# 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: 09/23/25 DATE ITEM (CHECK ONE) REQUEST FOR PUBLIC HEARING **ORDINANCE** X RESOLUTION Resolution pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code approving ITEM DESCRIPTION: a special use permit at the subject property located at 2279 Lamar Avenue, known as case number SUP 2025-021 CASE NUMBER: SUP 2025-021 2279 Lamar Avenue LOCATION: COUNCIL DISTRICTS: District 4 and Super District 8 - Positions 1, 2, and 3 Madeline Lyles-After Life Mortuary Services OWNER/APPLICANT: REPRESENTATIVE: Madeline Lyles-After Life Mortuary Services REQUEST: Special use permit to allow a funeral home +/-0.92 acres AREA: The Division of Planning and Development recommended Approval with conditions RECOMMENDATION: The Land Use Control Board recommended Approval with conditions RECOMMENDED COUNCIL ACTION: Public Hearing Not Required PRIOR ACTION ON ITEM: APPROVAL - (1) APPROVED (2) DENIED (1) 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 ADMINISTRATIVE APPROVAL: POSITION DATE STAFF PLANNER DEPUTY ADMINISTRATOR ADMINISTRATOR DIRECTOR (JOINT APPROVAL)

COMPTROLLER

CITY ATTORNEY

FINANCE DIRECTOR

COMMITTEE CHAIRMAN

CHIEF ADMINISTRATIVE OFFICER



# Memphis City Council Summary Sheet

## SUP 2025-021

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A SPECIAL USE PERMIT AT THE SUBJECT PROPERTY LOCATED AT 2279 LAMAR AVENUE, KNOWN AS CASE NUMBER SUP 2025-021

- This item is a resolution with conditions for a special use permit to allow a funeral home; 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: SUP 2025-021

**LOCATION:** 2279 Lamar Avenue

**COUNCIL DISTRICT(S):** District 4 and Super District 8 – Positions 1, 2, and 3

OWNER/APPLICANT: Madeline Lyles-After Life Mortuary Services

**REPRESENTATIVE:** Madeline Lyles-After Life Mortuary Services

**REQUEST:** To allow a funeral home

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

**AREA:** +/-0.92 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 vote of 7-0-0 on the consent agenda.

Respectfully,

Planner II

Land Use & Development Services

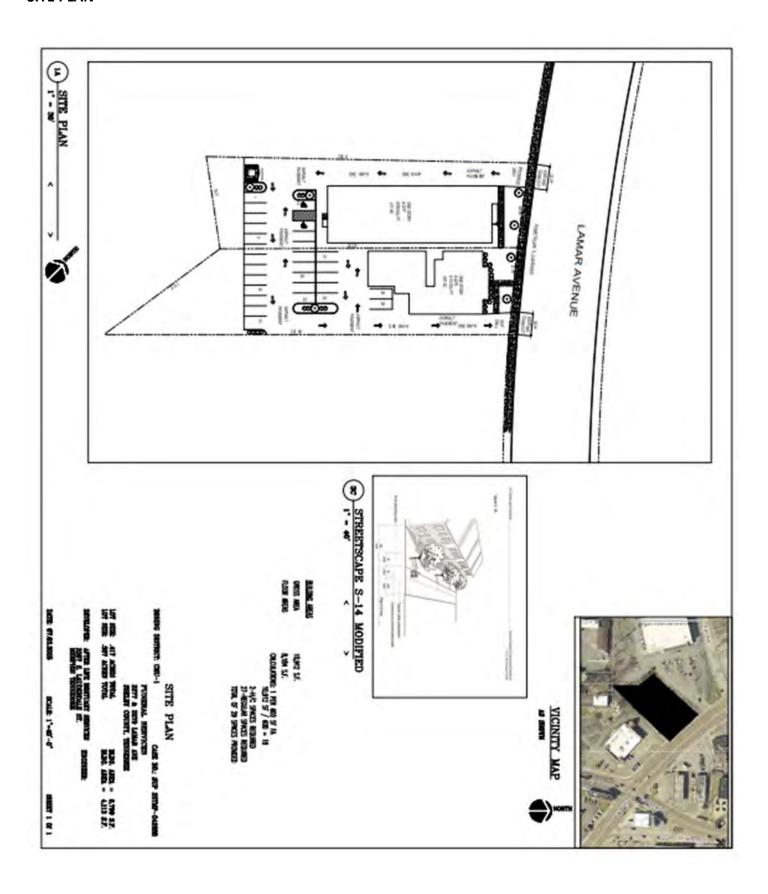
Cc: Committee Members

Mahsan Ostadnia

File

# SUP 2025-021 CONDITIONS

- 1. This Special Use Permit shall expire five (5) years from the date of final approval by the Memphis City Council, unless a certificate of occupancy has been issued or a building permit has been obtained, and substantial construction has commenced.
- 2. An Administrative Site Plan Review (ASPR) shall be submitted and approved by the Division of Planning and Development following final approval by the Memphis City Council and prior to the issuance of any building permits or certificates of occupancy.



RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A SPECIAL USE PERMIT AT THE SUBJECT PROPERTY LOCATED AT 2279 LAMAR AVENUE, KNOWN AS CASE NUMBER SUP 2025-021

**WHEREAS,** Chapter 9.6 of the Memphis and Shelby County Unified Development Code, being a section of the Joint Ordinance Resolution No. 5367, dated August 10, 2010, authorizes the Council of the City of Memphis to grant a special use permit for certain stated purposes in the various zoning districts; and

**WHEREAS**, the After Life Mortuary Services filed an application with the Memphis and Shelby County Division of Planning and Development to allow a funeral home; and

WHEREAS, the Division of Planning and Development has received and reviewed the application in accordance with procedures, objectives, and standards for special use permits as set forth in Chapter 9.6 with regard to the proposed development's impacts upon surrounding properties, availability of public facilities, both external and internal circulation, land use compatibility, and that the design and amenities are consistent with the public interest; and has submitted its findings and recommendation concerning the above considerations to the Land Use Control Board; and

**WHEREAS**, a public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on August 14, 2025, and said Board has submitted its findings and recommendation concerning the above considerations to the Council of the City of Memphis; and

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

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

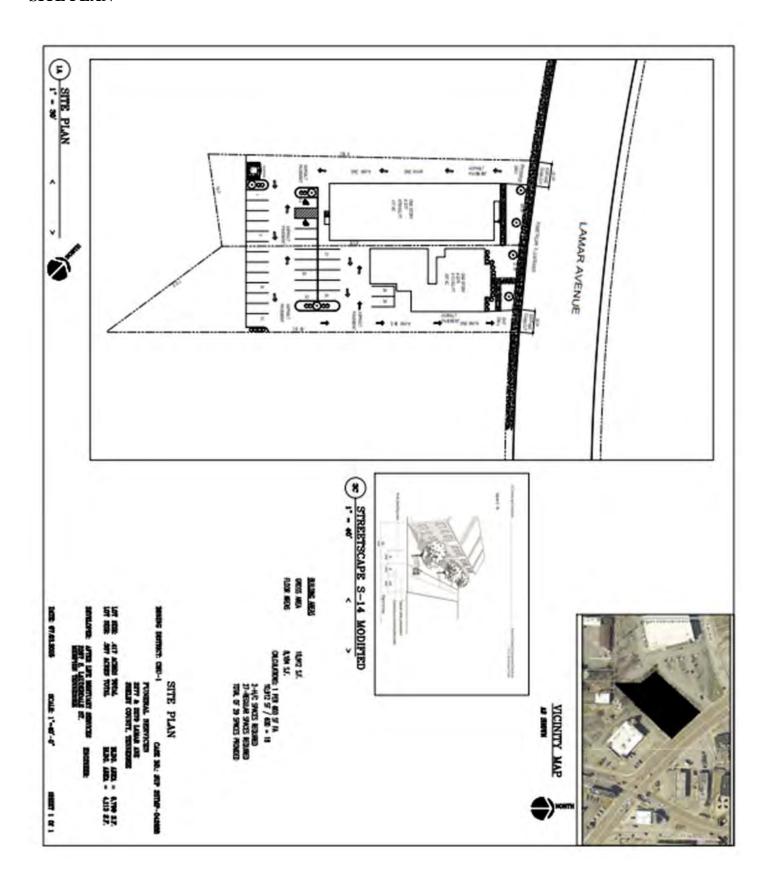
NOW, THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF MEMPHIS, that, pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code, a special use permit is hereby granted for the request use in accordance with the attached conditions.

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

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

# **CONDITIONS**

- 1. This Special Use Permit shall expire five (5) years from the date of final approval by the Memphis City Council, unless a certificate of occupancy has been issued or a building permit has been obtained, and substantial construction has commenced.
- 2. An Administrative Site Plan Review (ASPR) shall be submitted and approved by the Division of Planning and Development following final approval by the Memphis City Council and prior to the issuance of any building permits or certificates of occupancy.



ATTEST:

Division of Planning and Development

- Land Use and Development Services

- Office of Construction Enforcement

AGENDA ITEM: 16 L.U.C.B. MEETING: August 14, 2025

CASE NUMBER: SUP 2025-021

**LOCATION:** 2279 Lamar Avenue

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

**OWNER/APPLICANT:** Madeline Lyles-After Life Mortuary Services

**REPRESENTATIVE:** Madeline Lyles-After Life Mortuary Services

**REQUEST:** Special use permit to allow a funeral home

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

## CONCLUSIONS

- 1. The applicant is proposing a special use permit to allow a funeral home at the subject property located along Lamar Avenue. The site includes two existing one-story commercial buildings, one measuring 6,799 square feet and the other 4,113 square feet—for a total of 10,912 square feet. The property is currently zoned Commercial Mixed Use- 1 (CMU- 1).
- 2. The property consists of portions of Lot 1 of the R.E. Dunlap Subdivision (unrecorded) and Lot 2 of the J.W. Pinner Subdivision (Plat Book 36 Page 23), with two existing structures built in 1938 and 1957. It has one street frontage along Lamar Avenue, a major commercial corridor surrounded by a mix of commercial, residential, and light industrial uses—making it a suitable location for a low-intensity use like a funeral home.
- 3. The site plan includes two access points on Lamar Avenue: a 19'-10" entrance and an 18'-6" exit, allowing for one-way circulation. A total of 29 parking spaces are provided, including 2 ADA-compliant spaces near the larger building. The site also features a dumpster enclosure, landscaped parking islands, and a modified streetscape along the frontage
- 4. The granting of this special use permit will not cause substantial detriment to the public good, nor will it substantially impair the intent and purpose of an adopted plan or the Unified Development Code (UDC), nor will it be injurious to the neighborhood or the general welfare, and it will be in harmony with the purpose and intent of the UDC.

## **CONSISTENCY WITH MEMPHIS 3.0**

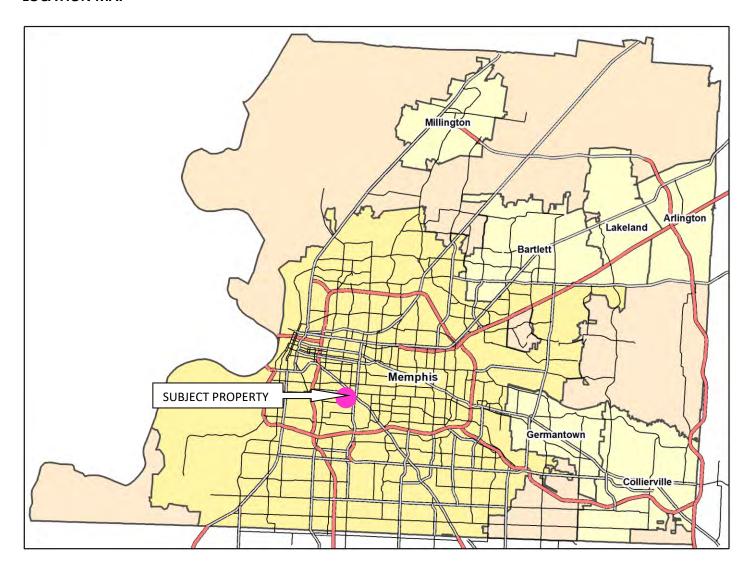
This proposal is consistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on pages 17-20 of this report.

#### **RECOMMENDATION:**

**Approval with conditions** 

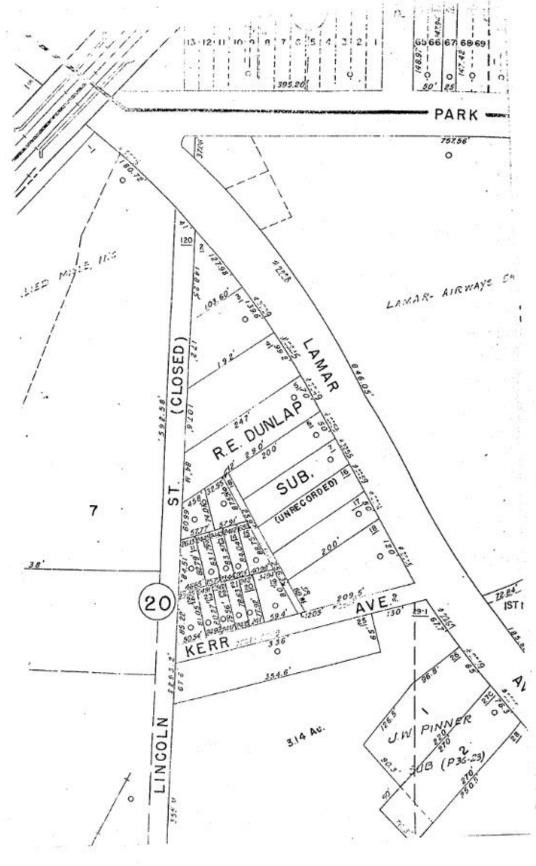
Staff Writer: Mahsan Ostadnia E-mail: mahsan.ostadnia@memphistn.gov

# **LOCATION MAP**

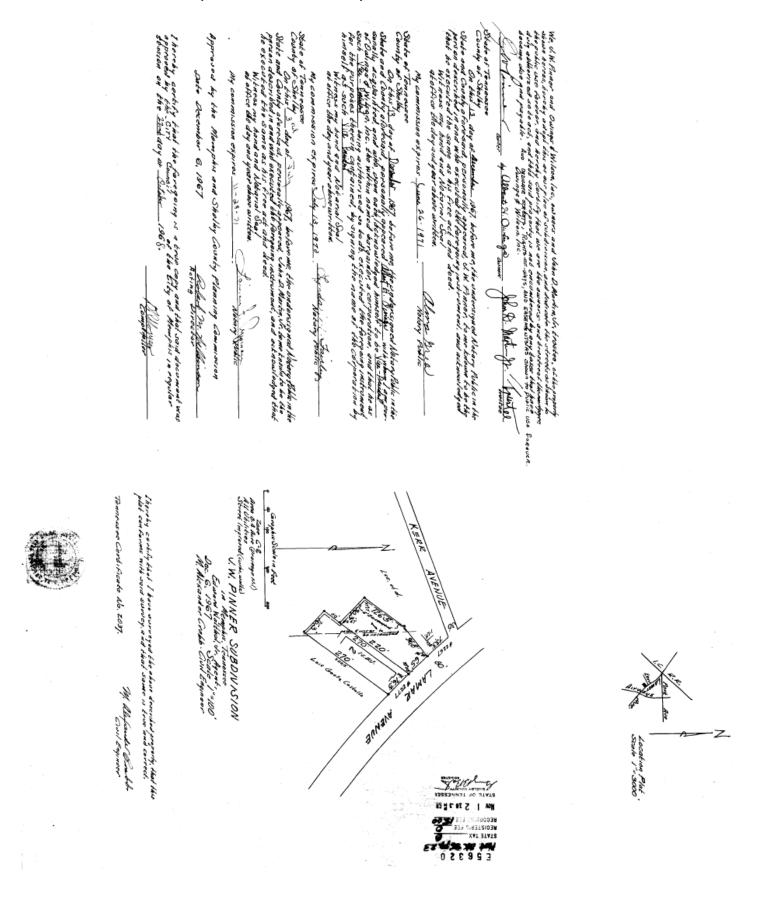


Subject property located within the pink circle.

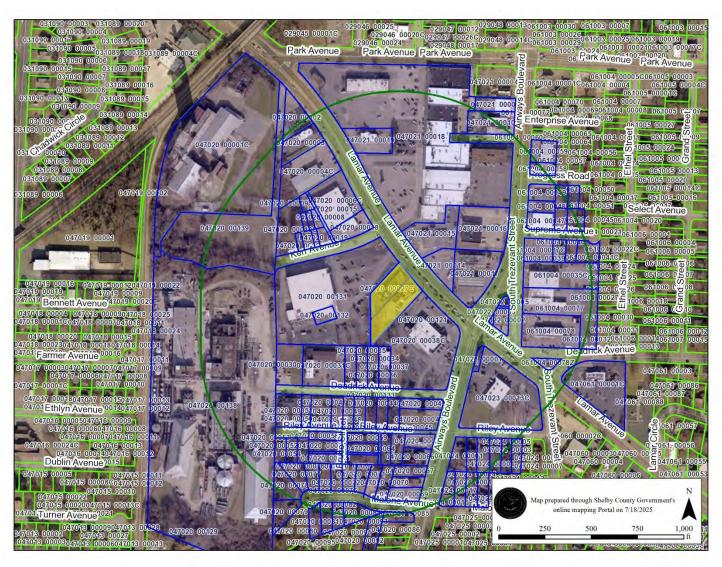
# R.E. DUNLAP SUBDIVISION (UNRECORDED)



# J.W. PINNER SUBDIVISION (PLAT BOOK 36 PAGE 23)



## **PUBLIC NOTICE VICINITY MAP**



Subject property highlighted in yellow.

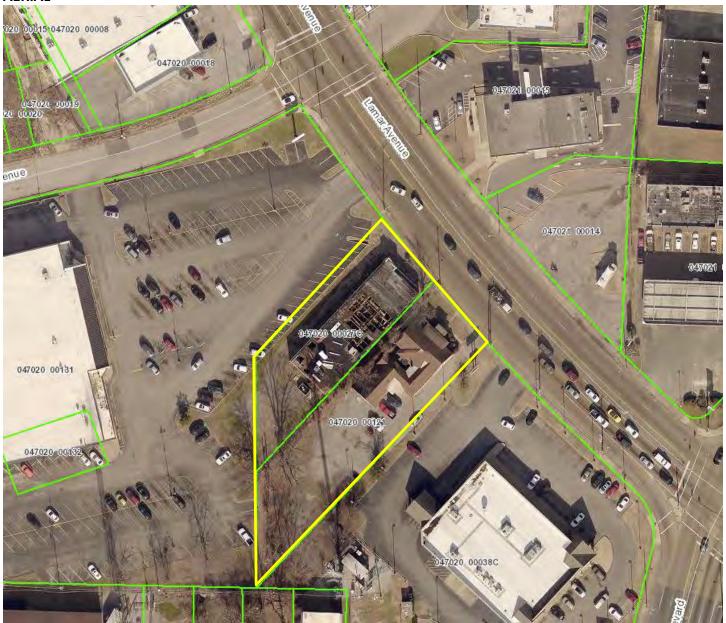
#### **PUBLIC NOTICE DETAILS**

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 95 notices were mailed on July 18, 2025, see page 24 of this report for a copy of said notice. Additionally, two signs were posted at the subject property, see pages 25-26 of this report for a copy of the sign affidavit.

## **NEIGHBORHOOD MEETING**

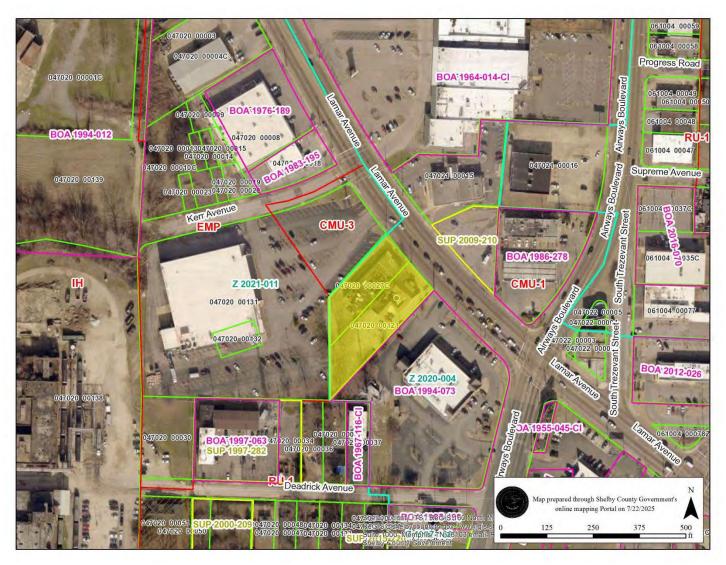
The meeting was held at 6:00 PM on Thursday, July 31, 2025, at 2277 Lamar Avenue, Memphis, TN 38114. See pages 27-28 of this report for a copy of the neighborhood meeting summary.

# **AERIAL**



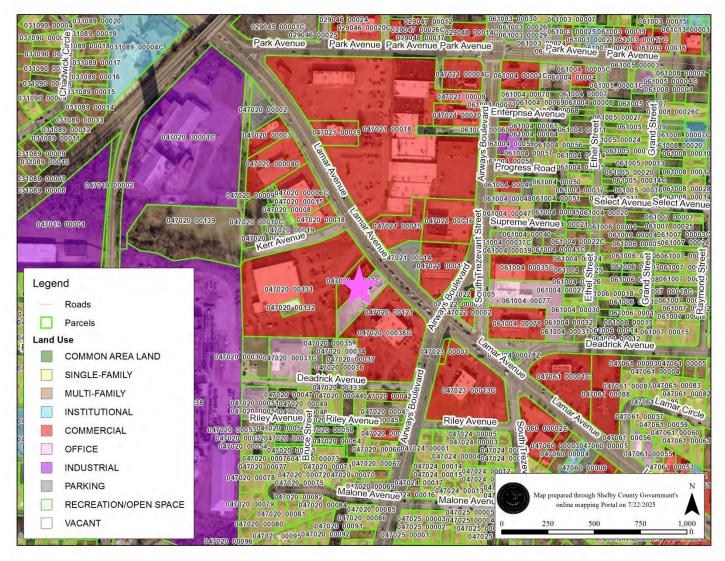
Subject property outlined in yellow.

## **ZONING MAP**



Subject property highlighted in yellow.

#### LAND USE MAP



Subject property indicated by a pink star.

# **SITE PHOTOS**



View of subject property from Lamar Avenue (Front).



View of subject property from Lamar Avenue (East).



View of subject property from Lamar Avenue (West).

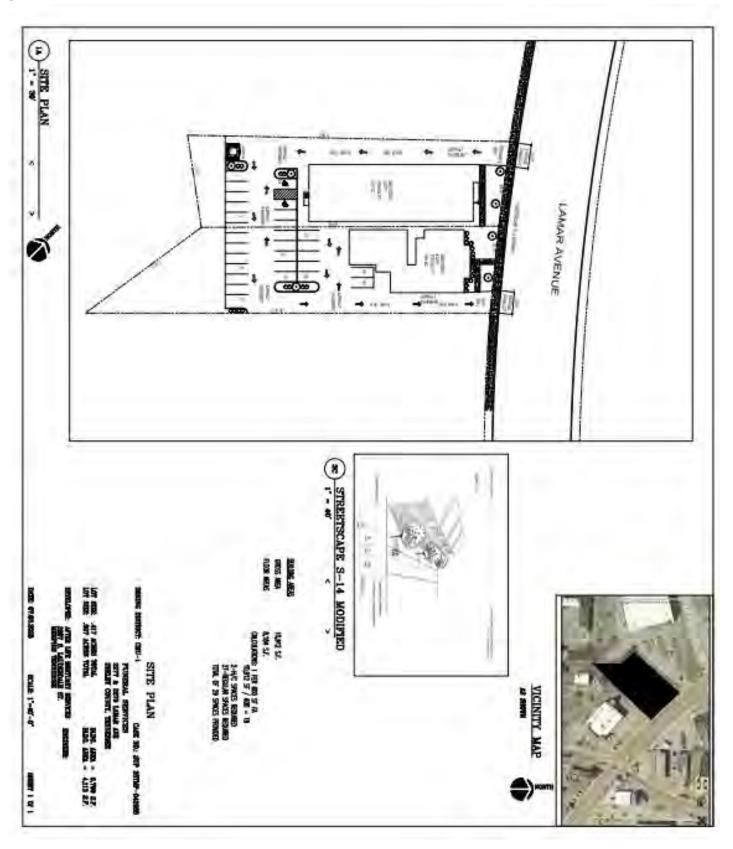


View of subject property from above (west).

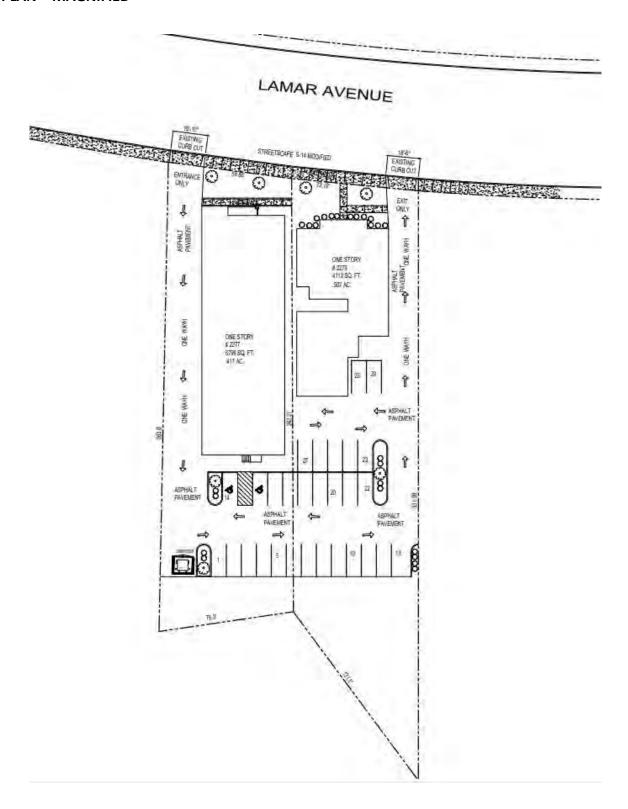


View of subject property from above (east).

# SITE PLAN



# **SITE PLAN – MAGNIFIED**



#### **CASE REVIEW**

## Request

The request is a special use permit to allow a funeral home.

## **Approval Criteria**

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

## 9.6.9 Approval Criteria

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

9.6.9A	The project will not have a substantial or undue adverse effect upon adjacent property, the
	character of the neighborhood, traffic conditions, parking, utility facilities and other matters
	affecting the public health, safety, and general welfare.
9.6.9B	The project will be constructed, arranged and operated so as to be compatible with the
	immediate vicinity and not interfere with the development and use of adjacent property in
	accordance with the applicable district regulations.

9.6.9C	The project will be served adequately by essential public facilities and services such as streets,
	parking, drainage, refuse disposal, fire protection and emergency services, water and sewers; or
	that the applicant will provide adequately for such services.

9.6.9D	The project will not result in the destruction, loss or damage of any feature determined by the
	governing bodies to be of significant natural, scenic or historic importance.

- 9.6.9E The project complies with all additional standards imposed on it by any particular provisions authorizing such use.
- 9.6.9F The request will not adversely affect any plans to be considered (see Chapter 1.9), or violate the character of existing standards for development of the adjacent properties.
- 9.6.9G The governing bodies may impose conditions to minimize adverse effects on the neighborhood or on public facilities, and to ensure compatibility of the proposed development with surrounding properties, uses, and the purpose and intent of this development code.
- 9.6.9H Any decision to deny a special use permit request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record, per the Telecommunications Act of 1996, 47 USC 332(c)(7)(B)(iii). The review body may not take into account any environmental or health concerns.

## **Site Details**

Address:

2279 Lamar Avenue

Parcel ID:

047020 00121, 047020 00027C

Area:

+/-40,249 square feet

Staff Report SUP 2025-021 August 14, 2025 Page 14

## Description:

The subject property is known partially as Lot 1 of Dunlap Subdivision and Lot 2 of JW Pinner Subdivision a zoning of commercial mixed use-1 (CMU-1). Per the Assessor's website, the principal structure on the site was built in 1938 (2279 Lamar Ave) and the other structure was built in 1957 (2277 Lamar Ave). The surrounding land uses are a mixture of commercial, residential, light industrial lots. Additionally, this lot has one street frontage.

## **Site Zoning History**

On September 01, 2020, the Council of the City of Memphis adopted Ordinance Number 5757 which implemented changes to the use districts along Lamar Avenue. As part of this ordinance, the subject property was downzoned from Commercial Mixed Use-3 (CMU-3) to Commercial Mixed Use-1 (CMU-1), see pages 21-23 of this reports for a copy of the attested resolution.

## **Site Plan Review**

The site plan shows a commercial development along Lamar Avenue with two one-story buildings. The larger building (2271) is 6,799 square feet and the smaller building (2270) is 4,113 square feet, for a total of 10,912 square feet of building area.

The property has two access points on Lamar Avenue—an entrance on the west side with a 19'-10" curb cut and an exit on the east side with an 18'-6" curb cut.

There are a total of 29 parking spaces on the site, including 2 ADA-compliant spaces located near the entrance of the larger building (2271).

Additional features include a dumpster enclosure in the southwest corner and landscaped areas along the front of the property and within the parking lot. A modified streetscape is also included along Lamar Avenue.

#### **Analysis**

The applicant is proposing a special use permit to allow a funeral home at the subject property located along Lamar Avenue. The site includes two existing one-story commercial buildings, one measuring 6,799 square feet and the other 4,113 square feet—for a total of 10,912 square feet. The property is currently zoned Commercial Mixed Use- 1 (CMU- 1).

The property consists of portions of Lot 1 of the R.E. Dunlap Subdivision (unrecorded) and Lot 2 of the J.W. Pinner Subdivision (Plat Book 36 Page 23), with two existing structures built in 1938 and 1957. It has one street frontage along Lamar Avenue, a major commercial corridor surrounded by a mix of commercial, residential, and light industrial uses—making it a suitable location for a low-intensity use like a funeral home.

The site plan includes two access points on Lamar Avenue: a 19'-10" entrance and an 18'-6" exit, allowing for one-way circulation. A total of 29 parking spaces are provided, including 2 ADA-compliant spaces near the larger building. The site also features a dumpster enclosure, landscaped parking islands, and a modified streetscape along the frontage

The granting of this special use permit will not cause substantial detriment to the public good, nor will it substantially impair the intent and purpose of an adopted plan or the Unified Development Code (UDC), nor will it be injurious to the neighborhood or the general welfare, and it will be in harmony with the purpose and intent of the UDC.

## **RECOMMENDATION**

Staff recommends approval with conditions.

## **Conditions**

- 1. This Special Use Permit shall expire five (5) years from the date of final approval by the Memphis City Council, unless a certificate of occupancy has been issued or a building permit has been obtained, and substantial construction has commenced.
- 2. An Administrative Site Plan Review (ASPR) shall be submitted and approved by the Division of Planning and Development following final approval by the Memphis City Council and prior to the issuance of any building permits or certificates of occupancy.

#### **DEPARTMENTAL COMMENTS**

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

## **City/County Engineer:**

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

#### Sewers:

2. City sanitary sewers are available to serve this development.

### Roads:

- 3. The Developer shall be responsible for the repair and/or replacement of all existing curb and gutter along the frontage of this site as necessary.
- 4. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The developer shall be responsible for any reconstruction or repair necessary to meet City standards.

#### **Traffic Control Provisions:**

- 5. The developer shall provide a traffic control plan to the city engineer that shows the phasing for each street frontage during demolition and construction of curb gutter and sidewalk. Upon completion of sidewalk and curb and gutter improvements, a minimum 5 foot wide pedestrian pathway shall be provided throughout the remainder of the project. In the event that the existing right of way width does not allow for a 5 foot clear pedestrian path, an exception may be considered.
- 6. Any closure of the right of way shall be time limited to the active demolition and construction of sidewalks and curb and gutter. Continuous unwarranted closure of the right of way shall not be allowed for the duration of the project. The developer shall provide on the traffic control plan, the time needed per phase to complete that portion of the work. Time limits will begin on the day of closure and will be monitored by the Engineering construction inspectors on the job.
- 7. The developer's engineer shall submit a Trip Generation Report that documents the proposed land use, scope and anticipated traffic demand associated with the proposed development. A detailed Traffic Impact Study will be required when the accepted Trip Generation Report indicates that the number for projected trips meets or exceeds the criteria listed in Section 210-Traffic Impact Policy for Land Development of the City of Memphis Division of Engineering Design and Policy Review Manual. Any required Traffic Impact Study will need to be formally approved by the City of Memphis, Traffic Engineering Department.

## Curb Cuts/Access:

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

Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed

## **City/County Fire Division:**

- All design and construction shall comply with the 2021 edition of the International Fire Code (as locally amended) and referenced standards.
- 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.
- A detailed plans review will be conducted by the Memphis Fire Prevention Bureau upon receipt of complete construction documents. Plans shall be submitted to the Shelby County Office of Code Enforcement.

**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:**

This summary is being produced in response to the following application to support the Land Use and Development Services department in their recommendation: <u>SUP 2025-021</u>

Site Address/Location: 2279 Lamar Ave

Overlay District/Historic District/Flood Zone: N/A

Future Land Use Designation: Anchor Neighborhood-Mix of Building Types (AN-M)

Street Type: Parkway

The applicant is seeking approval for a special use permit and Certificate of Occupancy for on-sight funeral services, and visitation services along with memorial services and Funeral Service Education Summer Camp for the youth and young adults of various communities. The plan is to conjoin the two neighboring addresses (2279 and 2277 Lamar) allowing for a rear parking lot.

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

### 1. Future Land Use Planning Map



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

## 2. Land Use Description/Intent

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



#### "AN-M" Form & Location Characteristics

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

ACCELERATE: Primarily detached, single-family house-scale residences of 1-3 stories in height. Attached, house-scale single-family, duplexes, triplexes and quadplexes of 1-3 stories in height permitted on parcels within 200 feet of an anchor and at intersections where the presence of such housing type currently exists. Building-scale large homes and apartments of 2-4 stories in height permitted on parcels within 100 feet of an anchor; at intersections where the presence of such housing type currently exists at the intersection. Other housing and commercial types along avenues, boulevards and parkways as identified in the Street Types Map where same types exist on one or more adjacent parcels.

## "AN-M" Zoning Notes

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

## **Existing, Adjacent Land Use and Zoning**

Existing Land Use and Zoning: Commercial, Office and CMU-1

Adjacent Land Use and Zoning: Commercial Office, Single -Family and RU-1, CMU-1 and CMU-3

**Overall Compatibility:** This requested use is compatible with the land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use. The proposed development is close in proximity to an anchor within the Lamar District. The proposed development is also surrounded by current heavy auto-oriented use along Lamar. If the proposed development can maintain the existing frontage standards with no changes to current building placement, this would reflect the goals outlined in the Anchor Neighborhood - Mix of Building Types Future Land Use designation.

## 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.

### 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. Action 1.1.31-Increase infill and redevelopment that locate residential, employment, and retail uses near each other to maximize transit and active transportation.

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

N/A

## **Consistency Analysis Summary**

The applicant is seeking approval for a special use permit and Certificate of Occupancy for on-sight funeral services, and visitation services along with memorial services and Funeral Service Education Summer Camp for the youth and young adults of various communities. The plan is to conjoin the two neighboring addresses (2279 and 2277 Lamar), to provide a steady and safe flow of traffic in and out of the parking lot.

This requested use is compatible with the land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use. The proposed development is close in proximity to a proposed anchor within the Lamar District. The proposed development is also surrounded by current heavy auto-oriented use along Lamar. If the proposed development can maintain the existing frontage standards with no changes to current building placement, this would reflect the goals outlined in the Anchor Neighborhood - Mix of Building Types Future Land Use designation.

The requested use is consistent with Objective 1.1 –Focus future growth and density in and around community and citywide anchors. Action 1.1.31-Increase infill and redevelopment that locate residential, employment, and retail uses near each other to maximize transit and active transportation.

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

## **ATTESTED RESOLUTION (Z 2020-04)**

ORDINANCE NO: 5757

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

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

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

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

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

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

#### SECTION 1:

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

#### SECTION 2:

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

#### SECTION 3:

THAT, this ordinance take effect from and after the date it shall have been passed by the Council, signed by the Chair of the Council, certified and delivered to the Office of the Mayor in writing by the comptroller, and become effective as otherwise provided by law.

#### ATTEST:

THE FOREGOING ORDINANCE

1st Reading 7-

2nd Reading 8-4-202

Approved Patrice 9. Rolling

Date Signed: 9/3/202

Date Signed:

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

2/2/2010

# TABLE WITH DATA ON EACH AFFECTED PARCEL

Report L	MOSI FARCEL III	Current Formig	Fraposed Resoning	Property Address	Owner Name
	means, progr	nau( n	rive I	Wilson I And Say Plans	Barrier Tarraman Laborator
	059031 00003	CNU-3	CMU-I	3038 LAMAR AVE	BARRASSIC ANTHONY J
	059031 00084	CMLis	GMU-1	3061 LAMAR AVE	FLOIED GLENN 2
	056031 00085	CMU-3	CMDII	3073 LAMAR	FLOIED GLEN Z
	necess ages	manus.	character.	TOTAL STATE OF	DARRAS ABDEL AND ANIVER ALMONIAN
	099631 00087	CMU-3	CMU-1	3095 LAMAR AVE	LIBERTY INN OF
5	05903   00104	cmu-s	CMD-1	3075 LAMAR AVE	MEMPHIS INC
	059031 00109	CMU-3	CMU-1	B025 LAMAR AVE	SANDTLLC
	34-441 34-040	34.00			BEST CORNER EXPRES
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## **MAILED PUBLIC NOTICE**

Staff Planner Contact: Mahsan Ostadnia

125 N Main St.

Date:

Thursday, August 14, 2025

mahsan.ostadnia@memphistn.gov

(901) 636-7181

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 Wednesday, August 7, 2025 at 8 AM.

CASE NUMBER: SUP 2025-021

ADDRESS: 2279 Lamar Ave

REQUEST: Special use permit to allow a funeral home

APPLICANT: Madeline Lyles

Meeting Details
Location: Council Chambers
City Hall 1st Floor

Time: 9:00 AM

Survivorial Activities (Mailed 07/18/2025

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



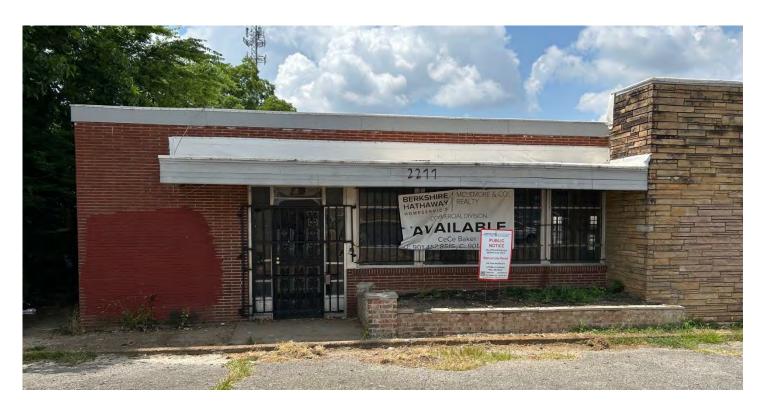
VICINITY MAP

# **SIGN AFFIDAVIT**

# AFFIDAVIT

Shelby County	
State of Tennessee	
on the 24th day of July 2025-02 at 5	depose and say that at 12:26 am(pm)  J. I posted 2 Public Notice Sign(s)  2277 +2275 haman
proviging notice of a Public Hearing before the (ch	neck one):
Land Use Control Board	
Board of Adjustment	
Memphis City Council	
Shelby County Board of Commissioners	
for consideration of a proposed land use action	n, a photograph of said sign(s) being
attached hereon and a copy of the sign purcha	
and the L	7/24/25
Owner, Applicant or Representative	Date
Subscribed and swom to before me this 24 street str	day of July , 20,25.
Notary Public TENN	ESSEE IARY
My commission expires: 12-20-2025 477	OF SHE





## **NEIGHBORHOOD MEETING SUMMARY**

NEIGHBORHOOD MEETING SUMMARY	≣
case Number: SUP-2025-021	dod
Meeting Information	SHELDY COUNTY
Location: Dacant Space	Date: 8/1/25
Address: 2271 Lamar Ave., 3814	Time:
Attendance	
Attended on behalf of the applicant:	Role (Applicant Engineer, Architect etc.)
Madeline hyles-applicant	
Dana Taylor-applicant	
0 1	
Number of Invitations Mailed: 180 Approx. Neighb	orhood Attendees: 2
Proceedings	
Please provide a brief summary of the meeting. Identify the most co if applicable, describe any application changes planned in response	
	and the second second second
The meeting started at le'co por on 7/:	
Noone attended, until 6:45. Two india	riduals,
Sheila of Cedric Myles who are a marie	ed couple, came
to meet us and question the parking.	and our olan
i she was to also a de sie	fruisk king
in the event of a large family coming	10 Vintalions
They aren't residents of the area. The	ney own a home
that's in the vacinity. After speaking	w/ w in detail
Hour somed to be of ence. They will	1 atte of the Bon
they seemed to be at take. They will meeting on Aug. 14th.	Correct 1000 page
meeting on my.	
Page 1 of 2	

## **NEIGHBORHOOD MEETING SUMMARY**

Case Number: SUP-2025-021 Attachments Also included in this submission are the following: Handouts Provided Mailed Invitation Invitation Mailing List Sign-in Sheet(s) Photographs of Meeting Applicant's Presentation Other: Proof that attendees aren't active reside 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 Required under Section 9.3.2 of the UDC This meeting was: Optional/Additional 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

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

a presentation regarding the development.

#### APPLICATION



## Memphis and Shelby County Division of Planning and Development

Owner Phone

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 Special Use Permit

Record Detail Information

Record Type: Special Use Permit Record Status: Pending
Opened Date: July 3, 2025

Record Number: SUP 2025-021 Expiration Date:

Record Name: Funeral Home- After Life Mortuary Services, LLC.

Description of Work: The project being presented to request a Special Use Permit and Certificate of Occupancy is a Funeral Home named After Life Mortuary Services. It was established n 2018, here in the city of Memphis- making history by being the first Funeral Home established, owned, and operated by women in TN and Memphis. The founders and owners are Madeline Lyles and Dana Taylor. These ladies have been licensed Morticians for over 17 years. They are currently located at 2207 S. Lauderdale St., in South Memphis. They have successfully served the community now for 7 years; and are in great need of more space. They not only provide full funeral services, but also provide a numerous amount of initiatives to better the community, including their most popular- The Funeral Services Education Camp. This program is available every Summer since 2019; and has received National and local recognition on a yearly schedule. The subjects desired will allow them the space they need for complete funeral service provisions and their many community service activities and initiatives. This project will not include a crematorium. Their focus is solely on embalming and other decedent care and preparation, and the care and arrangements concerning bereaved families. They plan to conjoin the two neighboring addresses ( 2279 and 2277 Lamar), to provide a steady and safe flow of traffic in and out of the parking lot. They also plan to provide a serene and professional appearance at this focal point of Lamar to make the area look more welcoming and inspirational to remain clean and well kept by all.

Parent Record Number:

#### Address:

2279 LAMAR AVE, MEMPHIS 38114

#### Owner Information

Primary Owner Name

Y LAMAR INVESTMENTS LLC

COCC C LAVOENE DD TEMPE AZOE

6363 S KYRENE RD, TEMPE, AZ 85283

**Parcel Information** 

Page 1 of 4 SUP 2025-021

#### 047020 00121

#### **Data Fields**

#### PREAPPLICATION MEETING

Name of DPD Planner
Date of Meeting

Pre-application Meeting Type GENERAL PROJECT INFORMATION

Application Type

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

Is this application in response to a citation, stop work order, or zoning letter

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

APPROVAL CRITERIA

A) The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare

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

UDC Sub-Section 9.6.9C

UDC Sub-Section 9.6.9D

UDC Sub-Section 9.6.9E

Alexis Longstreet 06/30/2025 In Person

New Special Use Permit (SUP)

No

No, this project will not have any adverse affects on any neighboring entities nor the vicinity around it.

This project will not interfere with any developments at all. This project will actually encourage greater upkeep of the vicinity it's included in.

Yes, 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; and the applicant will also be within regulation with the State of TN Funeral Board and Health Department, obtaining and maintaining the proper ventilation and plumbing required for the establishment.

Please note, 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. It will in fact enhance any exisiting scenic objects of importance and become one itself.

This project does comply with all and any standards imposed on it.

Page 2 of 4 SUP 2025-021

30

#### APPROVAL CRITERIA

UDC Sub-Section 9.6.9F This request will only enhance existing character and

development of adjacent properties, and also allow

for employment opportunities.

GIS INFORMATION

Case Layer No

Central Business Improvement District Class

Downtown Fire District No

Historic District Land Use

Municipality

Overlay/Special Purpose District

Zoning

State Route Lot

Subdivision

Planned Development District

Wellhead Protection Overlay District No

County Commission District City Council District

City Council Super District

#### **Data Tables**

#### AREA INFORMATION

Store/Retail Space Name:

Size (Acres): 0.417

Existing Use of Property: Vacant Spaces- No Uses

Requested Use of

Funeral Home

Property:

Name: Office Space

0.507 Size (Acres):

Vacant Spaces- No Uses Existing Use of Property:

Requested Use of

Funeral Home & Accessory Uses

Property:

**Contact Information** 

Name MADELINE LYLES **Contact Type** APPLICANT

Address

Phone (901)600-3999

SUP 2025-021 Page 3 of 4

Fee Inform	mation					
Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1660983	Special Use Permit Fee -	1	500.00	INVOICED	0.00	07/03/2025
	5 acres or less (Base Fee)					
1660983	Credit Card Use Fee (.026 x fee)	1	13.00	INVOICED	0.00	07/03/2025

Total Fee Invoiced: \$513.00 Total Balance: \$0.00

## Payment Information

Payment Amount Method of Payment \$513.00 Credit Card

#### **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.

Dev	elopment Code Section 12,3.1.		
1. P	AUC TURCOTTE (Print Name)	(Sign Name)	, state that I have read the definition of
"Own	ner" as outlined in the Memphis and		nt Code Section 12.3.1 and hereby state
	(select applicable box):		
Ø			nty Assessor of Property; the mortgage ister of Deeds; purchaser under a land
		In possession; or I have a freehold of	
	I have charge, care or control of t	the premises as trustee, agent, exec	cutor, administrator, assignee, receiver.
	guardian or lessee (and have incl	luded documentation with this affida	vit)
of th	e property located at 2279 (	that the usuals	77 30114
and	further identified by Assessor's Par	rcel Number 0470200012	
for w	hich an application is being made t	to the Division of Planning and Deve	elopment.
Subs	scribed and swom to (or affirmed) b	perfore me this 24 <sup>TH</sup> day of	Toly in the year of 202
2/	atur Cranky		11/25/28
Sign	ature of Notary Public	CHRISTINE CRAWLEY	Commission Expires



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

## Property Owner's Affidavit

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(Print Name) (Sign Name), state that I have read the definition of
"Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state
that (select applicable box):
I am the owner of record as shown on the current tax rolls of the county Assessor of Property; the mortgage holder of record as shown in the mortgage records of the county Register of Deeds; purchaser under a land contract; a mortgagee or vendee in possession; or I have a freehold or lesser estate in the premises
I have charge, care or control of the premises as trustee, agent, executor, administrator, assignee, receiver, guardian or lessee (and have included documentation with this affidavit)
of the property located at 2277 LAMAL AVA
and further identified by Assessor's Parcel Number 04-7020-0-00270
for which an application is being made to the Division of Planning and Development.
Subscribed and sworn to (or affirmed) before me this to day of July 2025 in the year of  And July My Commission Expires:  September 16, 2028
Signature of Notary Public My Commission Expires

#### **LETTER OF INTENT**

July 3, 2025

After Life Mortuary Services, LLC 2207 S. Lauderdale St. Memphis, TN 38106 901-600-3999

This shall serve as a letter of intent in accordance to the application requirements for a Special Use Permit. This letter will detail the intentions of After Life Mortuary Services at 2279 Lamar and 2277 Lamar, 38114.

To begin, After Life Mortuary Services is the first funeral home in the city of Memphis that is established, owned and operated by women. The owners are Madeline Lyles and Dana Taylor, both who have been Morticians over 17 years. We established our business and opened on October 8, 2018. We're currently operating at 2207 S. Lauderdale Street, 38106. We have been serving the community in multiple ways there; but the location is too small for us to truly maximize the initiatives and plans we have for the community.

We discovered the buildings on Lamar this year, and decided that it would be ideal space for us to serve families during their times of bereavement more efficiently, as well as have our Funeral Services Education Summer Camp for the youth and young adults of various communities. Our funeral home will serve families of the community where the buildings are located, as well as families from other communities. This location will allow us to have on-sight funeral services, and visitation services along with memorial services, with a reasonable capacity in each room. We do not intend to ever have a crematorium on site. This location is solely for funeral services, embalming and preparation of decedents, arrangements office and other community gatherings within our initiatives.

Bringing our business to this location will benefit the community in multiple ways. The arrangement of the parking lot will be sufficient to the needs of our guests, without interfering with the current flow of traffic within the street, nor the adjacent parking lots where other businesses are located.

Staff Report SUP 2025-021 August 14, 2025 Page 36

## **LETTERS RECEIVED**

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



## 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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#### **Parent Record Number:**

#### Address:

2279 LAMAR AVE, MEMPHIS 38114

#### **Owner Information**

Primary Owner Name

Y LAMAR INVESTMENTS LLC

Owner Address Owner Phone

6363 S KYRENE RD, TEMPE, AZ 85283

#### **Parcel Information**

Page 1 of 4 SUP 2025-021

#### **Data Fields**

#### PREAPPLICATION MEETING

Name of DPD Planner Date of Meeting Pre-application Meeting Type

06/30/2025 In Person GENERAL PROJECT INFORMATION

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

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UDC Sub-Section 9.6.9C

UDC Sub-Section 9.6.9D

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New Special Use Permit (SUP)

Alexis Longstreet

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SUP 2025-021 Page 2 of 4

#### **APPROVAL CRITERIA**

UDC Sub-Section 9.6.9F

This request will only enhance existing character and development of adjacent properties, and also allow for employment opportunities.

#### **GIS INFORMATION**

Case Layer Central Business Improvement District No
Class Downtown Fire District No
Historic District Land Use Municipality Overlay/Special Purpose District Zoning State Route -

Lot Subdivision Planned Development District Wellhead Protection Overlay District No
County Commission District City Council District City Council Super District -

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Requested Use of

Property:

Funeral Home

Name: Office Space

Size (Acres): 0.507

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Requested Use of Funeral Home & Accessory Uses

Property:

#### **Contact Information**

Name
MADELINE LYLES

Contact Type
APPLICANT

#### Address

#### Phone

(901)600-3999

Page 3 of 4 SUP 2025-021

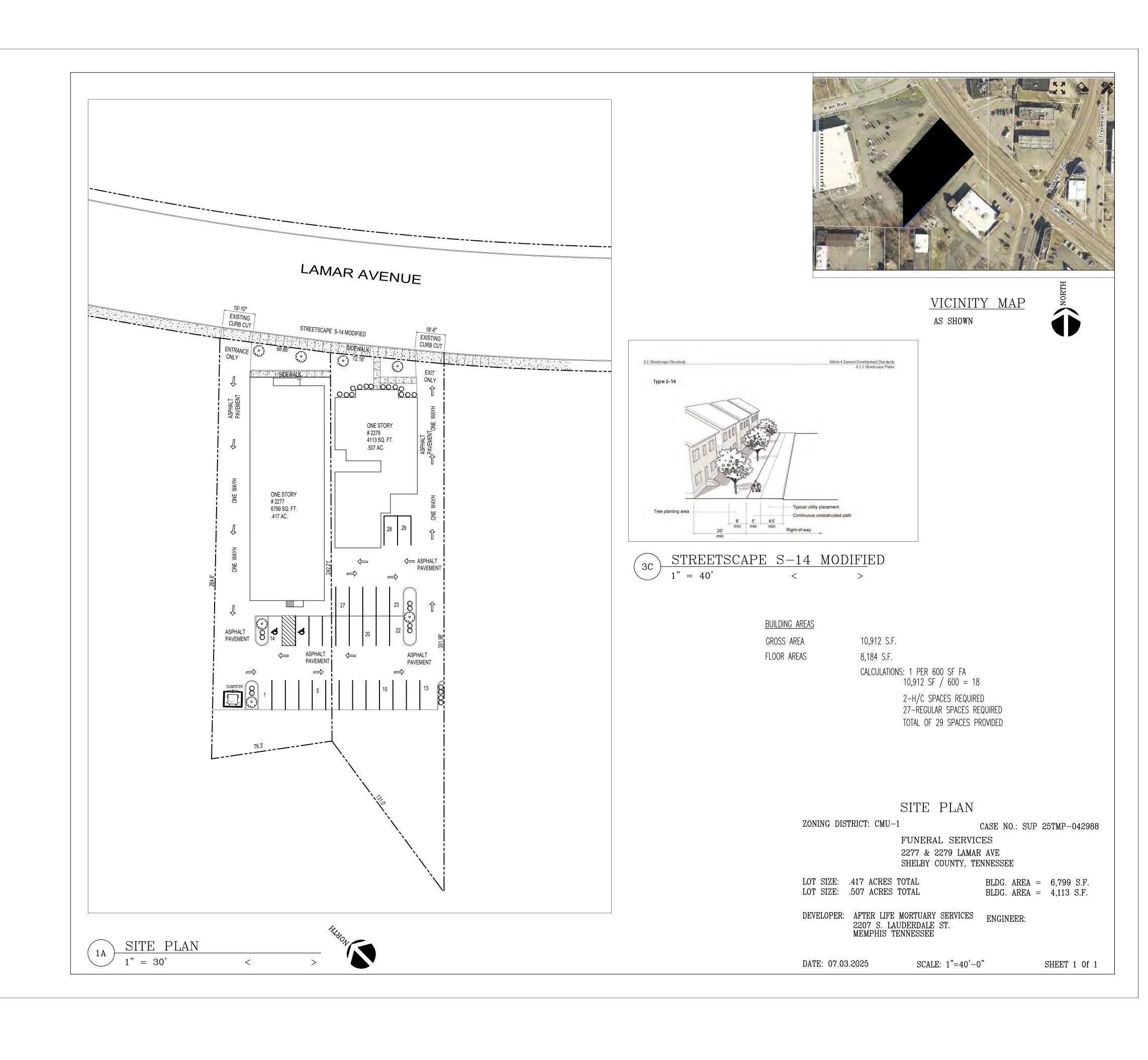
Fee Information						
Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1660983	Special Use Permit Fee - 5 acres or less (Base Fee)	1	500.00	INVOICED	0.00	07/03/2025
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## **Payment Information**

Payment Amount Method of Payment \$513.00 Credit Card

Page 4 of 4 SUP 2025-021



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SEVEN BROTHERS PROPERTIES LLC 6929 E SHELBY DR # MEMPHIS TN 38141

TAYLOR RENALDO 120 AUSTIN DR # OAKLAND TN 38060 SHELBY COUNTY TAX SALE 18.02 PO BOX 2751 # MEMPHIS TN 38101

OMBC LLC 2205 LAMAR AVE # MEMPHIS TN 38114

COLEMAN LAYMON AND LESLIE DANIELS 1537 AIRWAYS BLVD # MEMPHIS TN 38114

OMBC LLC 2205 LAMAR AVE # MEMPHIS TN 38114

SHELBY COUNTY TAX SALE 17.04 PO BOX 2751 # MEMPHIS TN 38101

REALTY INCOME PROPERTIES 30 LLC 11995 EL CAMINO REAL # SAN DIEGO CA 92130

FIRST NATIONAL BANK OF MEMPHIS 1755 LYNNFIELD RD #D MEMPHIS TN 38119

SHELBY COUNTY TAX SALE 19.04 OMBC LLC PO BOX 2751 # MEMPHIS TN 38101

2205 LAMAR AVE # MEMPHIS TN 38114

NASSER JOSEPH F 8964 WONDERLAND AVE # LOS ANGELES CA 90046

MYERS SHERMAN & CAROLYN 2270 DEADRICK AVE # MEMPHIS TN 38114

MCCREIGHT MALCOLM 2983 APPLING WAY # MEMPHIS TN 38128

**EXCALIBUR PARTNERS LLC** 4727 POPLAR AVE #204 MEMPHIS TN 38117

IMMOBILIEN INVESTMENTS LLC 4374 MILTON ST # SAN DIEGO CA 92110

A AND J ASSETS LLC 75 COLUMBIA AVE # CEDARHURST NY 11516 OMBC LLC 2205 LAMAR AVE # MEMPHIS TN 38114

FORD JUSTIN 4373 VANCOUVER CV # MEMPHIS TN 38141

OMBC LLC 2205 LAMAR AVE # MEMPHIS TN 38114

OMBC LLC 2205 LAMAR AVE # MEMPHIS TN 38114

GAMRA MOHAMED C 156 CHANNING ST # REDLANDS CA 92373

BIOENERGY DEVELOPMENT GROUP. LLC 2227 DEADRICK AVE # MEMPHIS TN 38114

AUGUST HART MANAGEMENT GROUP LLC 500 VOLVO PKWY # CHESAPEAKE VA 23320

VALDES JAIME & MYRIAN NUNEZ PAE TOM 938 COLBERT ST # COLLIERVILLE TN 38017

620 BUSHWILLOW LN # COLLIERVILLE TN 38017

AHN KHUN B 1490 DINWOOD ST # MEMPHIS TN 38134

MACK JOHN A AND LILLIE B ROBERTSON 4418 S OAKENWALD AVE # CHICAGO IL 60653

CITY OF MEMPHIS & SHELBY COUNT GENERAL DELIVERY # MEMPHIS TN 38101

DHUGGA LLC 10768 MAGNOLIA PARK CIR # COLLIERVILLE TN 38017

INDUSTRIAL DEVELOPMENT BOARD CITY OF 100 PEABODY PL #1100 MEMPHIS TN 38103	THOMPSON DARRELL K 3668 WORDSWORTH # MEMPHIS TN 38128	COLEMAN LISA AND LESLIE DANIELS AND 5461 ELMHURST AVE # MEMPHIS TN 38115
BIOENERGY DEVELOPMENT GROUP LLC	BROWN DEBRA	SHELBY COUNTY TAX SALE #83.1 EXH #5349
2227 DEADRICK AVE #	1345 RAILTON #	160 N MAIN ST #
MEMPHIS TN 38114	MEMPHIS TN 38111	MEMPHIS TN 38103
PATEL BHAGVATIBHAI R & BHARTI A (RS)	MOORE V B	SHELBY COUNTY TAX SALE #83.1 EXH #5351
2240 DEADRICK AVE #	118 CHURCH ST #	160 N MAIN ST #
MEMPHIS TN 38114	SENATOBIA MS 38668	MEMPHIS TN 38103
PATEL BHAGVATIBHAI R & BHARTI A (RS)	CAIN WILLIAM & BERTHA	COLEMAN LAYMON AND MOZELLA A COLEMAN
2240 DEADRICK AVE #	2275 DEADRICK AVE #	1531 AIRWAYS AVE #
MEMPHIS TN 38114	MEMPHIS TN 38114	MEMPHIS TN 38114
WEST DAVID P	VALDES JAIME	GALLOWAY ALICIA
1243 E PARKWAY #	938 COLBERT ST #	1534 BRUCE ST #
MEMPHIS TN 38114	COLLIERVILLE TN 38017	MEMPHIS TN 38114
GICKING DAVID	COLEMAN MOZELLA A	MCDONALD'S REAL ESTATE CO
1355 GALLERY WALK #	1537 AIRWAYS BLVD #	PO BOX 4457 #
ROBINSONVILLE MS 38664	MEMPHIS TN 38114	GREENVILLE MS 38704
AUTO SHACK INC PO BOX 2198 # MEMPHIS TN 38101		SYKES O T 1234 MINOR ST # MEMPHIS TN 38111
BIOENERGY DEVELOPMENT GROUP LLC	BOGGAN JANICE H CARTER	TOWER VENTURES CRE LLC
2227 DEADRICK AVE #	2277 RILEY ALY #	4091 VISCOUNT AVE #
MEMPHIS TN 38114	MEMPHIS TN 38114	MEMPHIS TN 38118
COLEMAN MOZELLA 8520 HERRING HILL RD # MILLINGTON TN 38053	COLEMAN LISA AND LESLIE DANIELS AND 5461 ELMHURST AVE # MEMPHIS TN 38115	
COLEMAN MOZELLA	COLEMAN MOZELLA A	AUGUST HART MANAGEMENT GROUP LLC

8520 HERRING HILL RD #

MILLINGTON TN 38053

500 VOLVO PKWY #

CHESAPEAKE VA 23320

8520 HERRING HILL RD #

MILLINGTON TN 38053

SEVEN BROTHERS PROPERTIES LLC 6929 E SHELBY DR # MEMPHIS TN 38141

INDUSTRIAL DEVELOPMENT BOARD CITY OF 100 PEABODY PL #1100 MEMPHIS TN 38103

VALDES JAMIE & MYRIAM A NUNEZ 938 COLBERT ST # COLLIERVILLE TN 38017

ZAM GROUP TN LLC 12501 REED RD #A SUGAR LAND TX 77478

MCCREIGHT MALCOLM 3524 COUNTY GATE RD # MEMPHIS TN 38119

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047021 00018 - SEVEN BROTHERS PROPERTIES LLC
047020 00014 - OMBC LLC
047020 00013 - SHELBY COUNTY TAX SALE 17.04
047020 00019 - SHELBY COUNTY TAX SALE 19.04
047020 00036 - MYERS SHERMAN & CAROLYN
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047022 00003 - MCCREIGHT MALCOLM
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047020 00006C - PAE TOM
047020 00008 - CITY OF MEMPHIS & SHELBY COUNT
047020 00009 - SHELBY COUNTY TAX SALE 18.02
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047021 00015 - FIRST NATIONAL BANK OF MEMPHIS

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047021 00017 - DHUGGA LLC
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047020 00031C - PATEL BHAGVATIBHAI R & BHARTI A (RS)
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047020 00037 - GICKING DAVID
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047020 00064 - BOGGAN JANICE H CARTER
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047020 00054 - COLEMAN LISA AND LESLIE DANIELS AND

047020 00060 - COLEMAN MOZELLA A

- 047020 00066 COLEMAN LISA AND LESLIE DANIELS AND
- 047020 00056 SHELBY COUNTY TAX SALE #83.1 EXH #5349
- 047020 00061 SHELBY COUNTY TAX SALE #83.1 EXH #5351
- 047020 00055 COLEMAN LAYMON AND MOZELLA A COLEMAN
- 047020 00062 GALLOWAY ALICIA
- 061004 00078 MCDONALD'S REAL ESTATE CO
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- 047020 00038C TOWER VENTURES CRE LLC
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- 061004 00035C AUGUST HART MANAGEMENT GROUP LLC
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- 047020 00131 INDUSTRIAL DEVELOPMENT BOARD CITY OF
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### 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) ORDINANCE X RESOLUTION REQUEST FOR PUBLIC HEARING ITEM DESCRIPTION: Resolution pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code approving a special use permit at the subject property located at 1507 Airways Blvd, known as case number SUP 205-018. CASE NUMBER: SUP 2025-018 LOCATION: 1507 Airways Blvd COUNCIL DISTRICTS: District 4 and Super District 8 - Positions 1, 2, and 3 OWNER/APPLICANT: Dawson Dickerson REPRESENTATIVE: Brian Bacchus REQUEST: Special use permit to allow used vehicle sales AREA: +/-0.59 acres RECOMMENDATION: The Division of Planning and Development recommended Rejection The Land Use Control Board Recommended Rejection RECOMMENDED COUNCIL ACTION: Public Hearing Not Required PRIOR ACTION ON ITEM: APPROVAL - (1) APPROVED (2) DENIED 08/14/2025 (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: **POSITION** DATE STAFF PLANNER DEPUTY ADMINISTRATOR **ADMINISTRATOR** DIRECTOR (JOINT APPROVAL) COMPTROLLER FINANCE DIRECTOR CITY ATTORNEY CHIEF ADMINISTRATIVE OFFICER

COMMITTEE CHAIRMAN



## Memphis City Council Summary Sheet

#### **SUP 2025-018**

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A SPECIAL USE PERMIT AT THE SUBJECT PROPERTY LOCATED AT 1507 AIRWAYS BLVD, KNOWN AS CASE NUMBER SUP 18-13

- This item is a resolution with conditions for a special use permit to allow used vehicle sales; 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: SUP 2025-018

**LOCATION:** 1507 Airways Blvd

**COUNCIL DISTRICT(S):** District 4 and Super District 8 – Positions 1, 2, and 3

OWNER/APPLICANT: Dawson Dickerson

**REPRESENTATIVE:** Brian Bacchus

**REQUEST:** Special use permit to allow used vehicle sales

**EXISTING ZONING:** Commercial Mixed-Used-1 (CMU-1)

**AREA:** +/-0.59 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 rejection.

The motion failed by a vote of 6-0-1 on the regular agenda.

Respectfully,

Planner II

Land Use & Development Services

Cc: Committee Members

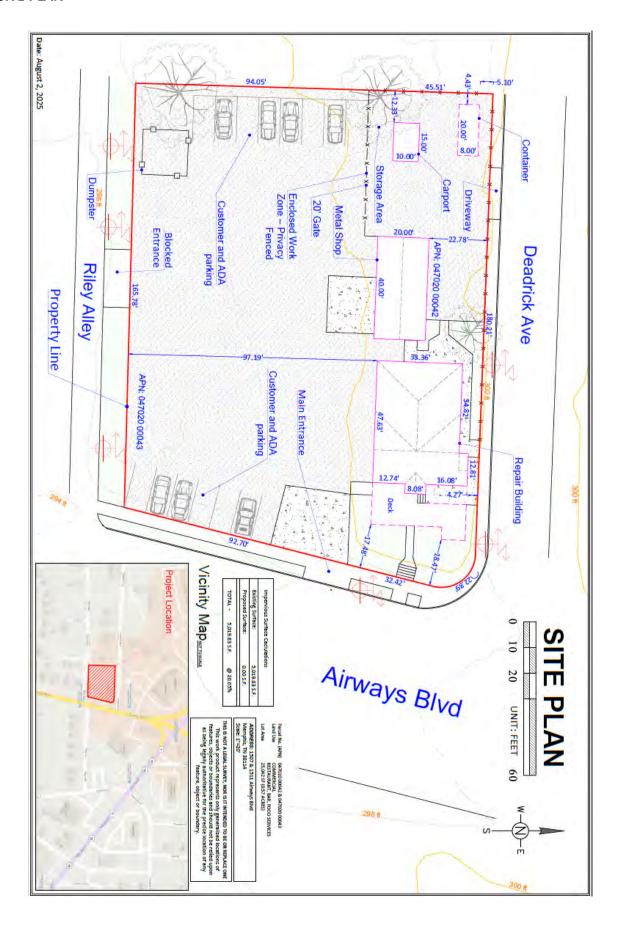
Mahsan Ostadnia

File

## SUP 2025-018 CONDITIONS

- 1. Outdoor display and sales shall be limited to the requirements of UDC Sub-Section 4.8.4A.
- 2. Outdoor storage is prohibited. No tires shall be stored outside. All tires must be stored indoors. This condition is not meant to prohibit outdoor display and sales that are in compliance with Sub-Section 4.8.4A of the UDC as noted in Condition 1.
- 3. Used tire sales are prohibited.
- 4. All street frontages must have streetscape installed or an equivalent alternative approved by the Division of Planning and Development.
- 5. A Class III Landscaping Buffer shall be provided along the rear property line. DPD may approve an equivalent alternative.
- 6. Any proposed fencing and gating shall meet the locational and material requirements of the Unified Development Code. No razor wire or barbed wire is permitted.
- 7. The dumpster location and screening shall meet the requirements of UDC Sub-Section 4.6.8B.
- 8. All parking and vehicle use areas shall be surfaced and all parking spaces shall be painted with striping.
- 9. A photometric plan shall be submitted for administrative review and approval by the Division of Planning and Development.
- 10. An Administrative Site Plan Review (ASPR) shall be submitted and approved by the Division of Planning and Development following final approval by the Memphis City Council and prior to the issuance of any building permits or certificates of occupancy.

#### **SITE PLAN**



# RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A SPECIAL USE PERMIT AT THE SUBJECT PROPERTY LOCATED AT 1507 AIRWAYS BLVD, KNOWN AS CASE NUMBER SUP 2025-018

**WHEREAS,** Chapter 9.6 of the Memphis and Shelby County Unified Development Code, being a section of the Joint Ordinance Resolution No. 5367, dated August 10, 2010, authorizes the Council of the City of Memphis to grant a special use permit for certain stated purposes in the various zoning districts; and

**WHEREAS**, Dawson Dickerson filed an application with the Memphis and Shelby County Division of Planning and Development to allow used vehicle sales; and

WHEREAS, the Division of Planning and Development has received and reviewed the application in accordance with procedures, objectives, and standards for special use permits as set forth in Chapter 9.6 with regard to the proposed development's impacts upon surrounding properties, availability of public facilities, both external and internal circulation, land use compatibility, and that the design and amenities are consistent with the public interest; and has submitted its findings and recommendation concerning the above considerations to the Land Use Control Board; and

**WHEREAS**, a public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on August 14, 2025, and said Board has submitted its findings and recommendation concerning the above considerations to the Council of the City of Memphis; and

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

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

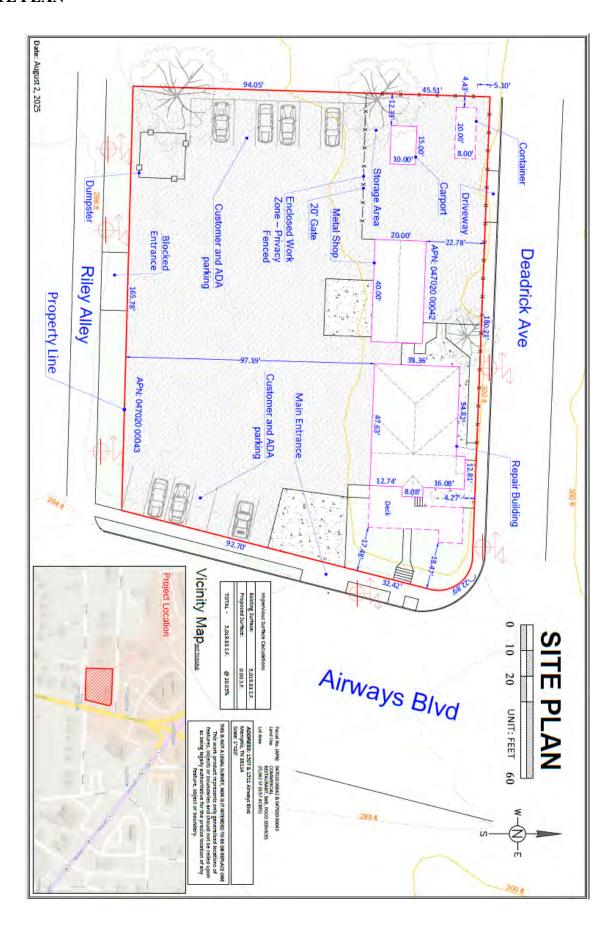
NOW, THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF MEMPHIS, that, pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code, a special use permit is hereby granted for the request use in accordance with the attached conditions.

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

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

#### **CONDITIONS**

- 1. Outdoor display and sales shall be limited to the requirements of UDC Sub-Section 4.8.4A.
- 2. Outdoor storage is prohibited. No tires shall be stored outside. All tires must be stored indoors. This condition is not meant to prohibit outdoor display and sales that are in compliance with Sub-Section 4.8.4A of the UDC as noted in Condition 1.
- 3. Used tire sales are prohibited.
- 4. All street frontages must have streetscape installed or an equivalent alternative approved by the Division of Planning and Development.
- 5. A Class III Landscaping Buffer shall be provided along the rear property line. DPD may approve an equivalent alternative.
- 6. Any proposed fencing and gating shall meet the locational and material requirements of the Unified Development Code. No razor wire or barbed wire is permitted.
- 7. The dumpster location and screening shall meet the requirements of UDC Sub-Section 4.6.8B.
- 8. All parking and vehicle use areas shall be surfaced and all parking spaces shall be painted with striping.
- 9. A photometric plan shall be submitted for administrative review and approval by the Division of Planning and Development.
- 10. An Administrative Site Plan Review (ASPR) shall be submitted and approved by the Division of Planning and Development following final approval by the Memphis City Council and prior to the issuance of any building permits or certificates of occupancy.



ATTEST:

Division of Planning and Development

– Land Use and Development Services

– Office of Construction Enforcement CC:

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

CASE NUMBER: SUP 2025-018

**LOCATION:** 1507 Airways Blvd

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

**OWNER/APPLICANT:** Dawson Dickerson

**REPRESENTATIVE:** Dawson Dickerson

**REQUEST:** Special use permit to allow used vehicle sales

**EXISTING ZONING:** Commercial Mixed-Used-1 (CMU-1)

### **CONCLUSIONS**

- The applicant has requested a special use permit for used vehicle sales, a use previously proposed in 2015 but recommended for denial by the Land Use Control Board due to concerns about compatibility with the neighborhood. Since conditions in the area remain largely unchanged, and similar automotive uses are not present nearby, those concerns continue to apply. Nearby auto parts stores differ significantly from vehicle sales and repair uses.
- 2. The property spans 25,918 sq. ft. and includes three buildings: a repair building, a metal shop, and a container. It provides 15 parking spaces, including one ADA-compliant space, spread along Airways Boulevard and the rear. There are currently four access points, but this will be reduced to three as the applicant is proposing to block off the access to Riley Avenue leaving two gated entrances on Deadrick Avenue for non-customer internal operational use and the one entrance on Airways Boulevard as the entrance/exit for customers.
- 3. The applicant graveled a large portion of the property, creating over 10 additional parking spaces without securing the required permits, triggering a violation of the Unified Development Code and necessitating an Administrative Site Plan Review. Any outdoor storage is present it would also require compliance with additional regulations and special exception is required. The current site condition lacks legal authorization.
- 4. Signage reveals unauthorized operations including used tire sales and towing service without an impound lot, both prohibited vehicle repair uses in the CMU-1 zoning district. If the requested vehicles sales use is permitted vehicle repair becomes a permitted accessory use in accordance with Sub-Section 9.2.9.4J of the UDC. New fencing made of uncoated chain-link with concertina and barbed wire was installed without permits, violating UDC standards, while an illegal shipping container is stored on site. Additional illegal flag signs are displayed along Lamar Avenue, and the property lacks a certificate of occupancy, further highlighting regulatory noncompliance.
- 5. The granting of this special use permit will cause substantial detriment to the public good, it will substantially impair the intent and purpose of an adopted plan or the Unified Development Code (UDC), it will be injurious to the neighborhood and the general welfare, and it will not be in harmony with the purpose and intent of the UDC.

### **CONSISTENCY WITH MEMPHIS 3.0**

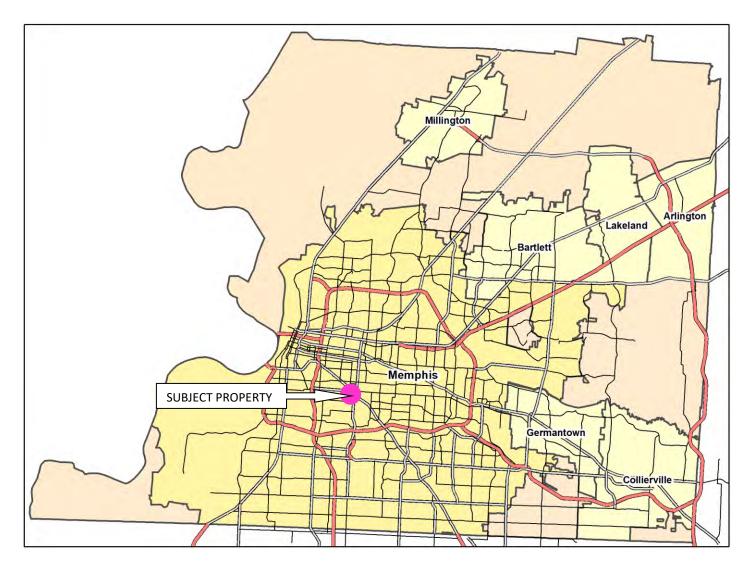
This proposal is inconsistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on pages 17-21 of this report.

### **RECOMMENDATION:**

Rejection

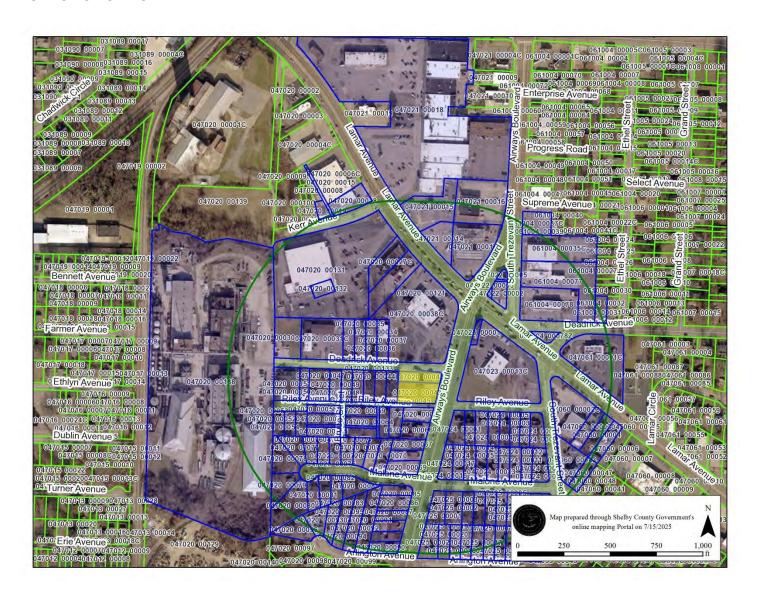
Staff Writer: Mahsan Ostadnia E-mail: mahsan.ostadnia@memphistn.gov

### **LOCATION MAP**



Subject property located within the pink circle.

### **PUBLIC NOTICE VICINITY MAP**



Subject property highlighted in yellow.

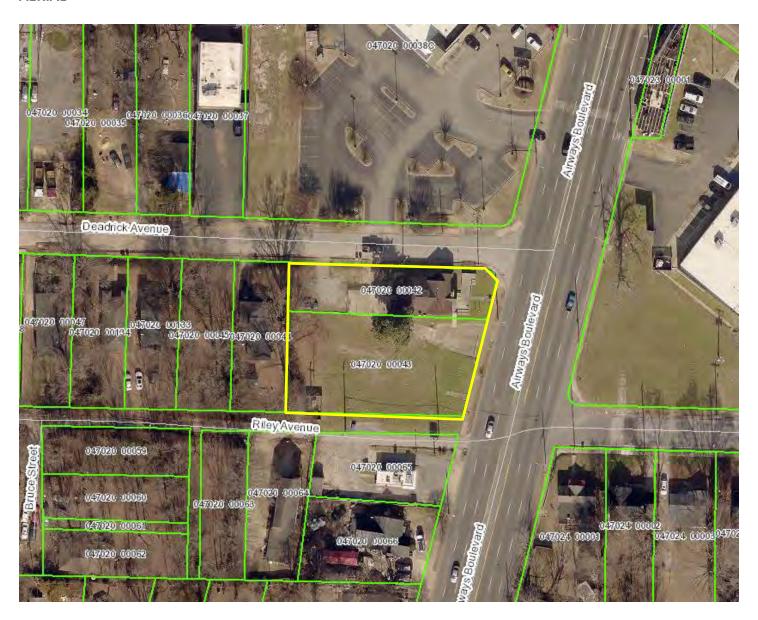
### **PUBLIC NOTICE DETAILS**

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 117 notices were mailed on July 15, 2025, see page 22 of this report for a copy of said notice. Additionally, three signs were posted at the subject property, see pages 23-25 this report for a copy of the sign affidavit.

### **NEIGHBORHOOD MEETING**

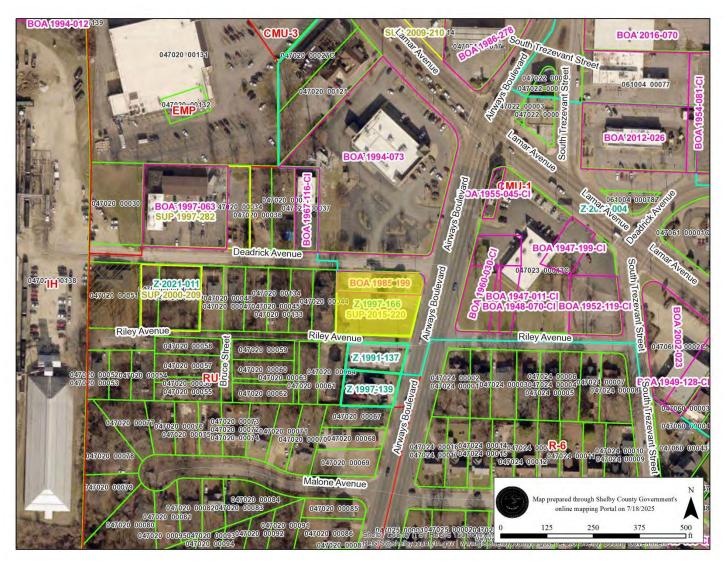
The meeting was held at 5:30 PM on Friday, August 02, 2025, at 1507 Airways Blvd, Memphis, TN 38114. See pages 26-27 of this report for a copy of the neighborhood meeting summary.

### **AERIAL**



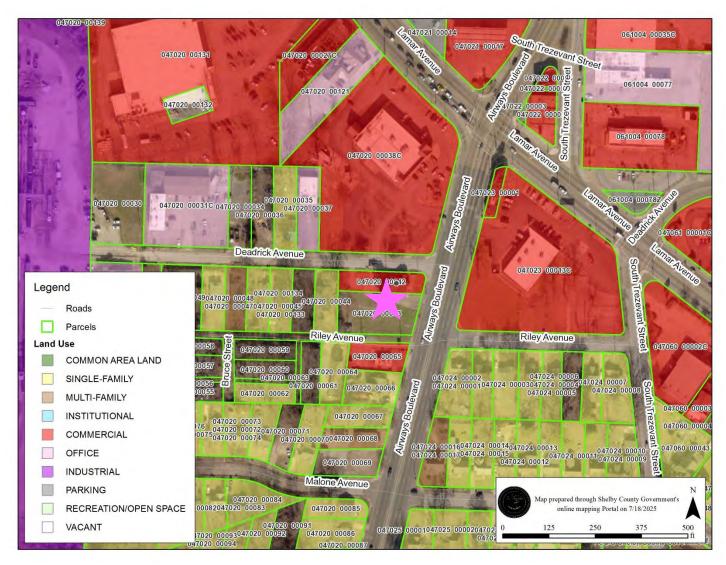
Subject property outlined in yellow.

### **ZONING MAP**



Subject property highlighted in yellow.

### **LAND USE MAP**

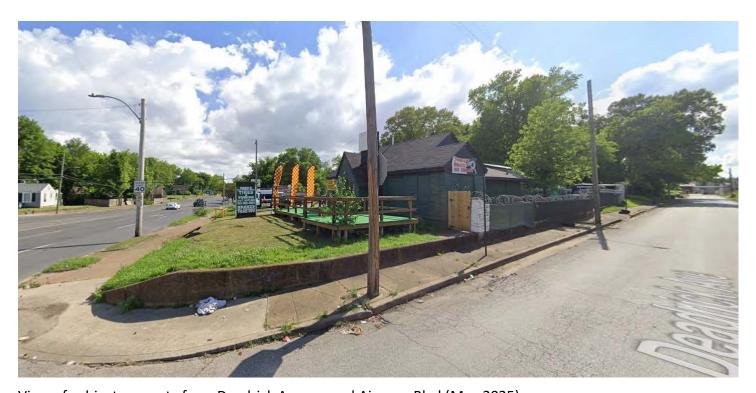


Subject property indicated by a pink star.

### **SITE PHOTOS**



View of subject property from Deadrick Avenue and Airways Blvd (January 2023).



View of subject property from Deadrick Avenue and Airways Blvd (May 2025).

August 14, 2025 Page 8



View of subject property from Deadrick Avenue (January 2022).



View of subject property from Deadrick Avenue (May 2025).



View of subject property from Riley Avenue (January 2022).

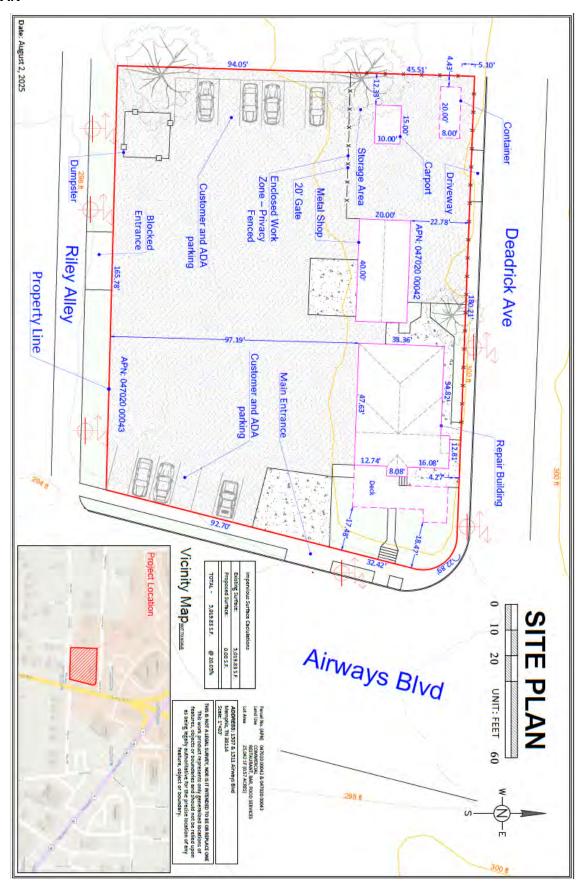


View of subject property from Riley Avenue (May 2025).

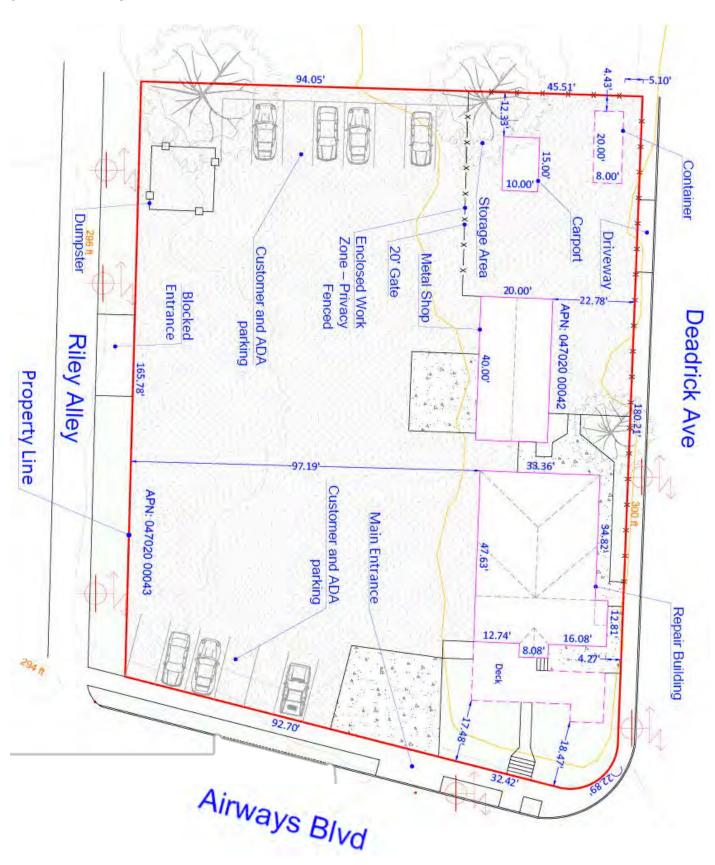


View of subject property from above.

### **SITE PLAN**



### **SITE PLAN – MAGNIFIED**



### **CASE REVIEW**

### **Request**

The request is a special use permit to allow used vehicle sales.

### **Approval Criteria**

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

### 9.6.9 Approval Criteria

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

9.6.9A	The project will not have a substantial or undue adverse effect upon adjacent property, the
	character of the neighborhood, traffic conditions, parking, utility facilities and other matters
	affecting the public health, safety, and general welfare.
9.6.9B	The project will be constructed, arranged and operated so as to be compatible with the
	immediate vicinity and not interfere with the development and use of adjacent property in
	accordance with the applicable district regulations.
9.6.9C	The project will be served adequately by essential public facilities and services such as streets,
	parking, drainage, refuse disposal, fire protection and emergency services, water and sewers; or
	that the applicant will provide adequately for such services.
9.6.9D	The project will not result in the destruction, loss or damage of any feature determined by the
	governing bodies to be of significant natural, scenic or historic importance.
9.6.9E	The project complies with all additional standards imposed on it by any particular provisions

authorizing such use.

The request will not adversaly affect any plans to be considered (see Chapter 1.0), or violate the

9.6.9F The request will not adversely affect any plans to be considered (see Chapter 1.9), or violate the character of existing standards for development of the adjacent properties.

9.6.9G The governing bodies may impose conditions to minimize adverse effects on the neighborhood or on public facilities, and to ensure compatibility of the proposed development with surrounding properties, uses, and the purpose and intent of this development code.

9.6.9H Any decision to deny a special use permit request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record, per the Telecommunications Act of 1996, 47 USC 332(c)(7)(B)(iii). The review body may not take into account any environmental or health concerns.

### **Site Details**

Address:

1507 Airways Blvd

Parcel ID:

047020 00042, 047020 00043

Area:

+/-25,918 square feet

Staff Report SUP 2025-018 August 14, 2025 Page 14

### Description:

The subject property is known as Lot 3, 4, and 5 of Rambo Subdivision with a zoning of Commercial Mixed-Used-1 (CMU-1). Per the Assessor's website, the principal structure on the site was built in 1940 with a building area of 1,602 square feet and 25,918 square feet in total. The surrounding land uses are a mixture of residential and commercial lots. Additionally, this lot has three street frontages.

### **Site Zoning History**

On November 12, 2015, the Memphis and Shelby County Land Use Control Board rejected SUP 2015-220 which allowed used vehicle sales on the subject property. On December 9, 2015, the applicant formally withdrew the request to advance the case to the Memphis City Council.

### **Site Plan Review**

The total area of the property is approximately 25,918 square feet. The property's boundaries are defined as follows: the northern boundary along Deadrick Avenue spans 188.21 feet, while the southern boundary along Riley Alley is 165.78 feet. The eastern boundary measures 97.19 feet, and the western boundary extends to 92.70 feet.

The site contains several key buildings, each with distinct dimensions and purposes. The metal shop, located near the center of the property, has an area of 40' x 20'. Adjacent to Deadrick Avenue, there is a repair building that measures 40' x 32.42', occupying a prominent position on the site. A deck, attached to the main building, is sized at 12.74' x 16.08'. Additionally, a container is situated near the northeast corner of the property, adjacent to Deadrick Avenue.

The site plan provides a total of 15 parking spaces, including 1 ADA-compliant space. These parking spaces are distributed across two sides of the property: one set along Airways Blvd and another set at the rear of the property.

The site initially featured two points of entry: a primary entrance on Airways Boulevard and a secondary entrance from Riley Alley at the rear. However, the Riley Alley access has since been blocked, making the Airways Boulevard entrance the only available access point.

### **Analysis**

The applicant has requested a special use permit to allow used vehicle sales on the property. A similar request was previously submitted in 2015 under case SUP 15-220, which was recommended for denial by the Land Use Control Board and subsequently withdrawn before reaching the City Council. The staff report for that case raised concerns about the compatibility of the proposed use with the surrounding neighborhood and land uses. Those concerns remain relevant, as the area has not experienced significant changes since 2015, and there are still no vehicle sales, service, or repair uses in the immediate vicinity. While AutoZone and O'Reilly Auto Parts are located nearby, these are classified as retail uses and operate in a fundamentally different manner from vehicle sales, service, or repair establishments. Although such automotive uses exist along the Lamar Avenue corridor farther to the northwest and southeast of its intersection with Airways Boulevard, there continues to be no identifiable public benefit to allowing this use to further encroach into an established residential area.

The 25,918 sq. ft. property includes three buildings: a 40' x 32.42' repair building along Deadrick Avenue, a 40'  $\times$  20' metal shop at the center, and a container near the northeast corner. A small deck (12.74' x 16.08') is

Staff Report SUP 2025-018 August 14, 2025 Page 15

attached to the main building. The site plan provides 15 parking spaces (including 1 ADA-compliant space) distributed along Airways Boulevard and the rear of the property. While the site currently has four access points—two along Deadrick Avenue (both gated, with one leading to the fenced-off storage area and the other to the fenced-off repair building), one from Airways Boulevard, and one from Riley Avenue—the applicant proposes to block the Riley Avenue access point, leaving Airways Boulevard as the primary access.

The applicant graveled a significant portion of the subject property adding over 10 parking spaces, which triggered the need for an Administrative Site Plan Review (ASPR) under Section 4.1 of the Unified Development Code and violated Paragraph 4.5.5C(1). This work was done without obtaining the required permit, resulting in a zoning violation. If outdoor storage is present, Section 4.8 would also apply and a special exception would be required. Without an approved ASPR, the site's current condition is not legally authorized.

Furthermore, signage on the property indicates the operation of an illegal business that includes used tire sales and a towing service without an impound lot. Both activities are classified as vehicle repair uses, which are not permitted in the CMU-1 zoning district. If the requested vehicles sales is permitted, vehicle repair becomes a permitted accessory use in accordance with Sub-Section 9.2.9.4J of the UDC. The property also features newly installed fencing around the storage area on the northwest portion of the site; this fencing was added without a permit and is illegal due to its uncoated chain-link material, in violation of UDC standards. While a small portion of existing fencing was already in place, the majority of the new fencing does not comply. An unauthorized shipping container is stored within this fenced area, and illegal flag signs are displayed along Lamar Avenue. Additionally, the property lacks a valid certificate of occupancy, further emphasizing its noncompliance with local zoning and development regulations.

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

### RECOMMENDATION

Staff recommends rejection; however, if approved, staff recommends the following conditions:

### **Conditions**

- 1. Outdoor display and sales shall be limited to the requirements of UDC Sub-Section 4.8.4A.
- 2. Outdoor storage is prohibited. No tires shall be stored outside. All tires must be stored indoors. This condition is not meant to prohibit outdoor display and sales that are in compliance with Sub-Section 4.8.4A of the UDC as noted in Condition 1.
- 3. Used tire sales are prohibited.
- 4. All street frontages must have streetscape installed or an equivalent alternative approved by the Division of Planning and Development.
- 5. A Class III Landscaping Buffer shall be provided along the rear property line. DPD may approve an

equivalent alternative.

- 6. Any proposed fencing and gating shall meet the locational and material requirements of the Unified Development Code. No razor wire or barbed wire is permitted.
- 7. The dumpster location and screening shall meet the requirements of UDC Sub-Section 4.6.8B.
- 8. All parking and vehicle use areas shall be surfaced and all parking spaces shall be painted with striping.
- 9. A photometric plan shall be submitted for administrative review and approval by the Division of Planning and Development.
- 10. An Administrative Site Plan Review (ASPR) shall be submitted and approved by the Division of Planning and Development following final approval by the Memphis City Council and prior to the issuance of any building permits or certificates of occupancy.

### **DEPARTMENTAL COMMENTS**

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

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

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

### Sewers:

2. City sanitary sewers are available to serve this development.

### Roads:

- 3. The Developer shall be responsible for the repair and/or replacement of all existing curb and gutter along the frontage of this site as necessary.
- 4. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The developer shall be responsible for any reconstruction or repair necessary to meet City standards.

### **Traffic Control Provisions:**

- 5. The developer shall provide a traffic control plan to the city engineer that shows the phasing for each street frontage during demolition and construction of curb gutter and sidewalk. Upon completion of sidewalk and curb and gutter improvements, a minimum 5 foot wide pedestrian pathway shall be provided throughout the remainder of the project. In the event that the existing right of way width does not allow for a 5 foot clear pedestrian path, an exception may be considered.
- 6. Any closure of the right of way shall be time limited to the active demolition and construction of sidewalks and curb and gutter. Continuous unwarranted closure of the right of way shall not be allowed for the duration of the project. The developer shall provide on the traffic control plan, the time needed per phase to complete that portion of the work. Time limits will begin on the day of closure and will be monitored by the Engineering construction inspectors on the job.
- 7. The developer's engineer shall submit a Trip Generation Report that documents the proposed land use, scope and anticipated traffic demand associated with the proposed development. A detailed Traffic Impact Study will be required when the accepted Trip Generation Report indicates that the number for projected trips meets or exceeds the criteria listed in Section 210-Traffic Impact Policy for Land Development of the City of Memphis Division of Engineering Design and Policy Review Manual. Any required Traffic Impact Study will need to be formally approved by the City of Memphis, Traffic Engineering Department.

### Curb Cuts/Access:

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

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

City/County Fire Division:

No comments received.

Staff Report August 14, 2025 SUP 2025-018 Page 18

**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:

This summary is being produced in response to the following application to support the Land Use and Development Services department in their recommendation: SUP 2025-018: South

Site Address/Location: 1507 Airways Blvd

Overlay District/Historic District/Flood Zone: It's not in Overlay District, Historic District or Flood Zone.

Future Land Use Designation: Anchor Neighborhood-Mix of Building Types (AN-M)

Street Type: Parkway

The applicant is seeking approval for a special use permit to allow vehicle sales in the Commercial Mixed Use -1 (CMU-1) District.

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

### 1. Future Land Use Planning Map



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

### 2. Land Use Description/Intent

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



Graphic

### "AN-M" Form & Location Characteristics

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

ACCELERATE: Primarily detached, single-family house-scale residences of 1-3 stories in height. Attached, house-scale single-family, duplexes, triplexes and quadplexes of 1-3 stories in height permitted on parcels within 200 feet of an anchor and at intersections where the presence of such housing type currently exists. Building-scale large homes and apartments of 2-4 stories in height permitted on parcels within 100 feet of an anchor; at intersections where the presence of such housing type currently exists at the intersection. Other housing and commercial types along avenues, boulevards and parkways as identified in the Street Types Map where same types exist on one or more adjacent parcels.

### "AN-M" Zoning Notes

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

### **Existing, Adjacent Land Use and Zoning**

Existing Land Use and Zoning: Commercial, CMU-1

Adjacent Land Use and Zoning: Vacant, Commercial, Single-Family, Office; CMU-1, OG, RU-1

Overall Compatibility: The requested use is not compatible with the land use description and intent, form and location characteristics, zoning notes, or the existing and adjacent land uses and zoning, due to the nature of the proposed vehicle sales use. The site, consisting of two lots, is directly adjacent to residential properties and is located on two side streets, Deadrick and Riley Avenue. Both are local streets, where increased traffic could negatively impact the surrounding residential properties. Additionally, the proposed vehicle sales use is not aligned with the intent of the AN-M (Anchor Neighborhood – Mix of Building Types) Future Land Use, which encourages pedestrian-friendly, mixed-use development and seeks to minimize auto-oriented design.

### **Degree of Change Map**



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

### 3. 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.

# 4. Objectives/Actions Consistent with Goal 1, Complete, Cohesive, Communities N/A

### 5. Pertinent Sections of Memphis 3.0 that Address Land Use Recommendations

The requested use conflicts with the goal to improve pedestrian and cyclist infrastructure to increase accessibility and support multi-modal transportation options. Vehicle sales lots are typically designed for car traffic, with limited pedestrian infrastructure, and do not foster a walkable, pedestrian-friendly environment.

### **Consistency Analysis Summary**

The applicant is seeking approval for a special use permit to allow vehicle sales in the Commercial Mixed Use -1 (CMU-1) District.

The requested use is not compatible with the land use description and intent, form and location characteristics, zoning notes, or the existing and adjacent land uses and zoning, due to the nature of the proposed vehicle sales use. The site, consisting of two lots, is directly adjacent to residential properties and is located on two side streets, Deadrick and Riley Avenue. These are local streets, where increased traffic could negatively impact the surrounding residential properties. Additionally, the proposed vehicle sales use is not aligned with the intent of the AN-M (Anchor Neighborhood – Mix of

Staff Report SUP 2025-018 August 14, 2025 Page 21

Building Types) Future Land Use, which encourages pedestrian-friendly, mixed-use development and seeks to minimize auto-oriented design.

The requested use conflicts with the goal to improve pedestrian and cyclist infrastructure to increase accessibility and support multi-modal transportation options. Vehicle sales lots are typically designed for car traffic, with limited pedestrian infrastructure, and do not foster a walkable, pedestrian-friendly environment.

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

### **MAILED PUBLIC NOTICE**

Mahsan Ostadnia Staff Planner Contact:

(901) 636-7181

# You have received this notice because you own or reside on a NOTICE OF PUBLIC HEARING

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

Location: Council Chambers Meeting Details

APPLICANT: REQUEST: ADDRESS: CASE NUMBER:

Dawson Dickerson/DMDS LLC

Special use permit to allow vehicle sales

SUP 2025-018

1507 Airways Blvd

9:00 AM

Date: Thursday, August 14, 2025

125 N Main St. City Hall 1st Floor

117 Notices Mailed 07/15/2025

MEMPHIS AND DIVISION OF PLANNING

VICINITY MAP

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

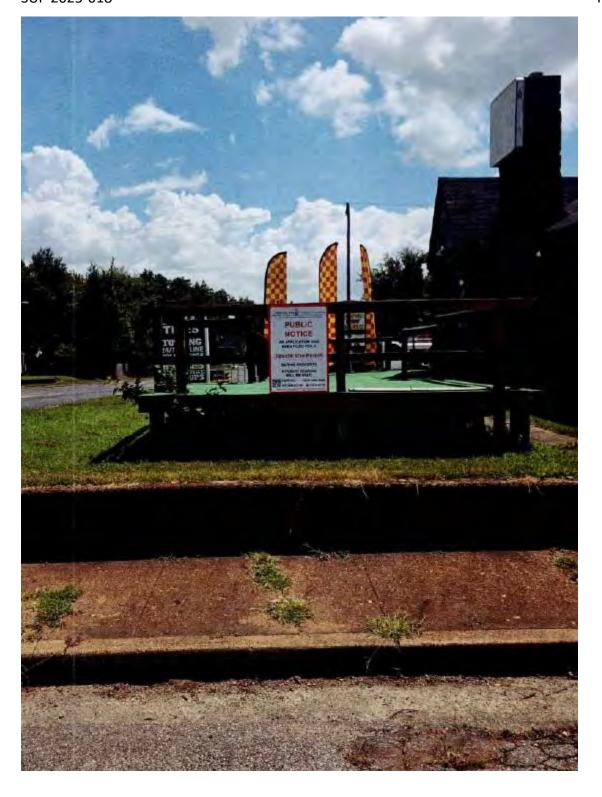


### **SIGN AFFIDAVIT**

### **AFFIDAVIT**

Shelby County State of Tennessee I. Dowon Orckerson, being duly sworn, depose and say that at 12 amipm . 2025, I posted 3 Public Notice Sign(s) on the 19 day of July pertaining to Case No. 2025-018 at 1507 \$ 1511 Airway providing notice of a Public Hearing before the (check one): Land Use Control Board Board of Adjustment Memphis City Council Shelby County Board of Commissioners for consideration of a proposed land use action, a photograph of said sign(s) being attached hereon and a copy of the sign purchase receipt or rental contract attached hereto. Dawson Maury Dickerson 07/23/2025 Date Owner, Applicant or Representative State of Texas, County of Dallas Subscribed and sworn to before me this \_\_\_\_\_23 July Notary Public Notary Public, State of Texas Comm. Expires 03-16-2026 Notary ID 131492357 My commission expires: 03/16/2026

Notarized Online with NotaryLive.com





# NEIGHBORHOOD MEETING SUMMARY

Case Number: 2025-018

## Meeting Information

Location: 1507 Airways Blvd (tent set up on adjac

Address: 1507 & 1511 Airways Blvd, Memphis



### Attendance

Attended on behalf of the applicant:	Role (Applicant, Engineer, Architect, etc.)
Dawson Dickerson	
Number of Invitations Mailed: 564	Approx. Neighborhood Attendees: 4

### **Proceedings**

Please provide a brief summary of the meeting. Identify the most commonly raised concerns, and, if applicable, describe any application changes planned in response to resident feedback.

The meeting was held under a tent at 1511 Airways Blvd.

That parcel shares access and use with 1507 Airways Blvd.

1507 was used as the official meeting address in all notices.

Tables were set up with site plans, mission, and mailing letters.

Clipboards with the official documents were provided for review.

Cold beverages, snacks, shelter and chairs were available for all attendees present.

A sign-in sheet was available, and some neighbors signed in support.

No one raised concerns or objections during the meeting time.

# **NEIGHBORHOOD MEETING SUMMARY**

Case Number: 2025-0	018	dod
Attachments		SHELBY COUNTY
Also included in this sub-	mission are the following:	
✓ Malled Invitation	n Ha	ndouts Provided
✓ Invitation Mailin	ng List Sig	n-in Sheet(s)
✓ Applicant's Pres	sentation Pho	otographs of Meeting
Other:		
	hments will not be included in the staff ort of the public record and available fro	Territoria de la constantida del constantida de la constantida del constantida de la constantida de la constantida de la constantida del constantida de la constantida del con
This meeting was:	Required under Section 9.3.2 of	the UDC
	Optional/Additional	
attached information is, of the relevant proceedi meeting, to the best of i UDC, including, pursuant	ttended the subject neighborhood mee to the best of my knowledge, correct a ings. If this was a required neighborho my knowledge, fulfilled the requiremer t to Sub-Section 9.3.2C, that at least the	nd represents an accurate account od meeting, I also attest that the its outlined in Section 9.3.2 of the required fifteen (15) minutes were
attached information is, of the relevant proceedi meeting, to the best of i UDC, including, pursuant	ttended the subject neighborhood mee to the best of my knowledge, correct a lings. If this was a required neighborho my knowledge, fulfilled the requiremen t to Sub-Section 9.3.2C, that at least the members, businesses, and/or neighbor	nd represents an accurate account od meeting, I also attest that the its outlined in Section 9.3.2 of the required fifteen (15) minutes were
attached information is, of the relevant proceedi meeting, to the best of r UDC, including, pursuant reserved for community	ttended the subject neighborhood mee to the best of my knowledge, correct al ings. If this was a required neighborho my knowledge, fulfilled the requiremen t to Sub-Section 9.3.2C, that at least the members, businesses, and/or neighborh g the development.	nd represents an accurate account od meeting, I also attest that the its outlined in Section 9.3.2 of the required fifteen (15) minutes were
attached information is, of the relevant proceedi meeting, to the best of the UDC, including, pursuant reserved for community a presentation regarding	ttended the subject neighborhood mee to the best of my knowledge, correct al ings. If this was a required neighborho my knowledge, fulfilled the requiremen t to Sub-Section 9.3.2C, that at least the members, businesses, and/or neighborh g the development.	nd represents an accurate account od meeting, I also attest that the its outlined in Section 9.3.2 of the required fifteen (15) minutes were
attached information is, of the relevant proceedi meeting, to the best of r UDC, including, pursuant reserved for community a presentation regarding Dawson Dickerso	ttended the subject neighborhood mee to the best of my knowledge, correct al ings. If this was a required neighborho my knowledge, fulfilled the requiremen t to Sub-Section 9.3.2C, that at least the members, businesses, and/or neighborh g the development.	nd represents an accurate account od meeting, I also attest that the its outlined in Section 9.3.2 of the required fifteen (15) minutes were

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

### **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 Special Use Permit

Record Detail Information

Record Type: Special Use Permit Record Status: Additional Info Required

Opened Date: June 18, 2025

Record Number: SUP 2025-018 Expiration Date:

Record Name: DMD's All Hours Auto - Car Care, Tire Services & Used Auto Sales

Description of Work: DMD's All Hours Auto seeks a Special Use Permit to expand its current car care and tire service operations at 1507 Airways Blvd to include used vehicle sales. The property, zoned CMU-1, features an existing commercial structure with adequate space for vehicle display and customer parking. The mobile road side assistance service will be opned 24 hours a day.

The proposed dealership will display up to 15 used vehicles, all operable and maintained on-site. Existing services, such as tire replacement and routine maintenance, will continue within the building. A tow truck is utilized solely to support these services, assisting customers in need of immediate repairs.

Our commitment is to provide reliable transportation solutions while maintaining a clean, code-compliant facility that contributes positively to the community.

Parent Record Number:

### Address:

1507 AIRWAYS BLVD, MEMPHIS 38114

### **Owner Information**

Primary O

Owner Name

Y VALDES JAIME & MYRIAN NUNEZ

938 COLBERT STS, COLLIERVILLE, TN 38017

Owner Phone

**Parcel Information** 

047020 00042

### **Data Fields**

PREAPPLICATION MEETING

Page 1 of 4 SUP 2025-018

### PREAPPLICATION MEETING

Name of DPD Planner
Date of Meeting
Pre-application Meeting Type
GENERAL PROJECT INFORMATION

Application Type
List any relevant former Docket / Case
Number(s) related to previous applications on
this site
Is this application in response to a citation, stop
work order, or zoning letter
If yes, please provide a copy of the citation, stop
work order, and/or zoning letter along with any
other relevant information
APPROVAL CRITERIA

A) The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare

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

Ashley

Phone

New Special Use Permit (SUP)

N/A – Prior building permit for metal structure was submitted but not finalized. No previous SUP or zoning cases on file.

No

The proposed project will not cause substantial or undue adverse effects on nearby properties or public welfare. Although the site is located outside the formal Lamar Corridor Overlay, it is near enough that we understand the concerns related to automotive uses in the general area. For that reason, we are committed to maintaining a higher standard of cleanliness, order, and professionalism. All vehicles displayed will be clean, operable, and neatly arranged. No inoperable or junk vehicles will be allowed to accumulate on the lot. Our goal is to improve the visual character and perception of the site, aligning with the city's intent to uplift surrounding corridors, while contributing positively to the neighborhood's economic and aesthetic value. The project will be constructed, arranged, and operated in a manner that is fully compatible with the surrounding area. The property is located on Airways Blvd, which is home to various commercial and automotive-related businesses. The design and layout of the business will respect neighboring property lines and avoid any visual clutter or disruptions. All repairs will be performed indoors, and vehicle sales will be limited to a designated display area with clearly marked spaces. The operation will maintain a professional appearance and meet all applicable CMU-1 zoning standards.

Page 2 of 4 SUP 2025-018

### APPROVAL CRITERIA

UDC Sub-Section 9.6.9C

UDC Sub-Section 9.6.9D

UDC Sub-Section 9.6.9E

UDC Sub-Section 9.6.9F

### GIS INFORMATION

Case Layer

Central Business Improvement District

Class

Downtown Fire District

Historic District

The project site is adequately served by existing public infrastructure, including paved road access, drainage, electricity, refuse collection, fire protection, and emergency response. Water and sewer lines are already established at the location. The property provides ample space for customer parking and vehicle display without obstructing traffic flow or public services. Any additional improvements required for compliance will be completed by the applicant to ensure full alignment with city service standards. The project will not place an undue burden on public resources and is expected to operate efficiently within current public capacity.

The proposed project will not result in the destruction, loss, or damage of any natural, scenic, or historic features. The property is already developed and located within a commercially zoned area on Airways Blvd, with no known features of historical or environmental significance. All improvements will take place on previously disturbed ground, and no protected trees, structures, or natural resources will be impacted. The project complies with all applicable requirements of the Unified Development Code and other regulatory provisions authorizing the requested use. A Special Use Permit is being pursued in good faith to ensure the operation is aligned with CMU-1 district standards. Any additional conditions imposed by the Land Use Control Board or Memphis City Council will be followed fully to

The request will not interfere with or negatively affect any existing or future development plans for the area. The proposed use is in harmony with the character of existing nearby commercial and automotive uses and does not conflict with the long-term vision for the corridor. The property will be maintained in a clean, professional condition that complements adjacent businesses and enhances the development potential of the surrounding area.

maintain continued compliance.

No

No

-

Page 3 of 4 SUP 2025-018

### GIS INFORMATION

### **Contact Information**

Name
DAWSON DICKERSON
APPLICANT

### Address

### Phone (901)264-6025

Fee Information Invoice # Fee Item Quantity Fees Status Balance **Date Assessed** 1659032 Credit Card Use Fee (.026 1 13.00 INVOICED 0.00 06/26/2025 x fee) Special Use Permit Fee -500.00 INVOICED 0.00 06/26/2025 1659032 1 5 acres or less (Base Fee) Credit Card Use Fee (.026 INVOICED 1657276 0.00 0.00 06/18/2025 1 x fee)

Total Fee Invoiced: \$513.00 Total Balance: \$0.00

### Payment Information

Payment Amount Method of Payment \$513.00 Credit Card

### Comments

Date Comment

06/26/2025 REQUEST COULD INCLUDE 1511 AIRWAYS - APPLICANT OWNS ADJACENT

PROPERTY

Page 4 of 4 SUP 2025-018

### **OWNER AFFIDAVIT**

### OWNER AFFIDAVIT

I, Dawson Dickerson, affirm that I am the legal owner or have lawful controlling interest of the property located at:

1507 Airways Blvd, Memphis, TN 38114

I affirm that I am authorized to submit this Special Use
Permit application for full auto repair and used vehicle
sales on behalf of the property and business
(DMD's LLC dba DMD's All Hours Auto).

I understand that this affidavit is required by the Memphis and Shelby County Division of Planning and Development and must be notarized prior to acceptance.

Dawson Maury Dickerson

Dawson Maury Dickerson

Signature

06/18/2025

James C Gul

James E Puri

ID NUMBER
136153474
COMMISSION EXPIRES
October 31, 2028

Date

State of Texas

County of Tarrant

Notary Public

This instrument was acknowledged before me by means of an interactive two-way audio and video communication on 06/18/2025 by Dawson Maury Dickerson.

Notary Public, State of Texas

Commission Exiration Date 10/31/2028

### LETTER OF INTENT

To Whom It May Concern,

My name is Dawson Dickerson, owner and operator of

DMD's LLC dba DMD's All Hours Auto, located at 1507 Airways Boulevard,

Memphis, TN 38114. I am submitting this Special Use Permit

application to formally request approval for full automotive

repair services and used auto sales on my property.

This business is currently operating under the allowable uses for CMU-1 zoning (tire shop and basic car care), and I am now seeking full compliance and proper authorization to expand services into general auto repair and vehicle sales. This includes regular service jobs, light mechanic work, and occasional retail sales of used vehicles acquired through legal auctions.

I am also in the process of permitting an accessory metal building on the property. This structure is not currently in use and will remain so until properly inspected and approved by all departments.

My intent is to fully comply with all city zoning, safety, and permitting regulations. This permit request is part of my commitment to running a safe, legitimate, and community-friendly automotive service center in Memphis.

Thank you for your time and consideration.

Sincerely,

Dawson Dickerson

Owner, DMD's LLC dba DMD's All Hours Auto

1507 Airways Blvd, Memphis TN 38114

Phone: 901-264-6025

Email: dmdstowing@gmail.com

Staff Report SUP 2025-018 August 14, 2025 Page 35

# **LETTERS RECEIVED**

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



# 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 Special Use Permit**

**Record Detail Information** 

Record Type: Special Use Permit Record Status: Additional Info Required

Opened Date: June 18, 2025

Record Number: SUP 2025-018 Expiration Date:

Record Name: DMD's All Hours Auto - Car Care, Tire Services & Used Auto Sales

Description of Work: DMD's All Hours Auto seeks a Special Use Permit to expand its current car care and tire service operations at 1507 Airways Blvd to include used vehicle sales. The property, zoned CMU-1, features an existing commercial structure with adequate space for vehicle display and customer parking.

The mobile road side assistance service will be opned 24 hours a day.

The proposed dealership will display up to 15 used vehicles, all operable and maintained on-site. Existing services, such as tire replacement and routine maintenance, will continue within the building. A tow truck is utilized solely to support these services, assisting customers in need of immediate repairs.

Our commitment is to provide reliable transportation solutions while maintaining a clean, code-compliant facility that contributes positively to the community.

### Parent Record Number:

### Address:

1507 AIRWAYS BLVD, MEMPHIS 38114

### **Owner Information**

Primary Owner Name

Y VALDES JAIME & MYRIAN NUNEZ

Owner Address Owner Phone

938 COLBERT STS, COLLIERVILLE, TN 38017

### **Parcel Information**

047020 00042

### **Data Fields**

PREAPPLICATION MEETING

Page 1 of 4 SUP 2025-018

#### PREAPPLICATION MEETING

Name of DPD Planner
Date of Meeting
Pre-application Meeting Type
GENERAL PROJECT INFORMATION

**Application Type** 

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

Is this application in response to a citation, stop work order, or zoning letter

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

#### APPROVAL CRITERIA

A) The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare

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

Ashley

Phone

New Special Use Permit (SUP)

N/A – Prior building permit for metal structure was submitted but not finalized. No previous SUP or zoning cases on file.

No

-

The proposed project will not cause substantial or undue adverse effects on nearby properties or public welfare. Although the site is located outside the formal Lamar Corridor Overlay, it is near enough that we understand the concerns related to automotive uses in the general area. For that reason, we are committed to maintaining a higher standard of cleanliness, order, and professionalism. All vehicles displayed will be clean, operable, and neatly arranged. No inoperable or junk vehicles will be allowed to accumulate on the lot. Our goal is to improve the visual character and perception of the site, aligning with the city's intent to uplift surrounding corridors, while contributing positively to the neighborhood's economic and aesthetic value. The project will be constructed, arranged, and operated in a manner that is fully compatible with the surrounding area. The property is located on Airways Blvd, which is home to various commercial and automotive-related businesses. The design and layout of the business will respect neighboring property lines and avoid any visual clutter or disruptions. All repairs will be performed indoors, and vehicle sales will be limited to a designated display area with clearly marked spaces. The operation will maintain a professional appearance and meet all applicable CMU-1 zoning standards.

Page 2 of 4 SUP 2025-018

#### **APPROVAL CRITERIA**

UDC Sub-Section 9.6.9C

UDC Sub-Section 9.6.9D

UDC Sub-Section 9.6.9E

UDC Sub-Section 9.6.9F

#### **GIS INFORMATION**

Case Layer
Central Business Improvement District

Class

Downtown Fire District

**Historic District** 

The project site is adequately served by existing public infrastructure, including paved road access, drainage, electricity, refuse collection, fire protection, and emergency response. Water and sewer lines are already established at the location. The property provides ample space for customer parking and vehicle display without obstructing traffic flow or public services. Any additional improvements required for compliance will be completed by the applicant to ensure full alignment with city service standards. The project will not place an undue burden on public resources and is expected to operate efficiently within current public capacity.

The proposed project will not result in the destruction, loss, or damage of any natural, scenic, or historic features. The property is already developed and located within a commercially zoned area on Airways Blvd, with no known features of historical or environmental significance. All improvements will take place on previously disturbed ground, and no protected trees, structures, or natural resources will be impacted.

The project complies with all applicable requirements of the Unified Development Code and other regulatory provisions authorizing the requested use. A Special Use Permit is being pursued in good faith to ensure the operation is aligned with CMU-1 district standards. Any additional conditions imposed by the Land Use Control Board or Memphis City Council will be followed fully to maintain continued compliance.

The request will not interfere with or negatively affect any existing or future development plans for the area. The proposed use is in harmony with the character of existing nearby commercial and automotive uses and does not conflict with the long-term vision for the corridor. The property will be maintained in a clean, professional condition that complements adjacent businesses and enhances the development potential of the surrounding area.

No

-No

-

Page 3 of 4 SUP 2025-018

### **GIS INFORMATION**

Land Use - Municipality - Overlay/Special Purpose District - Zoning - State Route - Lot - Subdivision - Planned Development District - Wellhead Protection Overlay District No County Commission District - City Council District - City Council Super 
### **Contact Information**

Name
DAWSON DICKERSON

Contact Type
APPLICANT

### **Address**

### **Phone**

(901)264-6025

Fee Information							
Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed	
1659032	Credit Card Use Fee (.026 x fee)	1	13.00	INVOICED	0.00	06/26/2025	
1659032	Special Use Permit Fee - 5 acres or less (Base Fee)	1	500.00	INVOICED	0.00	06/26/2025	
1657276	Credit Card Use Fee (.026 x fee)	1	0.00	INVOICED	0.00	06/18/2025	

Total Fee Invoiced: \$513.00 Total Balance: \$0.00

### **Payment Information**

Payment Amount Method of Payment \$513.00 Credit Card

### **Comments**

Date Comment

06/26/2025 REQUEST COULD INCLUDE 1511 AIRWAYS - APPLICANT OWNS ADJACENT

**PROPERTY** 

Page 4 of 4 SUP 2025-018

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I am also in the process of permitting an accessory metal building on the property. This structure is not currently in use and will remain so until properly inspected and approved by all departments.

My intent is to fully comply with all city zoning, safety, and permitting regulations. This permit request is part of my commitment to running a safe, legitimate, and community-friendly automotive service center in Memphis.

Thank you for your time and consideration.

Sincerely,

Dawson Dickerson

Owner, DMD's LLC dba DMD's All Hours Auto

1507 Airways Blvd, Memphis TN 38114

Phone: 901-264-6025

Email: dmdstowing@gmail.com

### OWNER AFFIDAVIT

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I affirm that I am authorized to submit this Special Use Permit application for full auto repair and used vehicle sales on behalf of the property and business (DMD's LLC dba DMD's All Hours Auto).

I understand that this affidavit is required by the Memphis and Shelby County Division of Planning and Development and must be notarized prior to acceptance.

Dawson Maury Dickerson

Dawson Maury Dickerson

Signature

06/18/2025

TAY PUOLIC STATE OF TEXT

James E Purl

ID NUMBER 135153474 COMMISSION EXPIRES October 31, 2028

Date

State of Texas

County of Tarrant

Notary Public

This instrument was acknowledged before me by means of an interactive two-way audio and video communication on 06/18/2025 by Dawson Maury Dickerson.

Notary Public, State of Texas

James C Gul

Commission Exiration Date

10/31/2028

Commission Expiration Date



# 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.



24093658

10/30/2024 - 02:58:18 PM

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15.00
2.00
0.00
17.00

WILLIE F. BROOKS JR REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

Willie F. Brooks Jr Shelby County Register of Deeds: Instrument# 24093658 Page 1 of 3 Prepared by: Dalwson Dickerson
3145 Maggaress .. memphis, TN 38128 Agreement to Sell Real Estate \$ Collierville TW. 38 d 1511 Airways (Seller Address), as Seller, 507 Airways an Dawson Dicterson (Buyer Name), of 3147 Magerney 5+ Memphis, TW 38128 (Buyer Address), as Buyer, hereby agree that the Seller shall sell and the Buyer shall buy the following described property UPON THE TERMS AND CONDITIONS HEREINAFTER SET FORTH, within this contract. 1. Legal Description of real estate located in Memphis of Tennessee (Include the full legal description as found on the deed, not just the address. Attach on a separate page if there is not enough room below.): 1511 Airways - Instrument Do. 17124139 1507 Arways - Instrument No. 18047404 1507 Four Hundred and Ten 2. Purchase Price: (\$ <u>410,000</u>). Method of Payment: Deposit to be held in trust by <u>Jaime</u> Valdes \$ 50,000 (a) (b) Approximate principal balance of first mortgage to which conveyance shall be subject, if any. Mortgage holder: \_\_\_\_ Interest \_\_\_\_\_\_ % per annum. (c) Other Deposit: \_\_\_\_\_ (d) Cash, or certified or local cashier's check, due on closing and delivery of deed (or such greater or lesser amount as

may be necessary to complete payment of purchase

price after credits, adjustments and prorations).

in the purchase price.

OBIBUS + a HOSS HILLS
J. Buyer agrees to pay \$ 2,000 on the 1st of
Business to come to the term of 13 years. D.y.
each month for the Term of 15 years. D.D. By. Buyer agrees to pay 10% if payments are late after 5 days. D.D.
for Insurance montly D.A.
for Insurance montly D.J.  D. Y. Buyer agrees to buy Property As Is Condition 2  D. S. Buyer is Purchasing 1507 and 1511 Airways  for the amount of \$\frac{1}{2}\$ 410,000 financing  \$\frac{1}{2}\$ 360,000 D.D.
D. S. Buyer is Purchasing 1507 and 1511 Airways
for the amount of \$ 410,000 financing
928. 6. Buyer's down Payment \$50,000 D.D.
fix Property at his Own expense of a
J.J.7. Seller is giving 2 Months conpayment to fix Property of his Own expense. D. D. DD8. Buyer and Seller by Signing this contract
Acknowledges that is a Binding Contract D.D.
Acknowledges that is a Binding Contract D.D. Q.D. 9. Seller will give lover deed once Paid in tol
at the end of each year. D.D.
at the end of each year. D.D.
Dal. If Buyer defaults It is a Termination
A defaut Would be 30 days.
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WITNESSED BY:	
Witness Sig.:	_ Date:
Name:	<del></del>
Witness Sig.:	_ Date:
Name:	<del></del>
	Date: 16-24-24
Name: Jarme faldes	_
Buyer Sig.:	Date: 10 - 29 - 24
Name: Dawson Dickerson	_
Jollan Bard W-14-14	
•.	
STATE OF TENNESSEE NOTARY PUBLIC OF SHE	

MY COMMISSION EXPIRES JUNE 03, 2026

Recurrence Scalled/Leumaning winter boles and caloke main! storage/Breakcoom Blocked Entrance Stongs Stongs EnthonerParting Barbed Gft Chainlink Perimeter ground
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Property
Property

## CITY OF MEMPHIS COUNCIL AGENDA CHECK OFF SHEET

ONE ORIGINAL | Planning & Development ONLY STAPLED | **DIVISION |TO DOCUMENTS| Planning & Zoning COMMITTEE:** 05/20/2025 DATE **PUBLIC SESSION:** 06/10/2025 **DATE** ITEM (CHECK ONE) X RESOLUTION X REQUEST FOR PUBLIC HEARING ORDINANCE ITEM DESCRIPTION: Resolution approving the appeal of Dr. Lynnette P. Williams on behalf of the Acklena Lakeview Gardens CDC, Inc. seeking to overturn the action of the Memphis and Shelby County Land Use Control Board approving a resubdivision of a portion of Lot 1 of the Save-A-Lot subdivision to create lot 3, made up of 0.82 acres on the north end at the subject property located at 4696 S Third St. known as case number S 2025-010 **CASE NUMBER:** S 2025-010 **DEVELOPMENT:** LOCATION: 4696 S Third St **COUNCIL DISTRICTS:** District 6 and Super District 8 Dr. Lynnette P. Williams, Acklena Lakeview Gardens CDC, Inc. **APPELLANT:** REPRESENTATIVE: Wesley Woolridge, The Renaissance Group Overturn a decision of the Land Use Control Board **REQUEST:** AREA: +/-0.82**RECOMMENDATION:** The Division of Planning and Development recommended Approval with conditions The Land Use Control Board recommended Approval with conditions RECOMMENDED COUNCIL ACTION: Public Hearing Required Add to consent agenda requesting public hearing – May 20, 2020 Public hearing – June 10, 2025 **PRIOR ACTION ON ITEM:** APPROVAL - (1) APPROVED (2) DENIED (1) 04/10/2025 **DATE** ORGANIZATION - (1) BOARD / COMMISSION (1) Land Use Control Board (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** Travian Smith 05/07/2<u>025</u> PLANNER I DEPUTY ADMINISTRATOR 05/08/2025 **ADMINISTRATOR** DIRECTOR (JOINT APPROVAL) COMPTROLLER FINANCE DIRECTOR CITY ATTORNEY CHIEF ADMINISTRATIVE OFFICER

**COMMITTEE CHAIRMAN** 



# Memphis City Council Summary Sheet

### S 2025-010

RESOLUTION APPROVING THE APPEAL OF DR. LYNNETTE P. WILLIAMS ON BEHALF OF THE ACKLENA LAKEVIEW GARDENS CDC INC. SEEKING TO OVERTURN THE ACTION OF THE MEMPHIS AND SHELBY COUNTY LAND USE CONTROL BOARD APPROVING A RESUBDIVISION OF A PORTION OF LOT 1 OF THE SAVE-A-LOT SUBDIVISION TO CREATE LOT 3, MADE UP OF 0.82 ACRES ON THE NORTH END AT THE SUBJECT PROPERTY LOCATED AT 4696 S THIRD ST, KNOWN AS CASE NUMBER S 2025-010.

- This item is a resolution to appeal the Land Use Control Board's approval of a major re-subdivision of a portion of Lot 1 of the Save-A-Lot subdivision to create lot 3, made up of 0.82 acres on the north end at the subject property; and
- The Land Use Control Board held a public hearing on April 10, 2025, and approved the aformentioned request subject to one (1) condition; and
- Wesley Woolridge of The Renaissance Group appeared at the aforementioned public hearing on behalf of the appellant; and
- An appeal of the Land Use Control Board decision was filed on April 16, 2025, by Dr. Lynnette P. Williams on behalf of the Acklena Lakeview Gardens CDC, requesting the Memphis City Council overturn the action of the Land Use Control Board; and
- No contracts are affected by this item; and
- No expenditure of funds/budget amendments are required by this item.

# LAND USE CONTROL BOARD RECOMMENDATION

At its regular meeting on *Thursday, April 10, 2025*, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

CASE NUMBER: S 2025-010

**LOCATION:** 4696 S. Third St

**COUNCIL DISTRICT(S):** District 6 and Super District 8

OWNER/APPLICANT: David Dale

**REPRESENTATIVE:** Wesley Woolridge, The Renaissance Group

**REQUEST:** Re-subdivision of Lot 1 of Save-A-Lot Subdivision to create a 0.82

Acres Lot 3 on the North End

**EXISTING ZONING:** Commercial Mixed Use – 3 (CMU-3)

**AREA:** +/-0.82 acres

The following spoke in support of the application: Wesley Woolridge

The following spoke in regards to the application: Jakiya Shaw, and Dr. Lynnette Williams

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

The motion passed by a vote of 4-3 on the regular agenda.

Respectfully,

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

Cc: Committee Members

File

# S 2025-010 Preliminary Plan



# **CONDITIONS**

1. No curb cut access is allowed on Shelby Drive.

RESOLUTION APPROVING THE APPEAL OF DR. LYNNETTE P. WILLIAMS ON BEHALF OF THE ACKLENA LAKEVIEW GARDENS CDC INC. SEEKING TO OVERTURN THE ACTION OF THE MEMPHIS AND SHELBY COUNTY LAND USE CONTROL BOARD APPROVING A RE-SUBDIVISION OF A PORTION OF LOT 1 OF THE SAVE-A-LOT SUBDIVISION TO CREATE LOT 3, MADE UP OF 0.82 ACRES ON THE NORTH END AT THE SUBJECT PROPERTY LOCATED AT 4696 S THIRD ST, KNOWN AS CASE NUMBER S 2025-010.

- **WHEREAS**, The Renaissance Group filed an application with the Memphis and Shelby County Division of Planning and Development to re-subdivide a portion of Lot 1 of the Save-A-Lot subdivision to create lot 3, made up of 0.82 acres on the north end at the subject property; and
- WHEREAS, the Memphis and Shelby County Division of Planning and Development reviewed the application in accordance with the standards and regulations of Memphis and Shelby County Unified Development Code and submitted its findings and recommendation 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 April 10, 2025, and said Board approved the request of the applicant subject to one (1) condition.
- WHEREAS, Dr. Lynnette P. Williams, filed an appeal on April 16, 2025, on behalf of the Acklena Lakeview Gardens CDC, Inc. with the Memphis and Shelby County Division of Planning and Development requesting that the Council of the City of Memphis overturn the action of the Memphis and Shelby County Land Use Control Board; and
- WHEREAS, the Council of the City of Memphis has reviewed the aforementioned appeal pursuant to Tennessee Code Annotated Section 13-4-202(B)(2)(B)(iii) and has determined that said appeal is consistent with the Memphis 3.0 General Plan; and
- **WHEREAS**, upon evidence presented at this public hearing by the appellant, the City Council of the City of Memphis, concludes the appeal herein should be granted.
- NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MEMPHIS, that the appeal of the appellant, Dr. Lynnette P. Williams on behalf of the Acklena Lakeview Gardens CDC, Inc., is granted and the action of the Memphis and Shelby County Land Use Control Board on April 10, 2025, is hereby overturned.
- **BE IT FURTHER RESOLVED**, that this resolution shall take effect from and after the date it shall have been enacted according to due process of law by virtue of the passage thereof by the Council of the City of Memphis.

### PRELIMINARY PLAN:



# **CONDITIONS:**

1. No curb cut access is allowed on Shelby Drive.

# ATTEST:

Division of Planning and Development – Land Use and Development Services CC:

- Office of Construction Enforcement

April 23, 2025

Councilwoman Jana Swearengen-Washington Chair, Planning and Zoning Committee

Councilman J. Ford Canale Chair, Memphis City Council

Councilman Edmund Ford, Sr. City Council District 6

Re: Letter of Appeal for Case# S 2025-010

Dear City Council Members,

We officially Appeal the Land Use Board Decision on April 10, 2025 for approval of the Land Subdivision for an Oil Changing Facility at 4696 S. Third Street, located in a Wellhead Overlay District. We understand the Board's Ruling, however, there were no site plans presented to the public or shared at the Neighborhood Meeting for any building construction options for Proposed Lot 3. We believe this information was only privy to Mr. David Dale, Commercial Property Owner, ECK-FAY, LLC, Applicant, Mr. Khalid Mothanna, a local Multiple Gas Station and Oil Changing Facility Owner, Mr. Wesley Wooldridge, P.E., ISACA, Renaissance Group and Mr. Brett Ragsdale, Zoning Administrator and his staff. Mr. Wooldridge did not submit any details of the Neighborhood Meeting or Minutes to be included in the Staff Report compiled by Mr. Travian Smith. These would have revealed very strong Public Opposition to Land Subdivision with no architectural renderings. There was no consideration, recognition, or documentation about the environmental concerns mentioned by the meeting attendees, no construction timelines given, and no regard for the special nuances of the neighborhood or mutually beneficial alternative business ideas or even the needs of our community were not discussed with the owner or conveyed to him. The Board decision was made without accurate information and without regard to the health, welfare or safety of our citizenry. We will submit specific facts, evidence, and documentary challenges at the Public Hearing to support our DISAGREEMENT with the LAND USE BOARD DECISION. This project will provide no economic or health-related benefits to our immediate neighborhood or community. On behalf of your fellow Memphians, please reverse this decision for the sake of the future well-being our community as well as the business currently occupying Lot 1 on the property, the Save-A-Lot Supermarket, our local neighborhood grocery.

We thank you for your consideration with this matter as well as your support, and service.

Respectfully, Lynnette P. Williams, MD, Community Spokesperson and Organizer Executive Director, Acklena Lakeview Gardens CDC, Inc.

# dpd STAFF REPORT

AGENDA ITEM: 9 L.U.C.B. MEETING: April 10, 2025

CASE NUMBER: S 2025-010

**LOCATION:** 4696 S Third Rd

**OWNER/APPLICANT:** David Dale

**REPRESENTATIVE:** Wesley Wooldridge, Renaissance Group

**REQUEST:** Re-subdivision of Lot 1 of Save-A-Lot Subdivision to create a 0.82 Acres Lot 3 on the

North End

**EXISTING ZONING:** Commercial Mixed Use – 3 (CMU-3)

### **CONCLUSIONS**

- 1. The applicant is requesting a commercial lot major re-subdivision. The proposed preliminary plan subdivides the north side of Lot 1 into two lots creating Lot 3. Lot 1 will be reduced from 140,322 sq. feet (3.221 acres) to 103,993 sq. feet (2.3 acres). Lot 2 will remain the same. Lot 3 will be created on the north end of the parcel making up 35,885 sq. feet (0.82 acres).
- 2. The proposed lots meet the bulk regulations of the Commercial Mixed Use 3 (CMU-3) District.
- 3. The proposed preliminary plan is compatible with and in character with the existing development pattern of the neighborhood.

## **CONSISTENCY WITH MEMPHIS 3.0**

This proposal is not subject with the Memphis 3.0 General Plan.

### **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

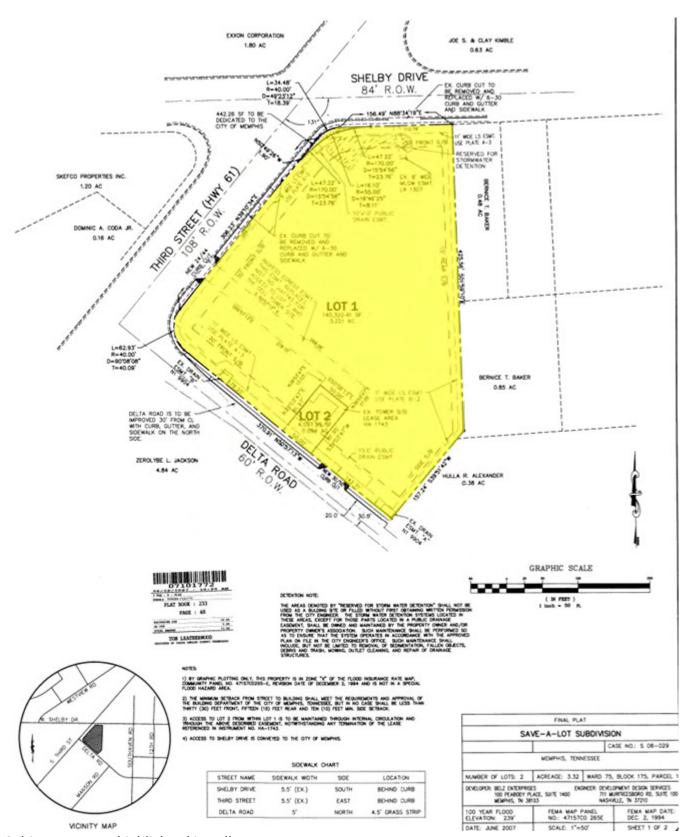
### **PUBLIC NOTICE DETAILS**

In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed. A total of 73 notices were mailed on March 20, 2025, see page 17 of this report for a copy of said notice.

### **NEIGHBORHOOD MEETING**

The meeting was held at 2:30 PM on Saturday, March 29, 2025, at the Whitehaven Library Raines-Finley Park, 4318 Graceland Dr.

# SAV-A-LOT SUBDIVISION (2007) (PLAT BOOK 233 PAGE 48)



Subject property highlighted in yellow

# **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 S Third Street looking Northeast



View of subject property from S Third Street looking Northeast

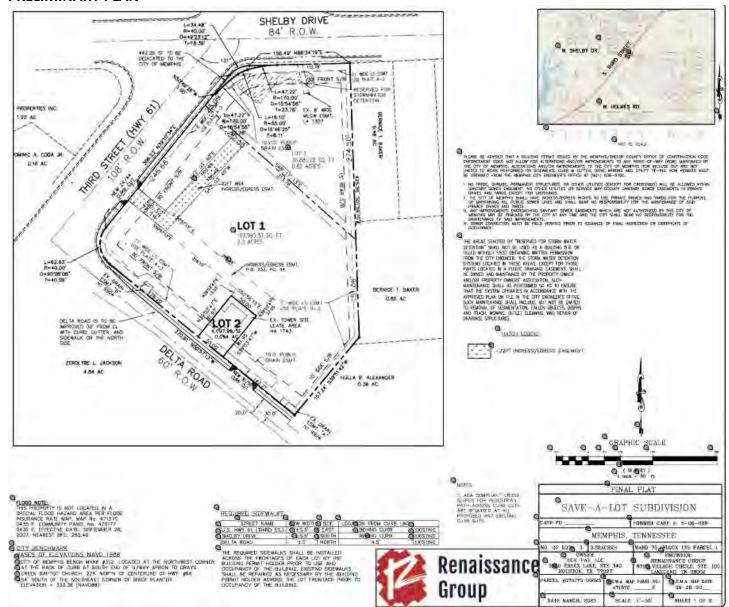


View of subject property from the corner of S Third Street and Delta Road looking East

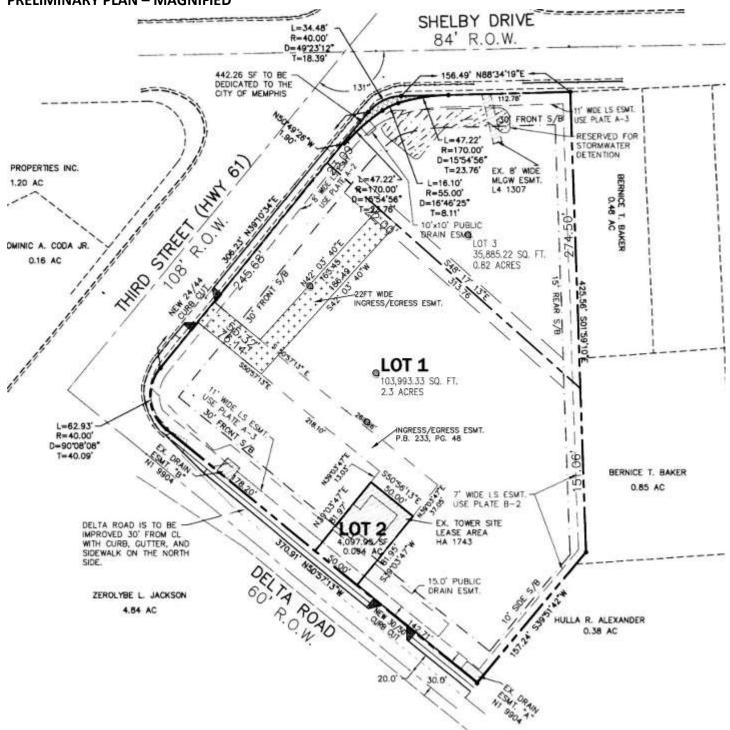


View of subject property from Delta Road looking East

## **PRELIMINARY PLAN**



### PRELIMINARY PLAN - MAGNIFIED



#### **CASE REVIEW**

### **Request**

The request is a re-subdivision of Lot 1 to create a 0.82 acres Lot 3 on the north end.

## **Review Criteria**

Staff agrees the major preliminary plan review approval criteria as set out in Sub-Section 9.7.7H of the Unified Development Code are met.

### 9.7.7H Approval Criteria

- 1. A major preliminary plan shall be approved by the Land Use Control Board if it meets the following criteria:
  - a. Conforms with all the provisions and requirements of any plans to be considered (see Chapter 1.9);
  - b. There are adequate public facilities available, to be provided by the applicant or programmed within the five-year capital improvements program of the governing bodies to accommodate the proposed development;
  - c. Conforms with all the applicable provisions and requirements of this development code; and
  - d. Conforms with all the provisions and requirements of other applicable codes and ordinances relating to land development not included in this development code.
- 2. The LUCB or governing body(s) may reject a preliminary plan if it is determined that the proposed subdivision is not in keeping with the character of development in the neighborhood. The LUCB or governing body(s) shall consider the following in the determination of the character of the development in the neighborhood.
  - a. Building setback lines of all principal structures that lie within 500 feet of the proposed subdivision.
  - b. Size and width of all lots within 500 feet of the proposed subdivision.
  - c. Proximity of arterial and connector streets within 500 feet of the proposed subdivision.
  - d. Diversity of land uses within 500 feet of the proposed subdivision.

Staff Report S 2025-010 April 10, 2025 Page 13

## **Site Details**

Address:

4696 S Third Street

Parcel ID:

075175 00025

Area:

+/-144,619 square feet (3.32 acres)

## Description:

The subject property is known as the Save-A-Lot Subdivision, located in an CMU-3 zoning district. The subject property has two street frontages as it is located on the corner of Third Street and Delta Road covering approximately 3.32 acres. Each street frontage has landscaping consisting of trees and shrubs that surrounds the subject property. It is located less than five miles from Interstate 55. Lot 1 is currently occupied by Save-A-Lot Shopping Center and surface level parking making up 103,993 square feet (2.3 acres). Lot 2 is occupied by a cell tower making up 4,097.95 square feet (.094 acres). Per the Shelby County Assessor's office, the subject property was developed in 2008 and is characterized as a supermarket making up 16,456 square feet.

### **Site Zoning History**

On August 27, 1997, the Board of Adjustment approved Docket BOA 1997-071 for a variance to allow a PCS monopole communications tower, with antennas and equipment cabinet; with further variations to allow a tower heigh of one hundred forty (140) feet; and to allow more than one main structure on a lot (Parcel ID: 075175 00026), see page 22 for BOA 1997-071 Notice of Disposition.

### **Relevant Unified Development Code Clauses**

- 9.7.7 Major Preliminary Plan Review
- H. Approval Criteria
- 2. The LUCB or governing body(s) may reject a preliminary plan if it is determined that the proposed subdivision is not in keeping with the character of development in the neighborhood. The LUCB or governing body(s) shall consider the following in the determination of the character of the development in the neighborhood.
  - a. Building setback lines of all principal structures that lie within 500 feet of the proposed subdivision.
  - b. Size and width of all lots within 500 feet of the proposed subdivision.
  - c. Proximity of arterial and connector streets within 500 feet of the proposed subdivision.
  - d. Diversity of land uses within 500 feet of the proposed subdivision.

### **Preliminary Plan Review**

The proposed preliminary plan subdivides the north side of Lot 1 into two lots creating Lot 3. Lot 1 will be reduced from 140,322 sq. feet (3.221 acres) to 103,993 sq. feet (2.3 acres). Lot 2 will remain the same. Lot 3 will be created on the north end of the parcel making up 35,885 sq. feet (0.82 acres). The newly created Lot 3 will have frontage on S Third Street and Shelby Drive with a 30' setback that will be reserved for stormwater retention. An ingress/egress easement across Lot 1 will be created to grant access from the parking lot of the Save-A-Lot supermarket.

Staff Report S 2025-010 April 10, 2025 Page 14

## **Analysis**

The proposed re-subdivision converts an existing parcel made up of Lot 1 and Lot 2 into a 3-parcel lot with Lot 1 being reduced from 140,322 sq. feet (3.221 acres to 103,993 sq. feet (2.3 acres). Lot 2 will remain the same. Lot 3 will be created on the north end of the parcel making up 35,885 sq. feet (0.82 acres). Proposed Lot 3 has street frontage of S third Street and Shelby Drive. An ingress/egress easement across Lot 1 will be created to grant access from the parking lot of the Save-A-Lot supermarket. The lot meets the required regulations per the Unified Development Code (UDC).

### **RECOMMENDATION**

Staff recommends approval with conditions

# **Conditions**

1. Any change or deviation from the site plan upon the determination of the Zoning Administrator shall be submitted to the Land Use Control Board for review and approval or administrative review and approval by the Division of Planning and Development.

#### **DEPARTMENTAL COMMENTS**

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

# **City/County Engineer:**

 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 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 availability of sewer capacity.

## Roads:

- 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.
- 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.

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:

- 12. The City Engineer shall approve the design, number, and location of curb cuts.
- 13. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter, and sidewalk.

### Drainage:

- 14. 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.
- 15. 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.
- 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.

### **General Notes:**

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

Staff Report S 2025-010 April 10, 2025 Page 17

City/County Fire Division: No comments received.

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: No comments received.

MEMPHIS AND DIVISION OF PLANNING SHELBY COUNTY AND DEVELOPMENT

### **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 Wednesday, April 2, 2025 at 8 AM.

CASE NUMBER: 5 2025-010 ADDRESS: 4696 S. Third St

REQUEST: Re-subdivision of Lot 2 of Save-A-Lot Subdivision to

create a 0.82 Acres Lot 3 on the North End

APPLICANT: David Dale

**Meeting Details** 

Time: 9:00 AM Location: Council Chambers

City Hall 1st Floor

Thursday, April 10, 2025 125 N Main St. Date:

VICINITY MAP



#### 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.



### **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 Subdivision

Record Detail Information

Record Type: Subdivision

Record Status: Pending

Opened Date: February 27, 2025

Record Number: S 2025-010

Expiration Date:

Record Name: SAVE-A-LOT SUBDIVISION

Description of Work: RE-SUBDIVION OF LOT 2 OF SAVE-A-LOT SUBDIVION TO CREATE A 0.82 ACRE

LOT 3 ON THE NORTH END.

Parent Record Number:

Address:

4696 S THIRD RD, MEMPHIS, TN 38109

Owner Information

Primary Owner Name

Y ECK-FAY LLC

Owner Address

3900 ESSEX LN, HOUSTON, TX 77027

Owner Phone

9018335917

Parcel Information

075175 00025

### Data Fields

PREAPPLICATION MEETING

Name of DPD Planner Date of Meeting

Pre-application Meeting Type

GENERAL INFORMATION

Type of Subdivision Type of Preliminary Plan Name of Subdivision

Number of lots Acres LUCAS SKINNER 11/12/2024

Email

Major Standard SAVE-A LOT

3 332

Page 1 of 3 S 2025-010

GENERAL INFORMATION		
List any relevant former Docket / Case	S-06-029	
Number(s) related to previous applications on		
this site		
Access to Public Water	Yes	
Access to Public Sewer	Yes	
Waiver	No	
If yes, please cite the specific Article 5, Chapter	-	
4.3, or Section 3.9.2 waiver(s) requested and		
provide the justification for the request		
Is this application in response to a citation_stop	No	
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		
Application and the second sec	- Siz	
Central Business Improvement District	No	
Case Layer	BOA1997-071, BOA1997-071	
Class	C	
Downtown Fire District	No	
Historic District	- north-court	
Land Use	COMMERCIAL	
Municipality	MEMPHIS	
Overlay/Special Purpose District	× .	

Subdivision SAVE-A-LOT

Planned Development District Wellhead Protection Overlay District Yes
County Commission District City Council District City Council Super District -

### Contact Information

Name	Contact Type
DAVID DALE	APPLICANT

### Address

Zoning

State Route

Phone (712)529 4244		
(712)510 4244		

WESLEY WOOLDRIDGE	Comact Type
WESLEY WOOLDRIDGE	ARCHITECT / ENGINEER /
Address	SURVEYOR

CMU-3

### Phone (901)219-8651

Page 2 of 3 S 2025-010

### **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.

1, But W. Dappid: state that I have read the definition
MANNON Bring Sec (Sign Name)
"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 fax 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 4696 S THIRD ST MEMPHIS TH 38109 - 6281 and further identified by Assessor's Parcel Number 075175 00025
for which an application is being made to the Division of Planning and Development.
for which an application is being made to the Division of Planning and Development.
Subscribed and swom to (or affirmed) before me this 94 day of December in the year of 2024

Signature of Notary Public

ECK FAY, LLC

### **LETTER OF INTENT**



February 26, 2025

RE: Major Subdivision Application - Save-a-Lot Subdivision

Mr. Brett Ragsdale City of Memphis, Division of Planning & Dev. 125 N. Main, Room #477 Memphis TN 38103

Mr. Ragsdale,

Please accept this application for a Major Subdivision for the modification of the existing Save-A-Lot Subdivision at the southeast corner of the Third Street (Hwy. 61) and Shelby Drive intersection.

The intent of this project is to create a third lot, 0.82 acres, on the north end. Lot 1 will reduce to 2.30 acres, Lot 2 will not be changed.

The newly created Lot 3 will have frontage on Third Street and Shelby Drive, but no new curb cuts are proposed, instead, access will be granted via an ingress/egress easement across Lot 1. The easement will center on an existing drive aisle for the Save-A-Lot supermarket.

Sanitary sewer and public water are available to the site.

Again, on behalf of the landowner and applicant, we are pleased to bring forward this application. As the engineers associated with this proposal, the Renaissance Group is available should you have any questions or concerns related to this request. Please feel free to contact me at 901-332-5533.

Respectfully

J. Wesley Wooldridge, P.E., Partner

Renaissance Group, Inc.

### **BOA 1997-071 Notice of Disposition**



### MEMPHIS AND SHELBY COUNTY BOARD OF ADJUSTMENT

ROOM 1B-09 CITY HALL • 125 NORTH MID AMERICA MALL MEMPHIS, TENNESSEE 38103

### NOTICE OF DISPOSITION

DATE: August 29, 1997

TO: SprintCom, Inc. Suite 301 35 Union Avenue Memphis, TN 38103

RE: DOCKET 97-71 City

LOCATION: 4698 South Third Street, (at the north-

easterly corner of South Third Street

and Delta Road)

On <u>August 27, 1997</u>, the MEMPHIS AND SHELBY COUNTY BOARD OF ADJUSTMENT <u>approved</u> your application, as submitted, requesting a variation from the Zoning Regulations to allow a PCS monopole communications tower, with antennas and equipment cabinet; with further variations to allow a tower height of one hundred forty (140) feet; and to allow more than one main structure on a lot; subject to the following condition:

The revised plan is the approved plan and is to be so marked and made a part of the
records of this case. Such approval is based in part upon the Board's evaluation and
conclusion that the plan, as approved, eliminates or minimizes the potentially harmful
characteristics or impact upon surrounding properties. Any change or deviation from this
plan, including installation or placement of temporary and portable signs, is to be
resubmitted to the Board for its review and reaffirmation of the approval hereby granted.

ALL APPEALS AND APPLICATIONS <u>GRANTED</u> ARE EXPRESSLY CONDITIONED UPON THE APPLICANT OBTAINING THE PERMIT REQUESTED OR OTHER ORDER WITHIN ONE (1) YEAR FROM THE DATE OF THE DECISION OF THE BOARD OF ADJUSTMENT.

The resolution of the Board is subject to your inspection at the office of the Board of Adjustment.

Respectfully,

Anita Forrester, Secretary Board of Adjustment

xc: Homer B. Branan, III, Attorney

### **LETTERS RECEIVED**

4 letters of opposition and a petition were received at the time of completion of this report and have subsequently been attached.



Outlook

#### 4696 s third st S 2025-010

From horn lake <hornlake4691@gmail.com>

Date Tue 4/1/2025 12:14 AM

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.

My name khalid haimed I reject the save lot subdivision for 2 reasons

1 wellhead are protection area which could be very dangerous to the water there is a daycare 200 feet from the save lot. kids drink water from fountain machines that come from that area oil change will spill drop and pollution the water and air also will hurt residents

2 third st Is a highway which cause many driver to drive fast plus you have Shelby dr terrfic adding another bussiness there will make more terffic even there is no new cut curb it will add terffic

We pray that you save our neighborhood and save our kids god bless you

Sent from my iPhone

Sent from my iPhone



Outlook

### Sav a lat subdivision case 52025-010

From esam Al-zamzami <esam415@myyahoo.com> Date Tue 4/1/2025 12:58 AM

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.

My name Esam Alzamzami | reject the save lot subdivision for 2 reasons

- 1- wellhead are protection area which could be very dangerous to the water there is a daycare 200 feet from the save lot. kids drink water from fountain machines that come from that area oil change will spill drop and pollution the water and air also will hurt residents
- 2- third st Is a highway which cause many driver to drive fast plus you have Shelby dr terrfic adding another bussiness there will make more terffic even there is no new cut curb it will add terffic

We pray that you save our neighborhood and save our kids god bless you

Esam Alzamzami

4672 s third st

Memphis tn 38109

April 1, 2025

Travian Smith, Case Manager Office of Planning and Development

Land Use Board Members and Staff,

This letter is written in OPPOSITION to building an Oil Changing Facility in the Save-A-Lot Supermarket Parking Lot. (Case# S 2025-010) This project as presented appears to be a threat to the health, safety, and well-being of our community. We have three main reasons for not supporting this land subdivision. First, the property at 4696 S. Third St. is located in the Wellhead Protection Area or Overlay District. A toxic chemical type business provides a significant risk for ground water contamination or pollution of our drinking water. Secondly, safety concerns with an increase in traffic at a very busy accident prone intersection. And finally, the property is owned by ECK-FAY, LLC., a commercial property management company and not a food company. With the recent Save-A-Lot closure in Memphis, this project appears to be a threat to the viability and future of the grocery store at this location. We are in a food desert and our community can not afford to lose a supermarket in our area. Our Neighborhood Meeting was poorly attended due misinformation and the meeting was not held in our neighborhood. Concerned citizens and residents as well as business owners signed 1 of 2 petitions within 750 feet of the project and beyond of over 300 signatures to show solidarity and support for our **opposition** to this project. It provides no economic investment or environmental benefit to our community.

Respectfully,

Lynnette P. Williams, MD Executive Director, Acklena Lakeview Gardens CDC, Inc. Community Organizer/Spokesperson

Attached Petitions Neighborhood Meeting Agenda/Minutes

#### 2025-010

From Fill Save <fill.n.save@gmail.com>

Date Tue 4/1/2025 7:17 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.

To Whom It May Concern,

My name is Samer Alkabsh, and my address is 4670 South Third Street. I am writing to express my strong opposition to the proposed Save Lot subdivision under Case 2025-010 for the following reasons:

#### 1. Risk to Public Health and Water Safety:

The proposed development is within a wellhead protection area, which is critical for keeping our groundwater clean and safe. There is a daycare just 200 feet from the site, and the children there rely on water from this system. A gas station or oil change service increases the risk of oil spills and chemical runoff, which could contaminate our water supply and harm the air quality—putting both children and residents at serious risk.

#### 2. Traffic and Safety Hazards:

South Third Street already handles high-speed traffic and significant congestion, especially near Shelby Drive. Adding another business will worsen traffic conditions and create more safety concerns. With no new curb cut or traffic management plan, the situation could become dangerous for both drivers and pedestrians.

#### 3. Oversaturation of Gas Stations - What We Really Need Is a Grocery Store:

There are already several gas stations on South Third Street. The community does not need another one. What we do need is a grocery store. Many residents—especially those without reliable transportation—have to travel long distances just to access fresh food and everyday necessities. A grocery store would be a meaningful improvement to the area and better serve the daily needs of families and individuals.

Please consider the long-term impact of this proposal. We urge you to protect our neighborhood, our children, and prioritize developments that truly serve the community.

Sincerely, Samer Alkabsh 4670 South Third Street Sent from my iPhone

1.	NAME	Robert	Stevenson	ADDRESS 669 West Shelby Drive
		let:		CITY Memphis STATE TN ZIP CODE 38/09
2.	NAME	Ray Ro	BERT FLAW	NKGW ADDRESS
		No	SIGNATURE	was city Myss STATE IN ZIP CODE 3 8/09
3.	NAME	ROBI	ERT FLANK	MEAN ADDRESS 663 W. Shelby Dr. SIP CODE 38109
		O om	SIGNATURE	CITY MEMORY STATE / ZIP CODE 2001
4.	NAME	Everl	luc Jano	ADDRESS 4757 Sout Third St.
	1	Evenly	signature	CITY Memphs STATE TM ZIP CODE 38/09
5	NAME	Glo	ria Lucas	ADDRESS 4757 South Thirl St
٥.		des	PHINT SIGNATURE	CITY Nemples STATE TN ZIP CODE 38109
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6.	NAME	Do	Le likete	CITY Merphis STATE W ZIP CODE 38109
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		· Kyre	PRINT SIGNATURE	CITY MAN, STATE TN. ZIP CODE 38109
8.	NAME	Grate	PRINT	ADDRESS 4757 South Thod St
	53	TA	SIGNATURE	CITY MPKS STATE N ZIP CODE 38109
0	NAME	Pto	da Walker	ADDRESS 4757 S. Third St
9.	NAME (	Be	PRINT	CITYSTATEZIP CODE_ZX 09
10	. NAM	E Carl	SIGNATURE OS BELLY	ADDRESS 4695 third
		Cu	SIGNATURE	CITY Many STATE TO ZIP CODE 38/09
				PACE NO/_

1.	NAME Hashin Alkabah	ADDRESS 4670 South thind St
2.	NAME Samer Alkabah PRINT	ADDRESS 4670 Sanh third St.  CITY Menphis STATE TN ZIP CODE 3868
3.	NAME OM ON SIGNATURE	ADDRESS NA COM PARTY ZIP CODE 38108
4.		address 4620 South third 58  CITY Memphis STATE ZIP CODE 38108
5.	NAME Moutomed by  PRINT  Smota renedy  SIGNATURE	CITY Memphistate TN ZIP CODE 38108
6.	NAME And Hassaha PRINT SIGNATURE	CITY Men plus STATE TN ZIP CODE 38108
7.	NAME PRINT Paris	CITY MANY STATE TA ZIP CODE 38 109
8.	NAME A CY YOUNG PRINT SIGNATURE	CITY MEMPHISSTATE TN ZIP CODE 38 (09
9.	NAME DOM INC COPIL  PRINT O Code  SIGNATURE	ADDRESS 4707 South 3pd CITY Mandristate IN ZIP CODE 38101
10.	NAME Delois Methune	CITY Mayors STATEN ZIP CODE 8109

(	PPOS		NG AN OIL CHANGING FACILITY/?GAS STATI E SAVE-A-LOT PARKING LOT (Case# S2025-010)
1.	NAME		ADDRESS 4725 South Third Street
2	NAME	SIGNATURE	ADDRESS 4225 So Sheet Square
۷.	NAME	Sife L. Hongan	CITY MemphisTATE Ju ZIP CODE 38189
3.	NAME	55am Al Zunzas	ADDRESS 4672 S. Third S.f.
	-	SIGNATURE //	Zerty Memphis STATE TN ZIP CODE 38/09
4.	NAME	Shopish Dah	ADDRESS 692 Delta R.l.
	= 10 <del>-</del>	SIGNATURE	CITY MENDS STATE TN ZIP CODE 3 6106
5.	NAME.	John White	ADDRESS GREDUTARd
	-	SIGNATURE	CITY MEMONS STATE ZIP CODE 38109
6.	NAME.		ADDRESS 680 Delta Rel
	-	SIGNATURE SIGNATURE	CITY Memphostate TN ZIP CODE 38109
7.	NAME	Tommic Helking	_ADDRESS_ 308 Hewleft
	_	Sommie W. Kun SIGNATURE	CITY Memphis STATE TN ZIP CODE 38/0>
8.	NAME.	Dean Jones PRINT	ADDRESS 572 Hewlett Rd
	4	SIGNATURE	CITY Memphis STATE IN ZIP CODE 32/09
9.	NAME.	Jimms M, take 1	_ADDRESS_ & 9/
		SIGNATURE	CITYSTATEZIP CODE
10.	NAME		ADDRESS 4705 Manson Rd
	-	Muna-Pumy SIGNATURE	CITY MANY STATE IN ZIP CODE 38109
			PACE NO. 3

1	NAME	Kenny L. Jones	ADDRESS	1757 South	Third Street	
1.	MANIE	PRINT	CITY Memph			
2.	NAME	Tamula Sour	ADDRESS			
		PRINT			ZIP CODE	
3.	NAME	Shante Wils	TH ADDRESS 4	69651		
	_	SIGNATURE	CITT [WC /	HOTAIE		upy 5
4.	NAME.	Wille MASS			Third St	
	-	SIGNATURE	XITY MENU	This state //	<u>√</u> zip code <u></u> ⊴	8109
5.	NAME		ADDRESS			
	-	PRINT SIGNATURE	city	STATE	ZIP CODE	
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		SIGNATURE				
7.	NAME		ADDRESS			
		PRINT	CITY	STATE	ZIP CODE_	
	_	SIGNATURE				
В.	NAME_		ADDRESS			
		PRINT	CITY	STATE	ZIP CODE	
		SIGNATURE				
9.	NAME_		ADDRESS			
		PRINT		STATE	ZIP CODE	
10	NAME	SIGNATURE		STATE		
10.	MANAG	PRINT			ZIP CODE	
	-	SIGNATURE		JINIB		
			PACE NO. 4			

1.	NAME Khalid Haimed	ADDRESS 4691 Harnlake 12)
	PRINT	CITYMEMPH. STATE TN ZIP CODE 38109
2.	NAME Fatimah Vaccasella	ADDRESS 170 Hillview Aro
	Fully View	CITY Many STATE TN ZIP CODE 38100
3.	NAME Charles Davis	ADDRESS \$2 5147 Brushwadles.
	Mole Salis	CITY MENGHIS STATE IN ZIP CODE TELOS
4	NAME Thomas Some	ADDRESS 4387 BURNOSS Rd
4.	PRINT	CITY/Mouple STATE NZIP CODE 38WE
	SIGNATURE	
5.	NAME Parla lubb	ADDRESS 329 Charter Ave
	PRINT COLL	CITY Memphis STATE TR. ZIP CODE 38109
	SIGNATURE	
6.	NAME Stehelle Hames	ADDRESS 4328 Arraw CV
	Suppose Francis	CITY Lemons STATE IN ZIP CODE 3809
	SIGNATURE	
7.	NAME Rachello Ward	ADDRESS 450 Delle RV)
	Rachell State	CITY Menghin STATE IN ZIP CODE 38109
0	NAME Shenta Harea	ADDRESS 15 W. Byfield
0.	1 - 111111	CITY Mon STATE D ZIP CODE COOR
	SIGNATURE	
9.	NAME Dezarius Fleming	ADDRESS 4930 Ford Rd
	Deznous Timos	CITY Menghis STATE TN ZIP CODE 3818
	SIGNATURE	101 01 0 10
10	NAME PRINT / 1 TO A	ADDRESS   26 Champa Huc.
	SIGNATURE	CITY STATE NZIP CODE
	()	PACE NO

1	NAME	Saviana bokson	ADDRESS 288 Delta Pd
1.	()	PMNT	CITY MUMPHISTATE TALZIP CODE 38107
2.	NAME =	Precious Hudson	ADDRESS 699 George RD.
	1	PRINT	CITY MUNPESSTATE TO ZIP CODE 3 2/09
2	NAME (	evin que lashington	ADDRESS 4465 Hodge CV
٥.	Α.	mungre Worksten	CITY MEMPH'S STATE TO ZIP CODE 38/69
		SIGNATURE	
4.	NAME	James Maga	CITY Mande STATE To ZIP CODE 3610
	_	SIGNATURE	CITY Manu STATE LA ZIP CODE STA
	-		1/01/2 = 1.8h D
5.	NAME_	Felly Many	ADDRESS OT a Shorthy Or
	_	Tracy Driger	CITY Manghs STATE TN ZIP CODE 38109
6	NAME	elinda Nallett	ADDRESS 1989 New Yor Prol.
0.	WANTE 1	Polinda Ma 2000	CITY MEMONS STATE THE ZIP CODE 38109
		SIGNATURE	
7.	NAME_	Dermon Botie	ADDRESS 516 1A+KINS Dr
	2	SIGNATURE	CITY Mem STATE TW ZIP CODE 38104
Я	NAME /	Remon young	ADDRESS 3441 Brown St
0.	9	PRINT	CITY SOUTH STATE M5 ZIP CODE 306 72
		SIGNATURE	, , , , , , , , , , , , , , , , , , , ,
9.	NAME	PRINT PROGRE	ADDRESS 5025 : JOVETTA 7-109
	(	FIN SIGNATURE STATE	CITY MEN STATE N ZIP CODE
10	. NAME	Spacing of CUIVA	ADDRESS OUT THE THE CORE OF THE
	~	SIGNATURE	CITY V STATE V ZIP CODE ( CO)
			PACE NO

		and a many out of the same		
1.	NAME_	Candy Zones	ADDRESS 4219 Gleabrool<	9-
2.	NAME	SIGNATURE SIGNATURE	address 253 Charter Ave	_
3.	NAME_	SIGNATURE  WEST SIGNATURE	ADDRESS_63 Von Huesen	
4.	NAME 4	Sylvesta Wat Sylvesta Wat Signature	CITY MEMPHS STATE TO ZIP CODE 381	109
5.	NAME_	PRINT SIGNATURE	ADDRESSSTATEZIP CODE	_
6.	NAME_	PRINT SIGNATURE	ADDRESSSTATEZIP CODE	_
7.	NAME_	PRINT SIGNATURE	ADDRESSSTATEZIP CODE	_
8.	NAME .	PRINT SIGNATURE	ADDRESSSTATEZIP CODE	_
	NAME	PRINT SIGNATURE	ADDRESSZIP CODE	_
10	O. NAME	PRINT	ADDRESSSTATEZIP CODE	_
		SIGNATURE	PACE NO	

1.	NAME	Antonio Stafford	ADDRESS 12 0+sego Dr
		of PRIMITED	CITY Mevnohis STATE TW ZIP CODE 98/04
2.	NAME	SIGNATURE  SIGNATURE  SIGNATURE  SIGNATURE  PRINT 1	ADDRESS 1947 Delta Rd
_		Monter Boules	CITY Memphis STATE TO ZIP CODE 38109
		SIGNATURE	UA-10.
3.	NAME	Market Color	_ADDRESS_335WUSHBURN
	02	SIGNATURE	_CITY_Memphis_STATE_TD_ZIPCODE_38109
			201 . De 116 h.1
4.	NAME	JOHNSO EVIDION	ADDRESS 29 W AUTS Pd
	_	LOVENZO EVIDATY  LOVENZO EVIDATY  STENATURE	CITY Memph 5 STATE TN ZIP CODE 3409
		900 Best 100 P	M on to T
5.	NAME	Tre Clark	ADDRESS 53 Dolta rd
		PRINT	CITY MOMPH'S STATE TO ZIP CODE 36 69
		SIGNATURE MY/	10/11/11/
6.	NAME	Dominique 1149	GADDRESS 416 Hilliams
	_	mangal Model	CITY MEMONISSTATE TN ZIP CODE 38169
		SIGNATURE	
7.	NAME	Michael Lloyd	_ADDRESS_150 Maxwell Or.
		PRINT	_CITY Memphs state TD _zip code 38109
	15	A- SIGNATURE	TO 100 100 100 100 100 100 100 100 100 10
8.	NAME	tide Lot	ADDRESS 4763 Lorgine
	_	giol Jato	CITY Memphis STATE TW ZIP CODE 38109
		1 SIGNATURE	11020 1101 1-1
9.	NAME	Cameron Jones	ADDRESS 4929 Neely Rd
		CEMINI	CITY MemphySSTATE TO ZIP CODE "58109
10	. NAMI	16 rs Juner	_ADDRESS_4713 11# Rd
		10y Jure	_CITY Memphisstate TW ZIP CODE 58169
		' SIGNATURE	,
			PACE NO 8

1.	NAME Chest	er White	ADDRESS 3800 Mastergon St
	Chas	PRINT	CITY Marchis STATE TN ZIP CODE 35109
2	NAME ISMAE	SIGNATURE	ADDRESS 4770 Horn lake Rd.
2.	111-	PRINT	CITY Memph's STATE TN ZIP CODE 38109
3.	NAME MAL		MADDRESS_76 e windsor Rd.
		SIGNATURE	CITY Menghis STATE TN ZIP CODE 38109
4.	NAME ANTHO	ny Kibbler	ADDRESS VAL CHAMPA AVE.
	anthony	RIDH L SIGNATURE	CFITY MOMPHY STATE TO ZIP CODE 38/09
5.	NAME CONTO	Sister .	ADDRESS 4378 non take Rd
-		SPRINT PFER SIGNATURE	CITY Memphis STATE TD ZIP CODE 38/69
6.	NAME TOSTY	halmon	_ADDRESS_BLOD DOHO Rd
	Aus	PRINT JAMES SIGNATURE	CITY Memphis STATE TO ZIP CODE 98/09
7	NAME Eru	& Horn	ADDRESS 260 Delta Rd.
	Eric	PRINT S. Horne SIGNATURE	CITY Memp STATE N ZIP CODE 38109
8.	NAME Tour	1 1/1/1	FADDRESS 126 CHAMPA AV
	Com	SIGNATURE	CITY MEMPIL STATE TV ZIP CODE 38109
	A.	D.	30 - Day 81
9.		\ PRINT	ADDRESS 397 DELLA Rd
	Mex	SIGNATURE	CITY Memphis STATE TO ZIP CODE 35104
10.	NAME LOSOL	PRINT	ADDRESS 222 Delta Rd .
	Lashu		CITY Memphis STATE TO ZIP CODE 3869
		SIGNAT UND	PACE NO. 9

	- 1. h 1 1 2
1. NAME LANY MORT	5 ADDRESS 462 Bradwood Ave
PRINT	CALL COLLEGE
2. NAME Paul Signature	ADDRESS 415 Mc Fadent Or
D. B. PRINT	CITY Memphi STATE TO ZIP CODE 3869
3. NAME Joshua Freeman	ADDRESS 5104 Atkins drive 38109
SIGNATURE	CITY Memphis STATE TO ZIP CODE 198 104
4. NAME Airackan A	ADDRESS HILL Drocks
Airael CIN SIGNATURE	CITY Memphis STATE TN ZIP CODE BELOG
5. NAME Corter Wisson	ADDRESS 1873 Grove Haven Dr
PRINT	CITY Memph 5 STATE TN ZIP CODE 3860
6. NAME HONVI WESLEY	ADDRESS 215 Howard dr
6. NAME SIGNATURE	CITY Memphis STATE TO ZIP CODE 95/104
7. NAME Anting benson	ADDRESS 521 Detta Rd
A.B. PRINT	CITY Memphis STATE TO ZIP CODE 05869
8. NAME TO POWERS  PRINT  QUE POWERS	ADDRESS 270 Washburns  CITY Memph's STATE IN ZIP CODE 258 104
9. NAME - Hendric Tayor	ADDRESS 344 washburn
PRINT Tybr	CITY Memph's STATE IN ZIP CODE 1258109
10. NAME SIGNATURE	ADDRESS 5024 HERNEYERAD
PRINT PRINT	CITY Memphisstate TO ZIP CODE 95104
	PACE NO. /U

	NAME	Fin	· 10	ratutir	2	ADDRESS	5025	Hor	nlake	RD
1.	NAME.	9		PRINT	etu	CITY Mei	*STATE	77U ZIF	CODE_3	8/09
•	NAME	V	SI O Luhi	GNATURE	per	ADDRESS	4953	Hillbr	DOK R	d'
2.	NAME	1	J. F	PRINT	- מרלינו		MIS STATE			
	1	The same	SI	GNATURE	0-0-					
3.	NAME	KIC	0 6	ROWN		_ADDRESS	283 Li	TIN TIN	nc,	3600
	-	R	rec	CNATURE	un	_city_\\\\\\	MS_STATE	COO ZI	CODE 19	40 c
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4.	NAME	1	WSS	e() 01	lie	_ADDRESS	5315	Det	nane	9/2/1
	_		/ <	CNATURE	_	_city_Men	W/S STATE	/W_ZI	CODE	2000
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5.	NAME	tr	inty	e Ka	glana	_ADDRESS	11/11	orn La	ice ( E	DIC.
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6.	NAME	2	onati	130	hannen	_ADDRESS_S	005	8. 120	\n\d	:\ _Cı
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7.	NAME	he	91114	1d Mg	Mayen	_ADDRESS_	946 5	earys	. J.	G\ .C1
		Ra	2	PRINT	the !	_city M&M	TATE STATE	E_///_Z	P CODE V	900
		1	, ,			_ADDRESS_				
8.	NAME	K	ogn	PRINT	1000	_ADDRESS_	MAS STATI	F 1 7	IP CODE	58109
	88	7	4000	SIGNATURE	slay!					
		~	1	./	6)		4691	2:1//	Rd.	
9.	NAME	7	1 am	PRINT	04	ADDRESS_	MM\STAT	2/1/2	ID CODE V	38109
		9	You	SIGNATURE	· Cor		1 /	harte	~ Au-	
1	0. NAM	E	Ste	PRINT	/	ADDRESS	101	VIAIT G	IP CODE_	38104
			J	SIGNATURE	2	city MQ	MANS_STAT	E_4\(\)_2	IN CODE_	3.0
						PACE NO//				

1	NAME Lawrence Clemons	ADDRESS 4858H, 11 6100A
1.	PRINT Omes	CITY METORIC STATE TY ZIP CODE 3 8/09
2	NAME SAMMY PHYPE	ADDRESS 4786 Hillbrooked
۷.	PRINT	CITY MemMSSTATE IN ZIP CODE 18404
	SIGNATURE	
3.	NAME LANGUE CHARLES PRINT PRINT	ADDRESS 186 BALLOOCE
	Demark Montgomer	CITY MEMPH STATE IN ZIP CODE 38109
		19 P. 20 P. 19 P.
4.	NAME broda lesure	ADDRESS 500 Velta Rd
-	Broken desire	CITY Memphis STATE TN ZIP CODE 38/09
	SIGNATURE	
_	NAME TOOMS BOYANT	ADDRESS 4516 Appleville St.
Э.	Lang PRINT MONT	CITY Mengh = STATE IN ZIP CODE 38109
	SIGNATURE	
10	Davius Hand	ADDRESS 2430 SPARKS RO
6.	NAME Darius Head	CITY Memphs STATE TN ZIP CODE 38106
	SIGNATURE	CITI - Corpes SIAIS
	Samuel Christian	JADDRESS 4885 Hillbrook
7.	NAME PRINTY ()	CITY MEM STATE TO ZIP CODE SEPTE
	SIGNATURE	200
0	NAME ROBERT MATTER	ADDRESS 5077 Longbranch Cd
о.	PRINT	CITY Mangh 5 STATE TN ZIP CODE 28/16
	SIGNATURE	•
_	NAME Ali Zandani	ADDRESS 76 E Windsor
9.	Ahi SRINT	_CITY Menths STATE TW ZIP CODE 38/19
	SIGNATURE PULLED	ADDRESS 5,135 Gill Kd
10	O. NAME ARIOS PRINT PRINT	CHTWHENDIS STATE TO. ZIP CODE 38 (5)
	SIGNATURE	_tily_cilloc_3_state_pte_sit door
		PACE NO. 12

	NAME	RONNIE J. McMillON	ADDRESS_5=	245 Gem	STONEWALL TH
1.	MAME _	De PRINT	CITY ME MED TO	S STATE TN	ZIP CODE 38/89
	_	SIGNATURE	_ADDRESS	298. Char	ter
2.	NAME	Jushin Kina	KDDKESS	11	VZIP CODE 38/89
	_	SIGNATURE			
3.	NAME.	Mutigaty menaleny	ADDRESS_15	W.By Ge	ld Dr
		The Still	CITY upla	_state_	ZIP CODEZIP CODE
	-	SIGNATURE			
4.	NAME/	RONALDBURNEH	ADDRESS 17	3west	Lisco
	L	an Dannett	citymen,	STATE IE	v_zip code_38/09
	~	SIGNATURE			
5.	NAME	PRINT	ADDRESS		
		TAM	CITY	STATE	ZIP CODE
		SIGNATURE			10
10			ADDRESS		
6.	NAME	PRINT			
	-	SIGNATURE	CITY	STATE	ZIP CODE
		SIGNATORE			
7	NAME		ADDRESS		
/.	MANIE	PRINT	CITY	STATE	ZIP CODE
	-	SIGNATURE			
			ADDRESS		
8.	NAME	PRINT			
		SIGNATURE	CITY	SIAIE	ZIP CODE
		SIGNATORE			
۵	NAME		_ADDRESS		
7.	MANIE	PRINT	CITY	STATE	ZIP CODE
		SIGNATURE	200 St. 100 St		
10	). NAM	EPRINT	ADDRESS	5,055,000	
			CITY	STATE	ZIP CODE
		SIGNATURE			
			PACE NO. 13		

NAME	ADDRESS	IN FAVOUR OF
Carl Bell	5081 Andouer Dr	Reject
Jakeysha Smith	1168 Swance Kd	Rocket
Mich house	3086 F/KARL	Reject
MASTRELL MUNIO	691 Honderay Rd	ReJect
JAMES/ AhmED	4617 CMMArON	reject
In & hills	759 Hawkeye CV	Reject
Japeus Howard	759 Mawkeye Cu	Reject
L. Methune	4106 Montana ev	Iletect
Degrand Shion	1362 North Or	Treject
Trally lingup	420x Warratoules	I peret
John hamilton	4800 Sthird	I reject
LaCavis, Tityperald	3680 Marson Kd	I Re Jeut
Murphy Thong	3655 Green Park	I Re Jeut
Mushall Washof en		IRiject
Bernard Backen Rum	4383 melwood	Ireject
Thigues Amostrony	5256 Bluediamond	- retent
Malalic Mare	4777 Burwood dr	1 veject
Hurly hompson	3781 Masterson St 4711 12th 10	Preject
W Wis Koylung	4711 1211 101	+ select
Timothy payton	5035 S. Third St	I reject
7	471 Marlowe	I regard
J.E Russel	1930 nine try tuskey	I Reject
Alexis Macten	2430 LAtropre Drive	Reject
JAKAjaH Wosten	243 Atrobe Orive	Reject
Trayshor Jackson	2 lay Holmes	Resort
Nonet Jackson	4195 Waratahst	reject Lesect
Du = 644 440	3369 Del+a	LESEC
Quez SMith	7525 De 11	DELOCT
John Lowson	3525 Parky 3153 Parky	ROUCH
Andrea Jenkinis	100 Tarniax	rece

(14)

NAME	ADDRESS	IN FAVOUR OF
Malik willson	19971 Gill rd	Reject
Kanneth Mitchel		1000
Ahmar SAmil	1 4355 5 third	Regeat
Kin Walker	3547 FOTO	tained
JOHN KAYNES	, 4331 LORAL CO	A Roiset
Salud up	UN3751 TANTO	nones
hules Dincan	558 Meliecon	Refert
com terron	458 Melikod	( Der t
locy Gallovai	1663 Minoral cret 41 six	12 ehret
Doenussha Egines	394110AKShie	
Andria Stokes	1711 Doublakee	
CALPH BANKSTON	V 625 BON WOOD	recort
Kanden Clark	2084 Benford St	
Sherrod Holst	482 Tonolwonda ev	reject
Murtney brun	9182 Flacon Pr	
Joseph Wilson	4409 Ford	Reject
KEGGIE TURNE	R 3497 50 hird	
Derhaun Allen	898-20, roing rD	reicet
VAN CENT /KUIS	11/11/11/11	Reiget
hit was Zin		9
astneywore	4280 Flacon con	react
METWIFE.	4280 914801 CON	Retrett
19144 White	5153816Kers+61	Roquet
emence Gares	4415 Fal 660	Reger
inta Morroe	675 Fanyword De	RoJect
Unda - William	W28 Bonuy A	Retich
MICHARY MORAL	3954 HAMMETT DR	ReTech
ica Cryer	GII Borita DV	@ RaJaH
lygetto wers	501 Info	Rayrect
artanes	489 TON+0	Reject
enneth Turner	489 TorAto	REJECT
aphalling k Newson	1772 Ashle Yhurst la	ReJec+
exhance Dandriko		1 Reged
3		
	2	(16)
	_	(10)

NAME	ADDRESS	IN FAVOUR OF
JAMES Davis	1325 FORD RD	Resal
Marta Skinne	2 63 W Mallory ave	Ran
Zedrick Gladne	1 -187 Hollywood St	
Ashler Maddox	5657 Lagrange RP	Rug Ja Ct
Vertis Bland	1841 Oliver ave	Refect
Andre JERUAN	3880 SPOTTS Wasdave	RoJect
Donald Clark	2900 FRANCES PL	Retect
Harold Scott	65 Larchmont DR	
Brittany Clark	8 946 Philapelphia	
JORICO Holst	6043 Harvest Hill ex	, , ,
Joeanna Davik	1898 young ave	
Agron Jones	1600 ESTOTE DR	
Mya coac	ZEO MCIERIA QVI	
Shayla GiBKS	4947 DEL RD	
montrell Bever		2
Wanda Noeman	1824 felix are	
EVERETT JAMES	Zazi FRANCIS Pl	
Conter Pope	71 Clark pc	
Lazay Selly	958 MayRY St	
Deraick James	605 S FRONTST	
Toe PAYNE	5141 Walnut grove	RD.
Shaylashype	4202 New WillOW RI	)
Jordan Davis	1575 Vinton ave	
& Bill Scott	1012 Hunters Point 0	le.
thacy Starford	390 5 THIRD 54	ROJEL
Jim Boyo	8542 Shady Elmoe	Rejaet
Tayor GiBS	4936 KinBall ave	ROJAC+ ROJE+
Takeon Hill Kiemaria Black	1991 Felix ave	Roylet
TROY ROBINSUN	4411 NORMANY RD	Rigical
Nesha Moore	1799 Foster OVE	Rest
Blesha Sins	3556 NORTHWOOD RD	5 62 Cot
Donte Blacksto	1260 Chresey Dala DR	
TO THE WINCESTO	n 3532 Mimosa Ave	Reject

3 (14)

NAME	ADDRESS	IN FAVOUR OF
haven Rugger	203 Vora ove.	NEGECT
TerrinceCox	1997. Shelhy Dr.	reject
: Junesma West	Cypresswand Apt	Reject
Kenae Shulds	4995 901111 JUNE	Wegica
fatucia Griggs	4700 HIND 100K	pe(ect
Brandon Tyler	4796 Bradeford	Reject Rust
Town Edwards	5284 HILBIEOK RD	Reject
Doward SILOTT	4782 HICKNOW	व्हार्य -
CARITPA	1201 Dear June	Reject
Derrion Harwell	5006301110c	REJECT
Antonio Moody,	SEG HEW/ett-rd	
Joyce GANNE NEWSOME	500 Loraine Road	REject
Minnie Spann	753 Honderas	Reject
Robert 11	11	16
D. Wached	116 Howliners	Rujack
Jumberly Wuder	714 George St	Reject
Doris Allen	714 6eorge St	Beject
Jarys Hardoway	4867 Southoweres	Reject
RAINCY GROSS	W PARton Ln	SIGHT
Hope Gray	300 Washampr	PEIEL
CARI BACIGINOS	C4885 Hillbrook	REJect
Jegon Washington	154 Golf Gub Circle.	Riject
Authory Hierson	85 & Stolly Dr	18 Fet
California Grander	210 Satistie	Aepent
		OF LOVE
Jalyuanda Kuru	205 Cypresswood CV	Propert
Enoa ofh	1976 hand Die	Resect
Philardia Thomas	1195 firestone Ave	Reject
Die James	298 Brushradale	Reject
Dennis DRummen	Charley rd	7 -
Camarity Butler	56 oTsege DR	Resect
MORRISDICKSON	5732 Beushwood	Reject
MONES DIGISONO	1 - or trensition	agoc !
	11	(17)
	4	(17)

NAME	ADDRESS	IN FAVOUR OF
Shalid Haimed	4697 Horn Luke Rd	ReJect
BERNARd J.	790 Honduras	REJECT
TAXSFACI YAH	H. Mbroon Ro	ReJect
Tyler T.	329 Elmer Ave.	Reject
CATrise HARDING	Silel Alkins De	Reject
Misty C	4938 Jonetta St	reject
Britting Jones	U2 otsego De	reject
Freddie Bachus	94 Porton	reject
HALONIO ALKINS	480 George Rd	Teject
CHALOS ATT 25	450 George Rul	rerect
Michael Dtkins	344 McFarlandipe	Verect
Peggy Kibbler	126 CHAMPA AVE.	Reject Reject Reject
Willie BASSEH	53 W Falls	REJECT
Delois Methure		Reject
Kentrell Olds	2178 Maddow	521801
Dewitt Smor	Hem parton	beforet
David Baylo	He me factor	No Jet
What PAHO	32864 Resid	No Jeet
The Br TOR	4544 NIdmigh	AFIFIA
- (reside sorres)	243 R17987	Be 7967
Dameion Raynes	258 cupressuped care	Ke'rect
Ronald Rodsers	170 1707, THE CV	Reject
Vollend July	4535applevelle	( e cet
Make Muse	27a washburn dr	Reject
Nicole Muse	#260 Leabetlee CV	raycet
CU 95 LG Kg-	649 Hewlett	revect
Larry Shaw	5082 Atkins 1482 Birch Lot	Regent
Tarospia Brown	1482 Birch Lot	Resect
DY BARRENS	4987 RADENSOBRY	Regard Reject
Mehelas Stronks	5313 Brad Cliff	Reject
butter to the	MAG Hillsrook	Reject
Ackarte (Bicha	Cl884 orsie	RETECT
Costor Wilger	1884 or 16	Reject

5 (18)

NAME	ADDRESS	IN FAVOUR OF
Calvin Ezell	4750 Jonetla	No
Jean Ezell	4750 Jonette 342 Charter	NO
Carolyn Ezell	342 Charter	No
Marilyn Ezel	342 Charler	NA
Terry Gipson	S36 De Ha	reject
CHRISTOPHER CONNE	543 DEITH	reject
JOAN WRIGHT	579 Delta	Retart
Pensty	470 L FORD Rd	n ha
BAY BIGHT	4714 POBO RO	NO
L'OUIS myers	Let 1 - Clare Children	カロ
Hpril Jones	464 George Rd	Reject
No Short Deal	1 e West Fulls	reject Rejest
Kenya Richardan	15W. Amstern 332 De CTG	Peyest
DANKY WIGHES	332 De 4	leg
Thu 12' PEUghenty	5183 Hornlakend	40
Pearlie Stucken	5183 Hoperilate Rel	HO
D'Vanta Daughanty	5/93 Harwlake Rel	No No Reject
Engall Panyhanty In	2. 5/83 Hornshkend	No
	4973 Es ha	Nejeor
Le Jerry Thoson	550 South Parkway	Reject
Demonte Thompson	4879 reace St	Resect,
Samuel Gurry	573 Chayter	Re Deat
Natas H Nabors	326 GTO Rod	BEJECT
Paren Weight	MU Wirston Dr.	
Dethel Green	371 Washborn Cv	Regut
11/2015	377 MCFARLAND	RESECT
Sandra Bell	343 Bonita DR.	120111
AMOID FLANS	371 Fitzgerala	Reject
Labya Toda	DIZI Alkins Dr	LECTE
Hnngbelle Jones	52 W. Armstrong Rd	Regret
Larry fletter	308 Henlet place	Reget
Lang Miller Kelh Pawer Ricket WAX	415 DeHa Kd	Reject
MERCY WAR	sou on on	Ta Jeci

6 (19)

NAME	ADDRESS	IN FAVOUR OF
EMMA SACK	son 790 Hondy	RAS Right
antonio Viele	376 HEWIEHT	OF FOR
Samuel Christia		REject
has ALEXAMPE	TO SST Mc Farle	nd CP. 10cd
EMENT MASSEL	4546 Mdwood	Reset
modie Sone	5 602 DO 14AR	di reject
idus + Ino 1 some	1153 SELLI	1 Paciet
Janes 1 000	363688960	Kel Day
A0091 1 1466	S 4700 BERTH	
I par caca	S TIOU CEMP	RESECT

7 (20)



### 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 Subdivision**

**Record Detail Information** 

Record Type: Subdivision Record Status: Pending

Opened Date: February 27, 2025

**Expiration Date:** Record Number: S 2025-010

Record Name: SAVE-A-LOT SUBDIVISION

Description of Work: RE-SUBDIVION OF LOT 2 OF SAVE-A-LOT SUBDIVION TO CREATE A 0.82 ACRE

LOT 3 ON THE NORTH END.

**Parent Record Number:** 

Address:

4696 S THIRD RD, MEMPHIS, TN 38109

**Owner Information** 

**Primary Owner Name** 

Υ **ECK-FAY LLC** 

Owner Address **Owner Phone** 

3900 ESSEX LN, HOUSTON, TX 77027 9018335917

**Parcel Information** 

075175 00025

### **Data Fields**

PREAPPLICATION MEETING

**LUCAS SKINNER** Name of DPD Planner

11/12/2024 Date of Meeting Email

Pre-application Meeting Type

**GENERAL INFORMATION** 

Type of Subdivision Major Standard Type of Preliminary Plan SAVE-A LOT Name of Subdivision

Number of lots 3.32 Acres

S 2025-010 Page 1 of 3

**GENERAL INFORMATION** 

List any relevant former Docket / Case S-06-029

Number(s) related to previous applications on

this site

Access to Public Water Yes
Access to Public Sewer Yes
Waiver No

If yes, please cite the specific Article 5, Chapter 4.3, or Section 3.9.2 waiver(s) requested and provide the justification for the request

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

GIS INFORMATION

Central Business Improvement District No

Case Layer BOA1997-071, BOA1997-071

No

Class C
Downtown Fire District No
Historic District -

Land Use COMMERCIAL Municipality MEMPHIS

Overlay/Special Purpose District

Zoning CMU-3 State Route 1

Subdivision SAVE-A-LOT

Planned Development District Wellhead Protection Overlay District Yes
County Commission District City Council District City Council Super District -

**Contact Information** 

Name
DAVID DALE

Contact Type
APPLICANT

**Address** 

**Phone** (713)529-4244

Name
WESLEY WOOLDRIDGE

ARCHITECT / ENGINEER /

Address

**Phone** (901)219-8661

Page 2 of 3 S 2025-010

Fee Information						
Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1627423	Credit Card Use Fee (.026 x fee)	1	12.74	INVOICED	0.00	02/27/2025
1627423	Per Lot Fee	3	90.00	INVOICED	0.00	02/27/2025
1627423	Prelminary Plan Fee	1	400.00	INVOICED	0.00	02/27/2025
	<u>-</u>		1 0500 74	T ( 15 )	40.4	20

Total Fee Invoiced: \$502.74 Total Balance: \$0.00

### **Payment Information**

Payment Amount Method of Payment \$502.74 Credit Card

Page 3 of 3 S 2025-010



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. ECK-FAYLLC state that I have read the definition of (Sign Name) "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 and further identified by Assessor's Parcel Number 075 175

for which an application is being made to the Division of Planning and Development.

day of December in the year of 2014 Subscribed and sworn to (or affirmed) before me this

Signature of Notary Public





February 26, 2025

RE: Major Subdivision Application - Save-a-Lot Subdivision

Mr. Brett Ragsdale City of Memphis, Division of Planning & Dev. 125 N. Main, Room #477 Memphis TN 38103

Mr. Ragsdale,

Please accept this application for a Major Subdivision for the modification of the existing Save-A-Lot Subdivision at the southeast corner of the Third Street (Hwy. 61) and Shelby Drive intersection.

The intent of this project is to create a third lot, 0.82 acres, on the north end. Lot 1 will reduce to 2.30 acres, Lot 2 will not be changed.

The newly created Lot 3 will have frontage on Third Street and Shelby Drive, but no new curb cuts are proposed, instead, access will be granted via an ingress/egress easement across Lot 1. The easement will center on an existing drive aisle for the Save-A-Lot supermarket.

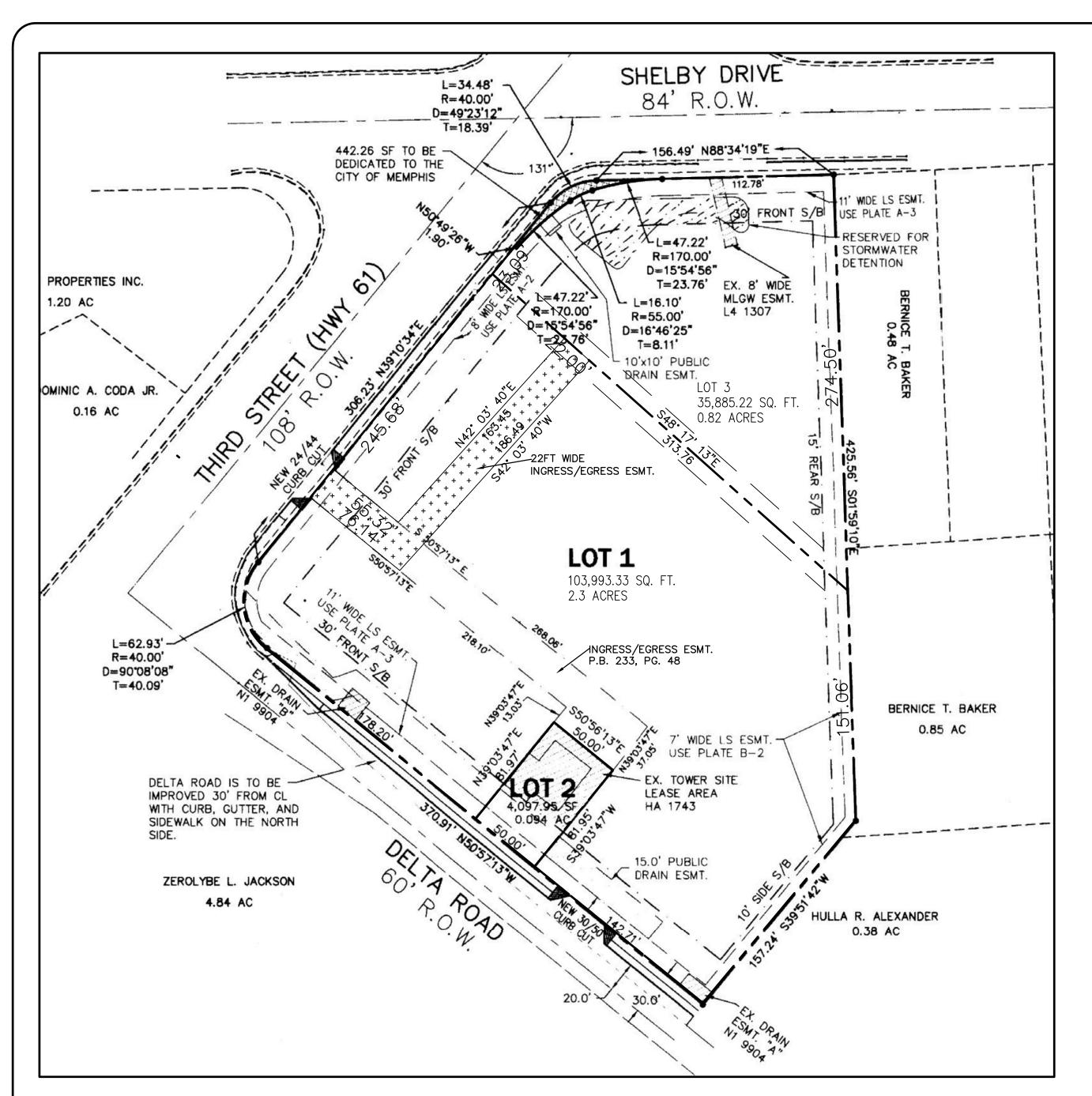
Sanitary sewer and public water are available to the site.

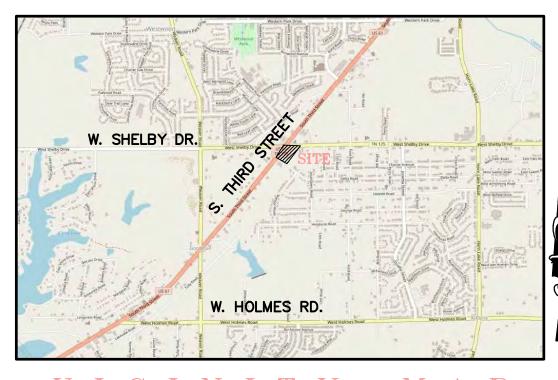
Again, on behalf of the landowner and applicant, we are pleased to bring forward this application. As the engineers associated with this proposal, the Renaissance Group is available should you have any questions or concerns related to this request. Please feel free to contact me at 901-332-5533.

Respectfully

J. Wesley Wooldridge, P.E., Partner

Renaissance Group, Inc.





V I C I N I T Y M A P

NOT TO SCALE

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.

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.

### HATCH LEGEND

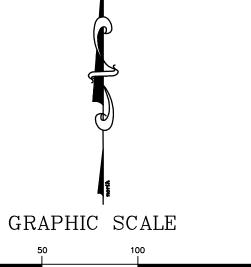


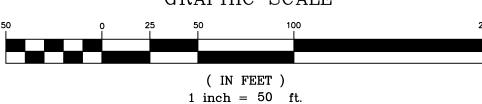
22FT INGRESS/EGRESS EASEMENT

CASE: PD

NO. OF LOTS: 3

DATE: MARCH, 2025





NOTES:

1. ADA COMPLIANT CROSS SLOPES FOR PEDESTRIAN PATH ACROSS CURB CUTS ARE REQUIRED AT ALL PROPOSED AND EXISTING CURB CUTS.

# FINAL PLAT SAVE-A-LOT SUBDIVISION

MEMPHIS, TENNESSEE

3.32ACRES

OWNER: ENGINEER: RENAISSANCE GROUP
3900 ESSEX LANE, STE 340 9700 VILLAGE CIRCLE, STE. 100
HOUSTON, TX. 77027 LAKELAND, TN 38002

PARCEL #075175 00025 F.E.M.A. MAP PANEL NO.: F.E.M.A. MAP DATE:
47157C \_\_\_\_\_F 09-28-20\_\_

SCALE: 1"=50'

FLOOD NOTE:
THIS PROPERTY IS NOT LOCATED IN A
SPECIAL FLOOD HAZARD AREA PER FLOOD
INSURANCE RATE MAP, MAP No. 47157C
0435 F. COMMUNITY PANEL No. 470177
0435 F, EFFECTIVE DATE: SEPTEMBER 28,
2007. NEAREST BFE: 265.40

### <u>CITY BENCHMARK</u> BASES OF ELEVATIONS NAVD 1988

CITY OF MEMPHIS BENCH MARK #312: LOCATED AT THE NORTHWEST CORNER AT THE BACK OF CURB AT SOUTH END OF D/WAY APRON TO GRAYS CREEK BAPTIST CHURCH, 224' NORTH OF CENTERLINE OF HWY. #64 54' SOUTH OF THE SOUTHEAST CORNER OF BRICK PLANTER. ELEVATION = 333.36 (NAVD88).

### REQUIRED SIDEWALKS

STREET NAME	S/W WIDTH	SIDE	LOCATION FROM CURB LINE	
U.S. HWY 61 (THIRD ST.)	±5.5'	EAST	BEHIND CURB	EXISTING
SHELBY DRIVE	±5.5'	SOUTH	BEHIND CURB	EXISTING
DELTA ROAD	±5'	NORTH	4.5'	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.



SHEET 1 OF 2

FORMER CASE #: S-06-029

WARD 75, BLOCK 175 PARCEL :

Owner's Certificate	
right-of-ways, and grant the easements as s	plan of development and dedicate the streets, shown and/or described to public use forever. perty in fee simple, duly authorized to act, and
Owner	Date
Notary Certificate State of County of	
Before me, the undersigned a notary public in commissioned and qualified personally appears whom I am personally acquainted and who, a owner of	and for the State and County aforesaid, duly defined the state and County aforesaid, duly defined the state and county aforesaid, duly defined the state and such the state and county aforesaid, duly defined the state and county aforesaid.
In witness whereof, I hereunto set out by han, 2025.	
(NOTARY PUBLIC)	
MY COMMISSION EXPIRES:	
Mortgagee's Certificate	
We, the undersigned,name of martgagee), mortgagee of the prop subdivision and dedicate the streets, rights—shown to the public use forever, and hereby authorized so to act and that said property become due and payable.	erty shown, hereby agree to this plan of of—way, easements, and rights of access as certify that we are the mortgagee duly is unencumbered by any taxes which have
Mortgagee (signature	 Date
Notary Certificate State of County of	
Before me, the undersigned a notary public iduly commissioned and qualified personally a with whom I am personally acquainted and the	opeared, who, upon oath acknowledged himself to be
owner ofrepresentative executed the foregoing instrum	, and he as such nent for the purpose therein contained.
In witness whereof, I hereunto set out by ha of, 2025.	nd and affix my seal this day
(NOTARY PUBLIC)	
MY COMMISSION EXPIRES:	
INI I COININIOSION EVLIVES:	

Surve	∕or'	S	<u>Certificate</u>	- (	(Perimeter	only)
-					•	

It is hereby certified that this is a <u>Category 1</u> survey and that the precision of the unadjusted survey is 1: \_\_\_\_\_ or greater; that this plat has been prepared by me or under my individual supervision and conforms with applicable state laws and local zoning ordinances, subdivision regulations and specific conditions imposed on this development relating to the practice of surveying.

3Y:	(seal)
Date:	

Tennessee Certificate No. \_\_\_\_\_\_

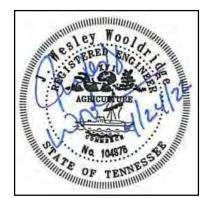
### Engineering

### <u>Certificate</u>

It is hereby certified that this plat is true and correct, is in compliance with the design requirements of the Zoning Ordinance, the Subdivision Regulations and the specific conditions imposed on this development, and takes into account all applicable Federal, State and local building laws and regulation.

BY:	(s	eal)
Date:	` <u></u>	ŕ

Tennessee Certificate No.: 104878



<u>Land Use and Development Services Certificate</u> This final plat conforms to the Planned Development acted on by the Land Use Control Board on August 12, 2021 and approved by the Council of the City of Memphis on September 7, 2021

By: Zoning Administrator		Date:
City Engineer:	Date:	
LUDS:	Date:	

FINAL PLAT

SAVE-A-LOT SUBDIVISION

MEMPHIS, TENNESSEE

NO. OF LOTS: 3 3.32ACRES W

OWNER:
ECK-FAY, LLC
3900 ESSEX LANE, STE 340
HOUSTON, TX. 77027

WARD 75, BLOCK 175 PARCEL 1

ENGINEER:
RENAISSANCE GROUP

9700 VILLAGE CIRCLE, STE. 100
LAKELAND, TN 38002

PARCEL #075175 00025 F.E.M.A. MAP PANEL NO.: 47157C \_\_\_\_\_F 09-28-20\_\_

DATE: MARCH, 2025 SCALE: 1"=50' SHEET 2 OF 2



### 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.



23055671

07/07/2023 - 11:51:59 AM

4 PGS	
JENNIFER 2597237 - 23055671	
VALUE	900000.00
MORTGAGE TAX	0.00
TRANSFER TAX	3330.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	3353.00

WILLIE F. BROOKS JR
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

### WARRANTY DEED

THIS INDENTURE, made and entered into this day of July, 2023, by and between MORAN FOODS, LLC, a Missouri limited liability company, party of the first part, and ECK-FAY, LLC, a Georgia limited liability company, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Shelby, State of Tennessee:

Lot 1, SAVE-A-LOT Subdivision, as shown on final plat of record in <u>Plat Book 233 Page 48</u>, in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property; being the same property conveyed to party of the first party by Warranty Deed of record at Instrument No. 07107644, in the Register's Office of Shelby County, Tennessee.

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, **ECK-FAY**, **LLC**, a Georgia limited liability company heirs 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 it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for the matters described in Exhibit A, attached hereto and made a part hereto for all purposes.

And that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten (\$10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, 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 the day and year first above written.

MORAN FOODS, LLC

a Missouri limited liability company

Mark E. Hutchens, CFO

STATE OF Missouri
COUNTY OF St. Louis

Before me, a Notary Public of the state and county aforesaid, personally appeared MARK E. HUTCHENS with whom I am personally acquainted and who, upon oath, acknowledged himself to be Chief Financial Officer of Moran Foods, LLC, a Missouri limited liability company, the within named bargainor, and that he as such he, executed the foregoing instrument for the purposes therein contained, by signing the name of the said Moran Foods, LLC, a Missouri limited liability company, by himself as Chief Financial Officer.

WITNESS my hand and seal, this <u>29</u> day of <del>July</del>, 2023.

MELISSA A. BELL
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 13546938
My Commission Expires Apr 19, 2026

My commission expires:

STATE OF Missouri

COUNTY OF St. Louis

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 \$900,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mark E. Hutchens, Affiant

Melissa A. Bell

Subscribed and sworn to before me this the 29 day of July, 2023.

My commission expires: 4/19/26

MELISSA A. BELL
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 13546938
My Commission Expires Apr 19, 2026

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

**PROPERTY ADDRESS:** 4696 US-61, Memphis, Tennessee

**MAIL TAX NOTICES TO:** 

(Name/Address)

Eck-Fay, LLC Attention: Will Derrick 3900 Essex Lane, Suite 340 Houston, Texas 77027

### NAME AND ADDRESS OF PROPERTY OWNERS:

Eck-Fay, LLC Attention: Will Derrick 3900 Essex Lane, Suite 340 Houston, Texas 77027

### THIS INSTRUMENT PREPARED BY:

John R. Krugh 1800 Bering Drive, Suite 350 Houston, Texas 77057

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John R. Krugh 1800 Bering Drive, Suite 350 Houston, Texas 77057

MT#:	·
TAX PARCEL NO.: (	075-175-00025
STATE TAX:	\$
REGISTER'S FEE:	\$
RECORDING FEE:	\$
TOTAL:	\$

### **EXHIBIT A**

### TITLE MATTERS

- 1. City of Memphis Taxes for the year 2023, a lien, now due, but not yet payable and Shelby County Taxes for the year
- 2. All matters affecting subject property as shown on Plat of record in Plat Book 10, Page 26, in the Register's Office of Shelby County, Tennessee.
- 3. All matters affecting subject property as shown on Plat of record Plat Book 233 Page 48, in the Register's Office of Shelby County, Tennessee. Building lines and easements as shown on survey prepared by Bryan A. Shirley, TN License No. 2085, for Blew & Associates, dated August 31, 2019, last revised October 1, 2019, Blew Job No. #19- 4767, (said Survey), as follows:
  - •11' LS easement;
  - •20.0' setback;
  - •5' and 8' MLGW easements;
  - •10' x 10' drainage easement;
  - •30' front setback;
  - •7' LS easement:
  - •15' rear setback;
  - •Ingress/egress easement;
  - •8' LS easement;
  - •15' x 15' drainage easement;
  - •15' public drain easement;
  - •10' side setback; and
  - •10'x20' drainage easement.
- 4. Easement Contract in favor of the City of Memphis, acting through Memphis Light, Gas and Water Division, dated July 1, 1976, of record at Instrument No. L4 1307, in the aforesaid Register's Office, and as shown on said Survey.
- 5. Easements in favor of the City of Memphis, dated February 13, 1978, of record at Instrument No. N1 9904, in the aforesaid Register's Office, and as shown on said Survey.
- 6. Easement Contract in favor of the City of Memphis, acting through Memphis Light, Gas and Water Division, dated August 11, 1989, of record at Instrument No. CK 4050, in the aforesaid Register's Office, and as sown on said Survey.
- 7. Grant of Easement in favor of Global Signal Acquisitions IV LLC, a Delaware limited liability company, dated October 5, 2017, of record at Instrument No. 17110180, in the aforesaid Register's Office, and as shown on said Survey.

BOBO GEQUAIS K	SHELBY COUNTY TAX SALE 11.01	GAMBLE BARBARA S
2794 MADISON AVE #7	PO BOX 2751 #	651 DELTA RD #
MEMPHIS TN 38111	MEMPHIS TN 38101	MEMPHIS TN 38109
KILPATRICK-JONES CORRETTA	RHODES KATRINA AND TERRANCE RHODES	STEVISON LONZO
5188 S SUNNY AUTUMN LN #	5534 SHADE CV #	4787 SOUTHAVEN RD #
MEMPHIS TN 38125	MEMPHIS TN 38125	MEMPHIS TN 38109
SOURCE INVESTMENTS LLC	WAGNER JASON G & MICHELE A	JONES EDDIE L
1739 W HOLMES RD #	21979 JETTERS LN #	4809 MANSON RD #
MEMPHIS TN 38109	SAUGUS CA 91350	MEMPHIS TN 38109
LPG PROPERTIES LLC	JACKSON MINNIE J	MALONE FLORENE
1040 TWINKLETOWN RD #	662 DELTA RD #	4794 MANSON RD #
MEMPHIS TN 38116	MEMPHIS TN 38109	MEMPHIS TN 38109
JOHNSON KENNETH L	SHELBY COUNTY TAX SALE 19.04	WIGGINS LETRICIA
4695 SOUTHAVEN RD #	PO BOX 2751 #	5358 ABBEYCREST DR #
MEMPHIS TN 38109	MEMPHIS TN 38101	MEMPHIS TN 38109
BAKER BERNICE T	REINVESTMENT COMPANY LLC	STEVISON ILLEAN
5508 KENTWOOD DR #	4756 SOUTHAVEN RD #	674 HEWLETT RD #
HORN LAKE MS 38637	MEMPHIS TN 38109	MEMPHIS TN 38109
BRIGHT OSCAR L & RUBY L	BAGGETTES FAMILY TRUST	SIMMONS KAREN D
4715 S HAVEN RD #	4728 SPOTTSWOOD AVE ## 122	670 HEWLETT RD #
MEMPHIS TN 38109	MEMPHIS TN 38117	MEMPHIS TN 38109
FIELDS AMOS & EVERLENA	ADAMS TYRONE & SYLVIA	GREEN LATRELL
4710 SOUTHAVEN RD #	4066 MICKEY DR #	5154 BRUSHWOOD DR #
MEMPHIS TN 38109	MEMPHIS TN 38116	MEMPHIS TN 38109
PARAGON LYT TN LLC	MONTGOMERY MARLON C	AL ZAMZAMI ESAM M
2000 WALKER AVE #1	1440 E SHORE CV #	4672 S 3RD ST #
MEMPHIS TN 38104	MEMPHIS TN 38109	MEMPHIS TN 38109
FLOW CREATIVE PROPERTY SOLUTIONS LLC	RICHARDSON PAULA	RINGMASTER LLC
PO BOX 892 #	5847 FOXDALE RD #	10501 HAYWOOD DR #
TWIN PEAKS CA 92391	MEMPHIS TN 38115	LAS VEGAS NV 89135

FREEMAN JAMES L HALLEN JEFFERY K AND NING HALLEN LIVING HODGE DARRIUS 1139 BRIDGEWATER RD # 686 DELTA RD # 4775 MANSON RD # MEMPHIS TN 38018 MEMPHIS TN 38109 MEMPHIS TN 38109 AL ZAMZAMI ESAM M HEROD PATRICK ISAIAH INVESTMENTS LLC 4672 S 3RD ST # 680 DELTA RD # 3098 E RAINES RD # MEMPHIS TN 38109 MEMPHIS TN 38109 MEMPHIS TN 38118 JRI LLC MYERS ELBERT L & SHIRLEY A AND BARBARA D HAMMOND MARTHA AND ARTHUR HAMMONDS JR 11484 BRIAN LAKES DR # P O BOX 9038 # 6000 POPLAR AVE #250 MEMPHIS TN 38190 JACKSONVILLE FL 32221 MEMPHIS TN 38119 BAKER BERNICE T RHODES KATRINA AND TERRANCE RHODES SPENCER JINNIE L 5508 KENTWOOD DR # 4791 MANSON RD # 5534 SHADE CV # HORN LAKE MS 38637 MEMPHIS TN 38125 MEMPHIS TN 38109 ECHOLS MARKESHA D VASCONEZ WILSON BRYANT WILLIE M AND RAY BRYANT (RS) 1433 BONNIE DR # 5368 AIRVIEW RD # 4774 MANSON RD # MEMPHIS TN 38116 MEMPHIS TN 38109 MEMPHIS TN 38109 GREATER FAITH C O G I C DEVELIVERANCE ALBANO MICHAEL & DENISE PUGH CATHY AND RUDELL PUGH JR 4797 MANSON RD # 669 W SHELBY DR # 68 WOODLOT RD # MEMPHIS TN 38109 RIDGE NY 11961 MEMPHIS TN 38109 PEGASUS PROPERTIES LLC FLANNAGAN ROBERT L DENTON BARBARA A 5073 BRUSHWOOD DR # 3052 RIVERVIEW WAY # 665 HEWLETT RD # MEMPHIS TN 38109 HOLLISTER CA 95023 MEMPHIS TN 38109 SHELBY COUNTY TAX SALE 18.02 COKER JASON J ESTER PEARL AND ODEL ESTER 4510 S WACO AVE # PO BOX 2751 # 4788 MANSON RD # TULSA OK 74107 MEMPHIS TN 38101 MEMPHIS TN 38109 HALL MATTIE M HOLLOWAY BOOKER AND BETINA HOLLOWAY HYMON LUTHER 5042 EASTSHORE DR # 4706 SOUTHAVEN RD # 5063 LAUREL LAKE DR # MEMPHIS TN 38109 MEMPHIS TN 38109 MEMPHIS TN 38125

BRIGHT OSCAR L & RUBY L JRI LLC STEVISON JERRY D 6000 POPLAR AVE #250 680 HEWLETT RD # MEMPHIS TN 38119 MEMPHIS TN 38109

4715 S HAVEN RD #

MEMPHIS TN 38109

UNDERWOOD ODELL & MARY L 688 HEWLETT RD # MEMPHIS TN 38109

DUNCAN FRANCIS 2282 DRAKE # MEMPHIS TN 38106

HUDSON ETHEL M 698 HEWLETT RD # MEMPHIS TN 38109

P AND P CLEANERS 4711 S 3RD ST # MEMPHIS TN 38109

WESTWOOD MANOR INC 620 PARKROSE AVE # MEMPHIS TN 38109

CODA DOMINIC A III 4707 S 3RD ST # MEMPHIS TN 38109

PRIDE PROPERTY LLC 4670 S 3RD ST # MEMPHIS TN 38109

WRIGHT LARNCE 4597 S 3RD ST # MEMPHIS TN 38109

BAKER BERNICE T 5508 KENTWOOD DR # HORN LAKE MS 38637

BRIGHT OSCAR L & RUBY L 4715 SOUTH HAVEN RD # MEMPHIS TN 38109

SKEFOS JAMES J (1/2%) AND CATHERINE H SHELBY COUNTY TAX SALE 18.01 3981 WALNUT GROVE RD # MEMPHIS TN 38111

PO BOX 2751 # MEMPHIS TN 38101

SHELBY COUNTY TAX SALE 17.03 PO BOX 2751 # MEMPHIS TN 38101

REALTY INCOME PROPERTIES 30 LLC 11995 EL CAMINO REAL # SAN DIEGO CA 92130

SKEFCO PROPERTIES INC 2884 WALNUT GROVE RD # MEMPHIS TN 38111

HIGHWAY 61 CENTER LLC P O BOX 1565 # LAWRENCEVILLE GA 30046

CATHERDRAL OF PRAISE MINISTRIES INC 4725 S THIRD ST # MEMPHIS TN 38109

ECK-FAY LLC 3900 ESSEX LN # HOUSTON TX 77027

WRIGHT LARNCE 4597 S 3RD ST # MEMPHIS TN 38109

**DUNCAN FRANCIS A** 815 W SHELBY DR # MEMPHIS TN 38109

