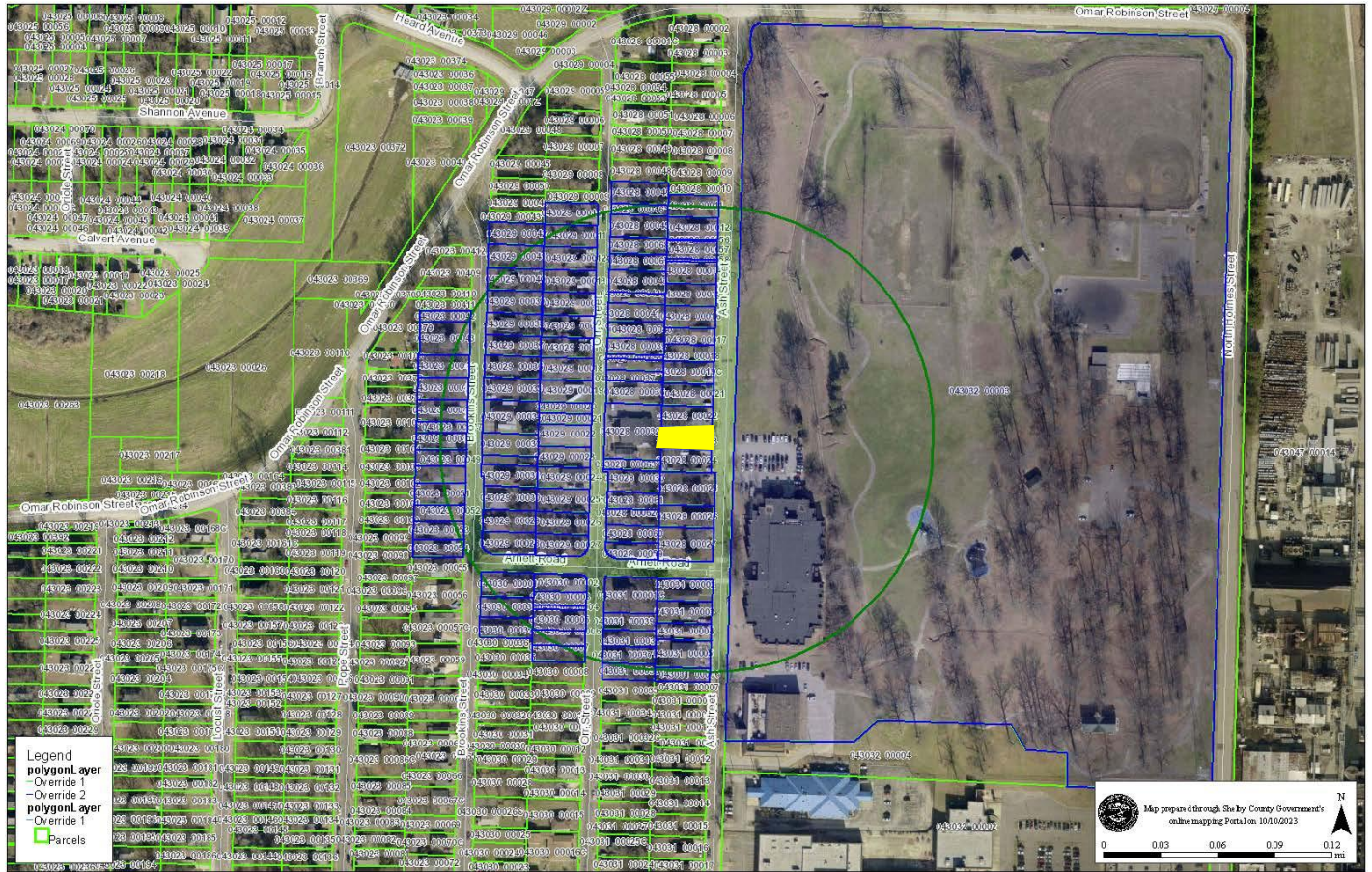
Approval with conditions

LOCATION MAP



Subject property located within the pink circle, Douglass neighborhood

PUBLIC NOTICE VICINITY MAP



Site highlighted in yellow

PUBLIC NOTICE DETAILS

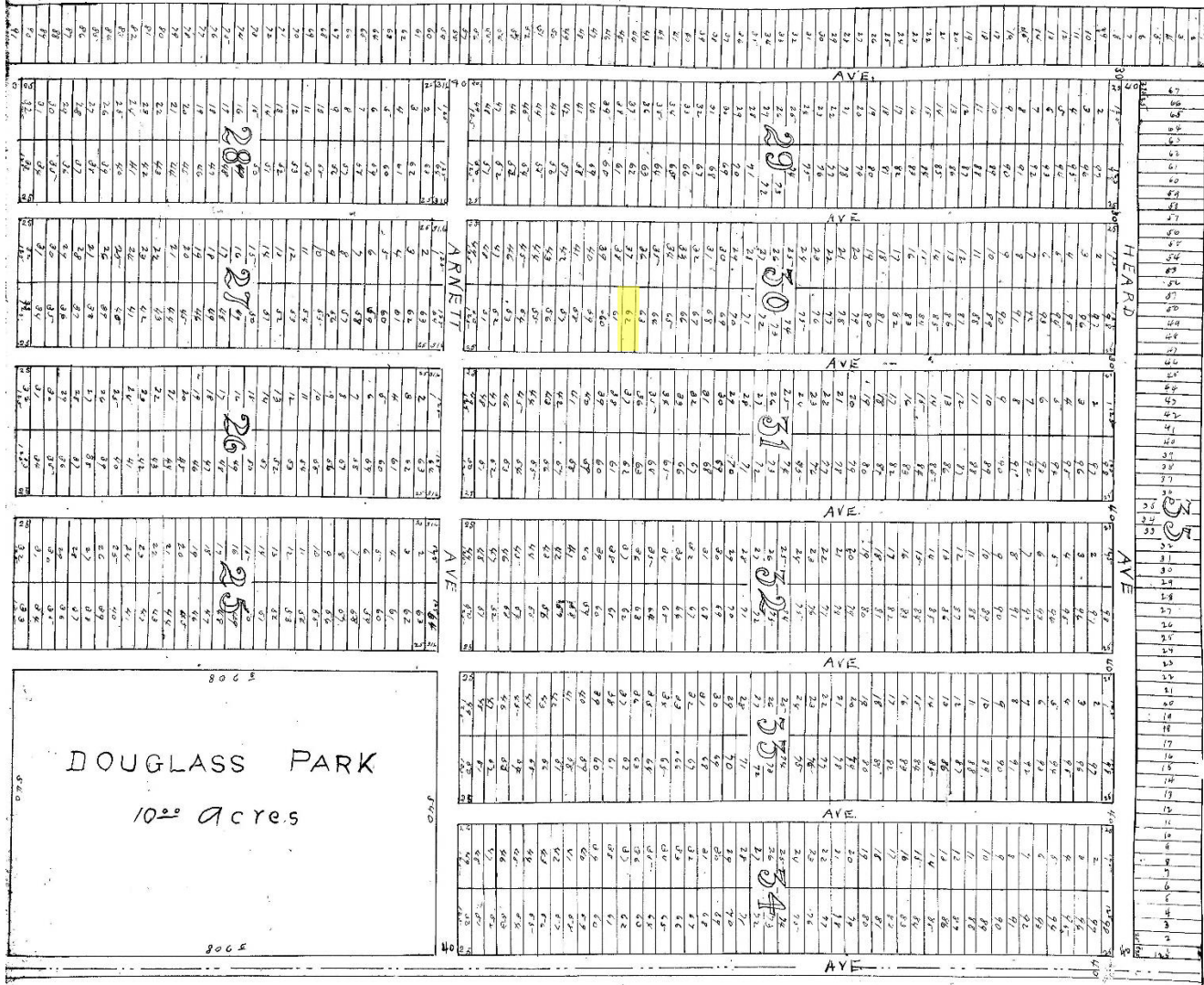
In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signage posted. A total of 93 notices were mailed on February 16, 2024, see pages 18-19 of this report for a copy of said notice. Additionally, one sign was posted at the subject property, see page 24 of this report for a copy of the sign affidavit.

NEIGHBORHOOD MEETING

The meeting was held at 6:00 PM on Friday, March 29, 2024, at Douglass Community Center, 1616 Ash Street.

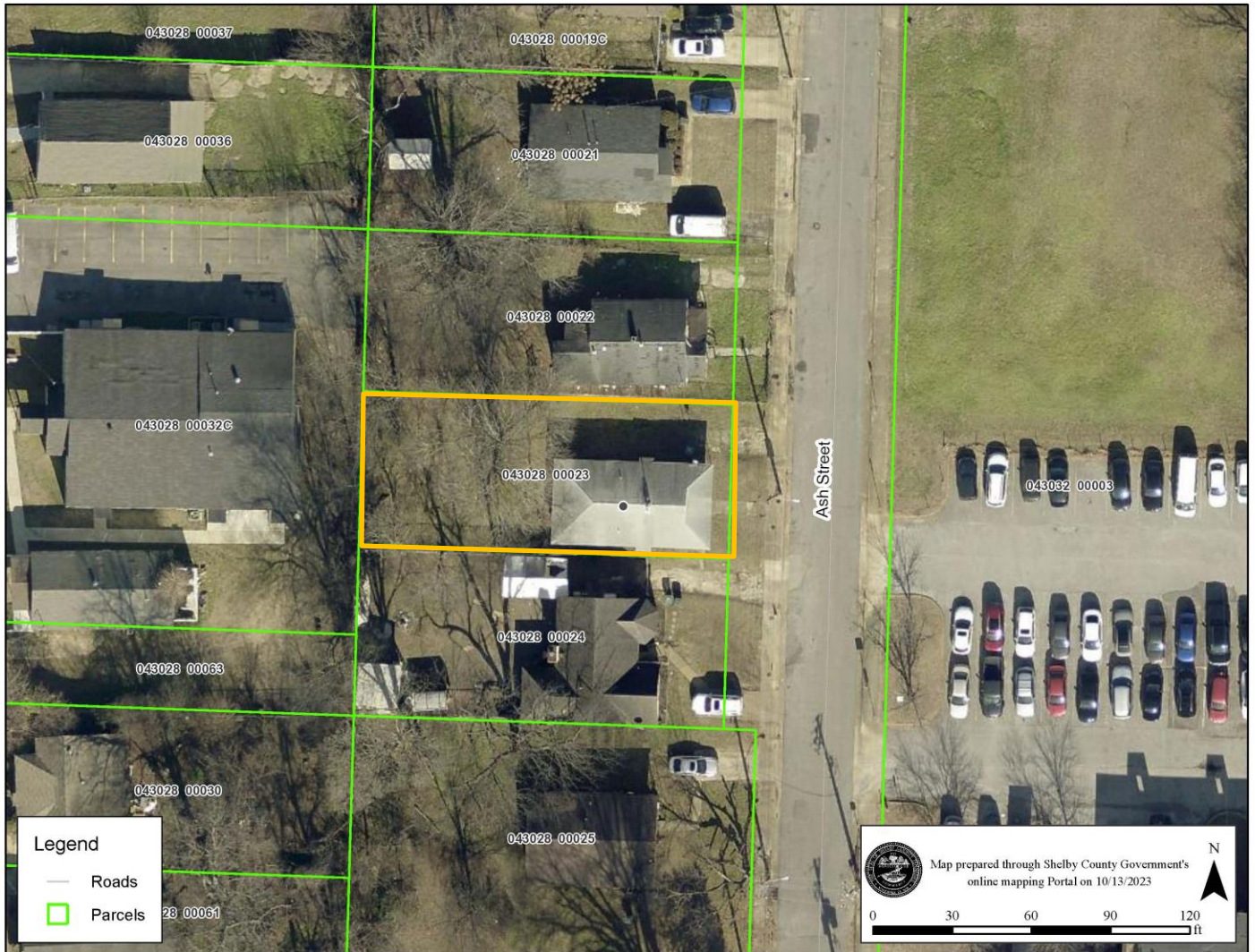
VILLA LAND CO'S DOUGLASS PLACE (1919)

64
CO'S
PLACE
Subd. of Park Gillespie & Campbell 215 ac
SCALE 1" = 150' E.W. Calhoun C.E. Aug 1907



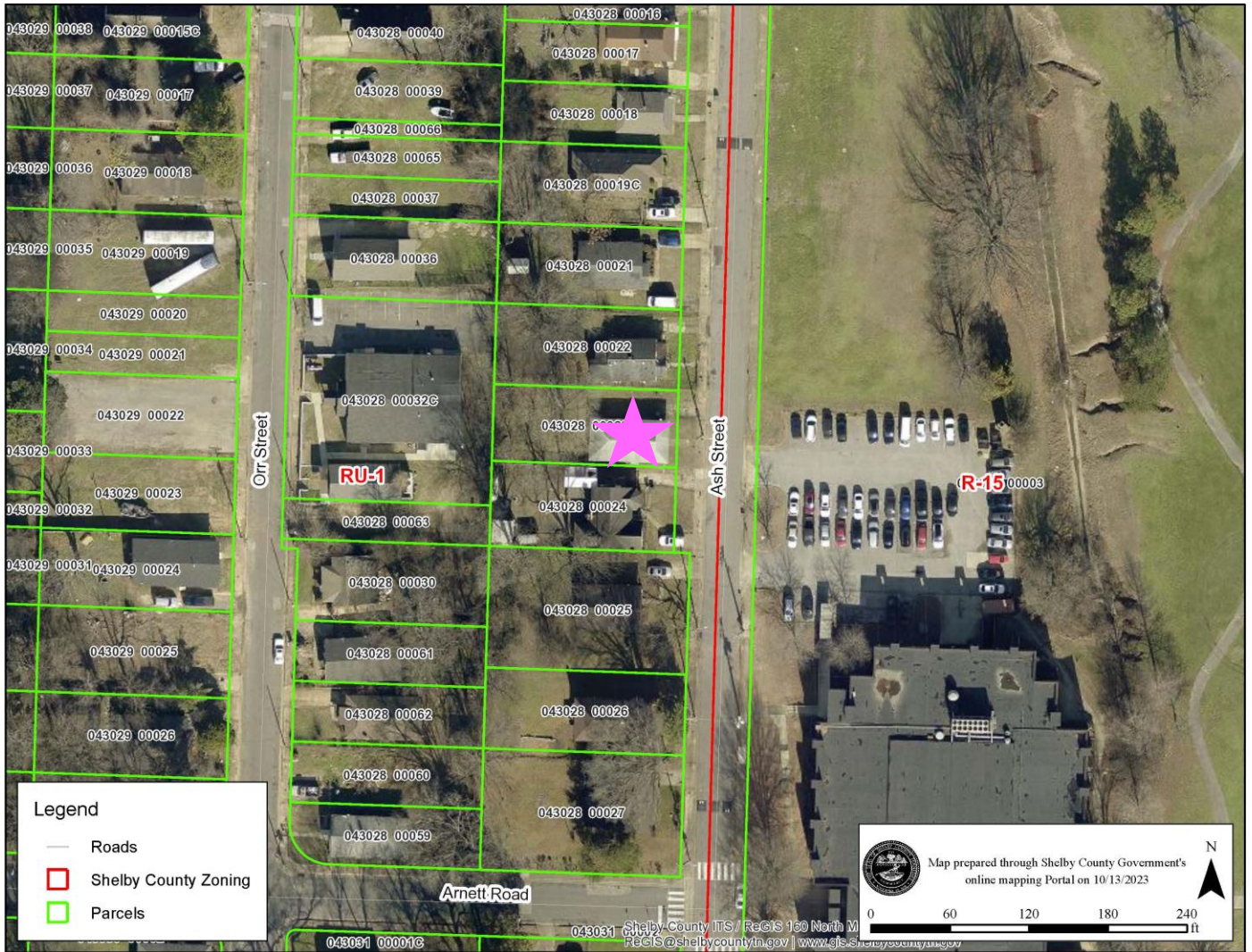
Subject property highlighted in yellow, Lots 61 and 62

AERIAL



Subject property outlined in orange

ZONING MAP



Subject property indicated by a pink star

Existing Zoning: Residential Urban – 1 (RU-1)

Surrounding Zoning

North: RU-1

East: Residential Single-Family – 15 (R-15)

South: RU-1

West: RU-1

LAND USE MAP



Subject property indicated by a pink star

SITE PHOTOS



View of subject property from Ash Street looking east

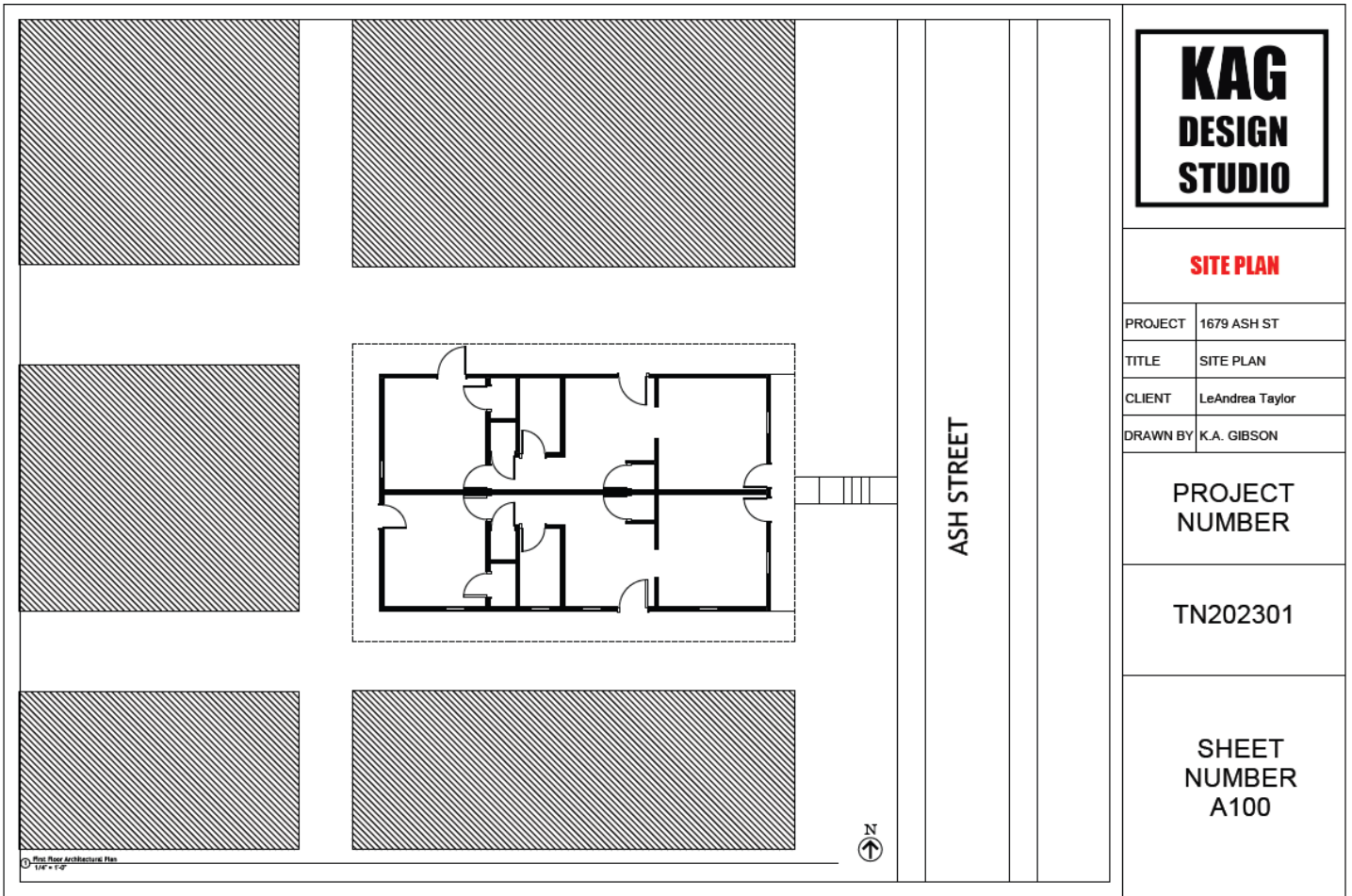


View across from subject property looking southeast



View of school and community center down the street

SITE PLAN



SITE PLAN

PROJECT	1679 ASH ST
TITLE	SITE PLAN
CLIENT	LeAndrea Taylor
DRAWN BY	K.A. GIBSON

PROJECT
NUMBER

TN202301

SHEET
NUMBER
A100

CASE REVIEW

Request

The request is for a group day-care home in the Residential Urban – 1 (RU-1) District.

Approval Criteria

Staff agrees the approval criteria in regard special use permits as set out in Section 9.6.9 of the Unified Development Code are met.

9.6.9 Approval Criteria

No special use permit or planned development shall be approved unless the following findings are made concerning the application:

- 9.6.9A The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare.*
- 9.6.9B The project will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations.*
- 9.6.9C The project will be served adequately by essential public facilities and services such as streets, parking, drainage, refuse disposal, fire protection and emergency services, water and sewers; or that the applicant will provide adequately for such services.*
- 9.6.9D The project will not result in the destruction, loss or damage of any feature determined by the governing bodies to be of significant natural, scenic or historic importance.*
- 9.6.9E The project complies with all additional standards imposed on it by any particular provisions authorizing such use.*
- 9.6.9F The request will not adversely affect any plans to be considered (see Chapter 1.9), or violate the character of existing standards for development of the adjacent properties.*
- 9.6.9G The governing bodies may impose conditions to minimize adverse effects on the neighborhood or on public facilities, and to ensure compatibility of the proposed development with surrounding properties, uses, and the purpose and intent of this development code.*
- 9.6.9H Any decision to deny a special use permit request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record, per the Telecommunications Act of 1996, 47 USC 332(c)(7)(B)(iii). The review body may not take into account any environmental or health concerns.*

Site Details

Address:
1679 Ash Street

Parcel ID:
043028 00023

Area:
+/-0.143 acres

Description:

The subject property is a +/-0.143-acre parcel located in the Douglass community. Per the Assessor's Office, the principal structure on the site was built in 1957 and is a brick, one-story duplex. It consists of 1,075 square feet, and is surrounded by single-family residential homes to the north and south. Douglass Park and the Douglass K-8 Optional School also exist across the street.

Relevant Unified Development Code Clauses

Per Section 2.5.2 a Group Day Care Home in residential districts require special use approval.

Site Zoning History

On October 25, 2023, the Board of Adjustment approved Docket BOA 2023-0122 for a variation to allow a group day care on a minor street greater than 150 feet from an intersecting arterial, see page 25 of this report for said notice of disposition.

Analysis

Group day cares are permitted in residential zoning districts if located on a minor street that is within 150 feet of an intersecting arterial road. If this standard is not met, an applicant may request a variance through the Board of Adjustment thereby seeking relief from this requirement as found in Paragraph 2.6.2B(2) of the Unified Development Code. Because the subject property is zoned Residential Urban – 1 and located on a minor street that is beyond 150 feet of an intersecting arterial road, the applicant opted to request a variance from this locational requirement, which the Board approved on October 25, 2023. Following the Board's variance approval now allows the applicant to request special use approval to operate a group day care of between 5 to 12 children.

Limiting group home day cares in residential areas is important for traffic safety concerns and congestion disruption in neighborhoods. Residential neighborhoods are generally made up of narrow residential streets carrying much smaller volumes of traffic. Often only the residents living in the neighborhoods are the drivers using neighborhood streets as they are accessing their residence. On a case-by-case basis, exceptions to the rule are warranted, as is with the subject property. Ash Street is within the Douglass neighborhood, however this stretch of Ash is also central to key community resources. Douglass Park and elementary school are in this block, and a community center and head start program are a short distance away. The addition of the group home day care subject to this special use approval, complements the mix.

RECOMMENDATION

Staff recommends approval with conditions.

Conditions

1. The applicant shall submit a final site plan for administrative review and approval (ASPR) by the Division of Planning and Development.
2. A Class III buffer shall be established along any side of the property adjacent to a residential use. An alternative buffer may be approved through the site plan review process.
3. The existing driveway shall be repaved.

4. The residential character and scale of the property shall be consistent with the area and be maintained.
5. No playground equipment shall be permitted within the front building setback.
6. Any future improvements to the property (including but not limited to the installation of playground equipment) shall be submitted to the Division of Planning and Development for administrative review and approval. The Zoning Administrator may, at their discretion, impose additional landscaping requirements necessary to appropriately screen such improvements or other conditions of approval as appropriate.

DEPARTMENTAL COMMENTS

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

City Engineer: See comments as follows:

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

Sewers:

2. The availability of City sanitary sewer is unknown at this time. Once the developer has submitted proposed sewer discharge rates to the City's Sewer Design Dept, a determination can be made as to available sewer capacity.
3. If sewer services are approved for this redevelopment, a sewer development fee is required.
4. A sewer service connection plan must be submitted for review and approval.

Roads:

5. 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.
6. 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.

Traffic Control Provisions:

7. 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.
8. 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.

9. 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.

Curb Cuts/Access:

10. The City Engineer shall approve the design, number, and location of curb cuts.
11. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter, and sidewalk.

Site Plan Notes:

12. An adequate review cannot be made without knowing the maximum number of children at the Daycare Center.
13. Provide a continuous, one-way, on-site traffic pattern or a paved, circular turn-around that will provide for exit by forward motion without any on-site backing of vehicles.
14. Locate the pick-up/discharge area as far as possible from the entrance as practical to maximize on-site queue space for vehicles between the right-of-way and the pick-up/discharge point.
15. Provide a paved and curbed pick-up/discharge area that does not cause children to walk between parked cars or across traffic aisles.
16. All parking areas and driving aisles to be paved with asphalt or concrete.

City Fire Division:

See comments as follows:

Reviewed by: J. Stinson

Address or Site Reference: 1679 Ash

- 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.
- IFC 510 In-building two-way emergency responder communication coverage shall be provided in all new and existing buildings. Buildings and structures that cannot support the required level of coverage shall be equipped with systems and components to enhance signals and achieve the required level of communication coverage.
- 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: No comments received.

Office of Comprehensive Planning: See comments as follows:

Site Address/Location: 1679 Ash St

Overlay District/Historic District/Flood Zone: Not in any Overlay District, Historic District or Flood Zone

Future Land Use Designation: Anchor Neighborhood-Primarily Single-Unit (AN-S)

Street Type: N/A

The applicant is seeking a Special Use Permit to use the parcel as a daycare group home. Currently, this parcel is used as a rental property.

The following information about the land use designation can be found on pages 76 – 122:

1. Future Land Use Planning Map



Red polygon indicates the application site on the Future Land Use Map.

2. Land Use Description/Intent

Anchor Neighborhood-Primarily Single-Unit (AN-S) are walkable neighborhoods within a 5 – 10-minute walk of a Community Anchor. These neighborhoods are made up of single-unit and duplex housing. Graphic portrayal of AN-S is to the right.



“AN-S” Form & Location Characteristics

NURTURE

Primarily detached, single-family residences. Attached single-family residences permitted on parcels within 100 feet of an anchor. Height: 1-2 stories. Scale: house-scale.

“AN-S” Zoning Notes

Generally compatible with the following zone districts: R-15, R-10, R-8, R-6, R-3, RU-1, MDR in accordance with Form and characteristics listed above.

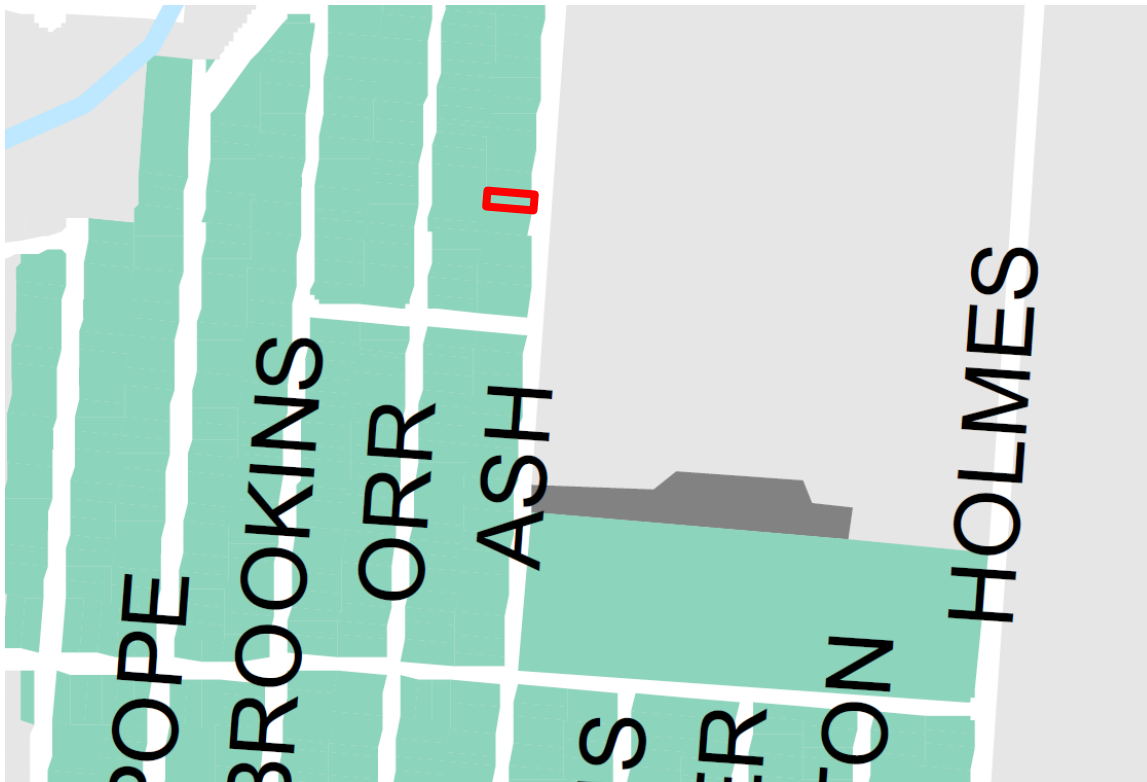
Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: Multi-Family, R-6

Adjacent Land Use and Zoning: Single-Family, Institutional, multi-Family; RU-1 and R-15

Overall Compatibility: *This requested use is compatible with the future land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use and zoning as the proposed use will impact the neighborhood positively.*

3. Degree of Change Map



Red polygon denotes the proposed site in Degree of Change area. The Degree of Change is Nurture.

4. Degree of Change Description

Nurture areas rely primarily on public and philanthropic resources to stabilize the existing pattern of a place.

The proposed building is a private philanthropic investment and will protect and support community assets.

5. Objectives/Actions Consistent with Goal 1, Complete, Cohesive, Communities: N/A

6. Pertinent Sections of Memphis 3.0 that Address Land Use Recommendations: N/A

Consistency Analysis Summary

The applicant is seeking a Special Use Permit to use the parcel as a daycare group home. Currently, this parcel is used as a rental property.

This requested use is compatible with the future land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use and zoning as the proposed use will impact the neighborhood positively.

The proposed building is a private philanthropic investment and will protect and support community assets.

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

Summary Compiled by: Romana Haque Suravi, Comprehensive Planning.

MAILED PUBLIC NOTICE

98 Notices Mailed on 2/16/2024



City Hall – 125 N. Main Street, Suite 468 – Memphis, Tennessee 38103

NOTICE OF PUBLIC HEARING

You have received this notice because you own or reside on a property that is near the site of a land use application filed with the Division of Planning and Development. The **MEMPHIS & SHELBY COUNTY LAND USE CONTROL BOARD** will hold a Public Hearing on the following application, pursuant to Sub-Section 9.3.4A of the Memphis & Shelby County Unified Development Code:

CASE NUMBER: SUP 2024-005
LOCATION: 1679 Ash Street
(SEE SITE PLAN ON REVERSE SIDE)
APPLICANT: Sprout Wonder Schools
REQUEST: Special use permit to allow a group day-care home in the Residential Urban – 1 (RU-1) District

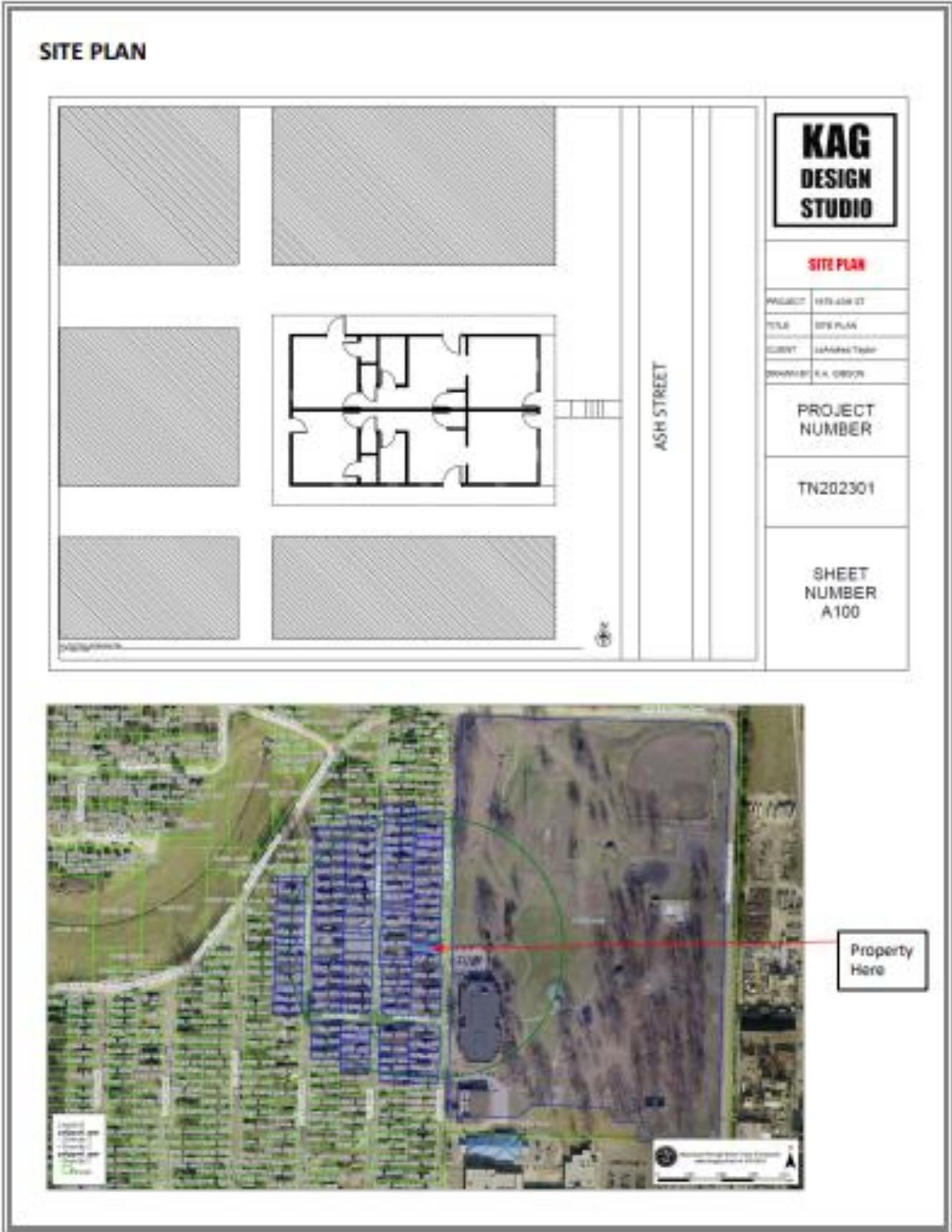
THE LAND USE CONTROL BOARD PUBLIC MEETING WILL BE HELD:

DATE: Thursday, March 14, 2024
TIME: 9:00 AM
LOCATION: Council Chambers on the First Floor of City Hall, 125 N. Main Street

During the public hearing, the Board may recommend the approval or rejection of this item or hold the item for a public hearing at a subsequent Board meeting. For this case, the Board will make a recommendation to the legislative body; the legislative body will take final action at a later date.

Please note the Board may place this item on the Consent Agenda, which is considered at the beginning of the Board meeting. No individual public hearing will be held, nor will the Board debate items on the Consent Agenda unless a member of the audience, staff or Board requests that the item be removed from the Consent Agenda.

You are not required to attend this hearing, although you are welcome to do so if you wish to speak for or against this application. You may also contact Kendra Cobbs at Kendra.Cobbs@memphistn.gov or (901) 636-6602 to learn more about the proposal and/or to submit a letter of support or opposition no later than **Wednesday, March 6, 2024, at 8 AM**. **Note: comments sent to anyone other than the staff planner will not be recognized or included in the staff report.**



APPLICATION



Record Summary for Special Use Permit

Record Detail Information

Record Type: Special Use Permit

Record Status: Processing

Opened Date: January 31, 2024

Record Number: SUP 2024-005

Expiration Date:

Record Name: Sprout Wonder Schools

Description of Work: I am submitting the enclosed application to the Office of Planning and Development seeking a Special Use Permit from the Land Use Control Board to use this parcel as a daycare group home. Currently, this parcel is used as a rental property. I want to repurpose this parcel as a home daycare to serve children and families connected to the Douglass community. Family home daycares are essential for families seeking care for their children in smaller settings designed to provide a nurturing, family-like environment for young children to learn and grow. The student-to-teacher ratios are small and ensure each student is known, valued, and loved. This option is particularly critical for infants' and young children's healthy growth and development.

Parent Record Number:

Address:

1679 ASH ST, MEMPHIS 38108

Owner Information

Primary Owner Name

Y TAYLOR LEANDREA R

Owner Address

7042 Cranleigh Cove, Memphis, TN 38141

Owner Phone

9015737954

Parcel Information

043028 00023

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner not assigned
 Date of Meeting -
 Pre-application Meeting Type -

GENERAL PROJECT INFORMATION

Application Type New Special Use Permit (SUP)
 List any relevant former Docket / Case BOA 2023-0122

Number(s) related to previous applications on this site

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 -

APPROVAL CRITERIA

A) The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare Agreed

B) The project will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations Agreed

UDC Sub-Section 9.6.9C Agreed

UDC Sub-Section 9.6.9D Agreed

UDC Sub-Section 9.6.9E Agreed

UDC Sub-Section 9.6.9F Agreed

GIS INFORMATION

Case Layer -

Central Business Improvement District No

Class C

Downtown Fire District No

Historic District -

Land Use MULTI-FAMILY

Municipality MEMPHIS

Overlay/Special Purpose District -

Zoning RU-1

State Route -

Lot 60 & 61

Subdivision DOUGLASS PARK BLK 30

Planned Development District -

Wellhead Protection Overlay District No

LETTER OF INTENT

LeAndrea R. Taylor
7042 Cranleigh Cove
Memphis, TN 38141
leandreartaylor3@gmail.com
901-573-7954

September 15, 2023

Memphis and Shelby County Division of Planning and Development
BOARD OF ADJUSTMENT
City Hall 125 N. Main Street, Suite 468
Memphis, Tennessee 38103

To Whom It May Concern,

I am writing to express my intent to open a new business, Sprout Wonder Schools #1 and #2, in the group home daycare sector. I wish to be granted a variance due to issues stemming from the proximity of the potential business and a main street.

Sprout Wonder Schools will serve children and families connected to the Douglass community. Family home daycares are essential for families seeking care for their children in smaller settings designed to provide a nurturing, family-like environment for young children to learn and grow. The student-to-teacher ratios are small and ensure each student is known, valued, and loved. This option is particularly critical for infants and young children.

I have been an educator for over 20 years. I hold a Bachelor of Science degree in PreK-3 education and a Master of Science in Curriculum and Instruction. I have worked as a classroom teacher, school administrator, and district leader in Shelby County Schools. I know firsthand the importance of quality early experiences for children, particularly those from underserved communities. I have chosen Douglass because I grew up in Douglass, taught at Douglass, and love the community. Sprout Wonder Schools' mission is to cultivate the genius of the most fragile learners in the community by providing a nurturing, academically rigorous, and culturally sustaining learning environment.

Please feel free to contact me at 901-573-7954 to schedule a meeting or discuss any questions or concerns you may have. I look forward to working together to bring Sprout Wonder #1 and Sprout Wonder #2 to life.

Thank you for considering my letter of intent. I am excited about the prospects of this venture and meeting with you soon.

Sincerely,

LeAndrea Taylor

SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

I, Andrea Taylor being duly sworn, depose and say that at _____ am/pm
on the 15 day of March, 2024, I posted 1 Public Notice Sign(s)
pertaining to Case No. SUP 2024-005 at 1679 Ash Memphis, TN 38108
providing notice of a Public Hearing before the (check one):

Land Use Control Board
 Board of Adjustment
 Memphis City Council
 Shelby County Board of Commissioners

for consideration of a proposed land use action, a photograph of said sign(s) being
attached hereon and a copy of the sign purchase receipt or rental contract attached
hereto.

[Signature] _____ Date 3/15/24
Owner, Applicant or Representative

Subscribed and sworn to before me this 15th day of March, 2024.

[Signature] _____
Notary Public

My commission Expires: 3-3-2026

STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY

NOTICE OF DISPOSITION



City Hall – 125 N. Main Street, Suite 468 – Memphis, Tennessee 38103 – (901) 636-6619

BOARD OF ADJUSTMENT NOTICE OF DISPOSITION

TO: Leandrea Taylor

DATE: November 6, 2023
DOCKET: BOA 2023-0122
1679 Ash Street

Sent via electronic mail to: leandreataylor3@gmail.com

On October 25, 2023, the Memphis and Shelby County Board of Adjustment ***approved*** your application requesting a variance from Paragraph 2.6.2B(2) of the Unified Development Code to allow a group day care on a minor street greater than 150 feet from an intersecting arterial, subject to the following conditions:

1. Any change or deviation from the site plan upon the determination of the Zoning Administrator shall be submitted to the Board of Adjustment for review and approval or administrative review and approval by the Division of Planning and Development.
2. Per Section 2.5.2 of the Unified Development Code, a Special Use Permit application shall be filed, and is subject to City Council approval to allow a group day care at this location.

All appeals and applications granted are expressly conditioned upon the applicant obtaining the permit requested or other order within two years from the date of the decision of the Board of Adjustment, unless the Board explicitly provided a different time frame in its approval.

Respectfully,
Kendra Cobbs

Kendra Cobbs, AICP
Planner III
Land Use and Development Services
Division of Planning and Development

Cc: Chris Simmons – Zoning Enforcement
Antwone Smith – Zoning Enforcement
File

Encl: Approved plan(s)

LETTERS RECEIVED

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



Record Summary for Special Use Permit

Record Detail Information

Record Type: Special Use Permit

Record Status: Processing

Opened Date: January 31, 2024

Record Number: SUP 2024-005

Expiration Date:

Record Name: Sprout Wonder Schools

Description of Work: I am submitting the enclosed application to the Office of Planning and Development seeking a Special Use Permit from the Land Use Control Board to use this parcel as a daycare group home. Currently, this parcel is used as a rental property. I want to repurpose this parcel as a home daycare to serve children and families connected to the Douglass community. Family home daycares are essential for families seeking care for their children in smaller settings designed to provide a nurturing, family-like environment for young children to learn and grow. The student-to-teacher ratios are small and ensure each student is known, valued, and loved. This option is particularly critical for infants' and young children's healthy growth and development.

Parent Record Number:

Address:

1679 ASH ST, MEMPHIS 38108

Owner Information

Primary Owner Name

Y TAYLOR LEANDREA R

Owner Address

7042 Cranleigh Cove, Memphis, TN 38141

Owner Phone

9015737954

Parcel Information

043028 00023

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner not assigned

Date of Meeting -

Pre-application Meeting Type -

GENERAL PROJECT INFORMATION

Application Type New Special Use Permit (SUP)
List any relevant former Docket / Case BOA 2023-0122

Number(s) related to previous applications on this site

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 -

APPROVAL CRITERIA

A) The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare Agreed

B) The project will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations Agreed

UDC Sub-Section 9.6.9C Agreed

UDC Sub-Section 9.6.9D Agreed

UDC Sub-Section 9.6.9E Agreed

UDC Sub-Section 9.6.9F Agreed

GIS INFORMATION

Case Layer -

Central Business Improvement District No

Class C

Downtown Fire District No

Historic District -

Land Use MULTI-FAMILY

Municipality MEMPHIS

Overlay/Special Purpose District -

Zoning RU-1

State Route -

Lot 60 & 61

Subdivision DOUGLASS PARK BLK 30

Planned Development District -

Wellhead Protection Overlay District No

Contact Information

Name
SPROUT WONDER SCHOOLS

Contact Type
APPLICANT

Address

Phone

(901)573-7954

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1534740	Child Care Center (8-12 Children)	1	100.00	INVOICED	0.00	01/31/2024
1534740	Credit Card Use Fee (.026 x fee)	1	2.60	INVOICED	0.00	01/31/2024

Total Fee Invoiced: \$102.60

Total Balance: \$0.00

Payment Information

Payment Amount	Method of Payment
\$102.60	Credit Card

LeAndrea R. Taylor
7042 Cranleigh Cove
Memphis, TN 38141
leandreataylor3@gmail.com
901-573-7954

September 15, 2023

Memphis and Shelby County Division of Planning and Development
BOARD OF ADJUSTMENT
City Hall 125 N. Main Street, Suite 468
Memphis, Tennessee 38103

To Whom It May Concern,

I am writing to express my intent to open a new business, Sprout Wonder Schools #1 and #2, in the group home daycare sector. I wish to be granted a variance due to issues stemming from the proximity of the potential business and a main street.

Sprout Wonder Schools will serve children and families connected to the Douglass community. Family home daycares are essential for families seeking care for their children in smaller settings designed to provide a nurturing, family-like environment for young children to learn and grow. The student-to-teacher ratios are small and ensure each student is known, valued, and loved. This option is particularly critical for infants and young children.

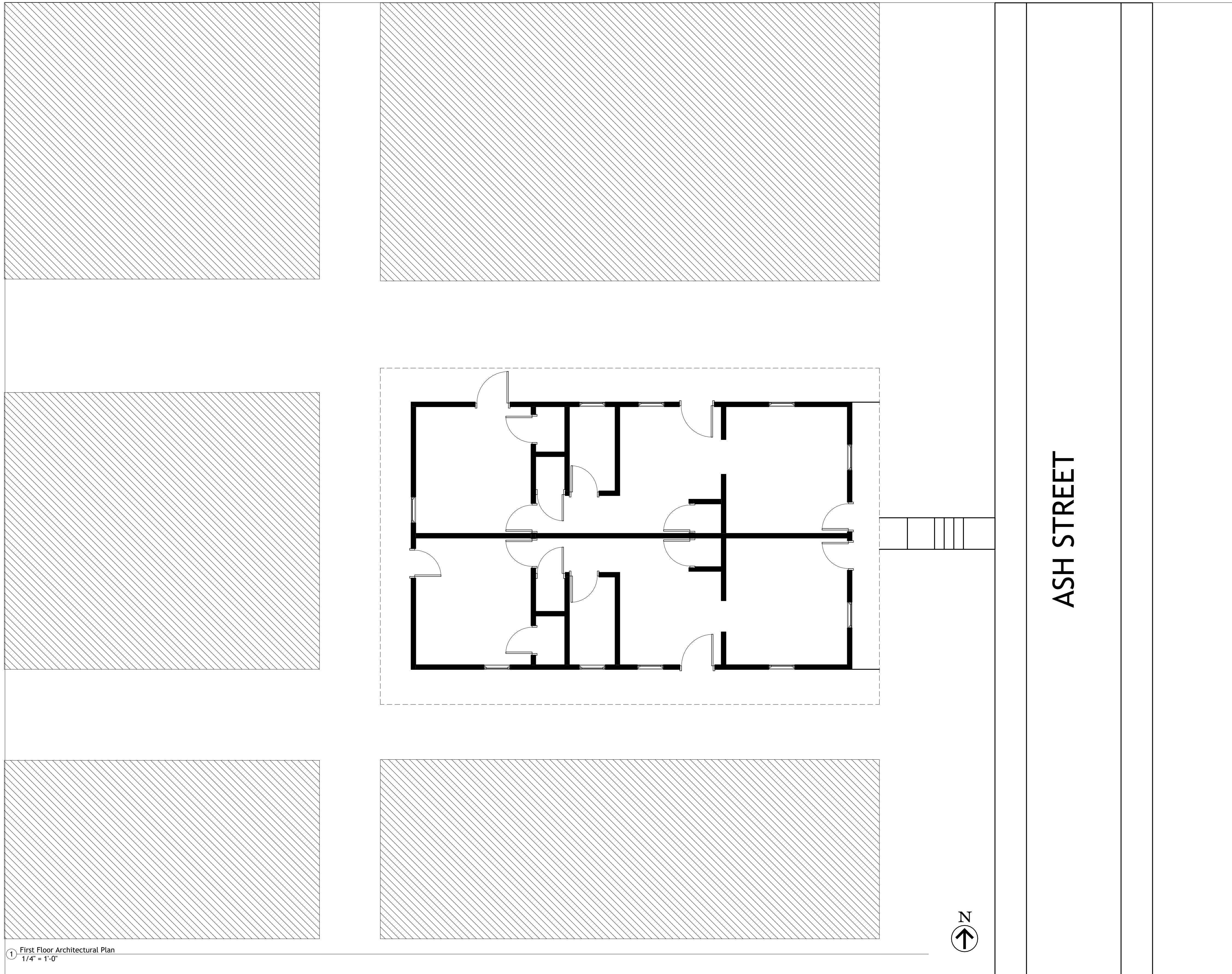
I have been an educator for over 20 years. I hold a Bachelor of Science degree in PreK-3 education and a Master of Science in Curriculum and Instruction. I have worked as a classroom teacher, school administrator, and district leader in Shelby County Schools. I know firsthand the importance of quality early experiences for children, particularly those from underserved communities. I have chosen Douglass because I grew up in Douglass, taught at Douglass, and love the community. Sprout Wonder Schools' mission is to cultivate the genius of the most fragile learners in the community by providing a nurturing, academically rigorous, and culturally sustaining learning environment.

Please feel free to contact me at 901-573-7954 to schedule a meeting or discuss any questions or concerns you may have. I look forward to working together to bring Sprout Wonder #1 and Sprout Wonder #2 to life.

Thank you for considering my letter of intent. I am excited about the prospects of this venture and meeting with you soon.

Sincerely,

LeAndrea Taylor



① First Floor Architectural Plan
1/4" = 1'-0"



SITE PLAN

PROJECT	1679 ASH ST
TITLE	SITE PLAN
CLIENT	LeAndrea Taylor
DRAWN BY	K.A. GIBSON

PROJECT
NUMBER

TN202301

SHEET
NUMBER
A100

LeAndrea R. Taylor
7042 Cranleigh Cove
Memphis, TN 38141
leandreataylor3@gmail.com
901-573-7954

September 15, 2023

Memphis and Shelby County Division of Planning and Development
BOARD OF ADJUSTMENT
City Hall 125 N. Main Street, Suite 468
Memphis, Tennessee 38103

To Whom It May Concern,

I am writing to express my intent to open a new business, Sprout Wonder Schools #1 and #2, in the group home daycare sector. I wish to be granted an exemption from the survey.

Sprout Wonder Schools will serve children and families connected to the Douglass community. Family home daycares are essential for families seeking care for their children in smaller settings designed to provide a nurturing, family-like environment for young children to learn and grow. The student-to-teacher ratios are small and ensure each student is known, valued, and loved. This option is particularly critical for infants and young children.

I have been an educator for over 20 years. I hold a Bachelor of Science degree in PreK-3 education and a Master of Science in Curriculum and Instruction. I have worked as a classroom teacher, school administrator, and district leader in Shelby County Schools. I know firsthand the importance of quality early experiences for children, particularly those from underserved communities. I have chosen Douglass because I grew up in Douglass, taught at Douglass, and love the community. Sprout Wonder Schools' mission is to cultivate the genius of the most fragile learners in the community by providing a nurturing, academically rigorous, and culturally sustaining learning environment.

Please feel free to contact me at 901-573-7954 to schedule a meeting or discuss any questions or concerns you may have. I look forward to working together to bring Sprout Wonder #1 and Sprout Wonder #2 to life.

Thank you for considering my letter of intent. I am excited about the prospects of this venture and meeting with you soon.

Sincerely,

LeAndrea Taylor

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

City Hall – 125 N. Main Street, Suite 468 – Memphis, Tennessee 38103 – (901) 636-6619

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, LeAndrea Taylor LeAndrew, state that I have read the definition of (Print Name) (Sign Name)

“Owner” as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

I [X] 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 [] 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 1679 Ash Street Memphis, TN 38108

and further identified by Assessor's Parcel Number

04302800023 for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 16th day of Sept in the year of 2023

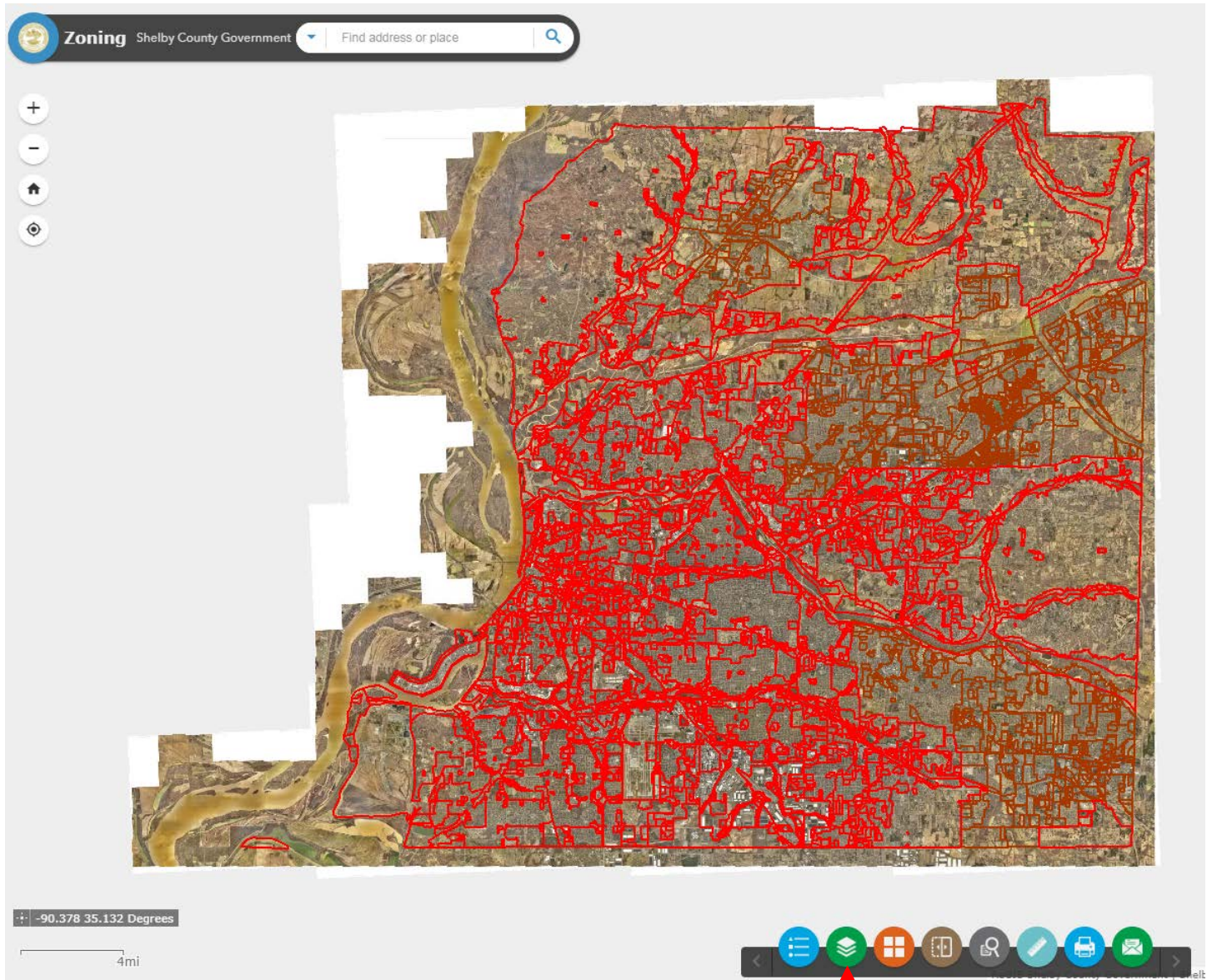
Marilyn Holland Signature of Notary Public

6-3-2026 My Commission Expires STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

ZONING ATLAS PUBLIC NOTIFICATION TOOL GUIDE

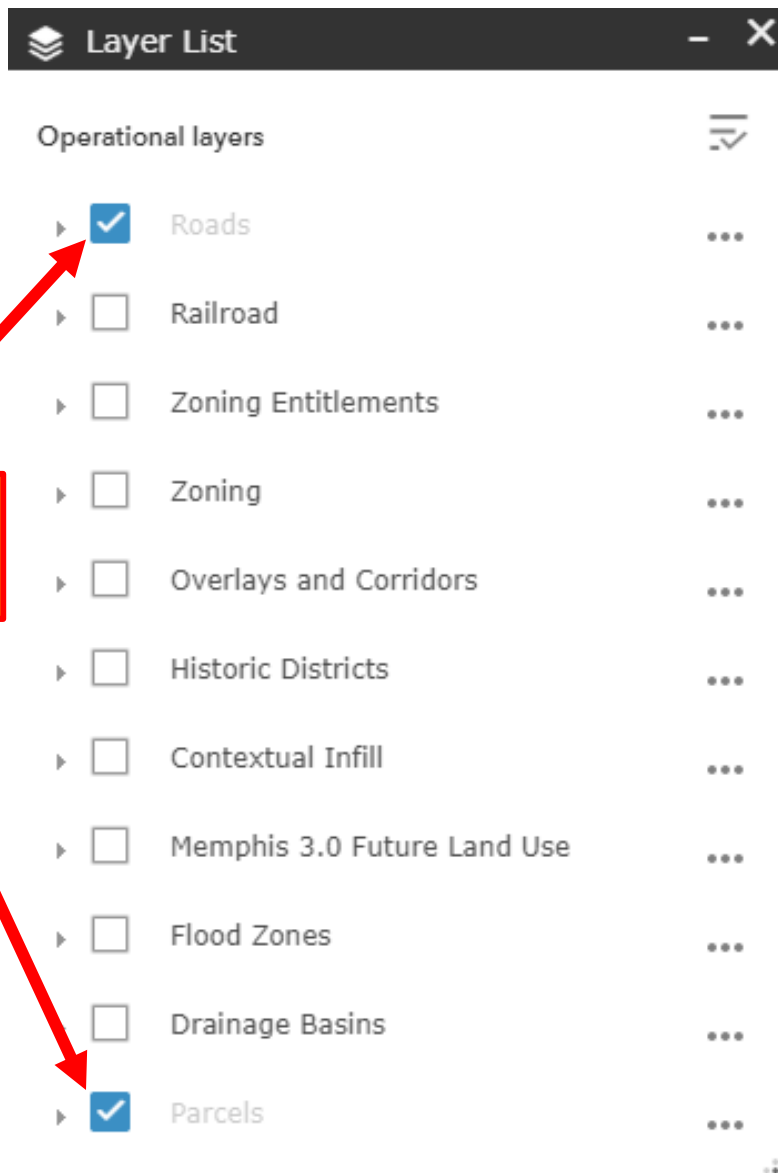
STEP 1

Go to the Shelby County Zoning Atlas website: <https://gis.shelbycountyttn.gov/zoning/>



Select the "Layer List" icon

STEP 2



Uncheck all layers other than "Roads" and "Parcels"

STEP 3

Zoning Shelby County Government

Find address or place

Enter the property address

+
-
Home
Location

-90.323 35.472 Degrees

4mi

List Layers Window Map Search Pencil Print Public Notification

Select the "Public Notification" icon

STEP 4

Public Notification

Select or search for a feature in the map

Shelby County Geocoder

Apply a search distance

500 Feet

Addressee Layer

Owner Address Labels

Format

PDF label 1 x 2-5/8 inches; 30 per page

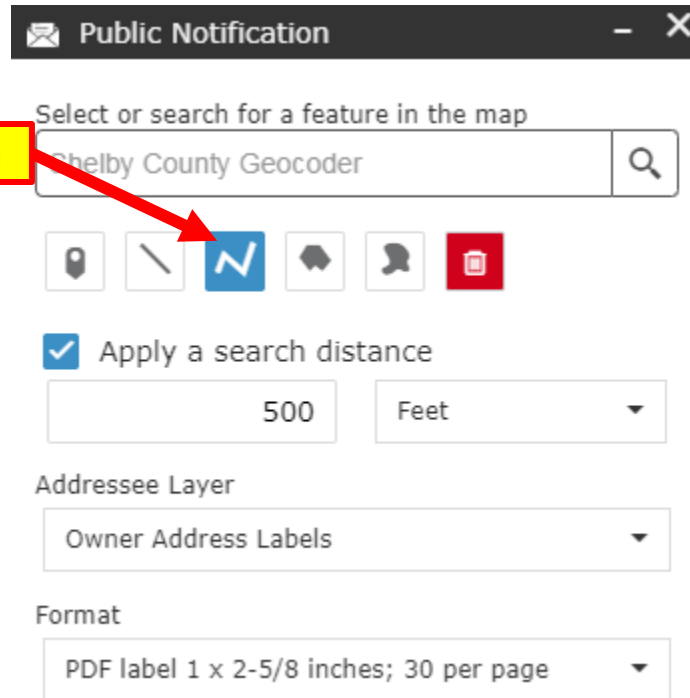
Check this box

Set required distance

Select "Owner Address Labels" or other options as appropriate in conformance with Section 9.3.4 of the UDC

STEP 5

Draw a line around the subject property, by clicking once on each corner of the parcel and double clicking to complete.



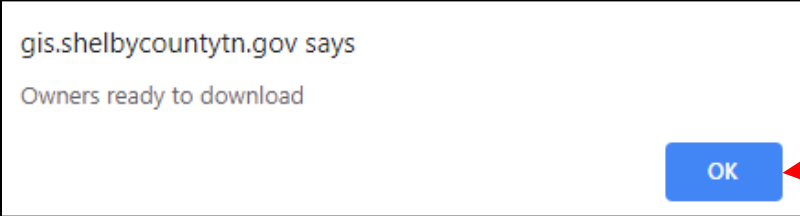
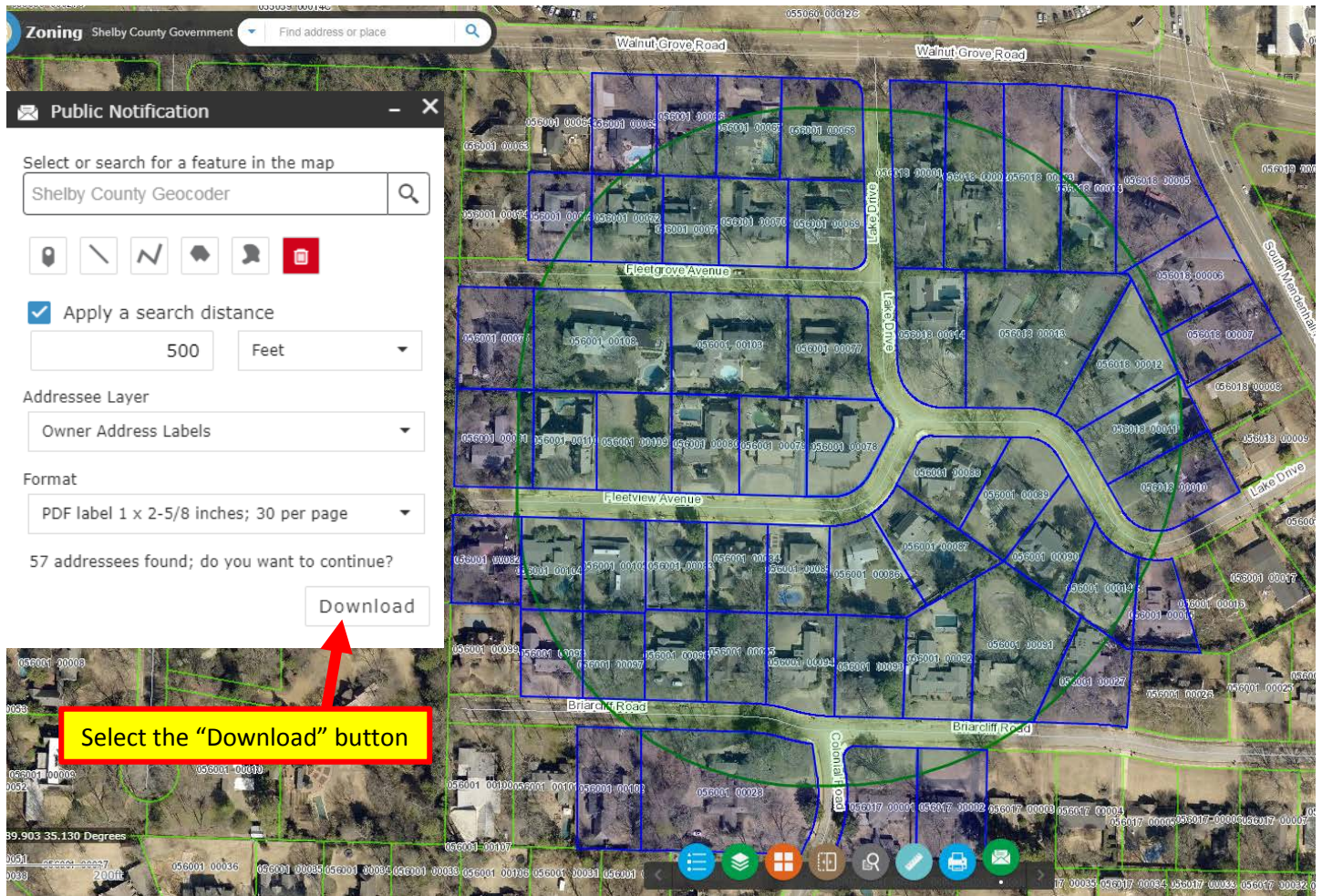
Select the "Polyline" icon

Trace the subject property boundary with polyline tool with single-clicks and double-click to complete the trace



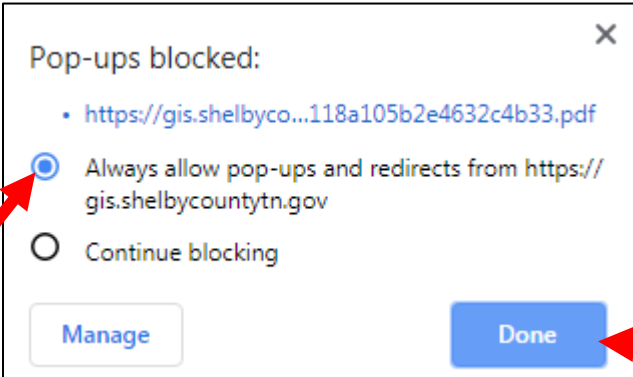
Double-click to complete

STEP 6



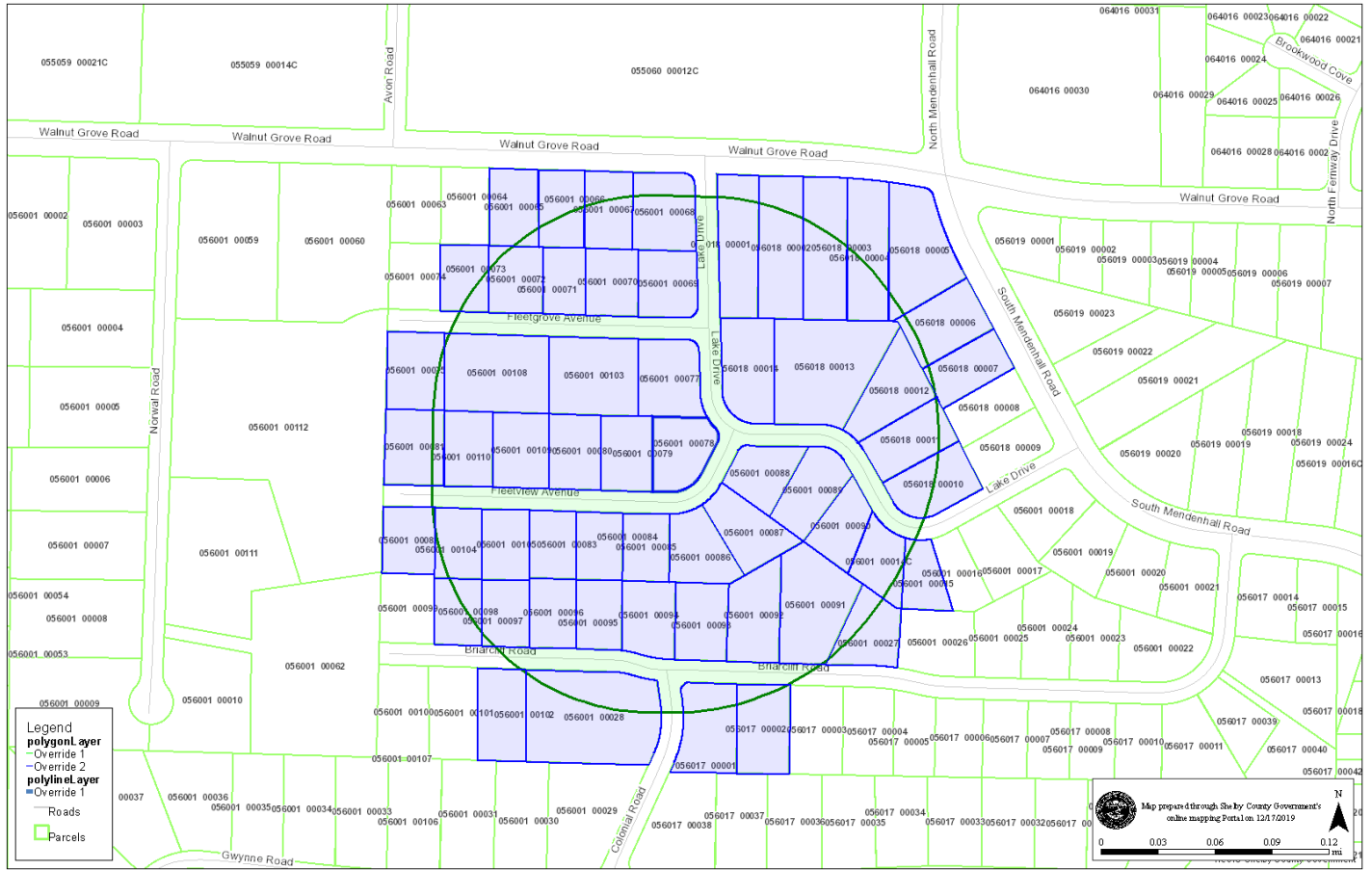
Note you will need to allow pop-ups from the Shelby County GIS website to obtain the Vicinity Map. How to unblock pop-ups may vary by web browser.

Select the circle adjacent to allow



Select "Done" button

Vicinity Map example that will pop-open in a new window



Notes

1. See Section 9.3.4 of the Unified Development Code for detailed information on the public notification requirements.

AGENDA ITEM: 13

CASE NUMBER: BOA 2023-0122 **B.O.A. MEETING:** October 25, 2023

LOCATION: 1679 Ash Street

OWNER/APPLICANT: Leandrea Taylor

REQUEST: Variance from Paragraph 2.6.2B(2) to allow a group day care on a minor street greater than 150 feet from an intersecting arterial

AREA: +/- 0.143 acres

EXISTING ZONING: Residential Urban – 1 (RU-1)

CONCLUSIONS

1. The applicant is seeking relief from Paragraph 2.6.2B(2) to allow a group day care on a minor street greater than 150 feet from an intersecting arterial.
2. The nearest intersecting arterial road is Chelsea Avenue, which is approximately 1,700 feet from the subject property.
3. While not located within 150 feet of an intersecting arterial, the subject property is located across the street from community resources like the Douglass Park and elementary school. There is also a community center and head start program down the street. These resources make up a few blocks along Ash Street that extend to Mount Olive Road, the collector thoroughfare for the area.
4. Considering the immediate neighborhood resources, the proposed day care is a compatible use.

REQUIRED FINDINGS

Pursuant to Section 9.22.6 of the Unified Development Code, this site exhibits the following extraordinary feature(s): exceptional neighborhood conditions. This imparts upon the owner the following hardship or practical difficulty under the strict adherence to the Code: Paragraph 2.6.2B(2). See page 12 of this report for the full responses provided by the applicant.

CONSISTENCY WITH MEMPHIS 3.0

This proposal is consistent with the Memphis 3.0 General Plan per the land use decision criteria. It is important to note, however, that Sec. 13-4-202(b)(2)(C)(iii) of the Tennessee Code Annotated states that variance requests may be inconsistent with a community's long range general plan. See further analysis on page 15 of this report.

RECOMMENDATION:

Approval with conditions

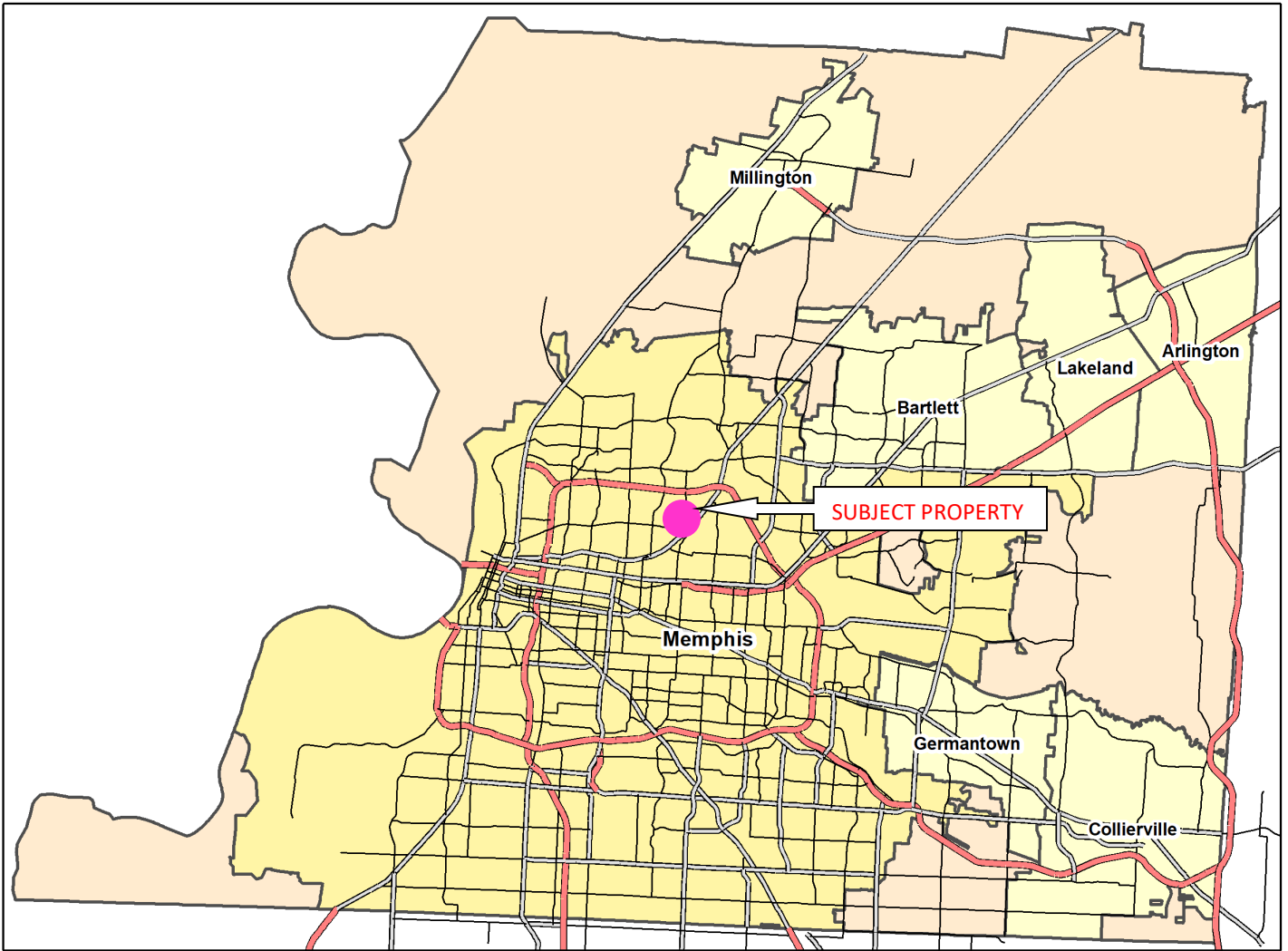
GENERAL INFORMATION

Street Frontage:	Ash Street	+/-50 linear feet
Zoning Atlas Page:	1835	
Parcel ID:	043028 00023	
Existing Zoning:	Residential Urban – 1 (RU-1)	

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. A total of 93 notices were mailed on October 11, 2023, see pages 19-20 of this report for a copy of said notice.

LOCATION MAP



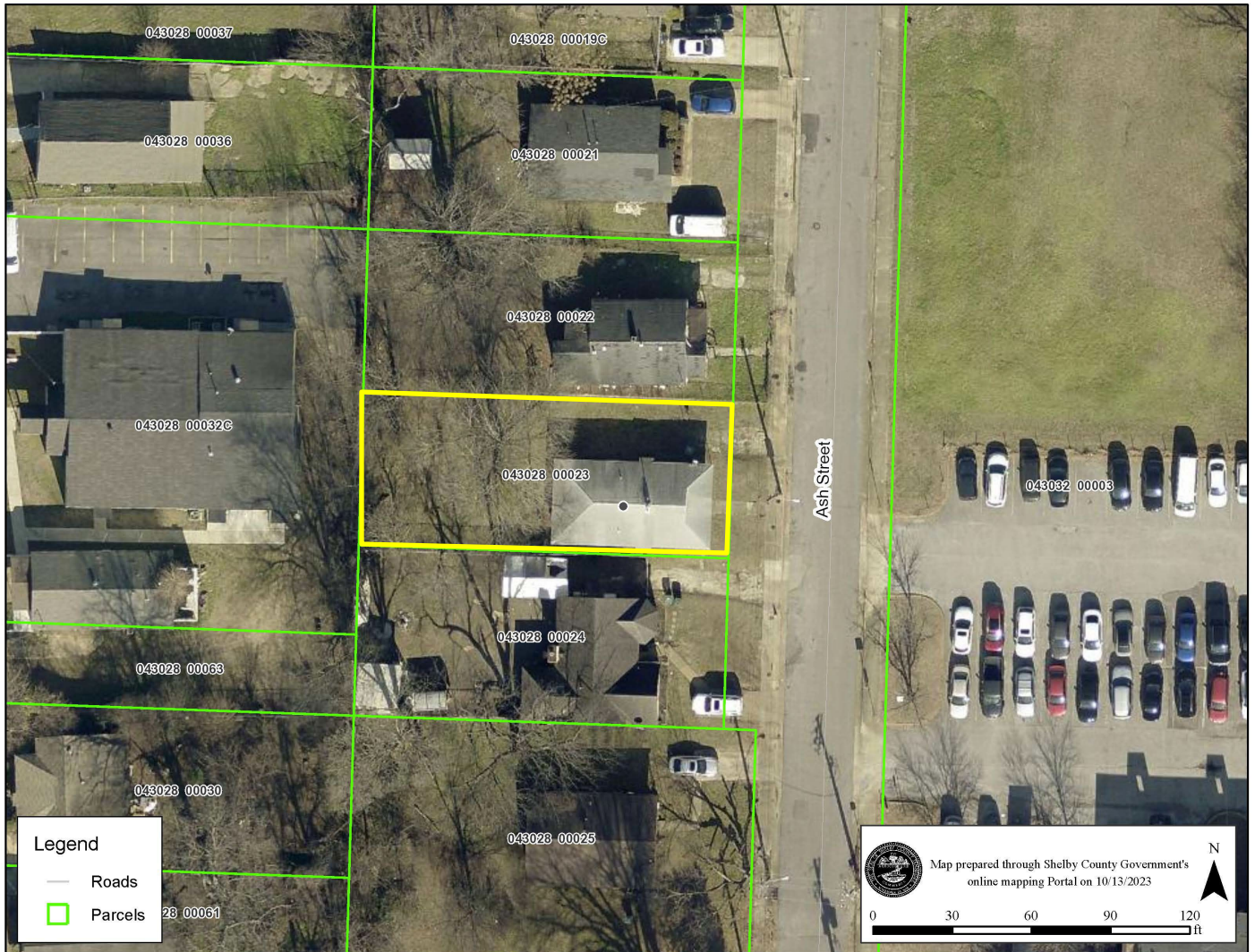
Subject property located within the pink circle, Douglass neighborhood

VICINITY MAP



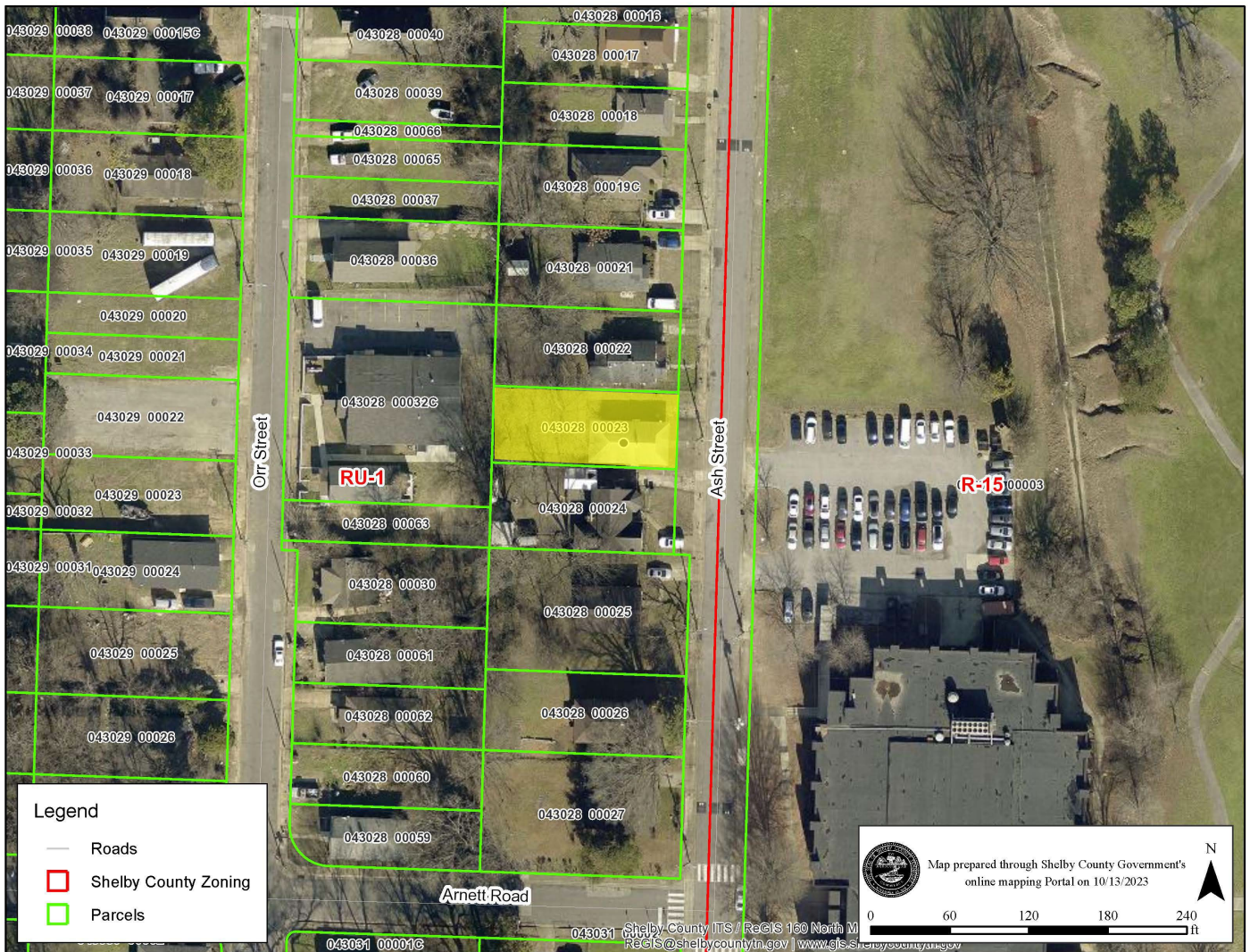
Subject property highlighted in yellow

AERIAL



Subject property outlined in yellow

ZONING MAP



Subject property highlighted in yellow

Existing Zoning: Residential Urban – 1 (RU-1)

Surrounding Zoning

North: RU-1

East: Residential Single-Family – 15 (R-15)

South: RU-1

West: RU-1

LAND USE MAP



Subject property outlined in electric blue and indicated by a pink star

SITE PHOTOS



View of subject property from Ash Street looking east



View across from subject property looking southeast



View across from subject property looking northeast



View of school and community center down the street

SURVEY

LeAndrea R. Taylor
7042 Cranleigh Cove
Memphis, TN 38141
leandreartaylor3@gmail.com
901-573-7954

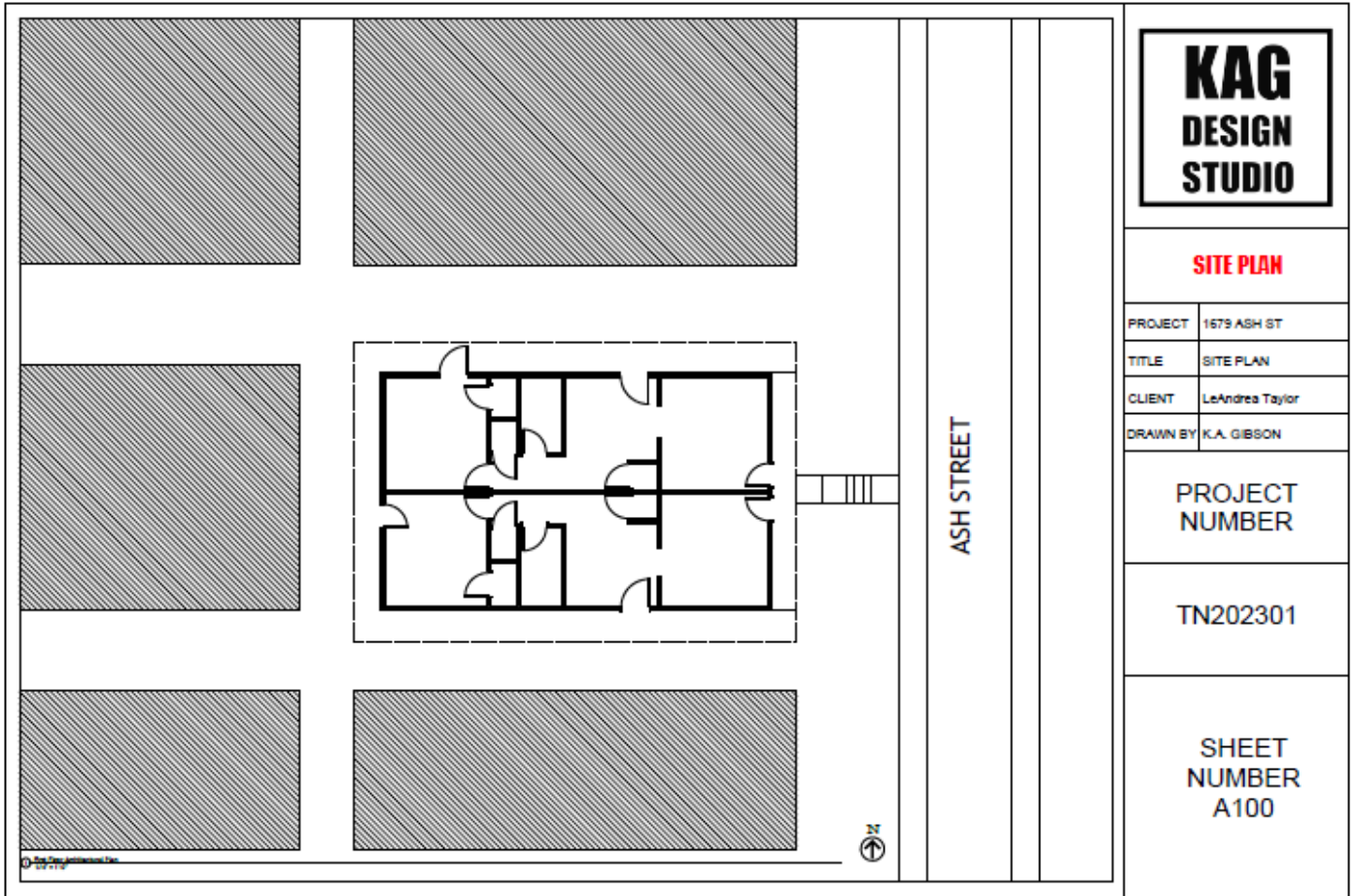
September 15, 2023

Memphis and Shelby County Division of Planning and Development
BOARD OF ADJUSTMENT
City Hall 125 N. Main Street, Suite 468
Memphis, Tennessee 38103

To Whom It May Concern,

I am writing to express my intent to open a new business, Sprout Wonder Schools #1 and #2, in the group home daycare sector. I wish to be granted an exemption from the survey.

SITE PLAN



STAFF ANALYSIS

Request and Justification

The application, response to the variance criteria, and letter of intent have been added to this report.

The request is a variance from Paragraph 2.6.2B(2) to allow a group day care on a minor street greater than 150 feet from an intersecting arterial.

Variance Criteria

Staff agrees the variance criteria as set out in Sub-Section 9.22.6A of the Unified Development Code are met; see the variance criteria and responses provided by the applicant below.

9.22.6 Findings of Fact

The Board of Adjustment must make specific written findings of fact on each variance request. In granting any variance, the Board of Adjustment shall make the following findings:

A. Bulk and Other Non-Use Variances

- (1) Unusual characteristics of the property. The property is unusual in that it exhibits at least one of the following exceptional physical features as compared to other properties located in the same zoning district: exceptional topographic conditions, exceptional narrowness, exceptional shallowness, exceptional shape or any other extraordinary and exceptional situation or condition;*

Applicant response: This property is located across the street from Douglass Elementary School. To my knowledge, Sprout Wonder is the only child care agency located in close proximity to the school. The community is located in a childcare desert. Since the community doesn't have enough child care options nearby to serve all families that need it, Sprout Wonder Schools offers a safe affordable option. Home based daycares provide care for infants and toddlers in a home like setting with significantly less children which means children receive more one on one care.

- (2) Practical difficulties or undue hardship. By reason of the unusual characteristics found to apply in Paragraph 1, the strict application of any regulation found in this Code would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of such property;*

Applicant response: This property is located across the street from Douglass Elementary School.

- (3) The unusual characteristic found to apply in Paragraph 1 is not the result from any deliberate action by the owner;*

Applicant response: No

- (4) That a variance from the strict application of this Code may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of an adopted plan and this Code;*

Applicant response: The variance would add value to the community.

- Working parents could drop off and pick up younger children and school age children in close

- proximity. Parents who have transportation needs can walk
- Flexible hours of operation would not interfere with traffic flow

(5) The requested variance will be in harmony with the purpose and intent of this development code and will not be injurious to the neighborhood or to the general welfare;

Applicant response: Sprout Wonder Schools will serve children and families connected to the Douglass community. Family home daycares are essential for families seeking care for their children in smaller settings designed to provide a nurturing, family-like environment for young children to learn and grow. The student-to-teacher ratios are small and ensure each student is known, valued, and loved. This option is particularly critical for infants and young children.

(6) The variance is not granted simply because by granting the variance, the property could be utilized more profitably or that the applicant would save money.

Applicant response: Leveraging this property as a home based child care center will improve financial stability of the owner and others seek employment in the community

B. Use Variances

(1) In addition to the findings established for other variances in Subsection A, the Board of Adjustment shall also find that none of the uses permitted on the property are practical due to either the unusual characteristic found to apply in Subsection A, Paragraph 1, or to any physical improvements made upon the property.

Applicant response:

Site Description

The subject property is a +/-0.143-acre parcel located in the Douglass community. Per the Assessor's Office, the principal structure on the site was built in 1957 and is a brick, one-story duplex. It consists of 1,075 square feet, and is surrounded by single-family residential homes to the north and south. Douglass Park and the Douglass K-8 Optional School also exist across the street.

Relevant Unified Development Code Clauses

Paragraph 2.6.2B(2) to allow a Group Day Care Home of 5-12 persons to be located on a minor street that is not within 150 feet (measured from the property line) of an intersecting arterial.

Conclusions

The applicant is seeking relief from Paragraph 2.6.2B(2) to allow a group day care on a minor street greater than 150 feet from an intersecting arterial.

The nearest intersecting arterial road is Chelsea Avenue, which is approximately 1,700 feet from the subject property.

While not located within 150 feet of an intersecting arterial, the subject property is located across the street from community resources like the Douglass Park and elementary school. There is also a community center and head start program down the street. These resources make up a few blocks along Ash Street that extend to

Mount Olive Road, the collector thoroughfare for the area.

Considering the immediate neighborhood resources, the proposed day care is a compatible use.

The granting of this variance will not cause substantial detriment to the public good, nor will it substantially impair the intent and purpose of an adopted plan or the Unified Development Code (UDC), nor will it be injurious to the neighborhood or the general welfare, and it will be in harmony with the purpose and intent of the UDC.

RECOMMENDATION

Staff recommends approval with conditions.

Conditions

1. Any change or deviation from the site plan upon the determination of the Zoning Administrator shall be submitted to the Board of Adjustment for review and approval or administrative review and approval by the Division of Planning and Development.
2. Per Section 2.5.2 of the Unified Development Code, a Special Use Permit application shall be filed, and is subject to City Council approval to allow a group day care at this location.

DEPARTMENTAL COMMENTS

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

City/County Engineer: No comments received.

City/County Fire Division: See comments as follows:
Date Reviewed: 10/20/23

Reviewed by: J. Stinson

Address or Site Reference: 1679 Ash

- 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.

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: No comments received.

Office of Comprehensive Planning: See comments as follows:
Site Address/Location: 1679 Ash St

Overlay District/Historic District/Flood Zone: Not located in a historic district and in a flood zone.

Future Land Use Designation: Anchor Neighborhood-Primarily Single-Unit (AN-S)
Street Type: NA

The applicant is applying for a variance to allow a group day care on a minor street greater than 150 feet from an intersection arterial.

The following information about the land use designation can be found on pages 76 – 122:

1. Future Land Use Planning Map



Red polygon indicates the application site on the Future Land Use Map.

2. Land Use Description/Intent

Anchor Neighborhood-Primarily Single-Unit (AN-S) are walkable neighborhoods within a 5 – 10-minute walk of a Community Anchor. These neighborhoods are made up of single-unit and duplex housing. Graphic portrayal of AN-S is to the right.



“AN-S” Form & Location Characteristics

NURTURE

Primarily detached, single-family residences. Attached single-family residences permitted on parcels within 100 feet of an anchor. Height: 1-2 stories. Scale: house-scale.

“AN-S” Zoning Notes

Generally compatible with the following zone districts: R-15, R-10, R-8, R-6, R-3, RU-1, MDR in accordance with Form and characteristics listed above.

Existing, Adjacent Land Use and Zoning

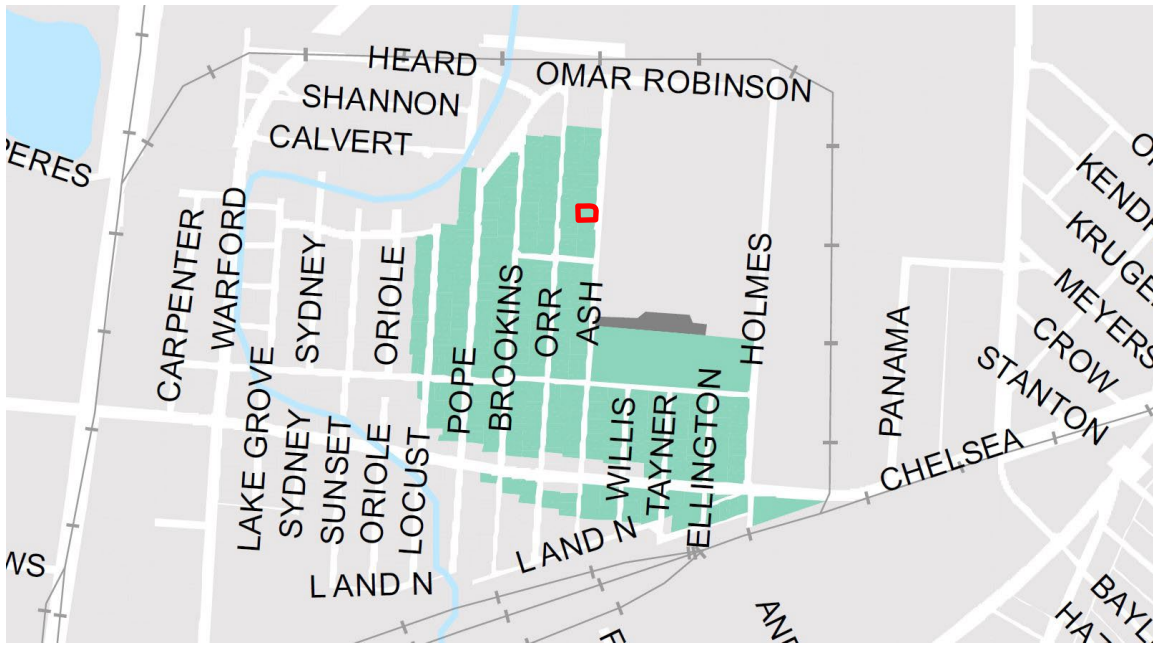
Existing Land Use and Zoning: Multi-Family, RU-1

Adjacent Land Use and Zoning: Single-Family, Multi-Family, Institutional, RU-1 and R-15

Overall Compatibility: *The requested use is compatible with a few form and locational characteristics of the future land use category, zoning notes, and existing, adjacent land use and zoning as the proposed building is a one-story house*

scale structure in the RU-1 zoning district. Additionally, the proposed use to allow a group day care will be beneficial for most of the young learners in that community.

3. Degree of Change Map



Red polygon denotes the proposed site in Degree of Change area. The Degree of Change is Nurture.

4. Degree of Change Description

Nature areas rely primarily on public and philanthropic resources to stabilize the existing pattern of a place.

The proposed building is a private investment and will protect and support community assets by developing a group day care for the families in need of such an institution.

5. Objectives/Actions Consistent with Goal 1, Complete, Cohesive, Communities

NA

6. Pertinent Sections of Memphis 3.0 that Address Land Use Recommendations

NA

Consistency Analysis Summary

The applicant is applying for a variance to allow a group day care on a minor street greater than 150 feet from an intersection arterial.

The requested use is compatible with a few form and locational characteristics of the future land use category, zoning notes, and existing, adjacent land use and zoning as the proposed building is a one-story house scale structure in the RU-1 zoning district. Additionally, the proposed use to allow a group day care will be beneficial for most of the young learners in that community.

Nature areas rely primarily on public and philanthropic resources to stabilize the existing pattern of a place.

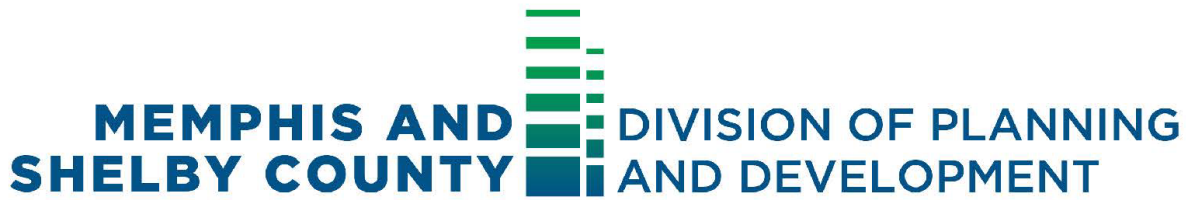
The proposed building is a private investment and will protect and support community assets by developing a group day care for the families in need of such an institution.

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

Summary Compiled by: Faria Urmy, Comprehensive Planning.

MAILED PUBLIC NOTICE

93 Notices Mailed on 10/11/2023



City Hall – 125 N. Main Street, Suite 468 – Memphis, Tennessee 38103

NOTICE OF PUBLIC HEARING

You have received this notice because you own or reside on a property that is near the site of a land use application filed with the Division of Planning and Development. The **MEMPHIS & SHELBY COUNTY BOARD OF ADJUSTMENT** will hold a Public Hearing on the following application, pursuant to Sub-Section 9.3.4A of the Memphis & Shelby County Unified Development Code:

CASE NUMBER: BOA 2023-0122
LOCATION: 1679 Ash Street
(SEE SITE PLAN ON REVERSE SIDE)
APPLICANT: Leandrea R Taylor
REQUEST: Variance from Paragraph 2.6.2B(2) to allow a group day care on a minor street greater than 150 feet from an intersecting arterial

THE BOARD OF ADJUSTMENT PUBLIC MEETING WILL BE HELD:

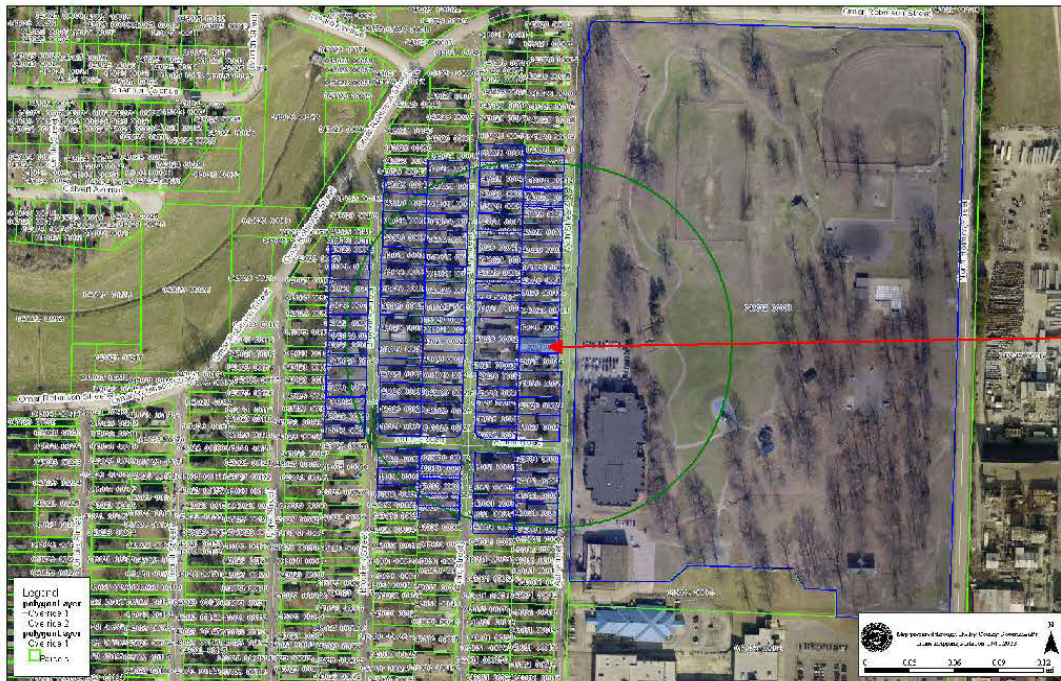
DATE: Wednesday, October 25, 2023
TIME: 2:00 PM
LOCATION: Council Chambers on the First Floor of City Hall, 125 N. Main Street

During the public hearing, the Board may approve with conditions, deny, or continue the item until the next regularly scheduled monthly meeting of the Board. Please note the Board may place this item on the Consent Agenda, which is considered at the beginning of the Board meeting. No individual public hearing will be held, nor will the Board debate items on the Consent Agenda unless an invitation request was made by a member of the audience, staff or Board requests the item be removed from the Consent Agenda.

You are not required to attend this hearing, although you are welcome to do so if you wish to speak for or against this application. You may also contact Kendra Cobbs at Kendra.Cobbs@memphistn.gov or (901) 636-6619 to learn more about the proposal and/or to submit a letter of support or opposition no later than **Wednesday, October 18, 2023, at 8 AM.**

SITE PLAN

KAG DESIGN STUDIO	
SITE PLAN	
PROJECT	1679 ASH ST
TITLE	SITE PLAN
CLIENT	LeAndrea Taylor
DRAWN BY	K.A. GIBSON
PROJECT NUMBER	
TN202301	
SHEET NUMBER A100	



APPLICATION



Record Summary for Variance

Record Detail Information

Record Type: Variance

Record Status: Pending

Opened Date: September 18, 2023

Record Number: BOA 2023-0122

Expiration Date:

Record Name: Sprout Wonder School

Description of Work: Daycare Group Home serving ages 6wks-12years

Parent Record Number:

Address:

1679 ASH ST, MEMPHIS 38108

Owner Information

Primary Owner Name

Y TAYLOR LEANDREA R

Owner Address

7042 Cranleigh Cove, Memphis, TN 38141

Owner Phone

9015737954

Parcel Information

043028 00023

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner

N/a

Date of Meeting

09/15/2023

Pre-application Meeting Type

Phone

GENERAL INFORMATION

List the Unified Development Code (UDC)

Proximity to main road

LETTER OF INTENT

LeAndrea R. Taylor
7042 Cranleigh Cove
Memphis, TN 38141
leandreartaylor3@gmail.com
901-573-7954

September 15, 2023

Memphis and Shelby County Division of Planning and Development
BOARD OF ADJUSTMENT
City Hall 125 N. Main Street, Suite 468
Memphis, Tennessee 38103

To Whom It May Concern,

I am writing to express my intent to open a new business, Sprout Wonder Schools #1 and #2, in the group home daycare sector. I wish to be granted a variance due to issues stemming from the proximity of the potential business and a main street.

Sprout Wonder Schools will serve children and families connected to the Douglass community. Family home daycares are essential for families seeking care for their children in smaller settings designed to provide a nurturing, family-like environment for young children to learn and grow. The student-to-teacher ratios are small and ensure each student is known, valued, and loved. This option is particularly critical for infants and young children.

I have been an educator for over 20 years. I hold a Bachelor of Science degree in PreK-3 education and a Master of Science in Curriculum and Instruction. I have worked as a classroom teacher, school administrator, and district leader in Shelby County Schools. I know firsthand the importance of quality early experiences for children, particularly those from underserved communities. I have chosen Douglass because I grew up in Douglass, taught at Douglass, and love the community. Sprout Wonder Schools' mission is to cultivate the genius of the most fragile learners in the community by providing a nurturing, academically rigorous, and culturally sustaining learning environment.

Please feel free to contact me at 901-573-7954 to schedule a meeting or discuss any questions or concerns you may have. I look forward to working together to bring Sprout Wonder #1 and Sprout Wonder #2 to life.

Thank you for considering my letter of intent. I am excited about the prospects of this venture and meeting with you soon.

Sincerely,

LeAndrea Taylor

LETTERS RECEIVED

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



Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

As evidenced by the instrument number shown below, this document has been recorded as a permanent record in the archives of the Office of the Shelby County Register.



22037316

04/01/2022 - 09:57:58 AM

1 PGS	
HERTHA 2408773 - 22037316	
VALUE	1.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

SHELANDRA Y FORD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

This Instrument prepared by: Lawrence Taylor Jr. ^{3956 TONYA MARIE LN}
^{BARTLETT, TN 38133}
QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Lawrence TAYLOR, JR. on this the 31
day of MARCH, 2022 for and in consideration of the sum of One and no/100 Dollars, do(es) hereby
bargain, sell, release, remise, quit claim and convey unto LeAndrea Rene Taylor all 100% right, title and interest in and to
the following described real estate, to wit:

Land situated in Shelby County, Tennessee:

Lot 60 and 61, Block 30, Villa Land Company's Douglass Place Subdivision, as shown on plat of record in Plat Book 5,
Page 63, and on plat of record in Plat Book 6, Page 2 and 3 in the Register's Office of Shelby County, Tennessee, to which
plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Grantor by Quit Claim Deed of record under Instrument No. 04126984 in the
Register's Office of Shelby County, Tennessee. ²²⁰⁴⁸⁹⁸³
_{LT}

Property Address: 1679 -- 1681 Ash St, Memphis, TN 38108

Parcel #: 043028 00023

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 31 day of MARCH, 2022
Lawrence Taylor Jr.

STATE OF TENNESSEE
COUNTY OF Shelby

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared
Lawrence Taylor Jr. with whom I am personally acquainted (or proved to
me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that
executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 31st day of March, 2022

Gwendolyn Herndon Ewing
Notary Public

MY COMMISSION EXPIRES:
AUGUST 14, 2022

My commission expires:

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for
this transfer is \$ 1.00.

Lawrence Taylor Jr.
Affiant

STATE OF TENNESSEE
COUNTY OF Shelby

Subscribed and sworn before me this the 31st day of March, 2022

Gwendolyn Herndon Ewing
Notary Public

COMMISSION EXPIRES:
AUGUST 14, 2022

My commission expires:

The following information is not a part of this Deed:

Property Address: 1679-1681 ASH
MEMPHIS, TN 38108
Owner's Name and Address LEANDREA TAYLOR,
7042 CRANLEIGH CV
MEMPHIS, TN 38141
Parcel Number 043028 00023
Mail Tax Bills to: LEANDREA TAYLOR
3956 TONYA MARIE
BARTLETT TN 38133

CITY OF MEMPHIS
125 N MAIN ST #
MEMPHIS TN 38103

GILL MYLES
1661 BROOKINS ST #
MEMPHIS TN 38108

ELLIOTT KELVIN
5774 RAYBEN CIR #
MEMPHIS TN 38115

UPH 127 LP
5099 OLD SUMMER RD #
MEMPHIS TN 38122

BROOKINS STREET TRUST
8686 CEDAR TRAILS DR #
CORDOVA TN 38016

CRAIG DERRICK JR
6777 BAINBRIDGE DR #
MEMPHIS TN 38119

GARCIAS ALFONSO
1699 BROOKINS AVE #
MEMPHIS TN 38108

BENSON T L
4187 TUNBRIDGE PL #
MEMPHIS TN 38141

JONES DEBORAH AND SHARRON JONES
1056 AYERS ST #
MEMPHIS TN 38107

SHELBY COUNTY TAX SALE 18.02
PO BOX 2751 #
MEMPHIS TN 38101

SHELBY COUNTY TAX SALE 19.02
PO BOX 2751 #
MEMPHIS TN 38101

TAYLOR LEANDREA R
3956 TONYA MARIE LN #
BARTLETT TN 38135

PEREZ JOSE
1693 BROOKINS ST #
MEMPHIS TN 38108

ECHOLS BOBBIE J AND KATHERINE MASON AND
1729 ASH ST #
MEMPHIS TN 38108

CAMBRON JAIME V & MIRELLA R BELMONTES
1673 ASH ST #
MEMPHIS TN 38108

1893 MCPHERSON DR LLC
5860 RIDGEWAY CENTER PKWY #
MEMPHIS TN 38120

CATHEY EDDIE L & MABLE L
1717 ASH ST #
MEMPHIS TN 38108

WILSON ZOLA M (ESTATE OF)
1663 ASH ST #
MEMPHIS TN 38108

HARRIS MARY A
1675 BROOKINS ST #
MEMPHIS TN 38108

DOWDY MARY
1537 ROOSEVELT AVE #
MEMPHIS TN 38127

DAVIS VESTINA R
1649 ASH ST #
MEMPHIS TN 38108

DESTINY CONNECTIONS INC
1603 STABLE RUN DR #
CORDOVA TN 38016

SHELBY COUNTY TAX SALE 13.04
PO BOX 2751 #
MEMPHIS TN 38101

BOOKER DOVIE B
2022 LAKE #
EVANSTON IL 60201

PLUMMER SOLOMON B III & JACQUELINE H
1534 WILLIS ST #
MEMPHIS TN 38108

SMITH MATTHEW
1701 ASH ST #
MEMPHIS TN 38108

HAWKINS REOLA
1448 BRIDGEWATER RD #
CORDOVA TN 38018

FLEMMINGS ROBERT L JR
1663 BROOKINS ST #
MEMPHIS TN 38108

MUELLER MATTHEW
501 ADAMS ST #
HOBOKEN NJ 7030

WILLING SOULS MISSIONARY BAPTIST CHURCH
1680 ORR ST #
MEMPHIS TN 38108