

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

**ONE ORIGINAL
ONLY STAPLED
TO DOCUMENTS**

**Planning & Development
DIVISION**

Planning & Zoning COMMITTEE: 09/09/2025

DATE

PUBLIC SESSION: 09/23/2025

DATE

ITEM (CHECK ONE)

 ORDINANCE X RESOLUTION REQUEST FOR PUBLIC HEARING

ITEM DESCRIPTION: Resolution pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code approving a special use permit at the subject property located at 1507 Airways Blvd, known as case number SUP 205-018.

CASE NUMBER: SUP 2025-018

LOCATION: 1507 Airways Blvd

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

OWNER/APPLICANT: Dawson Dickerson

REPRESENTATIVE: Brian Bacchus

REQUEST: Special use permit to allow used vehicle sales

AREA: +/-0.59 acres

RECOMMENDATION: The Division of Planning and Development recommended *Rejection*
The Land Use Control Board Recommended *Rejection*

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

PRIOR ACTION ON ITEM:

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

FUNDING:

(2) _____	REQUIRES CITY EXPENDITURE - (1) YES (2) NO
\$ _____	AMOUNT OF EXPENDITURE
\$ _____	REVENUE TO BE RECEIVED

SOURCE AND AMOUNT OF FUNDS

\$ _____	OPERATING BUDGET
\$ _____	CIP PROJECT # _____
\$ _____	FEDERAL/STATE/OTHER _____

ADMINISTRATIVE APPROVAL:

	<u>DATE</u>	<u>POSITION</u>
<u>Markon C. Starnes</u>	<u>Aug 28, 2025</u>	STAFF PLANNER
		DEPUTY ADMINISTRATOR
<u>Butt Rye</u>	<u>8/28/25</u>	ADMINISTRATOR
		DIRECTOR (JOINT APPROVAL)
		COMPTROLLER
		FINANCE DIRECTOR
		CITY ATTORNEY

CHIEF ADMINISTRATIVE OFFICER

COMMITTEE CHAIRMAN



Memphis City Council Summary Sheet

SUP 2025-018

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

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

LAND USE CONTROL BOARD RECOMMENDATION

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

CASE NUMBER:	SUP 2025-018
LOCATION:	1507 Airways Blvd
COUNCIL DISTRICT(S):	District 4 and Super District 8 – Positions 1, 2, and 3
OWNER/APPLICANT:	Dawson Dickerson
REPRESENTATIVE:	Brian Bacchus
REQUEST:	Special use permit to allow used vehicle sales
EXISTING ZONING:	Commercial Mixed-Used-1 (CMU-1)
AREA:	+/-0.59 acres

The following spoke in support: None

The following spoke in opposition: None

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

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

Respectfully,

Mahsan Ostadnia

Planner II

Land Use & Development Services

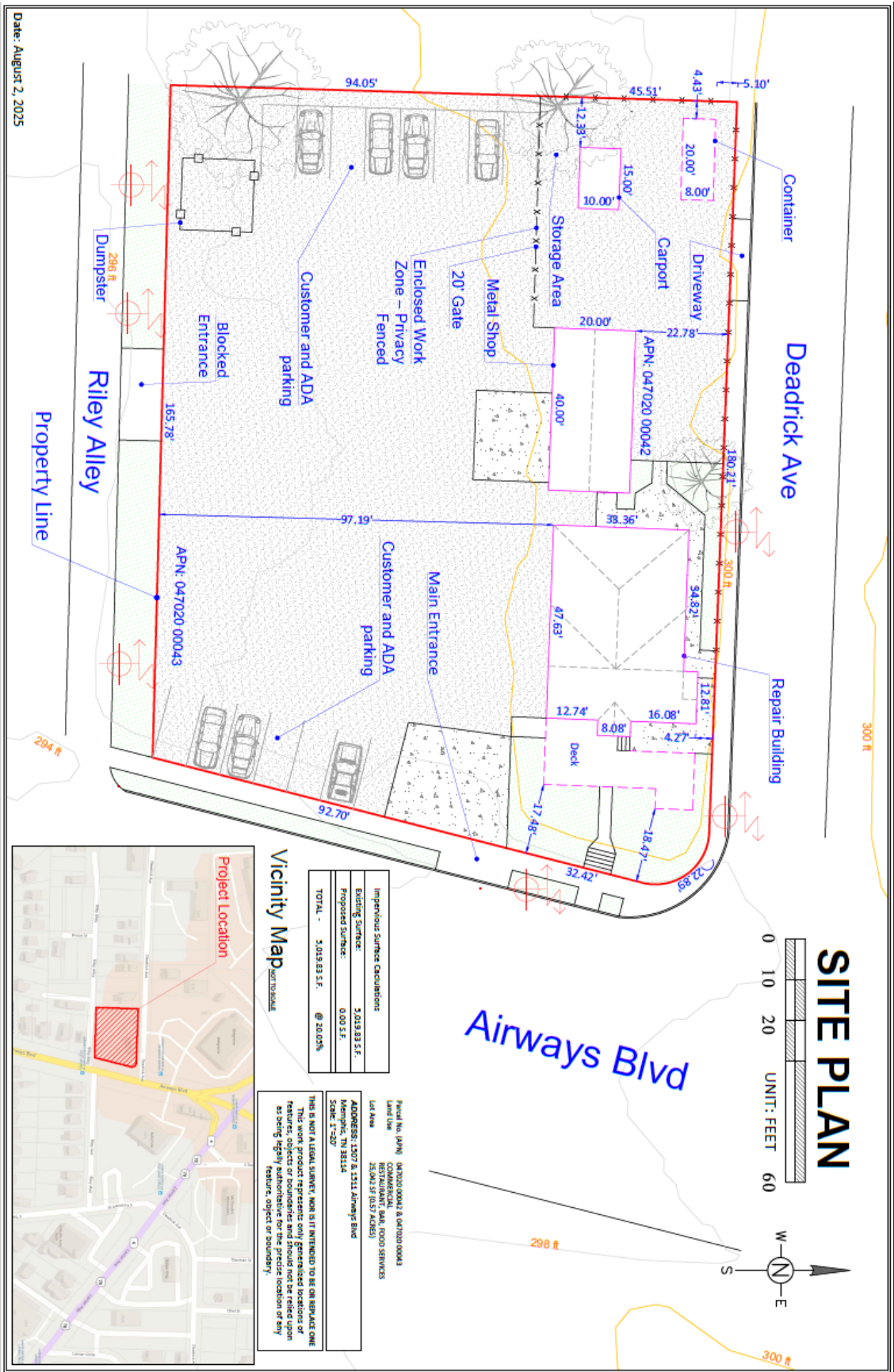
Cc: Committee Members

File

SUP 2025-018**CONDITIONS**

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

SITE PLAN



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

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

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

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

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

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

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

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

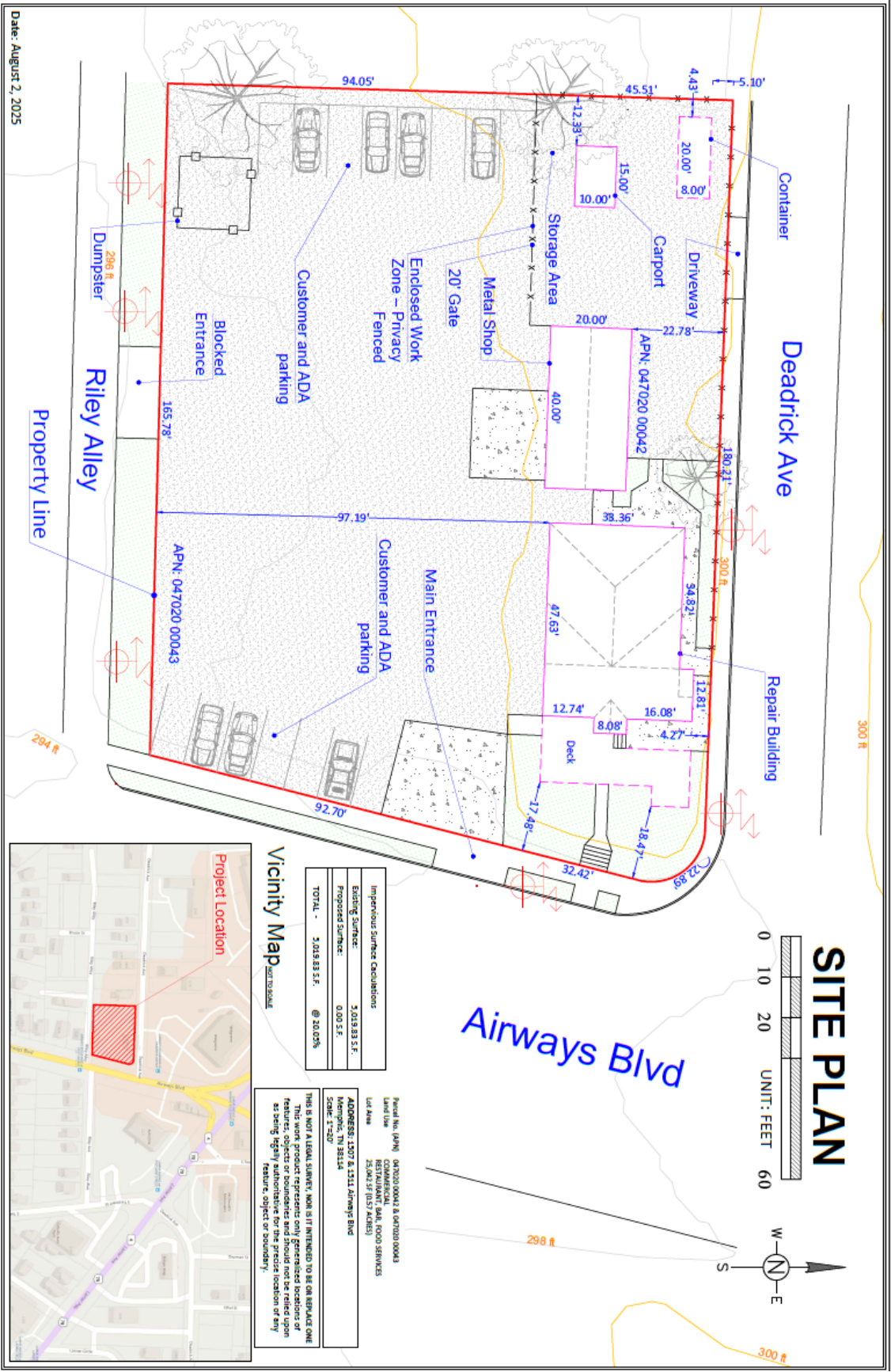
BE IT FURTHER RESOLVED, that this permit merely authorizes the filing of applications to acquire a Certificate of Use and Occupancy, or a Building Permit, and other required permits and approvals, provided that no such Certificate of Use and Occupancy shall be granted until all conditions imposed by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

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

CONDITIONS

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

SITE PLAN



Date: August 2, 2025

ATTEST:

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

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

CASE NUMBER: SUP 2025-018

LOCATION: 1507 Airways Blvd

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

OWNER/APPLICANT: Dawson Dickerson

REPRESENTATIVE: Dawson Dickerson

REQUEST: Special use permit to allow used vehicle sales

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

CONCLUSIONS

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

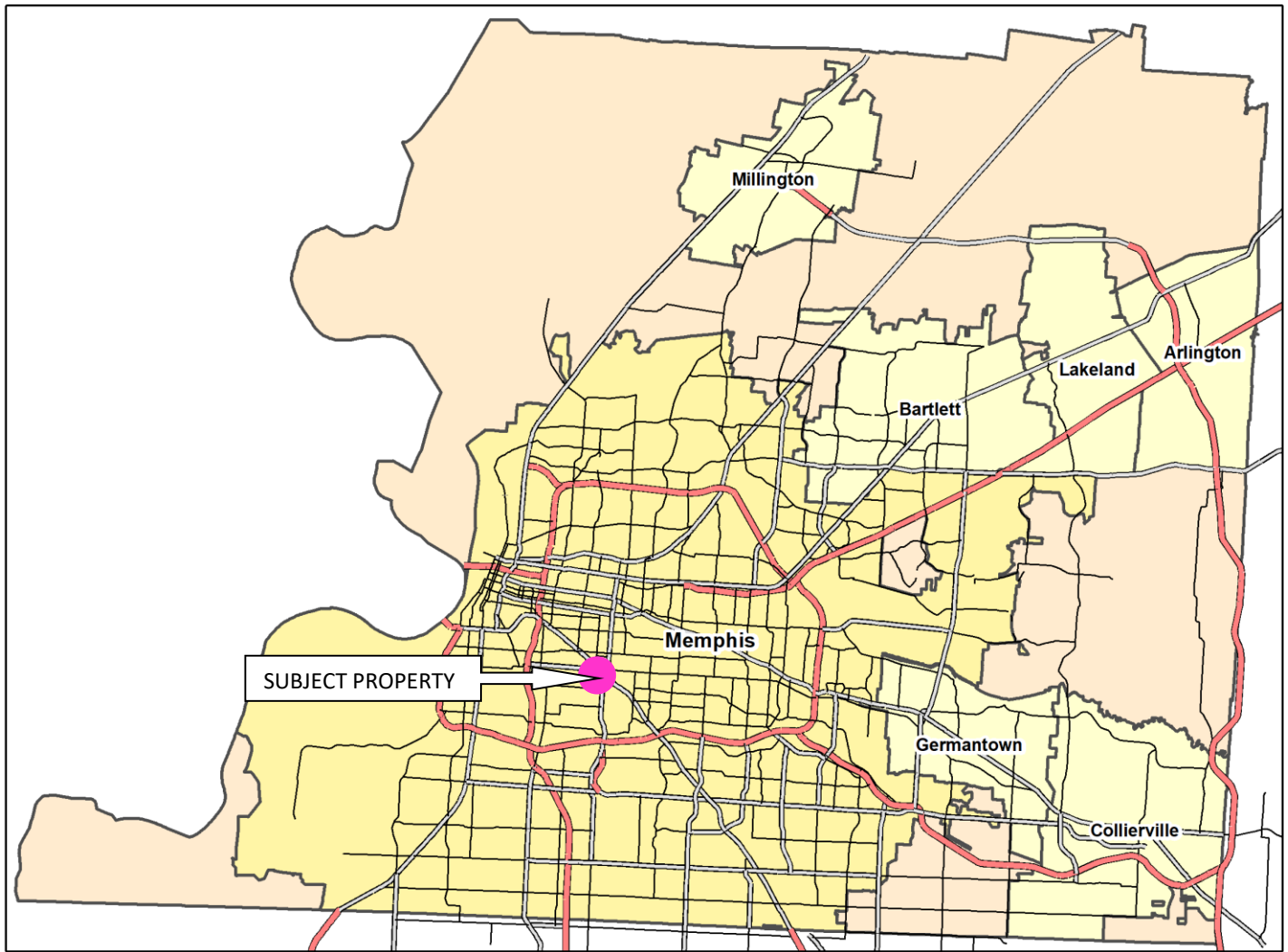
CONSISTENCY WITH MEMPHIS 3.0

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

RECOMMENDATION:

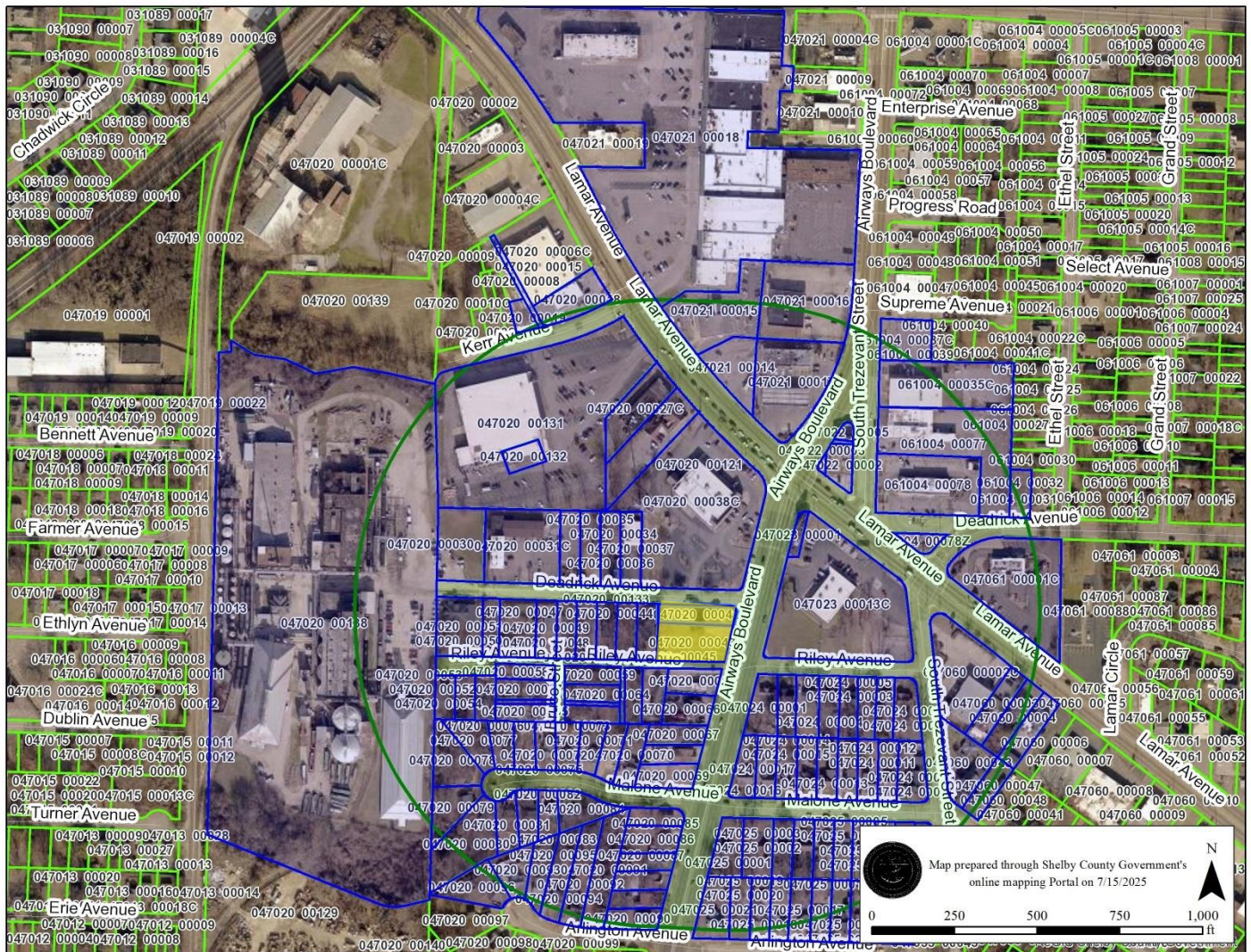
Rejection

LOCATION MAP



Subject property located within the pink circle.

PUBLIC NOTICE VICINITY MAP



Subject property highlighted in yellow.

PUBLIC NOTICE DETAILS

In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signage posted. A total of 117 notices were mailed on July 15, 2025, see page 22 of this report for a copy of said notice. Additionally, three signs were posted at the subject property, see pages 23-25 this report for a copy of the sign affidavit.

NEIGHBORHOOD MEETING

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

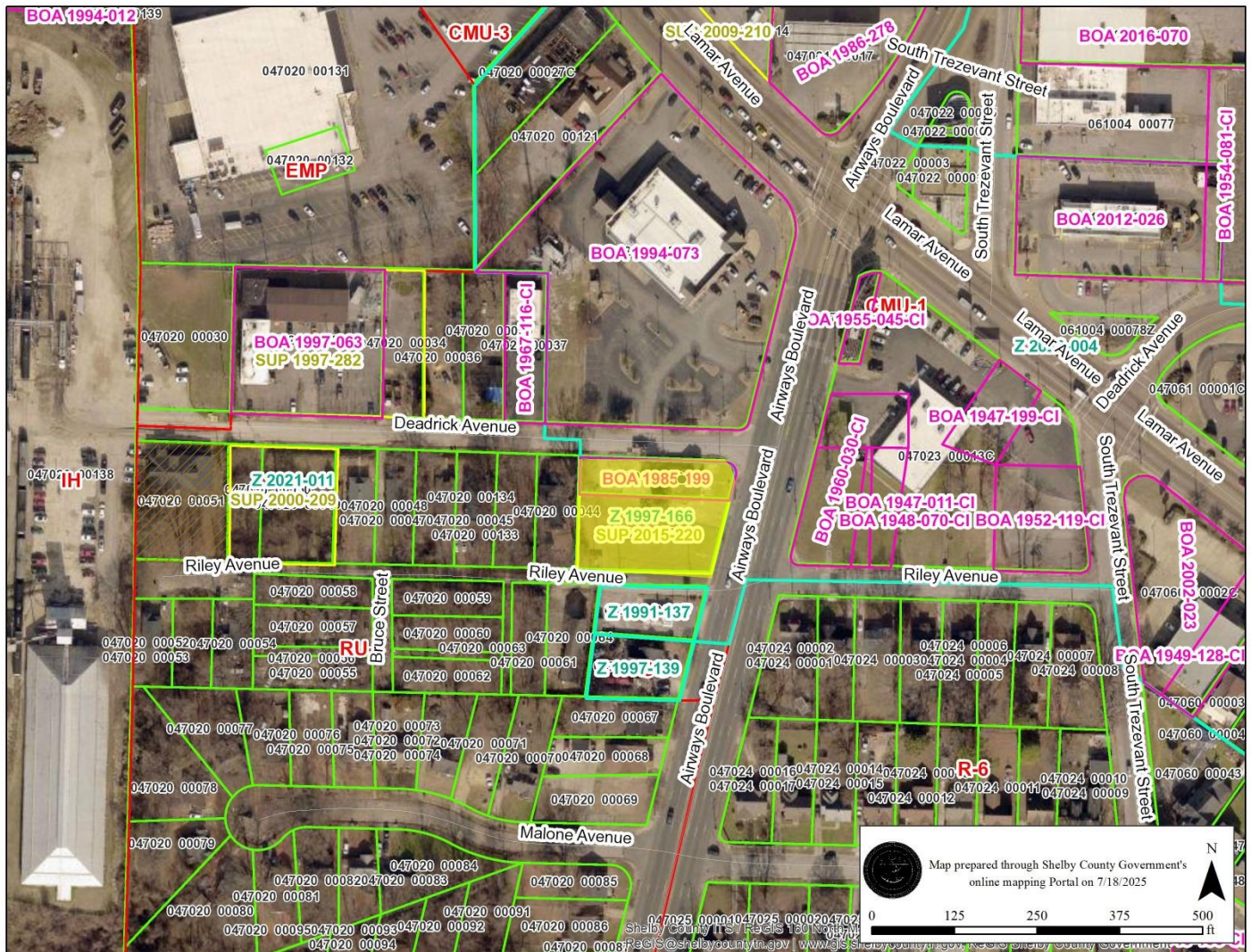
This aerial map displays a residential neighborhood with property boundaries and parcel numbers. The streets shown are Deadrick Avenue, Riley Avenue, Airways Boulevard, and Bruce Street. A specific parcel, 047020 00042, is highlighted in yellow. Other parcels are outlined in green and labeled with their respective numbers.

Parcel numbers visible on the map include:

- 047020 00034
- 047020 00035
- 047020 00036
- 047020 00037
- 047020 00038
- 047020 00001
- 047020 00047
- 047020 00133
- 047020 00134
- 047020 00135
- 047020 00042 (highlighted)
- 047020 00043
- 047020 00059
- 047020 00060
- 047020 00061
- 047020 00062
- 047020 00063
- 047020 00064
- 047020 00065
- 047024 00001
- 047024 00002
- 047024 00003

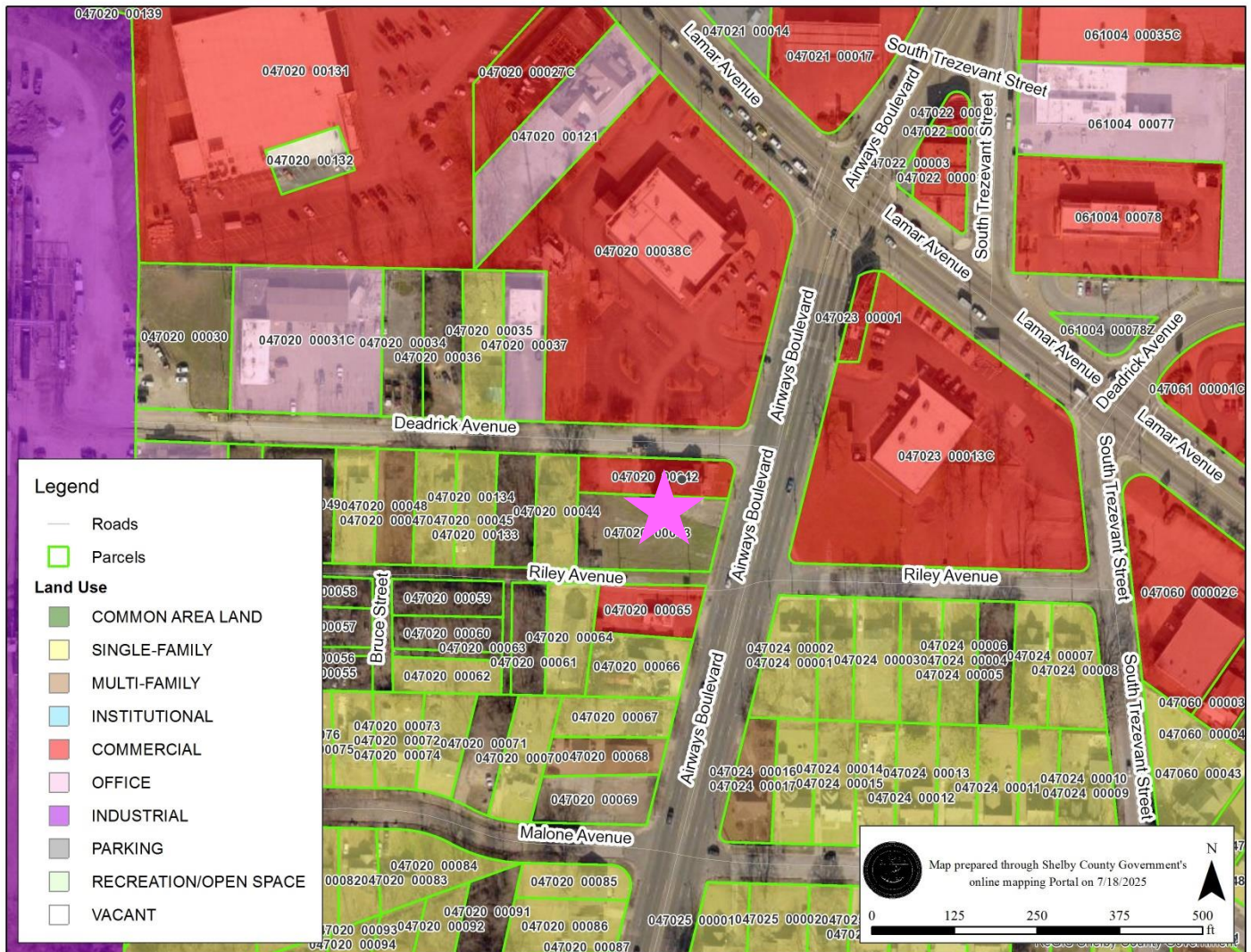
4

ZONING MAP



Subject property highlighted in yellow.

LAND USE MAP

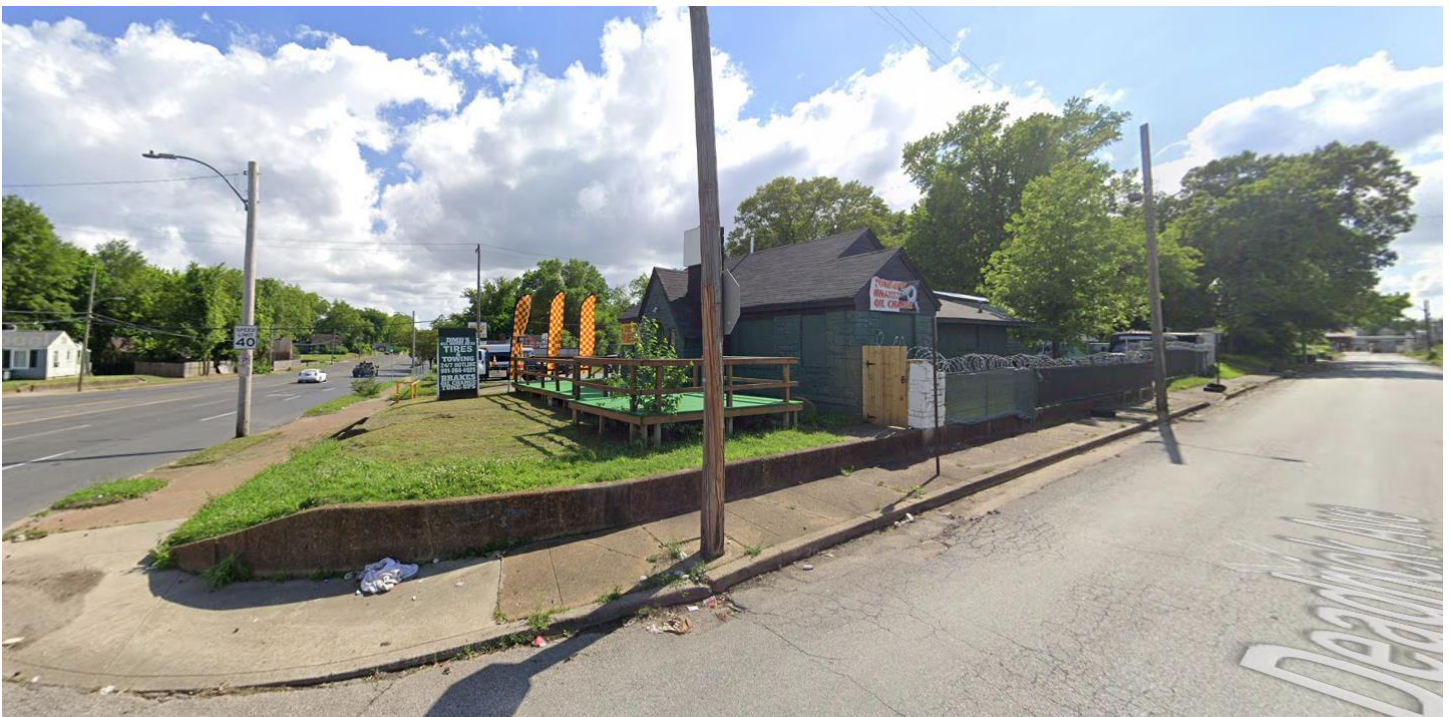


Subject property indicated by a pink star.

SITE PHOTOS



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



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



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



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



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

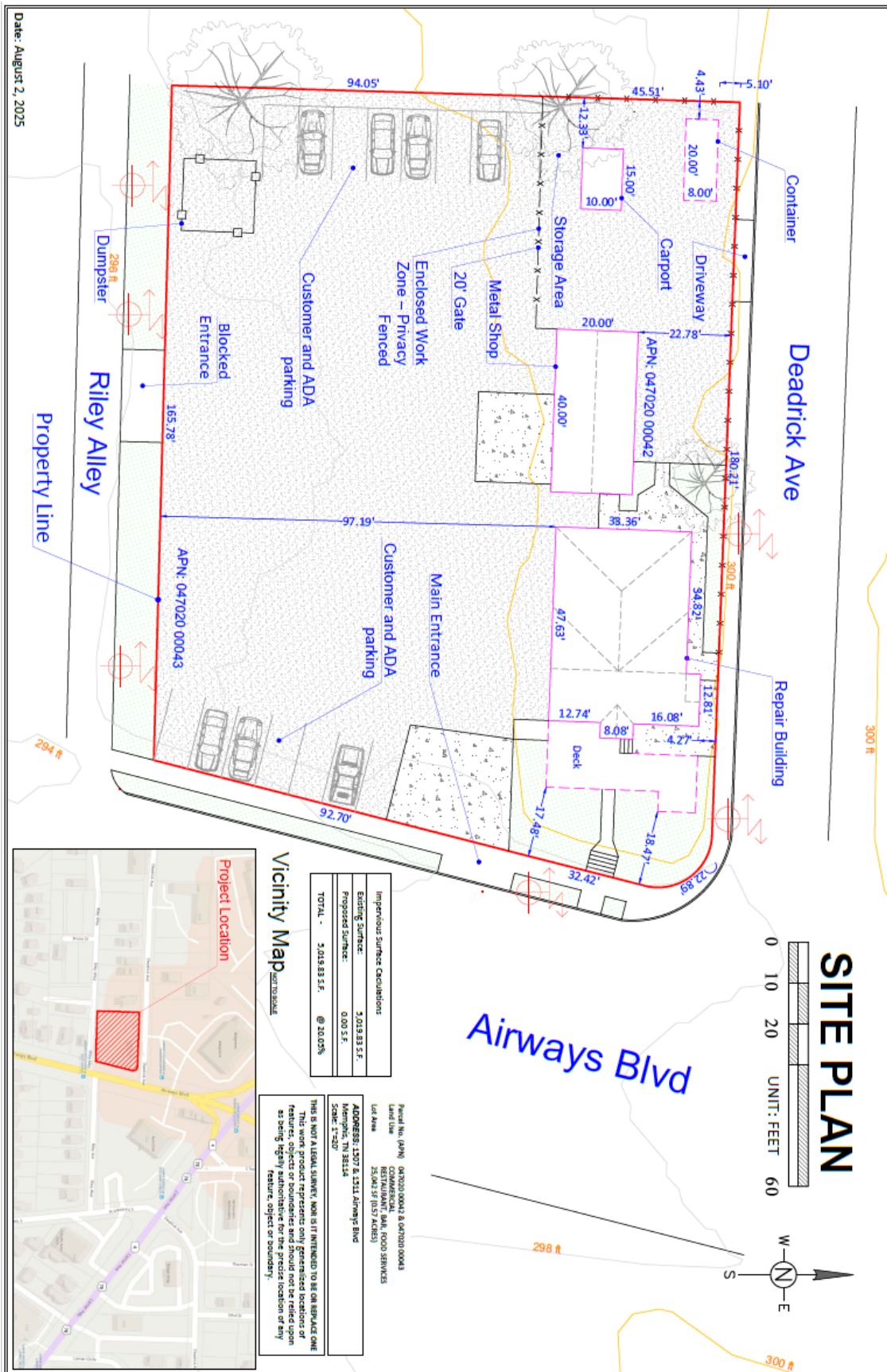


View of subject property from Riley Avenue (May 2025).



View of subject property from above.

SITE PLAN



This site plan illustrates a property located at the intersection of Deadrick Ave and Airways Blvd. The property is bounded by Riley Alley to the west and a red line to the east. Key features include:

- Deadrick Ave:** The northern boundary of the property.
- Airways Blvd:** The eastern boundary of the property.
- Riley Alley:** The western boundary of the property.
- Property Line:** Indicated by a red line.
- Structures and Features:**
 - Container:** Located near the northwest corner.
 - Driveway:** A 20.00' wide driveway leading to a carport.
 - Carport:** A 15.00' x 10.00' structure.
 - Storage Area:** A 20.00' x 40.00' area.
 - Metal Shop:** A 20' wide structure.
 - Enclosed Work Zone - Privacy Fenced:** A fenced area in the center.
 - Customer and ADA parking:** Two parking areas, one near the metal shop and one near the main entrance.
 - Main Entrance:** Located near the southeast corner.
 - Repair Building:** A 300 ft long building along the eastern boundary.
 - Deck:** A 12.74' x 16.08' structure.
 - Blocked Entrance:** Located near the southwest corner.
 - Dumpster:** Two dumpsters located near the southwest corner.
- Dimensions:** Various dimensions are provided for structures and setbacks, including 94.05', 45.51', 4.43', 5.10', 12.33', 20.00', 15.00', 10.00', 22.78', 180.21', 33.36', 34.82', 12.81', 4.27', 16.08', 8.08', 12.74', 17.48', 18.47', 22.89', 32.42', 92.70', 165.78', 97.19', 47.63', 300 ft, 180.21', 33.36', 34.82', 12.81', 4.27', 16.08', 8.08', 12.74', 17.48', 18.47', 22.89', 32.42', 92.70', 165.78', 97.19', 47.63', 300 ft, 180.21', 33.36', 34.82', 12.81', 4.27', 16.08', 8.08', 12.74', 17.48', 18.47', 22.89', 32.42', 92.70', 165.78', 97.19', 47.63', 300 ft.
- APNs:** 047020 00042 and 047020 00043.

CASE REVIEW

Request

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

Approval Criteria

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

9.6.9 Approval Criteria

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

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

Site Details

Address:

1507 Airways Blvd

Parcel ID:

047020 00042, 047020 00043

Area:

+/-25,918 square feet

Description:

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

Site Zoning History

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

Site Plan Review

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

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

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

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

Analysis

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

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

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

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

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

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

RECOMMENDATION

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

Conditions

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

equivalent alternative.

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

DEPARTMENTAL COMMENTS

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

City/County Engineer:

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

Sewers:

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

Roads:

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

Traffic Control Provisions:

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

Curb Cuts/Access:

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

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

City/County Fire Division:

No comments received.

City Real Estate: No comments received.

County Health Department: No comments received.

Shelby County Schools: No comments received.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water: No comments received.

Office of Sustainability and Resilience: No comments received.

Office of Comprehensive Planning:

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

Site Address/Location: 1507 Airways Blvd

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

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

Street Type: Parkway

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

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

1. Future Land Use Planning Map



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

2. Land Use Description/Intent

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



Graphic

“AN-M” Form & Location Characteristics

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

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

“AN-M” Zoning Notes

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

Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: Commercial, CMU-1

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

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

Degree of Change Map



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

3. Degree of Change Description

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

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

N/A

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

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

Consistency Analysis Summary

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

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

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

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

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

NOTICE OF PUBLIC HEARING

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

CASE NUMBER:	SUP 2025-018
ADDRESS:	1507 Airways Blvd
REQUEST:	Special use permit to allow vehicle sales
APPLICANT:	Dawson Dickerson/DMDs LLC

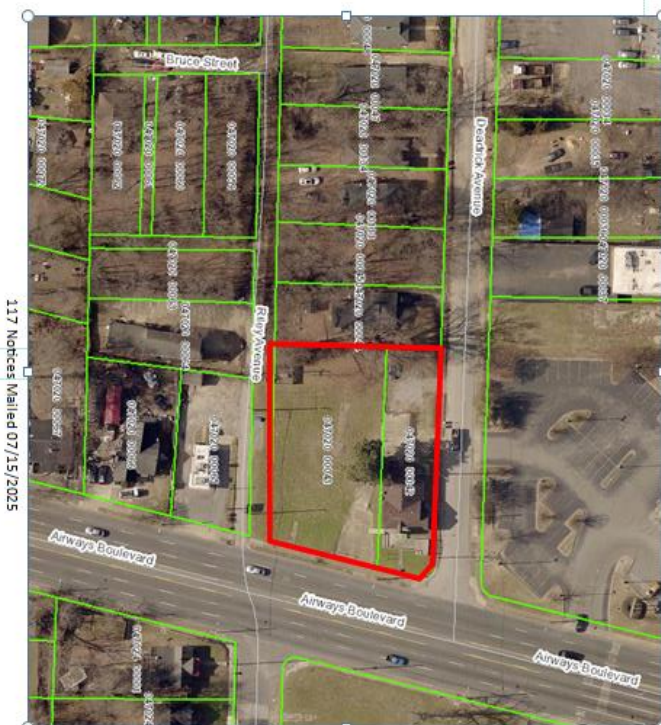
Meeting Details

Location: Council Chambers City Hall 1st Floor 125 N Main St.	Time: 9:00 AM
Date:	Thursday, August 14, 2025

Staff Planner Contact:

Mahsan Ostadnia
✉ mahsan.ostadnia@memphishn.gov
☎ (901) 636-7181

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT



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



SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

I, Dawson Dickerson, being duly sworn, depose and say that at 12 am/pm
on the 19 day of July, 2025, I posted 3 Public Notice Sign(s)
pertaining to Case No. 2025-018 at 1507 & 1511 Airways Blvd 38128
providing notice of a Public Hearing before the (check one):

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

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

Dawson Maury Dickerson

07/23/2025

Owner, Applicant or Representative

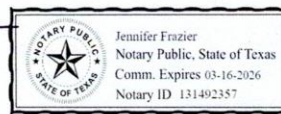
Date

State of Texas, County of Dallas

Subscribed and sworn to before me this 23 day of July, 2025.

[Signature]
Notary Public

My commission expires: 03/16/2026



Notarized Online with NotaryLive.com





NEIGHBORHOOD MEETING SUMMARY



Case Number: 2025-018

Meeting Information

Location: 1507 Airways Blvd (tent set up on adjacent lot)

Date: 08/02/25

Address: 1507 & 1511 Airways Blvd, Memphis

Time: 5:30pm-7:30pm

Attendance

Attended on behalf of the applicant:	Role (Applicant, Engineer, Architect, etc.)
Dawson Dickerson	

Number of Invitations Mailed: 564

Approx. Neighborhood Attendees: 4

Proceedings

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

The meeting was held under a tent at 1511 Airways Blvd.
That parcel shares access and use with 1507 Airways Blvd.
1507 was used as the official meeting address in all notices.
Tables were set up with site plans, mission, and mailing letters.
Clipboards with the official documents were provided for review.
Cold beverages, snacks, shelter and chairs were available for all attendees present.
A sign-in sheet was available, and some neighbors signed in support.
No one raised concerns or objections during the meeting time.

NEIGHBORHOOD MEETING SUMMARY



Case Number: 2025-018

Attachments

Also included in this submission are the following:

- | | |
|--|--|
| ☒ Mailed Invitation | ☒ Handouts Provided |
| ☒ Invitation Mailing List | ☒ Sign-in Sheet(s) |
| ☒ Applicant's Presentation | ☒ Photographs of Meeting |
| ☐ Other: | |

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

Attestation

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

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

Dawson Dickerson

Print Name

A blue ink signature of Dawson Dickerson on a light blue background.

Signature

08/04/25

Date

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

APPLICATION



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

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

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

website: www.develop901.com

Record Summary for Special Use Permit

Record Detail Information

Record Type: Special Use Permit

Record Status: Additional Info Required

Opened Date: June 18, 2025

Record Number: SUP 2025-018

Expiration Date:

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

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

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

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

Parent Record Number:

Address:

1507 AIRWAYS BLVD, MEMPHIS 38114

Owner Information

Primary Owner Name

Y VALDES JAIME & MYRIAN NUNEZ

Owner Address

938 COLBERT STS, COLLIERVILLE, TN 38017

Owner Phone

Parcel Information

047020 00042

Data Fields

PREAPPLICATION MEETING

PREAPPLICATION MEETING

Name of DPD Planner

Ashley

Date of Meeting

-

Pre-application Meeting Type

Phone

GENERAL PROJECT INFORMATION

Application Type

New Special Use Permit (SUP)

List any relevant former Docket / Case

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

Number(s) related to previous applications on this site

No

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

-

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

APPROVAL CRITERIA

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

The proposed project will not cause substantial or undue adverse effects on nearby properties or public welfare. Although the site is located outside the formal Lamar Corridor Overlay, it is near enough that we understand the concerns related to automotive uses in the general area. For that reason, we are committed to maintaining a higher standard of cleanliness, order, and professionalism. All vehicles displayed will be clean, operable, and neatly arranged. No inoperable or junk vehicles will be allowed to accumulate on the lot. Our goal is to improve the visual character and perception of the site, aligning with the city's intent to uplift surrounding corridors, while contributing positively to the neighborhood's economic and aesthetic value.

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

The project will be constructed, arranged, and operated in a manner that is fully compatible with the surrounding area. The property is located on Airways Blvd, which is home to various commercial and automotive-related businesses. The design and layout of the business will respect neighboring property lines and avoid any visual clutter or disruptions. All repairs will be performed indoors, and vehicle sales will be limited to a designated display area with clearly marked spaces. The operation will maintain a professional appearance and meet all applicable CMU-1 zoning standards.

APPROVAL CRITERIA

UDC Sub-Section 9.6.9C

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

UDC Sub-Section 9.6.9D

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

UDC Sub-Section 9.6.9E

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

UDC Sub-Section 9.6.9F

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

GIS INFORMATION

Case Layer
Central Business Improvement District
Class
Downtown Fire District
Historic District

-
No
-
No
-

GIS INFORMATION

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

Contact Information

Name

DAWSON DICKERSON

Contact Type

APPLICANT

Address

Phone

(901)264-6025

Fee Information

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

Total Fee Invoiced: \$513.00

Total Balance: \$0.00

Payment Information

Payment Amount

\$513.00

Method of Payment

Credit Card

Comments

Date

06/26/2025

Comment

REQUEST COULD INCLUDE 1511 AIRWAYS - APPLICANT OWNS ADJACENT PROPERTY

OWNER AFFIDAVIT

OWNER AFFIDAVIT

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

1507 Airways Blvd, Memphis, TN 38114

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

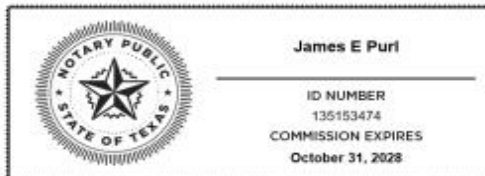
I understand that this affidavit is required by the Memphis
and Shelby County Division of Planning and Development and
must be notarized prior to acceptance.

Dawson Maury Dickerson

Dawson Maury Dickerson

Signature

06/18/2025



Date

State of Texas

County of Tarrant

James E Purl

Notary Public

Notary Public, State of Texas

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

Commission Expiration Date 10/31/2028

LETTER OF INTENT

To Whom It May Concern,

My name is Dawson Dickerson, owner and operator of DMD's LLC dba DMD's All Hours Auto, located at 1507 Airways Boulevard, Memphis, TN 38114. I am submitting this Special Use Permit application to formally request approval for full automotive repair services and used auto sales on my property.

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

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

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

Thank you for your time and consideration.

Sincerely,

Dawson Dickerson

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

1507 Airways Blvd, Memphis TN 38114

Phone: 901-264-6025

Email: dmdstowing@gmail.com

LETTERS RECEIVED

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



Memphis and Shelby County Division of Planning and Development

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

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

website: www.develop901.com

Record Summary for Special Use Permit

Record Detail Information

Record Type: Special Use Permit

Record Status: Additional Info Required

Opened Date: June 18, 2025

Record Number: SUP 2025-018

Expiration Date:

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

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

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

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

Parent Record Number:

Address:

1507 AIRWAYS BLVD, MEMPHIS 38114

Owner Information

Primary Owner Name

Y VALDES JAIME & MYRIAN NUNEZ

Owner Address

938 COLBERT STS, COLLIERVILLE, TN 38017

Owner Phone

Parcel Information

047020 00042

Data Fields

PREAPPLICATION MEETING

PREAPPLICATION MEETING

Name of DPD Planner

Ashley

Date of Meeting

-

Pre-application Meeting Type

Phone

GENERAL PROJECT INFORMATION

Application Type

New Special Use Permit (SUP)

List any relevant former Docket / Case

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

Number(s) related to previous applications on this site

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

The proposed project will not cause substantial or undue adverse effects on nearby properties or public welfare. Although the site is located outside the formal Lamar Corridor Overlay, it is near enough that we understand the concerns related to automotive uses in the general area. For that reason, we are committed to maintaining a higher standard of cleanliness, order, and professionalism. All vehicles displayed will be clean, operable, and neatly arranged. No inoperable or junk vehicles will be allowed to accumulate on the lot. Our goal is to improve the visual character and perception of the site, aligning with the city's intent to uplift surrounding corridors, while contributing positively to the neighborhood's economic and aesthetic value.

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

The project will be constructed, arranged, and operated in a manner that is fully compatible with the surrounding area. The property is located on Airways Blvd, which is home to various commercial and automotive-related businesses. The design and layout of the business will respect neighboring property lines and avoid any visual clutter or disruptions. All repairs will be performed indoors, and vehicle sales will be limited to a designated display area with clearly marked spaces. The operation will maintain a professional appearance and meet all applicable CMU-1 zoning standards.

APPROVAL CRITERIA

UDC Sub-Section 9.6.9C

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

UDC Sub-Section 9.6.9D

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

UDC Sub-Section 9.6.9E

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

UDC Sub-Section 9.6.9F

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

GIS INFORMATION

Case Layer

-

Central Business Improvement District

No

Class

-

Downtown Fire District

No

Historic District

-

GIS INFORMATION

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

Contact Information

Name

DAWSON DICKERSON

Contact Type

APPLICANT

Address**Phone**(901)264-6025

Fee Information

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

Total Fee Invoiced: \$513.00

Total Balance: \$0.00

Payment Information**Payment Amount**

\$513.00

Method of Payment

Credit Card

Comments**Date**

06/26/2025

Comment

REQUEST COULD INCLUDE 1511 AIRWAYS - APPLICANT OWNS ADJACENT PROPERTY

To Whom It May Concern,

My name is Dawson Dickerson, owner and operator of DMD's LLC dba DMD's All Hours Auto, located at 1507 Airways Boulevard, Memphis, TN 38114. I am submitting this Special Use Permit application to formally request approval for full automotive repair services and used auto sales on my property.

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

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

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

Thank you for your time and consideration.

Sincerely,

Dawson Dickerson

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

1507 Airways Blvd, Memphis TN 38114

Phone: 901-264-6025

Email: dmdstowing@gmail.com

OWNER AFFIDAVIT

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

1507 Airways Blvd, Memphis, TN 38114

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

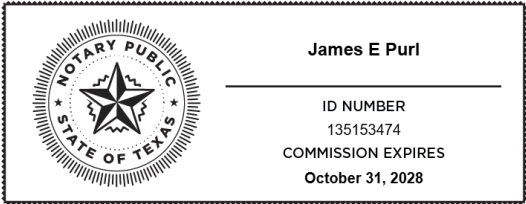
I understand that this affidavit is required by the Memphis
and Shelby County Division of Planning and Development and
must be notarized prior to acceptance.

Dawson Maury Dickerson

Dawson Maury Dickerson

Signature

06/18/2025



Date

State of Texas

County of Tarrant

James E Purl

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

Commission Exiration Date 10/31/2028

Commission Expiration Date



Shelby County Tennessee

Willie F. Brooks Jr

Shelby County Register

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



24093658

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

3 PGS	
MARICO 2763785 - 24093658	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

WILLIE F. BROOKS JR
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

Prepared by: Dawson Dickerson
3147 Magerney St. Memphis, TN 38128

Agreement to Sell Real Estate

Jaine Valdes ^{938 S. Colbert St.} Collierville TN. 38017 (Seller Name), of
1507 Airways and 1511 Airways (Seller Address), as Seller,
and Dawson Dickerson (Buyer Name), of
3147 Magerney St Memphis, TN 38128 (Buyer Address), as Buyer,
hereby agree that the Seller shall sell and the Buyer shall buy the following described property
UPON THE TERMS AND CONDITIONS HEREINAFTER SET FORTH, within this contract.

1. **Legal Description** of real estate located in Memphis Shelby County, State
of Tennessee (Include the full legal description as found on the deed, not just the
address. Attach on a separate page if there is not enough room below.):

1511 Airways - Instrument No. 17124139
1507 Airways - Instrument No. 18047404

Q. ✓ Buyer is responsible for 1507 and 1511
Airways General Liability.

2. **Purchase Price:** Four Hundred and Ten Thousand Dollars
(\$ 410,000).

Method of Payment:

- (a) Deposit to be held in trust by Jaine Valdes . \$ 50,000
- (b) Approximate principal balance of first mortgage to which
conveyance shall be subject, if any. \$ _____
Mortgage holder: _____
Interest _____ % per annum.
- (c) Other Deposit: _____ \$ _____
- (d) Cash, or certified or local cashier's check, due on closing
and delivery of deed (or such greater or lesser amount as
may be necessary to complete payment of purchase
price after credits, adjustments and prorations). \$ _____

in the purchase price.

1. Buyer agrees to pay \$2,000 on the 1st of each month for the Term of 15 years. D.D.
2. Buyer agrees to pay 10% if payments are late after 5 days. D.D.
3. Buyer agrees to pay for additional amount for Insurance monthly. D.D.
4. Buyer agrees to buy Property As Is Condition. D.D.
5. Buyer is Purchasing 1507 and 1511 Airways for the amount of \$410,000 financing \$360,000 D.D.
6. Buyer's down payment \$50,000 D.D.
7. Seller is giving 2 months nonpayment to fix property at his own expense. D.D.
8. Buyer and Seller by signing this contract Acknowledges that is a Binding Contract D.D.
9. Seller will give buyer deed once Paid in full
10. Buyer Acknowledges to pay Property Taxes at the end of each year. D.D.
11. If Buyer defaults It is a termination of this Contract and forfeited any money. D.D.
A default would be 30 days.

WITNESSED BY:

Witness Sig.: _____ Date: _____

Name: _____

Witness Sig.: _____ Date: _____

Name: _____

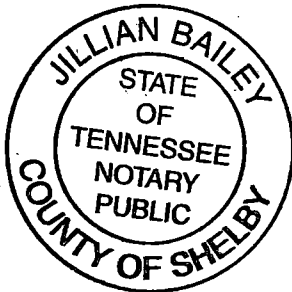
Seller Sig.: Jamir Valdes Date: 10-29-24

Name: Jamir Valdes

Buyer Sig.: Dawson Dickerson Date: 10-29-24

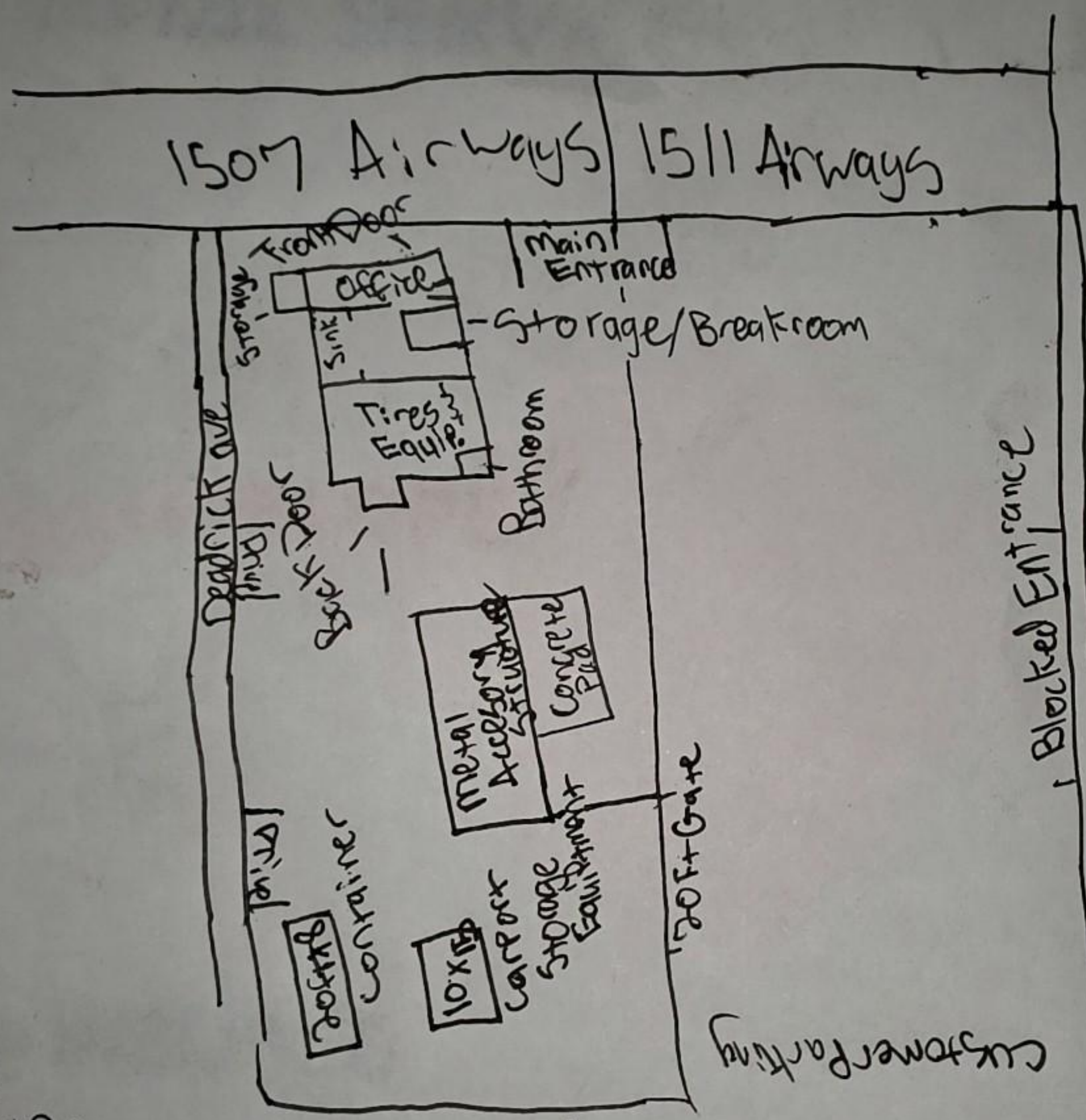
Name: Dawson Dickerson

Jillian Bailey
10-29-24



MY COMMISSION EXPIRES
JUNE 03, 2026

Barbed Cft + chain link Perimeter Ground
rear of property



Perimeter Fenced/Secured with Poles and cable
Cillerly Alley
Blocked Entrance