

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

**ONE ORIGINAL  
ONLY STAPLED  
TO DOCUMENTS**

**Planning & Development  
DIVISION**

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

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) \_\_\_\_\_ APPROVAL - (1) APPROVED (2) DENIED  
 12/11/2025 DATE  
 (1) Land Use Control Board ORGANIZATION - (1) BOARD / COMMISSION  
 (2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

**FUNDING:**

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

**SOURCE AND AMOUNT OF FUNDS**

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

**ADMINISTRATIVE APPROVAL:**

	<u>DATE</u>	<u>POSITION</u>
<u>Mahsan C. Faith</u>	<u>Dec 17, 2025</u>	STAFF PLANNER
_____	_____	DEPUTY ADMINISTRATOR
<u>Britt Ryz</u>	<u>12/22/25</u>	ADMINISTRATOR
_____	_____	DIRECTOR (JOINT APPROVAL)
_____	_____	COMPTROLLER
_____	_____	FINANCE DIRECTOR
_____	_____	CITY ATTORNEY
_____	_____	<b>CHIEF ADMINISTRATIVE OFFICER</b>
_____	_____	<b>COMMITTEE CHAIRMAN</b>



## Memphis City Council Summary Sheet

### PD 2025-015

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:

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

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**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.

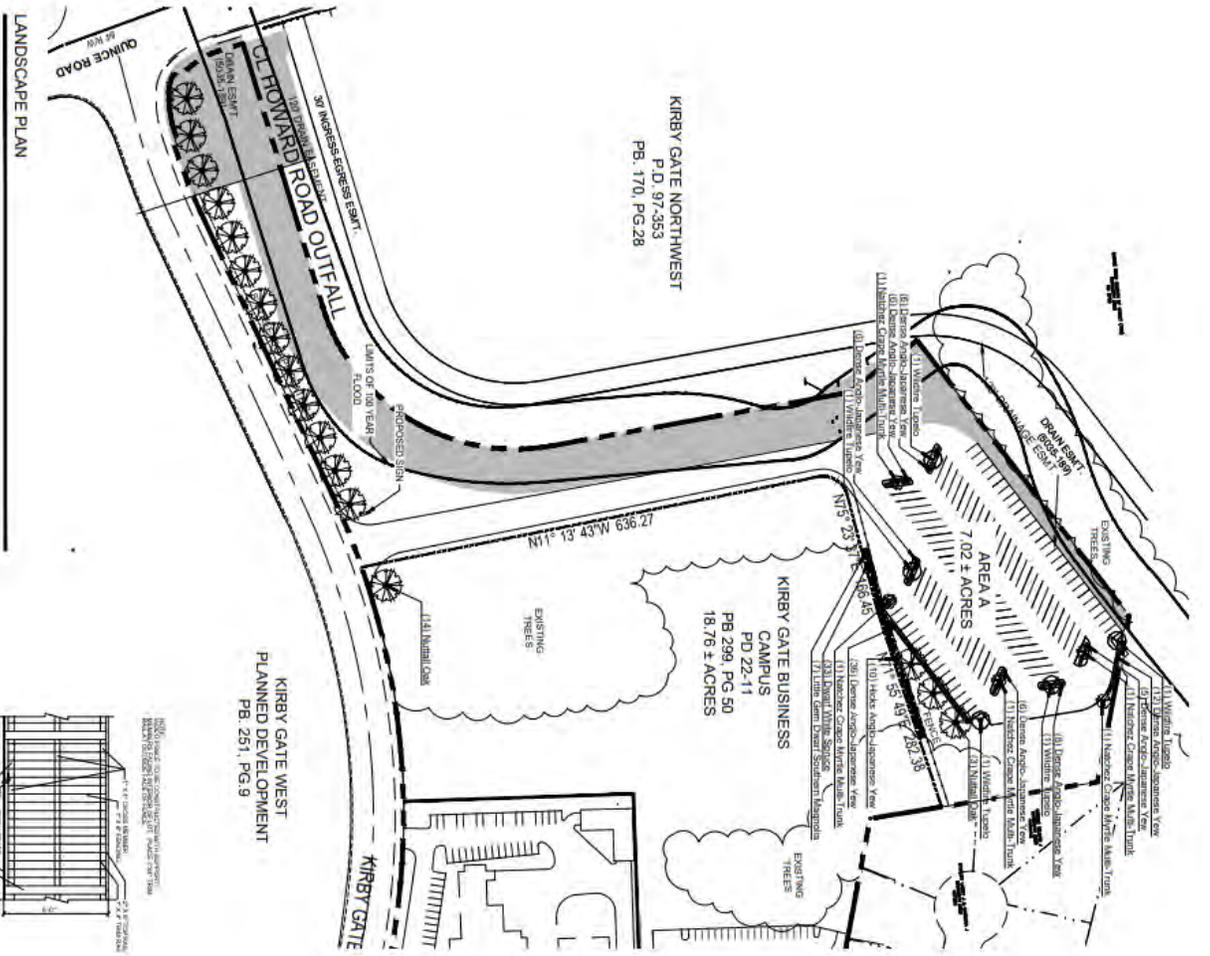
G. Minimum building setbacks shall be as follows, unless noted otherwise:

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

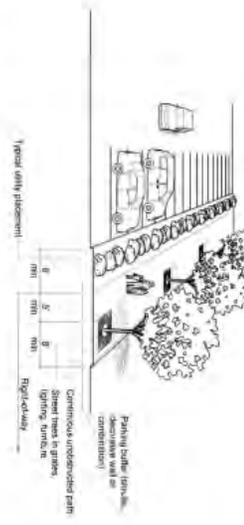
III. Access, Circulation, and Parking:

- 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



SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	CONDITION	CAL	SIZE
(Symbol)	333	Chart White Spruce	Picea glauca (Mills) B.S.P.	24" Ht.	6 ft.	6 ft.
(Symbol)	7	Little Gem Dwarf Southern Magnolia	Magnolia grandiflora 'Little Gem'	237' Cal	8 ft.	8 ft.
(Symbol)	5	Nature's Crepe Myrtle White Trunk	Lagerstromia indica x laurifolia 'Nature's Crepe Myrtle'	237' Cal	8 ft.	8 ft.
(Symbol)	17	Metal Oak	Quercus rubra	237' Cal	8 ft.	8 ft.
(Symbol)	5	White Juniper	Juniperus horizontalis	237' Cal	8 ft.	8 ft.
(Symbol)	44	Unica Aglyc-Isomense Yew	Taxus media 'Daneholm'	24" Ht.	6 ft.	6 ft.
(Symbol)	10	Wests Aglyc-Isomense Yew	Taxus media 'Hazel'	24" Ht.	6 ft.	6 ft.



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"

**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**

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

**WHEREAS**, 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.

- 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.

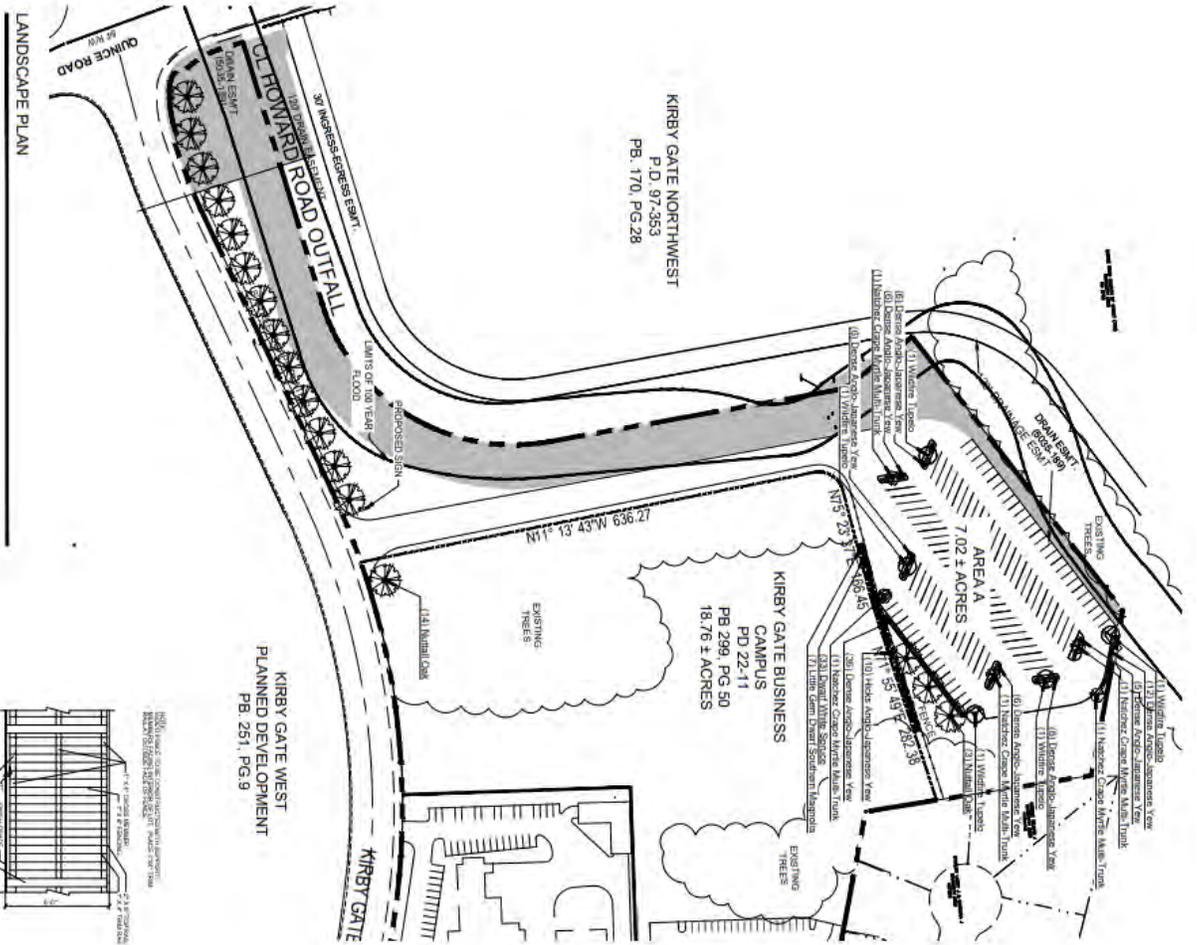
B. Drainage improvements, including possible on-site detention, shall be provided under a standard improvement contract in accordance with Unified Development Code and the City of Memphis/Shelby County Storm Water Management Manual.

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.

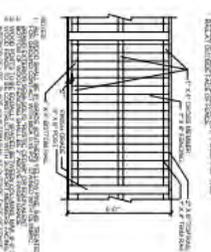
# CONCEPT PLAN



NOTE: THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A FEMA FIRM SPECIAL 1000 HAZARD AREA ACCORDING TO PANEL 47527C 0455F, DATED SEPTEMBER 28, 2007.

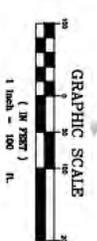
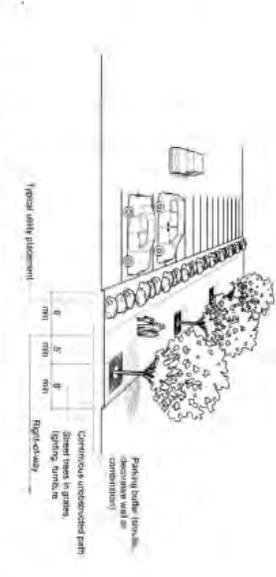
## 2 WOOD PRIVACY FENCE

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



SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	CONDITION	CAL	SIZE
<b>TREES</b>						
33	1	Overst White Spruce	Abies balsamea	B A B		6 ft.
7	1	Little Gem Dwarf Southern Magnolia	Magnolia grandiflora 'Little Gem'	B A B		23" Cal
5	1	Norwood Grape Myrtle 'Black Trunk'	Vitis rotundifolia 'Black Trunk'	B A B		13" Cal
17	1	Midland Oak	Quercus michauxii	B A B		28" Cal
5	1	Wildfire Juniper	Juniperus horizontalis 'Wildfire'	B A B		23" Cal
<b>SHRUBS</b>						
84	1	Dwarf Angle-lancewood Yew	Taxus x media 'Dwarf Yew'	2C 7E		24" ht.
10	1	Major Angle-lancewood Yew	Taxus x media 'Major Yew'	2C 7E		24" ht.

## 1 STREETSCAPE S-8



<b>OUTLINE PLAN</b>		<b>FORNER CLUSE NUMBERS</b>	
<b>HOWARD ROAD OUTFALL P.D.</b>		P.D. 1618 B.20 1321 P.D. 8628 P.G. 8628	
<b>MEMPHIS, TENNESSEE</b>			
NUMBER OF LOTS: 1	ACREAGE: 324 AC.	PINCHET ID:	081031 00092
OWNER: WILLS AND WILLS, L.P.	ENGINEER: FISHER & ARONOLD, INC.		
2500 KIRBY PARKWAY, SUITE 1	6760 CRESTVIEW HILLS DR.		
MEMPHIS, TENNESSEE 38119	MEMPHIS, TN 38126		
100 YEAR FLOOD ELEVATION: 47527C 0455F	FEMA MAP PANEL NUMBER: 47527C 0455F	FEMA MAP DATE: SEPTEMBER 28, 2007	
DATE: OCTOBER 2008	SCALE: 1" = 100'	SHEET 2 OF 4	

***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.

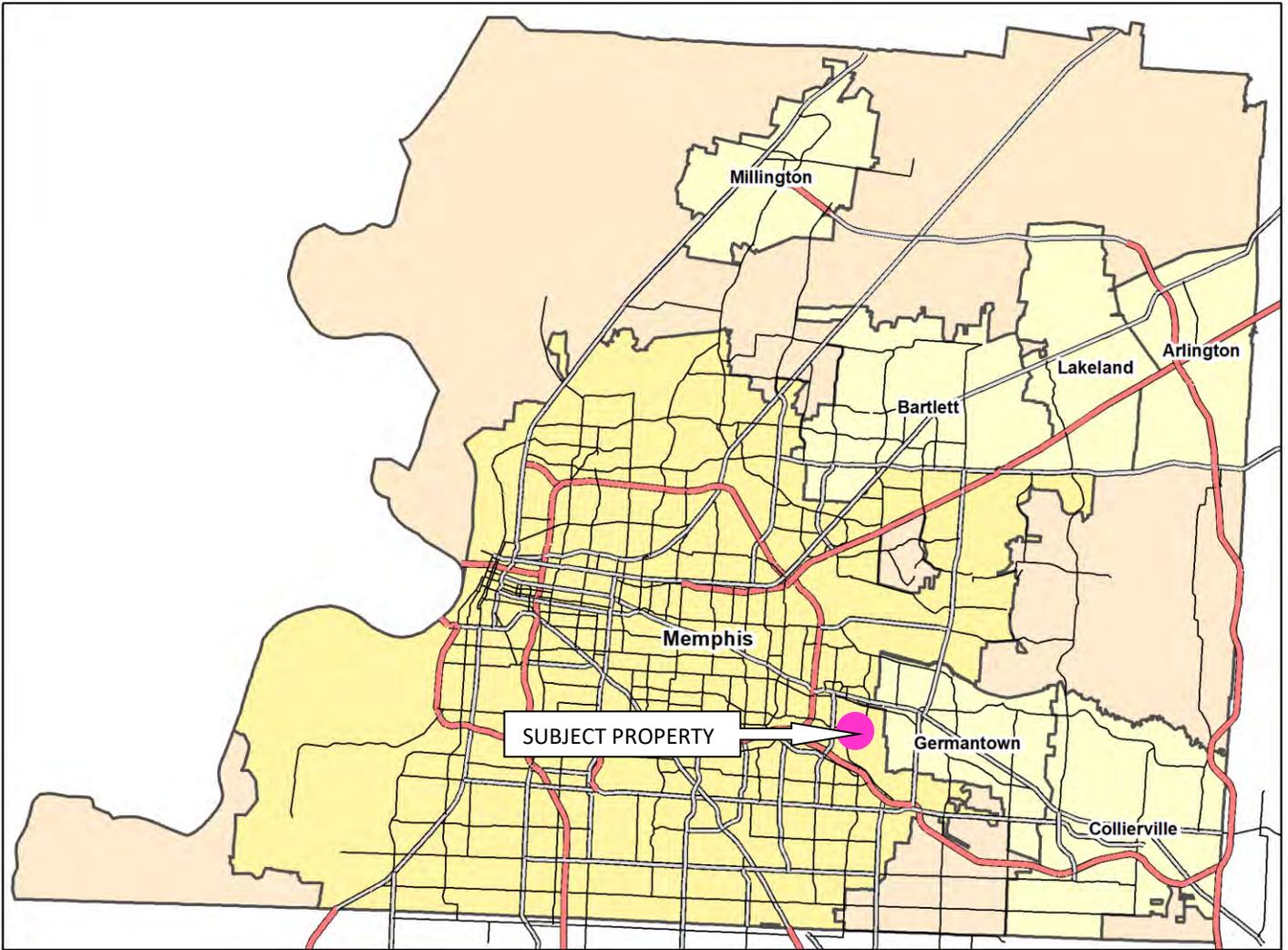
## CONSISTENCY WITH MEMPHIS 3.0

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.

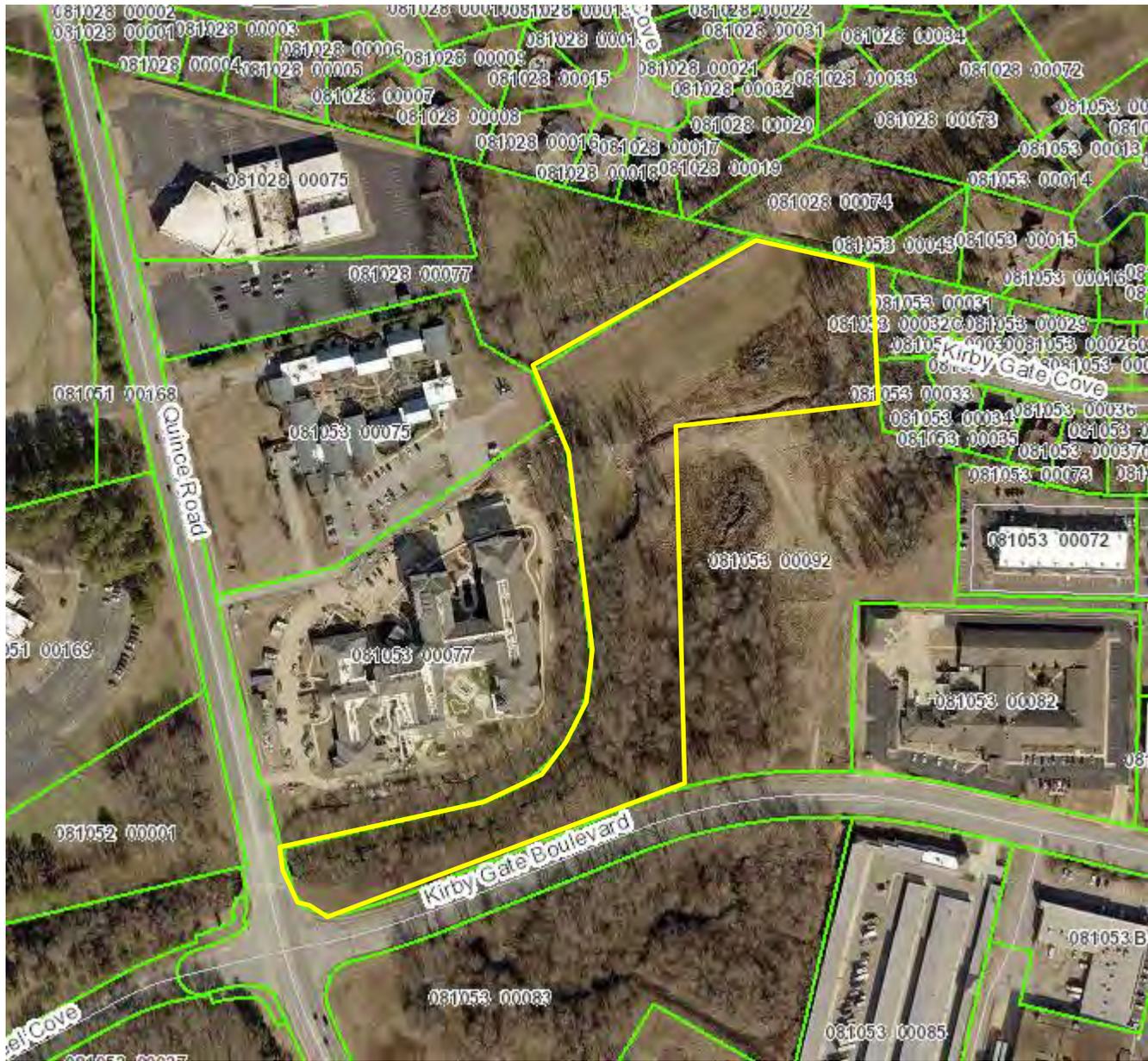
### PUBLIC NOTICE DETAILS

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.

**AERIAL**



Subject property outlined in yellow.



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.



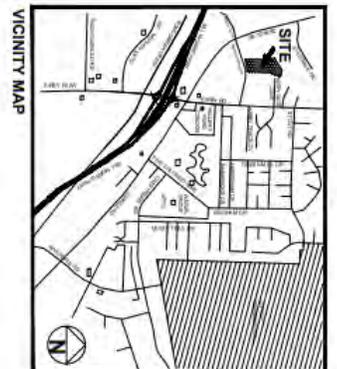
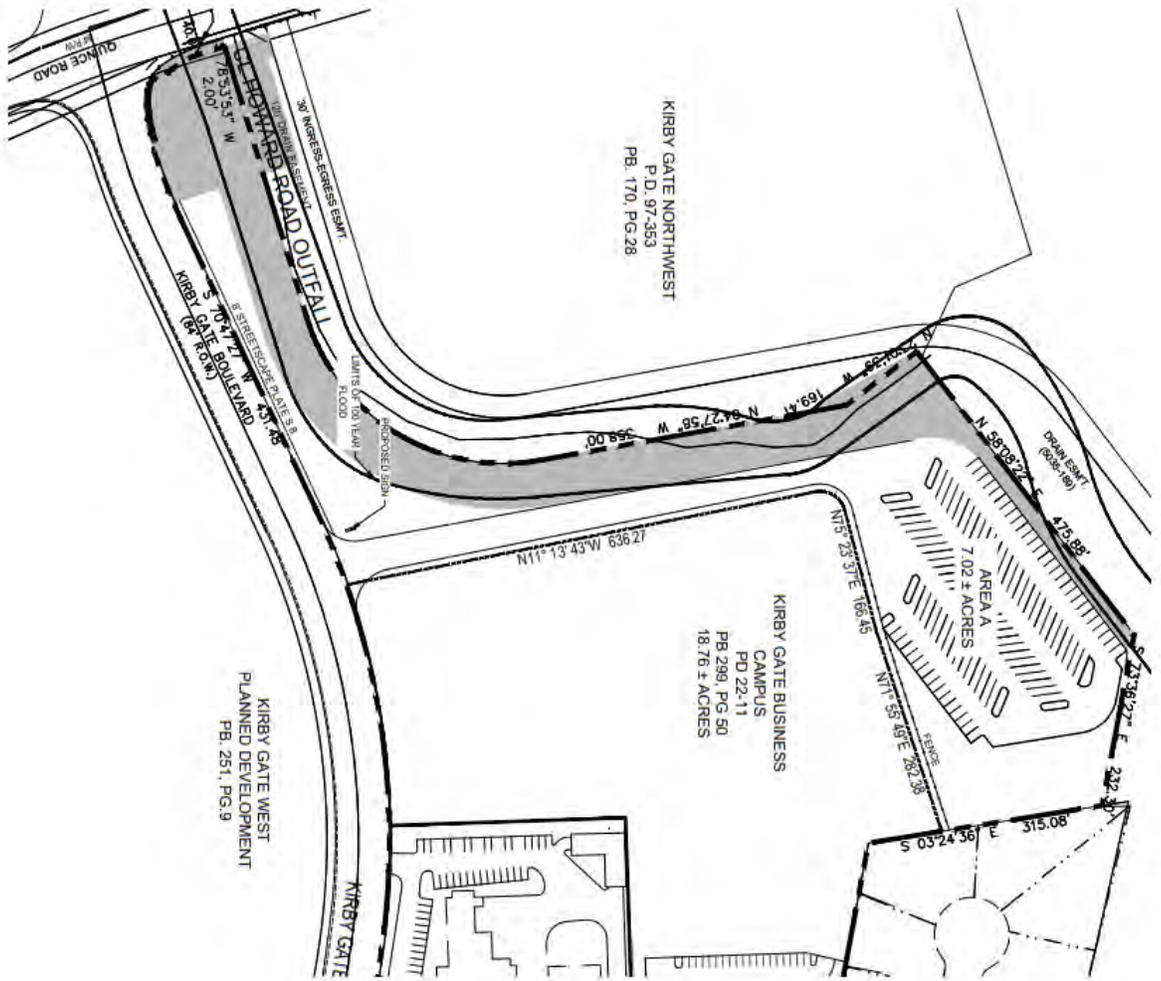
View of subject property from above (east).



View of subject property from above (west).

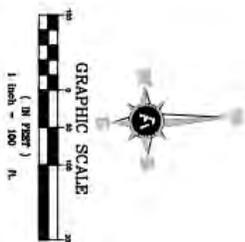
**OUTLINE PLAN**

NOTE: THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A FEMA FIRM SPECIAL FLOOD HAZARD AREA ACCORDING TO PANEL 47157C 0485, DATED SEPTEMBER 28, 2007.



PLAN DATA CHART:

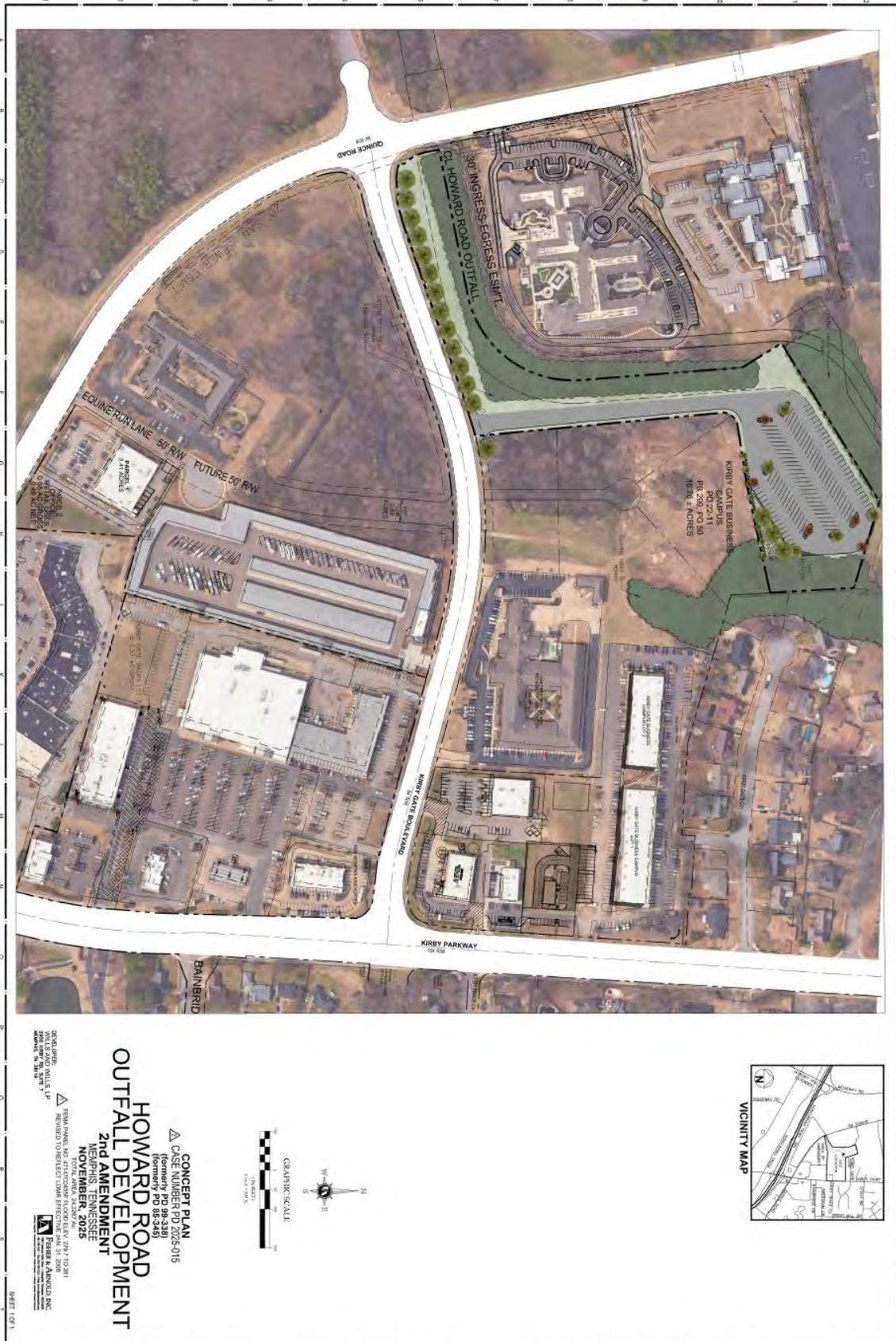
TOTAL AREA.....	3.24 ACRES
PARKING PROVIDED.....	128 SPACES
PERVIOUS AREA.....	13,815 SF
IMPERVIOUS AREA.....	121,138 SF



<b>OUTLINE PLAN</b>		<b>MEMPHIS, TENNESSEE</b>	
<b>HOWARD ROAD OUTFALL P.D.</b>		FORMER CASE NUMBERS: P.D. 7049 P.D. 15207 P.D. 88208 P.D. 88315	
NUMBER OF LOTS: 1	ACREAGE: 3.24 AC.	PARCEL ID:	081023 00092
OWNER: WILLS AND WILLS, L.P. MEMPHIS, TENNESSEE 38118	ENGINEER: FISHER & ARNOLD, INC. MEMPHIS, TN 38120	SHEET 1	OF 2
100 YEAR FLOOD ELEVATION: 47157C 0485	FEMA MAP PANEL NUMBER: FEWA MAP DATE: SEPTEMBER 28, 2007	DATE: OCTOBER 2025	SCALE: 1" = 100'



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 in 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 used without 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 two 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:

- |   |                       |
|---|-----------------------|
| <b>City/County Engineer:</b>                    | See pages 21-22.      |
| <b>City/County Fire Division:</b>               | No comments received. |
| <b>City Real Estate:</b>                        | No comments received. |
| <b>County Health Department:</b>                | No comments received. |
| <b>Shelby County Schools:</b>                   | No comments received. |
| <b>Construction Code Enforcement:</b>           | No comments received. |
| <b>Memphis Light, Gas and Water:</b>            | No comments received. |
| <b>Office of Sustainability and Resilience:</b> | See pages 23-25.      |
| <b>Office of Comprehensive Planning:</b>        | 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.

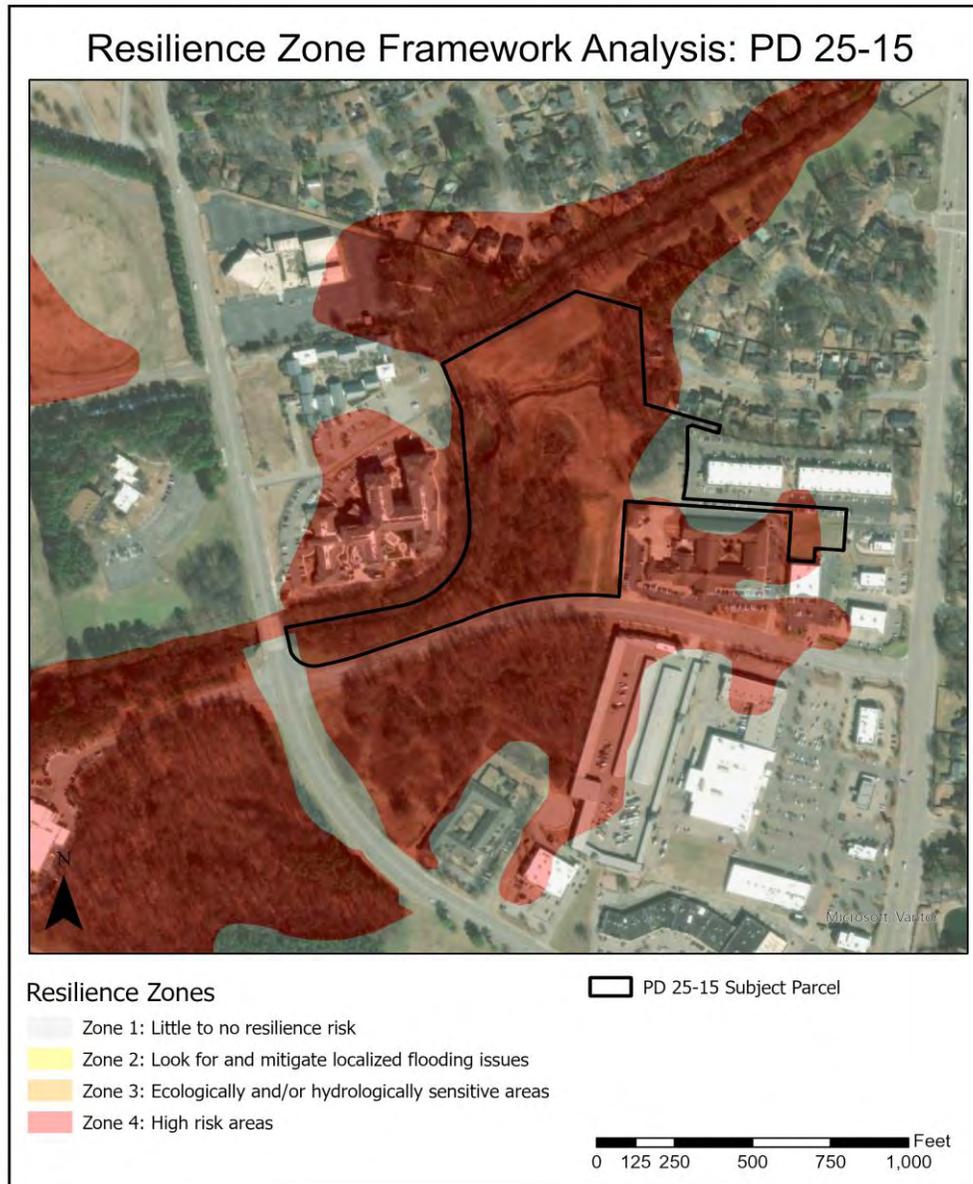
Zone 4 areas are high-risk locations, including riparian corridors, floodplains, drainage outfalls, and zones with higher seismic vulnerability. Development in these locations is often directly at risk for flooding. Although these risks could be mitigated through stormwater infrastructure and higher 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

### Staff Planner Contact:

Mahsan Ostadnia

✉ mahsan.ostadnia@memphistrn.gov

☎ (901) 636-7181

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

### VICINITY MAP



92 Notices Mailed 11/18/2025

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



**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**

<i>Attended on behalf of the applicant:</i>	<i>Role (Applicant, Engineer, Architect, etc.)</i>
David Baker	Representative
Walter Willis, III	Owner
Walter Willis, 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

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.

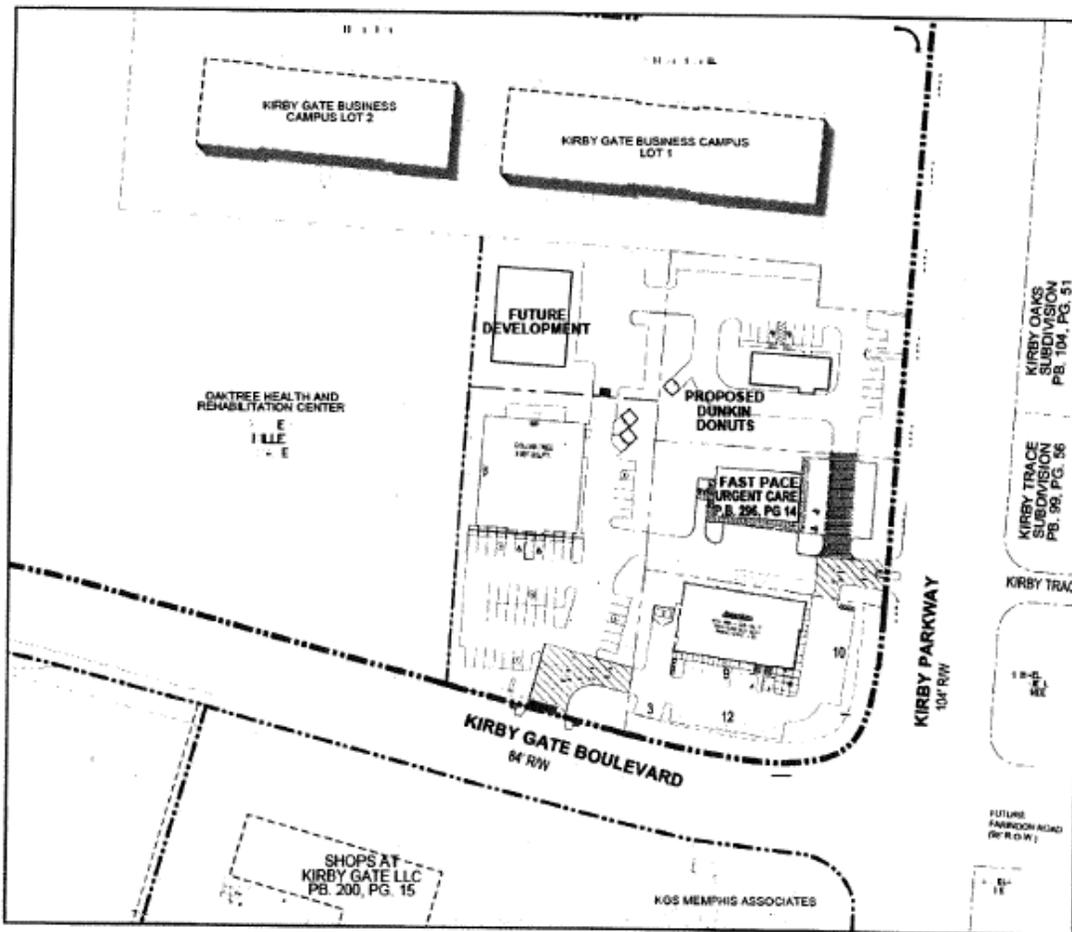
**NOW, THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF MEMPHIS**, that, pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code, a planned development amendment as described on the following page is hereby granted.

**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:**

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

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. Snipes  
Deputy Comptroller-Council Records



**APPLICATION**



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

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

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

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

**Record Summary for Planned Development**

**Record Detail Information**

Record Type: Planned Development

Record Status: 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 No

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

**APPROVAL CRITERIA**

UDC Sub-Section 9.6.9A

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.

UDC Sub-Section 9.6.9B

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.

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

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

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

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

Central Business Improvement District

No

Class

F

Downtown Fire District

No

Historic District

-

Land Use

VACANT

Municipality

MEMPHIS

Overlay/Special Purpose District

-

Zoning

R-10

State Route

-

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**

<b>Payment Amount</b>	<b>Method of Payment</b>
\$1,744.20	Credit Card

**OWNER AFFIDAVIT**



**Property Owner's Affidavit**

Memphis and Shelby County Unified Development Code Section 12.3.1

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

I, Wills & Wills, LP  
by Walter Wills Partner Walter Wills, state that I have read the definition of  
(Print Name) (Sign Name)

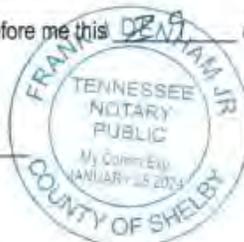
"Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

- 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<sup>th</sup> day of APRIL in the year of 2022

Frank J. Dent  
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

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9180 Crestwyn Hills Drive  
Memphis, TN 38125

901.748.1811  
Toll Free: 1.888.583.9724

[www.fisherarnold.com](http://www.fisherarnold.com)

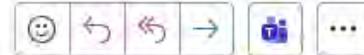
**LETTERS RECEIVED**

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 No

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

**APPROVAL CRITERIA**

UDC Sub-Section 9.6.9A 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.

UDC Sub-Section 9.6.9B 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.

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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	BOA1970-011-CO, PD13-321, PD98-327, PD17-019, Z07-118
Central Business Improvement District 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	-
Planned Development District	KIRBY GATE BUSINESS CAMPUS OUTLINE PLAN
Wellhead Protection Overlay District	-
County Commission District	No
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**

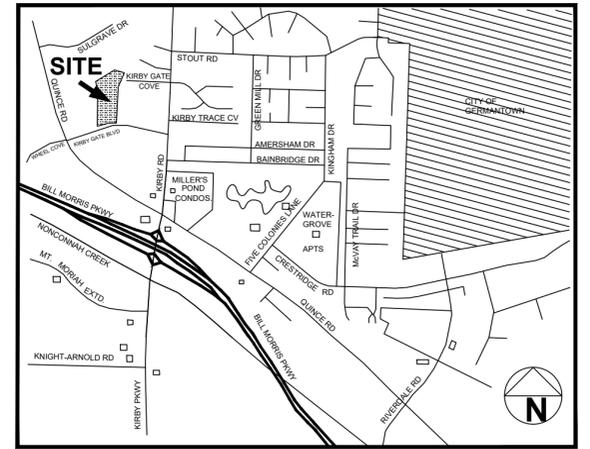
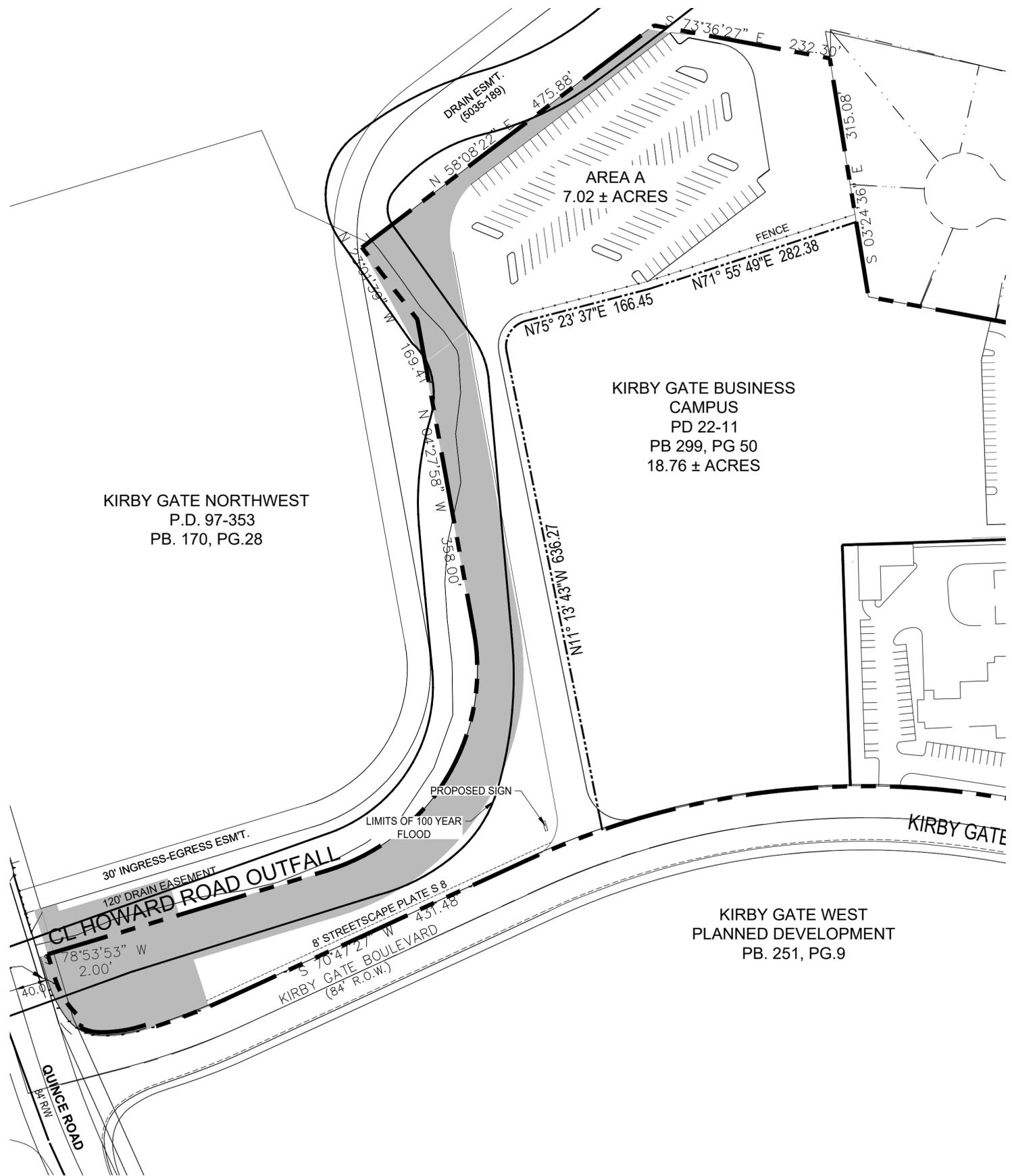
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1688002	Planned Development - 5 acres or less	1	1,500.00	INVOICED	0.00	10/31/2025

Total Fee Invoiced: \$1,744.20

Total Balance: \$0.00

**Payment Information**

**Payment Amount**                      **Method of Payment**  
\$1,744.20                                  Credit Card



VICINITY MAP

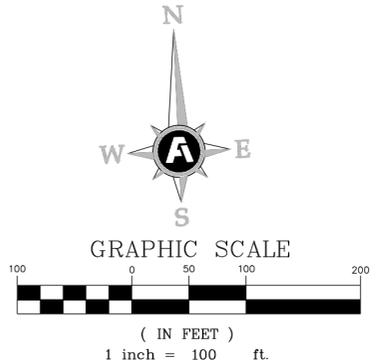
PLAN DATA CHART:

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

KIRBY GATE NORTHWEST  
P.D. 97-353  
PB. 170, PG.28

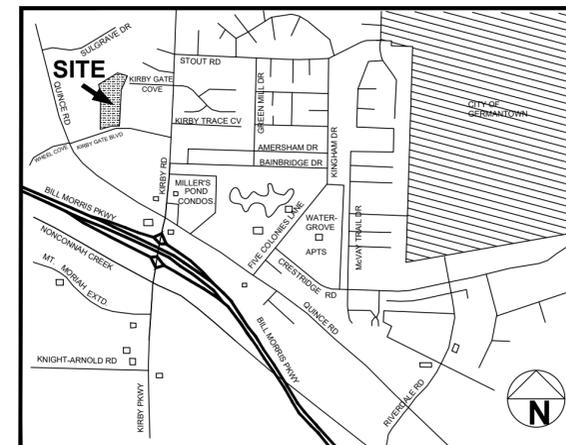
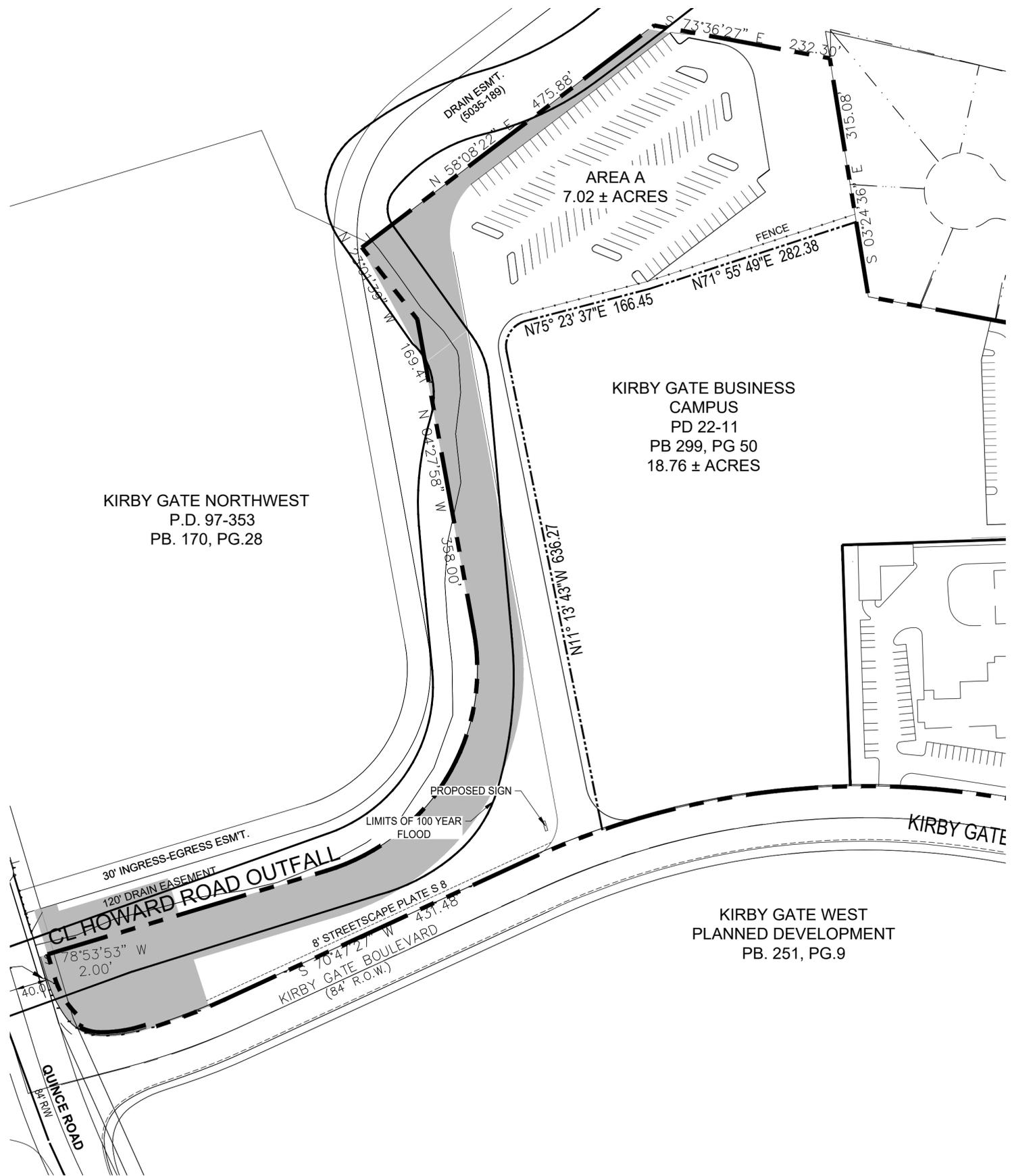
KIRBY GATE BUSINESS  
CAMPUS  
PD 22-11  
PB 299, PG 50  
18.76 ± ACRES

KIRBY GATE WEST  
PLANNED DEVELOPMENT  
PB. 251, PG.9



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.

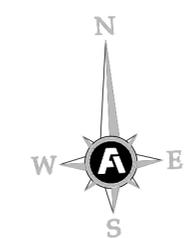
<b>OUTLINE PLAN</b>		
<b>HOWARD ROAD OUTFALL P.D.</b>		
		FORMER CASE NUMBERS: P.D. 17-19, P.D. 13-321, P.D. 99-338, P.D. 09-315
<b>MEMPHIS, TENNESSEE</b>		
NUMBER OF LOTS: 1	ACREAGE: 3.24 AC.	PARCEL ID: 081053 00092
OWNER: WILLS AND WILLS, L.P. 2900 KIRBY PARKWAY, SUITE 7 MEMPHIS, TENNESSEE 38119	ENGINEER: 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
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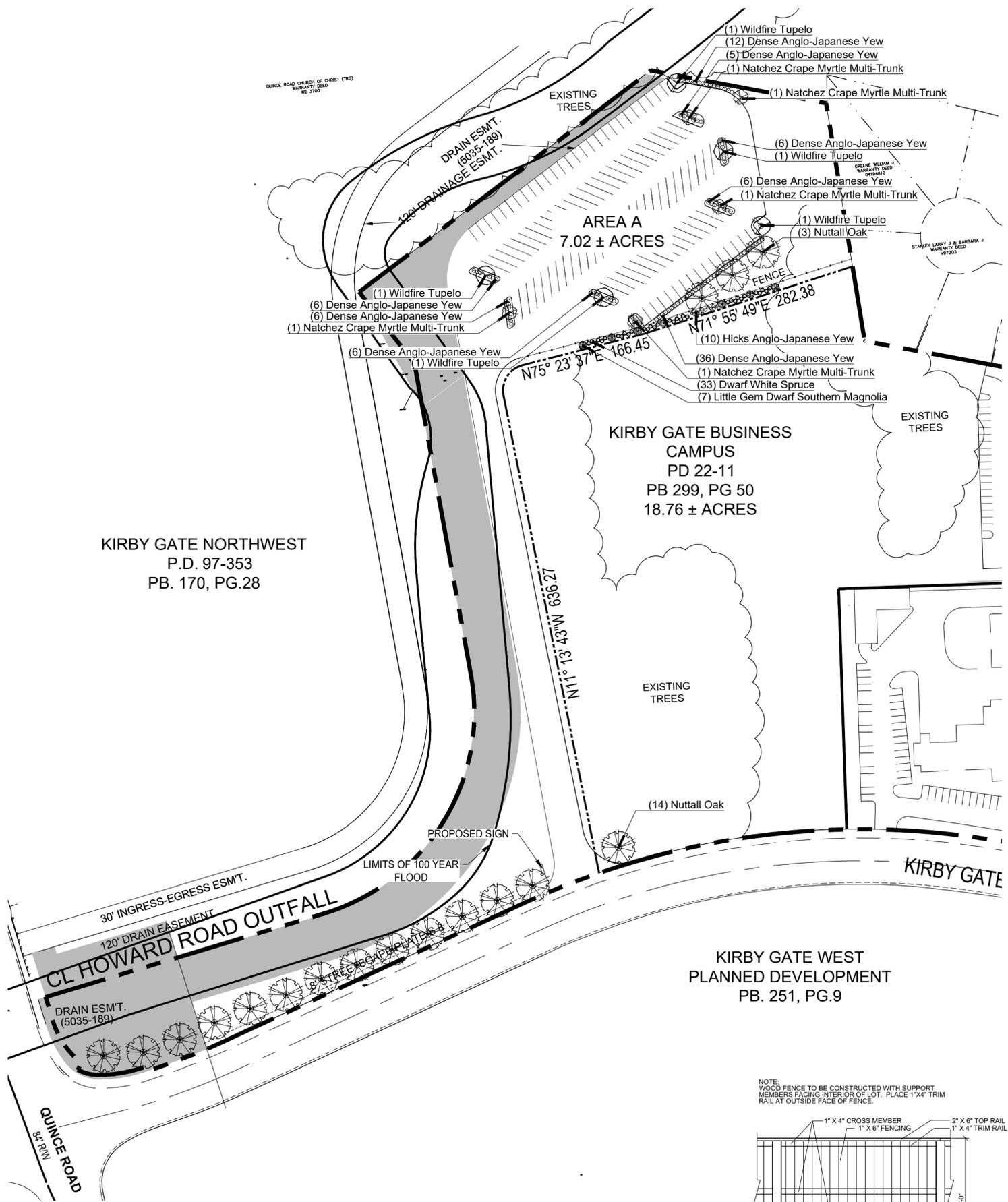


GRAPHIC SCALE

( IN FEET )  
1 inch = 100 ft.

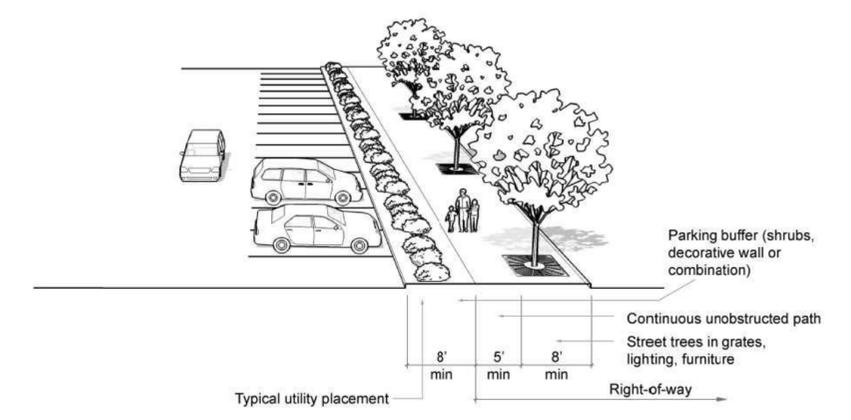
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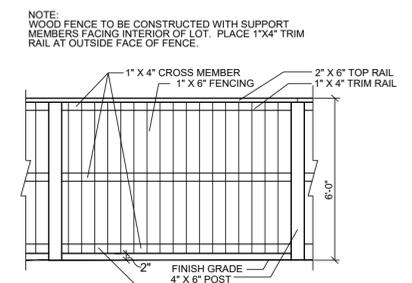
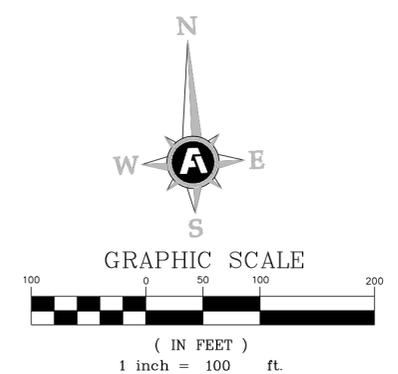


LANDSCAPE PLAN

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	CONDITION	CAL	SIZE
<b>TREES</b>						
	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	
<b>SHRUBS</b>						
	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



- NOTES:
- ALL WOOD SHALL BE #1 GRADE SOUTHERN YELLOW PINE, S4S, TREATED FOR GROUND CONTACT WITH MCA 0.15 PCF, STAINED WITH OLYMPIC BRAND EXTERIOR SEMI-SOLID "RUSTIC CEDAR" OR EQUIVALENT.
  - BOTTOM OF WOOD FENCING SHALL BE 2" ABOVE FINISH GRADE.
  - WOOD POSTS TO BE EQUALLY SPACED BETWEEN COLUMNS, MAX. 8'-0" O.C.
  - WOOD FENCE TO BE CONSTRUCTED WITH SUPPORT MEMBERS FACING INTERIOR OF LOT. PLACE 1"x4" TRIM RAIL AT OUTSIDE FACE OF FENCE.
  - FENCES ARE TO BE PLACED ON PROPERTY LINES. NOTIFY LANDSCAPE ARCHITECT OF ANY OBSTRUCTIONS ENCOUNTERED.

2 WOOD PRIVACY FENCE  
SCALE: 1/4" = 1'-0"

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October 31, 2025

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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:

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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.**

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Manager – Planning and Landscape Architecture

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901.748.1811  
Toll Free: 1.888.583.9724

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## 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

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



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:

Table with 5 columns: Control Map (081), Group (053), Parcel (000 92), Special Interest, Acres (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.

Table with 5 columns: 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.

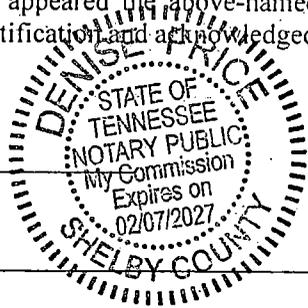
I certify that I am an owner of the property described above, that the information I have supplied is true and correct to the best of my knowledge and belief, and that I am presently using said property as forest land. I have read and understand the requirements for greenbelt eligibility and agree to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

Dated: 12-7-23 Property Owner: Wills & Wills LP by Walter Wills managing partner

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

February 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
KAM

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 - STITTIAMS 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 - ORIAN 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 HOMEOWN ASSN  
081065 00001 - BALMORAL BAPTIST CHURCH  
081052 00031 - REGIONAL 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

ORIAN 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 LOCHOVER 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

TRENTHAM 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 RASHAUNDR  
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

CORNETT 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 PERTSHIRE 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.

I, Wills & Wills, LP  
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<sup>th</sup> day of APRIL in the year of 2022.

Frank J. Denham Jr  
Signature of Notary Public



JAN 28, 2024  
My Commission Expires



**Legend**

**polygonLayer**

- Override 1
- Override 2

**polylineLayer**

- Override 1

Roads

Parcels



Map prepared through Shelby County Government's online mapping Portal on 10/27/2025

0 0.08 0.16 0.24 0.32 mi

N

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

**ONE ORIGINAL  
ONLY STAPLED  
TO DOCUMENTS**

**Planning & Development  
DIVISION**

Planning & Zoning COMMITTEE: 12/2/2025  
DATE  
PUBLIC SESSION: 12/16/2025  
DATE

ITEM (CHECK ONE)  
       ORDINANCE      X   RESOLUTION           REQUEST FOR PUBLIC HEARING

ITEM DESCRIPTION: Resolution pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code approving a planned development at the subject property located at 3021 East Shelby Drive, known as case number PD 2025-002

CASE NUMBER: PD 2025-002

DEVELOPMENT: Shelby Rail Service Planned Development

LOCATION: 3021 East Shelby Drive

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

OWNER/APPLICANT: Shelby Railroad Service, Inc.

REPRESENTATIVE: Cindy Reaves, SR Consulting, LLC

REQUEST: Amendment to PD 06-349 to add additional land for storage

AREA: +/-35.164 acres

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

RECOMMENDED COUNCIL ACTION: Public Hearing Not Required  
Hearing – December 16, 2025

**PRIOR ACTION ON ITEM:**

(2) _____	APPROVAL - (1) APPROVED (2) DENIED
07/10/2025 _____	DATE
(1) Land Use Control Board _____	ORGANIZATION - (1) BOARD / COMMISSION (2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

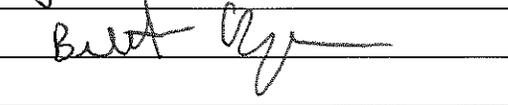
**FUNDING:**

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

**SOURCE AND AMOUNT OF FUNDS**

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

**ADMINISTRATIVE APPROVAL:**

_____	<u>DATE</u>	<u>POSITION</u>
	<u>11/24/25</u>	PLANNER
_____	_____	DEPUTY ADMINISTRATOR
	<u>11/24/25</u>	ADMINISTRATOR
_____	_____	DIRECTOR (JOINT APPROVAL)
_____	_____	COMPTROLLER
_____	_____	FINANCE DIRECTOR
_____	_____	CITY ATTORNEY
_____	_____	<b>CHIEF ADMINISTRATIVE OFFICER</b>
_____	_____	<b>COMMITTEE CHAIRMAN</b>



## Memphis City Council Summary Sheet

### PD 2025-002

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 3021 EAST SHELBY DRIVE, KNOWN AS CASE NUMBER PD 2025-002

- This item is a resolution with conditions to allow an amendment to PD 06-349 to add additional land for storage; 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, July 10, 2025**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

<b>CASE NUMBER:</b>	PD 2025-002
<b>DEVELOPMENT:</b>	Shelby Rail Service Planned Development
<b>LOCATION:</b>	3021 East Shelby Drive
<b>COUNCIL DISTRICT:</b>	District 3 and Super District 8 – Positions 1, 2, and 3
<b>OWNER/APPLICANT:</b>	Shelby Railroad Service, Inc.
<b>REPRESENTATIVE:</b>	Cindy Reaves, SR Consulting, LLC
<b>REQUEST:</b>	Amendment to PD 06-349 to add additional land for storage
<b>EXISTING ZONING:</b>	Residential Single Family – 8 (R-8)
<b>AREA:</b>	+/-35.164 acres

---

**The following spoke in support:** Cindy Reaves, Dedrick Brittenum

**The following spoke in opposition:** None

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

**The motion failed by a vote of 1-7-0 on the regular public hearing agenda.**

Respectfully,



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

Cc: Committee Members  
File

**PD 2025-002  
CONDITIONS**

**Outline Plan Conditions**

- I. USES PERMITTED:
  - A. Area A: Construction contractor with outdoor storage facility.
  - B. **Area B: Vehicle and Equipment Outdoor Storage under lease such as Boats, Buses, Campers, Contractor Equipment, Recreational Vehicles, Trucks, and other Vehicle Storage uses.**
  - C. Area C: Uses permitted by right in the CMU-2 District
  - D. In Areas A and B, uses permitted by right in the EMP district, except that the following uses shall be prohibited:
    - 1. Adult entertainment (excluded)
    - 2. Off-Premise Advertising Signs
    - 3. Amusements, Commercial outdoor
    - 4. Campground, Travel Trailer park
    - 5. Drive-in Theater
    - 6. Garage, Commercial
    - 7. Tavern, cocktail lounge, nightclub
    - 8. Brewery
    - 9. Bus terminal or Service Facility
    - 10. Taxicab Dispatch Station
    - 11. Garage or Refuse Collection Service
    - 12. Used Goods, Secondhand Sales
    - 13. Chemical Manufacturing
    - 14. Slaughtering Business
    - 15. Beverage Recycling Center
    - 16. **Tractor-Trailer or Container storage, drop lot**
  
- II. BULK REGULATIONS:
  - A. The minimum front yard setback shall be 50 feet.
  - B. The minimum side yard setbacks shall be 10 feet.
  - C. The maximum height of any outdoor storage shall be 15 feet.
  
- III. ACCESS, PARKING AND CIRCULATION:
  - A. Two curb cuts are permitted onto Shelby Drive.
  - B. The City Engineer shall approve the design, number and location of curb cuts. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter, and sidewalk.
  - C. No curb cut shall be located closer than 500 feet from the centerline of Swinnea Road.
  - D. The parking requirements of the EMP District shall apply.
  - E. All parking areas and driving aisles to be paved with asphalt or concrete.
  - F. Adequate queuing spaces in accordance with the current ordinance shall be provided between the street right-of-way line and any proposed gate/guardhouse/card reader.
  - G. Adequate maneuvering room shall be provided between the right-of-way and the gate/guardhouse/card reader for vehicles to exit by forward motion.

IV. SIGNS:

- A. One ground-mounted monument style sign is permitted with a maximum area of 100 feet, to be designed and located with due consideration for sight distance requirements. The final plan shall indicate the location and dimensions of any freestanding on-premise sign, subject to the review and approval of the Division of Planning and Development.
- A. **Any additional signs shall be in accordance with the CMU-2 District.**
- B. No permanent off-premise advertising signs are permitted.
- C. No temporary or portable signs are permitted.
- D. All signs shall be set back a minimum of 10 feet from the right-of-way.

V. LANDSCAPING AND DESIGN:

- A. The landscaping screen along Shelby Drive ~~shall be~~ as shown on the proposed site plan, **shall be installed along the entire frontage** and shall include an irrigation system for the area.
- B. The front elevation of the principal building shall be brick or masonry, and a graphic rendering of that building shall be part of the final plan.
- C. Outdoor lighting should be directed so that it does not glare onto nearby properties.
- D. **The existing trees along Shelby Drive for the amendment area shall be shown on the final Plat.**

VI. DRAINAGE:

- A. Drainage improvements, including on-site detention, shall be provided under a Standard Subdivision contract in accordance with Subdivision Regulations and the City of Memphis Drainage Design Manual.
- B. Drainage data for assessment of on-site detention requirements shall be submitted to and approved by the City Engineer.

VII. SITE PLAN REVIEW:

- E- A site plan shall be submitted for the review, comment and recommendation of the **Division Office** of Planning and Development and appropriate City and County agencies. ~~for approval of the Land Use Control Board prior to approval of any final plan for development that includes acquisition of adjacent land to the west.~~

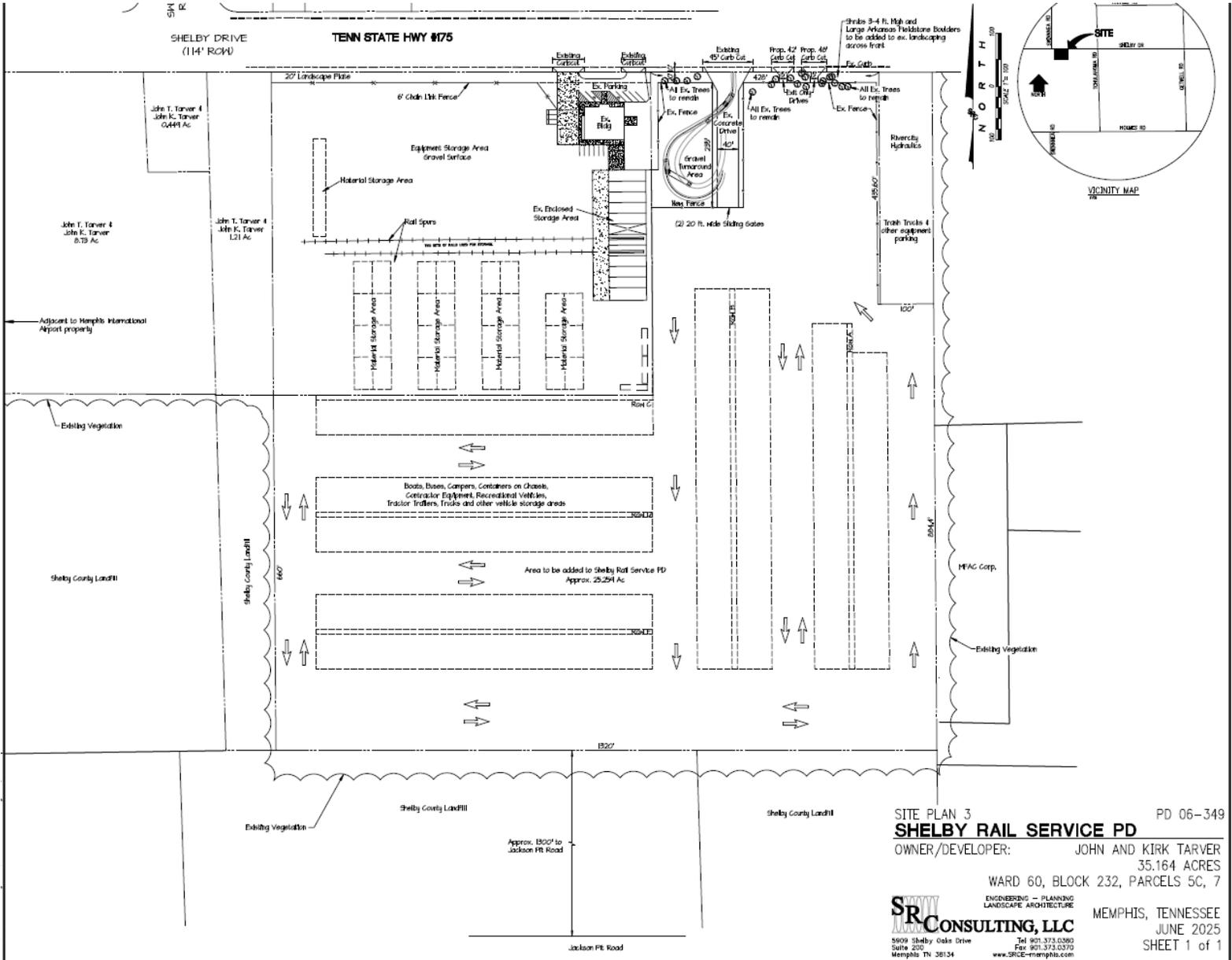
VIII. FINAL PLAN:

- A. A final plan shall be recorded within 5 years from the date of the recording of the outline plan, provided that the Land Use Control Board may approve an extension of this deadline.
- B. Any final plan shall include the following:
  - 1. The outline plan conditions,
  - 2. A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.
  - 3. The location and ownership, whether public or private, of any easement, and
  - 4. The exact locations and dimensions including height of buildings, parking areas, utility easements, drives, trash receptacles, loading facilities and required

landscaping and screening areas;

5. The content of all landscaping and screening is to be provided,
- ~~6. If applicable, a statement conveying facilities and areas to a property owners' association or other entity for ownership and maintenance purposes,~~
- ~~7. The following note shall be placed on the final plat of any development requiring on-site storm water 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 owner's 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; trash; mowing; outlet cleaning; and repair of drainage structures.~~

# CONCEPT PLAN



**SITE PLAN 3** PD 06-349  
**SHELBY RAIL SERVICE PD**  
 OWNER/DEVELOPER: JOHN AND KIRK TARVER  
 35.164 ACRES  
 WARD 60, BLOCK 232, PARCELS 5C, 7  
**SRCCONSULTING, LLC**  
 ENGINEERING - PLANNING  
 LANDSCAPE ARCHITECTURE  
 5809 Shelby Oaks Drive Memphis, TN 38134  
 Tel: 901.373.0360 Fax: 901.373.0370  
 Suite 200 www.SRCC-memphis.com  
 MEMPHIS, TENNESSEE  
 JUNE 2025  
 SHEET 1 of 1

**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 3021 EAST SHELBY DRIVE, KNOWN AS CASE NUMBER PD 2025-002**

---

**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 Shelby Railroad Service, Inc. filed an application with the Memphis and Shelby County Division of Planning and Development to allow an amendment to PD 06-349 to add additional land for storage; 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 July 10, 2025, and said Board has submitted its findings and recommendation subject to outline plan conditions concerning the above considerations to the Council of the City of Memphis; and

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

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

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

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

## **CONDITIONS**

1. No additional permits shall be issued until the existing construction of the vehicle-storage facilities has been permitted, inspected, and approved.
2. No development activity may occur until the applicant obtains any permit, conducts any study, and allows any environmental review deemed necessary by City of Memphis Public Works or the Tennessee Department of Environment and Conservation Division of Remediation. Furthermore, the applicant must follow all practical and effective remedies to stabilize, remediate, contain, monitor, and maintain the site to minimize any threats to public health, safety, and the environment as deemed applicable and appropriate by said agencies—note that any development activity explicitly authorized by either agency related to the preceding remedies is permitted. The applicant must provide written confirmation from City of Memphis Public Works and the Tennessee Department of Environment and Conservation Division of Remediation verifying compliance with this condition after all practical and effective remedies, if deemed necessary, have been completed and provide it to the Division of Planning and Development. After the aforementioned written confirmation, the final plat may be recorded and then development activity may occur.

## OUTLINE PLAN CONDITIONS

### Outline Plan Conditions

- I. USES PERMITTED:
  - A. Area A: Construction contractor with outdoor storage facility.
  - B. **Area B: Vehicle and Equipment Outdoor Storage under lease such as Boats, Buses, Campers, Contractor Equipment, Recreational Vehicles, Trucks, and other Vehicle Storage uses.**
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***ATTEST:***

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

**AGENDA ITEM:** 1 **L.U.C.B. MEETING:** July 10, 2025  
**CASE NUMBER:** PD 2025-002  
**DEVELOPMENT:** Shelby Rail Service Planned Development  
**LOCATION:** 3021 East Shelby Drive  
**COUNCIL DISTRICT:** District 3 and Super District 8 – Positions 1, 2, and 3  
**OWNER/APPLICANT:** Shelby Railroad Service, Inc.  
**REPRESENTATIVE:** Cindy Reaves, SR Consulting, LLC  
**REQUEST:** Amendment to PD 06-349 to add additional land for storage  
**EXISTING ZONING:** Residential Single Family – 8 (R-8)

## CONCLUSIONS

1. The subject property is located +/-1,320 feet from the Jackson Pitt Dump.
2. The applicant is proposing to utilize the additional land for “construction contractor with outdoor storage facility”. There aren’t any proposed structures other storage containers that serve as stalls on the additional land to be added.
3. The proposed additional land has been excavated and replaced with gravel landscaping. See pages 9 – 12 for photos of the current conditions of the subject property.
4. The proposed uses permitted, as noted in the outline plan conditions, are that in which are permitted in the Employment (EMP) zoning district.
5. The project will 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.

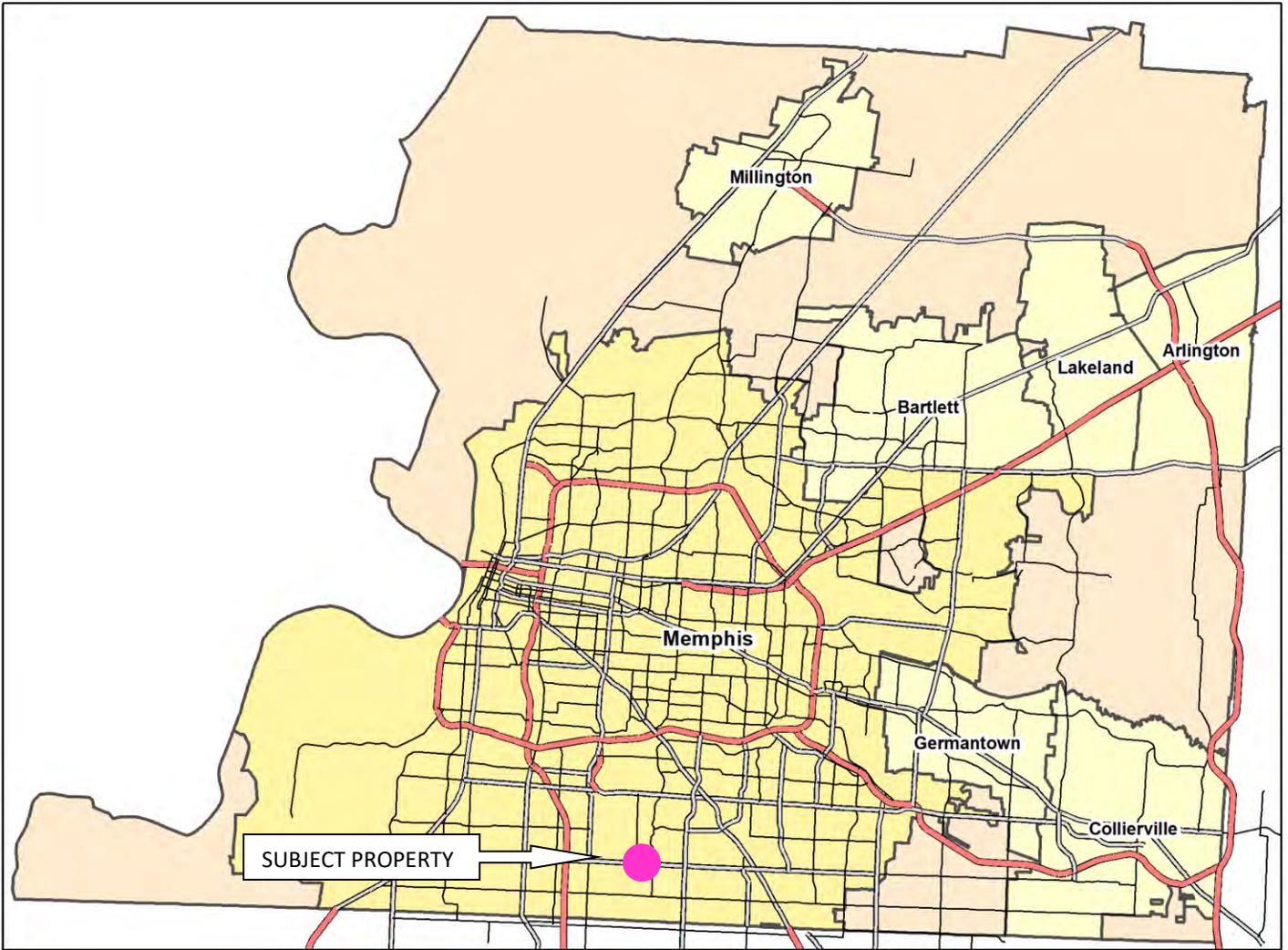
## CONSISTENCY WITH MEMPHIS 3.0

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

## RECOMMENDATION:

*Rejection*

**LOCATION MAP**



Subject property located within the pink circle

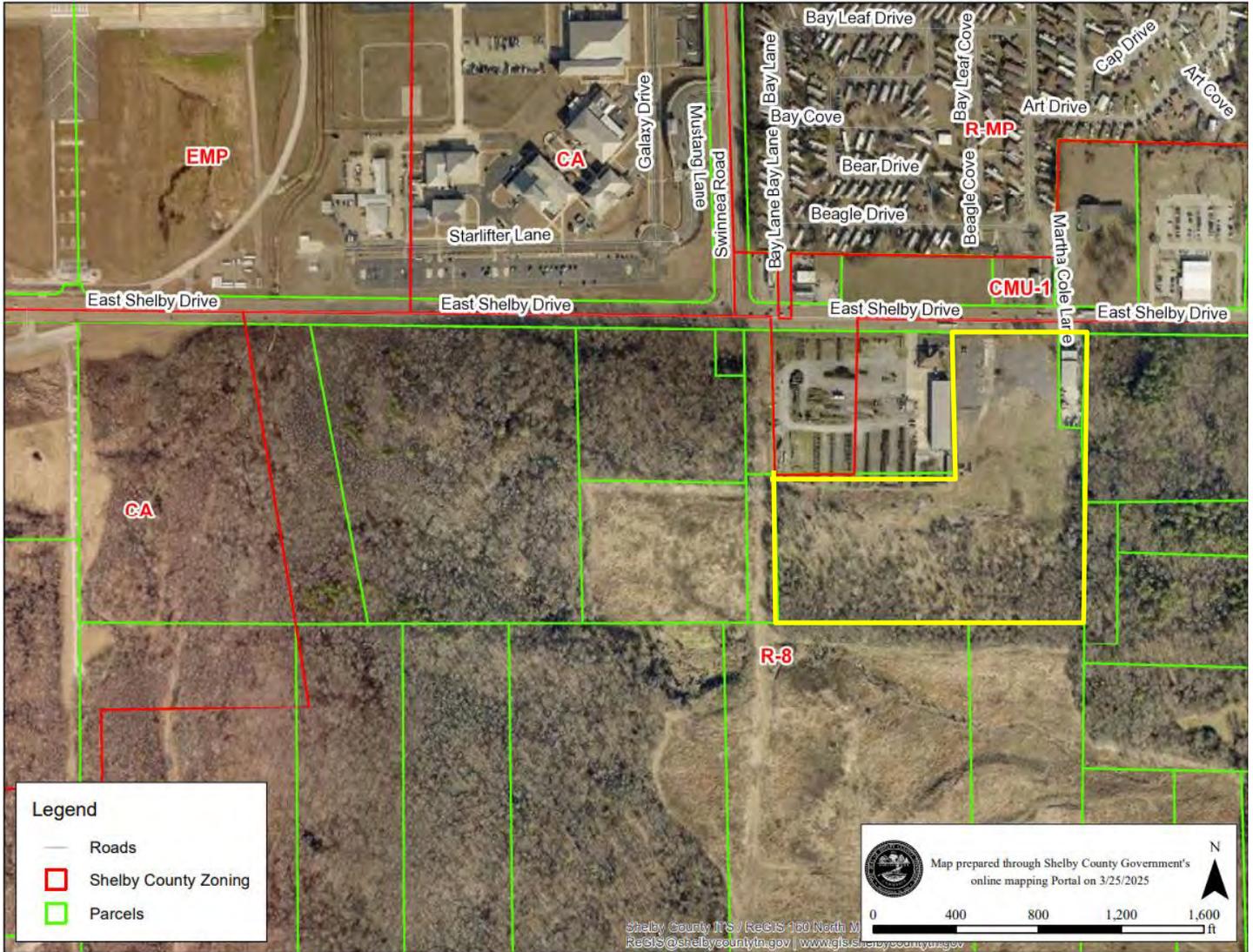


**AERIAL**



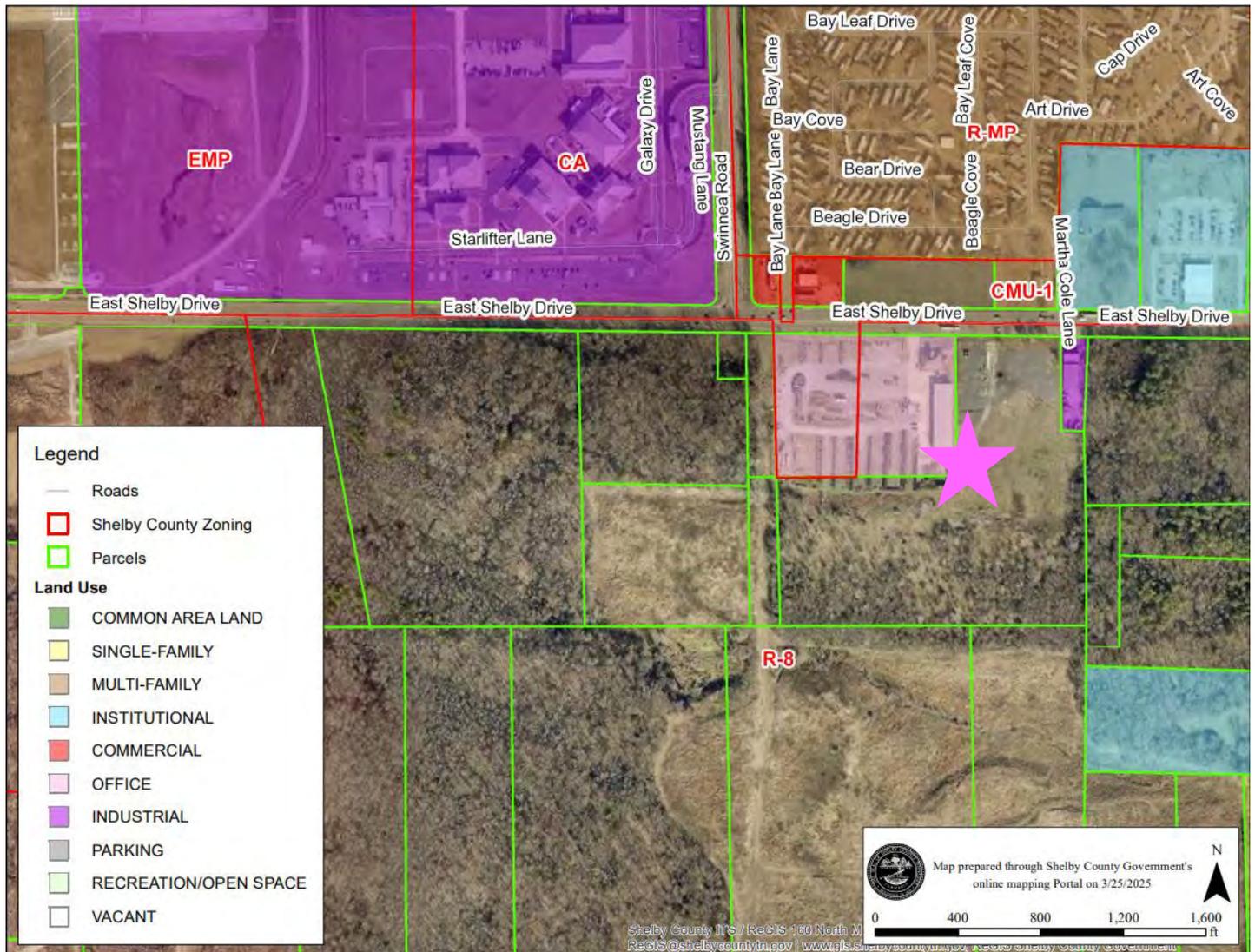
Subject property outlined in yellow

**ZONING MAP**



Subject property highlighted in yellow

LAND USE MAP



Subject property indicated by a pink star

**SITE PHOTOS**

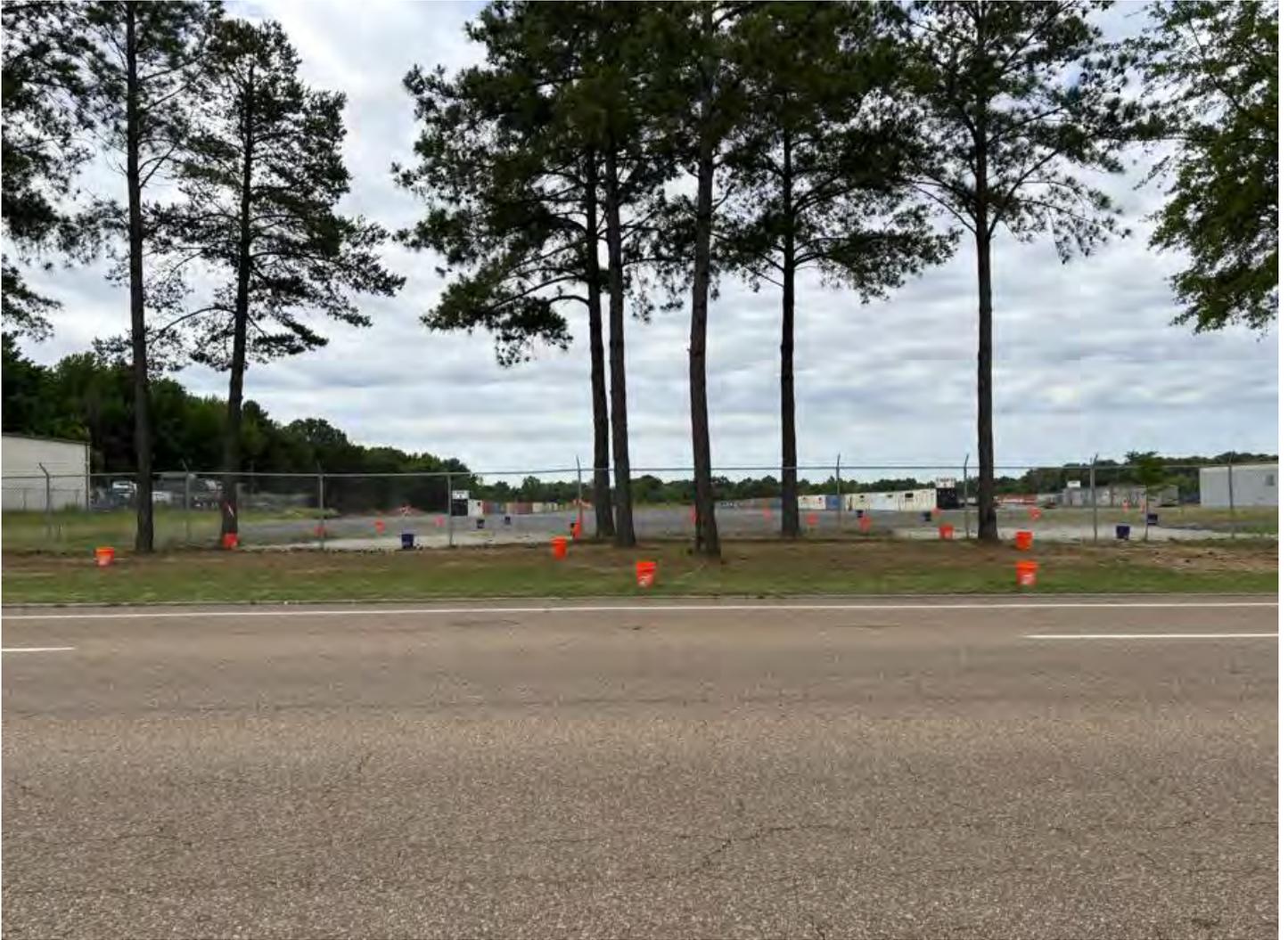


View of subject property looking north.



View of subject property looking south.

**CURRENT CONDITION OF SUBJECT PROPERTY**

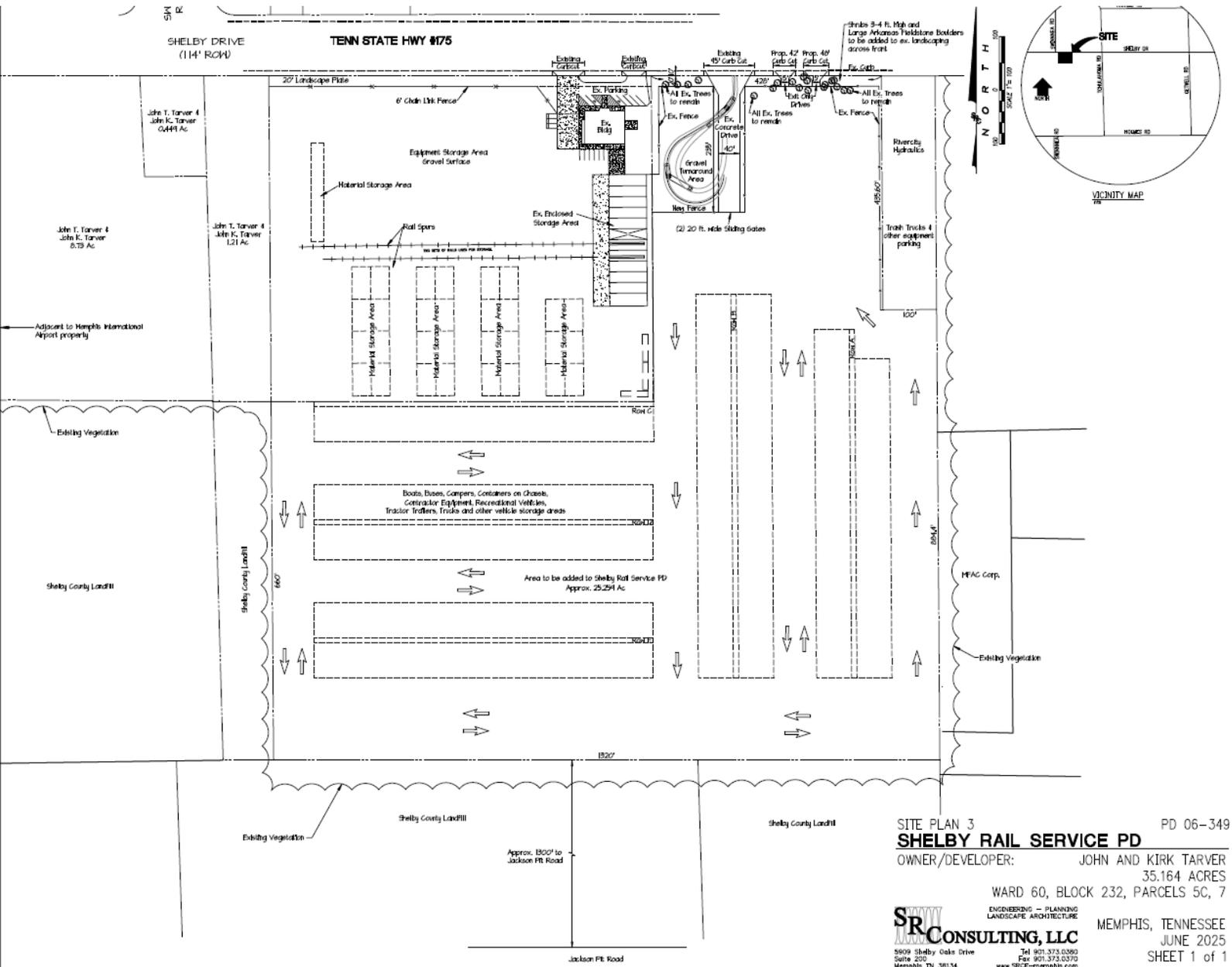








**CONCEPT PLAN**



SITE PLAN 3  
**SHELBY RAIL SERVICE PD**  
 OWNER/DEVELOPER: JOHN AND KIRK TARVER  
 35.164 ACRES  
 WARD 60, BLOCK 232, PARCELS 5C, 7

ENGINEERING - PLANNING  
 LANDSCAPE ARCHITECTURE

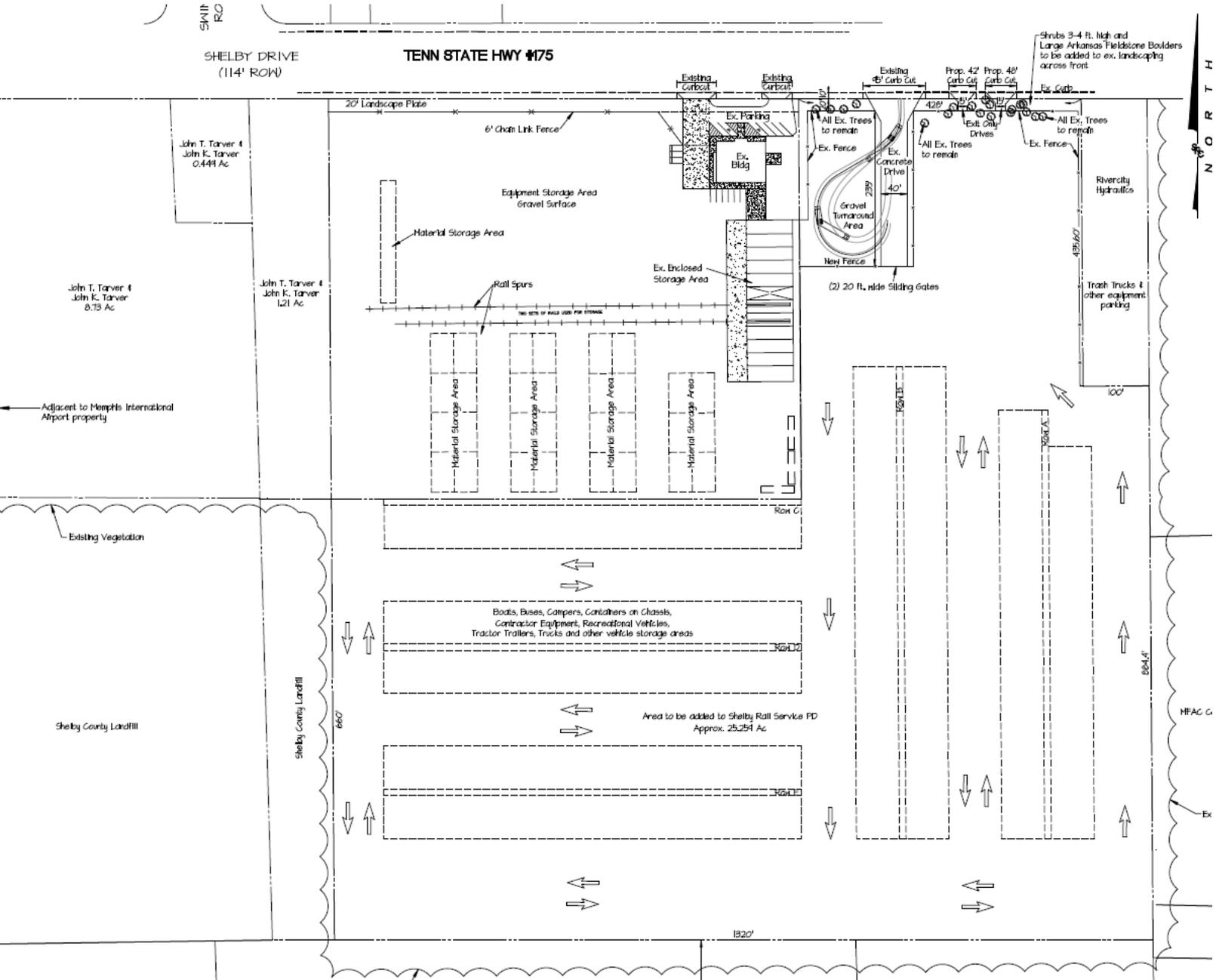
**SR CONSULTING, LLC**  
 5909 Shelby Oaks Drive  
 Suite 200  
 Memphis TN 38134

Tel 901.373.0360  
 Fax 901.373.0370  
 www.SRCE-memphis.com

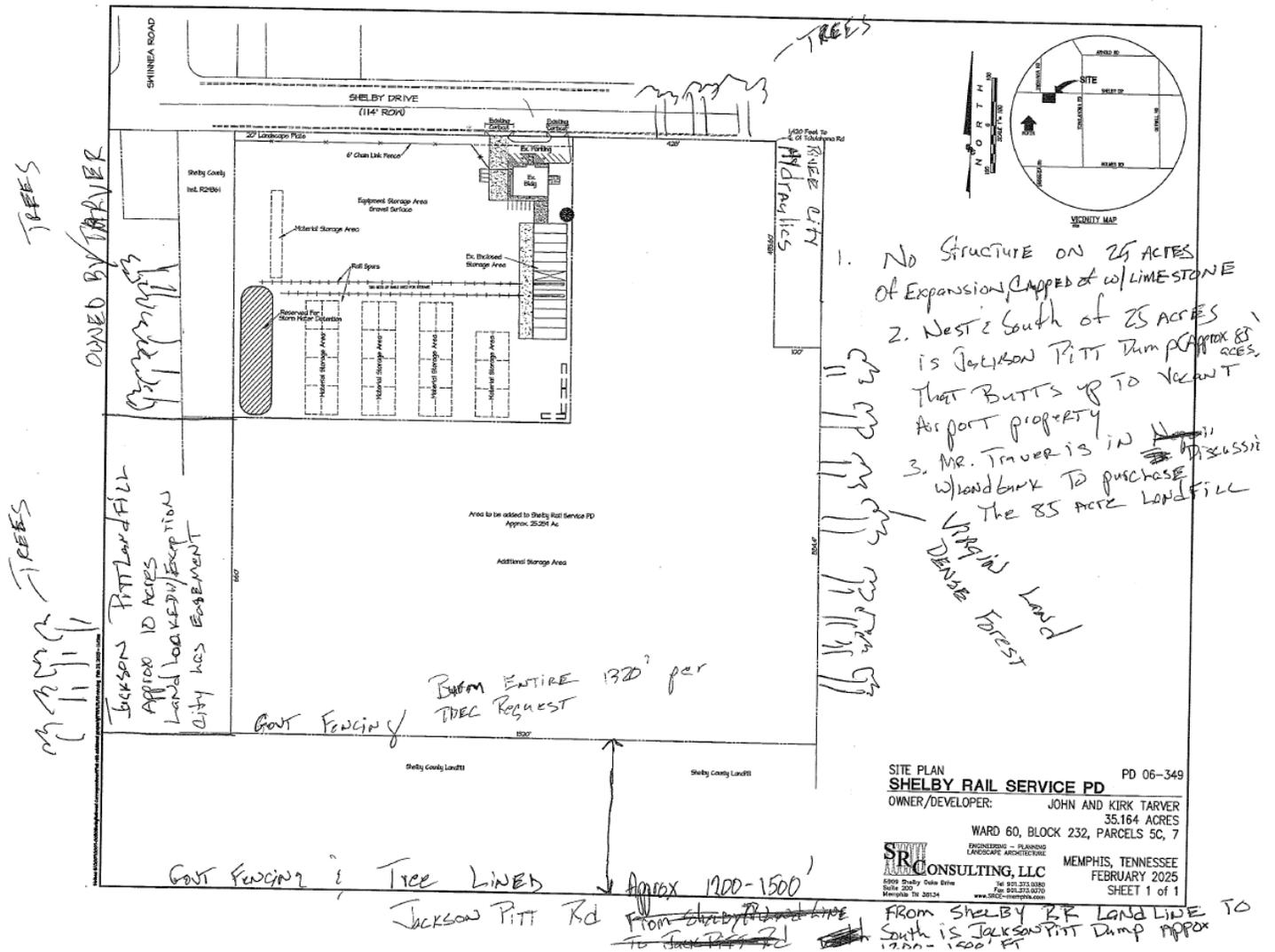
MEMPHIS, TENNESSEE  
 JUNE 2025  
 SHEET 1 of 1

PD 06-349

CONCEPT PLAN – MAGNIFIED



LANDSCAPE PLAN

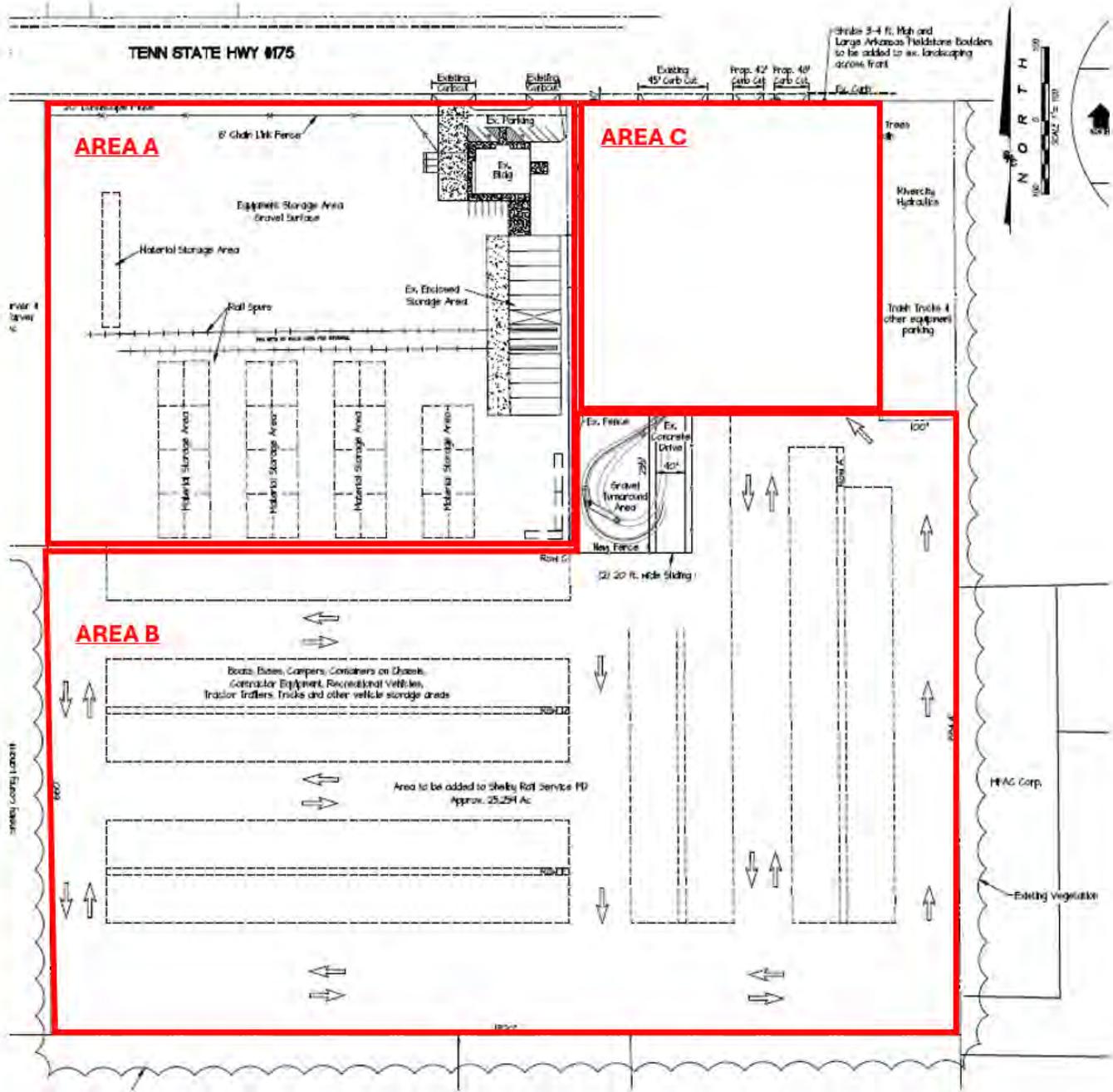


1. No STRUCTURE ON 25 ACRES OF Expansion CAPPED w/ LIME-STONE
2. Nest'd South of 25 ACRES is Jackson Pitt Dump APPROX 85 ACRES that BUTTS UP TO vacant Airport property
3. Mr. Tarver is in DISCUSS with landbank to purchase the 85 ACRE LAND FILL

SITE PLAN PD 06-349  
**SHELBY RAIL SERVICE PD**  
 OWNER/DEVELOPER: JOHN AND KIRK TARVER  
 35.164 ACRES  
 WARD 60, BLOCK 232, PARCELS 5C, 7  
**SR CONSULTING, LLC** MEMPHIS, TENNESSEE  
 ENGINEERING - PLANNING LANDSCAPE ARCHITECTURE  
 6909 Shelby Oaks Drive Memphis, TN 38134  
 FEBRUARY 2025 SHEET 1 of 1

FROM SHELBY RR LAND LINE TO SOUTH IS JACKSON PITT DUMP APPROX 1200-1500' FT

CONCEPT PLAN – STAFF DESIGNED



## **CASE REVIEW**

### **Request**

The request is an amendment to PD 06-349 to add additional land for storage.

### **Applicability**

Staff disagrees 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 disagrees 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 disagrees 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 disagrees 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:

3021 East Shelby Drive (Parcel ID: 060232 00005C), 0 East Shelby Drive (Parcel ID: 060232 00007)

Parcel ID:

060232 00005C, 060232 00007

Area:

+/-35.164 acres

Description:

The subject property, 3021 East Shelby Drive, is known as Parcel 5 and 6 of Shelby Rail Service Planned Development (PD 2006-349). Per the assessor's site, the subject property has an industrial classification. The subject property has an office land use classification. The subject property is currently operated by the Shelby Railroad Services, Inc. The proposed added land, 060232 00007, has a vacant land use classification and is landlocked between the Shelby Railroad Services, Inc. property and the Shelby County Landfill/Jackson Pit properties located south.

### **Site Zoning History**

In May 1986, The Memphis City Council approved Ordinance No. 3553 for a zoning change from Residential Single Family – 8 (R-8) zoning to Commercial Mixed Use – 1 (CMU-1) formally known as Local Commercial (C-L) (Z 1986 – 100).

In May 1995, the Memphis and Shelby County Land Use Control Board approved the Cavalier Center Planned Development (PD 1995 – 315), a two-phase planned development that permitted commercial uses and a mini-warehouse.

In February 2006, the Memphis City Council approved the Shelby Rail Service, Inc. Planned Development (PD 2006-0349) to establish a planned development for construction contractor office with outdoor storage facility.

### **Concept Plan Review**

- All existing facilities located at 3021 East Shelby Drive will remain.
  - o There are four (4) material storage areas designated along the south property line of 3021 East Shelby Drive.
  - o There is an existing enclosed storage area along the eastern property line.
- Approximately 25.25 acres being proposed to be added to the existing Shelby Railyard Planned Development.
- There is a total of three curb cuts serving the proposed vehicle self-storage area.
  - o One (1) existing 95-foot-wide curb cut with a 40-foot-wide drive
    - Entrance curb cut with a gravel turnaround area
  - o Two (2) proposed exit only curb cuts with a 15-foot-wide drive
    - One (1) 42-foot-wide curb cut
    - One (1) 48-foot-wide curb cut
- There are two (2) 20-foot-wide sliding gates
- A new fence is being proposed at the entrance of the vehicle self-storage area
- There is an existing fence along the east property line
- All existing landscaping along Shelby Drive will remain
- There are five (5) “rows” being proposed for vehicle self-storage with a total of nine (9) storage containers

### **Analysis**

The applicant is proposing to amend the existing Shelby Rail Service Planned Development to add additional land for contractor storage of materials. The permitted uses in the area to be added will be governed by Employment zoning district regulations. The land to be added is currently landlocked between Shelby Railroad Service, Inc. (PD 06-349) located north, and the Shelby County Landfill/Jackson Pit Dump properties located south. The subject property is primarily surrounded by residential, institutional and multifamily land uses. There are a few properties with commercial land use designation at the intersection Tchulahoma Road and East Shelby Drive.

The applicant has already completed substantial work on the site, including a new curb cut on Shelby Drive and several feet of fill, without permits or approval.

Staff is not in support of the proposed use for this site given its proximity to the residential areas. There was recently a proposed Planned Development case (PD 2024-013) that was rejected at Memphis city council

approval to allow for a drop yard for the property located +/-499.6 feet east of 3021 East Shelby Drive. Aside from Comprehensive Planning finding this proposal incompatible with the land use and adjacent zoning. The proposal contradicts the Oakhaven neighborhood priority of preserving and protecting residential neighborhoods from industrial uses using natural buffers. The proposed project would aide in the expansion of commercial/industrial uses into the residential area nearby. Staff is proposing a revised concept plan, see page 16, that would alleviate the impact of expansion of commercial/industrial uses. Staff is proposing there be three (3) areas within the planned development; Area A, B, and C. The revised concept plan proposed by staff would relocate the entrance and turnaround area being proposed along Shelby Drive further into the site. This would prevent any heavy commercial/industrial operations operating along Shelby Drive.

The project will 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 rejection; however, if approved, staff recommends the following conditions and outline plan conditions:

#### **Conditions:**

1. No additional permits shall be issued until the existing construction of the vehicle-storage facilities has been permitted, inspected, and approved.
2. No development activity may occur until the applicant obtains any permit, conducts any study, and allows any environmental review deemed necessary by City of Memphis Public Works or the Tennessee Department of Environment and Conservation Division of Remediation. Furthermore, the applicant must follow all practical and effective remedies to stabilize, remediate, contain, monitor, and maintain the site to minimize any threats to public health, safety, and the environment as deemed applicable and appropriate by said agencies—note that any development activity explicitly authorized by either agency related to the preceding remedies is permitted. The applicant must provide written confirmation from City of Memphis Public Works and the Tennessee Department of Environment and Conservation Division of Remediation verifying compliance with this condition after all practical and effective remedies, if deemed necessary, have been completed and provide it to the Division of Planning and Development. After the aforementioned written confirmation, the final plat may be recorded and then development activity may occur.

#### **Outline Plan Conditions**

- I. USES PERMITTED:
  - A. Area A: Construction contractor with outdoor storage facility.
  - B. **Area B: Vehicle and Equipment Outdoor Storage under lease such as Boats, Buses, Campers, Contractor Equipment, Recreational Vehicles , Trucks and other Vehicle Storage uses.**
  - C. Area C: Uses permitted by right in the CMU-2 District
  - D. In Areas A and B, uses permitted by right in the EMP district, except that the following uses shall be prohibited:
    1. Adult entertainment (excluded)
    2. Off-Premise Advertising Signs
    3. Amusements, Commercial outdoor
    4. Campground, Travel Trailer park

5. Drive-in Theater
6. Garage, Commercial
7. Tavern, cocktail lounge, nightclub
8. Brewery
9. Bus terminal or Service Facility
10. Taxicab Dispatch Station
11. Garage or Refuse Collection Service
12. Used Goods, Secondhand Sales
13. Chemical Manufacturing
14. Slaughtering Business
15. Beverage Recycling Center
16. Trailer storage, drop off lot

II. BULK REGULATIONS:

- A. The minimum front yard setback shall be 50 feet.
- B. The minimum side yard setbacks shall be 10 feet.
- C. The maximum height of any outdoor storage shall be 15 feet.

III. ACCESS, PARKING AND CIRCULATION:

~~A. Two curb cuts are permitted onto Shelby Drive.~~

- A. The City Engineer shall approve the design, number and location of curb cuts. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter, and sidewalk.
- B. No curb cut shall be located closer than 500 feet from the centerline of Swinnea Road.
- C. The parking requirements of the EMP District shall apply.
- D. All parking areas and driving aisles to be paved with asphalt or concrete.
- E. Adequate queuing spaces in accordance with the current ordinance shall be provided between the street right-of-way line and any proposed gate/guardhouse/card reader.
- F. Adequate maneuvering room shall be provided between the right-of-way and the gate/guardhouse/card reader for vehicles to exit by forward motion.

IV. SIGNS:

- A. One ground-mounted monument style sign is permitted with a maximum area of 100 feet, to be designed and located with due consideration for sight distance requirements. The final plan shall indicate the location and dimensions of any freestanding on-premise sign, subject to the review and approval of the Division of Planning and Development.
- B. **Any additional signs shall be in accordance with the CMU-2 District.**
- C. No permanent off-premise advertising signs are permitted.
- D. No temporary or portable signs are permitted.
- E. All signs shall be set back a minimum of 10 feet from the right-of-way.

V. LANDSCAPING AND DESIGN:

- A. The landscaping screen along Shelby Drive shall be as shown on the proposed site plan and shall include an irrigation system for the area.
- B. The front elevation of the principal building shall be brick or masonry, and a graphic rendering of that building shall be part of the final plan.

- C. Outdoor lighting should be directed so that it does not glare onto nearby properties.
- D. **The existing trees along Shelby Drive for the amendment area shall be shown on the final Plat.**

VI. DRAINAGE:

- A. Drainage improvements, including on-site detention, shall be provided under a Standard Subdivision contract in accordance with Subdivision Regulations and the City of Memphis Drainage Design Manual.
- B. Drainage data for assessment of on-site detention requirements shall be submitted to and approved by the City Engineer.

VII. SITE PLAN REVIEW:

- F. A site plan shall be submitted for the review, comment and recommendation of the **Division Office of Planning and Development** and appropriate City and County agencies ~~for approval of the Land Use Control Board prior to approval of any final plan for development that includes acquisition of adjacent land to the west.~~

VIII. FINAL PLAN:

- A. A final plan shall be recorded within 5 years from the date of the recording of the outline plan, provided that the Land Use Control Board may approve an extension of this deadline.
- B. Any final plan shall include the following:
  - 1. The outline plan conditions,
  - 2. A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.
  - 3. The location and ownership, whether public or private, of any easement, and
  - 4. The exact locations and dimensions including height of buildings, parking areas, utility easements, drives, trash receptacles, loading facilities and required landscaping and screening areas;
  - 5. The content of all landscaping and screening is to be provided,
  - ~~6. If applicable, a statement conveying facilities and areas to a property owners' association or other entity for ownership and maintenance purposes,~~
  - ~~7. The following note shall be placed on the final plat of any development requiring on-site storm water 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 owner's 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; trash; mowing; outlet cleaning; and repair of drainage structures.~~

## DEPARTMENTAL COMMENTS

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

### City Engineer:

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

#### Sewers:

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

#### Roads:

3. The Developer shall be responsible for the repair and/or replacement of all existing curb and gutter along the frontage of this site as necessary.

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

#### Traffic Control Provisions:

5. The developer shall provide a traffic control plan to the city engineer that shows the phasing for each street frontage during demolition and construction of curb gutter and sidewalk. Upon completion of sidewalk and curb and gutter improvements, a minimum 5-foot-wide pedestrian pathway shall be provided throughout the remainder of the project. In the event that the existing right of way width does not allow for a 5 foot clear pedestrian path, an exception may be considered.

6. Any closure of the right of way shall be time limited to the active demolition and construction of sidewalks and curb and gutter. Continuous unwarranted closure of the right of way shall not be allowed for the duration of the project. The developer shall provide on the traffic control plan, the time needed per phase to complete that portion of the work. Time limits will begin on the day of closure and will be monitored by the Engineering construction inspectors on the job.

7. The developer's engineer shall submit a Trip Generation Report that documents the proposed land use, scope and anticipated traffic demand associated with the proposed development. A detailed Traffic Impact Study will be required when the accepted Trip Generation Report indicates that the number for projected trips meets or exceeds the criteria listed in Section 210-Traffic Impact Policy for Land Development of the City of Memphis Division of Engineering Design and Policy Review Manual. Any required Traffic Impact Study will need to be formally approved by the City of Memphis, Traffic Engineering Department.

#### Curb Cuts/Access:

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

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

#### Drainage:

10. 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.

11. 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.

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

13. 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.

14. The developer should be aware of his obligation under 40 CFR 122.26(b)(14) and TCA 69-3-101 et. seq. to submit a Notice of Intent (NOI) to the Tennessee Division of Water Pollution Control to address the discharge of storm water associated with the clearing and grading activity on this site.

**General Notes:**

15. Development is greater than 1 acre and requires detention.

16. No other utilities or services may occupy sanitary sewer easements in private drives and yards except for crossings.

17. All connections to the sewer shall be at manholes only.

18. All commons, open areas, lakes, drainage detention facilities, private streets, private sewers and private drainage systems shall be owned and maintained by a Property Owner's Association. A statement to this effect shall appear on the final plat.

19. Required landscaping shall not be placed on sewer or drainage easements

<b>City Fire Division:</b>	No comments received.
<b>City Real Estate:</b>	No comments received.
<b>County Health Department:</b>	No comments received.
<b>Shelby County Schools:</b>	No comments received.
<b>Construction Code Enforcement:</b>	No comments received.
<b>Memphis Light, Gas and Water:</b>	No comments received.
<b>Office of Sustainability and Resilience:</b>	No comments received.
<b>Office of Comprehensive Planning:</b>	See pages 26 – 28.

**Comprehensive Planning Review of Memphis 3.0 Consistency**

This summary is being produced in response to the following application to support the Land Use and Development Services department in their recommendation: PD 2025-002: Oakhaven/Parkway Village

Site Address/Location: 3021 E Shelby

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

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

Street Type: N/A

*The applicant is requesting a planned development to add additional land for storage.*

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

**1. Future Land Use Planning Map**



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

**2. Land Use Description/Intent**

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



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

NURTURE

Primarily detached, single-family residences. Attached single-family residences permitted on parcels within 100

feet of an anchor. Height: 1-2 stories. Scale: house-scale.

### “AN-S” Zoning Notes

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

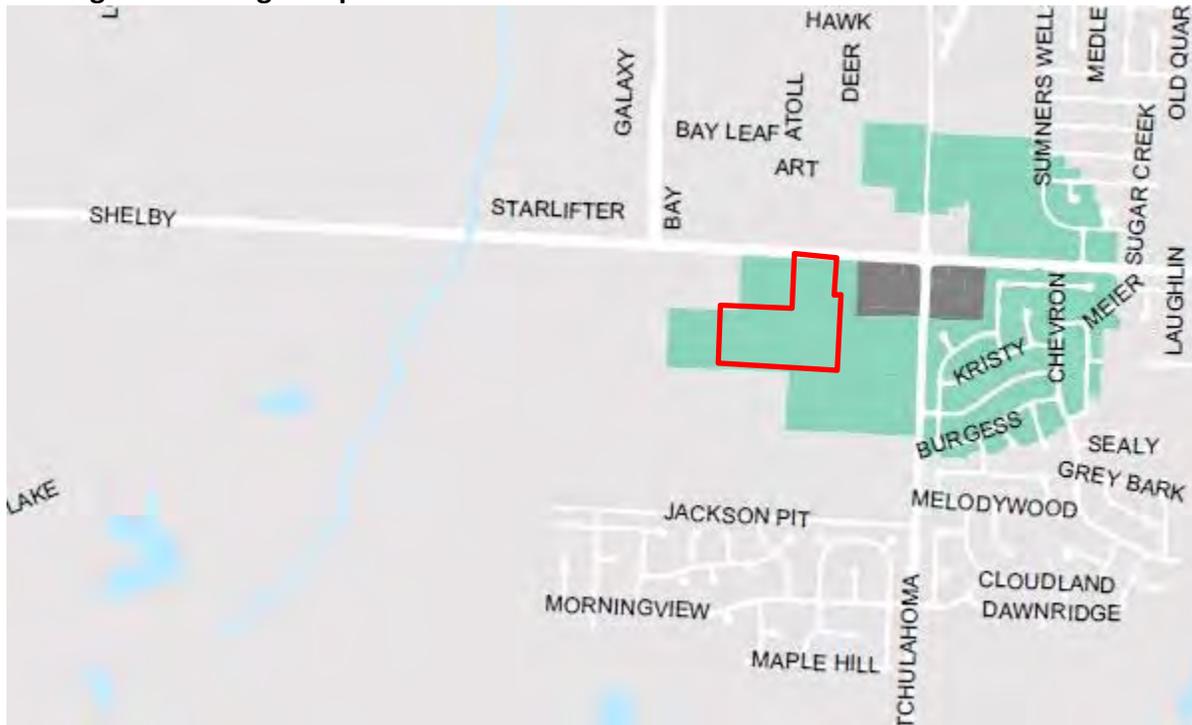
### Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: Vacant; R-8

Adjacent Land Use and Zoning: Vacant, Industrial, Multi-Family, Commercial; CMU-1, R-8, CA, RMP

**Overall Compatibility:** *This request is not compatible with the land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use and zoning as the proposed building is for additional storage. Additionally, the proposed building conflicts with Oakhaven's priority of preserving and protecting residential neighborhoods from industrial uses using natural buffers.*

### 3. Degree of Change Map



Red polygon denotes the proposed site on the Degree of Change Map. Degree of Change is Nurture.

### 4. Degree of Change Description

Nurture areas rely primarily on public and philanthropic resources to stabilize the existing pattern of a place.

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

N/A

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

N/A

### Consistency Analysis Summary

*The applicant is requesting a planned development to add additional land for storage.*

*This request is not compatible with the land use description/intent, form & location characteristics, zoning*

*notes, and existing, adjacent land use and zoning as the proposed building is for additional storage. Additionally, the proposed building conflicts with Oakhaven's priority of preserving and protecting residential neighborhoods from industrial uses using natural buffers.*

Nurture areas rely primarily on public and philanthropic resources to stabilize the existing pattern of a place.

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

Summary Compiled by: Negin Hamidi, Comprehensive Planning.

**MAILED PUBLIC NOTICE**

# NOTICE OF PUBLIC HEARING

You have received this notice because you own or reside on a property that is near the site of a development application to be considered at an upcoming public hearing of the Memphis and Shelby County Land Use Control Board. You are not required to attend this hearing, but you are invited to do so if you wish to speak for or against this application. You may also submit a letter of comment to the staff planner listed below no later than **Wednesday, April 2, 2025 at 8 AM.**

**CASE NUMBER:** PD 2025-002  
**ADDRESS:** 3021 East Shelby Drive  
**REQUEST:** Planned Development: amendment to PD 06-349 to add additional land for storage  
**APPLICANT:** Shelby Railroad Service, Inc.

### Meeting Details

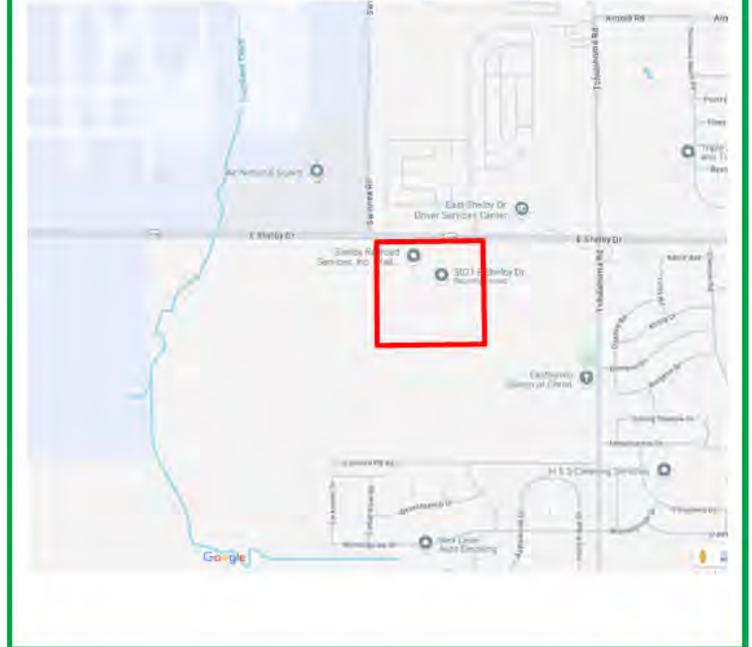
**Location:** Council Chambers  
City Hall 1st Floor  
125 N Main St.  
**Time:** 9:00 AM  
**Date:** Thursday, April 10, 2025

### Staff Planner Contact:

Alexis Longstreet  
✉ alexis.longstreet@memphistn.gov  
☎ (901) 636-7120



### VICINITY MAP



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



22 Notices Mailed 03/21/2025

**SIGN AFFIDAVIT**

**AFFIDAVIT**

*Shelby County  
State of Tennessee*

I, Kristin Reaves, being duly sworn, depose and say that at 10:51am am/pm on the 28th day of March, 2025, I posted 1 Public Notice Sign(s) pertaining to Case No. PD 2025-002 at 3021 E. Shelby Dr., providing notice of a Public Hearing before the (check one):

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

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

*[Signature]* 3/31/25  
 Owner, Applicant or Representative Date

Subscribed and sworn to before me this 31 day of March, 2025.

*[Signature]*  
 Notary Public



My commission expires: 9/26/27

**APPLICATION**



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

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

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

**Record Summary for Planned Development**

**Record Detail Information**

Record Type: Planned Development

Record Status: Pending

Opened Date: February 28, 2025

Record Number: PD 2025-002

Expiration Date:

Record Name: Shelby Rail Service PD

Description of Work: PD amendment to add adjacent property for additional storage.

Parent Record Number:

---

**Address:**

3021 E SHELBY DR, MEMPHIS 38118

**Owner Information**

Primary Owner Name

Y TARVER JOHN T AND J KIRK TARVER (RS)

Owner Address

2100 WOODCREEK DR, GERMANTOWN, TN 38138

Owner Phone

---

**Parcel Information**

060232 00005C

---

**Data Fields**

**PREAPPLICATION MEETING**

Name of DPD Planner Lucas Skinner

Date of Meeting -

Pre-application Meeting Type -

**GENERAL PROJECT INFORMATION**

Planned Development Type Amendment to Existing PD

Previous Docket / Case Number PD 06-349

Medical Overlay / Uptown No

If this development is located in unincorporated N/A

Shelby County, is the tract at least three acres?

(Note a tract of less than three acres is not

**GENERAL PROJECT INFORMATION**

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  
UDC Sub-Section 9.6.9B

No affect to adjacent property.  
The development will be consistent with the existing PD property.

UDC Sub-Section 9.6.9C  
UDC Sub-Section 9.6.9D  
UDC Sub-Section 9.6.9E

If needed adequate facilities will be provided.  
No significant features on the site.  
The development will be consistent with the existing PD property.  
No affect to plans to be considered

UDC Sub-Section 9.6.9F  
**GENERAL PROVISIONS**

UDC Sub-Section 4.10.3A  
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

No affect to surrounding property.  
If needed adequate facilities will be provided.

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

The development will be consistent with the existing PD property.

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

The development will be consistent with the existing PD property.

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

The owner will maintain the property.

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

A Final Plat will be recorded.

**GIS INFORMATION**

Case Layer  
Central Business Improvement District  
Class  
Downtown Fire District

-  
No  
-  
No

**GIS INFORMATION**

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

**Contact Information**

**Name**

SHELBY RAILROAD SERVICE INC.

**Contact Type**

APPLICANT

**Address**

**Phone**

**Name**

CINDY REAVES

**Contact Type**

REPRESENTATIVE

**Address**

**Phone**

(901)870-7003

**Fee Information**

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1628194	Planned Development - each additional or fractional acres above 5	21	2,100.00	INVOICED	0.00	03/03/2025
1628194	Planned Development - 5 acres or less	1	1,500.00	INVOICED	0.00	03/03/2025

Total Fee Invoiced: \$3,600.00

Total Balance: \$0.00

**Payment Information**

Payment Amount

\$3,600.00

Method of Payment

Check

**OWNER AFFIDAVIT**



**Property Owner's Affidavit**

Memphis and Shelby County Unified Development Code Section 12.3.1

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

I, John Taylor Carver (Print Name) John T. Carver (Sign Name) state that I have read the definition of

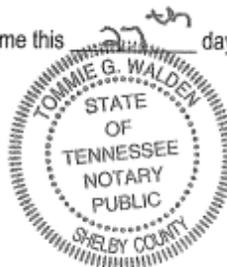
"Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

- I am the owner of record as shown on the current tax rolls of the county Assessor of Property; the mortgage holder of record as shown in the mortgage records of the county Register of Deeds; purchaser under a land contract; a mortgagee or vendee in possession; or I have a freehold or lesser estate in the premises
- I have charge, care or control of the premises as trustee, agent, executor, administrator, assignee, receiver, guardian or lessee (and have included documentation with this affidavit)

of the property located at 0, 3021 E Shelby Dr.  
and further identified by Assessor's Parcel Number 060232 00005C, 7  
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 27<sup>th</sup> day of February in the year of 2025

Tommi Walden  
Signature of Notary Public



8-21-2027  
My Commission Expires

**LETTER OF INTENT**



Date: June 30, 2025  
To: Division of Planning & Development  
From: Cindy Reaves  
Re: Shelby Rail Service PD

We have submitted a Planned Development Amendment application for Shelby Rail Service PD (PD 06-349), located at 3021 E. Shelby Drive. We are requesting the adjacent property be added to the Planned Development. The purpose for the boundary expansion of the approved Shelby Rail Services PD is the same use conditions permitted for the current EMP zoning district. The new area will be a dedicated vehicle self-storage facility use. The expanded property area is between existing Shelby Rail Services site and the Shelby County landfill/Jackson Pit property to the south.

TDEC has been working with the county to close the permit for the landfill which includes this property that is owned by my client. I have included a copy of the landfill areas they are working with. Since the property is not buildable due to the former landfill status, the highest and best use is surface storage, which will be a perfect fit for the site.

Although the Memphis 3.0 plan designates this land as residential, residential development is prohibited on a dormant landfill. The Memphis Aerotropolis Airport Area City Master Plan puts the subject site in the Shelby Drive intermodal transportation corridor to support logistic and distribution uses activity. The proposed vehicle storage facility use is consistent with the goals of the Airport City Plan.

We appreciate your support with this request. Please contact me if you have any questions.

**LETTERS RECEIVED**

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



# Memphis and Shelby County Division of Planning and Development

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

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

website: www.develop901.com

## Record Summary for Planned Development

### Record Detail Information

Record Type: Planned Development

Record Status: Pending

Opened Date: February 28, 2025

Record Number: PD 2025-002

Expiration Date:

Record Name: Shelby Rail Service PD

Description of Work: PD amendment to add adjacent property for additional storage.

Parent Record Number:

### Address:

3021 E SHELBY DR, MEMPHIS 38118

### Owner Information

Primary Owner Name

Y TARVER JOHN T AND J KIRK TARVER (RS)

Owner Address

2100 WOODCREEK DR, GERMANTOWN, TN 38138

Owner Phone

### Parcel Information

060232 00005C

### Data Fields

#### PREAPPLICATION MEETING

Name of DPD Planner Lucas Skinner

Date of Meeting -

Pre-application Meeting Type -

#### GENERAL PROJECT INFORMATION

Planned Development Type Amendment to Existing PD

Previous Docket / Case Number PD 06-349

Medical Overlay / Uptown No

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

(Note a tract of less than three acres is not

**GENERAL PROJECT INFORMATION**

eligible for a planned development in unincorporated Shelby County)

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

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

**APPROVAL CRITERIA**

UDC Sub-Section 9.6.9A

No affect to adjacent property.

UDC Sub-Section 9.6.9B

The development will be consistent with the existing PD property.

UDC Sub-Section 9.6.9C

If needed adequate facilities will be provided.

UDC Sub-Section 9.6.9D

No significant features on the site.

UDC Sub-Section 9.6.9E

The development will be consistent with the existing PD property.

UDC Sub-Section 9.6.9F

No affect to plans to be considered

**GENERAL PROVISIONS**

UDC Sub-Section 4.10.3A

No affect to surrounding property.

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

If needed adequate facilities will be provided.

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

The development will be consistent with the existing PD property.

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

The development will be consistent with the existing PD property.

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

The owner will maintain the property.

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

A Final Plat will be recorded.

**GIS INFORMATION**

Case Layer

-

Central Business Improvement District

No

Class

-

Downtown Fire District

No

**GIS INFORMATION**

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

**Contact Information**

---

**Name**

SHELBY RAILROAD SERVICE INC.

**Contact Type**

APPLICANT

**Address**

**Phone**

-

**Name**

CINDY REAVES

**Contact Type**

REPRESENTATIVE

**Address**

**Phone**

(901)870-7003

**Fee Information**

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1628194	Planned Development - each additional or fractional acres above 5	21	2,100.00	INVOICED	0.00	03/03/2025
1628194	Planned Development - 5 acres or less	1	1,500.00	INVOICED	0.00	03/03/2025

Total Fee Invoiced: \$3,600.00

Total Balance: \$0.00

**Payment Information**

Payment Amount

\$3,600.00

Method of Payment

Check

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

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

**Property Owner's Affidavit**

Memphis and Shelby County Unified Development Code Section 12.3.1

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

I, John Taylor Carver (Print Name) [Signature] (Sign Name), state that I have read the definition of

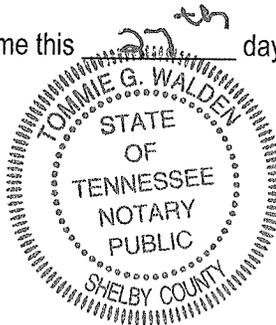
“Owner” as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

- I am the owner of record as shown on the current tax rolls of the county Assessor of Property; the mortgage holder of record as shown in the mortgage records of the county Register of Deeds; purchaser under a land contract; a mortgagee or vendee in possession; or I have a freehold or lesser estate in the premises
- I have charge, care or control of the premises as trustee, agent, executor, administrator, assignee, receiver, guardian or lessee (and have included documentation with this affidavit)

of the property located at 0, 3021 E Shelby Dr.  
and further identified by Assessor's Parcel Number 060232 00005C, 7,  
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 27<sup>th</sup> day of February in the year of 2025

Tommi Walden  
Signature of Notary Public



8-21-2027  
My Commission Expires



ENGINEERING • PLANNING

5909 Shelby Oaks Drive  
Suite 200  
Memphis TN 38134

Tel: 901-373-0380  
Fax: 901-373-0370  
[www.SRCE-memphis.com](http://www.SRCE-memphis.com)

Date: February 27, 2025

To: Division of Planning & Development

From: Cindy Reaves

Re: Shelby Rail Service PD

## **LETTER OF INTENT**

We are submitting a Planned Development Amendment application for Shelby Rail Service PD (PD 06-349), located at 3021 E. Shelby Drive. We are requesting to add the adjacent landlocked property to the Planned Development to be used for an expansion of the Shelby Rail property. The property is in between Shelby Rail Services and the Shelby County landfill/Jackson Pit property.

We appreciate your support with this request. Please contact me if you have any questions.

CONDITIONS:

I. USES PERMITTED:

A. Construction contractor with outdoor storage facility.

B. Uses permitted by right in the EMP district, except that the following uses shall be prohibited:

1. Adult entertainment (excluded)
2. Off-Premise Advertising Signs
3. Amusements, Commercial outdoor
4. Campground, Travel Trailer park
5. Drive-in Theater
6. Garage, Commercial
7. Tavern, cocktail lounge, night Club
8. Brewery
9. Bus terminal or Service Facility
10. Taxi Cab Dispatch Station
11. Garage or Refuse Collection Service
12. Used Goods, Second hand Sales
13. Chemical Manufacturing
14. Slaughtering Business
15. Beverage Recycling Center

II. BULK REGULATIONS:

- A. The minimum front yard setback shall be 50 feet.
- B. The minimum side yard setbacks shall be 10 feet.
- C. The maximum height of any outdoor storage shall be 15 feet.

III. ACCESS, PARKING AND CIRCULATION:

- A. Two curb cuts are permitted onto Shelby Drive.
- B. The City Engineer shall approve the design, number and location of curb cuts. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk.
- C. No curb cut shall be located closer than 500 feet from the centerline of Swinnea Road.
- D. The parking requirements of the EMP District shall apply.
- E. All parking areas and driving aisles to be paved with asphalt or concrete.
- F. Adequate queuing spaces in accordance with the current ordinance shall be provided between the street right-of-way line and any proposed gate/guardhouse/card reader.
- G. Adequate maneuvering room shall be provided between the right-of-way and the gate/guardhouse/card reader for vehicles to exit by forward motion.

IV. SIGNS:

A. One ground-mounted monument style sign is permitted with a maximum area of 100 feet, to be designed and located with due consideration for sight distance requirements. The final plan shall indicate the location and dimensions of any freestanding on-premise sign, subject to the review and approval of the Division of Planning and Development.

B. No permanent off-premise advertising signs are permitted.

C. No temporary or portable signs are permitted.

D. All signs shall be set back a minimum of 10 feet from the right-of-way.

V. LANDSCAPING AND DESIGN:

A. The landscaping screen along Shelby Drive shall be as shown on the proposed site plan and shall include an irrigation system for the area.

B. The front elevation of the principal building shall be brick or masonry, and a graphic rendering of that building shall be part of the final plan.

D. Outdoor lighting should be directed so that it does not glare onto nearby properties.

VI. DRAINAGE:

A. Drainage improvements, including on-site detention, shall be provided under a Standard Subdivision contract in accordance with Subdivision Regulations and the City of Memphis Drainage Design Manual.

B. Drainage data for assessment of on-site detention requirements shall be submitted to and approved by the City Engineer.

VII. SITE PLAN REVIEW:

A. A site plan shall be submitted for the review, comment and recommendation of the Division of Planning and Development and appropriate City and County agencies for approval of the Land Use Control Board prior to approval of any final plan for development that includes acquisition of adjacent land to the west.

VIII. FINAL PLAN:

A. A final plan shall be recorded within 5 years from the date of the recording of the outline plan, provided that the Land Use Control Board may approve an extension of this deadline.

B. Any final plan shall include the following:

1. The outline plan conditions,

2. A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.

3. The location and ownership, whether public or private, of any easement, and

4. The exact locations and dimensions including height of buildings, parking areas, utility easements, drives, trash receptacles, loading facilities and required landscaping and screening areas;

5. The content of all landscaping and screening is to be provided,
6. If applicable, a statement conveying facilities and areas to a property owners' association or other entity for ownership and maintenance purposes,
7. The following note shall be placed on the final plat of any development requiring on-site storm water 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 owner's 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; trash; mowing; outlet cleaning; and repair of drainage structures.





# Shelby County Tennessee

## *Shelandra Y Ford*

Shelby County Register

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



21089771

07/21/2021 - 10:22:06 AM

3 PGS	
CHRISTINAM 2267248 - 21089771	
VALUE	350000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1295.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1313.00

**SHELANDRA Y FORD**  
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

<p>Prepared by:</p> <p>Austin Law Firm, P.A. 6928Cobblestone Drive Suite 100 Southaven, MS 38672 662-890-7575 MS Bar #3412</p> <p>File No:06-21-6648</p>	<p>Grantors Address:</p> <p><u>1135 Smart Rd</u> <u>Holly Springs, ms</u> <u>38635</u></p> <p>Home: <u>N/A</u></p> <p>Work: <u>(662) 544-2750</u></p>	<p>Grantees Address:</p> <p><u>J. Tarver</u> <u>3021 Shelby Drive</u> <u>Memphis, TN 38118</u></p> <p>Home: <u>N/A</u></p> <p>Work: <u>(901) 365-1068</u></p>
--	---	---

RETURN TO: Smith and Smith Law Firm, 4917 William Arnold Road, Memphis, TN 38117, (901) 683-0223

INDEXING INSTRUCTIONS: North Half (N 1/2) of the North Half (N 1/2) of Section Eight (8), Township One (1), Range Seven (7) West in Shelby County, Tennessee.

### WARRANTY DEED

RAYMOND W. SMITH AND DOROTHY SMITH  
GRANTORS

TO

J. TARVER,  
GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Raymond W. Smith and Dorothy Smith, do hereby sell, convey, and warrant unto J. Tarver, the land lying and being situated in Shelby County, Mississippi, described as follows, to-wit:

Parcel 1: A tract of land containing 20 acres, being a part of a 100 acre tract in the North Half (N 1/2) of the North Half (N 1/2) of Section Eight (8), Township One (1), Range Seven (7) West in Shelby County, Tennessee, and more particularly described as follows: BEGINNING at a point in the center line of the Whitehaven-Capleville road 1320 feet West of the center line of Tchulahoma Road; running thence South parallel with the center line of Tchulahoma Road 660 feet for a point of beginning; running thence West parallel with the center line of the Whitehaven-Capleville Road 1320 feet to a stake; thence South parallel with the center line of Tchulahoma Road 660 feet to the North line of a 159 acre tract of the Jackson Estate lands; thence East along said North Line and parallel to the Whitehaven-Capleville road 1320 feet to a stake; which point is 1320 feet West of the center line of the Tchulahoma Road; thence north parallel with the centerline of Tchulahoma

Road 660 feet to the point of beginning. Being the same property conveyed to Harrison Jackson by Deed recorded in Book 5959, Page 10, in the Register's Office of Shelby county, TN.

Parcel 2: Situated and being in Section 8, Township 1, Range 7 West, in Shelby County, Tennessee, and more particularly described as follows: A Certain tract of land containing 7 acres, more or less, more particularly described as follows: Commencing at a point in the center line of the Whitehaven-Capleville Road, 1420 feet West of the center line of the Tchulahoma Road; thence West with the center line of Whitehaven-Capleville Road 428 feet to a point; thence South parallel to Tchulahoma Road 660 feet to a point; thence East parallel to Whitehaven-Capleville road 528 feet to a point; thence North parallel to Tchulahoma Road 224.4 feet to a stake; thence West 100 feet to a stake; thence North parallel to Tchulahoma Road 435.60 feet to the point of beginning, and being the same property as conveyed to Harrison Jackson by Deed recorded in Book 5957, Page 316, in the Register's Office of Shelby County, Tennessee, LESS AND EXCEPT that property conveyed to the City of Memphis by Warranty Deed recorded as Instrument No. U5-8766 in said Register's Office.

Being the same property conveyed to the Grantor's herein by virtue of a Substitution of Trustee Deed, filed for record August 5, 2002 and recorded in Instrument No. 02128571

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in Shelby County, Mississippi.

Taxes for 2021 have been prorated, and possession is given with this deed.

WITNESS our signature(s), this the 19th day of July, 2021.

Raymond W. Smith  
Raymond W. Smith

Dorothy Smith  
Dorothy Smith

STATE OF MISSISSIPPI:  
COUNTY OF SHELBY:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named RAYMOND W. SMITH AND DOROTHY SMITH, who acknowledged that they signed and delivered the above and foregoing Deed on the day and year therein mentioned, as their free act and deed, and for the purposed therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 19th day of July, 2021.

Call  
Notary Public

My commission expires:



\*\*\*\*\*

**(FOR RECORDING DATA ONLY)**

Property Address:  
3090 East Shelby Drive  
Memphis, TN 38118

Property Owner:  
J. Tarver  
3021 Shelby Drive  
Memphis, TN 38118

Ward, Block or Tax Parcel Number:  
06023200007

Mail tax bills to:  
J. Tarver  
3021 Shelby Drive  
Memphis, TN 38118

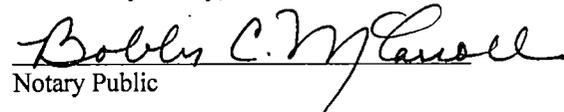
**This instrument return to:**  
**Smith and Smith Law Firm**  
**4917 William Arnold Road**  
**Memphis, TN 38117**

Smith and Smith Law Firm#: 210097

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is \$350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

  
\_\_\_\_\_  
Affiant

Subscribed and sworn to before me this  
the 19th day of July, 2021.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: **OCT 16 2021**





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

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

July 11, 2025

*Sent via electronic mail to:*

Shelby Rail Services Planned Development  
Case Number: PD 2025-002  
LUCB Recommendation: Rejection

Dear applicant,

On Thursday, July 10, 2025, the Memphis and Shelby County Land Use Control Board recommended **rejection** of your planned development amendment application for the Shelby Rail Services Planned Development, subject to the attached conditions.

This application will be forwarded, for final action, to the Council of the City of Memphis. The Council will review your application in a committee meeting prior to voting on it in a public hearing. The applicant or the applicant's representative(s) shall be in attendance at all meetings and hearings.

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

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

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

Respectfully,



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

Cc:

File

**Letter to Applicant**  
**PD 2025-002**

**Outline Plan Conditions – Revisions**

Proposed language is indicated in **bold, underline**; deletions are indicated in ~~bold-strikethrough~~

- I. USES PERMITTED:
  - A. Area A: Construction contractor with outdoor storage facility.
  - B. **Area B: Vehicle and Equipment Outdoor Storage under lease such as Boats, Buses, Campers, Contractor Equipment, Recreational Vehicles, Trucks, and other Vehicle Storage uses.**
  - C. Area C: Uses permitted by right in the CMU-2 District
  - D. In Areas A and B, uses permitted by right in the EMP district, except that the following uses shall be prohibited:
    1. Adult entertainment (excluded)
    2. Off-Premise Advertising Signs
    3. Amusements, Commercial outdoor
    4. Campground, Travel Trailer park
    5. Drive-in Theater
    6. Garage, Commercial
    7. Tavern, cocktail lounge, nightclub
    8. Brewery
    9. Bus terminal or Service Facility
    10. Taxicab Dispatch Station
    11. Garage or Refuse Collection Service
    12. Used Goods, Secondhand Sales
    13. Chemical Manufacturing
    14. Slaughtering Business
    15. Beverage Recycling Center
    16. **Tractor-Trailer or Container storage, drop lot**
- II. BULK REGULATIONS:
  - A. The minimum front yard setback shall be 50 feet.
  - B. The minimum side yard setbacks shall be 10 feet.
  - C. The maximum height of any outdoor storage shall be 15 feet.
- III. ACCESS, PARKING AND CIRCULATION:
  - A. Two curb cuts are permitted onto Shelby Drive.
  - B. The City Engineer shall approve the design, number and location of curb cuts. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter, and sidewalk.
  - C. No curb cut shall be located closer than 500 feet from the centerline of Swinnea Road.
  - D. The parking requirements of the EMP District shall apply.
  - E. All parking areas and driving aisles to be paved with asphalt or concrete.
  - F. Adequate queuing spaces in accordance with the current ordinance shall be provided between the street right-of-way line and any proposed gate/guardhouse/card reader.
  - G. Adequate maneuvering room shall be provided between the right-of-way and the gate/guardhouse/card reader for vehicles to exit by forward motion.

**Letter to Applicant**  
**PD 2025-002**

IV. SIGNS:

- A. One ground-mounted monument style sign is permitted with a maximum area of 100 feet, to be designed and located with due consideration for sight distance requirements. The final plan shall indicate the location and dimensions of any freestanding on-premise sign, subject to the review and approval of the Division of Planning and Development.
- A. **Any additional signs shall be in accordance with the CMU-2 District.**
- B. No permanent off-premise advertising signs are permitted.
- C. No temporary or portable signs are permitted.
- D. All signs shall be set back a minimum of 10 feet from the right-of-way.

V. LANDSCAPING AND DESIGN:

- A. The landscaping screen along Shelby Drive ~~shall be~~ as shown on the proposed site plan, **shall be installed along the entire frontage** and shall include an irrigation system for the area.
- B. The front elevation of the principal building shall be brick or masonry, and a graphic rendering of that building shall be part of the final plan.
- C. Outdoor lighting should be directed so that it does not glare onto nearby properties.
- D. **The existing trees along Shelby Drive for the amendment area shall be shown on the final Plat.**

VI. DRAINAGE:

- A. Drainage improvements, including on-site detention, shall be provided under a Standard Subdivision contract in accordance with Subdivision Regulations and the City of Memphis Drainage Design Manual.
- B. Drainage data for assessment of on-site detention requirements shall be submitted to and approved by the City Engineer.

VII. SITE PLAN REVIEW:

- E. A site plan shall be submitted for the review, comment and recommendation of the **Division Office** of Planning and Development and appropriate City and County agencies. ~~for approval of the Land Use Control Board prior to approval of any final plan for development that includes acquisition of adjacent land to the west.~~

VIII. FINAL PLAN:

- A. A final plan shall be recorded within 5 years from the date of the recording of the outline plan, provided that the Land Use Control Board may approve an extension of this deadline.
- B. Any final plan shall include the following:
  - 1. The outline plan conditions,
  - 2. A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.
  - 3. The location and ownership, whether public or private, of any easement, and
  - 4. The exact locations and dimensions including height of buildings, parking

Letter to Applicant  
PD 2025-002

areas, utility easements, drives, trash receptacles, loading facilities and required landscaping and screening areas;

5. The content of all landscaping and screening is to be provided,
- ~~6. If applicable, a statement conveying facilities and areas to a property owners' association or other entity for ownership and maintenance purposes,~~
- ~~7. The following note shall be placed on the final plat of any development requiring on-site storm water 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 owner's 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; trash; mowing; outlet cleaning; and repair of drainage structures.~~