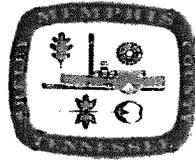


# **HCD COMMITTEE**



## Memphis City Council Summary Sheet

**1. Description of the Item (Resolution, Ordinance, etc.)**

Resolution to Appropriate \$250,000 in CIP allocated in FY24 CIP Budget for Pinch Infrastructure improvements. SAME NIGHT MINUTES REQUESTED

**2. Initiating Party (e.g. Public Works, at request of City Council, etc.)**

HCD

**3. State whether this is a change to an existing ordinance or resolution, if applicable.**

N/A

**4. State whether this will impact specific council districts or super districts.**

City Council District 7 / Super District 8

**5. State whether this requires a new contract, or amends an existing contract, if applicable.**

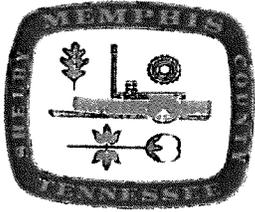
Funds will be used on an existing contract

**6. State whether this requires an expenditure of funds/requires a budget amendment**

Yes, this requires an expenditure of funds

**7. If applicable, please list the MWBE goal and any additional information needed**

N/A - Infrastructure improvements are primarily performed by MLGW



**A resolution appropriating the sum of \$250,000 funded by G.O. Bonds chargeable to the FY2024 Capital Improvement Program (CIP) Budget for the Pinch District Infrastructure Improvement Program.**

**WHEREAS**, the City of Memphis began a series of targeted infrastructure improvements within the Pinch District in 2017, to support the expansion of St. Jude Children's Research Hospital and to promote redevelopment of the District, which includes a significant number of vacant lots (the "Pinch District Infrastructure Improvement Program" or "Pinch Infrastructure")); and

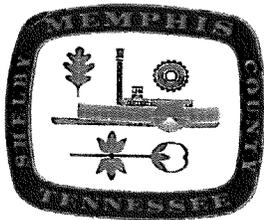
**WHEREAS**, the Pinch Infrastructure is supported by a multi-year Thirty-Six Million Dollar Grant from the Tennessee Department of Economic & Community Development (the "Fast Track Grant") that requires Twelve Million Dollars in matching funds from the City of Memphis, which have already been allocated and appropriated; and

**WHEREAS**, the Fast Track Grant and the Pinch Infrastructure require a significant amount of coordination and project management by consultants, but such professional services are not eligible for reimbursement under the Grant; and

**WHEREAS**, the Memphis City Council has previously approved the FY2024 Capital Improvement Program Budget which included an allocation of TWO HUNDRED AND FIFTY THOUSAND DOLLARS AND NO CENTS (\$250,000.00) for the Pinch Infrastructure, project number CD18102, to assist with said infrastructure improvements;

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Memphis that the sum of TWO HUNDRED AND FIFTY THOUSAND DOLLARS AND NO CENTS (\$250,000.00) funded by G.O. Bonds and chargeable to the FY2024 Capital Improvement Program (CIP) Budget is hereby appropriated and credited as follows:

Project Title: Pinch Infrastructure  
Project Number: CD18102  
Contract Construction: \$250,000



*A Resolution appropriating Contract Construction Funds for EN01113 – Speed Hump Installation-Group 13 (FY24)*

**WHEREAS**, the Council of the City of Memphis did include the Traffic Calming Devices Cover Line, Project Number EN24200 as part of the Engineering Fiscal Year 2024 Capital Improvement Budget; and

**WHEREAS**, bids were taken on May 18, 2022 for on-call speed hump installation at various locations (3-Year Term), with the lowest complying bid submitted by PRECISE CONCRETE; and

**WHEREAS**, it is necessary to transfer an allocation of \$1,350,000.00 funded by G.O. Bonds – from the Traffic Calming Devices Cover Line, Project Number EN24200 to Speed Hump Installation – Group 13, Project Number EN01113; and

**WHEREAS**, it is necessary to appropriate \$1,350,000.00 funded by G.O. Bonds in Speed Hump Installation – Group 13, Project Number EN01113 as follows:

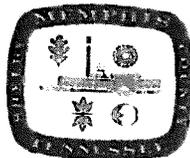
**Contract Construction \$1,350,000.00**

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Memphis that the Fiscal Year 2024 Capital Improvement Budget be and is hereby amended by transferring an allocation of \$1,350,000.00 funded by G.O. Bonds from the Traffic Calming Devices Cover Line, Project Number EN24200 to Speed Hump Installation – Group 13, Project Number EN01113.

**BE IT FURTHER RESOLVED**, that there be and is hereby appropriated the sum of \$1,350,000.00 funded by G.O. Bonds and chargeable to the Fiscal Year 2024 Capital Improvement Budget and credited as follows:

<b>Project Title</b>	<b>Speed Hump Installation – Group 13</b>
<b>Project Number</b>	<b>EN01113</b>
<b>Total Amount</b>	<b>\$1,350,000.00</b>

# **PUBLIC WORKS COMMITTEE**



## Memphis City Council Summary Sheet

**1. Description of the Item (Resolution, Ordinance, etc.)**

This resolution amends the Fiscal Year 2024 Capital Improvement Budget by transferring and appropriating funds to install speed humps at various locations throughout the city.

**2. Initiating Party (e.g. Public Works, at request of City Council, etc.)**

The Engineering Division (upon citizens' request) has determined the need for installation of speed humps in various neighborhoods.

**3. State whether this is a change to an existing ordinance or resolution, if applicable.**

This project does not involve a change to an existing ordinance or resolution.

**4. State whether this will impact specific council districts or super districts.**

This project will address Speed Hump installation City Wide and impact all City Council Districts.

**5. State whether this requires a new contract, or amends an existing contract, if applicable.**

This request will not require a new contract. An existing on-call contract is currently available.

**6. State whether this requires an expenditure of funds/requires a budget amendment**

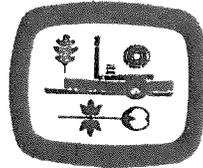
Expenditure of funding will be required.

**7. If applicable, please list the MWBE goal and any additional information needed**

The MBE Goal for this project was set at 24%. The WBE Goal for this project was set at 1%. MBE participation will be 100%

**Council Resolution Caption (Speed Hump Installation Group 13 (EN01113) (FY24)**

A Resolution amending the FY24 Capital Improvement Budget by transferring an allocation and appropriating \$1,350,000 in G.O. Bonds - from the Traffic Calming Devices Coverline Project Number EN24200 to Speed Hump Installation – Group 13, Project Number EN01113, for a Construction Contract with Precise Concrete.



## Memphis City Council Summary Sheet

**1. Description of the Item (Resolution, Ordinance, etc.)**

An Ordinance to amend City of Memphis, Code of Ordinances, Chapter 33, Article II, Division IV, to codify the existing 2017 Sewer Policy.

**2. Initiating Party (e.g. Public Works, at request of City Council, etc.)**

Public Works

**3. State whether this is a change to an existing ordinance or resolution, if applicable.**

This is an amendment to an existing ordinance, Chapter 33.

**4. State whether this will impact specific council districts or super districts.**

This amendment will impact all council districts

**5. State whether this requires a new contract, or amends an existing contract, if applicable.**

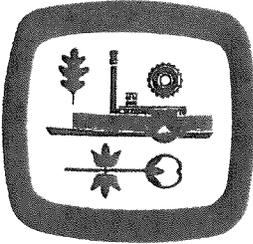
Not Applicable

**6. State whether this requires an expenditure of funds/requires a budget amendment**

This does not require a budget amendment.

**7. If applicable, please list the MWBE goal and any additional information needed**

Not Applicable



**ORDINANCE No. \_\_\_\_\_**

**AN ORDINANCE TO AMEND CITY OF MEMPHIS, CODE OF ORDINANCES, CHAPTER 33, ARTICLE II, DIVISION IV, TO CODIFY THE EXISTING 2017 SEWER POLICY THAT PRECLUDES THE EXTENSION OF SANITARY SEWER INFRASTRUCTURE AND ACCEPTANCE OF ADDITIONAL FLOW TO THE MEMPHIS SEWER SYSTEM FROM RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENTS IN UNINCORPORATED SHELBY COUNTY.**

**WHEREAS**, the City of Memphis currently owns, operates and maintains a wastewater collection and transmission system ("WCTS") made up of approximately 2,800 miles of sanitary sewers within the corporate limits of Memphis and an additional 400 miles located in unincorporated Shelby County in the areas designated as the "Memphis Reserve" annexation areas; and

**WHEREAS**, the City also owns and operates two wastewater treatment plants, T.E. Maxson Wastewater Treatment Facility and M.C. Stiles Wastewater Treatment Facility, both of which are used to treat the wastewater transported by the City's WCTS from residences, businesses and industries in an effort to protect public health and the environment; and

**WHEREAS**, in accordance with Tenn. Code Ann. § 7-51-401, the City may authorize the extension of its sewer services beyond its municipal boundaries, but it is not required to extend its sewer services in such manner; and

**WHEREAS**, consistent with state law, Chapter 33, Section 33-64 of the City's Sewer Use Ordinance, currently authorizes the City of Memphis, through its Division of Public Works, to extend its sanitary sewer system, subject to its comprehensive growth plan and applicable sewer policies; and

**WHEREAS**, in an effort to better manage, monitor and provide sewer services throughout its current and future growth boundaries, the City of Memphis, as of August 18, 2017, adopted a sewer policy precluding the extension of sanitary sewer infrastructure and acceptance of additional flow to its sewer system from residential, commercial and industrial developments in unincorporated Shelby County; and

**WHEREAS**, the 2017 sewer policy does not apply to developments located in unincorporated Shelby County to which sewer must be extended or connected pursuant to an existing legal obligation between the City and developer or land owner; and

**WHEREAS**, the City desires to formally incorporate the terms of the 2017 sewer policy into its Sewer Use Ordinance.

**NOW THEREFORE,**

**SECTION 1. BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEMPHIS,** that Chapter 33, Section 33-64 (a) of the City of Memphis, Code of Ordinances is hereby amended to read as follows with corresponding changes to be made to Section 13-16-4(a) included in Municode:

- (a) The City may permit the orderly extension of its sanitary sewer system to provide gravity sewer service of adequate capacity to unsewered properties and to properties not served by sewers of adequate capacity following the comprehensive plan and policies of the City for gravity sewer system expansion, except as otherwise stated below:
  - (1) The extension of sanitary sewer services and new connections to the City's sanitary sewer system from residential, commercial and industrial developments located in unincorporated Shelby County shall not be permitted except as legally required based on an existing contractual obligation of the City or equitable considerations determined in the City's sole discretion. The burden of proof shall be upon the developer or owner of the property to support the City's approval of such extension or new connection.

**SECTION 2. BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF MEMPHIS,** that this Ordinance Amendment shall take effect from and after the date it shall have been passed by the Council, signed by the Chairman of the Council, certified and delivered to the Office of the Mayor in writing by the Comptroller, and become effective as otherwise provided by law.

APPROVED: \_\_\_\_\_  
Martavius Jones, Chairman of Council

Date Signed: \_\_\_\_\_

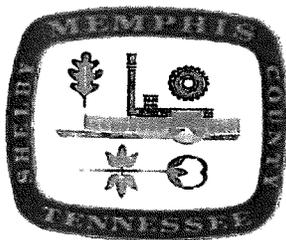
ATTEST: \_\_\_\_\_

APPROVED: \_\_\_\_\_  
Jim Strickland, City of Memphis Mayor

Date Signed: \_\_\_\_\_

# **PARKS COMMITTEE**

## Memphis City Council Summary Sheet Template 8-28-12



## Memphis City Council Summary Sheet

**1. Description of the Item (Resolution, Ordinance, etc.)**

Allocation, Appropriation and transfer of \$1,900,000.00 from Fiscal Year 2024, CIP Project Number PK24100, Park Cover Line, Contract Construction, to Fiscal Year 2024, CIP Project Number PKTBD, Park Cover Line Miscellaneous Improvements, Contract Construction.

**2. Initiating Party (e.g. Public Works, at request of City Council, etc.)**

Memphis Parks

**3. State whether this is a change to an existing ordinance or resolution, if applicable.**

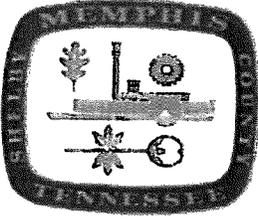
No it is not.

**4. State whether this requires a new contract, or amends an existing contract, if applicable.**

Yes a new construction contract will be required

**5. State whether this requires an expenditure of funds/requires a budget amendment.**

This Resolution will result in the expenditure of \$1,900,000.00.



***Resolution to Allocate and Appropriate Park Cover Line  
Miscellaneous Improvements Funds PKTBD***

**WHEREAS**, the Council of the City of Memphis did include Park Cover Line, CIP Project Number PK24100, as part of the Fiscal Year 2024 Capital Improvement Budget; and

**WHEREAS**, the Council did provide an Allocation of \$2,500,000.00 in the Fiscal Year 2024, CIP Project Number PK24100, Park Cover Line, Contract Construction in Fiscal Year 2024, as part of the Fiscal Year 2024 Capital Improvement Budget; and

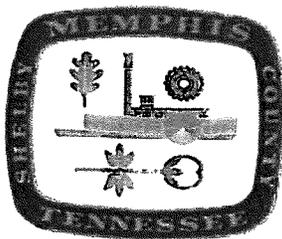
**WHEREAS**, the Administration desires to Allocate, Appropriate and transfer \$1,900,000.00 from Fiscal Year 2024, CIP Project Number PK24100, Park Cover Line, Contract Construction, to Fiscal Year 2024, CIP Project Number PKTBD, Park Cover Line Miscellaneous Improvements, Contract Construction.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Memphis that it hereby approves the Allocation, Appropriation and transfer of 1,900,000.00 from Fiscal Year 2024 CIP Project Number PK24100, Park Cover Line, Contract Construction to Fiscal Year 2024, CIP Project Number PKTBD, Park Cover Line Miscellaneous Improvements, Contract Construction, funded by G. O. Bonds General.

<b>Project Title:</b>	<b>Park Cover Line Miscellaneous Improvements</b>
<b>Project Number:</b>	<b>PKTBD</b>
<b>Amount:</b>	<b>\$1,900,000.00</b>

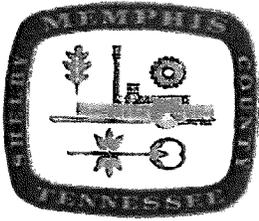
# **PUBLIC SAFETY COMMITTEE**

## Memphis City Council Summary Sheet Template 8-28-12



## Memphis City Council Summary Sheet

- 1. Description of the Item (Resolution, Ordinance, etc.)**  
Allocation, Appropriation and transfer of \$300,000.00 from Fiscal Year 2024, CIP Project Number PK24100, Park Cover Line, Contract Construction, to Fiscal Year 2024, CIP Project Number PKTBD, Park Cover Line Fixtures Furniture and Equipment funds.
- 2. Initiating Party (e.g. Public Works, at request of City Council, etc.)**  
Memphis Parks
- 3. State whether this is a change to an existing ordinance or resolution, if applicable.**  
No it is not.
- 4. State whether this requires a new contract, or amends an existing contract, if applicable.**  
Yes a new construction contract will be required
- 5. State whether this requires an expenditure of funds/requires a budget amendment.**  
This Resolution will result in the expenditure of \$300,000.00.



***Resolution to Allocate and Appropriate Park Cover Line  
Fixtures Furniture and Equipment Funds PKTBD***

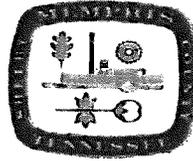
**WHEREAS**, the Council of the City of Memphis did include Park Cover Line, CIP Project Number PK24100, as part of the Fiscal Year 2024 Capital Improvement Budget; and

**WHEREAS**, the Council did provide an Allocation of \$2,500,000.00 in the Fiscal Year 2024, CIP Project Number PK24100, Park Cover Line, Contract Construction in Fiscal Year 2024, as part of the Fiscal Year 2024 Capital Improvement Budget; and

**WHEREAS**, the Administration desires to Allocate, Appropriate and transfer \$300,000.00 from Fiscal Year 2024, CIP Project Number PK24100, Park Cover Line, Contract Construction, to Fiscal Year 2024, CIP Project Number PKTBD, Park Cover Line, Fixtures, Furniture and Equipment.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Memphis that it hereby approves the Allocation, Appropriation and transfer of 300,000.00 from Fiscal Year 2024 CIP Project Number PK24100, Park Cover Line, Contract Construction to Fiscal Year 2024, CIP Project Number PKTBD, Park Cover Line, Fixtures, Furniture and Equipment, funded by G. O. Bonds General.

<b>Project Title:</b>	<b>Park Cover Line Fixtures, Furniture and Equipment</b>
<b>Project Number:</b>	<b>PKTBD</b>
<b>Amount:</b>	<b>\$300,000.00</b>



## Memphis City Council Summary Sheet

**1. Description of the Item (Resolution, Ordinance, etc.)**

A resolution to transfer contract construction allocation from Drill Tower Improvements, FS02033 and appropriate funds to Contract Construction cost for Fire Station Porch and Canopy Project Phase 4, FS23102.

**2. Initiating Party (e.g. Public Works, at request of City Council, etc.)**

Fire Services is the initiating party.

**3. State whether this is a change to an existing ordinance or resolution, if applicable.**

This is not a change to an existing ordinance or resolution.

**4. State whether this will impact specific council districts or super districts.**

This will impact all council and super districts.

**5. State whether this requires a new contract, or amends an existing contract, if applicable.**

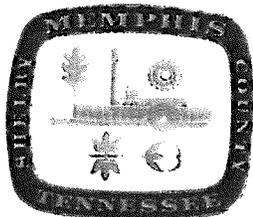
This will require a new contract with A & B Construction, Inc. for Phase 4.

**6. State whether this requires an expenditure of funds/requires a budget amendment**

This requires a budget amendment to transfer an allocation and appropriation to Contract Construction.

**7. If applicable, please list the MWBE goal and any additional information needed**

N/A



## Resolution – Fire Services

**A resolution to transfer contract construction allocation from Drill Tower Improvement Project Number FS02033 and appropriate funds to Contract Construction cost for Fire Station Canopy and Patio Project Phase 4, Project Number FS23102.**

**WHEREAS**, the Council of the City of Memphis approved Fire Station Porch and Canopy, Capital Improvement Project FS23102; and

**WHEREAS**, negotiated contract had been agreed upon between the City of Memphis Fire Services and A & B Construction CO. INC. for the Fire Station Porch and Canopy Project Phase 4; and

**WHEREAS**, it is necessary to transfer, allocate and appropriate \$322,437 for Contract Construction FS23102, Fire Station Porch and Canopy Project fund by G.O. Bonds.

**NOW, THEREFORE, BE IT RESOLVED**, by the Council of the City of Memphis that the Fiscal Year 2024 Capital Improvement Budget be and is hereby amended as hereby amended as follows:

- 1.) From: FS02033 Drill Tower Improvement an allocation of \$322,437 Contract Construction.
- 1.) To: FS23102 Fire Station Porch and Canopy Project an allocation and appropriation of \$322,437 Contract Construction.

**BE IT FURTHER RESOLVED**, by the City of Memphis is there be and is hereby appropriated the amount of \$322,437 for Contract Construction FS23102, Fire Station Porch and Canopy Project:

<b>Project Title:</b>	<b>Fire Station Porch and Canopy Project Phase 4</b>
<b>CIP Project Number:</b>	<b>FS23102</b>
<b>Construction Cost:</b>	<b>\$322,437</b>

**PLANNING**

**&**

**ZONING**

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

Planning & Development  
DIVISION

**ONE ORIGINAL  
ONLY STAPLED  
TO DOCUMENTS**

Planning & Zoning COMMITTEE: 09/12/2023  
*DATE*  
**PUBLIC SESSION: 09/12/2023**  
*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 north of 1184 Covington Pike and 314 feet north of Earnestine Cove, known as case number SUP 2023-016

**CASE NUMBER:** SUP 2023-016

**LOCATION:** North of 1184 Covington Pike and 314 feet north of Earnestine Cove

**COUNCIL DISTRICTS:** District 2 and Super District 9 – Positions 1, 2, and 3

**OWNER/APPLICANT:** Covington Crossing, Inc.

**REPRESENTATIVE:** Cindy Reaves - SR Consulting, LLC

**REQUEST:** Special use permit to allow a commercial surface parking lot

**AREA:** +/-1.957 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 – September 12, 2023

**PRIOR ACTION ON ITEM:**

(1) _____	APPROVAL - (1) APPROVED (2) DENIED
08/10/2023	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>Kandra Collier</u>	<u>8/31/23</u>	PRINCIPAL PLANNER
_____	_____	DEPUTY ADMINISTRATOR
<u>Butt</u>	<u>9/1/23</u>	ADMINISTRATOR
_____	_____	DIRECTOR (JOINT APPROVAL)
_____	_____	COMPTROLLER
_____	_____	FINANCE DIRECTOR
_____	_____	CITY ATTORNEY
_____	_____	<b>CHIEF ADMINISTRATIVE OFFICER</b>
_____	_____	<b>COMMITTEE CHAIRMAN</b>



## Memphis City Council Summary Sheet

### SUP 2023-016

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 NORTH OF 1184 COVINGTON PIKE AND 314 FEET NORTH OF EARNESTINE COVE, KNOWN AS CASE NUMBER SUP 2023-016

- This item is a resolution with conditions for a special use permit to allow a commercial surface parking lot; and
- The item may require future public improvement contracts.

## **LAND USE CONTROL BOARD RECOMMENDATION**

At its regular meeting on **Thursday, August 10, 2023**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

<b>CASE NUMBER:</b>	SUP 2023-016
<b>LOCATION:</b>	North of 1184 Covington Pike and 314 feet north of Earnestine Cove
<b>COUNCIL DISTRICT(S):</b>	District 2 and Super District 9 – Positions 1, 2, and 3
<b>OWNER/APPLICANT:</b>	Covington Crossing, Inc.
<b>REPRESENTATIVE:</b>	Cindy Reaves - SR Consulting, LLC
<b>REQUEST:</b>	Special use permit to allow commercial parking
<b>EXISTING ZONING:</b>	Commercial Mixed Use - 2 (CMU-2)
<b>AREA:</b>	+/-1.957 acres

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**The following spoke in support of the application:** None

**The following spoke in opposition the application:** None

The Land Use Control Board reviewed the application and the staff report. A motion was made and seconded to recommend approval with conditions.

**The motion passed by a vote of 8-0 on the consent agenda.**

Respectfully,  
*Kendra Cobbs*

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

Cc: Committee Members  
File

**SUP 2023-016**

**CONDITIONS**

1. Development of the site will require the submittal and approval of a final plat that will include compliance with any of the applicable General Development Standards found in UDC Chapter 4.1 for New Construction/New Facilities.
2. Administrative Site Plan Review by the City Engineer shall be required.
3. TDEC requirements regarding development near/in the floodplain and wetlands must be met.



**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 NORTH OF 1184 COVINGTON PIKE AND 314 FEET NORTH OF EARNESTINE COVE, KNOWN AS CASE NUMBER SUP 2023-016**

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**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**, Covington Crossing, Inc. filed an application with the Memphis and Shelby County Division of Planning and Development to allow a commercial surface parking lot; 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 August 10, 2023, 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.

***ATTEST:***

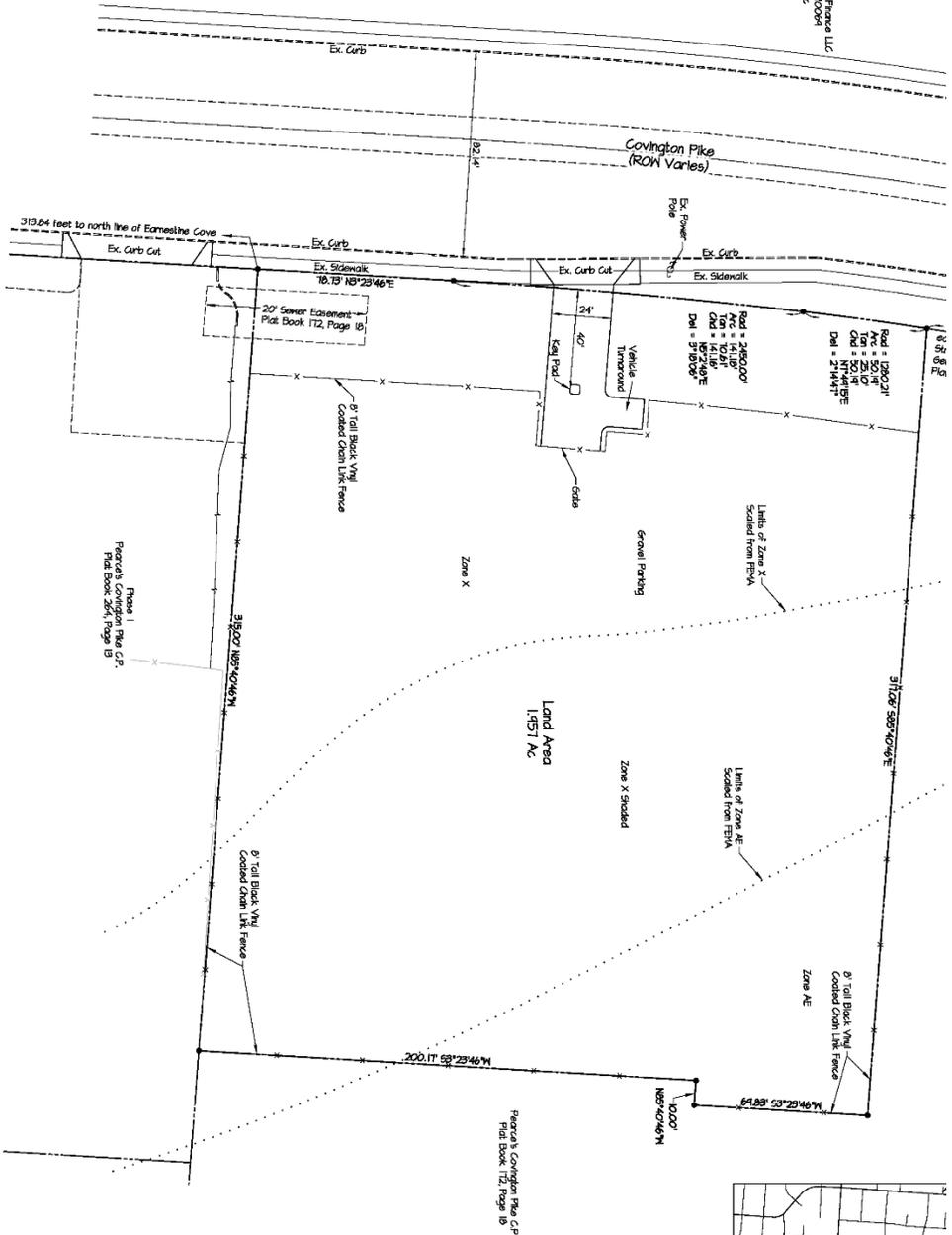
**CC: Division of Planning and Development  
– Land Use and Development Services  
– Office of Construction Enforcement**

## **CONDITIONS**

1. Development of the site will require the submittal and approval of a final plat that will include compliance with any of the applicable General Development Standards found in UDC Chapter 4.1 for New Construction/New Facilities.
2. Administrative Site Plan Review by the City Engineer shall be required.
3. TDEC requirements regarding development near/in the floodplain and wetlands must be met.

# SITE PLAN

Carling Outdoor Furniture LLC  
 Tel: 702/70004  
 8237 AC



Please be advised that a building permit issued by the Memphis/Shelby County Office of Construction Code Enforcement does not allow for alterations and/or improvements to any Right-Of-Way (ROW) maintained by the City of Memphis. Any work performed on sidewalks, curbs and gutters, driveway aprons and utility lines, ROW permits must be obtained from the Memphis City Engineer's Office at PH 574-1100.

Sheet Name: Schematic Court  
 Scale: 5/8" = 1'-0"  
 Location from Centerline: 4 FT 6 IN

Notes:  
 1. Minor modifications may be made to this site plan, provided to trace 54.1 (B) of the Memphis and Shelby County Unified Development Code, without necessitating a re-recording of this plan.

**BENCHMARK**  
 CITY OF MEMPHIS BENCHMARK NO. 1255, CITY MONUMENT IS LOCATED APPROX. 1400' S. OF I-240 BRIDGE, N. 8600' E. OF CENTERLINE OF GOVERNMENT PIKE AND 489' N. OF N. CENTERLINE OF GOVERNMENT PIKE. ELEVATION: 231.5 (MVD 29 JAN19)

FINAL PLAT - PHASE 2  
**PEARCE'S COVINGTON PIKE C.P.**  
 OWNER:  
 COVINGTON CROSSING, INC.  
 1,957 ACRES  
 WARD 88, BLOCK 72, PARCEL 13C



REGISTERED ENGINEER  
 IN TENNESSEE

**AGENDA ITEM:** 16

**CASE NUMBER:** SUP 2023-016 **L.U.C.B. MEETING:** August 10, 2023

**LOCATION:** North of 1184 Covington Pike and 314 feet north of Earnestine Cove

**COUNCIL DISTRICT:** District 2 and Super District 9

**OWNER/APPLICANT:** Covington Crossing, Inc.

**REPRESENTATIVE:** Cindy Reaves - SR Consulting, LLC

**REQUEST:** Special use permit to allow commercial parking

**AREA:** +/-1.957 acres

**EXISTING ZONING:** Commercial Mixed Use - 2 (CMU-2)

## CONCLUSIONS

1. The applicant is seeking a special use permit for a gravelled-commercial parking lot, which will allow parking for MLGW vehicles.
2. There will be no structures on the lot; this is only a request for commercial parking.
3. As shown on the final plat (Page 4), the site was approved in 2018 for outdoor retail sales of private sheds; however, that use has since terminated and now the site is vacant.
4. 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 inconsistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on pages 22-24 of this report.

## RECOMMENDATION

*Approval with conditions*

**GENERAL INFORMATION**

**Street Frontage:** Covington Pike +/-264 linear feet  
**Zoning Atlas Page:** 1940  
**Parcel ID:** 088072 00013C  
**Existing Zoning:** Commercial Mixed Use - 2 (CMU-2)

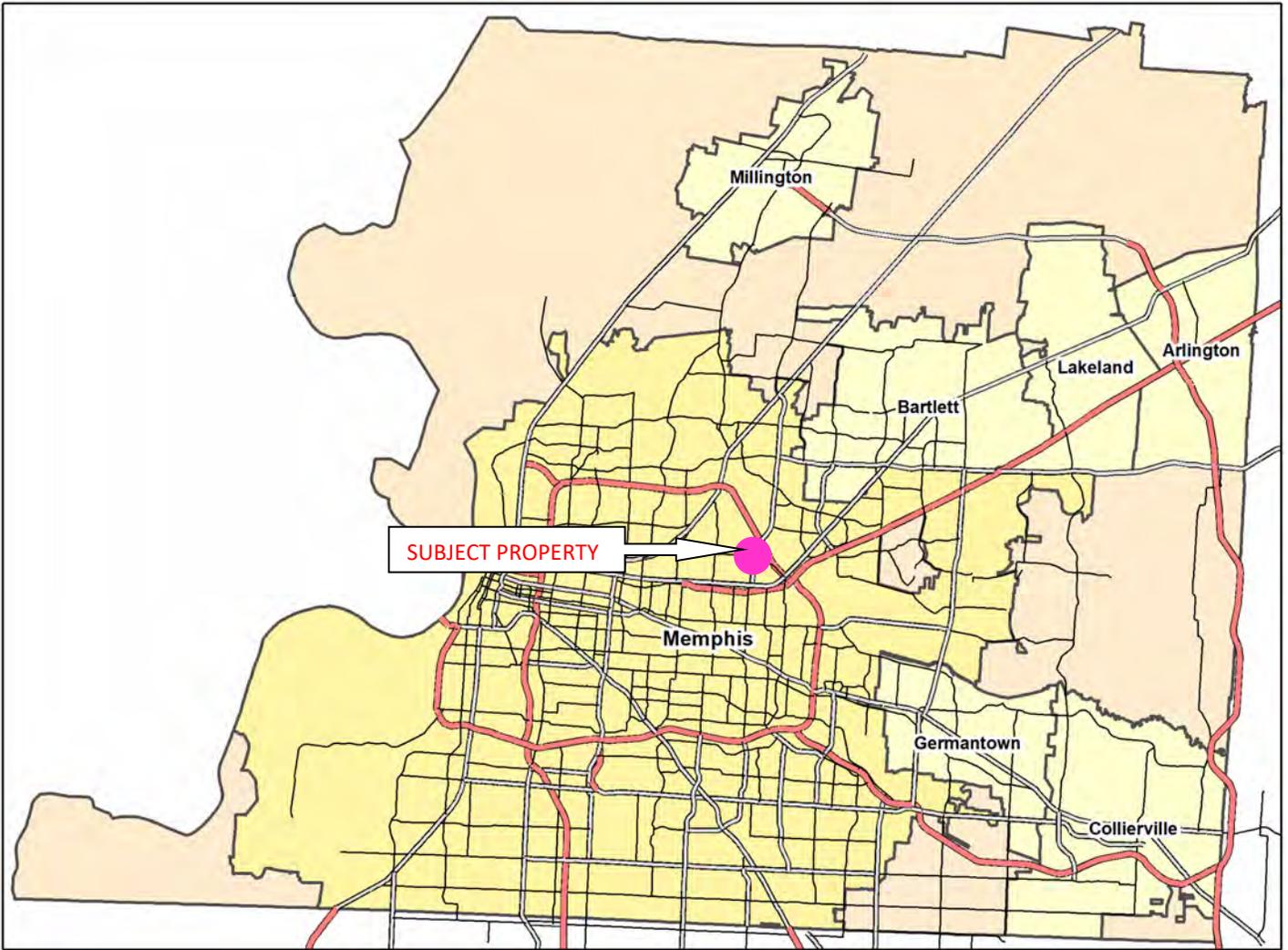
**NEIGHBORHOOD MEETING**

The meeting was held at 5:30 PM on Tuesday, July 25, 2023 at 1049 Stratford Road.

**PUBLIC NOTICE**

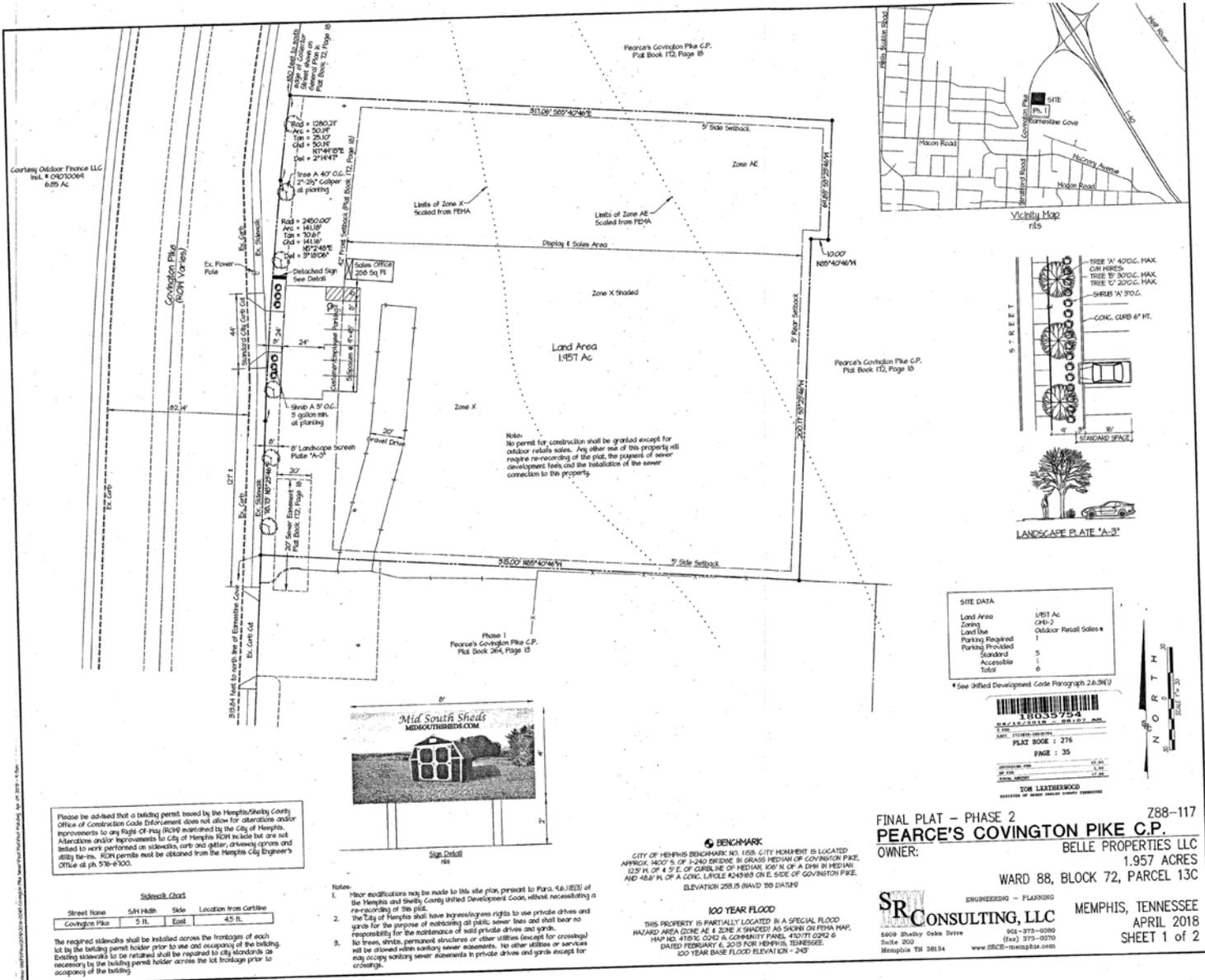
In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signs posted. A total of 29 notices were mailed on July 26, 2023, and a total of 1 sign posted at the subject property. The sign affidavit has been added to this report.

**LOCATION MAP**

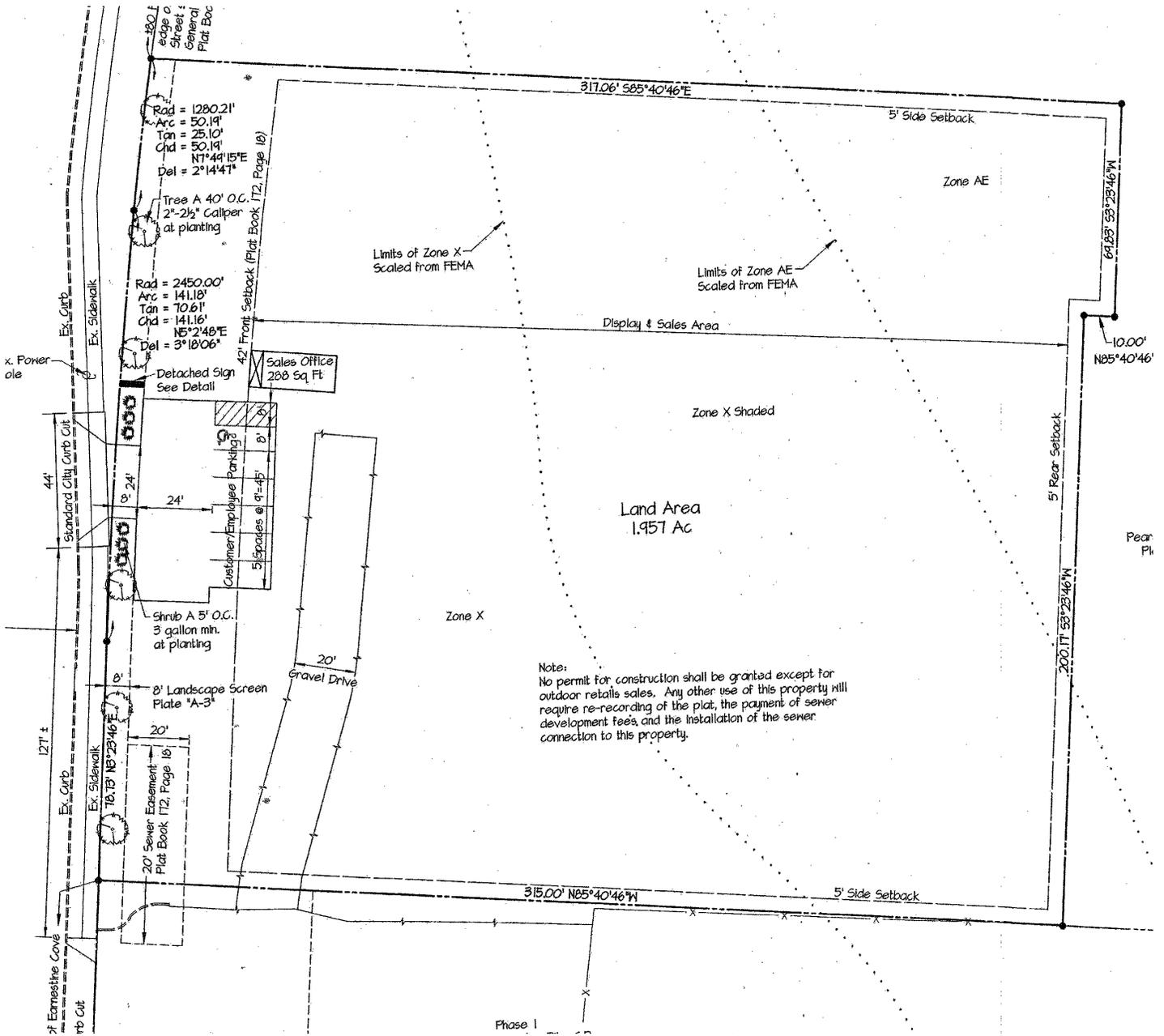


Subject property located within the pink circle, Berclair neighborhood

**PEARCE'S COVINGTON PIKE C.P. FINAL PLAT – PHASE 2**



**PEARCE'S COVINGTON PIKE C.P. FINAL PLAT – PHASE 2 (MAGNIFIED)**



SITE DATA	
Land Area	1.957 Ac
Zoning	CMU-2
Land Use	Outdoor Retail Sales*
Parking Required	1
Parking Provided	
Standard	5
Accessible	1
Total	6

\* See Unified Development Code Paragraph 2.6.3N(1)

18035754  
04/16/2018 - 08:07 AM  
2 PGS  
LACY 1723820-18035754  
PLAT BOOK : 276  
PAGE : 35

RECORDING FEE	15.00
DP FEE	2.00
TOTAL AMOUNT	17.00

TOM LEATHERWOOD  
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE



Sign Detail

Please be advised that a building permit issued by the Memphis/Shelby County Office of Construction Code Enforcement does not allow for alterations and/or improvements to any Right-of-Way Right maintained by the City of Memphis. Alterations and/or improvements to City of Memphis ROW include but are not limited to work performed on sidewalks, curbs and gutter, driveway aprons and utility trenches. ROW permits must be obtained from the Memphis City Engineer's Office at ph. 576-6300.

**Sidewalk Chart**

Street Name	SWH #428	Side	Location from Curbside
Covington Plaza	3 ft.	South	45 ft.

The required sidewalks shall be installed across the frontages of work lot 14 by the building permit holder prior to use and occupancy of the building. Existing sidewalks to be retained shall be repaired to city standards as necessary by the building permit holder across the lot frontage prior to

- Notes:
- Minor modifications may be made to this site plan pursuant to Paragraph 46.02(2) of the Memphis and Shelby County Unified Development Code, without necessitating a re-recording of this plat.
  - The City of Memphis shall have ingress/egress rights to use private drives and yards for the purpose of maintaining all public sewer lines and shall bear no responsibility for the maintenance of said private drives and yards.
  - No trees, shrubs, permanent structures or other utilities (except for overhead) will be allowed within sanitary sewer easements. No other utilities or services may occupy sanitary sewer easements in private drives and yards except for overhead.

**BENCHMARK**  
CITY OF MEMPHIS BENCHMARK NO. 100 - CITY MONUMENT IS LOCATED APPROX. 1400' S OF JACOBS BRIDGE IN GRASS MEDIAN OF GOVERNOR PARK, 125' W OF A S.E. OF CURVE OF MEDIAN, 100' N OF A D.H.I. IN MEDIAN AND 482' N OF A CONC. LITTLE RAMP ON E. SIDE OF GOVERNOR PARK.  
ELEVATION 258 IS BAYED TO DATE.

**100 YEAR FLOOD**  
THIS PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONE AE & ZONE X SHADDED AS SHOWN ON FEMA MAP: MAP NO. 4107C-0212 A, COMMUNITY PANEL #10077-0212-B DATED FEBRUARY 6, 2015 FOR MEMPHIS, TENNESSEE.  
100 YEAR BASE FLOOD ELEVATION = 247'

VICINITY MAP



Site highlighted in yellow

**AERIAL**



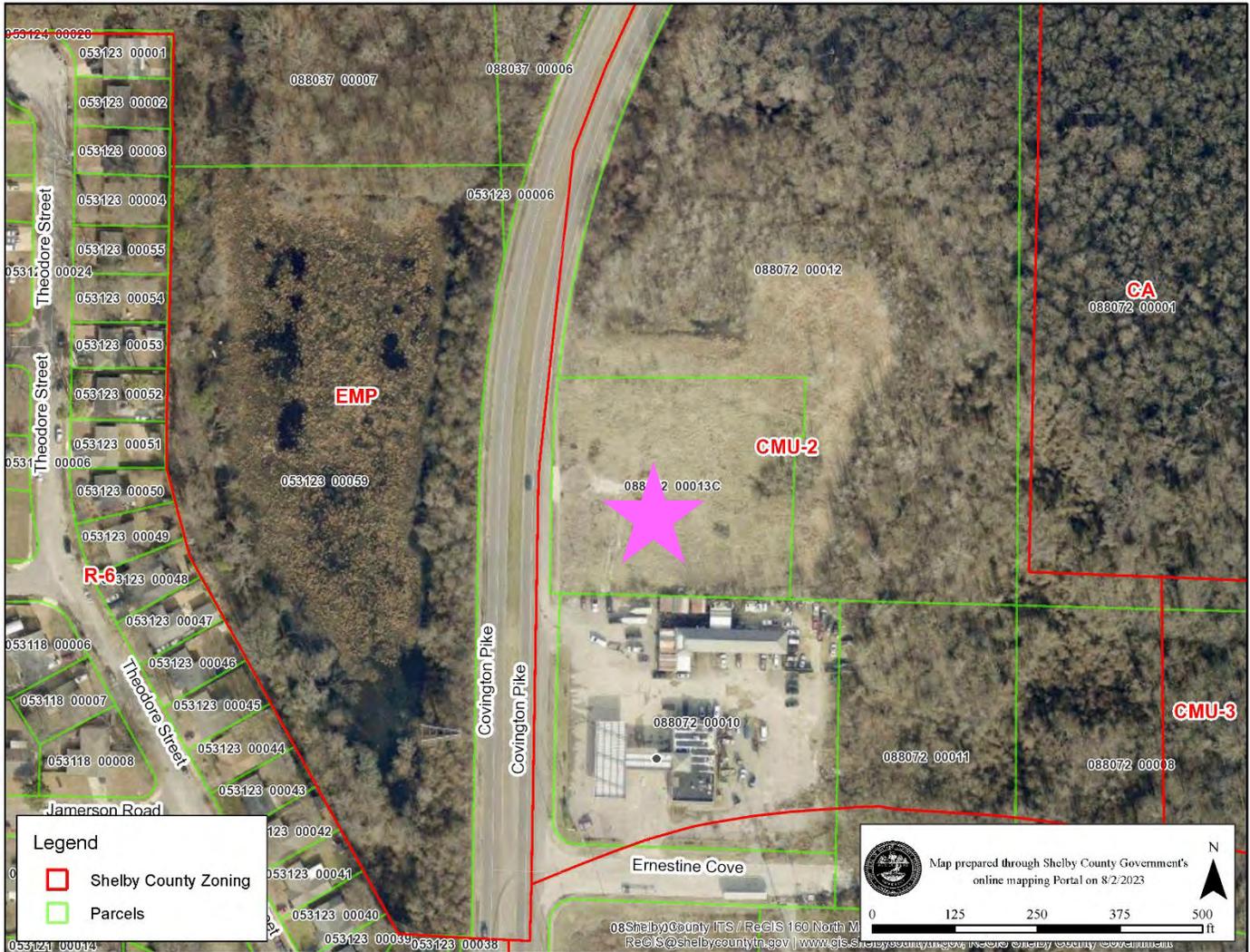
Subject property outlined in orange

FLOOD ZONES



Subject property outlined in pink

**ZONING MAP**



Subject property indicated by a pink star

**Existing Zoning:** Conservation Agriculture (CMU-2)

**Surrounding Zoning**

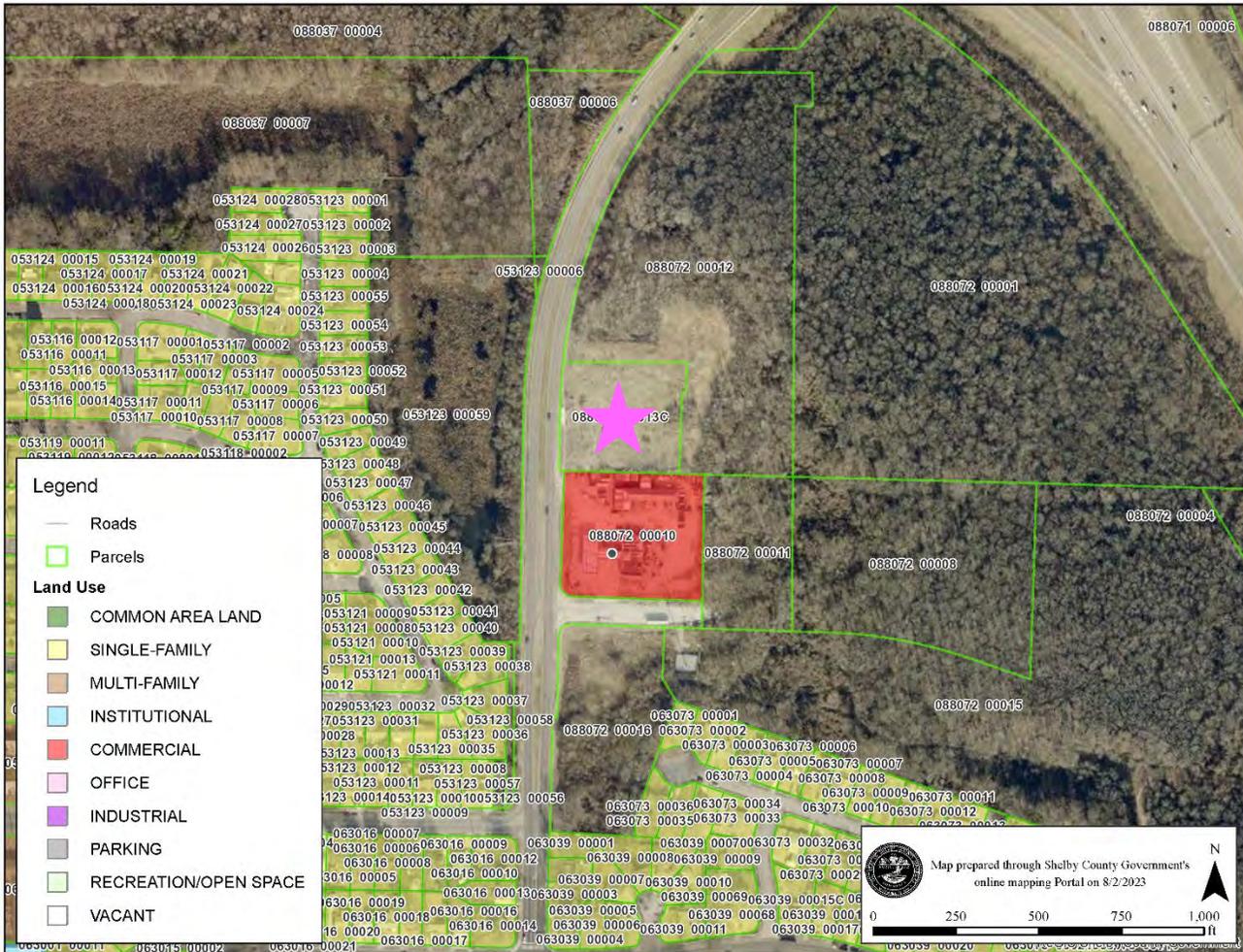
**North:** CMU-2

**East:** CMU-2

**South:** CMU-2

**West:** Employment (EMP)

LAND USE MAP



Subject property indicated by a pink star

**SITE PHOTOS**



View of the site from Covington Pike looking southeast



View of the site from Covington Pike looking northwest



View from the site looking south



View from Covington Pike looking north

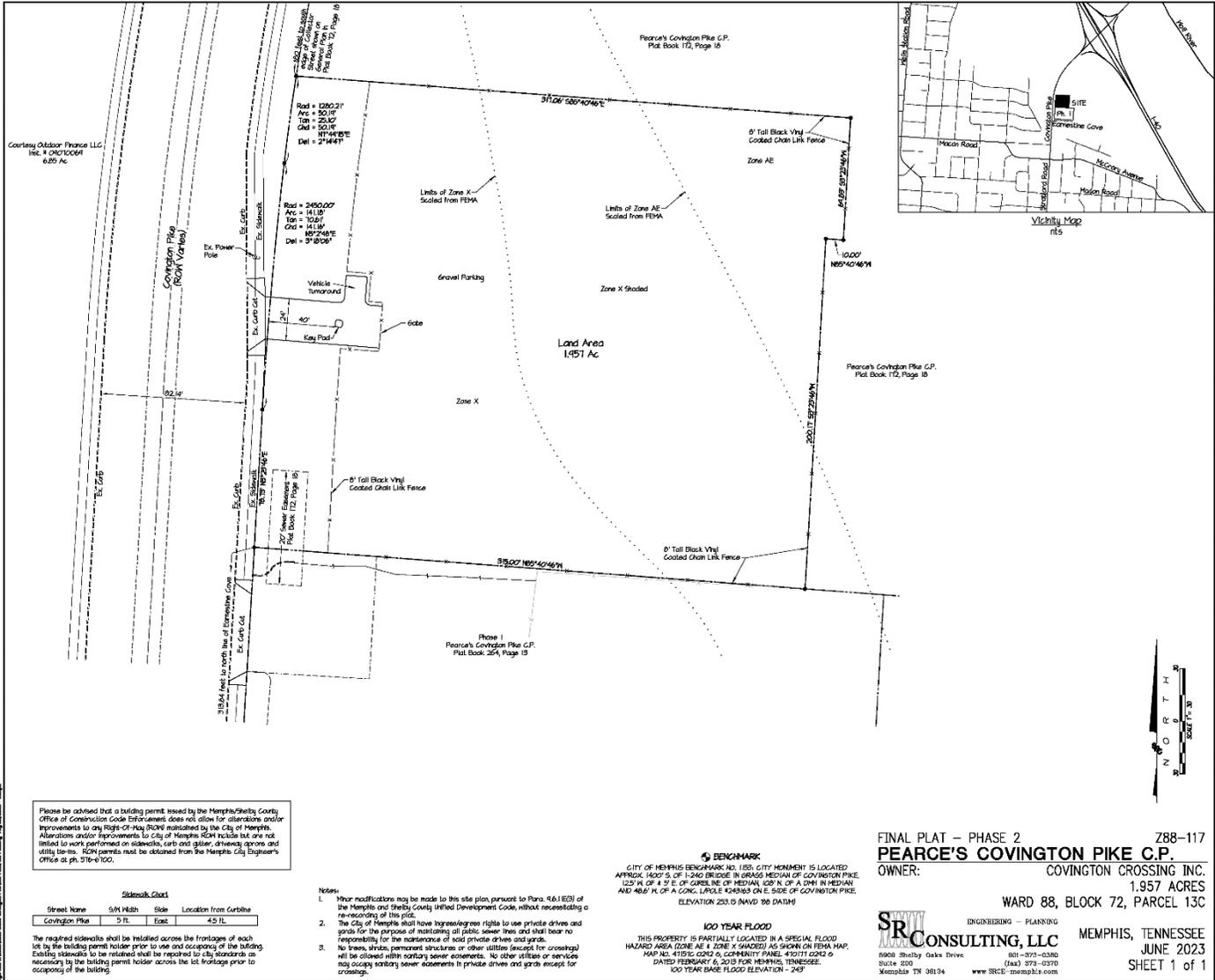


View of subject site from adjacent Exxon property looking north



View from Covington Pike looking west

SITE PLAN



Please be advised that a building permit issued by the Memphis/Shelby County Office of Construction Code Enforcement does not allow for alterations and/or improvements to any Right-Of-Way (ROW) established by the City of Memphis, alterations and/or improvements to City of Memphis ROW include but are not limited to work performed on sidewalks, curbs and gutters, driveway aprons and utility lines. ROW permits must be obtained from the Memphis City Engineer's Office at ph. 376-6700.

**Sidewalk Chart**

Street Name	S/W Width	Side	Location from Curbline
Covington Pike	5 ft	East	45 ft

The required sidewalks shall be installed across the frontages of each lot by the building permit holder prior to use and occupancy of the building. Existing sidewalks to be retained shall be repaired to city standards as necessary by the building permit holder across the lot frontage prior to occupancy of the building.

- Notes:**
- Minor modifications may be made to this site plan pursuant to Para. 4.61 (E)(3) of the Memphis and Shelby County Unified Development Code without necessitating a re-recording of this plat.
  - The City of Memphis shall have inspection rights to use private drives and yards for the purpose of maintaining all public sewer lines and shall bear no responsibility for the maintenance of said private drives and yards.
  - No trees, shrubs, perennial structures or other utilities (except for crossings) will be allowed within sanitary sewer easements. No other utilities or services may occupy sanitary sewer easements in private drives and yards except for crossings.

**BENCHMARK**  
CITY OF MEMPHIS BENCHMARK NO. 125, CITY MONUMENT IS LOCATED APPROX. 1402' S, OF 1-242' BEND IN GRASS MEDIAN OF COVINGTON PIKE, 123' W OF 4' S/E. OF GARBLINE OF MEDIAN, 120' N OF A DWM IN MEDIAN AND 480' W OF A CONC. UTILITY CROSSING ON E. SIDE OF COVINGTON PIKE, ELEVATION 233.05 NAVD 88 DATUM

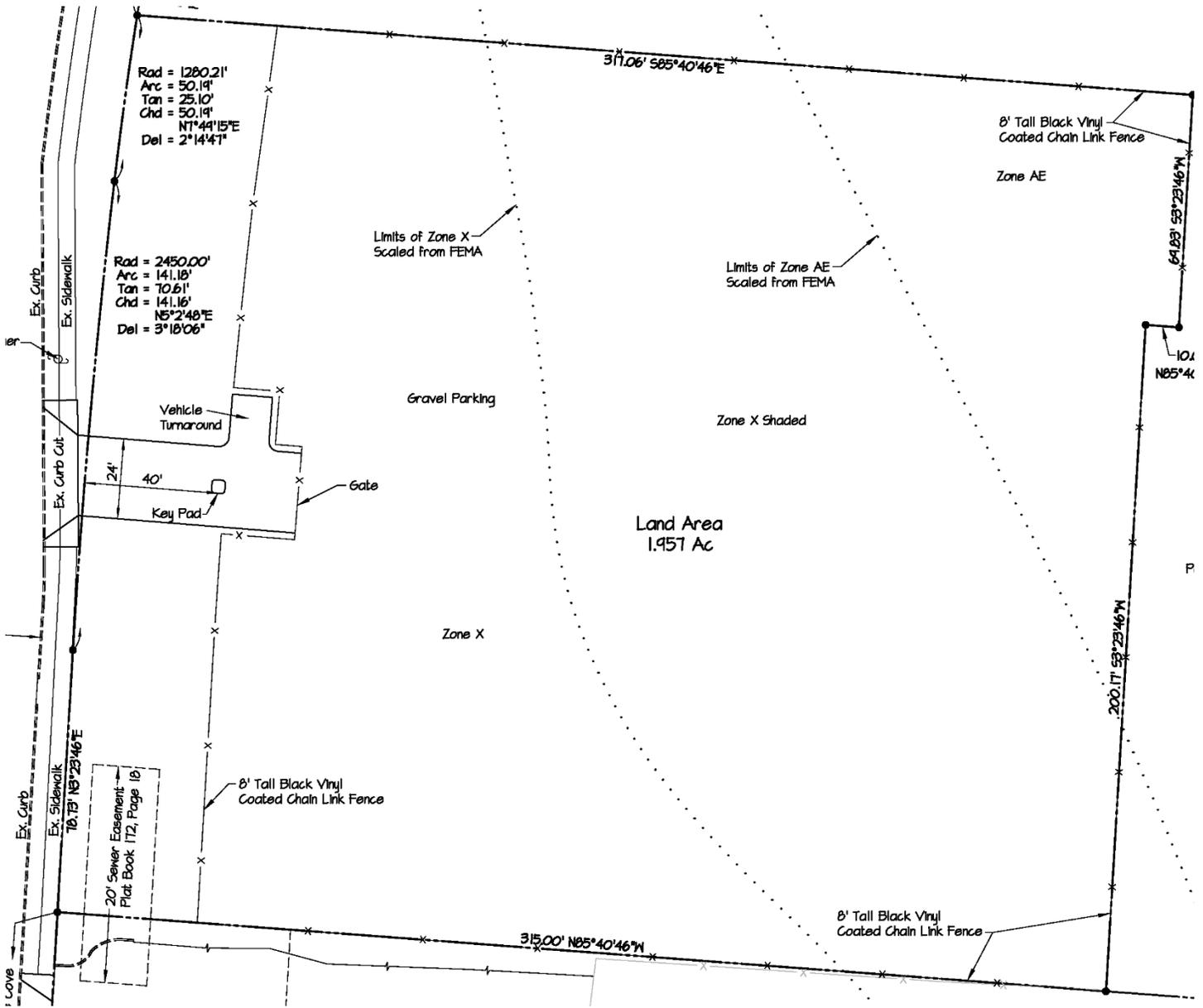
**100 YEAR FLOOD**  
THIS PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA ZONE AE & ZONE X SHADDED AS SHOWN ON FEMA MAP. MAP NO. 41261C 0282 & COMMUNITY PANEL 410711 0282 & DATED FEBRUARY 5, 2015 FOR MEMPHIS, TENNESSEE. 100 YEAR BASE FLOOD ELEVATION - 243'

FINAL PLAT - PHASE 2  
**PEARCE'S COVINGTON PIKE C.P.** Z88-117  
OWNER: COVINGTON CROSSING INC. 1.957 ACRES  
WARD 88, BLOCK 72, PARCEL 13C

**SR CONSULTING, LLC** ENGINEERING - PLANNING  
8908 Shulby Oaks Drive  
SUITE 200  
Memphis TN 38134  
801-371-0380  
(toll) 378-0370  
www.SRCE-memphis.com

MEMPHIS, TENNESSEE  
JUNE 2023  
SHEET 1 of 1

SITE PLAN (MAGNIFIED)



## STAFF ANALYSIS

### Request

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

The request is for a gravelled-commercial parking lot to allow MLGW vehicular parking.

### 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 insure 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 Description

The site is a +/-1.957 acre property located approximately 314 feet north of Earnestine Cove and adjacent to 1184 Covington Pike. The site is vacant land, primarily surrounded by other vacant or wooded property within the floodplain. There is an Exxon convenience store (1184 Covington Pike) with tire sales to the immediate south. The lot is a mostly grassy area that at one time was the location of Mid South Sheds retailer. The curb cut for this business still exists.

### Site Zoning History

On August 2, 1988, the Council of the City of Memphis adopted Ordinance Number 3786, which rezoned the

subject property from Agricultural (AG) and Single Family Residential (Floodplain) [R-S6 (FP)] to Planned Commercial (C-P) District. The recommendation from the Land Use Control Board was designated as case number Z 88-117.

### **Conclusions**

The applicant is seeking a special use permit for a gravelled-commercial parking lot, which will allow parking for MLGW vehicles.

There will be no structures on the lot; this is only a request for commercial parking.

As shown on the final plat (Page 4), the site was approved in 2018 for outdoor retail sales of private sheds; however, that use has since terminated and now the site is vacant.

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.

### **RECOMMENDATION**

Staff recommends approval with conditions.

### **Conditions**

1. Development of the site will require the submittal and approval of a final plat that will include compliance with any of the applicable General Development Standards found in UDC Chapter 4.1 for New Construction/New Facilities.
2. Administrative Site Plan Review by the City Engineer shall be required.
3. TDEC requirements regarding development near/in the floodplain and wetlands must be met.

### **DEPARTMENTAL COMMENTS**

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

**City Engineer:** See comments as follows:  
NAME: 1220 Covington Pike

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

### **Sewers:**

2. A sewer extension will be required to serve this development.
3. **Extended sewer to serve upstream property**

### **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.

**Traffic Control Provisions:**

6. 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.
7. 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.
8. 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:**

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

**Drainage:**

12. 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.
13. 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.
14. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.
15. 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.

16. 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.

**General Notes:**

- 17. The width of all existing off-street sewer easements shall be widened to meet current city standards.
- 18. Development is greater than 1 acre.
- 19. No other utilities or services may occupy sanitary sewer easements in private drives and yards except for crossings.
- 20. All connections to the sewer shall be at manholes only.
- 21. All commons, open areas, lakes, drainage detention facilities, private streets, private sewers and private drainage systems shall be owned and maintained by a Property Owner's Association. A statement to this effect shall appear on the final plat.
- 22. Required landscaping shall not be placed on sewer or drainage easements.

**City/County Fire Division:** No comments received.

**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:** See comments as follows:  
**General Comments & Analysis:**

Located in Zones 1 and 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.

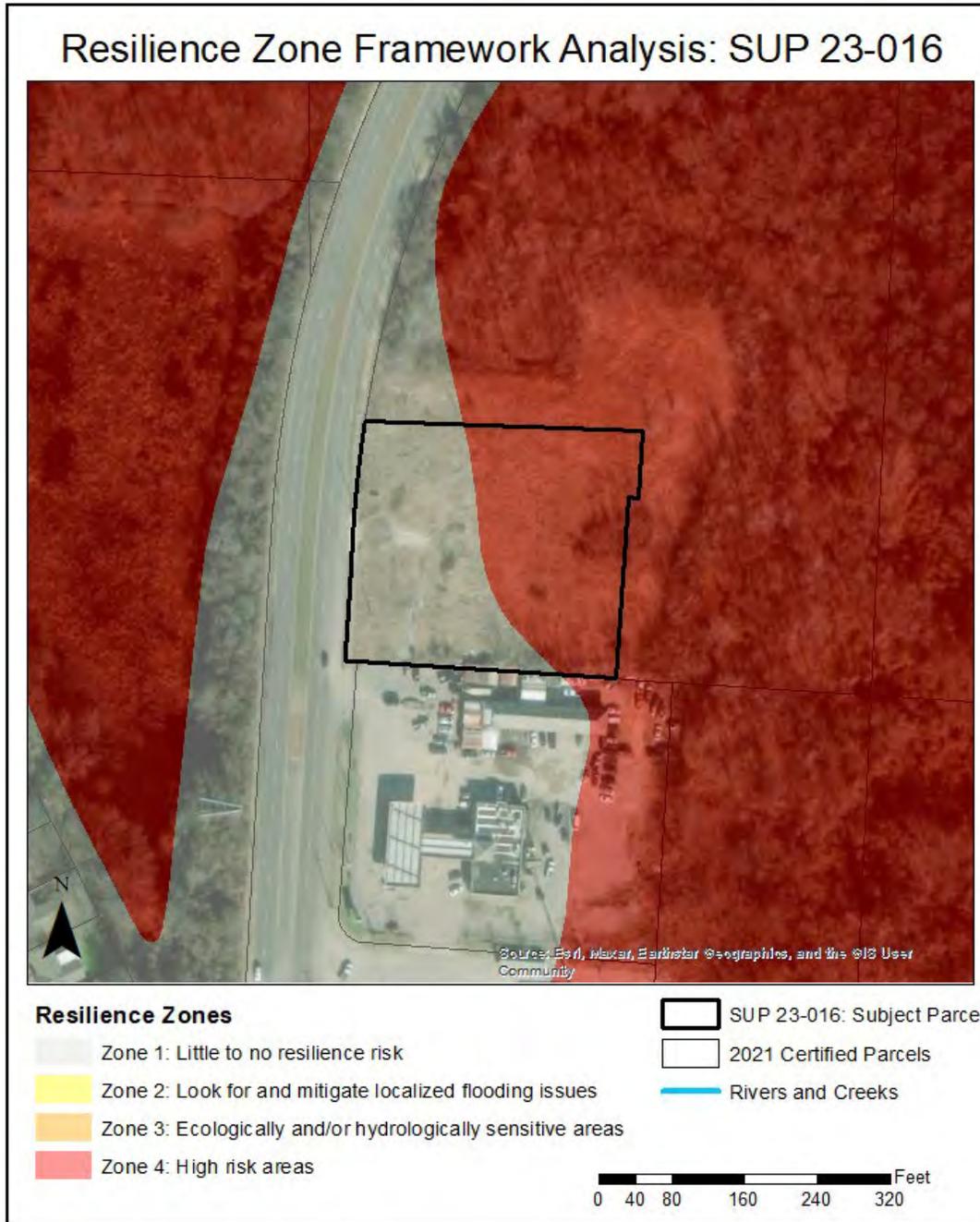
The site's designation in Zone 4 is due to its location within the 100-year and 500-year floodplains for the Wolf River. There are, additionally, many wetlands associated with the Wolf River nearby.

The applicant is requesting a special use permit to add commercial parking to the approved uses for the parcel, which is currently zoned as Commercial Mixed Use – 2 (CMU-2). The applicant is not planning on constructing any additional structures on the parcel aside from a parking lot.

**Consistent with the Mid-South Regional Resilience Master Plan best practices: No**

This request for a special use permit is generally inconsistent with the Mid-South Regional Resilience Master Plan, as Section 4.1 – Resilient Sites discourages development within sensitive areas such as floodplains. However, of the kinds of development typically available for areas zoned CMU-2, a parking lot presents less immediate risk than other forms of development, as water could flow over the pavement during a flood, and there are no other structures that could be damaged in the event of a natural disaster.

Consistent with the Memphis Area Climate Action Plan best practices: N/A



**Recommendations:** Staff recommends including the following conditions to the special use permit:

- The applicant shall obtain all necessary permits and approvals from local, state, and federal agencies for development in the floodplain and near wetlands.
- The applicant should use Low-Impact Development (LID) practices to help manage stormwater runoff as planning for the site continues. These could include elements like bioswales, permeable pavement, or infiltration areas.

**Office of Comprehensive Planning:** See comments as follows:

Site Address/Location: 0 Covington Pike (Parcel 088072 00013C)

Overlay District/Historic District/Flood Zone: Not in an Overlay Zone or Historic District, Located in a Floodplain and a Flood Zone with a 0.2% Annual Chance Flood Hazard  
Future Land Use Designation: Open Spaces & Natural Features (OSN)  
Street Type: Parkway

*The applicant is seeking approval to allow parking of utility vehicles on the parcel.*

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

Wildlands, waterways, and natural features with a focus on preservation and occasional opportunities for passive recreation. Conservation Agriculture. Graphic portrayal of OSN to the right.



#### “OSN” Form & Location Characteristics

Conservation and recreational uses.

#### “OSN” Zoning Notes

Generally compatible with the following zone districts: OS, FW, CA in accordance with Form and characteristics listed above.

#### Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: Vacant, CMU-2

Adjacent Land Use and Zoning: Commercial and Vacant; CMU-3, CA

**Overall Compatibility:** *This requested land use is not compatible with the land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use and zoning.*

### 3. Degree of Change Map



**APPLICATION**



**Record Summary for Special Use Permit**

Record Detail Information

Record Type: Special Use Permit

Record Status: Pending

Opened Date: July 7, 2023

Record Number: SUP 2023-016

Expiration Date:

Record Name: Covington Pike SUP

Description of Work: Special use permit to allow commercial parking

Parent Record Number:

---

**Address:**

1220 COVINGTON PIKE, MEMPHIS 38122

**Owner Information**

Primary Owner Name

Y COVINGTON CROSSING INC

Owner Address

3000 WALNUT GROVE RD, MEMPHIS, TN 38111

Owner Phone

---

**Parcel Information**

088072 00013C

---

**Data Fields**

PREAPPLICATION MEETING

Name of OPD Planner Jeffrey Penzes

Date of Meeting -

Pre-application Meeting Type -

GENERAL PROJECT INFORMATION

Application Type New Special Use Permit (SUP)

**GENERAL PROJECT INFORMATION**

List any relevant former Docket / Case Number(s) related to previous applications on this site Z88-117

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 No affect to adjacent property.

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 Consistent with surrounding property.

UDC Sub-Section 9.6.9C There are adequate existing facilities on the property.

UDC Sub-Section 9.6.9D No affect to any features.

UDC Sub-Section 9.6.9E The development will meet the requirements for the requested use.

UDC Sub-Section 9.6.9F No affect to plans to be considered.

**GIS INFORMATION**

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

**Contact Information**

Name  
 COVINGTON CROSSING INC.  
 Address

Contact Type  
 APPLICANT

**LETTER OF INTENT**



Date: June 29, 2023

To: Division of Planning & Development

From: Cindy Reaves

Re: Pearce's Covington Pike C-P Phase 2

**LETTER OF INTENT**

We are submitting a Special Use Permit for property on Covington Pike north of Earnestine Cove. The property is Phase 2 of Pearce's Covington Pike C-P recorded in Plat Book 172, Page 18. We are requesting a use of commercial parking in order to park MLGW trucks on the property. The property does not have sewer so uses are limited for the property.

We appreciate your support with this request. Please contact me if you have any questions.

**SIGN AFFIDAVIT**

AFFIDAVIT

Shelby County  
State of Tennessee

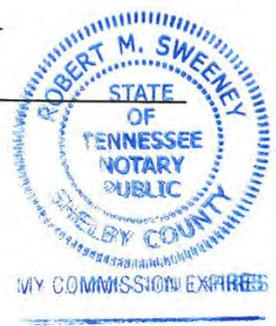
I, Kristin Reaves, being duly sworn, depose and say that at 10:15 am on the 28th day of July, 2023 I posted one Public Notice Sign pertaining to Case No. SUP 2023-016 along the property located on Covington Pike just north of Ernestine Cove providing notice of a Public Hearing before the August 10, 2023 Land Use Control Board for consideration of a proposed Land Use Action (Special Use Permit), a photograph of said sign(s) being attached hereon and a copy of the sign purchase receipt or rental contract attached hereto.

Kristin Reaves  
Owner, Applicant or Representative

7/31/23  
Date

Subscribed and sworn to before me this 31 day of July, 2023

Robert M. Sweeney  
Notary Public  
My commission expires: 9/29/23



**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: Pending

Opened Date: July 7, 2023

Record Number: SUP 2023-016

Expiration Date:

Record Name: Covington Pike SUP

Description of Work: Special use permit to allow commercial parking

Parent Record Number:

---

### Address:

1220 COVINGTON PIKE, MEMPHIS 38122

### Owner Information

Primary Owner Name

Y COVINGTON CROSSING INC

Owner Address

3000 WALNUT GROVE RD, MEMPHIS, TN 38111

Owner Phone

---

### Parcel Information

088072 00013C

---

### Data Fields

#### PREAPPLICATION MEETING

Name of OPD Planner

Jeffrey Penzes

Date of Meeting

-

Pre-application Meeting Type

-

#### GENERAL PROJECT INFORMATION

Application Type

New Special Use Permit (SUP)

**GENERAL PROJECT INFORMATION**

List any relevant former Docket / Case Number(s) related to previous applications on this site Z88-117

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 No affect to adjacent property.

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 Consistent with surrounding property.

UDC Sub-Section 9.6.9C There are adequate existing facilities on the property.

UDC Sub-Section 9.6.9D No affect to any features.

UDC Sub-Section 9.6.9E The development will meet the requirements for the requested use.

UDC Sub-Section 9.6.9F No affect to plans to be considered.

**GIS INFORMATION**

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

---

**Contact Information**

<b>Name</b>	<b>Contact Type</b>
COVINGTON CROSSING INC.	APPLICANT
<b>Address</b>	

Phone

-

---

**Fee Information**

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1484105	Special Use Permit Fee - 5 acres or less (Base Fee)	1	500.00	INVOICED	0.00	07/07/2023
1484105	Credit Card Use Fee (.026 x fee)	1	13.00	INVOICED	0.00	07/07/2023

Total Fee Invoiced: \$513.00

Total Balance: \$0.00

---

**Payment Information**

Payment Amount	Method of Payment
\$513.00	Credit Card



ENGINEERING • PLANNING

5909 Shelby Oaks Drive  
Suite 200  
Memphis TN 38134

Tel: 901-373-0380  
Fax: 901-373-0370  
[www.SRCE-memphis.com](http://www.SRCE-memphis.com)

Date: June 29, 2023

To: Division of Planning & Development

From: Cindy Reaves

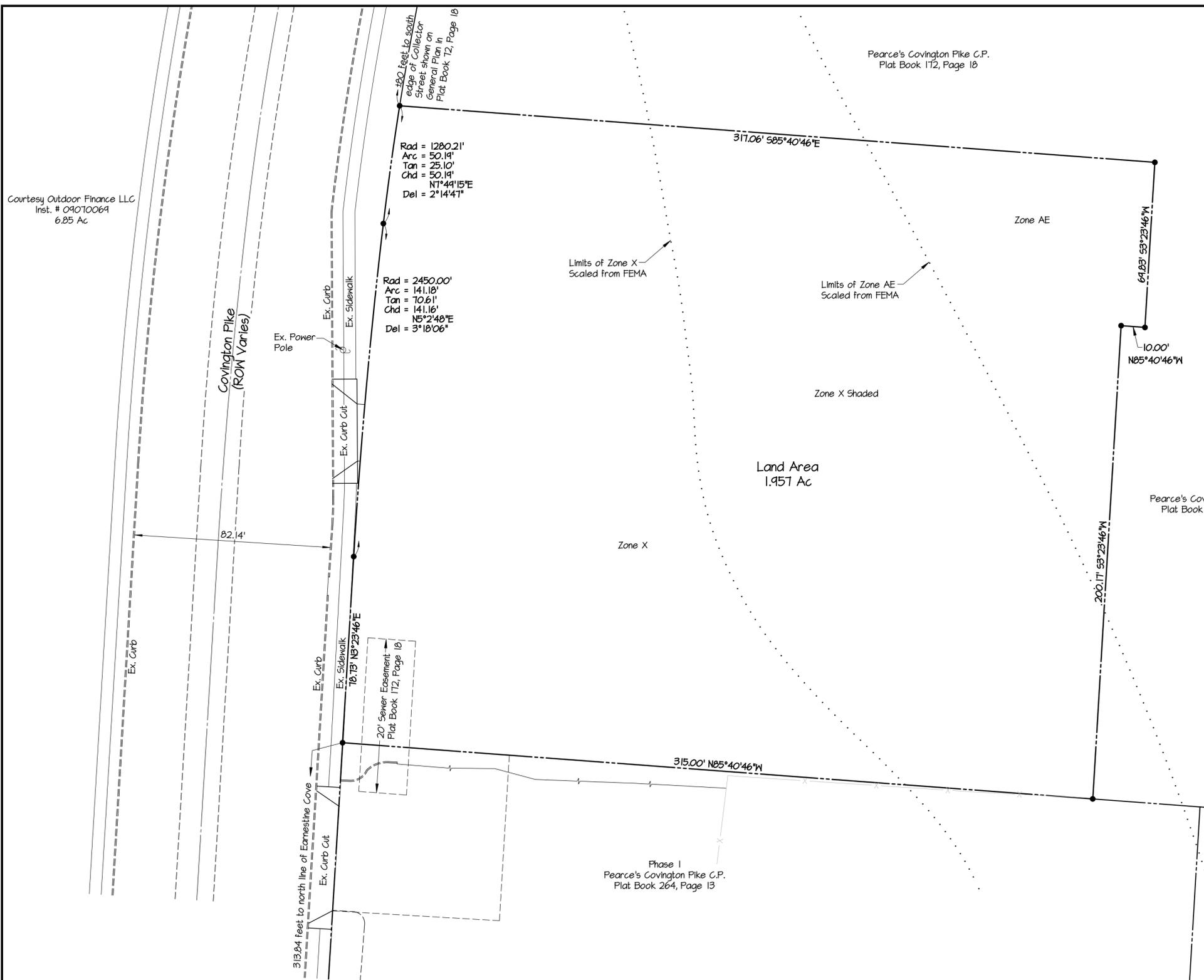
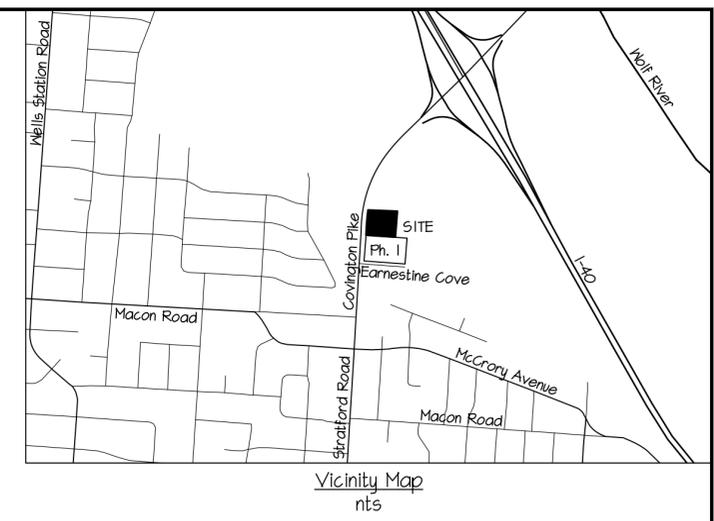
Re: Pearce's Covington Pike C-P Phase 2

## **LETTER OF INTENT**

We are submitting a Special Use Permit for property on Covington Pike north of Earnestine Cove. The property is Phase 2 of Pearce's Covington Pike C-P recorded in Plat Book 172, Page 18. We are requesting a use of commercial parking in order to park MLGW trucks on the property. The property does not have sewer so uses are limited for the property.

We appreciate your support with this request. Please contact me if you have any questions.

Courtesy Outdoor Finance LLC  
Inst. # 04070064  
6.85 Ac



Please be advised that a building permit issued by the Memphis/Shelby County Office of Construction Code Enforcement does not allow for alterations and/or improvements to any Right-Of-Way (ROW) maintained by the City of Memphis. Alterations and/or improvements to City of Memphis ROW include but are not limited to work performed on sidewalks, curb and gutter, driveway aprons and utility tie-ins. ROW permits must be obtained from the Memphis City Engineer's Office at ph. 516-6700.

Sidewalk Chart

Street Name	S/W Width	Side	Location from Curbline
Covington Pike	5 ft.	East	4.5 ft.

The required sidewalks shall be installed across the frontages of each lot by the building permit holder prior to use and occupancy of the building. Existing sidewalks to be retained shall be repaired to city standards as necessary by the building permit holder across the lot frontage prior to occupancy of the building.

Notes:

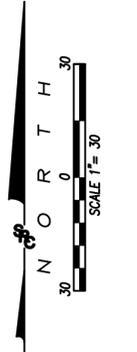
- Minor modifications may be made to this site plan, pursuant to Para. 9.6.11E(3) of the Memphis and Shelby County Unified Development Code, without necessitating a re-recording of this plat.
- The City of Memphis shall have ingress/egress rights to use private drives and yards for the purpose of maintaining all public sewer lines and shall bear no responsibility for the maintenance of said private drives and yards.
- No trees, shrubs, permanent structures or other utilities (except for crossings) will be allowed within sanitary sewer easements. No other utilities or services may occupy sanitary sewer easements in private drives and yards except for crossings.

BENCHMARK

CITY OF MEMPHIS BENCHMARK NO. 1153: CITY MONUMENT IS LOCATED APPROX. 1400' S. OF I-240 BRIDGE IN GRASS MEDIAN OF COVINGTON PIKE, 12.5' N. OF 4' 5" E. OF CURBLINE OF MEDIAN, 100' N. OF A DMH IN MEDIAN AND 48.6' N. OF A CONC. L/POLE #243163 ON E. SIDE OF COVINGTON PIKE. ELEVATION 253.15 (NAVD '88 DATUM)

100 YEAR FLOOD

THIS PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE AE & ZONE X SHADED) AS SHOWN ON FEMA MAP, MAP NO. 47157C 0242 G, COMMUNITY PANEL 47011T 0242 G DATED FEBRUARY 6, 2013 FOR MEMPHIS, TENNESSEE. 100 YEAR BASE FLOOD ELEVATION - 243'



FINAL PLAT – PHASE 2 Z88-117  
**PEARCE'S COVINGTON PIKE C.P.**  
 OWNER: COVINGTON CROSSING INC.  
1.957 ACRES  
WARD 88, BLOCK 72, PARCEL 13C

**SR CONSULTING, LLC**  
 ENGINEERING – PLANNING  
 5909 Shelby Oaks Drive  
 Suite 200  
 Memphis TN 38134  
 901-373-0380  
 (fax) 373-0370  
 www.SRCE-memphis.com

MEMPHIS, TENNESSEE  
 JUNE 2023  
 SHEET 1 of 1

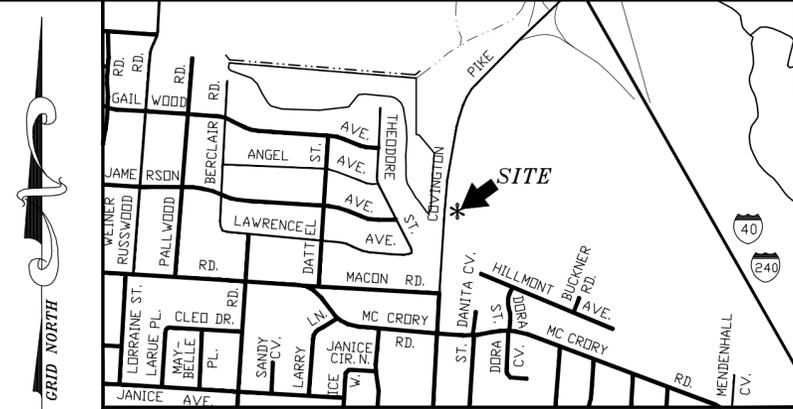
File No. 210225-0250 Covington Pike/Phase 2/Plat/02 - 2.22pm

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD DIRECTION
C1	2450.00'	141.18'	03°18'06"	141.16'	N 05°02'48" E
C2	1280.21'	50.19'	02°14'47"	50.19'	N 07°49'15" E

NUMBER	DIRECTION	DISTANCE
L1	N 03°23'46" E	78.73'
L2	N 85°40'46" W	10.00'



SHELBY COUNTY, TENNESSEE



VICINITY MAP

NOT TO SCALE

**DESCRIPTION:**

Description of the Belle Properties, LLC property recorded at Instrument No. 17023972 in Memphis, Shelby County, Tennessee:

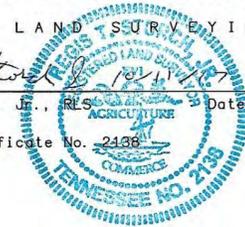
Beginning at a found x-cut in the east line of Covington Pike (57' from centerline), said point being located 313.84 feet north of the tangent intersection of the east line of said Covington Pike and the north line of Ernestine Cove and being located in the north line of Phase 1, Pearce's Covington Pike Subdivision recorded in Plat Book 176, Page 56; thence in a northerly direction with the east line of said Covington Pike the following calls: north 03 degrees 23 minutes 46 seconds east, 78.73 feet to a point of curvature; along a curve to the right having a radius of 2450.00 feet, delta angle of 03 degrees 18 minutes 06 seconds, chord = north 05 degrees 02 minutes 48 seconds east - 141.16 feet, an arc length of 141.18 feet to a point of compound curvature; along a curve to the right having a radius of 1280.21 feet, delta angle of 02 degrees 14 minutes 47 seconds, chord = north 07 degrees 49 minutes 15 seconds east - 50.19 feet, an arc length of 50.19 feet to a found rebar in the westernmost south line of Parcel 3 of the Kwaliti Investments, LLC property recorded at Instrument No. 13139674; thence south 85 degrees 40 minutes 46 seconds east with the westernmost south line of Parcel 3 of said property recorded at Instrument No. 13139674, 317.06 feet to a found rebar; thence in a southerly direction with the southernmost west line of Parcel 3 of said property recorded at Instrument No. 13139674 the following calls: south 03 degrees 23 minutes 46 seconds west, 69.83 feet to a found rebar; north 85 degrees 40 minutes 46 seconds west, 10.00 feet to a found rebar; south 03 degrees 23 minutes 46 seconds west, 200.17 feet to a set 1/2" rebar with plastic cap in the north line of said property recorded in Plat Book 176, Page 56; thence north 85 degrees 40 minutes 46 seconds west with the north line of said property recorded in Plat Book 176, Page 56, 315.00 feet to the Point of Beginning and containing 85,253 square feet or 1.957 acres.

**CERTIFICATION:**

I hereby certify that this is a Category I Survey and that the ratio of precision of the unadjusted survey is 1:10,000 or greater.

MILESTONE LAND SURVEYING, INC.

By *Regis T. Storch, Jr.*  
 Regis T. Storch, Jr., RLS  
 Vice President  
 Tennessee Certificate No. 2138



**NOTES:**

- Survey prepared for Bart Thomas.
- Bearings are relative to NAD '83.
- This survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property.
- All deed book references shown hereon are recorded in the Register's Office of Shelby County, Tennessee.
- This property is partially located in Special Flood Hazard Areas (Zone AE & Zone X Shaded) per Flood Insurance Rate Map, Map No. 47157C 0292 G, Community Panel No. 470177 0292 G, Effective Date: February 6, 2013.
- Structures visible on the date of this survey are shown hereon.
- All visible utility structures located on this property of which we have knowledge are shown hereon.
- There may be non-visible underground utilities crossing or serving this property of which we have no knowledge.
- There may be underground or non-visible utilities, drain and/or sewer lines across this property that are not shown. The proper utility authorities should be contacted for more specific locations and information on underground utilities.

PEARCE'S COVINGTON PIKE SUBDIVISION  
 PHASE 1  
 P.B. 176, PG. 56

**NOTES CONTINUED:**

- Subsurface and environmental conditions were not examined or considered as a part of this survey.
- Governmental jurisdictional areas, if any, which might impact on the use of the premises were not located. No liability is assumed by the undersigned for any loss resulting from the exercise of any governmental jurisdiction affecting the use of the premises.
- If this survey plat is also provided in electronic form, the electronic copy must be compared to the original hard copy issued at the survey date with its original seal to insure the accuracy of the information and to further insure that no changes, alterations or modifications have been made. No reliance should be made on a document transmitted by computer or other electronic means unless first compared to the original sealed document issued at the time of the survey.
- Survey is valid only if print has original seal of surveyor.
- Reference is hereby made to General Plan, Pearce's Covington Pike Subdivision recorded in Plat Book 172, Page 18 that affects the subject property, as shown hereon.
- Reference is hereby made to Final Plat, Pearce's Covington Pike Subdivision recorded in Plat Book 176, Page 56 that affects the subject property, as shown hereon.

**LEGEND:**

- P. O. B. POINT OF BEGINNING
- P. B. PLAT BOOK
- PG. PAGE
- INST. INSTRUMENT
- No. NUMBER
- Ac. ACRES
- S. F. SQUARE FEET
- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- OE OVERHEAD ELECTRIC
- LP LIGHT POLE
- PP POWER POLE



Milestone Land Surveying, Inc.  
 2880 Cobb Road  
 Lakeland, TN 38002  
 Phone: (901) 867-8671  
 Fax: (901) 867-9889  
 milestonels@bellsouth.net



Scale: 1" = 40'



**Legend**

**polygonLayer**  
 - Override 1  
 - Override 2

**polygonLayer**  
 - Override 1

— Roads

□ Parcels

■ Red: Band\_1

■ Green: Band\_2

■ Blue: Band\_3



Map prepared through Shelby County Government's online mapping Portal on 6/29/2023

0 0.02 0.04 0.06 0.08 mi

N



# Shelby County Tennessee

## *Shelandra Y Ford*

Shelby County Register

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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.

22079219

07/18/2022 - 09:14:30 AM

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5 PGS

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BRANDON 2458750-22079219

---

VALUE	200000.00
MORTGAGE TAX	0.00
TRANSFER TAX	740.00
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	1.00
EFILE FEE	2.00
TOTAL AMOUNT	770.00

---

SHELANDRA Y FORD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

**WARRANTY DEED**

**THIS INDENTURE**, made and entered into this 7<sup>th</sup> day of July, ~~2020~~ 2022 by and between **BELLE PROPERTIES, LLC**, a Tennessee limited liability company, party of the first part, and **COVINGTON CROSSING, INC.**, a Tennessee Corporation, party(ies) of the second part,

WITNESSETH: That for and in consideration of \$10.00, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Shelby, State of Tennessee and being more particularly described as follows:

See Exhibit A for Legal Description

Parcel No.: 088-072-00013C

Address: 0-                      Covington Pike, Memphis, Tennessee 38122

Being the same property conveyed to Belle Properties, LLC, a Tennessee limited liability company, by Quit Claim Deed of record in Instrument No. 17023972 in the Shelby County, Tennessee Register's Office.

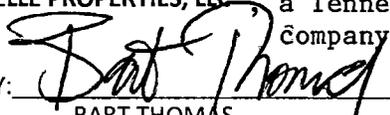
\*17022940 and re-recorded in Instrument No.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second party, its heirs and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered except: any and all existing easements, subdivision restrictions, covenants, conditions, building lines, deed restrictions and all other matters shown in the public record, as recorded in the Register's Office of Shelby County, Tennessee and including Plat Book 118, Page 44; Plat Book 118, Page 45; Plat Book 172, Page 18; Plat Book 176, Page 56 and Plat Book 276, Page 35 and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

WITNESS the signatures of the said party of the first part the day and year first above written.

**BELLE PROPERTIES, LLC**, a Tennessee limited liability company

BY:   
BART THOMAS

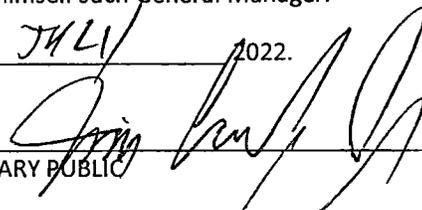
ITS: GENERAL MANAGER

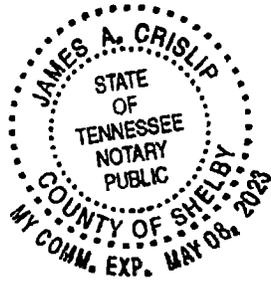
STATE OF: TENNESSEE )  
COUNTY OF: SHELBY)

Before me, a Notary Public, of the state and county aforesaid, personally appeared BART THOMAS, in his capacity as the duly appointed General Manager, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the General Manger of Belle Properties, LLC, the within named bargainor, and that he as such General Manager, being authorized so to do by the bargainor, executed the foregoing for the purpose

22-00325

therein contained, by signing the name of Belle Properties, LLC by himself such General Manager.

WITNESS my hand an Official Seal this 7 day of JULY 2022.  
  
NOTARY PUBLIC

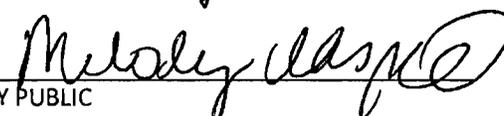


STATE OF TENNESSEE:  
COUNTY OF SHELBY:

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$200,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

  
AFFIANT

Subscribed and sworn to before me this the 8 day of July 2022.

  
NOTARY PUBLIC



REGISTER'S USE ONLY

Property also known as:  
0. Covington Pike  
Memphis, TN 38122  
Vacant Land

NEW OWNER & Send tax notice to:  
Covington Crossing, Inc.  
3000 Walnut Grove, Suite 200  
Memphis, TN 38111

This instrument prepared by:  
James A. Crislip, Jr., Attorney  
Crislip, Philip & Royal  
5170 Sanderlin Ave., Ste. 201  
Memphis, TN 38117  
(901) 525-2427

**EXHIBIT "A"**

Page 1

Part of Pearce's Covington Pike C.P. General Plan as recorded in Plat Book 172, Page 18 in the Register's Office of Shelby County, and being more particularly described as follows:

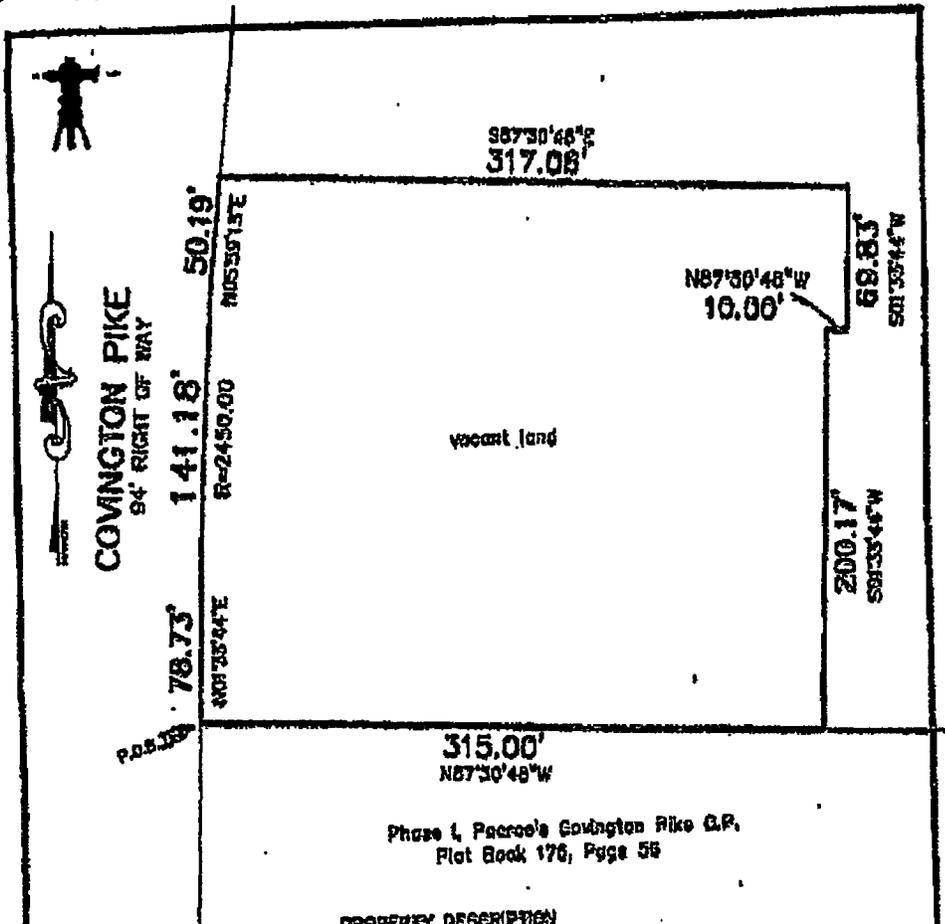
Beginning at a point in the east line of Covington Pike (94' wide), said point being the northwest corner of Phase I, Pearce's Covington Pike C.P. (Plat Book 176, Page 56); thence North 01 degrees 33 minutes 44 seconds East along said east line a distance of 78.73 feet to a point of curvature; thence along a curve to the right which radius is 2450.0 feet an arc distance of 141.18 feet; thence North 05 degrees 59 minutes 13 seconds East a distance of 50.19 feet; thence South 87 degrees 30 minutes 48 seconds East a distance of 317.06 feet; thence South 01 degrees 33 minutes 44 seconds West a distance of 69.83 feet; thence North 87 degrees 30 minutes 48 seconds West a distance of 10.00 feet; thence South 01 degrees 33 minutes 44 seconds West a distance of 200.17 feet; thence North 87 degrees 30 minutes 48 seconds West a distance of 315.00 feet to the point of beginning.

Tom Leatherwood, Shelby County Register of Deeds: Instr. # 09111256

JUL 16 2009 9:37AM

CAMPBELL SURVEYING

NO. 037 P. 1/2



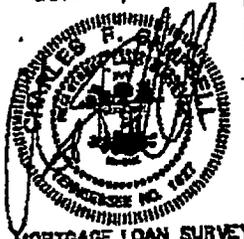
**PROPERTY DESCRIPTION**

Part of Pearce's Covington Pike C.P. General Plan as recorded in Plat Book 172, Page 18 in the Register's Office of Shelby County, and being more particularly described as follows:

Beginning at a point in the east line of Covington Pike (94' wide), said point being the northwest corner of Phase I, Pearce's Covington Pike C.P. (Plat Book 176, Page 55); thence North 01 degrees 33 minutes 44 seconds East along said east line a distance of 78.73 feet to a point of curvature; thence along a curve to the right which radius is 2450.0 feet an arc distance of 141.18 feet; thence North 05 degrees 59 minutes 13 seconds East a distance of 50.19 feet; thence South 87 degrees 30 minutes 44 seconds East a distance of 317.08 feet; thence South 01 degrees 33 minutes 44 seconds West a distance of 69.83 feet; thence North 87 degrees 30 minutes 48 seconds West a distance of 10.00 feet; thence South 01 degrees 33 minutes 44 seconds West a distance of 200.17 feet; thence North 87 degrees 30 minutes 48 seconds West a distance of 315.00 feet to the point of beginning.

Scale 1" = 50'  
 Date: July 16, 2009

This plot represents a nonmonumented mortgage loan survey done under the authority of TCA 522-18-126; and as such, this is not a general property survey as defined under Rule 0820-3-.07. This plot meets the requirements of Rule 0820-3-.6 as established by the Tennessee State Board of Examiners for Land Surveyors, Campbell Surveying Company, Inc. does not guarantee the completeness of the title information. Underground features are not located unless shown hereon. This property is subject to any governmental codes, ordinances, restrictions, regulations, etc. There are no visible encroachments or projections other than those shown and this plot is true and correct to the best of my knowledge and belief. © This survey is copyright protected. Any unauthorized use is strictly forbidden.



*Handwritten signature: JLB*

**CAMPBELL SURVEYING CO., INC.**  
 1023 S. YATES • SUITE 101 • MEMPHIS, TN 38119 • (901) 683-9114  
 Prepared exclusively for: City Enterprises Chris Bailey

I, Joshua D. Asplund, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 7, 2022 (date of document).

Joshua D. Asplund  
Affiant's Signature

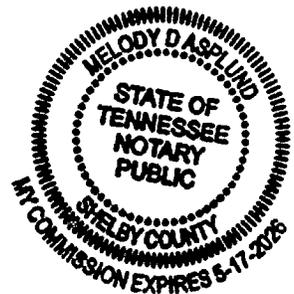
July 11, 2022  
Date

State of Tennessee  
County of Shelby

Sworn to and subscribed before me this 11 date of July, 2022.

Melody D Asplund  
Notary Public's Signature

My Commission Expires: \_\_\_\_\_



LEYVA FRANCISCO J AND MARIA L RAMIREZ  
1238 THEODORE ST #  
MEMPHIS TN 38122

BROO RAMZI  
1210 THEODORE ST #  
MEMPHIS TN 38122

PEARCE RICHARD  
596 WARING RD #  
MEMPHIS TN 38122

TIE PROPERTIES LLC  
PO BOX 1148 #  
CORDOVA TN 38088

SAUCEDO HERACLIO  
1202 THEODORE ST #  
MEMPHIS TN 38122

PEARCE RICHARD  
510 NORTH WALNUT BEND #  
CORDOVA TN 38018

PAYNE BRIAN  
PO BOX 1849  
OLIVE BRANCH MS 38654

SAUCEDO DEISY  
1198 THEODORE ST #  
MEMPHIS TN 38122

PACHECO SANTIAGO & FILOMENA  
1150 THEODORE ST #  
MEMPHIS TN 38122

BELLE PROPERTIES LLC  
PO BOX 772808 #  
MEMPHIS TN 38177

GOLDSTAR HOMES LLC  
3480 WINCHESTER RD #  
MEMPHIS TN 38118

KWALITY INVESTMENTS LLC  
8104 CAMBURY CV W  
GERMANTOWN TN 38138

NAB LLC  
3254 WINBROOK DR #  
MEMPHIS TN 38116

ARENAS ABEL AND JORGE ARENAS AND BLANCA  
1184 THEODORE ST #  
MEMPHIS TN 38122

KWALITY INVESTMENTS LLC  
8104 CAMBURY CV W  
GERMANTOWN TN 38138

KITCHIN PROPERTIES LLC  
1802 CHARRINGTON LN #  
COLLIERVILLE TN 38017

BUNCH MARIA S  
4919 OLD SUMMER RD #  
MEMPHIS TN 38122

MEMPHIS CITY OF ETAL  
125 N MAIN ST #  
MEMPHIS TN 38103

JRC INVESTMENTS LLC  
PO BOX 172144 #  
MEMPHIS TN 38187

SUAREZ SENAIDA  
1166 THEODORE ST #  
MEMPHIS TN 38122

KWALITY INVESTMENTS LLC  
8104 CAMBURY CV W #221  
GERMANTOWN TN 38138

MUNOZ JOSE J G AND KARINA L GUERRERO  
1226 THEODORE ST #  
MEMPHIS TN 38122

GRANADOS PEDRO  
4609 LAWRENCE RD #  
MEMPHIS TN 38122

COURTESY OUTDOOR FINANCE LLC  
3495 PIEDMONT RD NE #103  
ATLANTA GA 30305

CRESTCORE III LLC  
4435 SUMMER AVE #  
MEMPHIS TN 38122

PEREZ ISMAEL R  
1156 THEODORE ST #  
MEMPHIS TN 38122

COURTESY OUTDOOR FINANCE LLC  
3495 PIEDMONT RD NE #103  
ATLANTA GA 30305

DAVIS RENTALS LLC  
8801 CHAFFEE RD #  
ARLINGTON TN 38002

KWALITY INVESTMENTS LLC  
8104 CAMBURY CV W  
GERMANTOWN TN 38138

SCENIC OUTDOOR LLC  
3495 PIEDMONT RD #103  
ATLANTA GA 30356

COURTESY OUTDOOR FINANCE LLC  
3495 PIEDMONT RD #103  
ATLANTA GA 30305

053123 00053 - LEYVA FRANCISCO J AND MARIA L RAMIREZ  
053123 00052 - TIE PROPERTIES LLC  
053123 00042 - PAYNE BRIAN  
088072 00013C - BELLE PROPERTIES LLC  
053123 00058 - NAB LLC  
053123 00055 - KITCHIN PROPERTIES LLC  
053123 00054 - JRC INVESTMENTS LLC  
053123 00051 - MUNOZ JOSE J G AND KARINA L GUERRERO  
053123 00050 - CRESTCORE III LLC  
053123 00049 - DAVIS RENTALS LLC  
053123 00048 - BROO RAMZI  
053123 00047 - SAUCEDO HERACLIO  
053123 00046 - SAUCEDO DEISY  
053123 00045 - GOLDSTAR HOMES LLC  
053123 00044 - ARENAS ABEL AND JORGE ARENAS AND BLANCA  
053123 00043 - BUNCH MARIA S  
053123 00041 - SUAREZ SENaida  
053123 00040 - GRANADOS PEDRO  
053123 00039 - PEREZ ISMAEL R  
088072 00010 - KWALITY INVESTMENTS LLC  
088072 00015 - PEARCE RICHARD  
088072 00008 - PEARCE RICHARD  
053123 00038 - PACHECO SANTIAGO & FILOMENA  
088072 00012 - KWALITY INVESTMENTS LLC  
088072 00011 - KWALITY INVESTMENTS LLC

088072 00001 - MEMPHIS CITY OF ETAL

088072 00016 - KWALITY INVESTMENTS LLC

088037 00007 - COURTESY OUTDOOR FINANCE LLC

088037 00006 - COURTESY OUTDOOR FINANCE LLC

053123 00006 - SCENIC OUTDOOR LLC

053123 00059 - COURTESY OUTDOOR FINANCE LLC

SR Consulting Engineering  
5909 Shelby Oaks Drive, Suite 200  
Memphis TN 38134

SR Consulting Engineering  
5909 Shelby Oaks Drive, Suite 200  
Memphis TN 38134

SR Consulting Engineering  
5909 Shelby Oaks Drive, Suite 200  
Memphis TN 38134

SR Consulting Engineering  
5909 Shelby Oaks Drive, Suite 200  
Memphis TN 38134

SR Consulting Engineering  
5909 Shelby Oaks Drive, Suite 200  
Memphis TN 38134

Covington Crossing Inc.  
3000 Walnut Grove Rd. Suite 200  
Memphis, TN 38111-3503

Covington Crossing Inc.  
3000 Walnut Grove Rd. Suite 200  
Memphis, TN 38111-3503

Covington Crossing Inc.  
3000 Walnut Grove Rd. Suite 200  
Memphis, TN 38111-3503

Covington Crossing Inc.  
3000 Walnut Grove Rd. Suite 200  
Memphis, TN 38111-3503

Covington Crossing Inc.  
3000 Walnut Grove Rd. Suite 200  
Memphis, TN 38111-3503

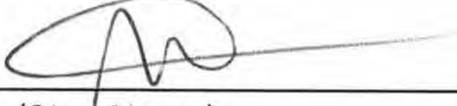
**MEMPHIS AND  
SHELBY COUNTY**  **DIVISION OF PLANNING  
AND DEVELOPMENT**

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.

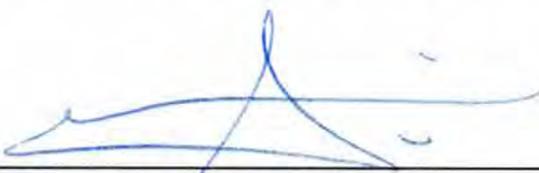
I, NASH HASSEN (Print Name)  (Sign Name), state that I have read the definition of

“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 0 Covington Pike  
and further identified by Assessor’s Parcel Number 088072 00013C,  
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 30<sup>th</sup> day of June in the year of 2023.

  
Signature of Notary Public



My Commission Expires  
January 19, 2025  
My Commission Expires



**MEMPHIS AND  
SHELBY COUNTY** **DIVISION OF PLANNING  
AND DEVELOPMENT**

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

August 24, 2023

SR Consulting, LLC  
5909 Shelby Oaks Dr  
Memphis, TN 38134

Sent via electronic mail to: [cindy.reaves@srce-memphis.com](mailto:cindy.reaves@srce-memphis.com) and [melanie.jones@srce-memphis.com](mailto:melanie.jones@srce-memphis.com)

Case Number: SUP 2023-016

LUCB Recommendation: Approval with conditions

Dear Applicant,

On Thursday, August 10, 2023, the Memphis and Shelby County Land Use Control Board recommended **approval** of your special use permit application to allow a commercial parking lot located north of 1184 Covington Pike and 314 feet north of Earnestine Cove, subject to the following conditions:

1. Development of the site will require the submittal and approval of a final plat that will include compliance with any of the applicable General Development Standards found in UDC Chapter 4.1 for New Construction/New Facilities.
2. Administrative Site Plan Review by the City Engineer shall be required.
3. TDEC requirements regarding development near/in the floodplain and wetlands must be met.

This application will be forwarded, for final action, to the Council of the City of Memphis. The Council will review your application in a committee meeting prior to voting on it in a public hearing. The applicant or the applicant's representative(s) shall be in attendance at all meetings and hearings.

It is the applicant's responsibility to contact the City Council Records Office to determine when the application is scheduled to be heard at committee and in public session. The City Council Records Office may be reached at (901) 636-6792.

If for some reason you choose to withdraw your application, a letter should be mailed to the Land Use and Development Services Department of the Division of Planning and Development at the address provided above or emailed to the address provided below.

If you have questions regarding this matter, please feel free to contact me at (901) 636-6619 or via email at [Kendra.Cobbs@memphistn.gov](mailto:Kendra.Cobbs@memphistn.gov).

**Letter to Applicant**  
**SUP 2023-016**

Respectfully,  
*Kendra Cobbs*

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

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

**ONE ORIGINAL |  
ONLY STAPLED |  
TO DOCUMENTS**

**Planning & Development  
DIVISION**

**Planning & Zoning COMMITTEE: 09/12/2023  
DATE  
PUBLIC SESSION: 09/12/2023  
DATE**

**ITEM (CHECK ONE)**  
       ORDINANCE      X   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 4757 South Third Street, known as case number SUP 23-017

**CASE NUMBER:** SUP 23-017

**LOCATION:** 4757 South Third Street

**COUNCIL DISTRICTS:** District 6 and Super District 8 – Positions 1, 2, and 3

**OWNER/APPLICANT:** Corretta Kilpatrick-Jones

**REPRESENTATIVE:** Sherice Gates

**REQUEST:** Special use permit to allow a group daycare for 12 children in the Residential Single-Family – 8 (R-8) zoning district.

**AREA:** +/-1.874 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 – August 10, 2023

***PRIOR ACTION ON ITEM:***

<u>(1)</u>	APPROVAL - (1) APPROVED (2) DENIED
<u>08/10/2023</u>	DATE
<u>(1) Land Use Control Board</u>	ORGANIZATION - (1) BOARD / COMMISSION (2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

***FUNDING:***

<u>(2)</u>	REQUIRES CITY EXPENDITURE - (1) YES (2) NO
<u>\$</u>	AMOUNT OF EXPENDITURE
<u>\$</u>	REVENUE TO BE RECEIVED

***SOURCE AND AMOUNT OF FUNDS***

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

***ADMINISTRATIVE APPROVAL:***

	<u>DATE</u>	<u>POSITION</u>
_____	_____	PRINCIPAL PLANNER
_____	_____	DEPUTY ADMINISTRATOR
_____	_____	ADMINISTRATOR
_____	_____	DIRECTOR (JOINT APPROVAL)
_____	_____	COMPTROLLER
_____	_____	FINANCE DIRECTOR
_____	_____	CITY ATTORNEY
_____	_____	<b>CHIEF ADMINISTRATIVE OFFICER</b>
_____	_____	<b>COMMITTEE CHAIRMAN</b>

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

**ONE ORIGINAL  
ONLY STAPLED  
TO DOCUMENTS**

**Planning & Development  
DIVISION**

**Planning & Zoning COMMITTEE: 09/12/2023  
DATE  
PUBLIC SESSION: 09/12/2023  
DATE**

**ITEM (CHECK ONE)**

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The Land Use Control Board recommended *Approval with conditions*

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Hearing – August 10, 2023

**PRIOR ACTION ON ITEM:**

(1) _____	APPROVAL - (1) APPROVED (2) DENIED
08/10/2023 _____	DATE
(1) Land Use Control Board _____	ORGANIZATION - (1) BOARD / COMMISSION
	(2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

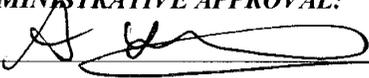
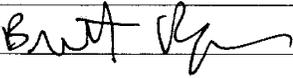
**FUNDING:**

(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>9/1/23</u>	PRINCIPAL PLANNER
_____	_____	DEPUTY ADMINISTRATOR
	<u>9/1/23</u>	ADMINISTRATOR
_____	_____	DIRECTOR (JOINT APPROVAL)
_____	_____	COMPTROLLER
_____	_____	FINANCE DIRECTOR
_____	_____	CITY ATTORNEY

**CHIEF ADMINISTRATIVE OFFICER**

**COMMITTEE CHAIRMAN**

**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 4757 SOUTH THIRD STREET, KNOWN AS CASE NUMBER SUP 2023-017**

---

**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**, Corretta Kilpatrick-Jones filed an application with the Memphis and Shelby County Division of Planning and Development to allow a group daycare for 12 children in the Residential Single-Family – 8 (R-8) zoning district; 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 August 10, 2023, 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.

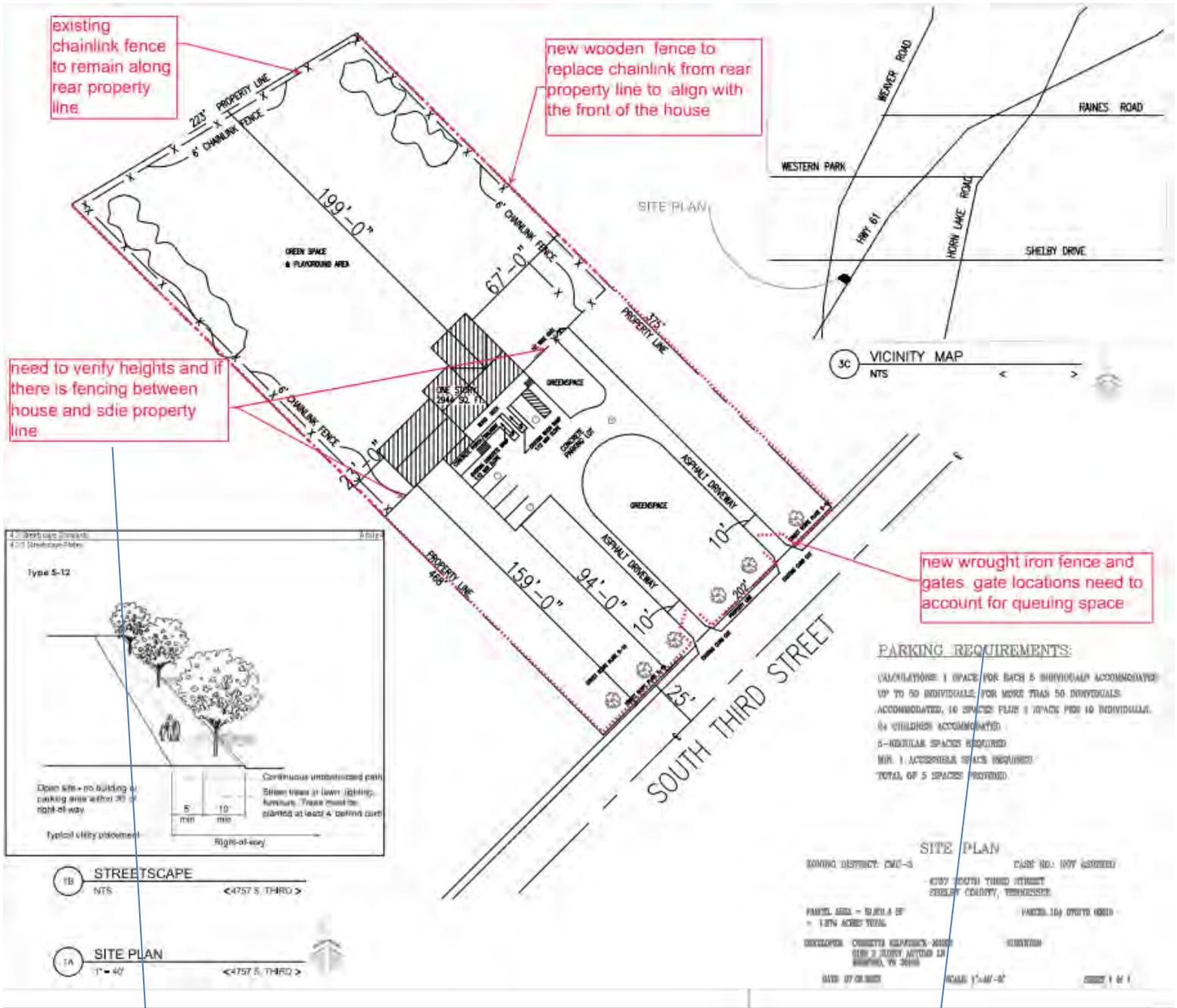
***ATTEST:***

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

## **CONDITIONS**

1. A building permit application for fence construction must be submitted and approved.
2. Future modifications to the site plan will not require re-recording of the site plan unless additional uses/activities are being added that beyond the scope of all prior approvals for the site or this approval.

# SITE PLAN

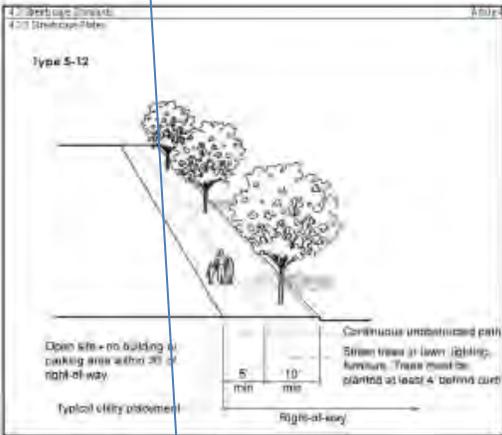


existing chainlink fence to remain along rear property line

new wooden fence to replace chainlink from rear property line to align with the front of the house

need to verify heights and if there is fencing between house and side property line

new wrought iron fence and gates. gate locations need to account for queuing space



**PARKING REQUIREMENTS:**  
 CALCULATIONS: 1 SPACE FOR EACH 5 INDIVIDUALS ACCOMMODATED UP TO 50 INDIVIDUALS. FOR MORE THAN 50 INDIVIDUALS ACCOMMODATED, 10 SPACES PLUS 1 SPACE PER 10 INDIVIDUALS.  
 0+ CHILDREN ACCOMMODATED  
 0-REGULAR SPACES REQUIRED  
 MIN. 1 ACCESSIBLE SPACE REQUIRED  
 TOTAL OF 5 SPACES PROVIDED

1B STREETScape  
 NTS <4757 S. THRD >  
 1A SITE PLAN  
 1" = 40' <4757 S. THRD >

**SITE PLAN**  
 BORING DISTRICT CWD-5 CASE NO: 107-60000  
 4757 SOUTH THIRD STREET  
 SHELBY COUNTY, TENNESSEE  
 PARCEL AREA = 10,000.00 SF  
 = 1.074 ACRES TOTAL  
 DEVELOPER: CHERRY HILLS REAL ESTATE  
 1000 S. JURY AVENUE IN  
 MEMPHIS, TN 38103  
 DATE: 07/20/2022 SCALE: 1"=40'-0" SHEET 1 OF 1

The wooden fencing and the fencing between house and side property line will be 6 ft.

The wrought iron gates at both driveways will have a 20-foot setback from the road to allow for queuing space.



## Memphis City Council Summary Sheet

### SUP 23-017

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 4757 SOUTH THIRD STREET, KNOWN AS CASE NUMBER SUP 23-017

- This item is a resolution with conditions for a special use permit to allow a group daycare for 12 children in the Residential Single-Family – 8 (R-8) zoning district; and
- The item may require future public improvement contracts.

## **LAND USE CONTROL BOARD RECOMMENDATION**

At its regular meeting on **Thursday, August 10, 2023**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

**CASE NUMBER:** SUP 2023-017

**LOCATION:** 4757 South Third Street

**COUNCIL DISTRICT(S):** District 6 and Super District 8 – Positions 1, 2, and 3

**OWNER/APPLICANT:** Corretta Kilpatrick-Jones

**REPRESENTATIVE:** Sherice Gates

**REQUEST:** Special use permit to allow a group daycare for 12 children in the Residential Single-Family – 8 (R-8) zoning district.

**EXISTING ZONING:** Residential Single-Family – 8 (R-8)

**AREA:** +/-1.874 acres

---

**The following spoke in support of the application:** None

**The following spoke in opposition the application:** None

The Land Use Control Board reviewed the application and the staff report. A motion was made and seconded to recommend approval with conditions.

**The motion passed by a vote of 8-0- on the consent agenda.**

Respectfully,



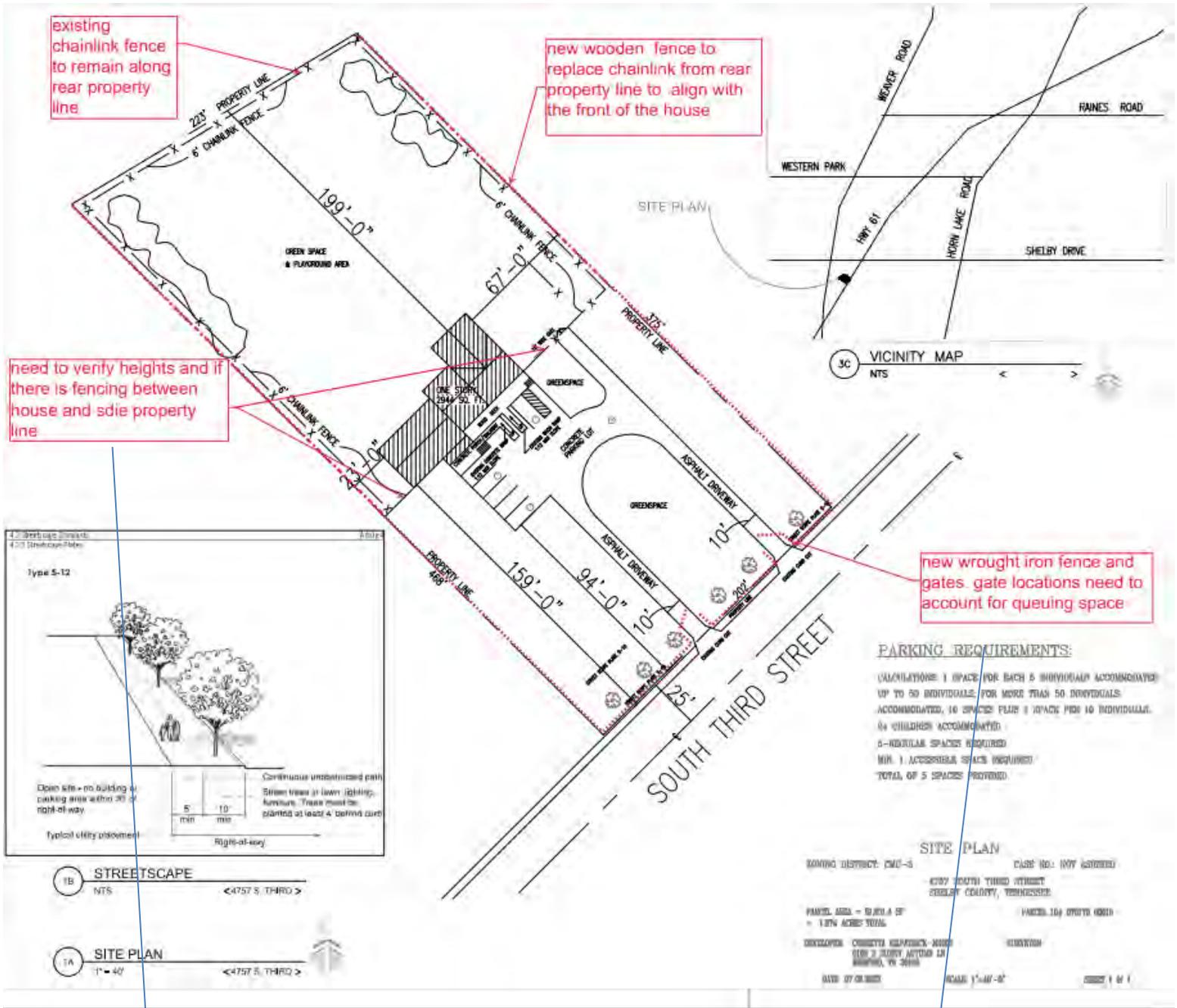
Alexis Longstreet  
Planner I  
Land Use and Development Services  
Division of Planning and Development

Cc: Committee Members  
File

**SUP 23-017**  
**CONDITIONS**

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2. Future modifications to the site plan will not require re-recording of the site plan unless additional uses/activities are being added that beyond the scope of all prior approvals for the site or this approval.

**SITE PLAN**



existing chainlink fence to remain along rear property line

new wooden fence to replace chainlink from rear property line to align with the front of the house

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**PARKING REQUIREMENTS:**  
 CALCULATIONS: 1 SPACE FOR EACH 5 INDIVIDUALS ACCOMMODATED  
 UP TO 50 INDIVIDUALS FOR MORE THAN 50 INDIVIDUALS  
 ACCOMMODATED, 10 SPACES PLUS 1 SPACE PER 10 INDIVIDUALS  
 1/4 CHILDREN ACCOMMODATED  
 5-REGULAR SPACES REQUIRED  
 MIN. 1 ACCESSIBLE SPACE REQUIRED  
 TOTAL OF 5 SPACES PROVIDED

**SITE PLAN**  
 BORING DISTRICT CWD-5 CASE NO: RW 46888  
 4757 SOUTH THIRD STREET  
 SHELBY COUNTY, TENNESSEE  
 PARCEL AREA - 10,814.4 SF  
 = 1.274 ACRES TOTAL PARCEL ID# 07070 0000  
 DEVELOPER: CHERRY BLANCKEN HILLS  
 6100 S JURY AVENUE LN  
 MEMPHIS, TN 38119  
 DATE: 07/20/2016 SCALE: 1"=40'-0" SHEET 1 OF 1

The wooden fencing and the fencing between house and side property line will be 6 ft.

The wrought iron gates at both driveways will have a 20-foot setback from the road to allow for queuing space.

**AGENDA ITEM:** 17

**CASE NUMBER:** SUP 2023-017

**L.U.C.B. MEETING:** August 10, 2023

**LOCATION:** 4757 South Third Street

**OWNER/APPLICANT:** Corretta Kilpatrick-Jones

**REPRESENTATIVE:** Sherice Gates

**REQUEST:** Special use permit to allow a group daycare for 12 children in the Residential Single-Family – 8 (R-8) zoning district.

**AREA:** +/-1.874 acres

**EXISTING ZONING:** Residential-Single-Family – 8 (R-8)

## CONCLUSIONS

1. The applicant is seeking a special use permit to allow a group daycare for 12 children within the Residential Single-Family-8 zoning district.
2. The property is an existing single-family home utilized as a daycare that has not been operated in the past two (2) years.
3. 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 13-15 of this report.

## RECOMMENDATION

*Approval with conditions*

**GENERAL INFORMATION**

**Street Frontage:** South Third Street +/-207 linear feet

**Zoning Atlas Page:** 2425

**Parcel ID:** 075170 00015

**Existing Zoning:** Residential Single-Family – 8 (R-8)

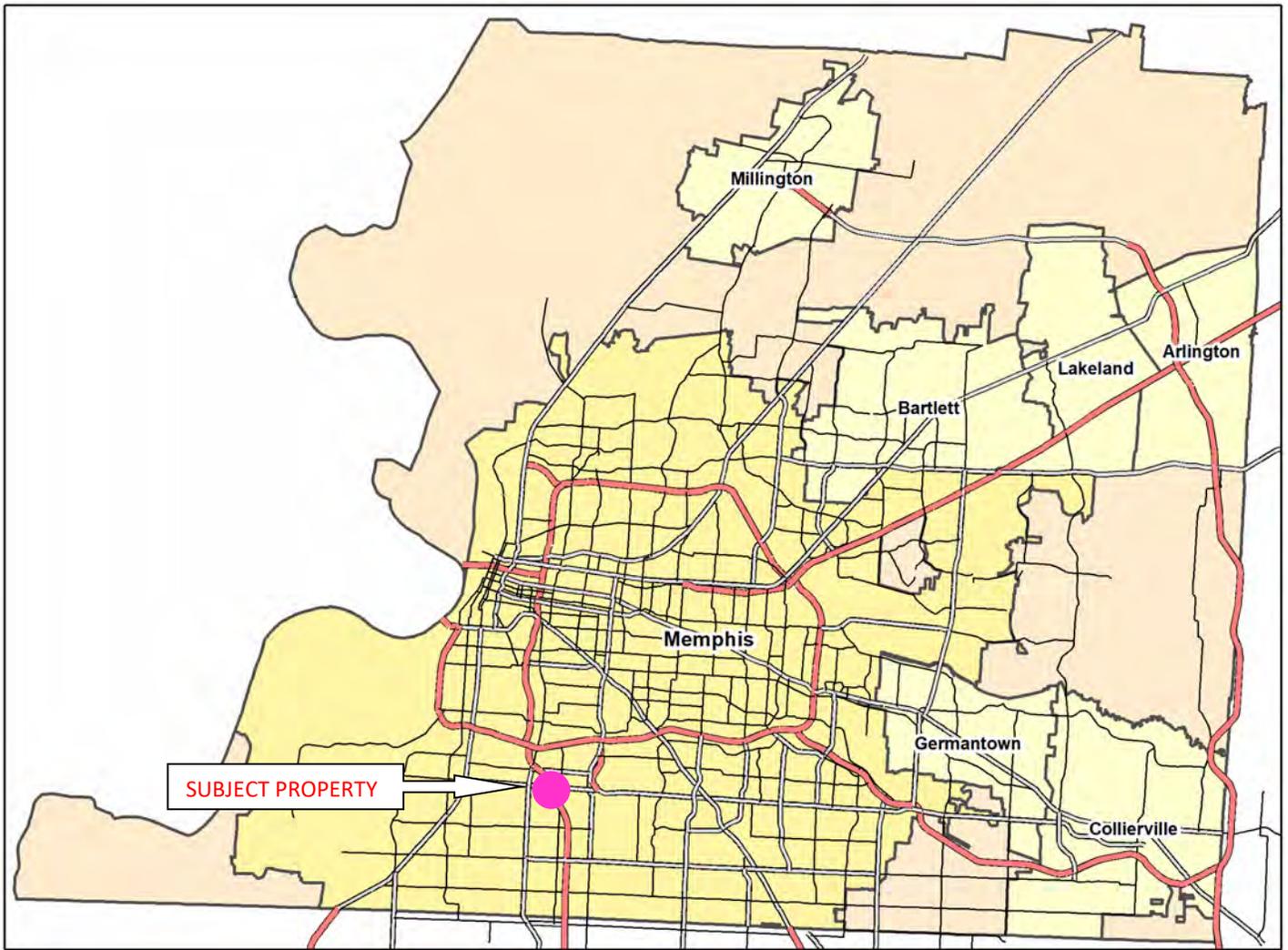
**NEIGHBORHOOD MEETING**

The meeting was held at 7:00 PM on Thursday, July 28, 2023, at the subject property, 4757 South Third Street.

**PUBLIC NOTICE**

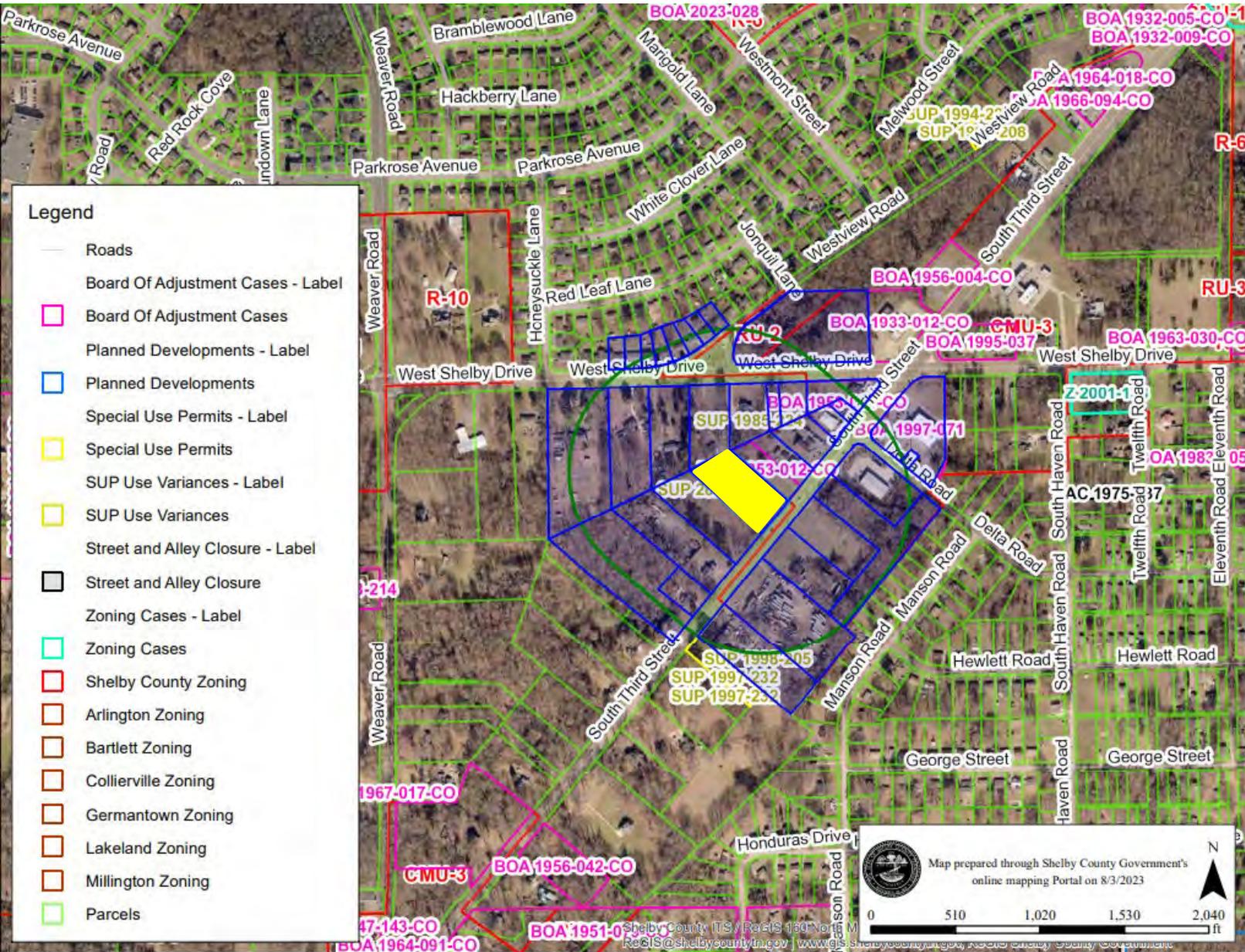
In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signs posted. A total of 34 notices were mailed on July 18, 2023, and a total of 1 sign posted at the subject property. The sign affidavit has been added to this report.

**LOCATION MAP**



Subject property located within the pink circle, Westwood neighborhood

VICINITY MAP



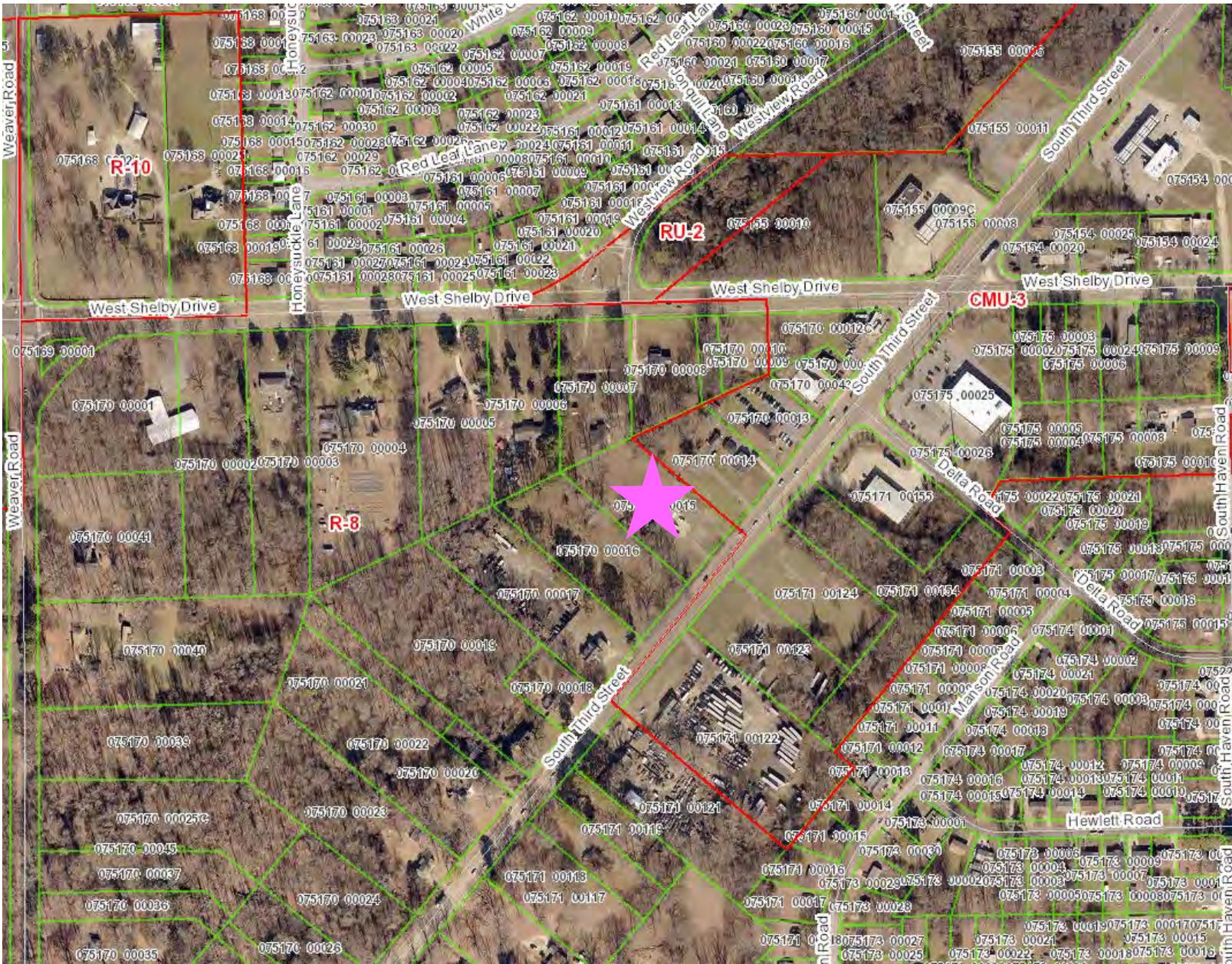
Site highlighted in yellow

**AERIAL**



Subject property outlined in orange, imagery from March 2023

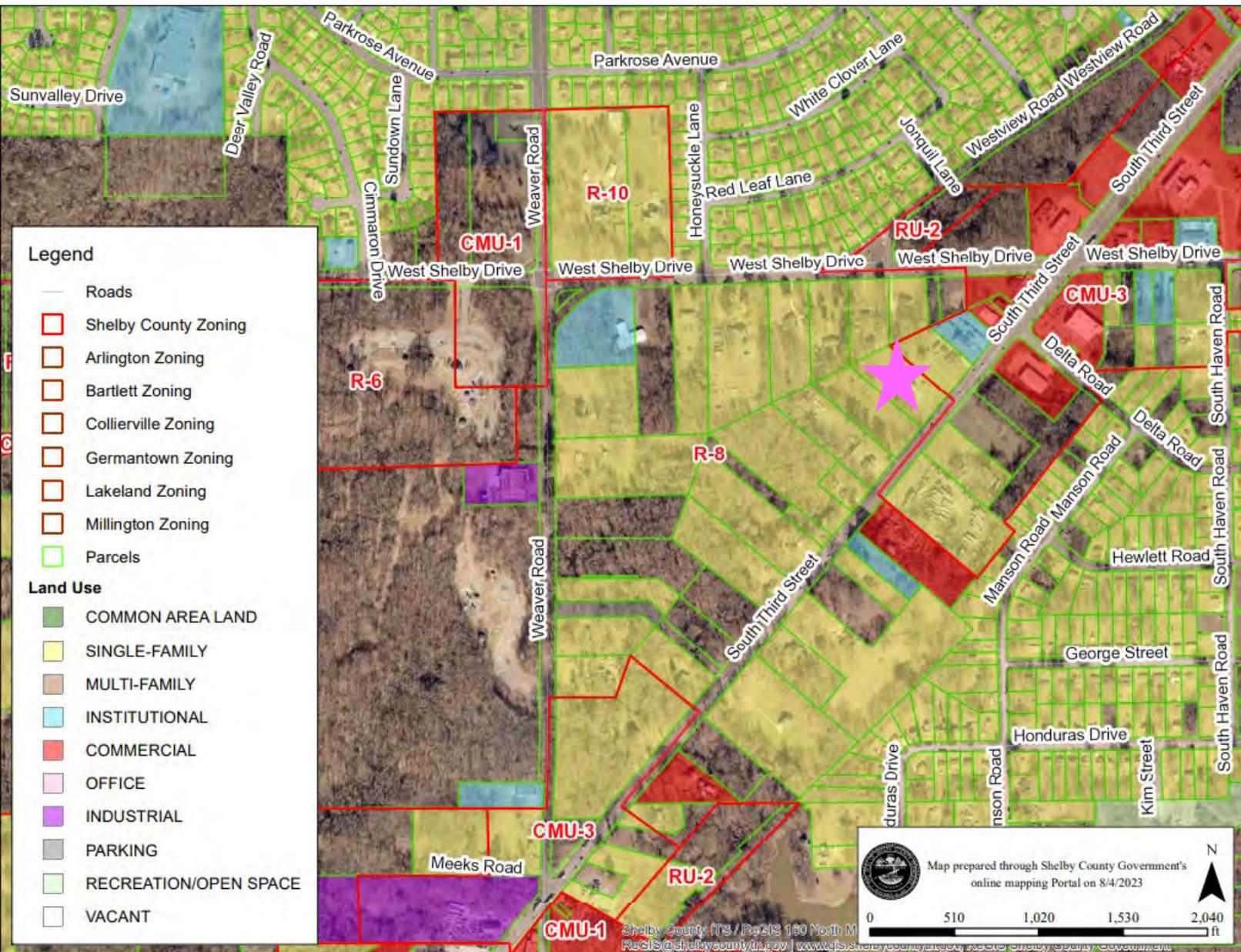
**ZONING MAP**



Subject property indicated by a pink star

- Existing Zoning:** Residential Single-Family – 8 (R-8)
- Surrounding Zoning**
- North:** R-10, RU-2, R-8
- East:** CMU-3
- South:** R-8
- West:** R-8

LAND USE MAP



Subject property indicated by a pink star

**SITE PHOTOS**

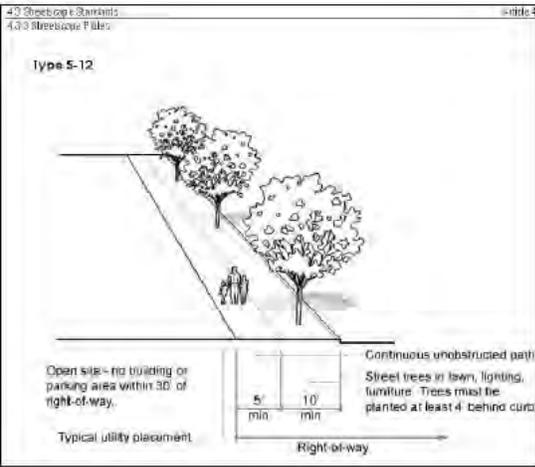
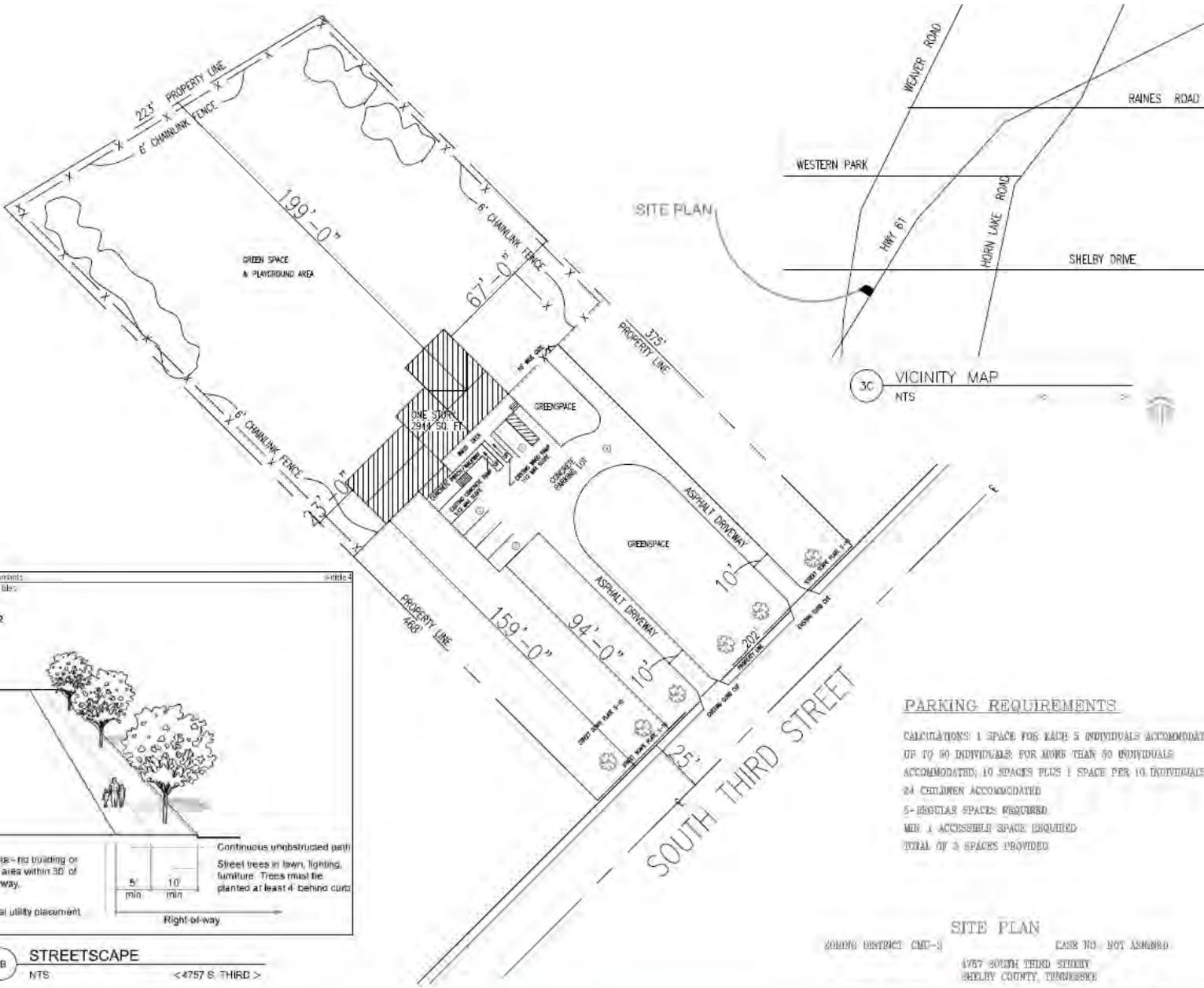


View of subject property looking Southeast from TN-14



View of subject property looking Northwest from TN-14

**SITE PLAN**

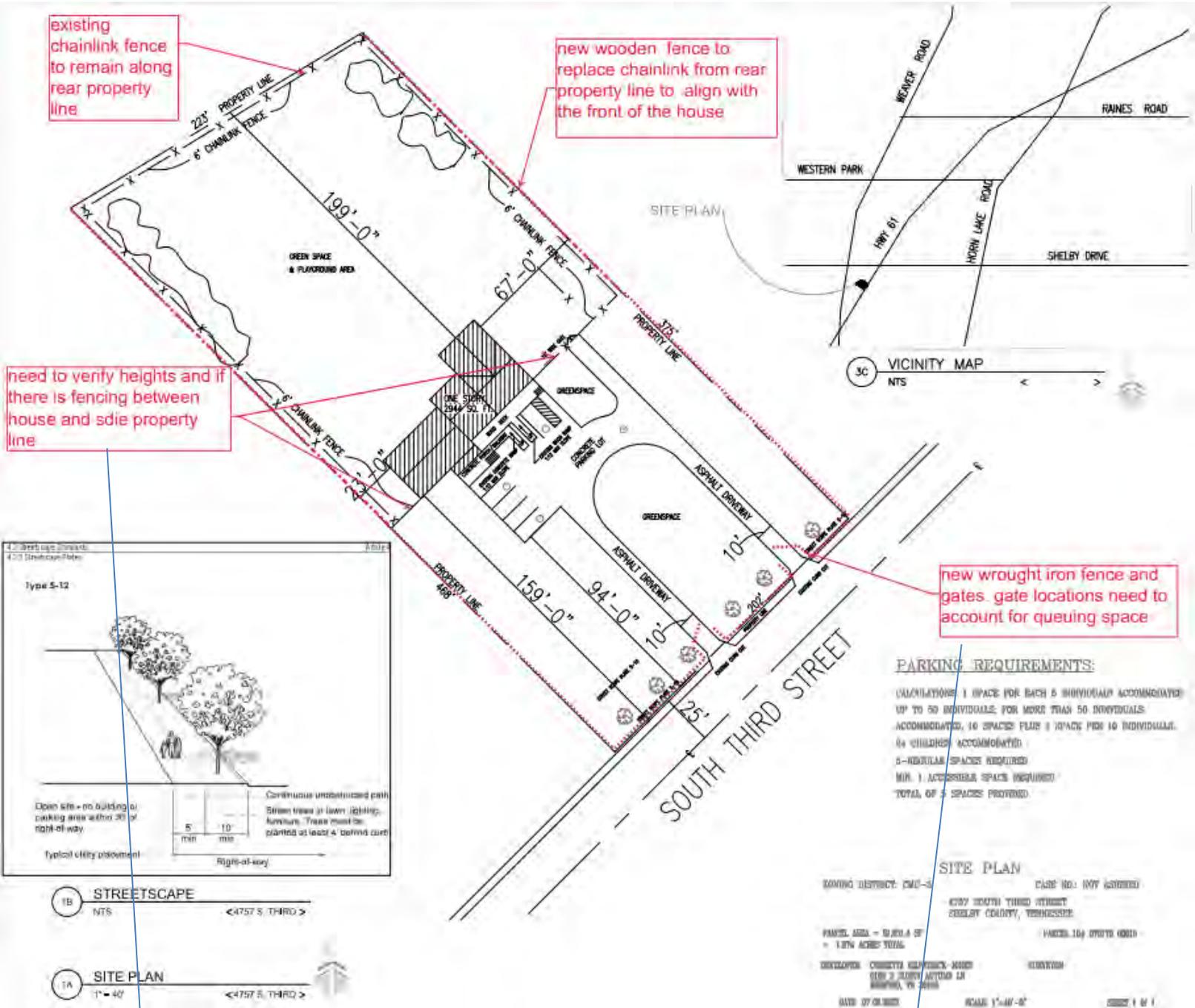


**1B STREETScape**  
 NTS <4757 S. THIRD >

**PARKING REQUIREMENTS**  
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 UP TO 50 INDIVIDUALS; FOR MORE THAN 50 INDIVIDUALS  
 ACCOMMODATED, 10 SPACES PLUS 1 SPACE PER 10 INDIVIDUALS  
 24 CHILDREN ACCOMMODATED  
 5-REGULAR SPACES REQUIRED  
 MIN 1 ACCESSIBLE SPACE REQUIRED  
 TOTAL OF 3 SPACES PROVIDED

**SITE PLAN**  
 ZONING DISTRICT CMC-3 CASE NO. NOT ASSIGNED  
 4757 SOUTH THIRD STREET  
 SHELBY COUNTY, TENNESSEE  
 PARCEL AREA = 14,624.4 SF PARCEL ID# 075170 00016  
 7/20/2023 07:24

**SITE PLAN – FENCE NOTES**



The wooden fencing and the fencing between house and side property line will be 6 ft.

The wrought iron gates at both driveways will have a 20-foot setback from the road to allow for queuing space.

## STAFF ANALYSIS

### Request

The application, Property Owner’s Affidavit, and letter of intent have been added to this report.

The request is for a special use permit to allow a group daycare for 12 children in the Residential Single-Family – 8 (R-8) zoning 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 insure 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.*

## Comprehensive Planning Review of Memphis 3.0 Consistency

This summary is being produced in response to the following application to support the Land Use and Development Services department in their recommendation: SUP 23-17: Westwood

Site Address/Location: 4757 S 3<sup>rd</sup> St

Overlay District/Historic District/Flood Zone: Not in an Overlay or Historic District or Flood Zone

Future Land Use Designation: Primarily Single-Unit Neighborhood (NS)

Street Type: Parkway

*The applicant is requesting a special use permit to operate a group daycare for 12 children.*

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

Primarily Single-Unit Neighborhood (NS) are residential neighborhoods consisting primarily of single-unit houses that are a Community Anchor. Graphic portrayal of NS is to the right.



not near

### “NS” Form & Location Characteristics

Primarily detached, House scale buildings, Primarily residential, 1 – 3 stories; Beyond ½ mile from a Community Anchor

### “NS” Zoning Notes

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

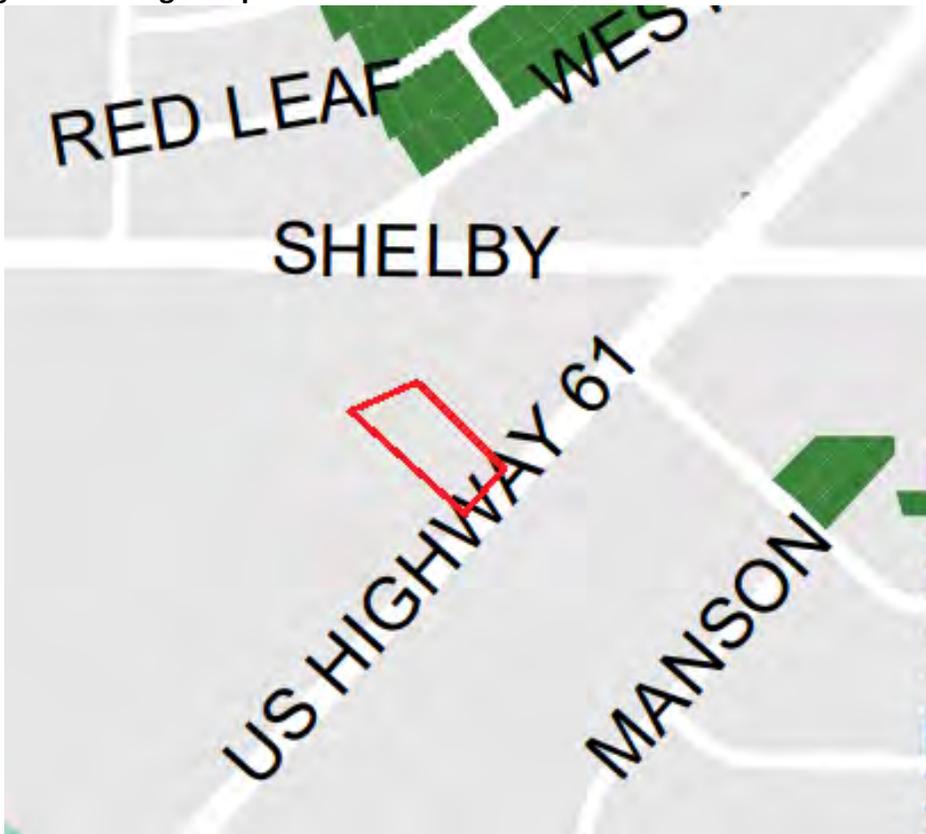
### Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: Single-Family, R-8

Adjacent Land Use and Zoning: Single-Family, Commercial, Vacant, Institutional; R-8, CMU-3

**Overall Compatibility:** *This requested use is not compatible with the land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use and zoning as the proposed use is not residential. However, the structure that the proposed daycare will operate out of is a repurposed single-unit house that is contextually compatible with the surrounding neighborhood.*

### Degree of Change Map



Red polygon denotes the proposed site on the Degree of Change Map. There is no Degree of Change.

3. Degree of Change Description N/A
4. Objectives/Actions Consistent with Goal 1, Complete, Cohesive, Communities N/A
5. Pertinent Sections of Memphis 3.0 that Address Land Use Recommendations N/A

### Consistency Analysis Summary

*This requested use is not compatible with the land use description/intent, form & location characteristics, zoning*

*notes, and existing, adjacent land use and zoning as the proposed use is not residential. However, the structure that the proposed daycare will operate out of is a repurposed single-unit house that is contextually compatible with the surrounding neighborhood.*

*Additionally, the limited number of childcare facilities currently located within the area indicate a need for increased childcare services locally. As a result, this application would represent a positive change for childcare access in the Westwood area.*

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

Summary Compiled by: Brian Mykulyn, Comprehensive Planning.

**Conclusions**

1. The applicant is seeking a special use permit to allow a group daycare for 12 children within the Residential Single-Family-8 zoning district.
2. The property is an existing single-family home utilized as a daycare that has not been operated in the past two (2) years.
3. 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.

**RECOMMENDATION**

Staff recommends approval with conditions.

**Conditions**

1. A building permit application for fence construction must be submitted and approved.
2. Future modifications to the site plan will not require re-recording of the site plan unless additional uses/activities are being added that beyond the scope of all prior approvals for the site or this approval.

## DEPARTMENTAL COMMENTS

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

### **City/County Engineer:**

1. Standard Public Improvement 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.

### Roads:

3. 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.

4. 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:

5. 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.

6. 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.

7. 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:

8. The City Engineer shall approve the design, number, and location of curb cuts.

9. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter, and sidewalk.

10. Will need to replace existing curb cuts with City of Memphis standard commercial curb cut.

### Drainage:

11. 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.

12. 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.

13. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.

14. 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.

15. 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:

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

17. Residential lots with individual curb cuts to a collector street should provide adequate width and front yard depth to provide an on-site turn around area permitting egress by forward motion.

18. 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.

19. 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.

20. Provide a paved and curbed pick-up/discharge area that does not cause children to walk between parked cars or across traffic aisles.

21. All parking areas and driving aisles to be paved with asphalt or concrete.

General Notes:

22. Development is greater than 1 acre and is located within a sensitive drainage basin.

23. Required landscaping shall not be placed on sewer or drainage easements.

**City/County Fire Division:**

1. This facility shall comply with the 2021 edition of the International Fire Code (as locally amended) and referenced standards.

**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:** No comments received.

**APPLICATION**



**Record Summary for Special Use Permit**

**Record Detail Information**

Record Type: Special Use Permit

Record Status: Assignment

Opened Date: July 7, 2023

Record Number: SUP 2023-017

Expiration Date:

Record Name: Group Daycare Home

Description of Work: Existing single family resident intended to be used as a group daycare (GDH) home for 12 children, subject to approval for Special Permit use.

Parent Record Number:

---

**Address:**

4757 S THIRD ST, MEMPHIS 38109

**Owner Information**

Primary Owner Name

Y KILPATRICK-JONES CORRETTA

Owner Address

5188 Sunny Autumn Lane, Memphis, TN 38125

Owner Phone

9012196914

---

**Parcel Information**

075170 00015

---

**Data Fields**

**PREAPPLICATION MEETING**

Name of OPD Planner

Brett Davis

Date of Meeting

06/16/2023

Pre-application Meeting Type

Phone

**GENERAL PROJECT INFORMATION**

**GENERAL PROJECT INFORMATION**

Application Type	New Special Use Permit (SUP)
List any relevant former Docket / Case 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	no
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	no
UDC Sub-Section 9.6.9C	yes
UDC Sub-Section 9.6.9D	no
UDC Sub-Section 9.6.9E	yes
UDC Sub-Section 9.6.9F	no

**GIS INFORMATION**

Case Layer	-
Central Business Improvement District Class	No R
Downtown Fire District	No
Historic District	-
Land Use	SINGLE-FAMILY
Municipality	MEMPHIS
Overlay/Special Purpose District	-
Zoning	R-8
State Route	1
Lot	0 5
Subdivision	WESTWOOD
Planned Development District	-
Wellhead Protection Overlay District	Yes

**Contact Information**

<b>Name</b>	<b>Contact Type</b>
KILPATRICK-JONES CORRETTA	APPLICANT
<b>Address</b>	
5188 SUNNY AUTUMN LANE, 5188 SUNNY AUTUMN LANE, MEMPHIS, TN, 38125	

**LETTER OF INTENT**

LETTER OF INTENT

Corretta Jones  
4757 South Third Street  
Memphis, TN. 38109

To whom it may concern,

I, Corretta Jones want to open a group home daycare for the children in the community and church. I found this location at 4757 South Third Street in Memphis TN 38109. I have worked diligently on all repairs that were needed. This location was previously utilized as a daycare and has not been in operation for over 2 years. This is a residential area and requires that I obtain a special use permit.

My plans are to provide an invaluable opportunity for the children to learn and develop their social skills as they interact with others. I want to support the emotional needs and help develop our future young children. This will be accomplished through supervision, providing a safe environment/academic readiness, caring, and supporting the needs with responsible staff. I want to give the children an experience that supports their emotional health and development, while decreasing separation anxiety as children start to develop independence from their parents. This will also provide service that gives parents the freedom to work, advance their careers and have confidence that their children are getting great care.

Children of Promise is the chosen name with the reference scripture Job 8:7 (Though thy beginning was small, yet thy latter end should greatly increase.) I believe God has given me a task to help the children and I am willing to go above and beyond to accomplish this task with your help of approving my special use permit.

Kind Regards,  
Corretta Jones

**SIGN AFFIDAVIT**

AFFIDAVIT

Shelby County  
State of Tennessee

I, Corretta Jones, being duly sworn, depose and say that at 4.53 am/pm on the 18 day of July, 2023, I posted  Public Notice Sign(s) pertaining to Case No. SUP 23 017 at Shelby + Third (4757 S. Third St providing notice of a Public Hearing before the (check one): Memph. TN 38

- 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. SUP 23 017

C Jones  
Owner, Applicant or Representative

July 18, 2023  
Date

Subscribed and sworn to before me this 18 day of July, 2023.

Barbara Palmer  
Notary Public

My commission expires: 4/22/2025



**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: Assignment

Opened Date: July 7, 2023

Record Number: SUP 2023-017

Expiration Date:

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Parent Record Number:

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### Address:

4757 S THIRD ST, MEMPHIS 38109

### Owner Information

Primary Owner Name

Y KILPATRICK-JONES CORRETTA

Owner Address

5188 Sunny Autumn Lane, Memphis, TN 38125

Owner Phone

9012196914

---

### Parcel Information

075170 00015

---

### Data Fields

#### PREAPPLICATION MEETING

Name of OPD Planner

Brett Davis

Date of Meeting

06/16/2023

Pre-application Meeting Type

Phone

#### GENERAL PROJECT INFORMATION

**GENERAL PROJECT INFORMATION**

Application Type	New Special Use Permit (SUP)
List any relevant former Docket / Case 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	no
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	no
UDC Sub-Section 9.6.9C	yes
UDC Sub-Section 9.6.9D	no
UDC Sub-Section 9.6.9E	yes
UDC Sub-Section 9.6.9F	no

**GIS INFORMATION**

Case Layer	-
Central Business Improvement District	No
Class	R
Downtown Fire District	No
Historic District	-
Land Use	SINGLE-FAMILY
Municipality	MEMPHIS
Overlay/Special Purpose District	-
Zoning	R-8
State Route	1
Lot	0 5
Subdivision	WESTWOOD
Planned Development District	-
Wellhead Protection Overlay District	Yes

---

**Contact Information**

<b>Name</b>	<b>Contact Type</b>
KILPATRICK-JONES CORRETTA	APPLICANT

**Address**  
5188 SUNNY AUTUMN LANE, 5188 SUNNY AUTUMN LANE, MEMPHIS, TN, 38125

**Phone**

(901)219-6914

---

**Fee Information**

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1484364	Child Care Center (8-12 Children)	1	100.00	INVOICED	0.00	07/07/2023
1484364	Credit Card Use Fee (.026 x fee)	1	2.60	INVOICED	0.00	07/07/2023
1484315	Credit Card Use Fee (.026 x fee)	1	0.00	INVOICED	0.00	07/07/2023

Total Fee Invoiced: \$102.60

Total Balance: \$0.00

---

**Payment Information**

Payment Amount	Method of Payment
\$102.60	Credit Card

## LETTER OF INTENT

Corretta Jones  
4757 South Third Street  
Memphis, TN. 38109

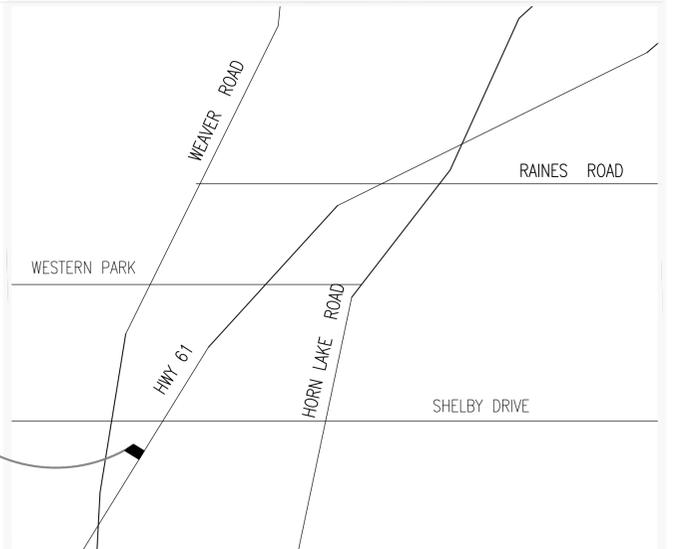
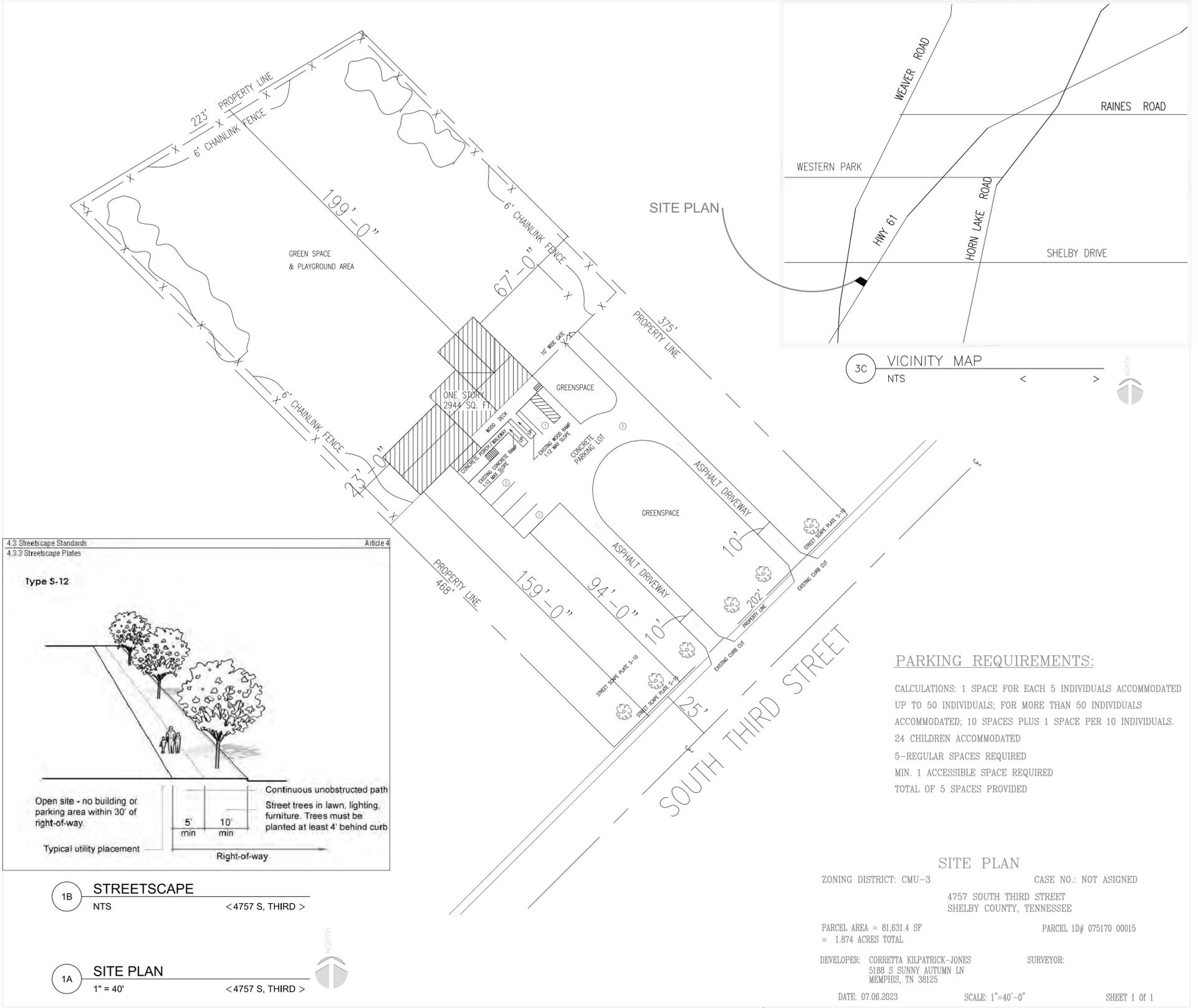
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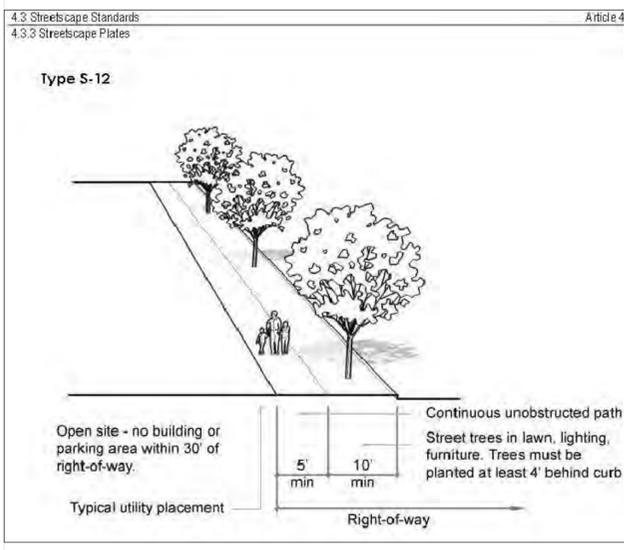
My plans are to provide an invaluable opportunity for the children to learn and develop their social skills as they interact with others. I want to support the emotional needs and help develop our future young children. This will be accomplished through supervision, providing a safe environment/academic readiness, caring, and supporting the needs with responsible staff. I want to give the children an experience that supports their emotional health and development, while decreasing separation anxiety as children start to develop independence from their parents. This will also provide service that gives parents the freedom to work, advance their careers and have confidence that their children are getting great care.

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Kind Regards,  
Corretta Jones



3C VICINITY MAP  
NTS



1B STREETScape  
NTS <4757 S, THIRD >

1A SITE PLAN  
1" = 40' <4757 S, THIRD >

**PARKING REQUIREMENTS:**

CALCULATIONS: 1 SPACE FOR EACH 5 INDIVIDUALS ACCOMMODATED UP TO 50 INDIVIDUALS; FOR MORE THAN 50 INDIVIDUALS ACCOMMODATED; 10 SPACES PLUS 1 SPACE PER 10 INDIVIDUALS.

24 CHILDREN ACCOMMODATED

5-REGULAR SPACES REQUIRED

MIN. 1 ACCESSIBLE SPACE REQUIRED

TOTAL OF 5 SPACES PROVIDED

**SITE PLAN**

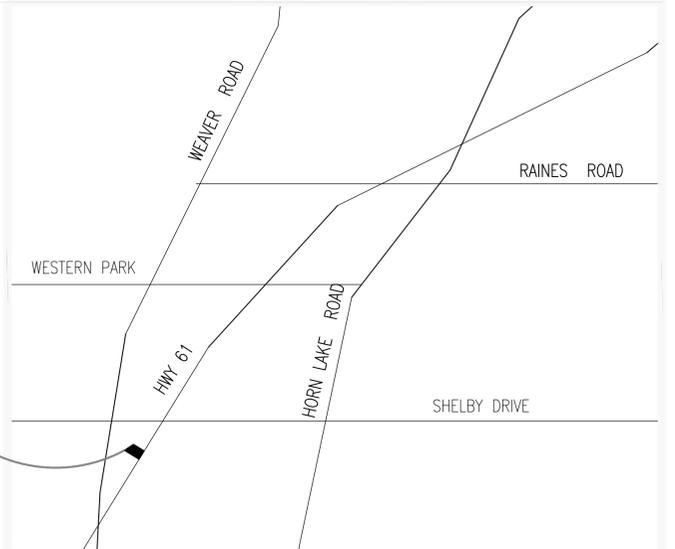
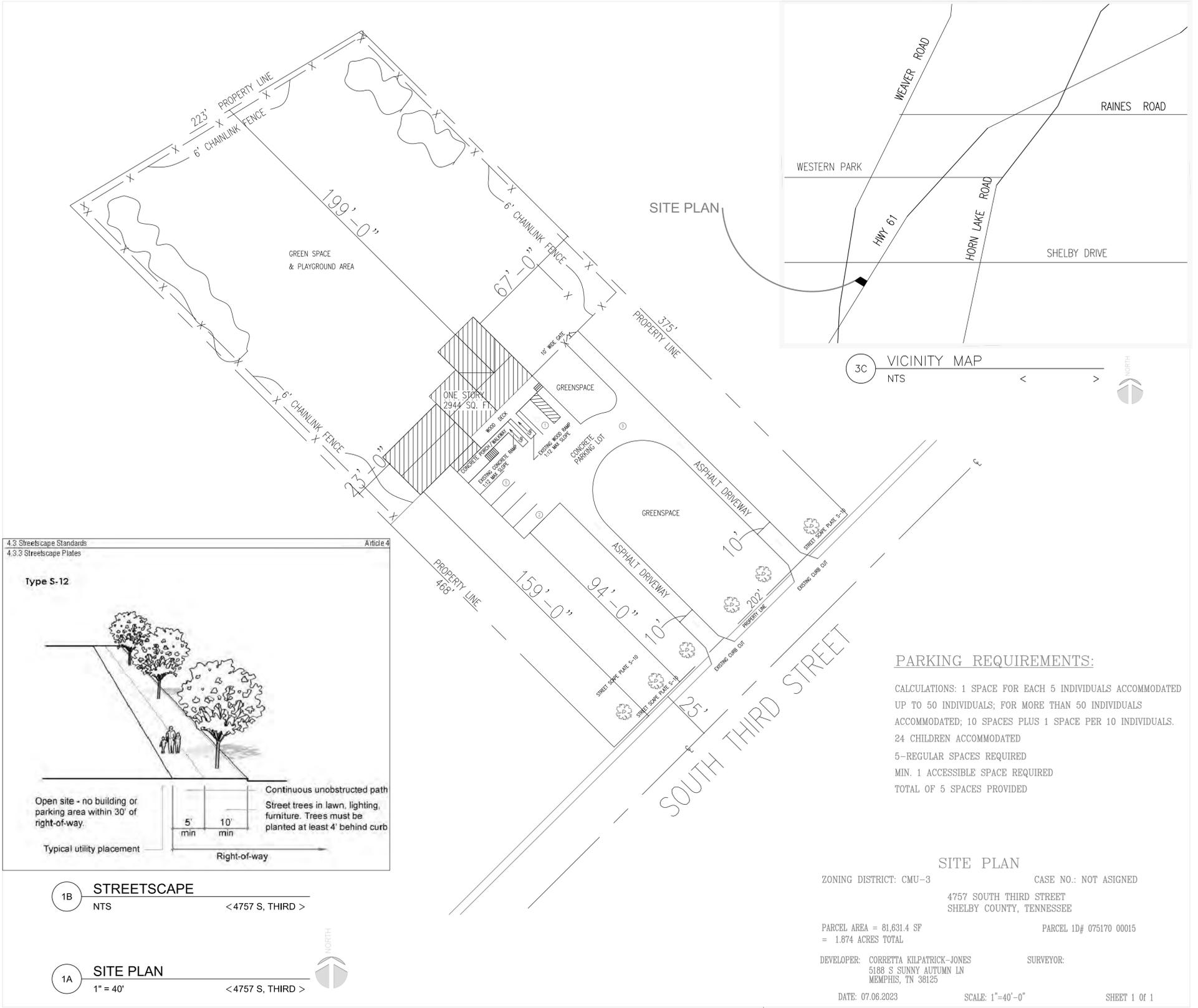
ZONING DISTRICT: CMU-3 CASE NO.: NOT ASSIGNED

4757 SOUTH THIRD STREET  
SHELBY COUNTY, TENNESSEE

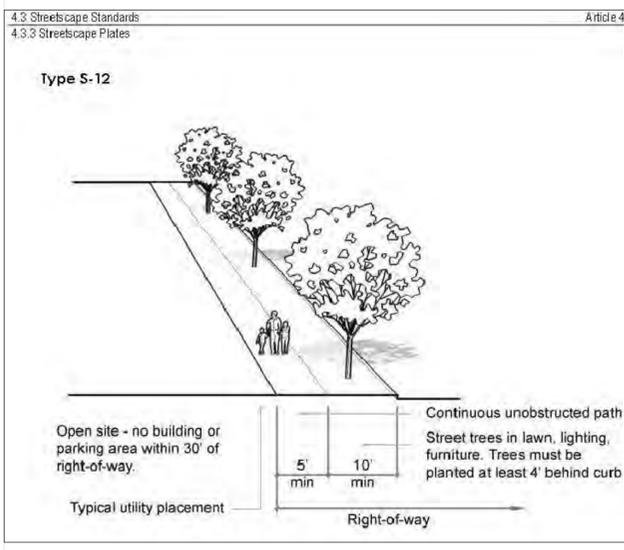
PARCEL AREA = 81,631.4 SF  
= 1.874 ACRES TOTAL PARCEL 1D# 075170 00015

DEVELOPER: CORRETTA KILPATRICK-JONES SURVEYOR:  
5188 S SUNNY AUTUMN LN  
MEMPHIS, TN 38125

DATE: 07.06.2023 SCALE: 1"=40'-0" SHEET 1 Of 1



3C VICINITY MAP  
NTS



1B STREETSCAPE  
NTS <4757 S, THIRD >

1A SITE PLAN  
1" = 40' <4757 S, THIRD >

**PARKING REQUIREMENTS:**  
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 24 CHILDREN ACCOMMODATED  
 5-REGULAR SPACES REQUIRED  
 MIN. 1 ACCESSIBLE SPACE REQUIRED  
 TOTAL OF 5 SPACES PROVIDED

**SITE PLAN**  
 ZONING DISTRICT: CMU-3 CASE NO.: NOT ASSIGNED  
 4757 SOUTH THIRD STREET  
 SHELBY COUNTY, TENNESSEE  
 PARCEL AREA = 81,631.4 SF PARCEL 1D# 075170 00015  
 = 1.874 ACRES TOTAL  
 DEVELOPER: CORRETTA KILPATRICK-JONES SURVEYOR:  
 5188 S SUNNY AUTUMN LN  
 MEMPHIS, TN 38125  
 DATE: 07.06.2023 SCALE: 1"=40'-0" SHEET 1 OF 1

**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, Corretta Jones (Print Name) Corretta Jones (Sign Name) 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):

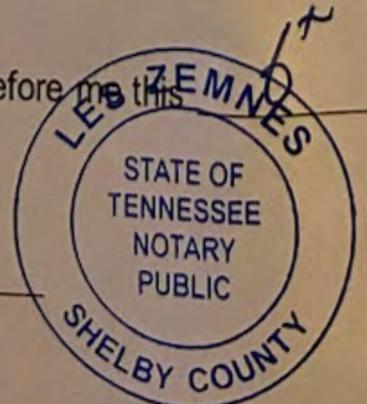
I am the owner of record as shown on the current tax rolls of the county Assessor of Property; the mortgage holder of record as shown in the mortgage records of the county Register of Deeds; purchaser under a land contract; a mortgagee or vendee in possession; or I have a freehold or lesser estate in 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 4757 South Third St. Mphs. TN. 38109  
and further identified by Assessor's Parcel Number 07517000015  
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 10 day of July in the year of 2023.

[Signature]  
Signature of Notary Public



9-27-2023  
My Commission Expires

My Commission Expires Sept. 27 2023



# Shelby County Tennessee

## *Shelandra Y Ford*

Shelby County Register

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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.



22042504

04/14/2022 - 01:04:06 PM

1 PGS	
HERTHA 2414035 - 22042504	
VALUE	0.00
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: Daryl J. Smith 200 Jefferson Suite 1113, Memphis Tn 38103

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Kenny Jones Pastor of Cathedral of Praise Ministries Inc. on this 14<sup>th</sup> day of April 2022, for and in consideration of the sum of Zero and 00/100 Dollars do(es) hereby bargain, sell, release, remise, quit claim and convey unto Corretta Kilpatrick-Jones all right, title and interest in and to the following described real estate, to wit:

LEGAL DESCRIPTION

Lot 5 Westwood Addition, as shown on plat of record in Plat Book 10, Page 26, in the Register's office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to grantor, Cathedral of Praise Ministries Inc., herein by Warranty Deed of record at Instrument No. 21062455, filed for record May 14, 2021 in the Register's Office of Shelby County, Tennessee.

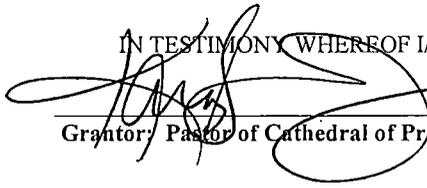
Also, being the same property conveyed to, Arlenda M. Brooks, herein by Quit Claim Deed of record at Instrument No. 2014517, filed for record December 31, 2021 in the Register's Office of Shelby County, Tennessee.

Also, being the same property conveyed to, Sherry Welch, herein by Quit Claim Deed of record at Instrument No. GT 2980, filed for record July 16, 1997 in the Register's Office of Shelby County, Tennessee.

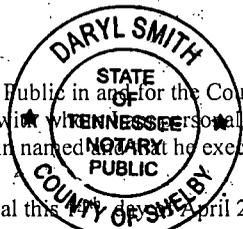
Also, being the same property conveyed to, Gerald D. Brooks, herein by Warranty Deed of record at Instrument No. Z3 8707, filed for record April 1, 1987 in the Register's Office of Shelby County, Tennessee.

Source of title: 21062455

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 14<sup>th</sup> day of April, 2022

  
Grantor: Pastor of Cathedral of Praise Ministries Inc.

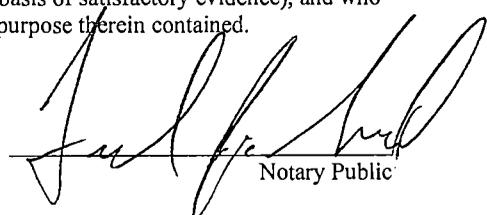
STATE OF TENNESSEE  
COUNTY OF SHELBY



Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Kenny Jones Pastor of Cathedral of Praise Ministries Inc. with Kenneth personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named NOTARY PUBLIC he executed the foregoing instrument for the purpose therein contained.

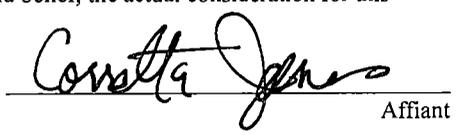
Witness my hand and seal this 14 day of April 2022.

My Commission Expires  
Aug. 18, 2024

  
Notary Public

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 \$0.

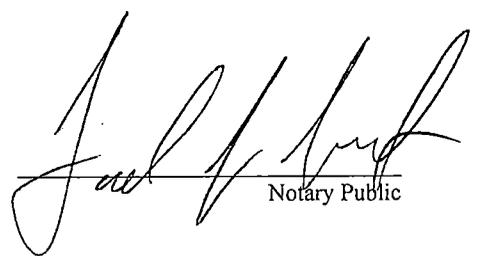
  
Affiant

STATE OF TENNESSEE  
COUNTY OF SHELBY



Subscribed and sworn before me this 14 day of April 2022.

My Commission Expires  
Aug. 18, 2024

  
Notary Public

My commission expires:

Property Address: 4757 Hwy 61  
Memphis, TN 38109

Owner's Name and Address: Grantee  
Corretta Kilpatrick-Jones  
5188 Sunny Autumn Lane  
Memphis, Tn 38125

Parcel Number 075170 00015

Mail Tax Bills to: Grantee  
Corretta Kilpatrick-Jones  
5188 Sunny Autumn Lane  
Memphis, Tn 38125



LOUIS B WASHINGTON  
4787 S. 3<sup>RD</sup> ST.  
MEMPHIS, TN 38109

ROBERT & QUARTROS RHODES  
2748 MCMUARRY ST.  
MEMPHIS, TN 38118

LARNCE WRIGHT  
4597 S 3<sup>RD</sup>  
MEMPHIS, TN 38109

ROSETTA WEARY  
837 ALICE AVE.  
MEMPHIS, TN 38106

ROBERT & QUARTROS RHODES  
2748 MCMUARRY ST.  
MEMPHIS, TN 38118

FRANCIS DUNCAN  
2282 DRAKE  
MEMPHIS, TN 38106

CATHEDRAL OF PRAISE MINISTRIES, INC.  
4725 S. 3<sup>RD</sup> ST.  
MEMPHIS, TN 38109

JINNIE L SPENCER  
4791 MANSON RD.  
MEMPHIS, TN 38109

FRANCIS DUNCAN  
2282 DRAKE  
MEMPHIS, TN 38106

LARRY J & YVONNE WILLIAMS  
4725 S. 3<sup>RD</sup> ST.  
MEMPHIS, TN 38109

CATHY & RUDELL PUGH JR.  
4797 MANSON RD.  
MEMPHIS, TN 38109

BONNIE R WILLIAMS  
833 W SHELBY DR  
MEMPHIS, TN 38109

ROBERT & QUARTROS RHODES  
2748 MCMUARRY ST.  
MEMPHIS, TN 38118

BARBARA A DENTON  
665 HEWLETT RD.  
MEMPHIS, TN 38109

JACQUELINE HOWARD & LINDA F  
SMITH  
7227 ROB ROY RD  
FORT WAYNE, IN 46814

RHONDA CHISM  
4801 S. 3<sup>RD</sup> ST.  
MEMPHIS, TN 38109

CHARLES AYERS & DANIEL ISBY  
4207 TRIPLE CROWN LOOP S  
SOUTHAVEN, MS 38671

PERCY C & CHARLENE S TOWNS  
877 W SHELBY DR.  
MEMPHIS, TN 38109

EDDIE L JONES  
4809 MANSON RD.  
MEMPHIS, TN 38109

MARY MOORE & PHILLIPS RACHEL  
4817 S 3<sup>RD</sup> ST.  
MEMPHIS, TN 38109

DOMINIC A CODA III  
4707 S 3<sup>RD</sup> ST.  
MEMPHIS, TN 38109

LETICIA WIGGINS  
5358 ABBEYCREST DR.  
MEMPHIS, TN 38109

FRED A & LILLIAN BELL  
4821 MANSON RD.  
MEMPHIS, TN 38109

LARNCE WRIGHT  
4597 S 3<sup>RD</sup> ST.  
MEMPHIS, TN 38109

RHONDA CHISM  
9425 ALEX DICKSON CV.  
BARTLETT, TN 38133

SKEFCO PROPERTIES INC  
2884 WALNUT GROVE RD.  
MEMPHIS, TN 38111

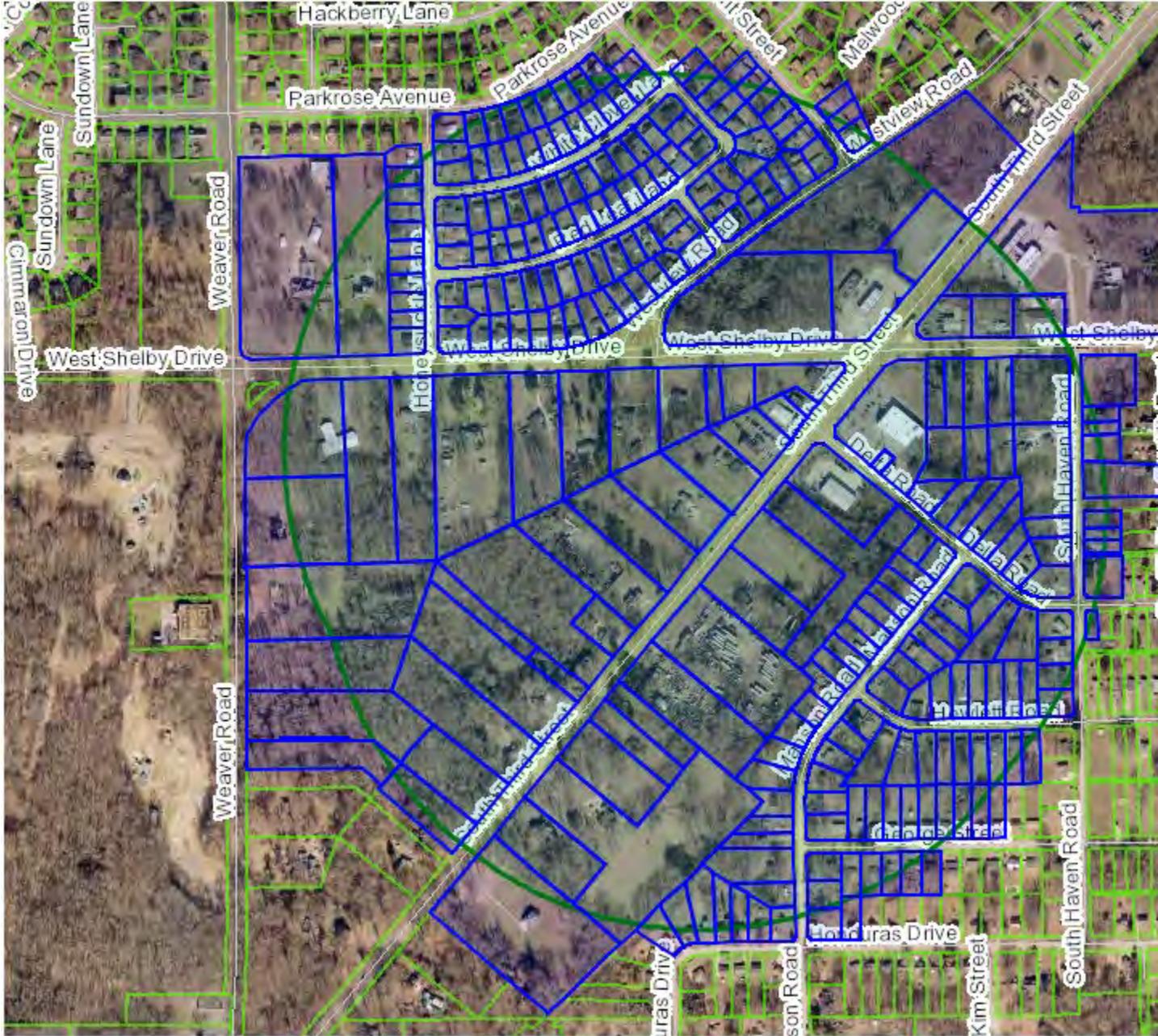
WESTWOOD NEIGHBORHOOD  
ASSOCIATION  
OLOR W. HUGHES  
4323 HAWKEYE  
MEMPHIS, TN 38109

ELIJAH M ANTHONY  
3364 WILLIAM BAILEY DR.  
NASHVILLE, TN 37207

CATHEDRAL OF PRAISE MINISTRIES INC  
4725 S. THIRD ST.  
MEMPHIS, TN 38109  
075170 00015

MEMPHIS CITY COUNCIL  
CHASE CARLISLE, DISTRICT 9  
125 N. MAIN ST. ROOM 514  
MEMPHIS, TN 38103

Vicinity Map



# **PERSONNEL COMMITTEE**

# City of Memphis



TENNESSEE

**JIM STRICKLAND**  
MAYOR

August 15, 2023

The Honorable Michalyn Easter-Thomas, Chairman  
Personnel, Government Affairs, and Annexation Committee  
City Hall - Room 514  
Memphis, TN 38103

Dear Chairman Easter-Thomas:

Subject to Council approval, I hereby recommend that:

**Howard Eddings**

be appointed to the Health, Education and Housing Facility Board as a member with a term expiration date of December 31, 2025.

I have attached biographical information.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Strickland".

Jim Strickland  
Mayor

JSS/sss

**HEALTH, EDUCATION & HOUSING FACILITY BOARD**  
**9 Member Board**  
**6 Year Term**

Purpose:

The Health, Education and Housing Facility Board is a public nonprofit corporation issues tax exempt revenue bonds for the development or rehabilitation of multi-family housing facilities to be occupied, according to the state statute, by persons of low and/or moderated income, and/or elderly and/or handicapped persons.

		Term ends:
<b>Monice Hagler</b>	<b>F/B</b>	<b>12-31-25</b>
<b>Vacancy</b>	<b>F/B</b>	<b>12-31-25</b>
<b>Cliff Henderson</b>	<b>M/B</b>	<b>12-31-22</b>
<b>Vacancy</b>	<b>M/AI</b>	<b>12-31-22</b>
<b>James Jalenak</b>	<b>M/W</b>	<b>12-31-22</b>
<b>Daniel T. Reid</b>	<b>M/W</b>	<b>12-31-23</b>
<b>Katie Shotts</b>	<b>F/W</b>	<b>12-31-22</b>
<b>Buckner Wellford</b>	<b>M/W</b>	<b>12-31-23</b>
<b>Vacancy</b>	<b>F/W</b>	<b>12-31-23</b>

Updated 08/28/23

# City of Memphis



TENNESSEE

**JIM STRICKLAND**  
MAYOR

August 15, 2023

The Honorable Michalyn Easter-Thomas, Chairman  
Personnel, Government Affairs, and Annexation Committee  
City Hall - Room 514  
Memphis, TN 38103

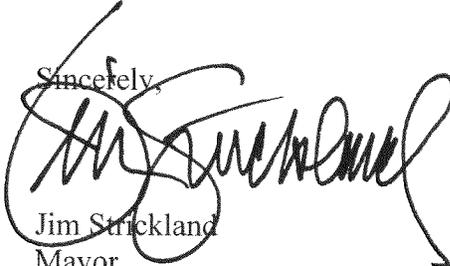
Dear Chairman Easter-Thomas:

Subject to Council approval, I hereby recommend that:

**Ben Jabbour**

be appointed to the Memphis Public Library & Information Center Board of Trustees as a member with a term expiration date of May 30, 2024.

I have attached biographical information.

Sincerely,  
  
Jim Strickland  
Mayor

JSS/sss

**MEMPHIS PUBLIC LIBRARY AND  
INFORMATION CENTER BOARD OF TRUSTEES  
7 Member Board  
2 Year Term**

Purpose:

The Memphis Public Library & Information Center Board may make and endorse rules and regulations. It may receive donations, devise and bequest to be used by it directly for library purposes. It shall recommend to the mayor of the city contracts for services and leases. It shall furnish to the state library agency such statistics and information as may be required. Also, it shall have the power to make and enforce rules providing penalties for loss of or injury to library property and shall at their discretion establish fees for special services.

Term ends:

<b>Fields, Cami</b>	<b>F/W</b>	<b>05-30-25</b>
<b>Lonnie Robinson</b>	<b>M/B</b>	<b>05-30-24</b>
<b>Jordan-Vann, Beverly</b>	<b>F/B</b>	<b>05-30-25</b>
<b>McCloy, E. Keenon</b>	<b>F/W</b>	<b>05-30-25</b>
<b>Stephanie Cage</b>	<b>F/B</b>	<b>05-30-24</b>
<b>Vacancy</b>	<b>M/B</b>	<b>05-30-18</b>
<b>Stephanie Ivey</b>	<b>F/W</b>	<b>05-30-24</b>

Updated 041723

# **EXECUTIVE COMMITTEE**

REFERENDUM ORDINANCE NO. \_\_\_\_\_

A REFERENDUM ORDINANCE TO AMEND, PURSUANT TO [ARTICLE XI, § 9](#) OF THE CONSTITUTION OF THE STATE OF TENNESSEE (HOME RULE AMENDMENT), PROVISIONS OF THE CHARTER OF THE CITY OF MEMPHIS, THE SAME BEING CHAPTER 11 OF THE ACTS OF 1879, AS AMENDED, RELATIVE TO PARTISAN ELECTIONS FOR THE OFFICES OF MAYOR AND CITY COUNCIL MEMBERS AND TO REPEAL ALL PROVISIONS OF THE CITY’S CHARTER INCONSISTENT WITH THIS AMENDMENT

**WHEREAS**, the Tennessee Code Annotated § 2-13-208, provides that municipal elections shall be nonpartisan unless the municipality's charter specifically permits partisan elections. When a municipality's charter allows partisan elections, political parties may nominate candidates for municipal office by using the primary election provisions of Title 2 of Tennessee Code Annotated (the “Election Code”) or as otherwise authorized by the rules of the party; and

**WHEREAS**, it is deemed advisable and in the best interest of the citizens of the City of Memphis that the City of Memphis Charter be amended by ordinance as provided by [Article XI, Section 9](#) of the Constitution of the State of Tennessee (Home Rule Amendment) for the purpose of permitting partisan elections for the Offices of the Mayor and Memphis City Council Members.

[Section 1](#). Proposed Amendment Authorized.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEMPHIS, TENNESEE**, That pursuant to Article XI, Section 9 of the Constitution of the State of Tennessee, as amended, a proposal for amending the Charter of the City, as set forth in this ordinance, shall be published and submitted by the City of Memphis to its qualified voters at the first state general election, which shall be held in the City of Memphis on August 1, 2024, and which shall be held at least sixty (60) days after such publication.

[Section 2](#). Publication of Home Rule Amendment as required by Tennessee Constitution.

**BE IT FURTHER ORDAINED**, That the Comptroller is hereby directed to cause this Ordinance, as finally adopted, to be published pursuant to provisions of Article XI, Section 9 of the Constitution of the State of Tennessee immediately after adoption by the City Council.

[Section 3](#). Certification and Delivery to Election Commission.

**BE IT FURTHER ORDAINED**, That upon the adoption of this Ordinance becoming effective as required by law, the Comptroller of the City of Memphis shall immediately certify adoption of this Ordinance and deliver a certified copy thereof to the Shelby County Election Commission in charge of holding the general State election on August 1, 2024, and shall request that the proposed amendment to the Home Rule Charter of the City of Memphis, in the preferred form set forth in this Ordinance, be placed on the ballot.

[Section 4.](#) Proposal and preference.

**BE IT FURTHER ORDAINED,** That the City Council does hereby adopt the suggested proposal and form of question to be placed on the ballot for a referendum vote on a Home Rule Amendment to the Charter of the City of Memphis in a State General election to be held on the 1st day of August, 2024, which question shall read as follows:

“ Shall the Charter of the City of Memphis be amended to read:

‘ Elections for the Offices of Mayor and Memphis City Council Members shall be partisan, such that political parties, including but not limited to the Democratic and Republican parties, may nominate candidates for the offices of Mayor and Memphis City Council Members by using the primary election provisions of the Tennessee Election Code or as otherwise authorized by the rules of the party. All provisions of the Charter that are inconsistent with this charter amendment are repealed.’ ?

*I, Shirley Ford, Director of Finance for the City of Memphis do hereby certify that the foregoing amendment shall have no impact on the annual revenues and expenditures of the City.*

FOR THE AMENDMENT	(YES) _____
AGAINST THE AMENDMENT	(NO) _____

[Section 5.](#) Effective Date of Charter Amendment.

**BE IT FURTHER ORDAINED,** That this Ordinance shall take effect for the purposes set forth herein sixty (60) days after approval by a majority of the qualified voters voting thereon in an election to be held on the 1st day of August, 2024, the public welfare, requiring it.

[Section 6.](#) Certification of Results.

**BE IT FURTHER ORDAINED,** That the Shelby County Election Commission certify the result of said election on the referendum question to the Comptroller of the City of Memphis, who shall see that said result is made a part of the Minutes of the Council of the City of Memphis.

[Section 7.](#) **BE IT FURTHER ORDAINED,** That the Mayor be and is hereby authorized to appropriate and expend out of general revenues of the City of Memphis, Tennessee, a sum sufficient to pay a pro-rata cost attributable to the inclusion of the proposed amendment on the ballot for the election to be held on the 1st day of August, 2024, if any.

[Section 8.](#) Nonconflicting - Conflicting Laws.

**BE IT FURTHER ORDAINED,** That from and after the effective date of this Home Rule Amendment, all laws constituting the present Charter of the City of Memphis in conflict with the subject matter of this amendatory Home Rule Ordinance shall be immediately annulled, vacated,

and repealed and all laws constituting the present Charter of the City of Memphis not in conflict with this amendatory Home Rule Ordinance, be and the same are here continued in full force and effect.

Section 9. Severability.

**BE IT FURTHER ORDAINED**, that if any clause, section, paragraph, sentence or part of this Ordinance shall be held or declared to be unconstitutional and void, it shall not affect the remaining parts of this Ordinance, it being hereby declared to be the legislative intent to have passed the remainder of this Ordinance notwithstanding the parts so held to be invalid, if any.

Section 10. Publication as Required by the City Charter.

**BE IT FURTHER ORDAINED**, that this Ordinance shall also be published by the Comptroller at the same time and manner as required by the City's Charter for all ordinances adopted by the City Council.

Section 11. Enactment of Referendum Ordinance.

**BE IT FURTHER ORDAINED**, that the adoption of this Referendum Ordinance shall take effect from and after the date it shall have passed by the Council, signed by the Chairman of the Council, certified and delivered to the Office of the Mayor in writing by the Comptroller, and become effective as otherwise provided by law.

CHAIRMAN:  
Martavius Jones