

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

**ONE ORIGINAL  
ONLY STAPLED  
TO DOCUMENTS**

**Planning & Development  
DIVISION**

**Planning & Zoning COMMITTEE: 09/05/2025**

**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 planned development at the subject property located at 3806 Poplar Ave., known as case number PD 2025-003

**CASE NUMBER:** PD 2025-003

**DEVELOPMENT:** The Amon Planned Development

**LOCATION:** 3806 Poplar Ave.

**COUNCIL DISTRICTS:** District 5 and Super District 9

**OWNER/APPLICANT:** Joseph Echols

**REPRESENTATIVE:** Doug Baker, ETI Corp.

**REQUEST:** 6-lot residential single-family planned development

**AREA:** +/-1.29 acres

**RECOMMENDATION:** The Division of Planning and Development recommended *Approval with outline plan conditions*  
The Land Use Control Board recommended *Approval with outline plan conditions*

**RECOMMENDED COUNCIL ACTION: Public Hearing Not Required**

Hearing – September 23, 2025

**PRIOR ACTION ON ITEM:**

|                                   |                                         |
|-----------------------------------|-----------------------------------------|
| <u>(1)</u>                        | APPROVAL - (1) APPROVED (2) DENIED      |
| <u>08/14/2025</u>                 | DATE                                    |
| <u>(1) Land Use Control Board</u> | ORGANIZATION - (1) BOARD / COMMISSION   |
|                                   | (2) GOV'T. ENTITY (3) COUNCIL COMMITTEE |

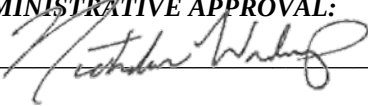
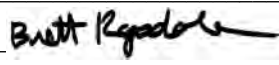
**FUNDING:**

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

**SOURCE AND AMOUNT OF FUNDS**

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

**ADMINISTRATIVE APPROVAL:**

|                                                                                     | <b><u>DATE</u></b> | <b><u>POSITION</u></b>              |
|-------------------------------------------------------------------------------------|--------------------|-------------------------------------|
|  | 08/29/2025         | PLANNER II                          |
|                                                                                     |                    | DEPUTY ADMINISTRATOR                |
|  | 08/29/2025         | ADMINISTRATOR                       |
|                                                                                     |                    | DIRECTOR (JOINT APPROVAL)           |
|                                                                                     |                    | COMPTROLLER                         |
|                                                                                     |                    | FINANCE DIRECTOR                    |
|                                                                                     |                    | CITY ATTORNEY                       |
|                                                                                     |                    | <b>CHIEF ADMINISTRATIVE OFFICER</b> |
|                                                                                     |                    | <b>COMMITTEE CHAIRMAN</b>           |



## Memphis City Council Summary Sheet

### PD 2025-003

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 3806 POPLAR AVENUE, KNOWN AS CASE NUMBER PD 2025-003

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

## **LAND USE CONTROL BOARD RECOMMENDATION**

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

|                             |                                                      |
|-----------------------------|------------------------------------------------------|
| <b>CASE NUMBER:</b>         | PD 2025-003                                          |
| <b>DEVELOPMENT:</b>         | Amon Planned Development                             |
| <b>LOCATION:</b>            | 3806 Poplar Ave.                                     |
| <b>COUNCIL DISTRICT(S):</b> | District 5 and Super District 9                      |
| <b>OWNER/APPLICANT:</b>     | Joseph Echols                                        |
| <b>REPRESENTATIVE:</b>      | Doug Baker, ETI Corp.                                |
| <b>REQUEST:</b>             | 21-lot residential single-family planned development |
| <b>EXISTING ZONING:</b>     | Residential Single-Family – 15 (R-15)                |
| <b>AREA:</b>                | +/-7.06 acres                                        |

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**The following spoke in support:** Anita Archambeau, Lisa Mallory

**The following spoke in opposition:** Virginia McLean

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

**The motion passed by a unanimous vote of 7-0 on the regular agenda.**

Respectfully,



Nicholas Wardroup  
Planner II  
Land Use and Development Services  
Division of Planning and Development

Cc: Committee Members  
File

**Outline Plan Conditions**

**I. USES PERMITTED**

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

**II. BULK REGULATIONS**

A. Maximum building height: 40'

B. Minimum Building Setbacks:

- a. Southerly front setback (Poplar Avenue) – 40 feet
- b. Westerly side yard setback – 15 feet
- c. Easterly side yard setback – 15 feet
- d. Northerly rear yard setback – 25 feet

C. Minimum lot area: 5,000 sq. ft.

D. All principal structures shall feature at least 4,000 sq. ft. of living space.

**III. PARKING, ACCESS, AND CIRCULATION**

A. One curb cut permitted onto Poplar Avenue with a 25-foot easement providing access to each lot and unit.

B. Lots 2-6 shall have four (4) dedicated parking spaces: two (2) garage spaces and two (2) driveway spaces. The garage shall be the only required parking for Lot 1, but additional spaces may be approved as part of final plat review.

C. The City Engineer shall approve the design and location of the curb cut.

D. Walking paths shall be provided for each unit along Poplar Avenue.

E. The interior roadway material shall be asphalt.

F. The minimum sight distance and geometry requirements for public streets shall comply with the Unified Development Code.

G. All required parking shall be as illustrated on the final plat. No parking shall be allowed on any adjacent lots or parcels.

J. No parking shall be permitted between the principal facades of units 1-3 and Poplar Ave.

K. Any vehicular access gate shall be set back no less than 40' from the right-of-way of Poplar Ave.

**IV. LANDSCAPING**

A. Landscaping shall be provided as illustrated in the Site Plan and Landscape Plan.

B. Equivalent material may be substituted for the required materials subject to the approval of the Office of Planning and Development.

**V. LIGHTING REQUIREMENTS**

A. Lighting shall be directed so as not to glare onto adjacent property or traffic on Poplar Avenue or adjacent properties.

B. A lighting plan detailing the location, height, style, direction of all outdoor lighting and a photometric plan shall be submitted for administrative review and approval by the Division of Planning and Development.



## **VI. SIGNS AND FENCING**

- A. The sole permitted signs shall be one of either one (1) freestanding entrance sign or up to two (2) wall mounted entrance signs at the entrance to the property from Poplar Ave. Any signs shall be subject to a maximum square footage of 32 sq. ft. and, if freestanding, a minimum setback of 10' from the right-of-way of Poplar Ave.
- B. All signage shall be subject the discretionary review and approval by the Zoning Administrator. Detailed sign elevations shall be included in the final plat.
- C. Paragraphs A and B above shall not be construed to apply to any sign which would not ordinarily require a sign permit.
- D. Fencing along Poplar Ave. shall be either be a masonry wall or decorative metal with masonry columns.
- E. Perimeter fencing shall be as shown on the final plat. An opaque privacy fence or masonry wall at least 10' in height shall be provided along the rear of the property.

## **VII. DRAINAGE AND PROPERTY OWNERS' ASSOCIATION**

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

## **VIII. EXTERIOR BUILDING MATERIALS**

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

## **IX. MODIFICATIONS**

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

## **X. FINAL PLAN REQUIREMENTS**

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

## **XI. FINAL SITE PLAN**

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

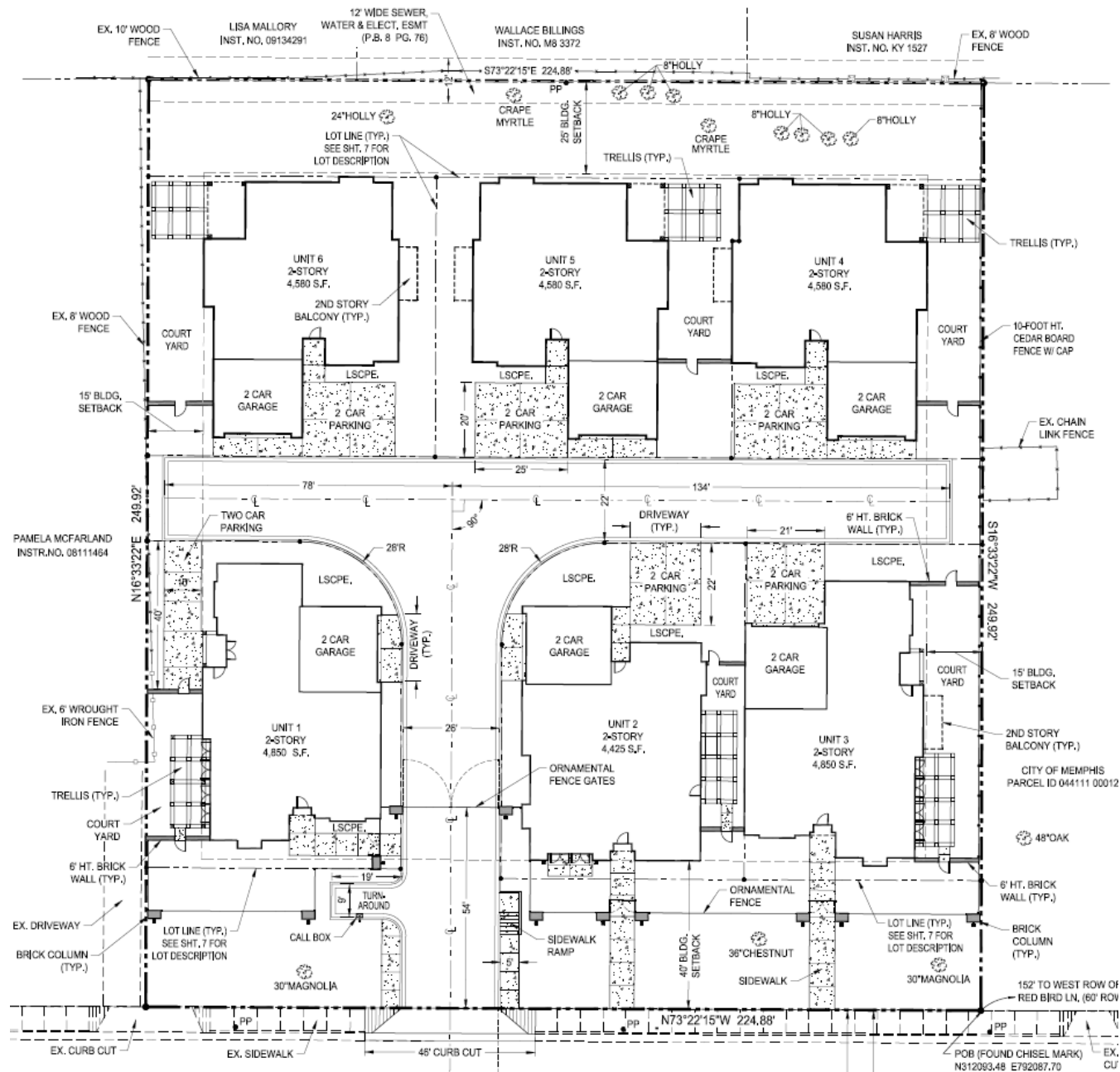
## **XII. FINAL PLAN CONTENT**

Any final plan shall include the following:

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

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

CONCEPT PLAN



**RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 3806 POPLAR AVENUE, KNOWN AS CASE NUMBER PD 2025-003**

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

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

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

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

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

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

**NOW, THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF MEMPHIS**, that, pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code, a planned development is hereby granted in accordance with the attached outline plan conditions.

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

## **OUTLINE PLAN CONDITIONS**

### **I. USES PERMITTED**

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

### **II. BULK REGULATIONS**

A. Maximum building height: 40'

B. Minimum Building Setbacks:

a. Southerly front setback (Poplar Avenue) – 40 feet

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B. Lots 2-6 shall have four (4) dedicated parking spaces: two (2) garage spaces and two (2) driveway spaces. The garage shall be the only required parking for Lot 1, but additional spaces may be approved as part of final plat review.

C. The City Engineer shall approve the design and location of the curb cut.

D. Walking paths shall be provided for each unit along Poplar Avenue.

E. The interior roadway material shall be asphalt.

F. The minimum sight distance and geometry requirements for public streets shall comply with the Unified Development Code.

G. All required parking shall be as illustrated on the final plat. No parking shall be allowed on any adjacent lots or parcels.

J. No parking shall be permitted between the principal facades of units 1-3 and Poplar Ave.

K. Any vehicular access gate shall be set back no less than 40' from the right-of-way of Poplar Ave.

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B. Equivalent material may be substituted for the required materials subject to the approval of the Office of Planning and Development.

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

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

[illegible]



***ATTEST:***

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

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

**CASE NUMBER:** PD 2025-003

**DEVELOPMENT:** The Amon

**LOCATION:** 3806 Poplar Ave.

**COUNCIL DISTRICT:** District 5 and Super District 9

**OWNER/APPLICANT:** Joseph Echols

**REPRESENTATIVE:** Doug Baker, ETI Corp.

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

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

## CONCLUSIONS

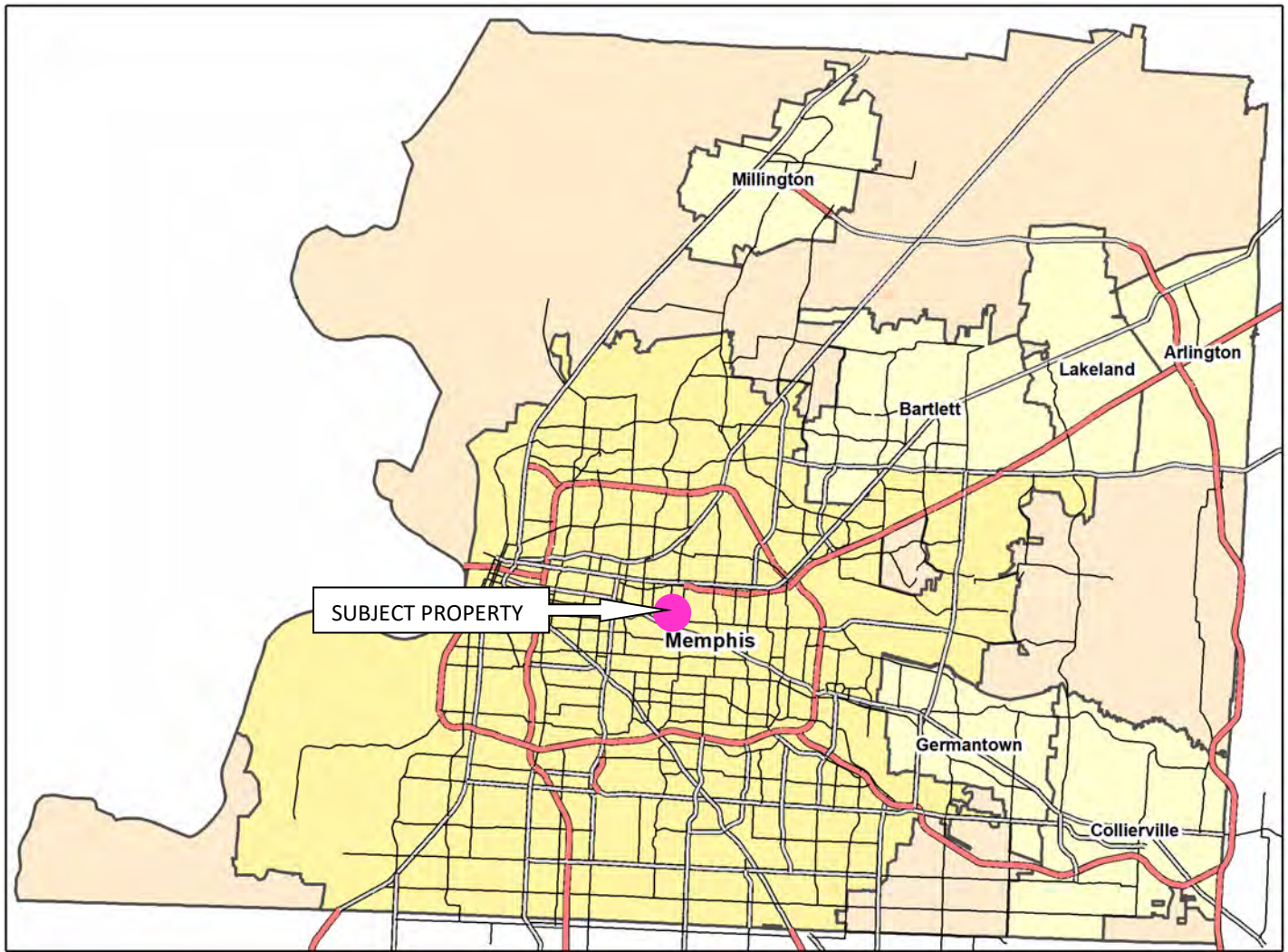
1. The subject application seeks to construct six single-family residences served by a shared drive on a property along the north side of Poplar Ave. near Galloway Golf Course and the University of Memphis.
2. While six housing units could currently be built on this property by-right (no approval required other than a building permit), half of such units would be subject to size limitations and the development would likely feature three driveways. The proposed design is preferable to this scenario while providing the same number of units as would otherwise be allowed by-right. It is therefore an appropriate use of a planned development as a zoning tool.
3. The approval of this application will further the general goal of Memphis 3.0 in encouraging residential development near job centers (the University of Memphis).
4. In addition to the above, we also find that the will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare. We therefore recommend **approval** with conditions.

## CONSISTENCY WITH MEMPHIS 3.0

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

**RECOMMENDATION:**  
***Approval with Conditions***

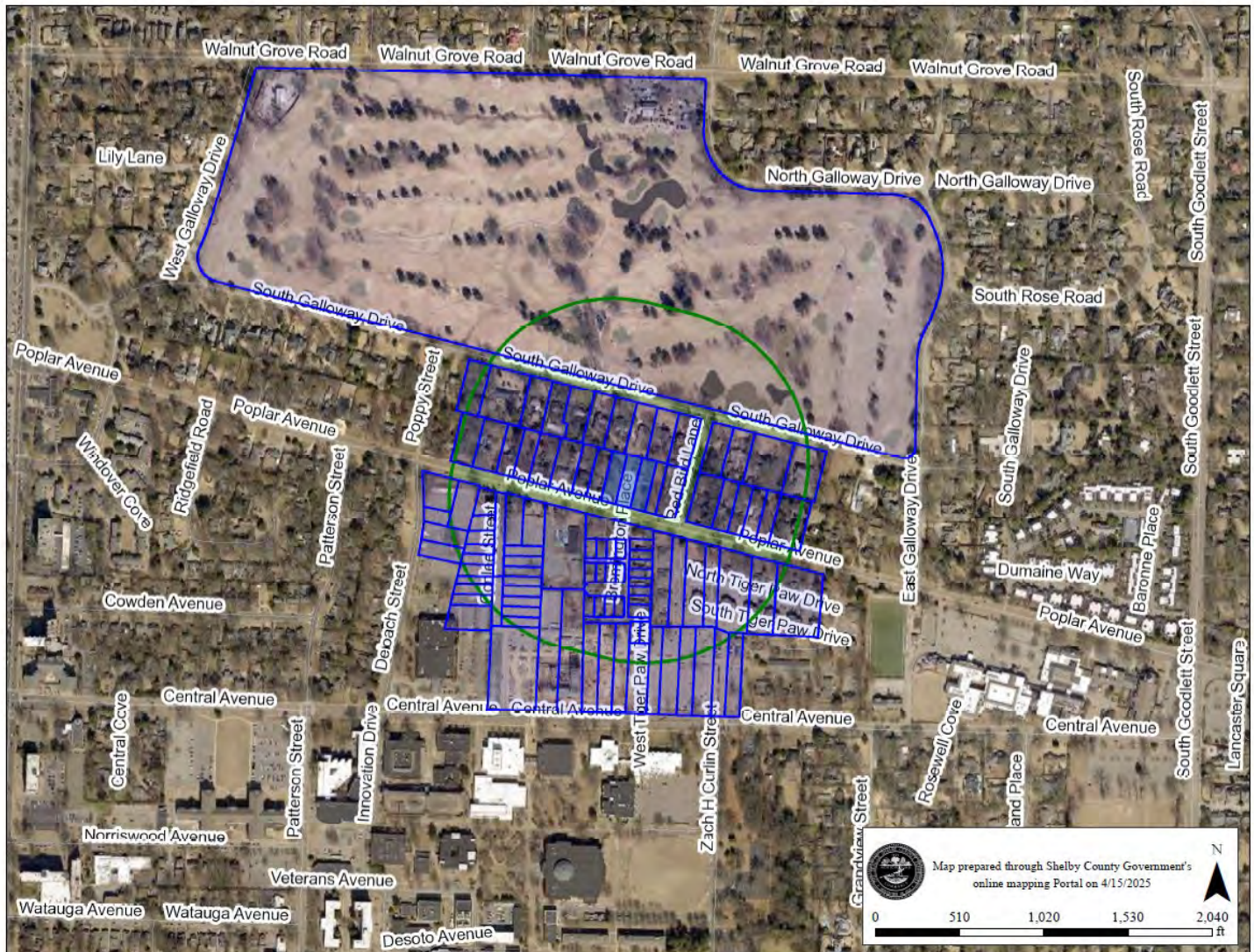
**LOCATION MAP**



Subject property located within the pink circle



## PUBLIC NOTICE INFORMATION



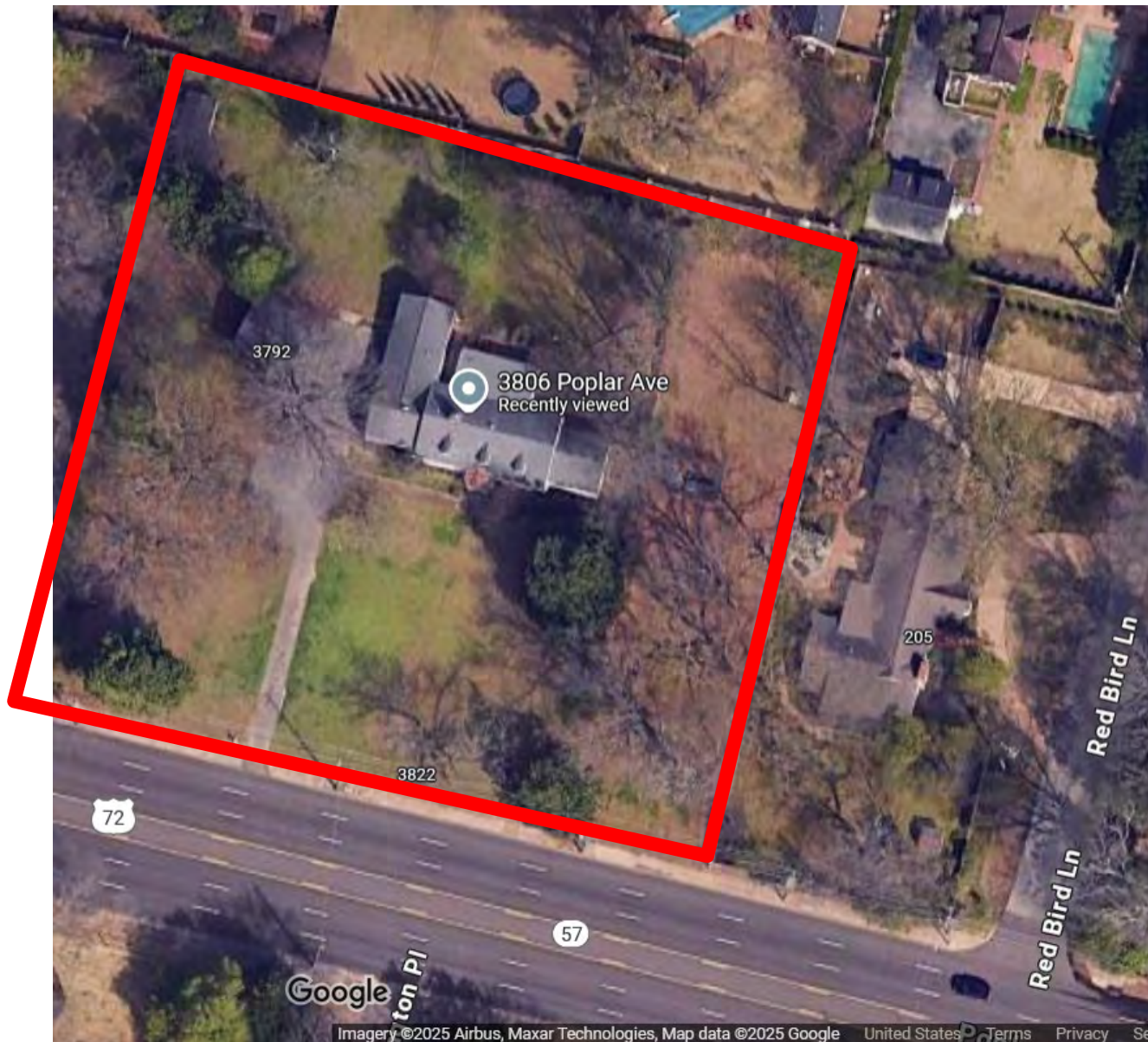
In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signage posted. A total of 80 notices were mailed on April 16, 2025, to the owners of properties outlined above in blue. One sign was also posted at the subject property, visible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

## NEIGHBORHOOD MEETING

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



**AERIAL**



Subject property outlined in red, imagery 2025 via Google Maps



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



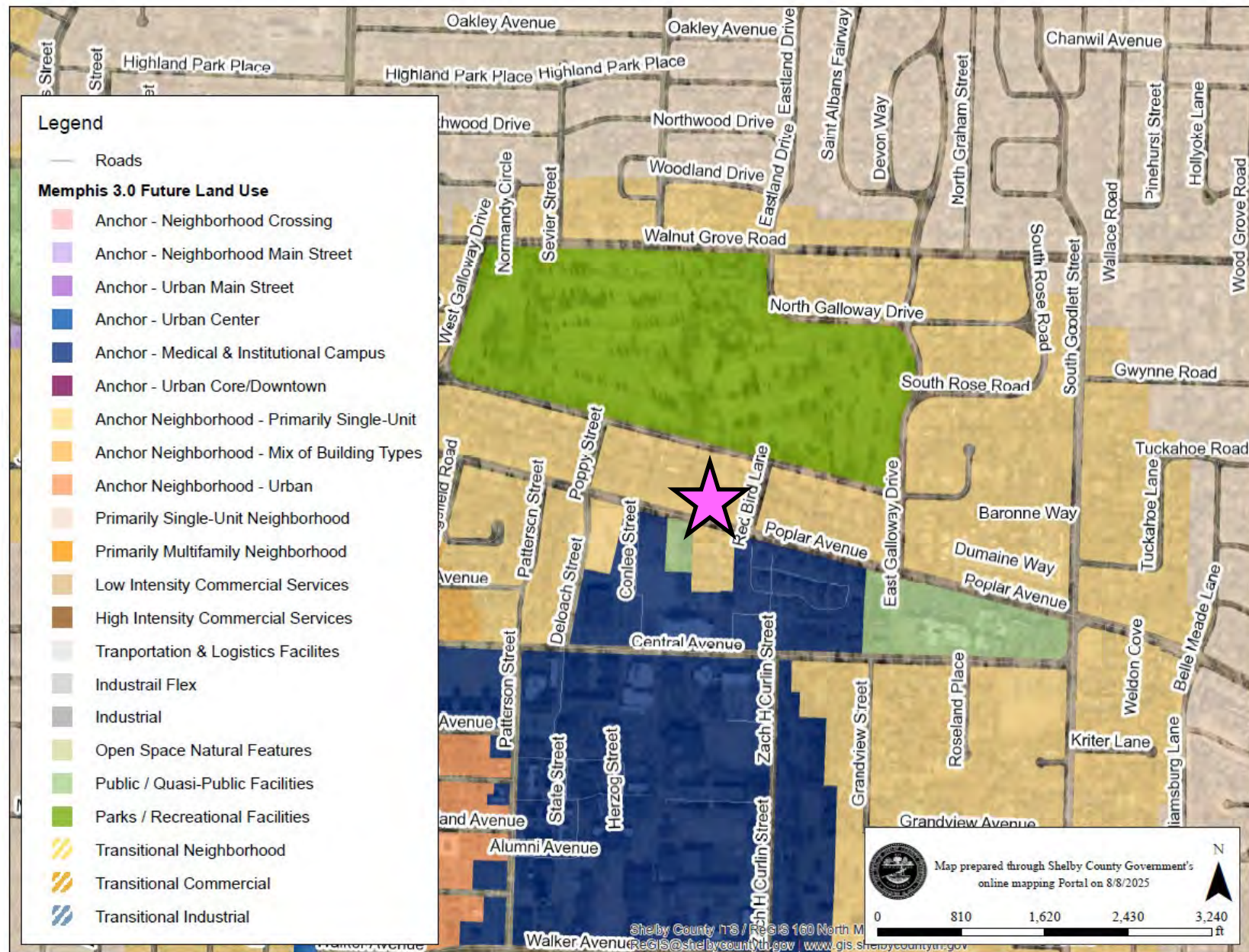


CURRENT LAND USE CONTEXT





## MEMPHIS 3.0 FUTURE LAND USE





**SITE PHOTOS**



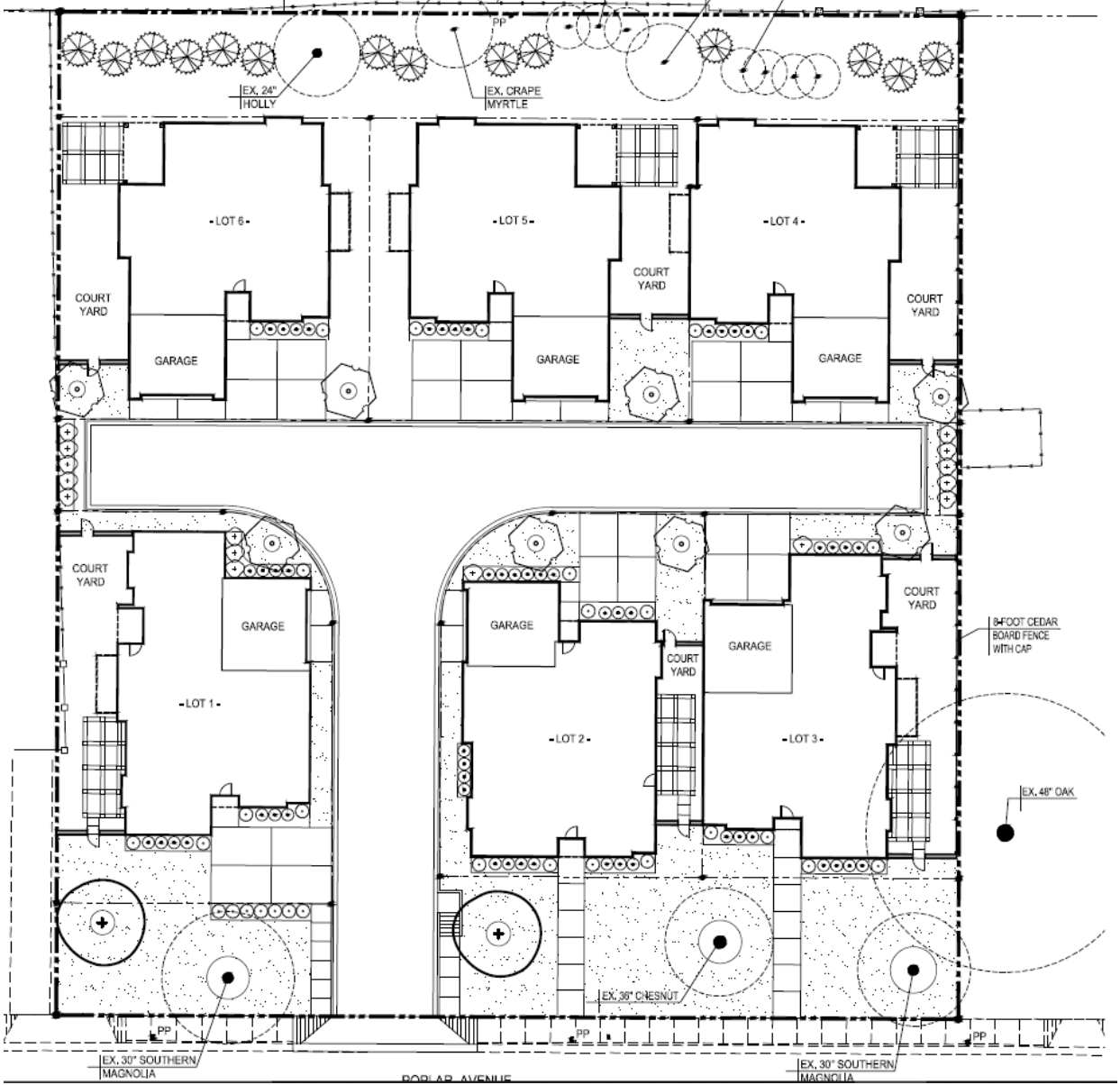
View of subject property looking north from Poplar Ave. Note public notice sign, indicated by red arrow. Image from May 2025.



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

[illegible]

LANDSCAPE PLAN





**SOUTH (Poplar Ave.) BUILDING ELEVATIONS**



HOME #1



HOME #1

HOME #2

HOME #3



LOT LAYOUT



## CASE REVIEW

### Request

Six-lot single-family planned development

### Applicability

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

#### 4.10.2 Applicability

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

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

### **General Provisions**

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

#### *4.10.3 General Provisions*

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

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

### **Residential Criteria**

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

#### *4.10.4 Planned Residential Developments*

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

*A. Formal Open Space*

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

*B. Accessibility of Site*

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

*C. Off-Street Parking*

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

*D. Pedestrian Circulation*

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

*E. Privacy*

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

*F. Distance Requirements*

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



**Approval Criteria**

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

*9.6.9 Approval Criteria*

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

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

### **Site Details**

**Address:**

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

**Parcel ID:**

044111 00030, 044111 00031, 044111 00032

**Area:**

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

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

### **Background**

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

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

### **Site Plan Review**

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

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

### Analysis

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

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

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

In addition to the above, we also find that the will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare. We therefore recommend ***approval with conditions***.

### Anchor Neighborhood – Primarily Single-Unit Future Land Use Designation

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

#### COMMUNITIES

### **Anchor Neighborhood - Primarily Single-Unit** AN-S

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



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

## **RECOMMENDATION**

Staff recommends **approval** with outline plan conditions.

### **I. USES PERMITTED**

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

### **II. BULK REGULATIONS**

A. Maximum building height: 40'

B. Minimum Building Setbacks:

- a. Southerly front setback (Poplar Avenue) – 40 feet
- b. Westerly side yard setback – 15 feet
- c. Easterly side yard setback – 15 feet
- d. Northerly rear yard setback – 25 feet

C. Minimum lot area: 5,000 sq. ft.

D. All principal structures shall feature at least 4,000 sq. ft. of living space.

### **III. PARKING, ACCESS, AND CIRCULATION**

A. One curb cut permitted onto Poplar Avenue with a 25-foot easement providing access to each lot and unit.

B. Lots 2-6 shall have four (4) dedicated parking spaces: two (2) garage spaces and two (2) driveway spaces. The garage shall be the only required parking for Lot 1, but additional spaces may be approved as part of final plat review.

C. The City Engineer shall approve the design and location of the curb cut.

D. Walking paths shall be provided for each unit along Poplar Avenue.

E. The interior roadway material shall be asphalt.

F. The minimum sight distance and geometry requirements for public streets shall comply with the Unified Development Code.

G. All required parking shall be as illustrated on the final plat. No parking shall be allowed on any adjacent lots or parcels.

J. No parking shall be permitted between the principal facades of units 1-3 and Poplar Ave.

K. Any vehicular access gate shall be set back no less than 40' from the right-of-way of Poplar Ave.

### **IV. LANDSCAPING**

A. Landscaping shall be provided as illustrated in the Site Plan and Landscape Plan.

B. Equivalent material may be substituted for the required materials subject to the approval of the Office of Planning and Development.

### **V. LIGHTING REQUIREMENTS**

A. Lighting shall be directed so as not to glare onto adjacent property or traffic on Poplar Avenue or adjacent properties.

B. A lighting plan detailing the location, height, style, direction of all outdoor lighting and a photometric plan shall be submitted for administrative review and approval by the Division of Planning and Development.

## **VI. SIGNS AND FENCING**

- A. The sole permitted signs shall be one of either one (1) freestanding entrance sign or up to two (2) wall mounted entrance signs at the entrance to the property from Poplar Ave. Any signs shall be subject to a maximum square footage of 32 sq. ft. and, if freestanding, a minimum setback of 10' from the right-of-way of Poplar Ave.
- B. All signage shall be subject the discretionary review and approval by the Zoning Administrator. Detailed sign elevations shall be included in the final plat.
- C. Paragraphs A and B above shall not be construed to apply to any sign which would not ordinarily require a sign permit.
- D. Fencing along Poplar Ave. shall be either be a masonry wall or decorative metal with masonry columns.
- E. Perimeter fencing shall be as shown on the final plat. An opaque privacy fence or masonry wall at least 10' in height shall be provided along the rear of the property.

## **VII. DRAINAGE AND PROPERTY OWNERS' ASSOCIATION**

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

## **VIII. EXTERIOR BUILDING MATERIALS**

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

## **IX. MODIFICATIONS**

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

## **X. FINAL PLAN REQUIREMENTS**

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

## **XI. FINAL SITE PLAN**

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



## **XII. FINAL PLAN CONTENT**

Any final plan shall include the following:

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

**DEPARTMENTAL COMMENTS**

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

|                                                 |                                            |
|-------------------------------------------------|--------------------------------------------|
| <b>City Engineer:</b>                           | See next page.                             |
| <b>City Fire Division:</b>                      | See page 25.                               |
| <b>City Real Estate:</b>                        | No comments received.                      |
| <b>County Health Department:</b>                | No comments received.                      |
| <b>Shelby County Schools:</b>                   | No comments received.                      |
| <b>Construction Code Enforcement:</b>           | No comments received.                      |
| <b>Memphis Light, Gas and Water:</b>            | See attached letter regarding water access |
| <b>Office of Sustainability and Resilience:</b> | No comments received.                      |
| <b>Office of Comprehensive Planning:</b>        | See pages 26-28                            |
| <b>TDOT:</b>                                    | See attached regarding driveway access     |

## **CITY ENGINEERING COMMENTS**

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

### **Sewers:**

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

### **Roads:**

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

### **Traffic Control Provisions:**

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

**Curb Cuts/Access:**

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

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

**Drainage:**

14. A grading and drainage plan for the site shall be submitted to the City Engineer for review 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.
16. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.
17. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City and/or County Engineer. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City and/or County Engineer's Office. Such maintenance shall include, but not be limited to removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.
18. The developer should be aware of his obligation under 40 CFR 122.26(b)(14) and TCA 69-3-101 et. seq. to submit a Notice of Intent (NOI) to the Tennessee Division of Water Pollution Control to address the discharge of storm water associated with the clearing and grading activity on this site.



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

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

Case Number: PD 2025-003

Date Reviewed: 8/8/25

Reviewed by: J. Stinson

Address or Site Reference: 2806 Poplar

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

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

- Where security gates are installed that affect required fire apparatus access roads, they shall comply with section 503.6 (as amended).
- Fire protection water supplies (including fire hydrants) shall comply with section 507.

**507.5.1 Where required.** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 500 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an *approved* route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the *fire code official*.

- Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternate methods of protection are provided.



## Comprehensive Planning Review of Memphis 3.0 Consistency

This summary is being produced in response to the following application to support the Land Use and Development Services Department in their recommendation: PD 2025-003

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

Overlay District/Historic District/Flood Zone: None

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

Street Type: Parkway

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

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

### 1. Future Land Use Planning Map



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

## 2. Land Use Description/Intent

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



### “AN-S” Form & Location Characteristics

#### NURTURE

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

#### SUSTAIN

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

#### ACCELERATE

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

### “AN-S” Zoning Notes

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

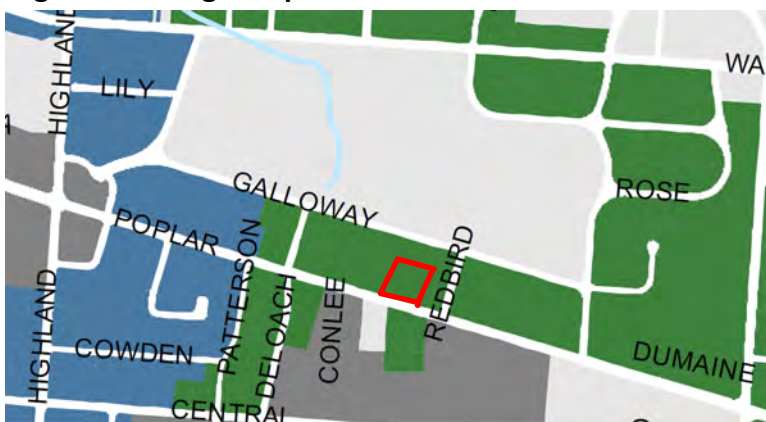
#### Existing, Adjacent Land Use and Zoning

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

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

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

## 3. Degree of Change Map



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

#### **4. Degree of Change Description**

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

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

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

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

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

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

#### **Consistency Analysis Summary**

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

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

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

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

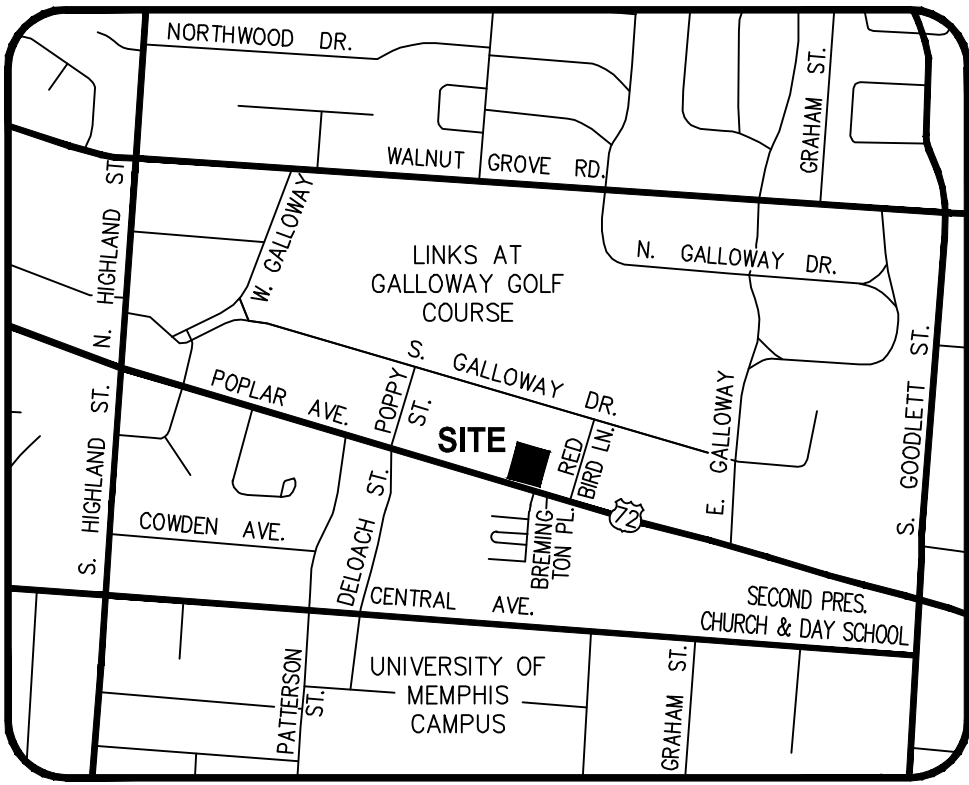
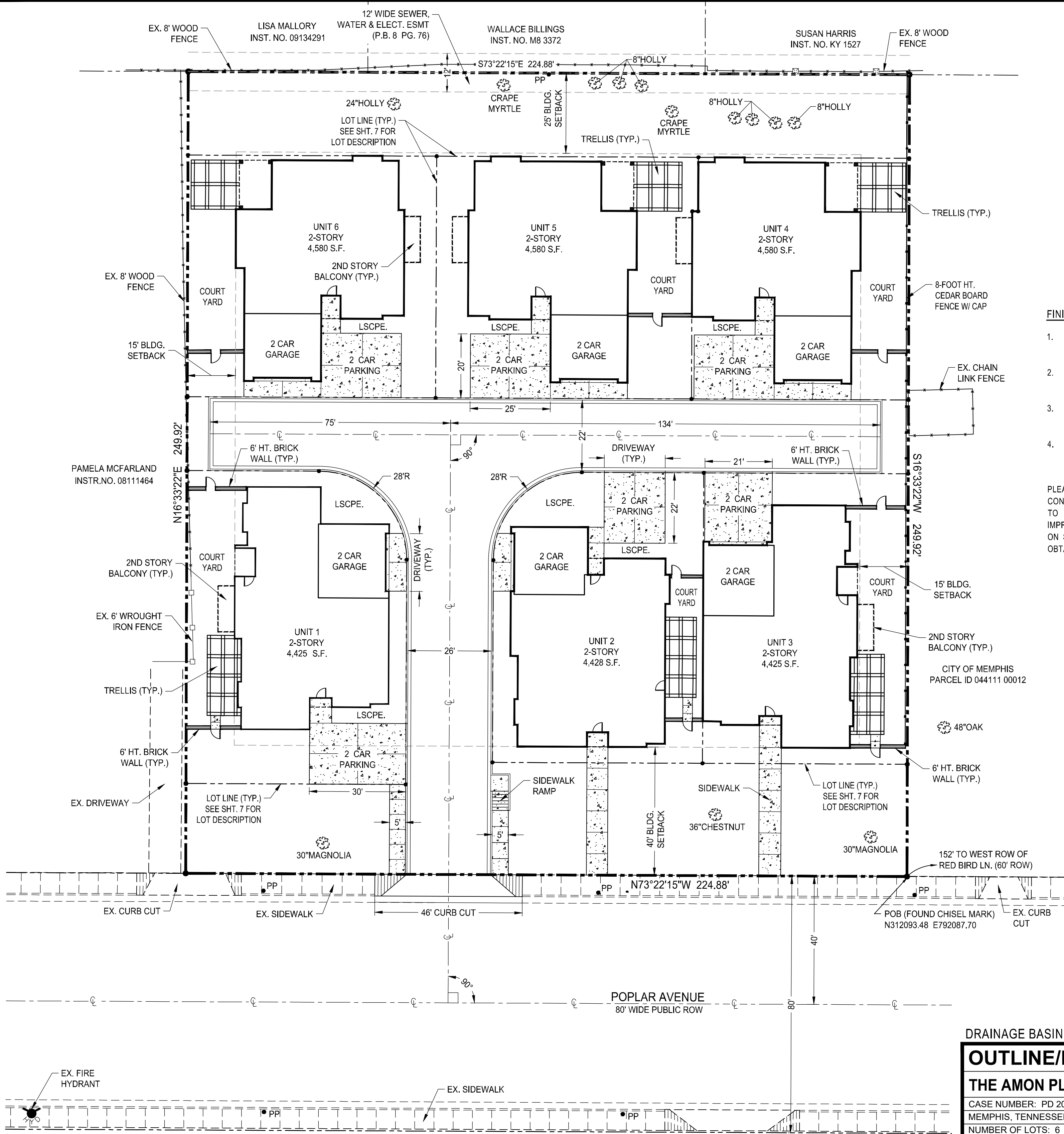
**Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

Summary Compiled by: Justin Harris, Comprehensive Planning.

## ATTACHMENTS

Attached are the following, in order of appearance:

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



VICINITY MAP  
N.T.S.

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

PLEASE BE ADVISED THAT A BUILDING PERMIT ISSUED BY THE MEMPHIS/SHELBY COUNTY OFFICE OF CONSTRUCTION CODE ENFORCEMENT DOES NOT ALLOW FOR ALTERATIONS AND/OR IMPROVEMENTS TO ANY RIGHT-OF-WAY (ROW) MAINTAINED BY THE CITY OF MEMPHIS. ALTERATIONS AND/OR IMPROVEMENTS TO THE CITY OF MEMPHIS ROW INCLUDE BUT ARE NOT LIMITED TO WORK PERFORMED ON SIDEWALKS, CURB AND GUTTER, DRIVE APRONS AND UTILITY TIE-INS. ROW PERMITS MUST BE OBTAINED FROM THE MEMPHIS CITY ENGINEER'S OFFICE AT (901) 636-6700

**SITE DATA:**  
ZONING: \_\_\_\_\_ R-10  
PROPOSED USE: \_\_\_\_\_ 6 TOWN HOUSE UNITS  
BUILDING HEIGHT: \_\_\_\_\_ 30'-10"  
(MEASURED TO MEAN BETWEEN  
EAVES & RIDGE OF PITCHED ROOF)  
RESIDENTIAL PARKING REQUIRED: \_\_\_\_\_ 9 SPACES  
(1.5 SPACES PER UNIT)  
RESIDENTIAL PARKING PROVIDED \_\_\_\_\_ 24 SPACES  
(2 PER GARAGE & 2 PER DRIVEWAY)

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

THE REQUIRED SIDEWALKS SHALL BE INSTALLED ACROSS THE FRONTAGES OF EACH LOT BY THE BUILDING PERMIT HOLDER PRIOR TO USE AN OCCUPANCY OF THE BUILDING. EXISTING SIDEWALKS SHALL BE REPAIRED AS NECESSARY BY THE BUILDING PERMIT HOLDER ACROSS THE LOT FRONTAGE PRIOR TO USE AN OCCUPANCY OF THE BUILDING.  
\* NOTE: If there is no curb line measure from the edge of pavement.



ENGINEERING • SURVEYING • LAND PLANNING • LANDSCAPE ARCHITECTURE

1755 LYNNFIELD ROAD, SUITE 100 • MEMPHIS, TENNESSEE 38119 • (901)758-0400 • ETICORP.COM

DRAINAGE BASIN: CYPRESS      SEWER BASIN: NN-4

OUTLINE/FINAL PLAN      SITE PLAN

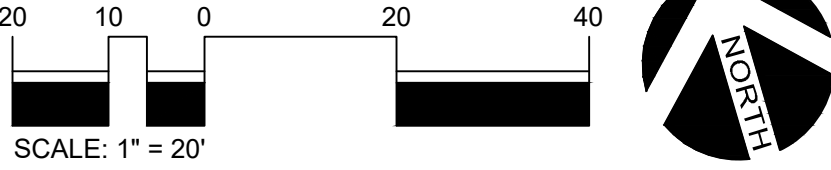
THE AMON PLANNED DEVELOPMENT

|                                                                        |                                       |                                                                                   |
|------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------|
| CASE NUMBER: PD 2025-xxx                                               |                                       | FORMER CASE NO: S 21-24                                                           |
| MEMPHIS, TENNESSEE                                                     |                                       |                                                                                   |
| NUMBER OF LOTS: 6                                                      | ACREAGE: 1.29 ACRES                   | WARD OR DISTRICT 44, BLOCK 111, PARCELS 30, 31 & 32                               |
| DEVELOPER: 3806 POPLAR LLC<br>4361 TANTALLON LANE<br>MEMPHIS, TN 38125 |                                       | ENGINEER: ETI CORPORATION<br>1755 LYNNFIELD ROAD, SUITE 100<br>MEMPHIS, TN. 38119 |
| 100-YEAR FLOOD ELEVATION:<br>-                                         | FEMA MAP PANEL NUMBER:<br>47157C0293G | FEMA MAP DATE:<br>SEPTEMBER 28, 2007                                              |
| DATE: AUGUST 2025                                                      | SCALE: 1" = 20'                       | SHEET 1 OF 9                                                                      |

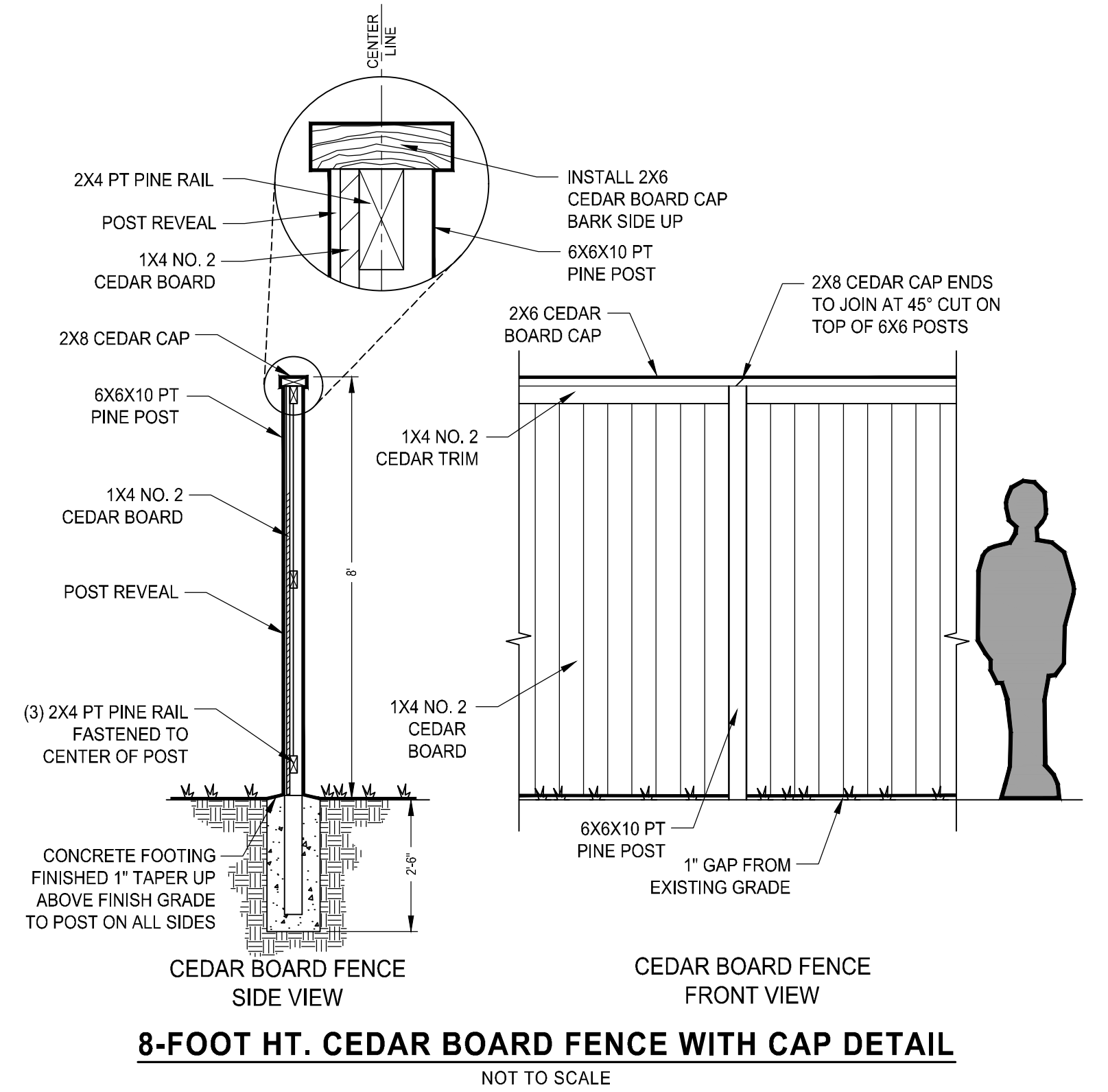
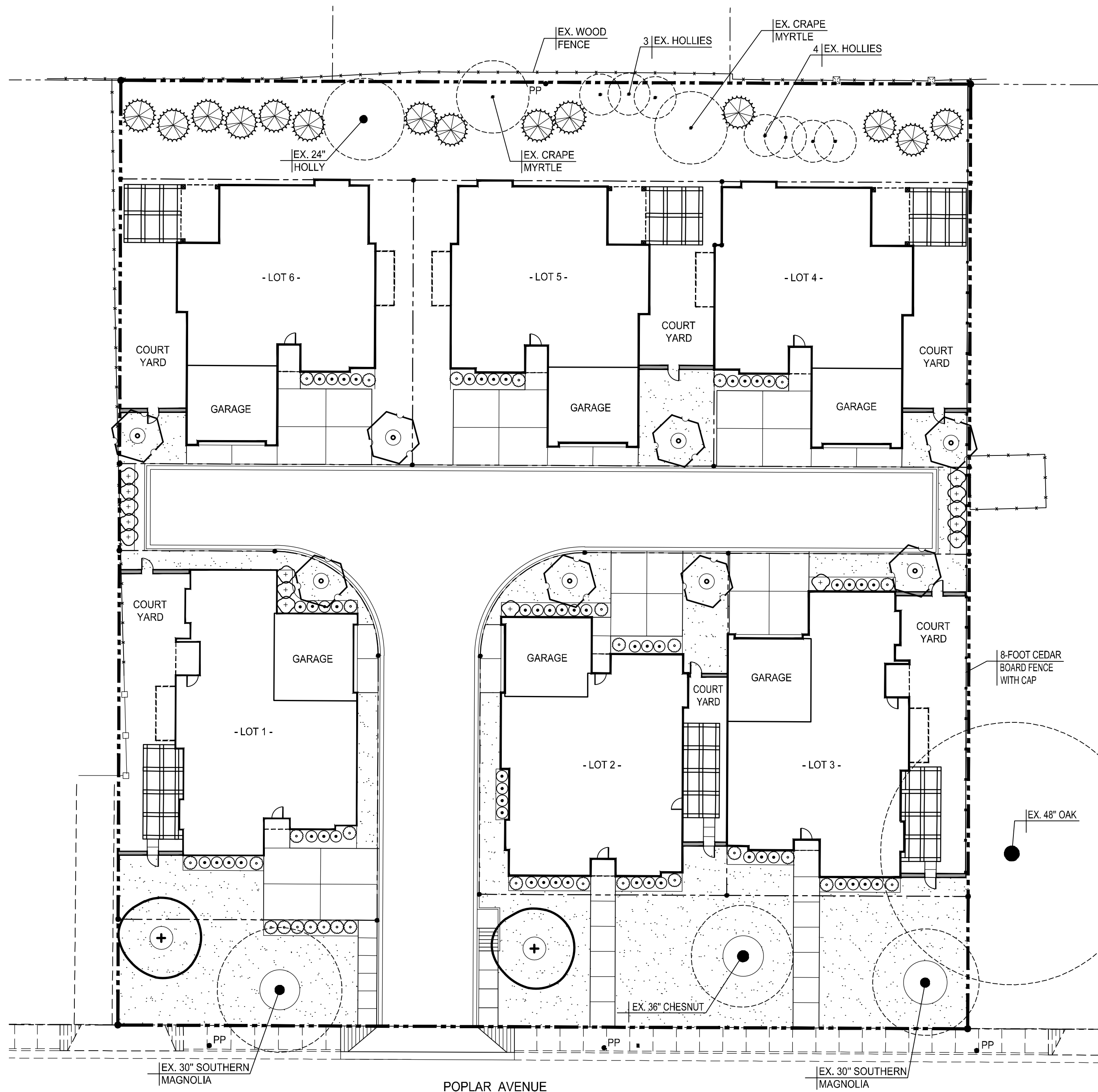
REF. FILENAME: M:\2024\24060001.DWG

CITY BENCHMARK (B.M.)  
CITY OF MEMPHIS BENCHMARK #105  
MAP & BLOCK: 037-n  
STREET NAME: CENTRAL AVE. & HOLLYWOOD ST.  
DESCRIPTION: CITY MONUMENT IS LOCATED ON THE SW COR.  
AT B/CURB, 6' W. OF ER AT NE COR. OF CONC. BUS STOP PAD.  
ELEVATION: 304.12'

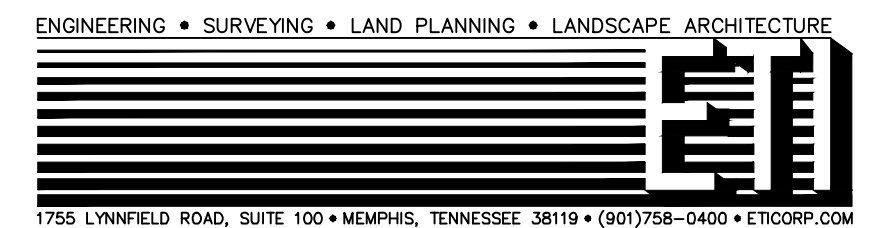
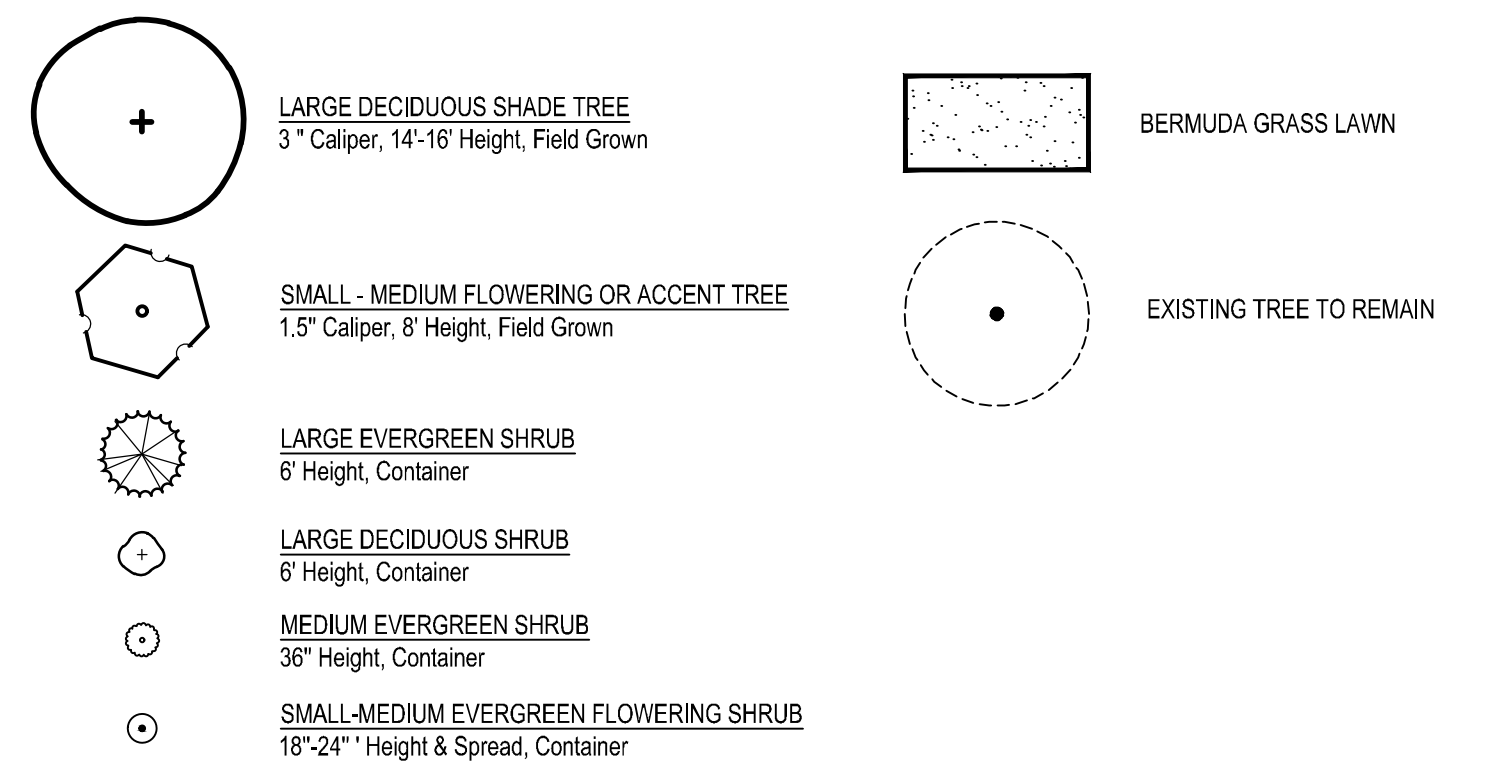
FEMA FLOOD NOTE:  
THIS THIS PROPERTY IS NOT LOCATED WITHIN AN AREA  
DESIGNATED AS A "SPECIAL FLOOD HAZARD AREA" AS SHOWN  
ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 47157C0293G  
DATED SEPTEMBER 28, 2007. PROPERTY LOCATED IN ZONE "X"







LANDSCAPE LEGEND:



DRAINAGE BASIN: CYPRESS

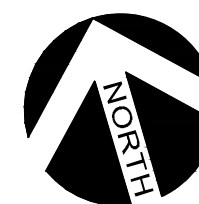
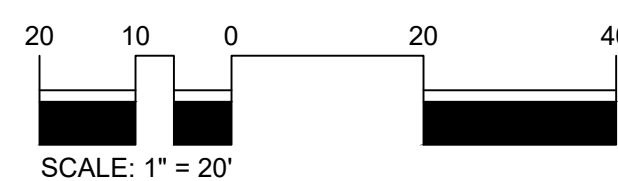
SEWER BASIN: NN-4

OUTLINE/FINAL PLAN

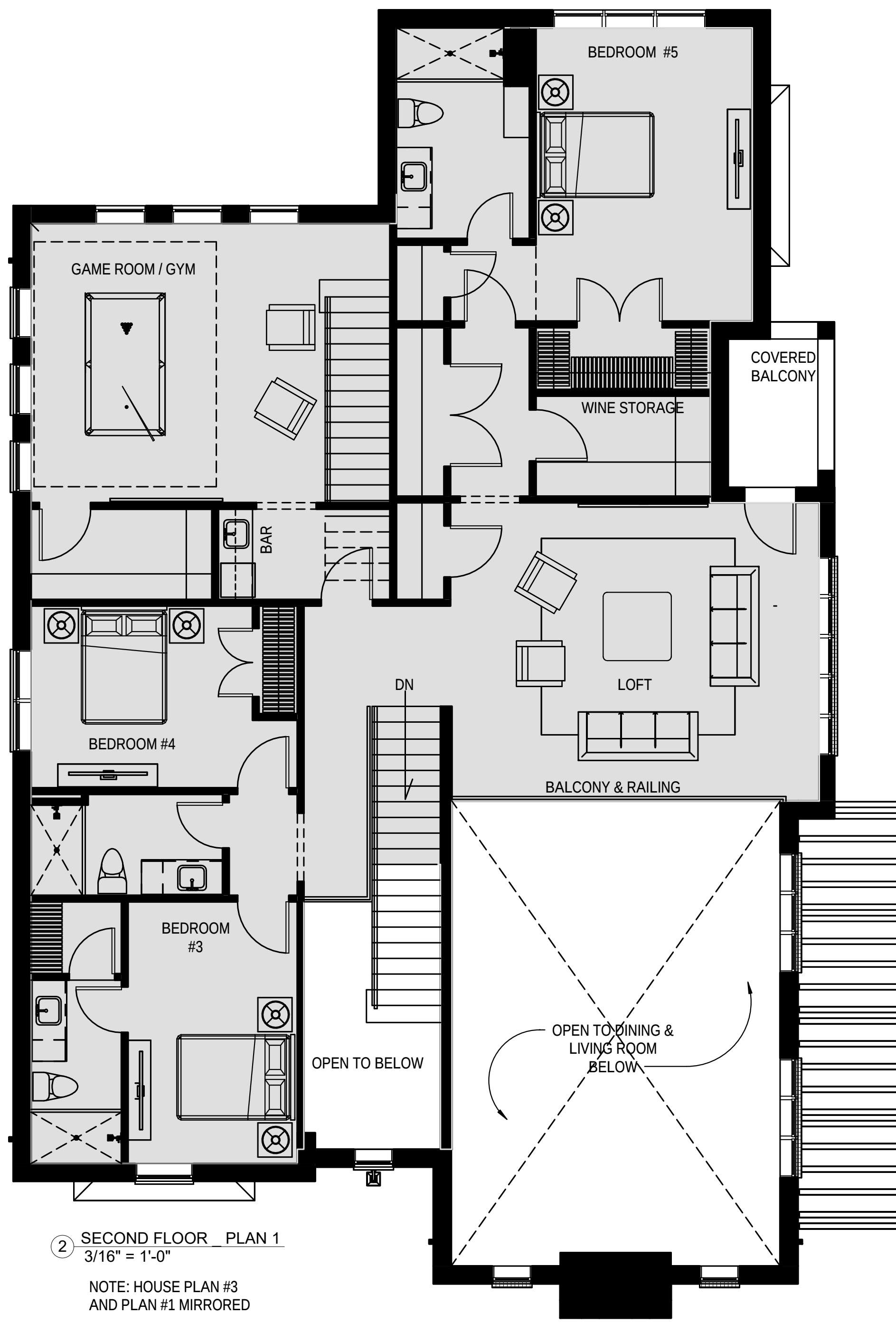
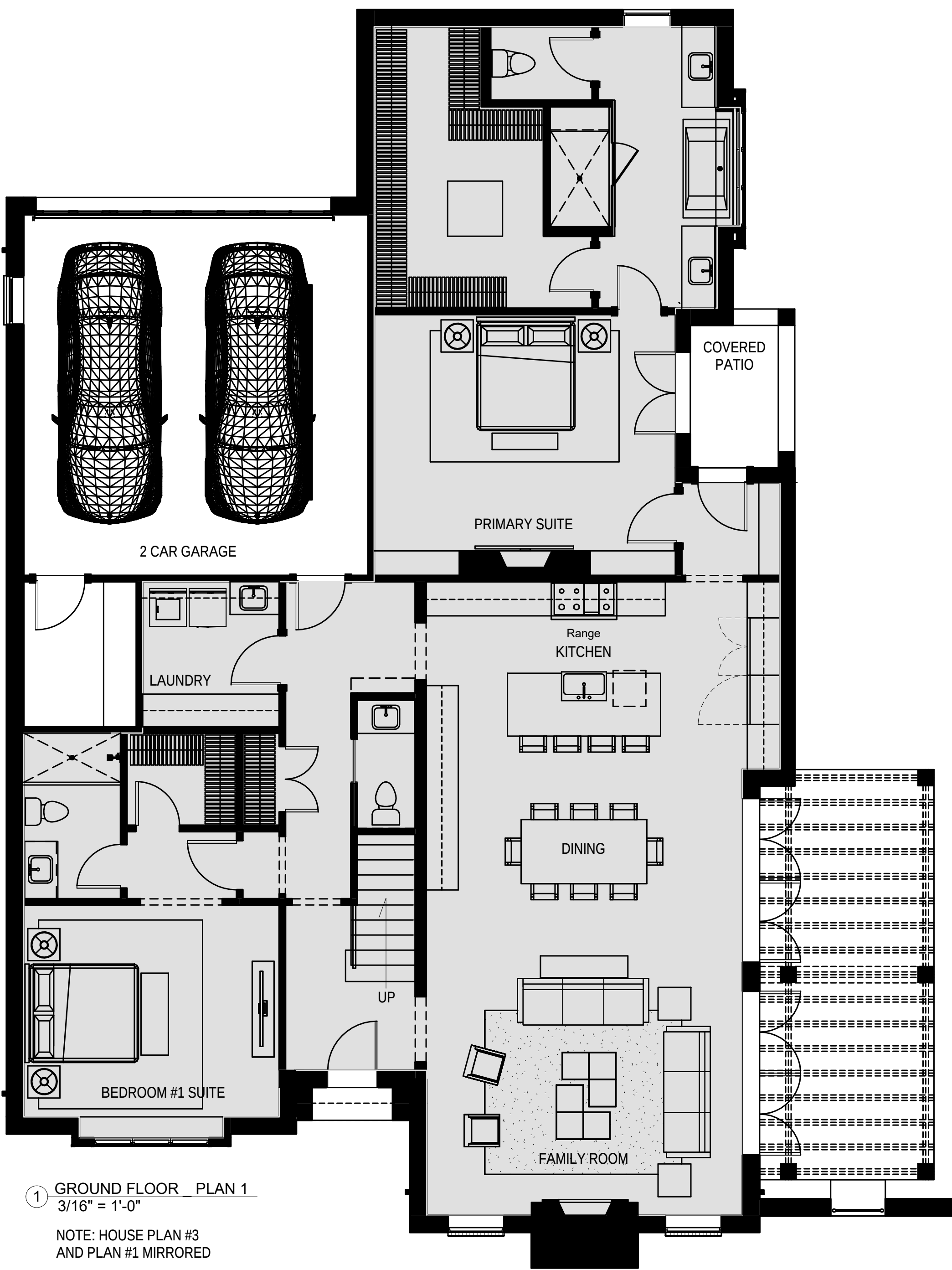
LANDSCAPE PLAN

THE AMON PLANNED DEVELOPMENT

|                                                                        |                                       |                                                                                  |
|------------------------------------------------------------------------|---------------------------------------|----------------------------------------------------------------------------------|
| CASE NUMBER: PD 2025-xxx                                               |                                       | FORMER CASE NO: S 21-24                                                          |
| MEMPHIS, TENNESSEE                                                     |                                       |                                                                                  |
| NUMBER OF LOTS: 6                                                      | ACREAGE: 1.29 ACRES                   | WARD OR DISTRICT 44, BLOCK 111, PARCELS 30, 31 & 32                              |
| DEVELOPER: 3806 POPLAR LLC<br>4361 TANTALLON LANE<br>MEMPHIS, TN 38125 |                                       | ENGINEER: ETI CORPORATION<br>1755 LYNNFIELD ROAD, SUITE 100<br>MEMPHIS, TN 38119 |
| 100-YEAR FLOOD ELEVATION:<br>-                                         | FEMA MAP PANEL NUMBER:<br>47157C0293G | FEMA MAP DATE:<br>SEPTEMBER 28, 2007                                             |
| DATE: AUGUST 2025                                                      | SCALE: 1" = 20'                       | SHEET 2 OF 9                                                                     |





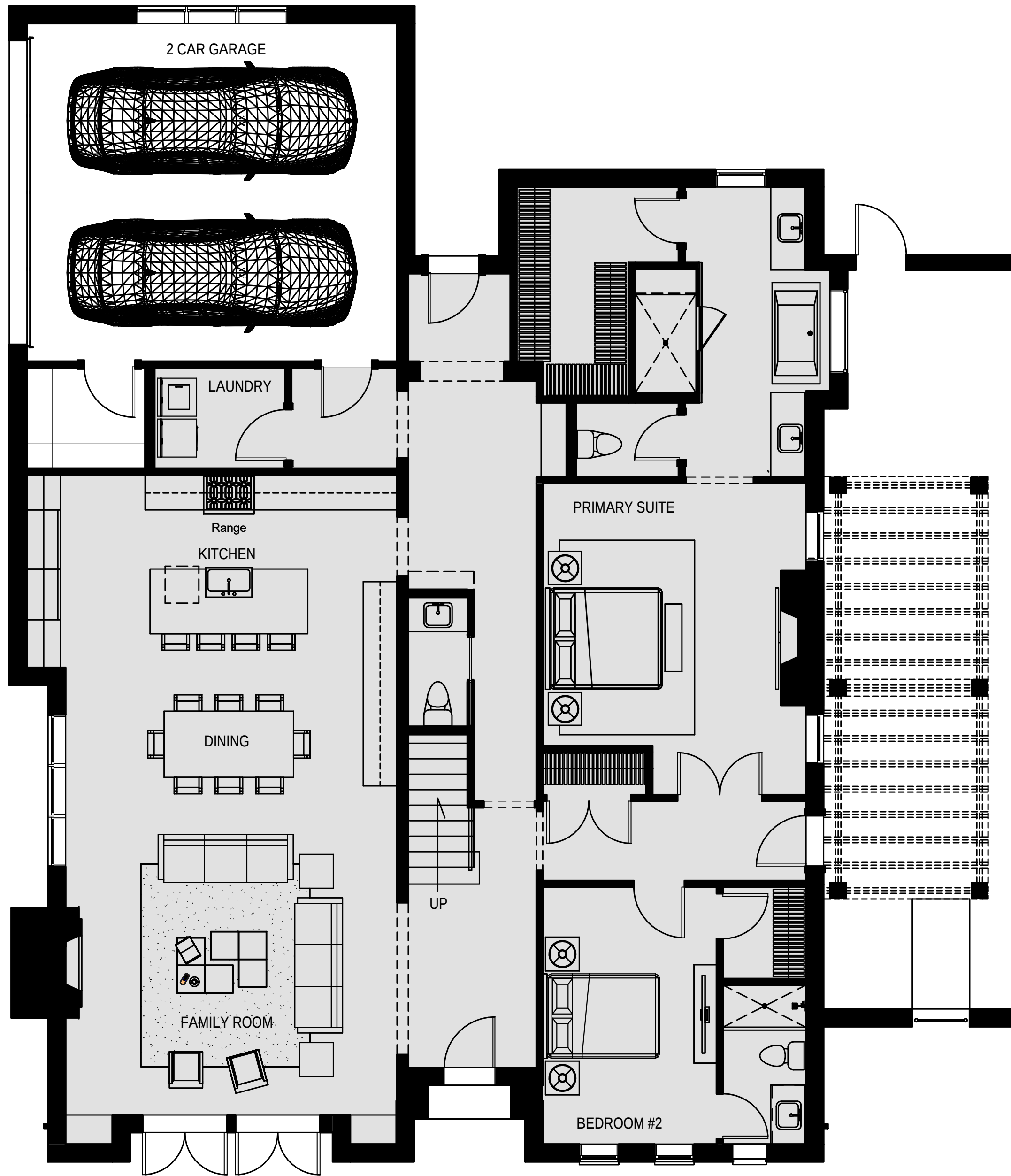


SCRO  
RECORDING  
LABEL

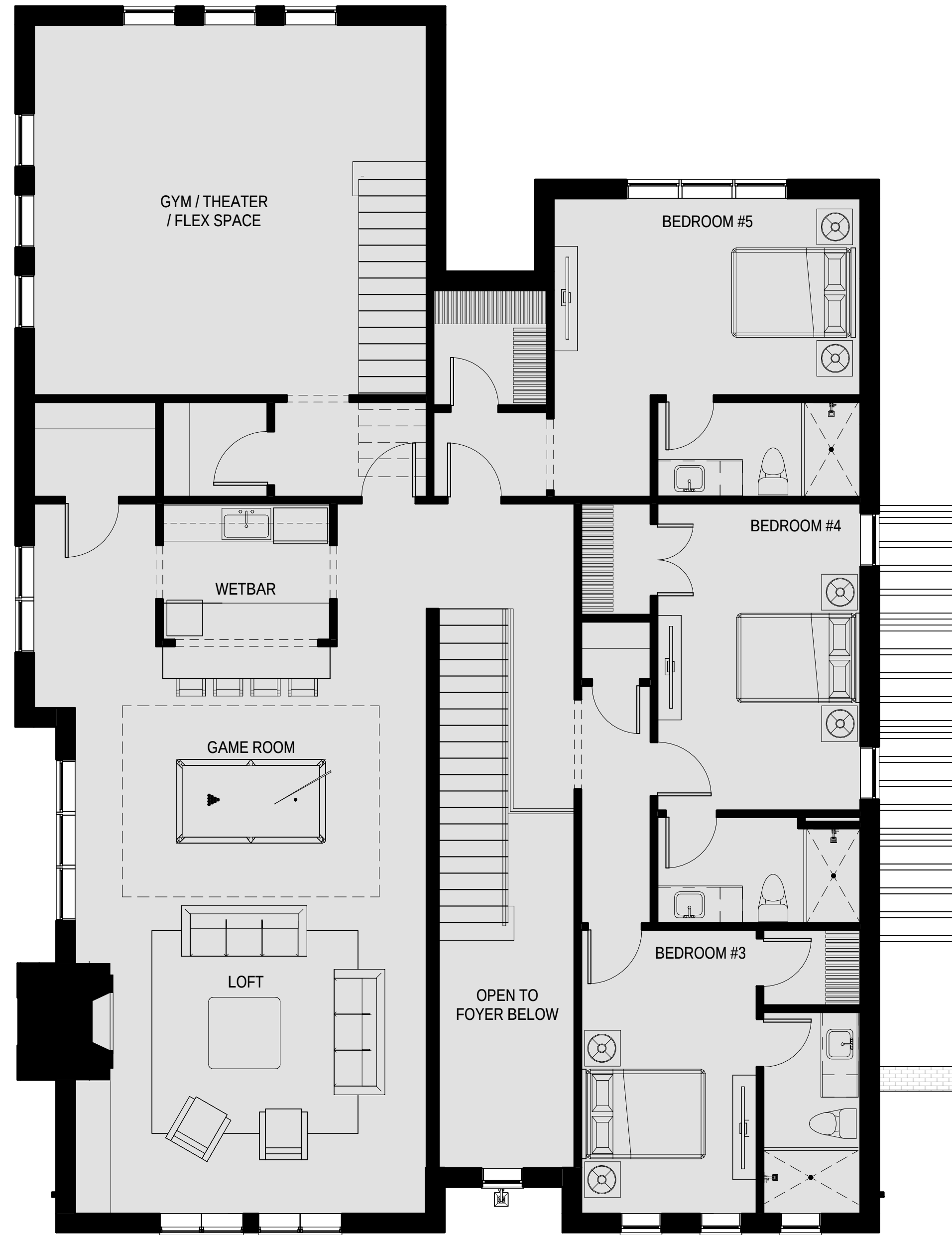
**EXTERIOR BUILDING MATERIALS**  
**ROOF - ASPHALT SHINGLES**  
**TRIM - HARDITRIM**  
**FACADE - BRICK (PAINTED)**  
**WINDOWS - ALUMINUM**

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





① GROUND FLOOR \_ PLAN 2  
3/16" = 1'-0"



② SECOND FLOOR \_ PLAN 2  
3/16" = 1'-0"

SCRO  
RECORDING  
LABEL

**EXTERIOR BUILDING MATERIALS**  
**ROOF - ASPHALT SHINGLES**  
**TRIM - HARDITRIM**  
**FACADE - BRICK (PAINTED)**  
**WINDOWS - ALUMINUM**

## OUTLINE/FINAL PLAN

THE AMON PLANNED DEVELOPMENT

CASE NUMBER: PD 2025-xxx

MEMPHIS, TENNESSEE

NUMBER OF LOTS: 6

ACREAGE: 1.29 ACRES

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

DEVELOPER: 3806 POPLAR LLC

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

100 - YEAR FLOOR ELEVATION:

FEMA MAP DATE:  
SEPTEMBER 28,2007

DATE: AUGUST 2025<sup>5</sup>

SCALE: 1/8" = 1'-0"

SHEET 3 OF 9





HOME #1



HOME #1

HOME #2

HOME #3

SCRO  
RECORDING  
LABEL

**EXTERIOR BUILDING MATERIALS**  
**ROOF - ASPHALT SHINGLES**  
**TRIM - HARDITRIM**  
**FACADE - BRICK (PAINTED)**  
**WINDOWS - ALUMINUM**

| OUTLINE/FINAL PLAN             |                     |                                                                                  |
|--------------------------------|---------------------|----------------------------------------------------------------------------------|
| THE AMON PLANNED DEVELOPMENT   |                     |                                                                                  |
| CASE NUMBER: PD 2025-xxx       |                     |                                                                                  |
| MEMPHIS, TENNESSEE             |                     |                                                                                  |
| NUMBER OF LOTS: 6              | ACREAGE: 1.29 ACRES | WARD OR DISTRICT 44,<br>BLOCK 111, PARCEL 30,31, & 32                            |
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| 100 - YEAR FLOOR ELEVATION:    |                     | FEMA MAP DATE:<br>SEPTEMBER 28,2007                                              |
| DATE: AUGUST 2025 <sup>5</sup> | SCALE: 1/8" = 1'-0" | SHEET 3 OF 9                                                                     |





HOME #2

HOME #3



HOME #1

HOME #2

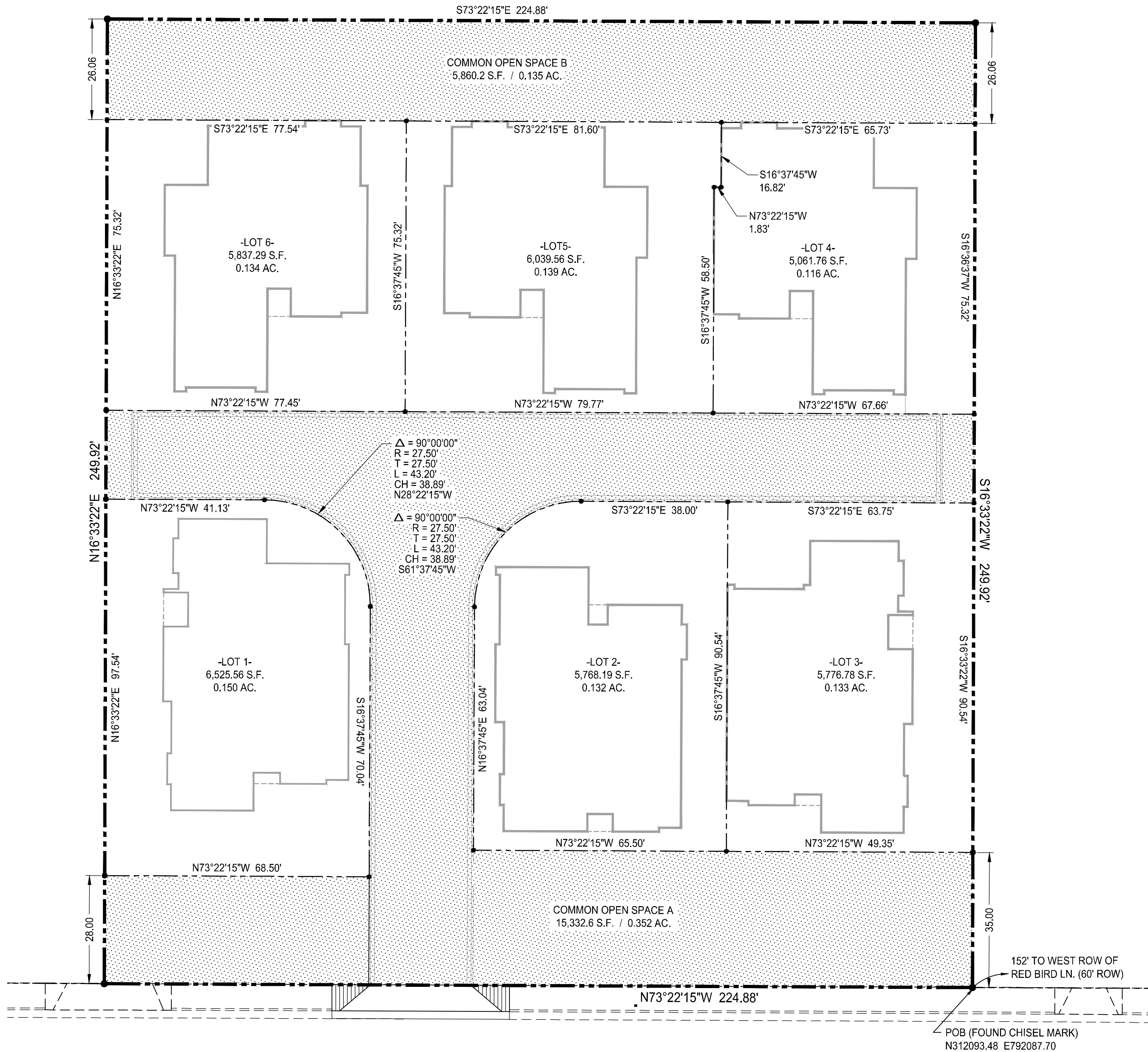
HOME #3



**EXTERIOR BUILDING MATERIALS**  
**ROOF - ASPHALT SHINGLES**  
**TRIM - HARDITRIM**  
**FACADE - BRICK (PAINTED)**  
**WINDOWS - ALUMINUM**

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





PERIMETER BOUNDARY DESCRIPTION

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

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

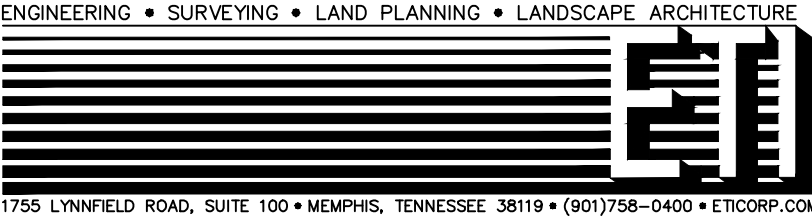
THENCE N3°27'59"E ALONG SAID EAST LINE A DISTANCE OF 133.00 FEET TO A FOUND PINCHED PIPE ON THE SOUTH LINE OF THE ANN LEARY PROPERTY (INSTRUMENT NUMBER DV 6534);

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

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

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

CONTAINING 0.3450 ACRES MORE OR LESS.



POPLAR AVENUE  
80' WIDE PUBLIC ROW

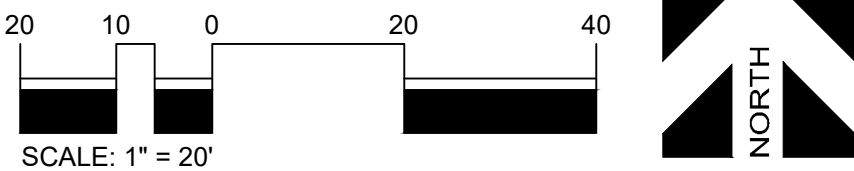
DRAINAGE BASIN: CYPRESS

SEWER BASIN: NN-4

OUTLINE/FINAL PLAN BOUNDARY & LOT LINE PLAN

THE AMON PLANNED DEVELOPMENT

|                                                                        |                                       |                                                                                  |
|------------------------------------------------------------------------|---------------------------------------|----------------------------------------------------------------------------------|
| CASE NUMBER: PD 2025-xxx                                               |                                       | FORMER CASE NO: S 21-24                                                          |
| MEMPHIS, TENNESSEE                                                     |                                       |                                                                                  |
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| 100-YEAR FLOOD ELEVATION:<br>-                                         | FEMA MAP PANEL NUMBER:<br>47157C0293G | FEMA MAP DATE:<br>SEPTEMBER 28, 2007                                             |
| DATE: AUGUST 2025                                                      | SCALE: 1" = 20'                       | SHEET 8 OF 9                                                                     |



REF: FILENAME: M:\2024\20240801.DWG





HOME #2

HOME #3



HOME #1

HOME #2

HOME #3



**EXTERIOR BUILDING MATERIALS**  
**ROOF - ASPHALT SHINGLES**  
**TRIM - HARDITRIM**  
**FACADE - BRICK (PAINTED)**  
**WINDOWS - ALUMINUM**

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



## PRINCIPALS

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

March 28, 2025 (Revised July 30, 2025)

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

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

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

### **Revised Application Following Community Input**

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

### **Property Overview and Development Proposal**

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

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

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

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

**This planned development meets the following objectives 9.6.9:**

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

**B. The project will be constructed, arranged, and operated to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations.** The new residential development will be created so that it not only preserves and protects but, in fact, enhances the surrounding residential properties with the construction of residential homes meeting the needs of modern families with increased square footage (spacious bedrooms and common areas) to accommodate family needs.

**C. The project will be served adequately by essential public facilities and services such as streets, parking, drainage, refuse disposal, fire protection, emergency services, water, and sewers, or the Applicant will**

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

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

**E. The project complies with all additional standards imposed by any particular provisions authorizing such use.** The proposed planned development meets the intent and purposes of the code for residential development. All requests are reasonable and appropriate, given the location and proximity of adjacent residential uses.

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

With best regards,

ETI CORPORATION



Anita M. Archambeau, DPA AICP  
Urban Planner



## Doug Baker

---

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

Mr. Baker:

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

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

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

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

Let me know if you have any additional questions.

Thank you.



**Travis Stalans, P.E.**

Lead Systems Engineer, Water Engineering  
Memphis Light, Gas & Water  
Email: [wtstalans@mlgw.org](mailto:wtstalans@mlgw.org)  
Phone: 901.528.4232 Mobile: 901.721.6229  
220 S. Main St, Memphis TN, 38103  
[www.mlgw.com](http://www.mlgw.com)

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**From:** Thomas Word <[TWord@mlgw.org](mailto:TWord@mlgw.org)>

**Sent:** Tuesday, April 22, 2025 3:25 PM

**To:** Doug Baker <[dbaker@eticorp.com](mailto:dbaker@eticorp.com)>; Donald Roberts <[DRoberts@mlgw.org](mailto:DRoberts@mlgw.org)>; Aaron Smith <[aesmith@mlgw.org](mailto:aesmith@mlgw.org)>

**Cc:** Wardroup, Nicholas <[Nicholas.Wardroup@memphistn.gov](mailto:Nicholas.Wardroup@memphistn.gov)>; Joseph L. Echols <[jle.consultant@gmail.com](mailto:jle.consultant@gmail.com)>; Anita Archambeau <[aarchambeau@eticorp.com](mailto:aarchambeau@eticorp.com)>; Steve Hooper <[shooper@eticorp.com](mailto:shooper@eticorp.com)>

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

**Doug:**

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

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

Aaron Smith is the supervisor of Water Distribution Engineering.

# Note

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

They appear in the following order: first those of support, second those of general concern or comment, and finally those of opposition.

Arthur Kahn <arthurskahn@gmail.com>

Wardroup, Nicholas

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

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

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

— Arthur

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

BetHendon<bethendon@bellsouth.net>

Wardroup, Nicholas

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Nicholas,

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

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

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

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

Bet Hendon  
901-292-4520



Kelsey Huse <kelseyhuse30@gmail.com>

Wardroup, Nicholas

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

Kelsey Huse

Wardroup, Nicholas

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

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

Wardroup, Nicholas

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Dear Nicholas —

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

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

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

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

No outdoor recreational facilities

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

No conversion of homes to rental units

Mandatory landscaping maintenance plan,

Designated contact for neighbor communications.

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

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

RUTH BOWLIN <ruthbowlin@aol.com>

Wardroup, Nicholas

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Nicholas,

I very much appreciate your informative responses to my concerns.

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

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

Thank you again for your thoughtful and timely responses!

Ruth Bowlin

Sent from my iPhone



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**PD 2025-003/Revised Comments for New Proposal**

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

**Date** Fri 8/8/2025 2:44 PM

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

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

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Dear Mr Wardroup,

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

I. Procedural Error:

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

II. Special Use Permit Standards:

1) Planned Development Not Applicable to Site. The applicability of a Special Use Permit for this proposed development has not been established by the applicant under UDC 4.20.2. The site isn't blighted or underdeveloped in the context of the Red Acres neighborhood. There are no special site features or constraints that are to be preserved or avoided that necessitate the use of a Planned Development application. This application seeks to use the Planned Development ordinance merely to increase density above that allowed in the base zone.

2) Site Accessibility Not Proven. The applicant has failed to demonstrate the accessibility of the site under UDC 4.10.4 C. The proposed drive isn't shown in the proper location relative to the opposing driveway/local street (Bingham Place). I will next submit a 8/7/25 text message to me from TDOT Region 4 that the project's drive either needs to be aligned with the Bingham Place drive, or off-set from it by 100'. The proposed site plan therefore needs to be revised to accommodate that significant change in driveway location as required by TDOT standards applicable on US 72.

3) Add Requested Conditions. More conditions of approval are needed to incorporate neighborhood requests. The neighbors have asked for deed restrictions that would preclude swimming pools or pickle ball courts, and which would preclude the ability to enlarge the homes.

III. Special Use Planned Development Review Standards Not Met.

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

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

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

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

#### V. Conclusion

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

For the above reasons, the applicant should be denied.

Respectfully submitted,

Mark Whitlow  
112 Red Acres Place

Sent from my iPhone

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

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

**Date** Thu 8/7/2025 3:40 PM

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

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

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Nicholas,

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

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

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

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

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

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

Please place this onto the LUCB's hearing packet.

Thanks,

Mark Whitlow  
112 Red Acres Place

# Note

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



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Randall,

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

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

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

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

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

Thanks for your further assistance.

Mark Whitlow  
(503) 816-9805

'Whitlow, Mark (Perkins Coie)' <MWhitlow@perkinscoie.com>; Prifti, Mike

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

CoM Public

Hi Mr. Whitlow,

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

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

Thanks,

Randall Tatum

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

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

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

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Mr. Whitlow,

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

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

This to provide clarification.

JDM



**Jason Darrell Moody, P.E.** |Team Lead

Region 4 Traffic Operations Engineer

300 Benchmark Place

Jackson, TN 38301

p. 731- 935-0183 c. 731-234-9564

[jason.d.moody@tn.gov](mailto:jason.d.moody@tn.gov)

[tn.gov/tdot](http://tn.gov/tdot)

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

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

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Jason,

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

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

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

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

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

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

In summary, please provide me with the additional clarification:

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

Thanks for the additional time!

Best,

Mark



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

---

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

**Date** Fri 8/8/2025 1:26 PM

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

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

CoM Public

Mr. Whitlow,

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

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

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

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

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

Randall Tatum

---

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

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

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

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

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

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Randall,

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

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

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

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

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

Thanks,

Mark Whitlow  
(503) 816-9805

Sent from my iPhone

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

---

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

**Date** Fri 8/8/2025 3:09 PM

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

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

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Mr. Wardroup,

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

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

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

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

Please deny the application for the above reasons.

Respectfully submitted,

Mark Whitlow  
112 Red Acres Place

Sent from my iPhone

Begin forwarded message:

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

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

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

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

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**Revised Fwd: 3806 Poplar, Memphis-PD 2025 003**

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

**Date** Fri 8/8/2025 4:46 PM

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

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

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

Please deny the application for the above reasons.

Respectfully submitted,

Mark Whitlow  
112 Red Acres Place

Sent from my iPhone

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

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

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

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  - The provided Trip Generation Report for the site was completed by Dr. Martin Lipinski, a licensed Professional Engineer in the state of Tennessee. Based on the results of the report, the trips generated by the site do not meet the criteria for warranting a full traffic impact study. In addition, the trips generated by the site also do not meet the criteria outlined in Section 2.3 of the TDOT *Traffic Impact Studies Guide* for warranting a full traffic impact study
- The development documents previously referenced, at this point in time, have not been submitted to City Engineering for review or approval. Therefore, the City of Memphis has not issued any permits for the construction of the proposed curb cuts shown along US-72, and as such maintained compliance with the MOU between the City and TDOT.
- The mutual understanding between the City and TDOT is that the proposed curb cut will be required to either align with Bremlington Place or be offset a minimum of 100' from edge of driveway width to edge of driveway width. This dimension is not shown on the referenced development documents and, as previously mentioned, not been submitted to City Engineering for review and approval. It is the responsibility of the development team and the licensed staff reviewing any submitted documents to determine if there is sufficient frontage to either a) align the proposed curb cut with Bremlington Drive, or b) provide the minimum 100' lateral offset measured from edge of driveway width to edge of driveway width



- As Jason stated, State Law requires reasonable access be provided to all properties along state highways. As per Section 1.1 of the aforementioned TDOT *Manual for Constructing Driveway Entrances on State Highways, 2015 Edition* - "*Reasonable access means that a property owner will have access to the public highway system, but it does not mean that potential patrons are guaranteed the most direct or convenient access from a specific roadway to the owner's property.*"
- Assuming the public hearing you are referencing is the Land Use Control Board meeting taking place Thursday, August 14, 2025, the purpose of this meeting is to simply make a recommendation for the subject development, at which point it will be reviewed by City Council and a final decision will be made
  - It is worth noting that this project is still in the zoning entitlement phase, with the only reason being the number of proposed lots. Currently, three lots are permitted by-right and would not require any additional recommendations and/or appro by the LUCB or City Council

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

Randall Tatum [t](#)

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# Note

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

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

PD 2025-003

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From Kelsey Huse <kelseyhuse30@gmail.com>

Date Thu 5/22/2025 2:40 PM

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

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Hello Nicholas,

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

Thank you,

Kelsey Huse  
1881 Crump Ave, Memphis, TN 38107

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PD 2025-003 -

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

**Date** Tue 4/29/2025 11:42 AM

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

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

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

Sincerely,

Anne & David Brand

Sent from Anne's iPhone

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case# PD 2025-003

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From Arthur Kahn <arthurskahn@gmail.com>

Date Fri 4/18/2025 1:48 PM

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

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Dear Mr Wardroup —

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

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

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

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

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

Sincerely,

Arthur Kahn



Dear Nicholas,

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

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

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

Thank you,  
Charles Jumet

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**3806 Poplar Ave**

---

**From** Christina Morris <CMorris@hobsonrealtors.com>

**Date** Mon 4/21/2025 10:20 AM

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

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Dear Mr. Wardroup,

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

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

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

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

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

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

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

With sincere thanks for your service and consideration,

Christina Morris

3791 South Galloway Drive

901-277-1699

Christina Morris

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PD 2025 - 003 - 3806 Poplar - Opposition

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

Date Tue 4/29/2025 8:57 AM

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

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

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Dear Members of the Shelby County Land Use Control Board,

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

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

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

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

Please reach out with any questions.

Sincerely,

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

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**Red acres proposed apartment complex**

---

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

**Date** Thu 4/24/2025 8:30 AM

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

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Dear Mr, Wardroup,

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

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

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

With great concern,

Eve Cieutat

James Blatchford



---

**PD 2025-003**

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

**Date** Wed 4/23/2025 9:57 AM

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

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Mr Wardroup,

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

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

Do not support planned development PD2025-003

**Irene Hallett**

Sent from my iPhone

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

---

**From** Lisa Mallory <lisa@lisamallorydesign.com>

**Date** Tue 4/22/2025 4:38 PM

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

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>

>

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

>>

>> Dear Nicholas,

>>

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

>> This proposed development threatens to disrupt that character in several significant ways:

>>

>> • **Scale and Height:** A 40-foot tall structure is grossly out of proportion with the surrounding one- and two-story homes. This would overshadow existing houses, block sunlight, and negatively impact privacy for adjacent properties.

>> • **Density and Traffic:** Adding 11 new units to this compact area will significantly increase traffic, congestion, and parking issues. Our infrastructure is not built to support that kind of density.

>> • **Neighborhood Character:** The proposed building does not align with the existing architectural style or scale of the neighborhood. It risks setting a precedent for high-density developments in an area cherished for its quiet, residential charm.

>>

>> I urge the city to consider the voices of long-term residents like myself, who are invested in preserving the integrity and livability of this neighborhood. I respectfully request that this proposal be denied or significantly modified to better fit the scale and character of the community.

>> Thank you for your time and attention to this important matter. I have attached photos of the unit proposed and the edge of my property that would be adjacent to it.

>>

>> Sincerely,

>> Lisa Mallory









Dear Nicholas,

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

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

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

Thank you,  
Charles Jumet



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**FW: Opposition Letter to PD 2025-003**

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

**Date** Thu 4/24/2025 3:23 PM

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

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

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Dear Mr. Wardroup,

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

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

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

Respectfully submitted,

**Mark Whitlow**  
Retired Partner

**Perkins Coie**

1120 N.W. Couch Street Tenth Floor  
Portland, OR 97209-4128  
[mwhitlow@perkinscoie.com](mailto:mwhitlow@perkinscoie.com)  
[perkinscoie.com](http://perkinscoie.com)

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

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

**Date** Sat 4/26/2025 1:37 PM

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

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

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Nicholas,

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

We request that the developer conduct a full traffic impact analysis before the matter is heard by the LUCB. Poplar Ave is a Federal Highway administered in Tennessee by the Tennessee Department of Transportation.

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

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

Please make this letter a part of the hearing record.

Best,

Mark Whitlow

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.google.com%2Fsearch%3Fq%3Dhighway%2Bpermit%2Bneeded%2Bto%2Bget%2Baccess%2Bto%2Bhighway%2B72%2Bin%2BMemphis%253F%26ie%3DUTF-8%26oe%3DUTF-8%26hl%3Den-us%26client%3Dsafari&data=05%7C02%7CNicholas.Wardroup%40memphistn.gov%7C7eac16e96984442fb3bb08dd84f16447%7C416475616537442396a9859e89f8919f%7C0%7C0%7C638812894524169296%7CUnknown%7CTWfPbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOilwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiTWFpbiClldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=vIxJgRJH24xr%2FPoO2sNHpMHsBpAYuGsry%2BIKdOR5b9Q%3D&reserved=0>

Sent from my iPhone

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**PD 2025-003**

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

**Date** Mon 4/28/2025 3:04 PM

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

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Mr Waldroup,

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

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

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

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

Do not support PD 2025-003. This is the wrong plan for this 100-year-old neighborhood.

Michael and Rene Ulm

Irene Hallett

3873 S. Galloway



To: Land Use Control Board  
Re: PD 2025-003 Opposed  
Attn: [Nicholas.Wardroup@memphistn.gov](mailto:Nicholas.Wardroup@memphistn.gov)



Land Use Control Board:

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

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

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

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

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

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

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

Respectfully,

*Emily Bishop*

Emily Bishop

A handwritten signature in black ink, appearing to read "Robert Gordon".

Robert Gordon

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EXECUTIVE COMMITTEE

Emily Bishop

Karen Lebovitz

Karen Edwards

Sterling Owens

---

BOARD OF DIRECTORS

Mary Baker

Kerri Campbell

Chip Clay

Jessica Demster

Mark Fleischer

Robert Gordon

Trace Hallowell

Angie Powell

Jackie Nichols

Linda Sowell

Stephanie Walker

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66 S. Cooper St., Ste. 506

Memphis, TN 38104

[info@midtownmemphis.org](mailto:info@midtownmemphis.org)

[MidtownMemphis.org](http://MidtownMemphis.org)

President, MidtownMemphis.org      Chair, P&D Committee

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

To: Land Use Control Board  
Re: PD 2025-003 Opposed  
Attn: [Nicholas.Wardroup@memphistn.gov](mailto:Nicholas.Wardroup@memphistn.gov)



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

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

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

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

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

Respectfully,

*Emily Bishop*

Emily Bishop

A handwritten signature in black ink, appearing to read "Robert Gordon".

Robert Gordon

---

EXECUTIVE COMMITTEE

Emily Bishop

Karen Lebovitz

Karen Edwards

Sterling Owens

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BOARD OF DIRECTORS

Mary Baker

Kerri Campbell

Chip Clay

Jessica Demster

Mark Fleischer

Robert Gordon

Trace Hallowell

Angie Powell

Jackie Nichols

Linda Sowell

Stephanie Walker

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66 S. Cooper St., Ste. 506

Memphis, TN 38104

[info@midtownmemphis.org](mailto:info@midtownmemphis.org)

[MidtownMemphis.org](http://MidtownMemphis.org)

President, MidtownMemphis.org      Chair, P&D Committee

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

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

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

Via email [nicholas.wardroup@memphistn.gov](mailto:nicholas.wardroup@memphistn.gov)  
and U. S. Mail

Re: PD 2025-003 **Opposed**

Dear Sirs:

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

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

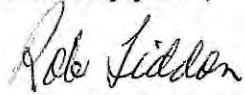
- The existing zoning and/or variances of the property already appropriately allow three single family residences – consistent not only with surrounding homes, but also recognizing that a bit more density (three rather than two) is not a bad thing.
- The requested density of eleven (11) townhomes in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



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

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

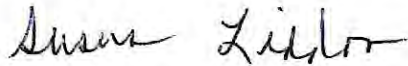
Sincerely yours,



Rob Liddon

[robertliddon@gmail.com](mailto:robertliddon@gmail.com)

(901) 359-4940



Susan Liddon

[sliddon@gmail.com](mailto:sliddon@gmail.com)

(901) 359-3991

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**Red Acres**

---

**From** RUTH BOWLIN <ruthbowlin@aol.com>

**Date** Tue 4/22/2025 3:12 PM

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

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

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

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

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

Sincerely,

Ruthie Bowlin

Sent from my iPhone

---

**Proposed PD 2025-003 - 3806 Poplar**

---

**From** Virginia McLean <vmclean2@comcast.net>

**Date** Tue 4/22/2025 4:35 PM

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

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

---

Dear Nicholas -

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

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

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

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



# Memphis and Shelby County Division of Planning and Development

East Service Center: 6465 Mullins Station Rd; Memphis,  
Tennessee 38134

Downtown Service Center: 125 N. Main Street;  
Memphis, Tennessee 38103

website: [www.develop901.com](http://www.develop901.com)

## Record Summary for Planned Development

### Record Detail Information

Record Type: Planned Development

Record Status: Pending

Opened Date: March 28, 2025

Record Number: PD 2025-003

Expiration Date:

Record Name: The Amon Planned Development

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

Parent Record Number:

---

### Address:

3806 POPLAR AVE, MEMPHIS 38111

### Owner Information

| Primary | Owner Name |
|---------|------------|
|---------|------------|

|   |                 |
|---|-----------------|
| Y | 3806 POPLAR LLC |
|---|-----------------|

Owner Address

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

Owner Phone

9012337206

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### Parcel Information

044111 00032

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### Data Fields

**PREAPPLICATION MEETING**

|                              |                   |
|------------------------------|-------------------|
| Name of DPD Planner          | Nicholas Wardroup |
| Date of Meeting              | 03/04/2025        |
| Pre-application Meeting Type | In Person         |

**GENERAL PROJECT INFORMATION**

|                                                                                                                                                                                                                         |                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| Planned Development Type                                                                                                                                                                                                | New Planned Development (PD) |
| Previous Docket / Case Number                                                                                                                                                                                           | S 21-24                      |
| Medical Overlay / Uptown                                                                                                                                                                                                | No                           |
| If this development is located in unincorporated Shelby County, is the tract at least three acres?<br>(Note a tract of less than three acres is not eligible for a planned development in unincorporated Shelby County) | n/a                          |

|                                                                                  |    |
|----------------------------------------------------------------------------------|----|
| Is this application in response to a citation, stop work order, or zoning letter | No |
|----------------------------------------------------------------------------------|----|

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

**APPROVAL CRITERIA**

|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| UDC Sub-Section 9.6.9A | As described above, the planned development request does not unduly injure or damage the use, value, and enjoyment of the surrounding property nor hinder or prevent the development of the neighboring property in accordance with the current development policies and plans of the City and the County. The proposed residential use provides the property with a net increase of residents that will continue to drive investment and value in the adjacent properties, benefit the adjacent properties, and uses |
| UDC Sub-Section 9.6.9B | The new residential development will be created so that it not only preserves and protects but, in fact, enhances the surrounding residential properties with the construction of residential homes meeting the needs of modern families with increased square footage (spacious bedrooms and common areas) to accommodate family needs.                                                                                                                                                                              |
| UDC Sub-Section 9.6.9C | As stated, sewer and storm facilities will be in place within the public right of way and sufficiently service the proposed use. Engineered construction documents shall be submitted for approval once the planned development is approved.                                                                                                                                                                                                                                                                          |
| UDC Sub-Section 9.6.9D | This project will not result in the loss or damage of any natural, scenic, or historical significance.                                                                                                                                                                                                                                                                                                                                                                                                                |



**APPROVAL CRITERIA**

UDC Sub-Section 9.6.9E

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

UDC Sub-Section 9.6.9F

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

**GENERAL PROVISIONS**

UDC Sub-Section 4.10.3A

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

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

## GENERAL PROVISIONS

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

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

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

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

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

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

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

## GENERAL PROVISIONS

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

## GENERAL PROVISIONS

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

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

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

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

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

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

## GENERAL PROVISIONS

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

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

## GIS INFORMATION

|                                       |    |
|---------------------------------------|----|
| Case Layer                            | -  |
| Central Business Improvement District | 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           | -  |

maintaining compatibility with surrounding uses.

The Applicant and the property owner will create a Homeowners Association to ensure that landscaping, parking areas, and new buildings are appropriately maintained.

A lot of record will be made with the recording of the planned development final plan.

## Contact Information

### Name

ETI CORPORATION

### Contact Type

APPLICANT

### Address

### Phone

(901)383-3250

## Fee Information

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

Total Fee Invoiced: \$1,539.00

Total Balance: \$0.00

## Payment Information

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





## PRINCIPALS

March 28, 2025

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

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

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

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

### Property Overview and Development Proposal

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

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

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

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

**This planned development meets the following objectives 9.6.9:**

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

**B. The project will be constructed, arranged, and operated to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations.** The new residential development will be created so that it not only preserves and protects but, in fact, enhances the surrounding residential properties with the construction of residential homes meeting the needs of modern families with increased square footage (spacious bedrooms and common areas) to accommodate family needs.

**C. The project will be served adequately by essential public facilities and services such as streets, parking, drainage, refuse disposal, fire protection, emergency services, water, and sewers, or the Applicant will provide adequately for such services.** As stated, sewer and storm facilities will be in place within the public right of way and sufficiently service the proposed use. Engineered construction documents shall be submitted for approval once the planned development is approved.

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

**E. The project complies with all additional standards imposed by any particular provisions authorizing such use.** The proposed planned development meets the intent and purposes of the code for residential development. All requests are reasonable and appropriate, given the location and proximity of adjacent residential uses.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

With best regards,

ETI CORPORATION

A handwritten signature in blue ink, appearing to be 'A. Archambeau', with a large loop at the start and a smaller loop at the end.

Anita M. Archambeau, DPA AICP  
Urban Planner

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

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

**LAND USE CONTROL BOARD PLANNED DEVELOPMENT APPLICATION  
TO FILE ONLINE USE THE [DEVELOP 901 CITIZEN PORTAL](#)**

Date: March 28, 2025

Previous Case/Docket #: S 21-24

PLEASE TYPE OR PRINT

Property Owner of Record: 3806 Poplar LLC Phone #: 901.233.7206

Mailing Address: PO Box 40 City/State: Collierville/TN Zip: 38027

Property Owner Email Address: jle.consultant@gmail.com

Applicant: 3806 Poplar LLC Phone #: \_\_\_\_\_

Mailing Address: PO Box 40 City/State: Collierville/TN Zip: 38027

Applicant Email Address: jle.consultant@gmail.com

Representative: Joseph L. Echols, Consultant Phone #: 901.233.7206

Mailing Address: 4361 Tantallon Lane City/State: Memphis/TN Zip: 38125

Representative Email Address: jle.consultant@gmail.com

Architect/Engineer/Surveyor: Doug Baker, ETI Phone #: 901-758-0400

Mailing Address: 1755 Lynnfield Rd. Suite 100 City/State: Memphis/TN Zip: 38119

Architect/Engineer/Surveyor Email Address: dbaker@eticorp.com

**PREMISES LOCATION** (Describe by street address & directional location description, e.g. 200 Johnson Street, North side of Johnson Street, 100 feet east of Brown Street): \_\_\_\_\_

Red Bird Lane/Poplar Avenue 185 feet from easterly property line to centerline of Redbird Lane

Parcel ID: 044111 00031

Project Name: The Amon

Project Description: The Amon Development seeks to transform an underutilized 1.29-acre property with a vacant single-family home into an upscale townhome community featuring eleven three-story units.

**Did you have a pre-application meeting with the Division of Planning and Development (DPD)?**

Planner: Nicholas Wardroup Date of Meeting: March 4, 2025

Type of Planned Development (PD) (check one)? ☒ New PD ☐ Amendment to Existing PD

Is the development located within the Medical Overlay District or Uptown Special Purpose District (Note these areas do not permit new planned developments)? No (yes or no)

If this development is located in unincorporated Shelby County, is the tract at least three acres (Note a tract of less than three acres is not eligible for a planned development in unincorporated Shelby County)? No (yes, no, or n/a)

|                            | Area A               | Area B  | Area C  |
|----------------------------|----------------------|---------|---------|
| Acres:                     | <u>1.29</u>          | <u></u> | <u></u> |
| Existing Use of Property:  | <u>Single Family</u> | <u></u> | <u></u> |
| Requested Use of Property: | <u>Townhomes</u>     | <u></u> | <u></u> |

Is this application in response to a citation, stop work order, or zoning letter? No (yes or no)

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

#### **APPROVAL CRITERIA** (UDC Section 9.6.9)

*No planned development shall be approved unless the following findings are made concerning the application:*

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

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: See attached Letter of Intent and Justification

C) The project will be served adequately by essential public facilities and services such as streets, parking, drainage, refuse disposal, fire protection and emergency services, water and sewers; or that the applicant will provide adequately for such services: See attached Letter of Intent and Justification

- D) The project will not result in the destruction, loss or damage of any feature determined by the governing bodies to be of significant natural, scenic or historic importance: \_\_\_\_\_  
**See attached Letter of Intent and Justification**
- E) The project complies with all additional standards imposed on it by any particular provisions authorizing such use:  
**See attached Letter of Intent and Justification**
- F) The request will not adversely affect any plans to be considered (see Chapter 1.9), or violate the character of existing standards for development of the adjacent properties: \_\_\_\_\_  
**See attached Letter of Intent and Justification**

**GENERAL PROVISIONS** (UDC Section 4.10.3)

*No planned development shall be approved unless the following findings are made concerning the application:*

- A) The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County: **See attached Letter of Intent and Justification**
- B) An approved water supply, community waste water treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development: **See attached Letter of Intent and Justification**

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

## LAND USE CONTROL BOARD PLANNED DEVELOPMENT APPLICATION GUIDE

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

### GENERAL INFORMATION

#### **UNIFIED DEVELOPMENT CODE (UDC) REFERENCES FOR PLANNED DEVELOPMENTS:**

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

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

**APPLICATION REVIEW PROCESS** – [Click here](#) to view a flowchart that explains the review process by application type, as well as the expected review time for each.

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

**APPLICATION DEADLINES** – A link to the Applications Deadlines Calendar can be found on the Land Use and Development Services' [webpage](#).

**APPLICATION ASSISTANCE** – [Click here](#) to view a list of firms and individuals who frequently provide assistance with the filing of applications with the Division of Planning and Development.

**FILING FEE(S)** – See the [Fee Schedule](#). Make checks payable to “M/SC Division of Planning and Development”

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

### **REQUIRED DOCUMENTS**

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

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

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

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

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

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

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

**OWNER AFFIDAVIT** – [Affidavit of ownership or owner designee](#).

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

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





# Shelby County Tennessee

## *Willie F. Brooks Jr*

Shelby County Register

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



23082552

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

|                        |       |
|------------------------|-------|
| 2 PGS                  |       |
| AVA 2624490 - 23082552 |       |
| VALUE                  | 0.00  |
| MORTGAGE TAX           | 0.00  |
| TRANSFER TAX           | 0.00  |
| RECORDING FEE          | 10.00 |
| DP FEE                 | 2.00  |
| REGISTER'S FEE         | 0.00  |
| TOTAL AMOUNT           | 12.00 |

**WILLIE F. BROOKS JR**  
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

This Instrument Prepared By:  
 Charles J. Allen (TNB #030059)  
 Edmondson Sage Allen, PLLC  
 402 Enterprise Drive  
 Oxford, Mississippi 38655  
 662-371-4110

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

### QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 14<sup>th</sup> day of September, 2023, by and between 607 Molly Barr, LLC, a Mississippi limited liability company (as "Grantor") and 3806 Poplar, LLC, a Tennessee limited liability company (as "Grantee");

### WITNESSETH:

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

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

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

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

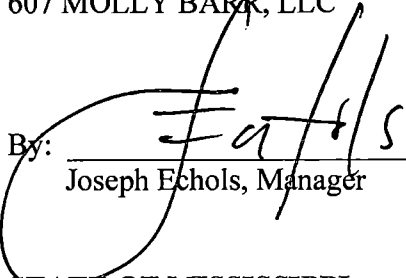
Tax Parcel ID No.: 044111 00031

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

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

**GRANTOR:**

607 MOLLY BARR, LLC

By: 

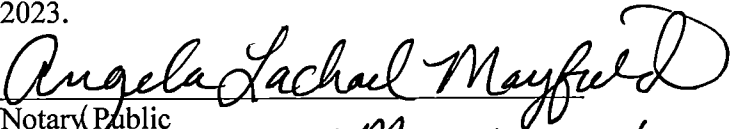
Joseph Echols, Manager

**STATE OF MISSISSIPPI  
COUNTY OF MARSHALL**

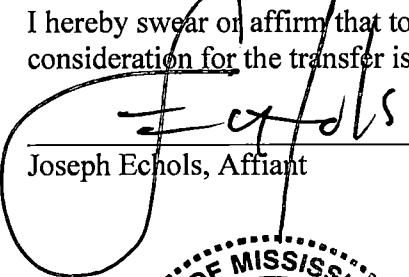
Before me, Notary Public in and for said State and County aforesaid, personally appeared Joseph Echols, as manager of 607 Molly Barr LLC, with whom I am personally acquainted or proved his identity to me on the basis of satisfactory evidence, the within named bargainor, who acknowledged that he executed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

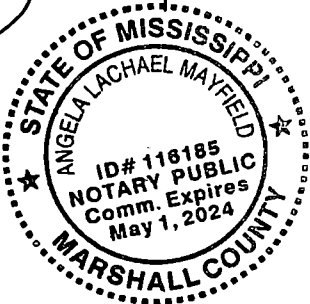
WITNESS my hand and seal, this 14<sup>th</sup> day of September, 2023.



  
Notary Public  
My Commission Expires: May 1, 2024

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is Zero Dollars (\$0.00).

  
Joseph Echols, Affiant



Subscribed and sworn to before me this 14<sup>th</sup> day of September, 2023

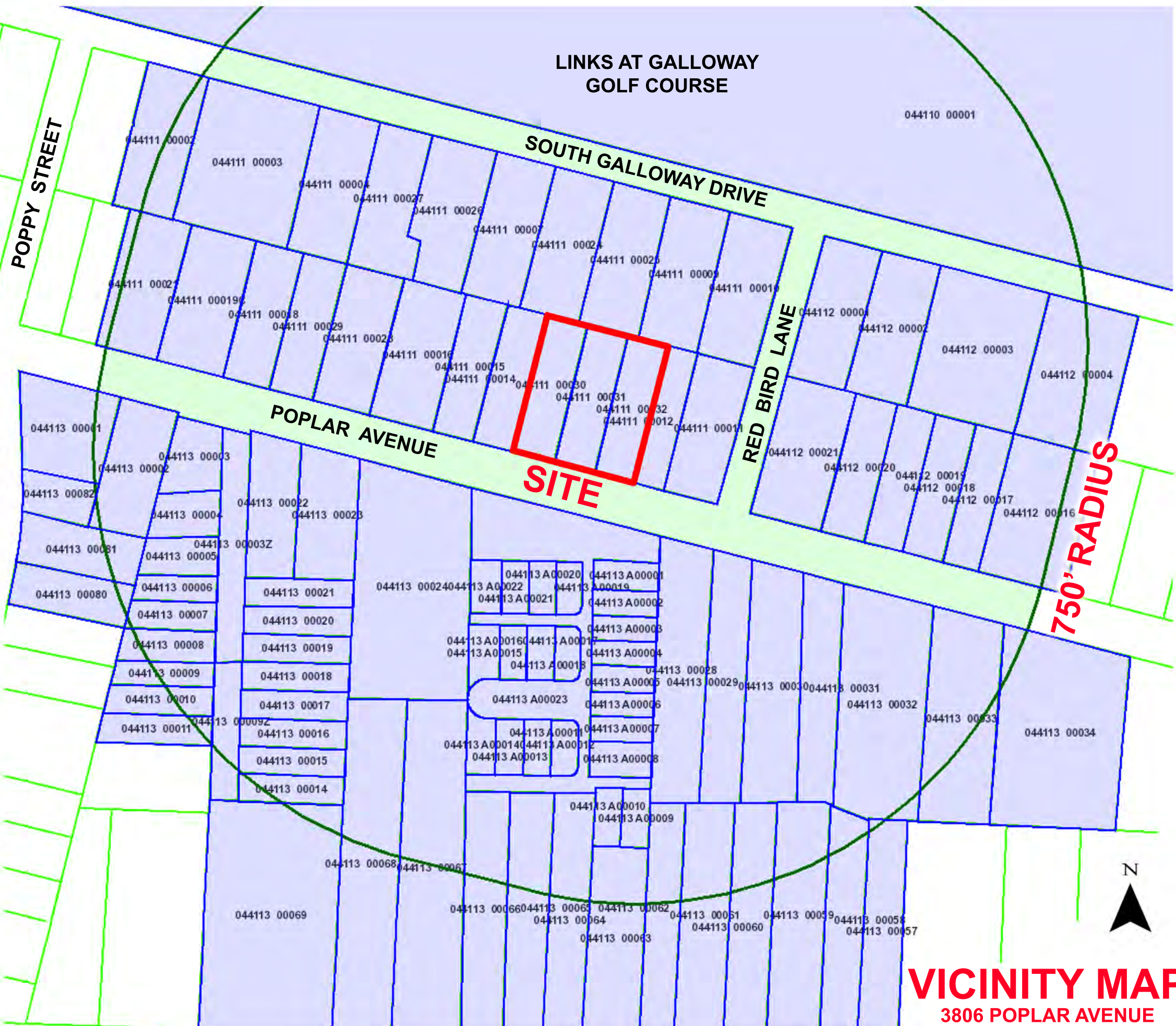
  
Notary Public  
My Commission Expires: May 1, 2024



PROPERTY OWNERS

044111 00027 - ERB CATHERINE P & THOMAS A SIKES  
044112 00021 - MCLEAN HITE JR & VIRGINIA O  
044113 00003 - STATE OF TENNESSEE MPHS STATE  
044113 00023 - STATE OF TENNESSEE  
044112 00016 - NEWMAN CHARLES F & KAY B  
044113 00005 - STATE OF TENN FOR BD OF REG  
044113 00080 - TENNESSEE STATE OF  
044113 00028 - STATE OF TENNESSEE  
044113 A00021 - KERR NATALIE C LIVING TRUST  
044113 00021 - BOARD OF REGENTS STATE UNIV-COLL SYSTEM  
044113 00030 - STATE OF TENNESSEE  
044113 00007 - STATE OF TENNESSEE  
044113 A00003 - DILLON JOHN & LESLEY  
044113 A00015 - CHAPMAN GINGER LIVING TRUST  
044113 00019 - STATE UNIV-COMM COLLEGE SYS TN  
044113 A00017 - LEBLOND DANIEL W JR & ELLEN T  
044113 A00018 - VANHOOZER PATRICIA J TRUST (TR)  
044113 A00004 - ROUGH RICHARD R AND AMANDA G YANDELL  
044113 00017 - STATE OF TENNESSEE  
044113 00068 - STATE OF TENNESSEE  
044113 00011 - BOARD OF REGENTS STATE UNIV-COLL SYSTEM  
044113 00016 - STATE UNIV-COMM COLLEGE SYS TN  
044113 00061 - STATE OF TENNESSEE  
044113 00066 - STATE OF TENNESSEE  
044113 00064 - STATE OF TENNESSEE  
044113 00062 - STATE OF TENNESSEE  
044113 00060 - STATE OF TENNESSEE  
044113 00059 - STATE OF TENNESSEE  
044113 00058 - STATE OF TENNESSEE  
044113 00003Z - THE BOARD OF REGENTS  
044112 00019 - BRAND DAVID D & ANNE G  
044113 00024 - STATE OF TENNESSEE  
044113 A00023 - BREMINGTON PLACE HOMEOWNERS ASSOC INC  
044113 00067 - STATE OF TENNESSEE  
044113 A00014 - AUSTIN ELLEN L  
044110 00001 - CITY OF MEMPHIS PARK COMM  
044111 00002 - HOEHN ROBERT G & CYNTHIA C  
044111 00003 - TRONSOR PATRICK  
044111 00004 - CRAFT FRANK AND CARROLL CRAFT LIVING  
044111 00026 - FRANCIS LIVING TRUST  
044111 00007 - MORRIS CANNON D & CHRISTINA  
044111 00024 - KAHN LISA P  
044111 00021 - SINGH RAJIV AND BALBIR SING (RS)  
044111 00009 - HARRIS JENA S AND JON M HARRIS AND  
044111 00019C - GENTRY LAUREN K AND JUAN C C LUPERCIO  
044111 00010 - MCGANITY CHRISTOPHER W & ELIZABETH  
044111 00018 - MORRIS LAUNA  
044112 00001 - MCGHEE JAMES E JR LIFE INSURANCE TRUST  
044111 00016 - TRUONG BICHTUY  
044111 00015 - TRAVERS RICHARD E REVOCABLE TRUST  
044111 00014 - LANDHAM SALLY K  
044112 00004 - STRANCH ETHAN W & NICOLE W

044113 00001 - BOARD OF REGENTS STATE UNIV AND  
044111 00012 - CITY OF MEMPHIS  
044111 00011 - MASSEY MURRAY P  
044113 00002 - STATE OF TENNESSEE  
044112 00020 - NOBERT GARY H & KAREN D  
044113 00022 - BOARD OF REGENTS STATE UNIV-COLL SYSTEM  
044112 00018 - SILLS JUDITH A  
044112 00017 - CITY OF MEMPHIS  
044113 00082 - BOARD OF REGENTS STATE UNIV-COLL SYSTEM  
044113 00004 - BOARD REGENTS STATE UNIV-COLL SYSTM OFF  
044113 00081 - BOARD OF REGENTS OF AND FOR STATE OF  
044113 00029 - BD OF REGENTS OF AND FOR THE STATE  
044113 A00022 - ROSENFELD DAVID A  
044113 00006 - STATE OF TENNESSEE  
044113 A00020 - DRINKARD DWIGHT  
044113 A00001 - TURGEON-ROGOSKI REVOCABLE LIVING TRUST  
044113 A00019 - BOREN HELEN P AND PATRICIA H BOREN (RS)  
044113 00031 - STATE OF TENNESSEE  
044113 A00002 - HUDSMITH STUEART L & PAMELA  
044113 00020 - BOARD OF REGENTS STATE UNIV COLL SYSTEM  
044113 00032 - STATE OF TENNESSEE  
044113 00008 - BOARD OF REGENTS OF AND FOR THE STATE  
044113 00033 - BOARD OF REGENTS ETAL  
044113 A00016 - BROOKSBANK GARDNER P & KAYE D  
044113 00034 - STATE OF TENNESSEE  
044113 00009 - BOARD OF REGENTS STATE UNIV TN  
044113 00009Z - BOARD OF REGENTS OF AND THE  
044113 00018 - STATE OF TENNESSEE  
044113 A00005 - BURTON BARBARA A  
044113 00010 - STATE UNIV-COMM COLLEGE SYS TN  
044113 A00006 - JONES HUBERT B & DELORES S  
044113 A00013 - FLEMING REVOCABLE LIVING TRUST  
044113 A00007 - ABBOTT REVOCABLE LIVING TRUST  
044113 A00012 - SETTLES DARNELL III & EBONIE L  
044113 A00011 - NELSON JACK AND DEBBIE NELSON TRUST  
044113 00015 - BOARD REGENTS STATE UNIV-COLL-SYSTEM TN  
044113 A00008 - GULLY GEORGE W & JUNE H  
044113 00014 - STATE OF TENN FOR BRD OF REGENTS OF AND  
044113 00069 - STATE OF TENNESSEE  
044113 A00010 - KNIGHT BLAKE & FRANK SOUSOULAS III  
044113 00065 - STATE OF TENNESSEE  
044113 A00009 - LUSK ERICA D REVOCABLE TRUST  
044113 00057 - STATE UNIV-COMM COLLEGE SYSTEM OF TENN  
044113 00063 - CITY OF MEMPHIS LIGHT G & W D  
044111 00028 - NAYAN FELINA  
044111 00029 - ALLISON GRAHAM LLC  
044112 00002 - THOMPSON RONALD L & RUTH K  
044112 00003 - 3872 GALLOWAY DRIVE SOUTH TRUST  
044111 00025 - BELLING CHRISTINE K LIVING TRUST  
044111 00032 - 3806 POPLAR LLC  
044111 00031 - 3806 POPLAR LLC  
044111 00030 - 3806 POPLAR LLC



**VICINITY MAP**  
3806 POPLAR AVENUE



ERB CATHERINE P & THOMAS A SIKES  
3773 S GALLOWAY DR #  
MEMPHIS TN 38111

~~STATE OF TENNESSEE  
371 ADMINISTRATION BLDG #  
MEMPHIS TN 38152~~

~~BOARD OF REGENTS STATE UNIV-COLL SYSTEM  
505 DEADERICK ST #1700  
NASHVILLE TN 37243~~

MCLEAN HITE JR & VIRGINIA O  
3838 POPLAR AVE #  
MEMPHIS TN 38111

STATE OF TENNESSEE  
312 8TH AVE #  
NASHVILLE TN 37243

~~STATE UNIV-COLL COLLEGE SYS TN  
SOUTHERN AVE #  
MEMPHIS TN~~

STATE OF TENNESSEE MPHS STATE  
3735 POPLAR AVE #  
MEMPHIS TN 38111

DILLON JOHN & LESLEY  
244 BREMINGTON PL #  
MEMPHIS TN 38111

~~STATE OF TENNESSEE  
371 ADMINISTRATION BLDG #  
MEMPHIS TN 38152~~

STATE OF TENNESSEE  
371 ADMINISTRATION BLDG #  
MEMPHIS TN 38152

CHAPMAN GINGER LIVING TRUST  
257 BREMINGTON PL #  
MEMPHIS TN 38111

STATE OF TENNESSEE  
312 8TH AVE #  
NASHVILLE TN 37243

NEWMAN CHARLES F & KAY B  
3880 POPLAR AVE #  
MEMPHIS TN 38111

STATE UNIV-COLL COLLEGE SYS TN  
244 CONLEE PL #  
MEMPHIS TN 38111

~~STATE OF TENNESSEE  
371 ADMINISTRATION BLDG #  
MEMPHIS TN 38152~~

~~STATE OF TENN FOR BD OF REG  
GENERAL DELIVERY #  
MEMPHIS TN 38101~~

LEBLOND DANIEL W JR & ELLEN T  
249 BREMINGTON PL #  
MEMPHIS TN 38111

~~STATE OF TENNESSEE  
GENERAL DELIVERY #  
MEMPHIS TN 38101~~

TENNESSEE STATE OF  
312 8TH AVE #  
NASHVILLE TN 37243

VANHOOZER PATRICIA J TRUST (TR)  
245 BREMINGTON PL #  
MEMPHIS TN 38111

~~STATE OF TENNESSEE  
GENERAL DELIVERY #  
MEMPHIS TN 38101~~

~~STATE OF TENNESSEE  
371 ADMINISTRATION BLDG #  
MEMPHIS TN 38152~~

ROUGH RICHARD R AND AMANDA G YANDELL  
250 BREMINGTON PL #  
MEMPHIS TN 38111

~~STATE OF TENNESSEE  
GENERAL DELIVERY #  
MEMPHIS TN 38101~~

KERR NATALIE C LIVING TRUST  
3801 POPLAR AVE #  
MEMPHIS TN 38111

~~STATE OF TENNESSEE  
371 ADMINISTRATION BLDG #  
MEMPHIS TN 38152~~

~~STATE OF TENNESSEE  
GENERAL DELIVERY #  
MEMPHIS TN 38101~~

BOARD OF REGENTS STATE UNIV-COLL SYSTEM  
505 DEADERICK ST #1700  
NASHVILLE TN 37243

~~STATE OF TENNESSEE  
GENERAL DELIVERY #  
MEMPHIS TN 38101~~

THE BOARD OF REGENTS  
125 N MAIN ST #  
MEMPHIS TN 38103

BRAND DAVID D & ANNE G  
3858 POPLAR AVE #  
MEMPHIS TN 38111

MORRIS CANNON D & CHRISTINA  
3791 S GALLOWAY DR #  
MEMPHIS TN 38111

LANDHAM SALLY K  
3786 POPLAR AVE #  
MEMPHIS TN 38111

~~STATE OF TENNESSEE  
371 ADMINISTRATION BLDG #  
MEMPHIS TN 38152~~

KAHN LISA P  
3801 S GALLOWAY DR #  
MEMPHIS TN 38111

STRANCH ETHAN W & NICOLE W  
3891 S GALLOWAY DR #  
MEMPHIS TN 38111

BREMINGTON PLACE HOMEOWNERS ASSOC INC  
5050 POPLAR AVE #920  
MEMPHIS TN 38157

SINGH RAJIV AND BALBIR SING (RS)  
3718 POPLAR AVE #  
MEMPHIS TN 38111

BOARD OF REGENTS STATE UNIV AND  
312 8TH AVE #15  
NASHVILLE TN 37243

~~STATE OF TENNESSEE  
GENERAL DELIVERY #  
MEMPHIS TN 38101~~

HARRIS JENA S AND JON M HARRIS AND  
3821 S GALLOWAY DR #  
MEMPHIS TN 38111

~~CITY OF MEMPHIS  
GENERAL DELIVERY #  
MEMPHIS TN 38101~~

AUSTIN ELLEN L  
261 BREMINGTON PLACE DR #  
MEMPHIS TN 38117

GENTRY LAUREN K AND JUAN C C LUPERCIO  
3728 POPLAR AVE #  
MEMPHIS TN 38111

MASSEY MURRAY P  
205 RED BIRD LN #  
MEMPHIS TN 38111

~~CITY OF MEMPHIS PARK COMM  
GENERAL DELIVERY #  
MEMPHIS TN 38101~~

MCGANITY CHRISTOPHER W & ELIZABETH  
3833 S GALLOWAY DR #  
MEMPHIS TN 38111

STATE OF TENNESSEE  
312 N 8TH ST #22  
NASHVILLE TN 37206

HOEHN ROBERT G & CYNTHIA C  
3733 S GALLOWAY DR #  
MEMPHIS TN 38111

MORRIS LAUNA  
3742 POPLAR AVE #  
MEMPHIS TN 38111

NOBERT GARY H & KAREN D  
3850 POPLAR AVE #  
MEMPHIS TN 38111

TRONSOR PATRICK  
3745 S GALLOWAY DR #  
MEMPHIS TN 38111

MCGEHEE JAMES E JR LIFE INSURANCE TRUST  
700 COLONIAL RD #120  
MEMPHIS TN 38117

~~BOARD OF REGENTS STATE UNIV-COLL SYSTEM  
505 DEADERICK ST #  
NASHVILLE TN 37243~~

CRAFT FRANK AND CARROLL CRAFT LIVING  
3759 S GALLOWAY DR #  
MEMPHIS TN 38111

TRUONG BICHTUY  
3770 POPLAR AVE #  
MEMPHIS TN 38111

SILLS JUDITH A  
3866 POPLAR AVE #  
MEMPHIS TN 38111

FRANCIS LIVING TRUST  
3779 S GALLOWAY DR #  
MEMPHIS TN 38111

TRAVERS RICHARD E REVOCABLE TRUST  
2231 WASHINGTON AVE #  
MEMPHIS TN 38104

~~CITY OF MEMPHIS  
GENERAL DELIVERY #  
MEMPHIS TN 38101~~



BOARD OF REGENTS STATE UNIV-COLL SYSTEM  
511 UNION ST #  
NASHVILLE TN 37219

HUDSMITH STUEART L & PAMELA  
240 BREMINGTON PL #  
MEMPHIS TN 38111

BURTON BARBARA A  
254 BREMINGTON PL #  
MEMPHIS TN 38111

~~BOARD REGENTS STATE UNIV-COLL SYSTEM OFF  
505 DEADERICK ST #  
NASHVILLE TN 37243~~

~~BOARD OF REGENTS STATE UNIV COLL SYSTEM  
505 DEADERICK ST #  
NASHVILLE TN 37243~~

~~STATE UNIV-COMM COLLEGE SYS TN  
SOUTHERN AVE #  
MEMPHIS TN~~

BOARD OF REGENTS OF AND FOR STATE OF  
5492 GWYNNE RD #  
MEMPHIS TN 38120

~~STATE OF TENNESSEE  
371 ADMINISTRATION BLDG #  
MEMPHIS TN 38152~~

JONES HUBERT B & DELORES S  
258 BREMINGTON PL #  
MEMPHIS TN 38111

~~BD OF REGENTS OF AND FOR THE STATE  
505 DEADERICK ST #  
NASHVILLE TN 37243~~

~~BOARD OF REGENTS OF AND FOR THE STATE  
312 8TH AVE #  
NASHVILLE TN 37243~~

FLEMING REVOCABLE LIVING TRUST  
263 BREMINGTON PL #  
MEMPHIS TN 38111

ROSENFELD DAVID A  
3789 POPLAR AVE #  
MEMPHIS TN 38111

BOARD OF REGENTS ETAL  
170 N MAIN ST #  
MEMPHIS TN 38103

ABBOTT REVOCABLE LIVING TRUST  
262 BREMINGTON PLACE DR #  
MEMPHIS TN 38111

~~STATE OF TENNESSEE  
371 ADMINISTRATION BLDG #  
MEMPHIS TN 38152~~

BROOKSBANK GARDNER P & KAYE D  
251 BREMINGTON PL #  
MEMPHIS TN 38111

SETTLES DARNELL III & EBONIE L  
267 BREMINGTON PL #  
MEMPHIS TN 38111

DRINKARD DWIGHT  
3805 POPLAR AVE #  
MEMPHIS TN 38111

~~STATE OF TENNESSEE  
371 ADMINISTRATION BLDG #  
MEMPHIS TN 38152~~

NELSON JACK AND DEBBIE NELSON TRUST  
271 BREMINGTON PL #  
MEMPHIS TN 38111

TURGEON-ROGOSKI REVOCABLE LIVING TRUST  
236 BREMINGTON PL #  
MEMPHIS TN 38111

~~BOARD OF REGENTS STATE UNIV TN  
GENERAL DELIVERY #  
MEMPHIS TN 38101~~

~~BOARD REGENTS STATE UNIV-COLL-SYSTEM TN  
505 DEADERICK ST #  
NASHVILLE TN 37243~~

BOREN HELEN P AND PATRICIA H BOREN (RS)  
3809 POPLAR AVE #  
MEMPHIS TN 38111

~~BOARD OF REGENTS OF AND THE  
505 DEADERICK ST #  
NASHVILLE TN 37243~~

GULLY GEORGE W & JUNE H  
266 BREMINGTON PL #  
MEMPHIS TN 38111

~~STATE OF TENNESSEE  
371 ADMINISTRATION BLDG #  
MEMPHIS TN 38152~~

~~STATE OF TENNESSEE  
371 ADMINISTRATION BLDG #  
MEMPHIS TN 38152~~

STATE OF TENN FOR BRD OF REGENTS OF AND  
274 CONLEE PL #  
MEMPHIS TN 38111

STATE OF TENNESSEE  
GENERAL DELIVERY #  
MEMPHIS TN 38101

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

KNIGHT BLAKE & FRANK SOUSOULAS III  
270 BREMINGTON PL #  
MEMPHIS TN 38111

3806 POPLAR LLC  
PO BOX 40 #  
COLLIERVILLE TN 38027

STATE OF TENNESSEE  
371 ADMINISTRATION BLDG #  
MEMPHIS TN 38152

3806 POPLAR LLC  
PO BOX 40 #  
COLLIERVILLE TN 38027

LUSK ERICA D REVOCABLE TRUST  
274 BREMINGTON PL #  
MEMPHIS TN 38111

3806 POPLAR LLC  
PO BOX 40 #  
COLLIERVILLE TN 38027

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

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

NAYAN FELINA  
3756 POPLAR AVE #  
MEMPHIS TN 38111

ALLISON GRAHAM LLC  
2178 N MONROE AVE #  
MEMPHIS TN 38104

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

3872 GALLOWAY DRIVE SOUTH TRUST  
850 RIDGE LAKE BLVD #200  
MEMPHIS TN 38120

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

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

**Property Owner's Affidavit**

Memphis and Shelby County Unified Development Code Section 12.3.1

OWNER: Includes the holder of legal title as well as holders of any equitable interest, such as trust beneficiaries, contract purchasers, option holders, lessees under leases having an unexpired term of at least ten years, and the like. Whenever a statement of ownership is required by the Memphis and Shelby County Unified Development Code, full disclosure of all legal and equitable interest in the property is required. Memphis and Shelby County Unified Development Code Section 12.3.1.

I, **Joseph L. Echols**  
(Print Name)

  
(Sign Name)

, state that I have read the definition of

"Owner" as outlined in the Memphis and Shelby County Unified Development 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

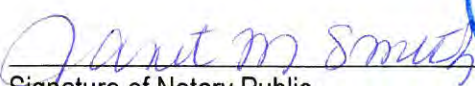
☐ I have charge, care or control of the premises as trustee, agent, executor, administrator, assignee, receiver, guardian or lessee (and have included documentation with this affidavit)

of the property located at **3806 Poplar Avenue, Memphis 38111**

and further identified by Assessor's Parcel Number **044111 00030, 044111 00031 & 044111 00032**,

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

Subscribed and sworn to (or affirmed) before me this 25th day of March in the year of 2025.

  
Signature of Notary Public



**My Comm. Exp. March 28, 2026**

My Commission Expires

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

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

## Planning & Development *DIVISION*

**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 planned development at the subject property located at 3156 Covington Pike known as case number PD 2025-009

**CASE NUMBER:** PD 2025-009

**DEVELOPMENT:** Redbird Estate Planned Development

**LOCATION:** 3156 Covington Pike

**COUNCIL DISTRICTS:** District 1 and Super District 9

**OWNER/APPLICANT:** James Skefos

**REPRESENTATIVE:** Cory Brady

**REQUEST:** To develop 30 single-family cottage residential homes

**AREA:** +/-4.51 acres

**RECOMMENDATION:** The Division of Planning and Development recommended ***Approval with outline plan conditions***  
The Land Use Control Board recommended ***Approval with outline plan conditions***

**RECOMMENDED COUNCIL ACTION: Public Hearing Not Required**

**PRIOR ACTION ON ITEM:**

|            |                                    |
|------------|------------------------------------|
| (1)        | APPROVAL - (1) APPROVED (2) DENIED |
| 08/08/2024 | DATE                               |

|                            |                                                                                  |
|----------------------------|----------------------------------------------------------------------------------|
| (1) Land Use Control Board | ORGANIZATION - (1) BOARD / COMMISSION<br>(2) GOV'T. ENTITY (3) COUNCIL COMMITTEE |
|----------------------------|----------------------------------------------------------------------------------|

**FUNDING:**

(2) \_\_\_\_\_ REQUIRES CITY EXPENDITURE - (1) YES (2) NO

| \$ | AMOUNT OF EXPENDITURE |
|----|-----------------------|
|----|-----------------------|

\$ REVENUE TO BE RECEIVED

### SOURCE AND AMOUNT OF FUNDS

\$ OPERATING BUDGET

| \$         | CIP PROJECT # |
|------------|---------------|
| 100,000    | 1             |
| 200,000    | 2             |
| 300,000    | 3             |
| 400,000    | 4             |
| 500,000    | 5             |
| 600,000    | 6             |
| 700,000    | 7             |
| 800,000    | 8             |
| 900,000    | 9             |
| 1,000,000  | 10            |
| 1,100,000  | 11            |
| 1,200,000  | 12            |
| 1,300,000  | 13            |
| 1,400,000  | 14            |
| 1,500,000  | 15            |
| 1,600,000  | 16            |
| 1,700,000  | 17            |
| 1,800,000  | 18            |
| 1,900,000  | 19            |
| 2,000,000  | 20            |
| 2,100,000  | 21            |
| 2,200,000  | 22            |
| 2,300,000  | 23            |
| 2,400,000  | 24            |
| 2,500,000  | 25            |
| 2,600,000  | 26            |
| 2,700,000  | 27            |
| 2,800,000  | 28            |
| 2,900,000  | 29            |
| 3,000,000  | 30            |
| 3,100,000  | 31            |
| 3,200,000  | 32            |
| 3,300,000  | 33            |
| 3,400,000  | 34            |
| 3,500,000  | 35            |
| 3,600,000  | 36            |
| 3,700,000  | 37            |
| 3,800,000  | 38            |
| 3,900,000  | 39            |
| 4,000,000  | 40            |
| 4,100,000  | 41            |
| 4,200,000  | 42            |
| 4,300,000  | 43            |
| 4,400,000  | 44            |
| 4,500,000  | 45            |
| 4,600,000  | 46            |
| 4,700,000  | 47            |
| 4,800,000  | 48            |
| 4,900,000  | 49            |
| 5,000,000  | 50            |
| 5,100,000  | 51            |
| 5,200,000  | 52            |
| 5,300,000  | 53            |
| 5,400,000  | 54            |
| 5,500,000  | 55            |
| 5,600,000  | 56            |
| 5,700,000  | 57            |
| 5,800,000  | 58            |
| 5,900,000  | 59            |
| 6,000,000  | 60            |
| 6,100,000  | 61            |
| 6,200,000  | 62            |
| 6,300,000  | 63            |
| 6,400,000  | 64            |
| 6,500,000  | 65            |
| 6,600,000  | 66            |
| 6,700,000  | 67            |
| 6,800,000  | 68            |
| 6,900,000  | 69            |
| 7,000,000  | 70            |
| 7,100,000  | 71            |
| 7,200,000  | 72            |
| 7,300,000  | 73            |
| 7,400,000  | 74            |
| 7,500,000  | 75            |
| 7,600,000  | 76            |
| 7,700,000  | 77            |
| 7,800,000  | 78            |
| 7,900,000  | 79            |
| 8,000,000  | 80            |
| 8,100,000  | 81            |
| 8,200,000  | 82            |
| 8,300,000  | 83            |
| 8,400,000  | 84            |
| 8,500,000  | 85            |
| 8,600,000  | 86            |
| 8,700,000  | 87            |
| 8,800,000  | 88            |
| 8,900,000  | 89            |
| 9,000,000  | 90            |
| 9,100,000  | 91            |
| 9,200,000  | 92            |
| 9,300,000  | 93            |
| 9,400,000  | 94            |
| 9,500,000  | 95            |
| 9,600,000  | 96            |
| 9,700,000  | 97            |
| 9,800,000  | 98            |
| 9,900,000  | 99            |
| 10,000,000 | 100           |

\$ FEDERAL/STATE/OTHER

**ADMINISTRATIVE APPROVAL:**

***DATE***

## POSITION

08/15/25

## PLANNER

DEPUTY ADMINISTRATOR

ADMINISTRATOR

DIRECTOR (JOINT APPROVAL)

COMPTROLLER

FINANCE DIRECTOR

CITY ATTORNEY

**CHIEF ADMINISTRATIVE OFFICER**

**COMMITTEE CHAIRMAN**



## **Memphis City Council Summary Sheet**

**PD 2025-009**

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 3156 COVINGTON PIKE KNOWN AS CASE NUMBER PD 2025-009

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

## **LAND USE CONTROL BOARD RECOMMENDATION**

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

|                             |                                                                          |
|-----------------------------|--------------------------------------------------------------------------|
| <b>CASE NUMBER:</b>         | PD 2025-009                                                              |
| <b>DEVELOPMENT:</b>         | Redbird Estate Planned Development                                       |
| <b>LOCATION:</b>            | 3156 Covington Pike                                                      |
| <b>COUNCIL DISTRICT(S):</b> | District 1 and Super District 9                                          |
| <b>OWNER/APPLICANT:</b>     | James Skefos                                                             |
| <b>REPRESENTATIVE:</b>      | Cory Brady                                                               |
| <b>REQUEST:</b>             | A request to develop 30 single-family detached cottage residential homes |
| <b>EXISTING ZONING:</b>     | Residential Single-Family – 10 (R-10)                                    |
| <b>AREA:</b>                | +/-4.51 acres                                                            |

---

**The following spoke in support:** None

**The following spoke in opposition:** None

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

**The motion passed by a unanimous vote of 10-0 on the consent agenda.**

Respectfully,

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

Cc: Committee Members  
File



**PD 2025-009**  
**CONDITIONS**

**Outline Plan Conditions**

**Redbird Estate PD**

**Preliminary Conditions**

**I. USES PERMITTED**

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

**II. BULK REGULATIONS**

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

**1. Tract or Lot (min)**

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

**2. Building**

- a. Height (max ft.): 30ft
- b. Setback (min ft.)
  - i. Front:
    - Covington Pike: 20ft
    - Internal Roads: 25ft
  - ii. Side
    - Street: 10ft
    - Interior: 5ft
  - iii. Rear:
    - Standard: 15ft
    - Lots 13 & 14: 20ft
    - Lots 27 – 30: 25ft

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

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

**III. ACCESS, PARKING, and CIRCULATION**

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

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

D. Off-street Parking:

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

#### IV. UNDERGROUND UTILITY LINES

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

#### V. SIGNS

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

#### VI. PERIOD OF VALIDITY

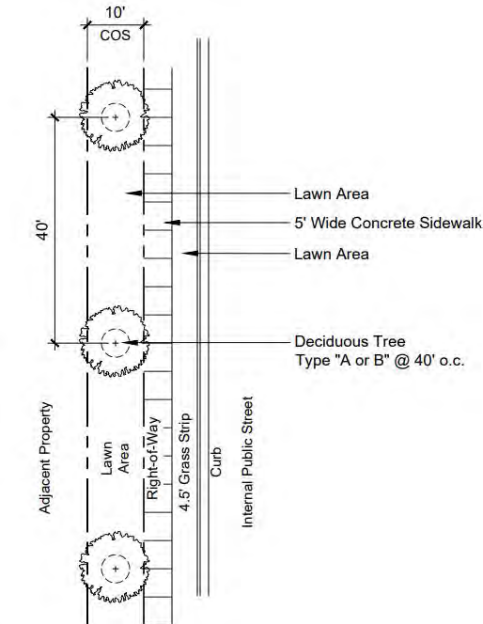
- A. The Outline Plan/Final Plat period of validity shall be governed by Section 9.6.14 of the Unified Development Code.
- B. Time extensions. Where applicable, an application for a time extension may be filed as a Major Modification subject to Paragraph 9.6.11E(2). An application for a time extension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

VII. FINAL PLAN REQUIREMENTS

Any final plan shall include the following:

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

CONCEPT PLAN



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

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

**RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 3156 COVINGTON PIKE, KNOWN AS CASE NUMBER PD 2025-009**

---

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

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

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

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

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

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

**NOW, THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF MEMPHIS**, that, pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code, a planned development is hereby granted in accordance with the attached outline plan conditions.

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

## **Outline Plan Conditions**

### **Redbird Estate PD**

#### **Preliminary Conditions**

#### **I. USES PERMITTED**

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

#### **II. BULK REGULATIONS**

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

##### **1. Tract or Lot (min)**

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

##### **2. Building**

- a. Height (max ft.): 30ft
- b. Setback (min ft.)
  - i. Front:
    - Covington Pike: 20ft
    - Internal Roads: 25ft
  - ii. Side
    - Street: 10ft
    - Interior: 5ft
  - iii. Rear:
    - Standard: 15ft
    - Lots 13 & 14: 20ft
    - Lots 27 – 30: 25ft

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

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

#### **III. ACCESS, PARKING, and CIRCULATION**

- A. One (1) point of vehicular access shall be permitted along Covington Pike.

- B. Lots 27-30: Vehicular access shall be prohibited along Covington Pike.

- C. Roadway Right-Of-Way and Improvements:

- 1. All internal streets shall be public, classified as Minor Local.
- 2. All internal streets shall be dedicated a 48’ public right-of-way and improved to establish a 28’ urban cross section in accordance with Chapter 5.2 of the UDC as modified herein.
- 3. The minimum curb radius shall be 28ft.



4. The minimum centerline radius permitted shall be 42ft.

5. Pedestrian sidewalks shall be required along all lot frontages.

D. Off-street Parking:

1. A minimum of two (2) off-street parking spaces shall be required for each unit as generally illustrated on the Standard Lot Illustration;

2. Garages and/or carports are permitted, although not required. If garages or carports are provided, they shall be a minimum of 7 feet behind the front facade of the house.

3. Parking pads, having a minimum depth of 20 feet when measured from the right-of-way line, and a maximum width of 18 feet, shall be permitted within the front yard setback, between the front facade and right-of-way line;

4. All driveways and parking areas shall be concrete;

5. Driveways may be no wider than 16 feet at the right-of-way line;

6. The minimum distance from a driveway access point to an intersection shall be 20 feet;

7. Parking must be located so that no vehicle, when parked, will have any portion of such vehicle overhanging or encroaching on pedestrian or vehicular travel paths.

IV. UNDERGROUND UTILITY LINES

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

V. SIGNS

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

VI. PERIOD OF VALIDITY

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

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

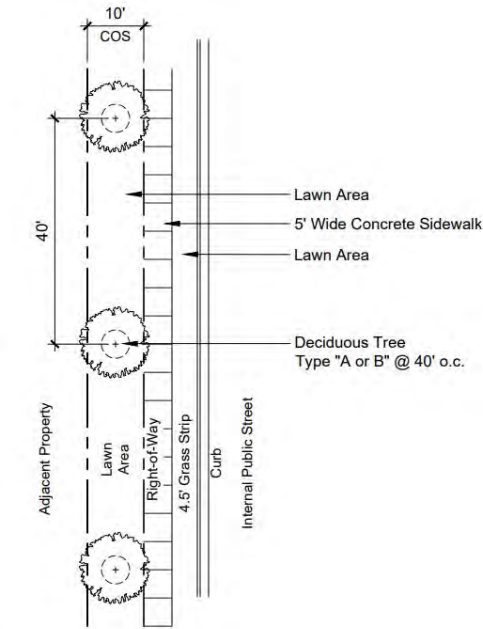
VII. FINAL PLAN REQUIREMENTS

Any final plan shall include the following:

A. The approved outline plan conditions.

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

CONCEPT PLAN



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

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

***ATTEST:***

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

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

**CASE NUMBER:** PD 2025-009

**DEVELOPMENT:** Redbird Estate Planned Development

**LOCATION:** 3156 Covington Pike

**COUNCIL DISTRICT:** District 1 and Super District 9

**OWNER/APPLICANT:** James Skefos

**REPRESENTATIVE:** Cory Brady

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

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

## CONCLUSIONS

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

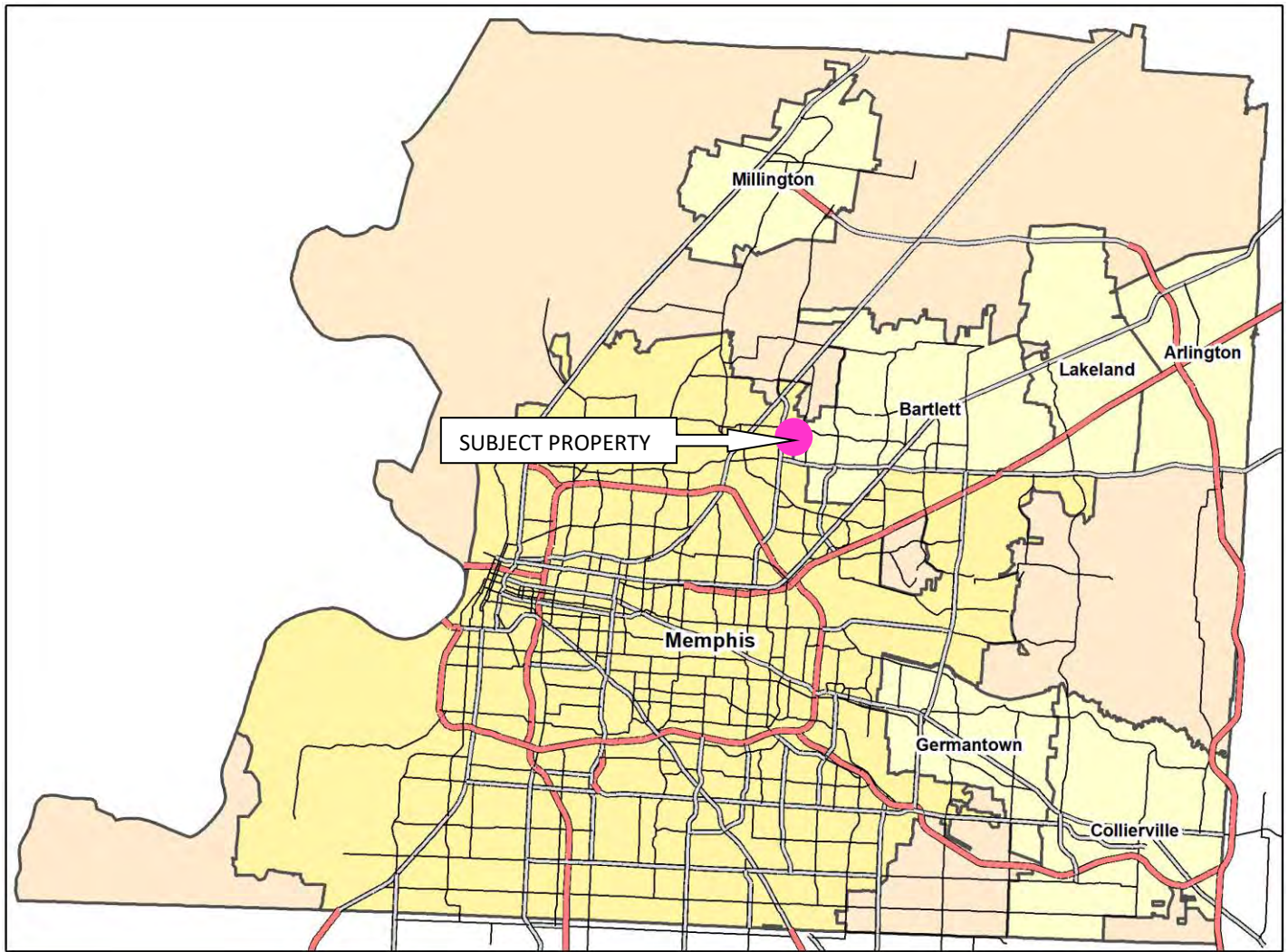
## CONSISTENCY WITH MEMPHIS 3.0

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

## RECOMMENDATION:

***Approval with Conditions***

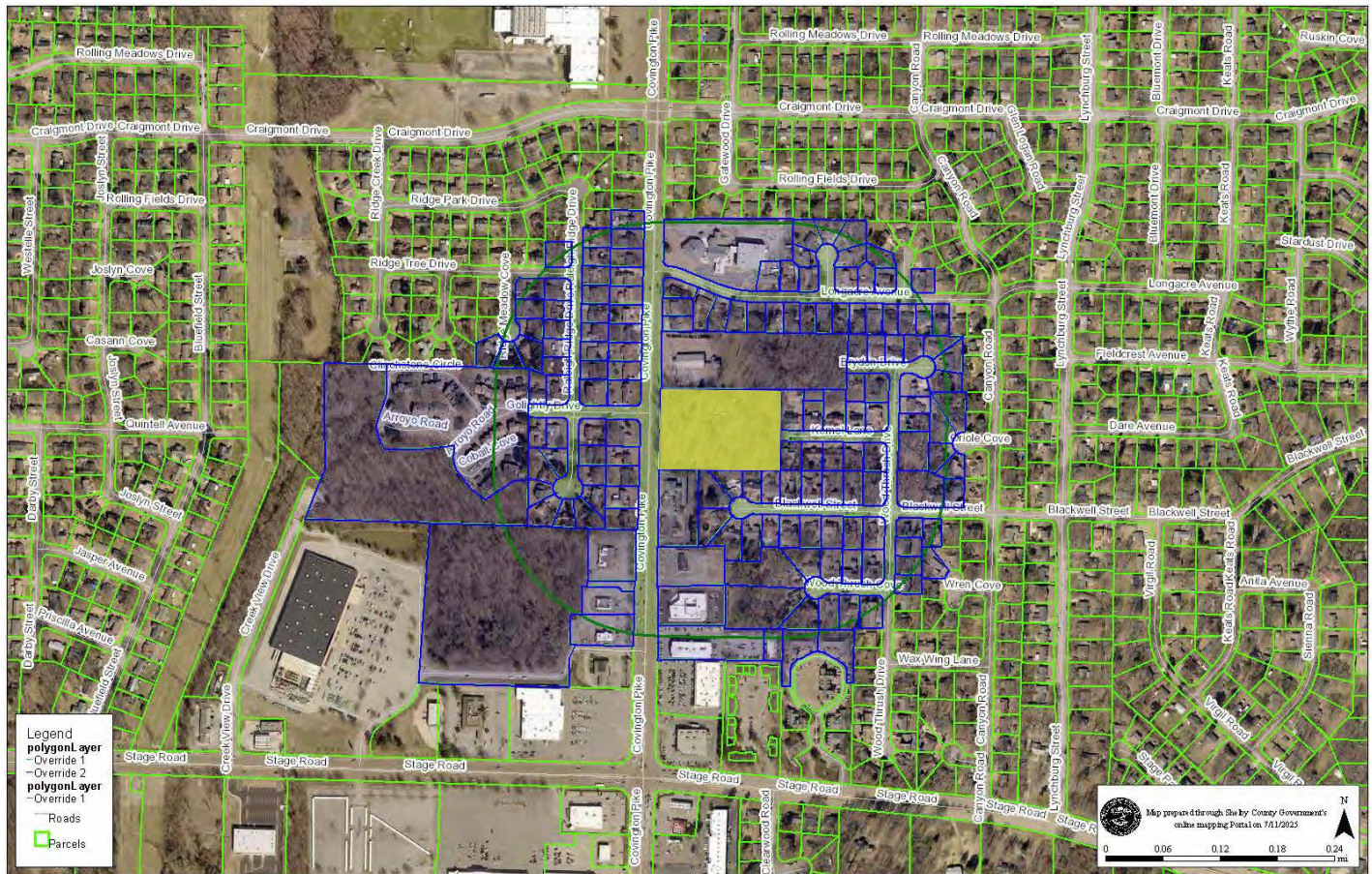
**LOCATION MAP**



Subject property located within the pink circle



## PUBLIC NOTICE VICINITY MAP



Subject property highlighted in yellow

## PUBLIC NOTICE DETAILS

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

## NEIGHBORHOOD MEETING

### NEIGHBORHOOD MEETING SUMMARY

Case Number: PD 2025-009



#### Meeting Information

Location: Greater Imani Church

Date: 07/31/25

Address: 3824 Austin Peay Hwy.

Time: 18:00

#### Attendance

Attended on behalf of the applicant:

Role (Applicant, Engineer, Architect, etc.)

Doug Windham (Applicant/Developer),

Jordan Pinkney (Developer/Partner)

Cory Brady, PLA, AICP (Planner/Representative)

Number of Invitations Mailed: 159

Approx. Neighborhood Attendees: 12-15

#### 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.*

Cory Brady introduced the development team and provided an explanation of the project.

The remainder of the 1-hour meeting was reserved for Q and A. There was no major

opposition expressed but the neighbors collectively expressed concerns about potential for

short term rentals, airbnbs, and corporate ownership. Otherwise, general questions were

related to house sizes, house features, potential impact upon property values and property

property taxes. The attendants for pleasant and respectful.

No changes are anticipated as a result of the neighborhood meeting.



## NEIGHBORHOOD MEETING SUMMARY



Case Number: PD 2025-009

### Attachments

*Also included in this submission are the following:*

- |                                                              |                                                      |
|--------------------------------------------------------------|------------------------------------------------------|
| <input checked="" type="checkbox"/> Mailed Invitation        | <input type="checkbox"/> Handouts Provided           |
| <input checked="" type="checkbox"/> Invitation Mailing List  | <input checked="" type="checkbox"/> Sign-in Sheet(s) |
| <input checked="" type="checkbox"/> Applicant's Presentation | <input type="checkbox"/> Photographs of Meeting      |
| <input type="checkbox"/> Other: _____                        |                                                      |

*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

This meeting was: ☒ Required under Section 9.3.2 of the UDC  
☐ 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 a presentation regarding the development.*

Cory Brady

Print Name

Cory Brady  
Signature

8/11/25  
Date

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

~~Please Sign In~~

Valerie Peavy

Bruce & Sharette Chapple

Paul Porter & Kathey Porter

Jim GARTS

Norma Lester

~~Jeff Harrison~~

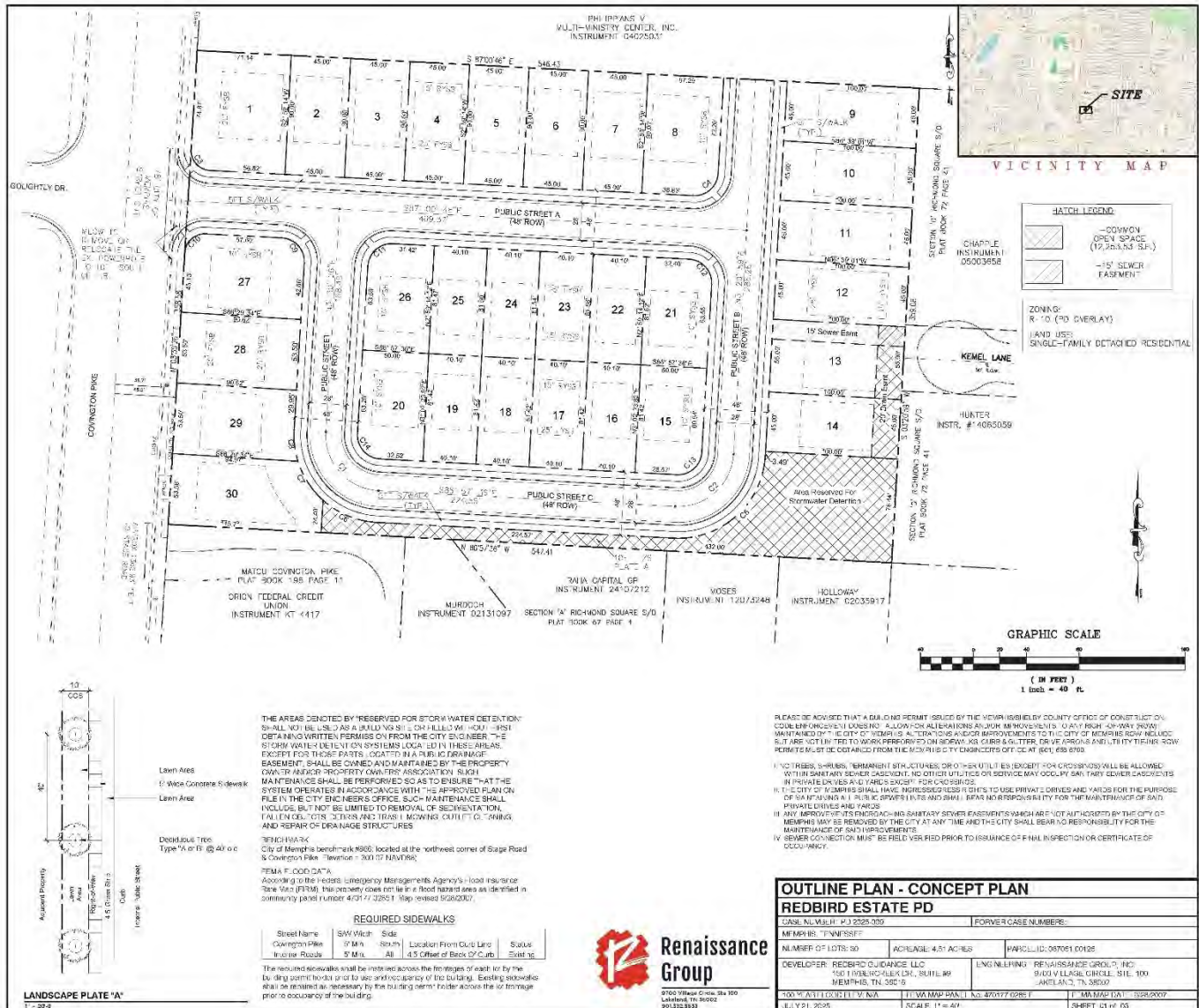
Rhonda Logan

Wendell Hackett

Chuck Boyan

Burt & Amelia Hunter

Cameron Johnson





### I. USES PERMITTED

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

### II. BULK REGULATIONS:

A. The bulk regulations outlined in UDC Sub-section 3.8.1(A) for the R-4 District "Cottage Housing Type" shall apply.

- Tract or Lot (min): 3,000sf  
a. Area (sq. ft.): 3,000sf  
b. Width (ft.): 35ft
- Building  
a. Height (max ft.): 30ft  
b. Setback (min ft.):  
i. Front: 20ft  
ii. Side: 10ft  
iii. Rear: 15ft  
c. Lot 12 & 14: 20ft  
d. Lot 27 - 30: 25ft
- Lots 1 & 27-30: The primary facade of the home shall be oriented towards Covington Pike.
- Accessory Building/Structures: The bulk regulations outlined in UDC Chapter 2.7 shall apply.

### III. ACCESS, PARKING, AND CIRCULATION

A. One (1) point of vehicular access shall be permitted along Covington Pike.  
B. Lots 27-30: Vehicular access shall be prohibited along Covington Pike.  
C. Roadway Right-Of-Way and Improvements:  
1. All internal streets shall be public, classified as Minor Local.  
2. All internal streets shall be dedicated a 48' public right-of-way and improved to establish a 28' (utilize cross section in accordance with Chapter 5.2 of the UDC as modified herein).  
3. The minimum curb radius shall be 25ft.  
4. The minimum centerline radius permitted shall be 42ft.  
5. Proportion sidewalks shall be required along all lot frontages.  
D. Off-street Parking:  
1. A minimum of two (2) off-street parking spaces shall be required for each unit as generally illustrated on the Standard Lot Illustration.  
2. Garages and/or carports are permitted, although not required.  
3. Parking pads, having a minimum depth of 20 feet when measured from the right-of-way line, shall be permitted within the front yard setback, between the front facade and right-of-way line.  
4. All driveways and parking areas shall be concrete.  
5. Driveways may be no wider than 16 feet at the right-of-way line.  
6. The minimum distance from a driveway access point to an intersection shall be 20 feet.  
7. Parking must be located so that no vehicle, when parked, will have any portion of such vehicle overhanging or encroaching on pedestrian or vehicular travel paths.

### IV. UNDERGROUND UTILITY LINES

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

### V. SIGNS

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

### VI. PERIOD OF VALIDITY

A. The Outline Plan/Final Plat period of validity shall be governed by Section 9.6.14 of the Unified Development Code.  
B. Time extensions: Where applicable, an application for a time extension may be filed as a Major Modification subject to Paragraph 9.6.11E(2). An application for a time extension shall be filed prior to the date of expiration and shall be subject to the provisions of Chapter 9.6.

### VII. FINAL PLAN REQUIREMENTS

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

#### Street Centerline Curve Table

| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
|---------|--------|--------|-------|-----------------|--------------|
| C1      | 66.22  | 42.00  | 90.47 | S41°49'38"E     | 59.84        |
| C2      | 65.75  | 42.00  | 89.88 | N48°11'41"E     | 59.24        |

#### Parcel Curve Table

| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
|---------|--------|--------|-------|-----------------|--------------|
| C3      | 33.70  | 15.00  | 90.52 | S41°49'10"E     | 21.31        |
| C4      | 29.16  | 16.00  | 89.64 | N49°10'00"E     | 25.36        |
| C5      | 103.32 | 66.00  | 89.68 | S48°11'41"W     | 93.06        |
| C6      | 44.68  | 66.00  | 38.78 | N67°34'03"W     | 43.83        |
| C7      | 36.45  | 66.00  | 30.78 | N22°47'08"W     | 36.03        |
| C8      | 24.08  | 66.00  | 28.90 | N69°58'40"W     | 23.92        |
| C9      | 28.44  | 16.00  | 90.52 | N41°45'10"W     | 25.57        |
| C10     | 23.43  | 15.00  | 89.48 | S48°14'50"W     | 21.12        |
| C11     | 28.11  | 16.00  | 89.48 | S48°14'50"W     | 25.34        |
| C12     | 28.39  | 16.00  | 90.36 | N41°49'54"W     | 26.64        |
| C13     | 28.18  | 16.00  | 89.68 | N48°11'41"E     | 26.39        |
| C14     | 28.42  | 16.00  | 90.47 | S41°43'35"E     | 25.96        |

#### Parcel Area Table

| Parcel # | Area    |
|----------|---------|
| 1        | 6399.85 |
| 2        | 4050.00 |
| 3        | 4050.00 |
| 4        | 4060.00 |
| 5        | 4050.00 |
| 6        | 4050.00 |
| 7        | 4050.00 |
| 8        | 5081.88 |
| 9        | 4531.83 |
| 10       | 4500.00 |
| 11       | 4500.00 |
| 12       | 4500.00 |
| 13       | 5500.00 |
| 14       | 4500.00 |
| 15       | 3984.56 |
| 16       | 3284.96 |
| 17       | 3264.86 |
| 18       | 3264.86 |

#### Parcel Area Table

| Parcel # | Area      |
|----------|-----------|
| 19       | 3264.86   |
| 20       | 4027.22   |
| 21       | 4022.61   |
| 22       | 3272.06   |
| 23       | 3270.68   |
| 24       | 3268.10   |
| 25       | 3267.82   |
| 26       | 3074.20   |
| 27       | 5336.15   |
| 28       | 4848.35   |
| 29       | 4881.88   |
| 30       | 5792.70   |
| C.O.B.   | 12,293.53 |

**Renaissance Group**  
8700 Village Centre, Ste. 100  
Lakeland, TN 38602  
800.526.8883

**STANDARD LOT ILLUSTRATION**  
1" = 10'-0"

### OUTLINE PLAN - CONDITIONS

#### REDBIRD ESTATE PD

|                                                                                        |                                    |                                                                                          |
|----------------------------------------------------------------------------------------|------------------------------------|------------------------------------------------------------------------------------------|
| CASE NUMBER: 23-00029                                                                  |                                    | FORMER CASE NUMBERS:                                                                     |
| MUNICIPALITY: TENNESSEE                                                                |                                    |                                                                                          |
| NUMBER OF LOTS: 30                                                                     | ACRES: 4.01 ACRES                  | PARCELS: 10, 28, 108, 1, 20, 29                                                          |
| DEVELOPER: REDBIRD GUIDANCE, LLC<br>150 TIMBERCREEK DR., SUITE #0<br>MEMPHIS, TN 38118 |                                    | ENGINEER: RENAISSANCE GROUP, INC.<br>8700 VILLAGE CIRCLE, STE. 100<br>LAKELAND, TN 38602 |
| 100 YEAR "LOCALITY" N/A                                                                | TERRAIN MAP PANEL No. 470177 06/05 | PERMANENT DATA: 06/08/2022                                                               |
| DATE: 07/11/2023                                                                       | SCALE: 1" = 40'                    | SHEET: 02 OF 10                                                                          |







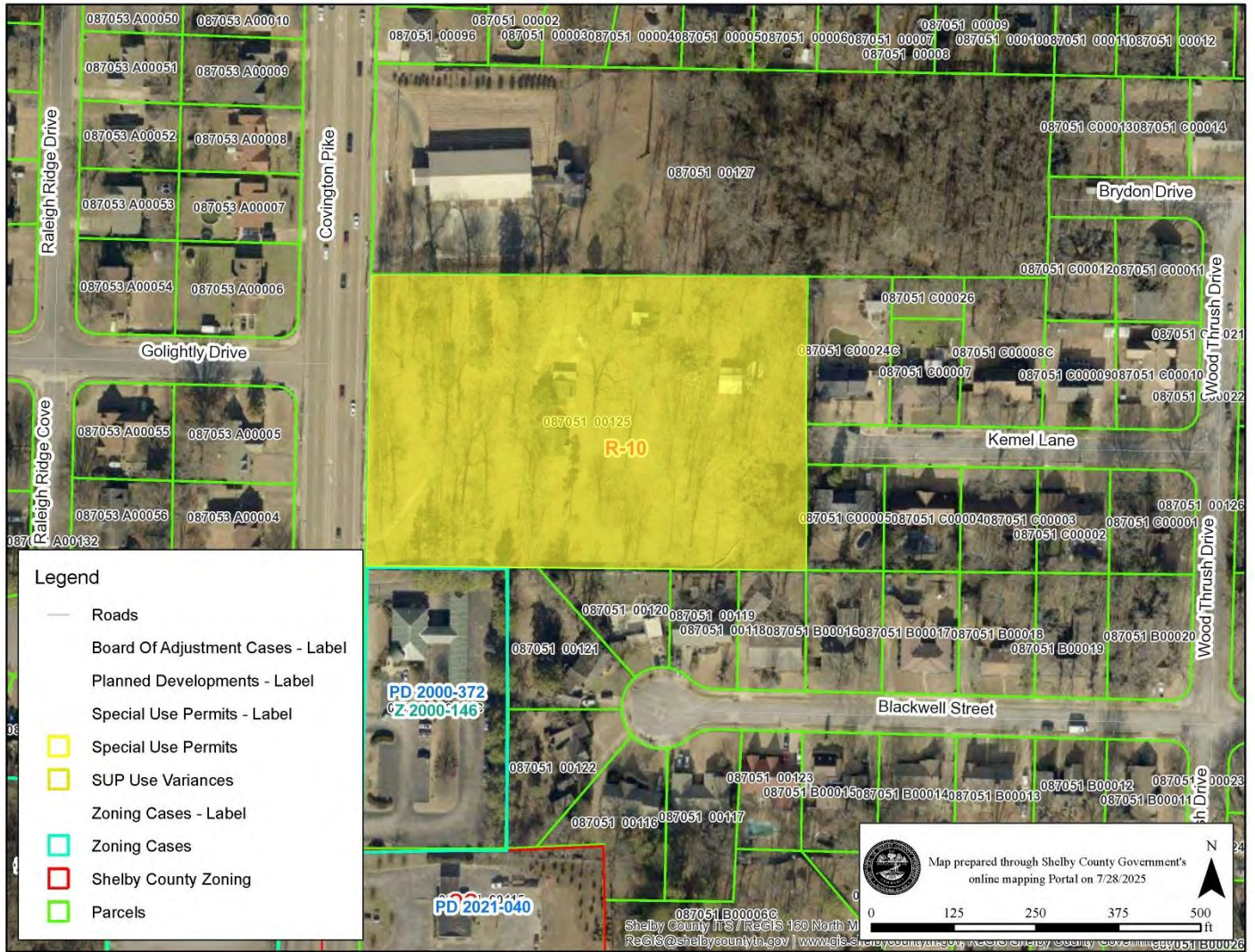
**AERIAL**



Subject property outlined in yellow, imagery from 2024



**ZONING MAP**



Subject property highlighted in yellow



LAND USE MAP



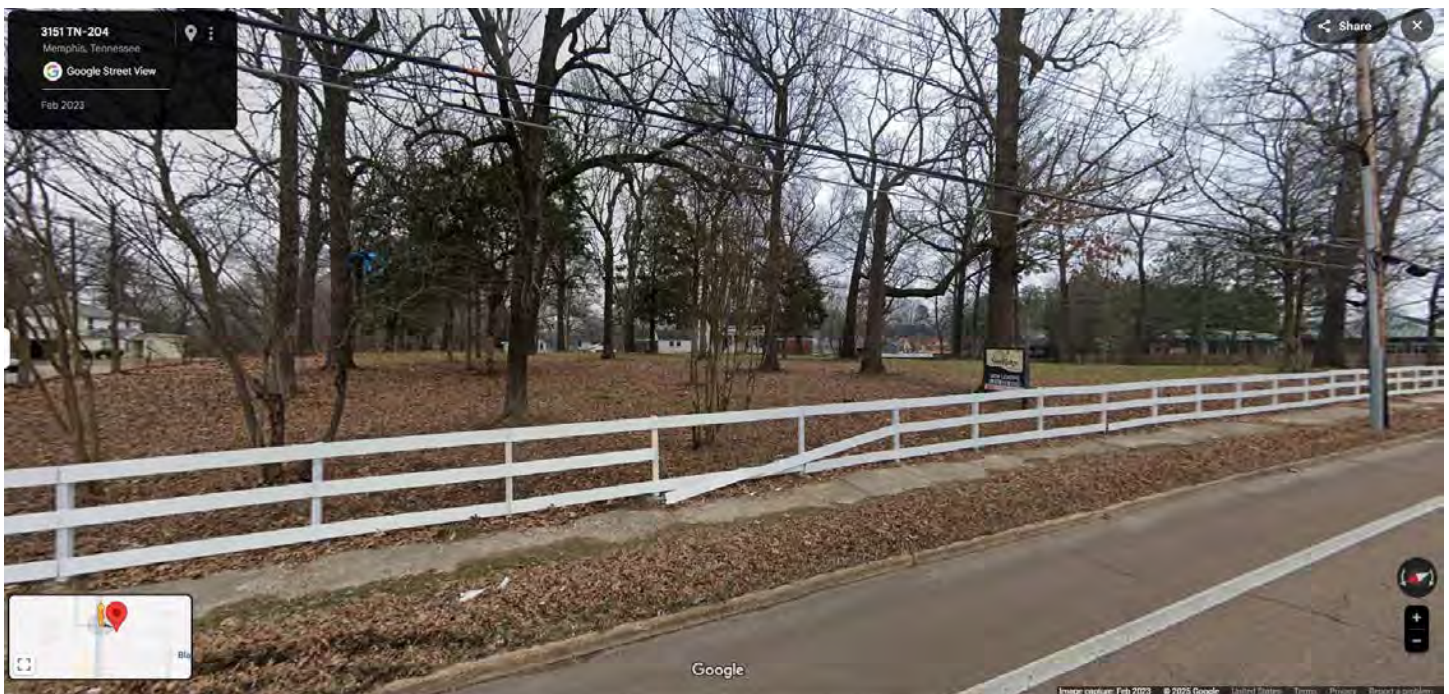
Subject property indicated by a pink star



**SITE PHOTOS**



View of subject property from Covington Pike looking West



View of subject property from Covington Pike looking West



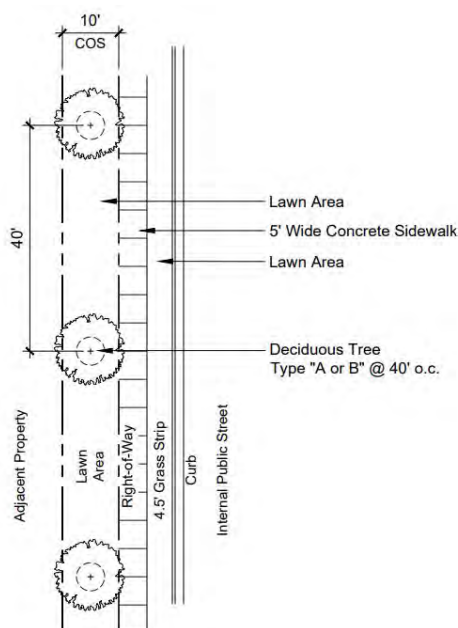


View of subject property from Covington Pike looking Northwest



View of subject property from Covington Pike looking Northwest

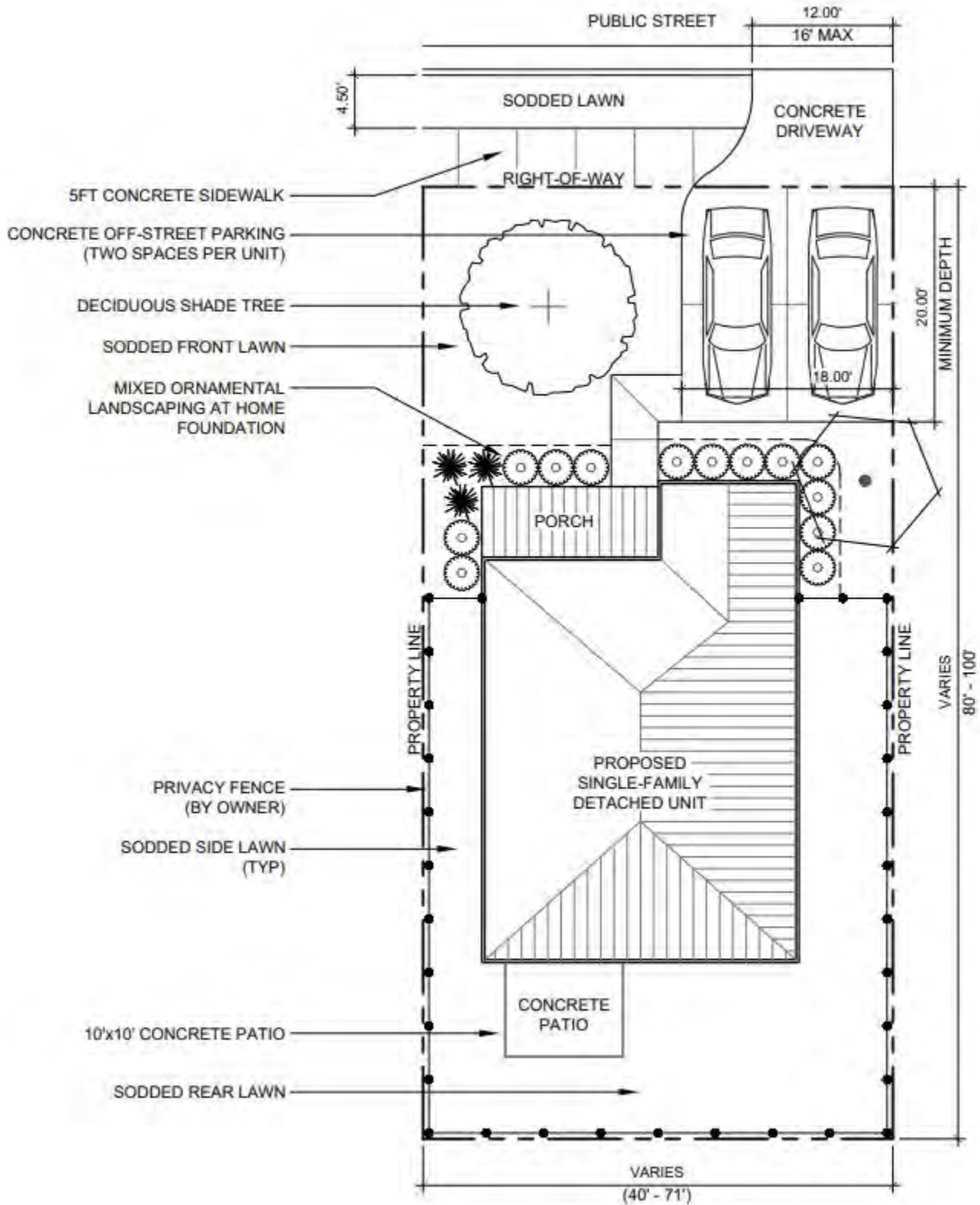


[illegible]
$$1'' = 20' - 0''$$

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

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

**TYPICAL LOT LAYOUT**





**ARCHITECTURAL STYLE INSPIRATION**









## CASE REVIEW

### Request

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

### Applicability

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

#### 4.10.2 Applicability

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

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

### General Provisions

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

#### 4.10.3 General Provisions

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

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

*current development policies and plans of the City and County.*

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

### **Residential Criteria**

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

#### **4.10.4 Planned Residential Developments**

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

##### **A. Formal Open Space**

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

##### **B. Accessibility of Site**

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

##### **C. Off-Street Parking**

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

##### **D. Pedestrian Circulation**

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

##### **E. Privacy**

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

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

**F. Distance Requirements**

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

**Approval Criteria**

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

**9.6.9 Approval Criteria**

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

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

**Site Details**

Address:

3156 Covington Pike

Parcel ID:

087051 00125

Area:

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

Description:

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

**Concept Plan Review**

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

**Analysis**

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

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

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

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

**RECOMMENDATION**

Staff recommends approval with outline plan conditions.

**Outline Plan Conditions**



Redbird Estate PD  
Preliminary Conditions

I. USES PERMITTED

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

II. BULK REGULATIONS

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

1. Tract or Lot (min)

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

2. Building

- a. Height (max ft.): 30ft
- b. Setback (min ft.)
  - i. Front:
    - Covington Pike: 20ft
    - Internal Roads: 25ft
  - ii. Side
    - Street: 10ft
    - Interior: 5ft
  - iii. Rear:
    - Standard: 15ft
    - Lots 13 & 14: 20ft
    - Lots 27 – 30: 25ft

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

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

III. ACCESS, PARKING, and CIRCULATION

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

- 1. All internal streets shall be public, classified as Minor Local.

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

D. Off-street Parking:

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

IV. UNDERGROUND UTILITY LINES

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

V. SIGNS

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

VI. PERIOD OF VALIDITY

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

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

VII. FINAL PLAN REQUIREMENTS

Any final plan shall include the following:

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

**DEPARTMENTAL COMMENTS**

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

|                                                 |                       |
|-------------------------------------------------|-----------------------|
| <b>City Engineer:</b>                           | See pages 28-29       |
| <b>City Fire Division:</b>                      | See page 30           |
| <b>City Real Estate:</b>                        | No comments received. |
| <b>County Health Department:</b>                | No comments received. |
| <b>Shelby County Schools:</b>                   | No comments received. |
| <b>Construction Code Enforcement:</b>           | No comments received. |
| <b>Memphis Light, Gas and Water:</b>            | No comments received. |
| <b>Office of Sustainability and Resilience:</b> | No comments received. |
| <b>Office of Comprehensive Planning:</b>        | See pages 31-33       |

**City Engineering**

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

**CASE 5: \* PD-25-009**

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

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

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

**Sewers:**

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

**Roads:**

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

**Traffic Control Provisions:**

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

**Curb Cuts/Access:**

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



CITY ENGINEERING COMMENTS TRC ONLY: 31 July 2025

DATE: 23 Jul 25

10. Will require engineering ASPR.

**Drainage:**

11. A grading and drainage plan for the site shall be submitted to the City Engineer for review and approval prior to recording of the final plat.
12. Drainage improvements, including possible on-site detention, shall be provided under a Standard Subdivision contract in accordance with Unified Development Code and the City of Memphis/Shelby County Storm Water Management Manual.
13. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.
14. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City and/or County Engineer. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City and/or County Engineer's Office. Such maintenance shall include, but not be limited to removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.
15. The developer should be aware of his obligation under 40 CFR 122.26(b)(14) and TCA 69-3-101 et. seq. to submit a Notice of Intent (NOI) to the Tennessee Division of Water Pollution Control to address the discharge of storm water associated with the clearing and grading activity on this site.

**General Notes:**

16. Development is greater than 1 acre and requires detention.

**Memphis Fire Department**



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

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

Case Number: PD 2025 009

Date Reviewed: 7/30/25

Reviewed by: J. Stinson

Address or Site Reference: 3156 Covington Pike

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

## Office of Comprehensive Planning

### Comprehensive Planning Review of Memphis 3.0 Consistency

---

This summary is being produced in response to the following application to support the Land Use and Development Services department in their recommendation: **PD 2025-009**

Site Address/Location: **3156 Covington Pike** (Parcel no. 087051 00125)  
Overlay District/Historic District/Flood Zone: **Not** located in an Overlay/Historic District or Flood Zone.  
Future Land Use Designation: Primarily Single-Unit Neighborhood (NS)  
Street Type: Parkway

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

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

#### 1. Future Land Use Planning Map



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

#### 2. Land Use Description/Intent

Primarily Single-Unit Neighborhood (NS) are residential neighborhoods consisting primarily of single-unit houses that are not near a Community Anchor. Graphic portrayal of NS is to the right.



**"NS" Form & Location Characteristics**

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

**"NS" Zoning Notes**

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

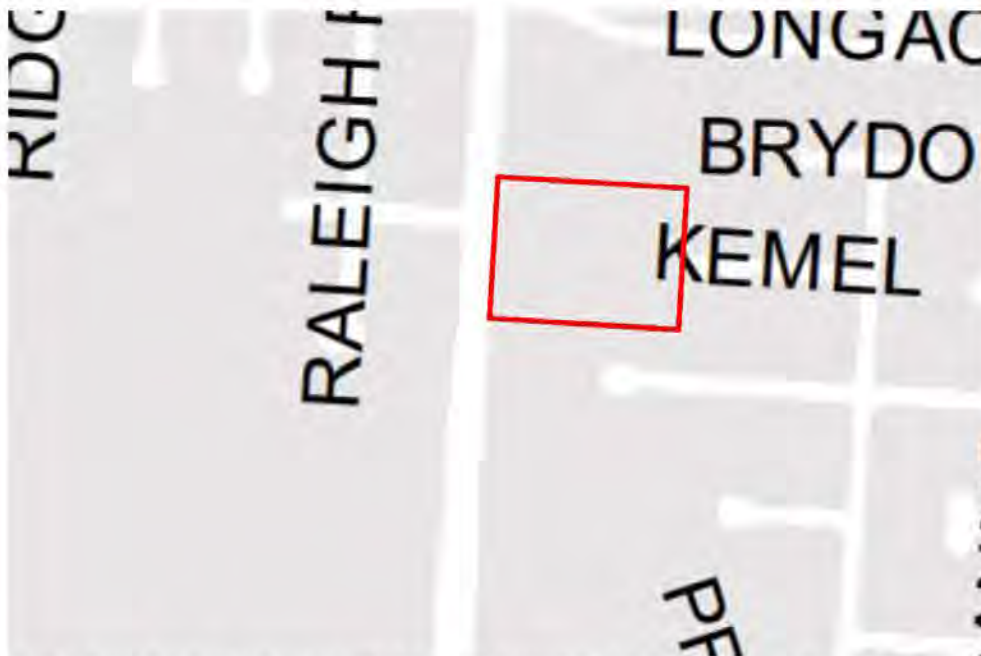
**Existing, Adjacent Land Use and Zoning**

Existing Land Use and Zoning: Residential, R-10

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

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

**Degree of Change Map**



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

**3. Degree of Change Description**

N/A



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

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

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

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

**Consistency Analysis Summary**

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

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

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

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

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

Summary Compiled by: Grayson Vincent, Comprehensive Planning.



MAILED PUBLIC NOTICE

## NOTICE OF PUBLIC HEARING

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

**CASE NUMBER:** PD 2025-009  
**ADDRESS:** 3156 Covington Pike  
**REQUEST:** Planned Development: 30 Single-Family detached cottage residential lots  
**APPLICANT:** Doug Windham

### Meeting Details

**Location:** Council Chambers  
City Hall 1st Floor  
125 N Main St.  
**Time:** 9:00 AM  
**Date:** Thursday, August 14, 2025

**Staff Planner Contact:**  
Travian Smith  
✉ Travian.Smith@memphistn.gov  
☎ (901) 636-6621



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



159 Notices Mailed 7/11/2025

**SIGN AFFIDAVIT**

**AFFIDAVIT**

Shelby County  
State of Tennessee

I, CORY BRADY, being duly sworn, depose and say that at 8:30 am/pm  
on the 31<sup>ST</sup> day of JULY, 2025, I posted 1 Public Notice Sign(s)  
pertaining to Case No. PD25-009 at 3156 COVINGTON PIKE,  
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.

Cory Brady  
Owner, Applicant or Representative

7/31/25  
Date

Subscribed and sworn to before me this 31<sup>st</sup> day of July, 2025.

Dwana Robinson  
Notary Public

My commission expires: Feb. 14, 2029



**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](http://www.develop901.com)

**Record Summary for Planned Development**

**Record Detail Information**

Record Type: Planned Development

Record Status: Pending

Opened Date: July 2, 2025

Record Number: PD 2025-009

Expiration Date:

Record Name: Redbird Estate Planned Development

Description of Work: A planned residential development establishing 30 single-family detached cottage  
residential lots.

Parent Record Number:

**Address:**

3156 COVINGTON PIKE, MEMPHIS, TN 38128

**Owner Information**

Primary Owner Name

Y SKEFOS JAMES

Owner Address

2884 WALNUT GROVE RD, MEMPHIS, TN 38111

Owner Phone

9014098183

**Parcel Information**

087051 00125

**Data Fields**

**PREAPPLICATION MEETING**

Name of DPD Planner

Jeffrey Penzes

Date of Meeting

05/18/2025

Pre-application Meeting Type

Phone

**GENERAL PROJECT INFORMATION**

Planned Development Type

New Planned Development (PD)

Previous Docket / Case Number

-

Medical Overlay / Uptown

No

If this development is located in unincorporated  
Shelby County, is the tract at least three acres?

N/A

GENERAL PROJECT INFORMATION

(Note a tract of less than three acres is not eligible for a planned development in unincorporated Shelby County)

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

No

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

N/A

APPROVAL CRITERIA

UDC Sub-Section 9.6.9A

The planned development proposed single-family residential uses in a single-family residential district. The proposed development is accessed via Covington Pike with no vehicular connection to adjacent established subdivisions. The proposed development will not have a substantial or undue adverse impact upon the adjacent properties.

UDC Sub-Section 9.6.9B

The project is designed in accordance with the governing regulations prescribed by the City's Unified Development Code. The proposed single-family residential use is compatible with the surrounding residential district and consistent with the recommendations of the Memphis 3.0 Comprehensive Plan. The project will not interfere with the development or use of adjacent property. The project is adequately served by all public infrastructure.

UDC Sub-Section 9.6.9C

UDC Sub-Section 9.6.9D

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

UDC Sub-Section 9.6.9E

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

UDC Sub-Section 9.6.9F

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

GENERAL PROVISIONS

UDC Sub-Section 4.10.3A

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

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

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

**GENERAL PROVISIONS**

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

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

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

Understood.

**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           | -  |

**Data Tables**

**AREA INFORMATION**

|                            |                       |
|----------------------------|-----------------------|
| Name:                      | Area A (Overall Site) |
| Size (Acres):              | 4.51                  |
| Existing Use of Property:  | SF Residential        |
| Requested Use of Property: | SF Residential        |



OWNER AFFIDAVIT



Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

OWNER: Includes the holder of legal title as well as holders of any equitable interest, such as trust beneficiaries, contract purchasers, option holders, lessees under leases having an unexpired term of at least ten years, and the like. Whenever a statement of ownership is required by the Memphis and Shelby County Unified Development Code, full disclosure of all legal and equitable interest in the property is required. Memphis and Shelby County Unified Development Code Section 12.3.1.

I, James Skefos (Print Name) James Skefos (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 3156 Covington Pike, Approximately 1300 feet north of Stage Road  
and further identified by Assessor's Parcel Number 087051 00125,

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

Subscribed and sworn to (or affirmed) before me this June day of 2025

Jessica P. Calderon  
Signature of Notary Public



April 29, 26  
My Commission Expires

LETTER OF INTENT

INTEGRATED LAND SOLUTIONS, pllc  
planning ▪ design ▪ landscape architecture

July 3, 2025

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

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

Mr. Ragsdale,

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

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

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

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

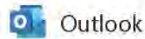
Respectfully,



Cory Brady, PLA, AICP  
Integrated Land Solutions, PLLC

## LETTERS RECEIVED

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



---

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

---

From K C <kittielala@gmail.com>  
Date Thu 7/24/2025 7:42 PM  
To Smith, Travian <Travian.Smith@memphistn.gov>

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

---

Dear Mr. Smith,

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

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

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

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

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

Thank you for your time and consideration.

Sincerely,  
Kacy Chambers





# Memphis and Shelby County Division of Planning and Development

East Service Center: 6465 Mullins Station Rd; Memphis,  
Tennessee 38134

Downtown Service Center: 125 N. Main Street;  
Memphis, Tennessee 38103

website: [www.develop901.com](http://www.develop901.com)

## Record Summary for Planned Development

### Record Detail Information

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Record Number: PD 2025-009

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Description of Work: A planned residential development establishing 30 single-family detached cottage residential lots.

Parent Record Number:

---

### Address:

3156 COVINGTON PIKE, MEMPHIS, TN 38128

### Owner Information

| Primary | Owner Name |
|---------|------------|
|---------|------------|

|   |              |
|---|--------------|
| Y | SKEFOS JAMES |
|---|--------------|

Owner Address

2884 WALNUT GROVE RD, MEMPHIS, TN 38111

Owner Phone

9014098183

---

### Parcel Information

087051 00125

---

### Data Fields

#### PREAPPLICATION MEETING

Name of DPD Planner

Jeffrey Penzes

Date of Meeting

05/18/2025

Pre-application Meeting Type

Phone

#### GENERAL PROJECT INFORMATION

Planned Development Type

New Planned Development (PD)

Previous Docket / Case Number

-

Medical Overlay / Uptown

No

If this development is located in unincorporated  
Shelby County, is the tract at least three acres?

N/A

## GENERAL PROJECT INFORMATION

(Note a tract of less than three acres is not eligible for a planned development in unincorporated Shelby County)

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

No

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

N/A

## APPROVAL CRITERIA

UDC Sub-Section 9.6.9A

The planned development proposed single-family residential uses in a single-family residential district. The proposed development is accessed via Covington Pike with no vehicular connection to adjacent established subdivisions. The proposed development will not have a substantial or undue adverse impact upon the adjacent properties.

UDC Sub-Section 9.6.9B

The project is designed in accordance with the governing regulations prescribed by the City's Unified Development Code. The proposed single-family residential use is compatible with the surrounding residential district and consistent with the recommendations of the Memphis 3.0 Comprehensive Plan. The project will not interfere with the development or use of adjacent property. The project is adequately served by all public infrastructure.

UDC Sub-Section 9.6.9C

UDC Sub-Section 9.6.9D

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

UDC Sub-Section 9.6.9E

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

UDC Sub-Section 9.6.9F

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

## GENERAL PROVISIONS

UDC Sub-Section 4.10.3A

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

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

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



## GENERAL PROVISIONS

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

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

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

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

## GIS INFORMATION

|                                       |    |
|---------------------------------------|----|
| Case Layer                            | -  |
| Central Business Improvement District | 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           | -  |

## Data Tables

### AREA INFORMATION

|                            |                       |
|----------------------------|-----------------------|
| Name:                      | Area A (Overall Site) |
| Size (Acres):              | 4.51                  |
| Existing Use of Property:  | SF Residential        |
| Requested Use of Property: | SF Residential        |

---

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

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

Understood.

## Contact Information

---

**Name**

DOUG WINDHAM

**Contact Type**

APPLICANT

**Address****Phone**

(901)870-7200

**Name**

JOE WISEMAN

**Contact Type**ARCHITECT / ENGINEER /  
SURVEYOR**Address****Phone**

(901)362-2345

**Name**

JAMES SKEFOS

**Contact Type**PROPERTY OWNER OF  
RECORD**Address****Phone**

(901)409-8183

**Name**

CORY BRADY

**Contact Type**

REPRESENTATIVE

**Address****Phone**

(901)493-6996

## Fee Information

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

Total Fee Invoiced: \$1,539.00

Total Balance: \$0.00

## Payment Information

**Payment Amount**

\$1,539.00

**Method of Payment**

Credit Card





I. USES PERMITTED

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

II. BULK REGULATIONS

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

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

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

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

III. ACCESS, PARKING, and CIRCULATION

- A. One (1) point of vehicular access shall be permitted along Covington Pike.

- B. Lots 27-30: Vehicular access shall be prohibited along Covington Pike.

- C. Roadway Right-Of-Way and Improvements:

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

- D. Off-street Parking:

1. A minimum of two (2) off-street parking spaces shall be required for each unit as generally illustrated on the Standard Lot Illustration;
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4. All driveways and parking areas shall be concrete;
5. Driveways may be no wider than 16 feet at the right-of-way line;
6. The minimum distance from a driveway access point to an intersection shall be 20 feet;
7. Parking must be located so that no vehicle, when parked, will have any portion of such vehicle overhanging or encroaching on pedestrian or vehicular travel paths.

IV. UNDERGROUND UTILITY LINES

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

V. SIGNS

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

VI. PERIOD OF VALIDITY

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

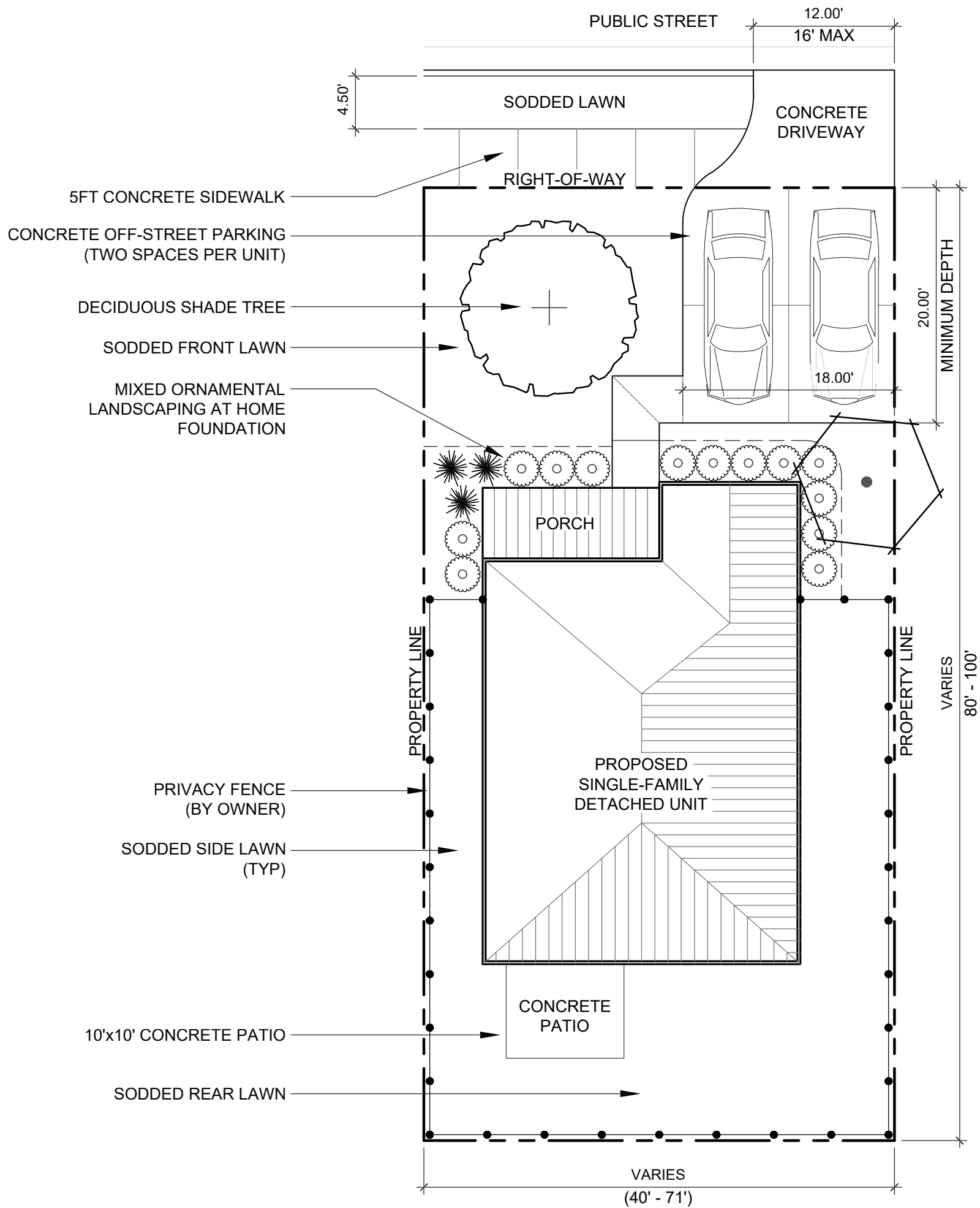
- B. Time extensions. Where applicable, an application for a time extension may be filed as a Major Modification subject to Paragraph 9.6.11E(2). An application for a time extension shall be filed prior to the date of expiration and shall be subject to the provisions of Chapter 9.16.

VII.FINAL PLAN REQUIREMENTS

Any final plan shall include the following:

- A. The approved outline plan conditions.
- B. A standard subdivision contract for any needed public improvements.
- C. The exact location and dimension including height, of all buildings or buildable areas, parking areas and number of parking spaces, drives, required landscaping, and building elevations and building materials.
- D. A rendering, including plan view and elevations, of any proposed development identification signs showing the height, dimensions, and design thereof.
- E. The location and ownership, whether public or private, of any easement.

- F. The following note shall be placed on the final plat of any development requiring on-site stormwater detention facilities: The area denoted by "Reserve for Stormwater Detention" shall not be used as a building site or filled without first obtaining written permission from the City Engineer. The stormwater detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners' associations. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City Engineer's Office. Such Maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris and trash; moving; outlet cleaning; and repair of drainage structures.



STANDARD LOT ILLUSTRATION  
1" = 10'-0"

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

| Parcel Curve Table |        |        |       |                 |              |
|--------------------|--------|--------|-------|-----------------|--------------|
| Curve #            | Length | Radius | Delta | Chord Direction | Chord Length |
| C3                 | 23.70  | 15.00  | 90.52 | S41° 45' 10"E   | 21.31        |
| C4                 | 28.16  | 18.00  | 89.64 | N48° 10' 06"E   | 25.38        |
| C5                 | 103.32 | 66.00  | 89.69 | S48° 11' 41"W   | 93.09        |
| C6                 | 44.68  | 66.00  | 38.79 | N67° 34' 03"W   | 43.83        |
| C7                 | 35.45  | 66.00  | 30.78 | N32° 47' 08"W   | 35.03        |
| C8                 | 24.08  | 66.00  | 20.90 | N6° 56' 40"W    | 23.95        |
| C9                 | 28.44  | 18.00  | 90.52 | N41° 45' 10"W   | 25.57        |
| C10                | 23.43  | 15.00  | 89.48 | S48° 14' 50"W   | 21.12        |
| C11                | 28.11  | 18.00  | 89.48 | S48° 14' 50"W   | 25.34        |
| C12                | 28.39  | 18.00  | 90.36 | N41° 49' 54"W   | 25.54        |
| C13                | 28.18  | 18.00  | 89.69 | N48° 11' 41"E   | 25.39        |
| C14                | 28.42  | 18.00  | 90.47 | S41° 43' 35"E   | 25.56        |

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

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



**Renaissance  
Group**

9700 Village Circle, Ste 100  
Lakeland, TN 38002  
901.332.5533

OUTLINE PLAN - CONDITIONS

REDBIRD ESTATE PD

|                                                                                         |                                  |                                                                                             |  |
|-----------------------------------------------------------------------------------------|----------------------------------|---------------------------------------------------------------------------------------------|--|
| CASE NUMBER: PD ##-###                                                                  |                                  | FORMER CASE NUMBERS:                                                                        |  |
| MEMPHIS, TENNESSEE                                                                      |                                  |                                                                                             |  |
| NUMBER OF LOTS: 30                                                                      | ACREAGE: 4.51 ACRES              | PARCEL ID: 087051 00125                                                                     |  |
| DEVELOPER: REDBIRD GUIDANCE, LLC<br>150 TIMBERCREEK DR., SUITE #9<br>MEMPHIS, TN. 38018 |                                  | ENGINEERING: RENAISSANCE GROUP, INC.<br>9700 VILLAGE CIRCLE, STE. 100<br>LAKELAND, TN 38002 |  |
| 100 YEAR FLOOD ELEV: N/A                                                                | FEMA MAP PANEL No. 470177 0285 F | FEMA MAP DATE: 9/28/2007                                                                    |  |
| JULY 3, 2025                                                                            | SCALE: 1" = 40'                  | SHEET 02 of 03                                                                              |  |







J. RYAN DUFFY  
ARCHITECT  






207



# INTEGRATED LAND SOLUTIONS, pllc

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planning ▪ design ▪ landscape architecture

July 3, 2025

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

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

Mr. Ragsdale,

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

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

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

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

Respectfully,



Cory Brady, PLA, AICP  
Integrated Land Solutions, PLLC

Redbird Estate PD  
Preliminary Conditions

I. USES PERMITTED

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

II. BULK REGULATIONS

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

1. Tract or Lot (min)

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

2. Building

- a. Height (max ft.): 30ft
- b. Setback (min ft.)
  - i. Front:
    - Covington Pike: 20ft
    - Internal Roads: 25ft
  - ii. Side
    - Street: 20ft
    - Interior: 5ft
  - iii. Rear:
    - Standard: 15ft
    - Lots 13 & 14: 20ft
    - Lots 27 – 30: 25ft

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

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

III. ACCESS, PARKING, and CIRCULATION

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

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

**D. Off-street Parking:**

1. A minimum of two (2) off-street parking spaces shall be required for each unit as generally illustrated on the Standard Lot Illustration;
2. Garages and/or carports are permitted, although not required;
3. Parking pads, having a minimum depth of 20 feet when measured from the right-of-way line, shall be permitted within the front yard setback, between the front façade and right-of-way line;
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**V. SIGNS**

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



## VI. PERIOD OF VALIDITY

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

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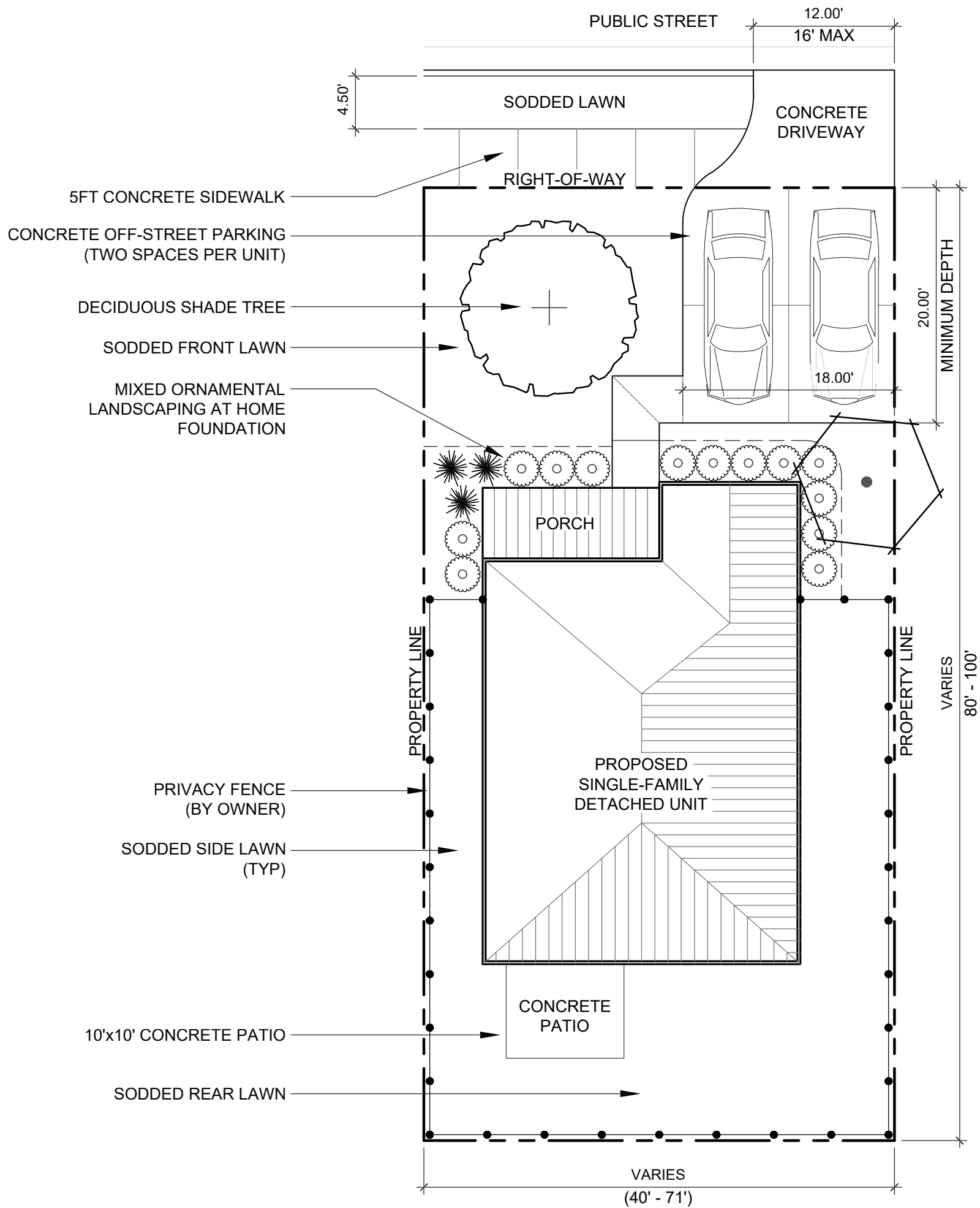
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STANDARD LOT ILLUSTRATION

1" = 10'-0"

| Street Centerline Curve Table |        |        |       |                 |              |
|-------------------------------|--------|--------|-------|-----------------|--------------|
| Curve #                       | Length | Radius | Delta | Chord Direction | Chord Length |
| C1                            | 66.32  | 42.00  | 90.47 | S41° 43' 35"E   | 59.64        |
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|-------------------|---------|
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| 3                 | 4050.00 |
| 4                 | 4050.00 |
| 5                 | 4050.00 |
| 6                 | 4050.00 |
| 7                 | 4050.00 |
| 8                 | 5061.66 |
| 9                 | 4531.63 |
| 10                | 4500.00 |
| 11                | 4500.00 |
| 12                | 4500.00 |
| 13                | 5500.00 |
| 14                | 4500.00 |
| 15                | 3984.58 |
| 16                | 3264.96 |
| 17                | 3264.96 |
| 18                | 3264.96 |

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



**Renaissance  
Group**

9700 Village Circle, Ste 100  
Lakeland, TN 38002  
901.332.5533

OUTLINE PLAN - CONDITIONS

REDBIRD ESTATE PD

|                                                                                         |                                  |                                                                                             |  |
|-----------------------------------------------------------------------------------------|----------------------------------|---------------------------------------------------------------------------------------------|--|
| CASE NUMBER: PD #-#-###                                                                 |                                  | FORMER CASE NUMBERS:                                                                        |  |
| MEMPHIS, TENNESSEE                                                                      |                                  |                                                                                             |  |
| NUMBER OF LOTS: 30                                                                      | ACREAGE: 4.51 ACRES              | PARCEL ID: 087051 00125                                                                     |  |
| DEVELOPER: REDBIRD GUIDANCE, LLC<br>150 TIMBERCREEK DR., SUITE #9<br>MEMPHIS, TN. 38018 |                                  | ENGINEERING: RENAISSANCE GROUP, INC.<br>9700 VILLAGE CIRCLE, STE. 100<br>LAKELAND, TN 38002 |  |
| 100 YEAR FLOOD ELEV: N/A                                                                | FEMA MAP PANEL No. 470177 0285 F | FEMA MAP DATE: 9/28/2007                                                                    |  |
| JULY 3, 2025                                                                            | SCALE: 1" = 40'                  | SHEET 02 of 03                                                                              |  |

ADAMS BRENDA C  
5198 WREN CV #  
MEMPHIS TN 38134

AKINES ROBERT D & JULIET A  
3153 WOOD THRUSH DR #  
MEMPHIS TN 38134

AMERICAN ESTATE & TRUST LC FBO LINDA  
6900 WESTCLIFF DR #603  
LAS VEGAS NV 89145

AMNL ASSET CO 3 LLC  
5001 PLAZA ON THE LAKE #200  
AUSTIN TX 78746

ARC RENTAL MSR I LLC  
150 GREENWICH ST #51  
NEW YORK NY 10007

ARENILLAS ALMA L  
3102 RALEIGH RIDGE CV #  
MEMPHIS TN 38128

ARMM ASSET COMPANY 2 LLC  
5001 PLAZA ON THE LAKE #200  
AUSTIN TX 78746

ASH TANJA M  
3184 RIDGE MEADOW CV #  
MEMPHIS TN 38128

ASKEW SHALUNDA  
3135 CORINGTON PIKE #  
MEMPHIS TN 38128

BAF ASSETS LLC  
5001 PLAZA ON THE LAKE #200  
AUSTIN TX 78746

BAILEY TINA L  
3198 RALEIGH RIDGE DR #  
MEMPHIS TN 38128

BEARD BRINDA A W  
3136 RALEIGH RIDGE CV #  
MEMPHIS TN 38128

BELL ESPERANZA L & RONSHEA  
5136 WOOD THRUSH CV #  
MEMPHIS TN 38134

BELL GWENDOLYN M  
3205 COVINGTON PIKE #  
MEMPHIS TN 38128

BELL MARK L & DANIELLE Y  
3146 WOOD THRUSH DR #  
MEMPHIS TN 38134

BENNETT JERRY & MELVINA  
5124 LONGACRE AVE #  
MEMPHIS TN 38134

BLACKBURN HELEN H  
5095 LONGACRE AVE #  
MEMPHIS TN 38134

BLANTON KAMIKA M  
5104 BLACKWELL RD #  
MEMPHIS TN 38134

BLED SOE DENITA  
3180 RIDGE MEADOW CV #  
MEMPHIS TN 38128

BLOCK GERALD E AND BARBARA J BLOCK  
8828 WINE VALLEY CIR #  
SAN JOSE CA 95135

BORNER MARY O  
5087 LONGACRE #  
MEMPHIS TN 38134

BRANDON LIEN T  
3213 COVINGTON PIKE #  
MEMPHIS TN 38128

BREVARD ROSALYN  
3192 RIDGE MEADOW CV #  
MEMPHIS TN 38128

BRIGGS ANDREA S  
5156 WOOD THURSH CV #  
MEMPHIS TN 38134

BROWN WILLIAM C JR & SANDRA P  
5156 BLACKWELL RD #  
MEMPHIS TN 38134

BROWNING APRIL AND ANGELA HOPPER  
5139 LONGACRE AVE #  
MEMPHIS TN 38134

BUCHANAN ROY G  
3165 RALEIGH RIDGE DR #  
MEMPHIS TN 38128

CAMBALIZA LINO AND THANH CAMBALIZA  
25 MISTLETOE #  
RANCHO SANTA MARGARITA CA 92688

CARTER ROGER & SHAWNA  
5166 BRYDON DR #  
MEMPHIS TN 38134

CASE MANAGEMENT INC  
3171 DIRECTORS ROW #  
MEMPHIS TN 38131

CATRON JAMES  
5203 ORIOLE CV #  
BARTLETT TN 38134

CED INVESTMENTS LLC  
39 AMY LEIGH DR #  
DRUMMONDS TN 38023

CHAMBERS KACY  
5111 BLACKWELL RD #  
MEMPHIS TN 38134

CHAMBERS REGINALD & TALINA  
5156 KEMEL LN #  
MEMPHIS TN 38134

CHAPPLE BRUCE & SHANETTE  
5128 KEMEL LN #  
MEMPHIS TN 38134

CHASTAIN ADA J  
5075 LONGACRE AVE #  
MEMPHIS TN 38134

CHERRY TOMMY AND MIKE RUTLEDGE  
5204 ORIOLE CV #  
BARTLETT TN 38134

CISNEROS PEDRO R  
6183 GUFFIN CV #  
BARTLETT TN 38135

CLARK PAUL S & BRENDA H  
5147 LONGACRE AVE #  
MEMPHIS TN 38134

CLAY HOWARD M JR  
3155 RALEIGH RIDGE DR #  
MEMPHIS TN 38128

COLLIER MARY B  
3126 RALEIGH RIDGE CV #  
MEMPHIS TN 38128

CONWAY-LEAKE ANGELA TRUST  
5185 LONGACRE AVE #  
MEMPHIS TN 38134

COVINGTON PIKE TRUST  
3225 MCLEOD DR #777  
LAS VEGAS NV 89121

CUMMINGS TOSHEKIA & MARLON  
5184 BRYDON DR #  
MEMPHIS TN 38134

DAVIS JOHN M & JANICE B  
3109 WOOD THRUSH DR #  
MEMPHIS TN 38134

DODDS DARRELL D & JOYCE E  
5105 BLACKWELL RD #  
MEMPHIS TN 38134

DUCKWORTH ALLEN & RIKKISHA  
5135 WOOD THRUSH CV #  
MEMPHIS TN 38134

EAST SIDE BAPTIST CHURCH INC  
3232 COVINGTON PIKE #  
MEMPHIS TN 38128

EAST SIDE BAPTIST CHURCH TRS  
3232 COVINGTON PIKE #  
MEMPHIS TN 38134

ELLINGTON JEFFERY A AND DONNA G  
5157 BRYDON DR #  
MEMPHIS TN 38134

FARSI SALA & CLARE MCTERNAN  
19366 ROSITA ST #  
TARZANA CA 91356

FKH SFR PROPCO I LP  
1850 PARKWAY PKWY #900  
MARIETTA GA 30067

FRAZIER CALVIN E & DORIS B  
5190 BRYDON DR #  
MEMPHIS TN 38134

FREEMAN ANGELA  
5138 KEMEL LN #  
MEMPHIS TN 38134

FUENTES JOSE O & VANESSA ORTIZ  
3175 RIDGE MEADOW CV #  
MEMPHIS TN 38128

GARDNER LAKENDRICK & SHENIKA W  
3163 COVINGTON PIKE #  
MEMPHIS TN 38128

GAY THOMAS F  
3172 RALEIGH RIDGE DR #  
MEMPHIS TN 38128

GOLDEN JEROME E  
5177 LONGACRE AVE #  
MEMPHIS TN 38134

GOLDSTAR HOMES LLC  
3840 WINCHESTER RD #  
MEMPHIS TN 38118

GONZALEZ JOSE R  
5127 BLACKWELL RD #  
MEMPHIS TN 38134



GORMAN LOWELL A  
5163 LONGACRE AVE #  
MEMPHIS TN 38134

GREEN-THREAT BETTY  
3190 RALEIGH RIDGE DR #  
MEMPHIS TN 38128

GRIFFIN CYNTHIA M  
3115 COVINGTON PIKE #  
MEMPHIS TN 38128

GRIFFIN HOKE D & DONNA J  
3064 WOOD THRUSH DR #  
MEMPHIS TN 38134

HALL LAWRENCE R & JANIE M  
3154 WOOD THRUSH DR #  
MEMPHIS TN 38134

HARPER KEITH  
5136 BLACKWELL RD #  
MEMPHIS TN 38134

HARRIS DORIS J  
3861 CAPRICORN CV #  
MEMPHIS TN 38128

HARRIS JUAQUATTA  
5157 BLACKWELL RD #  
MEMPHIS TN 38134

HARRIS LARRY R & CAROLYN J  
5101 BLACKWELL RD #  
MEMPHIS TN 38134

HART SANDRA T  
5166 LONGACRE AVE #  
MEMPHIS TN 38134

HEALTH EDUCATION AND HOUSING FACILITY  
PO BOX 683633 #  
PARK CITY UT 84068

HILL LARRY K  
5158 LONGACRE AVE #  
MEMPHIS TN 38134

HOLLAND JIMMY L & ALMA K  
5147 KEMEL LN #  
MEMPHIS TN 38134

HOLLOWAY JOYCE E ROVOCABLE LIVING TRUST  
5118 BLACKWELL RD #  
MEMPHIS TN 38134

HOME SFR BORROWER IV LLC  
PO BOX 4090 BLVD #  
SCOTTSDALE AZ 85261

HUNT LARRY AND BRENDA HUNT  
3125 COVINGTON PIKE #  
MEMPHIS TN 38128

HUNTER BONNIE J  
5129 KEMEL LN #  
MEMPHIS TN 38134

HUNTER BURT & AMELIA  
5139 KEMEL LN #  
MEMPHIS TN 38134

ISABEL MERYL L  
3074 WOOD THRUSH DR #  
MEMPHIS TN 38134

ISOM STEPHANIE K  
3135 RALEIGH RIDGE CV #  
MEMPHIS TN 38128

IVORY SANDY  
3153 COVINGTON PIKE #  
MEMPHIS TN 38128

IZENBERG SCOTT  
331 S YATES RD #  
MEMPHIS TN 38120

JANOVICH JOHN R & SHIRLEY T  
5192 BLACKWELL RD #  
MEMPHIS TN 38134

JANOVICH SHIRLEY T AND JOHN R JANOVICH  
5192 BLACKWELL RD #  
MEMPHIS TN 38134

JENNINGS THEODORE M AND DERRICK D  
3105 RALEIGH RIDGE CV #  
MEMPHIS TN 38128

JOHNSON CAMERON R & KATINA D  
3154 RALEIGH RIDGE DR #  
MEMPHIS TN 38128

JOHNSON UNDREA N  
3223 COVINGTON PIKE #  
MEMPHIS TN 38128

JONES GWENDOLYN M  
3087 WOOD THRUSH DR #  
MEMPHIS TN 38134

JONES WILLIE A  
5155 WOOD THRUSH CV #  
MEMPHIS TN 38134

KALAPU TABITHA T AND VALENTINA RAMIREZ  
3095 COVINGTON PIKE #  
MEMPHIS TN 38128

KENT-ELION ANITA  
5200 ORIOLE CV #  
MEMPHIS TN 38134

LE DIEM H AND NHUNG H LE (RS)  
3171 COVINGTON PIKE #  
MEMPHIS TN 38128

LISKEY PATRICK S  
838 N LEMON ST #  
ANAHEIM CA 92805

LITTLE ANTHONY  
3106 RALEIGH RIDGE CV #  
MEMPHIS TN 38128

MCCLELLAN ROSEMARY  
5101 LONGACRE AVE #  
MEMPHIS TN 38134

MCCOOL MARY G  
5157 KEMEL LN #  
MEMPHIS TN 38134

MCMAHON BARBARA M  
5169 LONGACRE AVE #  
MEMPHIS TN 38134

MEDICOS GENERAL PLLC  
6575 BLACK THORNE CV #  
MEMPHIS TN 38119

MEDICOS GENERAL PLLC  
3040 COVINGTON PIKE #  
MEMPHIS TN 38128

MERCY INVESTMENTS AND TREJO F I YANETH  
3121 RALEIGH RIDGE CV #  
MEMPHIS TN 38128

MILLER CURTIS & REGINA B  
5146 KEMEL LN #  
MEMPHIS TN 38134

MONTOYA JUAN C  
8160 SHALLOW GLEN TRL #  
CORDOVA TN 38016

MORRISON IRIS  
5125 LONGACRE AVE #  
MEMPHIS TN 38134

MOSES VERITA  
5110 BLACKWELL RD #  
MEMPHIS TN 38134

MULLINS KENTON  
15002 WINDWARD DR #802  
CORPUS CHRISTI TX 78418

MURDOCH MARK A  
5100 BLACKWELL RD #  
MEMPHIS TN 38134

NEWSOM ROBERT R REVOCABLE LIVING TRUST  
5126 BLACKWELL RD #  
MEMPHIS TN 38134

NGUYEN KIEN V AND CHAU T NGUYEN AND LAI  
3105 COVINGTON PIKE #  
MEMPHIS TN 38128

NGUYEN THANH  
204 SANTA FE TRL #2007  
IRVING TX 75063

NULL JUSTIN K  
5145 WOOD THRUSH CV #  
MEMPHIS TN 38134

O'NEAL KORI  
5014 GOLIGHTLY DR #  
MEMPHIS TN 38128

ONTO KEITH  
1227 JOHNSON AVE #  
POINT PLEASANT BEACH NJ 08742

ORION FEDERAL CREDIT UNION  
400 MONROE AVE #  
MEMPHIS TN 38103

PAD TO HAVE LLC  
823 HILLVIEW HTS #  
NASHVILLE TN 37294

PANORAMA HOLDINGS LLC  
1401 NW 122ND AVE #  
PLANTATION FL 33323

PARK PLACE PROPERTIES OF NEBRASKA LLC  
3549 S 210TH AVE #  
ELKHORN NE 68022

PARRY MARY A  
3220 LONGACRE CV #  
MEMPHIS TN 38134

PATTERSON CHARLES E & FREDDIE M  
3075 WOOD THRUSH DR #  
MEMPHIS TN 38134

PERRY ANDERSON W & BARBARA A  
3215 RALEIGH RIDGE DR #  
MEMPHIS TN 38128

PETTIES FAMILY REVOCABLE TRUST  
1654 ST ELMO AVE #  
MEMPHIS TN 38127

|                                                                                      |                                                                                |                                                                                        |
|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| PHILIPPIANS V MULTI-MINISTRY CENTER INC<br>3170 COVINGTON PIKE #<br>MEMPHIS TN 38128 | PHILLIPS KEVIN G<br>3206 RALEIGH RIDGE DR #<br>MEMPHIS TN 38128                | POSADA JOSE M R & GABRIELLE R WALDO<br>5013 GOLIGHTLY DR #<br>MEMPHIS TN 38128         |
| POWELL FAMILY REVOCABLE TRUST<br>5191 BLACKWELL RD #<br>MEMPHIS TN 38134             | PRIME1 INVESTMENT PROPERTIES LLC<br>744 CROSSOVER LN #<br>MEMPHIS TN 38117     | RANDLE KEVIN S AND JESSIE M RANDLE (RS)<br>3183 RALEIGH RIDGE DR #<br>MEMPHIS TN 38128 |
| REVEN HOUSING TENNESSEE LLC<br>PO BOX 19201 #<br>JACKSONVILLE FL 32245               | RK CAPTIAL INVESTMENTS LLC<br>6329 STATE ROAD 54 #<br>NEW PORT RICHEY FL 34653 | ROBINSON URSULA P<br>3090 WOOD THRUSH DR #<br>MEMPHIS TN 38134                         |
| RODNEY CAMELLIA & WILLIAM<br>6575 BLACK THORN CV #<br>MEMPHIS TN 38119               | RODNEY JOHN R & DIANA A ACOSTA<br>5126 WOOD THRUSH CV #<br>MEMPHIS TN 38134    | ROWBERRY JAN<br>5137 BLACKWELL RD #<br>MEMPHIS TN 38134                                |
| RS RENTAL I LLC<br>1955 S VAL VISTA DR #126<br>MESA AZ 85204                         | SANCHEZ GERARDO<br>3231 COVINGTON PIKE #<br>MEMPHIS TN 38128                   | SANDERS CHRISTOPHER<br>3189 COVINGTON PIKE #<br>MEMPHIS TN 38128                       |
| SAWYER ROBERT & MARCELLA P<br>3175 RALEIGH RIDGE DR #<br>MEMPHIS TN 38128            | SHAW ALISA M<br>5023 RIDGE TREE DR #<br>MEMPHIS TN 38128                       | SKEFOS JAMES<br>2884 WALNUT GROVE RD #<br>MEMPHIS TN 38111                             |
| SMITH WILLIE JR<br>5119 BLACKWELL RD #<br>MEMPHIS TN 38134                           | SMPO DEVELOPMENT LLC<br>5858 RIDGEWAY CENTER PKWY #<br>MEMPHIS TN 38120        | STEPHENS JESSE M<br>5193 LONGACRE AVE #<br>BARTLETT TN 38134                           |
| STOUT THOMAS & HATTIE M<br>5011 RIDGE TREE DR #<br>MEMPHIS TN 38128                  | STR RESTAURANT GROUP LLC<br>6250 GREEN MEADOWS RD #<br>MEMPHIS TN 38120        | STUBBS JANICE M<br>3123 WOOD THRUSH DR #<br>MEMPHIS TN 38134                           |
| TACO BELL OF AMERICA INC<br>PO BOX 80615 #<br>INDIANAPOLIS IN 46280                  | TATUM LITA & LUTHER<br>3200 LONGACRE CV #<br>MEMPHIS TN 38134                  | TAYLOR CHARLES D & ELAINE<br>3138 WOOD THRUSH DR #<br>MEMPHIS TN 38134                 |
| TAYLOR MICHAEL<br>5147 BLACKWELL RD #<br>MEMPHIS TN 38134                            | THORNHILL PATRICK A & JANICE S<br>3191 RALEIGH RIDGE DR #<br>MEMPHIS TN 38128  | TRIMMER DOROTHY D AND EDWIN D LACKEY<br>5109 LONGACRE AVE #<br>MEMPHIS TN 38134        |

TYLER DANA N  
3211 BRANWOOD CV #  
MEMPHIS TN 38134

TYSON COMER  
3143 WOOD THRUSH DR #  
MEMPHIS TN 38134

VEGA ALEXANDER M & HERMANN CONTRERAS  
5146 BLACKWELL RD #  
MEMPHIS TN 38134

VERGHO JOSEPH D AND EMILY A VERGHO  
3216 LONGACRE CV #  
MEMPHIS TN 38134

VINEBROOK HOMES BORROWER 1 LLC  
3500 PARK CENTER DR #100  
DAYTON OH 45414

WASHINGTON ELBERT JR  
3181 COVINGTON PIKE #  
MEMPHIS TN 38128

WHITMORE JERRY & SHIRLEY  
4398 JANICE #  
MEMPHIS TN 38122

WILLIAMS GREGG & KATHY  
3080 WOOD THRUSH DR #  
MEMPHIS TN 38134

WILLIAMS JESSE & JENNIFER  
5133 LONGACRE AVE #  
MEMPHIS TN 38134



# MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

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

## Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

OWNER: Includes the holder of legal title as well as holders of any equitable interest, such as trust beneficiaries, contract purchasers, option holders, lessees under leases having an unexpired term of at least ten years, and the like. Whenever a statement of ownership is required by the Memphis and Shelby County Unified Development Code, full disclosure of all legal and equitable interest in the property is required. Memphis and Shelby County Unified Development Code Section 12.3.1.

I, James Skelos  
(Print Name)

[Signature]  
(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 3156 Covington Pike, Approximately 1300 feet north of Stage Road

and further identified by Assessor's Parcel Number 087051 00125,

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

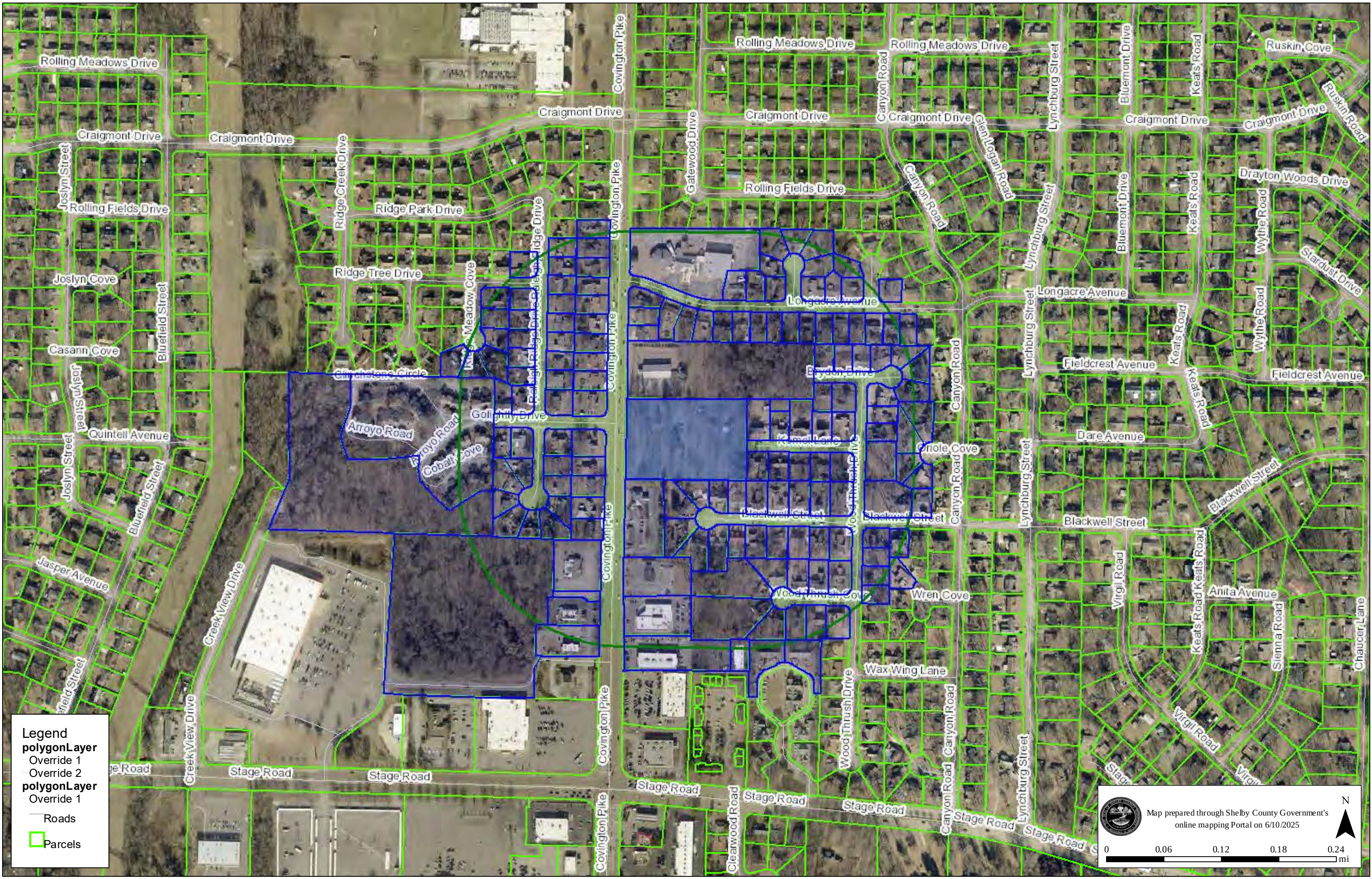
Subscribed and sworn to (or affirmed) before me this June day of 2025

Jessica P Calderon  
Signature of Notary Public



April 29, 26  
My Commission Expires





**Legend**

**polygonLayer**

- Override 1
- Override 2

**polygonLayer**

- Override 1

— Roads

▭ Parcels

 Map prepared through Shelby County Government's online mapping Portal on 6/10/2025

0 0.06 0.12 0.18 0.24 mi

N





# Shelby County Tennessee

## *Shelandra Y Ford*

Shelby County Register

---

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



201906120057748

06/12/2019 - 01:47:25 PM

|                                |           |
|--------------------------------|-----------|
| 3 PGS                          |           |
| LACI 1878258 - 201906120057748 |           |
| VALUE                          | 110000.00 |
| MORTGAGE TAX                   | 0.00      |
| TRANSFER TAX                   | 407.00    |
| RECORDING FEE                  | 15.00     |
| DP FEE                         | 2.00      |
| REGISTER'S FEE                 | 1.00      |
| TOTAL AMOUNT                   | 425.00    |

**SHELANDRA Y FORD**

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

This instrument prepared by:  
James O. Parker  
756 East Brookhaven Circle  
Memphis, TN 38117

Tax Parcel No. : 0870751 00125

### WARRANTY DEED

THIS INDENTURE, made and entered into this 11th day of June, 2019, by and between SALAM WAHAB, party of the first part, and JAMES SKEFOS party of the second part,

WITNESSETH: That for and in consideration of ten dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell and convey and confirm unto the said party of the second part the following described real estate, situated and being in City of Memphis, Shelby County, State of Tennessee, to-wit:

SEE ATTACHMENT "A" HERETO FOR THE DESCRIPTION OF SAID PROPERTY

Being the same property as that conveyed to Salam Wahab by Warranty Deed of record as instrument Nos. 15032020 and 15032021 in the Shelby County, Tennessee, Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered except for Shelby County and City of Memphis property taxes for 2019 and beyond which the party of the second part assumes and agrees to pay; Building Lines, Subdivision Restrictions, and Easements of record and particularly Easement of record as Instrument Nos. K5 1850 in the Shelby County, Tennessee, Register's Office, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

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

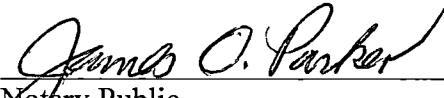


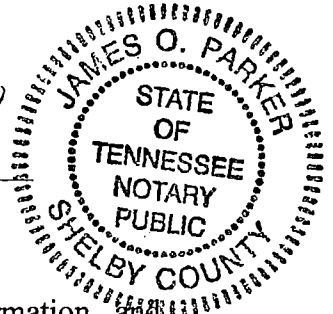
STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Salam Wahab, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and notarial seal at office this 11<sup>th</sup> day of June, 2019.

My commission expires 12/27/2022

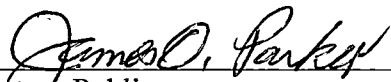
  
Notary Public

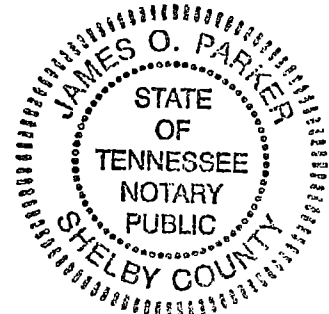


I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer, or value of the property transferred, whichever is greater is \$110,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

  
Affiant

Subscribed and sworn to before me this 11th day of June, 2019.

  
Notary Public



My commission expires: 12/27/2022

Owner's name and address and place to Send Tax Bills to: James Skefos  
2884 Walnut Grove  
Memphis, TN 38111

Property address: 3156 Covington Pike  
Memphis, TN 38128



EXHIBIT "A"  
DESCRIPTION OF 3156 COVINGTON PIKE  
MEMPHIS, TN 38128

Real Estate situated and being in City of Memphis, County of Shelby, State of Tennessee, to wit:

Part of James Paine 100 acres, being more particularly described as follows:

Beginning at a point in the east line of Covington Pike 1352.4 feet northwardly from the north line of Raleigh-Bartlett Road; thence northwardly with said east line of Covington Pike 358.7 feet to a point 765 feet south of the north line of the Paine 100 acre tract; thence eastwardly parallel with said north line 1238.5 feet to a point; thence southwardly parallel with Covington Pike 358.7 feet to a point; thence westwardly 1238.5 feet to the point of beginning.

**LESS AND EXCEPT THOSE PORTIONS OF SAID PROPERTY CONVEYED BY DEEDS OF RECORD UNDER REGISTER'S NUMBERS OF K-5-1850, K9-4946 AND M6-0033.**

Grantor covenants that the aforescribed real property is not, nor has it ever been grantor's homestead or marital residence.

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

**ONE ORIGINAL  
ONLY STAPLED  
TO DOCUMENTS**

**Planning & Development  
DIVISION**

**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:**

(2) \_\_\_\_\_

08/14/2025 \_\_\_\_\_

(1) Land Use Control Board \_\_\_\_\_

APPROVAL - (1) APPROVED (2) DENIED

DATE

ORGANIZATION - (1) BOARD / COMMISSION

(2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

**FUNDING:**

(2) \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

**SOURCE AND AMOUNT OF FUNDS**

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

REQUIRES CITY EXPENDITURE - (1) YES (2) NO

AMOUNT OF EXPENDITURE

REVENUE TO BE RECEIVED

OPERATING BUDGET

CIP PROJECT # \_\_\_\_\_

FEDERAL/STATE/OTHER \_\_\_\_\_

**ADMINISTRATIVE APPROVAL:**

*Marlon C. Starnes*

**DATE**

**POSITION**

Aug 28, 2025

STAFF PLANNER

DEPUTY ADMINISTRATOR

8/28/25

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:

|                             |                                                         |
|-----------------------------|---------------------------------------------------------|
| <b>CASE NUMBER:</b>         | SUP 2025-018                                            |
| <b>LOCATION:</b>            | 1507 Airways Blvd                                       |
| <b>COUNCIL DISTRICT(S):</b> | District 4 and Super District 8 – Positions 1, 2, and 3 |
| <b>OWNER/APPLICANT:</b>     | Dawson Dickerson                                        |
| <b>REPRESENTATIVE:</b>      | Brian Bacchus                                           |
| <b>REQUEST:</b>             | Special use permit to allow used vehicle sales          |
| <b>EXISTING ZONING:</b>     | Commercial Mixed-Used-1 (CMU-1)                         |
| <b>AREA:</b>                | +/-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,

*Mahsan Ostadnia*

Planner II

Land Use & Development Services

Cc: Committee Members

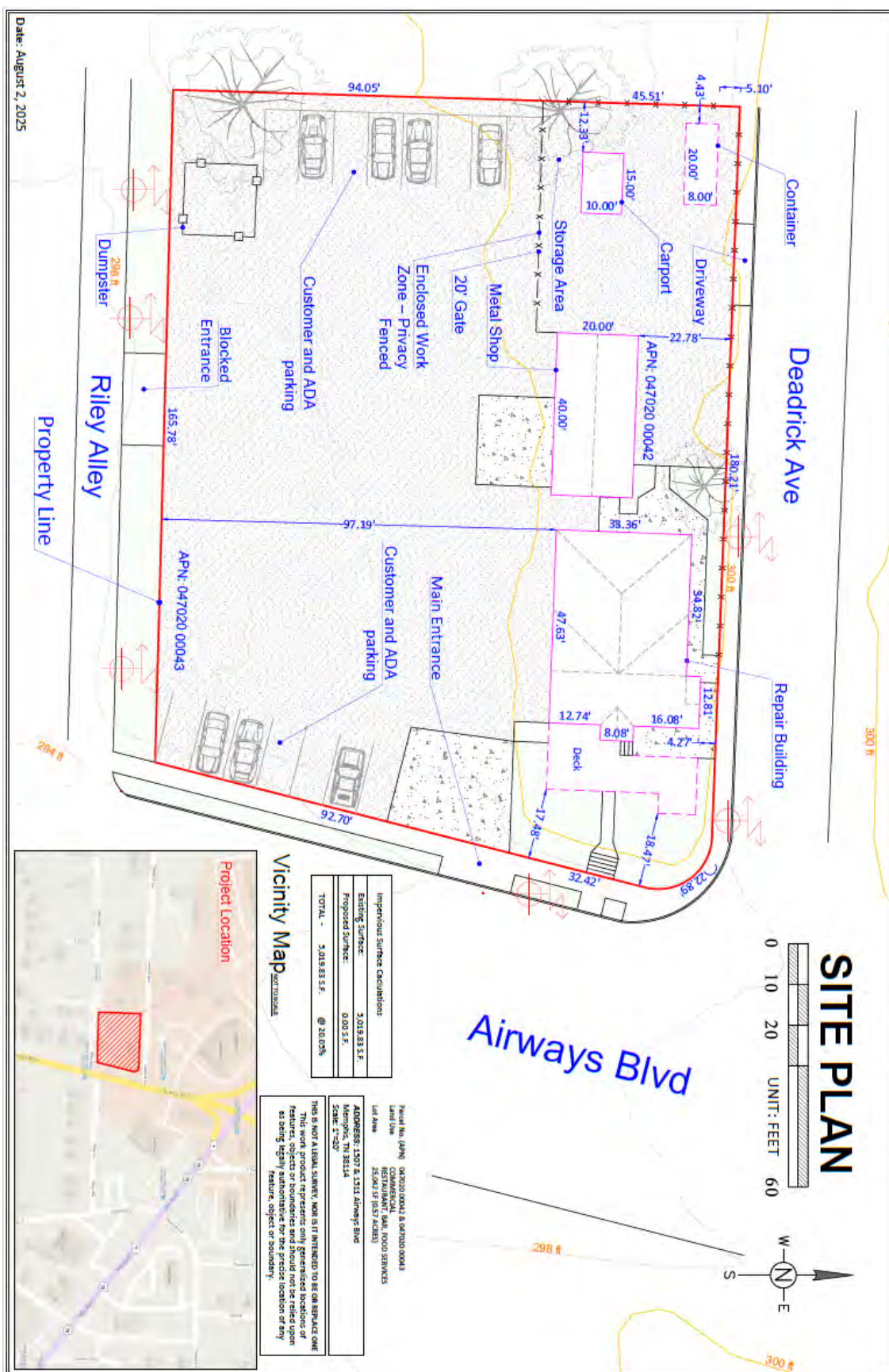
File



**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.

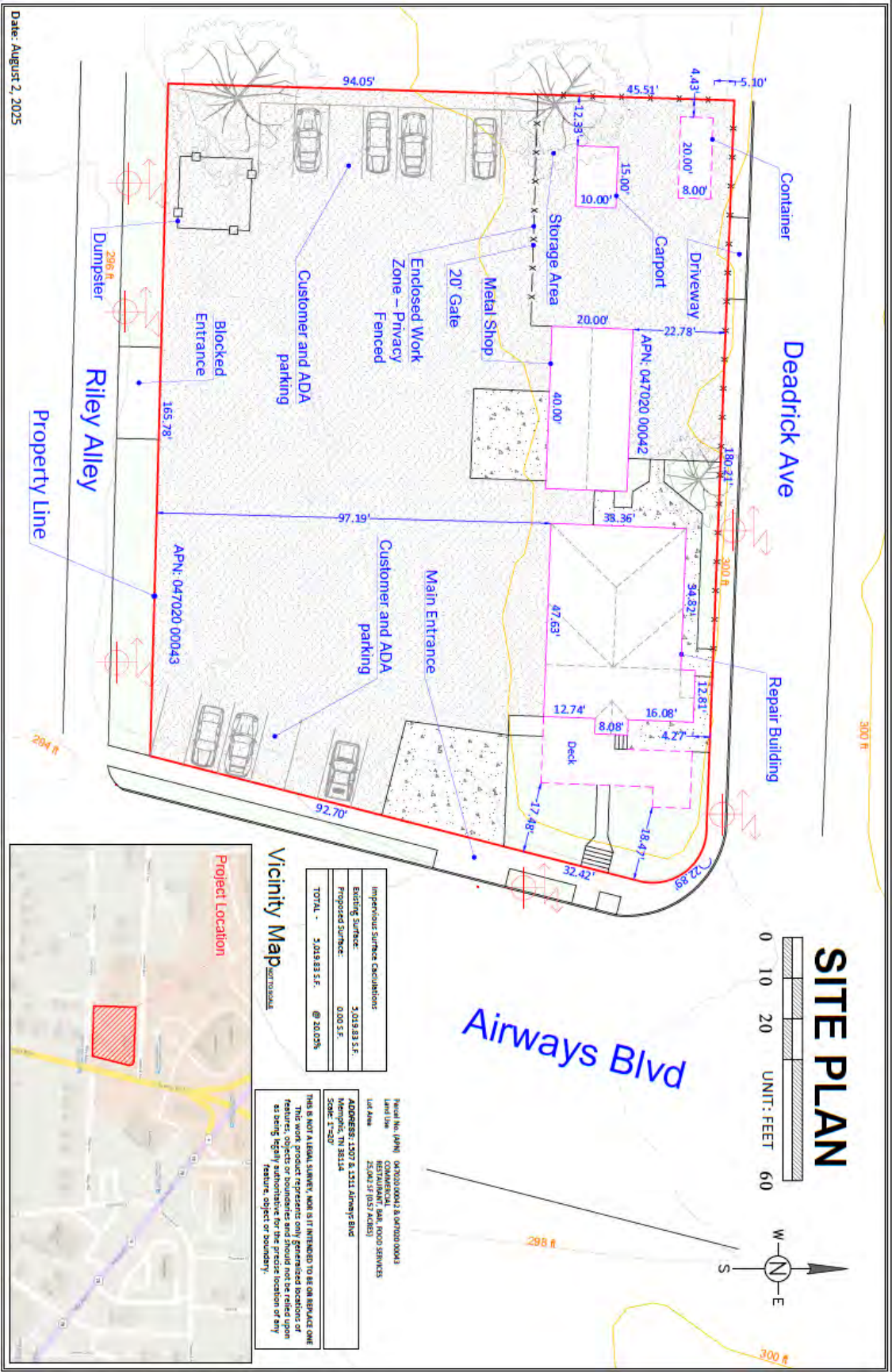
**BE IT FURTHER RESOLVED**, that this Resolution take effect from and after the date it shall have been passed by this Council of the City of Memphis, and become effective as otherwise provided by law, and thereafter shall be treated as in full force and effect by virtue of passage thereof by the Council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



SITE PLAN



***ATTEST:***

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

**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

1. 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.

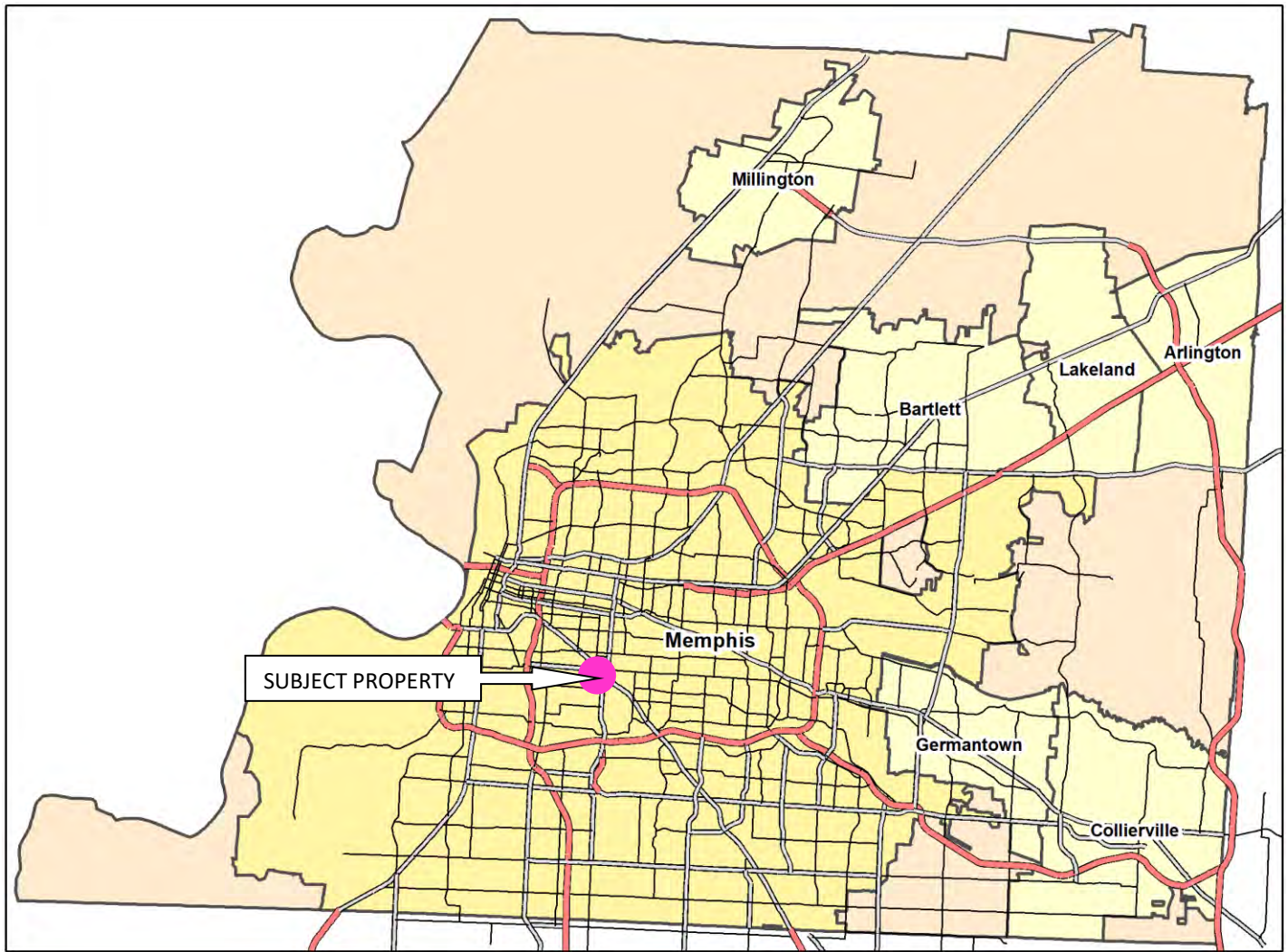
## CONSISTENCY WITH MEMPHIS 3.0

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***

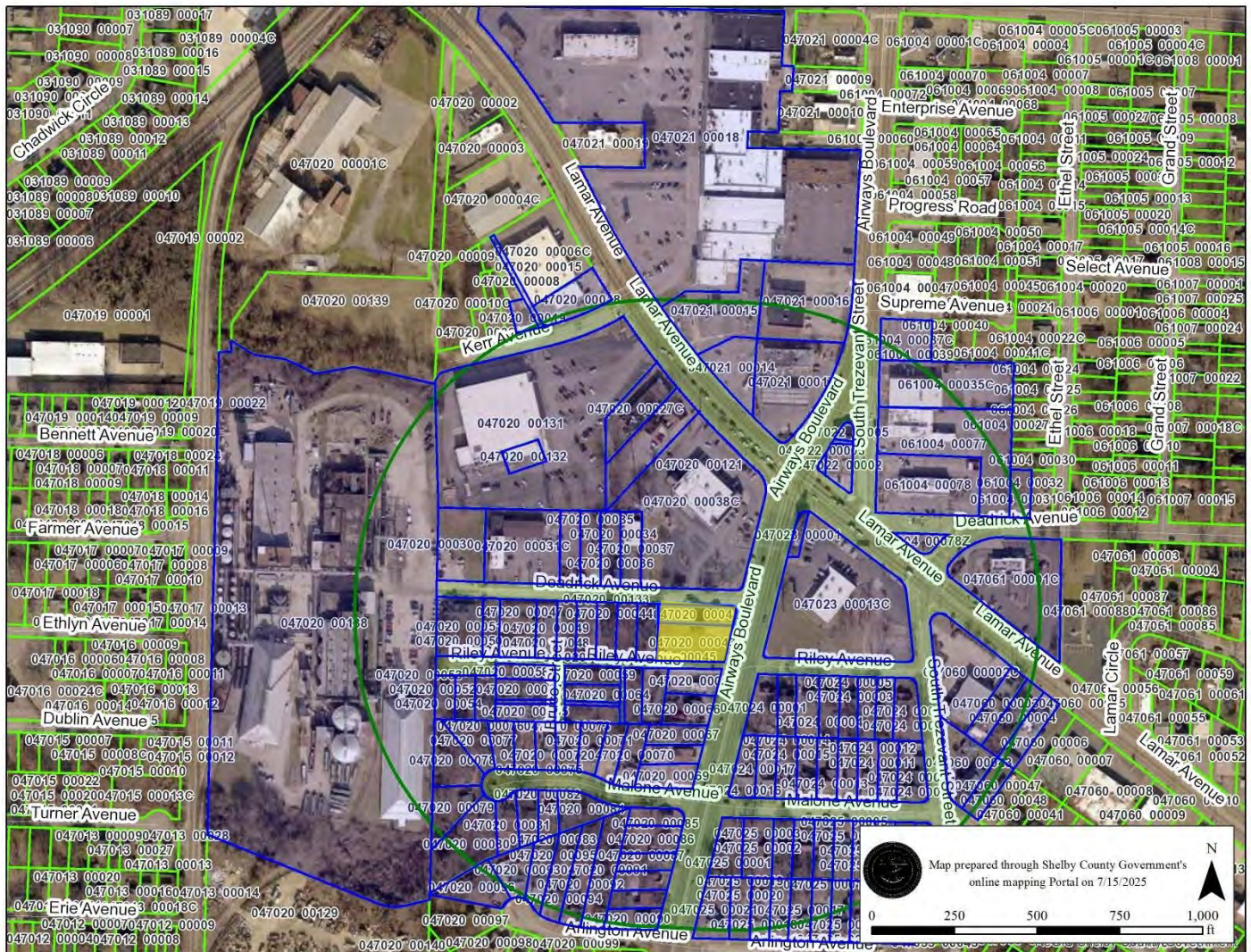
**LOCATION MAP**



Subject property located within the pink circle.



## PUBLIC NOTICE VICINITY MAP



Subject property highlighted in yellow.

## PUBLIC NOTICE DETAILS

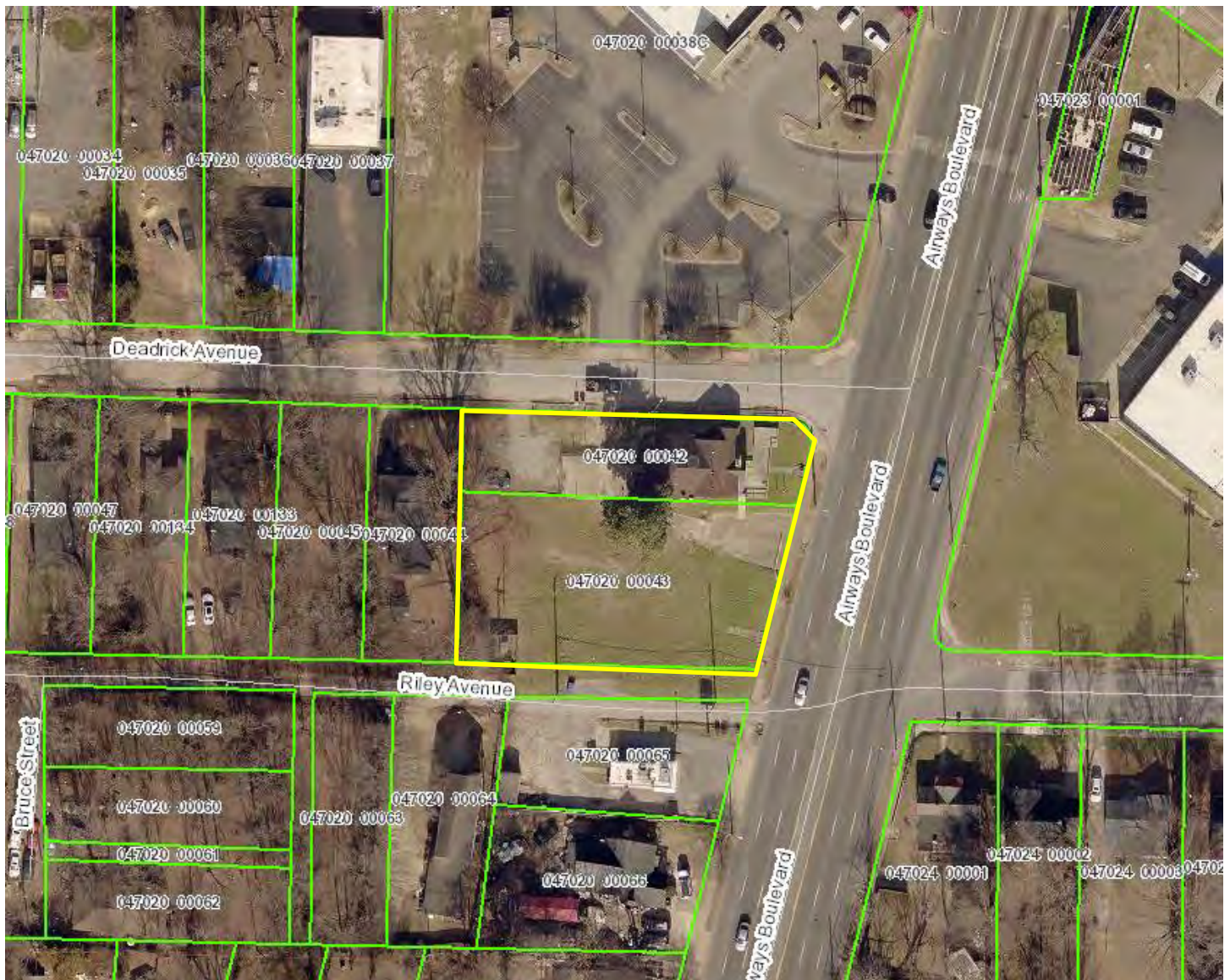
In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signage posted. A total of 117 notices were mailed on July 15, 2025, see page 22 of this report for a copy of said notice. Additionally, three signs were posted at the subject 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.



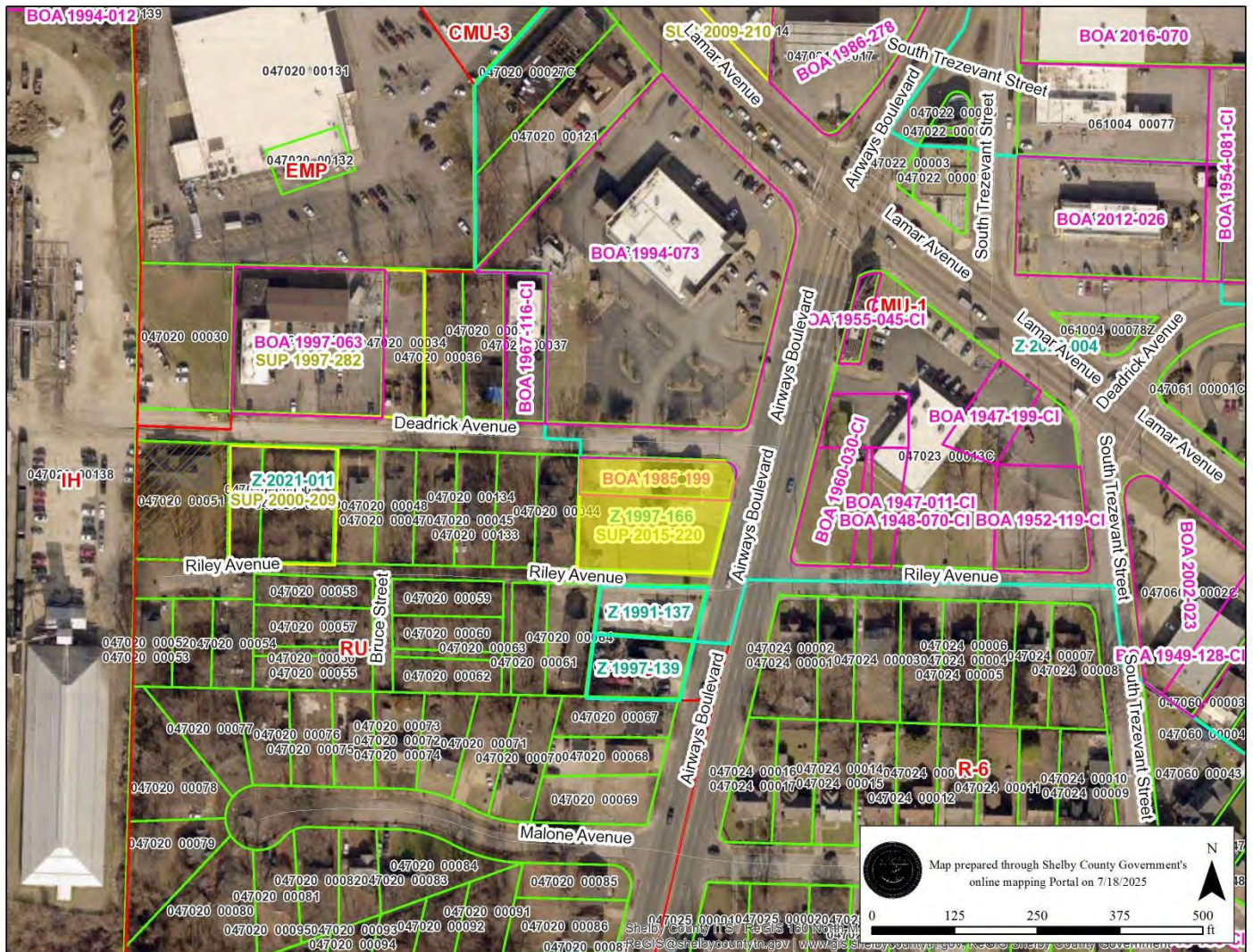
**AERIAL**



Subject property outlined in yellow.



**ZONING MAP**



Subject property highlighted in yellow.



**Legend**

- Roads
- Parcels

**Land Use**

- COMMON AREA LAND
- SINGLE-FAMILY
- MULTI-FAMILY
- INSTITUTIONAL
- COMMERCIAL
- OFFICE
- INDUSTRIAL
- PARKING
- RECREATION/OPEN SPACE
- VACANT

Map prepared through Shelby County Government's online mapping Portal on 7/18/2025

0 125 250 375 500 ft

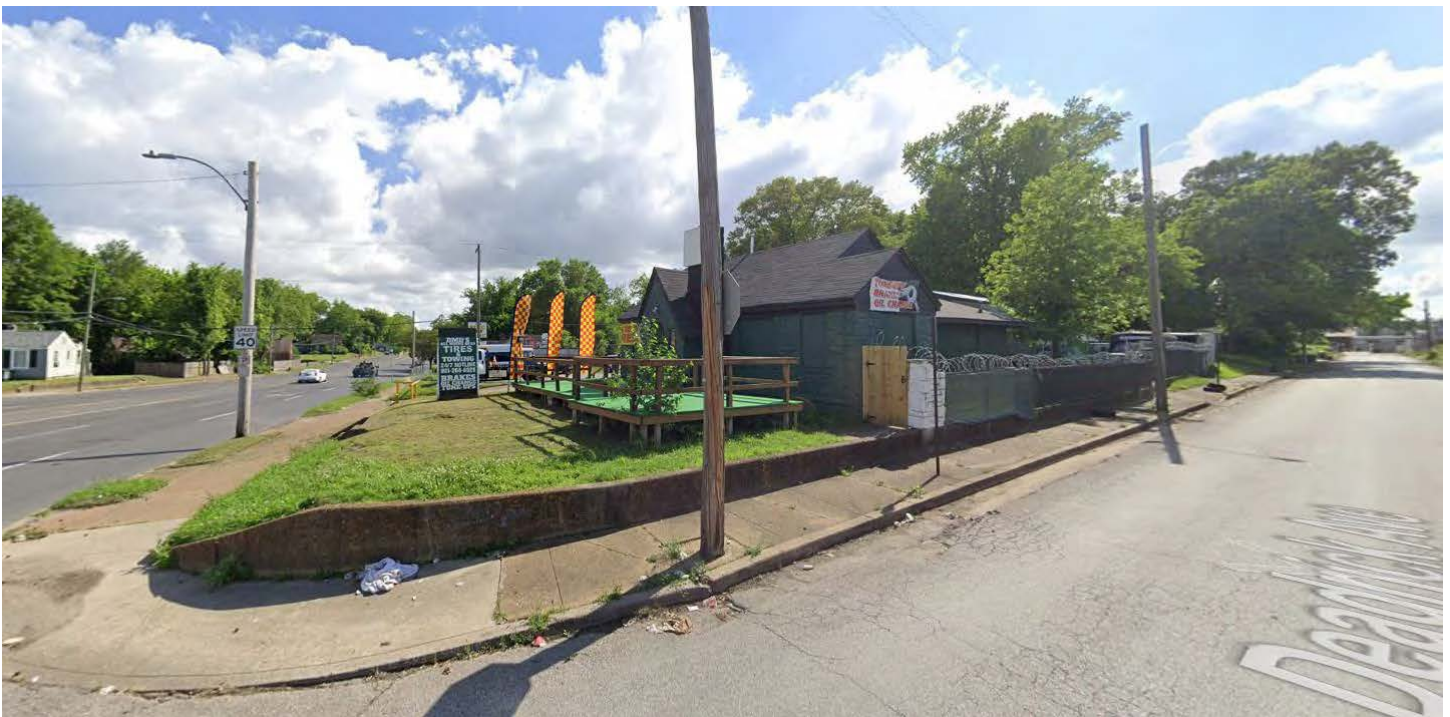
6



**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).





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).

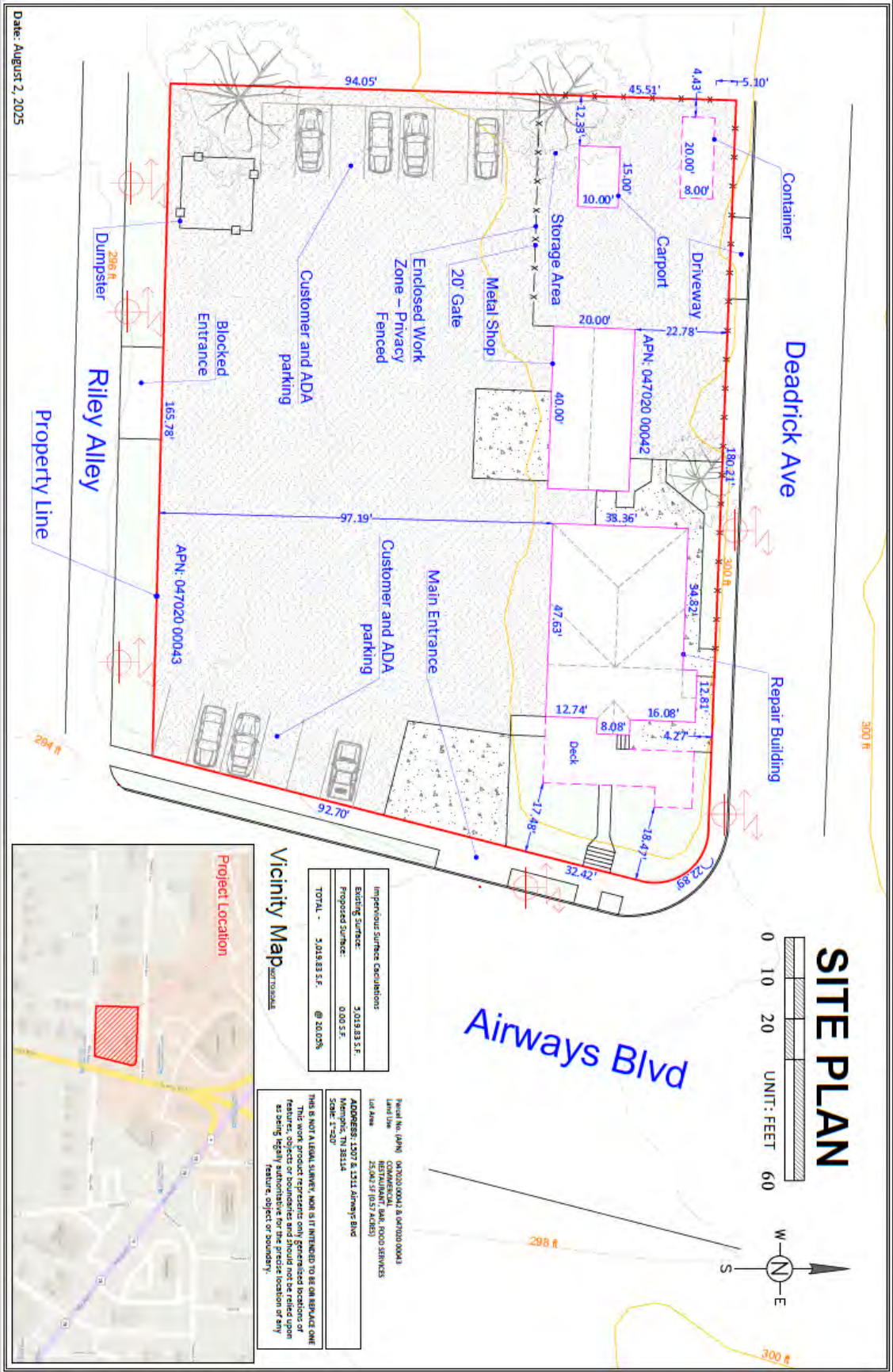




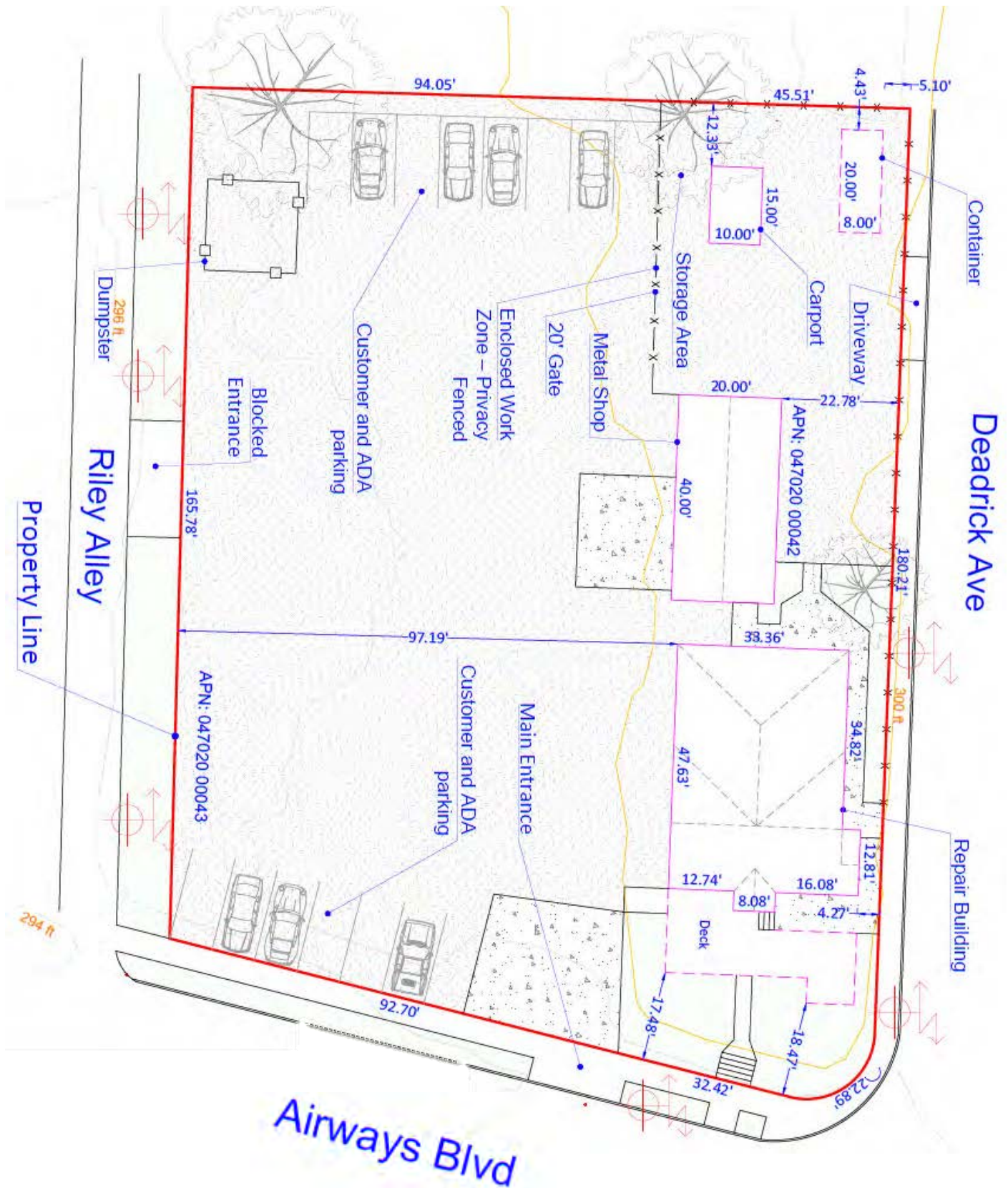
View of subject property from above.



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.*
- 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



**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' x 20' metal shop at the center, and a container near the northeast corner. A small deck (12.74' x 16.08') is



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.

**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*

*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 INCONSISTENT with the Memphis 3.0 Comprehensive Plan.**

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, August 7, 2025 at 8 AM.**

**CASE NUMBER:** SUP 2025-018  
**ADDRESS:** 1507 Airways Blvd  
**REQUEST:** Special use permit to allow vehicle sales  
**APPLICANT:** Dawson Dickerson/DMDS LLC

**Meeting Details**  
**Location:** Council Chambers  
City Hall 1st Floor  
125 N Main St.  
**Time:** 9:00 AM  
**Date:** Thursday, August 14, 2025

**Staff Planner Contact:**  
Mahsan Ostadnia  
✉ mahsan.ostadnia@memphistn.gov  
☎ (901) 636-7181

MEMPHIS AND  
SHELBY COUNTY  
DIVISION OF PLANNING  
AND DEVELOPMENT

VICINITY MAP



117 Notices Mailed 07/15/2025

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





**SIGN AFFIDAVIT**

AFFIDAVIT

Shelby County  
State of Tennessee

I, Dawson Dickerson, being duly sworn, depose and say that at 12 am/pm  
on the 19 day of July, 2025, I posted 3 Public Notice Sign(s)  
pertaining to Case No. 2025-018 at 1507 & 1511 Airways Blvd 38128  
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

Owner, Applicant or Representative

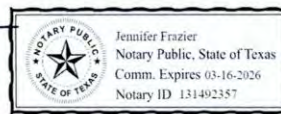
Date

State of Texas, County of Dallas

Subscribed and sworn to before me this 23 day of July, 2025.

JAF  
Notary Public

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 adjacent lot)

Date: 08/02/25

Address: 1507 & 1511 Airways Blvd, Memphis

Time: 5:30pm-7:30pm

### 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: 2025-018



### Attachments

Also included in this submission are the following:

- |                                                              |                                                            |
|--------------------------------------------------------------|------------------------------------------------------------|
| <input checked="" type="checkbox"/> Mailed Invitation        | <input checked="" type="checkbox"/> Handouts Provided      |
| <input checked="" type="checkbox"/> Invitation Mailing List  | <input checked="" type="checkbox"/> Sign-in Sheet(s)       |
| <input checked="" type="checkbox"/> Applicant's Presentation | <input checked="" type="checkbox"/> Photographs of Meeting |
| <input type="checkbox"/> Other: _____                        |                                                            |

*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

This meeting was: ☒ Required under Section 9.3.2 of the UDC  
☐ 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 a presentation regarding the development.*

Dawson Dickerson

Print Name



Signature

08/04/25

Date

*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](http://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**

938 COLBERT STS, COLLIERVILLE, TN 38017

**Owner Phone**

---

**Parcel Information**

047020 00042

---

**Data Fields**

PREAPPLICATION MEETING



**PREAPPLICATION MEETING**

Name of DPD Planner

Ashley

Date of Meeting

-

Pre-application Meeting Type

Phone

**GENERAL PROJECT INFORMATION**

Application Type

New Special Use Permit (SUP)

List any relevant former Docket / Case

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

Number(s) related to previous applications on this site

No

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

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.

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

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.

**APPROVAL CRITERIA**

**UDC Sub-Section 9.6.9C**

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.

**UDC Sub-Section 9.6.9D**

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.

**UDC Sub-Section 9.6.9E**

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.

**UDC Sub-Section 9.6.9F**

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.

**GIS INFORMATION**

Case Layer  
Central Business Improvement District  
Class  
Downtown Fire District  
Historic District

-  
No  
-  
No  
-



**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 District          | -  |

**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**

\$513.00

**Method of Payment**

Credit Card

**Comments**

**Date**

06/26/2025

**Comment**

REQUEST COULD INCLUDE 1511 AIRWAYS - APPLICANT OWNS ADJACENT PROPERTY

**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).

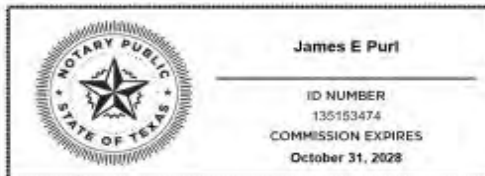
I understand that this affidavit is required by the Memphis  
and Shelby County Division of Planning and Development and  
must be notarized prior to acceptance.

*Dawson Maury Dickerson*

Dawson Maury Dickerson

Signature

06/18/2025



Date

State of Texas

County of Tarrant

*James E Purl*

Notary Public

Notary Public, State of Texas

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.

Commission Expiration 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](mailto:dmdstowing@gmail.com)



**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](http://www.develop901.com)

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Parent Record Number:

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### Address:

1507 AIRWAYS BLVD, MEMPHIS 38114

### Owner Information

Primary Owner Name

Y VALDES JAIME & MYRIAN NUNEZ

Owner Address

938 COLBERT STS, COLLIERVILLE, TN 38017

Owner Phone

---

### Parcel Information

047020 00042

---

### Data Fields

PREAPPLICATION MEETING

**PREAPPLICATION MEETING**

Name of DPD Planner

Ashley

Date of Meeting

-

Pre-application Meeting Type

Phone

**GENERAL PROJECT INFORMATION**

Application Type

New Special Use Permit (SUP)

List any relevant former Docket / Case

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Number(s) related to previous applications on this site

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No

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

-

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**GIS INFORMATION**

Case Layer  
Central Business Improvement District  
Class  
Downtown Fire District  
Historic District

-  
No  
-  
No  
-



**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 District          | -  |

**Contact Information****Name**

DAWSON DICKERSON

**Contact Type**

APPLICANT

**Address****Phone**

(901)264-6025

**Fee Information**

| Invoice # | Fee Item                                            | Quantity | Fees   | Status   | Balance | Date Assessed |
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Total Fee Invoiced: \$513.00

Total Balance: \$0.00

**Payment Information****Payment Amount**

\$513.00

**Method of Payment**

Credit Card

**Comments****Date**

06/26/2025

**Comment**

REQUEST COULD INCLUDE 1511 AIRWAYS - APPLICANT OWNS ADJACENT PROPERTY

To Whom It May Concern,

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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](mailto:dmdstowing@gmail.com)

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).

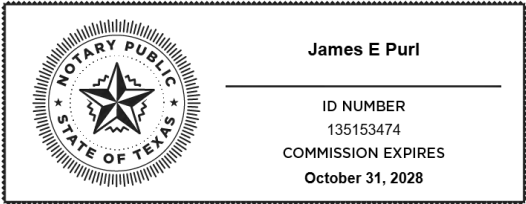
I understand that this affidavit is required by the Memphis  
and Shelby County Division of Planning and Development and  
must be notarized prior to acceptance.

*Dawson Maury Dickerson*

Dawson Maury Dickerson

Signature

06/18/2025



Date

State of Texas

County of Tarrant

*James E Purl*

Notary Public

Notary Public, State of Texas

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.

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

|                           |       |
|---------------------------|-------|
| 3 PGS                     |       |
| MARICO 2763785 - 24093658 |       |
| VALUE                     | 0.00  |
| MORTGAGE TAX              | 0.00  |
| TRANSFER TAX              | 0.00  |
| RECORDING FEE             | 15.00 |
| DP FEE                    | 2.00  |
| REGISTER'S FEE            | 0.00  |
| TOTAL AMOUNT              | 17.00 |

**WILLIE F. BROOKS JR**  
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

Prepared by: Dawson Dickerson  
3147 Magerney St. Memphis, TN 38128

## Agreement to Sell Real Estate

Jaine Valdes <sup>938 S. Colbert St.</sup> Collierville TN. 38017 (Seller Name), of  
1507 Airways and 1511 Airways (Seller Address), as Seller,  
and Dawson Dickerson (Buyer Name), of  
3147 Magerney St Memphis, TN 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 Shelby County, State  
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 No. 17124139  
1507 Airways - Instrument No. 18047404

Q. ✓ Buyer is responsible for 1507 and 1511  
Airways General Liability.

2. **Purchase Price:** Four Hundred and Ten Thousand Dollars  
(\$ 410,000 ).

Method of Payment:

- (a) Deposit to be held in trust by Jaine Valdes . \$ 50,000
- (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.

1. Buyer agrees to pay \$2,000 on the 1st of each month for the Term of 15 years. D.D.
2. Buyer agrees to pay 10% if payments are late after 5 days. D.D.
3. Buyer agrees to pay for additional amount for Insurance monthly. D.D.
4. Buyer agrees to buy Property As Is Condition. D.D.
5. Buyer is Purchasing 1507 and 1511 Airways for the amount of \$410,000 financing \$360,000 D.D.
6. Buyer's down payment \$50,000 D.D.
7. Seller is giving 2 months nonpayment to fix property at his own expense. D.D.
8. Buyer and Seller by signing this contract Acknowledges that is a Binding Contract D.D.
9. Seller will give buyer deed once Paid in full
10. Buyer Acknowledges to pay Property Taxes at the end of each year. D.D.
11. If Buyer defaults It is a termination of this Contract and forfeited any money. D.D.  
A default would be 30 days.



WITNESSED BY:

Witness Sig.: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_

Witness Sig.: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_

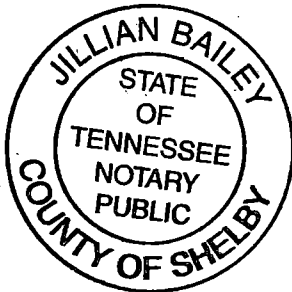
Seller Sig.: Jamir Valdes Date: 10-29-24

Name: Jamir Valdes

Buyer Sig.: Dawson Dickerson Date: 10-29-24

Name: Dawson Dickerson

Jillian Bailey  
10-29-24



MY COMMISSION EXPIRES  
JUNE 03, 2026

Barbed Cft + chain link Perimeter Ground  
Leak of Property



Perimeter Fenced/Secured with Poles and cable  
Ciller Alley  
Blocked Entrance

Customer Parking



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

**ONE ORIGINAL  
ONLY STAPLED  
TO DOCUMENTS**

**Planning & Development  
DIVISION**

**Planning & Zoning COMMITTEE: 09/09/2025**

**DATE**

**PUBLIC SESSION: 09/23/25**

**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 2279 Lamar Avenue, known as case number SUP 2025-021

**CASE NUMBER:** SUP 2025-021

**LOCATION:** 2279 Lamar Avenue

**COUNCIL DISTRICTS:** 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

**AREA:** +/-0.92 acres

**RECOMMENDATION:** The Division of Planning and Development recommended *Approval with conditions*  
The Land Use Control Board recommended *Approval with conditions*

**RECOMMENDED COUNCIL ACTION:** **Public Hearing Not Required**

**PRIOR ACTION ON ITEM:**

|                                  |                                         |
|----------------------------------|-----------------------------------------|
| (1) _____                        | APPROVAL - (1) APPROVED (2) DENIED      |
| 08/14/2025 _____                 | DATE                                    |
| (1) Land Use Control Board _____ | ORGANIZATION - (1) BOARD / COMMISSION   |
|                                  | (2) GOV'T. ENTITY (3) COUNCIL COMMITTEE |

**FUNDING:**

|           |                                            |
|-----------|--------------------------------------------|
| (2) _____ | REQUIRES CITY EXPENDITURE - (1) YES (2) NO |
| \$ _____  | AMOUNT OF EXPENDITURE                      |
| \$ _____  | REVENUE TO BE RECEIVED                     |

**SOURCE AND AMOUNT OF FUNDS**

|          |                           |
|----------|---------------------------|
| \$ _____ | OPERATING BUDGET          |
| \$ _____ | CIP PROJECT # _____       |
| \$ _____ | FEDERAL/STATE/OTHER _____ |

**ADMINISTRATIVE APPROVAL:**

|                       | <b><u>DATE</u></b>  | <b><u>POSITION</u></b>    |
|-----------------------|---------------------|---------------------------|
| <u>Maheon Ostrale</u> | <u>Aug 15, 2025</u> | STAFF PLANNER             |
|                       |                     | DEPUTY ADMINISTRATOR      |
| <u>Brett Ryan</u>     | <u>8/15/25</u>      | ADMINISTRATOR             |
|                       |                     | DIRECTOR (JOINT APPROVAL) |
|                       |                     | COMPTROLLER               |
|                       |                     | FINANCE DIRECTOR          |
|                       |                     | CITY ATTORNEY             |

**CHIEF ADMINISTRATIVE OFFICER**

**COMMITTEE CHAIRMAN**



## **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,

*Mahsan Ostadnia*

Planner II

Land Use & Development Services

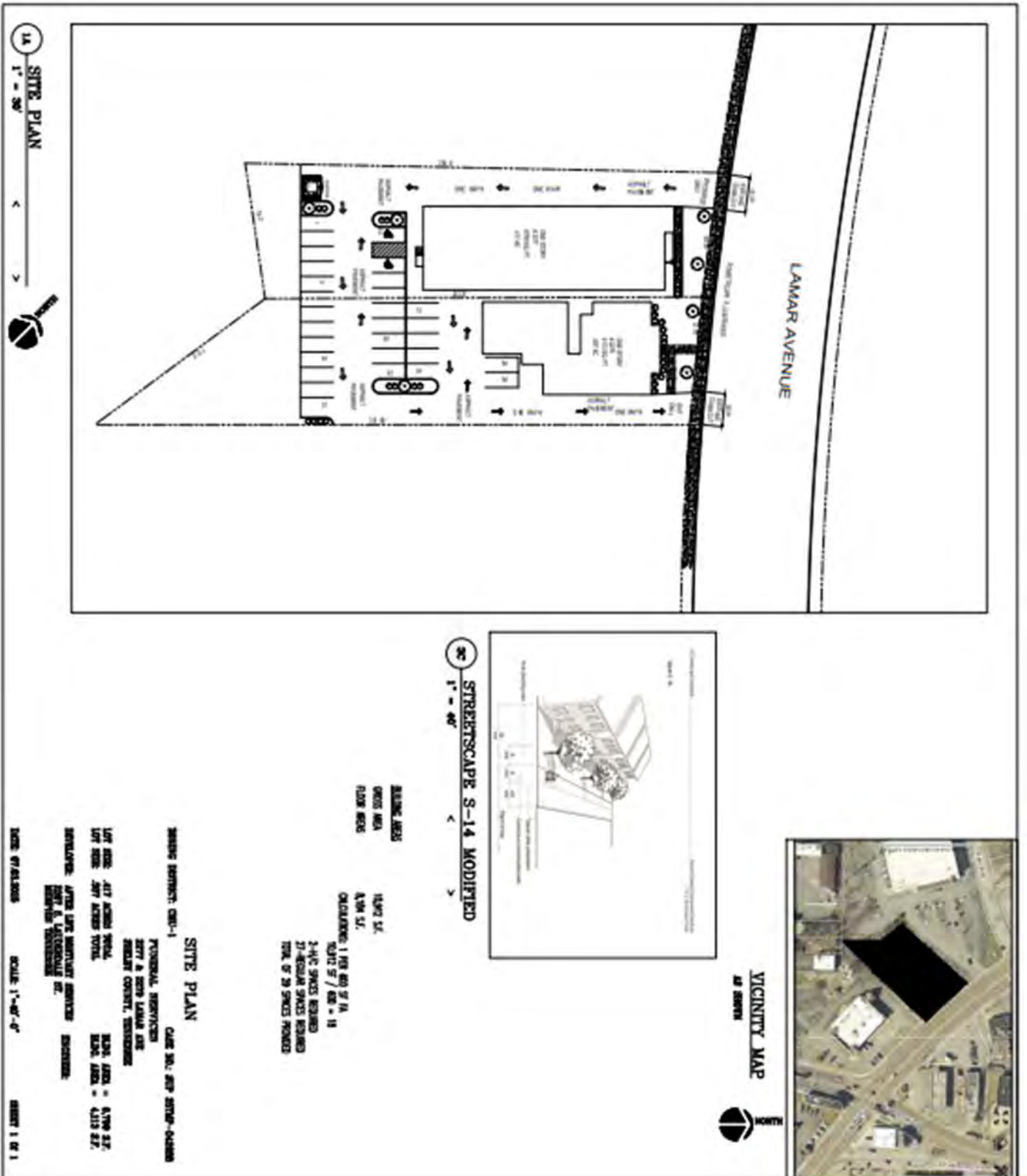
Cc: Committee Members

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.

# 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 2279 LAMAR AVENUE, KNOWN AS CASE NUMBER SUP 2025-021**

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

**WHEREAS**, 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.

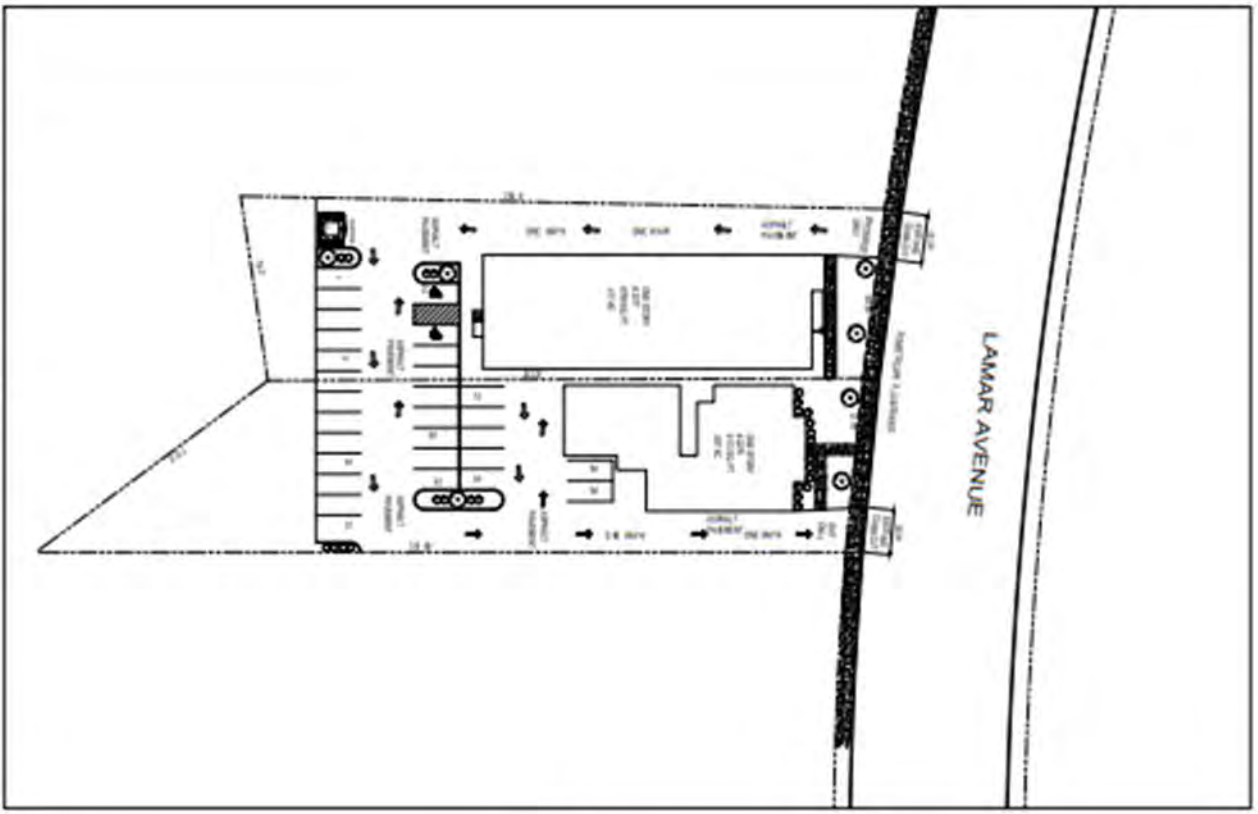


## **CONDITIONS**

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.

SITE PLAN

1A SITE PLAN  
1" = 30'



3C STREETSCAPE S-14 MODIFIED  
1" = 40'



VICINITY MAP  
AS SHOWN



BUILDING AREAS  
OFFICE AREA  
FLOOR AREAS

16,472 S.F.  
8,354 S.F.  
CHANGING 1,193 SQ. FT. 1A  
SOUTH 5' / 100' = 11  
2-1/4" SPACES REQUIRED  
27-REGULAR SPACES REQUIRED  
TOTAL OF 29 SPACES PROVIDED

SITE PLAN

BUILDING IDENTIFICATION: CHD-1  
GENERAL SERVICES  
SEWY & SONS LANDS E&E  
RESIDENT COMMUNITY, TOWNSHIP  
LIFE AREA: 417 ACRES TOTAL  
LIFE AREA: 407 ACRES TOTAL  
TOTAL AREA: 4,179 S.F.  
TOTAL AREA: 4,173 S.F.  
DEVELOPER: AFTER LIFE IMPROVEMENT SERVICES  
CHD & LANDSCAPE CO.  
DESIGNED BY: CHD & LANDSCAPE CO.  
DATE: 07/20/2008 SCALE: 1"=40'-0" SHEET 1 OF 1

***ATTEST:***

**CC: 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

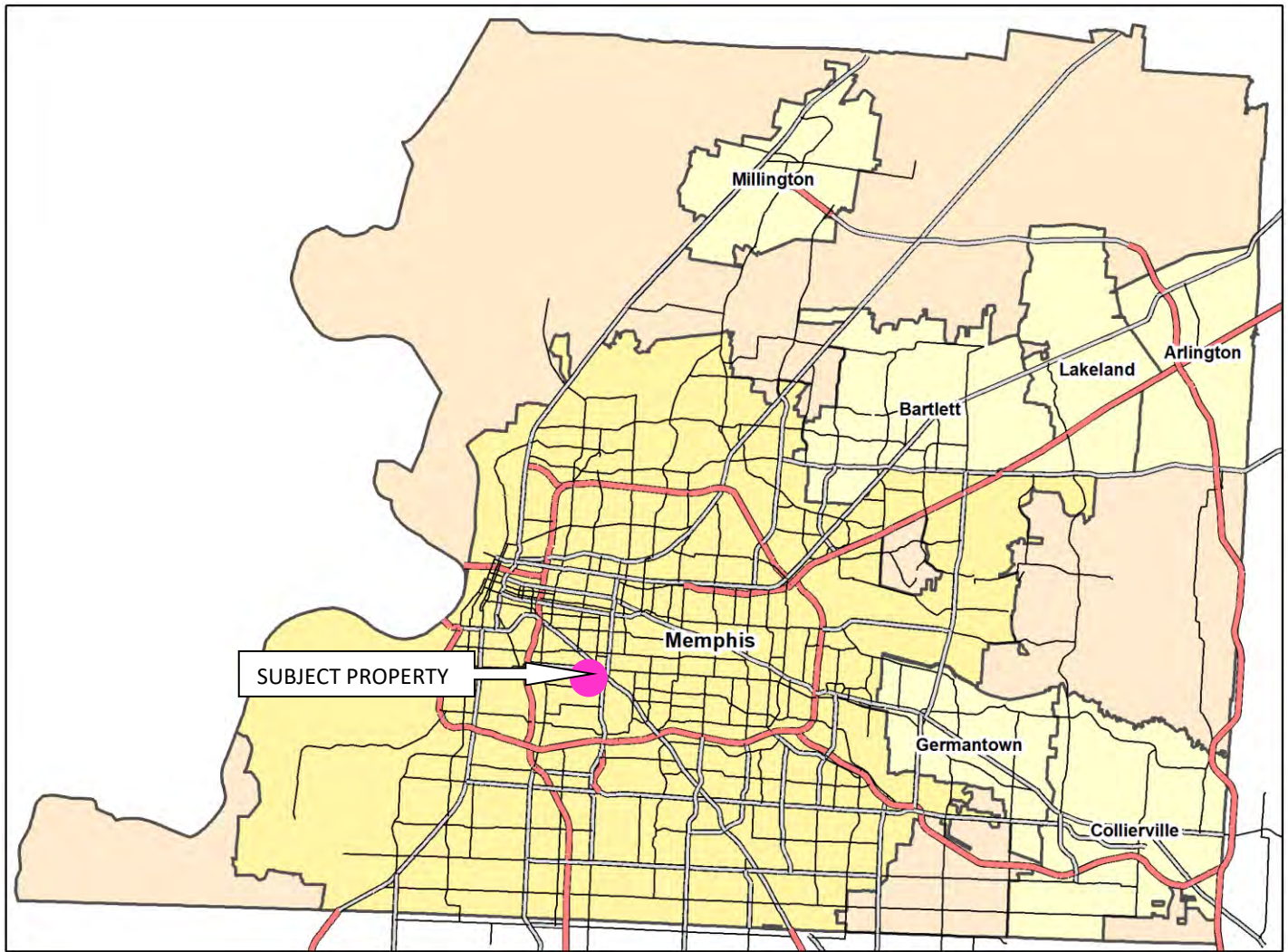
This proposal is consistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on pages 17-20 of this report.

## RECOMMENDATION:

***Approval with conditions***

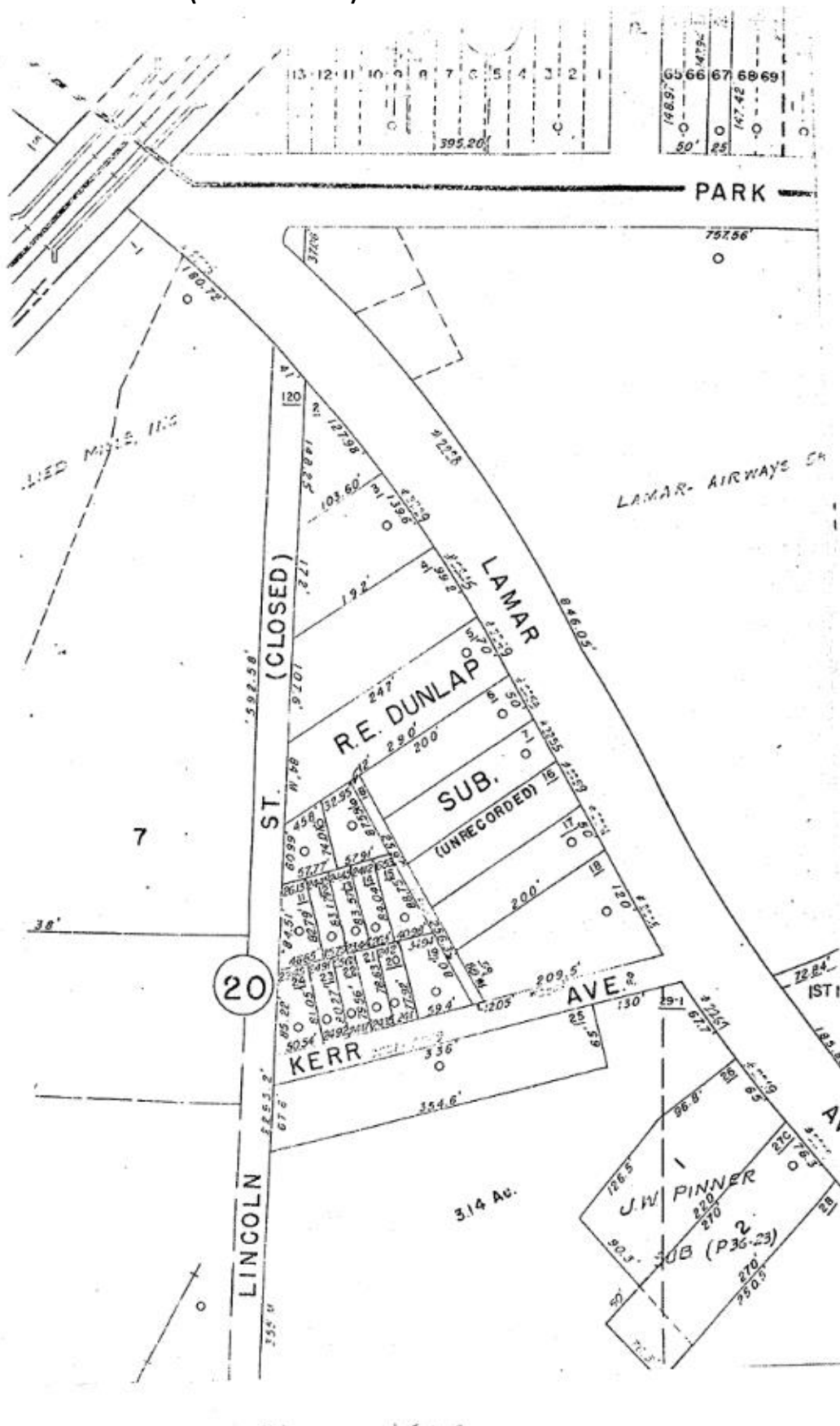


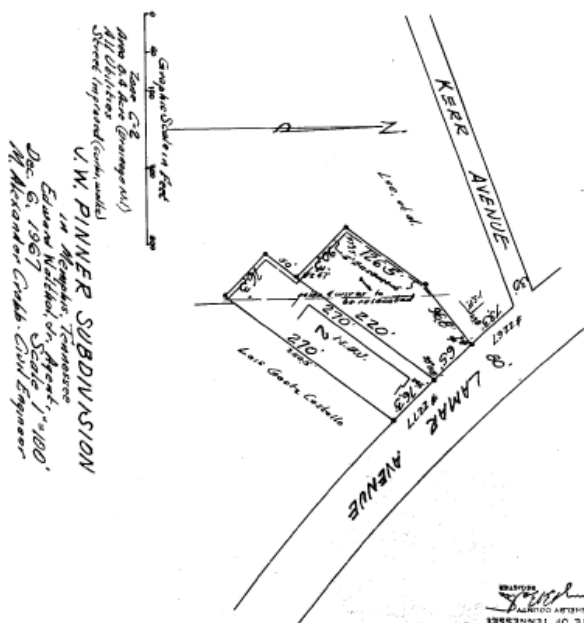
**LOCATION MAP**



Subject property located within the pink circle.

**R.E. DUNLAP SUBDIVISION (UNRECORDED)**



[illegible]

E 96320  
 NOV 12 2014 PM  
 STATE OF TENNESSEE  
 ADULT ADOPTION  
*David*  
 KANSAS

My Alexander Graham  
Bell papers





## 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.



Map prepared through Shelby County Government's online mapping Portal on 7/22/2025

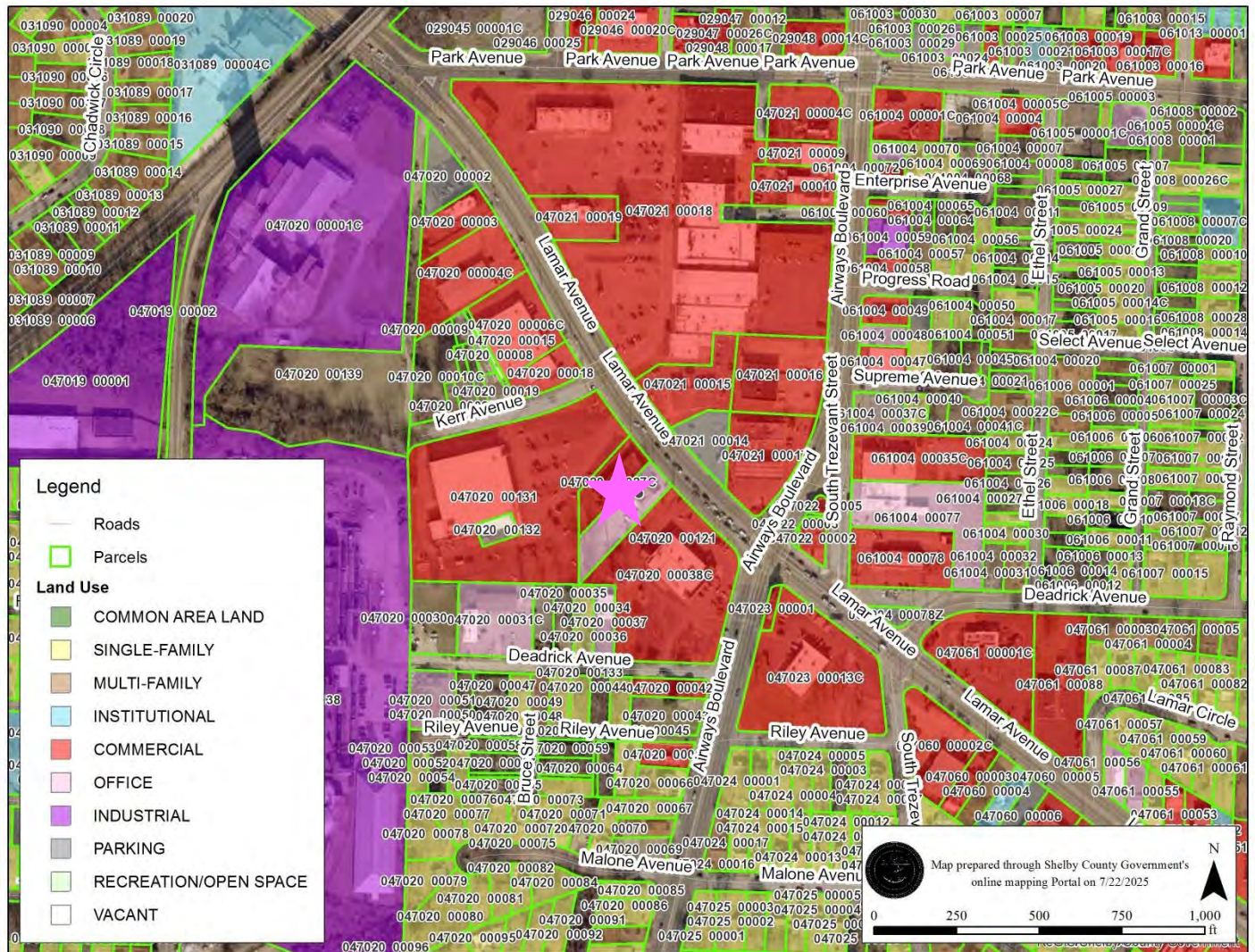
0 125 250 375 500 ft

Map of Memphis, Tennessee, showing various land parcels outlined in different colors (red, green, yellow, blue) and labeled with codes such as BOA, SUP, Z, CMU, and RU. The map includes street names like Lamar Avenue, Kerr Avenue, and Airways Boulevard. A legend at the bottom right explains the map's preparation and includes a scale bar and north arrow.

7



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).

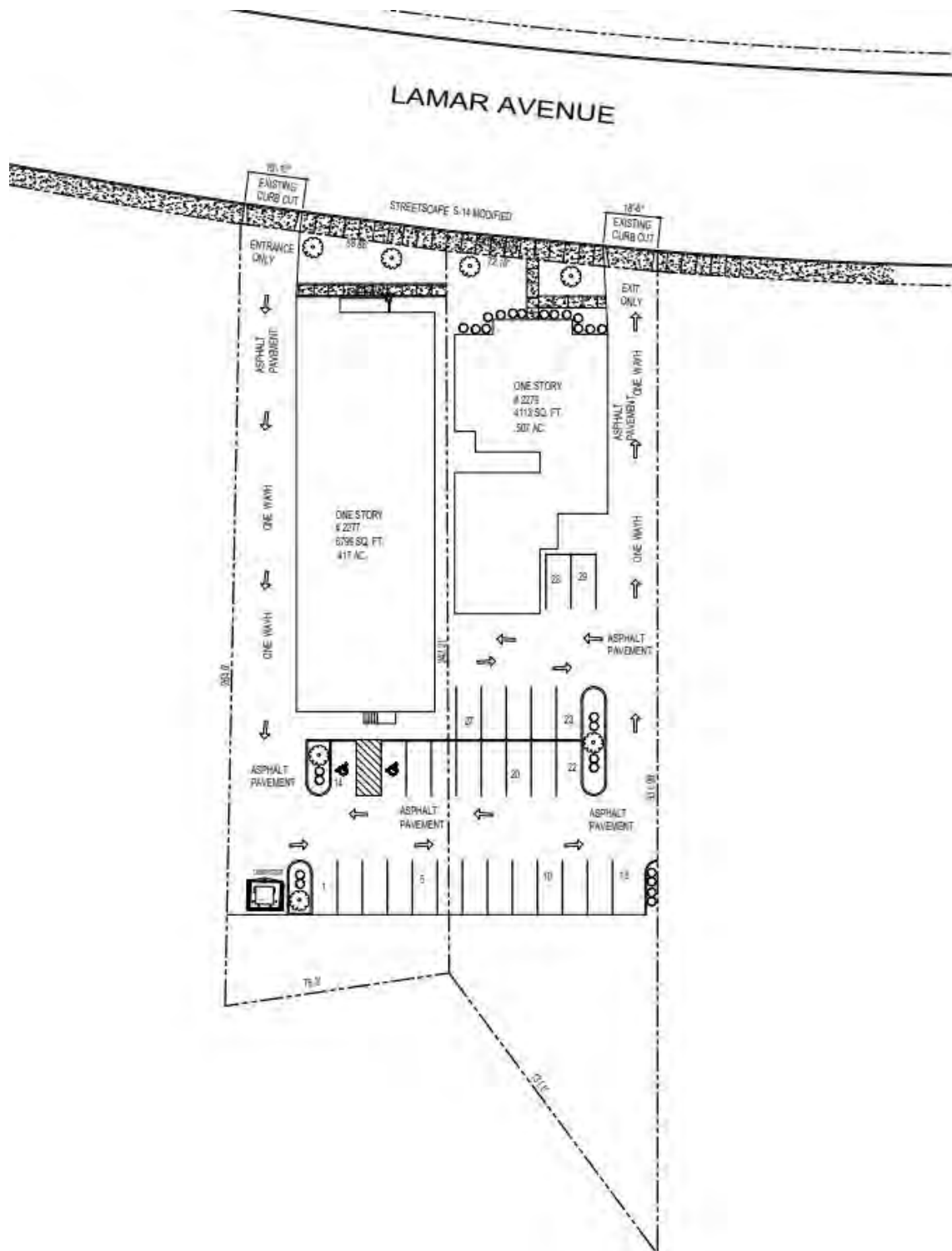


View of subject property from above (east).



[illegible]

## 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



**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: [SUP 2025-021](#)

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 CONSISTENT 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  
# 5757 PASSED  
1st Reading 7-21-2020  
2nd Reading 8-4-2020  
3rd Reading 9-01-2020  
Approved Patrice J. Robinson  
Chairman of Council

Date Signed: 9/3/2020

APPROVED:  
[Signature]  
Mayor, City of Memphis

Date Signed: 9/14/20

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

Valerie C. Snipes  
Comptroller

# TABLE WITH DATA ON EACH AFFECTED PARCEL

| Lamar Report Label | PARCEL ID     | Current Zoning  | Proposed Rezoning | Property Address           | Owner Name                      |
|--------------------|---------------|-----------------|-------------------|----------------------------|---------------------------------|
| 1                  | 059031 00083  | CMU-3           | CMU-1             | 3039 LAMAR AVE             | BARRASSO ANTHONY J              |
| 2                  | 059031 00084  | CMU-3           | CMU-1             | 3061 LAMAR AVE             | FLOIED GLENN Z                  |
| 3                  | 059031 00085  | CMU-3           | CMU-1             | 3073 LAMAR                 | FLOIED GLEN Z                   |
| 4                  | 059031 00087  | CMU-3           | CMU-1             | 3095 LAMAR AVE             | DARRAS ABDEL AND ANWER ALMOHANI |
| 5                  | 059031 00104  | CMU-3           | CMU-1             | 3075 LAMAR AVE             | LIBERTY INN OF MEMPHIS INC      |
| 6                  | 059031 00109  | CMU-3           | CMU-1             | 3023 LAMAR AVE             | S AND T LLC                     |
| 7                  | 059031 00110  | CMU-3           | CMU-1             | 3015 LAMAR AVE             | BEST CORNER EXPRESS LLC         |
| 8                  | 059031 00111  | CMU-3/CMU-3(FP) | CMU-1/CMU-1 (FP)  | 0 JOHN PAUL DR             | LAND W SUPPLY CORP              |
| 9                  | 059037 00082  | CMU-3           | CMU-1             | 3108 LAMAR AVE             | HENG SOPHEAP                    |
| 10                 | 059037 00089G | CMU-3           | CMU-1             | 3096 LAMAR AVE             | RAMERIZ RAPHAEL & ALICIA        |
| 11                 | 059037 00092  | CMU-3           | CMU-1             | 3050 LAMAR AVE             | FLOIED GLENN Z                  |
| 12                 | 059037 00093  | CMU-3           | CMU-1             | 3028 LAMAR AVE             | AREC T LLC                      |
| 13                 | 059037 00123  | CMU-3           | CMU-1             | 3080 LAMAR AVE             | AL FIELD IGLESIA C P            |
| 14                 | 059037 00138  | CMU-3           | CMU-1             | 3060 LAMAR AVE             | FLOIED GLENN                    |
| 15                 | 059037 00126  | CMU-3           | CMU-1             | 3029 LAMAR AVE             | AREC T LLC                      |
| 16                 | 059037 00149  | CMU-3           | CMU-1             | 3088 LAMAR AVE             | WALKER PHILLIPS P               |
| 17                 | 047073 00034  | CMU-3           | CMU-1             | 0 LAMAR AVE                | DOZIER CARROLL T REV BISHOP     |
| 18                 | 047020 00037C | CMU-3           | CMU-1             | 2277 LAMAR AVE             | SYKES O T                       |
| 19                 | 047020 00038C | CMU-3           | CMU-1             | 1489 AIRWAYS BLVD          | TOWER VENTURES CRE LLC          |
| 20                 | 047020 00121  | CMU-3           | CMU-1             | 2273 LAMAR AVE             | LAMAR INVESTMENTS LLC           |
| 21                 | 047021 00014  | CMU-3           | CMU-1             | 2254 LAMAR                 | AHN KHUN B                      |
| 22                 | 047021 00013  | CMU-3           | CMU-1             | 2284 LAMAR AVE             | FIRST NATIONAL BANK OF MEMPHIS  |
| 23                 | 047021 00017  | CMU-3           | CMU-1             | 2308 LAMAR AVE             | LAMAR PETROLEUM INC             |
| 24                 | 047021 00018  | CMU-3           | CMU-1             | 2244 LAMAR AVE STE 101-102 | SEVEN BROTHERS PROPERTIES LLC   |
| 25                 | 047021 00019  | CMU-3           | CMU-1             | 2246 PARK AVE              | SEVEN BROTHERS PROPERTIES LLC   |
| 26                 | 047022 00002  | CMU-3           | CMU-1             | 2329 LAMAR AVE             | ZAM GROUP TN LLC                |
| 27                 | 047022 00003  | CMU-3           | CMU-1             | 0 LAMAR AVE                | MCCREIGHT MALCOLM               |
| 28                 | 047023 00001  | CMU-3           | CMU-1             | 2315 LAMAR AVE             | BURKL TANG AND HONG STRAW       |
| 29                 | 047023 00013C | CMU-3/CMU-2     | CMU-1             | 2300 LAMAR                 | AUTO SHACK INC                  |
| 30                 | 047057 00001  | CMU-3           | CMU-1             | 0 LAMAR                    | MONUMENT OF LOVE BAPTIST CH     |
| 31                 | 047058 00001C | CMU-3           | CMU-1             | 2567 LAMAR                 | COTHRAN CHARLIE L               |
| 32                 | 047058 00004  | CMU-3           | CMU-1             | 2567 LAMAR AVE             | COTHRAN CHARLES                 |
| 33                 | 047059 00001  | CMU-3           | CMU-1             | 2471 LAMAR AVE             | LE PHUONG                       |
| 34                 | 047061 00051  | CMU-3           | CMU-1             | 2414 LAMAR AVE             | COOPERWOOD BEVERLY              |
| 35                 | 047061 00053  | CMU-3           | CMU-1             | 2402 LAMAR AVE             | RAMSA BASMAN AND FAHAD SAYANI   |
| 36                 | 047061 00054  | CMU-3           | CMU-1             | 2398 LAMAR AVE             | MOSLEY JOHN D                   |
| 37                 | 047061 00055  | CMU-3           | CMU-1             | 2384 LAMAR AVE             | GRAY THURMAN & BONNIE J         |
| 38                 | 047061 00056  | CMU-3           | CMU-1             | 2360 LAMAR CIR             | MEEKINS RICHARD D               |
| 39                 | 047059 00041C | CMU-3           | CMU-1             | 2507 LAMAR AVE             | LUNA VICTOR AND OLGA LUNA       |
| 40                 | 047059 00011  | CMU-3           | CMU-1             | 2523 LAMAR AVE             | SYKES O T                       |
| 41                 | 047059 00012C | CMU-3           | CMU-1             | 2531 LAMAR AVE             | WELLS AUGUSTA M (ESTATE OF)     |
| 42                 | 047059 00036  | CMU-3           | CMU-1             | 2549 LAMAR AVE             | POWER CLEANING EQUIPMENT LLC    |
| 43                 | 047060 00002G | CMU-3           | CMU-1             | 2355 LAMAR AVE             | O'REILLY AUTOMOTIVE, INC        |
| 44                 | 047060 00003  | CMU-3           | CMU-1             | 2367 LAMAR AVE             | PATRICK TONY                    |
| 45                 | 047060 00004  | CMU-3           | CMU-1             | 2369 LAMAR AVE             | FARRIS TRISH M                  |
| 46                 | 047060 00005  | CMU-3           | CMU-1             | 2373 LAMAR AVE             | ALLIED CLINIC LLC               |
| 47                 | 047060 00006  | CMU-3           | CMU-1             | 2377 LAMAR AVE             | AMERICAN PROPERTIES CO O P      |
| 48                 | 047060 00007  | CMU-3           | CMU-1             | 2383 LAMAR AVE             | AMERICAN PROPERTIES CO GP       |



## 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.**

**Wednesday, August 7, 2025 at 8 AM.**

|                     |                                            |
|---------------------|--------------------------------------------|
| <b>CASE NUMBER:</b> | SUP 2025-021                               |
| <b>ADDRESS:</b>     | 2279 Lamar Ave                             |
| <b>REQUEST:</b>     | Special use permit to allow a funeral home |
| <b>APPLICANT:</b>   | Madeline Lyles                             |

**Location:** Council Chambers  
City Hall 1st Floor  
125 N Main St.

**Time:** 9:00 AM

**Date:** Thursday, August 14, 2025

**Location:** Council Chambers  
City Hall 1st Floor  
125 N Main St.

**Time:** 9:00 AM  
**Date:** Thursday, August 14, 2025

**Staff Planner Contact:**  
Mahsan Ostadnia  
✉ mahsan.ostadnia@memphistn.gov  
☎ (901) 636-7181

MEMPHIS AND  
HELBY COUNTY  
DIVISION OF PLANNING  
AND DEVELOPMENT  
VICINITY MAP

### VICINITY MAP



95 Notices Mailed 07/18/2025

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



**SIGN AFFIDAVIT**

**AFFIDAVIT**

Shelby County  
State of Tennessee

Madeline Hyles, being duly sworn, depose and say that at 12:26 am/pm on the 24th day of July, 2025, I posted 2 Public Notice Sign(s) pertaining to Case No. SUP-2025-021 at 2277 + 2279 hamer, providing notice of a Public Hearing before the (check one):

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

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

[Signature]  
Owner, Applicant or Representative

7/24/25  
Date

Subscribed and sworn to before me this 24<sup>th</sup> day of July, 2025.

Zelma Eaton  
Notary Public



My commission expires: 12-20-2025







NEIGHBORHOOD MEETING SUMMARY

NEIGHBORHOOD MEETING SUMMARY

Case Number: SUP-2025-021



Meeting Information

Location: Vacant Space

Date: 8/1/25

Address: 2277 Lamar Ave., 38114

Time: \_\_\_\_\_

Attendance

Attended on behalf of the applicant:

Role (Applicant, Engineer, Architect, etc.)

Madelene Hyles - applicant

Dana Taylor - applicant

\_\_\_\_\_  
\_\_\_\_\_

Number of Invitations Mailed: 130

Approx. Neighborhood Attendees: 2

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 started at 6:00 pm on 7/31/25 as planned.  
No one attended, until 6:45. Two individuals,  
Sheila & Cedric Myles who are a married couple, came  
to meet us and question the parking and our plan  
in the event of a large family coming for visitations.  
They aren't residents of the area. They own a home  
that's in the vicinity. After speaking w/ us in detail,  
they seemed to be at ease. They will attend the Board  
meeting on Aug. 14th.

## NEIGHBORHOOD MEETING SUMMARY



Case Number: SUP-2025-021

### Attachments

Also included in this submission are the following:

- |                                                                                                             |                                                            |
|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| <input type="checkbox"/> Mailed Invitation                                                                  | <input checked="" type="checkbox"/> Handouts Provided      |
| <input type="checkbox"/> Invitation Mailing List                                                            | <input type="checkbox"/> Sign-in Sheet(s)                  |
| <input type="checkbox"/> Applicant's Presentation                                                           | <input checked="" type="checkbox"/> Photographs of Meeting |
| <input checked="" type="checkbox"/> Other: <u>Proof that attendees aren't active residents of vicinity.</u> |                                                            |

**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

This meeting was:

- ☒ Required under Section 9.3.2 of the UDC
- ☐ 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 a presentation regarding the development.*

Madeline hyles  
Print Name

[Signature]  
Signature

8/1/25  
Date

*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](http://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 in 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

**Owner Address**

6363 S KYRENE RD, TEMPE, AZ 85283

**Owner Phone**

---

**Parcel Information**



047020 00121

---

**Data Fields**

**PREAPPLICATION MEETING**

|                              |                   |
|------------------------------|-------------------|
| Name of DPD Planner          | Alexis Longstreet |
| Date of Meeting              | 06/30/2025        |
| Pre-application Meeting Type | In Person         |

**GENERAL PROJECT INFORMATION**

|                                                                                                                                |                              |
|--------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| Application Type                                                                                                               | New Special Use Permit (SUP) |
| List any relevant former Docket / Case Number(s) related to previous applications on this site                                 | -                            |
| Is this application in response to a citation, stop work order, or zoning letter                                               | No                           |
| If yes, please provide a copy of the citation, stop work order, and/or zoning letter along with any other relevant information | -                            |

**APPROVAL CRITERIA**

|                                                                                                                                                                                                                                                          |                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| A) The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare | No, this project will not have any adverse affects on any neighboring entities nor the vicinity around it. |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|

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

|                        |                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| UDC Sub-Section 9.6.9C | 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. |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                        |                                                                                                                                                                                                                                                                                      |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| UDC Sub-Section 9.6.9D | 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. |
| UDC Sub-Section 9.6.9E | This project does comply with all and any standards imposed on it.                                                                                                                                                                                                                   |

**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           | -  |

**Data Tables**

**AREA INFORMATION**

|                            |                        |
|----------------------------|------------------------|
| Name:                      | Store/Retail Space     |
| Size (Acres):              | 0.417                  |
| Existing Use of Property:  | Vacant Spaces- No Uses |
| Requested Use of Property: | Funeral Home           |

---

|                            |                               |
|----------------------------|-------------------------------|
| Name:                      | Office Space                  |
| Size (Acres):              | 0.507                         |
| Existing Use of Property:  | Vacant Spaces- No Uses        |
| Requested Use of Property: | Funeral Home & Accessory Uses |

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**Contact Information**

**Name**  
MADELINE LYLES

**Contact Type**  
APPLICANT

**Address**

**Phone**  
(901)600-3999

---

**Fee Information**

| Invoice # | Fee Item                                               | Quantity | Fees   | Status   | Balance | Date Assessed |
|-----------|--------------------------------------------------------|----------|--------|----------|---------|---------------|
| 1660983   | Special Use Permit Fee -<br>5 acres or less (Base Fee) | 1        | 500.00 | INVOICED | 0.00    | 07/03/2025    |
| 1660983   | Credit Card Use Fee (.026<br>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



**Property Owner's Affidavit**

Memphis and Shelby County Unified Development Code Section 12.3.1

OWNER: Includes the holder of legal title as well as holders of any equitable interest, such as trust beneficiaries, contract purchasers, option holders, lessees under leases having an unexpired term of at least ten years, and the like. Whenever a statement of ownership is required by the Memphis and Shelby County Unified Development Code, full disclosure of all legal and equitable interest in the property is required. Memphis and Shelby County Unified Development Code Section 12.3.1.

I, PAUL TURCOTTE , state that I have read the definition of  
(Print Name) (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 2279 Umoja Ave Memphis TN 38114  
and further identified by Assessor's Parcel Number 04702000121  
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 24<sup>TH</sup> day of JULY in the year of 2025

  
Signature of Notary Public



11/25/28  
My Commission Expires



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

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

**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.

D.T. SYKES  
(Print Name)

D.T. Sykes  
(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 LAMAR AVE  
and further identified by Assessor's Parcel Number 04-7020-0-0027C  
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 29th day of July, 2025 in the year of \_\_\_\_\_.

  
Gwendolyn D. Gentry  
Signature of Notary Public

My Commission Expires:  
September 16, 2028

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.

**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](http://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 in 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

Owner Address

6363 S KYRENE RD, TEMPE, AZ 85283

Owner Phone

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### Parcel Information



**Data Fields****PREAPPLICATION MEETING**

Name of DPD Planner Alexis Longstreet  
Date of Meeting 06/30/2025  
Pre-application Meeting Type In Person

**GENERAL PROJECT INFORMATION**

Application Type New Special Use Permit (SUP)

List any relevant former Docket / Case -

Number(s) related to previous applications on this site

Is this application in response to a citation, stop work order, or zoning letter No

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

**APPROVAL CRITERIA**

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

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

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

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

UDC Sub-Section 9.6.9C

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.

UDC Sub-Section 9.6.9D

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.

UDC Sub-Section 9.6.9E

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

**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           | -  |

**Data Tables****AREA INFORMATION**

|                            |                        |
|----------------------------|------------------------|
| Name:                      | Store/Retail Space     |
| Size (Acres):              | 0.417                  |
| Existing Use of Property:  | Vacant Spaces- No Uses |
| Requested Use of Property: | Funeral Home           |

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|                            |                               |
|----------------------------|-------------------------------|
| Name:                      | Office Space                  |
| Size (Acres):              | 0.507                         |
| Existing Use of Property:  | Vacant Spaces- No Uses        |
| Requested Use of Property: | Funeral Home & Accessory Uses |

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**Contact Information**

**Name**  
MADELINE LYLES

**Contact Type**  
APPLICANT

**Address**

**Phone**  
(901)600-3999

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**Fee Information**

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

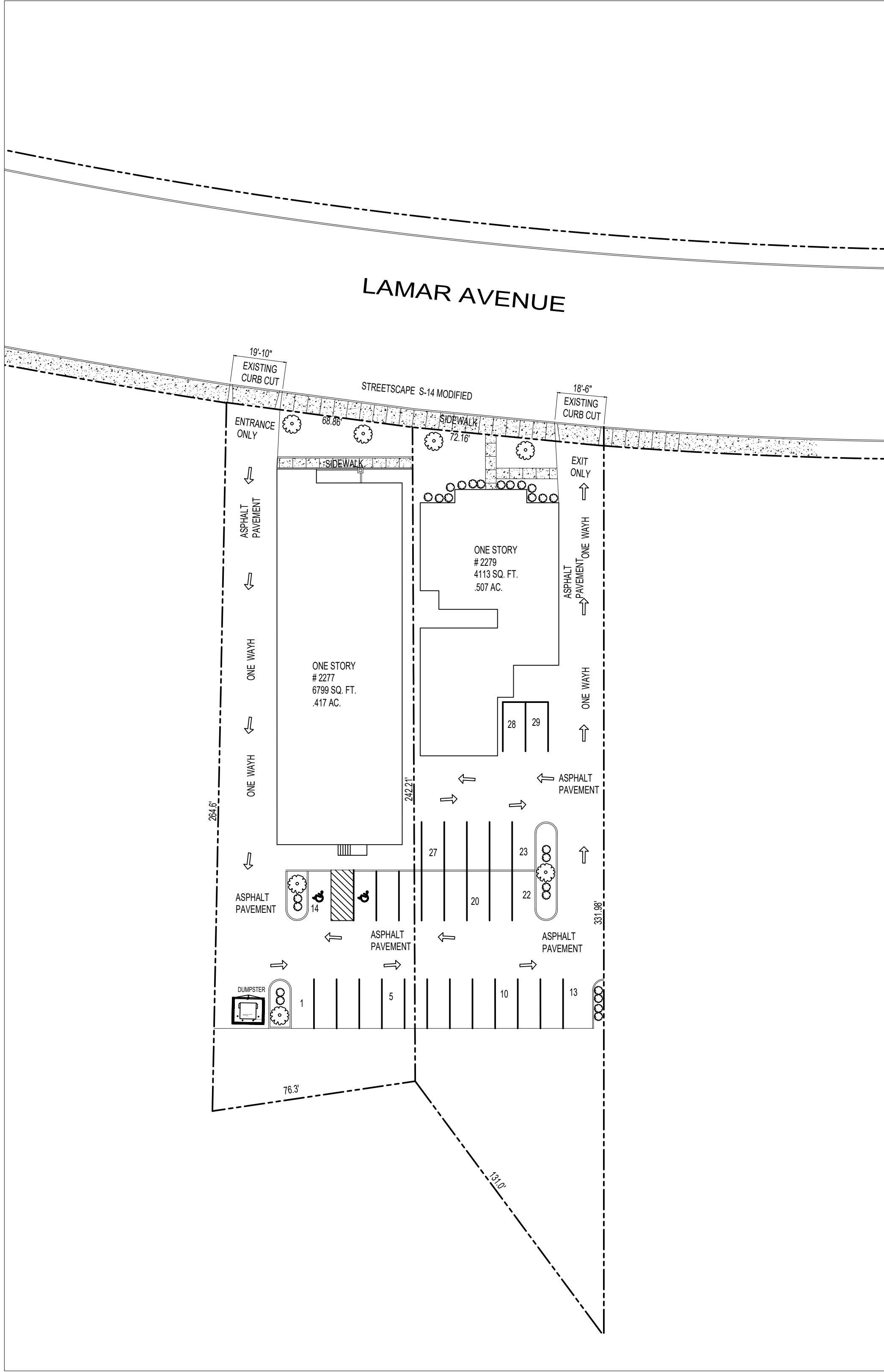
Total Fee Invoiced: \$513.00

Total Balance: \$0.00

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**Payment Information**

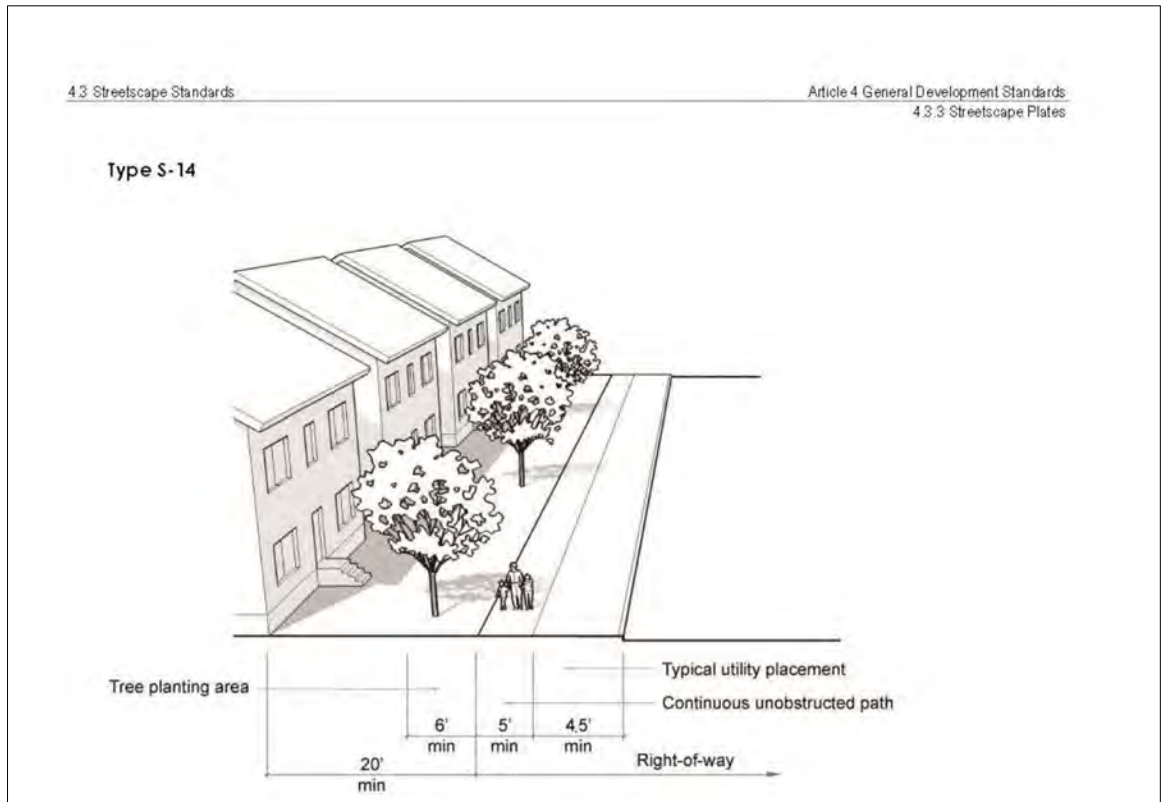
| Payment Amount | Method of Payment |
|----------------|-------------------|
| \$513.00       | Credit Card       |



1A SITE PLAN  
1" = 30'



VICINITY MAP  
AS SHOWN



3C STREETScape S-14 MODIFIED  
1" = 40'

| BUILDING AREAS                |             |
|-------------------------------|-------------|
| GROSS AREA                    | 10,912 S.F. |
| FLOOR AREAS                   |             |
|                               | 8,184 S.F.  |
| CALCULATIONS: 1 PER 600 SF FA |             |
| 10,912 SF / 600 = 18          |             |
| 2-H/C SPACES REQUIRED         |             |
| 27-REGULAR SPACES REQUIRED    |             |
| TOTAL OF 29 SPACES PROVIDED   |             |

SITE PLAN

ZONING DISTRICT: CMU-1 CASE NO.: SUP 25TMP-042988  
FUNERAL SERVICES  
2277 & 2279 LAMAR AVE  
SHELBY COUNTY, TENNESSEE  
LOT SIZE: .417 ACRES TOTAL BLDG. AREA = 6,799 S.F.  
LOT SIZE: .507 ACRES TOTAL BLDG. AREA = 4,113 S.F.  
DEVELOPER: AFTER LIFE MORTUARY SERVICES ENGINEER:  
2207 S. LAUDERDALE ST.  
MEMPHIS TENNESSEE



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.

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  
PO BOX 2751 #  
MEMPHIS TN 38101

OMBC LLC  
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  
938 COLBERT ST #  
COLLIERVILLE TN 38017

PAE TOM  
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  
2227 DEADRICK AVE #  
MEMPHIS TN 38114

BROWN DEBRA  
1345 RAILTON #  
MEMPHIS TN 38111

SHELBY COUNTY TAX SALE #83.1 EXH #5349  
160 N MAIN ST #  
MEMPHIS TN 38103

PATEL BHAGVATIBHAI R & BHARTI A (RS)  
2240 DEADRICK AVE #  
MEMPHIS TN 38114

MOORE V B  
118 CHURCH ST #  
SENATOBIA MS 38668

SHELBY COUNTY TAX SALE #83.1 EXH #5351  
160 N MAIN ST #  
MEMPHIS TN 38103

PATEL BHAGVATIBHAI R & BHARTI A (RS)  
2240 DEADRICK AVE #  
MEMPHIS TN 38114

CAIN WILLIAM & BERTHA  
2275 DEADRICK AVE #  
MEMPHIS TN 38114

COLEMAN LAYMON AND MOZELLA A COLEMAN  
1531 AIRWAYS AVE #  
MEMPHIS TN 38114

WEST DAVID P  
1243 E PARKWAY #  
MEMPHIS TN 38114

VALDES JAIME  
938 COLBERT ST #  
COLLIERVILLE TN 38017

GALLOWAY ALICIA  
1534 BRUCE ST #  
MEMPHIS TN 38114

GICKING DAVID  
1355 GALLERY WALK #  
ROBINSONVILLE MS 38664

COLEMAN MOZELLA A  
1537 AIRWAYS BLVD #  
MEMPHIS TN 38114

MCDONALD'S REAL ESTATE CO  
PO BOX 4457 #  
GREENVILLE MS 38704

AUTO SHACK INC  
PO BOX 2198 #  
MEMPHIS TN 38101

COLEMAN LAYMON SR (1/2 INT) AND  
8520 HERRING HILL RD #  
MILLINGTON TN 38053

SYKES O T  
1234 MINOR ST #  
MEMPHIS TN 38111

BIOENERGY DEVELOPMENT GROUP LLC  
2227 DEADRICK AVE #  
MEMPHIS TN 38114

BOGGAN JANICE H CARTER  
2277 RILEY ALY #  
MEMPHIS TN 38114

TOWER VENTURES CRE LLC  
4091 VISCOUNT AVE #  
MEMPHIS TN 38118

COLEMAN MOZELLA  
8520 HERRING HILL RD #  
MILLINGTON TN 38053

COLEMAN LISA AND LESLIE DANIELS AND  
5461 ELMHURST AVE #  
MEMPHIS TN 38115

LAMAR INVESTMENTS LLC  
6363 S KYRENE RD #  
TEMPE AZ 85283

COLEMAN MOZELLA  
8520 HERRING HILL RD #  
MILLINGTON TN 38053

COLEMAN MOZELLA A  
8520 HERRING HILL RD #  
MILLINGTON TN 38053

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

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



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  
047023 00001 - IMMOBILIEN INVESTMENTS LLC  
047020 00048 - FORD JUSTIN  
047020 00134 - GAMRA MOHAMED C  
047020 00042 - VALDES JAIME & MYRIAN NUNEZ  
047020 00059 - MACK JOHN A AND LILLIE B ROBERTSON  
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047021 00017 - DHUGGA LLC  
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047020 00062 - GALLOWAY ALICIA  
061004 00078 - MCDONALD'S REAL ESTATE CO  
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