



**CITY COUNCIL  
MEETING AGENDA**

**August 6, 2024**

**3:30 p.m.**

**Council Chambers, Lobby Floor  
City Hall - 125 North Main Street  
Memphis, Tennessee 38103-2017**

*If You Are In Need Of A Special Accommodation While  
Attending The Meeting, Please Alert The Council Staff.*

**Super District 8-1.** Chairman JB Smiley, Jr.  
**Super District 9-2.** Vice Chairman J. Ford Canale  
**District 1.** Rhonda Logan  
**District 2.** Jerri Green  
**District 3.** Pearl Eva Walker  
**District 4.** Jana Swearengen-Washington  
**District 5.** Philip Spinosa  
**District 6.** Edmund Ford, Sr.  
**District 7.** Michalyn Easter-Thomas  
**Super District 8-2.** Janika White  
**Super District 8-3.** Yolanda Cooper-Sutton  
**Super District 9-1.** Chase Carlisle  
**Super District 9-3.** Dr. Jeff Warren

## ORDER OF BUSINESS

**I. CALL TO ORDER by the Sergeant-at-Arms**

**II. INVOCATION**

*Any invocation that may be offered before the official start of the Council meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council and do not necessarily represent the religious beliefs or views of the Council in part or as a whole. No member of the community is required to attend or participate in the invocation and such decision will have no impact on their right to actively participate in the business of the Council. Copies of the policy governing invocations and setting forth the procedure to have a volunteer deliver an invocation are available upon written request submitted to the Chief of Staff of the Memphis City Council.*

**III. PLEDGE OF ALLEGIANCE**

**IV. CALL OF ROLL by the Comptroller**

**V. APPROVAL OF PREVIOUS MEETING MINUTES (July 23, 2024)**

**VI. ANNOUNCEMENT FOR APPEARANCE CARDS FOR PUBLIC SPEAKING**

**VII. ITEMS HELD OR DROPPED FROM THE AGENDA**

**PRESENTATIONS AND RECOGNITION OF VISITORS**

1. RESOLUTION approving an Honorary Street Name Change on Horn Lake Road from Shelby Drive to Third Street for Dr. Glenda Baskin Glover. District 6, Super District 8. This Resolution is sponsored by Councilman Ford, Sr.
  
2. RESOLUTION recognizing the academic achievements, leadership merits, and Community service of Hailey Litzey. This Resolution is sponsored by Councilwoman Swearengen-Washington.
  
3. RESOLUTION recognizing Tevita L. Williams Dumas for her exceptional contributions to the Whitehaven Community and the entire City of Memphis through the art of dance. This Resolution is sponsored by Councilwoman Walker.

- 4. RESOLUTION recognizing and honoring Steve Shular for his years of service with the City of Memphis. This Resolution is sponsored by Councilwoman Logan.

**PUBLIC HEARINGS**

- 5. RESOLUTION approving the right-of-way vacation of Lafayette Place located between East Goodwyn Street and Lafayette Street. This Resolution is sponsored by the Division of Planning and Development. *(Held from 12/19; 1/9; 3/19; 4/23)*  
 Canale  
 Chairman,  
 Planning  
 & Zoning  
 Committee Case No. SAC 23-04

Applicant: CHICKASAW HOA  
Cindy Reaves, SR Consulting, LLC (Representative)

Request: Right-of-way vacation of Lafayette Place located between East Goodwyn Street and Lafayette Street

LUCB and DPD recommendation: REJECTION

**ACTION REQUESTED:** Take whatever action Council deems advisable

**Opposition at LUCB; Public Hearing Required**

**103 NOTICES WERE MAILED ON DECEMBER 12, 2023**

*Applicant request has been made to hold this public hearing item until September 24, 2024.*

6. RESOLUTION approving the right-of-way vacation of Lombardy Road between South Fenwick Road and Cherokee Drive. This Resolution is sponsored by the Division of Planning and Development. **(Held from 12/19; 1/9; 3/19; 4/23)**

Canale  
Chairman,  
Planning  
& Zoning  
Committee

Case No. SAC 23-05

Applicant: CHICKASAW HOA  
Cindy Reaves, SR Consulting, LLC (Representative)

Request: Right-of-way vacation of Lombardy Road located between South Fenwick Road and Cherokee Drive

LUCB and DPD recommendation: REJECTION

**ACTION REQUESTED:** Take whatever action Council deems advisable

**Opposition at LUCB; Public Hearing Required**

**67 NOTICES WERE MAILED ON DECEMBER 12, 2023**

**Applicant request has been made to hold this public hearing item until September 24, 2024.**

**DIVISION OF PLANNING AND DEVELOPMENT**

7. RESOLUTION pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code approving a planned development at the subject property located at 2606 Appling Road. This Resolution is sponsored by the Division of Planning and Development.

Canale  
Chairman,  
Planning  
& Zoning  
Committee

Case No. PD 24-06

Applicant: Dawn Kinard  
David Bray, The Bray Firm (Representative)

Request: New planned development for commercial uses

LUCB and DPD recommendation: APPROVAL, with conditions

**ACTION REQUESTED:** Take whatever action Council deems advisable

**No opposition at LUCB; No Public Hearing Required**

8. RESOLUTION approving the closure of an east-west portion of First Avenue west of Canale of Shady Grove Road. This Resolution is sponsored by the Division of Planning and Development.

Chairman,  
Planning  
& Zoning  
Committee

Case No. SAC 24-01

Applicant: Lynda Shea Living Trust  
Cindy Reaves, SR Consulting, LLC (Representative)

Request: To close and vacate an east-west portion of First Avenue west of Shady Grove Road

LUCB and DPD recommendation: APPROVAL, with conditions

**ACTION REQUESTED:** Take whatever action Council deems advisable

**No opposition at LUCB; No Public Hearing Required**

9. RESOLUTION approving the closure of a north-south portion of Shady Grove Road north of Briarcrest Avenue located at 909 Shady Grove Road. This Resolution is sponsored by the Division of Planning and Development.

Chairman,  
Planning  
& Zoning  
Committee

Case No. SAC 24-02

Applicant: Lynda Shea Living Trust  
Cindy Reaves, SR Consulting, LLC (Representative)

Request: To close and vacate an north-south portion of Shady Grove Road north of Briarcrest Avenue

LUCB and DPD recommendation: APPROVAL, with conditions

**ACTION REQUESTED:** Take whatever action Council deems advisable

**No opposition at LUCB; No Public Hearing Required**

10.  
Canale  
Chairman,  
Planning  
& Zoning  
Committee

RESOLUTION approving the closure of a portion of Jackson Avenue and Lauderdale Street between North Third Street and Interstate 40. This Resolution is sponsored by the Division of Planning and Development.

Case No. SAC 24-04

Applicant: American Lebanese Syrian Associated Charities (St. Jude)  
Josh Whitehead of Burch, Porter, & Johnson (Representative)

Request: To close and vacate a portion of Jackson Avenue and Lauderdale Street south of North Third Street

LUCB and DPD recommendation: APPROVAL, with conditions

**ACTION REQUESTED:** Take whatever action Council deems advisable

**No opposition at LUCB; No Public Hearing Required**

11.  
Canale  
Chairman,  
Planning  
& Zoning  
Committee

RESOLUTION approving the closure of the entirety of St. Jude Place between Danny Thomas Boulevard and Lane Avenue. This Resolution is sponsored by the Division of Planning and Development.

Case No. SAC 24-05

Applicant: American Lebanese Syrian Associated Charities (St. Jude)  
Josh Whitehead of Burch, Porter, & Johnson (Representative)

Request: To close and vacate a portion of St. Jude Place east of Danny Thomas Boulevard

LUCB and DPD recommendation: APPROVAL, with conditions

**ACTION REQUESTED:** Take whatever action Council deems advisable

**No opposition at LUCB; No Public Hearing Required**

12. 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 3487 Poplar Avenue. This Resolution is sponsored by the Division of Planning and Development.

Canale  
Chairman,  
Planning  
& Zoning  
Committee

Case No. SUP 24-08

Applicant: Poplar Avenue 3487 Center, LLC/Majors Management, LLC  
Cindy Reaves, SR Consulting, LLC (Representative)

Request: To allow a convenience store with gas pumps

LUCB and DPD recommendation: APPROVAL, with conditions

**ACTION REQUESTED:** Take whatever action Council deems advisable

**No opposition at LUCB; No Public Hearing Required**

**ZONING ORDINANCE- THIRD AND FINAL READING**

13. **JOINT ZONING ORDINANCE** amending the Memphis and Shelby County Unified Development Code as adopted by the City of Memphis on August 10, 2010, and by Shelby County on August 9, 2010, as amended, to revise and enhance the joint zoning and subdivision regulations as recommended by the Memphis and Shelby County Division of Planning & Development and The Land Use Control Board, up for T H I R D and F I N A L reading. This Ordinance is sponsored by the Division of Planning and Development.

Canale  
Chairman,  
Planning  
& Zoning  
Committee

Case No. ZTA 24-02  
Ordinance No. 5909

Applicant: Division of Planning and Development  
Brett Ragsdale, Zoning Administrator (Representative)

Request: Adopt several amendments to the Unified Development Code

LUCB and DPD recommendation: APPROVAL

**ACTION REQUESTED:** Take whatever action Council deems advisable



# CONSENT AGENDA

**GENERAL ORDINANCE - FIRST READING** (None)

**GENERAL ORDINANCE - SECOND READING**

14. **ORDINANCE** to amend and restate Referendum Ordinance 5862 that proposed an amendment to the Charter of the City of Memphis to modify the existing requirements for Qualifications for Mayor and the City Council Members of the City of Memphis, up S E C O N D reading. Ordinance No. 5913 is sponsored by Chairman Smiley.  
Smiley  
Chairman,  
Executive  
Session

**ACTION REQUESTED:** Adopt the Ordinance on Second reading

**ZONING ORDINANCES - FIRST READING**

15. **ZONING ORDINANCE** amending Ordinance No. 5367 of Code of Ordinance, City of Memphis, Tennessee, adopted on August 10, 2010, as amended, known as the Memphis and Shelby County Unified Development Code, to authorize a Zoning Use District reclassification for land located at 1351 Williams Avenue by taking the land out of the Employment (EMP) Use District and including it in the Heavy Industrial (IH) Use District, up for F I R S T reading. This Ordinance is sponsored by the Division of Planning and Development.  
Canale  
Chairman,  
Planning  
& Zoning  
Committee

Case No. Z 24-04  
Ordinance No. 5914

Applicant: Richardson Oilseed Products  
Cindy Reaves, SRC Consulting (Representative)

Request: Rezoning of +/-6.2 acres from Employment (EMP)  
to Heavy Industrial (IH)

LUCB and DPD recommendation: APPROVAL

**ACTION REQUESTED:** Take whatever action Council deems advisable

16. **ZONING ORDINANCE** amending Ordinance No. 5367 of Code of Ordinance, City of Memphis, Tennessee, adopted on August 10, 2010, as amended, known as the Memphis and Shelby County Unified Development Code, to authorize a Zoning Use District reclassification for land located at 3230 Commercial Parkway on the east side of Elvis Presley Boulevard, +/- 208 feet north of Commercial Parkway Road by taking the land out of the Residential Single-Family – 15 (R-15) Use District and including it in the Commercial Mixed Use – 1 (CMU-1) District, up for F I R S T reading. This Ordinance is sponsored by the Division of Planning and Development.

Case No. Z 24-06  
Ordinance No. 5915

Applicant: Yaaqob Al Shugga  
David Bray, The Bray Firm (Representative)

Request: Rezoning of +/-20, 265 square feet from Residential Single-Family – 15 (R-15) to Commercial Mixed Use – 1 (CMU-1) located at 3230 Commercial Parkway

LUCB and DPD recommendation: APPROVAL

**ACTION REQUESTED:** Take whatever action Council deems advisable

**ZONING ORDINANCE - SECOND READING** (None)

**NOTATIONS FROM DPD** (None)

**ENGINEERING DIVISION**

17. RESOLUTION accepting public improvements for MALLORY ANNEX PHASE I (B.O.A. CASE #20-58) [CR#5413] and releasing bond. (Request for Same Night Minutes)

(Contract No. CR-5413)

Resolution accepts public improvements for a development within the present limits of the City of Memphis, and located at 4242 Swinnea Road in Memphis, Tennessee. Resolution also releases the Travelers Casualty and Surety Company Performance Bond No. 106282421 in the amount of \$292,900.00, held as project security.

**ACTION REQUESTED:** Adopt the Resolution

18. RESOLUTION accepting public improvements for HOLMES ROAD TRUCK LOT (RIGGY'S HOLMES TRUCK FACILITY) [CR-5448 & CR-5448 AM] and releasing bond. (Request for Same Night Minutes)

(Contract Nos. CR-5448 & CR-5448AM)

Resolution accepts public improvements for a development within the present limits of the City of Memphis, and located at the northeast corner of Holmes Road and Citation Drive, in Memphis, Tennessee. Resolution also releases the Cash Bond in the amount of \$245,900.00 held as project security.

**ACTION REQUESTED:** Adopt the Resolution

**GENERAL ITEMS** (None)

## FISCAL CONSENT AGENDA

19. RESOLUTION to accept grant funds in the amount of \$35,000.00 for FY24 Bicycle and Pedestrian Safety grant from the TN Highway Safety Office through the TN Department of Safety and Homeland Security. All Council Districts. This Resolution is sponsored by Police Services. (Request for Same Night Minutes)

## **MLGW FISCAL CONSENT**

Chair: Philip Spinosa, Vice Chair: Pearl Eva Walker

(NONE)

# REGULAR AGENDA

## APPOINTMENTS

20. **MEMPHIS LANDMARKS COMMISSION**

Easter-  
Thomas Appointments  
Chairman,  
Personnel & Shelly Rainwater  
Governmental  
Affairs Lauren Tolbert  
Committee

21. **MEMPHIS AND SHELBY BOARD OF ADJUSTMENT**

Easter-  
Thomas Appointments  
Chairman,  
Personnel & Rebecca Conrad  
Governmental  
Affairs, Gregory Love  
Committee

22. **MEMPHIS AND SHELBY COUNTY LAND USE CONTROL BOARD**

Easter-  
Thomas Appointment  
Chairman,  
Personnel & Michael Winter  
Governmental  
Affairs  
Committee

## GENERAL ORDINANCES-THIRD AND FINAL READING

23. **ORDINANCE** renaming the Lincoln Park Pavilion in honor of Hazel Moore as The Hazel Moore Pavilion in the City of Memphis, up for T H I R D and F I N A L reading. Ordinance No. 5910 is sponsored by Councilmembers Swearengen-Washington, Warren, Ford, Logan, and Spinosa.  
Warren  
Chairman,  
Memphis  
Parks  
Committee **ACTION REQUESTED:** Take whatever action Council deems advisable

24. **ORDINANCE** to amend Chapter 21 of the Code of Ordinances of Memphis, Tennessee, governing motor vehicles and traffic, to amend registration fees, up for T H I R D and F I N A L reading. Ordinance No. 5912 is sponsored by the Administration.  
Smiley  
Chairman,  
Executive  
Session **ACTION REQUESTED:** Take whatever action Council deems advisable

25. Swearingen-Washington, Chairman, Public Works, Solid Waste & General Services Committee

**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, up for T H I R D and F I N A L reading. Ordinance No. 5882 is sponsored by the Administration. **(Held from 10/24; 2/6; 3/5; 4/9)**

**ACTION REQUESTED:** Take whatever action Council deems advisable

**CITY COUNCIL-EXTRAORDINARY COUNCIL RESOLUTIONS** (None)

**ENGINEERING DIVISION** (None)

**EXECUTIVE DIVISION** (None)

**FINANCE & ADMINISTRATION** (None)

**DIVISION OF FIRE SERVICES** (None)

**DIVISION OF GENERAL SERVICES** (None)

**DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT**

26. Logan Chairman, Housing & Community Development Committee

RESOLUTION to approve a 30-year Ground Lease, with Four (4) Ten-Year renewal options, for the construction and operation of a High Five Entertainment Complex on a designated site within the District @ Liberty Park with HIGH FIVE ENTERTAINMENT, LLC. District 4, Super District 8. This Resolution is sponsored by the Administration.

**ACTION REQUESTED:** Adopt the Resolution

27. Logan Chairman, Housing & Community Development Committee

RESOLUTION to approve a 30-year Ground Lease, with Six (6) Ten-Year renewal options, for the construction and operation of a mixed-use project with multi-family residences and 12,000 square feet of retail on a designated site with the District @ Liberty PARK with Liberty Park Residences, LLC. District 4, Super District 8. This Resolution is sponsored by the Administration.

**ACTION REQUESTED:** Adopt the Resolution

28. RESOLUTION to approve a 30-year Ground Lease, with Four (4) Ten-Year renewal options, for the construction and operation of a hotel on a designated site within the District @ Liberty Park with Capstone Development, LLC. District 4, Super District 8. This Resolution is sponsored by the Administration.

Logan  
Chairman,  
Housing &  
Community  
Development  
Committee

**ACTION REQUESTED:** Adopt the Resolution

**DIVISION OF HUMAN RESOURCES** (None)

**INFORMATION TECHNOLOGY** (None)

**LAW DIVISION** (None)

**LIBRARY SERVICES** (None)

**MLGW DIVISION** (None)

**MEMPHIS PARKS** (None)

**DIVISION OF POLICE SERVICES**

29. RESOLUTION to appropriate \$1,000,000.00 of the City of Memphis Police Services CIP Project PD02016, New Mt. Moriah Station. The total amount of the \$500,000.00 Construction FFE and \$500,000.00 to Construction. All Council Districts. This Resolution is sponsored by the Administration.

White  
Chairman,  
Public Safety  
& Homeland  
Security  
Committee

**ACTION REQUESTED:** Adopt the Resolution

**DIVISION OF PUBLIC SERVICES** (None)

**DIVISION OF PUBLIC WORKS** (None)

**DIVISION OF SOLID WASTE** (None)

**GENERAL ITEM** (None)

**APPEARANCE CARDS FOR PUBLIC SPEAKING**

**ADJOURNMENT**