



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: May 11, 2021

NAME OF PROJECT: The Farm at Wilson Lane

NAME OF APPLICANT: Berg Engineering for Jared and Kurt Wilson

AGENDA ITEM: Concept Plan Review

LOCATION OF ITEM: Approx. 1500 N. Canyon View Road

ZONING DESIGNATION: RA-1-43

ITEM: 4

Berg Engineering, agent for Jared and Kurt Wilson Farm LLC, is requesting a review of a concept plan for an 8-lot standard subdivision to be known as The Farm at Wilson Lane subdivision. The subdivision is on 10.28 acres and is located at 1500 North Canyon View Road and is in the RA-1-43 zone.

BACKGROUND:

The property owner is proposing the development of their 10.28-acre agricultural parcel into a residential subdivision and is presenting a concept plan to the Planning Commission for review. The purpose of a concept review is to identify any potential issues with the proposed development. There is no entitlement possibility for a concept review.

The existing parcel is surrounded on all four sides by existing, platted subdivisions (Valais, Scotch Fields, and The Reserve at Midway) that are at various stages of build out. The proposed plan consists of eight lots. The lots all appear to meet the minimum frontage and acreage needed to comply with the requirements of the RA-1-43 zone. The

existing parcel is accessed from Canyon View Road. The proposal shows access into the property coming from a newly constructed cul-de-sac road that would create frontages for all eight proposed lots.

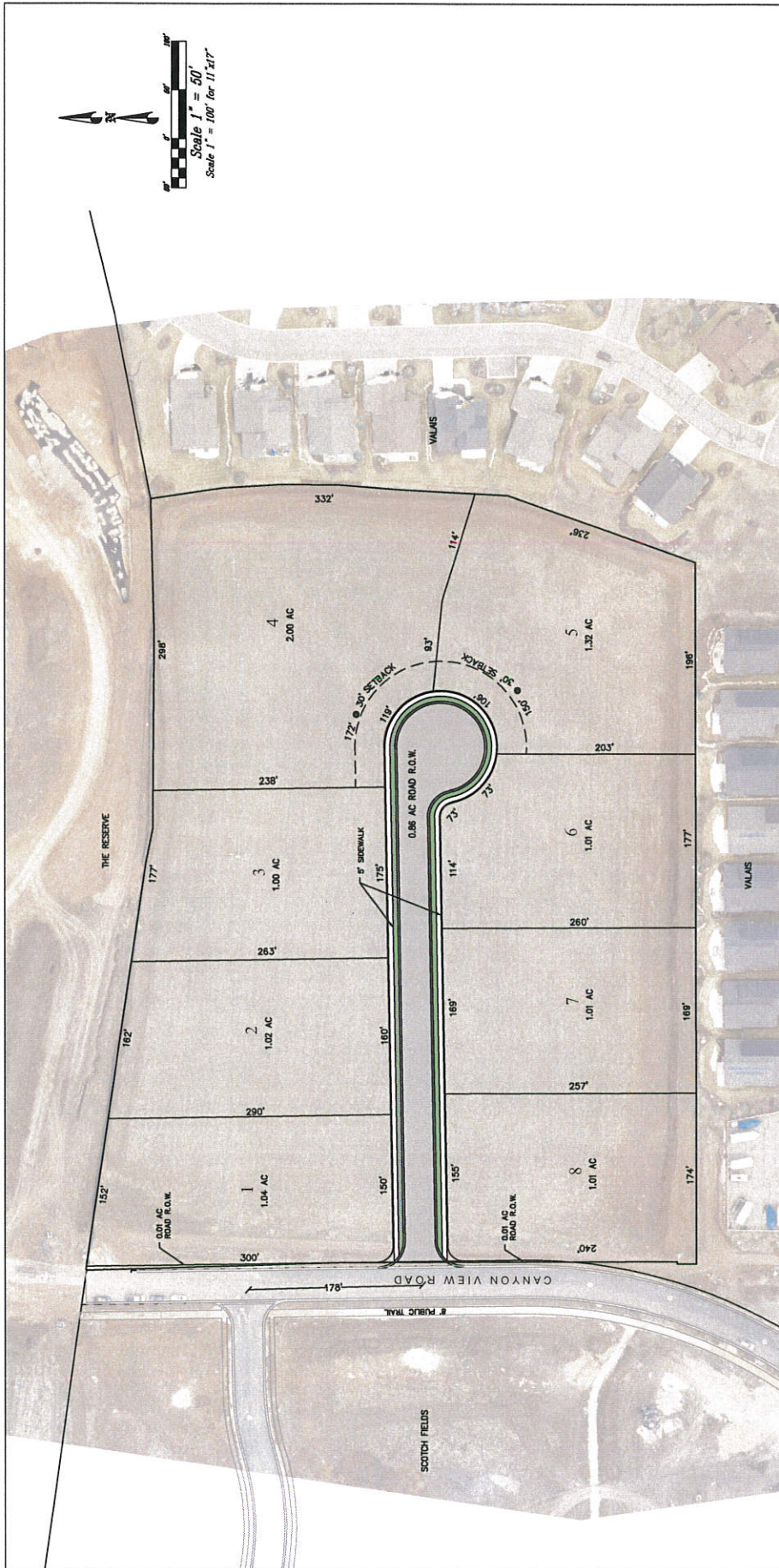
The proposed cul-de-sac road meets the minimum road centerline offset of 150' from Jerry Gertsch Lane in Scotch Fields. The proposal also complies with the cul-de-sac maximum length of 1,300' and maximum lot count on a cul-de-sac of eleven.

Standard subdivisions greater than 10 acres in size are required to provide a minimum of 15% open space. The applicant has elected to incorporate the required open space into lot four, which is allowed if the lot size is a minimum of two acres, which it is. The applicant will need to identify which portion of the lot counts towards the required open space and will need to include a note that limits uses as well as excluding the construction of any structures on the open space area.

The applicant will need to provide a pedestrian connection along Canyon View Road or install ADA ramps adjacent to the development allowing for a connection into the existing trail on the west side of Canyon View Road.

The applicant will be required to dedicate their portion of the right-of-way needed for Canyon View Road.

Again, there is no entitlement for a concept review. The purpose of the review is only to identify any potential issues with the proposal. It also does not include a review by the City Engineer. That will occur when they apply for preliminary approval.



Scale 1" = 50'
Scale 1" = 100' for 11 x 17"

LAND USE VALUES
TOTAL PROPERTY 10.28 ACRES
TOTAL LOT AREA 9.88 ACRES
ROAD R.O.W. 0.86 ACRES
OPEN SPACE REQUIRED 1.54 ACRES (15%)
OPEN SPACE PROVIDED 1.54 ACRES (15%)
IN CONFORMANCE WITH
ON LOT 4

LEGEND
GRASS PARKSTRIP IN ROAD ROW

NOTES
1. THIS IS A CONCEPT PLAN ONLY AND HAS NOT BEEN REVIEWED
2. THIS CONCEPT PLAN IS BASED ON MEMPHIS CITY CODES.
3. CONFIGURATION OF OPEN SPACE TO BE DETERMINED WITH BUILDING PERMIT.

THIS DOCUMENT IS RELEASED
FOR REVIEW ONLY. IT IS NOT
FOR CONSTRUCTION OR RECORD.
UNLESS SIGNED AND SEALED.
PAUL B. BERG
REGISTERED PROFESSIONAL ENGINEER
NO. 14357
DATE: 20. APR. 2021

WILSON PROPERTY	WILSON PROPERTY
SUBDIVISION	SUBDIVISION
CONCEPT	CONCEPT
BERG ENGINEERING	BERG ENGINEERING
REGISTERED PROFESSIONAL ENGINEER	REGISTERED PROFESSIONAL ENGINEER
NO. 14357	NO. 14357
DATE: 20. APR. 2021	DATE: 20. APR. 2021
DESIGNED BY: [blank]	DESIGNED BY: [blank]
DRAWN BY: [blank]	DRAWN BY: [blank]
CHECKED BY: [blank]	CHECKED BY: [blank]
APPROVED BY: [blank]	APPROVED BY: [blank]
SHEET	4





