

CITY OF MEMPHIS
COUNCIL AGENDA CHECK OFF SHEET

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

**Planning & Development
DIVISION**

Planning & Zoning COMMITTEE: 1/13/2026
PUBLIC SESSION: 1/27/2026

ITEM (CHECK ONE)

ORDINANCE RESOLUTION REQUEST FOR PUBLIC HEARING

ITEM DESCRIPTION: Resolution pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code approving a planned development at the subject property located at 6450 Kirby Gate, known as case number PD 2025-015

CASE NUMBER: PD 2025-015

DEVELOPMENT: Howard Road Outfall Planned Development

LOCATION: 6450 Kirby Gate

COUNCIL DISTRICTS: District 2 and Super District 9 – Positions 1, 2, and 3

OWNER/APPLICANT: David Wills – Wills and Wills LP

REPRESENTATIVE: David Baker

REQUEST: Planned Development to allow a self-service mini-storage facility
AREA: +/-7.02 acres

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

RECOMMENDED COUNCIL ACTION: Public Hearing Not Required

PRIOR ACTION ON ITEM:

(1) 12/11/2025
(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:

Mahsan C. Farh

Brett R.

	<u>DATE</u>	<u>POSITION</u>
	<u>Dec 17, 2025</u>	STAFF PLANNER
	<u>12/22/25</u>	DEPUTY ADMINISTRATOR
		ADMINISTRATOR
		DIRECTOR (JOINT APPROVAL)
		COMPTRROLLER
		FINANCE DIRECTOR
		CITY ATTORNEY
		CHIEF ADMINISTRATIVE OFFICER
		COMMITTEE CHAIRMAN



Memphis City Council Summary Sheet

PD 2025-015

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 6450 KIRBY GATE, KNOWN AS CASE NUMBER PD 2025-015

- This item is a resolution with conditions to allow a self-service mini-storage facility planned development; and
- This resolution, if approved with conditions, will supersede the existing zoning for this property; and
- The item may require future public improvement contracts.

LAND USE CONTROL BOARD RECOMMENDATION

At its regular meeting on **Thursday, December 11, 2025**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

CASE NUMBER:	PD 2025-015
DEVELOPMENT:	Howard Road Outfall Planned Development
LOCATION:	6450 Kirby Gate
COUNCIL DISTRICT(S):	District 2 and Super District 9 – Positions 1, 2, and 3
OWNER/APPLICANT:	David Wills – Wills and Wills LP
REPRESENTATIVE:	David Baker
REQUEST:	Planned Development to allow a self-service mini-storage facility
EXISTING ZONING:	Governed by PD 2022-011 Area A that allows uses permitted in the Office General (OG) District with certain restrictions
AREA:	+/-7.02 acres

The following spoke in support: None

The following spoke in opposition: None

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

The motion passed by a unanimous vote of 8-0 on the consent agenda.

Respectfully,

Mahsan Ostadnia

Planner II
Land Use & Development Services
Cc: Committee Members
File

PD 2025-015
CONDITIONS

Site Conditions

1. The applicant shall re-record the Kirby Gate Business Campus Planned Development Outline Plan (PD 2022-011) to remove this land from said planned development.

Outline Plan Conditions

I. Uses Permitted:

- A. Self-service mini-storage.
- B. The area identified on the Outline Plan as "Floodway" shall be understood to be unbuildable until such time as FEMA issues a Letter of Map Amendment or Revision (LOMA or LOMR). At that time, the area included in the FEMA amendment shall be subject to the conditions of this P.D. and a Final Plat shall be required.
- C. Any property located within the 100-year floodplain shall be subject to the regulations of the Floodplain (FP) District.

II. Bulk Regulations:

- A. All storage shall be contained within a fully-enclosed building. However, the storage of boats, Recreational Vehicles, or other similar vehicles may be permitted in accordance with the screening requirements of Chapter 4.8, Outdoor Storage and Display.
- B. A Class III buffer (see Section 4.6.5) shall be established along any side of the property adjacent to a residential use. Any fencing adjacent to a residential use must be site-proof.
- C. Where the end wall of the self-storage facility is visible from a public right-of-way, the wall shall be buffered by a hedge that has a mature height of at least four feet.
- D. A 100-foot buffer yard along the west boundary of the Kirby Gate Subdivision shall be retained for the retention and preservation of the existing trees.
- E. Kirby Gate Boulevard frontage shall be landscaped with streetscape landscaping as indicated on the final plat.
- F. Maximum building height of 25 feet.
- G. Minimum building setbacks shall be as follows, unless noted otherwise:
 1. Front: 20 feet
 2. Side/rear: 10 feet

III. Access, Circulation, and Parking:

- A. Dedicate Kirby Gate Blvd. 42 feet from centerline and improve in accordance with a standard improvement contract or right-of-way permit.
- B. A maximum of one curb cut is allowed onto Kirby Gate Blvd.
- C. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter, and sidewalk.

IV. Signs:

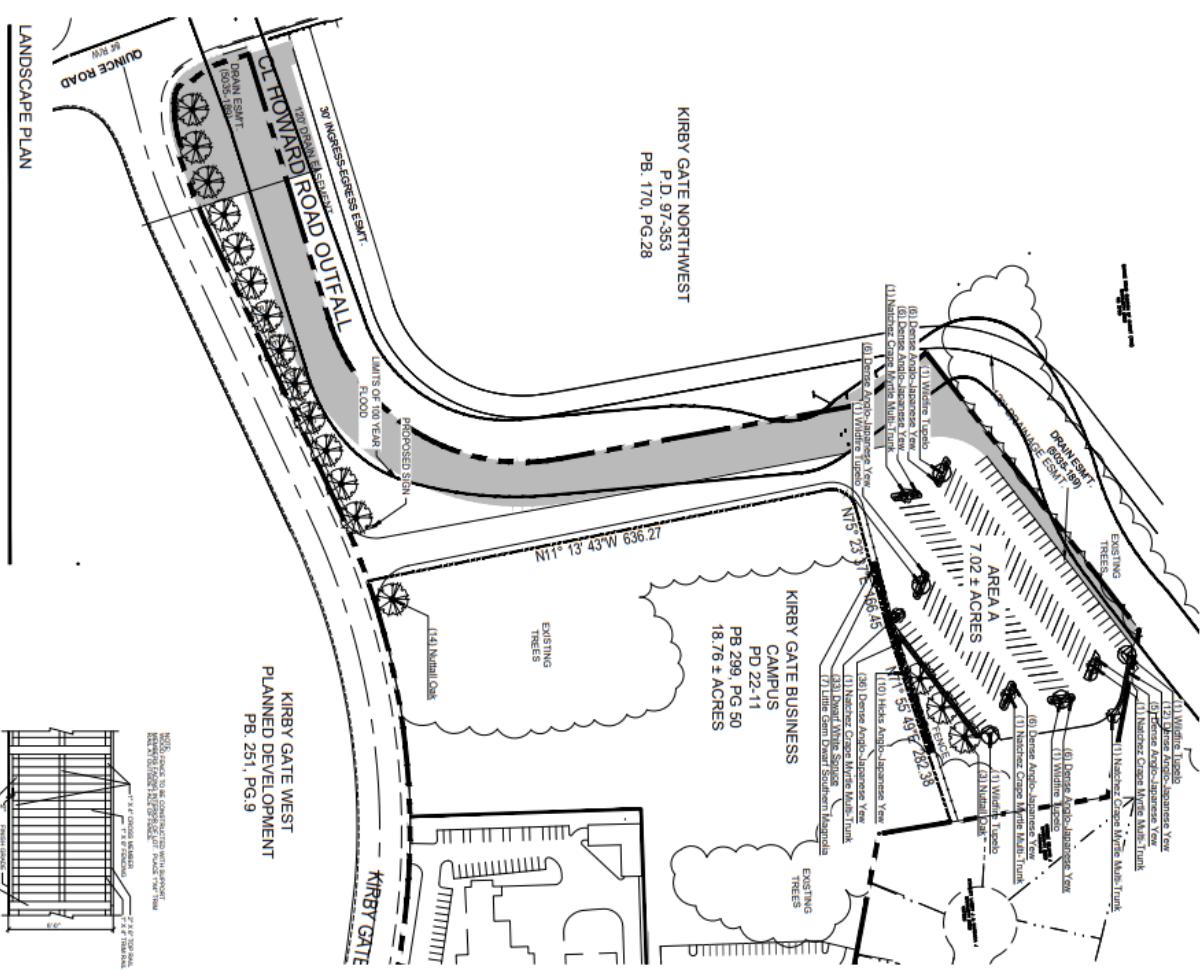
- A. A maximum of one attached sign shall be permitted with a maximum thirty-two (32) square feet.
- B. A maximum of one detached sign shall be permitted, and it shall be of the monument style with a maximum height of six (6) feet and a maximum sign area of thirty-two (32) square feet.

V. Drainage:

- A. 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.
- B. Drainage improvements, including possible on-site detention, shall be provided under a standard improvement contract in accordance with Unified Development Code and the City of Memphis/Shelby County Storm Water Management Manual.
- D. 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.
- D. 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.

VII. A final plan shall be filed within five years of the approval of the outline plan. The Land Use Control Board may grant extensions at the request of the applicant.

CONCEPT PLAN



RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 6450 KIRBY GATE, KNOWN AS CASE NUMBER PD 2025-015

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

WHEREAS, the Wills and Wills LP filed an application with the Memphis and Shelby County Division of Planning and Development to allow a self-service mini-storage facility planned development; and

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

WHEREAS, a public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on December 11, 2025, and said Board has submitted its findings and recommendation subject to outline plan conditions concerning the above considerations to the Council of the City of Memphis; and

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

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

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

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

Site Conditions

1. The applicant shall re-record the Kirby Gate Business Campus Planned Development Outline Plan (PD 2022-011) to remove this land from said planned development.

OUTLINE PLAN CONDITIONS

I. Uses Permitted:

A. Self-service mini-storage.

B. The area identified on the Outline Plan as “Floodway” shall be understood to be unbuildable until such time as FEMA issues a Letter of Map Amendment or Revision (LOMA or LOMR). At that time, the area included in the FEMA amendment shall be subject to the conditions of this P.D. and a Final Plat shall be required.

C. Any property located within the 100-year floodplain shall be subject to the regulations of the Floodplain (FP) District.

II. Bulk Regulations:

A. All storage shall be contained within a fully-enclosed building. However, the storage of boats, Recreational Vehicles, or other similar vehicles may be permitted in accordance with the screening requirements of Chapter 4.8, Outdoor Storage and Display.

B. A Class III buffer (see Section 4.6.5) shall be established along any side of the property adjacent to a residential use. Any fencing adjacent to a residential use must be site-proof.

C. Where the end wall of the self-storage facility is visible from a public right-of-way, the wall shall be buffered by a hedge that has a mature height of at least four feet.

D. A 100-foot buffer yard along the west boundary of the Kirby Gate Subdivision shall be retained for the retention and preservation of the existing trees.

E. Kirby Gate Boulevard frontage shall be landscaped with streetscape landscaping as indicated on the final plat.

F. Maximum building height of 25 feet.

G. Minimum building setbacks shall be as follows, unless noted otherwise:

1. Front: 20 feet
2. Side/rear: 10 feet

III. Access, Circulation, and Parking:

A. Dedicate Kirby Gate Blvd. 42 feet from centerline and improve in accordance with a standard improvement contract or right-of-way permit.

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

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- A. A maximum of one attached sign shall be permitted with a maximum thirty-two (32) square feet.
- B. A maximum of one detached sign shall be permitted, and it shall be of the monument style with a maximum height of six (6) feet and a maximum sign area of thirty-two (32) square feet.

V. Drainage:

A. 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.

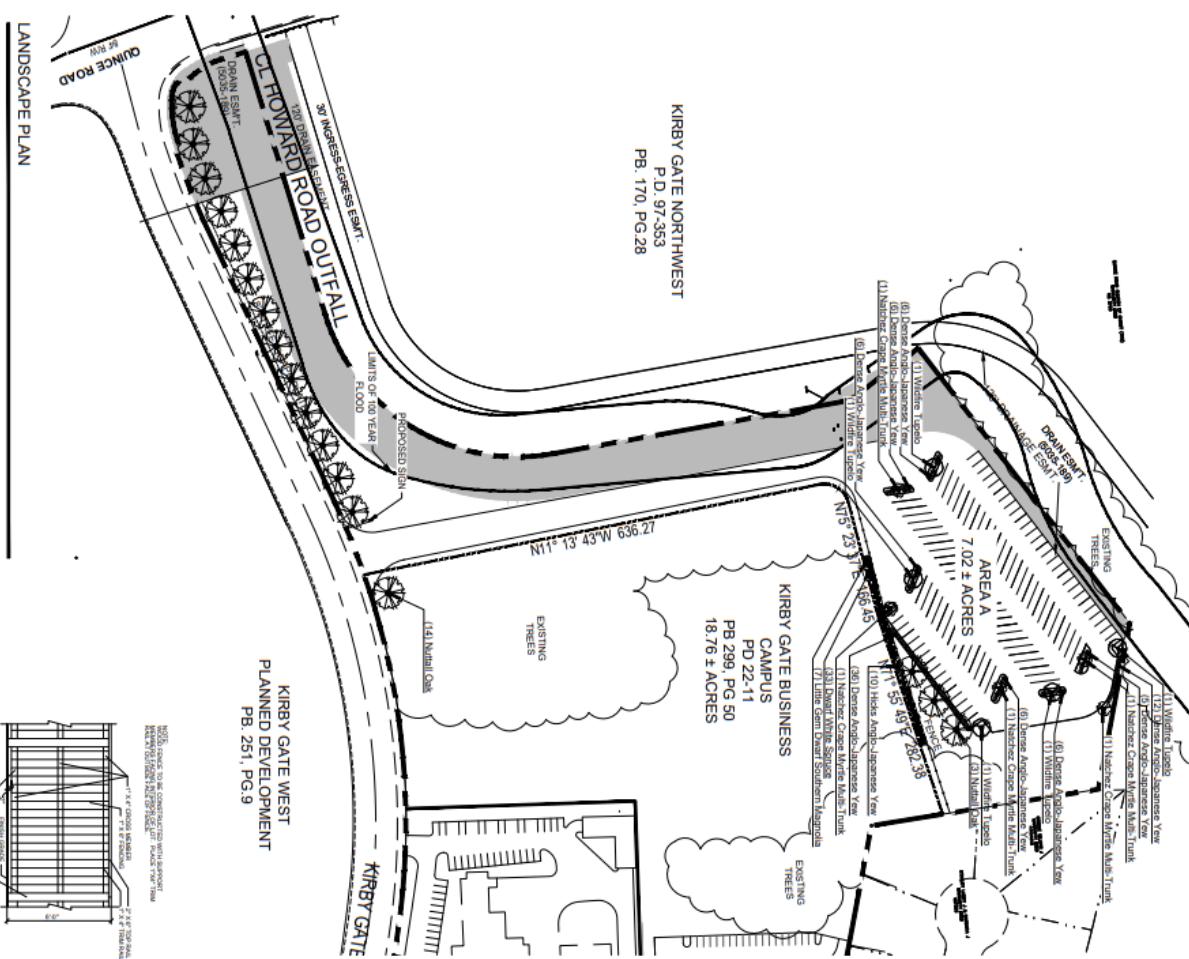
B. Drainage improvements, including possible on-site detention, shall be provided under a standard improvement contract in accordance with Unified Development Code and the City of Memphis/Shelby County Storm Water Management Manual.

D. 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.

D. 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.

VII. A final plan shall be filed within five years of the approval of the outline plan. The Land Use Control Board may grant extensions at the request of the applicant.

CONCEPT PLAN



ATTEST:

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

AGENDA ITEM:	6	L.U.C.B. MEETING:	December 11, 2025
CASE NUMBER:	PD 2025-015		
DEVELOPMENT:	Howard Road Outfall Planned Development		
LOCATION:	6450 Kirby Gate		
COUNCIL DISTRICT:	District 2 and Super District 9 – Positions 1, 2, and 3		
OWNER/APPLICANT:	David Wills – Wills and Wills LP		
REPRESENTATIVE:	David Baker		
REQUEST:	Planned Development to allow a self-service mini-storage facility		
EXISTING ZONING:	Governed by PD 2022-011 Area A that allows uses permitted in the Office General (OG) District with certain restrictions		

CONCLUSIONS

1. The subject property is part of the larger Kirby Gate Business Campus Planned Development (PD 2013-321) and is currently a vacant portion of a larger parcel with frontage on both Kirby Gate Parkway and Quince Road. The site was later included in PD 2022-011, approved in July 2022. The applicant now seeks to establish a new Planned Development, PD 2025-015, to separate this portion from the previous PD with the purpose of boat and recreational-vehicle storage and related site improvements.
2. The site plan shows primary vehicular access from Kirby Gate Parkway, with no new curb cuts proposed along Quince Road. The plan provides approximately 129 parking spaces.
3. The landscape plan includes streetscape elements along Kirby Gate Parkway and supplemental plantings along the Howard Road Outfall. Species meet general UDC requirements. No new buildings are proposed, and open space near the drainage corridor remains largely undisturbed.
4. The request is generally consistent with the Mid-South Regional Resilience Master Plan, as all proposed development is located outside the mapped floodway and respects the required easement along the Howard Road Outfall. This request also aligns with the Memphis Area Climate Action Plan by increasing green infrastructure, mitigating heat-island effects, and enhancing carbon sequestration capacity. The western portion of the site remains environmentally sensitive due to its proximity to the floodway, and protection of this area, including retention of the 100-foot vegetative buffer, will be important for long-term site resilience.
5. The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare.

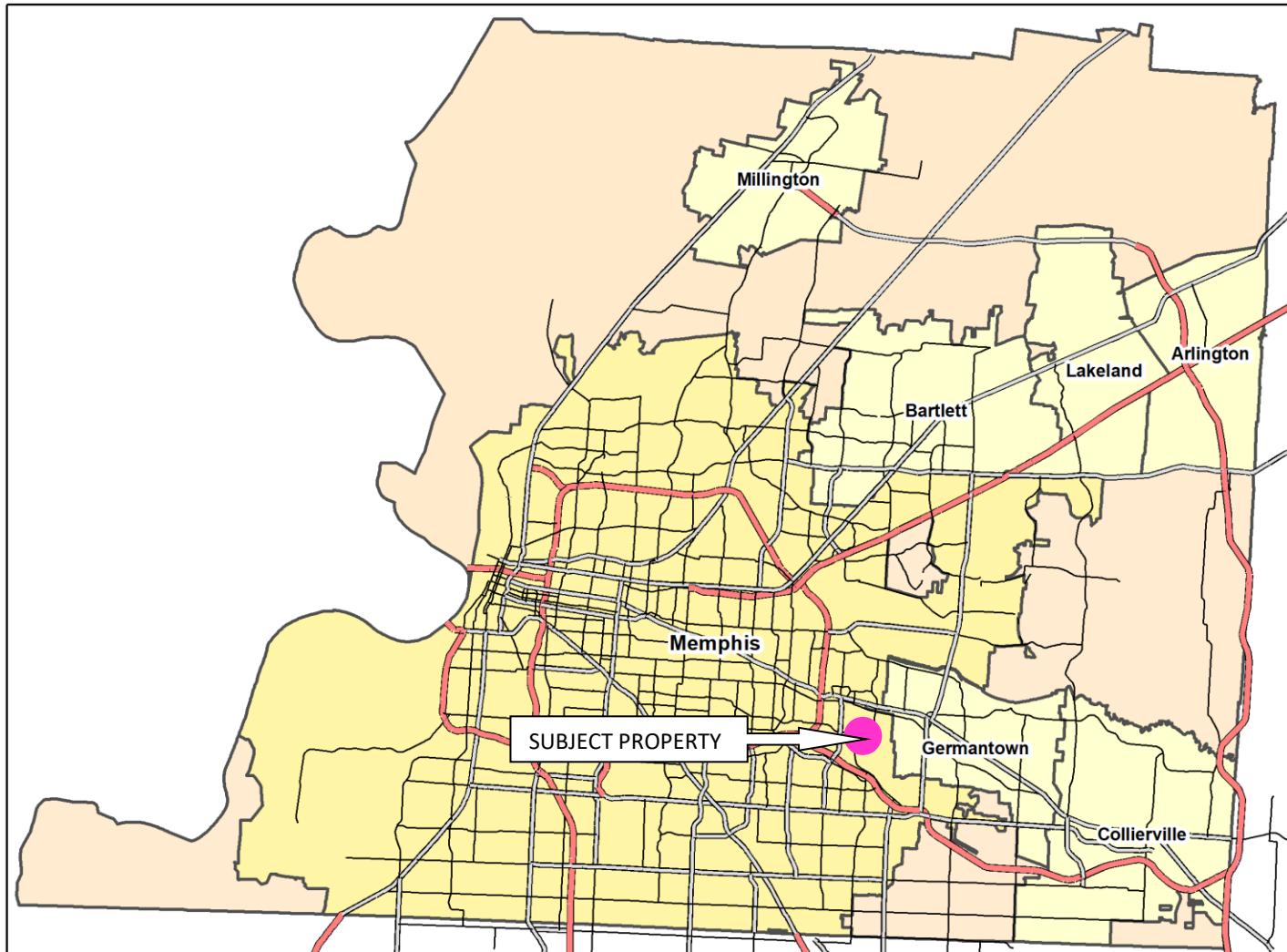
CONSISTENCY WITH MEMPHIS 3.0

This proposal is consistent with the Memphis 3.0 General Plan per the land use decision criteria.

RECOMMENDATION:

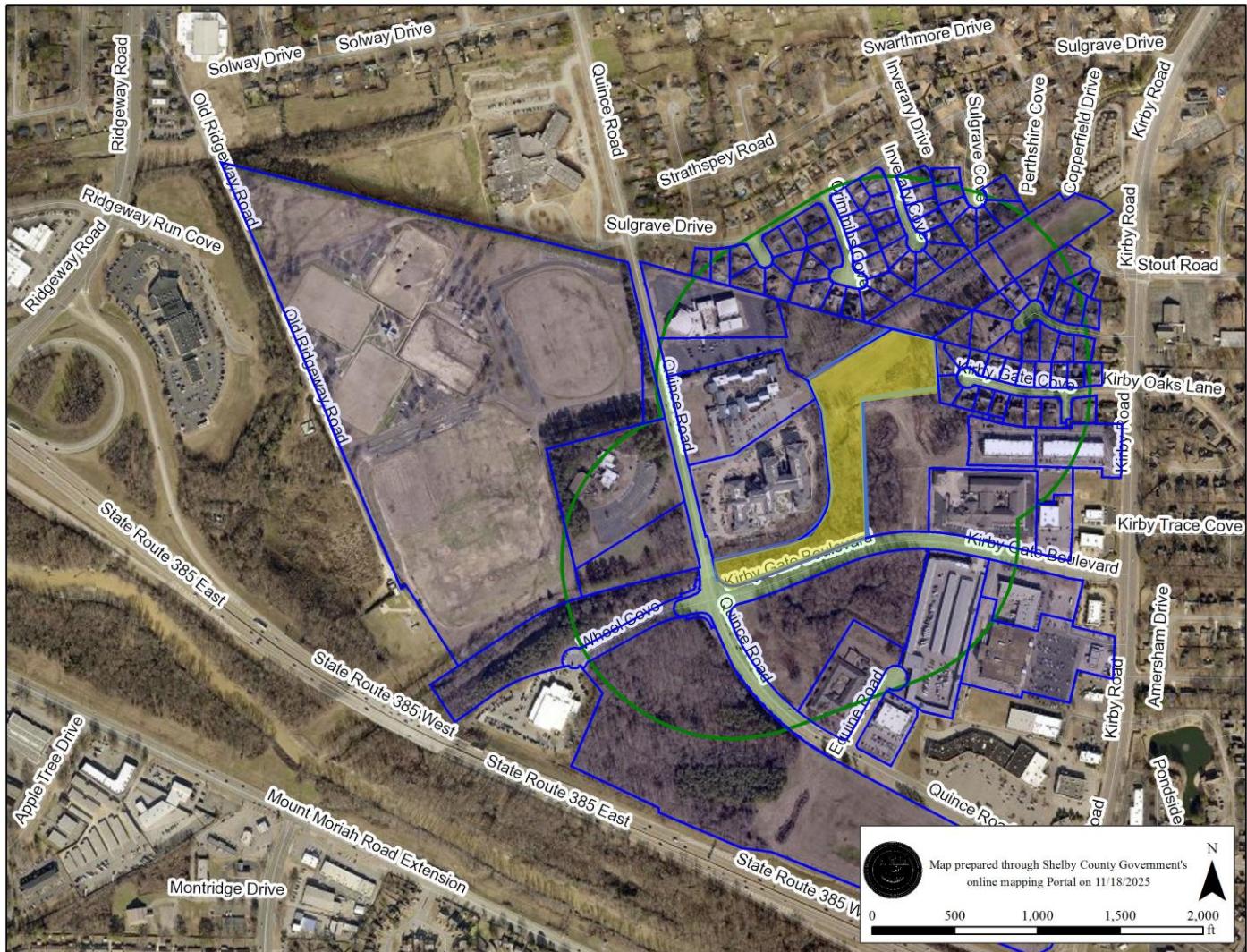
Approval with conditions

LOCATION MAP



Subject property located within the pink circle.

PUBLIC NOTICE VICINITY MAP



Subject property highlighted in yellow.

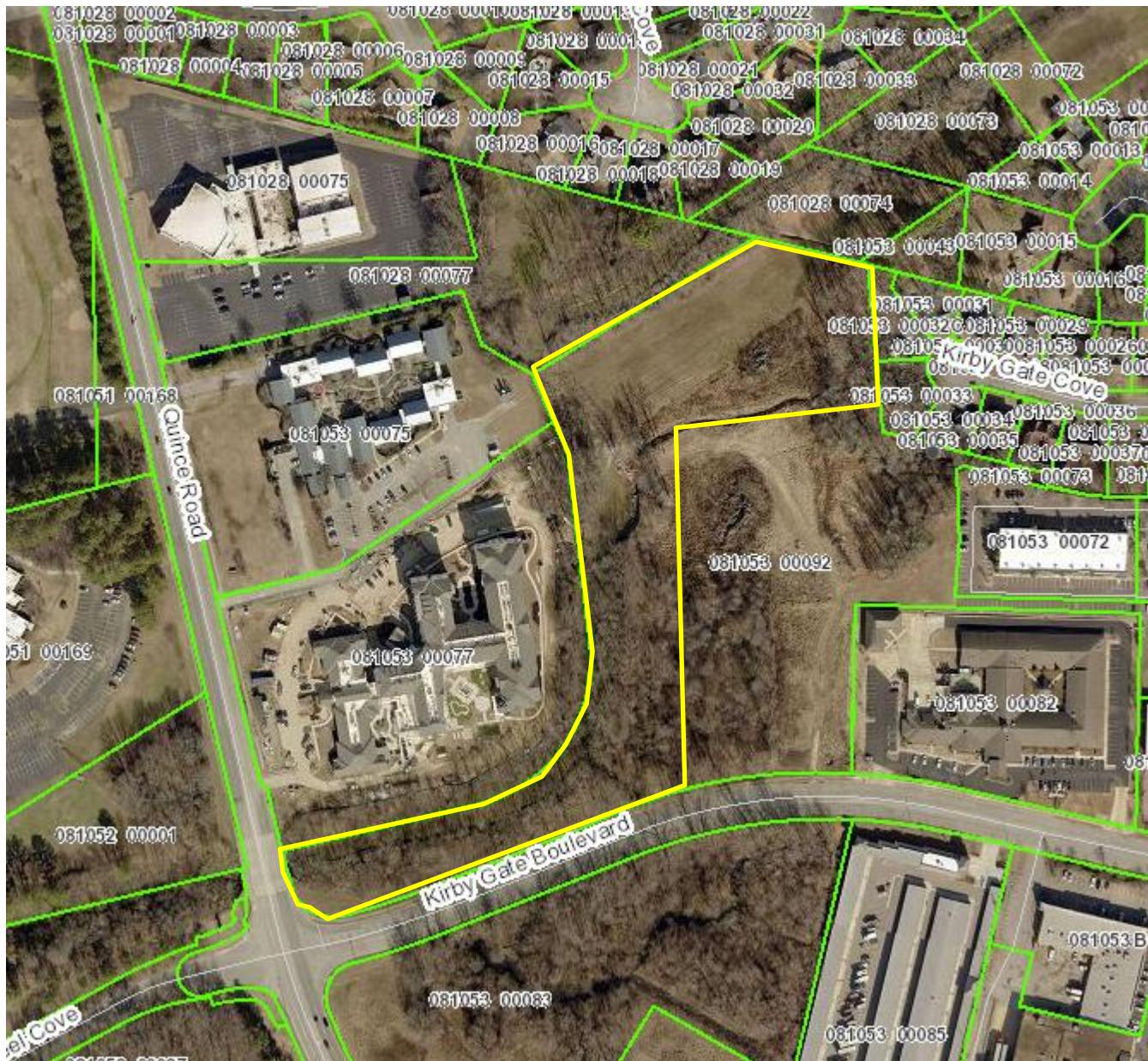
PUBLIC NOTICE DETAILS

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 92 notices were mailed on November 18, 2025. See page 30 of this report for a copy of said notice. Additionally, two signs were posted at the subject property. See page 31 of this report for a copy of the sign affidavit.

NEIGHBORHOOD MEETING

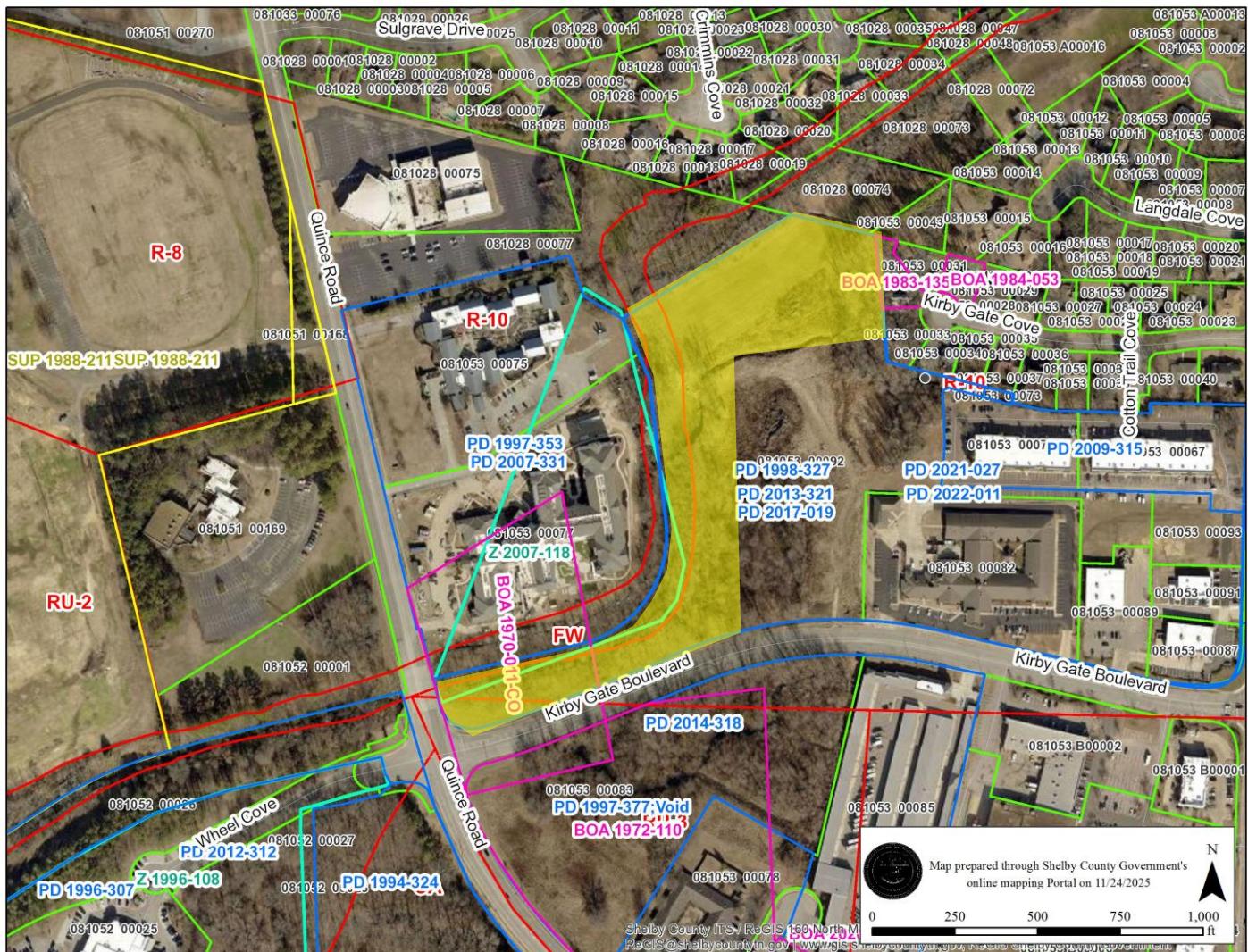
The meeting was held at 5:30 PM on Tuesday, November 18, 2025, at Balmore Baptist Church, 2676 Kirby Road, Memphis, TN 38119. See pages 32-33 of this report for a copy of the neighborhood meeting summary.

AE~~RIAL~~



Subject property outlined in yellow.

ZONING MAP

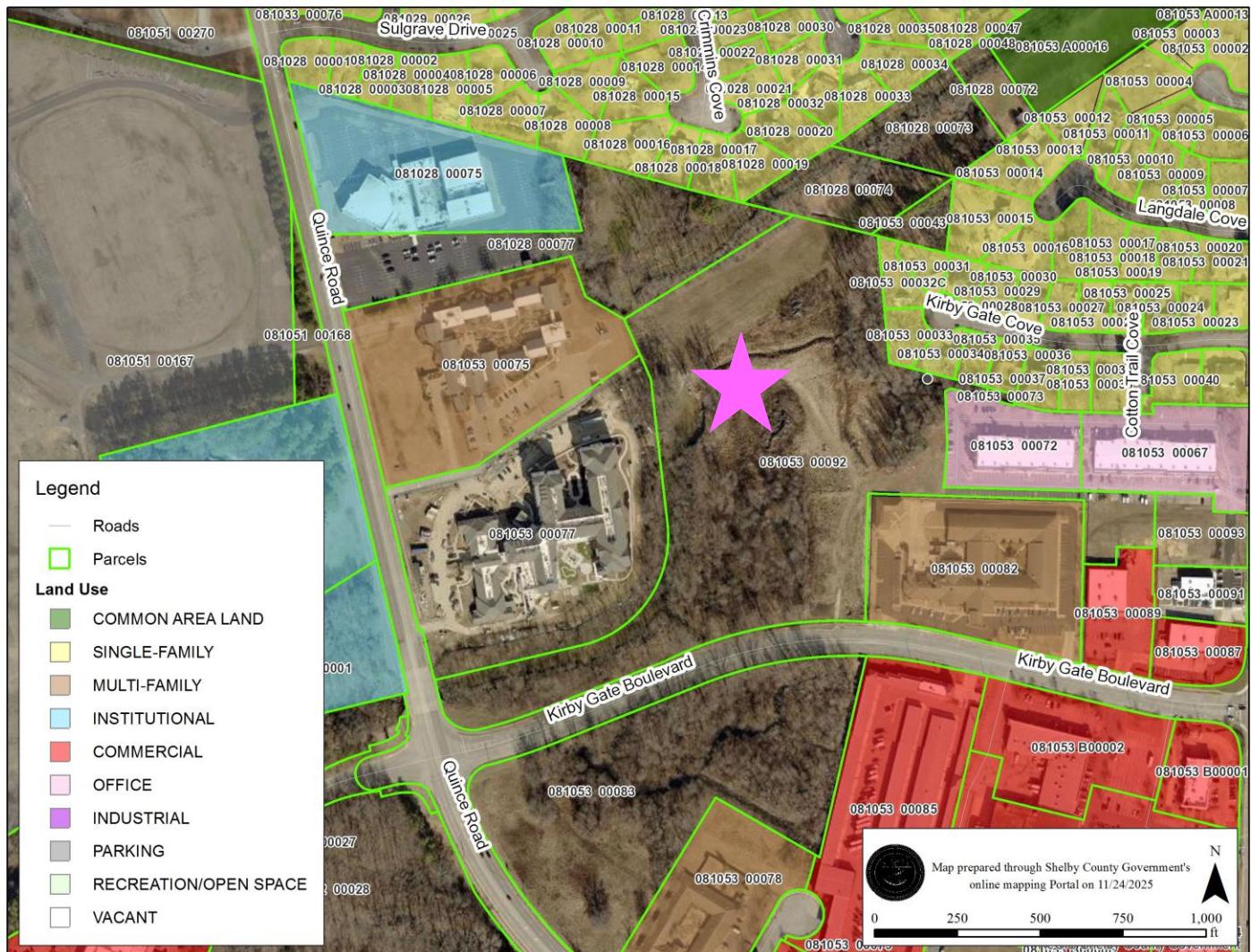


FEMA MAP



Subject property outlined in red.

LAND USE MAP



Subject property indicated by a pink star.

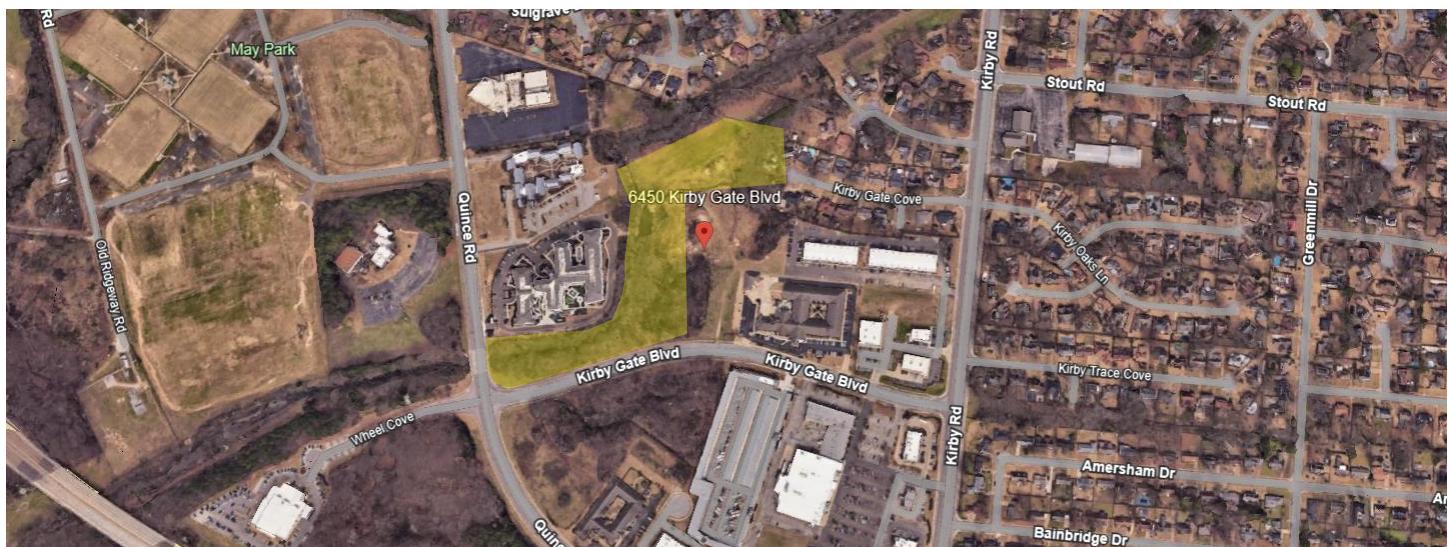
SITE PHOTOS



View of subject property from Kirby Gate Road.



View of subject property from Quince Road.



View of subject property from above.



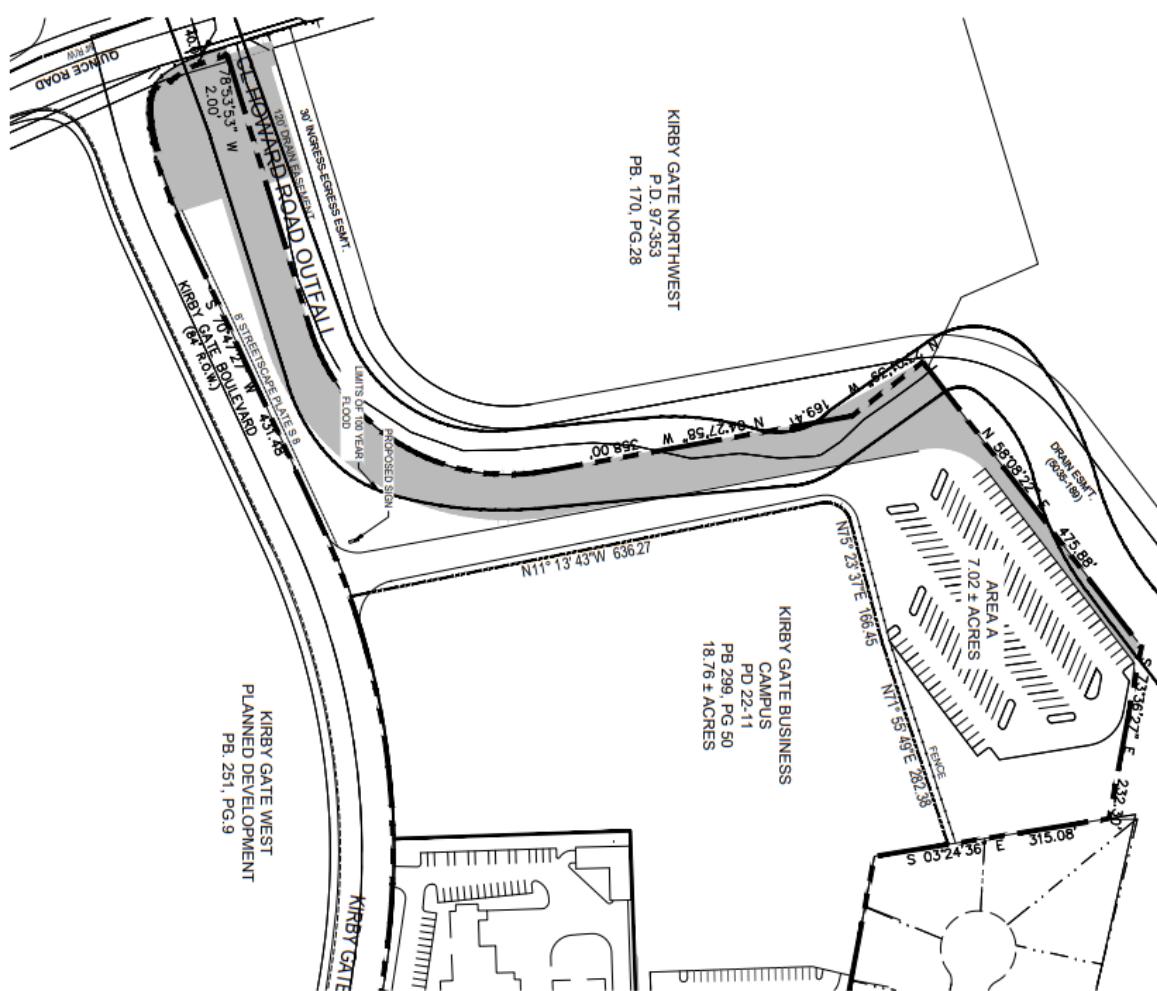
View of subject property from above (east).



View of subject property from above (west).

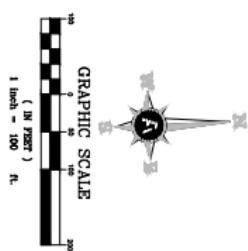
OUTLINE PLAN

NOTE: THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A FEMA FIRM SPECIAL FLOOD HAZARD AREA ACCORDING TO PANEL 47157C 04555, DATED SEPTEMBER 28, 2007.



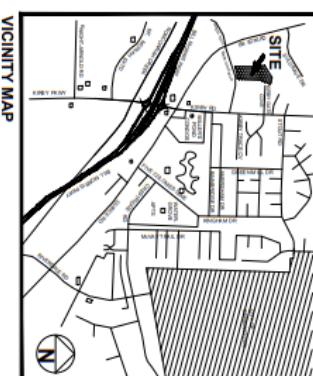
OUTLINE PLAN HOWARD ROAD OUTFALL P.D.

MEMPHIS, TENNESSEE	
NUMBER OF LOTS: 1	ACREAGE: 3.24 AC.
OWNER: WILLS AND WILLS, L.P. 2000 KIRBY PARKWAY, SUITE 7 MEMPHIS, TENNESSEE 38119	ENGINEER: FISHER & ARNOLD, INC. 9180 CRESTHAWN HILLS DR. MEMPHIS, TN 38115
100' YEAR FLOOD EL ELEVATION: ELEV 279 TO 280	FEEMA MAP NUMBER: 4715C 0456
DATE: OCTOBER 2005	SCALE: 1" = 100'
FORMER CASE NUMBERS: P.D. 17-19, P.D. 13-21, P.D. 99-338, P.D. 99-315	

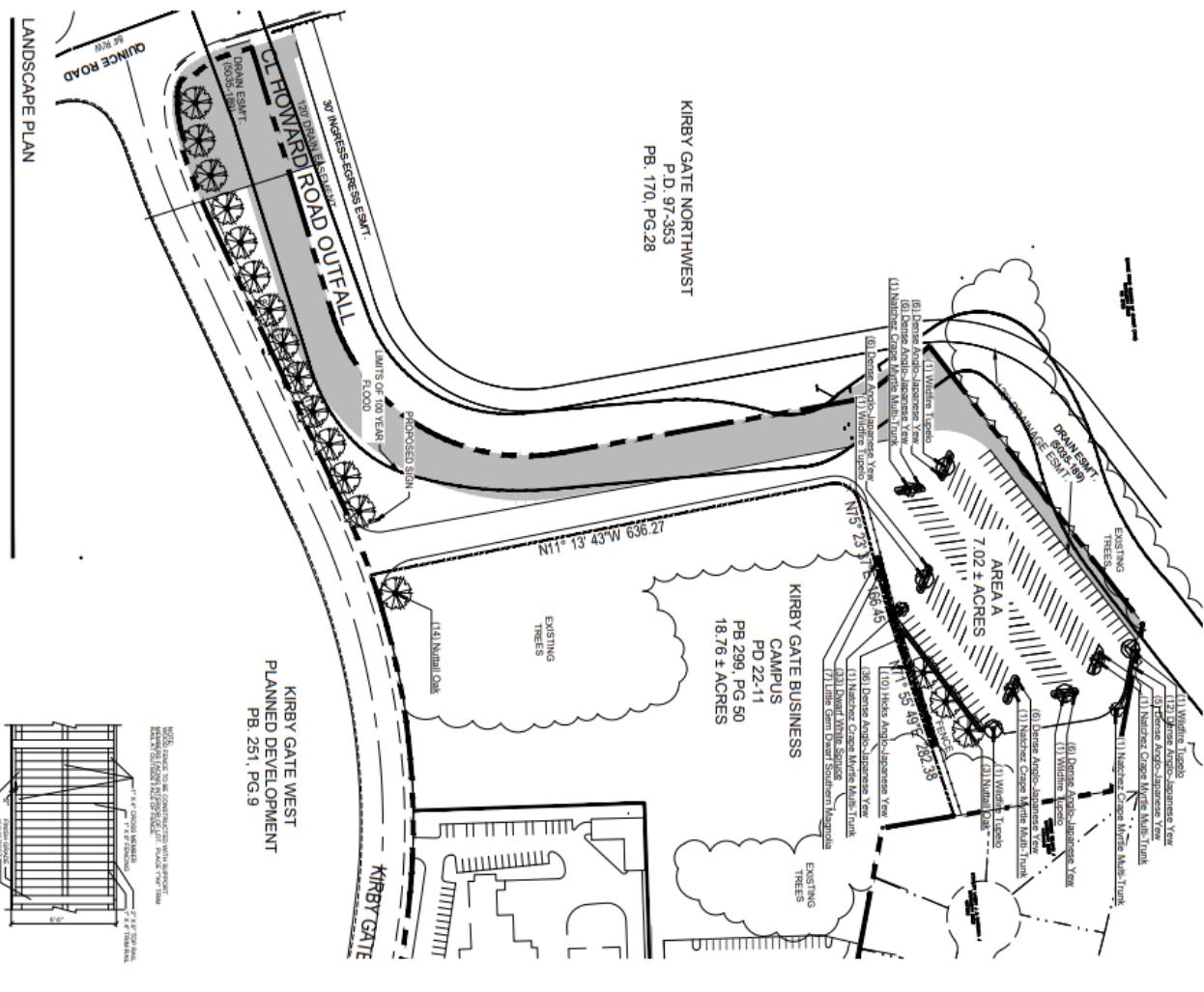


PLAN DATA CHART:

TOTAL AREA.....	3.24 ACRES
PARKING PROVIDED.....	129 SPACES
PREVIOUS AREA.....	13.815 SF
IMPERIOUS AREA.....	121.138 SF

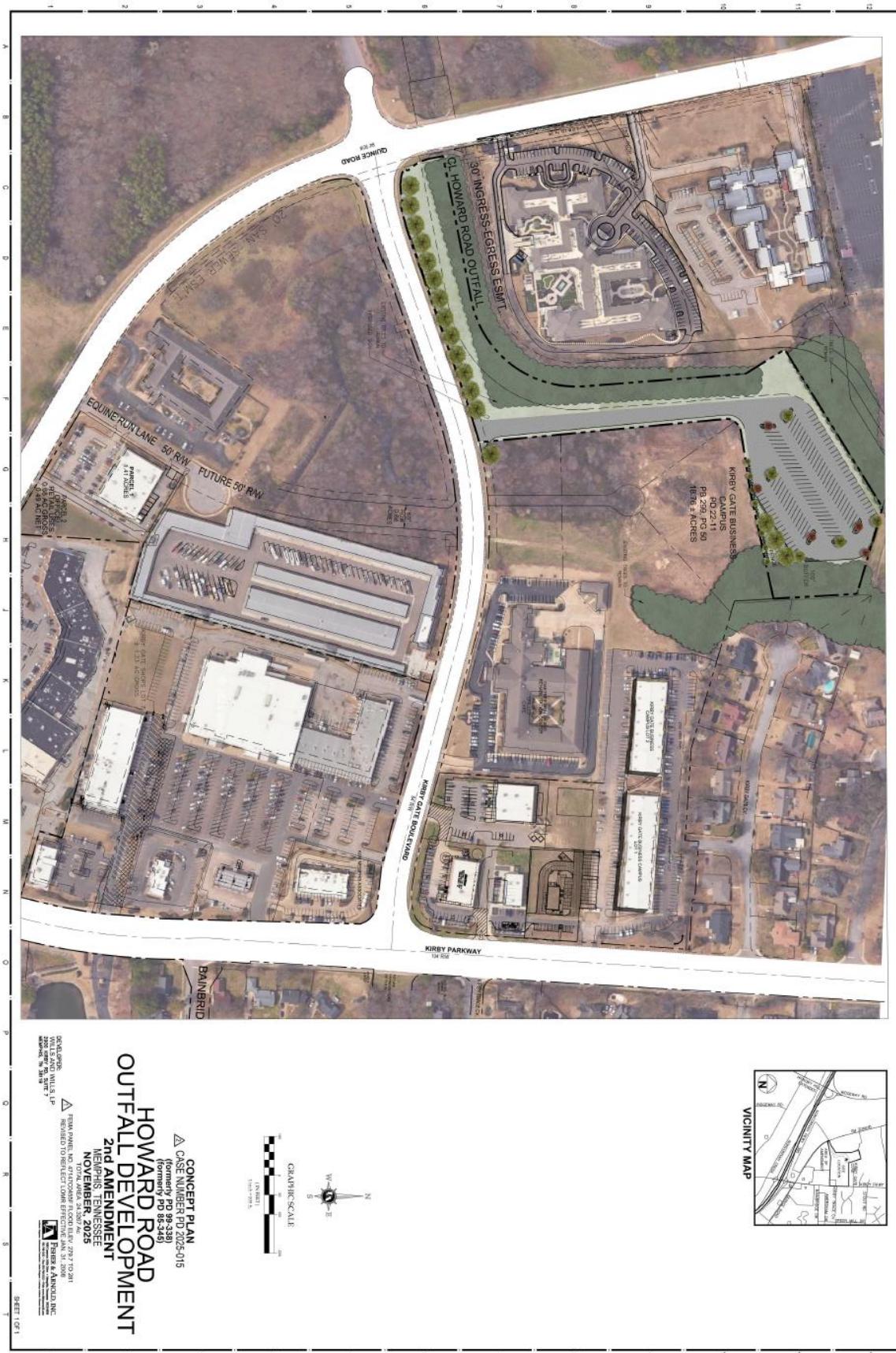


NOTE: THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A FEMA FIRM SPECIAL FLOOD HAZARD AREA, ACCORDING TO PANEL 4715C 0455, DATED SEPTEMBER 26, 2007.



SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	CONDITION	CAL.	SIZE
TREES						
1	3	Dwarf White Spruce	<i>Picea glauca 'Conica'</i>	B & B		6 ft.
7		Little Gem Dwarf Southern Magnolia	<i>Magnolia grandiflora 'Little Gem'</i>	B & B	2.5' Cal	
5		Natchez Crapemyrtle Multi-Trunk	<i>Lagerstroemia indica x 'Natchez'</i>	B & B	2.5' Cal	
14		Nutall Oak	<i>Quercus nuttallii</i>	B & B	2.5' Cal	
5		Wolfe Tupelo	<i>Nyssa sylvatica 'Wolfe'</i>	B & B	2.5' Cal	
SHRUBS						
84		Dense Am. Japanese Yew	<i>Taxus x media 'Densiformis'</i>	24" Ht.		
10		Hicks Am. Japanese Yew	<i>Taxus x media 'Hicks'</i>	24" Ht.		
1	1	STREETSCAPE S-8				

CONCEPT PLAN



CONCEPT PLAN – MAGNIFIED



CASE REVIEW

Request

The request is a planned development to allow a self-service mini-storage facility.

Applicability

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

4.10.2 Applicability

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

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

General Provisions

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

4.10.3 General Provisions

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

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

current development policies and plans of the City and County.

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

Commercial or Industrial Criteria

Staff **agrees** the additional planned commercial or industrial development criteria as set out in Section 4.10.5 of the Unified Development Code are or will be met.

4.10.5 Planned Commercial or Industrial Developments

Approval of a planned commercial or industrial development may be issued by the governing bodies for buildings or premises to be used for the retail sale of merchandise and services, parking areas, office buildings, hotels and motels and similar facilities ordinarily accepted as commercial center uses and those industrial uses which can be reasonably be expected to function in a compatible manner with the other permitted uses in the area. In addition to the applicable standards and criteria set forth in Section 4.10.3, planned commercial or industrial developments shall comply with the following standards:

- A. **Screening**
When commercial or industrial structures or uses in a planned commercial or industrial development abut a residential district or permitted residential buildings in the same development, screening may be required by the governing bodies.
- B. **Display of Merchandise**
All business, manufacturing and processing shall be conducted, and all merchandise and materials shall be displayed and stored, within a completely enclosed building or within an open area which is completely screened from the view of adjacent properties and public rights-of-way, provided, however, that when an automobile service station or gasoline sales are permitted in a planned commercial development, gasoline may be sold from pumps outside of a structure.
- C. **Accessibility**
The site shall be accessible from the proposed street network in the vicinity which will be adequate to carry the anticipated traffic of the proposed development. The streets and driveways on the site of the proposed development shall be adequate to serve the enterprises located in the proposed development.
- D. **Landscaping**
Landscaping shall be required to provide screening of objectionable views of uses and the reduction of noise. High-rise buildings shall be located within the development in such a way as to minimize any adverse impact on adjoining low-rise buildings.

Approval Criteria

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

9.6.9 Approval Criteria

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

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

Site Details

Address:
6450 Kirby Gate

Parcel ID:
081053 00092

Area:
+/-7.02 acres

Description:
The subject property is known as part of Area A within the Kirby Gate Business Campus Planned Development (PD 2022-011) which allows uses permitted in the Office General District with certain restrictions, see the outline plan on Plat Book 299 Page 50. Per the Assessor's website, the subject property is currently a vacant lot. Additionally, this lot has two street frontages.

Site Zoning History

On July 12, 2022, the Council of the City of Memphis approved PD 2022-011, see pages 34-36 of this report for said resolution and outline plan conditions.

Concept Plan Review

The site layout shows primary access from Kirby Gate Parkway, with no additional curb cuts proposed along Quince Road, consistent with existing circulation patterns. Internal drive aisles are designed to standard widths and allow for regular vehicular movement throughout the site. Sidewalks are present along Kirby Gate Parkway.

The site plan includes approximately 129 storage spaces arranged in a standard configuration with drive aisles shown at typical widths.

The landscape plan shows streetscape elements along Kirby Gate Parkway, including canopy trees and evergreen shrubs. Supplemental tree plantings are also shown along the Howard Road Outfall corridor. The plant schedule includes species that meet the general requirements of UDC for streetscape and perimeter landscaping.

No new buildings are proposed as part of this plan; instead, the improvements support existing development within the PD. The surrounding open space areas, particularly near the drainage corridor, remain largely undisturbed and will be complemented by additional plantings.

Analysis

The subject property is part of the larger Kirby Gate Business Campus Planned Development (PD 2013-321) and is currently a vacant portion of a larger parcel with frontage on both Kirby Gate Parkway and Quince Road. The site was later included in PD 2022-011, approved in July 2022. The applicant now seeks to establish a new Planned Development, PD 2025-015, to separate this portion from the previous PD with the purpose of boat and recreational-vehicle storage and related site improvements.

The site plan shows primary vehicular access from Kirby Gate Parkway, with no new curb cuts proposed along Quince Road. The plan provides approximately 129 parking spaces.

The landscape plan includes streetscape elements along Kirby Gate Parkway and supplemental plantings along the Howard Road Outfall. Species meet general UDC requirements. No new buildings are proposed, and open space near the drainage corridor remains largely undisturbed.

The request is generally consistent with the Mid-South Regional Resilience Master Plan, as all proposed development is located outside the mapped floodway and respects the required easement along the Howard Road Outfall. This request also aligns with the Memphis Area Climate Action Plan by increasing green infrastructure, mitigating heat-island effects, and enhancing carbon sequestration capacity. The western portion of the site remains environmentally sensitive due to its proximity to the floodway, and protection of this area, including retention of the 100-foot vegetative buffer, will be important for long-term site resilience.

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

RECOMMENDATION

Staff recommends approval with outline plan conditions and site conditions.

Site Conditions

1. The applicant shall re-record the Kirby Gate Business Campus Planned Development Outline Plan (PD 2022-011) to remove this land from said planned development.

Outline Plan Conditions

- I. Uses Permitted:
 - A. Self-service mini-storage.
 - B. The area identified on the Outline Plan as "Floodway" shall be understood to be unbuildable until such time as FEMA issues a Letter of Map Amendment or Revision (LOMA or LOMR). At that time, the area included in the FEMA amendment shall be subject to the conditions of this P.D. and a Final Plat shall be required.
 - C. Any property located within the 100-year floodplain shall be subject to the regulations of the Floodplain (FP) District.
- II. Bulk Regulations:
 - A. All storage shall be contained within a fully-enclosed building. However, the storage of boats, Recreational Vehicles, or other similar vehicles may be permitted in accordance with the screening requirements of Chapter 4.8, Outdoor Storage and Display.
 - B. A Class III buffer (see Section 4.6.5) shall be established along any side of the property adjacent to a residential use. Any fencing adjacent to a residential use must be site-proof.
 - C. Where the end wall of the self-storage facility is visible from a public right-of-way, the wall shall be buffered by a hedge that has a mature height of at least four feet.
 - D. A 100-foot buffer yard along the west boundary of the Kirby Gate Subdivision shall be retained for the retention and preservation of the existing trees.
 - E. Kirby Gate Boulevard frontage shall be landscaped with streetscape landscaping as indicated on the final plat.
 - F. Maximum building height of 25 feet.
 - G. Minimum building setbacks shall be as follows, unless noted otherwise:
 1. Front: 20 feet
 2. Side/rear: 10 feet
- III. Access, Circulation, and Parking:

- A. Dedicate Kirby Gate Blvd. 42 feet from centerline and improve in accordance with a standard improvement contract or right-of-way permit.
- B. A maximum of one curb cut is allowed onto Kirby Gate Blvd.
- C. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter, and sidewalk.

IV. Signs:

- A. A maximum of one attached sign shall be permitted with a maximum thirty-two (32) square feet.
- B. A maximum of one detached sign shall be permitted, and it shall be of the monument style with a maximum height of six (6) feet and a maximum sign area of thirty-two (32) square feet.

V. Drainage:

- A. 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.
- B. Drainage improvements, including possible on-site detention, shall be provided under a standard improvement contract in accordance with Unified Development Code and the City of Memphis/Shelby County Storm Water Management Manual.
- D. 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.
- D. 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.

VII. A final plan shall be filed within five years of the approval of the outline plan. The Land Use Control Board may grant extensions at the request of the applicant.

DEPARTMENTAL COMMENTS

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

City/County Engineer: See pages 21-22.

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: See pages 23-25.

Office of Comprehensive Planning: See pages 26-29.

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 sewer capacity is 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. Project development will require engineering ASPR.

Drainage:

11. A grading and drainage plan for the site shall be submitted to the City Engineer for review and approval prior

to recording of the final plat.

12. Drainage improvements, including possible on-site detention, shall be provided under a Standard Subdivision contract in accordance with Unified Development Code and the City of Memphis/Shelby County Storm Water Management Manual.
13. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.
14. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City and/or County Engineer. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City and/or County Engineer's Office. Such maintenance shall include, but not be limited to removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.

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.

Office of Sustainability and Resilience

General Comments & Analysis:

Located in Zone 1 and Zone 4 of the Resilience Zone Framework:

Zone 1 areas have the lowest level of development risk and conflict. These areas avoid high-risk disaster zones, such as floodplains, and they generally do not conflict with sensitive ecological areas. These areas are the most straightforward for development, and development would have the lowest impact on regional resilience. Consider incorporating the protection of ecological assets while balancing the promotion of low-impact site design and compact development typologies in appropriate areas.

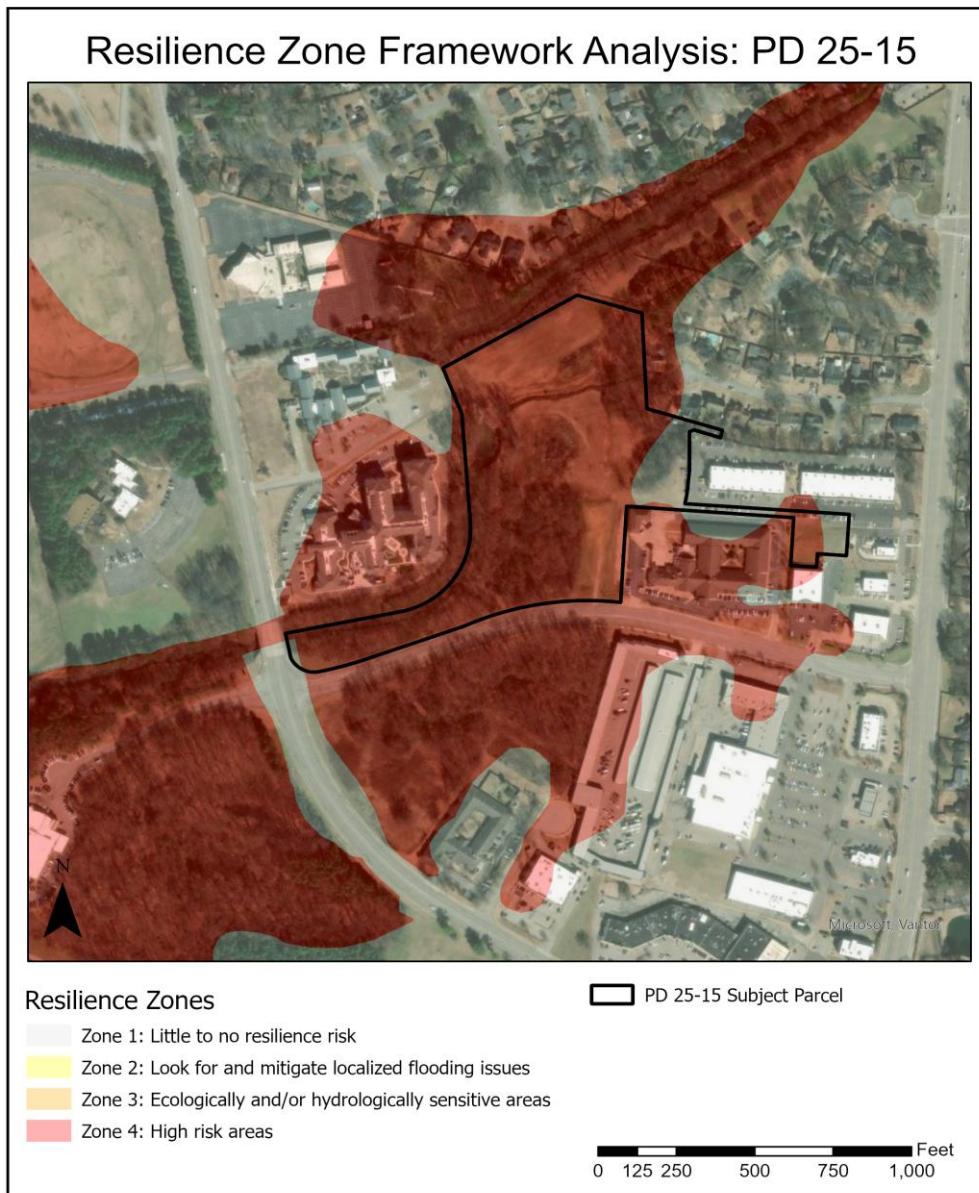
Zone 4 areas are high-risk locations, including riparian corridors, floodplains, drainage outfalls, and zones with higher seismic vulnerability. Development in these locations is often directly at risk for flooding. Although these risks could be mitigated through stormwater infrastructure and higher construction standards, it is generally advisable to avoid these areas for future development whenever possible. Efforts should be made to protect and prevent further development within Zone 4 to reduce exposure to flood and public-safety hazards.

The majority of the western portion of the Planned Development lies within Zone 4, due to the presence of the Howard Road Outfall drainage corridor, the mapped floodway, and areas within the 100-year and 500-year floodplain (0.2% annual chance of flooding) identified on FEMA Panel 47157C0455F. The developable portion, including the proposed mini-storage and associated site improvements, is located within Zone 1.

The Applicant is not proposing to build structures in or alter the floodway or drainage easement. However, the submitted outline plan does not delineate the FEMA floodway, only the 120-foot drainage easement. Based on GIS analysis, the drainage easement generally follows the floodway alignment, but it cannot be confirmed from this plan whether the easement fully encompasses the entire floodway. A revised outline plan showing both boundaries is needed for clarity.

The Applicant is not requesting changes to existing conditions regarding landscaping or drainage. The existing 100-foot buffer yard along the west boundary of the Kirby Gate Subdivision continues to protect existing trees and will serve as a vegetative buffer for the Howard Road Outfall. This buffer helps reduce erosion, improves ecological function, and supports long-term watershed resilience.

The proposed outline plan does show an increase in impervious surfaces associated with internal drives, access aisles, and paved storage areas. However, the landscape plan includes canopy trees, evergreen screening, and shrubs that will increase total leafy vegetation on the site and contribute to micro-climate cooling, visual buffering, and improved stormwater absorption.



Consistent with the Mid-South Regional Resilience Master Plan best practices: Yes

This planned development amendment request is generally consistent with the Mid-South Regional Resilience Master Plan. The proposed site plan locates all development outside of the mapped floodway and maintains the required drainage easement along the Howard Road Outfall, which is consistent with Section 4.3 – Flood Smart Development. The landscape plan includes canopy trees, evergreen screening, and vegetative buffers that contribute to stormwater absorption, air-quality improvement, and enhanced ecological function. These plantings also support Section 5.7 – Trees, as the increased tree canopy will help reduce localized surface temperatures and provide long-term environmental benefits.

Overall, the applicant has limited all construction to the lower-risk Zone 1 portion of the site. However, the western portion of the PD remains a sensitive environmental area due to its proximity to the floodway and drainage corridor. Precautions should be taken to ensure that no future development encroaches into the floodway or increases runoff, particularly in areas adjacent to the Howard Road Outfall. Future development

phases should integrate additional flood-resilient design practices and preserve the existing 100-foot vegetative buffer to maintain the site's long-term resilience.

Consistent with the Memphis Area Climate Action Plan best practices: Yes

Increasing the green infrastructure through the planting of canopy trees, evergreen screening, and supplemental shrubs will expand the urban tree canopy (Priority Action E.7). These improvements support multiple climate goals by enhancing shade, reducing surface temperatures, and improving overall site-level cooling. In addition to the benefits mentioned above, expanding the tree canopy increases local carbon sequestration capacity and can help reduce energy demand for nearby buildings depending on tree placement, solar exposure, and the surrounding built environment. The landscape plan's inclusion of both deciduous and evergreen species provides year-round ecological value and aligns with the Climate Action Plan's recommendations for heat-island mitigation and green-infrastructure expansion.

Recommendations: Staff recommends the following condition:

- Applicant shall submit a revised outline plan showing both the drainage easement and the FEMA-mapped floodway.

Staff urges the developer to incorporate Low Impact Development (LID) techniques for stormwater management. Specific suggestions include grading the parking lot to direct stormwater toward landscaped islands or vegetated infiltration areas and utilizing a combination of asphalt and permeable paving materials. For example, drive aisles may remain conventional asphalt, while parking spaces, RV pads, or internal parking rows could utilize permeable pavers or other infiltration-friendly surfaces. These strategies will help reduce runoff, improve water quality, and support long-term site resilience adjacent to the Howard Road Outfall.

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: PD 2025-015 EAST

Site Address/Location: 6450 Kirby Gate, Memphis 38119

Overlay District/Historic District/Flood Zone: In Flood zone but Not located in a Residential Corridor or Historic District

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

Street Type: Avenue and Parkway

The applicant is requesting a new planned development from the western portion of the Kirby Gate Business Campus.

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

1. Future Land Use Planning Map



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

2. Land Use Description/Intent

Primarily Single-Unit Neighborhood (NS) are residential neighborhoods primarily of single-unit houses that are not near a Community Anchor. portrayal of NS is to the right.



consisting
Graphic

“NS” Form & Location Characteristics

Primarily detached, House scale buildings, Primarily residential, 1 – 3 stories; Beyond ½ mile from a Community Anchor

“NS” Zoning Notes

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

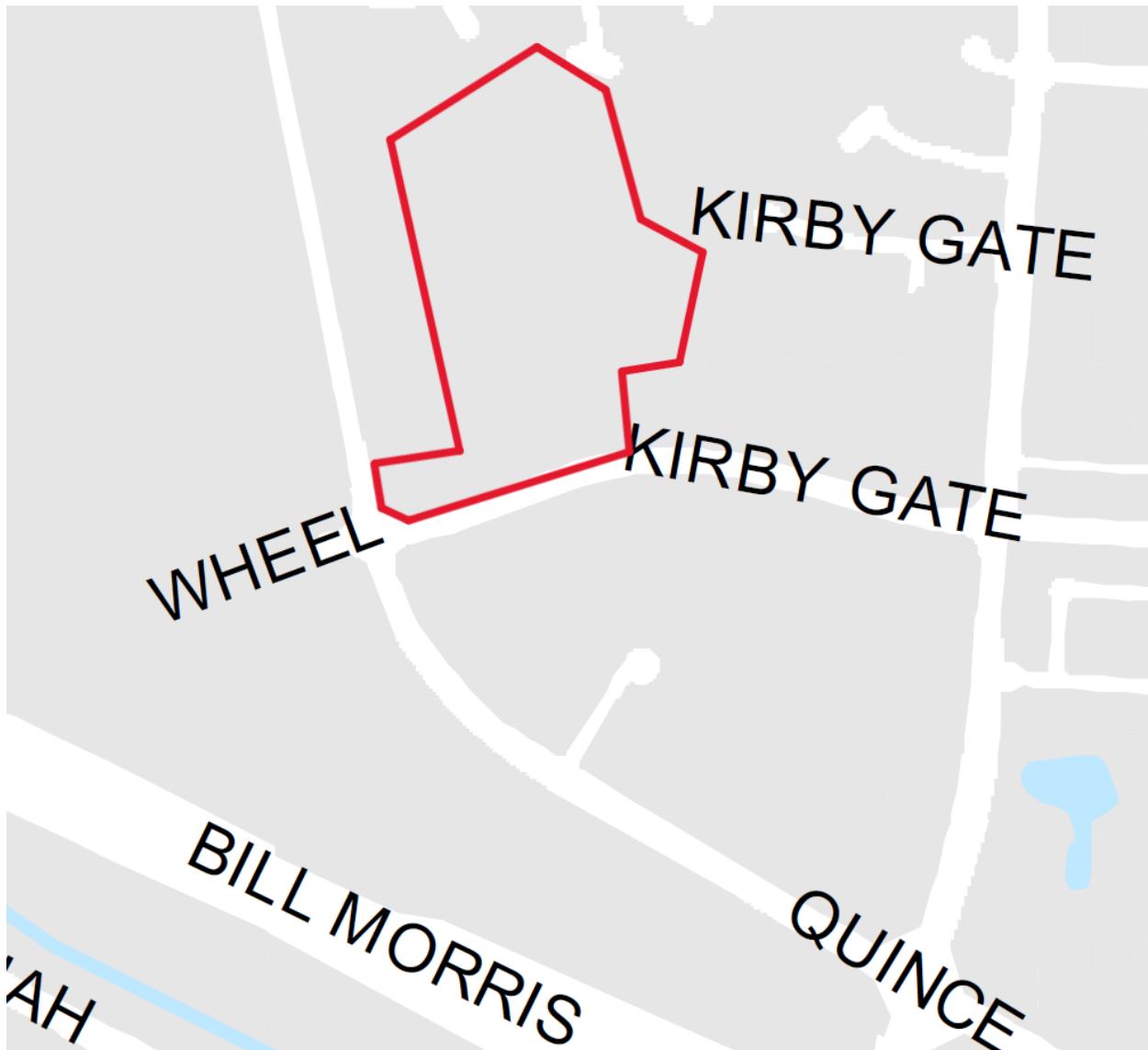
Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: Vacant; R-10

Adjacent Land Use and Zoning: Single-Family, Multi-family, Commercial, Vacant; R-10, RU-3, CMU-1, FW

Overall Compatibility: *This requested use is compatible with the future land use description/intent, form & location characteristics, zoning notes, and 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

There is no Degree of Change

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

NA

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

NA

Consistency Analysis Summary

The applicant is requesting a new planned development from the western portion of the Kirby Gate Business Campus. This requested use is compatible with the future land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use and zoning.

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

MAILED PUBLIC NOTICE

NOTICE OF PUBLIC HEARING



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

Wednesday, December 4, 2025 at 8 AM.

CASE NUMBER: PD 2025-015
ADDRESS: 6450 Kirby Gate Blvd
REQUEST: Amendment to PD 2022-011 to allow mini storage
APPLICANT: David Wills—Wills and Wills LP

Meeting Details

Location: Council Chambers City Hall 1st Floor 125 N Main St.	Time: 9:00 AM
	Date: Thursday, December 11, 2025

VICINITY MAP



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



Staff Planner Contact:
Mahsan Ostadnia
 mahsan.ostadnia@memphistn.gov
📞 (901) 636-7181

SIGN AFFIDAVIT

PUBLIC NOTICE SIGN POSTING AFFIDAVIT

AFFIDAVIT
Shelby County
State of Tennessee

I, Isobel Ritch, being duly sworn, deposes and says that at 1:00 pm on the 24th day of November, 2025, she posted Public Notice Signs pertaining to Case Number PD 2025-15 at the following address: north side of Kirby Gate Boulevard, providing notice of a Public Hearing before the Land Use Control Board, Memphis City Council, Shelby County Board of Commissioners for consideration of a proposed Land Use Action (Planned Development, Special Use Permit, Use Variance, Zoning District Map Amendment), photograph of said signs being attached hereon and a copy of the sign purchase receipt or rental contract attached hereto.

Isobel Ritch for David Baker
Owner, Applicant or Representative

Date: 11-24-2025

Subscribed and sworn to before me this 24th day of November, 2025.

Hope Rogers
Notary Public

My commission expires: 11/29/2027



Kirby Gate Boulevard at Quince Road



Kirby Gate Boulevard at east lot line

NEIGHBORHOOD MEETING SUMMARY

NEIGHBORHOOD MEETING SUMMARY

Case Number: PD 2025-15



Meeting Information

Location: Balmoral Baptist Church

Date: 11/18/25

Address: 2676 Kirby Rd, Memphis, TN 38119

Time: 17:30

Attendance

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

David Baker	Representative
Walter Wills, III	Owner
Walter Wills, IV	Owner

Number of Invitations Mailed: 409 Approx. Neighborhood Attendees: 15

Proceedings

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

- Some residents not sure about the use near single family residences

-Discussions about what type of fencing and landscaping

-How is drainage being handled

-What type of vehicles are being stored there, hours of operation, people living in RV's

-Will there be security

-Type of Lighting

NEIGHBORHOOD MEETING SUMMARY

Case Number: PD 2025-15



Attachments

Also included in this submission are the following:

<input type="checkbox"/> Mailed Invitation	<input type="checkbox"/> Handouts Provided
<input type="checkbox"/> Invitation Mailing List	<input type="checkbox"/> Sign-in Sheet(s)
<input type="checkbox"/> Applicant's Presentation	<input type="checkbox"/> Photographs of Meeting
<input type="checkbox"/> Other: <u>site plan</u>	

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

Attestation

This meeting was: Required under Section 9.3.2 of the UDC

Optional/Additional

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

David Baker

Print Name

A handwritten signature in black ink that reads "David Baker".

Signature

12/1/2025

Date

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

ATTESTED RESOLUTION (PD 2022-011)

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING AN AMENDMENT TO THE KIRBY GATE BUSINESS CAMPUS PLANNED DEVELOPMENT AT THE WEST SIDE OF KIRBY RD., APPROXIMATELY 351' NORTH OF KIRBY GATE BLVD., KNOWN AS CASE NUMBER PD 22-11

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

WHEREAS, Kirby Donuts Holdings, LLC, filed an application with the Memphis and Shelby County Division of Planning and Development to allow a freestanding, drive-through donut shop; and

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

WHEREAS, a public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on 9 June 2022, 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.

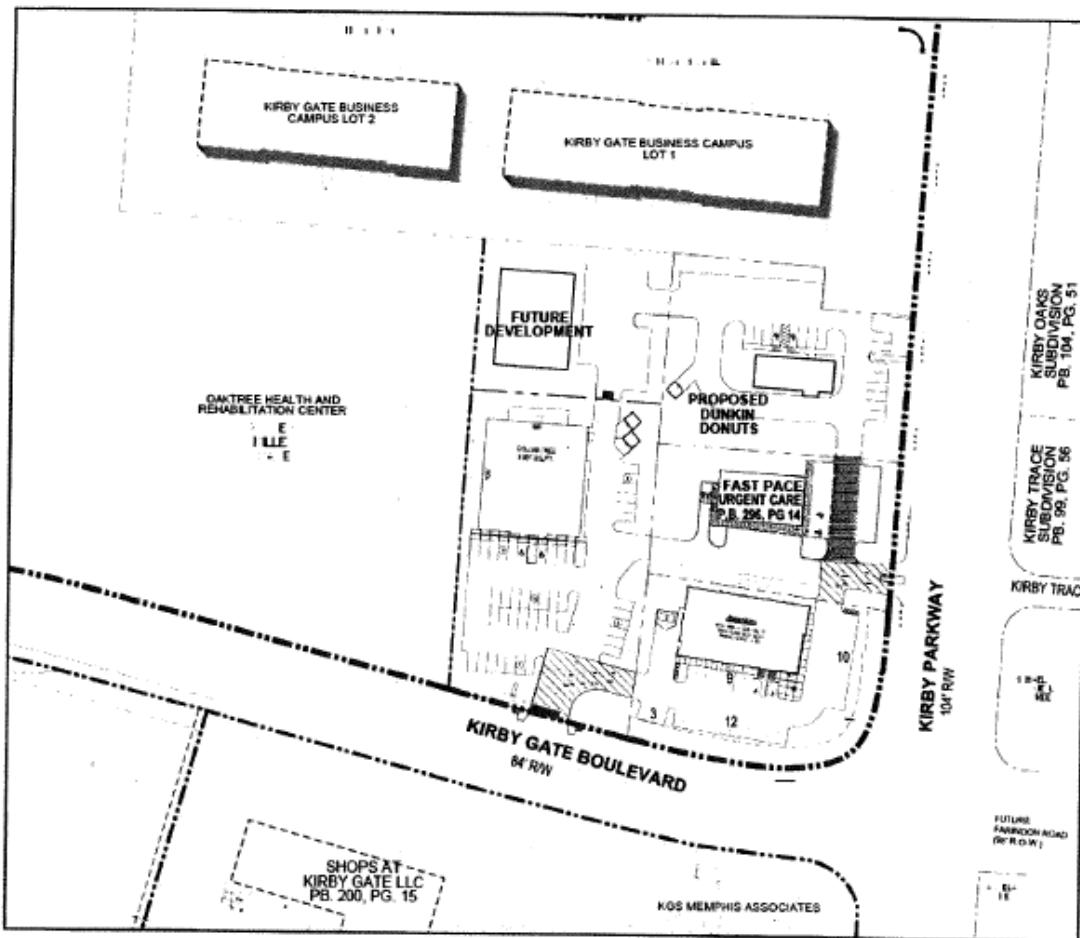
NOW, THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF MEMPHIS, that, pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code, a planned development amendment as described on the following page is hereby granted.

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

AUTHORIZED REVISIONS TO OUTLINE PLAN

1. Alter the boundaries of Area C such that said area subsumes the subject land.
2. Minor changes to the outline plan conditions as directed by staff in furtherance of the above modification.
3. Limit operation hours to 5:30 a.m. to 9 p.m.

CONCEPTUAL SITE PLAN (SUBJECT TO FINAL PLAN APPROVAL)



ATTEST:

I hereby certify that the foregoing is a true copy and document was adopted, approved by the Council of the City of Memphis in regular session on

Date JUL 12 2022

Valerie C. Squires
Deputy Comptroller-Council Records

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

APPLICATION



Memphis and Shelby County Division of Planning and Development

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

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

website: www.develop901.com

Record Summary for Planned Development

Record Detail Information

Record Type: Planned Development

Record Status: Assignment

Opened Date: October 31, 2025

Record Number: PD 2025-015

Expiration Date:

Record Name: Howard Road Outfall PD

Description of Work: Creation of a new PD from the western portion of the Kirby Gate Business Campus PD. This new PD will have OG and mini storage with surface parking

Parent Record Number:

Address:

6450 KIRBY GATE, MEMPHIS 38119

Owner Information

Primary Owner Name

Y WILLS & WILLS L P

Owner Address

2900 KIRBY RD, MEMPHIS, TN 38119

Owner Phone

9017562744

Parcel Information

081053 00092

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner

Jeffrey Penzes

Date of Meeting

10/15/2025

Pre-application Meeting Type

Phone

GENERAL PROJECT INFORMATION

Planned Development Type

New Planned Development (PD)

Previous Docket / Case Number

PD 22-11, PD 17-19, PD 13-321

Medical Overlay / Uptown

No

If this development is located in unincorporated Shelby County, is the tract at least three acres?

N/A

GENERAL PROJECT INFORMATION

(Note a tract of less than three acres is not eligible for a planned development in unincorporated Shelby County)

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

No

-

APPROVAL CRITERIA

UDC Sub-Section 9.6.9A

the proposed use is located in an area that has a mix of office, commercial, assisted living, self storage and residential uses. Our proposal is consistent with the neighborhood and will not have an adverse effect on the adjacent properties.

Howard Road Outfall is located to the north and west of our property. We have designed the site to be buffered by the creek and a 100' buffer along the residential area to our east.

The existing public facilities are adequate to support this use

There aren't any historically significant features on the site. We have designed the project to have minimal impact to Howard Road Outfall

The project will comply with the requirements of the UDC

There is an existing self storage facility across the street that has surface parking. Our proposal is in character with adjacent properties.

UDC Sub-Section 9.6.9B

UDC Sub-Section 9.6.9C

UDC Sub-Section 9.6.9D

UDC Sub-Section 9.6.9E

UDC Sub-Section 9.6.9F

GENERAL PROVISIONS

UDC Sub-Section 4.10.3A

the proposed use is located in an area that has a mix of office, commercial, assisted living, self storage and residential uses. Our proposal is consistent with the neighborhood and will not have an adverse effect on the adjacent properties.

There are existing public utilities in the vicinity and are adequate to serve our project.

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

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

Howard Road Outfall is located to the north and west of our property. We have designed the site to be buffered by the creek and a 100' buffer along the residential area to our east.

GENERAL PROVISIONS

- D) Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest
- E) Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements
- F) Lots of record are created with the recording of a planned development final plan

The site is buffered by Howard Road Outfall and will be adjacent to future office uses. This design protects the neighborhood and public interests

This project will be part of the Kirby Gate Property Owners Association

This project is anticipated to be developed as a single lot that will be created by recording a final plan.

GIS INFORMATION

Case Layer

Central Business Improvement District

BOA1970-011-CO, PD13-321, PD98-327,
PD17-019, Z07-118

Class

No

Downtown Fire District

F

Historic District

No

Land Use

-

Municipality

VACANT

Overlay/Special Purpose District

MEMPHIS

Zoning

-

State Route

R-10

Lot

-

Subdivision

KIRBY GATE BUSINESS CAMPUS OUTLINE
PLAN

Planned Development District

-

Wellhead Protection Overlay District

No

County Commission District

-

City Council District

-

City Council Super District

-

Data Tables

AREA INFORMATION

Name:	Area A
Size (Acres):	7.02
Existing Use of Property:	Vacant
Requested Use of Property:	Self Storage Surface parking

Contact Information

Name
DAVID WILLS

Contact Type
APPLICANT

Address

Phone
(901)756-2744

Name
WALTER WILLS

Contact Type
PROPERTY OWNER OF
RECORD

Address

Phone
(901)756-2744

Name
DAVID BAKER

Contact Type
REPRESENTATIVE

Address

Phone
(901)210-7988

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1688002	Planned Development - each additional or fractional acres above 5	2	200.00	INVOICED	0.00	10/31/2025
1688002	Credit Card Use Fee (.026 x fee)	1	44.20	INVOICED	0.00	10/31/2025
1688002	Planned Development - 5 acres or less	1	1,500.00	INVOICED	0.00	10/31/2025

Total Fee Invoiced: \$1,744.20

Total Balance: \$0.00

Payment Information

Payment Amount
\$1,744.20

Method of Payment
Credit Card

OWNER AFFIDAVIT



Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

Walter Wills, LP
I, by Walter Wills Partner Walter Wills, 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 West Side of Kirby Road 351'+- from the center line of Kirby Gate Blvd
and further identified by Assessor's Parcel Number 08105300088,
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 28 day of April in the year of 2022

Frank J. Denham
Signature of Notary Public



Jan 28, 2024
My Commission Expires

LETTER OF INTENT



October 31, 2025

Mr. Jeffrey Penzes, Deputy Administrator, Development Services
Memphis and Shelby County Office of Planning and Development
Land Use Controls
125 N Main Street, Suite 468
Memphis, TN 38104

**RE: HOWARD ROAD OUTFALL PD (FORMERLY WESTERN PORTION OF KIRBY GATE BUSINESS CAMPUS PD)
MEMPHIS, TENNESSEE**

Dear Jeffrey:

On behalf of Wills and Wills, LP we are pleased to submit this application for a new Planned Development in the Kirby Gate area of Memphis. The subject property is located on the east side of Kirby Parkway and north of Kirby Gate Blvd. The owner of the property would like to create this PD and keep the Bulk Requirements of Area A of the Kirby Gate Business Campus PD and add Self Storage Uses. This will allow the property to be utilized for recreational vehicle storage immediately while providing the flexibility to develop as office and medical uses when the demand arises.

As always, we look forward to working with the Division of Planning and Development and appreciate your consideration of our request. If there is anything you may need to assist in your review of our proposal, please do not hesitate to contact me.

Sincerely



FISHER & ARNOLD, INC.

David Baker

Manager – Planning and Landscape Architecture

DBB/dbb

Z:HEARTSNG.0002PL\planning\documents\application cover letter.doc

9180 Crestwyn Hills Drive
Memphis, TN 38125

901.748.1811
Toll Free: 1.888.583.9724

www.fisherarnold.com

LETTERS RECEIVED

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

PD 2025-15 6450 Kirby Gate Blvd.



Bill Avens <bill.avens@gmail.com>
To Ostadnia, Mahsan



Tue 11/25

You replied to this message on 11/25/2025 1:52 PM.
If there are problems with how this message is displayed, click here to view it in a web browser.

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

Ms. Ostadnia,

I live at 6642 Kirby Oaks Cv South Memphis, TN which is located across Kirby Parkway from the proposed development.

I am emailing you to voice my opposition to PD 2025-15, RV and boat storage. This proposed development is not a good blend with the residential character of the area. It will increase traffic and noise/air pollution with RV and boat traffic at all times of the day, 7 days a week.

The potential for gas, oil and waste water pollution from spillage/leakage exists with parked RV's and boats of unknown upkeep and maintenance. These contaminants would surface drain runoff into the creek and into the Nonconnah creek.

The proposed 6' high perimeter fence will be of insufficient height to screen the parked RV's and boats from view creating an unpleasant view.

Again, I am opposed to this development.

Thank you,
William G. Avens
6642 Kirby Oaks Cv South
Memphis, TN 38119
901/340-1010

Notice Of Public Hearing



Patricia Evans <evans9228@att.net>
To Ostadnia, Mahsan



Mon 11/24

You replied to this message on 11/24/2025 2:22 PM.
If there are problems with how this message is displayed, click here to view it in a web browser.

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

11/24/2025
Case Number: PD 2025-015

Hello Ms. Mahsan Ostadnia,

I received information about the Public Hearing. I would like to go on notice that I am against this application, which is listed above (case number).

Kind regards,
Patricia Evans
6459 Sulgrave Dr

November 16, 2025

**Land Use and Development Services
Division of Planning and Development
125 N Main, Ste 468
Memphis, TN 38103**

**RE: Case Number P.D. 2025-15
6450 Kirby Gate Road request for rezoning from RESIDENTIAL to
Office and RV/Vehicle Parking and Storage**

Dear Mahsan Ostadnia and Fellow Planners:

Thank you for sending Notice of the Hearing for the Land Use Control Board concerning the above named Case Number.

I am the owner of the building located at 2747 Kirby Road which is occupied by Fast Pace Urgent Health. Fast Pace chose this location due to the Residential Zoning in the neighborhood. Fast Pace is hopeful nothing will change to detract from Fast Pace Urgent Care clientele.

As owner of the building, I do not necessarily think this would be a negative impact IF it is just the single small area that is being requested to be rezoned for the mentioned purpose. (Not the entire area behind and surrounding Fast Pace).

Thank you,


**Richard Geernaert
707-975-3536**



Memphis and Shelby County Division of Planning and Development

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

website: www.develop901.com

Record Summary for Planned Development

Record Detail Information

Record Type: Planned Development

Record Status: Assignment

Opened Date: October 31, 2025

Record Number: PD 2025-015

Expiration Date:

Record Name: Howard Road Outfall PD

Description of Work: Creation of a new PD from the western portion of the Kirby Gate Business Campus PD. This new PD will have OG and mini storage with surface parking

Parent Record Number:

Address:

6450 KIRBY GATE, MEMPHIS 38119

Owner Information

Primary Owner Name

Y WILLS & WILLS L P

Owner Address

2900 KIRBY RD, MEMPHIS, TN 38119

Owner Phone

9017562744

Parcel Information

081053 00092

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner

Jeffrey Penzes

Date of Meeting

10/15/2025

Pre-application Meeting Type

Phone

GENERAL PROJECT INFORMATION

Planned Development Type

New Planned Development (PD)

Previous Docket / Case Number

PD 22-11, PD 17-19, PD 13-321

Medical Overlay / Uptown

No

If this development is located in unincorporated Shelby County, is the tract at least three acres?

N/A

GENERAL PROJECT INFORMATION

(Note a tract of less than three acres is not eligible for a planned development in unincorporated Shelby County)

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

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

APPROVAL CRITERIA

UDC Sub-Section 9.6.9A

No

-

UDC Sub-Section 9.6.9B

the proposed use is located in an area that has a mix of office, commercial, assisted living, self storage and residential uses. Our proposal is consistent with the neighborhood and will not have an adverse effect on the adjacent properties.

Howard Road Outfall is located to the north and west of our property. We have designed the site to be buffered by the creek and a 100' buffer along the residential area to our east.

UDC Sub-Section 9.6.9C

The existing public facilities are adequate to support this use

UDC Sub-Section 9.6.9D

There aren't any historically significant features on the site. We have designed the project to have minimal impact to Howard Road Outfall

UDC Sub-Section 9.6.9E

The project will comply with the requirements of the UDC

UDC Sub-Section 9.6.9F

There is an existing self storage facility across the street that has surface parking. Our proposal is in character with adjacent properties.

GENERAL PROVISIONS

UDC Sub-Section 4.10.3A

the proposed use is located in an area that has a mix of office, commercial, assisted living, self storage and residential uses. Our proposal is consistent with the neighborhood and will not have an adverse effect on the adjacent properties.

There are existing public utilities in the vicinity and are adequate to serve our project.

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

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

Howard Road Outfall is located to the north and west of our property. We have designed the site to be buffered by the creek and a 100' buffer along the residential area to our east.

GENERAL PROVISIONS

- D) Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest
- E) Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements
- F) Lots of record are created with the recording of a planned development final plan

The site is buffered by Howard Road Outfall and will be adjacent to future office uses. This design protects the neighborhood and public interests

This project will be part of the Kirby Gate Property Owners Association

This project is anticipated to be developed as a single lot that will be created by recording a final plan.

GIS INFORMATION

Case Layer

Central Business Improvement District

Class

Downtown Fire District

Historic District

Land Use

Municipality

Overlay/Special Purpose District

Zoning

State Route

Lot

Subdivision

BOA1970-011-CO, PD13-321, PD98-327, PD17-019, Z07-118

No

F

No

-

VACANT

MEMPHIS

-

R-10

-

-

KIRBY GATE BUSINESS CAMPUS OUTLINE PLAN

-

No

-

-

-

Data Tables

AREA INFORMATION

Name:	Area A
Size (Acres):	7.02
Existing Use of Property:	Vacant
Requested Use of Property:	Self Storage Surface parking

Contact Information

Name
DAVID WILLS

Contact Type

APPLICANT

Address

Phone
(901)756-2744

Name
WALTER WILLS

Contact Type

PROPERTY OWNER OF
RECORD

Address

Phone
(901)756-2744

Name
DAVID BAKER

Contact Type

REPRESENTATIVE

Address

Phone
(901)210-7988

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1688002	Planned Development - each additional or fractional acres above 5	2	200.00	INVOICED	0.00	10/31/2025
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Total Balance: \$0.00

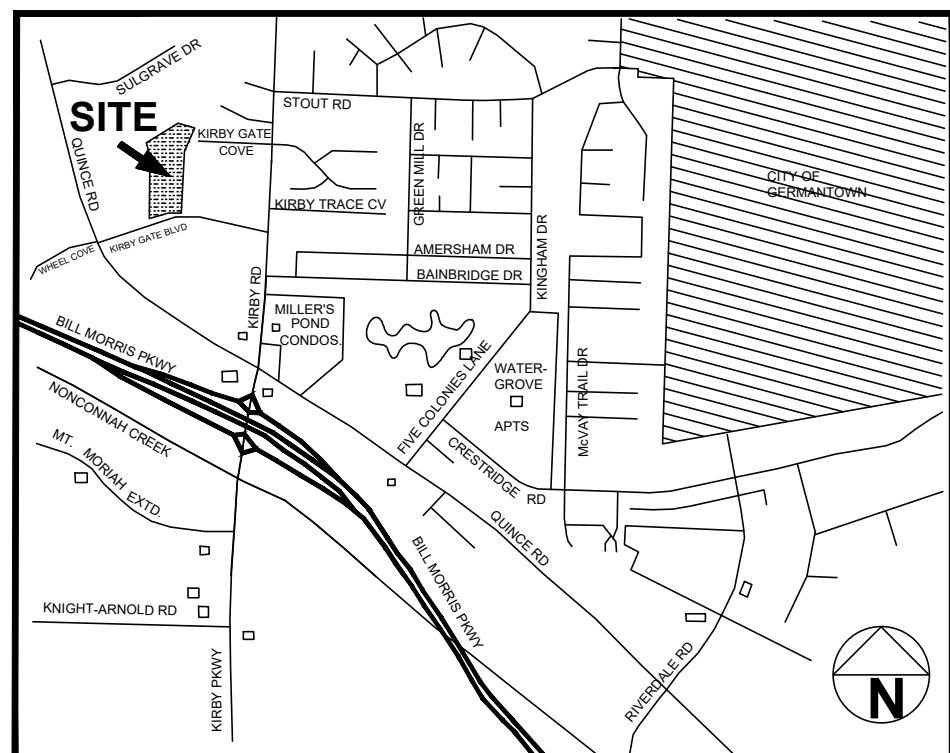
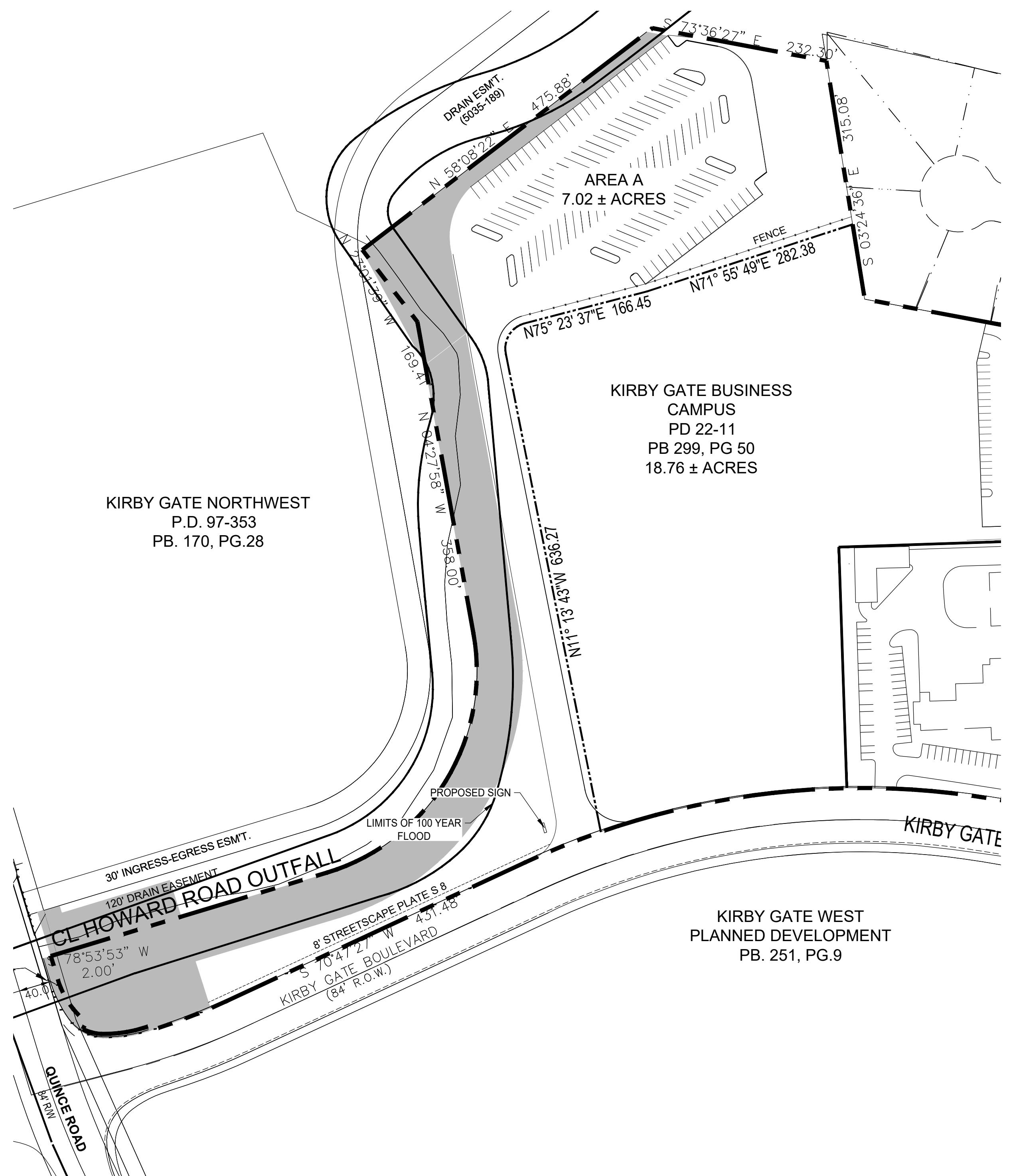
Payment Information

Payment Amount

\$1,744.20

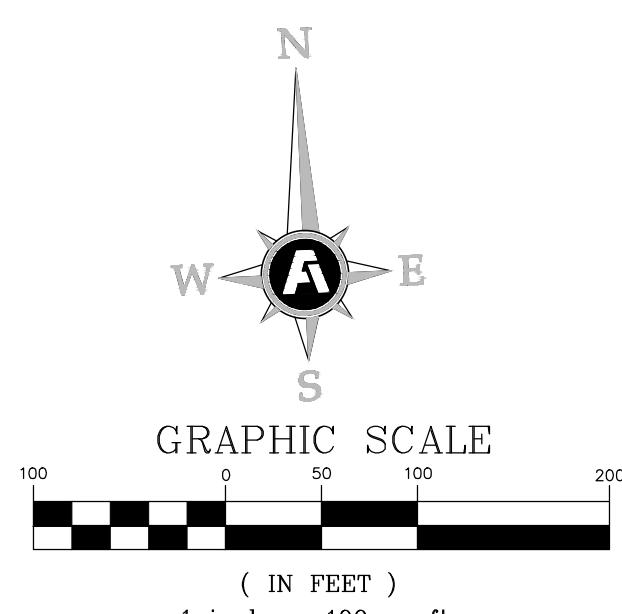
Method of Payment

Credit Card



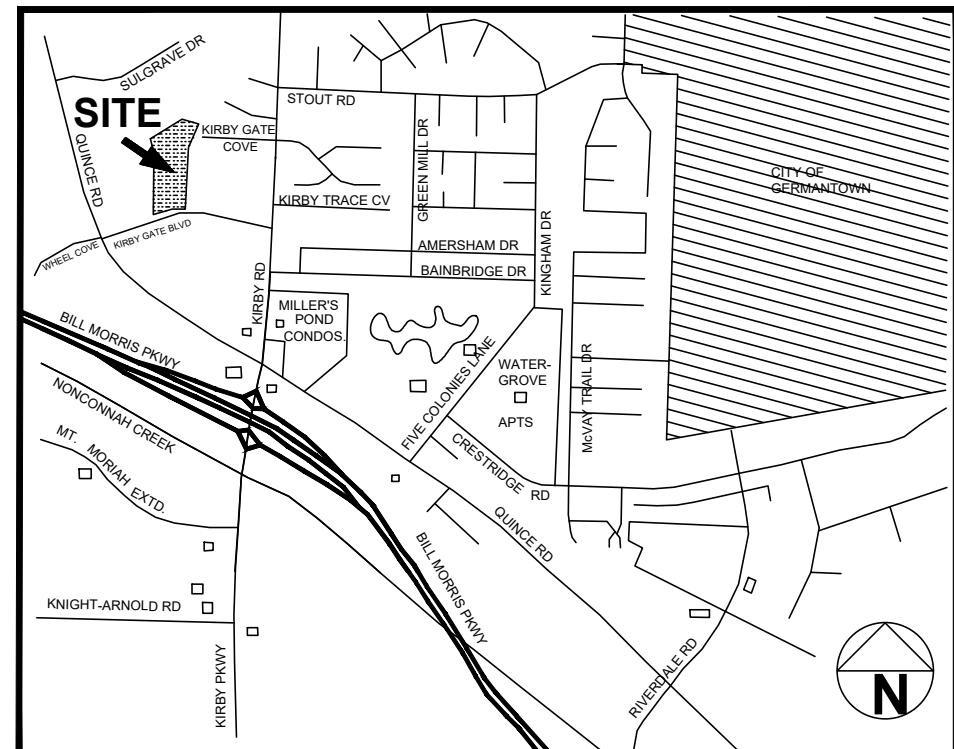
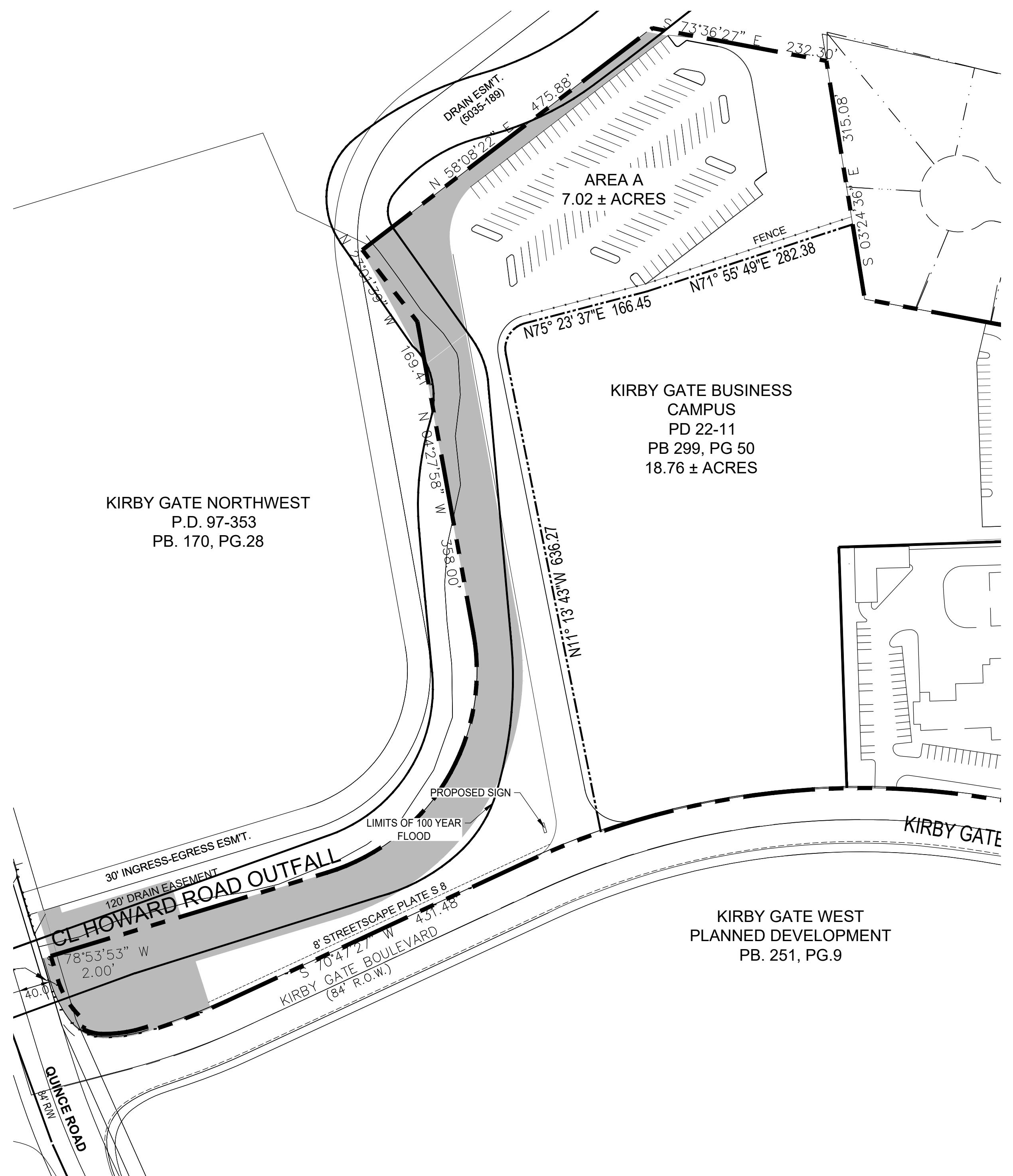
PLAN DATA CHART:

TOTAL AREA..... 3.24 ACRES
PARKING PROVIDED..... 129 SPACES
PERVIOUS AREA..... 13,815 SF
IMPERVIOUS AREA..... 121,138 SF



OUTLINE PLAN
HOWARD ROAD OUTFALL P.D.

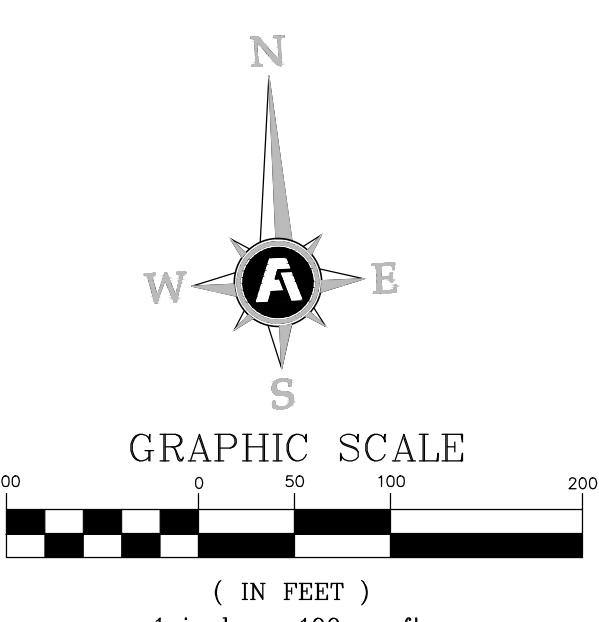
FORMER CASE NUMBERS: P.D. 17-19, P.D. 13-321, P.D. 99-338, P.D. 09-315		
MEMPHIS, TENNESSEE		
NUMBER OF LOTS: 1	ACREAGE: 3.24 AC.	PARCEL ID: 081053 00092
OWNER: WILLS AND WILLS, L.P. 2900 KIRBY PARKWAY, SUITE 7 MEMPHIS, TENNESSEE 38119		ENGINEER: FISHER & ARNOLD, INC. 9180 CRESTWYN HILLS DR. MEMPHIS, TN 38125
100 YEAR FLOOD ELEVATION: ELEV. 279 TO 285	FEMA MAP PANEL NUMBER: 47157C 0455F	FEMA MAP DATE: SEPTEMBER 28, 2007
DATE: OCTOBER 2025	SCALE: 1" = 100'	SHEET 1 OF 4 .



VICINITY MAP

PLAN DATA CHART:

TOTAL AREA.....	3.24 ACRES
PARKING PROVIDED.....	129 SPACES
PERVIOUS AREA.....	13,815 SF
IMPERIOUS AREA.....	121,138 SF

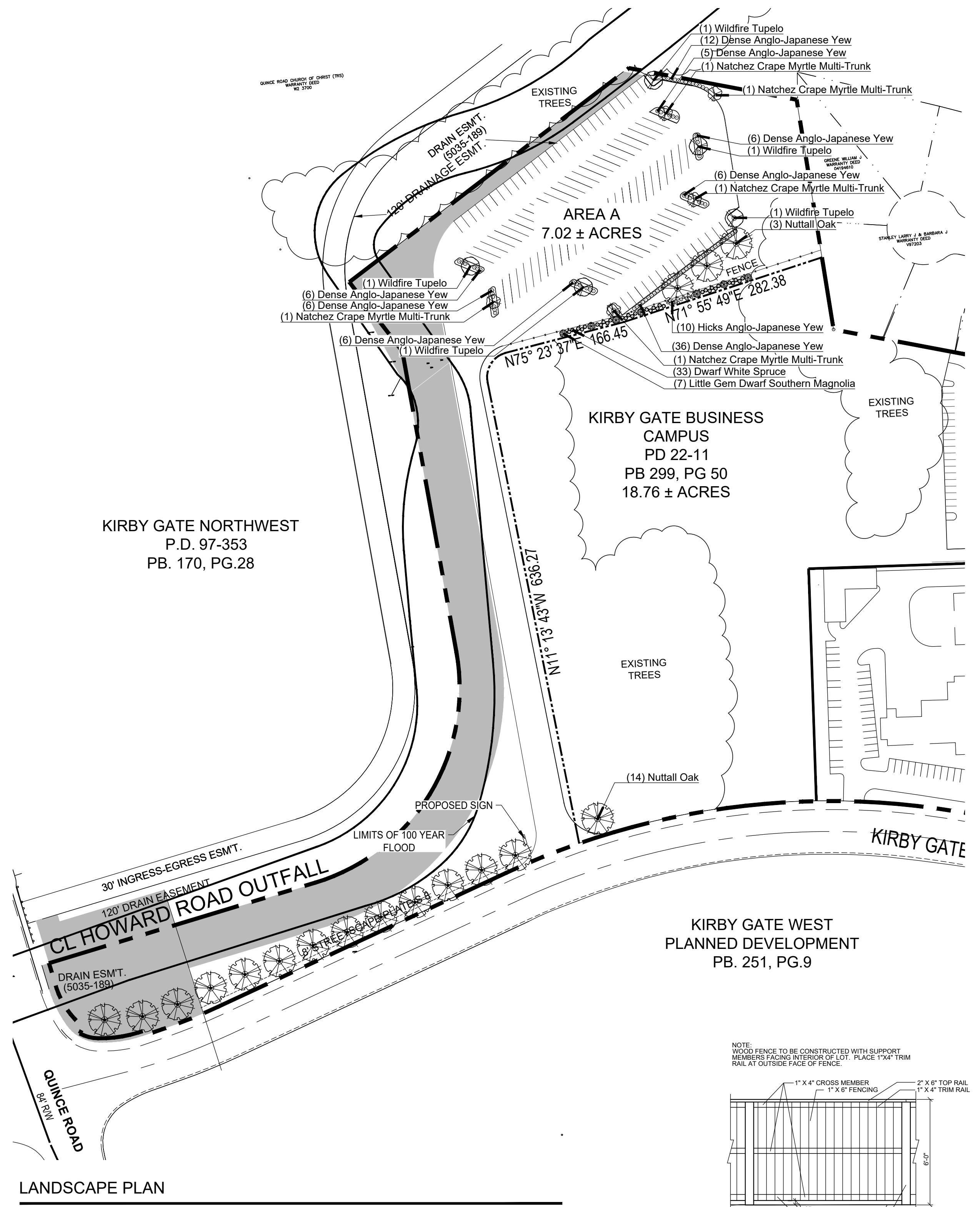


OUTLINE PLAN

HOWARD ROAD OUTFALL P.D.

		FORMER CASE NUMBERS: P.D. 17-19, P.D. 13-321, P.D. 99-338, P.D. 09-315
MEMPHIS, TENNESSEE		
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DATE: OCTOBER 2025	SCALE: 1" = 100'	SHEET 1 OF 4.

NOTE: THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A FEMA FIRM SPECIAL FLOOD HAZARD AREA ACCORDING TO PANEL 47157C 0455F, DATED SEPTEMBER 28, 2007.

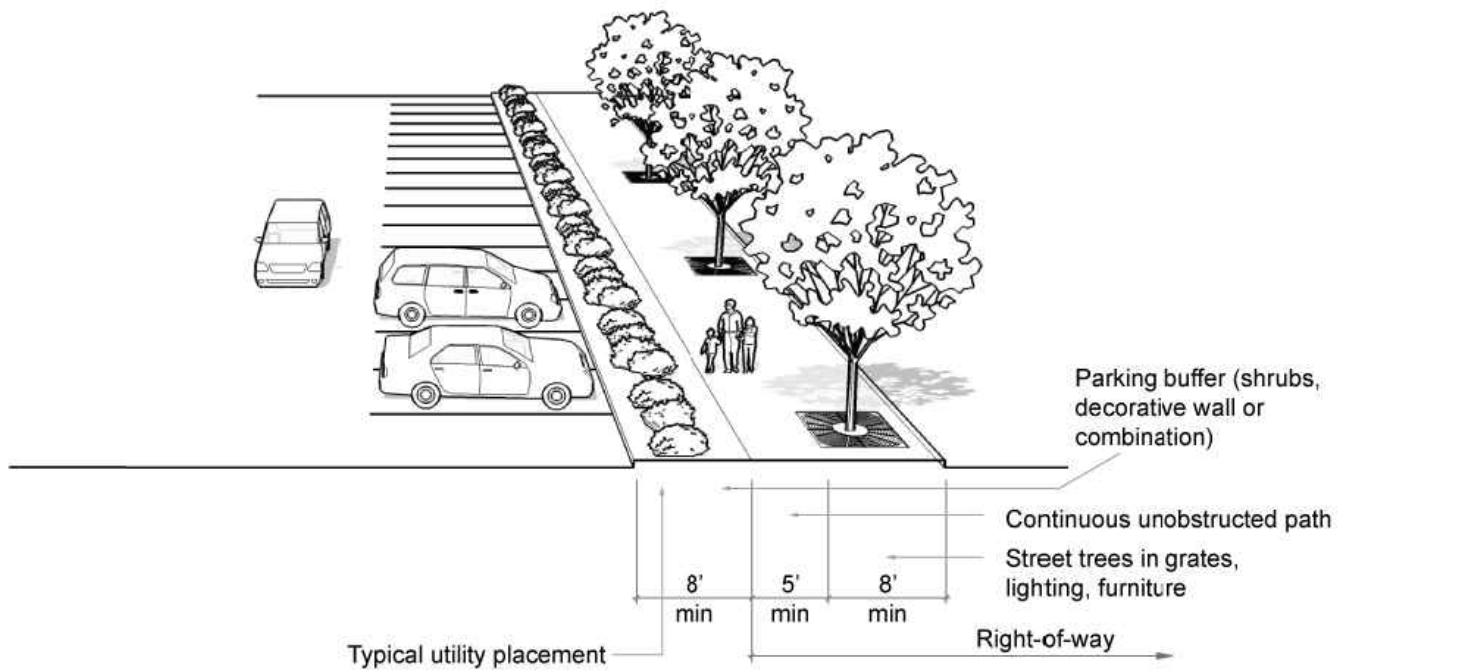


2 WOOD PRIVACY FENCE

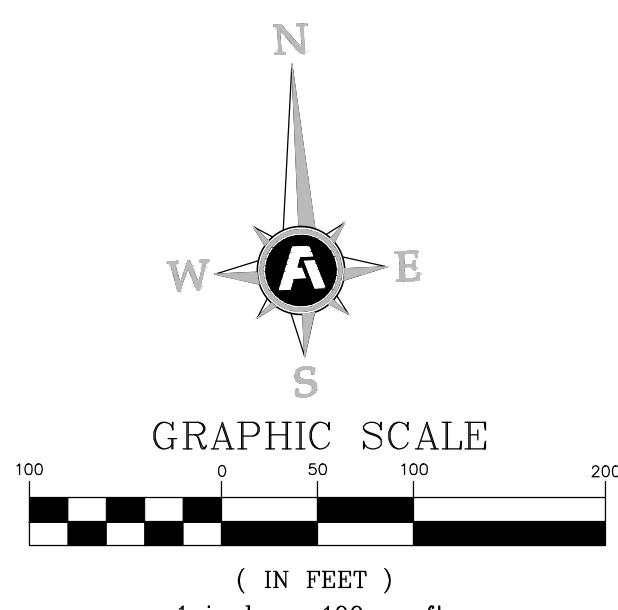
SCALE: 1/4" = 1'-0"

NOTE: THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A FEMA FIRM SPECIAL FLOOD HAZARD AREA ACCORDING TO PANEL 47157C 0455F, DATED SEPTEMBER 28, 2007.

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	CONDITION	CAL	SIZE
TREES						
	33	Dwarf White Spruce	Picea glauca 'Conica'	B & B		6' ht.
	7	Little Gem Dwarf Southern Magnolia	Magnolia grandiflora 'Little Gem'	B & B	2.5"Cal	
	5	Natchez Crape Myrtle Multi-Trunk	Lagerstroemia indica x fauriei 'Natchez'	B & B	2.5"Cal	
	17	Nuttall Oak	Quercus nuttallii	B & B	2.5"Cal	
	5	Wildfire Tupelo	Nyssa sylvatica 'Wildfire'	B & B	2.5"Cal	
SYMBOL						
SHRUBS						
	84	Dense Anglo-Japanese Yew	Taxus x media 'Densiformis'	24" ht.		
	10	Hicks Anglo-Japanese Yew	Taxus x media 'Hicksii'	24" ht.		



1 STREETSCAPE S-8



OUTLINE PLAN
HOWARD ROAD OUTFALL P.D.

FORMER CASE NUMBERS:
P.D. 17-19, P.D. 13-321, P.D. 99-338, P.D. 09-315

MEMPHIS, TENNESSEE

NUMBER OF LOTS: 1 ACREAGE: 3.24 AC. PARCEL ID: 081053 00092

OWNER: WILLS AND WILLS, L.P. 2900 KIRBY PARKWAY, SUITE 7 MEMPHIS, TENNESSEE 38119 ENGINEER: FISHER & ARNOLD, INC. 9180 CRESTWYN HILLS DR. MEMPHIS, TN 38125

100 YEAR FLOOD ELEVATION: ELEV. 279 TO 285 FEMA MAP PANEL NUMBER: 47157C 0455F FEMA MAP DATE: SEPTEMBER 28, 2007

DATE: OCTOBER 2025 SCALE: 1" = 100' SHEET 2 OF 4



October 31, 2025

Mr. Jeffrey Penzes, Deputy Administrator, Development Services
Memphis and Shelby County Office of Planning and Development
Land Use Controls
125 N Main Street, Suite 468
Memphis, TN 38104

**RE: HOWARD ROAD OUTFALL PD (FORMERLY WESTERN PORTION OF KIRBY GATE BUSINESS CAMPUS PD)
MEMPHIS, TENNESSEE**

Dear Jeffrey:

On behalf of Wills and Wills, LP we are pleased to submit this application for a new Planned Development in the Kirby Gate area of Memphis. The subject property is located on the east side of Kirby Parkway and north of Kirby Gate Blvd. The owner of the property would like to create this PD and keep the Bulk Requirements of Area A of the Kirby Gate Business Campus PD and add Self Storage Uses. This will allow the property to be utilized for recreational vehicle storage immediately while providing the flexibility to develop as office and medical uses when the demand arises.

As always, we look forward to working with the Division of Planning and Development and appreciate your consideration of our request. If there is anything you may need to assist in your review of our proposal, please do not hesitate to contact me.

Sincerely



FISHER & ARNOLD, INC.

David Baker

Manager – Planning and Landscape Architecture

DBB/dbb

Z:HEARTSNG.0002PL\planning\documents\application cover letter.doc

9180 Crestwyn Hills Drive
Memphis, TN 38125

901.748.1811
Toll Free: 1.888.583.9724

www.fisherarnold.com

OUTLINE PLAN CONDITIONS

Howard Road Outfall P.D.

P.D. _____

I. Uses Permitted:

A. Any use permitted by right or administrative site plan review in the General Office (O-G) Use District:

B. Mini-storage.

a. All storage shall be contained within a fully-enclosed building. However, the storage of boats, RV's or other similar vehicles may be permitted in accordance with Chapter 4.8, Outdoor Storage and Display.

b. A Class III buffer (see Section 4.6.5) shall be established along any side of the property adjacent to a residential use.

c. Where the end wall of the self-storage facility is visible from a public right-of-way, the wall shall be buffered by a hedge that has a mature height of at least four feet.

C. No freestanding commercial buildings shall be permitted.

D. The area identified on the Outline Plan as "Floodway" shall be understood to be FEMA issues a Letter of Map Amendment or Revision (LOMA or LOMR). At that time, FEMA amendment shall be subject to the conditions of this P.D. and a Final Plat shall be required.

E. Any property located within the 100-year floodplain shall be subject to the regulations of the Floodplain (FP) District.

F. Applicant shall demonstrate that the remaining land in this P.D. which is outside of this meets the exempt criteria of the Subdivision Regulations or it shall be added to this development. If the former condition is met, requirements for connections to the west and north boundary lines may be removed.

II. Bulk Regulations:

A. The development shall comply with the bulk regulations of the General Office (O-G) Use District, except as follows:

1. The minimum building setback adjacent to the residential property to the north shall be seventy-six (76) feet. A determination of what constitutes adjacency will be made By the staff at the time of final plat review.

2. Maximum building height shall be forty-two (42) feet, or three (3) stories whichever is less, with the following exception: the height of buildings located adjacent to the residential property to the north shall be limited to a maximum of one (1) story.
3. Setback from the west property line shall be 20 feet.
4. A 100-foot buffer yard along the west boundary of the Kirby Gate Subdivision shall Be retained for the retention and preservation of the existing trees.

III. Access, Circulation, and Parking:

- A. Dedicate Kirby Gate Blvd. 42 feet from centerline and improve in accordance with Subdivision Regulations.
- B. One curb cut is allowed onto Kirby Gate Blvd.
- C. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk.
- D. Any curb cut along the Kirby Gate Blvd frontage beginning closer than 300 feet from the centerline of either Quince Road or Kirby Parkway will be limited to right in/right access only.
- E. The design and location of curb cuts are subject to the approval of the City Engineer.
- F. All private drives shall be constructed to meet or exceed City Standards and provide a minimum pavement width of 22 feet, exclusive of curb and gutter. Internal circulation between all phases of development shall be provided.
- G. Provide internal circulation between adjacent phases, lots and sections. Common ingress/egress easements shall be shown on the final plats.
- H. No parking shall be permitted within the required setback from the existing residential property to the north.
- I. Provide a point of access to the remaining portion of this Outline Plan along the west and north boundaries of this P.D. amendment (PD 09-315).
- J. 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.**

- K. 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.**
- L. 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 of projected trips meets or exceeds the criteria listed in Section 210 - Traffic Impact Policy of Land Development of the City of Memphis Division of Engineering Design and Policy Review Manual.**

IV. Landscaping and screening:

- A. The Kirby Gate Boulevard frontage shall be landscaped with Streetscape Plate S8.**
- B. A 30-foot wide landscape screen, (modified landscape Plate B-4) shall be provided and maintained adjacent to the single-family residential property to the east to create visual separation between the office and residential areas.**
- C. Internal parking lot landscaping shall be provided at a minimum ratio of 300 square feet of landscaped area and one shade tree (Tree A from the approved plant list of the Landscape Ordinance) per every 20 parking spaces or fraction thereof. Required perimeter landscaping shall not be included when calculating internal landscaping. Specimen trees located within this parking area shall be preserved where feasible.**
- D. Equivalent landscaping may be substituted for that required above, subject to the approval of the Office of Planning and Development.**
- E. Required landscaping shall not be placed on sewer or drainage easements.**
- F. Lighting shall be directed so as to not glare onto residential properties.**
- G. Refuse containers shall be completely screened from view from adjacent properties.**
- H. HVAC equipment shall be completely screened from view from adjacent properties through the use of landscaping, fencing, or architectural features such as a parapet. The method of screening shall be identified on the Final Plat.**

V. Signs:

- A. Signs shall be regulated by the General Office District with the following additional requirements.
 - 1. The maximum size for attached and detached signs shall be 100 square feet.
 - 2. All detached signs shall be set back a minimum of 10 feet from the right-of-way of all public streets.
 - 3. All detached signs shall be monument style signs with a maximum height of ten (10) feet.
 - 4. No detached signs shall be located nearer than 200 feet from the adjacent residential property located to the north.
 - 5. No attached signs shall face the residential property to the east.

VI. Drainage:

- A. Design and construction of the storm water conveyance and management facilities for this project shall be in accordance with the Subdivision Regulations and the "City of Memphis Drainage Design Manual." Adequate non-buildable areas shall be provided on each final plan for required on-site storm water detention facilities as determined by drainage calculations performed in accordance with the Drainage Manual and approved by the City Engineer.
- B. This project must be evaluated by the Tennessee Department of Health and Environment regarding their jurisdiction over the watercourses on this site in accordance with the Water Quality Control Act of 1977 as amended (TA 69-3-101 et seq.).
- C. All drainage plans shall be submitted to the City Engineer's Office for review.
- D. All drainage emanating on site shall be private. No easements will be accepted.

VII. The Land Use Control Board may modify the bulk, access, parking, landscaping, loading, screening, signage, and other site requirements if equivalent alternatives are presented; provided however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder may, within ten days of such action, file a written appeal to the director of the Office of Planning and Development, to have such action reviewed by the Appropriate Governing Bodies.

VIII. A final plan shall be filed within five years of the approval of the outline plan. The Land Use Control Board may grant extensions at the request of the applicant.

IX. Any final plan shall include the following:

- A. The outline plan conditions.
- B. A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.
- C. The exact location and dimension (including height) of all buildings, parking areas, utility easements, drives, curb cuts, trash receptacles, loading facilities, and required landscaping and screening areas.
- D. The number of parking spaces.
- E. The 100- year flood elevation
- F. The location and ownership, whether public or private of any easements.
- G. If applicable, a statement conveying all common facilities and areas to a property owners' association or other entity for ownership and maintenance purposes.
- H. 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 Engineer. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City Engineer's Office. Such maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.



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.



23109076

12/28/2023 - 09:50:10 AM

1 PGS	
AVA	2655256 - 23109076
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

WILLIE F. BROOKS JR
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

APPLICATION FOR GREENBELT ASSESSMENT
Forest Land

RECEIVED DEC 15 2023

STATE OF TENNESSEE COUNTY OF: _____

Control Map	Group	Parcel	Special Interest	Acres
081	053	000 92		15.3384

1. Name: WILLS & WILLS LP
2. Mailing Address: _____
3. Address of Property: 6450 KIRBY GATE BLVD
4. Total Acreage: 15.3384
5. Description of Timber: Oak and Mixed Hardwood

Type: _____ Current Amount: _____

Projected Harvest Date and Yield: _____

6. Do you own or have an ownership interest in other property in this county which has been approved for greenbelt? If so, please identify the parcel(s) using the assessor's descriptions(s). Attach additional pages if necessary.

Control Map	Group	Parcel	Special Interest	Acres

7. Source of Title: Deed Book: _____ Page: _____ Other: _____

ATTACH A MAP AND A COPY OF YOUR CURRENT FOREST MANAGEMENT PLAN. ALSO, ATTACH AERIAL PHOTOS, IF AVAILABLE.

I certify that I am an owner of the property described above, that the information I have supplied is true and correct to the best of my knowledge and belief, and that I am presently using said property as forest land. I have read and understand the requirements for greenbelt eligibility and agree to notify the assessor of any change in the use or ownership of the property which might affect its continued eligibility.

WILLS & WILLS LP

Property Owner: *by Walter Wills, managing partner*

Dated: 12-7-23 On this 7th day of December, 2023, before me personally appeared the above-named property owner, to me known to be the person described in and who executed the foregoing certification and acknowledged its execution as (his) (her) free act and deed.

Denise Price

Notary Public

January 7, 2027

My commission expires



This instrument was prepared by: Name: _____

Address: _____

*****Assessor's Use*****

*****Register of Deeds*****

Approved
Denied

THIS APPLICATION MUST
BE ACCOMPANIED BY THE
CURRENT RECORDATION FEE.

Assessor of Property

*2024
CAM*

081031 00022 - MANESS JOSEPH R
081033 00040 - KOVALSKY CHRISTOPHER & LAUREN
081033 00043 - HATZIGEORGIOU CATHERINE M
081033 00044 - BRATTON GARY R
081033 00045 - TISDALE JETHRO D
081030 00006 - BAGGETT JAMES M
081030 00005 - ADKISON CLAY & JENNIFER
081031 00017 - PEAN CARL F & MORIED
081033 00041 - KOESTER DONALD & RHONDA G
081030 00002 - SAIN BRENDA G AND LOIS I SHORES (RS)
081030 00001 - MOORE TOMMY L & CHERYL D
081030 00007 - WINTERS CAROLINE J
081028 00069 - PATRIKIOS DIONYSIOS G & ODETTE
081033 00051 - SIMPSON DAVID S
081030 00009 - WINSLOW WAREEN P & DEBORAH A
081033 00050 - COLETTA ELIZABETH A & FRANK P
081033 00064 - MAVRAGANIS GUS S LIVING TRUST
081029 00012 - LENAHAN PATRICE T
081033 00048 - STONE WILLIAM H & ANNA R
081030 00012 - WILLIAMS MACHERIQUE L
081029 00011 - WILLIAMS CARLOS & LATOYA
081028 00055 - FEATHERSTON JUDITH W
081029 00014 - SHEPHERD ORA L
081028 00054 - KROENER LISA A
081028 00058 - PHILLIPS JERRY L & F SHELLIE

081028 00040 - MEDEK SEAN O & ANGELA B
081028 00059 - CORRELL MICHAEL J & DEBORAH L CAMP
081029 00005 - BROMMER JOHN D SR & MARY A
081028 00052 - DUFFY BRIAN A & ERIN M
081054 00010 - MEIER ROGER W & ANN R
081029 00020 - MEDINA ARTURO E & ERIKA HERNANDEZ
081028 00051 - MILLER JULIE M
081028 00025 - CAMPBELL JOEL D & PAULA P
081029 00024 - SMITH ETHEL M
081033 00076 - BC MEMPHIS PROPERTY HOLDINGS LLC
081028 00036 - MICHAEL KRISTEN S
081054 00008 - SINK DAVID W JR REVOCABLE LIVING TRUST
081054 00006 - ANDREWS ROBERT L JR & TAMIKO A
081028 00001 - MILES DERRICK
081054 00016 - RODERICK MARITAL TRUST
081028 00005 - GRAHAM CHAD E & DONNA
081028 00015 - STAFFORD DANIELLE F L & KOEDY B HARPER
081028 00021 - GREEN REUBEN A & MERCY
081028 00008 - NGUYEN LYNN
081028 00020 - TAYLOR PAULA
081065 00004 - STOUT PROPERTIES LLC
081053 00008 - TAYLOR GREGORY S
081053 00019 - JOHNSON DEBRA L
081053 00020 - BLADES FORREST E & NORMA A
081053 00028 - MARMOLEJO JORGE AND MARCELA RODRIDGUEZ

081053 00027 - ATKINS CALVIN & ANCHERNYCE T
081053 00026 - PERRY ANTOINE P SR & TYRANY R
081065 B00056 - TERRY REGINALD D
081051 00169 - BALMORAL PRESBYTERIAN CHURCH
081065 B00020 - LANGSTON TITO & RHONDA
081065 B00021 - BRASLOW SAMUEL D & CAROL S
081065 B00022 - WALKER EVELYN & OLLIE R JR
081065 B00018 - STUKENBORG ALFRED J JR AND MARIE E
081065 B00053 - GALES JASON & EBONI
081065 B00051 - WHITE WILLIS
081065 B00028 - MACRE JUSTIN A & KRISTINA D
081065 B00029 - HOLT MARGO E
081065 B00031 - NOLEN KINCAID & BERTHA
081065 B00041 - HARRIS TAJUANA & ZACHARY
081065 B00040 - PERRY CLAY JR
081065 B00036 - PRICE DARRIN SR & TERESA
081065 A00006 - GORDON CHARLES & SYLVIA B
081065 A00011 - JILTSOV ALEXANDER & SVETLANA
081065 A00014 - HESTER PEGGY L
081065 A00028 - MCGHEE MICHAEL & CONNIE L
081065 A00026 - EDWARDS WILLIAM R
081065 A00024 - HOLMES ELVIN JR
081065 A00020 - JORDAN JAMES R & ELEANOR M
081066 00008 - MUSE ALFRED & PATRICIA D
081066 00003 - DENNIS LATASHA

081069 00002 - RUSSELL MARIE S
081069 00003 - PESTA RONALD C JR
081069 00005 - WILSON MATTHEW & SARA C
081069 00009 - HUDA FURQAN
081066 00002 - SIMS KATHY A AND CLENNON C SIMS
081069 00024 - DOSUMU LATIFU B & GANIAT
081069 00021 - JONES LONNIE L & DOROTHY C
081070 00001 - ZHANG JUAN M
081070 A00054 - WATSON BENNIE JR & DANA D
081070 D00008 - RUTH DANNY M
081069 00020 - FROST GARY & ROXANN
081069 00008 - BURKE TORI L
081033 00069 - HAGGERTY DANIEL L & TABITHA D
081053 00039 - PATTERSON JENNIFER
081053 00040 - CHERUKUPALLI NAGENDRA S TR
081065 B00001 - BANKHEAD JOSEPH L & SUSIE M
081065 A00002 - FLEISCHER JEANETTE R AND DONALD L
081065 A00003 - MONROE MARTI K
081053 00036 - MCKINNEY MICHAEL D & VALERIE O
081053 00032C - SHILO LIVING TRUST
081070 A00001 - NICHOLSON DONALD R JR
081070 A00005 - KNOX RACHEL
081070 A00006 - COOK BYRON K
081065 A00015 - DOUGLAS TONY L
081070 00005 - STITIAMS RICKEY R SR & MARCO M

081065 00030 - BALMORAL BAPTIST CHURCH TR
081065 B00011 - RUSCH REVOCABLE LIVING TRUST
081065 B00012 - LITTLE FELECIA AND TIERNEY D EARLS
081053 00075 - ALLIANCE HEALTH SERVICES INC
081028 00077 - QUINCE CHURCH OF CHRIST
081028 00022 - WILLER NATHAN B
081031 00023 - ROBBINS CRAIG & SUZANNE V ROBINSON
081031 00024 - GINGRAS NORMAN R & SANDRA W
081031 00025 - PORTERFIELD APRIL
081031 00026 - KEENEY PATRICIA AND ROBERT J STICE (RS)
081031 00018 - ORIANS SARAH K AND RALPH F HEDDEN
081033 00053 - VENDETTI CHRISTOPHER T & RACHEL J
081033 00052 - WARE JOHNATHAN M & PAMELA D
081051 00270 - BOARD OF EDUCATION OF THE MEMPHIS CITY
081033 00054 - MCGARITY EVELYN S AND VERNICE HUNTER
081033 00055 - JONES BRIAN M
081031 00016 - WAGNER EMILY R
081033 00065 - BREWER GAIL T
081030 00004 - GRANT MARCHE M
081030 00003 - COX JERRY A
081033 00042 - MCCRAY LILLIE R & POLK
081028 00068 - REESE SHMUEL & JESSICA M
081028 00067 - RATSTEDT STEVEN G & DOROTHEA
081030 00008 - FULLER ANDRE AND KIM FULLER
081033 00046 - GUNLOCK CHRISTINE W AND SHARON J GUNLOCK

081030 00010 - ALVARADO JESUS R
081028 00066 - CAPOCCIA NICHOLAS J & DIANE
081030 00013 - FERRELL LEIGH & JONATHAN
081033 00056 - KINSLEY JORDAN L
081030 00011 - SMITH BELINDA P
081029 00013 - ARIEMMA BRENT C
081033 00047 - BOND GEORGE E & LINDA D
081033 00057 - SPELL HUGH D & CAMERON C
081028 00056 - SMITH MARKUS D & WENDY N
081028 00065 - MENDIUS BEVERLY R
081033 00063 - ARCHIBALD DWIGHT AND SHALOTTIE ARCHIBALD
081033 00049 - FULLER GLENN AND DOROTHY REVOCABLE TRUST
081029 00010 - THOMPSON CAROLE & NORMAN
081033 00058 - CARTER BETTY
081033 00081 - CARMONA LUIS & MARIA S
081029 00009 - ALMALEM PATRICK M & MICHAL
081033 00062 - CIMBALO STEPHEN A JR AND KIMBERLY K
081028 00064 - STURDIVANT CHRISTOPHER R & JENNA L
081029 00015 - CLEMENTS TERRELL L & VENUS MORENTIN
081028 00042 - CAUDLE DAVID A & KATHERINE M
081029 00008 - SEAY ARTHUR E & ROSLYN PAYNE-SEAY
081028 00057 - MERWIN NATHANIEL I & COURTNEY
081033 00080 - BOLTON JAMES H JR
081033 00060 - HANSBROUGH JOANN
081029 00016 - BRICE MARYBETH N

081029 00007 - CRONE CLARA N AND ALBERT R DAWSON AND
081028 00041 - BARKER MARILYN K
081028 00063 - TRENTHEM TERRY S
081028 00053 - M & W REALTY
081029 00017 - SMITH SCOTT M & PATRICIA M
081033 00061 - BETTISON WILLIAM L & MARY A
081029 00006 - MALOTT DAVID A & AMY L
081029 00018 - FORBES GIGIA
081028 00043 - TOWNSEND J WILLIAM & ROSANN S
081028 00062 - BARTON LINDA K AND LAUREN BARTON (RS)
081029 00019 - MITCHELL JOSEPH R AND CAROL TOWNSHEND
081029 00004 - LINDSEY EDDIE J & ANGELA M
081029 00003 - BRACKENS SHEILA D P
081028 00039 - CAMPBELL SHARON C
081028 00027 - KELLY BENJAMIN S & KATHRYN S
081029 00002 - APODACA DELIA C
081029 00021 - RUSSELL GEORGIA
081028 00044 - MELVIN JONATHAN P
081028 00060 - MARTIN MARK W & SHARON
081029 00001 - BUSCH KRISTIN K
081028 00026 - FRAGALE WILLIAM J & DORIS A
081029 00022 - GIVENS ERIC JR & ASHLEY
081028 00050 - HEARON MARY F AND VIOLA MOORE (RS)
081028 00038 - ASPLUND D E & CAROLYN L
081028 00045 - WINTERS JOSHUA & KATHERINE

081029 00023 - TASONIS RICHARD J AND BEVERLY J QUIGLEY
081054 00009 - SULLIVAN LINDA K REVOCABLE TRUST
081028 00028 - JONES PERCY F III & FALANDARA
081029 00025 - BARNETT ELIZABETH C (71%) AND CAROLINE M
081028 00037 - HUGHES BILLY JR & ERICA BULLOCK
081028 00046 - EVANS KATHY D
081029 00026 - GENTRY MATTHEW R & LINSAY M
081033 00075 - KELLOUGH JESSICA
081028 00012 - EVANS PATRICIA A
081028 00049 - BALLENTINE EMILLIA G AND ANNE B
081054 00031 - KURZINSKY ROBERT S & HITOMI
081054 00002 - FAROOQ FAREEDUDDIN & SIRAJ
081028 00029 - COMBS KEVIN
081028 00024 - SNYDER MATTHEW R AND MADISON K WILLIAMS
081028 00047 - DALTON MICHAEL S & MARION B
081028 00011 - SANDERS AMORY AND LAURA PLUMB
081054 00015 - DEGAN MARY S B AND ALPHA BURNS
081028 00013 - YARBROUGH DANNY R & ESTELLA B
081028 00030 - SMITH CAROLYN H
081028 00010 - HOWELL STEVEN H & CHERYL
081028 00023 - KRAUCH ROBERT AND JANETTE KRAUCH LIVING
081054 00030 - ESMAIL MOHAMED S & FATMA
081028 00002 - MIDDLETON HAROLD & VALENCIA
081054 00007 - COOPWOOD IVA R
081028 00031 - KING-BLACKWELL SYLVIA

081028 00003 - WASHINGTON MONA C
081028 00014 - KILGORE CAROL J & JAMES
081028 00006 - TRIGG ELIZABETH C
081028 00004 - CRIM ALLAN B & DEBORAH S
081028 00009 - CUPP TED W
081028 00032 - COWAN KATHY M
081028 00033 - RODRIGUEZ MIGUEL H
081028 00075 - QUINCE CHURCH OF CHRIST
081054 00017 - UMEKWE NKIRU & NGOZI
081054 00018 - LYTTON JOHN F & JO A
081054 00019 - SPRING KEINO
081054 00020 - HENDERSON TONY
081028 00007 - OTAKE MINORU
081054 00021 - PROUSER ALAN L & JEAN B
081028 00016 - OLSON LISA H
081028 00017 - JOHNSON JUSTIN E
081028 00019 - FKH SFR PROPCO B-HLD LP
081028 00018 - FRANKLIN THELMA AND TAMARA HOLLINS
081065 00002 - NEW HORIZONS PREMIUM HOMES LLC
081065 00003 - GRAY WILLIAM G AND CYNTHIA R GRAY
081065 00005 - MCLEMORE RONNIE
081053 00007 - OLDHAM MILLARD L JR & ADA M
081051 00168 - MEMPHIS CITY OF
081053 00017 - THOMAS JEREMY Q & RASHEEMA J
081053 00018 - AJAMU OLORI

081053 00016 - JENNINGS THERESA B
081053 00021 - FKH SFR PROPCO B-HLD LP
081053 00030 - WESTBROOK LINDA M
081053 00029 - 9885 W 21ST AVE LLC
081053 00025 - RICHARDSON MARIO AND CALVIN RICHARDSON
081053 00024 - HOLLEY LEONARD L JR & BARBARA M
081053 00023 - KSOBIECH ALFONS C & JANICE J
081053 00022 - QUEEN JAMES W
081053 00033 - STANLEY LARRY J & BARBARA J
081053 00034 - ROBINSON MACK E & MARY L
081053 00035 - HARLEY CHAUNCEY
081065 B00057 - KIRBY OAKS HOMEOWNER'S ASSOCIATION INC
081053 00037 - MONTGOMERY JAMES T & ERMA L
081065 B00005 - JAMES HAZEL & AARON
081065 B00055 - PRICE VINCENT J & PAMELA A
081065 B00054 - JONES HERBERT
081065 B00023 - MAY FAMILY REVOCABLE TRUST
081065 B00019 - HARRIS ODELL AND MARIETA W HARRIS AND
081065 B00017 - DUGAN DENNIS & JANET M
081065 B00024 - RAY-WILLIAMS TONIE
081065 B00016 - BROWN WANDA B
081065 B00048 - SCOTT DANIAL B & LELA T
081065 B00049 - AVENS WILLIAM G & SANDRA F
081065 B00050 - WALKER KIMBERLY L AND NIKKI G WALKER
081065 B00025 - MORGAN STANLEY & RHOLEDIA

081065 B00052 - PETERS ROBERT R SR & SHARON S

081065 B00026 - FLEMING WILLIAM AND DOROTHY Y FLEMING

081065 B00027 - ODELL ROSALAND D

081065 B00030 - KING JOHN C & NORRIS T

081065 B00032 - FENTRESS RUBY P AND LORRI J FENTRESS (RS

081065 B00047 - PROGRESS RESIDENTIAL BORROWER 16 LLC

081065 B00033 - GRAY EARNEST & HELEN

081065 B00042 - TATE HERBERT C JR AND ANITA D TATE

081065 B00045 - WRIGHT MAMON L AND ROSALYN L WRIGHT

081065 B00044 - COBB TORIANO

081065 B00046 - ARCHIE RHONDA R

081065 B00043 - BRADFORD ANNA R & WILLIE J

081065 B00039 - ISON DONALD W & JOAN D

081065 B00038 - FOX JOSEPH D & ANGELA J

081065 B00034 - BURTON ANTHONY L & BONNIE

081065 B00037 - HENDERSON LEESA

081065 B00035 - MCBRIDE CALVIN & AURELIA

081065 A00004 - TSIRGIOTIS GEORGE A & CATHLYN C

081065 A00005 - BURRELL DEREK J

081065 A00007 - CHEN GRACE T W

081065 A00008 - BROOKS MARSHUN T

081065 A00009 - CROUCH RICHARD

081065 A00010 - CARTER JOYCE (ESTATE OF)

081065 A00012 - CRAWFORD EVELYN J & DARRYL

081065 A00013 - MEMPHIS REALTY PRO-INVESTMENT LLC

081065 A00027 - RS RENTAL II LLC

081065 A00025 - FLETCHER KATHERINE L

081065 A00023 - HILL TERRY D & ALLAN W

081065 A00022 - MELTON MARK C & BARBARA C

081065 A00021 - FKH SFR PROPCO I LP

081065 A00019 - QUARRELLS CLARENE AND CASSANDRA Q TURNER

081065 A00018 - COOPER DERYK AND JANICE COOPER

081065 A00017 - MORENO ELEAZAR & NORBERTA CASTILLO

081066 00004 - DOKES ANGELA

081066 00005 - AYANRU STEFANIE

081066 00006 - CHEN SAI JEN AND JUDY CHU

081066 00007 - MCSWAIN WILLIAM B III

081066 00009 - FUNG LEUNG P & JOANNA

081066 00010 - JOHNSON JOHN M

081066 00011 - PEARSON KEVIN A

081066 00012 - CSMA BLT LLC

081066 00013 - LEE LIVING TRUST

081066 00014 - ANDERSON KIRA M

081066 00015 - CSMA BLT LLC

081051 00170 - TEXAS GAS TRANSMISSION CORP

081069 00001 - HARRIS QUINCY E AND MOSES E HARRIS &

081069 00004 - FARNSWORTH FAMILY REVOCABLE TRUST

081069 00006 - RS RENTAL III A LLC

081069 00007 - LEMM DONALD M

081069 00010 - MANLEY DALLAS G

081066 00001 - CALISE DAVID
081069 00026 - GAURINO MARVIN
081069 00025 - FKH SFR PROPCO D LP
081069 00023 - SALCEDO CLAUDIA
081069 00022 - PETERSON STEPHANIE C
081069 00019 - BACIGALUPO CLAUDIA L
081069 00018 - BROOKS JERRY L & RUTH M
081070 00002 - BROWN TIMOTHY A & BARBARA L C
081070 00003 - POTTER BENNY D
081070 00004 - HOME SFR BORROWER IV LLC
081070 A00053 - STRAHAN TIARA N
081070 A00052 - KOVAR DEBBIE AND PATRICK KOVAR
081070 A00055 - TIFFANY THOMAS B & CLARE L
081070 D00001 - HAWES ALAN D & TERESA L
081070 D00002 - MGM SOLUTIONS LLC
081070 D00003 - BOSDORF MELISSA
081070 D00005 - GOPALSAMY GOVINDARAJAN
081070 D00006 - HARRIS LINDA B AND JOHNNIE M HARRIS III
081070 D00004 - JOHNSON FREDRICK
081070 D00007 - CONWAY THERESA AND DANIELLE CONWAY
081033 00074 - ROMER MARK E & KATHLEEN M
081033 00077 - PARKER TRACY A & SHERRI B
081033 00073 - GROSE HERBERT M
081033 00078 - MORGAN RASHAUNDRA
081033 00072 - MARTIN DAVID & CLAIRE

081033 00079 - OLIVER LASHUNDA
081033 00071 - SHAW ANDREW AND BRANDON ROBERTS (RS)
081033 00070 - NEWBORN CHARLES
081033 00059 - GRIMM GEORGE G & EVELYN R
081053 B00005 - WOODARD REVOCABLE LIVING TRUST
081027 00011 - CHABAD LUBAVITCH OF TENNESSEE INC
081052 00001 - BALMORAL PRESBYTERIAN CH TR
081051 00171 - CITY OF MEMPHIS
081054 00005 - TAGUE LAURALEE H
081054 00003 - ANDERSEN SHIRLEY A
081054 00001 - CHABAD LUBAVITCH OF TENNESSEE INC
081054 00004 - APPLING JOHN W AND MELANIE A DRENNING
081065 B00002 - PARTEE LAVERN
081065 B00003 - STEWART WINSTON A & JOHNNIE P
081065 B00004 - DONALD MARVA B
081065 A00001 - PRICE CHRISTOPHER
081053 00073 - SHELBY COUNTY TAX SALE 13.04
081053 00031 - DAVIS LAURIE AND JENNIFER DAVIS
081053 B00006 - WFC KIRBY GATE LLC
081053 A00005 - REESE MAGDALENA
081053 A00004 - BIRNEY WILLIAM L
081053 A00003 - REID MARY S N
081053 A00002 - CORNETT FORD & JOYCE
081053 A00001 - PHILLIPS DERRICK J
081053 A00006 - ARMUS MICHAEL A

081053 A00007 - CHAMNESS BRENDA Y

081053 A00008 - REESE ELISHEVA

081053 A00009 - HENDERSON SHIRLEY M (LE) AND KEITH MCBRI

081053 A00010 - VAANUNU REUT

081053 A00011 - GOODWIN DOUGLAS S & MARION C

081070 A00066 - ELKINGTON & KELTNER DEV INC

081070 00008 - HATCHELL EMILY A & CHRISTOPHER M

081070 00009 - DUDLEY KASHINA

081070 00010 - SHEGOG HENRY A & JANICE

081070 A00002 - HARRISON TYKISHA R

081070 A00003 - POTTER JOSHLYN L

081070 A00004 - JACKSON MARQUES D

081070 A00007 - JOHNSON TERRELL JR

081065 A00016 - MICHAEL RONALD C R & RUBY K

081070 00006 - BAF ASSETS LLC

081070 00007 - LEE JOHN

081028 00035 - DICKSON CHAD A AND PATRICIA A

081028 00034 - PEEPLES DEREK K SR & SHERONDA R

081065 00006C - CARLISLE VERNON H JR & BARBARA

081065 00007C - MCCULLAR MICHAEL D & CELESTE

081065 B00006 - COOPER CHRISTOPHER L REVOCABLE TRUST

081065 B00007 - LESS STANLEY AND VICKI LESS LIVING TRUST

081065 B00008 - JEFFCOATS CHRISTEL A

081065 B00009 - SHUMAKER JEFFREY L

081065 B00010 - MATHIS GREGORY & JUDY

081065 B00013 - HARMON JOSEPH E

081070 00088 - 2900 KIRBY PARKWAY LLC

081070 B00017C - ELKINGTON & KELTNER DEV INC

081070 00089 - MEADOW VILL-MILLERS POND PUD HMEOWN ASSN

081065 00001 - BALMORAL BAPTIST CHURCH

081052 00031 - REGINAL ONE RH MOB 1 SPE LLC

081052 00030 - REGIONAL MED PROPERTIES LLC

081052 00029 - WILLS WALTER D III

081053 B00007 - WFC KIRBY GATE LLC

081053 00072 - 3LS PROPERTIES INC

081053 B00001 - KRISTOVICH TRUST

081053 00038 - 510 SFR TN OPERATIONS I LLC

081053 B00003 - KROGER LIMITED PARTNERSHIP I

081051 00271 - MEMPHIS CITY OF

081053 00084 - WILLS & WILLS L P

081053 00079 - REALTY INCOME PROPERTIES 25 LLC

081052 00026 - REGIONAL MED PROPERTIES LLC

081052 00025 - WHEEL LLC

081053 00053 - GILL MARTIN & HERRING

081052 00028 - REGIONAL MED PROPERTIES LLC

081053 00005 - STEHLING NEAL A & PEGGY B

081053 00010 - PRITCHARD DONALD L REVOCABLE LIVING

081053 A00012 - NEEDHAM GARY W & MELINDA K

081053 00043 - STEFFEK JOHN

081051 00167 - MEMPHIS CITY OF

081028 00061 - WILLIAMS JOHN J SR & REGINA
081028 00048 - NIKIFOROVA DORYANA A
081053 00002 - LAWSON STEVE L
081053 00004 - DUCKWORTH TYRONE & MARY E
081053 00012 - SEFERS KEVIN & NATALIE R
081053 00011 - BARTELS REGINA M
081053 00013 - STEVENS RICHARD L II & STACY E
081053 00009 - HUDSON JACOB & HANNAH
081053 00014 - GREGORY ALBERT K REVOCABLE LIVING TRUST
081053 00015 - STEFFEK JOHN
081053 00041 - OGLETREE PAMELA K
081053 B00004 - ARLINE TOWNHOMES LLC
081052 00027 - REGIONAL MED PROPERTIES LLC
081053 00067 - 3LS PROPERTIES INC
081053 00077 - MEMPHIS SENIOR HOUSING PROPCO K6 LLC
081053 B00002 - WFC KIRBY GATE LLC
081053 00054 - GILL MARTIN & HERRING
081053 00083 - WILLS & WILLS L P
081053 00078 - 6480 QUINCE ROAD EAST HOLDINGS LLC
081053 00085 - SENTRY SELF STORAGE GP
081053 00087 - AUTOZONE DEVELOPMENT LLC
081028 00072 - STEVENS RICHARD L II & STACY E
081053 A00013 - FINNELL PATRICK S & VALERIE F
081053 00003 - LAWSON ALEXANDRA C AND RAFAEL A B ROMERO
081028 00073 - GREGORY ALBERT K REVOCABLE LIVING TRUST

081028 00074 - STEFFEK JOHN

081053 A00016 - SEFERS KEVIN & NATALIE R

081053 A00015 - COPPERFIELDS INC

081053 00006 - TAYLOR ANNIE

081053 00082 - 6500 KIRBY GATE BOULEVARD LLC

081053 00089 - DT RETAIL PROPERTIES LLC

081053 00091 - GEERNAERT RICHARD WARREN AND CHRISTIE

081053 00092 - WILLS & WILLS L P

081053 00093 - KIRBY LAND HOLDINGS LLC

MEDINA ARTURO E & ERIKA HERNANDEZ
6464 SULGRAVE DR #
MEMPHIS TN 38119

GRAHAM CHAD E & DONNA
6417 SULGRAVE DR #
MEMPHIS TN 38119

ATKINS CALVIN & ANCHERNYCE T
6572 KIRBY GATE CV #
MEMPHIS TN 38119

MILLER JULIE M
2598 SULGRAVE CV #
MEMPHIS TN 38119

STAFFORD DANIELLE F L & KOEDY B HARPER
2639 CRIMMINS CV #
MEMPHIS TN 38119

PERRY ANTOINE P SR & TYRANY R
6578 KIRBY GATE CV #
MEMPHIS TN 38119

CAMPBELL JOEL D & PAULA P
2610 CRIMMINS CV #
MEMPHIS TN 38119

GREEN REUBEN A & MERCY
2638 CRIMMINS CV #
MEMPHIS TN 38119

TERRY REGINALD D
6633 KIRBY OAKS LN #
MEMPHIS TN 38119

SMITH ETHEL M
6434 SULGRAVE DR #
MEMPHIS TN 38119

NGUYEN LYNN
6431 SULGRAVE DR #
MEMPHIS TN 38119

BALMORAL PRESBYTERIAN CHURCH
6413 QUINCE RD #
MEMPHIS TN 38119

BC MEMPHIS PROPERTY HOLDINGS LLC
PO BOX 17429 #
MEMPHIS TN 38187

TAYLOR PAULA
2642 CRIMMINS CV #
MEMPHIS TN 38119

LANGSTON TITO & RHONDA
6709 KIRBY OAKS CV #
MEMPHIS TN 38119

MICHAEL KRISTEN S
2620 INVERARY CV #
MEMPHIS TN 38119

STOUT PROPERTIES LLC
6697 STOUT RD #
MEMPHIS TN 38119

BRASLOW SAMUEL D & CAROL S
6703 KIRBY OAKS CV #
MEMPHIS TN 38119

SINK DAVID W JR REVOCABLE LIVING TRUST
2609 ABERCORN CV #
MEMPHIS TN 38119

TAYLOR GREGORY S
6604 LANGDALE CV #
MEMPHIS TN 38119

WALKER EVELYN & OLLIE R JR
6695 KIRBY OAKS CV #
MEMPHIS TN 38119

ANDREWS ROBERT L JR & TAMIKO A
6658 STOUT RD #
MEMPHIS TN 38119

JOHNSON DEBRA L
6591 LANGDALE CV #
MEMPHIS TN 38122

STUKENBORG ALFRED J JR AND MARIE E
6727 KIRBY OAKS CV #
MEMPHIS TN 38119

MILES DERRICK
6368 QUINCE RD #
MEMPHIS TN 38119

BLADES FORREST E & NORMA A
6599 LANGDALE CV #
MEMPHIS TN 38119

GALES JASON & EBONI
6665 KIRBY OAKS LN #
MEMPHIS TN 38119

RODERICK MARITAL TRUST
2618 ABERCORN CV #
MEMPHIS TN 38119

MARMOLEJO JORGE AND MARCELA RODRIGUEZ
6564 KIRBY GATE #
MEMPHIS TN 38119

WHITE WILLIS
6660 KIRBY OAKS CV #
MEMPHIS TN 38119

MACRE JUSTIN A & KRISTINA D 6710 KIRBY OAKS LN # MEMPHIS TN 38119	EDWARDS WILLIAM R 6655 KIRBY TRACE CV # MEMPHIS TN 38119	DOSUMU LATIFU B & GANIAT 6668 BAINBRIDGE DR # MEMPHIS TN 38119
HOLT MARGO E 6718 KIRBY OAKS LN # MEMPHIS TN 38119	HOLMES ELVIN JR 6679 KIRBY TRACE CV # MEMPHIS TN 38119	JONES LONNIE L & DOROTHY C 6696 BAINBRIDGE DR # MEMPHIS TN 38119
NOLEN KINCAID & BERTHA 6734 KIRBY OAKS LN # MEMPHIS TN 38119	JORDAN JAMES R & ELEANOR M 6715 KIRBY TRACE CV # MEMPHIS TN 38119	ZHANG JUAN M 2801 KIRBY RD #103 MEMPHIS TN 38119
HARRIS TAJUANA & ZACHARY 6683 KIRBY OAKS LN # MEMPHIS TN 38119	MUSE ALFRED & PATRICIA D 6668 AMERSHAM DR # MEMPHIS TN 38119	WATSON BENNIE JR & DANA D 6673 MILLERS POND CIR # MEMPHIS TN 38119
PERRY CLAY JR 6691 KIRBY OAKS LN # MEMPHIS TN 38119	DENNIS LATASHA 3769 FERN RIDGE RD # MEMPHIS TN 38115	RUTH DANNY M 6640 PONDSIDE CIR ## 2 MEMPHIS TN 38119
PRICE DARRIN SR & TERESA 6725 KIRBY OAKS LN # MEMPHIS TN 38119	RUSSELL MARIE S 6659 AMERSHAM DR # MEMPHIS TN 38119	FROST GARY & ROXANN 6704 BAINBRIDGE # MEMPHIS TN 38119
GORDON CHARLES & SYLVIA B 6676 KIRBY TRACE # MEMPHIS TN 38119	PESTA RONALD C JR 20 CAPTAINS WALK # BAY SHORE NY 11706	BURKE TORI L 6715 AMERSHAM DR # MEMPHIS TN 38119
JILTSOV ALEXANDER & SVETLANA 6718 KIRBY TRACE CV # MEMPHIS TN 38119	WILSON MATTHEW & SARA C 6687 AMERSHAM DR # MEMPHIS TN 38119	HAGGERTY DANIEL L & TABITHA D 2565 GLENLIVET DR # MEMPHIS TN 38119
HESTER PEGGY L 6744 KIRBY TRACE CV # MEMPHIS TN 38119	HUDA FURQAN 2526 CALKINS RD # GERMANTOWN TN 38139	PATTERSON JENNIFER 6583 KIRBY GATE CV # MEMPHIS TN 38119
MCGHEE MICHAEL & CONNIE L 6637 KIRBY TRACE CV # MEMPHIS TN 38119	SIMS KATHY A AND CLENNON C SIMS 6626 AMERSHAM DR # MEMPHIS TN 38119	CHERUKUPALLI NAGENDRA S TR 20408 HILL AVE # SARATOGA CA 95070

BANKHEAD JOSEPH L & SUSIE M 6632 KIRBY OAKS LN # MEMPHIS TN 38119	BALMORAL BAPTIST CHURCH TR 2676 KIRBY RD # MEMPHIS TN 38119	ORIANS SARAH K AND RALPH F HEDDEN 6560 SWARTHMORE DR # MEMPHIS TN 38119
FLEISCHER JEANETTE R AND DONALD L 6640 KIRBY TRACE CV # MEMPHIS TN 38119	RUSCH REVOCABLE LIVING TRUST 6716 KIRBY OAKS CV # MEMPHIS TN 38119	VENDETTI CHRISTOPHER T & RACHEL J 2544 STRATHSPEY CV # MEMPHIS TN 38119
MONROE MARTI K 6650 KIRBY TRACE CV # MEMPHIS TN 38119	LITTLE FELECIA AND TIERNEY D EARLS 6724 KIRBY OAKS CV # MEMPHIS TN 38119	WARE JOHNATHAN M & PAMELA D 2548 STRATHSPEY CV # MEMPHIS TN 38119
MCKINNEY MICHAEL D & VALERIE O 8893 VALLEY CREEK DR # ARLINGTON TN 38002	ALLIANCE HEALTH SERVICES INC 6400 SHELBY VIEW DR #101 MEMPHIS TN 38134	BOARD OF EDUCATION OF THE MEMPHIS CITY 2597 AVERY AVE # MEMPHIS TN 38112
SHILO LIVING TRUST 8615 E PEACH BLOSSOM # ANTELOPE CA 95843	QUINCE CHURCH OF CHRIST 6384 QUINCE RD # MEMPHIS TN 38119	MCGARITY EVELYN S AND VERNICE HUNTER 2542 STRATHSPEY CV # MEMPHIS TN 38119
NICHOLSON DONALD R JR 6670 MILLERS POND CIR # MEMPHIS TN 38119	WILLER NATHAN B 2634 CRIMMINS CV # MEMPHIS TN 38119	JONES BRIAN M 2549 STRATHSPEY CV # MEMPHIS TN 38119
KNOX RACHEL 6678 MILLERS POND CIR # MEMPHIS TN 38119	ROBBINS CRAIG & SUZANNE V ROBINSON 6530 SWARTHMORE DR # MEMPHIS TN 38119	WAGNER EMILY R 6584 LOCHOBER CV # MEMPHIS TN 38119
COOK BYRON K PO BOX 41225 # MEMPHIS TN 38174	GINGRAS NORMAN R & SANDRA W 6524 SWARTHMORE DR # MEMPHIS TN 38119	BREWER GAIL T 2558 GLENLIVET DR # MEMPHIS TN 38119
DOUGLAS TONY L 6750 KIRBY TRACE CV # MEMPHIS TN 38119	PORTERFIELD APRIL 6514 SWARTHMORE DR # MEMPHIS TN 38119	GRANT MARCHE M 6533 SWARTHMORE DR # MEMPHIS TN 38119
STITTIAMS RICKEY R SR & MARCO M 6667 BAINBRIDGE DR # MEMPHIS TN 38119	KEENEY PATRICIA AND ROBERT J STICE (RS) 6504 SWARTHMORE DR # MEMPHIS TN 38119	COX JERRY A 6525 SWARTHMORE DR # MEMPHIS TN 38119

MCCRAY LILLIE R & POLK 6480 STRATHSPEY DR # MEMPHIS TN 38119	ARIEMMA BRENT C 2555 INVERARY DR # MEMPHIS TN 38119	ALMALEM PATRICK M & MICHAL 6463 STRATHSPEY DR # MEMPHIS TN 38119
REESE SHMUEL & JESSICA M 6603 SULGRAVE DR # MEMPHIS TN 38119	BOND GEORGE E & LINDA D 6460 STRATHSPEY DR # MEMPHIS TN 38119	CIMBALO STEPHEN A JR AND KIMBERLY K 2580 GLENLIVET DR # MEMPHIS TN 38119
RATSTEDT STEVEN G & DOROTHEA 6585 SULGRAVE DR # MEMPHIS TN 38119	SPELL HUGH D & CAMERON C 2563 STRATHSPEY CV # MEMPHIS TN 38119	STURDIVANT CHRISTOPHER R & JENNA L 2570 PERTHSHIRE CV # MEMPHIS TN 38119
FULLER ANDRE AND KIM FULLER 6552 SULGRAVE DR # MEMPHIS TN 38119	SMITH MARKUS D & WENDY N 6561 SULGRAVE DR # MEMPHIS TN 38119	CLEMENTS TERRELL L & VENUS MORENTIN 6498 SULGRAVE DR # MEMPHIS TN 38119
GUNLOCK CHRISTINE W AND SHARON J GUNLOCK 6464 HAVERFORD CV # MEMPHIS TN 38119	MENDIUS BEVERLY R 2562 PERTHSHIRE CV # MEMPHIS TN 38119	CAUDLE DAVID A & KATHERINE M 6529 SULGRAVE DR # MEMPHIS TN 38119
ALVARADO JESUS R 3731 DEER FOREST DR # MEMPHIS TN 38115	ARCHIBALD DWIGHT AND SHALOTTIE ARCHIBALD 2572 GLENLIVET DR # MEMPHIS TN 38119	SEAY ARTHUR E & ROSLYN PAYNE-SEAY 6457 STRATHSPEY DR # MEMPHIS TN 38119
CAPOCCIA NICHOLAS J & DIANE 6577 SULGRAVE DR # MEMPHIS TN 38119	FULLER GLENN AND DOROTHY REVOCABLE TRUST 6440 STRATHSPEY DR # MEMPHIS TN 38119	MERWIN NATHANIEL I & COURTNEY 2573 PERTHSHIRE CV # MEMPHIS TN 38119
FERRELL LEIGH & JONATHAN 2556 INVERARY DR # MEMPHIS TN 38119	THOMPSON CAROLE & NORMAN 6467 STRATHSPEY DR # MEMPHIS TN 38119	BOLTON JAMES H JR 6342 QUINCE RD # MEMPHIS TN 38119
KINSLEY JORDAN L 2553 STRATHSPEY CV # MEMPHIS TN 38119	CARTER BETTY 2569 STRATHSPEY CV # MEMPHIS TN 38119	HANSBROUGH JOANN 6420 STRATHSPEY DR # MEMPHIS TN 38119
SMITH BELINDA P 6530 SULGRAVE DR # MEMPHIS TN 38119	CARMONA LUIS & MARIA S 6338 QUINCE RD # MEMPHIS TN 38119	BRICE MARYBETH N 6490 SULGRAVE DR # MEMPHIS TN 38119

CRONE CLARA N AND ALBERT R DAWSON AND 6451 STRATHSPEY DR # MEMPHIS TN 38119	MITCHELL JOSEPH R AND CAROL TOWNSHEND 6470 SULGRAVE DR # MEMPHIS TN 38119	FRAGALE WILLIAM J & DORIS A 6481 SULGRAVE DR # MEMPHIS TN 38119
BARKER MARILYN K 6515 SULGRAVE DR # MEMPHIS TN 38119	LINDSEY EDDIE J & ANGELA M 6429 STRATHSPEY DR # MEMPHIS TN 38119	GIVENS ERIC JR & ASHLEY 6450 SULGRAVE DR # MEMPHIS TN 38119
TRENTHEM TERRY S 2578 PERTHSHIRE CV # MEMPHIS TN 38119	BRACKENS SHEILA D P 6423 STRATHSPEY DR # MEMPHIS TN 38119	HEARON MARY F AND VIOLA MOORE (RS) 2610 SULGRAVE CV # MEMPHIS TN 38119
M & W REALTY 400 FAIROAKS DR # OAKLAND TN 38060	CAMPBELL SHARON C 2600 INVERARY CV # MEMPHIS TN 38119	ASPLUND D E & CAROLYN L 2608 INVERARY CV # MEMPHIS TN 38119
SMITH SCOTT M & PATRICIA M 6484 SULGRAVE DR # MEMPHIS TN 38119	KELLY BENJAMIN S & KATHRYN S 6489 SULGRAVE DR # MEMPHIS TN 38119	WINTERS JOSHUA & KATHERINE 2599 SULGRAVE CV # MEMPHIS TN 38119
BETTISON WILLIAM L & MARY A 6408 STRATHSPEY DR # MEMPHIS TN 38119	APODACA DELIA C 6417 STRATHSPEY DR # MEMPHIS TN 38119	TASONIS RICHARD J AND BEVERLY J QUIGLEY 6442 SULGRAVE DR # MEMPHIS TN 38119
MALOTT DAVID A & AMY L 6441 STRATHSPEY DR # MEMPHIS TN 38119	RUSSELL GEORGIA 6456 SULGRAVE DR # MEMPHIS TN 38119	SULLIVAN LINDA K REVOCABLE TRUST 2601 ABERCORN CV # MEMPHIS TN 38119
FORBES GIGIA 6476 SULGRAVE DR # MEMPHIS TN 38119	MELVIN JONATHAN P 2910 HIGHMEADOW DR # JONESBORO AR 72404	JONES PERCY F III & FALANDARA 2607 INVERARY CV # MEMPHIS TN 38119
TOWNSEND J WILLIAM & ROSANN S 2589 SULGRAVE CV # MEMPHIS TN 38119	MARTIN MARK W & SHARON 2595 PERTHSHIRE CV # MEMPHIS TN 38119	BARNETT ELIZABETH C (71%) AND CAROLINE M 6420 SULGRAVE DR # MEMPHIS TN 38119
BARTON LINDA K AND LAUREN BARTON (RS) 2586 PERTHSHIRE CV # MEMPHIS TN 38119	BUSCH KRISTIN K 5912 SE LAFAYETTE ST # PORTLAND OR 97206	HUGHES BILLY JR & ERICA BULLOCK 2616 INVERARY CV # MEMPHIS TN 38119

EVANS KATHY D 2607 SULGRAVE CV # MEMPHIS TN 38119	SANDERS AMORY AND LAURA PLUMB 6449 SULGRAVE DR # MEMPHIS TN 38119	WASHINGTON MONA C 6401 SULGRAVE DR # MEMPHIS TN 38119
GENTRY MATTHEW R & LINSAY M 6412 SULGRAVE DR # MEMPHIS TN 38119	DEGAN MARY S B AND ALPHA BURNS 2752 SCARLETT RD # GERMANTOWN TN 38139	KILGORE CAROL J & JAMES 2635 CRIMMINS CV # MEMPHIS TN 38119
KELLOUGH JESSICA 6394 SULGRAVE DR # MEMPHIS TN 38119	YARBROUGH DANNY R & ESTELLA B 2619 CRIMMONS CV # MEMPHIS TN 38119	TRIGG ELIZABETH C 6421 SULGRAVE DR # MEMPHIS TN 38119
EVANS PATRICIA A 6459 SULGRAVE DR # MEMPHIS TN 38119	SMITH CAROLYN H 2621 INVERARY CV # MEMPHIS TN 38119	CRIM ALLAN B & DEBORAH S 6409 SULGRAVE DR # MEMPHIS TN 38119
BALLENTINE EMILLIA G AND ANNE B 2616 SULGRAVE CV # MEMPHIS TN 38119	HOWELL STEVEN H & CHERYL 6439 SULGRAVE DR # MEMPHIS TN 38119	CUPP TED W 789 W 18TH ST #2A COSTA MESA CA 92627
KURZINSKY ROBERT S & HITOMI 2605 CAMROSE CV # MEMPHIS TN 38119	KRAUCH ROBERT AND JANETTE KRAUCH LIVING 5950 EVEN MIST CV # MEMPHIS TN 38120	COWAN KATHY M 2633 INVERARY CV # MEMPHIS TN 38119
FAROOQ FAREEDUDDIN & SIRAJ 2608 KIRBY RD # MEMPHIS TN 38119	ESMAIL MOHAMED S & FATMA 2609 CAMROSE CV # MEMPHIS TN 38119	RODRIGUEZ MIGUEL H 2637 INVERARY CV # MEMPHIS TN 38119
COMBS KEVIN 2615 INVERARY CV # MEMPHIS TN 38119	MIDDLETON HAROLD & VALENCIA 6393 SULGRAVE DR # MEMPHIS TN 38119	QUINCE CHURCH OF CHRIST 6384 QUINCE RD # MEMPHIS TN 38119
SNYDER MATTHEW R AND MADISON K WILLIAMS 2618 CRIMMINS CV # MEMPHIS TN 38119	COOPWOOD IVA R 2619 ABERCORN CV # MEMPHIS TN 38119	UMEKWE NKIRU & NGOZI 6676 STOUT RD # MEMPHIS TN 38119
DALTON MICHAEL S & MARION B 2611 SULGRAVE CV # MEMPHIS TN 38119	KING-BLACKWELL SYLVIA 2627 INVERARY CV # MEMPHIS TN 38119	LYTTON JOHN F & JO A 6686 STOUT RD # MEMPHIS TN 38119

SPRING KEINO 6696 STOUT RD # MEMPHIS TN 38119	MCLEMORE RONNIE 6711 STOUT RD # MEMPHIS TN 38119	HOLLEY LEONARD L JR & BARBARA M 6594 KIRBY GATE CV # MEMPHIS TN 38119
HENDERSON TONY 6704 STOUT RD # MEMPHIS TN 38119	OLDHAM MILLARD L JR & ADA M 6614 LANGDALE CV # MEMPHIS TN 38119	KSOBIECH ALFONS C & JANICE J 6604 KIRBY GATE CV # MEMPHIS TN 38119
OTAKE MINORU #	MEMPHIS CITY OF 125 N MAIN ST # MEMPHIS TN 38103	QUEEN JAMES W 6612 KIRBY GATE CV # MEMPHIS TN 38119
PROUSER ALAN L & JEAN B 6712 STOUT RD # MEMPHIS TN 38119	THOMAS JEREMY Q & RASHEEMA J 6575 LANGDALE CV # MEMPHIS TN 38119	STANLEY LARRY J & BARBARA J 6531 KIRBY GATE CV # MEMPHIS TN 38119
OLSON LISA H 2610 DIBRELL TRAIL DR # COLLIERVILLE TN 38017	AJAMU OLORI 6583 LANGDALE CV # MEMPHIS TN 38119	ROBINSON MACK E & MARY L 6543 KIRBY GATE CV # MEMPHIS TN 38119
JOHNSON JUSTIN E 2647 CRIMMINS CV # MEMPHIS TN 38119	JENNINGS THERESA B 6569 LANGDALE CV # MEMPHIS TN 38119	HARLEY CHAUNCEY 6551 KIRBY GATE CV # MEMPHIS TN 38119
FKH SFR PROPCO B-HLD LP 1850 PARKWAY PL #900 MARIETTA GA 30067	FKH SFR PROPCO B-HLD LP 1850 PARKWAY PL #900 MARIETTA GA 30067	KIRBY OAKS HOMEOWNER'S ASSOCIATION INC 6630 KIRBY OAKS LN # MEMPHIS TN 38119
FRANKLIN THELMA AND TAMARA HOLLINS 2651 CRIMMINS CV # MEMPHIS TN 38119	WESTBROOK LINDA M 6546 KIRBY GATE CV # MEMPHIS TN 38119	MONTGOMERY JAMES T & ERMA L 6565 KIRBY GATE CV # MEMPHIS TN 38119
NEW HORIZONS PREMIUM HOMES LLC 12271 BAJADA RD # SAN DIEGO CA 92128	9885 W 21ST AVE LLC 9521 BEAR CLAW DR # LITTLETON CO 80127	JAMES HAZEL & AARON 6664 KIRBY OAKS LN # MEMPHIS TN 38119
GRAY WILLIAM G AND CYNTHIA R GRAY 6685 STOUT RD # MEMPHIS TN 38119	RICHARDSON MARIO AND CALVIN RICHARDSON 6586 KIRBY GATE CV # MEMPHIS TN 38119	PRICE VINCENT J & PAMELA A 6645 KIRBY OAKS LN # MEMPHIS TN 38119

JONES HERBERT 6655 KIRBY OAKS LN # MEMPHIS TN 38119	PETERS ROBERT R SR & SHARON S 6673 KIRBYS OAKS LN # MEMPHIS TN 38119	ARCHIE RHONDA R 6641 KIRBY OAKS CV # MEMPHIS TN 38119
MAY FAMILY REVOCABLE TRUST 6681 KIRBY OAKS CV # MEMPHIS TN 38119	FLEMING WILLIAM AND DOROTHY Y FLEMING 6690 KIRBY OAKS LN # MEMPHIS TN 38119	BRADFORD ANNA R & WILLIE J 6663 KIRBY OAKS CV # MEMPHIS TN 38119
HARRIS ODELL AND MARIETA W HARRIS AND 6721 KIRBY OAKS CV # MEMPHIS TN 38119	ODELL ROSALAND D 6702 KIRBY OAKS LN # MEMPHIS TN 38119	ISON DONALD W & JOAN D 6699 KIRBY OAKS LN # MEMPHIS TN 38119
DUGAN DENNIS & JANET M 6735 KIRBY OAKS CV # MEMPHIS TN 38119	KING JOHN C & NORRIS T 6726 KIRBY OAKS CV # MEMPHIS TN 38119	FOX JOSEPH D & ANGELA J 6707 KIRBY OAKS LN # MEMPHIS TN 38119
RAY-WILLIAMS TONIE 6676 KIRBY OAKS LN # MEMPHIS TN 38119	FENTRESS RUBY P AND LORRI J FENTRESS (RS 6740 KIRBY OAKS LN # MEMPHIS TN 38119	BURTON ANTHONY L & BONNIE 6741 KIRBY OAKS LN # MEMPHIS TN 38119
BROWN WANDA B 6743 N KIRBY OAKS CV # MEMPHIS TN 38119	PROGRESS RESIDENTIAL BORROWER 16 LLC PO BOX 4090 # SCOTTSDALE AZ 85261	HENDERSON LEESA 6715 KIRBY OAKS LN # MEMPHIS TN 38119
SCOTT DANIAL B & LELA T 6636 KIRBY OAKS CV # MEMPHIS TN 38119	GRAY EARNEST & HELEN 6746 KIRBY OAKS LN # MEMPHIS TN 38119	MCBRIDE CALVIN & AURELIA 6733 KIRBY OAKS LN # MEMPHIS TN 38119
AVENS WILLIAM G & SANDRA F 6642 KIRBY OAKS CV # MEMPHIS TN 38119	TATE HERBERT C JR AND ANITA D TATE 6671 KIRBY OAKS CV # MEMPHIS TN 38119	TSIRGIOTIS GEORGE A & CATHLYN C 6658 KIRBY TRACE CV # MEMPHIS TN 38119
WALKER KIMBERLY L AND NIKKI G WALKER 6650 KIRBY OAKS CV # MEMPHIS TN 38119	WRIGHT MAMON L AND ROSALYN L WRIGHT 6647 KIRBY OAKS CV # MEMPHIS TN 38119	BURRELL DEREK J 6668 KIRBY TRACE CV # MEMPHIS TN 38119
MORGAN STANLEY & RHOLEDIA 6682 KIRBY OAKS LN # MEMPHIS TN 38119	COBB TORIANO 6657 S KIRBY OAKS CV # MEMPHIS TN 38119	CHEN GRACE T W 6684 KIRBY TRACE CV # MEMPHIS TN 38119

BROOKS MARSHUN T 6694 KIRBY TRACE CV # MEMPHIS TN 38119	QUARRELLS CLARENE AND CASSANDRA Q TURNER 6725 KIRBY TRACE CV # MEMPHIS TN 38119	CSMA BLT LLC 1850 PARKWAY PL #900 MARIETTA GA 30067
CROUCH RICHARD 31939 RICHGROVE CT # WESTLAKE VILLAGE CA 91361	COOPER DERYK AND JANICE COOPER 6731 KIRBY TRACE CV # MEMPHIS TN 38119	LEE LIVING TRUST 155 EVENGIN STAR CT ## 153 MILPITAS CA 95035
CARTER JOYCE (ESTATE OF) 6710 KIRBY TRACE CV # MEMPHIS TN 38119	MORENO ELEAZAR & NORBERTA CASTILLO 6739 KIRBY TRACE CV # MEMPHIS TN 38119	ANDERSON KIRA M 6724 AMERSHAM DR # MEMPHIS TN 38119
CRAWFORD EVELYN J & DARRYL 6728 KIRBY TRACE CV # MEMPHIS TN 38119	DOKES ANGELA 6634 AMERSHAM DR # MEMPHIS TN 38119	CSMA BLT LLC 1850 PARKWAY PL #900 MARIETTA GA 30067
MEMPHIS REALTY PRO-INVESTMENT LLC 3746 BONNER DR # OLIVE BRANCH MS 38654	AYANRU STEFANIE 3664 SPOTTSWOOD AVE # MEMPHIS TN 38111	TEXAS GAS TRANSMISSION CORP 3800 FREDERICA ST # OWENSBORO KY 42301
RS RENTAL II LLC 31 HUDSON YARDS #11 NEW YORK NY 10001	CHEN SAI JEN AND JUDY CHU 9347 DE ADALENA ST # ROSEMEAD CA 91770	HARRIS QUINCY E AND MOSES E HARRIS & 6649 AMERSHAM DR # MEMPHIS TN 38119
FLETCHER KATHERINE L 6661 KIRBY TRACE CV # MEMPHIS TN 38119	MCSWAIN WILLIAM B III 6660 AMERSHAM DR # MEMPHIS TN 38119	FARNSWORTH FAMILY REVOCABLE TRUST 6677 AMERSHAM DR # MEMPHIS TN 38119
HILL TERRY D & ALLAN W 6689 KIRBY TRACE CV # MEMPHIS TN 38119	FUNG LEUNG P & JOANNA 6678 AMERSHAM DR # MEMPHIS TN 38119	RS RENTAL III A LLC 32 MERCER ST #4 NEW YORK NY 10013
MELTON MARK C & BARBARA C 6697 KIRBY TRACE CV # MEMPHIS TN 38119	JOHNSON JOHN M 6688 AMERSHAM DR # MEMPHIS TN 38119	LEMM DONALD M 6705 AMERSHAM DR # MEMPHIS TN 38119
FKH SFR PROPCO I LP 1850 PARKWAY PL #900 MARIETTA GA 30067	PEARSON KEVIN A 6696 AMERSHAM DR # MEMPHIS TN 38119	MANLEY DALLAS G 6733 AMERSHAM DR # MEMPHIS TN 38119

CALISE DAVID 344 ABIES RD # RENO NV 89511	STRAHAN TIARA N 6675 MILLERS POND CIR # MEMPHIS TN 38119	ROMER MARK E & KATHLEEN M 2603 GLENLIVET DR # MEMPHIS TN 38119
GAURINO MARVIN 1324 FOOTHILL WAY # REDLANDS CA 92374	KOVAR DEBBIE AND PATRICK KOVAR 6677 MILLERS POND CIR # MEMPHIS TN 38119	PARKER TRACY A & SHERRI B 6354 QUINCE RD # MEMPHIS TN 38119
FKH SFR PROPCO D LP 1850 PARKWAY PL #900 MARIETTA GA 30067	TIFFANY THOMAS B & CLARE L 6680 PONDVIEW CV # MEMPHIS TN 38119	GROSE HERBERT M 2595 GLENLIVET DR # MEMPHIS TN 38119
SALCEDO CLAUDIA 6678 BAINBRIDGE # MEMPHIS TN 38119	HAWES ALAN D & TERESA L 6634 PONDSIDE CIR #1 MEMPHIS TN 38119	MORGAN RASHAUNDRA 6350 QUINCE RD # MEMPHIS TN 38119
PETERSON STEPHANIE C 6686 BAINBRIDGE DR # MEMPHIS TN 38119	MGM SOLUTIONS LLC 1575 EASTMORELAND AVE # MEMPHIS TN 38104	MARTIN DAVID & CLAIRE 2587 GLENLIVET DR # MEMPHIS TN 38119
BACIGALUPO CLAUDIA L 6714 BAINBRIDGE DR # MEMPHIS TN 38119	BOSDORF MELISSA 6325 GRAHAM ST # MEMPHIS TN 38111	OLIVER LASHUNDA 6346 QUINCE RD # MEMPHIS TN 38119
BROOKS JERRY L & RUTH M 6724 BAINBRIDGE DR # MEMPHIS TN 38119	GOPALSAMY GOVINDARAJAN 6156 W BRANCH RD # SAN RAMON CA 94582	SHAW ANDREW AND BRANDON ROBERTS (RS) 2581 GLENLIVET DR # MEMPHIS TN 38119
BROWN TIMOTHY A & BARBARA L C 6639 BAINBRIDGE DR # MEMPHIS TN 38119	HARRIS LINDA B AND JOHNNIE M HARRIS III 6636 PONDSIDE CIR #2 MEMPHIS TN 38119	NEWBORN CHARLES 2573 GLENLIVET DR # MEMPHIS TN 38119
POTTER BENNY D 6649 BAINBRIDGE DR # MEMPHIS TN 38119	JOHNSON FREDRICK 6640 PONDSIDE CIR #1 MEMPHIS TN 38119	GRIMM GEORGE G & EVELYN R 6428 STRATHSPEY DR # MEMPHIS TN 38119
HOME SFR BORROWER IV LLC 3505 KOGER BLVD #400 DULUTH GA 30096	CONWAY THERESA AND DANIELLE CONWAY 6638 PONDSIDE CIR #39 MEMPHIS TN 38119	WOODARD REVOCABLE LIVING TRUST 509 S MAIN ST # MEMPHIS TN 38103

CHABAD LUBAVITCH OF TENNESSEE INC
2570 KIRBY PKWY #
MEMPHIS TN 38119

PRICE CHRISTOPHER
6632 KIRBY TRACE CV #
MEMPHIS TN 38119

CHAMNESS BRENDA Y
2581 COPPERFIELD DR #
MEMPHIS TN 38119

BALMORAL PRESBYTERIAN CH TR
6413 QUINCE RD #
MEMPHIS TN 38119

SHELBY COUNTY TAX SALE 13.04
PO BOX 2751 #
MEMPHIS TN 38101

REESE ELISHEVA
2577 COPPERFIELD DR #
MEMPHIS TN 38119

CITY OF MEMPHIS
125 N MAIN ST #
MEMPHIS TN 38103

DAVIS LAURIE AND JENNIFER DAVIS
6446 N OAK SHADOWS CIR #
MEMPHIS TN 38119

HENDERSON SHIRLEY M (LE) AND KEITH MCBRI
2575 COPPERFIELD DR #
MEMPHIS TN 38119

TAGUE LAURALEE H
6646 STOUT RD #
MEMPHIS TN 38119

WFC KIRBY GATE LLC
11440 SAN VICENTE BLVD #200
LOS ANGELES CA 90049

VAANUNU REUT
2573 COPPERFIELD DR #
MEMPHIS TN 38119

ANDERSEN SHIRLEY A
2616 KIRBY RD #
MEMPHIS TN 38119

REESE MAGDALENA
2597 COPPERFIELD DR #
MEMPHIS TN 38119

GOODWIN DOUGLAS S & MARION C
2569 COPPERFIELD DR #
MEMPHIS TN 38119

CHABAD LUBAVITCH OF TENNESSEE INC
2602 KIRBY RD #
MEMPHIS TN 38119

BIRNEY WILLIAM L
2595 COPPERFIELD DR #
MEMPHIS TN 38119

ELKINGTON & KELTNER DEV INC
PO BOX 17128 #
MEMPHIS TN 38187

APPLING JOHN W AND MELANIE A DRENNING
2628 KIRBY RD #
MEMPHIS TN 38119

REID MARY S N
2593 COPPERFIELD DR #
MEMPHIS TN 38119

HATCHELL EMILY A & CHRISTOPHER M
6695 BAINBRIDGE DR #
MEMPHIS TN 38119

PARTEE LAVERN
6644 KIRBY OAKS LN #
MEMPHIS TN 38119

CORNELL FORD & JOYCE
2591 COPPERFIELD DR #
MEMPHIS TN 38119

DUDLEY KASHINA
4566 TROUT VALLEY DR #
MEMPHIS TN 38141

STEWART WINSTON A & JOHNNIE P
6652 KIRBY OAKS LN #
MEMPHIS TN 38119

PHILLIPS DERRICK J
2589 COPPERFIELD DR #
MEMPHIS TN 38119

SHEGOG HENRY A & JANICE
6713 BAINBRIDGE DR #
MEMPHIS TN 38119

DONALD MARVA B
6658 KIRBY OAKS LN #
MEMPHIS TN 38119

ARMUS MICHAEL A
2583 COPPERFIELD DR #
MEMPHIS TN 38119

HARRISON TYKISHA R
6672 MILLERS POND CIR #
MEMPHIS TN 38119

POTTER JOSHLYN L 6674 MILLERS POND CIR # MEMPHIS TN 38119	COOPER CHRISTOPHER L REVOCABLE TRUST 6678 N KIRBY OAKS CV # MEMPHIS TN 38119	REGINAL ONE RH MOB 1 SPE LLC 3330 PRESTON RIDGE RD #380 ALPHARETTA GA 30005
JACKSON MARQUES D 6676 MILLERS POND CIR # MEMPHIS TN 38119	LESS STANLEY AND VICKI LESS LIVING TRUST 6686 KIRBY OAKS CV # MEMPHIS TN 38119	REGIONAL MED PROPERTIES LLC 877 JEFFERSON AVE # MEMPHIS TN 38103
JOHNSON TERRELL JR 6682 MILLERS POND CIR # MEMPHIS TN 38119	JEFFCOATS CHRISTEL A 6692 KIRBY OAKS CV # MEMPHIS TN 38119	WILLS WALTER D III 2900 KIRBY RD #7 MEMPHIS TN 38119
MICHAEL RONALD C R & RUBY K 6749 KIRBY TRACE CV # MEMPHIS TN 38119	SHUMAKER JEFFREY L 7828 WOODCHASE DR # CORDOVA TN 38016	WFC KIRBY GATE LLC 11440 SAN VICENTE BLVD #200 LOS ANGELES CA 90049
BAF ASSETS LLC 5001 PLAZA ON THE LAKE #200 AUSTIN TX 78746	MATHIS GREGORY & JUDY 6708 KIRBY OAKS CV # MEMPHIS TN 38119	3LS PROPERTIES INC 301 S PERIMETER DR #200 NASHVILLE TN 37211
LEE JOHN 231 E ALESSANDRO BLVD #A380 RIVERSIDE CA 92508	HARMON JOSEPH E 6732 KIRBY OAKS CV # MEMPHIS TN 38119	KRISTOVICH TRUST 21555 PROSPECT RD # SARATOGA CA 95070
DICKSON CHAD A AND PATRICIA A 2634 INVERARY CV # MEMPHIS TN 38119	2900 KIRBY PARKWAY LLC 2620 THOUSAND OAKS BLVD #4000 MEMPHIS TN 38118	510 SFR TN OPERATIONS I LLC 12906 TAMPA OAKS BLVD #100 TEMPLE TERRACE FL 33637
PEEPLES DEREK K SR & SHERONDA R 2636 INVERARY CV # MEMPHIS TN 38119	ELKINGTON & KELTNER DEV INC PO BOX 17128 # MEMPHIS TN 38187	KROGER LIMITED PARTNERSHIP I 1014 VINE ST # CINCINNATI OH 45202
CARLISLE VERNON H JR & BARBARA 6723 STOUT RD # MEMPHIS TN 38119	MEADOW VILL-MILLERS POND PUD HMEOWN ASSN 564 COLONIAL RD # MEMPHIS TN 38117	MEMPHIS CITY OF 125 N MAIN ST # MEMPHIS TN 38103
MCCULLAR MICHAEL D & CELESTE 6727 STOUT RD # MEMPHIS TN 38119	BALMORAL BAPTIST CHURCH 2676 KIRBY RD # MEMPHIS TN 38119	WILLS & WILLS L P 2900 KIRBY RD #7 MEMPHIS TN 38119

REALTY INCOME PROPERTIES 25 LLC
1430 E SOUTHLAKE BLVD #200
SOUTHLAKE TX 76092

WILLIAMS JOHN J SR & REGINA
2594 PERTHSHIRE CV #
MEMPHIS TN 38119

OGLETREE PAMELA K
578 AUTUMN MEADOWS AVE #
COLLIERVILLE TN 38017

REGIONAL MED PROPERTIES LLC
877 JEFFERSON AVE #
MEMPHIS TN 38103

NIKIFOROVA DORYANA A
6908 SILVER MAPLE CV #
MEMPHIS TN 38119

ARLINE TOWNHOMES LLC
6571 EL ROBLE ST #
LONG BEACH CA 90815

WHEEL LLC
6335 WHEEL CV #
MEMPHIS TN 38119

LAWSON STEVE L
6616 MOORQUAKE CV #
MEMPHIS TN 38119

REGIONAL MED PROPERTIES LLC
877 JEFFERSON AVE #
MEMPHIS TN 38103

GILL MARTIN & HERRING
PO BOX 1159 #
DEERFIELD IL 60015

DUCKWORTH TYRONE & MARY E
6599 MOORQUAKE CV #
MEMPHIS TN 38119

3LS PROPERTIES INC
301 S PERIMETER DR #200
NASHVILLE TN 37211

REGIONAL MED PROPERTIES LLC
877 JEFFERSON AVE #
MEMPHIS TN 38103

SEFERS KEVIN & NATALIE R
6574 LANGDALE CV #
MEMPHIS TN 38119

MEMPHIS SENIOR HOUSING PROPCO K6 LLC
1 TOWN CENTER RD #300
BOCA RATON FL 33486

STEHLING NEAL A & PEGGY B
6603 MOORQUAKE CV #
MEMPHIS TN 38119

BARTELS REGINA M
6580 LANGDALE CV #
MEMPHIS TN 38119

WFC KIRBY GATE LLC
11440 SAN VICENTE BLVD #200
LOS ANGELES CA 90049

PRITCHARD DONALD L REVOCABLE LIVING
6584 LANGDALE CV #
MEMPHIS TN 38119

STEVENS RICHARD L II & STACY E
6570 LANGDALE CV #
MEMPHIS TN 38119

GILL MARTIN & HERRING
8130 MACON STATION #114
CORDOVA TN 38018

NEEDHAM GARY W & MELINDA K
2565 COPPERFIELD DR #
MEMPHIS TN 38119

HUDSON JACOB & HANNAH
6594 LANGDALE CV #
MEMPHIS TN 38119

WILLS & WILLS L P
2900 KIRBY RD #7
MEMPHIS TN 38119

STEFFEK JOHN
6565 LANGDALE CV #
MEMPHIS TN 38119

GREGORY ALBERT K REVOCABLE LIVING TRUST
6566 LANGDALE CV #
MEMPHIS TN 38119

6480 QUINCE ROAD EAST HOLDINGS LLC
900 19TH ST #8
WASHINGTON DC 20006

MEMPHIS CITY OF
125 N MAIN ST #
MEMPHIS TN 38103

STEFFEK JOHN
6565 LANGDALE CV #
MEMPHIS TN 38119

SENTRY SELF STORAGE GP
9075 FOREST CENTRE DR #
GERMANTOWN TN 38138

AUTOZONE DEVELOPMENT LLC
PO BOX 2198 #
MEMPHIS TN 38101

DT RETAIL PROPERTIES LLC
500 VOLVO PKWY #
CHESAPEAKE VA 23320

COMMISSIONER BRANDON MORRISON
160 N MAIN STREET
MEMPHIS, TN 38103

STEVENS RICHARD L II & STACY E
6570 LANGDALE CV #
MEMPHIS TN 38119

GEERNAERT RICHARD WARREN AND CHRISTIE
10223 N 103RD ST #
SCOTTSDALE AZ 85258

FINNELL PATRICK S & VALERIE F
2619 KIRBY RD #
MEMPHIS TN 38119

WILLS & WILLS L P
2900 KIRBY RD #7
MEMPHIS TN 38119

LAWSON ALEXANDRA C AND RAFAEL A B ROMERO
6602 MOORQUAKE CV #
MEMPHIS TN 38119

KIRBY LAND HOLDINGS LLC
1050 CAMBRIDGE SQ #
ALPHARETTA GA 30009

GREGORY ALBERT K REVOCABLE LIVING TRUST
6566 LANGDALE CV #
MEMPHIS TN 38119

COUNCIL WOMAN JERRI GREEN
125 N MAIN STREET RM 514
MEMPHIS, TN 38103

STEFFEK JOHN
6565 LANGDALE CV #
MEMPHIS TN 38119

COUNCIL MAN CHASE CARLISLE
125 N MAIN STREET RM 514
MEMPHIS, TN 38103

SEFERS KEVIN & NATALIE R
6574 LANGDALE CV #
MEMPHIS TN 38119

COUNCIL MAN J FORD CANALE
125 N MAIN STREET RM 514
MEMPHIS, TN 38103

COPPERFIELDS INC
3792 S MENDENHALL RD #
MEMPHIS TN 38115

COUNCILMAN DR JEFF WARREN
125 N MAIN STREET RM 514
MEMPHIS, TN 38103

TAYLOR ANNIE
6615 MOORQUAKE CV #
MEMPHIS TN 38119

6500 KIRBY GATE BOULEVARD LLC
6500 KIRBY GATE BLVD #
MEMPHIS TN 38119

**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.

Wills & Wills, LP
I, by Walter Wills Partner Walter Wills, 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):

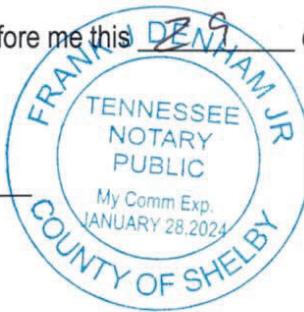
I am the owner of record as shown on the current tax rolls of the county Assessor of Property; the mortgage holder of record as shown in the mortgage records of the county Register of Deeds; purchaser under a land contract; a mortgagee or vendee in possession; or I have a freehold or lesser estate in 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 West Side of Kirby Road 351'+- from the center line of Kirby Gate Blvd
and further identified by Assessor's Parcel Number 08105300088,
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 29 day of APR. C in the year of 2022

Frank J Denham Jr
Signature of Notary Public



JAN 28, 2024
My Commission Expires

