

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

**ONE ORIGINAL
ONLY STAPLED
TO DOCUMENTS**

**Planning & Development
DIVISION**

Planning & Zoning COMMITTEE: 10/07/2025

DATE

PUBLIC SESSION: 10/21/2025

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 2554 North Watkins Street, known as case number SUP 2024-037

CASE NUMBER: SUP 2024-037

LOCATION: 2554 North Watkins Street

COUNCIL DISTRICTS: District 7 and Super District 8 – Positions 1, 2, and 3

OWNER/APPLICANT: Lidia Vanessa Guzman

REPRESENTATIVE: Raymond West, Ray West Home Design

REQUEST: Special use permit to allow used car sales

AREA: +/-22,841 square feet

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

RECOMMENDED COUNCIL ACTION: **Public Hearing Not Required**
Hearing – October 21, 2025

PRIOR ACTION ON ITEM:

(1) _____	APPROVAL - (1) APPROVED (2) DENIED
02/13/2025 _____	DATE
(1) Land Use Control Board _____	ORGANIZATION - (1) BOARD / COMMISSION
	(2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

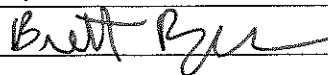
FUNDING:

(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:

	<u>DATE</u> <u>9/29/25</u> <u>POSITION</u> <u>PLANNER</u>
_____	DEPUTY ADMINISTRATOR
	<u>9/29/25</u> ADMINISTRATOR
_____	DIRECTOR (JOINT APPROVAL)
_____	COMPTROLLER
_____	FINANCE DIRECTOR
_____	CITY ATTORNEY

CHIEF ADMINISTRATIVE OFFICER

COMMITTEE CHAIRMAN



Memphis City Council Summary Sheet

SUP 2024-037

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 2554 NORTH WATKINS STREET, KNOWN AS CASE NUMBER SUP 2024-037

- This item is a resolution with conditions for a special use permit to allow used car sales; and
- The item may require future public improvement contracts.

LAND USE CONTROL BOARD RECOMMENDATION

At its regular meeting on **Thursday, February 13, 2025**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

CASE NUMBER:	SUP 2024-037
LOCATION:	2554 North Watkins Street
COUNCIL DISTRICT(S):	District 7 and Super District 8 – Positions 1, 2, and 3
OWNER/APPLICANT:	Lidia Vanessa Guzman
REPRESENTATIVE:	Raymond West, Ray West Home Design
REQUEST:	Special use permit to allow used car sales
EXISTING ZONING:	Commercial Mixed Use 3 – (CMU-3)
AREA:	+/-22,847 square feet

The following spoke in support: Ray West

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 9-0-0 on the regular public hearing agenda.

Respectfully,



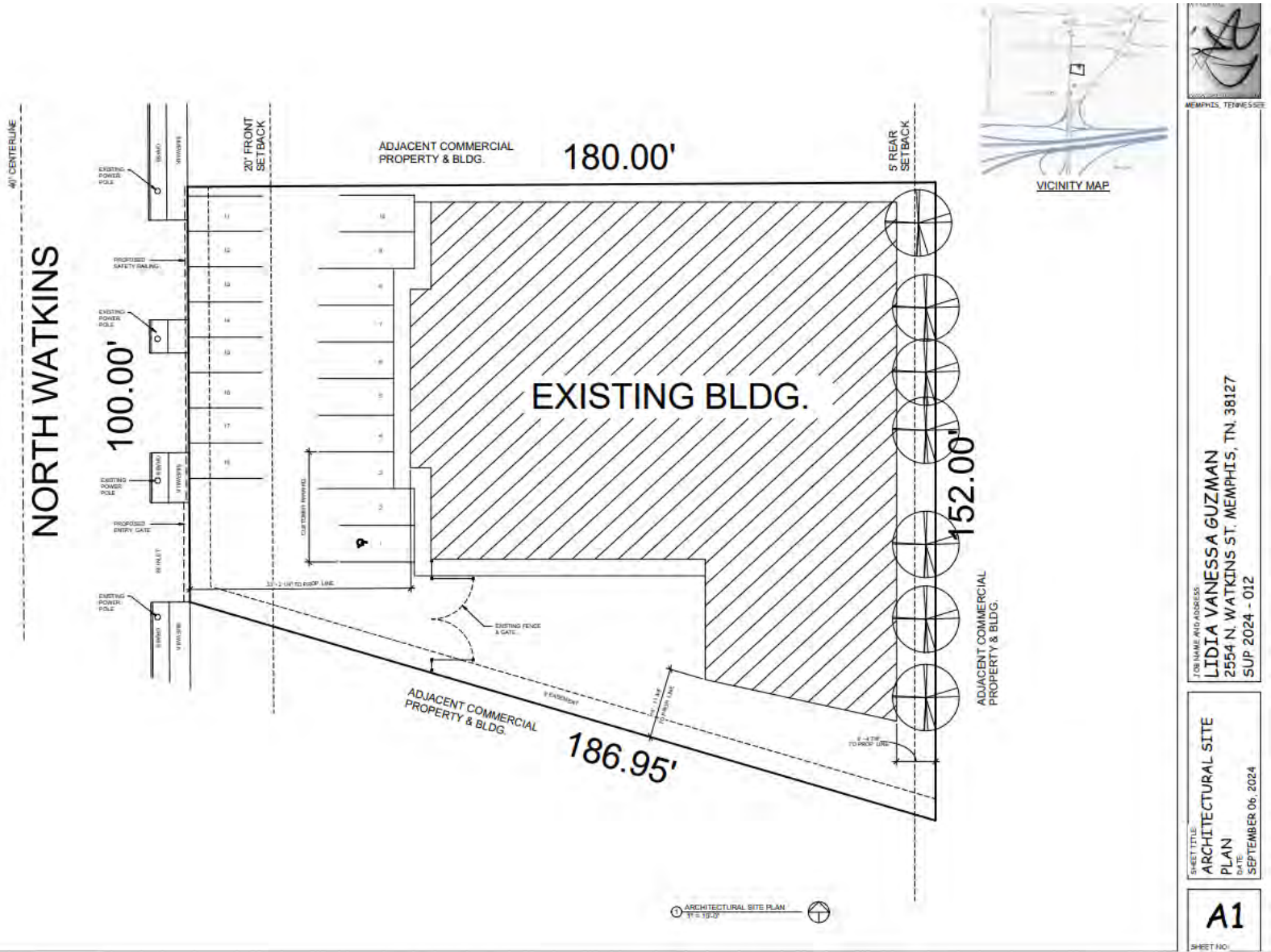
Alexis Longstreet
Planner
Land Use and Development Services
Division of Planning and Development

Cc: Committee Members
File

SUP 2024-037**CONDITIONS**

1. In compliance with UDC Sub-Item 2.6.3P(3)(e), an office space with a minimum of 288 square feet shall be provided within the principal structure.
2. In compliance with UDC Sub-item 2.6.3P(3)(f), bathroom facilities, in accordance with Building Code, shall be provided within the principal structure.
3. In compliance with Section 4.3.3, a S-10 Streetscape plate shall be installed along North Watkins Street.
4. The vehicle display area and customer parking area must be in compliance with UDC Sub-Section 4.5.5A and include a minimum of 15 vehicle sales display spaces and three dedicated spaces for customer parking per UDC Item 2.6.3P(3)(g).
5. In addition to the required streetscape plate, a raised curb shall be installed around the landscaping.
6. The applicant shall submit a final plan for the site that provides dimensions and detailed landscaping, to DPD prior to the case being heard at the Memphis City Council.

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 2554 NORTH WATKINS STREET, KNOWN AS CASE NUMBER SUP 2024-037

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, Lidia Vanessa Guzman filed an application with the Memphis and Shelby County Division of Planning and Development to allow a special permit to allow used car 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 February 13, 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.

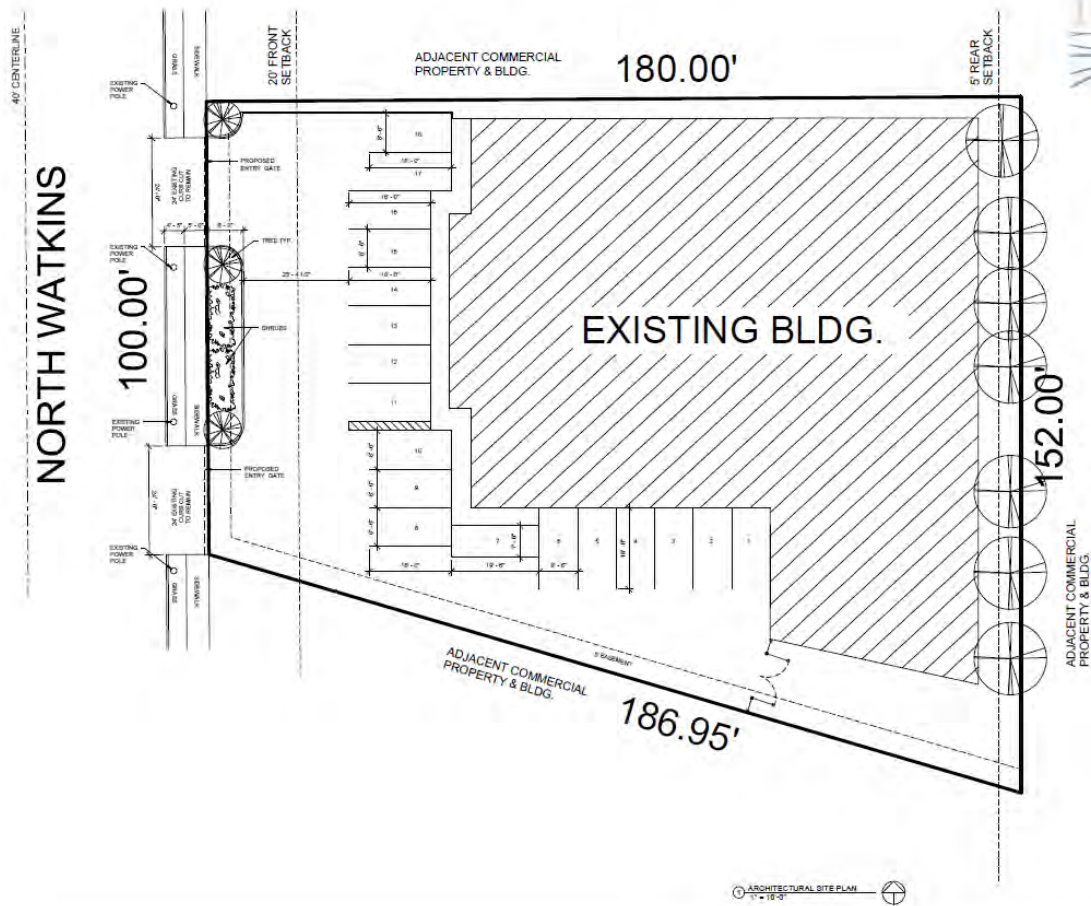
BE IT FURTHER RESOLVED, that this permit merely authorizes the filing of applications to acquire a Certificate of Use and Occupancy, or a Building Permit, and other required permits and approvals, provided that no such Certificate of Use and Occupancy shall be granted until all conditions imposed by 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. In compliance with UDC Sub-Item 2.6.3P(3)(e), an office space with a minimum of 288 square feet shall be provided within the principal structure.
2. In compliance with UDC Sub-item 2.6.3P(3)(f), bathroom facilities, in accordance with Building Code, shall be provided within the principal structure.
3. In compliance with Section 4.3.3, a S-10 Streetscape plate shall be installed along North Watkins Street.
4. The vehicle display area and customer parking area must be in compliance with UDC Sub-Section 4.5.5A and include a minimum of 15 vehicle sales display spaces and three dedicated spaces for customer parking per UDC Item 2.6.3P(3)(g).
5. In addition to the required streetscape plate, a raised curb shall be installed around the landscaping.
6. The applicant shall submit a final plan for the site that provides dimensions and detailed landscaping, to DPD prior to the case being heard at the Memphis City Council.

SITE PLAN



MEMPHIS, TENNESSEE

208 NAME AND ADDRESS:
LIDIA VANESSA GUZMAN
2554 N. WATKINS ST. MEMPHIS, TN. 38127
SUP 2024 - 012

SHEET TITLE
 ARCHITECTURAL SITE
 PLAN
 DATE
 APRIL 10, 2025

A1

SHEET NO: _____

ATTEST:

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

AGENDA ITEM: 1 **L.U.C.B. MEETING:** February 13, 2025

CASE NUMBER: SUP 2024-037

LOCATION: 2554 N Watkins St.

COUNCIL DISTRICT: District 7 and Super District 8 – Positions 1, 2, and 3

OWNER/APPLICANT: Lidia Vanessa Guzman

REQUEST: Special use permit to allow used car sales

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

CONCLUSIONS

1. The applicant is proposing to utilize the existing principal structure for office space and restrooms. The display area for cars would be between the front of the building and North Watkins Street.
2. The Board of Adjustment previously approved BOA docket 1997-88 application to allow a rear yard setback encroachment of an addition to the principal structure.
3. The proposed site plan does not comply with the minimum parking space or drive aisle geometric requirements in the Unified Development Code. The proposed display and customer parking area is too small to accommodate the use while also adding required landscaping along North Watkins Street.
4. The granting of this special use permit will cause substantial detriment to the public good and will substantially impair the intent and purpose of an adopted plan or the Unified Development Code (UDC) and will be injurious to the neighborhood or the general welfare, and it will not be in harmony with the purpose and intent of the UDC.

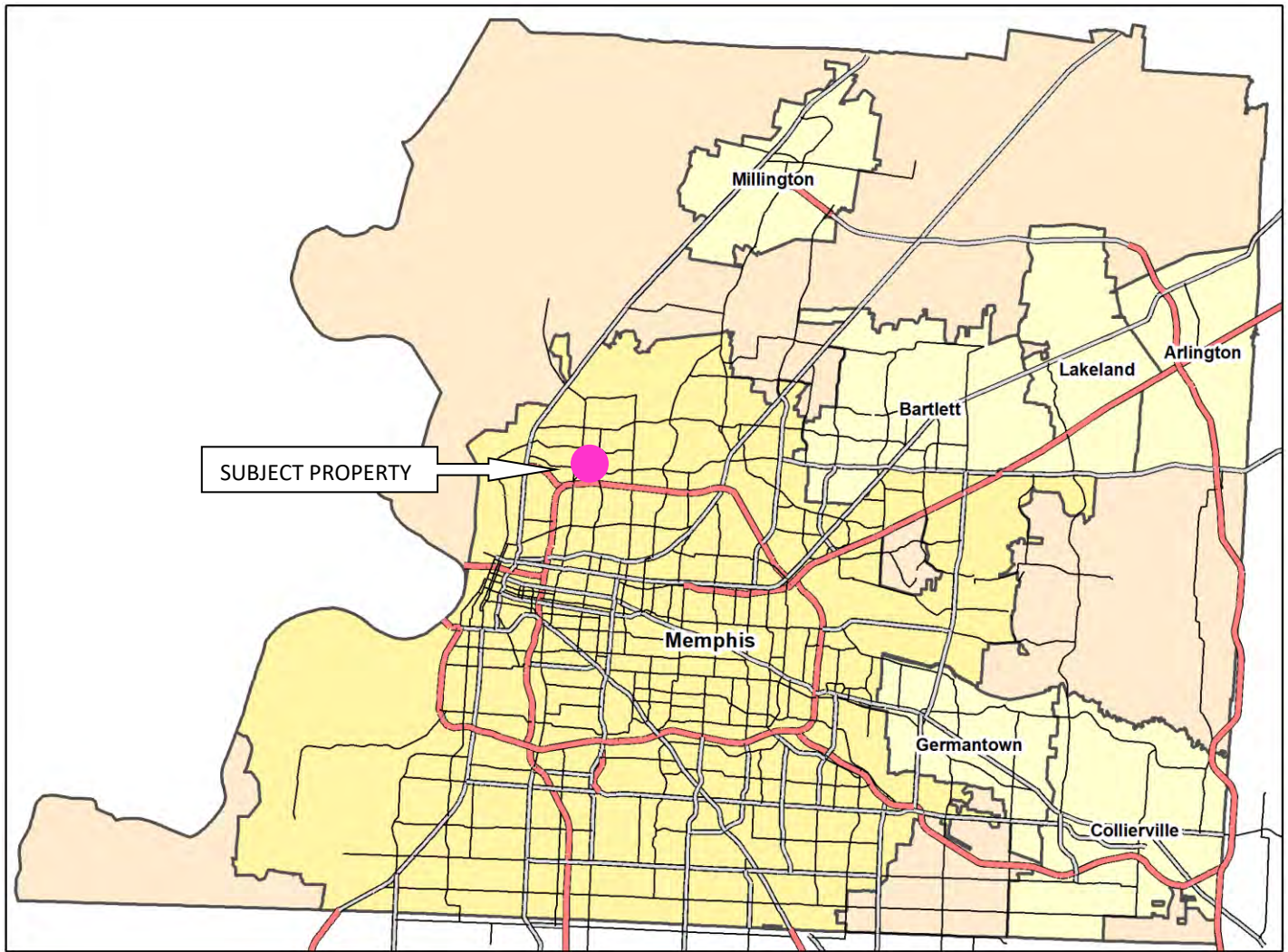
CONSISTENCY WITH MEMPHIS 3.0

This proposal is consistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on pages 17 – 19 of this report.

RECOMMENDATION:

Rejection

LOCATION MAP



Subject property located within the pink circle

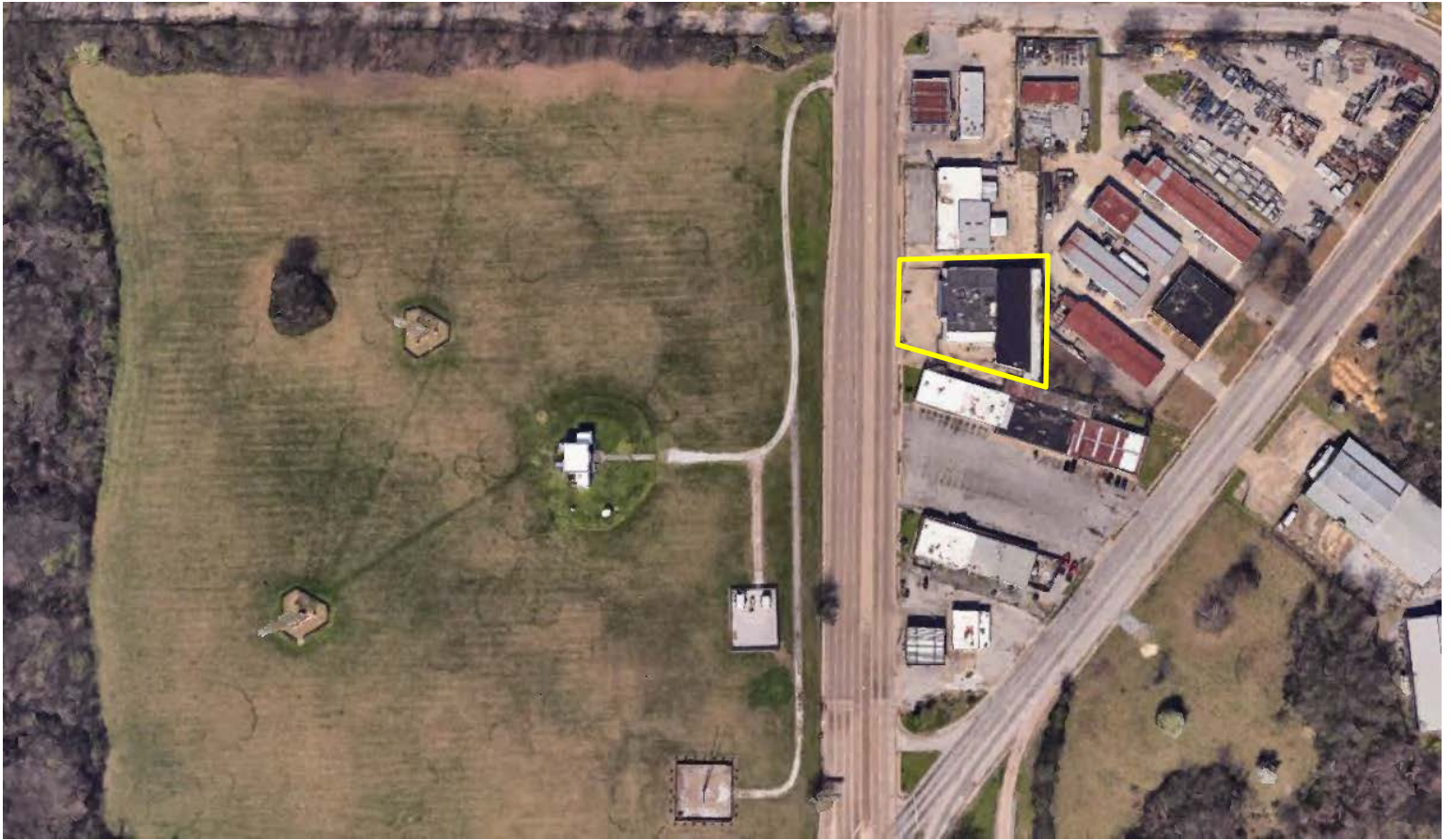
This aerial map displays a residential neighborhood in North York, Ontario. The map is overlaid with a grid of property boundaries and lot numbers. Key streets include Dupont Avenue, North Watkins Street, Overton Crossing Street, and Windman Avenue. A large green circle highlights a specific area, and a yellow rectangle highlights a specific lot. The map shows a mix of residential lots, some with buildings and others with open space. The lot numbers are displayed in a small font, and the street names are in a larger font. The map is oriented with North at the top.

PUBLIC NOTICE DETAILS

NEIGHBORHOOD MEETING

3

AERIAL



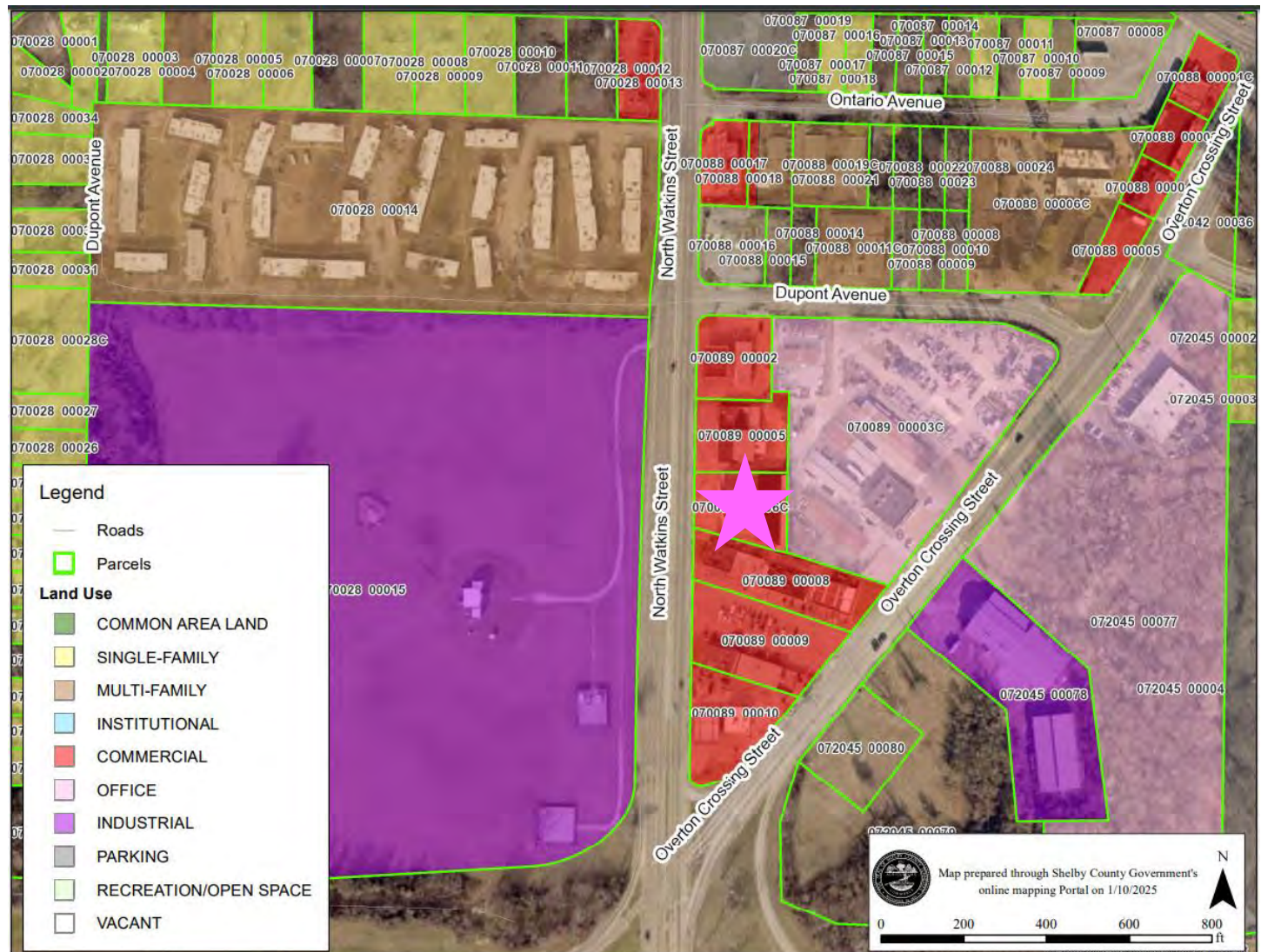
Subject property outlined in yellow

ZONING MAP



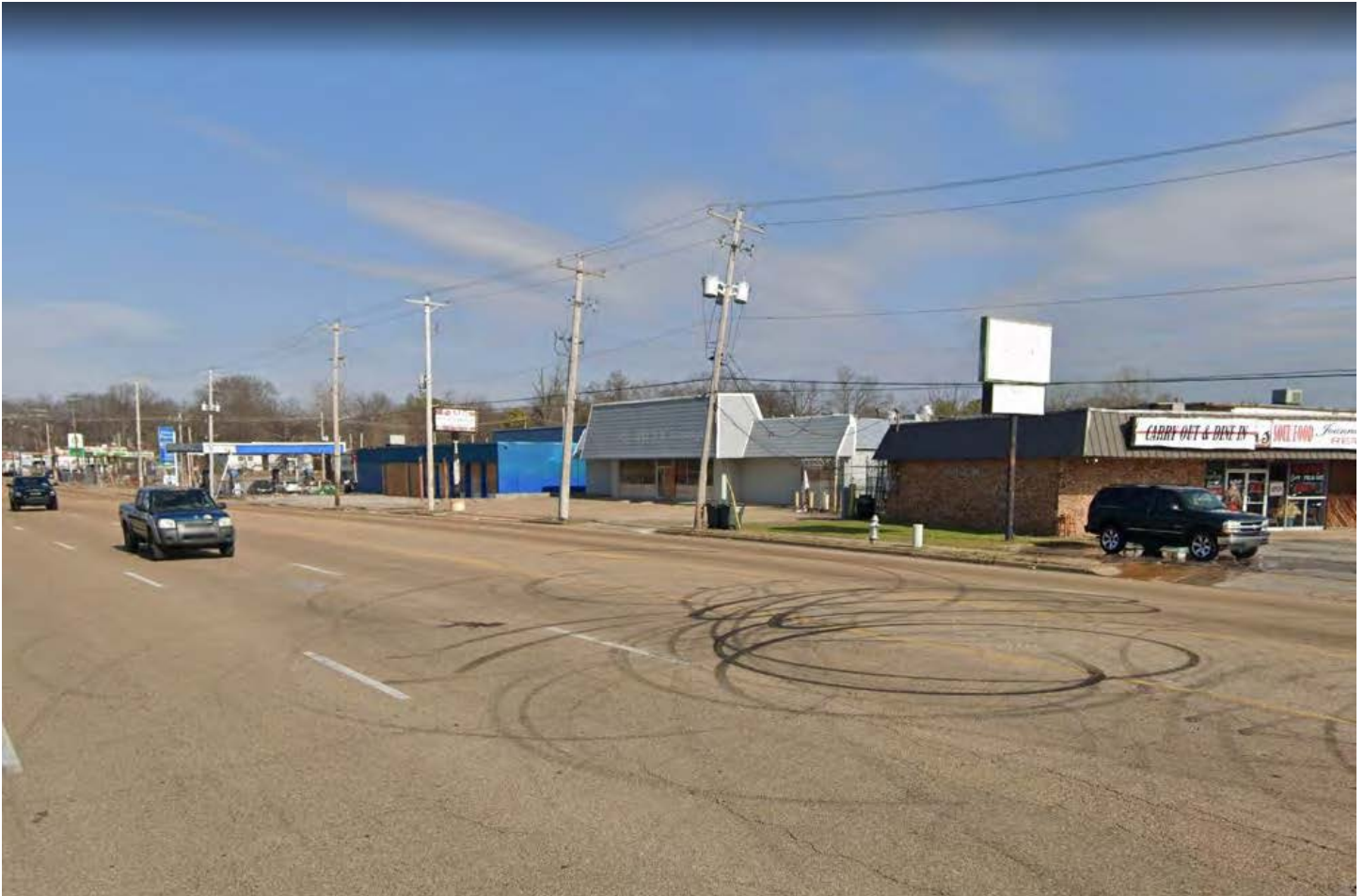
Subject property highlighted in yellow

LAND USE MAP



Subject property indicated by a pink star

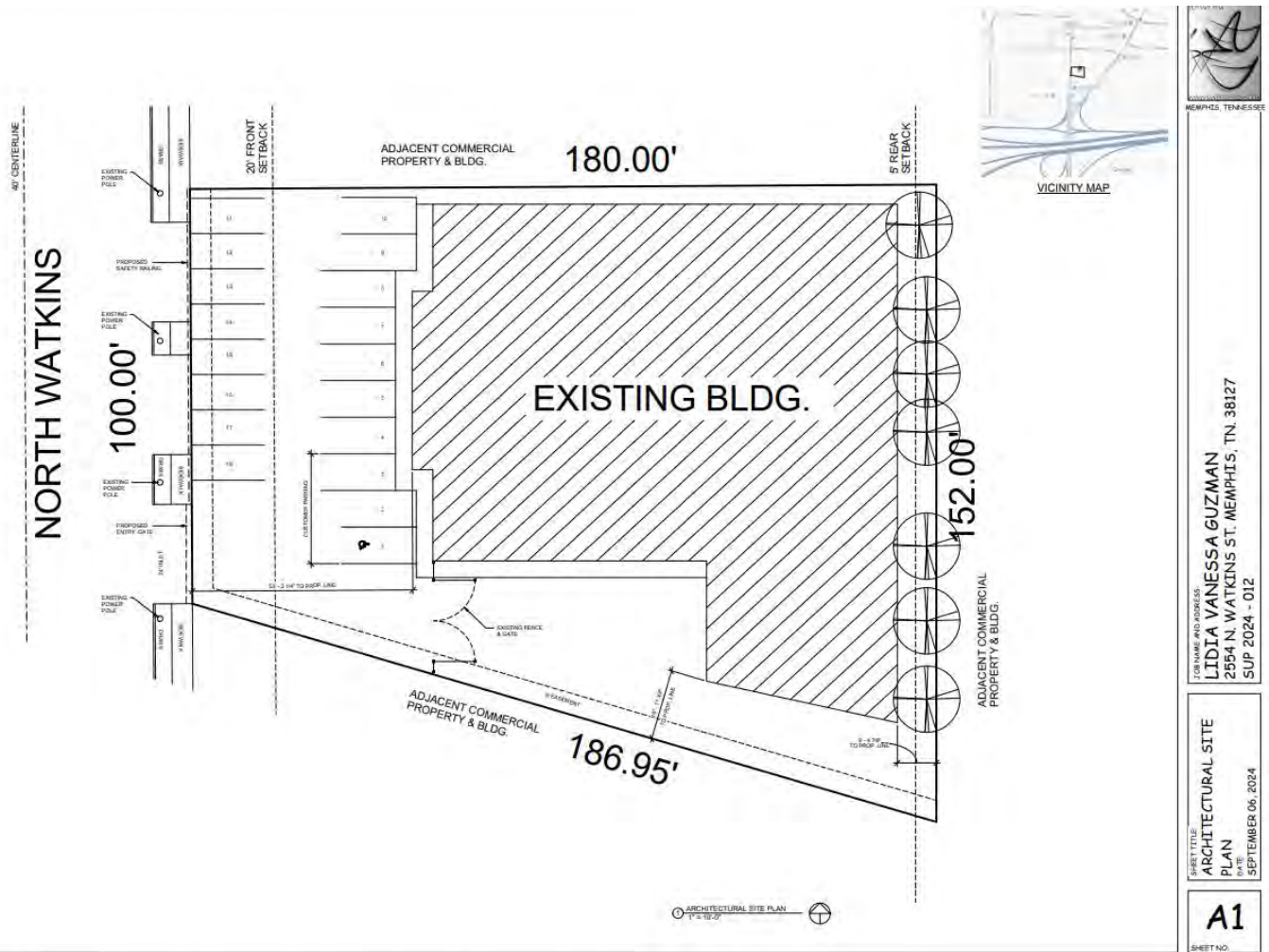
SITE PHOTOS



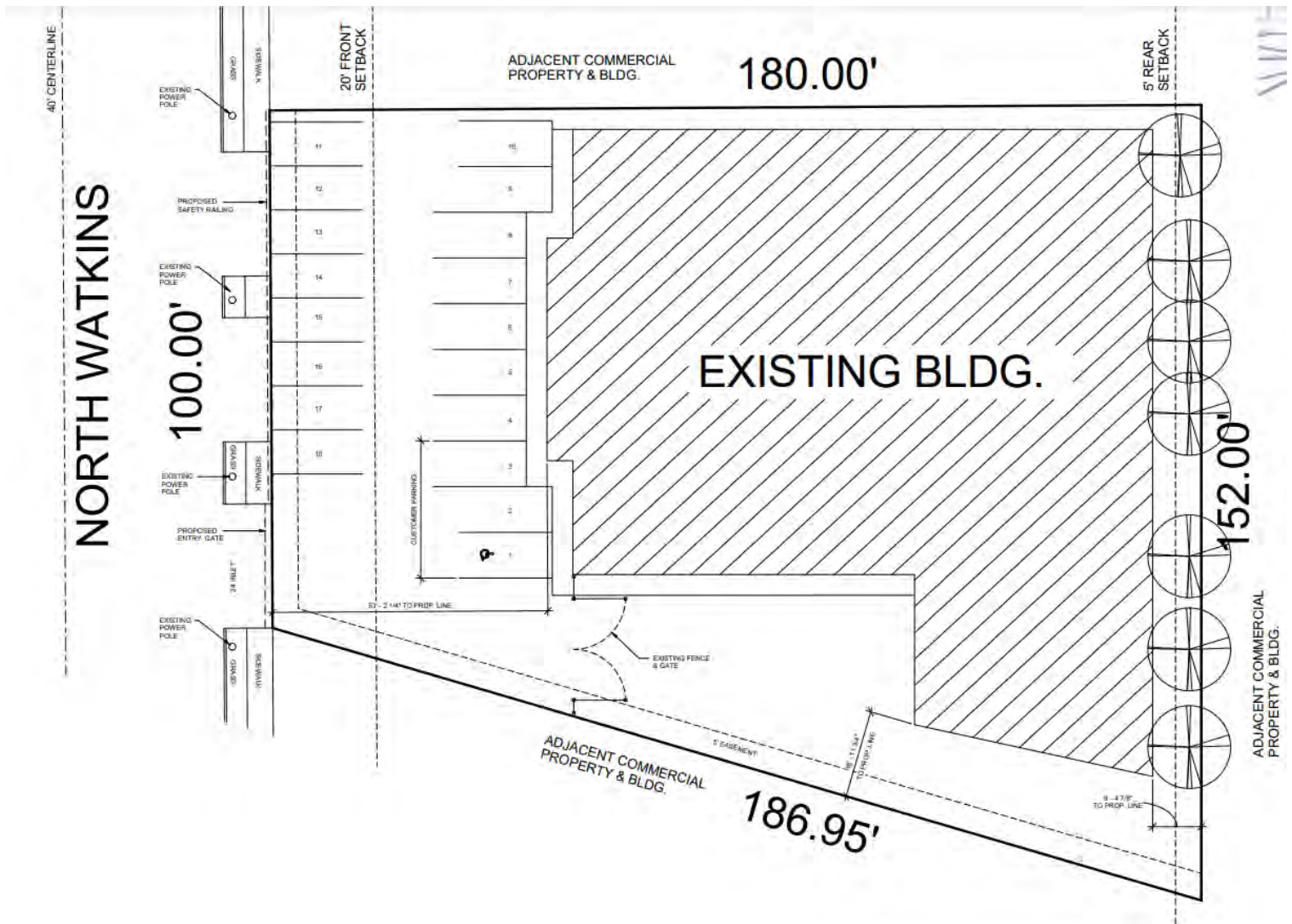
View of subject property from North Watkins looking Northwest



View of subject property from North Watkins looking Southeast



PROPOSED SITE PLAN – MAGNIFIED



CASE REVIEW

Request

The request is a special use permit to allow used car 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:

2554 North Watkins Street

Parcel ID:

070089 00006C

Area:

+/-22,847 square feet

Description:

The subject property is known as Section B of the Commercial Lands Subdivision. There has been one (1) approved structural addition to the principal structure, see page 25 for Notice of Disposition. Per the Assessor's website, the principal structure on the site was built in 1972 and currently is a one-story structure with a ground floor area of 12,295 square feet and the surrounding land uses are a mixture of commercial, industrial and residential. Additionally, this lot has single street frontage along North Watkins.

Site Zoning History

On November 19, 1997, the Board of Adjustment approved Docket BOA 1997-88 for variations to allow a reduction in the required rear yard setback for the construction of a cooler addition to an existing commercial building, see page 25 of this report for said notice of disposition.

Relevant Unified Development Code Clauses

Section 2.6.3 Provisions Related Specifically to Vehicle Sales and Leasing

- a. Road testing of vehicles may be restricted to nonresidential areas.*
- b. New car display shall not be artificially elevated above the general topography of the site.*
- c. If the automobile dealership ceases to operate, all attached and detached signs depicting the dealership shall be removed from the property.*
- d. Any vehicle sales, rental or leasing facility located in the CMU-3 zoning established after February 10, 2015, or reactivated after one year of discontinuance, shall require the issuance of a Special Use Permit.*
- e. A minimum of 288 square feet of office space shall be provided.*
- f. Functioning restroom facilities, in accordance with the Building Code, shall be provided.*
- g. For sites utilized for vehicle sales, there shall be room for 15 spaces for overnight service or repair storage, or on-going vehicle sales display and three dedicated spaces for customer parking. All spaces shall be clearly delineated.*
- h. Any vehicle sales facility that both requires the issuance of a Special Use Permit under this Code and is primarily or solely engaged in the sales of used vehicles shall require a major modification if the controlling interest of its ownership changes. During its review of the major modification request, the Land Use Control Board shall review whether the original conditions of approval, as well as the use standards contained in this Code, are being met. Furthermore, the Land Use Control Board may amend the conditions to ensure the approval criteria for special use permits contained in Section 9.6.9 of this Code are met. For the purpose of this section, the term "primarily or solely engaged in the sales of used vehicles" shall be defined as any car sales facility where the sales of used vehicles constitute 50% or more of its annual sales, measured by the most recent calendar year available.*

Sub-Section 4.5.5A

A. Minimum Parking Dimensions Parking spaces using geometric standards or configurations other than those specified below, such as for reverse-angle parking, may be approved subject to a determination by the City or County Engineer on a case-by-case basis.

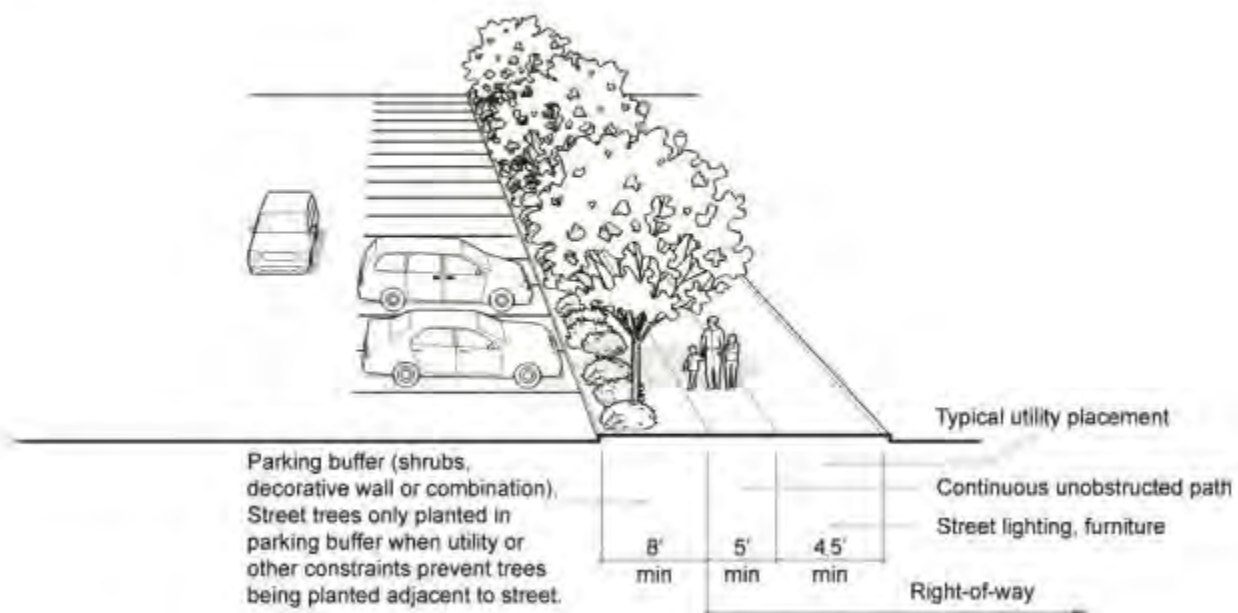
Angle	Minimum Stall Width*	Minimum Stall Depth (perpendicular to curb)*	Minimum Width of Adjacent Drive Aisle**	Maximum Curb or Wheel Stop Overhang
0°	7 feet	19 feet, 6 inches	11 (one way)	2 feet, 6 inches
45°	8 feet, 6 inches	17 feet	11 feet (one way)	2 feet
50°	8 feet, 6 inches	17 feet	12 feet (one way)	2 feet
55°	8 feet, 6 inches	17 feet, 6 inches	13 feet (one way)	2 feet
60°	8 feet, 6 inches	17 feet, 6 inches	14 feet (one way)	2 feet, 6 inches
65°	8 feet, 6 inches	18 feet	15 feet (one way)	2 feet, 6 inches
70°	8 feet, 6 inches	18 feet	16 feet (one way)	2 feet, 6 inches
75°	8 feet, 6 inches	18 feet	18 feet (one way)	2 feet, 6 inches
90°	8 feet, 6 inches	18 feet	22 feet (two way)	2 feet, 6 inches
90°	9 feet	18 feet	20 feet (two way)	2 feet, 6 inches

*stall width and stall depth may be reduced for compact vehicles

**minimum width of two-way drive aisles for stall angles of less than 90° shall be 20 feet; minimum width of for one-way drive aisles for stall angles of 90° may be reduced with approval by the City or County Engineer

Section 4.3.3

Type S-10



Site Plan Review

- The applicant intends to utilize the existing +/- 12,285 square foot structure for office space and restrooms.
- There are three (3) curb cuts shown but there are only two (2) curb cuts along North Watkins.
- The applicant is proposing to close the curb cut located north of the 24-foot inlet.
- There will be eighteen (18) parking spaces provided; 3 designated customer parking spaces and 15 designated used vehicle sale spaces.
- There is a noted width of 53 feet from the property line at the 24-foot curb cut to the front façade of the principal structure.
- There is a proposed entry gate located at the existing 24-foot inlet.
- The applicant is proposing safety railing along North Watkins Street.

Analysis

The applicant's proposal of used car sales is a special permitted use within the CMU-3 zoning district. The subject property has land square footage +/- 22,847 square feet and the principal structure is +/- 12,295 square feet. There is +/- 10,552 square feet of buildable area on the lot. A paved area exists between the front of the building and North Watkins Street where vehicles will be displayed.

Although the site plan submitted illustrates eighteen (18) parking spaces, the applicant does not have adequate space to install the required streetscaping, fifteen (15) parking spaces for vehicle sales display and/or customer parking based on the geometric parking design requirements for 90-degree parking spaces and the installation of a required Streetscape Type S-10 at 8 feet in width. A minimum width of 64 feet is needed for compliance. At its widest point as designed there is only 53 feet, 2 inches.

The granting of this special use permit will cause substantial detriment to the public good and will substantially impair the intent and purpose of an adopted plan or the Unified Development Code (UDC) and will be injurious to the neighborhood or 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, the following conditions are recommended:

Conditions

1. In compliance with UDC Sub-Item 2.6.3P(3)(e), an office space with a minimum of 288 square feet shall be provided within the principal structure.
2. In compliance with UDC Sub-item 2.6.3P(3)(f), bathroom facilities, in accordance with Building Code, shall be provided within the principal structure.
3. In compliance with Section 4.3.3, a S-10 Streetscape plate shall be installed along North Watkins Street.
4. The vehicle display area and customer parking area must be in compliance with UDC Sub-Section 4.5.5A and include a minimum of 15 vehicle sales display spaces and three dedicated spaces for customer parking per UDC Item 2.6.3P(3)(g).
5. In addition to the required streetscape plate, a raised curb shall be installed around the landscaping.
6. The applicant shall submit a final plan for the site that provides dimensions and detailed landscaping, to DPD prior to the case being heard at the Memphis City Council.

DEPARTMENTAL COMMENTS

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

City 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.

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

10. Will require engineering ASPR.

11. Close any unused curb cut with curb gutter, grass strip and sidewalk.

Drainage:

12. 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.

13. 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.

14. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.

15. 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.

16. 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.

City 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:	See pages 17 – 19.

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: SUP 2024-037: NORTH

Site Address/Location: 2554 N Watkins St.

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

Future Land Use Designation: Low Intensity Commercial and Services (CSL)

Street Type: Avenue

The applicant is requesting a special use permit to allow used car sales.

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

Low Intensity Commercial and Service (CSL) areas are typically not associated with anchors. These areas may include neighborhood supporting commercial uses such as retail sales and services, offices, restaurants, funeral services, small-scale recreation, social service institutions, and occasional upper-story residential. Graphic portrayal of CSL is to the right.



“CSL” Form & Location Characteristics

Commercial and services uses, 1-4 stories height

“CSL” Zoning Notes

Generally compatible with the following zone districts: CMU-1 without frontage requirements, OG, SDBP in accordance with Form and characteristics listed above.

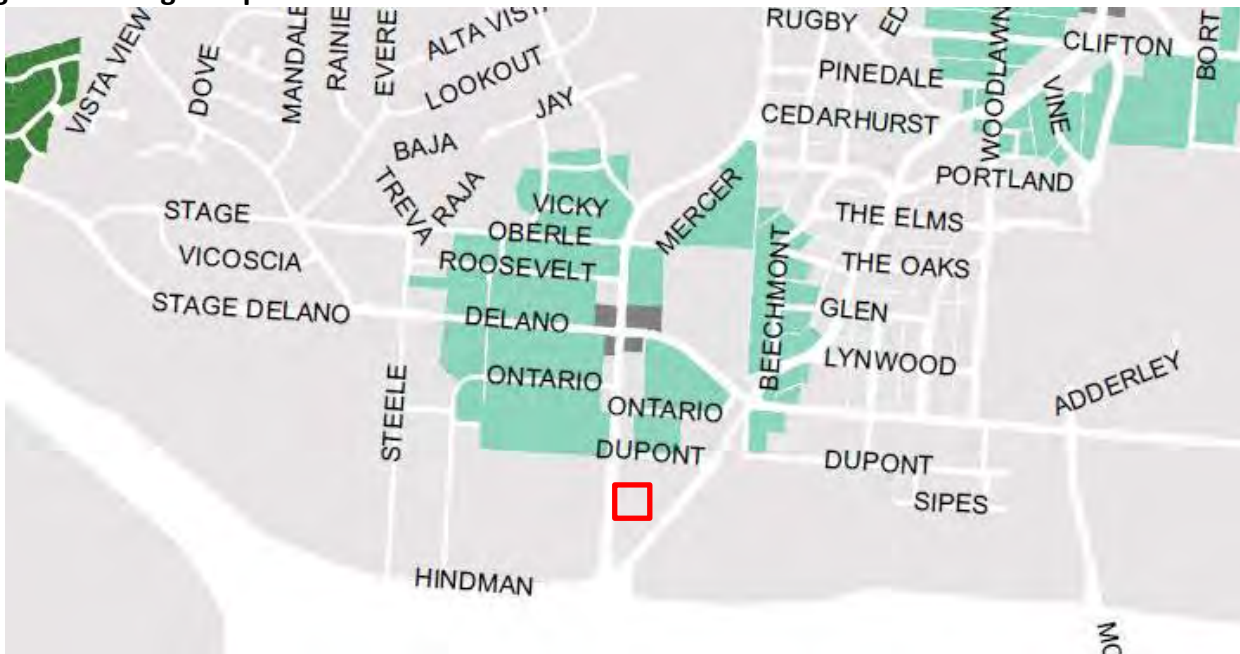
Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: Commercial; CMU-3

Adjacent Land Use and Zoning: Commercial, Office, Industrial; R-6, RU-3, CMU-3, CMU-1

Overall Compatibility: *Although the requested use to allow used car sales is not compatible with the land use description/intent, form & location characteristics, zoning notes, it is compatible with the existing, adjacent land use and zoning.*

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

N/A

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

N/A

Consistency Analysis Summary

The applicant is requesting a special use permit to allow used car sales.

Although the requested use to allow used car sales is not compatible with the land use description/intent, form & location characteristics, zoning notes, it is compatible with the existing, adjacent land use and zoning.

Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.
Summary Compiled by: Negin Hamidi, 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 **Wednesday, November 6, 2024 at 8 AM.**

CASE NUMBER: SUP 2024-037
ADDRESS: 2554 N Watkins Street
REQUEST: Special Use Permit to allow used car sales
APPLICANT: Lidia Vanessa Guzman

Meeting Details

Location: Council Chambers
City Hall 1st Floor
125 N Main St.
Time: 9:00 AM
Date: Thursday, Nov. 14, 2024

Staff Planner Contact:

LaTonya Hull
✉ Latonya.hull@memphistn.gov
☎ (901) 636-7179



VICINITY MAP



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



32 Notices Mailed 10/22/2024

SIGN AFFIDAVIT

AFFIDAVIT

*Shelby County
State of Tennessee*

I, Ray West, being duly sworn, depose and say that at 2:30 pm am/pm
on the 3 day of January 17, 2025, I posted 1 Public Notice Sign(s)
pertaining to Case No. SUP 2024-037 at 2554 N. Watkins St., Memphis, Tn. 38127
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

1/21/25
Date

Subscribed and sworn to before me this 21 day of January, 2025.

[Signature]
Notary Public

My commission expires: 10/1/28



APPLICATION



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

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

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

website: www.develop901.com

Record Summary for Special Use Permit

Record Detail Information

Record Type: Special Use Permit

Record Status: Assignment

Opened Date: September 6, 2024

Record Number: SUP 2024-037

Expiration Date:

Record Name: Used Car Sales

Description of Work: The intent of the SUP will allow for the owner to use the property as a Used Car Dealer. After the approval of the SUP the owner will then file a for a Building Alteration Permit to create the office spaces and restrooms required for the business.

Parent Record Number:

Address:

2554 N WATKINS ST, MEMPHIS 38127

Owner Information

Primary Owner Name

Y SRIVY

Owner Address

10520 LARSON BAY LN, COLLIERVILLE, TN 38017

Owner Phone

Parcel Information

070089 00006C

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner

Brett Ragsdale

Date of Meeting

09/06/2024

Pre-application Meeting Type

Phone

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

GENERAL PROJECT INFORMATION

Is this application in response to a citation, stop work order, or zoning letter No
If yes, please provide a copy of the citation, stop work order, and/or zoning letter along with any other relevant information -

APPROVAL CRITERIA

A) The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare No
B) The project will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations yes
UDC Sub-Section 9.6.9C yes
UDC Sub-Section 9.6.9D no
UDC Sub-Section 9.6.9E yes
UDC Sub-Section 9.6.9F no

GIS INFORMATION

Case Layer BOA1997-088, BOA1997-088
Central Business Improvement District No
Class C
Downtown Fire District No
Historic District -
Land Use COMMERCIAL
Municipality MEMPHIS
Overlay/Special Purpose District -
Zoning CMU-3
State Route -
Lot 1-2
Subdivision COMMERCIAL LANDS SEC C
Planned Development District -
Wellhead Protection Overlay District No
County Commission District -
City Council District -
City Council Super District -

Data Tables

AREA INFORMATION

Name: Commercial Land
Size (Acres): 0.5245
Existing Use of Property: Office/Warehouse
Requested Use of Office/Warehouse

Property:

Contact Information

Name

LIDIA VANESSA GUZMAN

Contact Type

APPLICANT

Address

Phone

(901)921-2117

Name

RAYMOND WEST

Contact Type

ARCHITECT / ENGINEER /
SURVEYOR

Address

Phone

(901)949-3114

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1591121	Credit Card Use Fee (.026 x fee)	1	0.00	INVOICED	0.00	09/06/2024
1591333	Credit Card Use Fee (.026 x fee)	1	13.00	INVOICED	0.00	09/09/2024
1591333	Special Use Permit Fee - 5 acres or less (Base Fee)	1	500.00	INVOICED	0.00	09/09/2024

Total Fee Invoiced: \$513.00

Total Balance: \$0.00

Payment Information

Payment Amount

\$513.00

Method of Payment

Credit Card

1997 BOA NOTICE OF DISPOSTION



MEMPHIS AND SHELBY COUNTY BOARD OF ADJUSTMENT

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

NOTICE OF DISPOSITION

DATE: November 25, 1997

TO: Pak W. Lam
2554 North Watkins Street
Memphis, TN 38127

RE: DOCKET 97-88 City
LOCATION: 2554 North Watkins Street, (315 feet
south of DuPont Avenue)

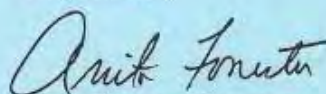
On November 19, 1997, the MEMPHIS AND SHELBY COUNTY BOARD OF ADJUSTMENT approved your application, as submitted, requesting a variation from the Zoning Regulations to allow a reduction in the required rear yard setback for the construction of a cooler addition to an existing commercial building; subject to the following condition:

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

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

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

Respectfully,


Anita Forrester, Secretary
Board of Adjustment

xc: Homer B. Branan, III, Attorney

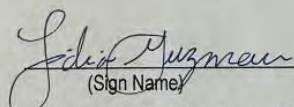
OWNER AFFIDAVIT

**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, Lidia Vanessa Guzman , state that I have read the definition of
(Print Name) (Sign Name)

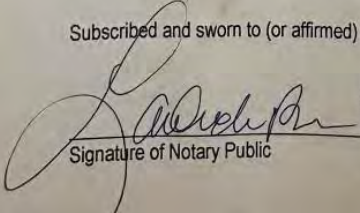
"Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

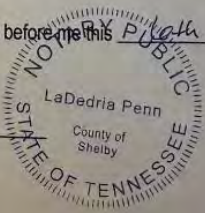
☒ I am the owner of record as shown on the current tax rolls of the county Assessor of Property; the mortgage holder of record as shown in the mortgage records of the county Register of Deeds; purchaser under a land contract; a mortgagee or vendee in possession; or I have a freehold or lesser estate 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 2554 N. Watkins St., Memphis, Tn. 38127
and further identified by Assessor's Parcel Number 070089 00006C
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 16th day of September in the year of 2024.

 Signature of Notary Public



06/02/2025
My Commission Expires

LETTER OF INTENT

Ray West Designs
3886 Inverness Drive Apt. 102
Memphis, TN. 38125
(o) 901.949.3114
(e) raywesthomes@aol.com

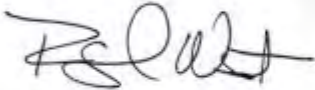
09/06/2024

To Whom It May Concern:

I, Ray West is writing this regarding a SUP application for the property located at 2554 North Watkins Street, Memphis, Tn. 38127.

The intent of the SUP will allow for the owner to use the property as a Used Car Dealer. After the approval of the SUP the owner will then file a for a Building Alteration Permit to create the office spaces and restrooms required for the business.

Sincerely,



WWW.RWESTDESIGNS.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

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2554 N WATKINS ST, MEMPHIS 38127

Owner Information

Primary Owner Name

Y SRIVY

Owner Address

10520 LARSON BAY LN, COLLIERVILLE, TN 38017

Owner Phone

Parcel Information

070089 00006C

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner

Brett Ragsdale

Date of Meeting

09/06/2024

Pre-application Meeting Type

Phone

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

GENERAL PROJECT INFORMATION

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

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

APPROVAL CRITERIA

A) The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare No

B) The project will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations yes

UDC Sub-Section 9.6.9C yes

UDC Sub-Section 9.6.9D no

UDC Sub-Section 9.6.9E yes

UDC Sub-Section 9.6.9F no

GIS INFORMATION

Case Layer BOA1997-088, BOA1997-088

Central Business Improvement District No

Class C

Downtown Fire District No

Historic District -

Land Use COMMERCIAL

Municipality MEMPHIS

Overlay/Special Purpose District -

Zoning CMU-3

State Route -

Lot 1-2

Subdivision COMMERCIAL LANDS SEC C

Planned Development District -

Wellhead Protection Overlay District No

County Commission District -

City Council District -

City Council Super District -

Data Tables**AREA INFORMATION**

Name: Commercial Land

Size (Acres): 0.5245

Existing Use of Property: Office/Warehouse

Requested Use of Office/Warehouse

Property:

Contact Information

Name
LIDIA VANESSA GUZMAN

Contact Type
APPLICANT

Address

Phone
(901)921-2117

Name
RAYMOND WEST

Contact Type
ARCHITECT / ENGINEER /
SURVEYOR

Address

Phone
(901)949-3114

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
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1591333	Credit Card Use Fee (.026 x fee)	1	13.00	INVOICED	0.00	09/09/2024
1591333	Special Use Permit Fee - 5 acres or less (Base Fee)	1	500.00	INVOICED	0.00	09/09/2024

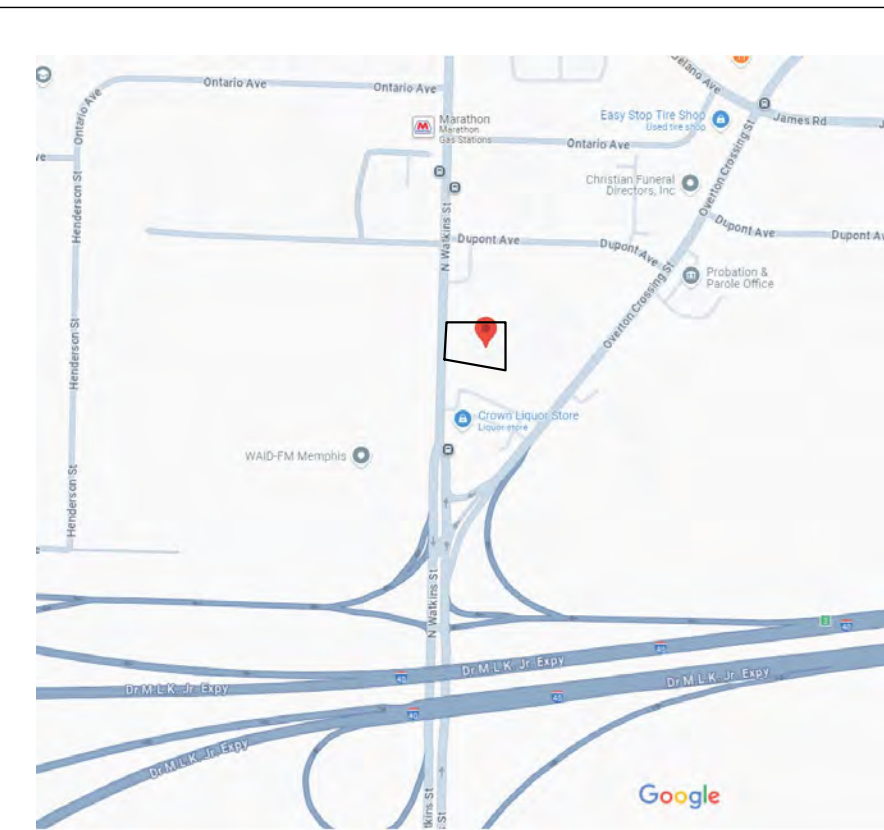
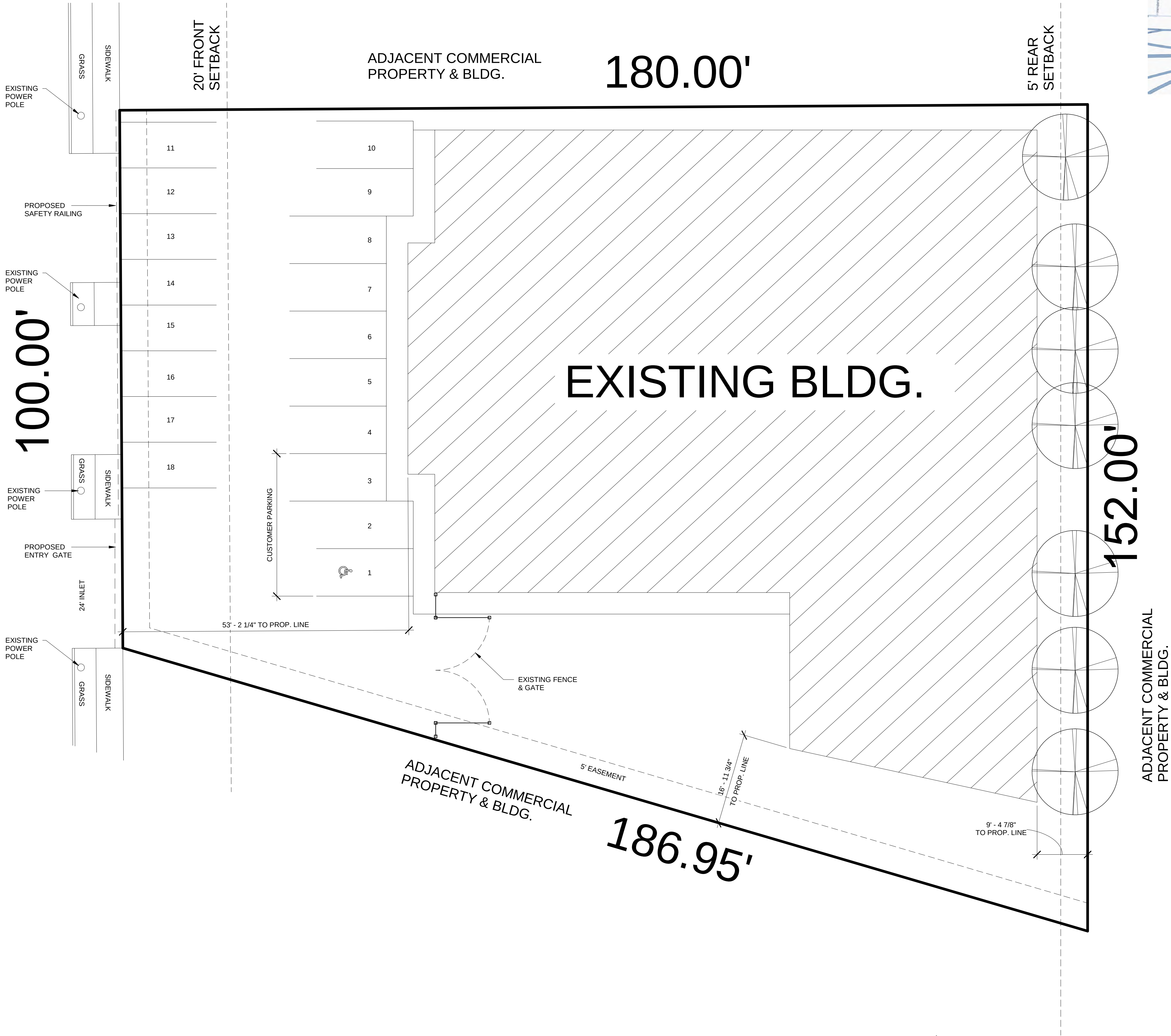
Total Fee Invoiced: \$513.00 Total Balance: \$0.00

Payment Information

Payment Amount	Method of Payment
\$513.00	Credit Card

40' CENTERLINE

NORTH WATKINS



VICINITY MAP



Ray West Designs

3886 Inverness Drive Apt. 102

Memphis, TN. 38125

(o) 901.949.3114

(e) raywesthomes@aol.com

09/06/2024

To Whom It May Concern:

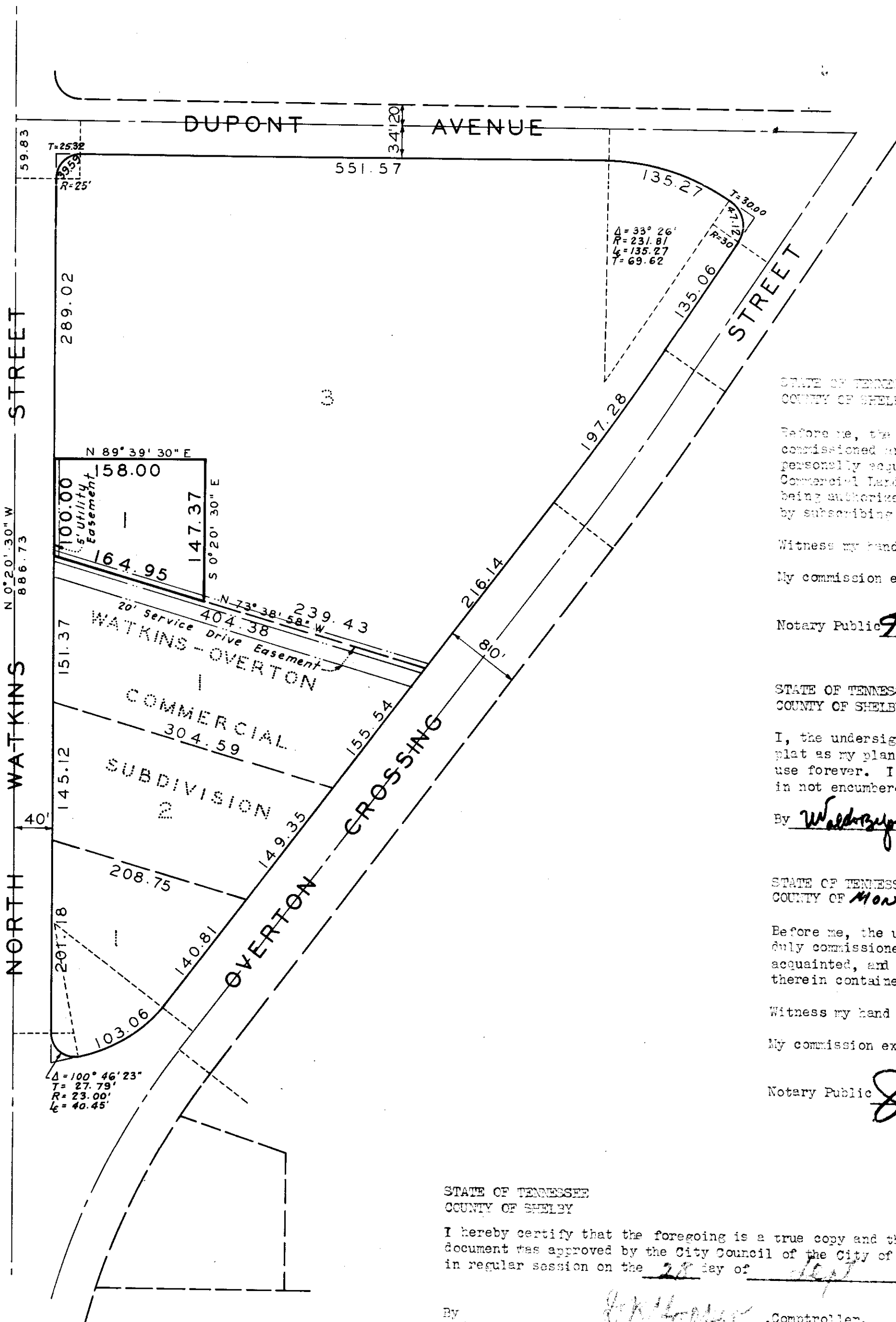
I, Ray West is writing this regarding a SUP application for the property located at 2554 North Watkins Street, Memphis, Tn. 38127.

The intent of the SUP will allow for the owner to use the property as a Used Car Dealer. After the approval of the SUP the owner will then file a for a Building Alteration Permit to create the office spaces and restrooms required for the business.

Sincerely,



WWW.RWESTDESIGNS.COM



STATE OF TENNESSEE
COUNTY OF SHELBY

We, the undersigned, Commercial Lands, Inc., owners of the property shown hereon, hereby adopt this plat as our plan of subdivision and dedicate the street and easements as shown and/or described to the public use forever. We hereby certify that we are the owners, duly authorized so to act, and that said property is not encumbered by any taxes which have become due and payable.

COMMERCIAL LANDS, INCORPORATED

Robert M. Mitcalf, Jr. President Attest J. D. Pratt Secretary

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a notary public in and for said state and county at Memphis, duly commissioned and qualified, personally appeared Robert M. Mitcalf, Jr. with whom I am personally acquainted, and who upon his oath acknowledged himself to be President of Commercial Lands, Inc., the within named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained by subscribing thereto the name of Commercial Lands, Inc., by himself as such President.

Witness my hand and notarial seal this 15th day of April, 1971.

My commission expires July 1, 1972

Notary Public Thelaine U. Bigelow

STATE OF TENNESSEE
COUNTY OF SHELBY

I, the undersigned, Waldo B. Young, mortgagee of the property shown hereon, hereby adopt this plat as my plan of subdivision and dedicate the street and easements as shown or described to the public use forever. I hereby certify that I am the mortgagee, duly authorized so to act, and that said property is not encumbered by any taxes which have become due and payable.

By Waldo B. Young

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, the undersigned, a notary public in and for said state and county at Clarksville, duly commissioned and qualified, personally appeared Waldo B. Young with whom I am personally acquainted, and who upon his oath acknowledged that he executed the foregoing instrument for the purposes therein contained as his own free act and deed.

Witness my hand and notarial seal this 1st day of May, 1971.

My commission expires April 15, 1974

Notary Public Jamie Cunningham

STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby certify that the foregoing is a true copy and that said document was approved by the City Council of the City of Memphis in regular session on the 28 day of Sept, 1971.

By J. H. Hopper, Comptroller.

APPROVED BY THE MEMPHIS AND SHELBY COUNTY PLANNING COMMISSION

Date March 18, 1971

By _____, Director.

STATE OF TENNESSEE
COUNTY OF SHELBY

We, the undersigned, Union Planters National Bank, mortgagee of the property shown hereon, hereby adopt this as our plan of subdivision and dedicate the street and easement as shown to the public use forever. We hereby certify that we are the mortgagee, duly authorized so to act, and that said property is not encumbered by any taxes which have become due and payable.

UNION PLANTERS NATIONAL BANK

By W. H. Hopper, President Date April 15, 1971

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a notary public in and for said state and county at Memphis, duly commissioned and qualified, personally appeared C. R. Watson, Jr. with whom I am personally acquainted and who upon his oath acknowledged himself to be Vice President of Union Planters National Bank, the within named bargainor, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained by subscribing thereto the name of said bank by himself as Vice President.

Witness my hand and notarial seal this 15th day of April, 1971.

My commission expires 6-4-73

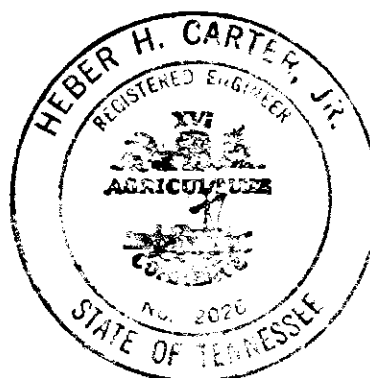
Notary Public Lester Lee Houston

CERTIFICATE OF SURVEY:

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made under my supervision.

RICHARDSON ENGINEERING COMPANY

By Heber H. Carter, Jr., Engineer.
Tennessee Certificate No. 2026



NOTE: BEARINGS AS SHOWN ARE RELATIVE ONLY.

ZONED C-1
AREA IN SUBDIVISION =
0.45 ACRES

0 50 100 200 300
GRAPHIC SCALE IN FEET

884300
Plot Book 46 P. 16

OWNER TAX
REGISTER'S FEE
RECORDING FEE 1.00

200 32000

STATE OF TENNESSEE
SHELBY COUNTY

COMMERCIAL LANDS INC'S
SECTION "B"
COMMERCIAL LANDS SUBDIVISION
A RESUBDIVISION OF PART OF LOT 3
COMMERCIAL LANDS SUBDIVISION
MEMPHIS, SHELBY COUNTY, TENNESSEE
APRIL 1971 SCALE: 1" = 100 FEET
RICHARDSON ENGINEERING COMPANY



STATE OF TENNESSEE
DEPARTMENT OF
COMMERCE AND INSURANCE



PRIME AUTO SALE LLC
ID NUMBER 21222
LIC STATUS ACTIVE
EXPIRATION DATE June 30, 2025
TENNESSEE MOTOR VEHICLE COMMISSION
MOTOR VEHICLE DEALER

THIS IS TO CERTIFY THAT ALL REQUIREMENTS
OF THE STATE OF TENNESSEE HAVE BEEN MET

PRIME AUTO SALE LLC
1989 COVINGTON PIKE
MEMPHIS, TN 38128

State of Tennessee

13538283

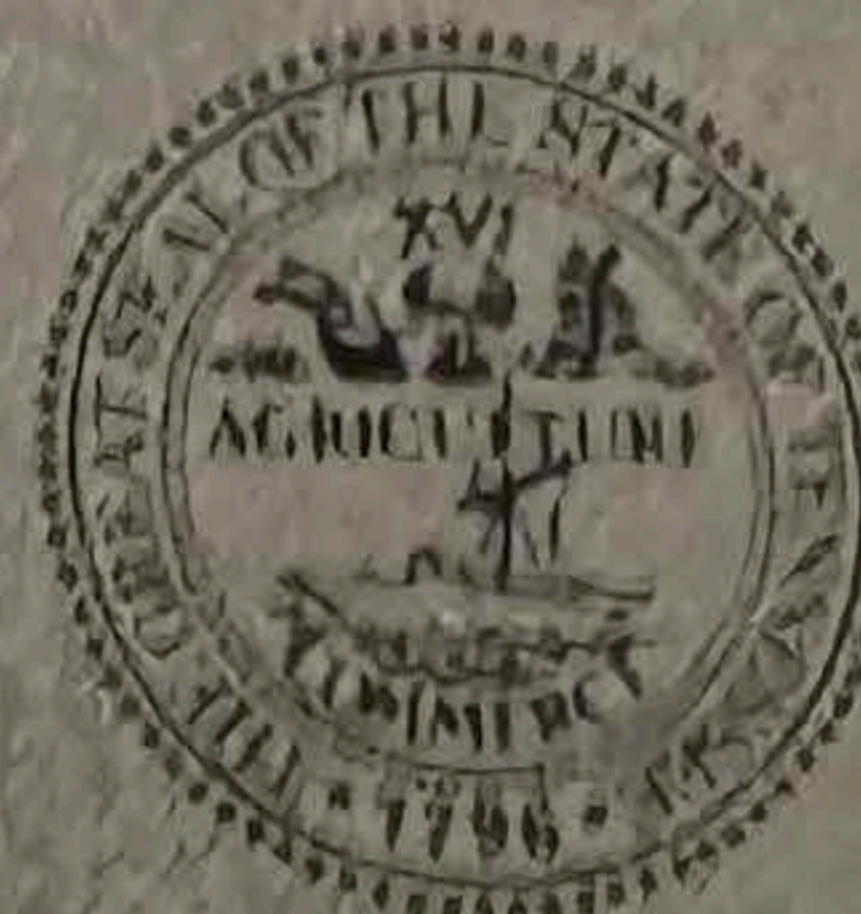
89379

TENNESSEE MOTOR VEHICLE COMMISSION
MOTOR VEHICLE DEALER
PRIME AUTO SALE LLC
1989 COVINGTON PIKE
MEMPHIS, TN 38128

This is to certify that all requirements of the State of Tennessee have been met.

ID NUMBER 21222
LIC STATUS ACTIVE
EXPIRATION DATE June 30, 2025

USED MOTOR VEHICLE DEALER



IN-1313
DEPARTMENT OF
COMMERCE AND INSURANCE

HEALTH EDUCATION AND HOUSING FACILITY
65 UNION AVE #1120
MEMPHIS TN 38103

LIZARD PROPERTIES TN LLC
3410 DOWNING AVE #
GLENDALE CA 91208

SHELBY COUNTY TAX SALE 18.01
PO BOX 2751 #
MEMPHIS TN 38101

LIZARD PROPERTIES TN LLC
3410 W DOWNING AVE #
GLENDALE CA 91208

ESPINOZA JOSE L R
1381 DELLWOOD AVE #
MEMPHIS TN 38127

GODOLIYAS JUBILEE LLC
5409 SCARLET FIELDS DR #
ARLINGTON TN 38002

VERTICAL BRIDGE LANDCO LLC
2800 POST OAK BLVD #3700
HOUSTON TX 77056

SRIVY
10520 LARSON BAY LN #
COLLIERVILLE TN 38017

SRIVY
875 W POPLAR AVE #23-232
COLLIERVILLE TN 38017

MARS JAMES J
755 BERCLAIR RD #
MEMPHIS TN 38122

STRONG FAMILY TRUST (THE) AND WINIFRED
PO BOX 1450 #
SOUTHAVEN MS 38671

PEDIGO-OVERTON PROPERTIES L P
1711 OLD FORT PKWY #A
MURFREESBORO TN 37129

STRONG FAMILY TRUST (THE) AND WINIFRED
PO BOX 1450 #
SOUTHAVEN MS 38671

HARRISON SAMUEL S
2430 COUNTRYWOOD PKWY #
CORDOVA TN 38016

MARKWELL KENNETH JR
2750 WINDHAM PL #
BARTLETT TN 38134

DIAMOND JUBILEE PROPERTIES INC
2560 KING ARTHUR BLVD #124-77
LEWISVILLE TX 75056

TEKLEMARIAM GEBEYEHU & MARTA BETEW
2510 N WATKINS ST #
MEMPHIS TN 38127

DIAMOND JUBILEE PROPERTIES INC
2560 KING ARTHUR BLVD #124-77
LEWISVILLE TX 75056

MARKWELL KENNETH JR
3800 NEW GETWELL RD #
MEMPHIS TN 38118

DIAMOND JUBILEE PROPERTIES INC
2560 KING ARTHUR BLVD #124-77
LEWISVILLE TX 75056

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, Lidia Vanessa Guzman
(Print Name)

Lidia Guzman
(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)

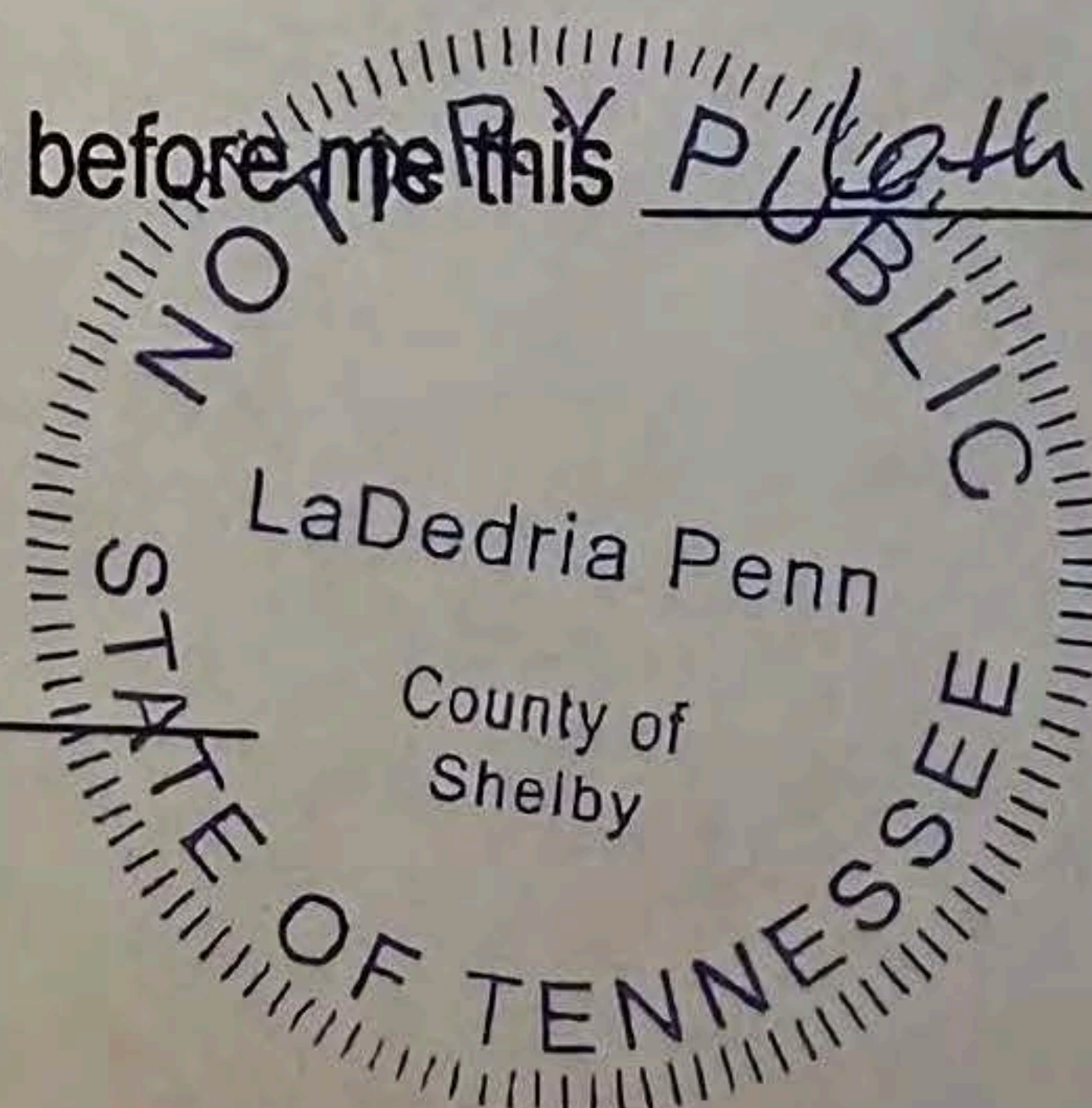
of the property located at 2554 N. Watkins St., Memphis, Tn. 38127

and further identified by Assessor's Parcel Number 070089 00006C

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

Subscribed and sworn to (or affirmed) before me this 16th day of September in the year of 2024.

[Signature]
Signature of Notary Public



06/02/2025
My Commission Expires

070028 00014 - HEALTH EDUCATION AND HOUSING FACILITY
070088 00009 - SHELBY COUNTY TAX SALE 18.01
070088 00008 - ESPINOZA JOSE L R
070028 00015 - VERTICAL BRIDGE LANDCO LLC
070089 00005 - SRIVY
070089 00008 - STRONG FAMILY TRUST (THE) AND WINIFRED
070089 00009 - STRONG FAMILY TRUST (THE) AND WINIFRED
072045 00079 - MARKWELL KENNETH JR
070089 00010 - TEKLEMARIAM GEBEYEHU & MARTA BETEW
072045 00080 - MARKWELL KENNETH JR
070088 00011C - LIZARD PROPERTIES TN LLC
070088 00010 - LIZARD PROPERTIES TN LLC
070089 00002 - GODOLIYAS JUBILEE LLC
070089 00006C - SRIVY
072045 00078 - MARS JAMES J
072045 00077 - PEDIGO-OVERTON PROPERTIES L P
070089 00003C - HARRISON SAMUEL S
070088 00015 - DIAMOND JUBILEE PROPERTIES INC
070088 00014 - DIAMOND JUBILEE PROPERTIES INC
070088 00016 - DIAMOND JUBILEE PROPERTIES INC

INSTALLMENT SALES CONTRACT OF REAL ESTATE

The Installment Sales Contract of Real Estate made and entered into as of the 2 day of August 2024, by and between SRIVY, a Tennessee General Partnership (Seller) and Lidia Vanessa Guzman (Buyer).

1. That the Seller agrees to sell and the Buyer agrees to buy the Property Located at 2554 N WATKINS ST, MEMPHIS TN 38127 together with all of the improvements thereon for the sum of THREE HUNDRED FIFTY THOUSAND AND NO/100 (\$350,000.00) Dollars (Purchase Price), payable on terms and conditions as follows:
 - A. Seller acknowledges that Buyer has paid down payment of THIRTY THOUSAND AND NO/100 (\$30,000.00) Dollars (Down Payment) with the signing of this Agreement; and
 - B. The Balance due of THREE HUNDRED TWENTY THOUSAND AND NO/100 (\$320,000.00) Dollars shall be paid in monthly installments of principal and interest calculated at Ten Percent (10%) yearly rate amortized over Fifteen (15) Years in the amount of THREE THOUSAND FOUR HUNDRED THIRTY EIGHT AND 74/100 (\$3,438.74) Dollars due and payable beginning on the 1st day of September, 2025, and a like amount on the 1st day of each and every month thereafter to and including August 1, 2040, when the entire remaining balance of the purchase price shall be due and payable. Buyers' payments shall be made to Seller at 875 W Poplar Ave Ste 23-232, Collierville TN 38017. Any Installment not received by the Seller within 5 days of the due date shall incur a late charge of \$300.00. Seller will be responsible for Property taxes, Property Insurance. Buyer will be responsible for reimbursing the Seller for such taxes, insurance and common area maintenance a fee of \$400.00 each month beginning September 1st, 2024. Buyer will be responsible for its own liability insurance on Buyer's Business Operation (for which Seller will be shown as an additional insured on such liability insurance policy), renters insurance on Buyer's personal property, personal property taxes on Buyer's Business Operation, and for all utilities and maintenance of the property.
2. The property which is the subject of this contract is more particularly described as follows:

Lot 3, Watkins Interchange Subdivision, as shown on plat of records in Plat Book 44, Page 2, and Plat Book 46, Page 16 in the Registrar's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Municipally described as 2554 N WATKINS STREET, MEMPHIS TN 38127 (Property).

This being the same property conveyed to Seller by Warranty Deed dated January 27, 2021 of record at Instrument No. 21010996 in the Register's Office of Shelby County, Tennessee.

3. The parties hereto understand and agree that the title to the above described property is in the Seller and is retained by it and shall remain in it, its heirs, successors or assigns until all the above described Purchase Price shall have been paid in full, and that the Seller hereby agrees and binds itself, its heirs, its successors, the aforesaid \$350,000.00 Purchase Price shall be fully paid and all the conditions herein provided shall be fully performed at the times and in the manner above specified, it will, on demand thereafter, cause to be executed and delivered to the buyer or their heirs or legal representatives a good and valid Warranty Deed conveying in fee simple the above described premises, free and clear of all legal liens and encumbrances except taxes and assessments levied or accruing subsequent to the date of such deed and easements and restrictions of record as of the date of this contract, and except for any liens or encumbrances created by the act or default of the Buyer. Buyer and Seller agree that the transfer of the Property will be on as "as-is" basis with no warranties express or implied made on the part of the Seller.
4. Buyer may not assign any interest in this Contract prior to the transference of title from Seller without prior written consent of Seller. Buyer is responsible for any and all maintenance to the property (interior and exterior), but may not make any alterations, additions, or other improvements to the property without first obtaining Seller's written permission, which Seller will not unreasonably withhold.
5. The Buyer reserves the right and privilege to pay the entire Purchase Price or to make prepayments toward the Purchase Price at any time.
6. It is distinctly agreed and understood by and between the parties hereto that if the Buyer shall fail to make (a) any of the installment payments of the Purchase Price; or (b) Fail to maintain the property in the condition existing as of the date of this contract, reasonable wear and tear excepted; or violate any of the covenants or restriction or record encumbering this Property; or violate any of the other terms or conditions herein contained, then this agreement shall be thenceforth terminated without any notice whatsoever, and the Buyer shall have no further right to the use and occupancy of said Property and Buyer agrees to immediately vacate the property upon receipt of written notice of default from Seller and any and all payments made by Buyer to Seller prior to the default will be retained by Seller as liquidated damages for Buyer's default.
7. Transfer of Title by Deed from Seller to Buyer will occur when Buyer has paid the \$350,000.00 in full, but no later than August 1st, 2040.

8. Seller will pay for Title Search and Seller's Closing Attorney Fee. Buyer will pay for all other closing costs and Buyer's closing attorney fee, including but not limited to recording the Warranty Deed, and the owner's title insurance premium.
9. If either party is forced is to seek legal help to enforce any of the terms herein, the prevailing party shall be reimbursed for all costs of enforcement, including reasonable attorney fees.

WITNESS the parties' signatures hereto as of the 2 day of August, 2024.

SELLER:

BUYER:

SRIVY

By: Harish

Harish Yakkala (Partner)

Lidia Vanessa Guzman
Lidia Vanessa Guzman

STATE OF TENNESSEE

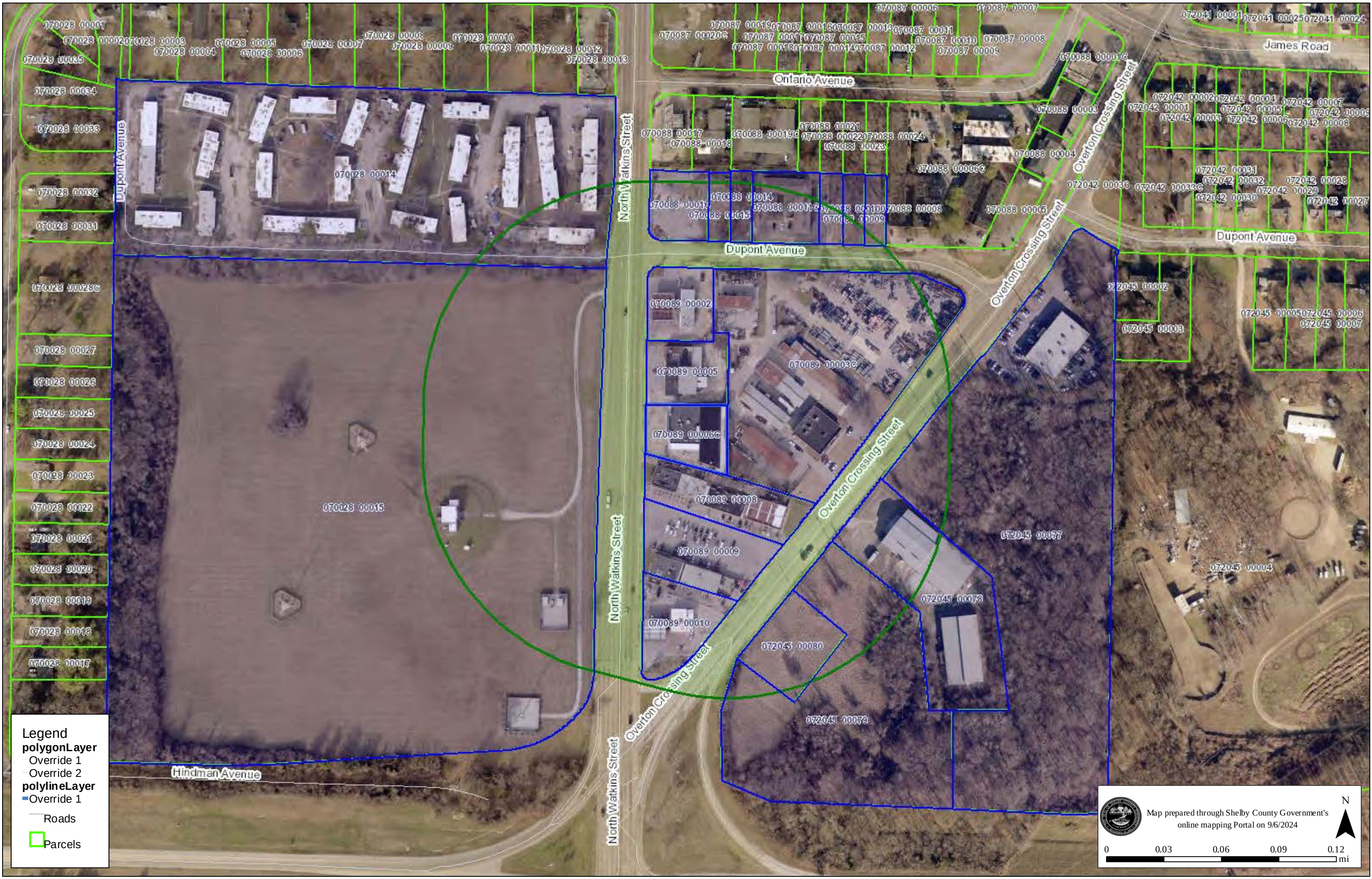
COUNTY OF SHELBY

Subscribed and sworn to before me this 2 day of August 2024

My Commission Expires: Feb 02 2026

Kuep
NOTARY PUBLIC





Legend

polygonLayer

- Override 1
- Override 2

polylineLayer

- Override 1

—Roads

▭Parcels

 Map prepared through Shelby County Government's online mapping Portal on 9/6/2024

0 0.03 0.06 0.09 0.12 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.

21010996	
01/27/2021 - 03:13:30 PM	
6 PGS	
KRISTIN	2163234-21010996
VALUE	150000.00
MORTGAGE TAX	0.00
TRANSFER TAX	555.00
RECORDING FEE	30.00
DP FEE	2.00
REGISTER'S FEE	1.00
EFILE FEE	2.00
TOTAL AMOUNT	590.00

SHELANDRA Y FORD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 25th day of January, 2021, by and between **Kwok Fu Lam, Yuet K. Lam, Gen Q. Lam, and Lisa Ann Lam**, party of the first part, and **SRIVY, a Tennessee general partnership**, 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, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Shelby**, State of **Tennessee**:

See Exhibit "A" attached hereto and made a part hereof by this reference.

Being the same property conveyed to the party of the first part by Warranty Deed of record at Instrument Number 09138976 rerecorded 10006670 in the Register's Office of **Shelby** County, **Tennessee**.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

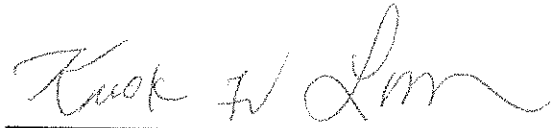
The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT

subdivision restrictions, building lines and easements of record in Plat Book 44, Page 2 and Plat Book 46, Page 16 and 2021 City of **Memphis** and 2021 **Shelby** County real estate taxes, not yet due and payable, which the party of the second part hereby assumes and agrees to pay;

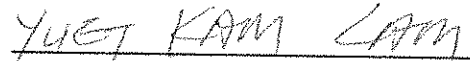
and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

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 in their proper gender and number according to the context hereof.

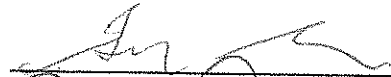
WITNESS the signature of the said party of the first part the day and year first above written.



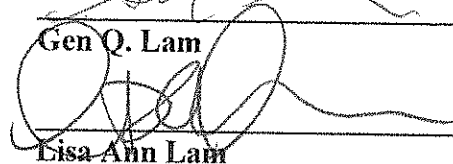
Kwok Fu Lam



Yuet K. Lam



Gen Q. Lam



Lisa Ann Lam

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kwok Fu Lam, Yuet K. Lam and Gen Q. Lam**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office this 26th day of January, 2021.

My Commission expires: 5-17-2023

Notary Public



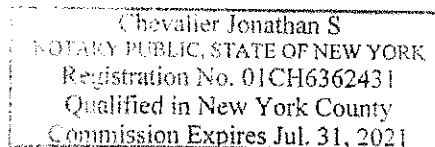
STATE OF New York
COUNTY OF New York

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lisa Ann Lam**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office this 22 day of January, 2021.

My Commission expires: 07-31-2021

Notary Public



(FOR RECORDING DATA ONLY)

Property Address:
2554 N. Watkins St.
Memphis, TN 38127

Property Owner and Mail Tax Notices To:
SRIVY, a general partnership
10520 Larson Bay Lane
Collierville, TN 38017
Ward, Block & Parcel Number:
070-089-00006C

This instrument prepared by and return to:
Stanley & Rainey, P.C.
7515 Corporate Centre Drive
Germantown, TN 38138
20201261/9039222

Chicago Title Insurance Company #:9039222
Stanley & Rainey, P.C. #: 20201261

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 \$150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

J. Vaughan Agent
Affiant

Subscribed and sworn to before me this
The 20th day of January, 2021

Linda Davis
Notary Public

My Commission Expires:

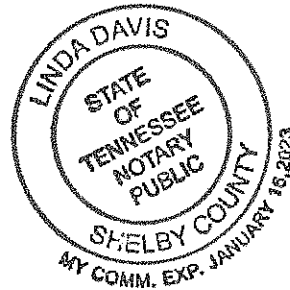


EXHIBIT "A"

PARCEL I: Part of Lot 3, Commercial Lands Subdivision, as shown on plat of record in Instrument No. E6 7874, more particularly described as follows: BEGINNING at the southwest corner of said Lot 3, being also the northwest corner of Lot 2 of said subdivision, said beginning point also being the northwest corner of the property conveyed to Rowlett W. Sneed and V. O. Sneed by Corrected Warranty Deed of record as Instrument #E6 1893; thence northwardly along the east line of North Watkins 100 feet to a point; thence eastwardly perpendicular to North Watkins Street 158 feet to a point; thence southwardly and parallel with the east line of North Watkins Street 147.37 feet to a point in the south line of said Lot 3, said point also being in the north line of the said Sneed property; thence northwestwardly along the dividing line between Lots 2 and 3, being also the north line of the said Sneed property 164.95 feet to the point of beginning, being the same property conveyed to Pamette Wilborn Groenendyke by Warranty Deed recorded in Instrument No. G1 8758.

PARCEL II: A strip of land 22 feet wide adjacent to and adjoining the east boundary line of the aforescribed property conveyed to Pamette Wilborn Groenendyke by Warranty Deed of record in Instrument No. G1 8758, said strip of land extends from a projection of the northern boundary line of the aforescribed property to the dividing line between Lots 2 and 3 of the said subdivision, said southern boundary line of the premises herein conveyed being also the northern property line of the Sneed property and being the same 22 foot strip described and leased to Grantor in G1 8764.

CERTIFICATION OF AN ELECTRONIC DOCUMENT

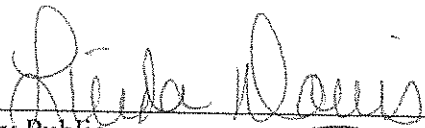
I, Timothy D. Rainey, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original documented executed and authenticated according to law.



Timothy D. Rainey, Attorney

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me on the 26th day of January, 2021, the undersigned notary public for this county and state, Timothy D. Rainey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

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

February 18, 2025

Lidia Guzman, Prime Auto Sales, LLC

Sent via electronic mail to: vannevala@hotmail.com, raywesthomes@aol.com

Case Number: SUP 2024-037

LUCB Recommendation: Approval with conditions

Dear applicant,

On Thursday, February 13, 2025, the Memphis and Shelby County Land Use Control Board recommended **approval** of your special use permit application to allow used car sales, subject to the following conditions:

1. In compliance with UDC Sub-Item 2.6.3P(3)(e), an office space with a minimum of 288 square feet shall be provided within the principal structure.
2. In compliance with UDC Sub-item 2.6.3P(3)(f), bathroom facilities, in accordance with Building Code, shall be provided within the principal structure.
3. In compliance with Section 4.3.3, a S-10 Streetscape plate shall be installed along North Watkins Street.
4. The vehicle display area and customer parking area must be in compliance with UDC Sub-Section 4.5.5A and include a minimum of 15 vehicle sales display spaces and three dedicated spaces for customer parking per UDC Item 2.6.3P(3)(g).
5. In addition to the required streetscape plate, a raised curb shall be installed around the landscaping.
6. The applicant shall submit a final plan for the site that provides dimensions and detailed landscaping, to DPD prior to the case being heard at the Memphis City Council.

Per UDC Paragraph 9.6.8A this application will not be forwarded to the Council of the City of Memphis, until a final plan is submitted to DPD showing compliance with these conditions. If a final plan showing compliance is not received within 60 days of the LUCB hearing, April 14, 2025, the application will be forwarded, for final action, to the Council, with the deficiencies noted.

The Council will review your application in a committee meeting prior to voting on it in a public hearing. The applicant or the applicant's representative(s) shall be in attendance at all meetings and hearings.

Letter to Applicant

SUP 2024-037

It is the applicant's responsibility to contact the City Council Records Office to determine when the application is scheduled to be heard at committee and in public session. The City Council Records Office may be reached at (901) 636-6792.

If for some reason you choose to withdraw your application, a letter should be mailed to the Land Use and Development Services Department of the Division of Planning and Development at the address provided above or emailed to the address provided below.

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

Respectfully,

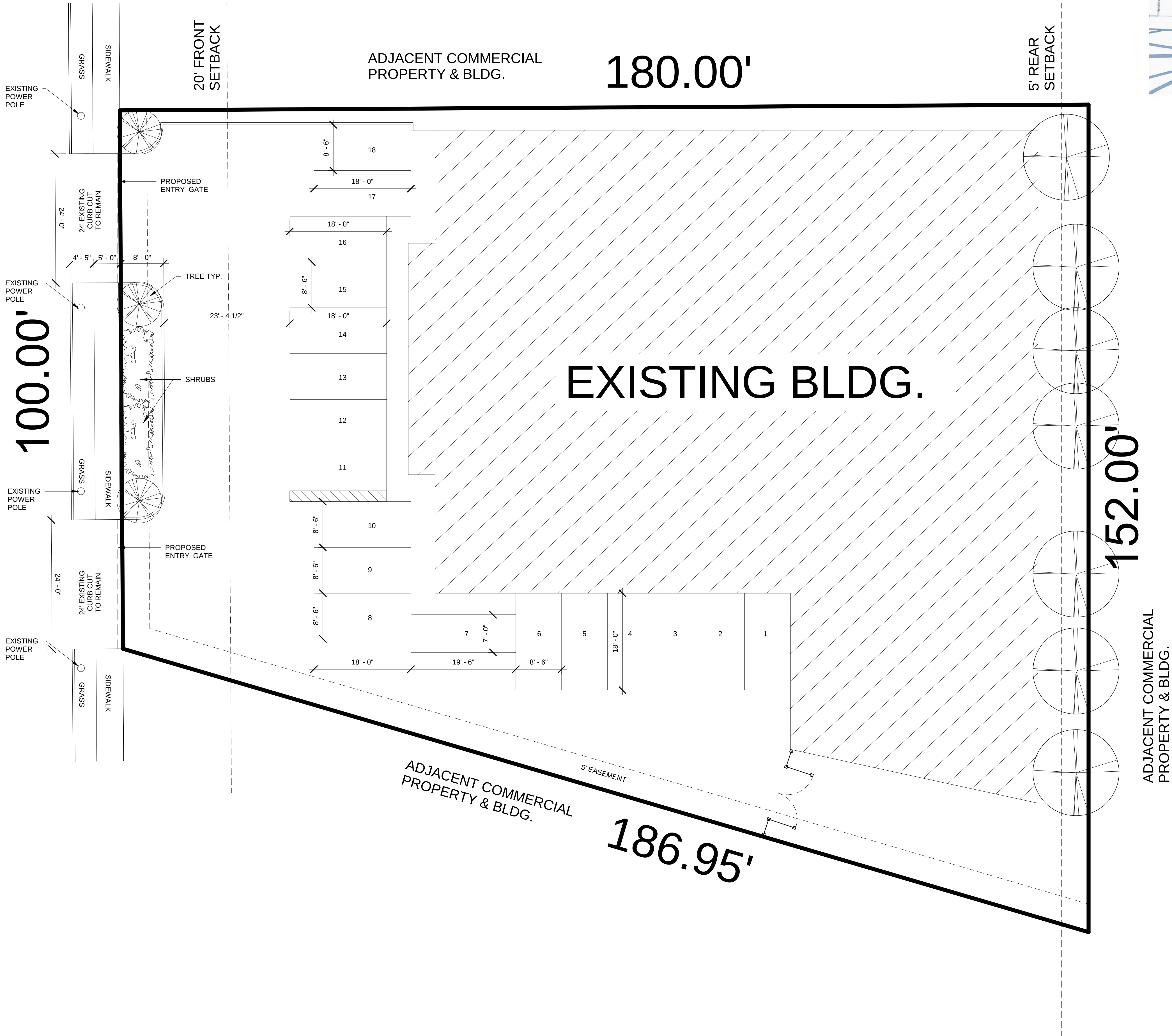
A handwritten signature in cursive script that reads "Alexis Longstreet".

Alexis Longstreet
Planner
Land Use and Development Services
Division of Planning and Development

Cc: File

40' CENTERLINE

NORTH WATKINS



VICINITY MAP

1 ARCHITECTURAL SITE PLAN
1" = 10'-0"



SHEET TITLE:
ARCHITECTURAL SITE
PLAN
DATE:
APRIL 10, 2025

JOB NAME AND ADDRESS:
LIDIA VANESSA GUZMAN
2554 N. WATKINS ST. MEMPHIS, TN. 38127
SUP 2024 - 012

A1

SHEET NO:

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

ONE ORIGINAL
ONLY STAPLED
TO DOCUMENTS

**Planning & Development
DIVISION**

Planning & Zoning COMMITTEE: 11/04/2025

DATE

PUBLIC SESSION: 11/18/2025

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 1081 McClure Road known as case number SUP 25-014

CASE NUMBER: SUP 25-014

LOCATION: 1081 McClure Road

COUNCIL DISTRICTS: District 3 and Super District 8

OWNER/APPLICANT: T Harris Real Estate, LLC

REPRESENTATIVE: Todario Harris

REQUEST: To allow a childcare center of 13+

AREA: +/-0.73 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)
10/09/2025
(1) Land Use Control Board

APPROVAL - (1) APPROVED (2) DENIED
DATE
ORGANIZATION - (1) BOARD / COMMISSION
(2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

FUNDING:

(2)
\$
\$

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:

Travian Smith

DATE
10/13/2025

POSITION

PLANNER

DEPUTY ADMINISTRATOR

Brett Rogers

10/13/2025

ADMINISTRATOR

DIRECTOR (JOINT APPROVAL)

COMPTROLLER

FINANCE DIRECTOR

CITY ATTORNEY

CHIEF ADMINISTRATIVE OFFICER

COMMITTEE CHAIRMAN



Memphis City Council Summary Sheet

SUP 25-014

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 1081 MCCLURE ROAD, KNOWN AS CASE NUMBER SUP 25-014

- This item is a resolution with conditions for a special use permit to allow a childcare center of 13+; and
- The item may require future public improvement contracts.

LAND USE CONTROL BOARD RECOMMENDATION

At its regular meeting on **Thursday, October 9, 2025**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

CASE NUMBER:	SUP 25-014
LOCATION:	1081 McClure Road
COUNCIL DISTRICT(S):	District 3 and Super District 8
OWNER/APPLICANT:	T Harris Real Estate LLC
REPRESENTATIVE:	Todario Harris
REQUEST:	To allow a childcare center of 13+
EXISTING ZONING:	Residential Single-Family – 10 (R-10)
AREA:	+/-0.73 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,

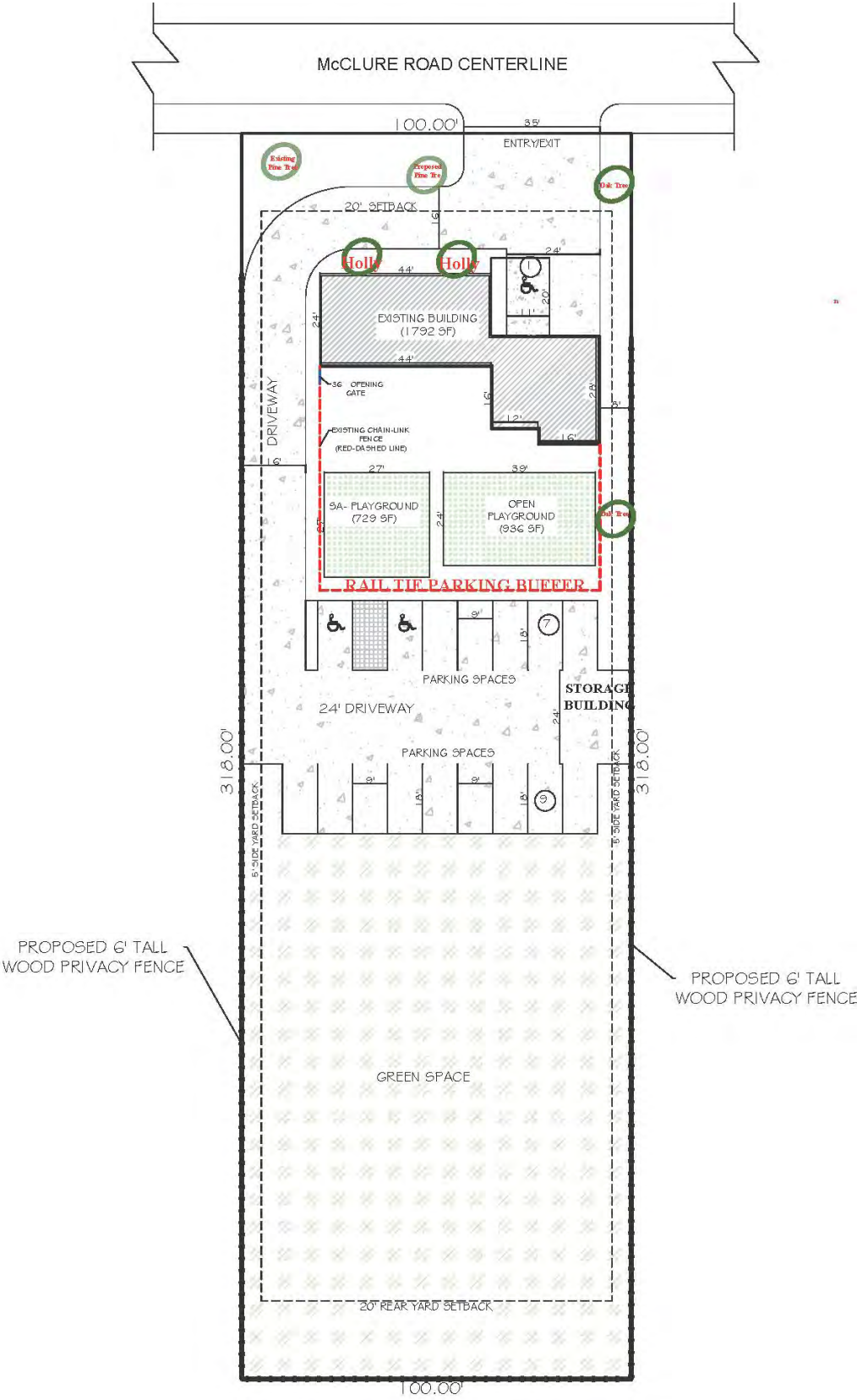
Travian Smith
Planner I
Land Use and Development Services
Division of Planning and Development

Cc: Committee Members
File

SUP 25-014
CONDITIONS

1. A final site plan with landscaping shall be submitted for administrative review and approval by the Division of Planning and Development.
2. Any future improvements to the property (including but not limited to the installation of playground equipment) shall be submitted to the Division of Planning and Development for administrative review and approval. The Zoning Administrator may, at their discretion, impose additional landscaping requirements necessary to appropriately screen such improvements.
3. Should no special use permit be approved by the Memphis City Council by March 24, 2026, this variance shall be rendered null and void.

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 1081 MCCLURE ROAD, KNOWN AS CASE NUMBER SUP 25-014

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 T Harris Real Estate LLC filed an application with the Memphis and Shelby County Division of Planning and Development to allow a childcare center of 13+; 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 October 9, 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.

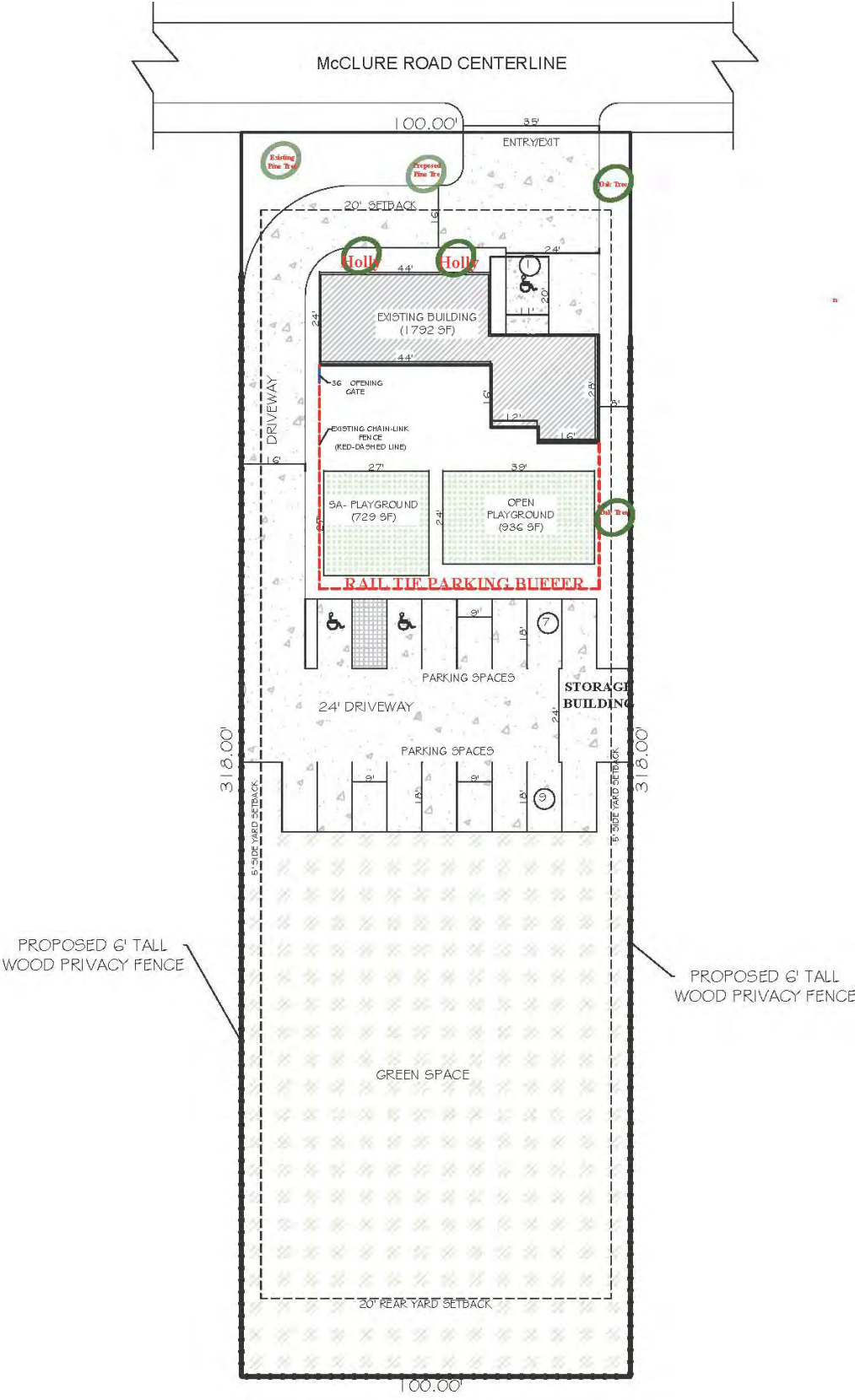
BE IT FURTHER RESOLVED, that this permit merely authorizes the filing of applications to acquire a Certificate of Use and Occupancy, or a Building Permit, and other required permits and approvals, provided that no such Certificate of Use and Occupancy shall be granted until all conditions imposed by 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. A final site plan with landscaping shall be submitted for administrative review and approval by the Division of Planning and Development.
2. Any future improvements to the property (including but not limited to the installation of playground equipment) shall be submitted to the Division of Planning and Development for administrative review and approval. The Zoning Administrator may, at their discretion, impose additional landscaping requirements necessary to appropriately screen such improvements.
3. Should no special use permit be approved by the Memphis City Council by March 24, 2026, this variance shall be rendered null and void.

SITE PLAN



ATTEST:

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

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

CASE NUMBER: SUP 2025-014

LOCATION: 1081 McClure Rd

COUNCIL DISTRICT: District 3 and Super District 8

OWNER/APPLICANT: T Harris Real Estate LLC

REPRESENTATIVE: Todario Harris

REQUEST: Special use permit to allow a childcare center of 13+

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

CONCLUSIONS

1. The request is to allow a childcare center of 13+ on a minor street. The site is within an R-10 zoning district. Being that McClure Road is a minor street; the property is approximately 743-feet away from an intersecting arterial. There was previously a variance application, BOA 2025-0078, that has been approved by the Board of Adjustment on September 24, 2025. See page 18 for the attached notice of disposition.
2. The subject property is a single-family home made up of +/- 1,332 sq. feet constructed in 1950. The applicant proposes 10 new parking spaces in the rear of the lot and three handicap spaces to accommodate the property.
3. The approval criteria regarding special use permits as set out in Section 9.6.9 of the Unified Development Code are met.
4. The requirement for special use permits for childcare centers as set out in the Unified Development Code, Paragraph 2.6.2B(1), Paragraph 2.6.2B(3), and Item 2.6.2B(3)(c) are met.
5. 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.

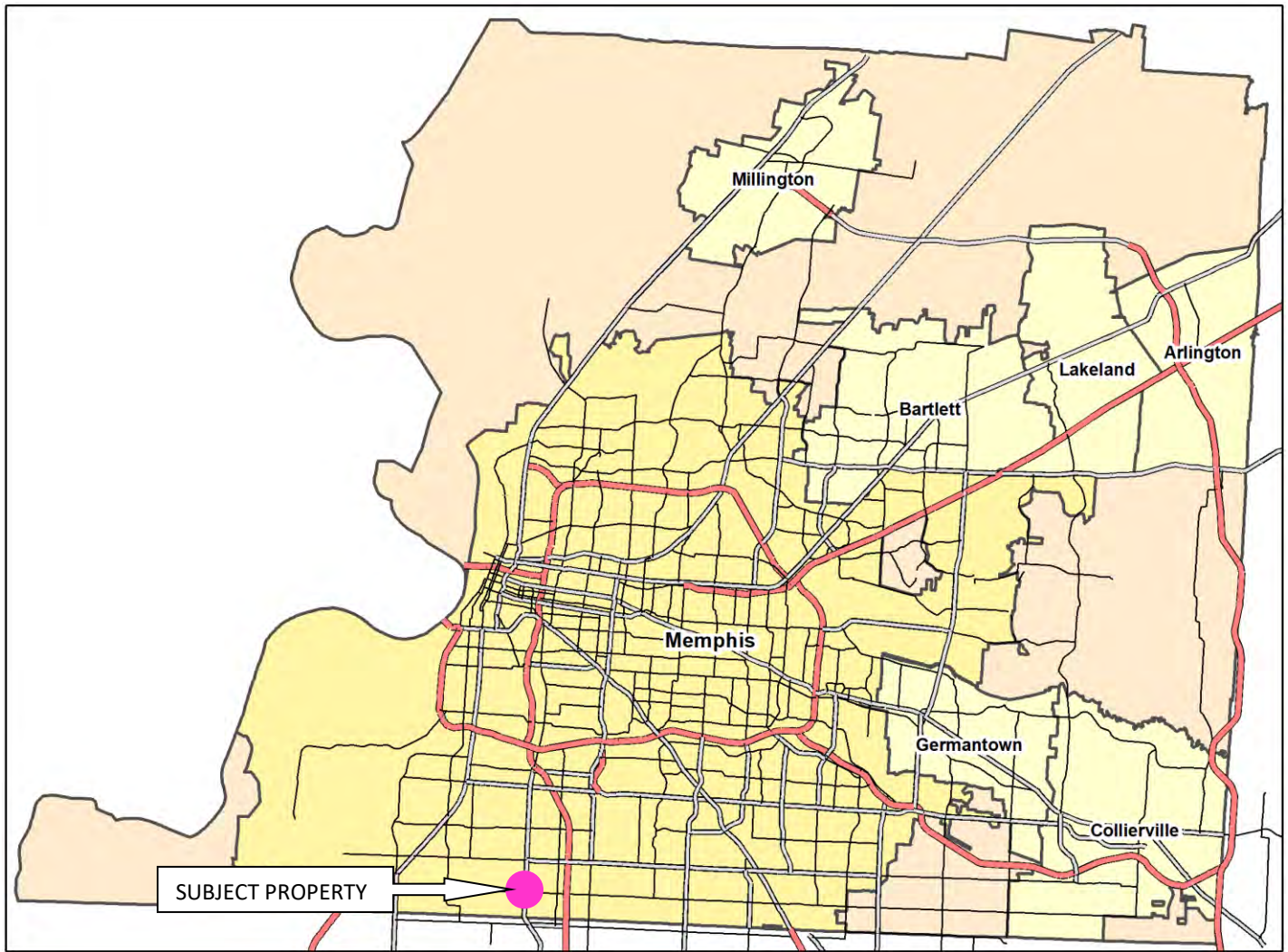
CONSISTENCY WITH MEMPHIS 3.0

This proposal is consistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on pages 16-18 of this report.

RECOMMENDATION:

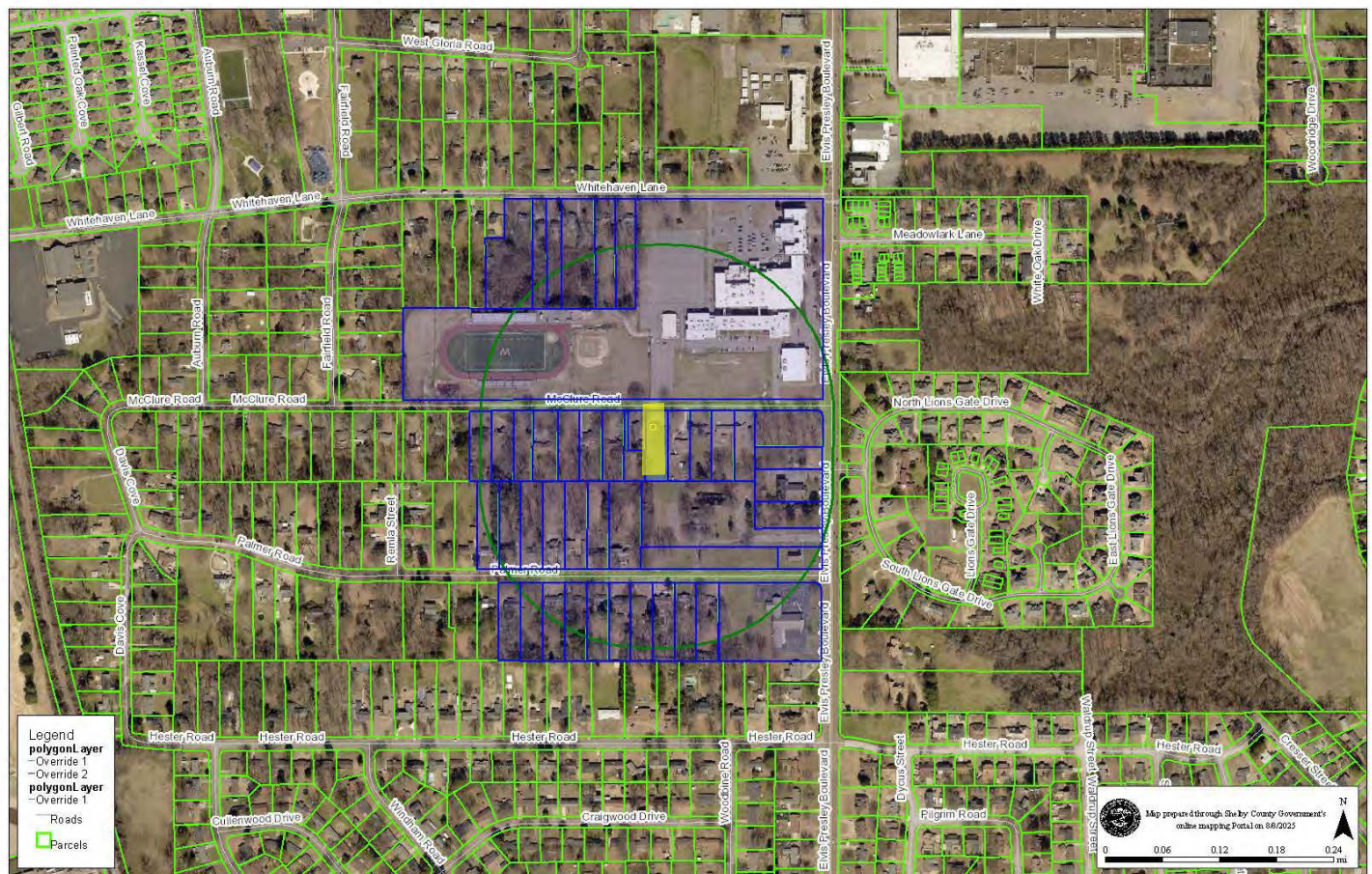
Approval with Conditions

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 43 notices were mailed on August 29, 2025, see page 20 of this report for a copy of said notice. Additionally, one sign was posted at the subject property, see page 21 of this report for a copy of the sign affidavit.

NEIGHBORHOOD MEETING

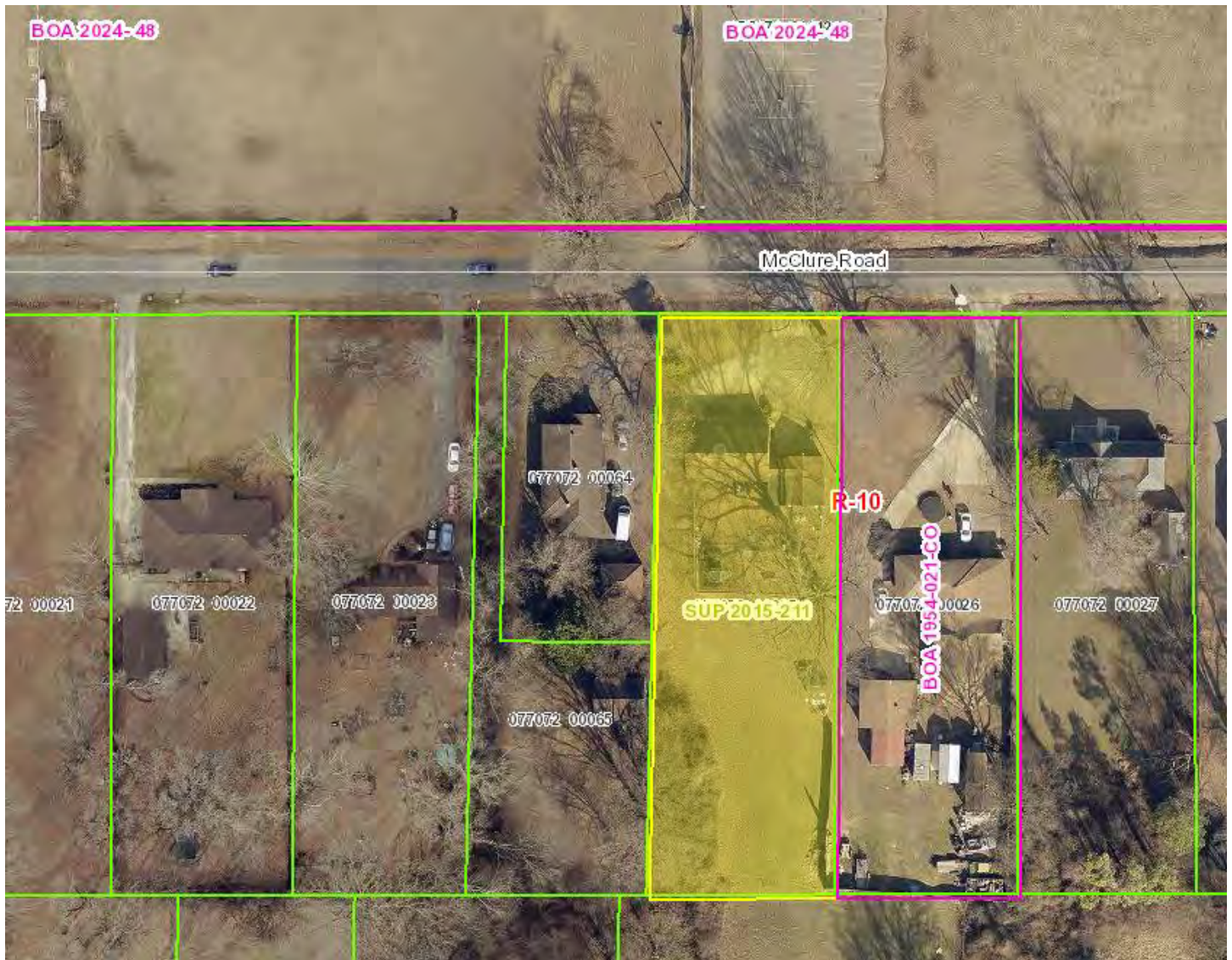
The meeting was held from 5:30 PM to 7:00 PM on Monday, September 15, 2018, at the subject property, located at 1081 McClure Road.

AERIAL



Subject property outlined in yellow, imagery from 2025

ZONING MAP



Subject property highlighted in yellow

LAND USE MAP



Subject property indicated by a pink star

SITE PHOTOS



View of subject property from McClure Road looking South



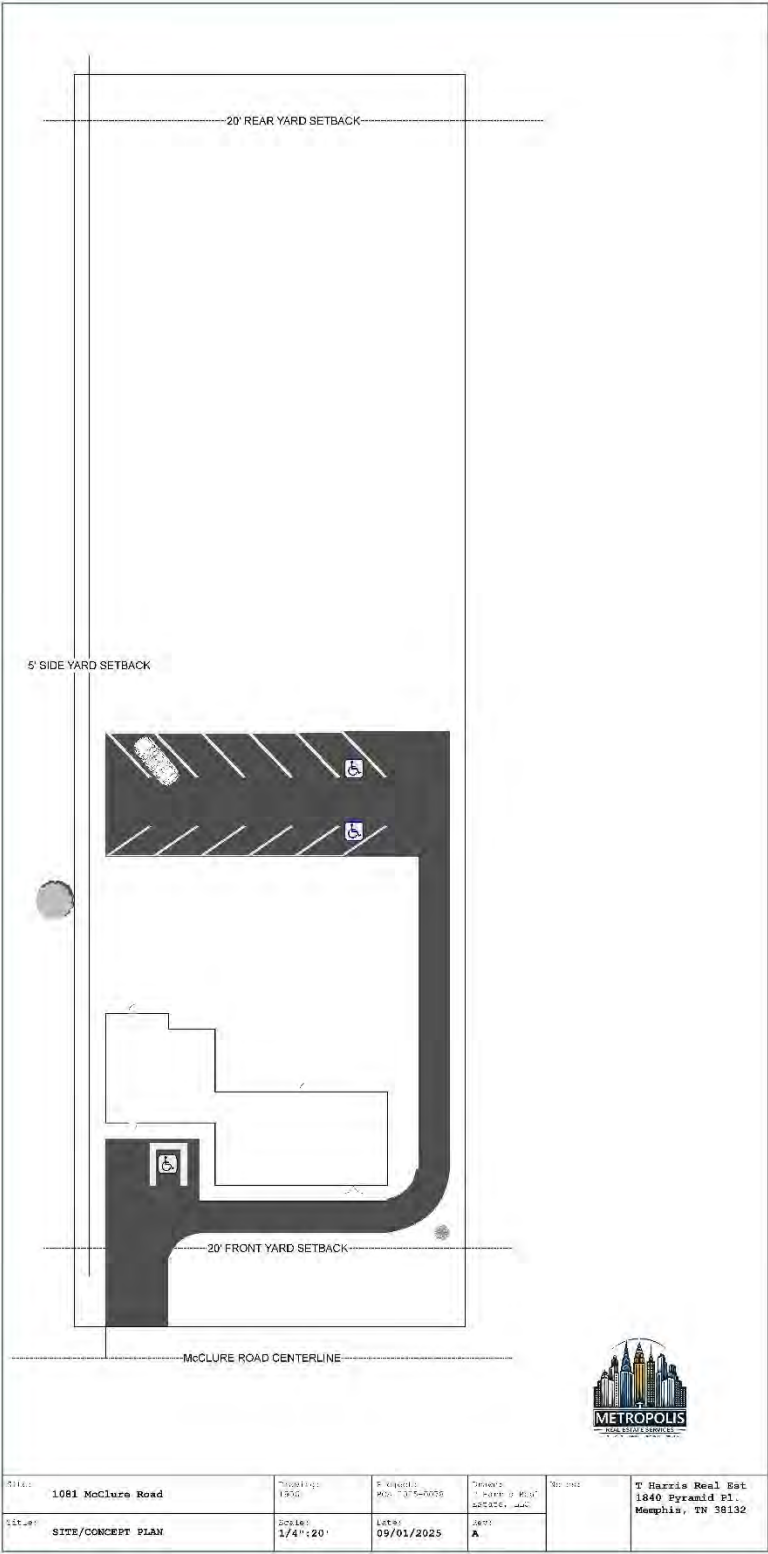
View of subject property from McClure Road looking Southwest



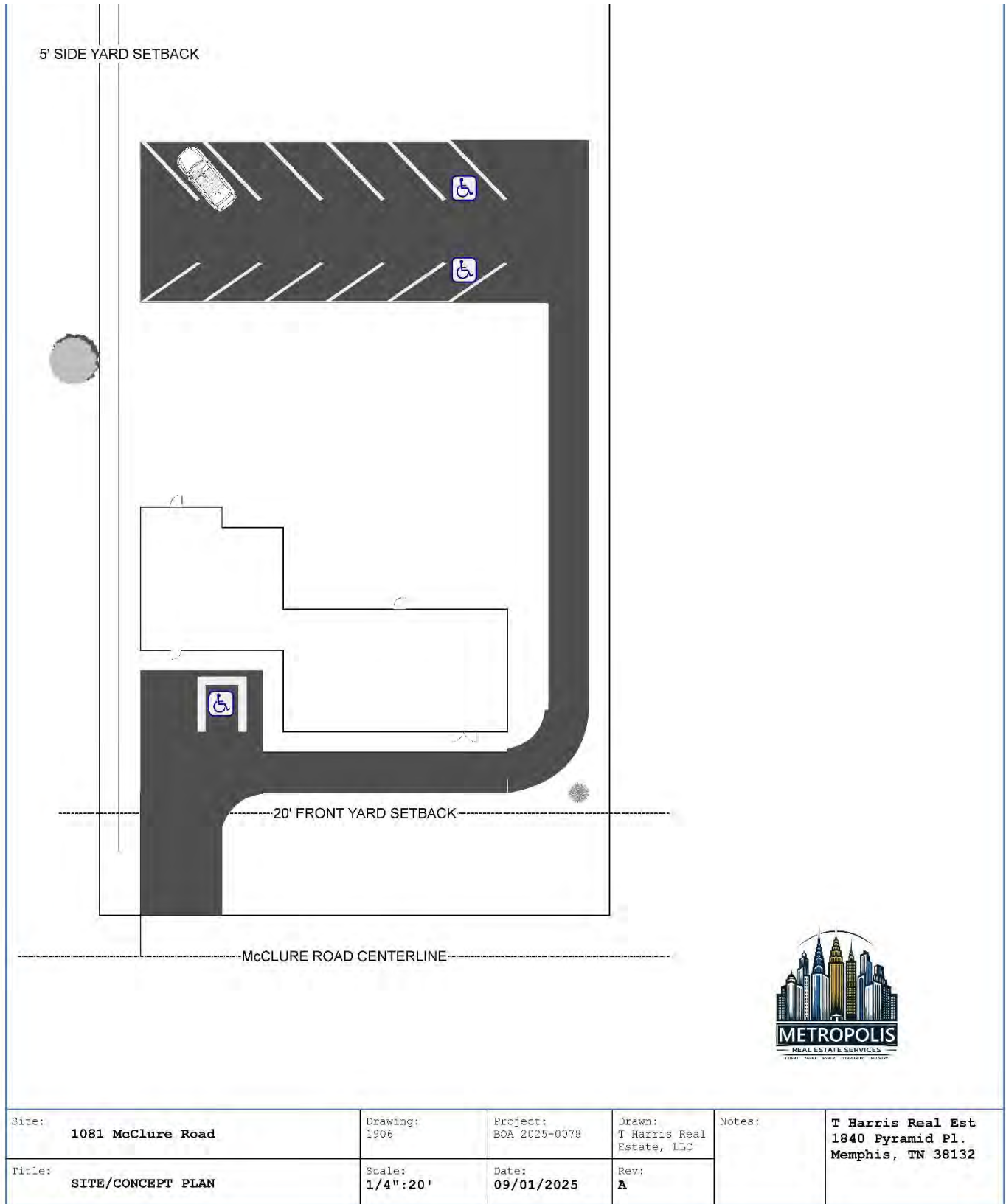
View of subject property from McClure Road looking Southeast



View of subject property from McClure Road looking Southeast



SITE PLAN – MAGNIFIED



CASE REVIEW

Request

The request is a special use permit to allow a childcare center of 13+.

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:

1081 McClure Rd, Memphis TN 38166

Parcel ID:

077072 00025

Area:

+/-37,798.8 square feet (.73 acres)

Description:

The subject property is located along McClure Road, which is a minor road that intersects with Elvis Pressley Boulevard. The property is located within a Residential Single-Family – 10 zoning districts. Across the street from the property is Whitehaven High School which serves as an anchor for the community. McClure Road is made up of mostly residential homes with the exception of a church at the front-end of the road. According to the Shelby County Assessor's website, the property is classified as residential single-family. The property was build in 1950 and is made up of 1332 sq. feet.

Site Zoning History

On Wednesday, September 24, 2025, the Board of Adjustment approved Docket BOA 2025-0078 for a variance to allow a Childcare Center of 13+ kids on a minor street more than 200 feet from an intersecting arterial, see page 15 of this report for said notice of disposition.

Relevant Unified Development Code Clauses

Paragraph 2.6.2B(1)

B. All Day Care

1. General Provisions

- a. Day care facilities shall be required to meet the rules adopted and published pursuant the Tennessee Department of Human Services.
- b. A Class III buffer (see Section 4.6.5) shall be established along any side of the property adjacent to a residential use. An alternative buffer may be approved through the site plan review process.
- c. A facility that is located in a residential district shall maintain the residential character and scale of the area in which it is located.
- d. Sufficient off-street passenger drop-off and passenger loading area shall be provided on-site, unless waived by the City or County Engineer (see Section 4.5.6 for stacking requirements associated with day care drop off).
- e. The maximum number of children to be accommodated on site shall be specified. Children who are related to the child care provider by blood or marriage and are kept at the facility shall be counted for purposes of determining enrollment and facility compliance with these standards.
- f. State and local health, education, and/or fire regulations may reduce but shall not increase the number of students permitted to be enrolled.
- g. Enrollment shall mean the total number of children onsite at any one time.
- h. No playground equipment shall be permitted within the front building setback.

Paragraph 2.6.2B(3)

3. Child Care Center

- a. The minimum site shall be 20,000 square feet in a residential district.
- b. The distance from the closest existing Child Care Center to a proposed Child Care Center shall not be less than 1,320 feet when measured along the most direct roadway route between the two sites, if both sites are in a residential district.
- c. The property shall be located: (a) on an arterial, (b) on a connector street, or (c) on a minor street within 200 feet (measured from the property line) of an intersecting arterial.

Site Plan Review

The subject property is made up of 1,332 square feet and it has a frontage along McClure Road. The proposed site plan demonstrates a 20' rear yard setback, 20' front yard setback, and a 5' side yard setback. Additionally,

it displays proposed 10 new parking spaces in the rear of the lot and three handicap spaces to accommodate the property. One handicap lot is proposed to be at the front of the property.

Analysis

The request is to allow a childcare center of 13+ on a minor street. The site is within an R-10 zoning district. Being that McClure Road is a minor street; the property is approximately 743-feet away from an intersecting arterial. There was previously a variance application, BOA 2025-0078, that has been approved by the Board of Adjustment on September 24, 2025. See page 18 for the attached notice of disposition.

The subject property is a single-family home made up of +/- 1,332 sq. feet constructed in 1950. The applicant proposes 10 new parking spaces in the rear of the lot and three handicap spaces to accommodate the property.

The approval criteria regarding special use permits as set out in Section 9.6.9 of the Unified Development Code are met.

The requirement for special use permits for childcare centers as set out in the Unified Development Code, Paragraph 2.6.2B(1), Paragraph 2.6.2B(3), and Item 2.6.2B(3)(c) are met.

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. A final site plan with landscaping shall be submitted for administrative review and approval by the Division of Planning and Development.
2. Any future improvements to the property (including but not limited to the installation of playground equipment) shall be submitted to the Division of Planning and Development for administrative review and approval. The Zoning Administrator may, at their discretion, impose additional landscaping requirements necessary to appropriately screen such improvements.
3. Should no special use permit be approved by the Memphis City Council by March 24, 2026, this variance shall be rendered null and void.

DEPARTMENTAL COMMENTS

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

City/County Engineer:	No comments received.
City Fire Division:	See page 14.
City Real Estate:	No comments received.
County Health Department:	No comments received.
Shelby County Schools:	No comments received.
Construction Code Enforcement:	No comments received.
Memphis Light, Gas and Water:	No comments received.
Office of Sustainability and Resilience:	No comments received.
Office of Comprehensive Planning:	See pages 16-18.

City Fire Division



DIVISION OF FIRE SERVICES ♦ FIRE PREVENTION BUREAU

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

Case Number: SUP 2025 014

Date Reviewed: 9/30/25

Reviewed by: J. Stinson

Address or Site Reference: 1081 McClure

- All design and construction shall comply with the 2021 edition of the International Fire Code (as locally amended) and referenced standards.
- 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.