CITY OF MEMPHIS COUNCIL AGENDA CHECK OFF SHEET

ONE ORIGINAL Planning & Development | ONLY STAPLED | **DIVISION TO DOCUMENTS Planning & Zoning COMMITTEE:** 09/05/2025 DATE **PUBLIC SESSION:** 09/23/2025 **DATE** ITEM (CHECK ONE) __ REQUEST FOR PUBLIC HEARING X RESOLUTION ORDINANCE ITEM DESCRIPTION: 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 3806 Poplar Ave., known as case number PD 2025-003 PD 2025-003 **CASE NUMBER: DEVELOPMENT:** The Amon Planned Development LOCATION: 3806 Poplar Ave. **COUNCIL DISTRICTS:** District 5 and Super District 9 **OWNER/APPLICANT:** Joseph Echols **REPRESENTATIVE:** Doug Baker, ETI Corp. **REQUEST:** 6-lot residential single-family planned development +/-1.29 acres **AREA:** The Division of Planning and Development recommended Approval with outline plan conditions **RECOMMENDATION:** The Land Use Control Board recommended Approval with outline plan conditions RECOMMENDED COUNCIL ACTION: Public Hearing Not Required Hearing – September 23, 2025 **PRIOR ACTION ON ITEM:** APPROVAL - (1) APPROVED (2) DENIED 08/14/2025 DATE (1) Land Use Control Board ORGANIZATION - (1) BOARD / COMMISSION (2) GOV'T. ENTITY (3) COUNCIL COMMITTEE **FUNDING:** 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 **DATE POSITION** 08/29/2025 PLANNER II **DEPUTY ADMINISTRATOR** 08/29/2025 **ADMINISTRATOR** DIRECTOR (JOINT APPROVAL) COMPTROLLER FINANCE DIRECTOR **CITY ATTORNEY** CHIEF ADMINISTRATIVE OFFICER

COMMITTEE CHAIRMAN



Memphis City Council Summary Sheet

PD 2025-003

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 3806 POPLAR AVENUE, KNOWN AS CASE NUMBER PD 2025-003

- This item is a resolution with conditions to allow a 6-lot residential single-family planned development.
- The subject property is an approx. 1.29 acre lot along the north side of Poplar Ave., near Galloway golf course and the University of Memphis.
- The applicant proposes six single-family detached residences served by a single private drive.
- Both DPD staff and the Land Use Control Board recommend approval with conditions of this item. The findings which led staff to our recommendation include:
 - This application proposes the same number of housing units which would be permitted by-right at the property.
 - The application is consistent with the Memphis 3.0 Comprehensive Plan and advances the stated goal of the Anchor Neighborhood – Primarily Single-Unit future land use designation in "locating housing near services and jobs."
 - The proposed design is superior to one which would be permitted by-right, featuring only a single drive on Poplar Ave. rather than three.
- An earlier version of this application featured eleven units, but this was revised to the current six after the required neighborhood meeting.
- This resolution, if approved with conditions, will supersede the existing zoning for this property.
- The item may require future public improvement contracts.

LAND USE CONTROL BOARD RECOMMENDATION

At its regular meeting on *Thursday, August 14, 2025*, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

CASE NUMBER: PD 2025-003

DEVELOPMENT: Amon Planned Development

LOCATION: 3806 Poplar Ave.

COUNCIL DISTRICT(S): District 5 and Super District 9

OWNER/APPLICANT: Joseph Echols

REPRESENTATIVE: Doug Baker, ETI Corp.

REQUEST: 21-lot residential single-family planned development

EXISTING ZONING: Residential Single-Family – 15 (R-15)

AREA: +/-7.06 acres

The following spoke in support: Anita Archambeau, Lisa Mallory

The following spoke in opposition: Virginia McLean

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 unanimous vote of 7-0 on the regular agenda.

Respectfully,

Nicholas Wardroup

Micholas Wardraf

Planner II

Land Use and Development Services
Division of Planning and Development

Cc: Committee Members

File

PD 2025-003

Outline Plan Conditions

I. USES PERMITTED

A. Six detached single-family residences and accessory uses as allowed by the relevant provisions of the Unified Development Code (UDC).

II. BULK REGULATIONS

- A. Maximum building height: 40'
- B. Minimum Building Setbacks:
 - a. Southerly front setback (Poplar Avenue) 40 feet
 - b. Westerly side yard setback 15 feet
 - c. Easterly side yard setback 15 feet
 - d. Northerly rear yard setback 25 feet
- C. Minimum lot area: 5,000 sq. ft.
- D. All principal structures shall feature at least 4,000 sq. ft. of living space.

III. PARKING, ACCESS, AND CIRCULATION

- A. One curb cut permitted onto Poplar Avenue with a 25-foot easement providing access to each lot and unit.
- B. Lots 2-6 shall have four (4) dedicated parking spaces: two (2) garage spaces and two (2) driveway spaces. The garage shall be the only required parking for Lot 1, but additional spaces may be approved as part of final plat review.
- C. The City Engineer shall approve the design and location of the curb cut.
- D. Walking paths shall be provided for each unit along Poplar Avenue.
- E. The interior roadway material shall be asphalt.
- F. The minimum sight distance and geometry requirements for public streets shall comply with the Unified Development Code.
- G. All required parking shall be as illustrated on the final plat. No parking shall be allowed on any adjacent lots or parcels.
- J. No parking shall be permitted between the principal facades of units 1-3 and Poplar Ave.
- K. Any vehicular access gate shall be set back no less than 40' from the right-of-way of Poplar Ave.

IV. LANDSCAPING

- A. Landscaping shall be provided as illustrated in the Site Plan and Landscape Plan.
- B. Equivalent material may be substituted for the required materials subject to the approval of the Office of Planning and Development.

V. LIGHTING REQUIREMENTS

- A. Lighting shall be directed so as not to glare onto adjacent property or traffic on Poplar Avenue or adjacent properties.
- B. A lighting plan detailing the location, height, style, direction of all outdoor lighting and a photometric plan shall be submitted for administrative review and approval by the Division of Planning and Development.

VI. SIGNS AND FENCING

A. The sole permitted signs shall be one of either one (1) freestanding entrance sign or up to two (2) wall mounted entrance signs at the entrance to the property from Poplar Ave. Any signs shall be subject to a maximum square footage of 32 sq. ft. and, if freestanding, a minimum setback of 10' from the right-ofway of Poplar Ave.

- B. All signage shall be subject the discretionary review and approval by the Zoning Administrator. Detailed sign elevations shall be included in the final plat.
- C. Paragraphs A and B above shall not be construed to apply to any sign which would not ordinarily require a sign permit.
- D. Fencing along Poplar Ave. shall be either be a masonry wall or decorative metal with masonry columns.
- E. Perimeter fencing shall be as shown on the final plat. An opaque privacy fence or masonry wall at least 10' in height shall be provided along the rear of the property.

VII. DRAINAGE AND PROPERTY OWNERS' ASSOCIATION

A. The project's stormwater conveyance and management facility design shall follow the "City of Memphis Drainage Design Manual." Drainage easements and/or improvements are subject to the approval of the City Engineer.

- B. All drainage emanating on-site shall be private, and no easements will be accepted.
- C. A property owners' association shall own and maintain all commons, open areas, private sewers, and private drainage. A statement of this effect shall appear on the final plat.

VIII. EXTERIOR BUILDING MATERIALS

- A. Roof Asphalt shingles
- B. Trim HardiTrim
- C. Facade Brick (painted)
- D. Windows Aluminum
- E. Each unit shall include an elevated porch

IX. MODIFICATIONS

Modifications shall be governed by the relevant provisions of the UDC at the time such a modification is requested, including but not limited to Sub-Section 9.6.11E.

X. FINAL PLAN REQUIREMENTS

A final plan shall be filed within five (5) years of approval of the outline plan. The Land Use Control Board may grant extensions through the filing of a Major Modification.

XI. FINAL SITE PLAN

A final site plan will be submitted for administrative approval to finalize the elevations, building materials, circulation, landscaping, parking, location of the buildings, etc.

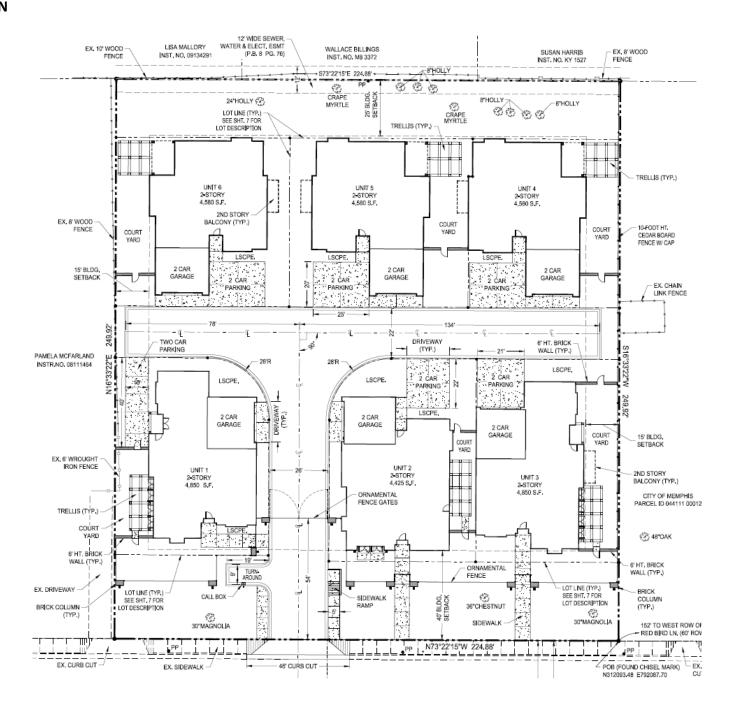
XII. FINAL PLAN CONTENT

Any final plan shall include the following:

- A. The outline plan conditions.
- B. A standard subdivision contract defined by the Subdivision Regulations for any needed public improvements.

- C. The exact location and dimensions, including the height of all buildings or buildable areas, parking areas, drives, loading spaces and facilities, elevations, required landscaping, trash receptacles, and signs.
- D. The number of parking spaces.
- E. The location and ownership of any easement, whether public or private.
- F. A statement conveying all common facilities and areas to a property owners' association or other entity for ownership and maintenance purposes.
- G. The 100-year flood elevation.
- H. A lighting plan detailing the location, height, style, direction, etc., of all outdoor lighting and a photometric plan shall be submitted for administrative review and approval by the Division of Planning and Development.

CONCEPT PLAN



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 3806 POPLAR AVENUE, KNOWN AS CASE NUMBER PD 2025-003

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 planned development for certain stated purposes in the various zoning districts; and

WHEREAS, Joseph Echols filed an application with the Memphis and Shelby County Division of Planning and Development to allow a 6-lot residential single-family planned development; and

WHEREAS, the Division of Planning and Development has received and reviewed the application in accordance with procedures, objectives and standards for planned developments 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 subject to outline plan conditions concerning the above considerations to the Memphis and Shelby County 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 14, 2025, and said Board has submitted its findings and recommendation subject to outline plan conditions 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 planned development is hereby granted in accordance with the attached outline plan conditions.

BE IT FURTHER RESOLVED, that the requirements of said aforementioned clause of the Unified Development Code shall be deemed to have been complied with; that the outline plan shall bind the applicant, owner, mortgagee, if any, and the legislative body with respect to the contents of said plan; and the applicant and/or owner may file a final plan in accordance with said outline plan and the provisions of Section 9.6.11 of the Unified Development Code.

OUTLINE PLAN CONDITIONS

I. USES PERMITTED

A. Six detached single-family residences and accessory uses as allowed by the relevant provisions of the Unified Development Code (UDC).

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- B. All drainage emanating on-site shall be private, and no easements will be accepted.
- C. A property owners' association shall own and maintain all commons, open areas, private sewers, and private drainage. A statement of this effect shall appear on the final plat.

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Modifications shall be governed by the relevant provisions of the UDC at the time such a modification is requested, including but not limited to Sub-Section 9.6.11E.

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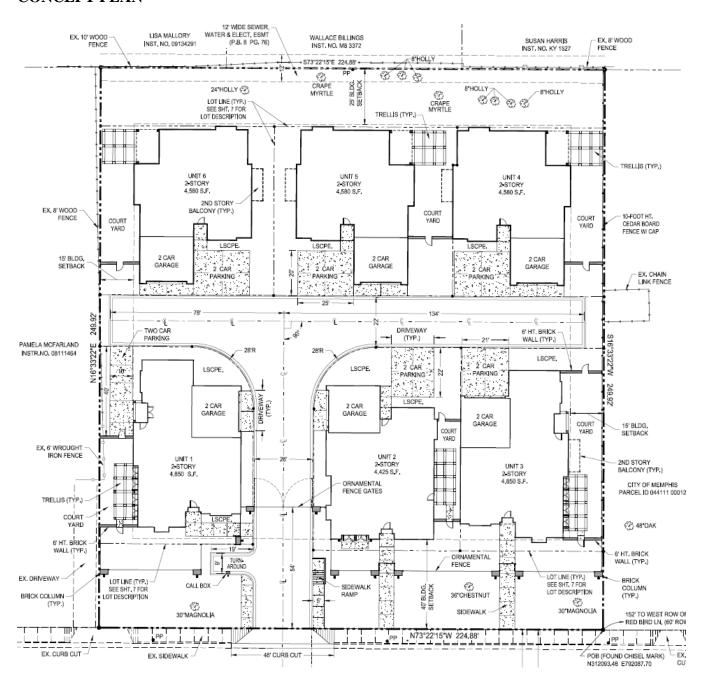
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- D. The number of parking spaces.
- E. The location and ownership of any easement, whether public or private.

- F. A statement conveying all common facilities and areas to a property owners' association or other entity for ownership and maintenance purposes.
- G. The 100-year flood elevation.
- H. A lighting plan detailing the location, height, style, direction, etc., of all outdoor lighting and a photometric plan shall be submitted for administrative review and approval by the Division of Planning and Development.
- I. Any document deemed necessary by the Zoning Administrator.

CONCEPT PLAN



ATTEST:

Division of Planning and Development

– Land Use and Development Services

– Office of Construction Enforcement CC:

AGENDA ITEM: 1 L.U.C.B. MEETING: August 14, 2025

CASE NUMBER: PD 2025-003

DEVELOPMENT: The Amon

LOCATION: 3806 Poplar Ave.

COUNCIL DISTRICT: District 5 and Super District 9

OWNER/APPLICANT: Joseph Echols

REPRESENTATIVE: Doug Baker, ETI Corp.

REQUEST: Single-family detached planned development (6-lot)

EXISTING ZONING: Residential Single-Family – 10 (R-10) in a Residential Corridor overlay (-RC)

CONCLUSIONS

- 1. The subject application seeks to construct six single-family residences served by a shared drive on a property along the north side of Poplar Ave. near Galloway Golf Course and the University of Memphis.
- 2. While six housing units could currently be built on this property by-right (no approval required other than a building permit), half of such units would be subject to size limitations and the development would likely feature three driveways. The proposed design is preferable to this scenario while providing the same number of units as would otherwise be allowed by-right. It is therefore an appropriate use of a planned development as a zoning tool.
- 3. The approval of this application will further the general goal of Memphis 3.0 in encouraging residential development near job centers (the University of Memphis).
- 4. In addition to the above, we also find that the 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. We therefore recommend *approval* with conditions.

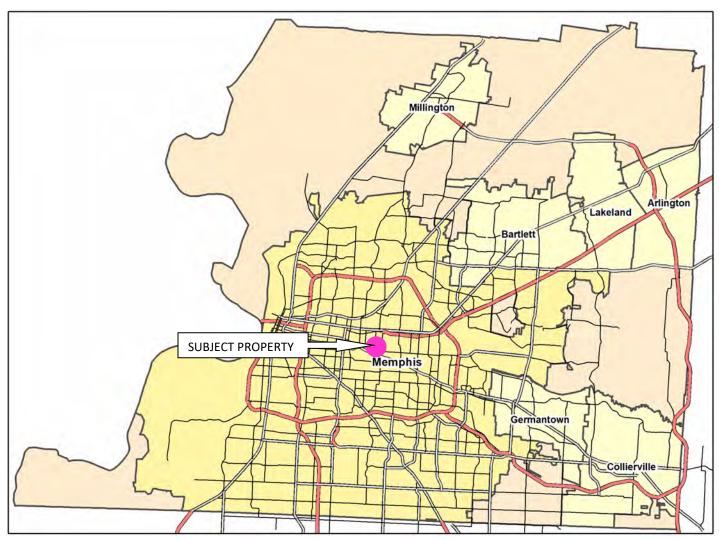
CONSISTENCY WITH MEMPHIS 3.0

This proposal is consistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on pages 26-28 of this report.

RECOMMENDATION: Approval with Conditions

Staff Writer: Nicholas Wardroup E-mail: nicholas.wardroup@memphistn.gov

LOCATION MAP



Subject property located within the pink circle

PUBLIC NOTICE INFORMATION

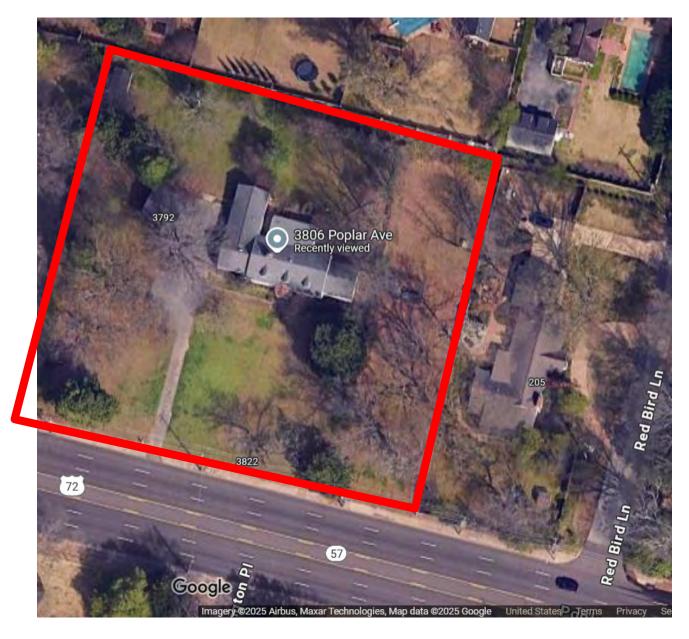


In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signage posted. A total of 80 notices were mailed on April 16, 2025, to the owners of properties outlined above in blue. One sign was also posted at the subject property, visible in the site photo on page 8 (top). A copy of the mailed notice is attached to this document.

NEIGHBORHOOD MEETING

The meeting was held at 6:00 PM on April 28, 2025, at the Holiday Inn at 3700 Central Ave. Per the sign-in sheet provided by the applicant, there were 26 attendees.

AERIAL



Subject property outlined in red, imagery 2025 via Google Maps

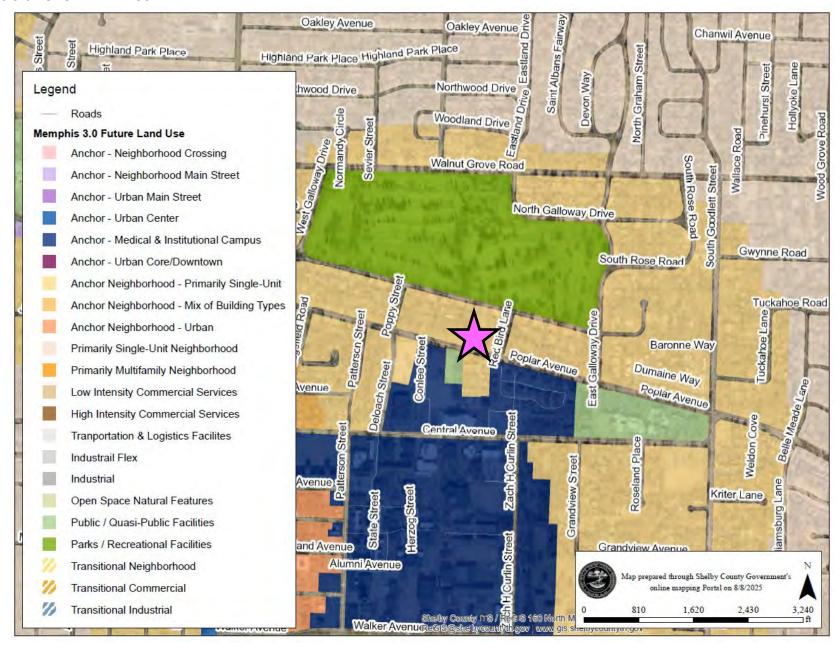
ZONING MAP Subject property indicated by pink star in following maps.



CURRENT LAND USE CONTEXT



MEMPHIS 3.0 FUTURE LAND USE



SITE PHOTOS

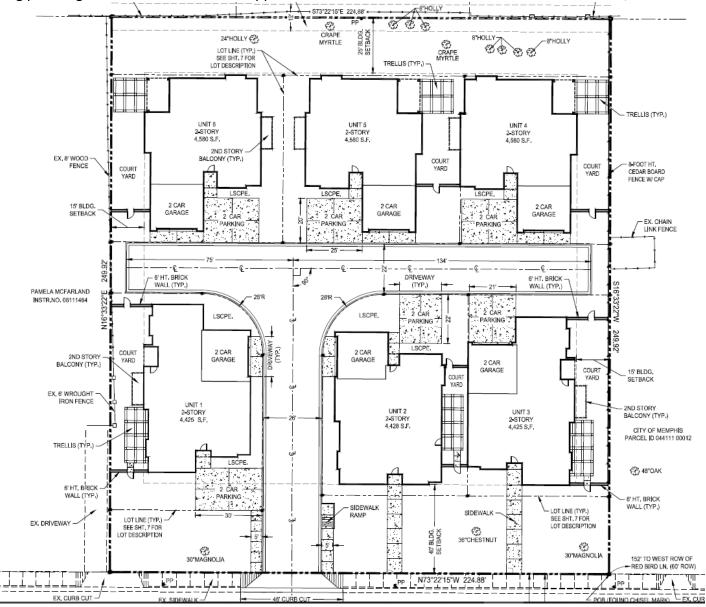


View of subject property looking north from Poplar Ave. Note public notice sign, indicated by red arrow. Image from May 2025.

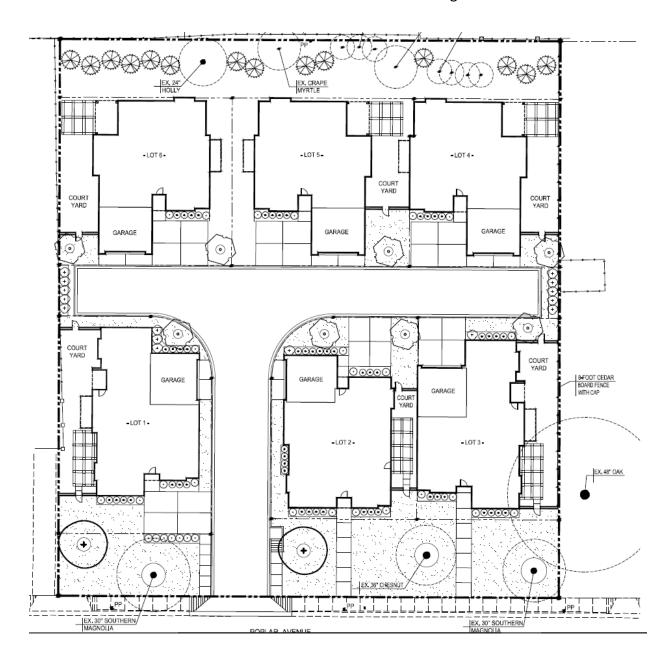


Alternative angle looking northeast from Poplar Ave. Image from March 2025.

SITE PLAN The following planning documents have been cropped to fit into this document. Full versions are attached, which include floor plans.



LANDSCAPE PLAN



SOUTH (Poplar Ave.) BUILDING ELEVATIONS

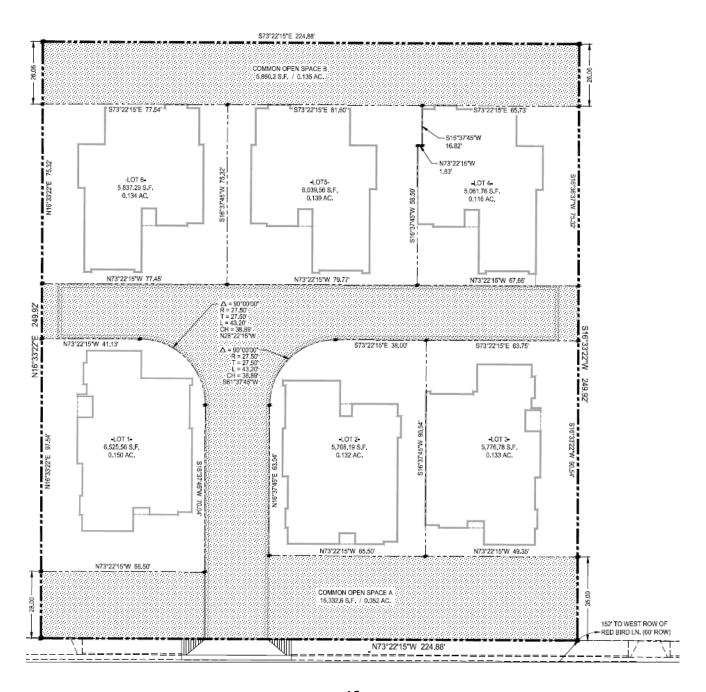


HOME #1



HOME #1 HOME #2 HOME #3

LOT LAYOUT



CASE REVIEW

Request

Six-lot single-family planned development

Applicability

Staff *agrees* the applicability standards and criteria as set out in Section 4.10.2 of the Unified Development Code are or will be met.

4.10.2 Applicability

The governing bodies may, upon proper application, grant a special use permit for a planned development (see Chapter 9.6) for a tract of any size within the City or for tracts of at least three acres in unincorporated Shelby County to facilitate the use of flexible techniques of land development and site design, by providing relief from district requirements designed for conventional developments, and may establish standards and procedures for planned developments in order to obtain one or more of the following objectives:

- A. Environmental design in the development of land that is of a higher quality than is possible under the regulations otherwise applicable to the property.
- B. Diversification in the uses permitted and variation in the relationship of uses, structures, open space and height of structures in developments intended as cohesive, unified projects.
- C. Functional and beneficial uses of open space areas.
- D. Preservation of natural features of a development site.
- E. Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.
- F. Rational and economic development in relation to public services.
- G. Efficient and effective traffic circulation, both within and adjacent to the development site, that supports or enhances the approved transportation network.
- H. Creation of a variety of housing compatible with surrounding neighborhoods to provide a greater choice of types of environment and living units.
- I. Revitalization of established commercial centers of integrated design to order to encourage the rehabilitation of such centers in order to meet current market preferences.
- J. Provision in attractive and appropriate locations for business and manufacturing uses in well-designed buildings and provision of opportunities for employment closer to residence with a reduction in travel time from home to work.
- K. Consistency with the Memphis 3.0 General Plan.

General Provisions

Staff *agrees* the general provisions standards and criteria as set out in Section 4.10.3 of the Unified Development Code are or will be met.

4.10.3 General Provisions

The governing bodies may grant a special use permit for a planned development which modifies the applicable district regulations and other regulations of this development code upon written findings and recommendations of the Land Use Control Board and the Planning Director which shall be forwarded pursuant to provisions contained in this Chapter.

- A. The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County.
- B. An approved water supply, community waste water treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development.
- C. The location and arrangement of the structures, parking areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses, and any part of the proposed development not used for structures, parking and loading areas or access way shall be landscaped or otherwise improved except where natural features are such as to justify preservation.
- D. Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest.
- E. Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements.
- F. Lots of record are created with the recording of a planned development final plan.

Residential Criteria

Staff *agrees* the additional planned residential development criteria as set out in Section 4.10.4 of the Unified Development Code are or will be met.

4.10.4 Planned Residential Developments

In addition to the standards and criteria set forth in Section 4.10.3, planned residential developments shall comply with the standards and criteria set forth below:

A. Formal Open Space

A minimum of 0.6% of the total land area of a planned residential development of 15 acres or more shall be subject to the formal open space requirements of Section 6.2.3. No open area may be delineated or accepted as formal open space under the provisions of this Chapter unless it meets the standards of Chapter 6.2, Open Space.

B. Accessibility of Site

All proposed streets, alleys and driveways shall be adequate to serve the residents, occupants, visitors or other anticipated traffic of the planned residential development. The location of the entrance points of the streets, alleys and driveways upon existing public roadways shall be subject to the approval of the City or County Division of Public Works.

C. Off-Street Parking

Off-street parking shall be conveniently accessible to all dwelling units and other uses. Where appropriate, common driveways, parking areas, walks and steps may be provided, maintained and lighted for night use. Screening of parking and service areas shall be required through use of trees, shrubs and/or hedges and screening walls.

D. Pedestrian Circulation

The pedestrian circulation system and its related walkways shall be separated, whenever feasible, from the vehicular street system in order to provide an appropriate degree of separation of pedestrian and vehicular movement.

E. Privacy

The planned residential development shall provide reasonable visual and acoustical privacy for dwelling units within and adjacent to the planned residential development. Protection and enhancement of property and the privacy of its occupants may be provided by the screening of objectionable views or uses and reduction of noise through the use of fences, insulation, natural foliage, berms and landscaped barriers. High-rise buildings shall be located within the development in such a way as to minimize any adverse impact on adjoining low rise buildings.

F. Distance Requirements

Where minimum distance requirements are provided between single family residential zoning districts and certain stipulated uses in this Code, the single-family residential areas of planned developments shall be considered zoned residential.

Approval Criteria

Staff *agrees* the approval criteria as set out in Section 9.6.9 of the Unified Development Code are being 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:

- 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.
- 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.
- C. 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.
- D. 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.
- E. The project complies with all additional standards imposed on it by any particular provisions authorizing such use.
- F. 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.
- G. 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.
- H. 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.

Staff Report PD 2025-003 August 14, 2025 Page 17

Site Details

Address:

3806 Poplar Ave. (also includes 3792 and 3822 Poplar Ave.)

Parcel ID:

044111 00030, 044111 00031, 044111 00032

Area:

+/-56,203 sq. ft. (+/- 1.29 acres)

Description: The subject property is the entirety of the Galloway Green subdivision, the 2021 resubdivision of lots 13-14 of the Red Acres subdivision (see plat book 295, page 7). It features a single-family residence, constructed in 1948, which would be demolished as part of the proposed development. It lies along the north side of Poplar Ave. near the University of Memphis and Galloway Golf Course. It abuts an MLGW facility to the east and single-family residences to the north and west.

Background

In 2021, a subdivision (S 2021-024) was approved (and final plat recorded) to divide the subject property into three lots, each roughly 75' in width and 250' in depth (+/- 18,750 sq. ft.). It is important to note, then, that six housing units (3 single-family residences and 3 Accessory Dwelling Units) could be built on this property by-right with no approval needed other than building permits.

As originally submitted for the May 2025 LUCB agenda, the subject application sought approval for eleven lots (and eleven units), some of which would have been physically attached. However, after hosting the required neighborhood meeting, the applicant revised their submission to the version discussed in this report, featuring just six lots and six detached single-family residences. This reduction in density had the additional effect of reducing the heights of the proposed structures, which, as staff understands it, was a key concern raised at the meeting.

Site Plan Review

The submitted plans call for six detached single-family residences, each on individual lots. Lots 1-3 front Poplar Ave. while lots 4-6 are at the rear of the property and front the private access drive.

Staff notes that our recommended conditions would require the elimination or relocation of the proposed front-yard parking pad on lot 1. That being said, it is our understanding that the applicant intends to install a vehicular access gate, which would be required to be set back at least 40' from Poplar Ave. to allow for adequate queuing depth. If they move forward with this gate, the front yard parking pad would be required to be removed anyway.

Analysis

First, we note that six (3 houses and 3 ADUs) could be built by-right on this property, with no approval needed other than building permits. In this scenario, the three ADUs would be subject to the general limitations placed on them by the UDC, namely a square footage maximum of 700 sq. ft. A by-right development like this would also likely have three driveways, rather than the single shared drive proposed by this application.

As a zoning tool, planned developments are intended to provide flexibility to allow unique designs which are more desirable than what would be permitted under the generally-applicable code. The proposed project *is consistent* with that intent. Despite featuring no more units than would be permitted by-right, it exchanges the allowable ADUs for bona fide single-family homes. The reduction to one shared drive (vs. the three individual drives which would be permitted by-right) is a boon to both automotive safety and the pedestrian experience. The proposal, then, is an appropriate use of the planned development vehicle in order to allow a design that is more desirable than what would be permitted by-right.

Additionally, the approval of this application would support the general goal of the Anchor Neighborhood – Primarily Single-Unit future land use designation in encouraging residential development near job centers (in this case, the University of Memphis). See the screenshot below for the language of this goal from Memphis 3.0 and page 7 for the future land use map.

In addition to the above, we also find that the 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. We therefore recommend *approval with conditions*.

Anchor Neighborhood – Primarily Single-Unit Future Land Use Designation

From Page 80, Memphis 3.0 Comprehensive Plan. Emphasis (highlight) added by staff.

COMMUNITIES



Anchor Neighborhood - Primarily Single-Unit

AN-S

Primarily Single-Unit Anchor Neighborhoods are characterized by house scale buildings between one and three stories high. A mixture of detached and semi-detached homes fills this residential designation around the anchor location, mostly consisting of single-family homes or duplexes. These neighborhoods are located within a 10-minute walk of the anchor, making residential more accessible for pedestrians to anchor amenities.

Description/Intent	Walkable neighborhoods within a 5-10 minute walk of a Community Anchor. These neighborhoods are made up of single-unit and duplex housing.
Applicability	Places where existing single family neighborhoods can be strengthened through renovation, stabilization, and infill in a walkable and transit-oriented/supportive pattern.
Goals/Objectives	Preservation and stabilization of neighborhoods, focusing investment toward areas that support plan goals and objectives locating housing near services and jobs, building up not out.



RECOMMENDATION

Staff recommends *approval* with outline plan conditions.

I. USES PERMITTED

A. Six detached single-family residences and accessory uses as allowed by the relevant provisions of the Unified Development Code (UDC).

II. BULK REGULATIONS

- A. Maximum building height: 40'
- B. Minimum Building Setbacks:
 - a. Southerly front setback (Poplar Avenue) 40 feet
 - b. Westerly side yard setback 15 feet
 - c. Easterly side yard setback 15 feet
 - d. Northerly rear yard setback 25 feet
- C. Minimum lot area: 5,000 sq. ft.
- D. All principal structures shall feature at least 4,000 sq. ft. of living space.

III. PARKING, ACCESS, AND CIRCULATION

- A. One curb cut permitted onto Poplar Avenue with a 25-foot easement providing access to each lot and unit.
- B. Lots 2-6 shall have four (4) dedicated parking spaces: two (2) garage spaces and two (2) driveway spaces. The garage shall be the only required parking for Lot 1, but additional spaces may be approved as part of final plat review.
- C. The City Engineer shall approve the design and location of the curb cut.
- D. Walking paths shall be provided for each unit along Poplar Avenue.
- E. The interior roadway material shall be asphalt.
- F. The minimum sight distance and geometry requirements for public streets shall comply with the Unified Development Code.
- G. All required parking shall be as illustrated on the final plat. No parking shall be allowed on any adjacent lots or parcels.
- J. No parking shall be permitted between the principal facades of units 1-3 and Poplar Ave.
- K. Any vehicular access gate shall be set back no less than 40' from the right-of-way of Poplar Ave.

IV. LANDSCAPING

- A. Landscaping shall be provided as illustrated in the Site Plan and Landscape Plan.
- B. Equivalent material may be substituted for the required materials subject to the approval of the Office of Planning and Development.

V. LIGHTING REQUIREMENTS

- A. Lighting shall be directed so as not to glare onto adjacent property or traffic on Poplar Avenue or adjacent properties.
- B. A lighting plan detailing the location, height, style, direction of all outdoor lighting and a photometric plan shall be submitted for administrative review and approval by the Division of Planning and Development.

VI. SIGNS AND FENCING

A. The sole permitted signs shall be one of either one (1) freestanding entrance sign or up to two (2) wall mounted entrance signs at the entrance to the property from Poplar Ave. Any signs shall be subject to a maximum square footage of 32 sq. ft. and, if freestanding, a minimum setback of 10' from the right-of-way of Poplar Ave.

- B. All signage shall be subject the discretionary review and approval by the Zoning Administrator. Detailed sign elevations shall be included in the final plat.
- C. Paragraphs A and B above shall not be construed to apply to any sign which would not ordinarily require a sign permit.
- D. Fencing along Poplar Ave. shall be either be a masonry wall or decorative metal with masonry columns.
- E. Perimeter fencing shall be as shown on the final plat. An opaque privacy fence or masonry wall at least 10' in height shall be provided along the rear of the property.

VII. DRAINAGE AND PROPERTY OWNERS' ASSOCIATION

- A. The project's stormwater conveyance and management facility design shall follow the "City of Memphis Drainage Design Manual." Drainage easements and/or improvements are subject to the approval of the City Engineer.
- B. All drainage emanating on-site shall be private, and no easements will be accepted.
- C. A property owners' association shall own and maintain all commons, open areas, private sewers, and private drainage. A statement of this effect shall appear on the final plat.

VIII. EXTERIOR BUILDING MATERIALS

- A. Roof Asphalt shingles
- B. Trim HardiTrim
- C. Facade Brick (painted)
- D. Windows Aluminum
- E. Each unit shall include an elevated porch

IX. MODIFICATIONS

Modifications shall be governed by the relevant provisions of the UDC at the time such a modification is requested, including but not limited to Sub-Section 9.6.11E.

X. FINAL PLAN REQUIREMENTS

A final plan shall be filed within five (5) years of approval of the outline plan. The Land Use Control Board may grant extensions through the filing of a Major Modification.

XI. FINAL SITE PLAN

A final site plan will be submitted for administrative approval to finalize the elevations, building materials, circulation, landscaping, parking, location of the buildings, etc.

XII. FINAL PLAN CONTENT

Any final plan shall include the following:

- A. The outline plan conditions.
- B. A standard subdivision contract defined by the Subdivision Regulations for any needed public improvements.
- C. The exact location and dimensions, including the height of all buildings or buildable areas, parking areas, drives, loading spaces and facilities, elevations, required landscaping, trash receptacles, and signs.
- D. The number of parking spaces.
- E. The location and ownership of any easement, whether public or private.
- F. A statement conveying all common facilities and areas to a property owners' association or other entity for ownership and maintenance purposes.
- G. The 100-year flood elevation.
- H. A lighting plan detailing the location, height, style, direction, etc., of all outdoor lighting and a photometric plan shall be submitted for administrative review and approval by the Division of Planning and Development.
- I. Any document deemed necessary by the Zoning Administrator.

Staff Report PD 2025-003 August 14, 2025 Page 22

DEPARTMENTAL COMMENTS

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

City Engineer: See next page.

City Fire Division: See page 25.

City Real Estate: No comments received.

County Health Department: No comments received.

Shelby County Schools: No comments received.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water: See attached letter regarding water access

Office of Sustainability and Resilience: No comments received.

Office of Comprehensive Planning: See pages 26-28

TDOT: See attached regarding driveway access

CITY ENGINEERING COMMENTS

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.
- 3. Each lot shall have their own service connection.
- 4. All required design plans and potential traffic control plan must be prepared in accordance with the City's Standard Requirements and must be stamped by a Professional Engineer registered in the State of Tennessee.
- 5. A Sewer Development fee may be required per the City of Memphis Sewer Use Ordinance.

Roads:

- 6. 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.
- 7. 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:

- 8. 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.
- 9. 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.
- 10. 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:

CITY ENGINEERING COMMENTS TRC: 24 April & LUCB: 8 May 2025 DATE: 22 April 2025 11. The City Engineer shall approve the design, number, and location of curb cuts.

- 12. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closedwith curb, gutter, and sidewalk.
- 13. Will require engineering ASPR.

Drainage:

- 14. A grading and drainage plan for the site shall be submitted to the City Engineer for review andapproval prior to recording of the final plat.
- 15. Drainage improvements, including possible on-site detention, shall be provided under a StandardSubdivision contract in accordance with Unified Development Code and the City of Memphis/Shelby County Storm Water Management Manual.
- 16. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.
- 17. 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.
- 18. 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.



DIVISION OF FIRE SERVICES ***** FIRE PREVENTION BUREAU

2668 Avery Avenue · Memphis · Tennessee · 38112 (901) 636-5401 Fax (901) 320-5425

Case Number: PD 2025-003 Date Reviewed: 8/8/25 Reviewed by: J. Stinson

Address or Site Reference: 2806 Poplar

• Fire apparatus access shall comply with section 503. The grass paver area for turnaround shall comply with IFC 503.2.3 and be marked in an approved manner to delineate boundaries

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

- Where security gates are installed that affect required fire apparatus access roads, they shall comply with section 503.6 (as amended).
- Fire protection water supplies (including fire hydrants) shall comply with section 507.
 - **507.5.1 Where required.** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 500 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an *approved* route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the *fire code official*.
- Where fire apparatus access roads or a water supply for fire protection are required to be installed, such
 protection shall be installed and made serviceable prior to and during the time of construction except when
 approved alternate methods of protection are provided.

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: <u>PD 2025-003</u>

Site Address/Location 3806 POPLAR AVE, MEMPHIS 38111 (Parcel ID: 044111 003)

Overlay District/Historic District/Flood Zone: None

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

Street Type: Parkway

The applicant is seeking approval of a residential planned development of six single-family units-

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

1. Future Land Use Planning Map



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

2. Land Use Description/Intent

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



"AN-S" Form & Location Characteristics

NURTURE

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

SUSTAIN

Primarily detached, single-family residences. Attached single-family residences permitted on parcels within 100 feet of an anchor and along avenues, boulevards and parkways as identified in the Street Types Map. Height: 1-3 stories. Scale: house-scale.

ACCELERATE

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

"AN-S" Zoning Notes

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

Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: Single-Family, R-10

Adjacent Land Use and Zoning: Single-Family and Institutional, R-10, CMP-1

Overall Compatibility: This requested use is compatible with the land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use and zoning as the proposed buildings are 6 Single-family homes. The proposed development is consistent with the goals and actions outlined in the Memphis 3.0 Plan

3. Degree of Change Map



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

4. Degree of Change Description

Accelerate areas rely on a mix of primarily private and philanthropic resources along with some public resources to intensify the existing pattern of a place.

The proposed development is a private investment and infill development is contextually compatible with the Anchor Neighborhood Primarily Single-Unit Future Land Use designation.

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

The requested use is consistent with Objective 1.1 Focus future growth and density in and around Community and Citywide Anchors.

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

The parcel is located in the University Planning District and the requested use is consistent with University Planning District Priority-Stabilize and preserve trhe character of neighborhoods.

Consistency Analysis Summary

The applicant is seeking approval of a residential planned development of six single-family units. This requested use is compatible with the land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use and zoning as the proposed buildings are 6 Single-family homes. The proposed development is consistent with the goals and actions outlined in the Memphis 3.0 Plan. The requested use is consistent with Objective 1.1- Focus future growth and density in and around Community and Citywide Anchors.

The parcel is located in the University Planning District and the requested use is consistent with University Planning District Priority-Stabilize and preserve the character of neighborhoods.

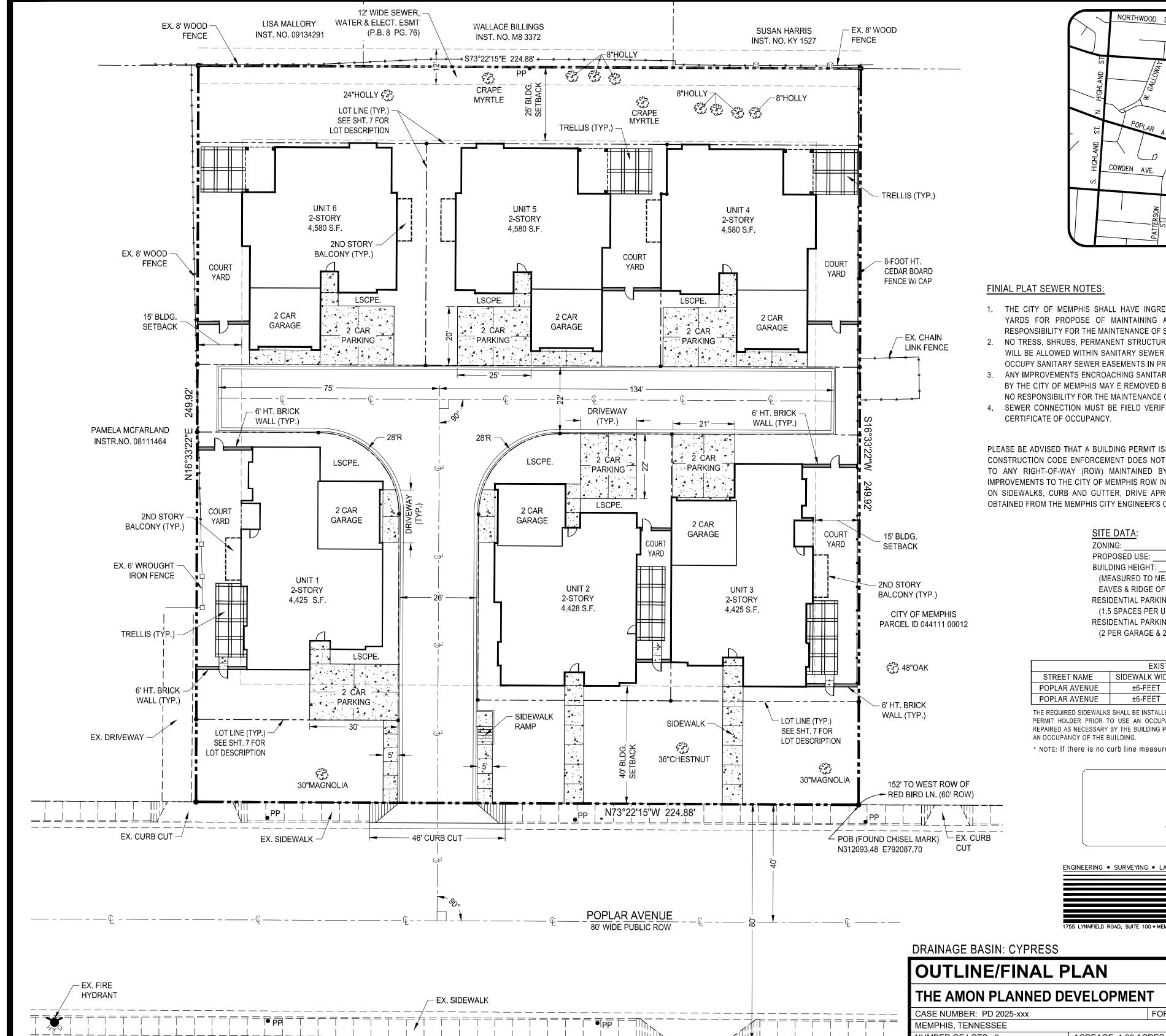
Based on the information provided, the proposal is <u>CONSISTENT</u> with the Memphis 3.0 Comprehensive Plan.

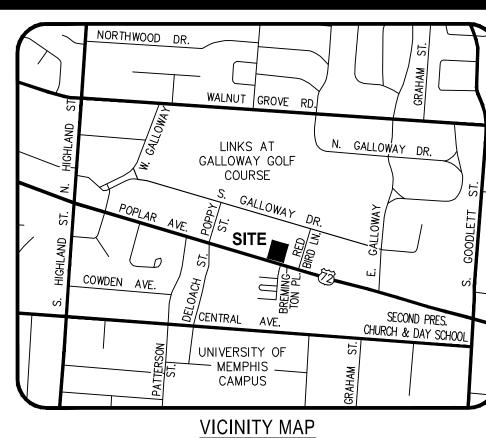
Summary Compiled by: Justin Harris, Comprehensive Planning.

ATTACHMENTS

Attached are the following, in order of appearance:

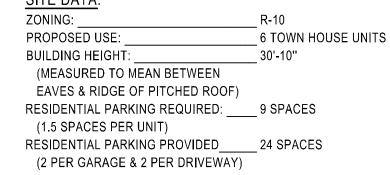
- Full resolution planning documents (site plan, floor plans, etc.)
- The applicant's letter of intent
- A letter from MLGW regarding water access
- Public comment letters submitted *after* the proposal was changed from eleven to six units, including:
 - o 3 of support
 - o 2 of comment/inquiry
 - o 3 of opposition
- Correspondence between City of Memphis Traffic Engineering, TDOT, and a concerned resident regarding driveway access for the proposed development.
- Public comment letters submitted *before* the proposal was changed from eleven to six units, including:
 - o 1 of support
 - o 17 of opposition





- 1. THE CITY OF MEMPHIS SHALL HAVE INGRESS/EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR PROPOSE OF MAINTAINING ALL PUBLIC SEWER LINES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE DRIVES AND YARDS.
- 2. NO TRESS, SHRUBS, PERMANENT STRUCTURES, OR OTHER UTILITIES (EXCEPT FOR CROSSINGS) WILL BE ALLOWED WITHIN SANITARY SEWER EASEMENT. NO OTHER UTILITIES OR SERVICES MAY OCCUPY SANITARY SEWER EASEMENTS IN PRIVATE DRIVES AND YARDS EXCEPT FOR CROSSINGS,
- 3. ANY IMPROVEMENTS ENCROACHING SANITARY SEWER EASEMENTS WHICH ARE NOT AUTHORIZED BY THE CITY OF MEMPHIS MAY E REMOVED BY THE CITY AT ANY TIME AND THE CITY SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID IMPROVEMENTS.
- 4. SEWER CONNECTION MUST BE FIELD VERIFIED PRIOR TO ISSUANCE OF FINAL INSPECTION OR

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 THE CITY OF MEMPHIS ROW INCLUDE BUT ARE NOT LIMITED TO WORK PERFORMED ON SIDEWALKS, CURB AND GUTTER, DRIVE APRONS AND UTILITY TIE-INS. ROW PERMITS MUST BE OBTAINED FROM THE MEMPHIS CITY ENGINEER'S OFFICE AT (901) 636-6700

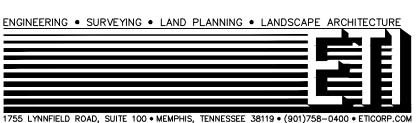


EXISTING SIDEWALK TABLE						
STREET NAME	SIDEWALK WIDTH	SIDE	LOCATION FROM BACK OF CURB			
POPLAR AVENUE	±6-FEET	NORTH	0''			
POPLAR AVENUE	±6-FEET	SOUTH	0''			

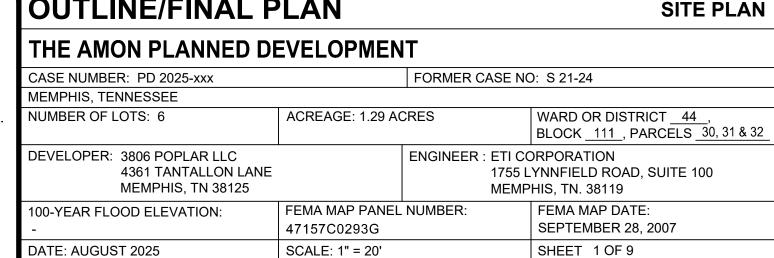
THE REQUIRED SIDEWALKS SHALL BE INSTALLED ACROSS THE FRONTAGES OF EACH LOT BY THE BUILDING PERMIT HOLDER PRIOR TO USE AN OCCUPANCY OF THE BUILDING. EXISTING SIDEWALKS SHALL BE REPAIRED AS NECESSARY BY THE BUILDING PERMIT HOLDER ACROSS THE LOT FRONTAGE PRIOR TO USE

* NOTE: If there is no curb line measure from the edge of pavement.





SEWER BASIN: NN-4



CITY BENCHMARK (B.M.)

MAP & BLOCK: 037-n

ELEVATION: 304.12'

CITY OF MEMPHIS BENCHMARK #105

STREET NAME: CENTRAL AVE. & HOLLYWOOD ST.

DESCRIPTION: CITY MONUMENT IS LOCATED ON THE SW COR.,

AT B/CURB, 6' W. OF ER AT NE COR. OF CONC. BUS STOP PAD.

FEMA FLOOD NOTE:

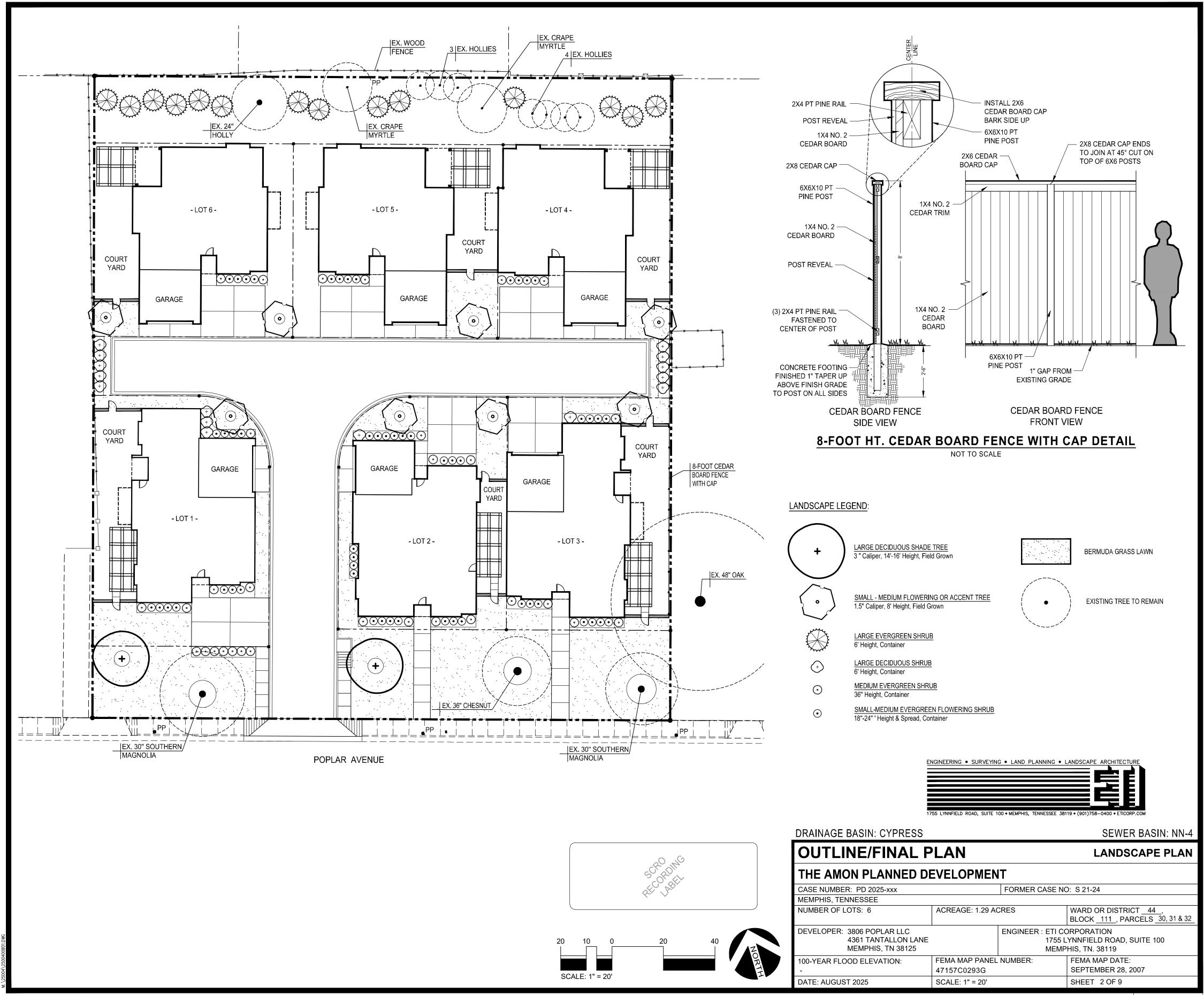
THIS THIS PROPERTY IS NOT LOCATED WITHIN AN AREA

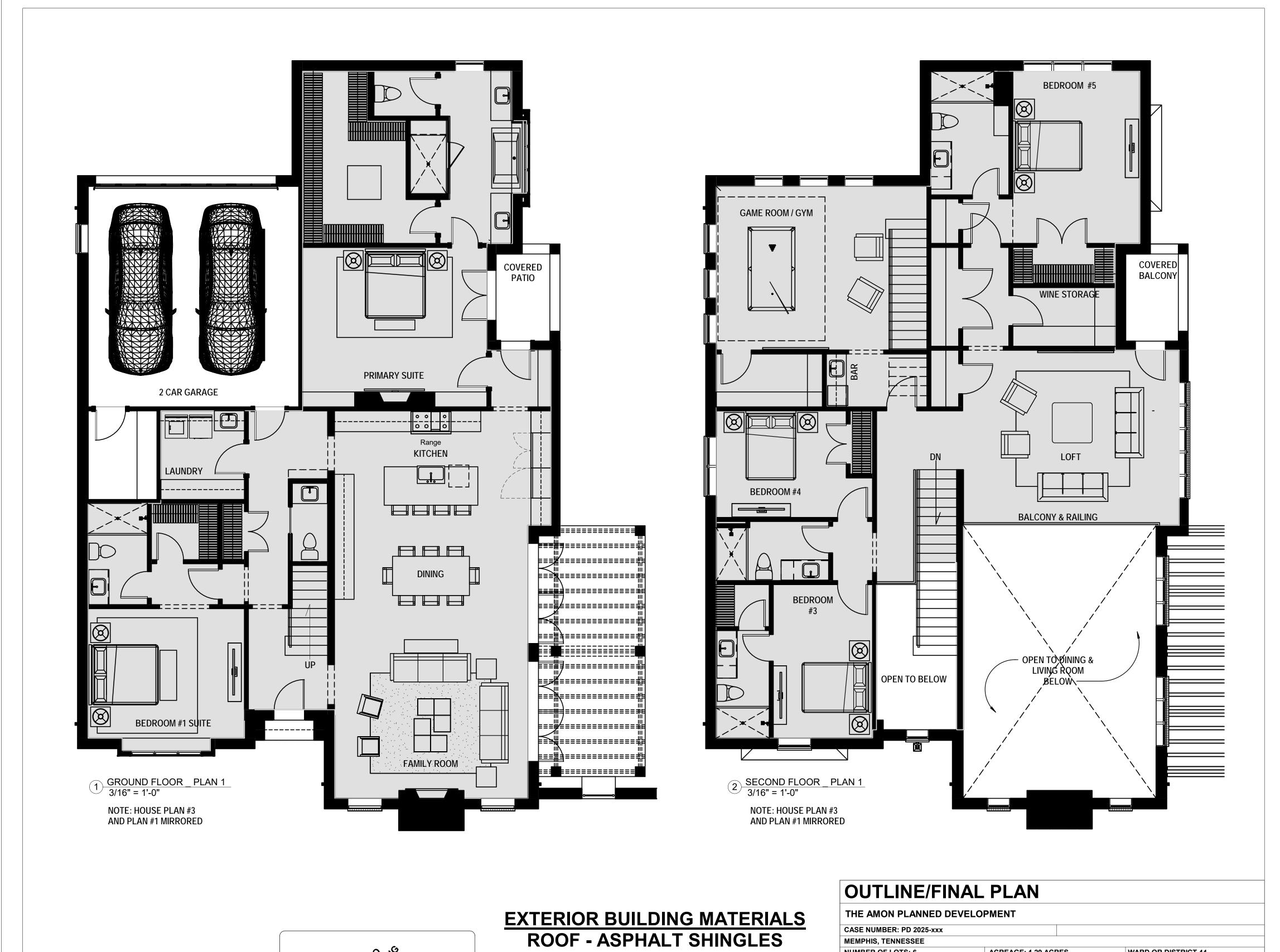
DESIGNATED AS A "SPECIAL FLOOD HAZARD AREA" AS SHOWN

ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 47157C0293G

DATED SEPTEMBER 28, 2007. PROPERTY LOCATED IN ZONE "X"

SCALE: 1" = 20'



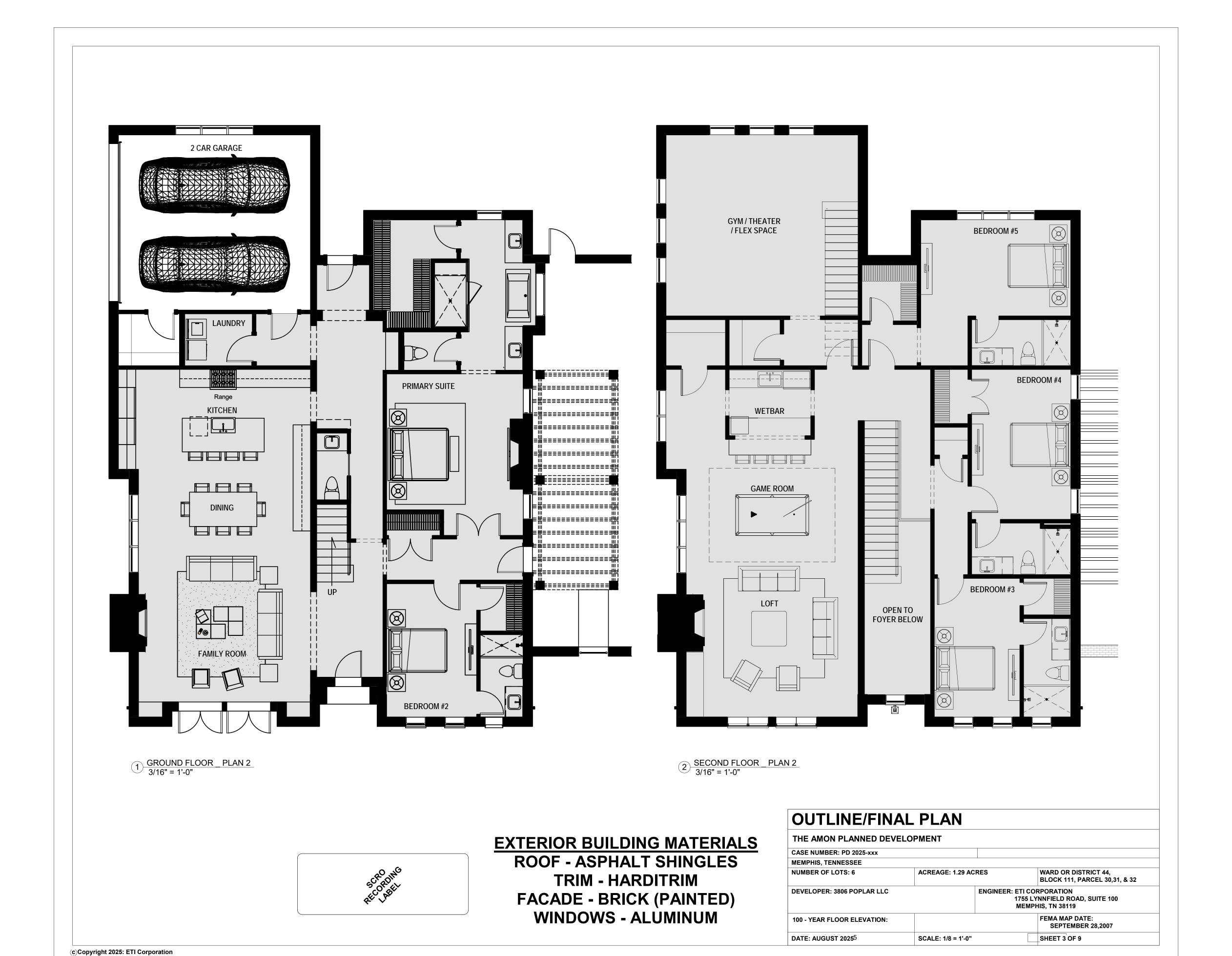




TRIM - HARDITRIM FACADE - BRICK (PAINTED) **WINDOWS - ALUMINUM**

OUTLINE/FINAL PLAN						
THE AMON PLANNED DEVEL	OPMENT					
CASE NUMBER: PD 2025-xxx						
MEMPHIS, TENNESSEE						
NUMBER OF LOTS: 6	ACREAGE: 1.29 AC	RES	WARD OR DISTRICT 44, BLOCK 111, PARCEL 30,31, & 32			
DEVELOPER: 3806 POPLAR LLC		ENGINEER: ETI CORPORATION 1755 LYNNFIELD ROAD, SUITE 100 MEMPHIS, TN 38119				
100 - YEAR FLOOR ELEVATION:		1	FEMA MAP DATE: SEPTEMBER 28,2007			
DATE: AUGUST 2025 ⁵	SCALE: 1/8 = 1'-0"		SHEET 3 OF 9			

(c)Copyright 2025: ETI Corporation

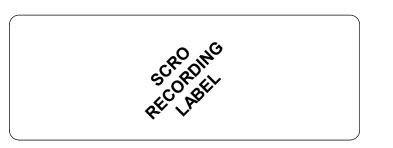




HOME #1



HOME #1 HOME #2 HOME #3



EXTERIOR BUILDING MATERIALS

ROOF - ASPHALT SHINGLES
TRIM - HARDITRIM
FACADE - BRICK (PAINTED)
WINDOWS - ALUMINUM

OUTLINE/FINAL PLAN THE AMON PLANNED DEVELOPMENT

DATE: AUGUST 2025⁵

CASE NUMBER: PD 2025-xxx

MEMPHIS, TENNESSEE

NUMBER OF LOTS: 6

ACREAGE: 1.29 ACRES

WARD OR DISTRICT 44,
BLOCK 111, PARCEL 30,31, & 32

DEVELOPER: 3806 POPLAR LLC

ENGINEER: ETI CORPORATION
1755 LYNNFIELD ROAD, SUITE 100
MEMPHIS, TN 38119

100 - YEAR FLOOR ELEVATION:

FEMA MAP DATE:
SEPTEMBER 28,2007

SHEET 3 OF 9

SCALE: 1/8 = 1'-0"

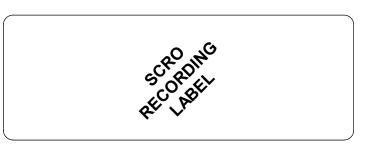
©Copyright 2025: ETI Corporation



HOME #2 HOME #3



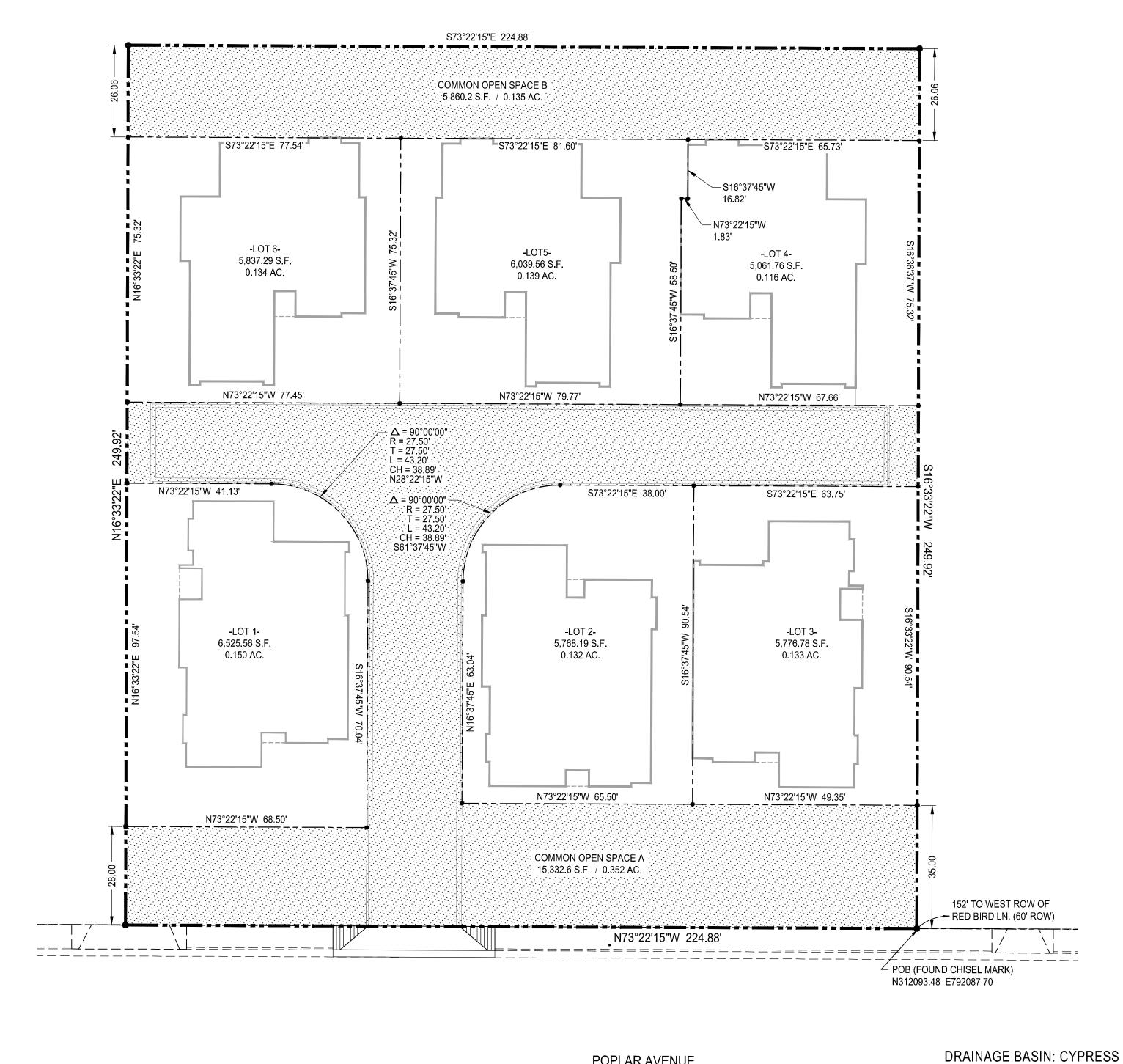
HOME #1 HOME #2 HOME #3



EXTERIOR BUILDING MATERIALS

ROOF - ASPHALT SHINGLES
TRIM - HARDITRIM
FACADE - BRICK (PAINTED)
WINDOWS - ALUMINUM

OUTLINE/FINAL PLAN							
THE AMON PLANNED DEVELOPMENT							
CASE NUMBER: PD 2025-xxx							
MEMPHIS, TENNESSEE							
NUMBER OF LOTS: 6	ACREAGE: 1.29 ACRES		WARD OR DISTRICT 44, BLOCK 111, PARCEL 30,31, & 32				
DEVELOPER: 3806 POPLAR LLC		ENGINEER: ETI CORPORATION 1755 LYNNFIELD ROAD, SUITE 100 MEMPHIS, TN 38119					
100 - YEAR FLOOR ELEVATION:			FEMA MAP DATE: SEPTEMBER 28,2007				
DATE: AUGUST 2025 ⁵	SCALE: 1/8 = 1'-0"		SHEET 3 OF 9				



PERIMETER BOUNDARY DESCRIPTION

BEING A SURVEY OF THE INVESTMENT EXPERT LLC PROPERTY AS RECORDED IN INSTRUMENT NUMBER 17006040 AT THE SHELBY COUNTY REGISTERS OFFICE AND BEING LOCATED IN MEMPHIS, SHELBY COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET CHISEL MARK AT THE INTERSECTION OF THE EAST LINE OF HAYNES STREET (60' WIDE PUBLIC ROW) WITH THE NORTH LINE OF SOUTHERN AVENUE (52' WIDE PUBLIC ROW);

THENCE N3°27'59"E ALONG SAID EAST LINE A DISTANCE OF 133.00 FEET TO A FOUND PINCHED PIPE ON THE SOUTH LINE OF THE ANN LEARY PROPERTY (INSTRUMENT NUMBER DV 6534);

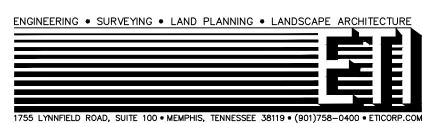
THENCE S86°02'21"E ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF THE SHOAIB QURESHI PROPERTY (INSTRUMENT NUMBER 14094577) A DISTANCE OF 113.00 FEET TO A SET 1/2" IRON PIN ON THE WEST LINE OF THE HAROLD RANKIN PROPERTY (INSTRUMENT NUMBER 12065577);

THENCE S3°27'59"W ALONG SAID WEST LINE A DISTANCE OF 133.00 FEET TO A SET CHISEL MARK ON THE NORTH LINE OF SOUTHERN AVENUE;

THENCE N86°02'21"W ALONG SAID NORTH LINE A DISTANCE OF 113.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.3450 ACRES MORE OR LESS.





POPLAR AVENUE 80' WIDE PUBLIC ROW

DATE: AUGUST 2025

SEWER BASIN: NN-4

SHEET 8 OF 9

OUTLINE/FINAL PLAN BOUNDARY & LOT LINE PLAN THE AMON PLANNED DEVELOPMENT CASE NUMBER: PD 2025-xxx FORMER CASE NO: S 21-24 MEMPHIS, TENNESSEE NUMBER OF LOTS: 6 ACREAGE: 1.29 ACRES WARD OR DISTRICT 44, BLOCK 111 , PARCELS 30, 31 & 32 DEVELOPER: 3806 POPLAR LLC **ENGINEER: ETI CORPORATION** 4361 TANTALLON LANE 1755 LYNNFIELD ROAD, SUITE 100 MEMPHIS, TN 38125 MEMPHIS, TN. 38119 100-YEAR FLOOD ELEVATION: FEMA MAP PANEL NUMBER: FEMA MAP DATE: SEPTEMBER 28, 2007

47157C0293G

SCALE: 1" = 20'

SCALE: 1" = 20'



HOME #2 HOME #3



HOME #1 HOME #2 HOME #3



EXTERIOR BUILDING MATERIALS

ROOF - ASPHALT SHINGLES
TRIM - HARDITRIM
FACADE - BRICK (PAINTED)
WINDOWS - ALUMINUM

OUTLINE/FINAL PLAN							
THE AMON PLANNED DEVEL	OPMENT						
CASE NUMBER: PD 2025-xxx							
MEMPHIS, TENNESSEE							
NUMBER OF LOTS: 6	ACREAGE: 1.29 AC	RES	WARD OR DISTRICT 44, BLOCK 111, PARCEL 30,31, & 32				
DEVELOPER: 3806 POPLAR LLC		ENGINEER: ETI CORPORATION 1755 LYNNFIELD ROAD, SUITE 100 MEMPHIS, TN 38119					
100 - YEAR FLOOR ELEVATION:			FEMA MAP DATE: SEPTEMBER 28,2007				
DATE: AUGUST 2025 ⁵	SCALE: 1/8 = 1'-0"		SHEET 3 OF 9				



ENGINEERING - SURVEYING - LAND PLANNING - LANDSCAPE ARCHITECTURE

PRINCIPALS

March 28, 2025 (Revised July 30, 2025)

Mathew D. Wolfe Christopher E. Perry Douglas M. Baker Steve R. Hooper Dr. David M. Docauer

Office of Planning and Development 125 N. Main Street, Room 477 Memphis, TN 38103

Revised Letter of Intent and Justification – The Amon Planned Development - Application for 3806 Poplar Avenue

On behalf of 3806 Poplar LLC, ETI Corporation is submitting a revised Planned Development application to facilitate the redevelopment of an existing lot with a vacated single-family structure into an owner-occupied single-family home development to be known as The Amon.

Revised Application Following Community Input

This revised Planned Development application represents a significantly modified proposal from our initial submission in March 2024. Following extensive consultation and meetings with neighboring property owners, we have substantially revised the development plan to address community concerns while maintaining our commitment to providing high-quality housing options. The original proposal called for eleven single-family attached homes at a density of 8.5 units per acre. In response to neighborhood feedback, we have reduced the scope to six single-family homes at 4.5 units per acre—a considerable concession that demonstrates our commitment to working collaboratively with the community. This revision preserves our intent to deliver premium, high-end homes while creating a development that better aligns with neighborhood preferences and maintains compatibility with the surrounding residential character.

Property Overview and Development Proposal

The property at 3806 Poplar Avenue in Memphis currently features a 3,844square-foot single-family home built in 1948. It is situated on three lots totaling 1.29 acres within the Red Acres subdivision. The site is zoned R-10, and the area has a Future Land Use Classification of Anchor Neighborhood—Primarily Single-Unit, a Degree of Change designation of "Accelerate."

The Amon aims to transform this underutilized property into a thoughtful residential development of six single family homes, each spanning two to three stories (within the 40-foot height restriction) and measuring 4,425 to 4,580 square feet in size and located on individual lots ranging in size from 5,061.76 to 6,525.56 square feet. The development achieves a density of 4.65 units per acre, well below the twelve units per acre allowance, and maintains a housescale appearance consistent with the Anchor Neighborhood - Primarily Single-Unit "Accelerate" designation. Architectural features include painted brick

facades, aluminum windows, HardiTrim, and asphalt shingle roofing, each with an elevated front porch. The site design incorporates reduced impervious surfaces through Grasspave products in the fire lane turnaround, a new 8-foot cedar wood perimeter fence, and an eight-foot brick entrance wall along Poplar Avenue. The development provides generous setbacks of 40 feet in front, 25 feet in the rear, and 15-foot side yard setbacks, with a single access point from Poplar Avenue. Parking accommodation significantly exceeds requirements, providing 4 spaces for each single family home. The interior vehicle maneuvering area contains a 25-foot easement/roadway and a fire turn lane. The project also contains nearly .5 acres of common open space.

This proposal aligns perfectly with the Memphis 3.0 Framework's Anchor Neighborhood - Primarily Single-Unit "Accelerate" designation by respecting the 1-3 story height guidance, maintaining house-scale architecture, promoting infill development, offering a housing type permitted explicitly in this context, and enhancing the residential character of Poplar Avenue. The development will deliver numerous community benefits, including increased housing diversity in an area predominantly featuring single-family homes, efficient land use that increases density appropriately while maintaining neighborhood character, enhanced streetscape through attractive facades and landscaping, reduced environmental impact through sustainable design elements, and property value enhancement through high-quality construction that will positively impact surrounding properties.

This planned development meets the following objectives 9.6.9:

- A. The project will not have a substantial or undue adverse effect upon adjacent property, neighborhood character, traffic conditions, parking, utility facilities, and other matters affecting public health, safety, and general welfare. As described above, the planned development request does not unduly injure or damage the use, value, and enjoyment of the surrounding property nor hinder or prevent the development of the neighboring property in accordance with the current development policies and plans of the City and the County. The proposed residential use provides the property with a net increase of residents that will continue to drive investment and value in the adjacent properties, benefit the adjacent properties, and uses.
- B. The project will be constructed, arranged, and operated 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. The new residential development will be created so that it not only preserves and protects but, in fact, enhances the surrounding residential properties with the construction of residential homes meeting the needs of modern families with increased square footage (spacious bedrooms and common areas) to accommodate family needs.
- C. The project will be served adequately by essential public facilities and services such as streets, parking, drainage, refuse disposal, fire protection, emergency services, water, and sewers, or the Applicant will

provide adequately for such services. As stated, sewer and storm facilities will be in place within the public right of way and sufficiently service the proposed use. Engineered construction documents shall be submitted for approval once the planned development is approved.

- D. 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 historical importance. This project will not result in the loss or damage of any natural, scenic, or historical significance.
- E. The project complies with all additional standards imposed by any particular provisions authorizing such use. The proposed planned development meets the intent and purposes of the code for residential development. All requests are reasonable and appropriate, given the location and proximity of adjacent residential uses.
- F. The request will not adversely affect any plans to be considered (see Chapter 1.9) or violate the character of existing standards for the development of the adjacent properties. The assimilation of complementary uses is essential for preserving and enhancing property values that support future growth. This infill residential project exemplifies seamless integration along Poplar Avenue, where its design directly advances Memphis 3.0's strategic principles of building up rather than out. With premium architectural elements, generous setbacks, and thoughtful traffic management through a single access point, the development creates appropriate transitions while maximizing land utilization within an established corridor.

By replacing a single 1948 structure with six single family homes at 4.6 units per acre, this project achieves meaningful density increases while remaining below the permitted twelve units per acre threshold. The development incorporates sustainable features, such as permeable pavement solutions, and maintains a house-scale appearance consistent with the current development along Poplar Avenue. This approach precisely fulfills the Anchor Neighborhood - Primarily Single-Unit and "Accelerate" designation for this area, delivering appropriate densification that enhances neighborhood character and property values through premium execution—exactly the type of infill approach that Memphis has identified as critical for sustainable urban growth.

This project meets the following Planned Development General Provisions in the UDC Section 4.10.3.

The proposed development will not unduly injure or damage the use, value, and enjoyment of the surrounding property nor unduly hinder or prevent the development of the surrounding property in accordance with the City and County's current development policies and plans.

The Amon Development at 3806 Poplar Avenue will not unduly injure or damage the use, value, and enjoyment of the surrounding property nor unduly hinder or prevent the development of the surrounding property in accordance with the City and County's current development policies and plans. The

proposed single-family development has been carefully designed to complement and enhance the surrounding area while conforming to Memphis's development framework. Several key aspects of the plan demonstrate this compatibility:

First, the development aligns perfectly with the Anchor Neighborhood - Primarily Single-Unit "Accelerate" designation for this area as outlined in the Memphis 3.0 Framework. This designation specifically permits attached single-family homes along parkways like Poplar Avenue. At 4.5 units per acre, our density remains well below the permitted twelve units per acre, ensuring a balanced approach to infill development.

Second, the architectural design maintains a house-scale appearance with a height of three stories, which falls within both the zoning height restriction of 40 feet and the Anchor Neighborhood—Primarily Single-Unit guidelines of 1-3 stories. The high-quality exterior materials, including painted brick facades and elevated front porches, will enhance the neighborhood's aesthetic appeal rather than detract from it.

Third, the development incorporates generous setbacks (40-foot front setback, 25 feet in the rear, and 15-foot side yard setbacks), creating appropriate buffers between the new construction and existing homes. The perimeter fencing and street-facing wall will provide additional privacy and visual separation where needed.

Fourth, the project addresses potential traffic concerns by limiting access to a single entrance on Poplar Avenue, minimizing disruption to traffic patterns. The development exceeds parking, ensuring that residents' parking will not spill over into surrounding streets.

Fifth, the development introduces housing diversity that complements the existing single-family homes' residential areas across the street. This diversity supports Memphis's housing goals while maintaining compatibility with neighborhood character.

This development represents a model of how infill projects can respect existing neighborhood character while supporting the City's goals for appropriate density and housing diversity along major corridors like Poplar Avenue. Far from injuring surrounding property values, this high-quality development will likely enhance them by replacing an aging single-family structure with modern, well-designed housing that meets current market demands.

An approved water supply, community wastewater treatment and disposal, and stormwater drainage facilities that are adequate to serve the proposed development have been or will be provided concurrently with the development. Sewer and storm facilities are or will be in place within the public right of way/easement areas and adequately serve the proposed residential development. The proposed sewer system will be designed as

Memphis/Shelby Engineering guidelines require. Engineered construction documents shall be submitted for approval once the planned development is approved.

The location and arrangement of the structures, parking areas, walks, lighting, and other service facilities shall be compatible with the surrounding land uses... (see UDC sub-section 4.10.3C). The proposed single-family home development demonstrates compatibility through thoughtful site planning and design that respects the context of the Poplar Avenue corridor and adjacent residential areas. The development organization optimizes the 1.29-acre site while maintaining appropriate relationships with neighboring properties.

The placement of the single-family structures on the site respects substantial setbacks on all sides (40 feet in front, 25 feet in the rear, and 15-foot side yard setbacks), creating appropriate transitions to adjacent properties. This arrangement preserves privacy and maintains the area's residential character while allowing for the increased density suitable for a parkway location with an Anchor Neighborhood - Primarily Single-Unit designation.

The parking configuration provides four spaces (two in each garage and two in each driveway) for each home. This more than required parking ensures that residents and visitor vehicles will remain within the development rather than impacting surrounding streets.

The single access point from Poplar Avenue demonstrates sensitivity to traffic management, minimizing potential disruption to traffic patterns.

Dedicated paths to the front doors of each unit emphasize pedestrian connectivity from Poplar Avenue, promoting a walkable environment that aligns with urban design best practices. The development further demonstrates environmental sensitivity by using permeable Grasspave products in the fire lane turnaround, reducing impervious surface area and mitigating stormwater impacts.

The 8-foot perimeter fencing (cedar wood) provides appropriate screening and defines the development boundaries, creating a transition zone between the new single-family homes and existing properties. The 8-foot brick entrance wall along Poplar Avenue enhances the development's street presence while maintaining the corridor's residential character.

The two and three-story single-family home design respects the 40-foot height restriction of the R-10 zoning and maintains a house-scale appearance consistent with residential development in the area. This approach aligns with the Memphis 3.0 Framework, expressly permitting attached single-family housing on parkways within the Anchor Neighborhood - Primarily Single-Unit designation.

Any modification of the district standards that would otherwise be applicable to the site is warranted by the outline plan's design and the amenities incorporated therein and is not inconsistent with the public interest. The primary modification involves transitioning from a single-family detached residence to single-family residences consisting of six units. This modification aligns perfectly with Memphis's established Anchor Neighborhood - Primarily Single-Unit and "Accelerate" designation for this area, which explicitly permits attached or detached single-family housing along parkways like Poplar Avenue. The 4.5 units per acre density remains well below the permitted twelve units per acre, demonstrating restraint and sensitivity to neighborhood context.

This modification is warranted by several design elements incorporated into the development plan. First, the single family homes maintain a house-scale appearance despite the modest density, with high-quality materials including painted brick facades, aluminum windows, and HardiTrim that enhance neighborhood aesthetics. Each unit features a second-floor porch at the rear of each building, contributing to outdoor engagement and maintaining the area's residential character.

The development exceeds standard requirements in multiple areas that serve the public interest. The parking provision of four spaces for each home surpasses the minimum required, ensuring that the development will not create parking congestion in surrounding areas. The generous setbacks (40 feet in front, 25 feet in the rear, and 15-foot side yard setbacks) exceed typical requirements and create suitable buffers between the property and neighboring properties.

The perimeter treatment with a new eight-foot cedar wooden fence and an eight-foot brick entrance wall along Poplar Avenue demonstrates investment in creating appropriate transitions between the development and surrounding properties, enhancing the neighborhood's privacy and visual appeal.

The proposed modifications align with Memphis's strategic planning goals of promoting appropriate infill development, housing diversity, and building density along major roadway corridors while respecting neighborhood character. The development addresses housing needs by replacing an aging single-family home with six modern single-family homes while maintaining compatibility with surrounding uses.

Homeowners' associations or some other responsible party shall be required to maintain any and all common open spaces and/or common elements. The Applicant and the property owner will create a Homeowners Association to ensure that landscaping, parking areas, and new buildings are appropriately maintained.

Lots of records are created with the recording of a planned development final plan. A lot of record will be made with the recording of the planned development final plan.

We respectfully request the approval of The Amon Planned Development at 3806 Poplar Avenue. This revised proposal represents a collaborative approach to development that honors both Memphis's strategic vision for urban growth and the legitimate concerns of the surrounding community. Through extensive dialogue with neighboring property owners following our initial March 2024 submission, we have substantially reduced the project scope from eleven attached homes at 8.5 units per acre to six single-family homes at 4.5 units per acre—demonstrating our commitment to responsive development practices while preserving our vision of delivering premium, high-quality housing.

By approving this revised proposal, the LUCB and City Council will advance the City's goals of building up rather than out, increasing housing diversity, and focusing growth on strategic corridors—all while supporting a development process that demonstrates how thoughtful community engagement can lead to better outcomes for all stakeholders. This project exemplifies how developers and neighbors can work together to achieve Memphis's growth objectives while maintaining the qualities that make neighborhoods desirable places to live.

We are confident that this development represents precisely the type of collaborative, community-responsive infill project Memphis seeks to encourage, and we look forward to bringing this refined vision to reality with your approval. Do not hesitate to contact Joseph Echols, owner's consultant at 901-233-7206 or ile.consultant@gmail.com if you need additional information or have any questions

With best regards,

ETI CORPORATION

Anita M. Archambeau, DPA AICP Urban Planner

Doug Baker

Subject: FW: 3806 Poplar Avenue - Proposed 11-Unit Townhouse Development - Electric & Water Concerns

Mr. Baker:

Aaron asked me to follow up with you on the questions proposed with the 11-unit development.

Jordan and I looked at how the water system in the area is laid out and how these new units would be fed. There is currently a 24" transmission line and a 6" distribution line in Poplar, a 6" distribution line in S Galloway, and a 4" line that runs the back of the lots between Poplar and Galloway. Based off our CIS system, a lot of houses that border Galloway are fed by the 4" line at the rear of the Galloway lots. I had an engineer go out this week and walk the area along Galloway to see if he found any meter boxes and he did not. The houses bordering poplar are fed from the 6" in Poplar (we found meter boxes in the sidewalk of Poplar). With multiple houses having 1" (including imigation) on this 4" line combined with the age of the pipe, the possibility of lower pressure is possible during peak demand times.

We were able to pull pressures on 3 fire hydrants on Galloway around 9-10 AM (which is during our morning peak) and we observed static pressures of 65 PSI.

As for how this development would be served. The best route would be to tap off the existing 6" main in Poplar and run the services across poplar to 3806 Poplar. We have not run any simulations at this point, because we do not know if the development is individual meters or master metered. MLGW doesn't run these simulations until developers have submitted for utilities to be constructed. For modeling purposes, TDEC requires 2 gpm per residence to be assumed for modeling. This totals 22 gpm for the development and given its proximity to MLGW's Sheahan Pumping Station, there should not be any significant impacts to the surrounding areas.

Let me know if you have any additional questions.

Thank you.



Travis Stalans, P.E.

Lead Systems Engineer, Water Engineering Memphis Light, Gas & Water Email: wtstalans@mlgw.org Phone: 901.528.4232 Mobile: 901.721.6229

220 S. Main St, Memphis TN, 38103

www.mlgw.com

From: Thomas Word < TWord@mlgw.org>
Sent: Tuesday, April 22, 2025 3:25 PM

To: Doug Baker <dbaker@eticorp.com>; Donald Roberts <DRoberts@mlgw.org>; Aaron Smith <aesmith@mlgw.org>
Cc: Wardroup, Nicholas <Nicholas.Wardroup@memphistn.gov>; Joseph L. Echols <jle.consultant@gmail.com>; Anita

Archambeau <aarchambeau@eticorp.com>; Steve Hooper <shooper@eticorp.com>

Subject: RE: 3806 Poplar Avenue - Proposed 11-Unit Townhouse Development - Electric & Water Concerns

Doug:

I am forwarding your email and concerns to electric and water engineering for their review and to respond accordingly.

Don Roberts is the supervisor of Electric Reliability and Power Quality Engineering.

Aaron Smith is the supervisor of Water Distribution Engineering.

Note

The following letters of public comment were received *after* the proposal was changed from eleven to six units/lots

They appear in the following order: first those of support, second those of general concern or comment, and finally those of opposition. Arthur Kahn<arthurskahn@gmail.com> Wardroup, Nicholas

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Thanks, Nicholas — You may recall, my wife, Lisa Mallory, is the owner of 3801 SG, so consider this as just my opinion (Lisa is flying from a design meeting and won't be able to respond, but she and I see this similarly).

The amendments Jos Echols made to the proposal — chiefly following input from those of us at the U of M meeting — are satisfactory as far as they go. There was a subsequent meeting with Joseph — with Lisa, Christina Belling (the 3rd abutter was unavailable) Bet Hendon, Joel Hobson and me at 3801 this week — where several important refinements were discussed *and agreed* (e.g., raising the north wall from 8 to 10' with — on Lisa's suggestion — the final 2 feet paid by the abutters, various HOA amendments regarding swimming pool/clubhouse — not! — the actual trees/shrubs to be planted, etc) that we can work out between Joseph and our small group.

Not for the record but noteworthy: We asked Jos to stay for dinner and drinks, which he did; and he was so forthcoming about who he is, where he came from, his funding, etc. Lisa and I look forward to having him as our backyard neighbor until the last unit sells.

— Arthur

I also meant to add that I and others at our meeting are very pleased with the revised plan. Joseph did a great job of listening to our concerns and taking the number down to six two-story unattached houses. We are just down to fine tuning the details. Thanks again.

BetHendon

bethendon@bellsouth.net>

Wardroup, Nicholas

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Nicholas,

Last night Joseph Echols agreed to the possible gating of the property along the Poplar entrance. We discussed a wrought iron security gate would be adequate, and feel sure the future homeowners would be happy to maintain that, with the crime concerns along such a busy street as Poplar. I didn't see that in the plans.

He also agreed to ten feet fencing across the back for the abutting South Galloway homeowners. The two rear abutting residents were in attendance at our meeting last night and agreed to pay a pro-rata share to raise it from 8 to 10 feet. We discussed a two feet wood extension atop the eight feet brick wall. That was not in the plan online.

Please advise how we get these concerns in the plan revision. I'm sure Mr. Echols can confirm the gating and fencing issue requests.

I'm happy to chat with you next week if needed, Monday or Tuesday. Thanks again for all of your help.

Bet Hendon 901-292-4520 Kelsey Huse < kelseyhuse 30@gmail.com > Wardroup, Nicholas

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I support the development plan and it is disappointing that the number of homes was reduced in the end. Smaller homes are desirable for many people and we need more of those options in Memphis. Please implement a few staple bike racks so that guests can use them. Overall I am in support of the plan. Thanks!

Kelsey Huse

Christine Belling < christine.belling@fedex.com > Wardroup, Nicholas

CAUTION: This email originated outside of the **City of Memphis** organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Nicholas – thanks for sending. Overall the updated plans look great. The developer, Joseph Echols, was kind enough to meet with the abutting neighbors Wednesday night before he submitted the final plans. Two items I am concerned about are:

- The height and composition of the north-facing fence/wall. In the meeting with us he said it would be brick, to assist with drainage issues (the lot slopes down 5 feet from the middle to the north side my side), as well as provide a greater noise and light buffer. In addition, the abutting neighbors (three families) said we would pay to add two feet to the wall, making it a total of 10 feet. This is very important to the privacy and oncoming headlight situation for my children and me. I am disappointed that he seems to have "fibbed" to us.
- The setback from the northern border. He said it was 30 feet, but in the plans it is 25 feet. Again, a little "fudge", but the deception concerns me.
- He also said he would put a gate at the front of the development on Poplar, which wasn't included. I am not personally as concerned about that, but another example of him promising something and not providing it in the plans.

Virginia McLean < vmclean 1@gmail.com > Wardroup, Nicholas

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Dear Nicholas —

Please add this letter into the record for the above application.

As I wrote earlier, I think it would be beneficial for the developer to meet with the neighborhood prior to a hearing before the LUCB on the present application for 3806 Poplar, but have not yet received a response.

The applicant furnished some conditions in the application for this development. I request that additional conditions be added, which I think the applicant and several neighbors have discussed and agreed on.

Please condition any approval with the following conditions to be recorded in the deed records and included in the development's homeowner association bylaws:

No outdoor recreational facilities

No new homes and no additions or height increases beyond 2-stories to any of the 6 homes

No conversion of homes to rental units

Mandatory landscaping maintenance plan,

Designated contact for neighbor communications.

Thank you for the opportunity to present comments on the application.

— Virginia McLean (3838 Poplar Ave., 901-270-3912)

RUTH BOWLIN < ruthbowlin@aol.com > Wardroup, Nicholas

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Nicholas,

I very much appreciate your informative responses to my concerns.

I would like to ask the Land Use and Development Board to envision what our neighborhood will look like if this plan is implemented all along the Poplar corridor between Highland and Goodlett, and how that would impact the golf course experience that our Memphis citizens so enjoy.

I believe your board used to be called Land Use and Control. I hope for control and protection for the few remaining green spaces within the city.

Thank you again for your thoughtful and timely responses!

Ruth Bowlin

Sent from my iPhone



PD 2025-003/Revised Comments for New Proposal

From Whitlow, Mark (Perkins Coie) < MWhitlow@perkinscoie.com>

Date Fri 8/8/2025 2:44 PM

To Wardroup, Nicholas < Nicholas. Wardroup@memphistn.gov>

Cc Whitlow, Mark (Perkins Coie) < MWhitlow@perkinscoie.com>

CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr Wardroup,

Please make this message part of the packet submitted to the LUCB with your staff report.

I. Procedural Error:

The application has been changed to the extent it is a new application. The new proposal needs to be submitted to the full neighborhood as a new application under UDC 9.3.2, to effectuate the intent of 9.3.2 C. "...to inform the neighborhood of the nature of the proposed land use and development features and to solicit comments."

II. Special Use Permit Standards:

- 1) Planned Development Not Applicable to Site. The applicability of a Special Use Permit for this proposed development has not been established by the applicant under UDC 4.20.2. The site isn't blighted or underdeveloped in the context of the Red Acres neighborhood. There are no special site features or constraints that are to be preserved or avoided that necessitate the use of a Planned Development application. This application seeks to use the Planned Development ordinance merely to increase density above that allowed in the base zone.
- 2) Site Accessibility Not Proven. The applicant has failed to demonstrate the accessibility of the site under UDC 4.10.4 C. The proposed drive isn't shown in the proper location relative to the opposing driveway/local street (Bingingham Place). I will next submit a 8/7/25 text message to me from TDOT Region 4 that the project's drive either needs to be aligned with the Bingingham Place drive, or off-set from it by 100'. The proposed site plan therefore needs to be revised to accommodate that significant change in driveway location as required by TDOT standards applicable on US 72.
- 3)Add Requested Conditions. More conditions of approval are needed to incorporate neighborhood requests. The neighbors have asked for deed restrictions that would preclude swimming pools or pickle ball courts, and which would preclude the ability to enlarge the homes.
- III. Special Use Planned Development Review Standards Not Met.

UDC 9.6.9 A. has not been met by the developer. No evidence has been submitted that the project will not have adverse traffic conditions. The location of the driveway on the site plan has not been shown in the location required by TDOT standards for US 72. The applicant should first establish the correct location of the driveway to establish that the project won't have adverse traffic impacts. The site plans need to be revised to correct the driveway location.

UDC 9.6.9 B. requires the applicant to show how the proposed development is compatible with the surrounding neighborhood. The applicant promised to produce a 3-D visual exhibit to show compatibility as to bulk, scale and height. They didn't produce the exhibit. In fact, the proposal is twice the density of the surrounding properties in Red Acres. All other lots in Red Acres only have one house per lot. The PD process is being abused to merely double the density in an otherwise stable neighborhood, which will undermine the stability and character of Red Acres.

UDC 9.6.9 C. requires the applicant to prove that the site can have access to US 72 adequate to serve the anticipated trips to the site. The access location will need to be changed. It is unclear if adequate site access can be obtained. The applicant has failed to meet the burden of proving that US 72 can safely accommodate the proposed use, which will increase trips to the site by sixfold over the previous use.

IV. Memphis 3.0 Decision Criteria. Application inconsistent with 3.0 to preserve and stabile neighborhoods. The Decision Criteria relate to a consistency determination only, and not review criteria. The Future Land Use Map isn't applicable as a review standard. RED ACRES is mapped AN-S with a goal of "Preservation, stabilization of neighborhoods". The companion guideline of adding density is applicable only when needed to stabilize an existing neighborhood. Where the Red Acres neighborhood is already stable, increasing density will actually undermine the integrity of Red Acres as inconsistent with the existing character of Red Acres, one of Memphis' Centurion neighborhoods which need to be preserved. The application is inconsistent with the 3.0 of preserving Red Acres.

V. Conclusion

I will next submit a copy of my text messages with TDOT Region 4 regarding the placement of the project driveway under TDOT standards. It appears that there may be difficulty in complying with the standards. The applicant needs to provide proof that the project can obtain safe and adequate site access to US 72.

For the above reasons, the applicant should be denied.

Respectfully submitted,

Mark Whitlow 112 Red Acres Place

Sent from my iPhone



PD 2025-003 - New Plans/Request New Neighborhood Meeting/Objection to LUCB Hearing

From Whitlow, Mark (Perkins Coie) < MWhitlow@perkinscoie.com>

Date Thu 8/7/2025 3:40 PM

To Wardroup, Nicholas < Nicholas. Wardroup@memphistn.gov>

Cc Doug Baker <dbaker@eticorp.com>; Whitlow, Mark (Perkins Coie) <MWhitlow@perkinscoie.com>

CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Nicholas,

Thank you for furnishing the applicant's new development plans, with proposed new conditions of approval. I think a new neighborhood meeting before the LUCB hearing is warranted, for the reasons discussed below.

In order to afford the recognized Red Acres Neighborhood the benefits of UDC Section 9.3.2 C. ("...to inform the neighborhood of the nature of the proposed land use and to solicit comments."), the developer needs to schedule a new neighborhood meeting with the full neighborhood to explain the proposed new development in advance of the LUCB hearing.

If the hearing can't be further continued, then a new application should be filed to start the process afresh. It's really a new application rather than a revised one.

I understand that the official Red Acres Neighborhood has received no information from the developer regarding the new proposal. The developer promised to present any new plans at a new neighborhood meeting, with computerized 3-D imaging to illustrate comparability of size and bulk of the PD with the surrounding Red Acres Neighborhood. That has not been done, as promised.

The developer also promised to produce a full traffic study at the next neighborhood meeting regarding safety concerns over conflicting turn movements in the shared turn lane from the opposing driveway. TDOT requires such a study for projects proposing more than 2 new housing units on US 72. The study should be made part of the public hearing where traffic impacts are a review criterion under the UDC. Otherwise the neighbors are deprived of their constitutional right of due process to be heard regarding key traffic approval criteria during the hearing.

We object to the new proposal being sent to LUCB hearing before a new neighborhood meeting as required under the UDC and as agreed upon by the developer.

Please place this onto the LUCB's hearing packet.

Thanks,

Mark Whitlow 112 Red Acres Place

Note

The following is email correspondence between City traffic engineering, TDOT, and a concerned resident regarding driveway access for the proposed development Randall,

I never received anything from your staff in response to my questions back in May.

The matter is now proceeding to hearing this month without a traffic study, as required by TDOT for more than 2 new residential units on US 72 (Poplar).

The proposed driveway location does not meet TDOT standards for opposing driveways sharing a left turn lane. The site doesn't appear to have enough frontage to meet TDOT's 100' separation standard relative to the existing opposing driveway. Unsafe!

I am reporting this matter to TDOT. From the information I have been furnished by TDOT, Memphis is ignoring and violating its MOU with TDOT by not applying TDOT's highway access management standards to this land use application on US 72 in Memphis. A traffic study should be required now, not after the public hearing.

Please call me to discuss the matter directly. I would have simply called you, but I was unable to get your office telephone number.

Thanks for your further assistance.

Mark Whitlow (503) 816-9805

мна





'Whitlow, Mark (Perkins Coie)' <MWhitlow@perkinscoie.com>; Prifti, Mike
Jason Moody <jason.d.moody@tn.gov>; Wardroup, Nicholas; Yii-McAnally, Cecilia

CoM Public

Hi Mr. Whitlow,

I requested my staff to follow up with you on this after our original e-mail exchange. I will need to touch base with staff to determine why you were never contacted. Please accept my apologies on that. I don't believe a permit has been formally approved for the curb cut associated with this project. I am not sure where you are coming from related to the City ignoring and violating our MOU with TDOT. I have copied another team member to see if they can provide some clarification on this issue.

Mike: Can you please call Mr. Whitlow ASAP to discuss this location. Please let me know when you are able to make contact.

Thanks,

Randall Tatum

Jason D. Moody<jason.d.moody@tn.gov>

Whitlow, Mark (Perkins Coie) < MWhitlow@perkinscoie.com>; Tatum, Randall

Prifti, Mike; Wardroup, Nicholas; Yii-McAnally, Cecilia

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Mr. Whitlow,

If you are going to attempt to quote me, please do not at-lib my words and add your own.

- State Law requires reasonable access to all properties along state routes see 1.1 of the Driveway Manual, with the Department determining what is reasonable. The MOU and the Driveway Manual were never intended to block development.
- Per the Driveway Manual section 5.1.4 Entrance Widths Table 5.1 breaks up the types of into three categories Single Family or Duplex, Multi Family, Commercial or Industrial with the latter two falling under commercial driveways standards.
- Section 5.1.5 Corner Clearence Table 5.2 sets the distance from the intersecting street which in this case is SR057 (US-72) Poplar Ave. is an arterial route, and the intersecting named road is Bremington Place would be classified as a local road. Ideally the department would like the drive to line up across from the named road, if not doable then the drive should be off set per Table 5.2 for an arterial to local 100' measured from edge of throat to edge of throat.
- If all else fails Section 7.1 covers Engineering Exemptions which come through my office and then are forwarded on to the committee which hold meetings monthly.

This to provide clarification.

JDM



Jason Darrell Moody, P.E. |Team Lead Region 4 Traffic Operations Engineer 300 Benchmark Place Jackson, TN 38301 p. 731- 935-0183 c. 731-234-9564 jason.d.moody@tn.gov tn.gov/tdot Whitlow, Mark (Perkins Coie) < MWhitlow@perkinscoie.com >

Jason D. Moody <jason.d.moody@tn.gov>

Tatum, Randall; Prifti, Mike; Wardroup, Nicholas; Yii-McAnally, Cecilia; Whitlow, Mark (Perkins Coie) < MWhitlow@perkinscoie.com>

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Jason,

I really appreciate the clarification. It was not my intention to misquote you, and I apologize for that. Obviously, I'm not an engineer, so I still need more clarification.

When we spoke, the application was for 11 attached townhomes. Now it is for 6 detached homes. When I thought I heard you say that an an application for 2 or more housing units on a highway was treated as a commercial application under TDOT standards, I now see that it would only apply to 2 or more duplex or multi-family housing units, not single-family homes. My misunderstanding.

I also didn't appreciate that the opposing "driveway" Bremington Place, is being "classified" as a local road, which fact was not part of our telephone conversation. For clarification, is Bremington Place a dedicated public street or private road? How do I verify that classification?

Will the driveway to the proposed development also need to be classified as a local road to align with Bremington Place? Or can a private driveway be aligned with an opposing road sharing a left-turn lane? I confused over that point, if you could please clarify it for me. Will the project drive also need to be classified as a local road to align it with Birmingham Place?

Then, if the project's driveway or new local road can't be aligned with the opposing local road, Bremington Place, you the state that the drive would need to be off-set from Bremington Place by 100'. That leads us to the group conversation I invited yesterday. It does not appear that the site has enough street frontage to off-set the drive from Bremingtom Place by 100', so it does not appear that is an option for this site. Please confirm that spatial measurement from your review of the site plan and highway cross-section.

Reasonable access means a site can't be landlocked at a minimum. However, I'm sure you agree that reasonable access can't be unsafe.

In summary, please provide me with the additional clarification:

- 1) can the project drive be aligned with Bremington Place, classified as a local road, without it also being classified as a local road? Yes or no?
- 2) if the drive can't be aligned with Bremington Place, does the site have enough frontage to effect a 100' set-off from Bremington Place? Yes or no?

Thai	าks ์	for	the	addit	ional	time!
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Best,

Mark



RE: 3806 Poplar, Memphis-PD 2025 003 - City Violation of TDOT MOU

From Tatum, Randall < Randall. Tatum@memphistn.gov>

Date Fri 8/8/2025 1:26 PM

To 'Whitlow, Mark (Perkins Coie)' < MWhitlow@perkinscoie.com>

Cc Prifti, Mike <Mike.Prifti@memphistn.gov>; Jason Moody <jason.d.moody@tn.gov>; Wardroup, Nicholas <Nicholas.Wardroup@memphistn.gov>; Yii-McAnally, Cecilia <Cecilia.Yii-McAnally@memphistn.gov>

CoM Public

Mr. Whitlow,

I have spoken with Mike and Jason this morning, as well as other staff members, about this subject at length. Please see a summary of our discussion below, which hopefully clarifies the issue at hand and the questions you have raised.

- As stated in Section 4.1 of the TDOT Manual for Constructing Driveway Entrances on State Highways, 2015
 Edition "Residential properties consisting of more than two apartments or units are considered multi-family
 properties. Driveways for such complexes are subject to the same regulations as a commercial driveway."
 - This would be considered a "change of use" for the property, which would trigger the determination of need for a full traffic impact study
 - This determination of need is identified by the completion of a Trip Generation Report evaluating the six criteria outlined in the City of Memphis Engineering Design Review and Policy Manual
 - The provided Trip Generation Report for the site was completed by Dr. Martin Lipinski, a licensed Professional Engineer in the state of Tennessee. Based on the results of the report, the trips generated by the site do not meet the criteria for warranting a full traffic impact study. In addition, the trips generated by the site also do not meet the criteria outlined in Section 2.3 of the TDOT *Traffic Impact Studies Guide* for warranting a full traffic impact study
- The development documents previously referenced, at this point in time, have not been submitted to City Engineering for review or approval. Therefore, the City of Memphis has not issued any permits for the construction of the proposed curb cuts shown along US-72, and as such maintained compliance with the MOU between the City and TDOT.
- The mutual understanding between the City and TDOT is that the proposed curb cut will be required to either align with Bremington Place or be offset a minimum of 100' from edge of driveway width to edge of driveway width. This dimension is not shown on the referenced development documents and, as previously mentioned, not been submitted to City Engineering for review and approval. It is the responsibility of the development team and the licensed staff reviewing any submitted documents to determine if there is sufficient frontage to either a) align the proposed curb cut with Bremington Drive, or b) provide the minimum 100' lateral offset measured from edge of driveway width to edge of driveway width
- As Jason stated, State Law requires reasonable access be provided to all properties along state highways. As
 per Section 1.1 of the aforementioned TDOT Manual for Constructing Driveway Entrances on State Highways,
 2015 Edition "Reasonable access means that a property owner will have access to the public highway
 system, but it does not mean that potential patrons are guaranteed the most direct or convenient access from
 a specific roadway to the owner's property."
- Assuming the public hearing you are referencing is the Land Use Control Board meeting taking place

Thursday, August 14, 2025, the purpose of this meeting is to simply make a recommendation for the subject development, at which point it will be reviewed by City Council and a final decision will be made

 It is worth noting that this project is still in the zoning entitlement phase, with the only reason being the number of proposed lots. Currently, three lots are permitted by-right and would not require any additional recommendations and/or approval by the LUCB or City Council

I assure you that myself, as well as my staff, take the safety of our streets and access points extremely seriously. Thanks,

Randall Tatum

From: Whitlow, Mark (Perkins Coie) < MWhitlow@perkinscoie.com>

Sent: Thursday, August 7, 2025 6:27 PM

To: Tatum, Randall < Randall. Tatum@memphistn.gov>

Cc: Prifti, Mike <Mike.Prifti@memphistn.gov>; Jason Moody <jason.d.moody@tn.gov>; Wardroup, Nicholas

<Nicholas.Wardroup@memphistn.gov>; Yii-McAnally, Cecilia <Cecilia.Yii-McAnally@memphistn.gov>; Whitlow, Mark (Perkins

Coie) < MWhitlow@perkinscoie.com>

Subject: Re: 3806 Poplar, Memphis-PD 2025 003 - City Violation of TDOT MOU

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Randall,

In response to your reasonable question, I understand that the MOU requires application of TDOT standards. TDOT standards treat an application for 2 or more residential units as a commercial application which requires a full traffic study scoped to TDOT standards.

The conversation I had with Jason back in May concluded that the site had insufficient frontage to separate the opposing driveways enough to remove the left turn conflicts in the shared turn lane. That's the central safety issue that a traffic study would address. However, we don't really need any study, just an engineer's look at the plan and TDOT standards for opposing driveways.

Mine Pitt just called me and I spoke with him extensively about the opposing driveway problem. I'm not sure the developer is aware of it. If not, they should be made away of it now.

Mike said he would try to get y'all in a huddle and call me back tomorrow. Not that you have to do any of that, but I do think it makes sense. Why review a development plan that can't get highway access?

I'd appreciate hearing back from y'all if you can.

Thanks,

Mark Whitlow (503) 816-9805



Fwd: 3806 Poplar, Memphis-PD 2025 003 - City Violation of TDOT MOU

From Whitlow, Mark (Perkins Coie) < MWhitlow@perkinscoie.com>

Date Fri 8/8/2025 3:09 PM

To Wardroup, Nicholas < Nicholas.Wardroup@memphistn.gov>

Cc Whitlow, Mark (Perkins Coie) < MWhitlow@perkinscoie.com>

CAUTION: This email originated outside of the **City of Memphis** organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Wardroup,

This message follows my prior message of today's date. I now forward my email string with Randall Tatum and Jason Moody of TDOT Region 4 regarding site access for the proposed development.

The applicant made the choice to defer its application for a change of use permit to obtain highway access to US 72 to accommodate the proposed 6-house development on a site previously used for only 1 house, a sixfold increase!

The proposed site plan shows site access off-set from the opposing driveway, but not by the 100' feet required by the TDOT standards. It also doesn't show it to be aligned with the opposing driveway, which may not be possible for safety reasons arising from potential left turn conflicts from opposing driveways sharing a left-turn lane. Until the applicant obtains its change if use permit from TDOT, the applicant can't prove that it has site access to US 72, or that the access won't cause adverse traffic impacts, both review criteria under the UDC 4.10 and 9.6 criteria referenced in my prior message.

The applicant has failed to satisfy the site access, traffic impacts and compatibility standards of review for special use planned developments.

Please deny the application for the above reasons.

Respectfully submitted,

Mark Whitlow 112 Red Acres Place

Sent from my iPhone

Begin forwarded message:

From: "Tatum, Randall" < Randall. Tatum@memphistn.gov>

Date: August 8, 2025 at 11:26:35 AM PDT

To: "Whitlow, Mark (POR)" < MWhitlow@perkinscoie.com>

Cc: "Prifti, Mike" < Mike.Prifti@memphistn.gov>, Jason Moody < jason.d.moody@tn.gov>, "Wardroup,

Nicholas" < Nicholas. Wardroup@memphistn.gov > , "Yii-McAnally, Cecilia" < Cecilia. Yii-

McAnally@memphistn.gov>



Revised Fwd: 3806 Poplar, Memphis-PD 2025 003

From Whitlow, Mark (Perkins Coie) < MWhitlow@perkinscoie.com>

Date Fri 8/8/2025 4:46 PM

To Wardroup, Nicholas < Nicholas.Wardroup@memphistn.gov>

Cc Whitlow, Mark (Perkins Coie) < MWhitlow@perkinscoie.com>

CAUTION: This email originated outside of the **City of Memphis** organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Wardroup,

This message follows my prior message of today's date. I now forward a portion of my recent email string with Randall Tatum and Jason Moody of TDOT Region 4 regarding site access for the proposed development.

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Mark Whitlow 112 Red Acres Place

Sent from my iPhone

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From: "Tatum, Randall" < Randall. Tatum@memphistn.gov>

Date: August 8, 2025 at 11:26:35 AM PDT

To: "Whitlow, Mark (POR)" < MWhitlow@perkinscoie.com>

Cc: "Prifti, Mike" <Mike.Prifti@memphistn.gov>, Jason Moody <jason.d.moody@tn.gov>, "Wardroup, Nicholas" <Nicholas.Wardroup@memphistn.gov>, "Yii-McAnally, Cecilia"

<Cecilia.Yii-McAnally@memphistn.gov>

Subject: RE: 3806 Poplar, Memphis-PD 2025 003 - City Violation of TDOT MOU

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Mr. Whitlow,

I have spoken with Mike and Jason this morning, as well as other staff members, about this subject at length. Please see a summary of our discussion below, which hopefully clarifies the issue at hand and the questions you have raised.

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- As Jason stated, State Law requires reasonable access be provided to all properties along state highways. As per Section 1.1 of the aforementioned TDOT Manual for Constructing Driveway Entrances on State Highways, 2015 Edition "Reasonable access means that a property owner will have access to the public highway system, but it does not mean that potential patrons are guaranteed the most direct or convenient access from a specific roadway to the owner's property."
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 simply make a recommendation for the subject development, at which point it will be
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 - It is worth noting that this project is still in the zoning entitlement phase, with the only reason being the number of proposed lots. Currently, three lots are permitted by-right and would not require any additional recommendations and/or appro by the LUCB or City Council

I assure you that myself, as well as my staff, take the safety of our streets and access points extremely seriously. Thanks,

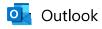
Randall Tatum t

NOTICE: This communication from Perkins Coie LLP may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

Note

The following letters of public comment were received *before* the proposal was changed from eleven to six units/lots

A letter of support appears first and is followed by those of opposition.



PD 2025-003

From Kelsey Huse <kelseyhuse30@gmail.com>

Date Thu 5/22/2025 2:40 PM

To Wardroup, Nicholas < Nicholas. Wardroup@memphistn.gov>

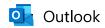
CAUTION: This email originated outside of the **City of Memphis** organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Nicholas,

As a Memphis citizen, I would like to express my support of the townhomes development at 3086 Poplar Ave.

Thank you,

Kelsey Huse 1881 Crump Ave, Memphis, TN 38107



PD 2025-003 -

From Anne G. Brand <annebrand@comcast.net>

Date Tue 4/29/2025 11:42 AM

To Wardroup, Nicholas < Nicholas.Wardroup@memphistn.gov>

Cc David D. Brand Ph.D. <dbrand@mac.com>

CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My husband and I reside at 3858 Poplar Avenue and are opposed to the PUD you are proposing in its current form. The plan and the style of the homes does not fit with the character of the neighborhood. The homes look too much like apartments and there are too many homes for the size of the lot. Three stories is too high and the homes will tower over the yards and homes of the surrounding neighbors. We support a plan that would include three high-end single family homes. Thank you for placing the project on hold to reconsider our input.

Sincerely,

Anne & David Brand

Sent from Anne's iPhone



case# PD 2025-003

From Arthur Kahn <arthurskahn@gmail.com>

Date Fri 4/18/2025 1:48 PM

To Wardroup, Nicholas < Nicholas. Wardroup@memphistn.gov >

CAUTION: This email originated outside of the **City of Memphis** organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr Wardroup —

My wife, Lisa Mallory, owns our house at 3801 S Galloway Dr, which is directly behind the above-referenced planned development. She will send her own note.

I support the goals, if not the methodology, of Memphis 3.0, and it's not the law at this time despite the PUD applicant's references to it.

Specifically, the slight 30.9' proposed setback from the planned 40' tall, 3-story structures (with windows facing our rear lot and our large south-facing windows) — both the setback and the height would essentially change the nature of our property and severely curtail our privacy and enjoyment of our backyard (and living areas). Both the 2nd and 3rd floors of the nearest units would look directly into our homes.

The proposed transition from a single house on the adjacent lot to *eleven* three-story units seems a very aggressive ask from the Michigan-based developer, who clearly hasn't any concern — or possibly any knowledge of our venerable neighborhood. They have certainly not reached out to the Red Acres board or any of our fellow homeowners in an effort to have the kind of dialogue necessary to — potentially — becoming good neighbors.

Hoping your recommendation to the LUCB will be to deny the application in its present form, and welcoming your request for any further information, I am

Sincerely,

Arthur Kahn

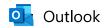
Dear Nicholas.

I am writing in opposition to the 3.0 proposal of building on Poplar Ave. near Galloway/Red Acres neighborhood.

Our home's backyard faces the Poplar Ave. side and we have three young children. If a high rise with multi housing units goes up this invades our privacy and directly negatively impacts our property value. We additionally have no knowledge of what kinds of people will be living there, including possible pedophiles or criminals. Even if there are background checks enforced, it would still impact our property value since our neighborhood in Red Acres is mainly single family homes. This degrades our zip code statistics and impacts everyone's property values.

We don't want it going up and want to maintain the single family home historical neighborhood with substantial acreage per lot that we all pay for. We'd appreciate your doing everything you can to stop it.

Thank you, Charles Jumet



3806 Poplar Ave

From Christina Morris < CMorris@hobsonrealtors.com>

Date Mon 4/21/2025 10:20 AM

To Wardroup, Nicholas < Nicholas. Wardroup@memphistn.gov>

CAUTION: This email originated outside of the **City of Memphis** organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Wardroup,

I am writing to you not only as a long-time resident of Red Acres but as a deeply concerned neighbor who cares deeply about the future of our historic community.

The proposed development at 3806 Poplar is cause for great concern. As outlined in the Land Use Control Board's own Mission Statement, two key principles are to: (1) protect a community's unique character and sense of place, and (2) encourage the development of great, vibrant, and healthy neighborhoods. Cramming 11 semi-attached, 40-foot-tall townhomes—along with 44 parking spaces—into a single lot is not only inconsistent with the character of Red Acres, but it directly undermines the vision of a healthy and vibrant neighborhood environment.

Red Acres is a family-oriented neighborhood, where yards, open space, and community cohesion are treasured. It is a place where children play freely, where families gather outdoors, and where our shared quality of life is shaped by the peaceful and intentional layout of our streets and homes. This development proposal threatens to disrupt that balance.

Equally troubling is the fact that the real developer and owner behind this project, LRC Commercial Properties, is not a local group. They are unfamiliar with Memphis—its history, its neighborhoods, and its people. Their focus is clearly on capitalizing off Memphis's low cost of living, funneling profits to out-of-town investors, rather than reinvesting in the community they seek to alter. This approach risks reducing the property values of the homes owned by those of us who have chosen to live, work, and invest in Memphis—not just financially, but emotionally and generationally.

We are also alarmed by the precedent this project could set. If approved, what is to stop similar multifamily developments from spreading further down Poplar or throughout Red Acres? What will happen to the golf course, a historic community feature that adds beauty and value to our neighborhood? Who will want to play on a course surrounded by duplexes and transient student housing? More importantly, who will be responsible for maintaining the integrity and beautification of our nearly 100-year-old neighborhood?

It's important to note that this neighborhood has already made a compromise. Several years ago, we agreed to the division of 3806 Poplar into three separate single-family lots—a concession made in good faith, in the spirit of growth while still protecting the identity of our community. That compromise should stand. We do not support the current proposal.

Please hear us. Please help us preserve the character, the peace, and the legacy of Red Acres—for current families, future generations, and for the integrity of the city we all love.

With sincere thanks for your service and consideration, Christina Morris 3791 South Galloway Drive 901-277-1699

Christina Morris



PD 2025 - 003 - 3806 Poplar - Opposition

From Christine Belling <christine.belling@fedex.com>

Date Tue 4/29/2025 8:57 AM

To Wardroup, Nicholas < Nicholas.Wardroup@memphistn.gov>

Cc Spinosa Jr., Philip < Philip.Spinosa@memphistn.gov>; cbelling20@gmail.com < cbelling20@gmail.com >

CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Shelby County Land Use Control Board,

I live at 3811 South Galloway Drive, directly behind the proposed Amon development. While I understand the desire for greater density than currently exists on the approximate 1.3-acre piece of land on Poplar, 11 three-story townhomes is simply too much for the space. I am struggling to understand how this project, which feels like a multi-family development, is compatible with the existing detached, single-family residences in our neighborhood. The proposed fortress-like attached townhomes have a very different footprint than our existing homes, and a 45-foot-tall brick mass directly behind my house, towering over my children while they play, is less than desirable. Below I have included pictures taken at approximately 12 feet high on my back property line. Even just at 12 feet, one can see absolutely everything in my yard and my direct neighbors' yards; with 35-foot window heights, there will be at least six existing family homes and yards in Red Acres able to be viewed from the proposed complex, with no less than 15 children and grandchildren under the age of 16 playing in those spaces.

A 3-D rendering of the proposed development, alongside existing homes, would show how out of scale the enormous buildings would be. I respectfully request the developer provide this for all of us to really see and feel height differential. I have reviewed the traffic study, which estimates 132 vehicle trips per day in and out of the complex – at night this is particularly jolting with headlights blaring directly into my backyard, going in and out of the tiny stretch of street included in the proposal.

I support some sort of further development of the land at 3806 Poplar but request very specific conditions to protect our Red Acres' properties as we have all chosen to live, work, and invest in the city. Examples of conditions would include requiring detached single-family houses in keeping with the R10 zoning, limiting the height to two-stories, restricting windows facing existing private homes, a significant landscaping buffer, lighting agreements, a 12-foot brick fence, etc. That would still allow three to five houses in a small enclave similar to Meade Village or Boxwood Green, just east of us on Poplar. The developer, Joseph Echols, paid \$460,000 the 1.3 acres, and he confirmed verbally last night in our Community Meeting that he would still be able to provide a profit for himself while improving city property tax revenue by creating a smaller, less intrusive development much more in keeping with the current surroundings.

The first and second bullets on the LUCB Mission Statement state that you are to: 1) *Protect community's unique character and sense of place, and 2) encourage development of great, vibrant, healthy.... neighborhoods.* I do not feel that cramming 11 semi-attached 45-foot towering townhomes with 44 parking spaces is compatible with the Red Acres character, nor does it encourage a healthy neighborhood environment.

Please reach out with any questions.

Sincerely,

Christine K. Belling 3811 South Galloway Drive Memphis, TN 38111 (901) 486-7641



Red acres proposed apartment complex

From tot1961@aol.com <tot1961@aol.com>

Date Thu 4/24/2025 8:30 AM

To Wardroup, Nicholas < Nicholas. Wardroup@memphistn.gov>

CAUTION: This email originated outside of the **City of Memphis** organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr, Wardroup,

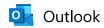
My family are residents of Red Acres. We recently discovered that an investment company with no interest in Memphis other than making a profit is planning to build over 10 3 or more story apartment buildings on one of the beautiful single family designated lots on Poplar in our Red Acres neighborhood.

Red Acres is one of Memphis' most lovely single family neighborhoods. This is why we chose to live there. Why would Memphis want to change this to concrete parking lots and multistory apartments?

I ask you to please reject any proposal to change these lots to allow anything other than single family homes. Please keep this beautiful Memphis neighborhood beautiful! With great concern,

Eve Cieutat James Blatchford

Sent from the all new AOL app for iOS



PD 2025-003

From Irene Hallett <irene.hallett@gmail.com>

Date Wed 4/23/2025 9:57 AM

To Wardroup, Nicholas < Nicholas. Wardroup@memphistn.gov>

CAUTION: This email originated outside of the **City of Memphis** organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr Wardroup,

I am writing in opposition to the above Planned development, PD 2025-003. The first mission of the Land Use Control Board is to protect the existing community's unique character and sense of pride. The proposed 11 three story townhouses do not maintain the unique single family character of the Red Acres community. PD 2025-003 proposal will remove all the mature trees resulting in the loss and damage to the natural and scenic environment a signature of the 100 year old Red Acres community. PD 2025-003 proposed size, 11 townhouses, encourages disinvestment and will have substantial and undue adverse effects on adjacent property.

The three story design of PD 2025-003 is neither family friendly or a likely choice for empty-nesters as you have to walk up one flight of stairs to get to the living space.

Do not support planned development PD2025-003

Irene Hallett

Sent from my iPhone



Re: Strong Opposition to Proposed 40-Foot, 11-Unit Duplex

From Lisa Mallory < lisa@lisamallorydesign.com>

Date Tue 4/22/2025 4:38 PM

To Wardroup, Nicholas < Nicholas. Wardroup@memphistn.gov>

CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

>

>

>> On Apr 22, 2025, at 4:07 PM, Lisa Mallory sa@lisamallorydesign.com> wrote:

>>

>> Dear Nicholas,

>>

- >> I am writing to formally express my strong opposition to the proposed construction of a 40-foot high, 11-unit, three-story duplex behind my residence in our family-oriented neighborhood. I have been a homeowner here since 1992, and over the past three decades, I've seen this community grow into a peaceful, safe, and family-friendly area one that prioritizes quality of life, neighborly connection, and modest-scale homes.
- >> This proposed development threatens to disrupt that character in several significant ways:

>>

- >> Scale and Height: A 40-foot tall structure is grossly out of proportion with the surrounding one- and two-story homes. This would overshadow existing houses, block sunlight, and negatively impact privacy for adjacent properties.
- >> Density and Traffic: Adding 11 new units to this compact area will significantly increase traffic, congestion, and parking issues. Our infrastructure is not built to support that kind of density.
- >> Neighborhood Character: The proposed building does not align with the existing architectural style or scale of the neighborhood. It risks setting a precedent for high-density developments in an area cherished for its quiet, residential charm.

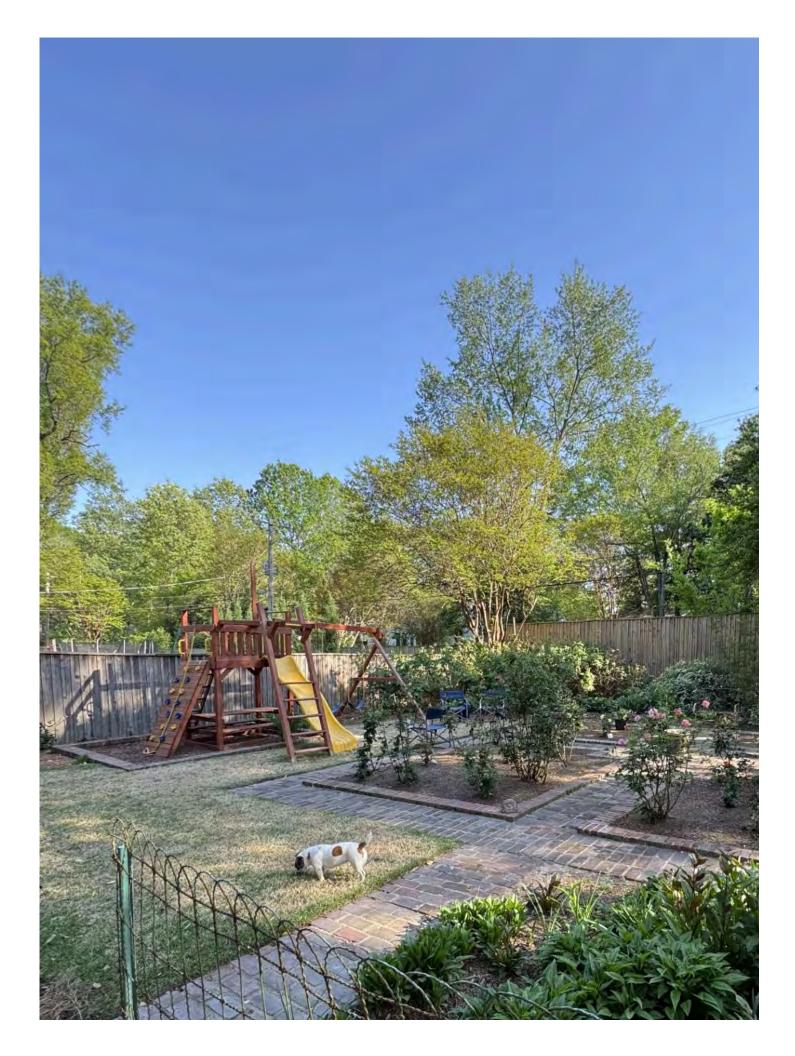
. .

- >> I urge the city to consider the voices of long-term residents like myself, who are invested in preserving the integrity and livability of this neighborhood. I respectfully request that this proposal be denied or significantly modified to better fit the scale and character of the community.
- >> Thank you for your time and attention to this important matter. I have attached photos of the unit proposed and the edge of my property that would be adjacent to it.

>>

>> Sincerely,

>> Lisa Mallory







Dear Nicholas.

I am writing in opposition to the 3.0 proposal of building on Poplar Ave. near Galloway/Red Acres neighborhood.

Our home's backyard faces the Poplar Ave. side and we have three young children. If a high rise with multi housing units goes up this invades our privacy and directly negatively impacts our property value. We additionally have no knowledge of what kinds of people will be living there, including possible pedophiles or criminals. Even if there are background checks enforced, it would still impact our property value since our neighborhood in Red Acres is mainly single family homes. This degrades our zip code statistics and impacts everyone's property values.

We don't want it going up and want to maintain the single family home historical neighborhood with substantial acreage per lot that we all pay for. We'd appreciate your doing everything you can to stop it.

Thank you, Charles Jumet

FW: Opposition Letter to PD 2025-003

From Whitlow, Mark (Perkins Coie) < MWhitlow@perkinscoie.com>

Date Thu 4/24/2025 3:23 PM

To Wardroup, Nicholas < Nicholas. Wardroup@memphistn.gov>

Cc bguh@bellsouth.net <info@midtownmemphis.org>

CAUTION: This email originated outside of the **City of Memphis** organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Wardroup,

My wife and I live at 112 Red Acres Place, adjacent to Red Acres. We are opposed to the townhouse application because it fails to satisfy relevant Special Use/Planned Development approval criteria:

- 1. The application for a complex of townhouses in a stable single-family residential neighborhood does not "create a more desirable use of the land", as required by UDC Chapter 4.10, Planned Developments, Section 4.10.1, Purpose.
- 2. The application is not consistent with the Memphis 3.0 General Plan, as required by UDC Section 4.10.2 K. Specifically, the application is inconsistent with the stated AN-S Goal/Objectives calling for the "Preservation and stabilization of neighborhoods", such as Red Acres and Red Acres Place, single-family anchor AN-S neighborhoods near Poplar and Highland.
- 3. The proposed Special Use Planned Development is incompatible with and will have "a substantial or undue adverse effect upon adjacent property, [or] the character of the neighborhood...", namely the adjacent single-family residential neighborhood, in violation of UDC Section 0.3 C, and UDC Section 9.6.9 A. & B. Red Acres is a stable, well-designed neighborhood of large homes built around the Galloway Golf Course starting in 1925. The unique character of Red Acres will be negatively impacted by the incompatible development, and by the negative precedent it would set. Red Acres is one of Memphis' well-established, quiet, **century**-old neighborhoods filled with large trees, that old-time Memphians believe should be preserved as cultural resources. Red Acres should not be compromised by an incompatible Special Use Planned Development.
- 4. The proposed Special Use Planned Development would devalue the adjacent single-family residential properties, because of its incompatible mass, scale, design-type, grouping and location of buildings, and increased automobile lights and noise, among other conflicting use elements, In violation of UDC Section 4.10.3 A. & C. and UDC Section 9.6.9 A.
- 5. A Special Use Planned Development is inappropriate for the stable, single-family residential site. This is not an in-fill site. The site isn't vacant, blighted or underdeveloped. It has no special features to preserve or design around, and presents no opportunity for a better design-type or more compatible development than the existing single-family residence. The necessary findings to support a Special Use Planned Development cannot be made to sustain the application.
- 6. Site access would be inadequate to accommodate the increased daily automobile trips (11 times existing) to the site safely and efficiently, without causing congestion on Poplar Ave (US Highway 72). The application fails to satisfy the relevant review criteria of UDC Section 4.10.5 B. (adequate access) & UDC Section 9.6.9 A. (avoid adverse traffic conditions).

The application should be denied for the above reasons. Please make this letter of opposition a part of the Land Use Control Board record in the matter.

Respectfully submitted,

Mark Whitlow Retired Partner

Perkins Coie

1120 N.W. Couch Street Tenth Floor Portland, OR 97209-4128 <u>mwhitlow@perkinscoie.com</u> <u>perkinscoie.com</u>

NOTICE: This communication from Perkins Coie LLP may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.



highway permit needed to get access to highway 72 in Memphis? - Google Search

From Whitlow, Mark (Perkins Coie) < MWhitlow@perkinscoie.com>

Date Sat 4/26/2025 1:37 PM

To Wardroup, Nicholas < Nicholas.Wardroup@memphistn.gov>

Cc Zeanah, John < John. Zeanah@memphistn.gov>

CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Nicholas,

I believe the developer needs a highway "change of use" permit to increase new automobile trips to the site x 11. Please see the attached link.

We request that the developer conduct a full traffic impact analysis before the matter is heard by the LUCB. Poplar Ave is a Federal

Highway administered in Tennessee by the Tennessee Department of Transportation.

It appears that Poplar (US 72) already operates in a failed condition at many major City intersections during peak hours. Highway progression is a matter of state concern. We believe that an intense residential development should not be approved on this congested highway.

We are entitled to have relevant traffic and engineering matters included in the contested case hearing on the application. Access and traffic impacts are key PD approval criteria. Absent the opportunity to review and rebut the applicant's traffic analysis at the hearing, we will be denied substantive due process.

Please make this letter a part of the hearing record.

Best,

Mark Whitlow

https://gcc02.safelinks.protection.outlook.com/?

<u>url=https%3A%2F%2Fwww.google.com%2Fsearch%3Fq%3Dhighway%2Bpermit%2Bneeded%2Bto%2Bget%2Baccess%2Bto%2Bhighway%2B72%2Bin%2BMemphis%253F%26ie%3DUTF-8%26oe%3DUTF-8%26hl%3Den-</u>

us%26client%3Dsafari&data=05%7C02%7CNicholas.Wardroup%40memphistn.gov%7C7eac16e96984442 fb3bb08dd84f16447%7C416475616537442396a9859e89f8919f%7C0%7C0%7C638812894524169296%7 CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsllYiOilwLjAuMDAwMCIslIAiOiJXaW4zMilslk FOIjoiTWFpbCIslIdUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=vlxJgRJH24xr%2FPoO2sNHpMHsBpAYuG sry%2BIKdOR5b9Q%3D&reserved=0

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NOTICE: This communication from Perkins Coie LLP may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.



PD 2025-003

From Irene Hallett <irene.hallett@gmail.com>

Date Mon 4/28/2025 3:04 PM

To Wardroup, Nicholas < Nicholas. Wardroup@memphistn.gov >

CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr Waldroup,

Do not support PD 2025–003. These 11 three story townhouses will have substantial and undo negative impact on adjacent properties.

The Red acres neighborhood has been thriving in Memphis for 100 years. It is a beloved single-family residential area within the city of Memphis. For generations families have-sought out the homes in Red Acre to raise their children as it is a welcoming neighborhood with a unique urban environment. There are turtles, fish, ducks, as well as mature 100-year-old trees. Supporting this remaining natural environment is important as we continue to increase density.

The PD2025-003 development would eliminate all the trees on the property which would affect drainage, not only on the property, but on neighboring properties. The infill that has occurred along Poplar Ave from approximately Oak Court to Highland are single-family two story houses.

Single-family two-story houses are in line with the character of the Red acres community and the Poplar corridor. The proposed 11 three story townhouses will have substantial and undo adverse effects on the adjacent property and

encourages disinvestment.

Do not support PD 2025-003. This is the wrong plan for this 100-year-old neighborhood. Michael and Rene Ulm Irene Hallett

3873 S. Galloway

To: Land Use Control Board Re: PD 2025-003 Opposed

Attn: Nicholas.Wardroup@memphistn.gov

Land Use Control Board:

MidtownMemphis.org strongly opposes this application that shows no respect for contextual infill. To find anything like what it is proposing, one must cross the natural boundary of Poplar.

Good city planning is built around boundaries that come to exist in an environment. Poplar Avenue is such a boundary, such that facing north on Poplar, one sees a kind of neighborhood unfolding that is nothing at all like the kind one sees facing south. If this application were on the south side of Poplar, it would make a lot more sense. But good fences make good neighbors, and if the Poplar Avenue boundary is not respected, then the city is responsible for creating bad neighbors.

Going south from Poplar, the neighborhoods are dense with housing, including some developments not dissimilar to this overcrowded proposal.

But going north from Poplar—for several miles—the land use is, with little exception, larger homes on larger lots. In areas where the homes are smaller, they remain overwhelmingly single-family homes on individual lots.

Unlike the south side of Poplar, the north side does not cater to the University. By breaking the natural boundary and approving bad city planning, you will invite the rapid termination of one of Memphis's greatest assets. Approval will discourage present owner-occupants along Poplar from investing in their homes, and encourage haphazard development along this longtime, well-preserved stretch of Poplar.

The Red Acres neighborhood reached a compromise position when this subject lot was subdivided into 3 lots several years ago. With the three lots, all of the homes will face Poplar, the decadeslong established setbacks will be maintained, and the homes that back up to these lots will maintain their grandeur because the Poplar lots will not contain the tall, crowded and overbearing buildings proposed. Developers are now free to triple the homes along this stretch of Poplar while still maintaining all of the inherent assets of the Red Acres neighborhood. Please respect the established compromise.

This proposal is a great example of why Memphis 3.0's "city planning by compass" is such a flawed concept. A casual look at what is on the ground reveals the inherent wrongness of this application.

Respectfully,

Emily Bishop
Emily Bishop

Robert Gordon



EXECUTIVE COMMITTEE

Emily Bishop

Karen Lebovitz

Karen Edwards

Sterling Owens

BOARD OF DIRECTORS

Mary Baker

Kerri Campbell

Chip Clay

Jessica Demster

Mark Fleischer

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Trace Hallowell

Angie Powell

Jackie Nichols

Linda Sowell

Stephanie Walker

66 S. Cooper St., Ste. 506

Memphis, TN 38104

info@midtownmemphis.org

MidtownMemphis.org

President, MidtownMemphis.org Chair, P&D Committee

CC: Red Acres citizens Joel Hobson, Pallas Pidgeon, Virginia McLean and Jim Taylor

To: Land Use Control Board Re: PD 2025-003 Opposed

Attn: Nicholas.Wardroup@memphistn.gov

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Good city planning is built around boundaries that come to exist in an environment. Poplar Avenue is such a boundary, such that facing north on Poplar, one sees a kind of neighborhood unfolding that is nothing at all like the kind one sees facing south. If this application were on the south side of Poplar, it would make a lot more sense. But good fences make good neighbors, and if the Poplar Avenue boundary is not respected, then the city is responsible for creating bad neighbors.

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But going north from Poplar—for several miles—the land use is, with little exception, larger homes on larger lots. In areas where the homes are smaller, they remain overwhelmingly single-family homes on individual lots.

Unlike the south side of Poplar, the north side does not cater to the University. By breaking the natural boundary and approving bad city planning, you will invite the rapid termination of one of Memphis's greatest assets. Approval will discourage present owner-occupants along Poplar from investing in their homes, and encourage haphazard development along this longtime, well-preserved stretch of Poplar.

The Red Acres neighborhood reached a compromise position when this subject lot was subdivided into 3 lots several years ago. With the three lots, all of the homes will face Poplar, the decadeslong established setbacks will be maintained, and the homes that back up to these lots will maintain their grandeur because the Poplar lots will not contain the tall, crowded and overbearing buildings proposed. Developers are now free to triple the homes along this stretch of Poplar while still maintaining all of the inherent assets of the Red Acres neighborhood. Please respect the established compromise.

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Respectfully,

Emily Bishop
Emily Bishop

Robert Gordon



EXECUTIVE COMMITTEE

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Jackie Nichols

Linda Sowell

Stephanie Walker

66 S. Cooper St., Ste. 506

Memphis, TN 38104

info@midtownmemphis.org

MidtownMemphis.org

President, MidtownMemphis.org Chair, P&D Committee

CC: Red Acres citizens Joel Hobson, Pallas Pidgeon, Virginia McLean and Jim Taylor

Robert C. and Susan D. Liddon 3991 N. Galloway Drive Memphis, TN 38111 April 26, 2025

Land Use Control Board Vasco A. Smith, Jr. County Admin. Bldg. 160 N. Main Street Memphis, TN 38103

Via email nicholas.wardroup@memphistn.gov and U. S. Mail

Re: PD 2025-003 Opposed

Dear Sirs:

We have lived in our home at 3991 N. Galloway Drive in Red Acres subdivision since 1979 and have been active as members and officers in Red Acres Neighborhood Association ever since that time. As you are aware, the neighborhood consists of single-family residences — appropriately-scaled homes on sizeable lots with trees, lawns and landscaping. These features are enjoyed not only by residents, but also by golfers on Links at Galloway from throughout the city and numerous walkers, runners and bikers from U of M and surrounding neighborhoods. It is an open, welcoming arrangement — residents, golfers, university, surrounding neighbors.

In its opening paragraph, the proposed PD 2025-003 "aims to transform" a property at 3806 Poplar that does not need transformation.

- The existing zoning and/or variances of the property already appropriately allow three single family residences – consistent not only with surrounding homes, but also recognizing that a bit more density (three rather than two) is not a bad thing.
- The requested density of eleven (11) townhomes in Red Acres Subdivision is quite simply beyond anything we have seen or heard in the 45 years we have lived in the neighborhood. During those years, several lots have been subdivided and a number of new homes have been built, but we have seen nothing even close to this PD request.
- The request for three story homes on the north side of Poplar (with windows and elevated front porches above an 8' fence, overlooking adjacent neighbors) is entirely inconsistent with the layout and uses in our neighborhood as well as the privacy expectations of our existing neighbors.
- A single ingress/egress point on Poplar Avenue to serve 11 units each with 2-car garages should be reason enough to deny the application. Might these residents occasionally invite guests guest parking on Poplar? cross the busy street to U of M lots?

• The increased flow of rainwater that lands on impervious surfaces from the roofs and patios of eleven units and on the paved drives within the PD will not be greatly helped by the developer's offer of "Grasspave products in the fire lane."

We could with minimal effort point out more adverse impacts, but isn't this enough? We urge you to **Vote No** on this ill-advised PD 2025-003.

Sincerely yours,

Rob Liddon

robertliddon@gmail.com

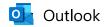
Susur Lillon

(901) 359-4940

Susan Liddon

sliddon@gmail.com

(901) 359-3991



Red Acres

From RUTH BOWLIN <ruthbowlin@aol.com>

Date Tue 4/22/2025 3:12 PM

To Wardroup, Nicholas < Nicholas. Wardroup@memphistn.gov>

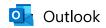
CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

In defense of our beautiful, park-like neighborhood, please walk the Links at Galloway golf course, and I'm sure you will see the need to preserve this green oasis that is enjoyed by Memphis citizens from many zip codes.

We homeowners can not continue put the time and money into our Red Acres houses if the neighborhood is denuded of trees and surrounded by infill structures. The neighborhood can not thrive if it is dismantled as the green space for our city.

Thank you for your consideration in blocking the proposal to build 11 townhouses on one lot on Poplar Avenue that abuts Red Acres.

Sincerely, Ruthie Bowlin Sent from my iPhone



Proposed PD 2025-003 - 3806 Poplar

From Virginia McLean < vmclean2@comcast.net>

Date Tue 4/22/2025 4:35 PM

To Wardroup, Nicholas < Nicholas. Wardroup@memphistn.gov>

CAUTION: This email originated outside of the **City of Memphis** organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Nicholas -

I am writing with concerns about the proposed PUD on Poplar. I live at 3838 Poplar, the NE corner of Redbird and Poplar, which is one house away from the proposed development. My husband and I bought our home in 1976 and have loved our urban location near the University and part of Red Acres neighborhood. As an urban planner, the mix is perfect, and the spacious lots, large trees, openness, and unique single-family houses create a wonderful neighborhood in which to live.

The 3806 lot was subdivided a couple of years ago to allow 3 smaller new houses, which I did not oppose because the scale and residential character of those fit the neighborhood. The proposed development plan for 11, 3-story units, all the same design and painted the same color do not. I walked the area the other day, and spotted only 1 3-story home, and I'm not sure if that 3rd floor was an attic or actual living floor. The lights, noise, burdens on water and electricity of the 11 unit project in this area with our antiquated systems, in my opinion, will have a negative effect, increase traffic problems on Poplar, and decrease both property values and the charm and appeal of this area of Memphis.

I oppose the developer-driven project and hope that you and the Div. of Planning and Development will take a careful look and agree that this project is inappropriate at this location. When I served on the UDC, it became apparent to me that the variety of choices of places to live near the University and the stability of the entire area is important, not just to those who live here but also to the well-being of the University and the City itself.

Thank you. Please give me a call if you have questions or would like to talk about this proposed project. — Virginia McLean, 901-270-3912



Memphis and Shelby County Division of **Planning and Development**

East Service Center: 6465 Mullins Station Rd; Memphis,

Tennessee 38134

Downtown Service Center: 125 N. Main Street;

Memphis, Tennessee 38103

website: www.develop901.com

Record Summary for Planned Development

Record Detail Information

Record Type: Planned Development Record Status: Pending

Opened Date: March 28, 2025

Expiration Date: Record Number: PD 2025-003

Record Name: The Amon Planned Development

Description of Work: The Amon aims to transform this underutilized property into a thoughtful residential development of eleven townhouse units, each spanning three stories (within the 40-foot height restriction) and measuring 2,549 to 2,825 square feet in size and located on individual lots ranging in size from .44 to .58 acres. The development achieves a density of 8.5 units per acre, well below the twelve units per acre allowance, and maintains a house-scale appearance consistent with the Anchor Neighborhood - Primarily Single-Unit "Accelerate" designation. Architectural features include painted brick facades, aluminum windows, HardiTrim, and asphalt shingle roofing, each with an elevated front porch. The site design incorporates reduced impervious surfaces through Grasspave products in the fire lane turnaround, a new 8-foot cedar wood perimeter fence, and an eight-foot brick entrance wall along Poplar Avenue. The development provides generous setbacks of 40 feet in front, 30.9 feet in the rear, and 17.4 and 35.6 feet on the sides, with a single access point from Poplar Avenue. Parking accommodation significantly exceeds requirements, providing 44 spaces where only 17 are required. The interior vehicle maneuvering area contains a 25-foot easement/roadway and a fire turn lane.

Parent Record Number:

Address:

3806 POPLAR AVE, MEMPHIS 38111

Owner Information

Owner Name Primary

Υ 3806 POPLAR LLC

Owner Phone Owner Address 9012337206

4361 Tantallon Lane, Apt. 306, Memphis, TN 38125

Parcel Information

044111 00032

Data Fields

PD 2025-003 Page 1 of 8

PREAPPLICATION MEETING

Name of DPD Planner

Date of Meeting

Pre-application Meeting Type GENERAL PROJECT INFORMATION

Planned Development Type

Previous Docket / Case Number

Medical Overlay / Uptown

If this development is located in unincorporated Shelby County, is the tract at least three acres? (Note a tract of less than three acres is not eligible for a planned development in unincorporated Shelby County)

unificorporated Sileiby County)

Is this application in response to a citation, stop

work order, or zoning letter

If yes, please provide a copy of the citation, stop work order, and/or zoning letter along with any

other relevant information

APPROVAL CRITERIA

UDC Sub-Section 9.6.9A

UDC Sub-Section 9.6.9B

UDC Sub-Section 9.6.9C

UDC Sub-Section 9.6.9D

Nicholas Wardroup

03/04/2025 In Person

New Planned Development (PD)

S 21-24

No n/a

No

As described above, the planned development request does not unduly injure or damage the use, value, and enjoyment of the surrounding property nor hinder or prevent the development of the neighboring property in accordance with the current development policies and plans of the City and the County. The proposed residential use provides the property with a net increase of residents that will continue to drive investment and value in the adjacent properties, benefit the adjacent properties, and uses

The new residential development will be created so that it not only preserves and protects but, in fact, enhances the surrounding residential properties with the construction of residential homes meeting the needs of modern families with increased square footage (spacious bedrooms and common areas) to accommodate family needs.

As stated, sewer and storm facilities will be in place within the public right of way and sufficiently service the proposed use. Engineered construction documents shall be submitted for approval once the planned development is approved.

This project will not result in the loss or damage of any natural, scenic, or historical significance.

Page 2 of 8 PD 2025-003

APPROVAL CRITERIA

UDC Sub-Section 9.6.9E

UDC Sub-Section 9.6.9F

GENERAL PROVISIONS

UDC Sub-Section 4.10.3A

B) An approved water supply, community waste water treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development

The proposed planned development meets the intent and purposes of the code for residential development. All requests are reasonable and appropriate, given the location and proximity of adjacent residential uses.

The assimilation of complementary uses is essential for preserving and enhancing property values that support future growth. This infill residential project exemplifies seamless integration along Poplar Avenue, where its design directly advances Memphis 3.0's strategic principles of building up rather than out. With premium architectural elements, generous setbacks, and thoughtful traffic management through a single access point, the development creates appropriate transitions while maximizing land utilization within an established corridor.

The Amon Development at 3806 Poplar Avenue will not unduly injure or damage the use, value, and enjoyment of the surrounding property nor unduly hinder or prevent the development of the surrounding property in accordance with the City and County's current development policies and plans. The proposed townhouse development has been carefully designed to complement and enhance the surrounding area while conforming to Memphis's development framework. Several key aspects of the plan demonstrate this compatibility: Sewer and storm facilities are or will be in place within the public right of way/easement areas and adequately serve the proposed residential development. The proposed sewer system will be designed as Memphis/Shelby Engineering guidelines require. Engineered construction documents shall be submitted for approval once the planned development is approved.

Page 3 of 8 PD 2025-003

C) The location and arrangement of the structures, parking and loading areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses, and any part of the proposed development not used for such facilities shall be landscaped or otherwise improved except where natural features are such as to justify preservation

The proposed attached single-family home development demonstrates compatibility through thoughtful site planning and design that respects the context of the Poplar Avenue corridor and adjacent residential areas. The development organization optimizes the 1.29-acre site while maintaining appropriate relationships with neighboring properties.

The placement of the attached single-family structures on the site respects substantial setbacks on all sides (40 feet in front, 30.9 feet in the rear, and 17.4 and 35.6 feet on the sides), creating appropriate transitions to adjacent properties. This arrangement preserves privacy and maintains the area's residential character while allowing for the increased density suitable for a parkway location with an Anchor Neighborhood - Primarily Single-Unit designation.

The parking configuration provides 44 spaces (two in each garage and two in each driveway), significantly exceeding the 17 required spaces. This ample parking ensures that residents and visitor vehicles will remain within the development rather than impacting surrounding streets.

The single access point from Poplar Avenue demonstrates sensitivity to traffic management, minimizing potential disruption to traffic patterns.

Dedicated paths to the front doors of each unit emphasize pedestrian connectivity, promoting a walkable environment that aligns with urban design best practices. The development further demonstrates environmental sensitivity by using permeable Grasspave products in the fire lane turnaround, reducing impervious surface area and mitigating stormwater impacts.

The 8-foot perimeter fencing (cedar wood) provides appropriate screening and defines the development boundaries, creating a transition zone between the new single-family attached homes and existing properties. The 8-foot brick entrance wall along Poplar Avenue enhances the development's street presence while maintaining the corridor's residential character.

Page 4 of 8 PD 2025-003

The three-story townhouse design respects the 40-foot height restriction of the R-10 zoning and maintains a house-scale appearance despite the increased density. This approach aligns with the Memphis 3.0 Framework, expressly permitting attached single-family housing on parkways within the Anchor Neighborhood - Primarily Single-Unit designation.

Page 5 of 8 PD 2025-003

D) Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest

The primary modification involves transitioning from a single-family detached residence to single-family attached residences consisting of eleven units. This modification aligns perfectly with Memphis's established Anchor Neighborhood - Primarily Single-Unit and "Accelerate" designation for this area, which explicitly permits attached single-family housing along parkways like Poplar Avenue. The 8.5 units per acre density remains well below the permitted twelve units per acre, demonstrating restraint and sensitivity to neighborhood context.

This modification is warranted by several design elements incorporated into the development plan. First, the townhouses maintain a house-scale appearance despite the increased density, with high-quality materials including painted brick facades, aluminum windows, and HardiTrim that enhance neighborhood aesthetics. Each unit features a second-floor porch at the rear of each building, contributing to outdoor engagement and maintaining the area's residential character.

The development exceeds standard requirements in multiple areas that serve the public interest. The parking provision of 44 spaces significantly surpasses the required 17 spaces, ensuring that the development will not create parking congestion in surrounding areas. The generous setbacks (40 feet in front, 20 feet in the rear, and 10 foot sides) exceed typical requirements and create appropriate buffers to neighboring properties.

The perimeter treatment with a new eight-foot cedar wooden fence and an eight-foot brick entrance wall along Poplar Avenue demonstrates investment in creating appropriate transitions between the development and surrounding properties, enhancing the neighborhood's privacy and visual appeal.

The proposed modifications align with Memphis's strategic planning goals of promoting appropriate infill development, increasing housing diversity, and building density along major roadway corridors while respecting neighborhood character. The development addresses housing needs by replacing an aging single-family home with eleven modern single-family-attached housing units while

Page 6 of 8 PD 2025-003

E) Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements

F) Lots of record are created with the recording of a planned development final plan **GIS INFORMATION**

Case Layer Central Business Improvement District Class Downtown Fire District **Historic District** Land Use

Municipality Overlay/Special Purpose District Zonina State Route Lot

Subdivision Planned Development District Wellhead Protection Overlay District No **County Commission District** City Council District

City Council Super District

Contact Information

Contact Type Name **ETI CORPORATION APPLICANT**

Address

Phone

(901)383-3250

Fee Information						
Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1636104	Planned Development - 5 acres or less	1	1,500.00	INVOICED	0.00	03/28/2025
1636104	Credit Card Use Fee (.026 x fee)	1	39.00	INVOICED	0.00	03/28/2025

Total Balance: \$0.00 Total Fee Invoiced: \$1,539.00

maintaining compatibility with surrounding uses.

Homeowners Association to ensure that

appropriately maintained.

No

No

planned development final plan.

The Applicant and the property owner will create a

landscaping, parking areas, and new buildings are

A lot of record will be made with the recording of the

Payment Information

Method of Payment Payment Amount Credit Card \$1,539.00

PD 2025-003 Page 7 of 8



PRINCIPALS

March 28, 2025

Mathew D. Wolfe Christopher E. Perry Douglas M. Baker Steve R. Hooper Dr. David M. Docauer

Office of Planning and Development 125 N. Main Street, Room 477 Memphis, TN 38103

RE: Letter of Intent and Justification – The Amon Planned Development Application for 3806 Poplar Avenue

On behalf of 3806 Poplar LLC, ETI Corporation is submitting a Planned Development application to facilitate the redevelopment of an existing lot with a vacated single-family structure into an owner-occupied single-family attached townhome development to be known as The Amon.

Property Overview and Development Proposal

The property at 3806 Poplar Avenue in Memphis currently features a 3,844-square-foot single-family home built in 1948. It is situated on three lots totaling 1.29 acres within the Red Acres subdivision. The site is zoned R-10, and the area has a Future Land Use Classification of Anchor Neighborhood—Primarily Single-Unit, a Degree of Change designation of "Accelerate."

The Amon aims to transform this underutilized property into a thoughtful residential development of eleven townhouse units, each spanning three stories (within the 40-foot height restriction) and measuring 2,549 to 2,825 square feet in size and located on individual lots ranging in size from .44 to .58 acres. The development achieves a density of 8.5 units per acre, well below the twelve units per acre allowance, and maintains a house-scale appearance consistent with the Anchor Neighborhood - Primarily Single-Unit "Accelerate" designation. Architectural features include painted brick facades, aluminum windows, HardiTrim, and asphalt shingle roofing, each with an elevated front porch. The site design incorporates reduced impervious surfaces through Grasspave products in the fire lane turnaround, a new 8-foot cedar wood perimeter fence, and an eight-foot brick entrance wall along Poplar Avenue. The development provides generous setbacks of 40 feet in front, 30.9 feet in the rear, and 17.4 and 35.6 feet on the sides, with a single access point from Poplar Avenue. Parking accommodation significantly exceeds requirements, providing 44 spaces where only 17 are required. The interior vehicle maneuvering area contains a 25-foot easement/roadway and a fire turn lane.

This proposal aligns perfectly with the Memphis 3.0 Framework's Anchor Neighborhood - Primarily Single-Unit "Accelerate" designation by respecting the 1-3 story height guidance, maintaining house-scale architecture, promoting infill development, offering a housing type permitted explicitly in this context, and enhancing the residential character of Poplar Avenue. The development will

deliver numerous community benefits, including increased housing diversity in an area predominantly featuring single-family detached homes, efficient land use that increases density appropriately while maintaining neighborhood character, enhanced streetscape through attractive facades and landscaping, reduced environmental impact through sustainable design elements, and property value enhancement through high-quality construction that will positively impact surrounding properties.

This planned development meets the following objectives 9.6.9: A. The project will not have a substantial or undue adverse effect upon adjacent property, neighborhood character, traffic conditions, parking, utility facilities, and other matters affecting public health, safety, and general welfare. As described above, the planned development request does not unduly injure or damage the use, value, and enjoyment of the surrounding property nor hinder or prevent the development of the neighboring property in accordance with the current development policies and plans of the City and the County. The proposed residential use provides the property with a net increase of residents that will continue to drive investment and value in the adjacent properties, benefit the adjacent properties, and uses.

- B. The project will be constructed, arranged, and operated 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. The new residential development will be created so that it not only preserves and protects but, in fact, enhances the surrounding residential properties with the construction of residential homes meeting the needs of modern families with increased square footage (spacious bedrooms and common areas) to accommodate family needs.
- C. The project will be served adequately by essential public facilities and services such as streets, parking, drainage, refuse disposal, fire protection, emergency services, water, and sewers, or the Applicant will provide adequately for such services. As stated, sewer and storm facilities will be in place within the public right of way and sufficiently service the proposed use. Engineered construction documents shall be submitted for approval once the planned development is approved.
- D. 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 historical importance. This project will not result in the loss or damage of any natural, scenic, or historical significance.
- E. The project complies with all additional standards imposed by any particular provisions authorizing such use. The proposed planned development meets the intent and purposes of the code for residential development. All requests are reasonable and appropriate, given the location and proximity of adjacent residential uses.

F. The request will not adversely affect any plans to be considered (see Chapter 1.9) or violate the character of existing standards for the development of the adjacent properties. The assimilation of complementary uses is essential for preserving and enhancing property values that support future growth. This infill residential project exemplifies seamless integration along Poplar Avenue, where its design directly advances Memphis 3.0's strategic principles of building up rather than out. With premium architectural elements, generous setbacks, and thoughtful traffic management through a single access point, the development creates appropriate transitions while maximizing land utilization within an established corridor.

By replacing a single 1948 structure with eleven modern townhomes at 8.5 units per acre, this project achieves meaningful density increases while remaining below the permitted twelve units per acre threshold. The development incorporates sustainability features like permeable pavement solutions and maintains a house-scale appearance despite increased density. This approach precisely fulfills the Anchor Neighborhood - Primarily Single-Unit and "Accelerate" designation for this area, delivering appropriate densification that enhances neighborhood character and property values through premium execution—exactly the type of infill approach that Memphis has identified as critical for sustainable urban growth.

This project meets the following Planned Development General Provisions in the UDC Section 4.10.3.

The proposed development will not unduly injure or damage the use, value, and enjoyment of the surrounding property nor unduly hinder or prevent the development of the surrounding property in accordance with the City and County's current development policies and plans.

The Amon Development at 3806 Poplar Avenue will not unduly injure or damage the use, value, and enjoyment of the surrounding property nor unduly hinder or prevent the development of the surrounding property in accordance with the City and County's current development policies and plans. The proposed townhouse development has been carefully designed to complement and enhance the surrounding area while conforming to Memphis's development framework. Several key aspects of the plan demonstrate this compatibility:

First, the development aligns perfectly with the Anchor Neighborhood - Primarily Single-Unit "Accelerate" designation for this area as outlined in the Memphis 3.0 Framework. This designation specifically permits attached single-family attached townhome housing along parkways like Poplar Avenue. At 8.5 units per acre, our density remains well below the permitted twelve units per acre, ensuring a balanced approach to infill development.

Second, the architectural design maintains a house-scale appearance with a height of three stories, which falls within both the zoning height restriction of 40 feet and the Anchor Neighborhood—Primarily Single-Unit guidelines of 1-3 stories. The high-quality exterior materials, including painted brick facades and

elevated front porches, will enhance the neighborhood's aesthetic appeal rather than detract from it.

Third, the development incorporates generous setbacks (40 feet in front, 30.9 feet in the rear, and 17.4 and 35.6 feet side yard setbacks), creating appropriate buffers between the new construction and existing homes. The perimeter fencing and street-facing wall will provide additional privacy and visual separation where needed.

Fourth, the project addresses potential traffic concerns by limiting access to a single entrance on Poplar Avenue, minimizing disruption to traffic patterns. The development exceeds parking requirements by providing 44 spaces where only 17 are required, ensuring that residents' parking will not spill over into surrounding streets.

Fifth, the development introduces housing diversity that complements the existing single-family homes' residential areas across the street. This diversity supports Memphis's housing goals while maintaining compatibility with neighborhood character.

This development represents a model of how infill projects can respect existing neighborhood character while supporting the City's goals for appropriate density and housing diversity along major corridors like Poplar Avenue. Far from injuring surrounding property values, this high-quality development will likely enhance them by replacing an aging single-family structure with modern, well-designed housing that meets current market demands.

An approved water supply, community wastewater treatment and disposal, and stormwater drainage facilities that are adequate to serve the proposed development have been or will be provided concurrently with the development. Sewer and storm facilities are or will be in place within the public right of way/easement areas and adequately serve the proposed residential development. The proposed sewer system will be designed as Memphis/Shelby Engineering guidelines require. Engineered construction documents shall be submitted for approval once the planned development is approved.

The location and arrangement of the structures, parking areas, walks, lighting, and other service facilities shall be compatible with the surrounding land uses... (see UDC sub-section 4.10.3C). The proposed attached single-family home development demonstrates compatibility through thoughtful site planning and design that respects the context of the Poplar Avenue corridor and adjacent residential areas. The development organization optimizes the 1.29-acre site while maintaining appropriate relationships with neighboring properties.

The placement of the attached single-family structures on the site respects substantial setbacks on all sides (40 feet in front, 30.9 feet in the rear, and 17.4

and 35.6 feet on the sides), creating appropriate transitions to adjacent properties. This arrangement preserves privacy and maintains the area's residential character while allowing for the increased density suitable for a parkway location with an Anchor Neighborhood - Primarily Single-Unit designation.

The parking configuration provides 44 spaces (two in each garage and two in each driveway), significantly exceeding the 17 required spaces. This ample parking ensures that residents and visitor vehicles will remain within the development rather than impacting surrounding streets.

The single access point from Poplar Avenue demonstrates sensitivity to traffic management, minimizing potential disruption to traffic patterns.

Dedicated paths to the front doors of each unit emphasize pedestrian connectivity, promoting a walkable environment that aligns with urban design best practices. The development further demonstrates environmental sensitivity by using permeable Grasspave products in the fire lane turnaround, reducing impervious surface area and mitigating stormwater impacts.

The 8-foot perimeter fencing (cedar wood) provides appropriate screening and defines the development boundaries, creating a transition zone between the new single-family attached homes and existing properties. The 8-foot brick entrance wall along Poplar Avenue enhances the development's street presence while maintaining the corridor's residential character.

The three-story townhouse design respects the 40-foot height restriction of the R-10 zoning and maintains a house-scale appearance despite the increased density. This approach aligns with the Memphis 3.0 Framework, expressly permitting attached single-family housing on parkways within the Anchor Neighborhood - Primarily Single-Unit designation.

Any modification of the district standards that would otherwise be applicable to the site is warranted by the outline plan's design and the amenities incorporated therein and is not inconsistent with the public interest. The primary modification involves transitioning from a single-family detached residence to single-family attached residences consisting of eleven units. This modification aligns perfectly with Memphis's established Anchor Neighborhood - Primarily Single-Unit and "Accelerate" designation for this area, which explicitly permits attached single-family housing along parkways like Poplar Avenue. The 8.5 units per acre density remains well below the permitted twelve units per acre, demonstrating restraint and sensitivity to neighborhood context.

This modification is warranted by several design elements incorporated into the development plan. First, the townhouses maintain a house-scale appearance despite the increased density, with high-quality materials including painted brick

facades, aluminum windows, and HardiTrim that enhance neighborhood aesthetics. Each unit features a second-floor porch at the rear of each building, contributing to outdoor engagement and maintaining the area's residential character.

The development exceeds standard requirements in multiple areas that serve the public interest. The parking provision of 44 spaces significantly surpasses the required 17 spaces, ensuring that the development will not create parking congestion in surrounding areas. The generous setbacks (40 feet in front, 20 feet in the rear, and 10 foot sides) exceed typical requirements and create appropriate buffers to neighboring properties.

The perimeter treatment with a new eight-foot cedar wooden fence and an eight-foot brick entrance wall along Poplar Avenue demonstrates investment in creating appropriate transitions between the development and surrounding properties, enhancing the neighborhood's privacy and visual appeal.

The proposed modifications align with Memphis's strategic planning goals of promoting appropriate infill development, increasing housing diversity, and building density along major roadway corridors while respecting neighborhood character. The development addresses housing needs by replacing an aging single-family home with eleven modern single-family-attached housing units while maintaining compatibility with surrounding uses.

Homeowners' associations or some other responsible party shall be required to maintain any and all common open spaces and/or common elements. The Applicant and the property owner will create a Homeowners Association to ensure that landscaping, parking areas, and new buildings are appropriately maintained.

Lots of records are created with the recording of a planned development final plan. A lot of record will be made with the recording of the planned development final plan.

We respectfully request the approval of The Amon Planned Development at 3806 Poplar Avenue. The proposal directly supports Memphis's strategic vision for urban growth by providing quality infill development precisely where the City has designated for increased density. Located on a parkway with an Anchor Neighborhood - Primarily Single-Unit and "Accelerate" designation, this site represents an ideal opportunity to implement the principles of Memphis 3.0 by transforming underutilized land into vibrant housing that meets contemporary needs.

By approving this proposal, the LUCB and City Council will advance the City's goals of building up rather than out, increasing housing diversity, and focusing growth on strategic corridors—all while ensuring a project that respects and

enhances its surroundings. We are confident that this development represents precisely the type of infill project Memphis seeks to encourage, and we look forward to bringing this vision to reality with your approval.

Do not hesitate to contact Joseph Echols, owner's consultant at 901-233-7206 or jle.consultant@gmail.com if you need additional information or have any questions.

With best regards,

ETI CORPORATION

Anita M. Archambeau, DPA AICP

Urban Planner



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

LAND USE CONTROL BOARD PLANNED DEVELOPMENT APPLICATION TO FILE ONLINE USE THE <u>DEVELOP 901 CITIZEN PORTAL</u>

Date:	Previous Case/Docket #:	
	PLEASE TYPE OR PRINT	
Property Owner of Record:	Phone	#:
Mailing Address:		
Property Owner Email Address:		
Applicant:		
Mailing Address:	City/State:	Zip:
Applicant Email Address:		
Representative:		
Mailing Address:	City/State:	Zip:
Representative Email Address:		
Architect/Engineer/Surveyor:	Phone	#:
Mailing Address:	City/State:	Zip:
Architect/Engineer/Surveyor Email Address:		
PREMISES LOCATION (Describe by street address	& directional location description, e.g. 200 J	ohnson Street, North side
of Johnson Street, 100 feet east of Brown Street): _		
Parcel ID:		
Project Name:		
Project Description:		
Did you have a pre-application meeting with the I	Division of Planning and Development (DPD)?
Planner:	Date of Meeting:	

Тур	e of Planned Development (PD) (che	ck one)? \square New PL	Amendment to Existing	; PD			
Is th	he development located within the N	Medical Overlay Disti	rict or Uptown Special Purpo	se District (Note these areas do			
not	permit new planned developments)	? (yes o	r no)				
If th	nis development is located in unincor	rporated Shelby Cou	nty, is the tract at least three	e acres (Note a tract of less than			
thre	ee acres is not eligible for a planned o	development in unin	corporated Shelby County)?	(yes, no, or n/a)			
		Area A	Area B	Area C			
Acre	es:						
Exis	sting Use of Property:						
Req	quested Use of Property:						
Is th	his application in response to a citation	on, stop work order,	or zoning letter?	(yes or no)			
If ye	res, please provide a copy of the c	itation, stop work o	order, and/or zoning letter	along with any other relevant			
info	ormation:						
APP	PROVAL CRITERIA (UDC Section 9.6.9))					
No p	planned development shall be approv	ved unless the follow	ing findings are made concei	rning the application:			
A)	The project will not have a subs	tantial or undue ad	verse 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:						
	-						
B)	The project will be constructed, ar	ranged and operate	d so as to be compatible with	the immediate vicinity and not			
-,	interfere with the development ar		•	·			
				- app			
C)	The project will be served adequa	ataly by assantial pul	blic facilities and convices su	ch as stroots, parking, drainage			
C)							
	refuse disposal, fire protection a	- ,		• • • • • • • • • • • • • • • • • • • •			
	adequately for such services:						

D)	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:
E)	The project complies with all additional standards imposed on it by any particular provisions authorizing such use:
F)	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:
GEN	IERAL PROVISIONS (UDC Section 4.10.3)
	planned development shall be approved unless the following findings are made concerning the application:
A)	The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property
	nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County:
В)	An approved water supply, community waste water treatment and disposal, and storm water drainage facilities that
	are adequate to serve the proposed development have been or will be provided concurrent with the development:

The location and arrangement of the structures, parking and loading areas, waiks, lighting and other service facilities
shall be compatible with the surrounding land uses, and any part of the proposed development not used for such
facilities shall be landscaped or otherwise improved except where natural features are such as to justify
preservation:
Any modification of the district standards that would otherwise be applicable to the site are warranted by the design
of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest:
Homeowners' associations or some other responsible party shall be required to maintain any and all common open
space and/or common elements:
Lots of record are created with the recording of a planned development final plan:

LAND USE CONTROL BOARD PLANNED DEVELOPMENT APPLICATION GUIDE

To file online use the Develop 901 Citizen Portal: www.aca-prod.accela.com/SHELBYCO/Default

GENERAL INFORMATION

UNIFIED DEVELOPMENT CODE (UDC) REFERENCES FOR PLANNED DEVELOMENTS:

- a) Planned Development UDC Chapter 9.6 and Section 9.6.11
- b) Planned Development Amendment UDC Paragraph 9.6.11E(1)

PRE-APPLICATION MEETING – This is a meeting in which the Division of Planning and Development Land Use and Development Services discusses the procedures, standards, and regulations required of a request in accordance with the Unified Development Code with the applicant(s) and/or their representative(s), see Section 9.3.1 of <u>Unified Development Code</u> for additional information. To schedule a pre-application meeting please call Land Use and Development Services at (901) 636-6619.

APPLICATION REVIEW PROCESS – <u>Click here</u> to view a flowchart that explains the review process by application type, as well as the expected review time for each.

NEIGHBOORHOOD MEETING – At least ten (10) days, but not more than one hundred twenty (120) days, prior to a hearing before the Land Use Control Board, the applicant shall provide an opportunity to discuss the proposal with representatives from neighborhoods adjacent to the development site, see Section 9.3.2 of the <u>Unified Development Code</u> for additional information, procedures, standards, and requirements.

APPLICATION DEADLINES – A link to the Applications Deadlines Calendar can be found on the Land Use and Development Services' <u>webpage</u>.

APPLICATION ASSISTANCE – <u>Click here</u> to view a list of firms and individuals who frequently provide assistance with the filing of applications with the Division of Planning and Development.

FILING FEE(S) – See the Fee Schedule. Make checks payable to "M/SC Division of Planning and Development"

POSTED NOTICE – Posting sign(s) may be required, refer to Sub-Sections 9.3.4A and 9.3.4C of the <u>Unified Development Code</u> for specific requirements. If posted notice is required, the sign <u>affidavit</u> and a photograph of each sign on the subject property are also mandatory. <u>Download</u> templates of the sign in a PowerPoint document. <u>Click here</u> for a list of companies that may be able to produce posted notice signs.

REQUIRED DOCUMENTS

As part of the application, the following documents are required to be submitted:

LETTER OF INTENT – A brief narrative statement generally describing the nature, location, and extent of the development and the market it is intended to serve.

OUTLINE PLAN – An outline plan consists of the following documents:

- A. CONCEPT PLAN In general, a drawing of the subject property drawn to an engineering scale, showing property boundary lines and dimensions, existing utilities and easements, roadways, rail lines and public rights-of-way, crossing and adjacent to the subject property; the proposed height, dimensions, and arrangements of buildings on the property; the location of points of ingress to and egress (driveways), parking lots and loading areas on the site, any proposed substantial re-grading of the site and any significant topographical or physical features of the site including water courses or ponds; etc.
- **B.** LANDSCAPE PLAN A detailed diagram that includes the specific location and spacing of plant materials. All plant materials shall be identified in a planting schedule chart that indicates the symbol, quantity, common name, botanical name, and minimum size at planting—caliper and height.
- **C. PROPOSED OUTLINE PLAN CONDITIONS IN WORD** The proposed outline plan conditions must be submitted in the Microsoft Word format.

VICINITY MAP – Map showing the subject property (boldly outlined) and all adjacent parcel owners. Refer to Sub-Section 9.3.4A of the Unified Development Code for specific notification requirements. Public Notice Tool User Guide.

MAILING LABELS OF NAMES AND ADDRESSES – A complete list of names and mailing addresses, of all property owners shown on the vicinity map, typewritten, and formatted as 1" x 2 5/8" labels (Avery 5160). Additionally, include the application property owner of record, applicant, representative, and/or Architect/Engineer/Surveyor. Public Notice Tool User Guide.

DEED(S) – Most recent deed(s) on file with Shelby County Register of Deeds.

OWNER AFFIDAVIT – <u>Affidavit of ownership or owner designee</u>.

Additional documents may be required prior to approval including, but not limited, to:

ELEVATIONS – Building elevations may be required upon request by the Division of Planning and Development. Factors that will be taken into consideration by the Division of Planning and Development in its determination that building elevations are required are surrounding land uses, frontage requirements, proximity of the requested building(s) to the public right-of-way, conditions, etc.



Shelby County Tennessee

Willie F. Brooks Jr

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.



23082552

09/27/2023 - 04:09:45 PM

2 PGS	-
AVA 2624490 - 23082552	
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

WILLIE F. BROOKS JR REGISTER OF DEEDS SHELBY COUNTY TENNESSEE This Instrument Prepared By: Charles J. Allen (TNB #030059) Edmondson Sage Allen, PLLC 402 Enterprise Drive Oxford, Mississippi 38655 662-371-4110

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
3806 Poplar, LLC	3806 Poplar, LLC	044111 00031
C/O Joseph Echols, Manager	C/O Joseph Echols, Manager	
Post Office Box 40	Post Office Box 40	
Collierville, Tennessee 38027	Collierville, Tennessee 38027	·

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this _____ day of September, 2023, by and between 607 Molly Barr, LLC, a Mississippi limited liability company (as "Grantor") and 3806 Poplar, LLC, a Tennessee limited liability company (as "Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Zero Dollars (\$0.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following described real estate in Shelby County, Tennessee:

Part of Lot 13 and 14, Red Acres Subdivision, as shown in plat of record in Plat Book 8, Page 76, in the Register's Office of Shelby County, Tennessee, and further described as follows:

Beginning in the north line of Poplar Boulevard as widened 152 feet westwardly from the west line of Pansy Street; running thence westwardly with the north line of Poplar Boulevard 225 feet to a point; thence northwardly parallel with Pansy Street 250 feet to a point; thence eastwardly parallel with Poplar Boulevard 225 feet to a point; and thence southwardly 250 feet to the beginning.

Being the same property conveyed to 607 Molly Barr, LLC, a Mississippi limited liability company by Warranty Deed of record at Instrument No. 22125213, dated 11/10/2022, recorded 11/16/2022, in the Register's Office of Shelby County, Tennessee

Tax Parcel ID No.: 044111 00031

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

GRANTOR:

607 MOLLY BARA, LLC

Joseph Echols, Manager

STATE OF MISSISSIPPI **COUNTY OF MARSHALL**

Before me, Notary Public in and for said State and County aforesaid, personally appeared Joseph Echols, as manager of 607 Molly Barr LLC, with whom I am personally acquainted or proved his identity to me on the basis of satisfactory evidence, the within named bargainor, who acknowledged that he executed the foregoing instrument for the purpose therein contained.

> WITNESS my hand and seal, this Land day of September, 2023.

My Commission Expires:

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual

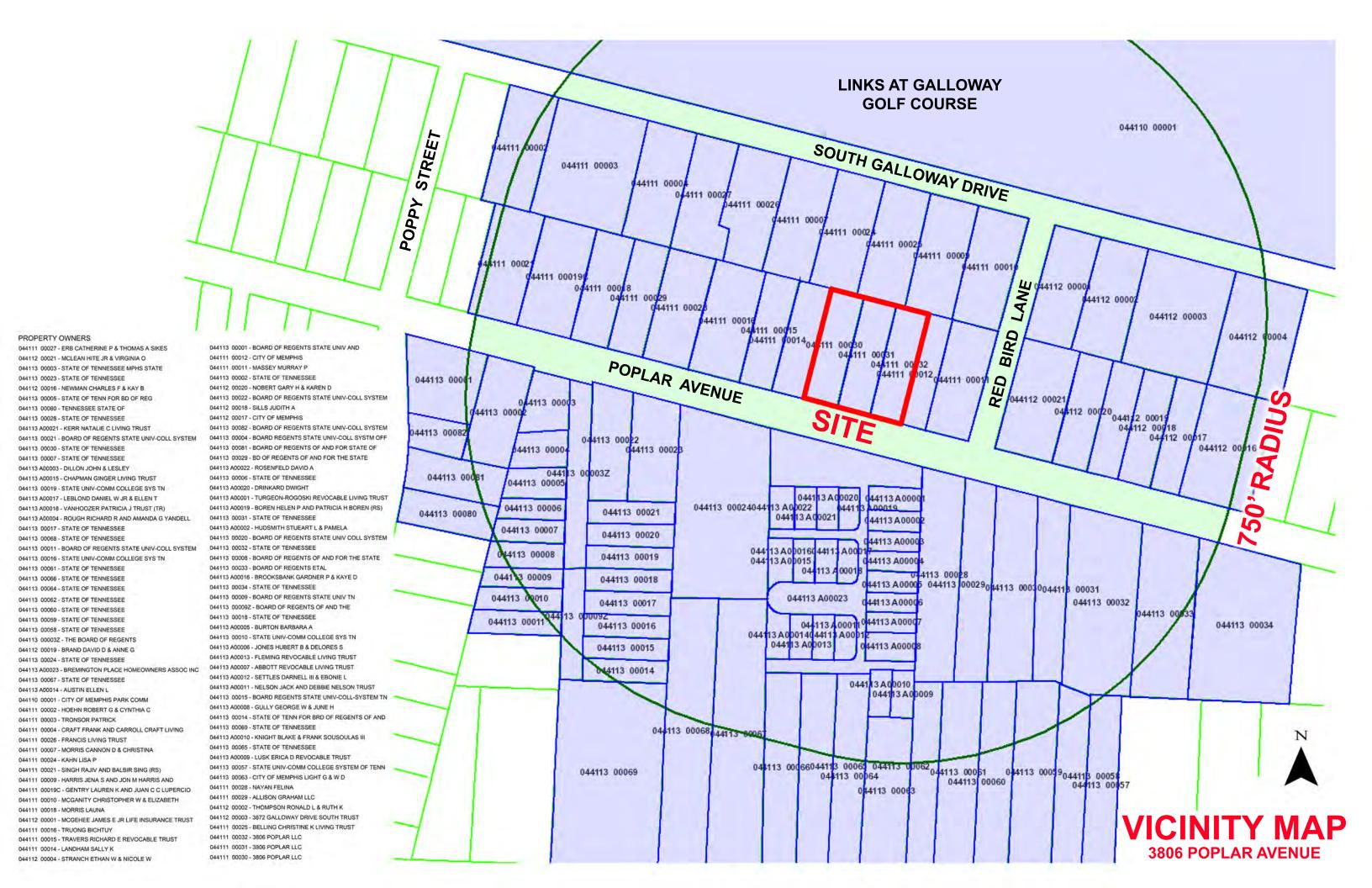
consideration for the transfer is Zero Dollars (\$0.00).

Joseph Echols, Affiant

Subscribed and sworn to before me this 14th day of September, 2023

Sugela Lachael Mayfield
Notary Public
My Commission Expires: May 1, 2024

Page 2 of 2 Quitclaim Deed from 607 Molly Barr, LLC to 3806 Poplar, LLC



STATE OF TENNESSEE BOARD OF REGENTS STATE UNIV-COLL SYSTEM ERB CATHERINE P & THOMAS A SIKES 3773 S GALLOWAY DR # 371 ADMINISTRATION BLDG # 505 DEADERICK ST #1700 MEMPHIS TN 38111 MEMPHIS TN 38152 NASHVILLE TN 37243 MCLEAN HITE JR & VIRGINIA O STATE OF TENNESSEE STATE UNIV-COMM COLLEGE SYS TN 3838 POPLAR AVE # 312 8TH AVE # SOUTHERN AVE # NASHVILLE TN 37243 MEMPHIS TN 38111 MEMPHIS IN STATE OF TENNESSEE MPHS STATE STATE OF TENNESSEE DILLON JOHN & LESLEY 3735 POPLAR AVE # 244 BREMINGTON PL # 371 ADMINISTRATION BLDG # MEMPHIS TN 38111 MEMPHIS TN 38111 MEMPHIS TN 38152 STATE OF TENNESSEE CHAPMAN GINGER LIVING TRUST STATE OF TENNESSEE 371 ADMINISTRATION BLDG # 257 BREMINGTON PL # 312 8TH AVE # MEMPHIS TN 38152 MEMPHIS TN 38111 NASHVILLE TN 37243 NEWMAN CHARLES F & KAY B STATE UNIV-COMM COLLEGE SYS TN STATE OF TENNESSEE 371 ADMINISTRATION BLDG # 3880 POPLAR AVE # 244 CONLEE PL # MEMPHIS TN 38111 MEMPHIS TN 38111 MEMPHIS TN 38152 STATE OF TENN FOR BD OF REG LEBLOND DANIEL W JR & ELLEN T STATE OF TENNESSEE 249 BREMINGTON PL # GENERAL DELIVERY # GENERAL DELIVERY # MEMPHIS TN 38101 MEMPHIS TN 38101 MEMPHIS TN 38111 TENNESSEE STATE OF VANHOOZER PATRICIA J TRUST (TR) STATE OF TENNESSEE 312 8TH AVE # 245 BREMINGTON PL # GENERAL DELIVERY # NASHVILLE TN 37243 MEMPHIS TN 38111 MEMPHIS TN 38101 STATE OF TENNESSEE STATE OF TENNESSEE ROUGH RICHARD R AND AMANDA G YANDELL 371 ADMINISTRATION BLDG # 250 BREMINGTON PL # GENERAL DELIVERY # MEMPHIS TN 38152 MEMPHIS TN 38101 MEMPHIS TN 38111 STATE OF TENNESSEE KERR NATALIE C LIVING TRUST STATE OF TENNESSEE 3801 POPLAR AVE # 371 ADMINISTRATION BLDG # GENERAL DELIVERY # MEMPHIS TN 38152 MEMPHIS TN 38101 MEMPHIS TN 38111

BOARD OF REGENTS STATE UNIV-COLL SYSTEM STATE OF TENNESSEE THE BOARD OF REGENTS 505 DEADERICK ST #1700 GENERAL DELIVERY # 125 N MAIN ST # NASHVILLE TN 37243 MEMPHIS TN 38101 MEMPHIS TN 38103

BRAND DAVID D & ANNE G MORRIS CANNON D & CHRISTINA LANDHAM SALLY K 3786 POPLAR AVE # 3858 POPLAR AVE # 3791 S GALLOWAY DR # MEMPHIS TN 38111 MEMPHIS TN 38111 MEMPHIS TN 38111 STATE OF TENNESSEE KAHN LISA P STRANCH ETHAN W & NICOLE W 371 ADMINISTRATION BLDG # 3801 S GALLOWAY DR # 3891 S GALLOWAY DR # MEMPHIS TN 38152 MEMPHIS TN 38111 MEMPHIS TN 38111 BOARD OF REGENTS STATE UNIV AND BREMINGTON PLACE HOMEOWNERS ASSOCING SINGH RAJIV AND BALBIR SING (RS) 5050 POPLAR AVE #920 3718 POPLAR AVE # 312 8TH AVE #15 MEMPHIS TN 38157 MEMPHIS TN 38111 NASHVILLE TN 37243 STATE OF TENNESSEE HARRIS JENA S AND JON M HARRIS AND CITY OF MEMPHIS GENERAL DELIVERY # 3821 S GALLOWAY DR # GENERAL DELIVERY # MEMPHIS TN 38101 MEMPHIS TN 38111 MEMPHIS TN 38101 AUSTIN ELLEN L GENTRY LAUREN K AND JUAN C C LUPERCIO MASSEY MURRAY P 261 BREMINGTON PLACE DR # 3728 POPLAR AVE # 205 RED BIRD LN # MEMPHIS TN 38117 MEMPHIS TN 38111 MEMPHIS TN 38111 CITY OF MEMPHIS PARK COMM MCGANITY CHRISTOPHER W & ELIZABETH STATE OF TENNESSEE 312 N 8TH ST #22 GENERAL DELIVERY # 3833 S GALLOWAY DR # MEMPHIS TN 38101 MEMPHIS TN 38111 NASHVILLE TN 37206 HOEHN ROBERT G & CYNTHIA C MORRIS LAUNA NOBERT GARY H & KAREN D 3733 S GALLOWAY DR # 3742 POPLAR AVE # 3850 POPLAR AVE # MEMPHIS TN 38111 MEMPHIS TN 38111 MEMPHIS TN 38111 BOARD OF REGENTS STATE LINIV-COLL SYSTEM TRONSOR PATRICK MCGEHEE JAMES E JR LIFE INSURANCE TRUST 3745 S GALLOWAY DR # 700 COLONIAL RD #120 505 DEADERICK ST # MEMPHIS TN 38111 MEMPHIS TN 38117 NASHVILLE TN 37243 CRAFT FRANK AND CARROLL CRAFT LIVING TRUONG BICHTUY SILLS JUDITH A 3866 POPLAR AVE # 3759 S GALLOWAY DR # 3770 POPLAR AVE # MEMPHIS TN 38111 MEMPHIS TN 38111 MEMPHIS TN 38111

FRANCIS LIVING TRUST

3779 S GALLOWAY DR #

MEMPHIS TN 38111

TRAVERS RICHARD E REVOCABLE TRUST

2231 WASHINGTON AVE #

MEMPHIS TN 38104

CITY OF MEMPHIS

GENERAL DELIVERY #

MEMPHIS TN 38101

BOARD OF REGENTS STATE UNIV-COLL SYSTEM HUDSMITH STUEART L & PAMELA BURTON BARBARA A 511 UNION ST # 240 BREMINGTON PL # 254 BREMINGTON PL # NASHVILLE TN 37219 MEMPHIS TN 38111 MEMPHIS TN 38111 BOARD REGENTS STATE UNIV-COLL SYSTM OFF BOARD OF REGENTS STATE UNIV COLL SYSTEM STATE UNIV-COMM COLLEGE SYS TN 505 DEADERICK ST # SOUTHERN AVE # 505 DEADERICK ST # NASHVILLE TN 37243 NASHVILLE TN 37243 MEMPHIS TN BOARD OF REGENTS OF AND FOR STATE OF STATE OF TENNESSEE JONES HUBERT B & DELORES S 5492 GWYNNE RD # 371 ADMINISTRATION BLDG # 258 BREMINGTON PL # MEMPHIS TN 38120 MEMPHIS TN 38152 MEMPHIS TN 38111 BOARD OF REGENTS OF AND FOR THE STATE BD OF REGENTS OF AND FOR THE STATE FLEMING REVOCABLE LIVING TRUST 505 DEADERICK ST # 312 8TH AVE # 263 BREMINGTON PL # NASHVILLE TN 37243 NASHVILLE TN 37243 MEMPHIS TN 38111 ROSENEELD DAVID A BOARD OF REGENTS FTAI ABBOTT REVOCABLE LIVING TRUST 3789 POPLAR AVE # 170 N MAIN ST # 262 BREMINGTON PLACE DR # MEMPHIS TN 38111 MEMPHIS TN 38103 MEMPHIS TN 38111 STATE OF TENNESSEE BROOKSBANK GARDNER P & KAYE D SETTLES DARNELL III & EBONIE L 371 ADMINISTRATION BLDG # 251 BREMINGTON PL # 267 BREMINGTON PL # MEMPHIS TN 38152 MEMPHIS TN 38111 MEMPHIS TN 38111 DRINKARD DWIGHT STATE OF TENNESSEE NELSON JACK AND DEBBIE NELSON TRUST 3805 POPLAR AVE # 371 ADMINISTRATION BLDG # 271 BREMINGTON PL # MEMPHIS TN 38111 MEMPHIS TN 38152 MEMPHIS TN 38111 BOARD REGENTS STATE UNIV-COLL-SYSTEM TN BOARD OF REGENTS STATE UNIV TN TURGEON-ROGOSKI REVOCABLE LIVING TRUST GENERAL DELIVERY # 505 DEADERICK ST # 236 BREMINGTON PL # MEMPHIS TN 38101 NASHVILLE TN 37243 MEMPHIS TN 38111 BOREN HELEN P AND PATRICIA H BOREN (RS) BOARD OF REGENTS OF AND THE GULLY GEORGE W & JUNE H 3809 POPLAR AVE # 505 DEADERICK ST # 266 BREMINGTON PL # MEMPHIS TN 38111 NASHVILLE TN 37243 MEMPHIS TN 38111 STATE OF TENNESSEE STATE OF TENNESSEE STATE OF TENN FOR BRD OF REGENTS OF AND

371 ADMINISTRATION BLDG #

MEMPHIS TN 38152

274 CONLEE PL #

MEMPHIS TN 38111

371 ADMINISTRATION BLDG #

MEMPHIS TN 38152

STATE OF TENNESSEE
GENERAL DELIVERY #
MEMPHIS TN 38101

BELLING CHRISTINE K LIVING TRUST 3811 S GALLOWAY DR # MEMPHIS TN 38111

KNIGHT BLAKE & FRANK SOUSOULAS III 270 BREMINGTON PL # MEMPHIS TN 38111 3806 POPLAR LLC PO BOX 40 # COLLIERVILLE TN 38027

STATE OF TENNESSEE
371 ADMINISTRATION BLDG #
MEMPHIS TN 38152

3806 POPLAR LLC
PO BOX 40 #
COLLIERVILLE TN 38027

LUSK ERICA D REVOCABLE TRUST 274 BREMINGTON PL # MEMPHIS TN 38111 3806 POPLAR LLC PO BOX 40 # COLLIERVILLE TN 38027

STATE UNIV-COMM COLLEGE SYSTEM OF TENN 505 DEADERICK ST # NASHVILLE TN 37243

CITY OF MEMPHIS LIGHT G & W D GENERAL DELIVERY # MEMPHIS TN 38101

NAYAN FELINA 3756 POPLAR AVE # MEMPHIS TN 38111

ALLISON GRAHAM LLC 2178 N MONROE AVE # MEMPHIS TN 38104

THOMPSON RONALD L & RUTH K 3859 S GALLOWAY DR # MEMPHIS TN 38111

3872 GALLOWAY DRIVE SOUTH TRUST 850 RIDGE LAKE BLVD #200 MEMPHIS TN 38120 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 inte	rest, such as trust beneficiaries,
contract purchasers, option holders, lessees under leases having an unexpired to	rm of at least ten years, and the like.
Whenever a statement of ownership is required by the Memphis and Shelby Cou	nty 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, Joseph L. Echols (Print Name) (Sign Name)	state that I have read the definition of
"Owner" as outlined in the Memphis and Shelby County Unified Development Co	de 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 As	sessor of Property; the mortgage
holder of record as shown in the mortgage records of the county Register of	of Deeds; purchaser under a land
contract; a mortgagee or vendee in possession; or I have a freehold or less	ser estate in the premises
I have charge, care or control of the premises as trustee, agent, executor, guardian or lessee (and have included documentation with this affidavit)	administrator, assignee, receiver,
of the property located at 3806 Poplar Avenue, Memphis 38111	
and further identified by Assessor's Parcel Number044111 00030, 04411	1 00031 & 044111 00032
for which an application is being made to the Division of Planning and Developme	ent.
Subscribed and sworn to (or affirmed) before me this \$25+\(\text{h}\)_ day of \$\frac{MC}{\text{STATE}}\$	in the year of <u>ZOZ5</u> .
	Comm. Exp. March 28, 2026
Signature of Notary Public My Com	mission Expires

CITY OF MEMPHIS COUNCIL AGENDA CHECK OFF SHEET

ONE ORIGINAL Planning & Development | ONLY STAPLED | **DIVISION TO DOCUMENTS Planning & Zoning COMMITTEE:** 09/09/2025 DATE **PUBLIC SESSION:** 09/23/2025 **DATE** ITEM (CHECK ONE) X RESOLUTION REQUEST FOR PUBLIC HEARING **ORDINANCE** ITEM DESCRIPTION: 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 3156 Covington Pike known as case number PD 2025-**CASE NUMBER:** PD 2025-009 **DEVELOPMENT:** Redbird Estate Planned Development LOCATION: 3156 Covington Pike District 1 and Super District 9 **COUNCIL DISTRICTS:** OWNER/APPLICANT: James Skefos **REPRESENTATIVE:** Cory Brady To develop 30 single-family cottage residential homes **REQUEST:** +/-4.51 acres AREA: RECOMMENDATION: The Division of Planning and Development recommended Approval with outline plan conditions The Land Use Control Board recommended Approval with outline plan conditions RECOMMENDED COUNCIL ACTION: Public Hearing Not Required PRIOR ACTION ON ITEM: APPROVAL - (1) APPROVED (2) DENIED (1)08/08/2024 (1) Land Use Control Board ORGANIZATION - (1) BOARD / COMMISSION (2) GOV'T. ENTITY (3) COUNCIL COMMITTEE ______ **FUNDING:** 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: **DATE POSITION** 08/15/25 **PLANNER DEPUTY ADMINISTRATOR ADMINISTRATOR** DIRECTOR (JOINT APPROVAL) **COMPTROLLER** FINANCE DIRECTOR CITY ATTORNEY CHIEF ADMINISTRATIVE OFFICER

COMMITTEE CHAIRMAN



Memphis City Council Summary Sheet

PD 2025-009

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 3156 COVINGTON PIKE KNOWN AS CASE NUMBER PD 2025-009

- This item is a resolution with conditions to allow a 30-lot single-family detached cottage residential homes; and
- This resolution, if approved with conditions, will supersede the existing zoning for this property; and
- The item may require future public improvement contracts.

LAND USE CONTROL BOARD RECOMMENDATION

At its regular meeting on *Thursday, August 14, 2025*, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

CASE NUMBER: PD 2025-009

DEVELOPMENT: Redbird Estate Planned Development

LOCATION: 3156 Covington Pike

COUNCIL DISTRICT(S): District 1 and Super District 9

OWNER/APPLICANT: James Skefos

REPRESENTATIVE: Cory Brady

REQUEST: A request to develop 30 single-family detached cottage residential

homes

EXISTING ZONING: Residential Single-Family – 10 (R-10)

AREA: +/-4.51 acres

The following spoke in support: None

The following spoke in opposition: 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 unanimous vote of 10-0 on the consent agenda.

Respectfully,

Travian Smith
Planner I
Land Use and Development Services
Division of Planning and Development

Cc: Committee Members

File

PD 2025-009 CONDITIONS

Outline Plan Conditions

Redbird Estate PD

Preliminary Conditions

I. USES PERMITTED

- A. Thirty (30) Single Family Residential Lots w/ Cottage Housing Type, and
- B. All Accessory Uses as permitted in UDC Chapter 2.7.

II. BULK REGULATIONS

- A. The bulk regulations outlined in UDC Sub-section 3.6.1(A) for the R-6 District "Cottage Housing Type" shall apply.
 - 1. Tract or Lot (min)

a.	Area (sq. ft.):	3,000sf
b.	Width (ft.):	35ft

- 2. Building
 - a. Height (max ft.): 30ft
 - b. Setback (min ft.)
 - i. Front:

Covington Pike: 20ft Internal Roads: 25ft

ii. Side

Street: 10ft Interior: 5ft

iii. Rear:

Standard: 15ft Lots 13 & 14: 20ft Lots 27 – 30: 25ft

- 3. Lots 1 & 27-30: The primary façade of the home shall be oriented towards Covington Pike.
- B. Accessory Building/Structures: The bulk regulations outlined in UDC Chapter 2.7 shall apply.
- III. ACCESS, PARKING, and CIRCULATION
 - A. One (1) point of vehicular access shall be permitted along Covington Pike.
 - B. Lots 27-30: Vehicular access shall be prohibited along Covington Pike.
 - C. Roadway Right-Of-Way and Improvements:

- 1. All internal streets shall be public, classified as Minor Local.
- 2. All internal streets shall be dedicated a 48' public right-of-way and improved to establish a 28' urban cross section in accordance with Chapter 5.2 of the UDC as modified herein.
- 3. The minimum curb radius shall be 28ft.
- 4. The minimum centerline radius permitted shall be 42ft.
- 5. Pedestrian sidewalks shall be required along all lot frontages.

D. Off-street Parking:

- 1. A minimum of two (2) off-street parking spaces shall be required for each unit as generally illustrated on the Standard Lot Illustration;
- 2. Garages and/or carports are permitted, although not required. If garages or carports are provided, they shall be a minimum of 7 feet behind the front facade of the house.
- 3. Parking pads, having a minimum depth of 20 feet when measured from the right-of-way line, and a maximum width of 18 feet, shall be permitted within the front yard setback, between the front façade and right-of-way line;
- 4. All driveways and parking areas shall be concrete;
- 5. Driveways may be no wider than 16 feet at the right-of-way line;
- 6. The minimum distance from a driveway access point to an intersection shall be 20 feet;
- 7. Parking must be located so that no vehicle, when parked, will have any portion of such vehicle overhanging or encroaching on pedestrian or vehicular travel paths.

IV. UNDERGROUND UTILITY LINES

All utility lines such as electric, telephone, cable television, or other similar lines shall be installed underground. This requirement applies to lines serving individual sites as well as to security and street lighting within the park. However, distribution lines that service the entire site may be located above ground. All utility boxes, transformers, meters, and similar structures must be screened from public view.

V. SIGNS

A. All proposed signage shall comply with Chapter 4.9 of the Unified Development Code.

VI. PERIOD OF VALIDITY

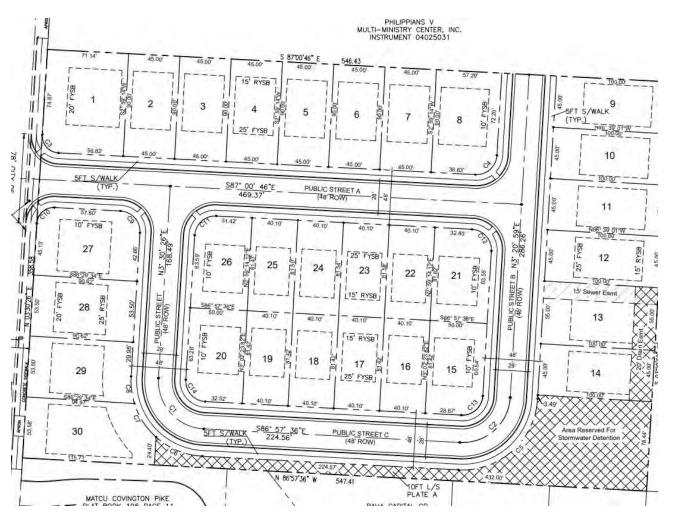
- A. The Outline Plan/Final Plat period of validity shall be governed by Section 9.6.14 of the Unified Development Code.
- B. Time extensions. Where applicable, an application for a time extension may be filed as a Major Modification subject to Paragraph 9.6.11E(2). An application for a time extension shall be filed prior to the date of expiration and shall be subject to the provisions of Chapter 9.16.

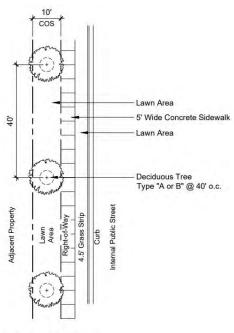
VII. FINAL PLAN REQUIREMENTS

Any final plan shall include the following:

- A. The approved outline plan conditions.
- B. A standard subdivision contract for any needed public improvements.
- C. The exact location and dimension including height, of all buildings or buildable areas, parking areas and number of parking spaces, drives, required landscaping, and building elevations and building materials.
- D. A rendering, including plan view and elevations, of any proposed development identification signs showing the height, dimensions, and design thereof.
- E. The location and ownership, whether public or private, of any easement.
- F. The following note shall be placed on the final plat of any development requiring on-site stormwater detention facilities: The area denoted by "Reserve for Stormwater Detention" shall not be used as a building site or filled without first obtaining written permission from the City Engineer. The stormwater 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' associations. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City Engineer's Office. Such Maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris and trash; moving; outlet cleaning; and repair of drainage structures.

CONCEPT PLAN





r arcer Ar	rea Table
Parcel#	Area
1	6389.65
2	4050.00
3	4050.00
4	4050.00
5	4050.00
6	4050.00
7	4050.00
8	5061.66
9	4531.63
10	4500.00
11	4500.00
12	4500.00
13	5500.00
14	4500.00
15	3984.58
16	3264.96
17	3264.96
18	3264.96

Parcel Area Table	
Parcel #	Area
19	3264.96
20	4027.32
21	4032.61
22	3272.06
23	3270.58
24	3269.10
25	3267.62
26	3974.25
27	5356.15
28	4848.35
29	4881.98
30	5792.70
C.O.S	12,253.53

LANDSCAPE PLATE "A"

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 3156 COVINGTON PIKE, KNOWN AS CASE NUMBER PD 2025-009

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 planned development for certain stated purposes in the various zoning districts; and

WHEREAS, the Redbird Estate Planned Development filed an application with the Memphis and Shelby County Division of Planning and Development to develop a 30 single-family detached cottage residential homes; and

WHEREAS, the Division of Planning and Development has received and reviewed the application in accordance with procedures, objectives and standards for planned developments 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 subject to outline plan conditions concerning the above considerations to the Memphis and Shelby County 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 14, 2025, and said Board has submitted its findings and recommendation subject to outline plan conditions 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 planned development is hereby granted in accordance with the attached outline plan conditions.

BE IT FURTHER RESOLVED, that the requirements of said aforementioned clause of the Unified Development Code shall be deemed to have been complied with; that the outline plan shall bind the applicant, owner, mortgagee, if any, and the legislative body with respect to the contents of said plan; and the applicant and/or owner may file a final plan in accordance with said outline plan and the provisions of Section 9.6.11 of the Unified Development Code.

Outline Plan Conditions

Redbird Estate PD

Preliminary Conditions

I. USES PERMITTED

- A. Thirty (30) Single Family Residential Lots w/ Cottage Housing Type, and
- B. All Accessory Uses as permitted in UDC Chapter 2.7.

II. BULK REGULATIONS

A. The bulk regulations outlined in UDC Sub-section 3.6.1(A) for the R-6 District "Cottage Housing Type" shall apply.

1. Tract or Lot (min)

a.	Area (sq. ft.):	3,000sf
b.	Width (ft.):	35ft

2. Building

a.	Height	(max ft.)):	30ft

b. Setback (min ft.)

i. Front:

Covington Pike: 20ft Internal Roads: 25ft

ii. Side

Street: 10ft Interior: 5ft

iii. Rear:

Standard: 15ft Lots 13 & 14: 20ft Lots 27 – 30: 25ft

- 3. Lots 1 & 27-30: The primary façade of the home shall be oriented towards Covington Pike.
- B. Accessory Building/Structures: The bulk regulations outlined in UDC Chapter 2.7 shall apply.

III. ACCESS, PARKING, and CIRCULATION

- A. One (1) point of vehicular access shall be permitted along Covington Pike.
- B. Lots 27-30: Vehicular access shall be prohibited along Covington Pike.
- C. Roadway Right-Of-Way and Improvements:
 - 1. All internal streets shall be public, classified as Minor Local.
 - 2. All internal streets shall be dedicated a 48' public right-of-way and improved to establish a 28' urban cross section in accordance with Chapter 5.2 of the UDC as modified herein.
 - 3. The minimum curb radius shall be 28ft.

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- 2. Garages and/or carports are permitted, although not required. If garages or carports are provided, they shall be a minimum of 7 feet behind the front facade of the house.
- 3. Parking pads, having a minimum depth of 20 feet when measured from the right-of-way line, and a maximum width of 18 feet, shall be permitted within the front yard setback, between the front façade and right-of-way line;
- 4. All driveways and parking areas shall be concrete;
- 5. Driveways may be no wider than 16 feet at the right-of-way line;
- 6. The minimum distance from a driveway access point to an intersection shall be 20 feet;
- 7. Parking must be located so that no vehicle, when parked, will have any portion of such vehicle overhanging or encroaching on pedestrian or vehicular travel paths.

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V. SIGNS

A. All proposed signage shall comply with Chapter 4.9 of the Unified Development Code.

VI. PERIOD OF VALIDITY

- A. The Outline Plan/Final Plat period of validity shall be governed by Section 9.6.14 of the Unified Development Code.
- B. Time extensions. Where applicable, an application for a time extension may be filed as a Major Modification subject to Paragraph 9.6.11E(2). An application for a time extension shall be filed prior to the date of expiration and shall be subject to the provisions of Chapter 9.16.

VII. FINAL PLAN REQUIREMENTS

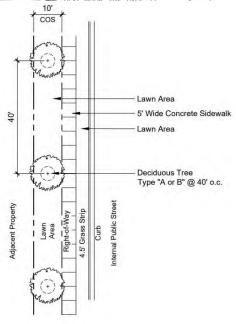
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- C. The exact location and dimension including height, of all buildings or buildable areas, parking areas and number of parking spaces, drives, required landscaping, and building elevations and building materials.
- D. A rendering, including plan view and elevations, of any proposed development identification signs showing the height, dimensions, and design thereof.
- E. The location and ownership, whether public or private, of any easement.
- F. The following note shall be placed on the final plat of any development requiring on-site stormwater detention facilities: The area denoted by "Reserve for Stormwater Detention" shall not be used as a building site or filled without first obtaining written permission from the City Engineer. The stormwater 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' associations. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City Engineer's Office. Such Maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris and trash; moving; outlet cleaning; and repair of drainage structures.

CONCEPT PLAN





Parcel Al	rea Table
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4	4050.00
5	4050.00
6	4050.00
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14	4500.00
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Parcel A	Parcel Area Table		
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26	3974.25		
27	5356.15		
28	4848.35		
29	4881.98		
30	5792.70		
C.O.S	12,253.53		

LANDSCAPE PLATE "A"

ATTEST:

Division of Planning and Development

- Land Use and Development Services

- Office of Construction Enforcement CC:

dpd STAFF REPORT

AGENDA ITEM: 7 L.U.C.B. MEETING: August 14, 2025

CASE NUMBER: PD 2025-009

DEVELOPMENT: Redbird Estate Planned Development

LOCATION: 3156 Covington Pike

COUNCIL DISTRICT: District 1 and Super District 9

OWNER/APPLICANT: James Skefos

REPRESENTATIVE: Cory Brady

REQUEST: A request to develop 30 single-family detached cottage residential homes

EXISTING ZONING: Residential Single-Family – 10 (R-10)

CONCLUSIONS

- 1. The proposed development will consist of cottage-style homes (1 1/2 story maximum height) on minimum 3,000 square foot lots in conformance with the Residential Single-Family 6 (R-6) District. Each lot will have a setback of 20ft from Covington Pike and 25ft from roads inside of the planned development. Additionally, there is one access entry into the planned development from Covington Pike except for lots 27-30.
- 2. The proposed planned development is in alignment with the intent of the Unified Development Code in accordance with Section 4.10.1 as it will allow created and coordinated land use development.
- 3. The proposed Redbird Estate Planned Development is compatible with the surrounding single-family residential neighborhood and, in accordance with Sub-Section 4.10.3A, the proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County.
- 4. 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.

CONSISTENCY WITH MEMPHIS 3.0

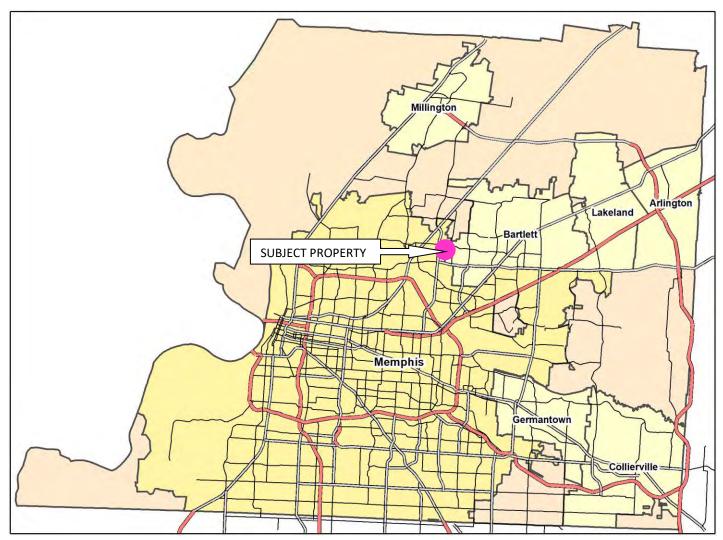
This proposal is consistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on pages 31-33 of this report.

RECOMMENDATION:

Approval with Conditions

Staff Writer: Travian Smith E-mail: Travian.Smith@memphistn.gov

LOCATION MAP



Subject property located within the pink circle

PUBLIC NOTICE VICINITY MAP



Subject property highlighted in yellow

PUBLIC NOTICE DETAILS

In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signage posted. A total of 159 notices were mailed on July 11, 2025, see page 34 of this report for a copy of said notice. Additionally, one sign was posted on the subject property, see page 35 of this report for a copy of the sign affidavit.

NEIGHBORHOOD MEETING

NEIGHBORHOOD MEETING SUMMA	RY
Case Number: PD 2025-009	dod
Meeting Information	MEMPHIS AND SHELBY COUNTY
Location: Greater Imani Church	Date: 07/31/25
Address: 3824 Austin Peay Hwy.	Time: 18:00
Attendance	
Attended on behalf of the applicant:	Role (Applicant, Engineer, Architect, etc.)
Doug Windham (Applicant/Developer),	
Jordan Pinkney (Developer/Partner)	
Cory Brady, PLA, AICP (Planner/Representative)	
Number of Invitations Mailed: Appro	ox. Neighborhood Attendees: 12-15
Proceedings	
Please provide a brief summary of the meeting. Identify the if applicable, describe any application changes planned in	the same and a second second second second second second
Cory Brady introduced the development team and prov	rided an explanation of the project.
The remainder of the 1-hour meeting was reserved for	Q and A. There was no major
opposition expressed but the neighbors collectively exp	pressed concerns about potential for
short term rentals, airbnbs, and corporate ownership. C	Otherwise, general questions were
related to house sizes, house features, potential impact	upon property values and property
property taxes. The attendants for pleasant and respect	tful.
No changes are anticipated as a result of the neighborh	ood meeting.

Page 1 of 2

Attachments Also included in this submission are the following: Mailed Invitation Invitation Mailing List Applicant's Presentation Photographs of Meeting

Note: while these attachments will not be included in the staff report unless deemed particularly relevant, they will be part of the public record and available from the Division upon request.

Attestation

Other: _

This meeting was:	Required under Section 9.3.2 of the UDC
	Optional/Additional

NEIGHBORHOOD MEETING SUMMARY

I hereby attest that I attended the subject neighborhood meeting, and that the preceding and attached information is, to the best of my knowledge, correct and represents an accurate account of the relevant proceedings. If this was a required neighborhood meeting, I also attest that the meeting, to the best of my knowledge, fulfilled the requirements outlined in Section 9.3.2 of the UDC, including, pursuant to Sub-Section 9.3.2C, that at least the required fifteen (15) minutes were reserved for community members, businesses, and/or neighborhood associations wishing to make a presentation regarding the development.

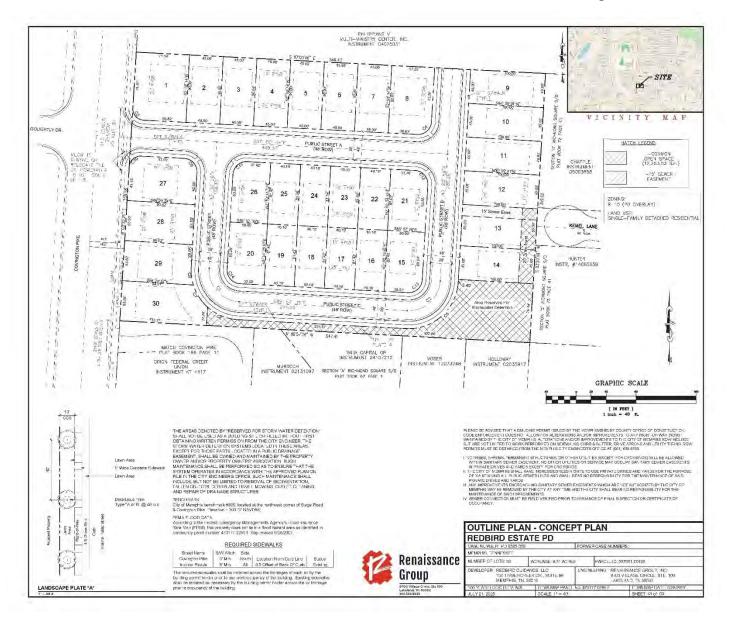
Print Name

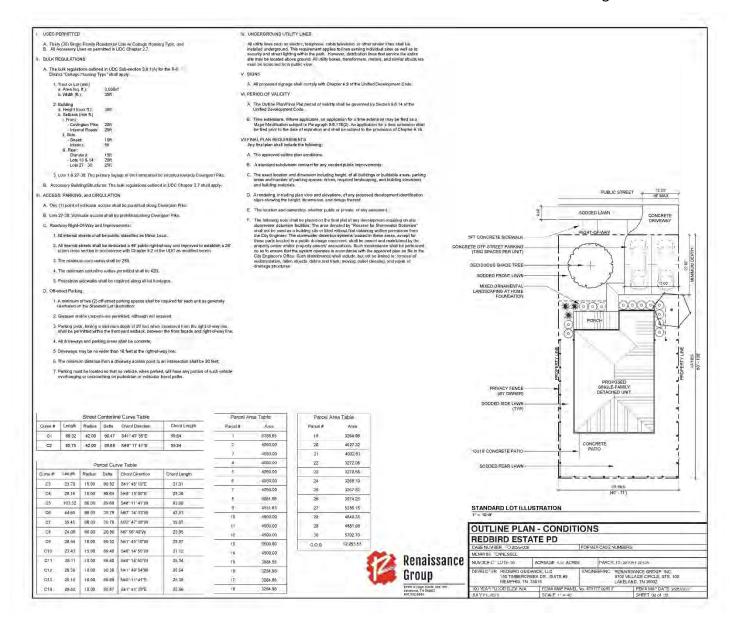
Signature

Please submit to staff planner, alongside the indicated attachments, via email as soon as possible after the meeting.

Page 2 of 2

	Valene Peary
	The state of the s
	Valene Pean
	Bruce & Sharette Chapple
	PaulPorter + Kather Porter
	Oi Charley Jorles
	91 m GARTS
	Norma Lester
	Jedo Hannisan
	Elizada Saer
	Jefo Hannison Rupuda Dogar Whand HACKEH
	DHOWN HACKET
	(huck Joyan
	Church January Burt & Amelia Hunter
	Cameran Johnson
-	







AERIAL



Subject property outlined in yellow, imagery from 2024

ZONING MAP



Subject property highlighted in yellow

LAND USE MAP



Subject property indicated by a pink star

SITE PHOTOS



View of subject property from Covington Pike looking West



View of subject property from Covington Pike looking West

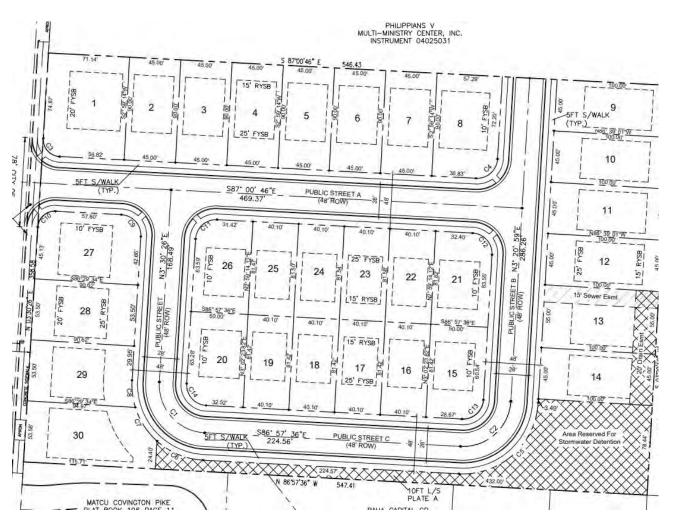


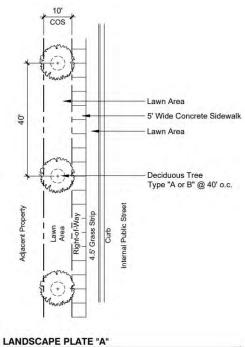
View of subject property from Covington Pike looking Northwest



View of subject property from Covington Pike looking Northwest

CONCEPT PLAN MAGNIFIED

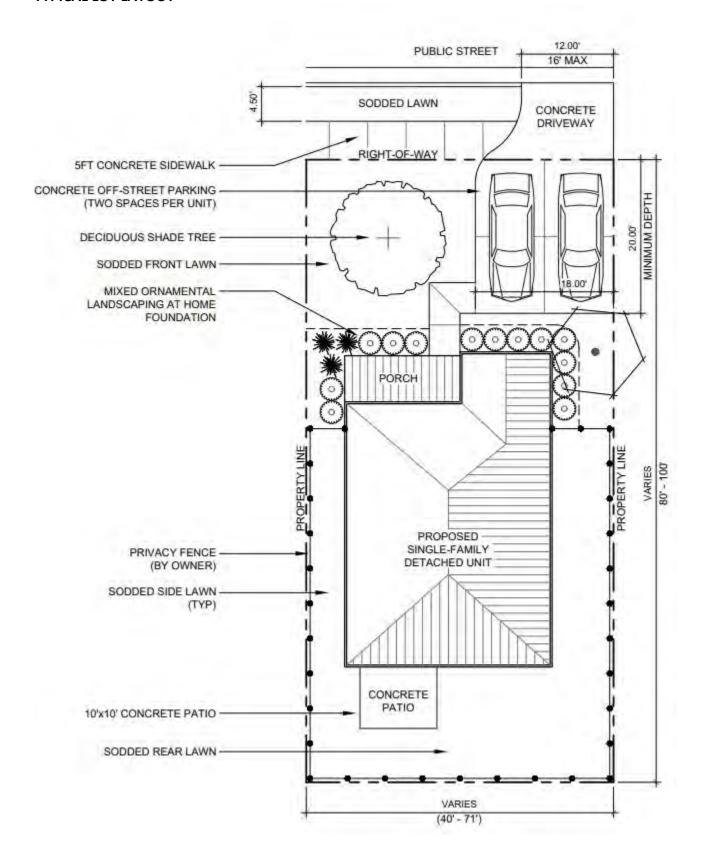




40.754	93160
Parcel #	Area
1	6389.65
2	4050.00
3	4050.00
4	4050.00
5	4050.00
6	4050.00
7	4050.00
8	5061.66
9	4531.63
10	4500.00
11	4500.00
12	4500.00
13	5500.00
14	4500.00
15	3984.58
16	3264.96
17	3264.96
18	3264.96

Parcel Area Table	
Parcel #	Area
19	3264.96
20	4027.32
21	4032.61
22	3272.06
23	3270.58
24	3269.10
25	3267.62
26	3974.25
27	5356.15
28	4848.35
29	4881.98
30	5792.70
C.O.S	12,253.53

TYPICAL LOT LAYOUT



ARCHITECTURAL STYLE INSPIRATION





August 14, 2025 Page 19



CASE REVIEW

Request

A request to develop 30 single-family detached cottage residential homes.

Applicability

Staff agrees that the applicability standards and criteria as set out in Section 4.10.2 of the Unified Development Code are or will be met.

4.10.2 Applicability

The governing bodies may, upon proper application, grant a special use permit for a planned development (see Chapter 9.6) for a tract of any size within the City or for tracts of at least three acres in unincorporated Shelby County to facilitate the use of flexible techniques of land development and site design, by providing relief from district requirements designed for conventional developments, and may establish standards and procedures for planned developments in order to obtain one or more of the following objectives:

- A. Environmental design in the development of land that is of a higher quality than is possible under the regulations otherwise applicable to the property.
- B. Diversification in the uses permitted and variation in the relationship of uses, structures, open space and height of structures in developments intended as cohesive, unified projects.
- C. Functional and beneficial uses of open space areas.
- D. Preservation of natural features of a development site.
- E. Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.
- F. Rational and economic development in relation to public services.
- G. Efficient and effective traffic circulation, both within and adjacent to the development site, that supports or enhances the approved transportation network.
- H. Creation of a variety of housing compatible with surrounding neighborhoods to provide a greater choice of types of environment and living units.
- I. Revitalization of established commercial centers of integrated design to order to encourage the rehabilitation of such centers in order to meet current market preferences.
- J. Provision in attractive and appropriate locations for business and manufacturing uses in well-designed buildings and provision of opportunities for employment closer to residence with a reduction in travel time from home to work.
- K. Consistency with the Memphis 3.0 General Plan.

General Provisions

Staff agrees the general provisions standards and criteria as set out in Section 4.10.3 of the Unified Development Code are or will be met.

4.10.3 General Provisions

The governing bodies may grant a special use permit for a planned development which modifies the applicable district regulations and other regulations of this development code upon written findings and recommendations of the Land Use Control Board and the Zoning Administrator which shall be forwarded pursuant to provisions contained in this Chapter.

A. The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the

August 14, 2025 Page 21

current development policies and plans of the City and County.

- B. An approved water supply, community waste water treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development.
- C. The location and arrangement of the structures, parking areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses, and any part of the proposed development not used for structures, parking and loading areas or access way shall be landscaped or otherwise improved except where natural features are such as to justify preservation.
- D. Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest.
- E. Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements.
- F. Lots of record are created with the recording of a planned development final plan.

Residential Criteria

Staff agrees the additional planned residential development criteria as set out in Section 4.10.4 of the Unified Development Code are or will be met.

4.10.4 Planned Residential Developments

In addition to the standards and criteria set forth in Section 4.10.3, planned residential developments shall comply with the standards and criteria set forth below:

A. Formal Open Space

A minimum of 0.6% of the total land area of a planned residential development of 15 acres or more shall be subject to the formal open space requirements of Section 6.2.3. No open area may be delineated or accepted as formal open space under the provisions of this Chapter unless it meets the standards of Chapter 6.2, Open Space.

B. Accessibility of Site

All proposed streets, alleys and driveways shall be adequate to serve the residents, occupants, visitors or other anticipated traffic of the planned residential development. The location of the entrance points of the streets, alleys and driveways upon existing public roadways shall be subject to the approval of the City or County Division of Public Works.

C. Off-Street Parking

Off-street parking shall be conveniently accessible to all dwelling units and other uses. Where appropriate, common driveways, parking areas, walks and steps may be provided, maintained and lighted for night use. Screening of parking and service areas shall be required through use of trees, shrubs and/or hedges and screening walls.

D. Pedestrian Circulation

The pedestrian circulation system and its related walkways shall be separated, whenever feasible, from the vehicular street system in order to provide an appropriate degree of separation of pedestrian and vehicular movement.

E. Privacy

The planned residential development shall provide reasonable visual and acoustical privacy for dwelling units within and adjacent to the planned residential development. Protection and enhancement of property and the privacy of its occupants may be provided by the screening of objectionable views or uses and reduction of noise through the use of fences, insulation, natural

foliage, berms and landscaped barriers. High-rise buildings shall be located within the development in such a way as to minimize any adverse impact on adjoining low rise buildings.

F. Distance Requirements

Where minimum distance requirements are provided between single family residential zoning districts and certain stipulated uses in this Code, the single-family residential areas of planned developments shall be considered zoned residential.

Approval Criteria

Staff agrees that the approval criteria as set out in Section 9.6.9 of the Unified Development Code are being 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:

- 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.
- 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.
- C. 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.
- D. 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.
- E. The project complies with all additional standards imposed on it by any particular provisions authorizing such use.
- F. 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.
- G. 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.
- H. 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.

Staff Report PD 2025-009 August 14, 2025 Page 23

Site Details

Address:

3156 Covington Pike

Parcel ID:

087051 00125

Area:

+/-194,455.6 square feet (4.51 acres)

Description:

The subject property is +/-194,455 square feet, located along Covington Pike, less than 1 mile from Stage Road. The property is located directly next to a financial institution and a church. The lot is currently surrounded by a fence with the front of the lot facing Covington Pike. The lot currently contains a single-family home. The lot has a zoning of Residential Single-Family – 10.

Concept Plan Review

The applicant is seeking approval of a planned development application to allow 30 single-family residential lots across 4.5 acres. According to the applicant, the proposed planned development includes restricting vehicular access and contextual building orientation along Covington Pike, as well as other minor regulatory provisions aimed at improving the overall safety and functionality of the infill development. The proposed curb cut is along Covington Pike. The applicant plans to create the residential subdivision based upon the UDCs R-6 Cottage zoning regulation with modifications to compliment the proposed planned development.

Analysis

The proposed development will consist of cottage-style homes (1 1/2 story maximum height) on minimum 3,000 square foot lots in conformance with the Residential Single-Family - 6 (R-6) District. Each lot will have a setback of 20ft from Covington Pike and 25ft from roads inside of the planned development. Additionally, there is one access entry into the planned development from Covington Pike except for lots 27-30.

The proposed planned development is in alignment with the intent of the Unified Development Code in accordance with Section 4.10.1 as it will allow created and coordinated land use development.

The proposed Redbird Estate Planned Development is compatible with the surrounding single-family residential neighborhood and, in accordance with Sub-Section 4.10.3A, the proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County.

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.

RECOMMENDATION

Staff recommends approval with outline plan conditions.

Outline Plan Conditions

August 14, 2025 Page 24

Redbird Estate PD

Preliminary Conditions

I. USES PERMITTED

- A. Thirty (30) Single Family Residential Lots w/ Cottage Housing Type, and
- B. All Accessory Uses as permitted in UDC Chapter 2.7.

II. BULK REGULATIONS

A. The bulk regulations outlined in UDC Sub-section 3.6.1(A) for the R-6 District "Cottage Housing Type" shall apply.

1. Tract or Lot (min)

a.	Area (sq. ft.):	3,000sf
b.	Width (ft.):	35ft

2. Building

- a. Height (max ft.): 30ft
- b. Setback (min ft.)
 - i. Front:

Covington Pike: 20ft Internal Roads: 25ft

ii. Side

Street: 10ft Interior: 5ft

iii. Rear:

Standard: 15ft Lots 13 & 14: 20ft Lots 27 – 30: 25ft

- 3. Lots 1 & 27-30: The primary façade of the home shall be oriented towards Covington Pike.
- B. Accessory Building/Structures: The bulk regulations outlined in UDC Chapter 2.7 shall apply.

III. ACCESS, PARKING, and CIRCULATION

- A. One (1) point of vehicular access shall be permitted along Covington Pike.
- B. Lots 27-30: Vehicular access shall be prohibited along Covington Pike.
- C. Roadway Right-Of-Way and Improvements:
 - 1. All internal streets shall be public, classified as Minor Local.

- 2. All internal streets shall be dedicated a 48' public right-of-way and improved to establish a 28' urban cross section in accordance with Chapter 5.2 of the UDC as modified herein.
- 3. The minimum curb radius shall be 28ft.
- 4. The minimum centerline radius permitted shall be 42ft.
- 5. Pedestrian sidewalks shall be required along all lot frontages.

D. Off-street Parking:

- 1. A minimum of two (2) off-street parking spaces shall be required for each unit as generally illustrated on the Standard Lot Illustration;
- 2. Garages and/or carports are permitted, although not required. If garages or carports are provided, they shall be a minimum of 7 feet behind the front facade of the house.
- 3. Parking pads, having a minimum depth of 20 feet when measured from the right-of-way line, and a maximum width of 18 feet, shall be permitted within the front yard setback, between the front façade and right-of-way line;
- 4. All driveways and parking areas shall be concrete;
- 5. Driveways may be no wider than 16 feet at the right-of-way line;
- 6. The minimum distance from a driveway access point to an intersection shall be 20 feet;
- 7. Parking must be located so that no vehicle, when parked, will have any portion of such vehicle overhanging or encroaching on pedestrian or vehicular travel paths.

IV. UNDERGROUND UTILITY LINES

All utility lines such as electric, telephone, cable television, or other similar lines shall be installed underground. This requirement applies to lines serving individual sites as well as to security and street lighting within the park. However, distribution lines that service the entire site may be located above ground. All utility boxes, transformers, meters, and similar structures must be screened from public view.

V. SIGNS

A. All proposed signage shall comply with Chapter 4.9 of the Unified Development Code.

VI. PERIOD OF VALIDITY

A. The Outline Plan/Final Plat period of validity shall be governed by Section 9.6.14 of the Unified Development Code.

B. Time extensions. Where applicable, an application for a time extension may be filed as a Major Modification subject to Paragraph 9.6.11E(2). An application for a time extension shall be filed prior to the date of expiration and shall be subject to the provisions of Chapter 9.16.

VII. FINAL PLAN REQUIREMENTS

Any final plan shall include the following:

- A. The approved outline plan conditions.
- B. A standard subdivision contract for any needed public improvements.
- C. The exact location and dimension including height, of all buildings or buildable areas, parking areas and number of parking spaces, drives, required landscaping, and building elevations and building materials.
- D. A rendering, including plan view and elevations, of any proposed development identification signs showing the height, dimensions, and design thereof.
- E. The location and ownership, whether public or private, of any easement.
- F. The following note shall be placed on the final plat of any development requiring on-site stormwater detention facilities: The area denoted by "Reserve for Stormwater Detention" shall not be used as a building site or filled without first obtaining written permission from the City Engineer. The stormwater 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' associations. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City Engineer's Office. Such Maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris and trash; moving; outlet cleaning; and repair of drainage structures.

DEPARTMENTAL COMMENTS

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

City Engineer: See pages 28-29

City Fire Division: See page 30

City Real Estate: No comments received.

County Health Department: No comments received.

Shelby County Schools: No comments received.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water: No comments received.

Office of Sustainability and Resilience: No comments received.

Office of Comprehensive Planning: See pages 31-33

City Engineering

CITY ENGINEERING COMMENTS TRC ONLY: 31 July 2025 DATE: 23 Jul 25

CASE 5: * PD-25-009

NAME: 3156 COVINGTON PIKE; Redbird Estate, 30 lot PD, 087051 00125

Basin/Lot/CD: Harrington, 8-M; 4.526ac/ 1

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

Sewers:

The availability of City sanitary sewer capacity is unknown at this time. Once the developer has submitted proposed sewer discharge rates to the City's Sewer Design Dept, a determination can be made as to available sewer capacity.

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 <u>Trip Generation Report</u> 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.
- Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter, and sidewalk.

CITY ENGINEERING COMMENTS TRC ONLY: 31 July 2025

DATE: 23 Jul 25

Will require engineering ASPR.

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.
- 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.

General Notes:

Development is greater than 1 acre and requires detention.

Memphis Fire Department



DIVISION OF FIRE SERVICES ***** FIRE PREVENTION BUREAU

2668 Avery Avenue · Memphis · Tennessee · 38112 (901) 636-5401 Fax (901) 320-5425

Case Number: PD 2025 009

Date Reviewed: 7/30/25

Reviewed by: J. Stinson

Address or Site Reference: 3156 Covington Pike

- Fire apparatus access shall comply with section 503.
- Where security gates are installed that affect required fire apparatus access roads, they shall comply with section 503.6 (as amended).
- Fire protection water supplies (including fire hydrants) shall comply with section 507.
- Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternate methods of protection are provided.

Office of Comprehensive Planning

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: PD 2025-009

Site Address/Location: 3156 Covington Pike (Parcel no. 087051 00125)

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

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

Street Type: Parkway

Applicant is seeking a PD for a single-family detached cottage neighborhood development.

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 not near a Community Anchor. Graphic portrayal of NS is to the right.



"NS" Form & Location Characteristics

Primarily detached, House scale buildings, Primarily residential, 1-3 stories; Beyond $\frac{1}{2}$ 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.

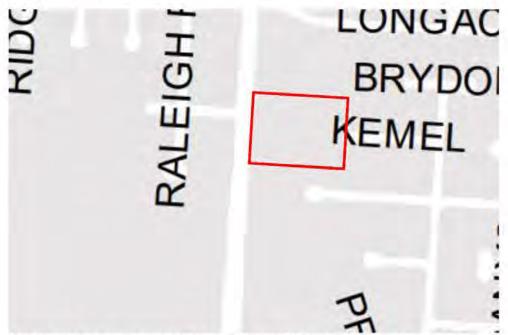
Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: Residential, R-10

Adjacent Land Use and Zoning: Single-Family, Institutional, Commercial, Office, Vacant; R-10, OG, CMU-2, RU-2.

Overall Compatibility: This requested use is compatible with the future land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use, but is not compatible with the zoning due to the 3,000 Sq. Ft. lot sizes.

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
 The proposed development is consistent with Objective 1.4 <u>Align policy and resources to promote mixed-income communities</u> Action 1.4.1 <u>Promote a mix of housing types to ensure households at all income levels have affordable, quality options</u>. The development is also consistent with Action 1.4.7 <u>Promote diversity of housing types to expand choices that meet financial and lifestyle needs and demands of existing and new residents</u>. The single family homes on smaller lots present a much more affordable option for people who are interested in purchasing a home. Additionally, the smaller lot sizes offer a greater choice of housing type relative to the large lot subdivisions in the nearby community.
- 5. Pertinent Sections of Memphis 3.0 that Address Land Use Recommendations

The proposed development is also consistent with **Objective 5.2** <u>Focus on key corridors to connect anchors and job centers designated for growth by frequent transit and shared mobility</u> **Action 5.2.11** <u>Increase infill and redevlopment that locates residential, employment, and retail uses near each other to maximize transit and active transportation</u>. The location of the new homes is adjacent to the Stage Road and Covington Pike commercial corridor, 30 new housing units in close proximity to the corridor can help towards increasing the area's commercial viability.

Consistency Analysis Summary

Applicant is seeking a PD for a single-family detached cottage neighborhood development.

This requested use is compatible with the future land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use, but is not compatible with the zoning due to the 3,000 Sq. Ft. lot sizes.

The proposed development is consistent with Objective 1.4. Align policy and resources to promote mixed-income communities Action 1.4.1 Promote a mix of housing types to ensure households at all income levels have affordable, quality options. The development is also consistent with Action 1.4.7 Promote diversity of housing types to expand choices that meet financial and lifestyle needs and demands of existing and new residents. The single family homes on smaller lots present a much more affordable option for people who are interested in purchasing a home. Additionally, the smaller lot sizes offer a greater choice of housing type relative to the large lot subdivisions in the nearby community.

The proposed development is also consistent with Objective 5.2 <u>Focus on key corridors to connect</u> <u>anchors and job centers designated for growth by frequent transit and shared mobility</u> Action 5.2.11 <u>Increase infill and redevlopment that locates residential, employment, and retail uses near each other to maximize transit and active transportation</u>. The location of the new homes is adjacent to the Stage Road and Covington Pike commercial corridor. 30 new housing units in close proximity to the corridor can help towards increasing the area's commercial viability.

Based on the information provided, the proposal is <u>CONSISTENT</u> with the Memphis 3.0 Comprehensive Plan.

Summary Compiled by: Grayson Vincent, Comprehensive Planning.

MAILED PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

You have received this notice because you own or reside on a property that is near the site of a development application to be considered at an upcoming public hearing of the Memphis and Shelby County Land Use Control Board. You are not required to attend this hearing, but you are invited to do so if you wish to speak for or against this application. You may also submit a letter of comment to the staff planner listed below no later than Thursday, August 7, 2025 at 8 AM.

CASE NUMBER: PD 2025-009

ADDRESS: 3156 Covington Pike

REQUEST: Planned Development: 30 Single-Family detached

cottage residential lots

APPLICANT: Doug Windham

Meeting Details

Location: Council Chambers Time: 9:00 AM

City Hall 1st Floor

125 N Main St. Date: Thursday, August 14, 2025





Staff Planner Contact:

Travian Smith

☑ Travian.Smith@memphistn.gov

(901) 636-6621

To learn more about this proposal, contact the staff planner or use the QR code to view the full application.



159 Notices Mailed 7/11/202

SIGN AFFIDAVIT

AFFIDAVIT

Snelby County	
State of Tennessee	
	rn, depose and say that at <u>8:30</u> am/pri 25, I posted D Public Notice Sign(s, 56 Covince of Pk. 5
providing notice of a Public Hearing before the	
Land Use Control Board	Carrie and
Board of Adjustment	
Memphis City Council	
Shelby County Board of Commissioner	S
for consideration of a proposed land use act	
attached hereon and a copy of the sign purc	
Owner, Applicant or Representative	7/31/25
Switch applicant of Representative	Date
Subscribed and sworn to before me this 315t	day of
Notary Public	MA ROBINS
My commission expires: 4lb.14,2029	TENNESSEE NOTARY PUBLIC DE SWARY OF SWARY

APPLICATION



Memphis and Shelby County Division of Planning and Development

East Service Center: 6465 Mullins Station Rd; Memphis, Tennessee 38134 Downtown Service Center: 125 N. Main Street; Memphis, Tennessee 38103

website: www.develop901.com

Record Summary for Planned Development

Record Detail Information

Record Type: Planned Development

Record Status: Pending

Opened Date: JUly 2, 2025

Record Number: PD 2025-009

Expiration Date:

Record Name: Redbird Estate Planned Development

Description of Work: A planned residential development establishing 3D single-family detached cottage

residential lots.

Parent Record Number:

Address:

3156 COVINGTON PIKE, MEMPHIS, TN 38128

Owner Information

Primary

Owner Name

SKEFOS JAMES

Owner Address

Owner Phone

2884 WALNUT GROVE RD, MEMPHIS, TN 38111

9014098183

Parcel Information

087051 00125

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner Date of Meeting

Pre-application Meeting Type GENERAL PROJECT INFORMATION

Planned Development Type

Previous Docket / Case Number Medical Overlay / Uptown If this development is located in unincorporated

Shelby County, is the tract at least three acres?

Jeffrey Penzes 05/18/2025 Phone

New Planned Development (PD)

No N/A

PD 2025-009

Page 1 of 4

GENERAL PROJECT INFORMATION

(Note a tract of less than three acres is not eligible for a planned development in unincorporated Shelby County)
Is this application in response to a citation, stop work order, or zoning letter
If yes, please provide a copy of the citation, stop work order, and/or zoning letter along with any other relevant information
APPROVAL CRITERIA

No

NA

UDC Sub-Section 9.6.9A

UDC Sub-Section 9.6.9B

UDC Sub-Section 9.6.9C

UDC Sub-Section 9.6.9D

UDC Sub-Section 9.6.9E

UDC Sub-Section 9.6.9F

GENERAL PROVISIONS

UDC Sub-Section 4.10.3A

B) An approved water supply, community waste water treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development

The planned development proposed single-family residential uses in a single-family residential district. The proposed development is accessed via Covington Pike with no vehicular connection to adjacent established subdivisions. The proposed development will not have a substantial or undue adverse impact upon the adjacent properties. The project is designed in accordance with the governing regulations prescribed by the City's Unified Development Code. The proposed single-family residential use is compatible with the surrounding residential district and consistent with the recommendations of the Memphis 3.0 Comprehensive Plan. The project will not interfere with the development or use of adjacent property. The project is adequately served by all public infrastructure.

The property does not exhibit any natural, scenic or historical assets.

It is the applicant's understanding that the project complies with all applicable codes and the recommendations outline by the Memphis 3.0 Comprehensive Plan.

The request adheres to the recommendations outlined by the Memphis 3.0 Comprehensive Plan and conforms with the district character.

The proposed development will not deter the use, value, or enjoyment of the surrounding property. The proposed development does not hinder or prevent the development of surrounding property in accordance with any applicable code or plan to be considered.

All public infrastructure is immediately available and adequate to serve the proposed development.

Page 2 of 4 PD 2025-009

GENERAL PROVISIONS

C) The location and arrangement of the structures, parking and loading areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses, and any part of the proposed development not used for such facilities shall be landscaped or otherwise improved except where natural features are such as to justify preservation D) Any modification of the district standards that

upon the City's UDC regulations. The internal roadways are public, designed to City standards, and no natural features worthy of preservation exist.

The proposed planned development is founded

would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest

The proposed planned development is founded upon the UDC's R-6 district regulations and is compatible with the Memphis 3.0 Comprehensive Plan which promotes growth and density through infill development of underutilized tracts. An association shall be established as required.

E) Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common

F) Lots of record are created with the recording of a planned development final plan GIS INFORMATION

Case Layer

Central Business Improvement District

Class

Downtown Fire District Historic District Land Use Municipality

Overlay/Special Purpose District

Zoning State Route Lot

Subdivision Planned Development District Wellhead Protection Overlay District **County Commission District**

City Council District City Council Super District Understood.

No No

No

Data Tables

AREA INFORMATION

Name: Area A (Overall Site)

4.51 Size (Acres):

SF Residential Existing Use of Property: SF Residential Requested Use of

Property:

PD 2025-009 Page 3 of 4

OWNER AFFIDAVIT



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. , 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 3156 Covington Pike, Approximately 1300 feet north of Stage Road and further identified by Assessor's Parcel Number 087051 00125, for which an application is being made to the Division of Hampho and Development. Subscribed and sworn to (or affirmed) before

LETTER OF INTENT

INTEGRATED LAND SOLUTIONS, plic

planning • design • landscape architecture

July 3, 2025

Brett Ragsdale Zoning Administrator Land Use and Development Services 125 N. Main St., Ste. 477 Memphis, TN 38103

Re:

Planned Development Application = Redbird Estate PD 4.5 Acres, 3156 Covington Pike, Parcel ID 087051 00125

Mr. Ragsdale,

On behalf of the applicant, Redbird LLC, I am requesting approval of a planned development application to allow 30 single-family detached residential lots on approximately 4.5 acres located at 3156 Covington Pike. The subject property is located along the east side of Covington Pike, approximately 1,300 feet north of Stage Road.

The applicant seeks planned development approval to gain the design flexibility needed to support an orderly and efficient development of an otherwise underused parcel. Specifically, the proposed planned development includes conditions restricting vehicular access and contextual building orientation along Covington Pike, as well as other minor regulatory provisions aimed at improving the overall safety and functionality of the infill development. The applicant plans to create a residential subdivision founded upon the City's R-6 Cottage zoning regulations, with minor modifications.

Upon careful review of the Memphis 3.0 Comprehensive Plan, it is the applicant's opinion that the proposed development generally complies with the plan's land use recommendations and stated goals/objectives, where applicable. The single-family residential homes will expand housing opportunities, provide density upon otherwise vacant or underutilized tracts, and help strengthen the nearby commercial areas through residential support.

Please find enclosed the necessary documentation to accompany the planned development application. If you have any questions, please contact me at corybrady@gmail.com or (901) 493-6996. It is always a pleasure to work with the City of Memphis staff, the Land Use Control Board, and City Councilpersons. We look forward to collaborating with you.

Respectfully,

Cory Brady, PLA, AICP

Integrated Land Solutions, PLLC

ory Brady

LETTERS RECEIVED

One letter of opposition was received at the time of completion of this report and has subsequently been attached.



Outlook

Comment on Case PD 2025-009 - Opposition to Planned Development at 3156 Covington Pike

From K C < kittielala@gmail.com >

Date Thu 7/24/2025 7:42 PM

To Smith, Travian < Travian. Smith@memphistn.gov>

CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Smith,

I am writing to express my opposition to the proposed development (Case Number PD 2025-009) at 3156 Covington Pike, which involves the construction of 30 single-family detached cottage residential

As a nearby resident, I am deeply concerned about the impact this high-density development will have on our neighborhood. Adding 30 homes and potentially well over 30 people to such a small space in the middle of an established, quiet residential area poses serious concerns.

I am concerned that introducing such a densely populated pocket of homes in this area could lead to an increase in crime. Oversight often leads to unintended consequences, and public safety should remain a top priority.

Frankly, I do not see how this plan differs from placing an apartment complex with 30 units in the middle of the neighborhood. The result would be the same: too many people in too small a space, leading to a disruption in the community's balance and character. Whether it's cottages or apartments, the scale of the proposal is not appropriate for this location.

I respectfully urge the Land Use Control Board to reject this proposal.

Thank you for your time and consideration.

Sincerely,

Kacy Chambers



Memphis and Shelby County Division of Planning and Development

East Service Center: 6465 Mullins Station Rd; Memphis,

Tennessee 38134

Downtown Service Center: 125 N. Main Street;

Memphis, Tennessee 38103

website: www.develop901.com

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Owner Information

Primary Owner Name

Y SKEFOS JAMES

Owner Address Owner Phone

2884 WALNUT GROVE RD, MEMPHIS, TN 38111 9014098183

Parcel Information

087051 00125

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner

Date of Meeting

O5/18/2025

Pre-application Meeting Type

Phone

GENERAL PROJECT INFORMATION

Planned Development Type New Planned Development (PD)

Previous Docket / Case Number
Medical Overlay / Uptown No

If this development is located in unincorporated N/A

Shelby County, is the tract at least three acres?

Page 1 of 4 PD 2025-009

GENERAL PROJECT INFORMATION

(Note a tract of less than three acres is not eligible for a planned development in unincorporated Shelby County) Is this application in response to a citation, stop work order, or zoning letter If yes, please provide a copy of the citation, stop work order, and/or zoning letter along with any other relevant information

No

N/A

APPROVAL CRITERIA

UDC Sub-Section 9.6.9A

UDC Sub-Section 9.6.9B

UDC Sub-Section 9.6.9C

UDC Sub-Section 9.6.9D

UDC Sub-Section 9.6.9E

UDC Sub-Section 9.6.9F

GENERAL PROVISIONS

UDC Sub-Section 4.10.3A

B) An approved water supply, community waste water treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development

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Page 2 of 4 PD 2025-009

GENERAL PROVISIONS

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D) Any modification of the district standards tha would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest

E) Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements

F) Lots of record are created with the recording of a planned development final plan GIS INFORMATION

Case Layer
Central Business Improvement District

Class

Downtown Fire District
Historic District
Land Use
Municipality
Overlay/Special Purpose District

Zoning

State Route Lot

Subdivision

Planned Development District
Wellhead Protection Overlay District

County Commission District

City Council District

City Council Super District

The proposed planned development is founded upon the City's UDC regulations. The internal roadways are public, designed to City standards, and no natural features worthy of preservation exist.

The proposed planned development is founded upon the UDC's R-6 district regulations and is compatible with the Memphis 3.0 Comprehensive Plan which promotes growth and density through infill development of underutilized tracts.

An association shall be established as required.

Understood.

No -No

NO --

-

-

<u>-</u>

-No

-

Data Tables

AREA INFORMATION

Name: Area A (Overall Site)

Size (Acres): 4.51

Existing Use of Property: SF Residential Requested Use of SF Residential

Property:

Page 3 of 4 PD 2025-009

Contact Information

Name DOUG WINDHAM **Contact Type**

APPLICANT

Address

Phone

(901)870-7200

Name JOE WISEMAN **Contact Type**

ARCHITECT / ENGINEER /

SURVEYOR

Phone

Address

(901)362-2345

Name JAMES SKEFOS **Contact Type**

PROPERTY OWNER OF

RECORD

Address Phone

(901)409-8183

Contact Type

REPRESENTATIVE

Name CORY BRADY

Address

Phone

(901)493-6996

Fee Inform	Fee Information							
Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed		
1660574	Credit Card Use Fee (.026 x fee)	1	39.00	INVOICED	0.00	07/02/2025		
1660574	Planned Development - 5 acres or less	1	1,500.00	INVOICED	0.00	07/02/2025		

Total Fee Invoiced: \$1,539.00 Total Balance: \$0.00

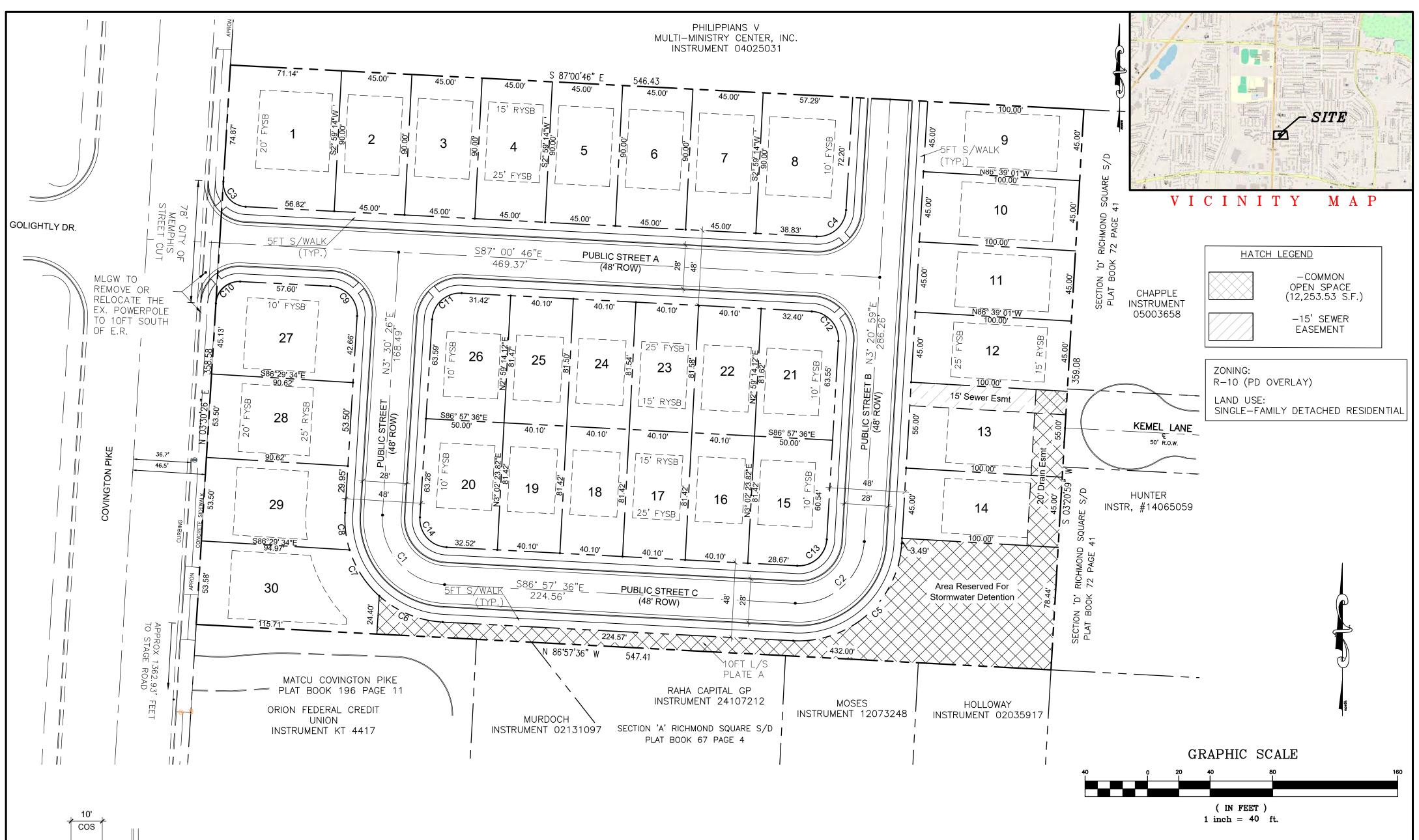
Payment Information

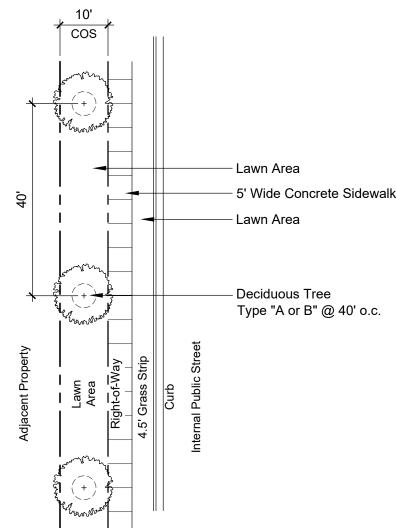
Payment Amount \$1,539.00

Method of Payment

Credit Card

Page 4 of 4 PD 2025-009





LANDSCAPE PLATE "A"

1" = 20'-0"

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 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 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.

BENCHMARK

City of Memphis benchmark #866: located at the northwest corner of Stage Road & Covington Pike. Elevation = 300.07 NAVD88).

FEMA FLOOD DATA

According to the Federal Emergency Managements Agency's Flood Insurance Rate Map (FIRM), this property does not lie in a flood hazard area as identified in community panel number 470177 0285 f. Map revised 9/28/2007.

REQUIRED SIDEWALKS

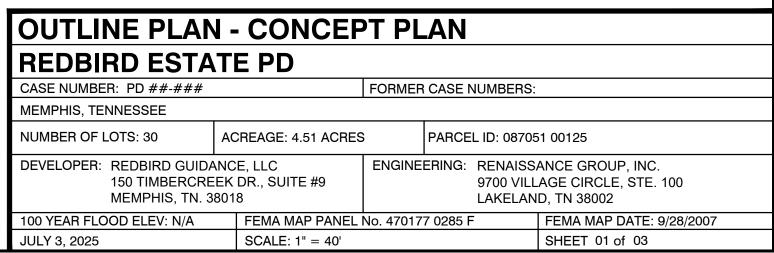
Street Name	S/W Width	Side		
Covington Pike	5' Min.	South	Location From Curb Line	Status
Internal Roads	5' Min.	All	4.5 Offset of Back Of Curb	Existing

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 shall be repaired as necessary by the building permit holder across the lot frontage prior to occupancy of the building.



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 THE CITY OF MEMPHIS ROW INCLUDE BUT ARE NOT LIMITED TO WORK PERFORMED ON SIDEWALKS, CURB & GUTTER, DRIVE APRONS AND UTILITY TIE-INS. ROW PERMITS MUST BE OBTAINED FROM THE MEMPHIS CITY ENGINEER'S OFFICE AT (901) 636-6700.

- I. NO TREES, SHRUBS, PERMANENT STRUCTURES, OR OTHER UTILITIES (EXCEPT FOR CROSSINGS) WILL BE ALLOWED WITHIN SANITARY SEWER EASEMENT. NO OTHER UTILITIES OR SERVICE MAY OCCUPY SANITARY SEWER EASEMENTS IN PRIVATE DRIVES AND YARDS EXCEPT FOR CROSSINGS.
- II. 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.
- III. ANY IMPROVEMENTS ENCROACHING SANITARY SEWER EASEMENTS WHICH ARE NOT AUTHORIZED BY THE CITY OF MEMPHIS MAY BE REMOVED BY THE CITY AT ANY TIME AND THE CITY SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID IMPROVEMENTS.
- IV. SEWER CONNECTION MUST BE FIELD VERIFIED PRIOR TO ISSUANCE OF FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY.



USES PERMITTED

- A. Thirty (30) Single Family Residential Lots w/ Cottage Housing Type, and
- B. All Accessory Uses as permitted in UDC Chapter 2.7.

II. BULK REGULATIONS

A. The bulk regulations outlined in UDC Sub-section 3.6.1(A) for the R-6 District "Cottage Housing Type" shall apply.

1. Tract or Lot (min) a. Area (sq. ft.): b. Width (ft.):	3,000s 35ft
2. Building	
a. Height (max ft.):	30ft
b. Setback (min ft.)	
i. Front:	
 Covington Pike: 	20ft
- Internal Roads:	25ft
ii. Side	
- Street:	20ft
- Interior:	5ft
iii. Rear:	
- Standard:	15ft
- Lots 13 & 14:	20ft
- Lots 27 - 30:	25ft

3. Lots 1 & 27-30: The primary façade of the home shall be oriented towards Covington Pike.

B. Accessory Building/Structures: The bulk regulations outlined in UDC Chapter 2.7 shall apply.

III. ACCESS, PARKING, and CIRCULATION

- A. One (1) point of vehicular access shall be permitted along Covington Pike.
- B. Lots 27-30: Vehicular access shall be prohibited along Covington Pike.
- C. Roadway Right-Of-Way and Improvements:
 - 1. All internal streets shall be public, classified as Minor Local.
 - 2. All internal streets shall be dedicated a 48' public right-of-way and improved to establish a 28' urban cross section in accordance with Chapter 5.2 of the UDC as modified herein.
 - 3. The minimum curb radius shall be 28ft.
 - 4. The minimum centerline radius permitted shall be 42ft.
 - 5. Pedestrian sidewalks shall be required along all lot frontages.

D. Off-street Parking:

- 1. A minimum of two (2) off-street parking spaces shall be required for each unit as generally illustrated on the Standard Lot Illustration;
- 2. Garages and/or carports are permitted, although not required;
- 3. Parking pads, having a minimum depth of 20 feet when measured from the right-of-way line, shall be permitted within the front yard setback, between the front façade and right-of-way line;
- 4. All driveways and parking areas shall be concrete;
- 5. Driveways may be no wider than 16 feet at the right-of-way line;
- 6. The minimum distance from a driveway access point to an intersection shall be 20 feet;
- 7. Parking must be located so that no vehicle, when parked, will have any portion of such vehicle overhanging or encroaching on pedestrian or vehicular travel paths.

IV. UNDERGROUND UTILITY LINES

All utility lines such as electric, telephone, cable television, or other similar lines shall be installed underground. This requirement applies to lines serving individual sites as well as to security and street lighting within the park. However, distribution lines that service the entire site may be located above ground. All utility boxes, transformers, meters, and similar structures must be screened from public view.

V. SIGNS

A. All proposed signage shall comply with Chapter 4.9 of the Unified Development Code.

VI. PERIOD OF VALIDITY

- A. The Outline Plan/Final Plat period of validity shall be governed by Section 9.6.14 of the Unified Development Code.
- B. Time extensions. Where applicable, an application for a time extension may be filed as a Major Modification subject to Paragraph 9.6.11E(2). An application for a time extension shall be filed prior to the date of expiration and shall be subject to the provisions of Chapter 9.16.

VII.FINAL PLAN REQUIREMENTS

Any final plan shall include the following:

- A. The approved outline plan conditions.
- B. A standard subdivision contract for any needed public improvements.
- C. The exact location and dimension including height, of all buildings or buildable areas, parking areas and number of parking spaces, drives, required landscaping, and building elevations and building materials.
- D. A rendering, including plan view and elevations, of any proposed development identification signs showing the height, dimensions, and design thereof.
- E. The location and ownership, whether public or private, of any easement.
- F. The following note shall be placed on the final plat of any development requiring on-site stormwater detention facilities: The area denoted by "Reserve for Stormwater Detention" shall not be used as a building site or filled without first obtaining written permission from the City Engineer. The stormwater 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' associations. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City Engineer's Office. Such Maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris and trash; moving; outlet cleaning; and repair of drainage structures.

Street Centerline Curve Table							
Curve #	Length	Radius	Delta	Chord Direction	Chord Length		
C1	66.32	42.00	90.47	S41° 43' 35"E	59.64		
C2	65.75	42.00	89.69	N48° 11' 41"E	59.24		
	•				•		

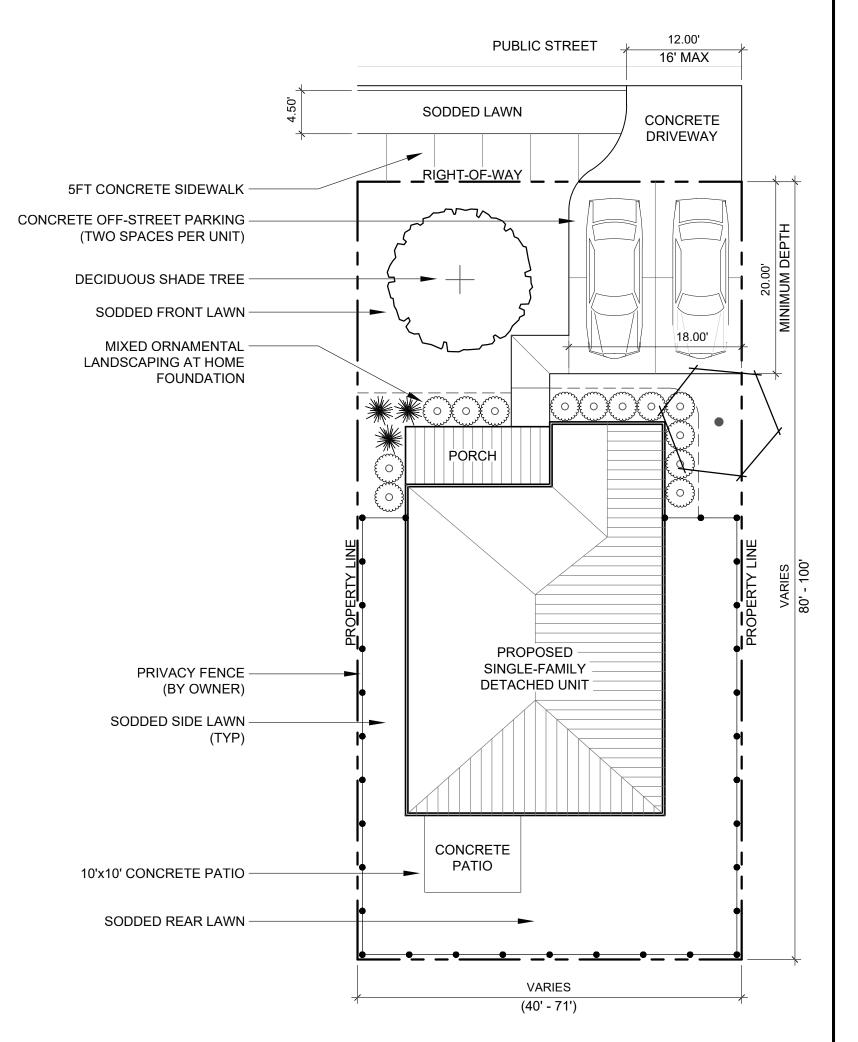
	Parcel Curve Table								
Curve #	Length	Radius	Delta	Chord Direction	Chord Length				
С3	23.70	15.00	90.52	S41° 45' 10"E	21.31				
C4	28.16	18.00	89.64	N48° 10' 06"E	25.38				
C5	103.32	66.00	89.69	S48° 11' 41"W	93.09				
C6	44.68	66.00	38.79	N67° 34' 03"W	43.83				
C7	35.45	66.00	30.78	N32° 47' 08"W	35.03				
C8	24.08	66.00	20.90	N6° 56' 40"W	23.95				
C9	28.44	18.00	90.52	N41° 45' 10"W	25.57				
C10	23.43	15.00	89.48	S48° 14' 50"W	21.12				
C11	28.11	18.00	89.48	S48° 14' 50"W	25.34				
C12	28.39	18.00	90.36	N41° 49' 54"W	25.54				
C13	28.18	18.00	89.69	N48° 11' 41"E	25.39				
C14	28.42	18.00	90.47	S41° 43' 35"E	25.56				

Parcel Area Table				
Parcel #	Area			
1	6389.65			
2	4050.00			
3	4050.00			
4	4050.00			
5	4050.00			
6	4050.00			
7	4050.00			
8	5061.66			
9	4531.63			
10	4500.00			
11	4500.00			
12	4500.00			
13	5500.00			
14	4500.00			
15	3984.58			
16	3264.96			
17	3264.96			
18	3264.96			

Parcel Area Table					
Parcel #	Area				
19	3264.96				
20	4027.32				
21	4032.61				
22	3272.06				
23	3270.58				
24	3269.10				
25	3267.62				
26	3974.25				
27	5356.15				
28	4848.35				
29	4881.98				
30	5792.70				
C.O.S	12,253.53				



901.332.5533



STANDARD LOT ILLUSTRATION

OUTLINE PLAN - CONDITIONS							
REDBIRD ESTA	ΓE PD						
CASE NUMBER: PD ##-###		FORMEF	R CASE NUMBERS:				
MEMPHIS, TENNESSEE							
NUMBER OF LOTS: 30	ACREAGE: 4.51 ACRES	;	PARCEL ID: 08705	i1 00125			
DEVELOPER: REDBIRD GUIDAN 150 TIMBERCREE MEMPHIS, TN. 38	ENGINE	9700 VILL	ANCE GROUP, INC. AGE CIRCLE, STE. 100 D, TN 38002				
100 YEAR FLOOD ELEV: N/A	FEMA MAP PANEL	FEMA MAP PANEL No. 470177 0285 F FEMA MAP DATE: 9/28/2007					
JULY 3, 2025	SCALE: 1" = 40'			SHEET 02 of 03			







INTEGRATED LAND SOLUTIONS, plic

planning - design - landscape architecture

July 3, 2025

Brett Ragsdale Zoning Administrator Land Use and Development Services 125 N. Main St., Ste. 477 Memphis, TN 38103

Re: Planned Development Application – Redbird Estate PD

4.5 Acres, 3156 Covington Pike, Parcel ID 087051 00125

Mr. Ragsdale,

On behalf of the applicant, Redbird LLC, I am requesting approval of a planned development application to allow 30 single-family detached residential lots on approximately 4.5 acres located at 3156 Covington Pike. The subject property is located along the east side of Covington Pike, approximately 1,300 feet north of Stage Road.

The applicant seeks planned development approval to gain the design flexibility needed to support an orderly and efficient development of an otherwise underused parcel. Specifically, the proposed planned development includes conditions restricting vehicular access and contextual building orientation along Covington Pike, as well as other minor regulatory provisions aimed at improving the overall safety and functionality of the infill development. The applicant plans to create a residential subdivision founded upon the City's R-6 Cottage zoning regulations, with minor modifications.

Upon careful review of the Memphis 3.0 Comprehensive Plan, it is the applicant's opinion that the proposed development generally complies with the plan's land use recommendations and stated goals/objectives, where applicable. The single-family residential homes will expand housing opportunities, provide density upon otherwise vacant or underutilized tracts, and help strengthen the nearby commercial areas through residential support.

Please find enclosed the necessary documentation to accompany the planned development application. If you have any questions, please contact me at corybrady@gmail.com or (901) 493-6996. It is always a pleasure to work with the City of Memphis staff, the Land Use Control Board, and City Councilpersons. We look forward to collaborating with you.

Respectfully,

Cory Brady, PLA, AICP

Cory Brady

Integrated Land Solutions, PLLC

Redbird Estate PD

Preliminary Conditions

I. USES PERMITTED

- A. Thirty (30) Single Family Residential Lots w/ Cottage Housing Type, and
- B. All Accessory Uses as permitted in UDC Chapter 2.7.

II. BULK REGULATIONS

A. The bulk regulations outlined in UDC Sub-section 3.6.1(A) for the R-6 District "Cottage Housing Type" shall apply.

1. Tract or Lot (min)

a. Area (sq. ft.): 3,000sfb. Width (ft.): 35ft

2. Building

- a. Height (max ft.): 30ft
- b. Setback (min ft.)
 - i. Front:

Covington Pike: 20ft Internal Roads: 25ft

ii. Side

Street: 20ft Interior: 5ft

iii. Rear:

Standard: 15ft Lots 13 & 14: 20ft Lots 27 – 30: 25ft

- 3. Lots 1 & 27-30: The primary façade of the home shall be oriented towards Covington Pike.
- B. Accessory Building/Structures: The bulk regulations outlined in UDC Chapter 2.7 shall apply.

III. ACCESS, PARKING, and CIRCULATION

- A. One (1) point of vehicular access shall be permitted along Covington Pike.
- B. Lots 27-30: Vehicular access shall be prohibited along Covington Pike.
- C. Roadway Right-Of-Way and Improvements:

- 1. All internal streets shall be public, classified as Minor Local.
- 2. All internal streets shall be dedicated a 48' public right-of-way and improved to establish a 28' urban cross section in accordance with Chapter 5.2 of the UDC as modified herein.
- 3. The minimum curb radius shall be 28ft.
- 4. The minimum centerline radius permitted shall be 42ft.
- 5. Pedestrian sidewalks shall be required along all lot frontages.

D. Off-street Parking:

- 1. A minimum of two (2) off-street parking spaces shall be required for each unit as generally illustrated on the Standard Lot Illustration;
- 2. Garages and/or carports are permitted, although not required;
- 3. Parking pads, having a minimum depth of 20 feet when measured from the right-of-way line, shall be permitted within the front yard setback, between the front façade and right-of-way line;
- 4. All driveways and parking areas shall be concrete;
- 5. Driveways may be no wider than 16 feet at the right-of-way line;
- 6. The minimum distance from a driveway access point to an intersection shall be 20 feet;
- 7. Parking must be located so that no vehicle, when parked, will have any portion of such vehicle overhanging or encroaching on pedestrian or vehicular travel paths.

IV. UNDERGROUND UTILITY LINES

All utility lines such as electric, telephone, cable television, or other similar lines shall be installed underground. This requirement applies to lines serving individual sites as well as to security and street lighting within the park. However, distribution lines that service the entire site may be located above ground. All utility boxes, transformers, meters, and similar structures must be screened from public view.

V. SIGNS

A. All proposed signage shall comply with Chapter 4.9 of the Unified Development Code.

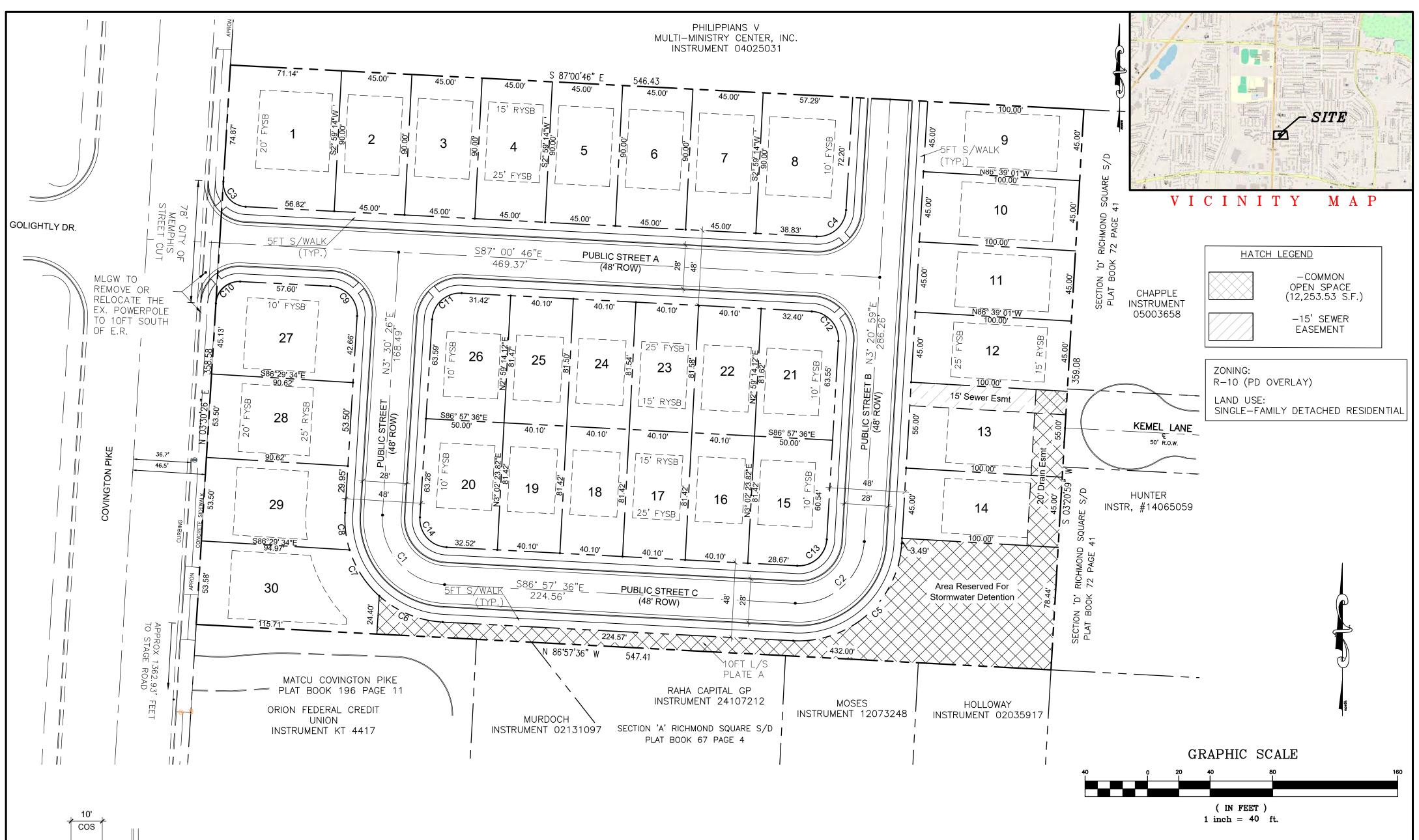
VI. PERIOD OF VALIDITY

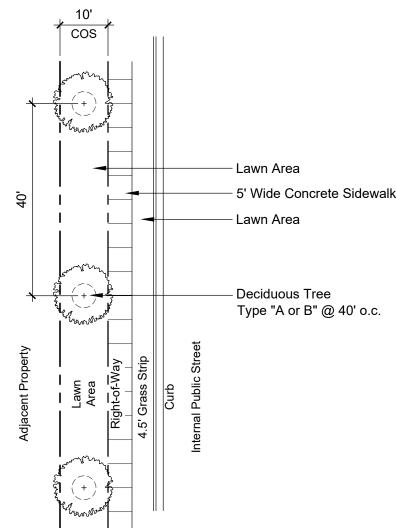
- A. The Outline Plan/Final Plat period of validity shall be governed by Section 9.6.14 of the Unified Development Code.
- B. Time extensions. Where applicable, an application for a time extension may be filed as a Major Modification subject to Paragraph 9.6.11E(2). An application for a time extension shall be filed prior to the date of expiration and shall be subject to the provisions of Chapter 9.16.

VII. FINAL PLAN REQUIREMENTS

Any final plan shall include the following:

- A. The approved outline plan conditions.
- B. A standard subdivision contract for any needed public improvements.
- C. The exact location and dimension including height, of all buildings or buildable areas, parking areas and number of parking spaces, drives, required landscaping, and building elevations and building materials.
- D. A rendering, including plan view and elevations, of any proposed development identification signs showing the height, dimensions, and design thereof.
- E. The location and ownership, whether public or private, of any easement.
- F. The following note shall be placed on the final plat of any development requiring onsite stormwater detention facilities: The area denoted by "Reserve for Stormwater
 Detention" shall not be used as a building site or filled without first obtaining written
 permission from the City Engineer. The stormwater 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' associations. Such
 maintenance shall be performed so as to ensure that the system operates in accordance
 with the approved plan on file in the City Engineer's Office. Such Maintenance shall
 include, but not be limited to: removal of sedimentation, fallen objects, debris and
 trash; moving; outlet cleaning; and repair of drainage structures.





LANDSCAPE PLATE "A"

1" = 20'-0"

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 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 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.

BENCHMARK

City of Memphis benchmark #866: located at the northwest corner of Stage Road & Covington Pike. Elevation = 300.07 NAVD88).

FEMA FLOOD DATA

According to the Federal Emergency Managements Agency's Flood Insurance Rate Map (FIRM), this property does not lie in a flood hazard area as identified in community panel number 470177 0285 f. Map revised 9/28/2007.

REQUIRED SIDEWALKS

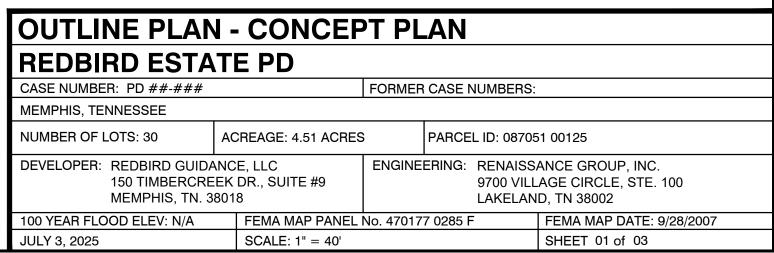
Street Name	S/W Width	Side		
Covington Pike	5' Min.	South	Location From Curb Line	Status
Internal Roads	5' Min.	All	4.5 Offset of Back Of Curb	Existing

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 shall be repaired as necessary by the building permit holder across the lot frontage prior to occupancy of the building.



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 THE CITY OF MEMPHIS ROW INCLUDE BUT ARE NOT LIMITED TO WORK PERFORMED ON SIDEWALKS, CURB & GUTTER, DRIVE APRONS AND UTILITY TIE-INS. ROW PERMITS MUST BE OBTAINED FROM THE MEMPHIS CITY ENGINEER'S OFFICE AT (901) 636-6700.

- I. NO TREES, SHRUBS, PERMANENT STRUCTURES, OR OTHER UTILITIES (EXCEPT FOR CROSSINGS) WILL BE ALLOWED WITHIN SANITARY SEWER EASEMENT. NO OTHER UTILITIES OR SERVICE MAY OCCUPY SANITARY SEWER EASEMENTS IN PRIVATE DRIVES AND YARDS EXCEPT FOR CROSSINGS.
- II. 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.
- III. ANY IMPROVEMENTS ENCROACHING SANITARY SEWER EASEMENTS WHICH ARE NOT AUTHORIZED BY THE CITY OF MEMPHIS MAY BE REMOVED BY THE CITY AT ANY TIME AND THE CITY SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID IMPROVEMENTS.
- IV. SEWER CONNECTION MUST BE FIELD VERIFIED PRIOR TO ISSUANCE OF FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY.



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Street Centerline Curve Table							
Curve #	Length	Radius	Delta	Chord Direction	Chord Length		
C1	66.32	42.00	90.47	S41° 43' 35"E	59.64		
C2	65.75	42.00	89.69	N48° 11' 41"E	59.24		
	•						

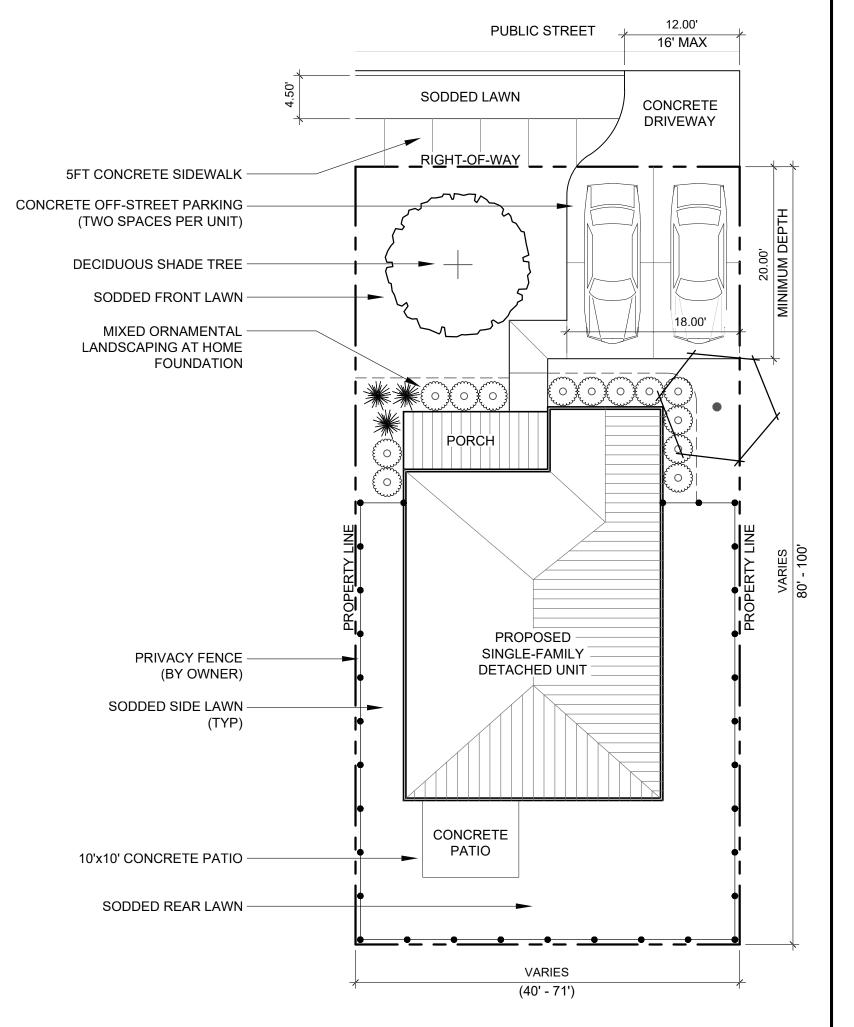
Parcel Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
С3	23.70	15.00	90.52	S41° 45' 10"E	21.31
C4	28.16	18.00	89.64	N48° 10' 06"E	25.38
C5	103.32	66.00	89.69	S48° 11' 41"W	93.09
C6	44.68	66.00	38.79	N67° 34' 03"W	43.83
C7	35.45	66.00	30.78	N32° 47' 08"W	35.03
C8	24.08	66.00	20.90	N6° 56' 40"W	23.95
C9	28.44	18.00	90.52	N41° 45' 10"W	25.57
C10	23.43	15.00	89.48	S48° 14' 50"W	21.12
C11	28.11	18.00	89.48	S48° 14' 50"W	25.34
C12	28.39	18.00	90.36	N41° 49' 54"W	25.54
C13	28.18	18.00	89.69	N48° 11' 41"E	25.39
C14	28.42	18.00	90.47	S41° 43' 35"E	25.56

Parcel Area Table		
Parcel #	Area	
1	6389.65	
2	4050.00	
3	4050.00	
4	4050.00	
5	4050.00	
6	4050.00	
7	4050.00	
8	5061.66	
9	4531.63	
10	4500.00	
11	4500.00	
12	4500.00	
13	5500.00	
14	4500.00	
15	3984.58	
16	3264.96	
17	3264.96	
18	3264.96	

Parcel Area Table	
Parcel #	Area
19	3264.96
20	4027.32
21	4032.61
22	3272.06
23	3270.58
24	3269.10
25	3267.62
26	3974.25
27	5356.15
28	4848.35
29	4881.98
30	5792.70
C.O.S	12,253.53



901.332.5533



STANDARD LOT ILLUSTRATION

	OUTLINE PLAN - CONDITIONS					
	REDBIRD ESTA	TE PD				
	CASE NUMBER: PD ##-###	NUMBER: PD ##-###		CASE NUMBERS:		
	MEMPHIS, TENNESSEE					
ָרָ בּ	NUMBER OF LOTS: 30 ACREAGE: 4.51 ACR		3	PARCEL ID: 08705	1 00125	
	DEVELOPER: REDBIRD GUIDANCE, LLC		ENGINE	ERING: RENAISS	ANCE GROUP, INC.	
	150 TIMBERCREEK DR., SUITE #9 MEMPHIS, TN. 38018			9700 VILL	AGE CIRCLE, STE. 100	
_				LAKELAND, TN 38002		
	100 YEAR FLOOD ELEV: N/A	OOD ELEV: N/A FEMA MAP PANEL		7 0285 F	FEMA MAP DATE: 9/28/2007	
JULY 3, 2025 SCALE: 1" = 40'					SHEET 02 of 03	

ADAMS BRENDA C AKINES ROBERT D & JULIET A AMERICAN ESTATE & TRUST LC FBO LINDA 5198 WREN CV # 3153 WOOD THRUSH DR # 6900 WESTCLIFF DR #603 MEMPHIS TN 38134 MEMPHIS TN 38134 LAS VEGAS NV 89145 AMNL ASSET CO 3 LLC ARC RENTAL MSR I LLC ARENILLAS ALMA L 5001 PLAZA ON THE LAKE #200 150 GREENWICH ST #51 3102 RALEIGH RIDGE CV # **AUSTIN TX 78746 NEW YORK NY 10007** MEMPHIS TN 38128 ARMM ASSET COMPANY 2 LLC ASH TANJA M **ASKEW SHALUNDA** 5001 PLAZA ON THE LAKE #200 3184 RIDGE MEADOW CV # 3135 CORINGTON PIKE # **AUSTIN TX 78746** MEMPHIS TN 38128 MEMPHIS TN 38128 BEARD BRINDA A W **BAF ASSETS LLC** BAILEY TINA L 5001 PLAZA ON THE LAKE #200 3198 RALEIGH RIDGE DR # 3136 RALEIGH RIDGE CV # **AUSTIN TX 78746** MEMPHIS TN 38128 MEMPHIS TN 38128 BELL ESPERANZA L & RONSHEA BELL GWENDOLYN M BELL MARK L & DANIELLE Y 5136 WOOD THRUSH CV # 3205 COVINGTON PIKE # 3146 WOOD THRUSH DR # MEMPHIS TN 38134 MEMPHIS TN 38128 MEMPHIS TN 38134 **BENNETT JERRY & MELVINA** BLACKBURN HELEN H **BLANTON KAMIKA M** 5124 LONGACRE AVE # 5095 LONGACRE AVE # 5104 BLACKWELL RD # MEMPHIS TN 38134 MEMPHIS TN 38134 MEMPHIS TN 38134 **BLEDSOE DENITA BORNER MARY O** BLOCK GERALD E AND BARBARA J BLOCK 3180 RIDGE MEADOW CV # 8828 WINE VALLEY CIR # 5087 LONGACRE # SAN JOSE CA 95135 MEMPHIS TN 38128 MEMPHIS TN 38134 BRANDON LIEN T BREVARD ROSALYN **BRIGGS ANDREAS** 3213 COVINGTON PIKE # 3192 RIDGE MEADOW CV # 5156 WOOD THURSH CV # MEMPHIS TN 38128 MEMPHIS TN 38128 MEMPHIS TN 38134 BROWN WILLIAM C JR & SANDRA P **BUCHANAN ROY G BROWNING APRIL AND ANGELA HOPPER** 5156 BLACKWELL RD # 5139 LONGACRE AVE # 3165 RALEIGH RIDGE DR # MEMPHIS TN 38134 MEMPHIS TN 38134 MEMPHIS TN 38128

CAMBALIZA LINO AND THANH CAMBALIZA 25 MISTLETOE # RANCHO SANTA MARGARITA CA 92688 CARTER ROGER & SHAWNA 5166 BRYDON DR # MEMPHIS TN 38134 CASE MANAGEMENT INC 3171 DIRECTORS ROW # MEMPHIS TN 38131

CATRON JAMES	CED INVESTMENTS LLC	CHAMBERS KACY
5203 ORIOLE CV #	39 AMY LEIGH DR #	5111 BLACKWELL RD #
BARTLETT TN 38134	DRUMMONDS TN 38023	MEMPHIS TN 38134
CHAMBERS REGINALD & TALINA	CHAPPLE BRUCE & SHANETTE	CHASTAIN ADA J
5156 KEMEL LN #	5128 KEMEL LN #	5075 LONGACRE AVE #
MEMPHIS TN 38134	MEMPHIS TN 38134	MEMPHIS TN 38134
CHERRY TOMMY AND MIKE RUTLEDGE	CISNEROS PEDRO R	CLARK PAUL S & BRENDA H
5204 ORIOLE CV #	6183 GUFFIN CV #	5147 LONGACRE AVE #
BARTLETT TN 38134	BARTLETT TN 38135	MEMPHIS TN 38134
CLAY HOWARD M JR	COLLIER MARY B	CONWAY-LEAKE ANGELA TRUST
3155 RALEIGH RIDGE DR #	3126 RALEIGH RIDGE CV #	5185 LONGACRE AVE #
MEMPHIS TN 38128	MEMPHIS TN 38128	MEMPHIS TN 38134
COVINGTON PIKE TRUST	CUMMINGS TOSHEKIA & MARLON	DAVIS JOHN M & JANICE B
3225 MCLEOD DR #777	5184 BRYDON DR #	3109 WOOD THRUSH DR #
LAS VEGAS NV 89121	MEMPHIS TN 38134	MEMPHIS TN 38134
DODDS DARRELL D & JOYCE E	DUCKWORTH ALLEN & RIKKISHA	EAST SIDE BAPTIST CHURCH INC
5105 BLACKWELL RD #	5135 WOOD THRUSH CV #	3232 COVINGTON PIKE #
MEMPHIS TN 38134	MEMPHIS TN 38134	MEMPHIS TN 38128
EAST SIDE BAPTIST CHURCH TRS	ELLINGTON JEFFERY A AND DONNA G	FARSI SALA & CLARE MCTERNAN
3232 COVINGTON PIKE #	5157 BRYDON DR #	19366 ROSITA ST #
MEMPHIS TN 38134	MEMPHIS TN 38134	TARZANA CA 91356
FKH SFR PROPCO I LP	FRAZIER CALVIN E & DORIS B	FREEMAN ANGELA
1850 PARKWAY PKWY #900	5190 BRYDON DR #	5138 KEMEL LN #
MARIETTA GA 30067	MEMPHIS TN 38134	MEMPHIS TN 38134
FUENTES JOSE O & VANESSA ORTIZ	GARDNER LAKENDRICK & SHENIKA W	GAY THOMAS F
3175 RIDGE MEADOW CV #	3163 COVINGTON PIKE #	3172 RALEIGH RIDGE DR #
MEMPHIS TN 38128	MEMPHIS TN 38128	MEMPHIS TN 38128
GOLDEN JEROME E	GOLDSTAR HOMES LLC	GONZALEZ JOSE R
5177 LONGACRE AVE #	3840 WINCHESTER RD #	5127 BLACKWELL RD #
MEMPHIS IN 38134	MEMPHIS TN 38118	MEMPHIS TN 38134

MEMPHIS TN 38118

MEMPHIS TN 38134

MEMPHIS TN 38134

GORMAN LOWELL A GREEN-THREAT BETTY GRIFFIN CYNTHIA M 5163 LONGACRE AVE # 3190 RALEIGH RIDGE DR # 3115 COVINGTON PIKE # MEMPHIS TN 38134 MEMPHIS TN 38128 MEMPHIS TN 38128 GRIFFIN HOKE D & DONNA J HALL LAWRENCE R & JANIE M HARPER KEITH 3064 WOOD THRUSH DR # 3154 WOOD THRUSH DR # 5136 BLACKWELL RD # MEMPHIS TN 38134 MEMPHIS TN 38134 MEMPHIS TN 38134 HARRIS DORIS J HARRIS JUAQUATTA HARRIS LARRY R & CAROLYN J 3861 CAPRICORN CV # 5157 BLACKWELL RD # 5101 BLACKWELL RD # MEMPHIS TN 38128 MEMPHIS TN 38134 MEMPHIS TN 38134 HART SANDRA T HILL LARRY K HEALTH EDUCATION AND HOUSING FACILITY 5166 LONGACRE AVE # 5158 LONGACRE AVE # PO BOX 683633 # PARK CITY UT 84068 MEMPHIS TN 38134 MEMPHIS TN 38134 HOLLAND JIMMY L & ALMA K HOME SFR BORROWER IV LLC HOLLOWAY JOYCE E ROVOCABLE LIVING TRUST 5147 KEMEL LN # 5118 BLACKWELL RD # PO BOX 4090 BLVD # MEMPHIS TN 38134 MEMPHIS TN 38134 SCOTTSDALE AZ 85261 **HUNT LARRY AND BRENDA HUNT HUNTER BONNIE J HUNTER BURT & AMELIA** 3125 COVINGTON PIKE # 5129 KEMEL LN # 5139 KEMEL LN # MEMPHIS TN 38128 MEMPHIS TN 38134 MEMPHIS TN 38134 ISABEL MERYL L ISOM STEPHANIE K **IVORY SANDY** 3074 WOOD THRUSH DR # 3153 COVINGTON PIKE # 3135 RALEIGH RIDGE CV # MEMPHIS TN 38134 MEMPHIS TN 38128 MEMPHIS TN 38128 IZENBERG SCOTT JANOVICH JOHN R & SHIRLEY T JANOVICH SHIRLEY TAND JOHN R JANOVICH 331 S YATES RD # 5192 BLACKWELL RD # 5192 BLACKWELL RD # MEMPHIS TN 38134 MEMPHIS TN 38120 MEMPHIS TN 38134 JOHNSON CAMERON R & KATINA D JOHNSON UNDREAN JENNINGS THEODORE M AND DERRICK D 3105 RALEIGH RIDGE CV # 3154 RALEIGH RIDGE DR # 3223 COVINGTON PIKE # MEMPHIS TN 38128 MEMPHIS TN 38128 MEMPHIS TN 38128

JONES WILLIE A

MEMPHIS TN 38134

5155 WOOD THRUSH CV #

KALAPU TABITHA T AND VALENTINA RAMIREZ

3095 COVINGTON PIKE # MEMPHIS TN 38128

JONES GWENDOLYN M

MEMPHIS TN 38134

3087 WOOD THRUSH DR #

KENT-ELION ANITA LE DIEM HAND NHUNG HLE (RS) LISKEY PATRICK S 5200 ORIOLE CV # 3171 COVINGTON PIKE # 838 N LEMON ST # MEMPHIS TN 38134 MEMPHIS TN 38128 **ANAHEIM CA 92805** LITTLE ANTHONY MCCLELLAN ROSEMARY MCCOOL MARY G 3106 RALEIGH RIDGE CV # 5101 LONGACRE AVE # 5157 KEMEL LN # MEMPHIS TN 38128 MEMPHIS TN 38134 MEMPHIS TN 38134 MCMAHON BARBARA M MEDICOS GENERAL PLLC MEDICOS GENERAL PLLC 5169 LONGACRE AVE # 6575 BLACK THORNE CV # 3040 COVINGTON PIKE # MEMPHIS TN 38134 MEMPHIS TN 38119 MEMPHIS TN 38128 MILLER CURTIS & REGINA B MONTOYA JUAN C MERCY INVESTMENTS AND TREJO F I YANETH 5146 KEMEL LN # 8160 SHALLOW GLEN TRL # 3121 RALEIGH RIDGE CV # MEMPHIS TN 38128 MEMPHIS TN 38134 CORDOVA TN 38016 MORRISON IRIS MOSES VERITA **MULLINS KENTON** 5125 LONGACRE AVE # 5110 BLACKWELL RD # 15002 WINDWARD DR #802 MEMPHIS TN 38134 MEMPHIS TN 38134 **CORPUS CHRISTI TX 78418** MURDOCH MARK A NEWSOM ROBERT R REVOCABLE LIVING TRUST NGUYEN KIEN V AND CHAU T NGUYEN AND LAI 5100 BLACKWELL RD # 5126 BLACKWELL RD # 3105 COVINGTON PIKE # MEMPHIS TN 38134 MEMPHIS TN 38128 MEMPHIS TN 38134 **NGUYEN THANH NULL JUSTIN K** O'NEAL KORI 204 SANTA FE TRL #2007 5145 WOOD THRUSH CV # 5014 GOLIGHTLY DR # **IRVING TX 75063** MEMPHIS TN 38134 MEMPHIS TN 38128 **ONTO KEITH** ORION FEDERAL CREDIT UNION PAD TO HAVE LLC 1227 JOHNSON AVE # 400 MONROE AVE # 823 HILLVIEW HTS # POINT PLEASANT BEACH NJ 08742 MEMPHIS TN 38103 NASHVILLE TN 37294 PANORAMA HOLDINGS LLC PARRY MARY A PARK PLACE PROPERTIES OF NEBRASKA LLC 1401 NW 122ND AVE # 3549 S 210TH AVE # 3220 LONGACRE CV # ELKHORN NE 68022 PLANTATION FL 33323 MEMPHIS TN 38134 PATTERSON CHARLES E & FREDDIE M PERRY ANDERSON W & BARBARA A PETTIES FAMILY REVOCABLE TRUST 3075 WOOD THRUSH DR # 3215 RALEIGH RIDGE DR # 1654 ST ELMO AVE # MEMPHIS TN 38134 MEMPHIS TN 38127

MEMPHIS TN 38128

PHILIPPIANS V MULTI-MINISTRY CENTER INC 3170 COVINGTON PIKE # MEMPHIS TN 38128

PHILLIPS KEVIN G 3206 RALEIGH RIDGE DR # MEMPHIS TN 38128

POSADA JOSE M R & GABRIELLE R WALDO 5013 GOLIGHTLY DR # MEMPHIS TN 38128

POWELL FAMILY REVOCABLE TRUST 5191 BLACKWELL RD # MEMPHIS TN 38134 PRIME1 INVESTMENT PROPERTIES LLC 744 CROSSOVER LN # MEMPHIS TN 38117 RANDLE KEVIN S AND JESSIE M RANDLE (RS) 3183 RALEIGH RIDGE DR # MEMPHIS TN 38128

REVEN HOUSING TENNESSEE LLC PO BOX 19201 # JACKSONVILLE FL 32245 RK CAPTIAL INVESTMENTS LLC 6329 STATE ROAD 54 # NEW PORT RICHEY FL 34653 ROBINSON URSULA P 3090 WOOD THRUSH DR # MEMPHIS TN 38134

RODNEY CAMELLIA & WILLIAM 6575 BLACK THORN CV # MEMPHIS TN 38119 RODNEY JOHN R & DIANA A ACOSTA 5126 WOOD THRUSH CV # MEMPHIS TN 38134 ROWBERRY JAN 5137 BLACKWELL RD # MEMPHIS TN 38134

RS RENTAL I LLC 1955 S VAL VISTA DR #126 MESA AZ 85204 SANCHEZ GERARDO 3231 COVINGTON PIKE # MEMPHIS TN 38128 SANDERS CHRISTOPHER 3189 COVINGTON PIKE # MEMPHIS TN 38128

SAWYER ROBERT & MARCELLA P 3175 RALEIGH RIDGE DR # MEMPHIS TN 38128 SHAW ALISA M 5023 RIDGE TREE DR # MEMPHIS TN 38128 SKEFOS JAMES 2884 WALNUT GROVE RD # MEMPHIS TN 38111

SMITH WILLIE JR 5119 BLACKWELL RD # MEMPHIS TN 38134 SMPO DEVELOPMENT LLC 5858 RIDGEWAY CENTER PKWY # MEMPHIS TN 38120

STEPHENS JESSE M 5193 LONGACRE AVE # BARTLETT TN 38134

STOUT THOMAS & HATTIE M 5011 RIDGE TREE DR # MEMPHIS TN 38128 STR RESTAURANT GROUP LLC 6250 GREEN MEADOWS RD # MEMPHIS TN 38120 STUBBS JANICE M 3123 WOOD THRUSH DR # MEMPHIS TN 38134

TACO BELL OF AMERICA INC PO BOX 80615 # INDIANAPOLIS IN 46280 TATUM LITA & LUTHER 3200 LONGACRE CV # MEMPHIS TN 38134 TAYLOR CHARLES D & ELAINE 3138 WOOD THRUSH DR # MEMPHIS TN 38134

TAYLOR MICHAEL 5147 BLACKWELL RD # MEMPHIS TN 38134 THORNHILL PATRICK A & JANICE S 3191 RALEIGH RIDGE DR # MEMPHIS TN 38128

TRIMMER DOROTHY D AND EDWIN D LACKEY 5109 LONGACRE AVE # MEMPHIS TN 38134

TYLER DANA N
3211 BRANWOOD CV #
MEMPHIS TN 38134

TYSON COMER 3143 WOOD THRUSH DR # MEMPHIS TN 38134

VEGA ALEXANDER M & HERMANN CONTRERAS 5146 BLACKWELL RD # MEMPHIS TN 38134

VERGHO JOSEPH D AND EMILY A VERGHO 3216 LONGACRE CV # MEMPHIS TN 38134

VINEBROOK HOMES BORROWER 1 LLC 3500 PARK CENTER DR #100 DAYTON OH 45414 WASHINGTON ELBERT JR 3181 COVINGTON PIKE # MEMPHIS TN 38128

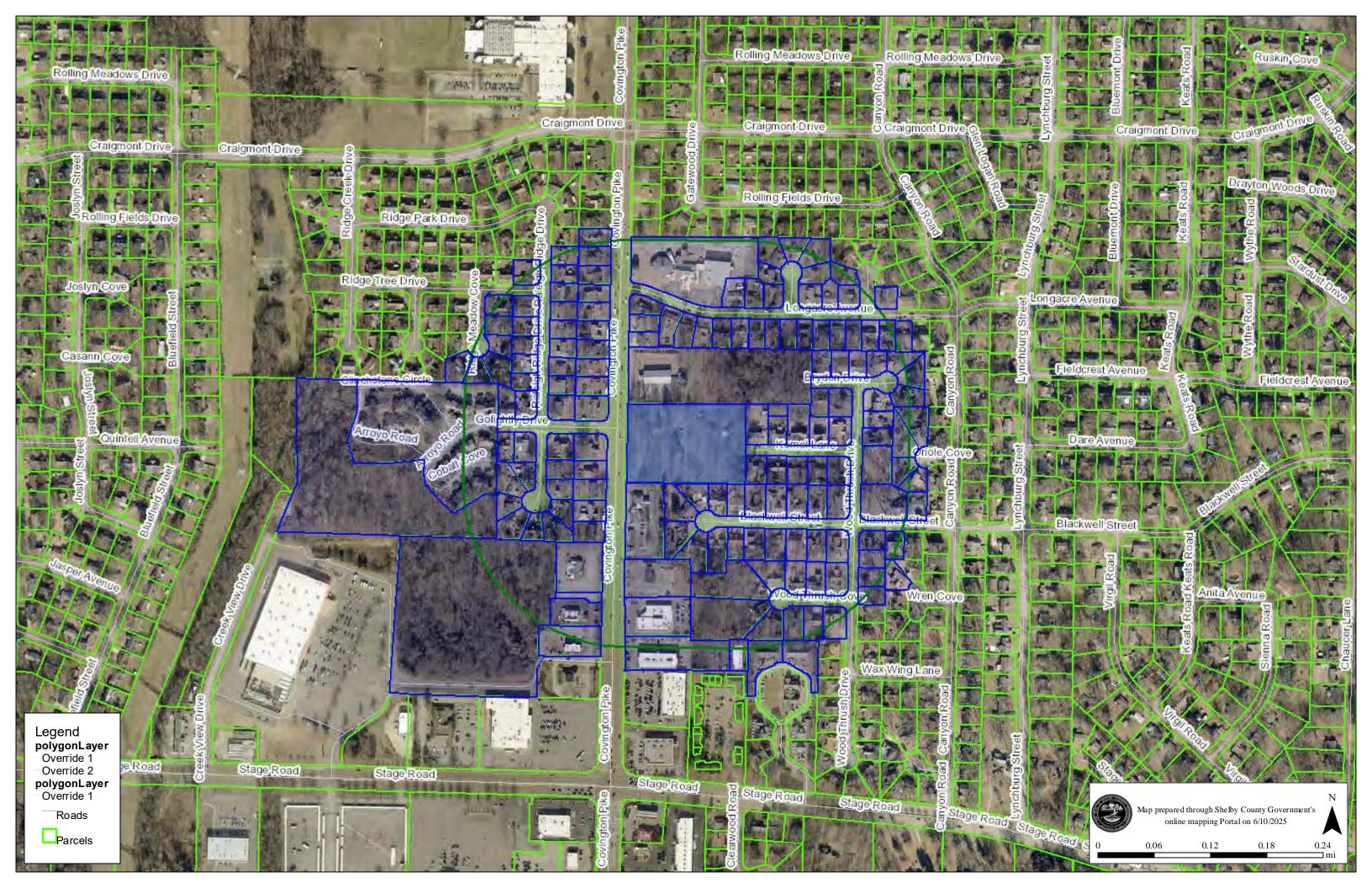
WHITMORE JERRY & SHIRLEY 4398 JANICE # MEMPHIS TN 38122 WILLIAMS GREGG & KATHY 3080 WOOD THRUSH DR # MEMPHIS TN 38134

WILLIAMS JESSE & JENNIFER 5133 LONGACRE AVE # MEMPHIS TN 38134 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. 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 3156 Covington Pike, Approximately 1300 feet north of Stage Road and further identified by Assessor's Parcel Number 087051 00125. for which an application is being made to the Division of Planch and Development. Subscribed and swom to (or affirmed) before





Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

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



201906120057748 06/12/2019 - 01:47:25 PM

3 PGS	
LACI 1878258 - 201906120057748	
VALUE	110000.00
MORTGAGE TAX	0.00
TRANSFER TAX	407.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	425.00

SHELANDRA Y FORD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

This instrument prepared by: James O. Parker 756 East Brookhaven Circle Memphis, TN 38117 Tax Parcel No.: 0870751 00125

WARRANTY DEED

THIS INDENTURE, made and entered into this 11th day of June, 2019, by and between SALAM WAHAB, party of the first part, and JAMES SKEFOS party of the second part,

WITNESSETH: That for and in consideration of ten dollars (\$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 and convey and confirm unto the said party of the second part the following described real estate, situated and being in City of Memphis, Shelby County, State of Tennessee, to-wit:

SEE ATTACHMENT "A" HERETO FOR THE DESCRIPTION OF SAID PROPERTY

Being the same property as that conveyed to Salam Wahab by Warranty Deed of record as instrument Nos. 15032020 and 15032021 in the Shelby County, Tennessee, Register's Office.

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 part, his heirs, successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered except for Shelby County and City of Memphis property taxes for 2019 and beyond which the party of the second part assumes and agrees to pay; Building Lines, Subdivision Restrictions, and Easements of record and particularly Easement of record as Instrument Nos. K5 1850 in the Shelby County, Tennessee, Register's Office, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof. WITNESS the signature of the said party of the first part this day and year first above written.

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Salam Wahab, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and notarial seal at office this 11th day of June, 2019.

My commission expires 12/27/2022

<u> Samo O. Parker</u> Notary Public

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 \$110,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 11th day of June, 2019.

Notary Public

My commission expires: 12/27/2022

Owner's name and address and place to Send Tax Bills to: James Skefos

2884 Walnut Grove

Memphis, TN

38111

Property address: 3156 Covington Pike

Memphis, TN 38128

EXHIBIT "A" DESCRIPTION OF 3156 COVINGTON PIKE MEMPHIS, TN 38128

Real Estate situated and being in City of Memphis, County of Shelby, State of Tennessee, to wit:

Part of James Paine 100 acres, being more particularly described as follows:

Beginning at a point in the east line of Covington Pike 1352.4 feet northwardly from the north line of Raleigh-Bartlett Road; thence northwardly with said east line of Covington Pike 358.7 feet to a point 765 feet south of the north line of the Paine 100 acre tract; thence eastwardly parallel with said north line 1238.5 feet to a point; thence southwardly parallel with Covington Pike 358.7 feet to a point; thence westwardly 1238.5 feet to the point of beginning.

LESS AND EXCEPT THOSE PORTIONS OF SAID PROPERTY CONVEYED BY DEEDS OF RECORD UNDER REGISTER'S NUMBERS OF K-5-1850, K9-4946 AND M6-0033.

Grantor covenants that the aforedescribed real property is not, nor has it ever been grantor's homestead or marital residence.