



Memphis City Council Summary Sheet

SUP 2023-041

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 2830 LAMAR AVENUE, KNOWN AS CASE NUMBER SUP 2023-041.

- This item is a resolution with conditions for a special use permit to allow vehicle sales and repair in the Commercial Mixed Use – 1 (CMU-1) District.; and
- The item may require future public improvement contracts.

LAND USE CONTROL BOARD RECOMMENDATION

At its regular meeting on **Thursday, April 11, 2024**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

CASE NUMBER:	SUP 2023-041
LOCATION:	2830 Lamar Avenue
COUNCIL DISTRICT(S):	District 4 and Super District 8 – Positions 1, 2, and 3
OWNER/APPLICANT:	Price Warren
REPRESENTATIVE:	Denesha Smith
REQUEST:	Special Use Permit to allow vehicle sales and repair in the Commercial Mixed Use – 1 (CMU-1) District.
EXISTING ZONING:	Commercial-Mixed Use-1 (CMU-1)
AREA:	+/-2.086 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 7-0.**

Respectfully,



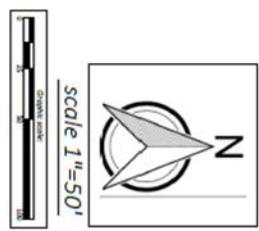
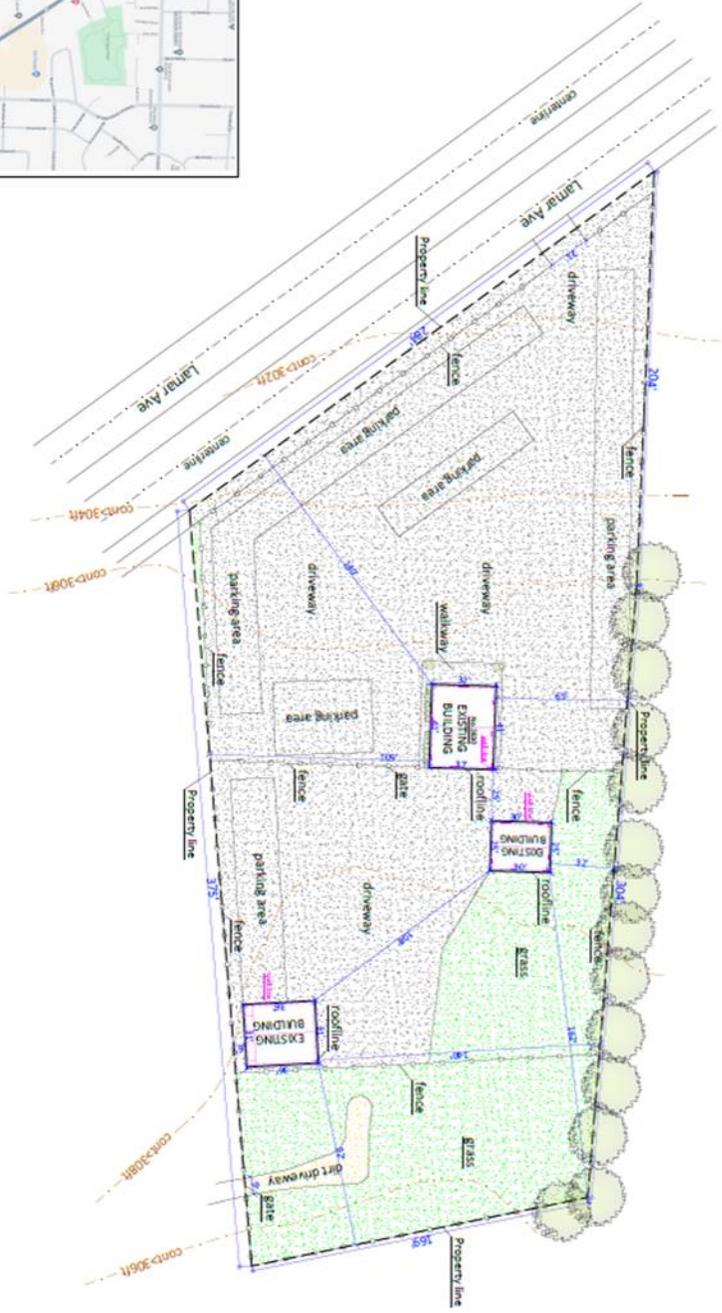
Planner II
Land Use & Development Services

SUP 2023-041
CONDITIONS

1. A type S-10 Streetscape Plate shall be installed along the Lamar Avenue frontage. Any approved fencing along Lamar Avenue shall be located behind the streetscape plate.
2. A Class III buffer shall be installed along the portions of the site abutting RU-3 Zoning.
3. All existing non-conforming curb cuts shall be modified to meet current City Standards if allowed to remain subject to City Engineering. If not allowed to remain, the curb cuts shall be closed with curb, gutter, and sidewalk.
4. Any dumpster location and screening shall meet the requirements of UDC Sub-Section 4.6.8B.
5. The existing detached pole sign along Lamar Avenue may only be allowed to remain if it meets the requirements of UDC Section 4.9.15 (Non-conforming Signs). If not able to meet UDC Section 4.9.15, the existing sign or any new sign must meet the requirements of Sub-Section UDC 4.9.7D.
6. No overnight parking of vehicles awaiting repair is permitted outside. The exception to this is that vehicles awaiting repair may be parked overnight inside existing buildings on the site.
7. Outside storage of vehicles awaiting repair may be allowed only with the approval of a Special Exception Application by the Land Use Control Board.
8. Compliance with the requirements for sales parking lot islands within the Vehicle Display Area (See UDC Paragraph 4.5.5D(8)) may be met by providing additional landscaping on-site subject to the approval of the Division of Planning and Development.
9. No inoperable vehicles (SEE UDC definition in Section 12.3.1) are permitted on the site. In addition, no salvage operations or impound lots are permitted.
10. A Final Site Plan including a landscaping plan shall be filed with the Division of Planning and Development and approved in accordance of UDC Chapter 4.1.

SITE PLAN

SITE PLAN
2830 Lamar Ave
Memphis, TN 38114
Parcel ID: 059-017--00037
Lot area: 2.09 Acres
Paper Size: 11"x17"



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 2830 LAMAR AVENUE, KNOWN AS CASE NUMBER SUP 2023-041.

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, Price Warren filed an application with the Memphis and Shelby County Division of Planning and Development to allow vehicle sales and repair in the Commercial Mixed Use – 1 (CMU-1) 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 April 11, 2024, and said Board has submitted its findings and recommendation concerning the above considerations to the Council of the City of Memphis; and

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

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

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

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

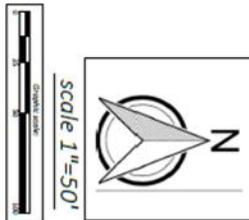
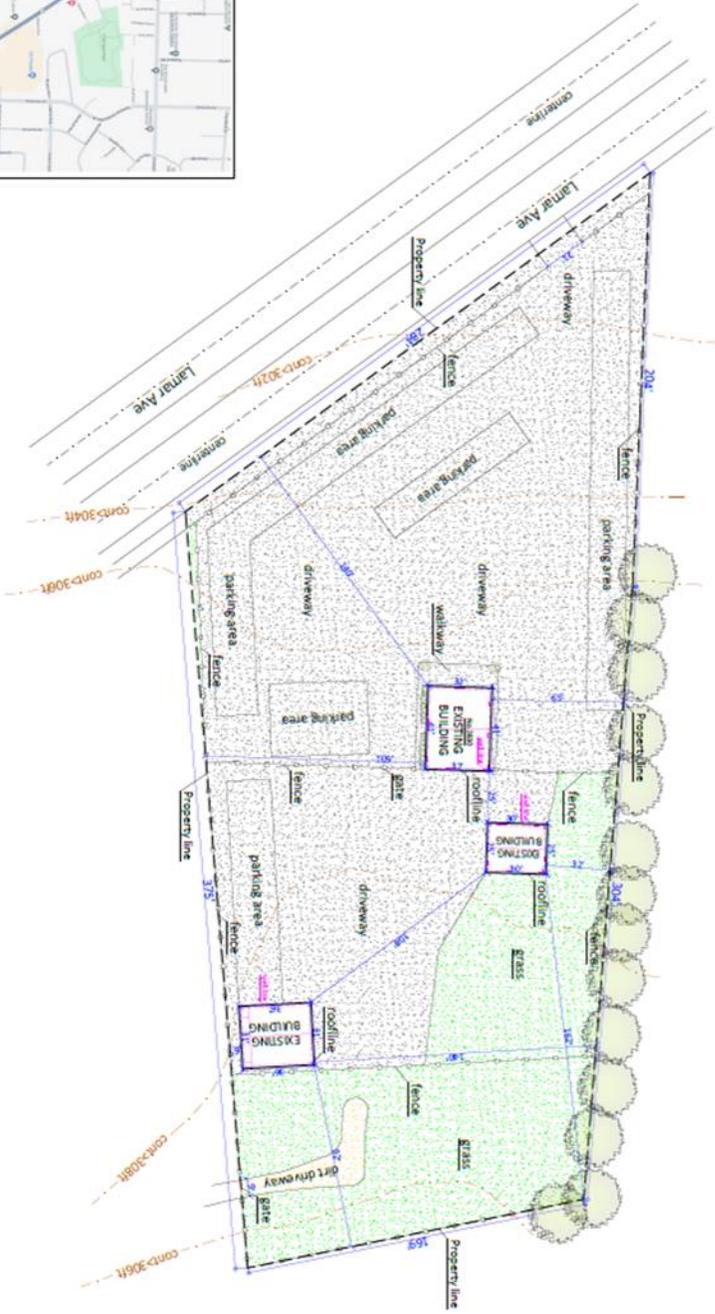
BE IT FURTHER RESOLVED, that this Resolution take effect from and after the date it shall have been passed by this Council of the City of Memphis, and become effective as otherwise provided by law, and thereafter shall be treated as in full force and effect by virtue of passage thereof by the Council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

CONDITIONS

1. A type S-10 Streetscape Plate shall be installed along the Lamar Avenue frontage. Any approved fencing along Lamar Avenue shall be located behind the streetscape plate.
2. A Class III buffer shall be installed along the portions of the site abutting RU-3 Zoning.
3. All existing non-conforming curb cuts shall be modified to meet current City Standards if allowed to remain subject to City Engineering. If not allowed to remain, the curb cuts shall be closed with curb, gutter, and sidewalk.
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8. Compliance with the requirements for sales parking lot islands within the Vehicle Display Area (See UDC Paragraph 4.5.5D(8)) may be met by providing additional landscaping on-site subject to the approval of the Division of Planning and Development.
9. No inoperable vehicles (SEE UDC definition in Section 12.3.1) are permitted on the site. In addition, no salvage operations or impound lots are permitted.
10. A Final Site Plan including a landscaping plan shall be filed with the Division of Planning and Development and approved in accordance of UDC Chapter 4.1.

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ATTEST:

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

AGENDA ITEM: 8

CASE NUMBER: SUP 2023-041

L.U.C.B. MEETING: April 11, 2024

LOCATION: 2830 Lamar Avenue

COUNCIL DISTRICT: District 4 and Super District 8 – Positions 1, 2, and 3

OWNER/APPLICANT: Price Warren

REPRESENTATIVE: Denesha Smith

REQUEST: Special Use Permit to allow vehicle sales and repair in the Commercial Mixed Use – 1 (CMU-1) District.

AREA: +/-2.086 acres

EXISTING ZONING: Commercial-Mixed Use-1 (CMU-1)

CONCLUSIONS

The applicant is seeking a Special Use Permit to allow vehicle sales and repair in the Commercial Mixed-Use-1 District.

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 proposal to allow vehicle sales and repair is too intense for low-intensity commercial and is incompatible with the neighboring residential.

The granting of this special use permit will cause substantial detriment to the public good, it will substantially impair the intent and purpose of an adopted plan or the Unified Development Code (UDC), it will be injurious to the neighborhood and the general welfare, and it will not be in harmony with the purpose and intent of the UDC.

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 page 13-16 of this report.

RECOMMENDATION

Rejection

GENERAL INFORMATION

Street Frontage: Lamar Avenue +/-284 linear feet

Zoning Atlas Page: 2235

Parcel ID: 059017 00037

Existing Zoning: Commercial-mixed Use-1 (CMU-1), Z 2020-004

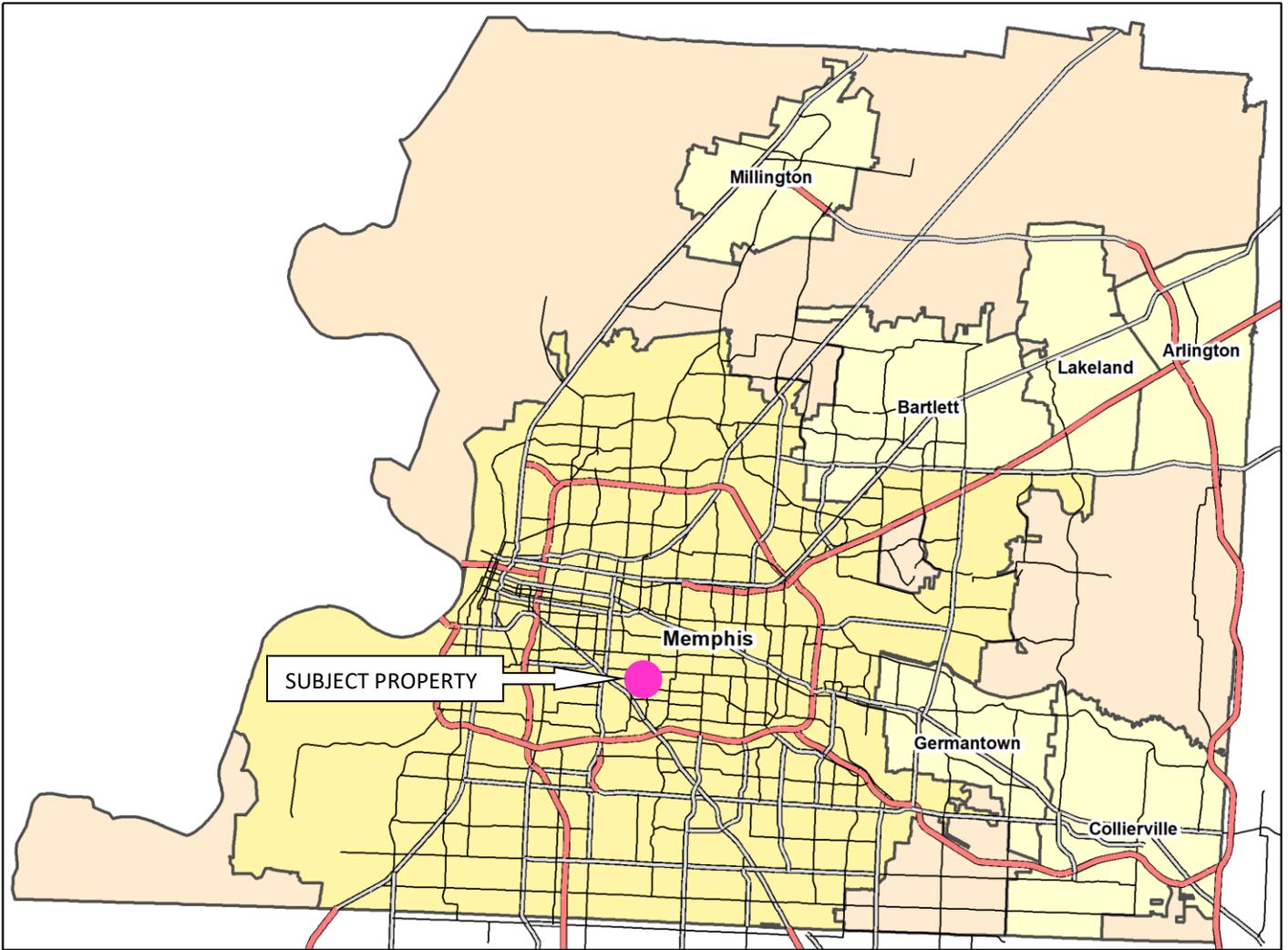
NEIGHBORHOOD MEETING

The meeting was held at 3:30 PM on Monday, March 25, 2024, at the Cherokee Library, 3300 Sharpe Avenue, Memphis, TN, 38111.

PUBLIC NOTICE DETAILS

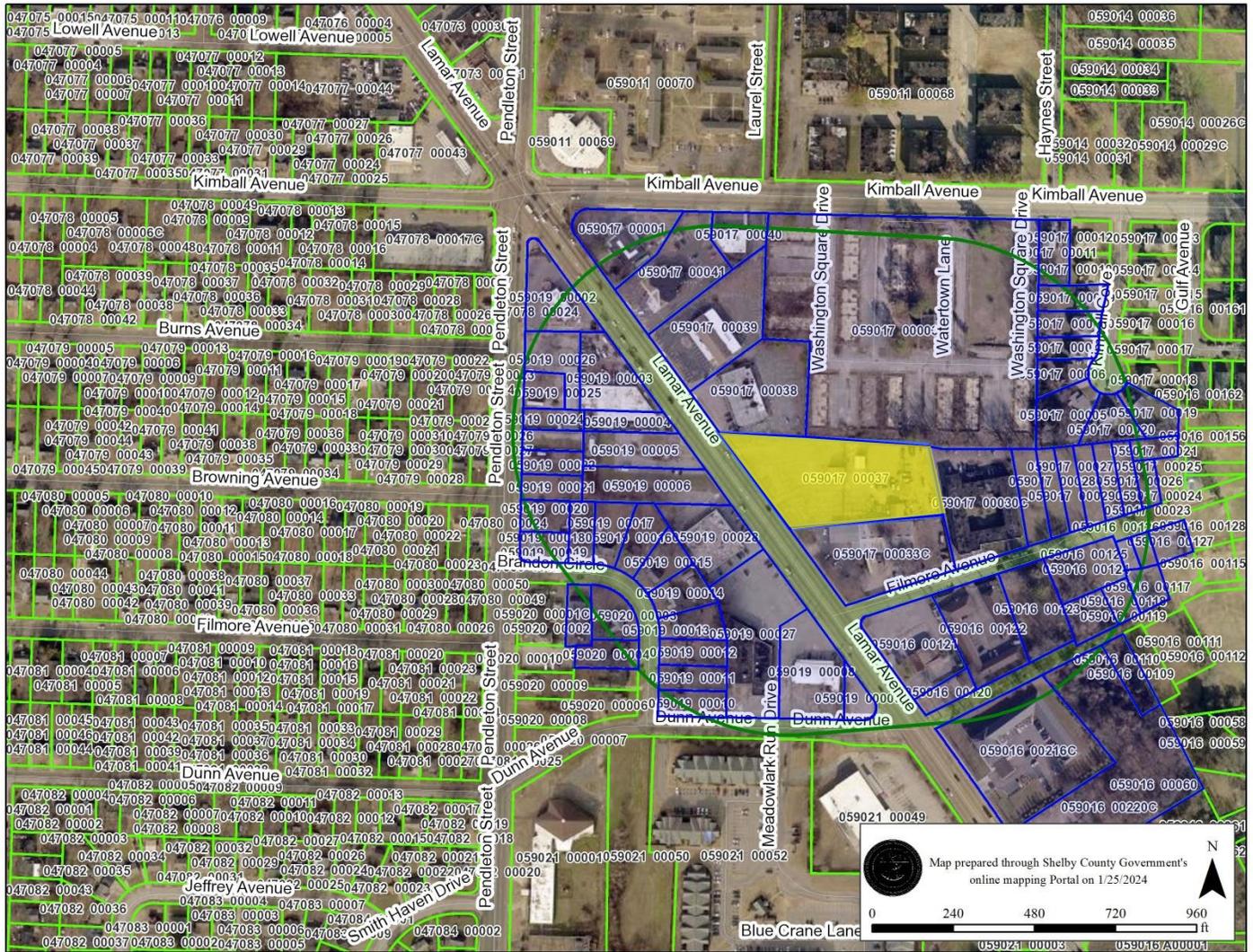
In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signs posted. A total of 66 notices were mailed on January 11, 2024, and a total of 1 sign was posted at the subject property. The sign affidavit has been added to this report.

LOCATION MAP



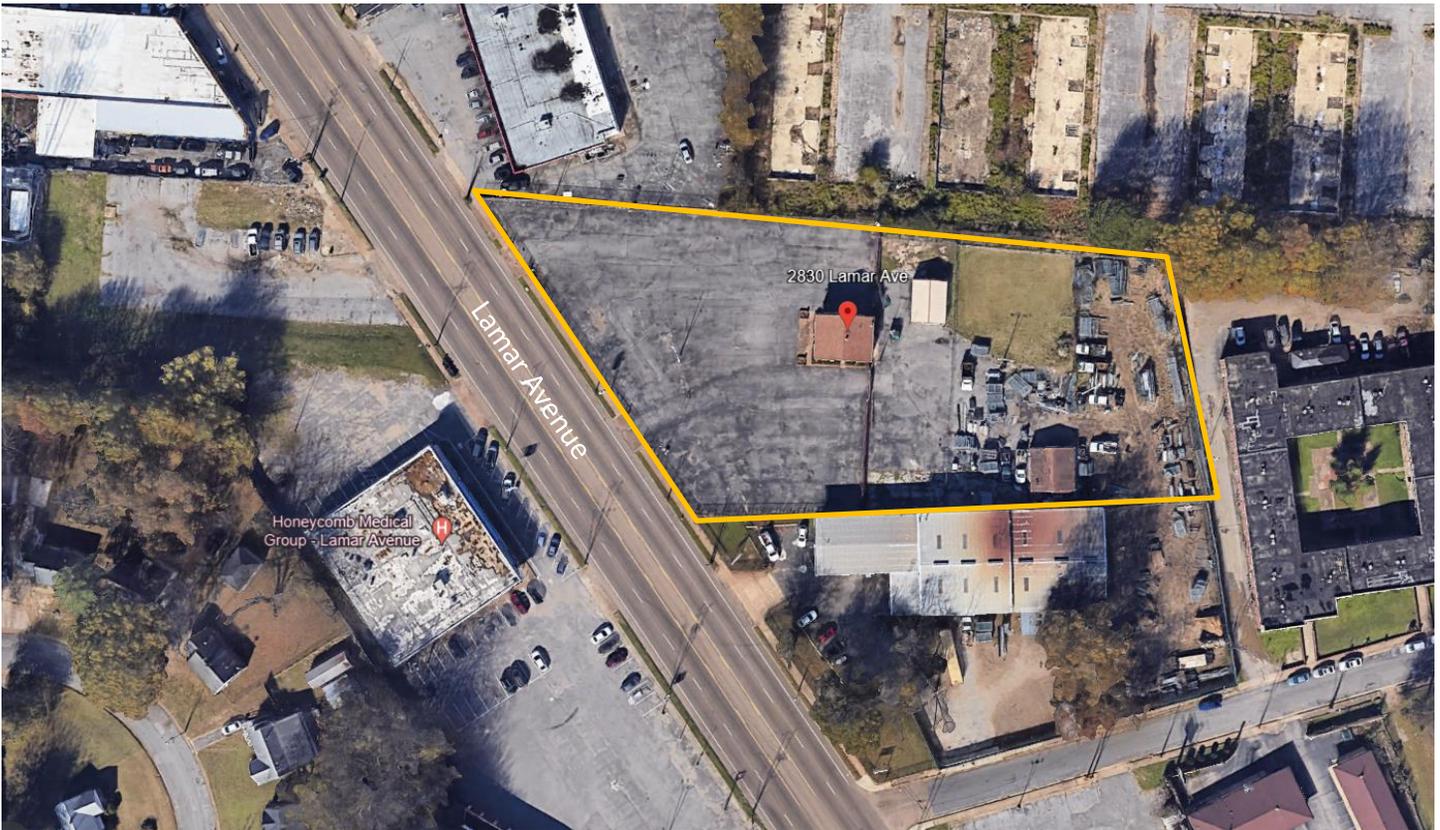
Subject property located within the pink circle.

VICINITY MAP



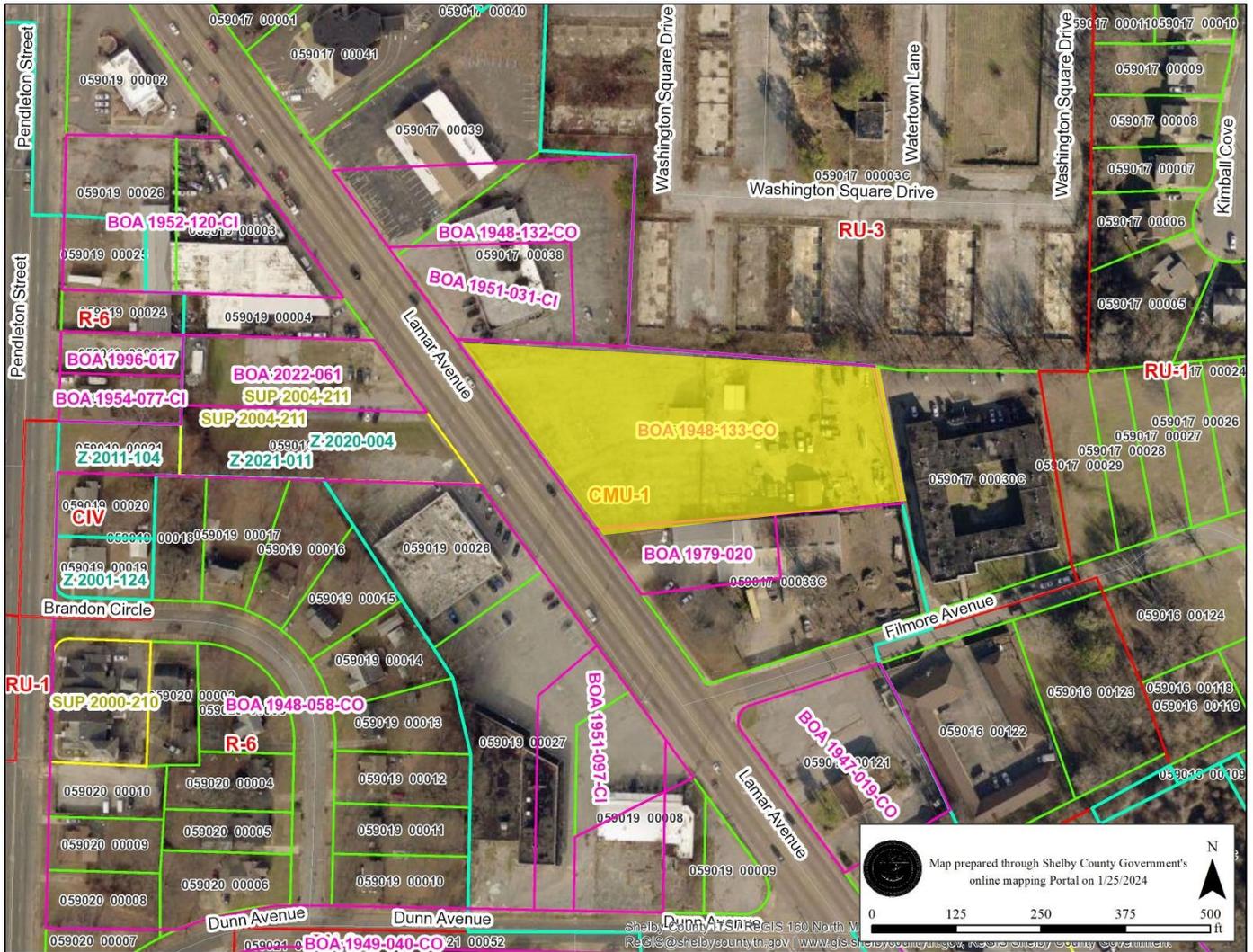
Site highlighted in yellow.

AERIAL



Subject property outlined in orange.

ZONING MAP



Subject property is highlighted in yellow.

Existing Zoning: Commercial-Mixed Use-1 (CMU-1)

Surrounding Zoning

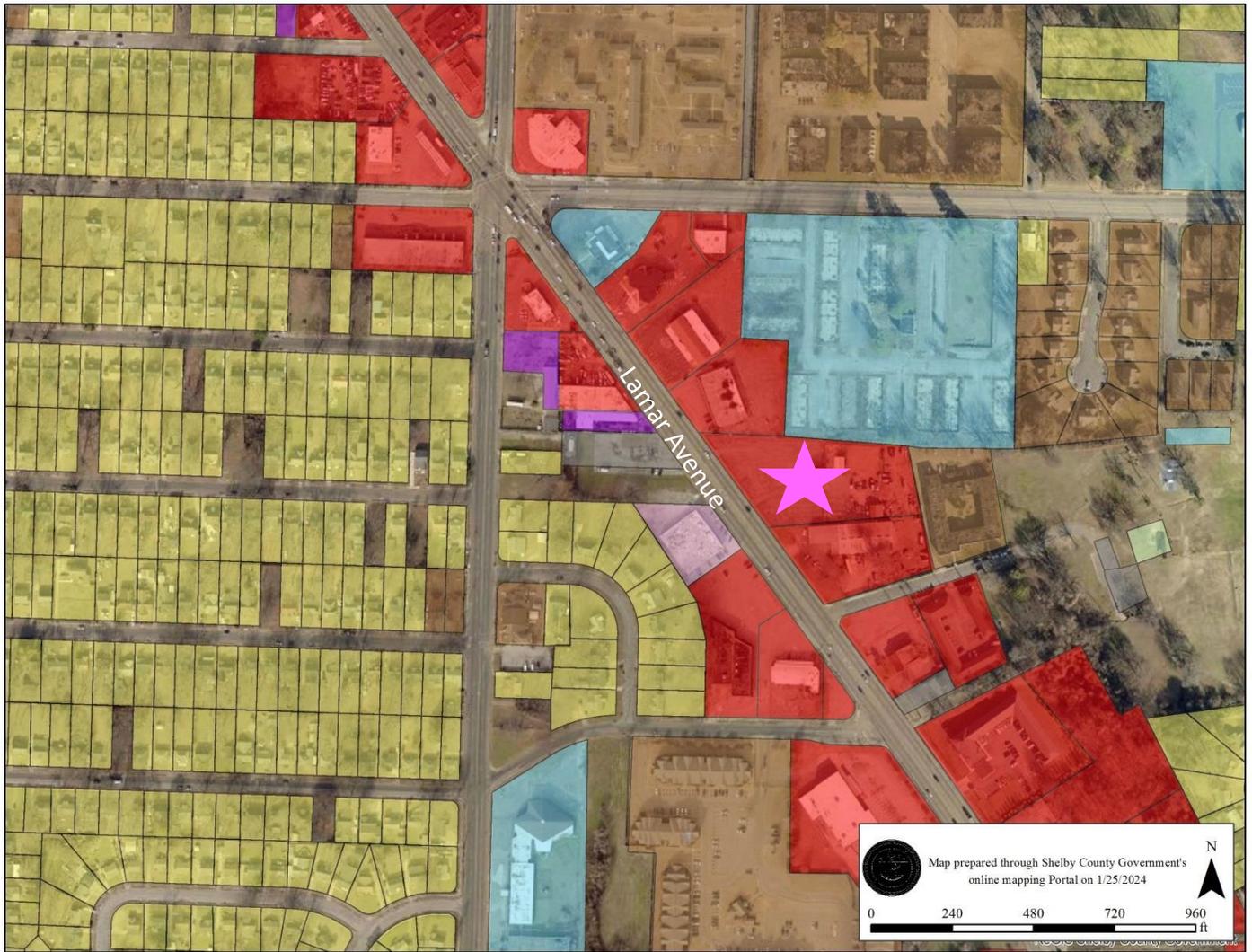
North: CMU-1, RU-3

East: RU-3, RU-1

South: CMU-1, EMP

West: CMU-1, CIV, R-6

LAND USE MAP



Subject property indicated by a pink star.

SITE PHOTOS



View of the subject property from Lamar Avenue.



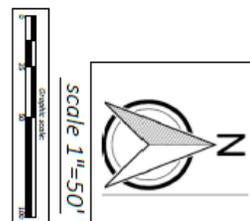
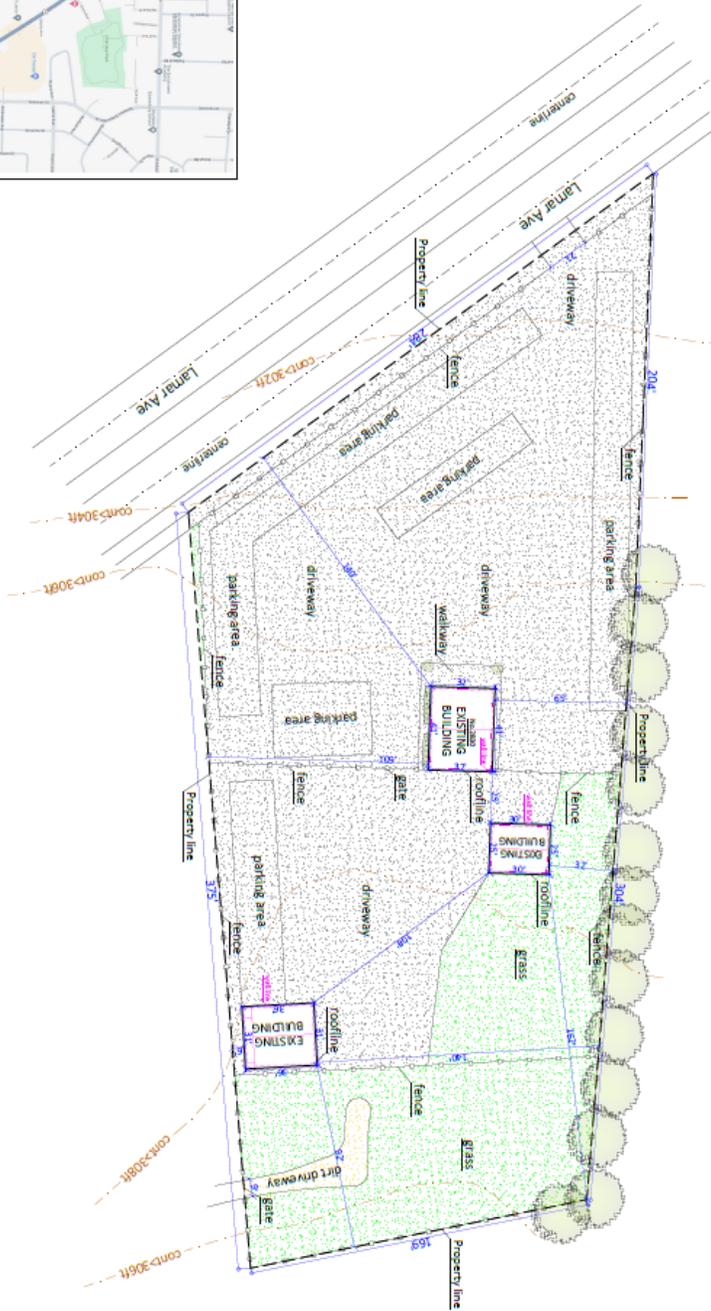
View of the subject property and the surrounding properties from above.



View of the subject property from above (closer look of the property).

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STAFF ANALYSIS

Request

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

The request is special use permit to allow vehicle sales and repair in the Commercial Mixed Use – 1 (CMU-1) District.

Approval Criteria

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

9.6.9 Approval Criteria

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

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

Site Description

The site is mostly paved with the exception of a small area in the rear of the site that appears to be being used for outdoor storage of vehicles, tires, and other materials.

A total of three buildings occupy the site. The applicant's site plan does not indicate what these buildings will be used for.

The site appears to be surrounded by a chain-link fence with strands of barbed-wire, No landscaping exists on

the site. A small brick wall does extend the length of the Lamar Avenue frontage.

The Lamar Avenue frontage is fully improved with a curb, gutter, and sidewalk. Overhead utility lines run the length of the Lamar Avenue frontage. A total of two curb cuts exist.

One detached, on-premises sign exists along the Lamar Avenue frontage. The sign panel advertises "Quality Cars LLC".

Google Street View images show that the site was continuously used for auto sales from 2007 through February 2022. By August 2022, auto sales had ceased at the site.

Site Zoning History

The current zoning is Commercial-Mixed Use-1 (CMU-1).

On September 01, 2020, the Council of the City of Memphis adopted Ordinance Number 5757 which downzoned the subject property from Commercial Mixed-Use-3 (CMU-3) to Commercial Mixed-Use-1 (CMU-1). see pages 23-28 of this report for said ordinance.

Analysis

In terms of more specifics supporting the rejection, the site abuts two separate parcels on its north and east sides zoned RU-3. If one examines the subject property in detail, the back portion of the site is fenced off. This fenced-off area includes two of the three buildings on the site. This appears to be the area where vehicles are worked on and stored. In other words, vehicle repair would occur directly next to the residential zoning.

It is acknowledged that this site has a lengthy history of being used as an auto sales facility. Conversely, the City Council downzoned the property in 2020 partially for the expressed purpose of discouraging auto-centric uses along Lamar Avenue Corridor. Approving used auto sales and auto repair here would be counterproductive to the purpose of downzoning the property in 2020.

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 proposal to allow vehicle sales and repair is too intense for low-intensity commercial and is incompatible with the neighboring residential.

The granting of this special use permit will cause substantial detriment to the public good, it will substantially impair the intent and purpose of an adopted plan or the Unified Development Code (UDC), it will be injurious to the neighborhood and the general welfare, and it will not be in harmony with the purpose and intent of the UDC.

RECOMMENDATION

Staff recommends rejection.

If approved, the following conditions are recommended:

CONDITIONS

1. A type S-10 Streetscape Plate shall be installed along the Lamar Avenue frontage. Any approved fencing along Lamar Avenue shall be located behind the streetscape plate.
2. A Class III buffer shall be installed along the portions of the site abutting RU-3 Zoning.
3. All existing non-conforming curb cuts shall be modified to meet current City Standards if allowed to remain subject to City Engineering. If not allowed to remain, the curb cuts shall be closed with curb, gutter, and sidewalk.
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9. No inoperable vehicles (SEE UDC definition in Section 12.3.1) are permitted on the site. In addition, no salvage operations or impound lots are permitted.
10. A Final Site Plan including a landscaping plan shall be filed with the Division of Planning and Development and approved in accordance of UDC Chapter 4.1.

DEPARTMENTAL COMMENTS

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

- City Engineer:** No comments received.
- City 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:** No comments received.
- Office of Comprehensive Planning:**

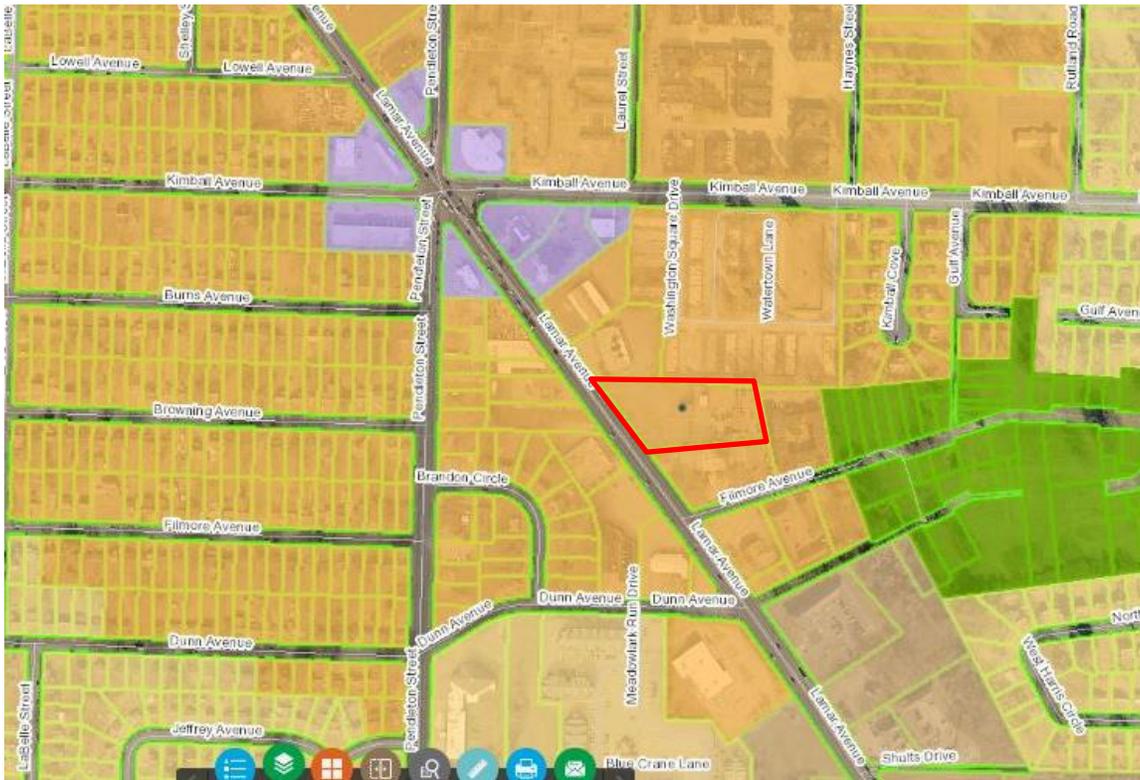
This summary is being produced in response to the following application to support the Land Use and Development Services department in their recommendation: SUP 23-041: SE Memphis

Site Address/Location: 2830 Lamar Ave
Overlay District/Historic District/Flood Zone: Not in the Overlay District or Historic District or Flood Zone
Future Land Use Designation: Anchor Neighborhood-Mix of Building Types (AN-M)
Street Type: Parkway

The applicant is seeking approval for a special use permit with the intention of allowing vehicle sales and repair in the Commercial Mixed Use – 1 (CMU-1) District.

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

1. Future Land Use Planning Map



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

2. Land Use Description/Intent

Anchor Neighborhood-Mix of Building Types (AN-M) are walkable neighborhoods within a 5 – 10-minute walk of a Community Anchor. These neighborhoods are made up of a mix of single-unit and multi-unit housing. portrayal of AN-M is to the right.



Graphic

“AN-M” Form & Location Characteristics

NURTURE - Primarily detached, single-family residences. Attached single-family, duplexes, triplexes and quadplexes permitted on parcels within 100 feet of an anchor and at intersections where the presence of such housing type currently exists; Other housing and commercial types along avenues, boulevards and parkways as identified in the Street Types Map where same types exist on two or more adjacent parcels. Height: 1-3 stories. Scale: house-scale.

“AN-M” Zoning Notes

Generally compatible with the following zone districts: RU-2, RU-3, RU-4, R-SD, R-R, MDR, and CMU-1 when located along avenues, boulevards, and parkways as identified in the Street Types Map, in accordance with Form and characteristics listed above.

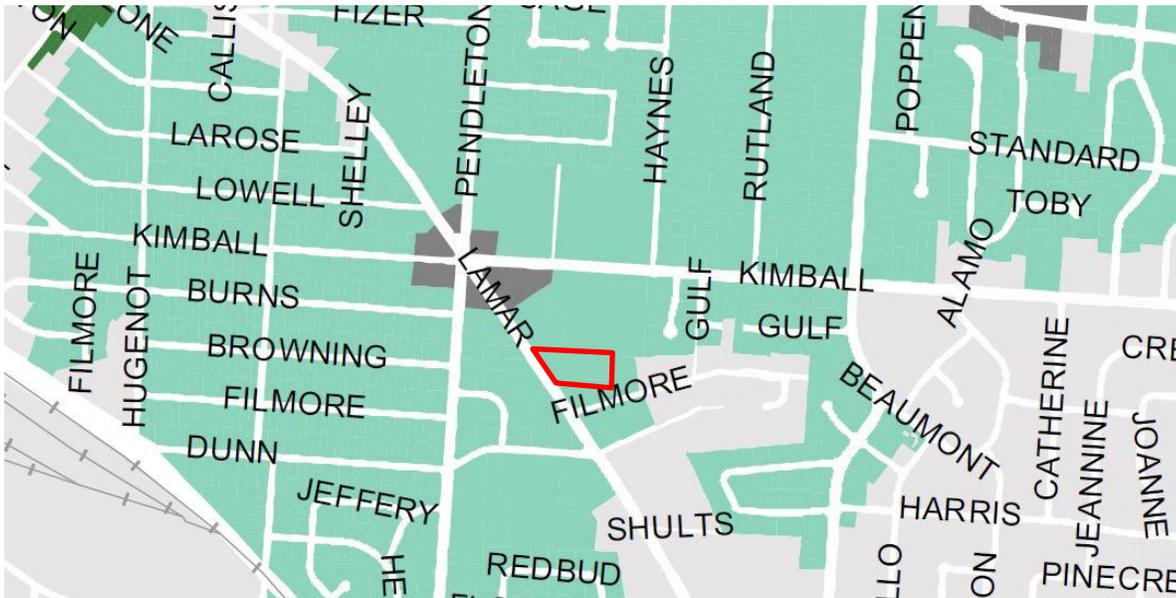
Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: Commercial, CMU-1

Adjacent Land Use and Zoning: Commercial, Multi-Family, Institutional and Single-Family; CMU-1, RU-3, and RU-1.

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 proposal to allow vehicle sales and repair is too intense for low-intensity commercial and is incompatible with the neighboring residential. Additionally, the parcel was part of a rezoning, approved by the City Council in May 2020, along the Lamar Avenue Corridor. The purpose of the rezoning was to discourage future auto-centric uses along the corridor. Moreover, the requested use is in proximity (less than a quarter mile) to one of the Safety Intersection Projects (Lamar/Kimball/Pendleton) under Accelerate Memphis initiative. The purpose of this project is to reduce vehicular accidents while improving pedestrian safety. Therefore, approving the requested use will be in direct conflict with both the purpose of the rezoning and the safety intersection project. Hence, the requested use is inconsistent.

3. Degree of Change Map



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

4. Degree of Change Description

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

The proposed application is a private investment. However, it will impede future development activity and be a barrier to promoting pedestrian-oriented infill development on Lamar Avenue.

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

NA

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

NA

Consistency Analysis Summary

The applicant is seeking approval for a special use permit with the intention of allowing vehicle sales and repair in the Commercial Mixed Use – 1 (CMU-1) District.

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 proposal to allow vehicle sales and repair is too intense for low-intensity commercial and is incompatible with the neighboring residential. Additionally, the parcel was part of a rezoning, approved by the City Council in May 2020, along the Lamar Avenue Corridor. The purpose of the rezoning was to discourage future auto-centric uses along the corridor. Moreover, the requested use is in proximity (less than a quarter mile) to one of the Safety Intersection Projects (Lamar/Kimball/Pendleton) under Accelerate Memphis initiative. The purpose of this project is to reduce vehicular accidents while improving pedestrian safety. Therefore, approving the requested use will be in direct conflict with both the purpose of the rezoning and the safety intersection project. Hence, the requested use is inconsistent.

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

The proposed application is a private investment. However, it will impede future development activity and be a barrier to promoting pedestrian-oriented infill development on Lamar Avenue.

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

GENERAL PROJECT INFORMATION

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 YES
 UDC Sub-Section 9.6.9C YES
 UDC Sub-Section 9.6.9D WILL NOT
 UDC Sub-Section 9.6.9E YES
 UDC Sub-Section 9.6.9F WILL NOT

GIS INFORMATION

Case Layer BOA1948-133-CO, BOA1940-002-CO
 Central Business Improvement District No
 Class C
 Downtown Fire District No
 Historic District -
 Land Use COMMERCIAL
 Municipality MEMPHIS
 Overlay/Special Purpose District -
 Zoning CMU-3
 State Route 1
 Lot 3 THRU 6
 Subdivision FOSTER
 Planned Development District -
 Wellhead Protection Overlay District No

Contact Information

Name CAR PLANET AUTO SALES & REPAIR LLC Contact Type APPLICANT
 Address

Phone

(901)567-6363

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1525997	Special Use Permit Fee - 5 acres or less (Base Fee)	1	500.00	INVOICED	0.00	12/20/2023
1525997	Credit Card Use Fee (.026 x fee)	1	13.00	INVOICED	0.00	12/20/2023

Total Fee Invoiced: \$513.00

Total Balance: \$0.00

Payment Information

Payment Amount	Method of Payment
\$513.00	Credit Card

LETTER OF INTENT

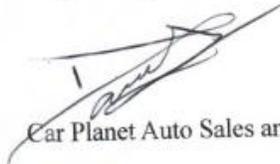
CAR PLANET AUTO SALES AND REPAIR LLC.
2830 LAMAR AVE.
MEMPHIS TN 38114

12/19/2023

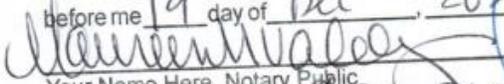
DEAR ALL MEMBERS OF THE BOARD:

We are writing this letter of intent for the improvement of commercial property and permission to gain a SUP for the location at 2830 Lamar Ave Memphis TN 38114 to be used as a Used Car Dealer. We will keep up the maintenance on the site. Also, will have affordable vehicles for the customers throughout the surrounding area.

Respectfully,



Car Planet Auto Sales and Repair LLC.

State of: TN
County of: Shelby
The foregoing instrument was acknowledged
before me 19 day of Dec, 2023

Your Name Here, Notary Public
My Commission Expires 9-23-24



SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

I, Daniel Enez, being duly sworn, depose and say that at 1:35 am/pm on the 18th day of March, 2024, I posted 1 Public Notice Sign(s) pertaining to Case No. SUP 2023-041 at 2830 Lamar Ave, providing notice of a Public Hearing before the (check one):

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

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

[Signature]
Owner, Applicant or Representative

Date

3/18/2024

Subscribed and sworn to before me this 18 day of March, 2024.

[Signature]
Notary Public

My commission expires: My Commission Expires
April 29, 2026





ATTESTED ORDINANCE

ORDINANCE NO: 5757

ZONING ORDINANCE AMENDING ORDINANCE NO. 5367 OF THE CODE OF ORDINANCES, CITY OF MEMPHIS, TENNESSEE, ADOPTED ON AUGUST 10, 2010, AS AMENDED, KNOWN AS THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE, SO AS TO MAKE CERTAIN CHANGES IN THE USE DISTRICTS PROVIDED IN SAID ORDINANCE

WHEREAS, a proposed amendment to the Memphis and Shelby County Unified Development Code, being Ordinance No. 5367 of the Code of Ordinances, City of Memphis, Tennessee, as amended, has been submitted to the Memphis and Shelby County Land Use Control Board for its recommendation, designated as **Case Number: Z 20-4**; and

WHEREAS, the Memphis and Shelby County Land Use Control Board reviewed this proposal on 14 May 2020 and has filed its recommendation, and the Office of Planning and Development has filed its report and recommendation with the Council of the City of Memphis; and

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

WHEREAS, the provisions of the Code of Ordinances, City of Memphis, Tennessee, as amended, relating to the proposed amendment, have been complied with.

NOW THEREFORE, BE IT ORDAINED, BY THE COUNCIL OF THE CITY OF MEMPHIS:

SECTION 1:

THAT, the Memphis and Shelby County Unified Development Code, Ordinance No. 5367 of the Code of Ordinances, City of Memphis, as amended, be and the same hereby is amended with respect to Use Districts, as articulated in the attached table.

SECTION 2:

THAT, the Administrator of the Office of Planning and Development be, and is hereby directed to make the necessary changes in the Official Use District Maps to conform to the changes herein made; that all official maps and records of the Memphis and Shelby County Land Use Control Board and the City of Memphis be, and they hereby are, amended and changed so as to show the aforementioned amendment of the said Zoning Ordinance.

SECTION 3:

THAT, this ordinance take effect from and after the date it shall have been passed by the Council, signed by the Chair 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.

ATTEST:

THE FOREGOING ORDINANCE
5757 PASSED
1st Reading 7-21-2020
2nd Reading 8-4-2020
3rd Reading 9-01-2020
Approved Patrice G. Robinson
Chairman of Council

Date Signed: 9/3/2020

[Signature]
APPROVED:
Mayor, City of Memphis

Date Signed: 9/14/20

I hereby certify that the foregoing is a true copy, and said document was adopted by the Council of the City of Memphis as above indicated and approved by the Mayor.

Valerie C. Sripis
Comptroller

TABLE WITH DATA ON EACH AFFECTED PARCEL

Lamar Report Label	PARCEL ID	Current Zoning	Proposed Rezoning	Property Address	Owner Name
1	059031 00083	CMU-3	CMU-1	3039 LAMAR AVE	BARRASSO ANTHONY J
2	059031 00084	CMU-3	CMU-1	3061 LAMAR AVE	FLOIED GLENN Z
3	059031 00085	CMU-3	CMU-1	3073 LAMAR	FLOIED GLEN Z
4	059031 00087	CMU-3	CMU-1	3095 LAMAR AVE	DARRAS ABDEL AND ANWER ALMOMANI
5	059031 00104	CMU-3	CMU-1	3075 LAMAR AVE	LIBERTY INN OF MEMPHIS INC
6	059031 00109	CMU-3	CMU-1	3023 LAMAR AVE	S AND T LLC
7	059031 00110	CMU-3	CMU-1	3015 LAMAR AVE	BEST CORNER EXPRESS LLC
8	059031 00111	CMU-3/CMU-3(FP)	CMU-1/CMU-1 (FP)	0 JOHN PAUL DR	L AND W SUPPLY CORP
9	059037 00088	CMU-3	CMU-1	3108 LAMAR AVE	HENG SOPHEAP
10	059037 00089C	CMU-3	CMU-1	3096 LAMAR AVE	RAMERIZ RAPHAEL & ALICIA
11	059037 00092	CMU-3	CMU-1	3050 LAMAR AVE	FLOIED GLENN Z
12	059037 00093	CMU-3	CMU-1	3028 LAMAR AVE	AREC 7 LLC
13	059037 00125	CMU-3	CMU-1	3080 LAMAR AVE	AL CIELO IGLESIA C P
14	059037 00128	CMU-3	CMU-1	3060 LAMAR AVE	FLOIED GLENN
15	059037 00129	CMU-3	CMU-1	3020 LAMAR AVE	AREC 7 LLC
16	059037 00149	CMU-3	CMU-1	3088 LAMAR AVE	WALKER PHILLIPS P
17	047073 00034	CMU-3	CMU-1	0 LAMAR AVE	DOZIER CARROLL T REV BISHOP
18	047020 00027C	CMU-3	CMU-1	2277 LAMAR AVE	SYKES O T
19	047020 00038C	CMU-3	CMU-1	1489 AIRWAYS BLVD	TOWER VENTURES CRE LLC
20	047020 00121	CMU-3	CMU-1	2279 LAMAR AVE	LAMAR INVESTMENTS LLC
21	047021 00014	CMU-3	CMU-1	2294 LAMAR	AHN KHUN B
22	047021 00015	CMU-3	CMU-1	2284 LAMAR AVE	FIRST NATIONAL BANK OF MEMPHIS
23	047021 00017	CMU-3	CMU-1	2306 LAMAR AVE	LAMAR PETROLEUM INC
24	047021 00018	CMU-3	CMU-1	2244 LAMAR AVE STE 101-102	SEVEN BROTHERS PROPERTIES LLC
25	047021 00019	CMU-3	CMU-1	2246 PARK AVE	SEVEN BROTHERS PROPERTIES LLC
26	047022 00002	CMU-3	CMU-1	2320 LAMAR AVE	ZAM GROUP TN LLC
27	047022 00003	CMU-3	CMU-1	0 LAMAR AVE	MCCREIGHT MALCOLM
28	047023 00001	CMU-3	CMU-1	2315 LAMAR AVE	BURKL TANJO AND HONG STRAW
29	047023 00013C	CMU-3/CMU-2	CMU-1	2300 LAMAR	AUTO SHACK INC
30	047057 00001	CMU-3	CMU-1	0 LAMAR	MONUMENT OF LOVE BAPTIST CH
31	047058 00001C	CMU-3	CMU-1	2567 LAMAR	COTHRAN CHARLIE L
32	047058 00004	CMU-3	CMU-1	2587 LAMAR AVE	COTHRAN CHARLES
33	047059 00001	CMU-3	CMU-1	2471 LAMAR AVE	LE PHUONG
34	047061 00051	CMU-3	CMU-1	2414 LAMAR AVE	COOPERWOOD BEVERLY
35	047061 00053	CMU-3	CMU-1	2402 LAMAR AVE	BASMA BASMAN AND FAHAD SAYANI
36	047061 00054	CMU-3	CMU-1	2398 LAMAR AVE	MOSLEY JOHN D
37	047061 00055	CMU-3	CMU-1	2394 LAMAR AVE	GRAY THURMAN & BONNIE J
38	047061 00056	CMU-3	CMU-1	2390 LAMAR CIR	MEEKINS RICHARD D
39	047059 00041C	CMU-3	CMU-1	2507 LAMAR AVE	LUNA VICTOR AND OLGA LUNA
40	047059 00011	CMU-3	CMU-1	2523 LAMAR AVE	SYKES O T
41	047059 00012C	CMU-3	CMU-1	2531 LAMAR AVE	WELLS AUGUSTA M (ESTATE OF)
42	047059 00038	CMU-3	CMU-1	2549 LAMAR AVE	POWER CLEANING EQUIPMENT LLC
43	047060 00002C	CMU-3	CMU-1	2355 LAMAR AVE	O'REILLY AUTOMOTIVE, INC
44	047060 00003	CMU-3	CMU-1	2367 LAMAR AVE	PATRICK TONY
45	047060 00004	CMU-3	CMU-1	2369 LAMAR AVE	FARRIS TRISH M
46	047060 00005	CMU-3	CMU-1	2373 LAMAR AVE	ALLIED CLINIC LLC
47	047060 00006	CMU-3	CMU-1	2377 LAMAR AVE	AMERICAN PROPERTIES CO GP
48	047060 00007	CMU-3	CMU-1	2383 LAMAR AVE	AMERICAN PROPERTIES CO GP

Lamar Report Label	PARCEL ID	Current Zoning	Proposed Rezoning	Property Address	Owner Name
50	047060 00008	CMU-3	CMU-1	2391 LAMAR AVE	AMERICAN PROPERTIES COMPANY LP
51	047060 00009	CMU-3	CMU-1	2399 LAMAR AVE	HOURN HOUN AND VIRAK HEAN
52	047060 00010	CMU-3	CMU-1	2403 LAMAR AVE	HEAN VIRAK AND HOUN HOURN
53	047060 00011	CMU-3	CMU-1	0 LAMAR AVE	MITCHELL RONNIE L
54	047060 00012	CMU-3	CMU-1	2411 LAMAR AVE	MITCHELL RONNIE
55	047060 00013	CMU-3	CMU-1	2417 LAMAR AVE	STEELE-GULTNER INC
56	047060 00014C	CMU-3	CMU-1	2421 LAMAR AVE	MONRO INC null
57	047060 00017	CMU-3	CMU-1	2443 LAMAR AVE	TAYLOR DEREK & ZIAN
58	047060 00019	CMU-3	CMU-1	2455 LAMAR AVE	NEW HOPE CHURCH OF GOD IN CHRIST (TRS)
60	047061 00001C	CMU-3	CMU-1	2348 LAMAR AVE	SCUND BEACH POSTAL LLC AND CALVERTON
61	047061 00032C	CMU-3	CMU-1	2508 LAMAR AVE	MCKEE CONSTANCE AND ARCHER A COLEMAN
62	047061 00040	CMU-3	CMU-1	2524 LAMAR AVE	SHELBY COUNTY TAX SALE 16 02
63	047061 00041	CMU-3	CMU-1	2518 LAMAR AVE	HERRERA HUGO AND CAMILA MEDINA AND HUGO A HERRERA MEDINA (RS)
64	047061 00044	CMU-3	CMU-1	2504 LAMAR AVE	2504 LAMAR AVE LAND TRUST
65	047061 00045	CMU-3	CMU-1	2500 LAMAR AVE	CHURCH OF GOD IN CHRIST INC
66	047061 00046	CMU-3	CMU-1	2466 LAMAR AVE	DIAMOND INVESTMENTS AND MANAGEMENT INC
68	047061 00050	CMU-3	CMU-1	2426 LAMAR AVE	IVY ALTON
75	047061 00088	CMU-3	CMU-1	2378 LAMAR AVE	CONOVER INN LLC
76	047061 00089	CMU-3	CMU-1	2448 LAMAR AVE	DIAMOND INVESTMENTS AND MANAGEMENT INC
78	047063 00031	CMU-3	CMU-1	1622 HAMILTON ST	RAMOS-CRUZ IGNACIO S AND J PROPERTY HOLDINGS LLC
79	047071 00001	CMU-3	CMU-1	2542 LAMAR AVE	CRAINE JERRY
80	047071 00018	CMU-3	CMU-1	2618 FIZER RD	PARKER MARIO
81	047071 00019C	CMU-3	CMU-1	2614 LAMAR AVE	CRAINE JERRY
82	047071 00021	CMU-3	CMU-1	2598 LAMAR AVE	CRAINE JERRY
83	047071 00022	CMU-3	CMU-1	2590 LAMAR AVE	CRAINE JERRY
84	047071 00023	CMU-3	CMU-1	0 LAMAR AVE	FIELDS BRIAN H
85	047071 00024	CMU-3	CMU-1	2574 LAMAR AVE	MACK-CATRON LUCILLE AND MELANA
86	047071 00025	CMU-3	CMU-1	2560 LAMAR AVE	SABEHA KHALED
87	047071 00026	CMU-3	CMU-1	2566 LAMAR AVE	SABEHA KHALED H
88	047072 00001	CMU-3	CMU-1	0 LAMAR AVE	CITY OF MEMPHIS
89	047073 00029	CMU-3	CMU-1	2754 LAMAR AVE	LAMAR COMMONS LLC
90	047073 00030	CMU-3	CMU-1	2764 LAMAR AVE	DAVIS CLEO (DBA) ALL ABOUT US
91	047073 00031	CMU-3	CMU-1	2772 LAMAR AVE	LGP REALTY HOLDINGS LP
92	047073 00032	CMU-3	CMU-1	2748 LAMAR AVE	LAMAR COMMONS LLC
93	047073 00033	CMU-3	CMU-1	2718 LAMAR AVE	DOZIER CARROLL T REV BISHOP
94	047073 00035	CMU-3	CMU-1	2700 LAMAR AVE	CARVER REALTY CO
96	047073 00039	CMU-3	CMU-1	2656 LAMAR AVE	MOORE TENNESSEE INVESTMENT SERVICES TRUST
97	047073 00040C	CMU-3	CMU-1	2648 HIGHWAY 78	PAYNE DAVID E
98	047073 00042	CMU-3	CMU-1	2642 LAMAR AVE	KIM SANG W & HYUN-JOO
99	047073 00043	CMU-3	CMU-1	2636 LAMAR AVE	KIM SANG W & HYUN-JOO
100	047073 00044	CMU-3	CMU-1	2684 LAMAR AVE	ALSHUJAA KAMAL
103	047074 00001C	CMU-3	CMU-1	2657 LAMAR AVE	PRICE CATHERINE
104	047074 00003C	CMU-3	CMU-1	2669 LAMAR AVE	NATIONAL CITIES CORP
106	047074 00005	CMU-3	CMU-1	2689 LAMAR AVE	MEMPHIS CITY OF
108	047074 00006	CMU-3	CMU-1	LAMAR AVE	MEMPHIS CITY OF
107	047076 00001	CMU-3	CMU-1	2713 LAMAR AVE	BROOME OTHA L
108	047076 00002	CMU-3	CMU-1	2731 LAMAR AVE	HILL DARIUS E
109	047076 00003	CMU-3	CMU-1	2737 LAMAR AVE	ALLEN DONALD W

Lamar Report Label	PARCEL ID	Current Zoning	Proposed Rezoning	Property Address	Owner Name
110	047076 00004	CMU-3	CMU-1	2739 LAMAR AVE	ELKHAYYAT FAYEZ
111	047077 00043	CMU-3/R-6	CMU-1	2759 LAMAR AVE	BLOOMINGDALE INVESTMENTS LLC
112	047077 00044	CMU-3	CMU-1	0 LOWELL AVE	KIM EUGENE J
113	047078 00017C	CMU-3	CMU-1	2757 KIMBALL AVE	PAK YONG T AND HYON K HAN
114	059011 00069	CMU-3	CMU-1	2778 E E KIMBALL	SKEFOS HARRY J
115	059016 00098	CMU-3	CMU-1	2904 LAMAR AVE	FUNDAMENTALS 1ST LEARNING ACADEMY LLC
117	059016 00121	CMU-3	CMU-1	2850 LAMAR AVE	MURSHED MAHMOUD
118	059016 00203	CMU-3	CMU-1	2992 LAMAR AVE	JONES MORRIS G
119	059016 00204	CMU-3	CMU-1	2990 LAMAR AVE	YOUNIS TAREQ
120	059016 00205	CMU-3	CMU-1	2986 LAMAR AVE	SHAH ALI SHAH LLC
121	059016 00206	CMU-3	CMU-1	2972 LAMAR AVE	CONDORI CARLOS
122	059016 00212	CMU-3	CMU-1	3004 LAMAR AVE	PAIK PAUL M & MIJA
123	059016 00216C	CMU-3	EMP	2876 LAMAR AVE	VISTA LAMAR HOSPITALITY LLC
124	059016 00220C	CMU-3/RU-1	CMU-1	2896 LAMAR AVE	KUMAR PUNAM
126	059016 A00001	CMU-3	CMU-1	0 LAMAR AVE	BHAKTA MOHANBHAI
128	059016 A00002	CMU-3	CMU-1	2926 LAMAR AVE	LAMAR CROSSING SHOPPING CENTER EQUITIES
127	059016 A00003	CMU-3	CMU-1	0 LAMAR AVE	CITY OF MEMPHIS
128	059016 A00004	CMU-3	CMU-1	0 LAMAR AVE	MH STORES INC
129	059016 A00005	CMU-3	CMU-1	2920 LAMAR AVE	FSC FD MEMPHIS TN LLC
130	059017 00001	CMU-3	CMU-1	2788 LAMAR AVE	YOUNG ACTORS GUILD INC
131	059017 00033C	CMU-3	CMU-1	2836 LAMAR AVE	PRICE WARREN & ELLA
132	059017 00037	CMU-3	CMU-1	2830 LAMAR AVE	PRICE WARREN
133	059017 00038	CMU-3	CMU-1	2824 LAMAR AVE	YI YONG S & BOK H
134	059017 00039	CMU-3	CMU-1	2802 LAMAR AVE	JANET ANTHONY
136	059017 00041	CMU-3	CMU-1	2800 LAMAR AVE	UNION PLANTERS NATIONAL BANK
138	059019 00002	CMU-3	CMU-1	2785 LAMAR AVE	MEMPHIS FOODS LLC
137	059019 00003	CMU-3	CMU-1	2803 LAMAR AVE	HERRERA MARTIN T & ADA M C ZAMORA
138	059019 00004	CMU-3	CMU-1	2807 LAMAR AVE	HERRERA MARTIN T & ADA M C ZAMORA
138	059019 00005	CMU-3	CMU-1	2809 LAMAR AVE	B & W PROPERTIES
140	059019 00006	CMU-3	CMU-1	0 LAMAR AVE	B & W PROPERTIES
141	059019 00008	CMU-3	CMU-1	2861 LAMAR AVE	MOLME ABDI A
142	059019 00009	CMU-3	CMU-1	2865 LAMAR AVE	CHANEY JOSEPHINE M
143	059019 00027	CMU-3	CMU-1	2833 LAMAR AVE	GREER JOE C
144	059019 00028	CMU-3	CMU-1	2829 LAMAR AVE	GREER JOE C
146	059021 00003	CMU-3	CMU-1	2905 LAMAR AVE	HOWARD JAMES E & MARTHA L
148	059021 00004	CMU-3	CMU-1	2915 LAMAR AVE	COLE SHERMAN E & WILLIE J
147	059021 00006C	CMU-3	CMU-1	2947 LAMAR AVE	WEDELSTEDT EDWARD J
148	059021 00049	CMU-3	CMU-1	2877 LAMAR AVE	ALDI INC
149	059021 00051	CMU-3	CMU-1	0 LAMAR AVE	LAMAR INC
160	059021 A00001	CMU-3	CMU-1	2939 LAMAR AVE	REALTY INCOME PROPERTIES 30 LLC
161	059021 A00002	CMU-3	CMU-1	2935 LAMAR AVE	MEMPHIS CITY OF L G & W
162	059025 00001C	CMU-3	CMU-1	2981 LAMAR AVE	KHWAJA NIHAL
163	059025 00002	CMU-3	CMU-1	2975 LAMAR AVE	JOHNSTON WALLACE E JR
164	059025 00007C	CMU-3	CMU-1	3001 LAMAR AVE	LOEB REALTY L P
166	059025 00008C	CMU-3	CMU-1	2995 LAMAR AVE	AMERICAN PROPERTIES CO L P
168	059025 00045	CMU-3	CMU-1	2987 LAMAR AVE	AMERICAN PROPERTIES CO L P
167	061004 00078	CMU-3	CMU-1	1472 S TREZEVANT ST	MCDONALD'S REAL ESTATE CO
168	031103 00001	CMU-3 (MDC)	CMU-1 (MDC)	2014 LAMAR AVE	SPENCER REAL ESTATE CO
169	031103 00002	CMU-3 (MDC)	CMU-1 (MDC)	2016 LAMAR AVE	COLE DONOVAN
180	031103 00003	CMU-3 (MDC)	RU-1 (MDC)	0 E LAMAR AVE	SPENCER REAL ESTATE CO

Lamar Report Label	PARCEL ID	Current Zoning	Proposed Rezoning	Property Address	Owner Name
161	031073 00003	CMU-3 (H) (MDO)	CMU-1 (H) (MDO)	1883 E LAMAR AVE	CGIENT LLC SERIES 1883 LAMAR
162	031105 00030	CMU-3/RU-3 (MDO)	CMU-1 (MDO)	1916 LAMAR AVE	MILLAR DOUGLAS D
163	031105 00031	CMU-3 (MDO)	CMU-1 (MDO)	1912 LAMAR AVE	MILLARD DOUGLAD D
164	031105 00032	CMU-3 (MDO)	CMU-1 (MDO)	1915 E MCLEMORE AVE	MONTOYA IVAN
165	031105 00033	CMU-3 (MDO)	CMU-1 (MDO)	1904 LAMAR	HESTER SONJA R
166	031105 00034	CMU-3 (MDO)	CMU-1 (MDO)	1900 LAMAR	ASFAW SEBLE W
167	031114 00001C	CMU-3 (MDO)	RU-1 (MDO)	1886 LAMAR	URBAN FAMILY MINISTRIES
168	031114 00003	CMU-3 (MDO)	RU-1 (MDO)	1890 E MCLEMORE AVE	ASKEW EDMOND
169	031114 00004	CMU-3 (MDO)	RU-1 (MDO)	1894 E MCLEMORE AVE	SHAW JOHN E & LINDA
170	031114 00005	CMU-3 (MDO)	RU-1 (MDO)	1896 E MCLEMORE AVE	SHAW JOHN E & LINDA
171	015008 00004	CMU-3 (MDO)	RU-4 (MDO)	775 MELROSE ST	MELROSE MIDTOWN LLC
172	015008 00005	CMU-3 (MDO)	RU-4 (MDO)	1442 LAMAR AVE	MELROSE MIDTOWN LLC
173	015008 A00001C	CMU-3/RU-4 (RC) (MDO)	RU-4 (RC) (MDO)	1387 CENTRAL AVE	VENUE APARTMENTS LLC
174	015009 00001	CMU-3 (MDO)	RU-4 (MDO)	0 LAMAR AVE	LIPINISKI MARTIN E & LINDA F
175	015009 00002	CMU-3 (MDO)	CMU-1 (MDO)	1377 LAMAR AVE	ALFUNCON INC
176	015009 00003C	CMU-3 (MDO)	CMU-1 (MDO)	1385 LAMAR AVE	BREATH OF LIFE SEVENTH DAY ADVENTIST CHU
177	015009 00005	CMU-3 (MDO)	RU-4 (MDO)	0 LAMAR AVE	BREATH OF LIFE SEVENTH DAY ADVENTIST CHU
178	015009 00006	CMU-3 (MDO)	RU-4 (MDO)	1403 LAMAR AVE	SCHUERMAN JOHN
179	015009 00007	CMU-3 (MDO)	RU-4 (MDO)	1407 LAMAR AVE	HAILE TSEGAYE
180	015009 00008	CMU-3 (MDO)	RU-4 (MDO)	1421 LAMAR AVE	DELIMITROS MARY
181	015015 00011	CMU-3/EMP (MDO)	EMP (MDO)	1449 LAMAR AVE	DACUS JAMES T & JEFFIE M
182	015015 00028	CMU-3 (MDO)	EMP (MDO)	1443 LAMAR AVE	DACUS JAMES T JR AND EDWARD T DACUS
183	015029 00022	CMU-3 (MDO)	EMP (MDO)	1458 LAMAR AVE	MELROSE MIDTOWN LLC
184	015001 00073	CMU-3 (MDO)	CMU-1 (MDO)	1290 LAMAR AVE	DEVMAR PARTNERS LLC
185	015001 00074	CMU-3 (MDO)	CMU-1 (MDO)	1270 LAMAR AVE	SPIRIT MASTER FUNDING X LLC
186	015001 00076	CMU-3 (MDO)	CMU-1 (MDO)	1234 LAMAR AVE	EASTVIEW PROPERTIES LLC
187	015001 00080	CMU-3 (MDO)	CMU-1 (MDO)	1246 LAMAR AVE	PEKIN PROPERTIES LLC
188	015001 00081	CMU-3 (MDO)	CMU-1 (MDO)	0 LAMAR AVE	BAUMAN S RICHARD REVOCABLE TRUST
26a	047061 00090	CMU-3	CMU-1	2444 LAMAR AVE	DIAMOND INVESTMENTS AND MANAGEMENT INC
27a	047061 00049	CMU-3	CMU-1	2434 LAMAR AVE	DIAMOND INVESTMENTS AND MANAGEMENT INC
34a	047061 00052	CMU-3	CMU-1	2408 LAMAR AVE	BASMA BASMAN AND FAHAD SAYANI
34b	047059 00002	CMU-3	CMU-1	2479 LAMAR AVE	LE PHUONG
35a	047059 00003	CMU-3	CMU-1	0 LAMAR AVE	MACE WILLIAM H JR & MARGARET A
36a	047059 00004	CMU-3	CMU-1	2491 LAMAR AVE	SMITH BRIAN A AND RANDALL T SMITH
37a	047059 00005	CMU-3	CMU-	2495 LAMAR AVE	MACE WILLIAM H JR & MARGARET A
38a	047059 00006	CMU-3	CMU-1	2499 LAMAR AVE	TAYLOR DEREK & ZIAN
51a	047060 00018	CMU-3	CMU-1	2455 LAMAR AVE	NEW HOPE CHURCH OF GOD IN CHRIST (TRS)
62a	059016 00120	CMU-3	CMU-1	0 LAMAR AVE	LAMAR INC
66a	047073 00045	CMU-3	CMU-1	2668 LAMAR AVE	LESTER DARRYL
67a	047073 00046	CMU-3	CMU-1	2666 LAMAR AVE	LESTER DARRYL
67b	047073 00036	CMU-3	CMU-1	2668 LAMAR AVE	AFFANEH JAMAL D

LETTERS RECEIVED

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



Record Summary for Special Use Permit

Record Detail Information

Record Type: Special Use Permit

Record Status: Processing

Opened Date: December 20, 2023

Record Number: SUP 2023-041

Expiration Date:

Record Name: CAR PLANET AUTO SALES AND REPAIR LLC

Description of Work: USED CAR DEALER

Parent Record Number:

Address:

2830 LAMAR AVE, MEMPHIS 38114

Owner Information

Primary Owner Name

Y PRICE WARREN

Owner Address

2836 LAMAR AVE, MEMPHIS, TN 38114

Owner Phone

Parcel Information

059017 00037

Data Fields

PREAPPLICATION MEETING

Name of OPD Planner

DANIEL ENEZ

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 -
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 YES
UDC Sub-Section 9.6.9C YES
UDC Sub-Section 9.6.9D WILL NOT
UDC Sub-Section 9.6.9E YES
UDC Sub-Section 9.6.9F WILL NOT

GIS INFORMATION

Case Layer BOA1948-133-CO, BOA1940-002-CO
Central Business Improvement District No
Class C
Downtown Fire District No
Historic District -
Land Use COMMERCIAL
Municipality MEMPHIS
Overlay/Special Purpose District -
Zoning CMU-3
State Route 1
Lot 3 THRU 6
Subdivision FOSTER
Planned Development District -
Wellhead Protection Overlay District No

Contact Information

Name CAR PLANET AUTO SALES & REPAIR LLC Contact Type APPLICANT

Address

Phone

(901)567-6363

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1525997	Special Use Permit Fee - 5 acres or less (Base Fee)	1	500.00	INVOICED	0.00	12/20/2023
1525997	Credit Card Use Fee (.026 x fee)	1	13.00	INVOICED	0.00	12/20/2023

Total Fee Invoiced: \$513.00

Total Balance: \$0.00

Payment Information

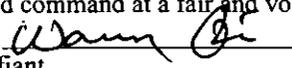
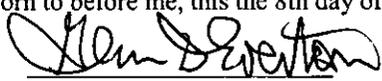
Payment Amount	Method of Payment
\$513.00	Credit Card



Tom Leatherwood
Shelby County Register

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

 13057587	
05/13/2013 - 08:15 AM	
2 PGS	
LIZ 1087234-13057587	
VALUE	250000.00
MORTGAGE TAX	0.00
TRANSFER TAX	925.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
WALK THRU FEE	0.00
TOTAL AMOUNT	938.00
TOM LEATHERWOOD	
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	

	State of Tennessee County of Shelby I, or we, 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 \$250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. <div style="text-align: right;">  Affiant </div> Subscribed and sworn to before me, this the 8th day of May, 2013 <div style="text-align: right;">  Notary Public My commission expires: <u>10/28/16</u> (AFFIX SEAL) </div>	
THIS INSTRUMENT WAS PREPARED BY Griffin, Clift, Everton and Maschmeyer, PLLC 6489 Quail Hollow, Suite 100, Memphis, Tennessee 38120 File No. F2954931		
Address of New Owner(s) as follows: Warren Price	Send Tax Bills To: Warren Price	Map-Parcel Numbers 05901700037
2836 Lamar Ave.	2836 Lamar Ave.	
Memphis, TN 38114	Memphis, TN 38114	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Willie L. Coleman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Warren Price

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN SHELBY COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lots 3, 4, 5 and 6, T.J. Foster's Unrecorded Subdivision of part of Isaac Smith's lot and part of Pendleton lot, more particularly described as follows:

Beginning at a point in the northeast line of Lamar Boulevard (Pidgeon Roost Road) 726 feet southeastwardly from the center of Kimball Avenue, as measured along the said line of Lamar Boulevard; said beginning point being the northwest corner of the property purchased by T.J. Foster from G.R. Pendleton, et al.; thence east parallel with Kimball Avenue 533 feet to the northwest corner of the property sold by Foster to Henderson; thence southwardly with the west line of said property 180 feet to an iron stake; thence westwardly 405 feet to a point in the northeast line of Lamar Boulevard, 277 feet from the beginning; thence northwestwardly with said line 277 feet to the point of beginning, less that part used to widen Lamar Boulevard.

This being the same property conveyed to Willie L. Coleman by Quit Claim Deed of record at Instrument No. JT 2828 in the Register's Office of Shelby County, Tennessee.

Willie L. Coleman covenants that this is commercial property and has never been part of his principal residence or homestead property.

This conveyance is made subject to 2013 City of Memphis and Shelby County real estate taxes, which the Grantee hereby assumes and agrees to pay; and to Memphis Light, Gas and Water easement of record at Instrument No. F3 8863 in said Register's Office.

This is improved () unimproved () property, known as **2830 Lamar Ave., Memphis, TN 38114**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 8th day of May, 2013.

Willie L. Coleman

Willie L. Coleman

**INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF SHELBY)**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Willie L. Coleman**, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of May, 2013.

Glenn D. Everton

Notary Public

My Commission Expires:

12/28/13



CAR PLANET AUTO SALES AND REPAIR LLC.

2830 LAMAR AVE.

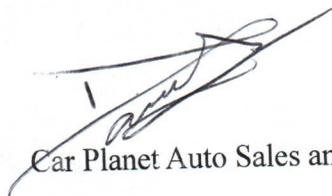
MEMPHIS TN 38114

12/19/2023

DEAR ALL MEMBERS OF THE BOARD:

We are writing this letter of intent for the improvement of commercial property and permission to gain a SUP for the location at 2830 Lamar Ave Memphis TN 38114 to be used as a Used Car Dealer. We will keep up the maintenance on the site. Also, will have affordable vehicles for the customers throughout the surrounding area.

Respectfully,



Car Planet Auto Sales and Repair LLC.

State of: TN

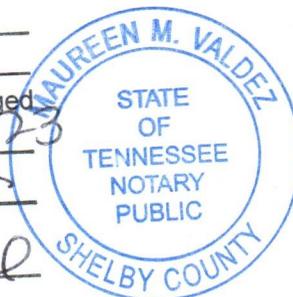
County of: Shelby

The foregoing instrument was acknowledged

before me 19 day of Dec, 2023

Maureen M. Valdez
Your Name Here, Notary Public

My Commission Expires 9-23-24



059016 00117 - CITY OF MEMPHIS
059016 00118 - CITY OF MEMPHIS
059016 00119 - COLEMAN ARCHER A
059016 00120 - LAMAR INC
059016 00121 - MURSHED MAHMOUD
059016 00122 - BUDGET MOTEL (D B A)
059016 00123 - BUDGET MOTEL (DBA)
059016 00124 - CITY OF MEMPHIS
059016 00125 - CITY OF MEMPHIS
059016 00126 - CITY OF MEMPHIS
059016 00216C - VISTA LAMAR HOSPITALITY LLC
059016 00220C - KUMAR PUNAM
059017 00001 - YOUNG ACTORS GUILD INC
059017 00003C - BURJ WORLD LLC
059017 00005 - DIRECTED TRUST COMPANY FBO
059017 00006 - BOYLSTON APARTMENTS LP
059017 00007 - HOSKINS TONY D
059017 00008 - JEFFERSON TANESHIA
059017 00009 - RIEHL JACOB
059017 00011 - BROOKS GLADYS AND GARY SPARKS
059017 00019 - HOSKINS TONY
059017 00020 - SJG REAL ESTATE LLC
059017 00021 - CITY OF MEMPHIS
059017 00023 - CITY OF MEMPHIS
059017 00024 - CITY OF MEMPHIS

059017 00025 - CITY OF MEMPHIS
059017 00026 - CITY OF MEMPHIS
059017 00027 - CITY OF MEMPHIS
059017 00028 - CITY OF MEMPHIS
059017 00029 - CITY OF MEMPHIS
059017 00030C - CHEROKEE SQUARE OF MEMPHIS LLC
059017 00033C - PRICE WARREN & ELLA
059017 00037 - PRICE WARREN
059017 00038 - YI YONG S & BOK H
059017 00039 - JANET ANTHONY
059017 00040 - ABU-SELL HISHAM
059017 00041 - UNION PLANTERS NATIONAL BANK
059019 00002 - NATIONAL RETAIL PROPERTIES INC
059019 00003 - HERRERA MARTIN T & ADA M C ZAMORA
059019 00004 - HERRERA MARTIN T AND ADA M C ZAMORA
059019 00005 - B & W PROPERTIES
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059019 00014 - RICHARDSON BRAD
059019 00015 - JOHNSON LOUISE B

059019 00016 - WEBB JENNIFER AND EARL PARHAM
059019 00017 - RAINER ROTONDA
059019 00018 - WEBER WILLIE
059019 00019 - SHARKEY MACARTHUR
059019 00020 - SHARKEY MACAUTHER
059019 00021 - SHARKEY MACAUTHER
059019 00022 - D & E ENTERPRISE LLC
059019 00023 - B & W PROPERTIES
059019 00024 - LOPEZ RONY F AND IGLESIA D COMPLETO AND
059019 00025 - LOPEZ RONY F S AND MAXIMILIANO R
059019 00026 - COMPLETO IGLESIA D E AND RONY F S LOPEZ
059019 00027 - GREER JOE C
059019 00028 - GREER JOE C
059020 00002 - PENDLOVE INC
059020 00003 - WARREN JAMES & BERNICE W
059020 00004 - NOLAN JAMES C

CITY OF MEMPHIS
GENERAL DELIVERY #
MEMPHIS TN 38101

VISTA LAMAR HOSPITALITY LLC
3067 WINDSTONE WAY #
GERMANTOWN TN 38138

HOSKINS TONY
4800 NESBIT RD #
NESBIT MS 38651

CITY OF MEMPHIS
GENERAL DELIVERY #
MEMPHIS TN 38101

KUMAR PUNAM
3067 WINDSTONE WAY #
GERMANTOWN TN 38138

SJG REAL ESTATE LLC
2967 RUFFLE DR #
BARTLETT TN 38134

COLEMAN ARCHER A
5555 ELVIS PRESLEY BLVD #
MEMPHIS TN 38116

YOUNG ACTORS GUILD INC
2788 LAMAR AVE #
MEMPHIS TN 38101

CITY OF MEMPHIS
GENERAL DELIVERY #
MEMPHIS TN 38101

LAMAR INC
5645 MURRAY RD #
MEMPHIS TN 38119

BURJ WORLD LLC
837 AVENUE Z #
BROOKLYN NY 11235

CITY OF MEMPHIS
GENERAL DELIVERY #
MEMPHIS TN 38101

MURSHED MAHMOUD
4549 DURBIN AVE #
MEMPHIS TN 38122

DIRECTED TRUST COMPANY FBO
3033 N CENTRAL AVE #
PHOENIX AZ 85012

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GENERAL DELIVERY #
MEMPHIS TN 38101

BUDGET MOTEL (D B A)
2883 FILMORE AVE #
MEMPHIS TN 38114

BOYLSTON APARTMENTS LP
1500 ROSECRANS AVE #
MANHATTAN BEACH CA 90266

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MEMPHIS TN 38101

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JEFFERSON TANESHIA
1375 KIMBALL CV #
MEMPHIS TN 38114

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GENERAL DELIVERY #
MEMPHIS TN 38101

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GENERAL DELIVERY #
MEMPHIS TN 38101

RIEHL JACOB
52 COMPASS RD #
COATESVILLE PA 19320

CITY OF MEMPHIS
GENERAL DELIVERY #
MEMPHIS TN 38101

CITY OF MEMPHIS
125 N MAIN ST #
MEMPHIS TN 38103

BROOKS GLADYS AND GARY SPARKS
2903 KIMBALL AVE #
MEMPHIS TN 38114

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GENERAL DELIVERY #
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CHEROKEE SQUARE OF MEMPHIS LLC
40087 MISSION BLVD #
FREMONT CA 94539

B & W PROPERTIES
6148 CHAPELLE CIR #
MEMPHIS TN 38120

WEBB JENNIFER AND EARL PARHAM
1910 BRANDON CIR #
MEMPHIS TN 38114

PRICE WARREN & ELLA
2836 LAMAR AVE #
MEMPHIS TN 38114

B & W PROPERTIES
6148 CHAPELLE CIR #
MEMPHIS TN 38120

RAINER ROTONDA
1906 BRANDON CIR #
MEMPHIS TN 38114

PRICE WARREN
2836 LAMAR AVE #
MEMPHIS TN 38114

MOUME ABDI A
2861 LAMAR AVE #
MEMPHIS TN 38114

WEBER WILLIE
1900 BRANDON CIR #
MEMPHIS TN 38114

YI YONG S & BOK H
8068 SALISBURY PL #
MEMPHIS TN 38119

CHANEY JOSEPHINE M
8071 ELMWOOD DR #
OLIVE BRANCH MS 38654

SHARKEY MACARTHUR
1922 PENDLETON ST #
MEMPHIS TN 38114

JANET ANTHONY
2802 LAMAR AVE #
MEMPHIS TN 38114

HOLMAN ELIZABETH A
1946 BRANDON CIR #
MEMPHIS TN 38114

SHARKEY MACAUTHER
1901 BRANDON CIR #
MEMPHIS TN 38114

ABU-SELL HISHAM
937 STONE HEDGE CV #
COLLIERVILLE TN 38017

CLEAVES YALANDA P
1940 BRANDON CIR #
MEMPHIS TN 38114

SHARKEY MACAUTHER
2052 PENDLETON ST #
MEMPHIS TN 38114

UNION PLANTERS NATIONAL BANK
250 RIVERCHASE PKWY #
BIRMINGHAM AL 35244

NELSON BARBARA
1934 BRANDON CIR #
MEMPHIS TN 38114

D & E ENTERPRISE LLC
1941 82ND ST #
BROOKLYN NY 11214

NATIONAL RETAIL PROPERTIES INC
450 S ORANGE AVE #
ORLANDO FL 32801

BISESSAR SAMIEN YARNA
10467 118TH ST #
S RICHMOND HL NY 11419

B & W PROPERTIES
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MEMPHIS TN 38114

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1922 BRANDON CIR #
MEMPHIS TN 38114

LOPEZ RONY F AND IGLESIA D COMPLETO AND
2807 LAMAR AVE #
MEMPHIS TN 38114

HERRERA MARTIN T AND ADA M C ZAMORA
2807 LAMAR AVE #
MEMPHIS TN 38114

JOHNSON LOUISE B
1916 BRANDON CIR #
MEMPHIS TN 38114

LOPEZ RONY F S AND MAXIMILIANO R
4106 BARR AVE #
MEMPHIS TN 38111

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4106 BARR AVE #
MEMPHIS TN 38111

COMPLETO IGLESIA D E AND RONY F S LOPEZ
1876 PENDLETON ST #
MEMPHIS TN 38114

GREER JOE C
2829 LAMAR AVE #
MEMPHIS TN 38114

GREER JOE C
2829 LAMAR AVE #
MEMPHIS TN 38114

PENDLOVE INC
1934 PENDLETON ST #
MEMPHIS TN 38114

WARREN JAMES & BERNICE W
1921 BRANDON CIR #
MEMPHIS TN 38114

NOLAN JAMES C
1935 BRANDON CIR #
MEMPHIS TN 38114

COMPLETO IGLESIA D E AND RONY F S LOPEZ
1876 PENDLETON ST #
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MEMPHIS TN 38114

NOLAN JAMES C
1935 BRANDON CIR #
MEMPHIS TN 38114

**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, Warren Price (Print Name) Warren Price (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):

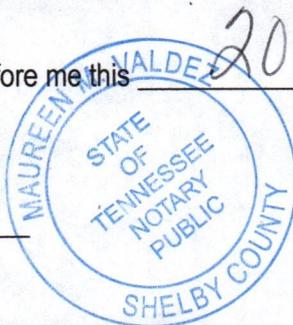
I am the owner of record as shown on the current tax rolls of the county Assessor of Property; the mortgage holder of record as shown in the mortgage records of the county Register of Deeds; purchaser under a land contract; a mortgagee or vendee in possession; or I have a freehold or lesser estate in 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 2830 Lamar Ave
and further identified by Assessor's Parcel Number 059017 00037
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 20 day of Dec in the year of 2023

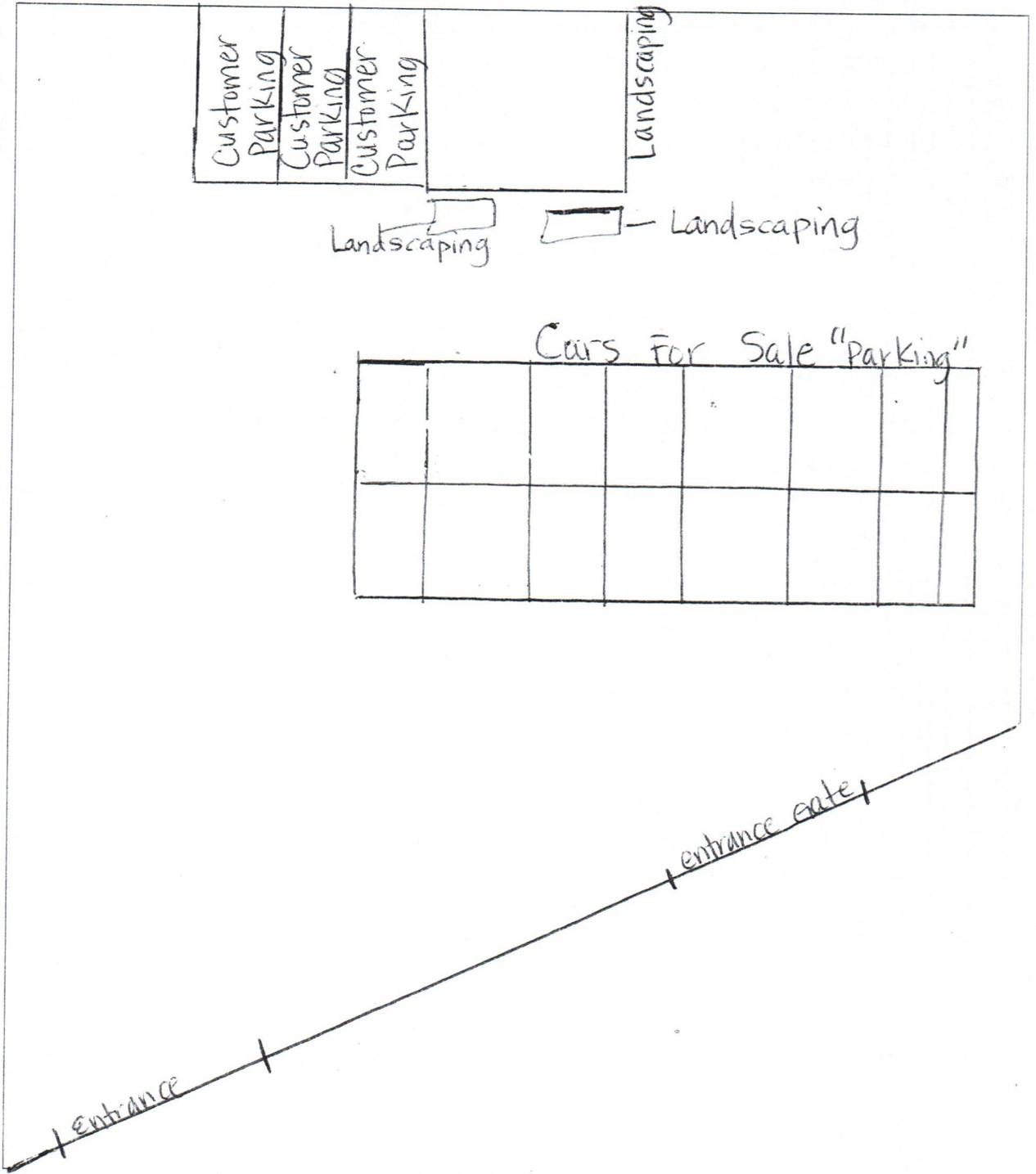
Maureen Valdez
Signature of Notary Public



9-23-26
My Commission Expires

Site Plan

(simple)

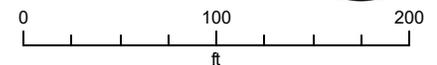
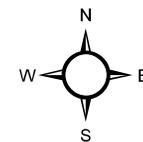




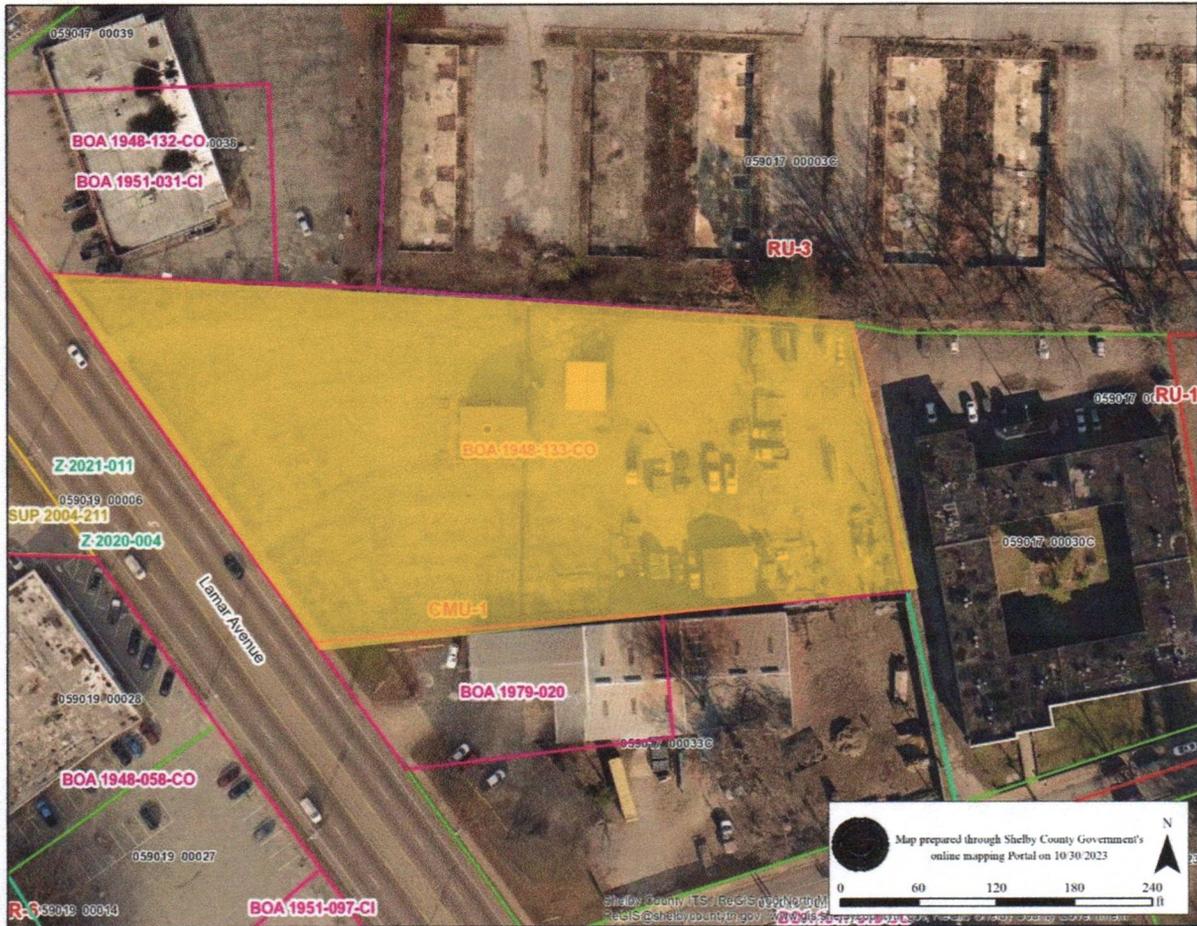
**MELVIN BURGESS, ASSESSOR
SHELBY COUNTY, TENNESSEE**

DISCLAIMER: THIS MAP IS FOR PROPERTY ASSESSMENT PURPOSES ONLY. IT IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP AND THEREFORE, SHOULD NOT BE RELIED UPON AS A REPRESENTATION OF ANY PROPERTY FOR ANY PURPOSE.

MAP DATE: December 19, 2023



Zoning Atlas



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

ZV 2023-443

October 30, 2023

Daniel Enez
901NOTARYPUBLIC@GMAIL.COM

RE: Certificate of Zoning
2830 Lamar Ave

Parcel ID No.
059017 00037

Dear Applicant:

This letter is in response to your request for zoning information regarding the above referenced property.
To wit:

- **The current zoning classification for the subject property is:**

Commercial Mixed-Use – 1 (CMU-1) District.

- **Is the subject property located within an Overlay District?**

No, it is not within an Overlay District.

- **Information regarding variances, special permits/exceptions, ordinances or conditions.**

There do not appear to be any special zoning dispensations that apply to the subject property.

- **The current / proposed use of the subject property as a “Dealership” is a:**

Permitted use by Special Conditional Use Permit subject to approval of the Memphis City Council and/or Shelby County Board of Commissioners –not available.

Link to the Unified Development Code:

<https://www.develop901.com/landuse-developmentservices/zoningSubdivisionAdministration>

The above information contained herein was researched on October 30, 2023. It is believed to be accurate and is based upon, or relates to, the information supplied by the requestor. No guarantees as to the accuracy of the data and information provided above are expressed or implied. This office is not responsible for any loss of profit, indirect, incidental, special, or consequential damages arising out of the use of the information provided above and assumes no liability for error and/or omission associated with this determination. All of the information contained herein was obtained from public records, which may be inspected during regular business hours.

Further information pertaining to the Unified Development Code may be obtained by visiting <https://www.develop901.com/landuse-development-services> or by contacting staff in the Land Use and Development Services Section of the Memphis and Shelby County Division of Planning and Development.

If you have questions regarding this matter, please feel free to contact me at (901) 636-6619 or via email at mahsan.ostadnia@memphistn.gov.

Respectfully,

Mahsan Ostadnia

Planner II
Land Use & Development Services