

RESOLUTION ADDRESSING PUBLIC SAFETY CONCERNS RELATED TO SHORT-TERM RENTAL PROPERTIES AND REQUESTING THE MAYOR'S ADMINISTRATION TO COLLABORATE WITH AN ORGANIZATION TO STRENGTHEN ENFORCEMENT OF THE CITY'S SHORT-TERM RENTAL ORDINANCE

WHEREAS, the Memphis City Council is committed to promoting the public health, safety, and welfare of residents and visitors in the City of Memphis; and

WHEREAS, the growth of short-term rental properties within the City has provided economic opportunities for property owners and increased lodging options for visitors; and

WHEREAS, the City has adopted ordinances regulating short-term rental properties in order to ensure accountability, neighborhood compatibility, and compliance with public safety standards; and

WHEREAS, recent incidents of violence, large unauthorized gatherings, disturbances, and other criminal activity have been reported at certain short-term rental properties, negatively impacting surrounding neighborhoods and placing additional strain on law enforcement and emergency services; and

WHEREAS, such incidents undermine quality of life for residents, erode neighborhood stability, damage the reputation of the City as a safe destination and tarnish the credibility of short-term rental platforms; and

WHEREAS, effective enforcement of the City's short-term rental ordinance is essential to deter noncompliance, prevent recurring nuisance activity, and ensure that operators adhere to applicable safety, occupancy, and permitting requirements; and

WHEREAS, the Office of the Mayor of Memphis has administrative oversight of the divisions responsible for permitting short-term rental properties and enforcing the short-term rental ordinance; and

WHEREAS, collaboration with a qualified nonprofit organization, industry association, community-based organization, or other experienced entity may provide additional resources and compliance monitoring tools to enhance enforcement efforts.

NOW, THEREFORE, BE IT RESOLVED that the Memphis City Council hereby expresses its concern regarding incidents of violence and criminal activity occurring at certain short-term rental properties within the City; reaffirms its commitment to ensuring that short-term rental operations comply with all applicable municipal ordinances, including permitting requirements, occupancy limits, and nuisance provisions; and requests that the Mayor's Administration identify and engage with a qualified organization—such as a community safety nonprofit, research institution, industry compliance monitoring service, or neighborhood coalition—to assist in strengthening monitoring and enforcement mechanisms; developing strategies to deter repeat

offenders; enhancing communication with neighborhood associations and residents; and recommending any legislative or regulatory amendments necessary to improve compliance;

BE IT FURTHER RESOLVED THAT the Administration is requested to report back to the Council within ninety (90) days of the adoption of this Resolution with recommendations, proposed partnerships, and, if necessary, proposed amendments to the City's short-term rental ordinance.

Sponsor

Philip Spinoso, Jr.

Chairwoman

Jana Swearengen-Washington

WHEREAS, when worthy circumstances arise, the Memphis City Council has seen fit to name certain public roads to honor citizens who have served this community and **Frank James Banks** is a citizen worthy of such recognition; and

WHEREAS, **Frank James Banks** is a native and lifelong Memphian whose professional and civic contributions have had a lasting and transformative impact on the City of Memphis; and

WHEREAS, **Mr. Banks** is a pioneering African-American entrepreneur who co-founded Banks, Finley, White & Co. in 1973, one of the first regional African-American-owned accounting firms in the South, which has grown into one of the largest minority-owned CPA firms in the nation and has trained and mentored generations of professionals; and

WHEREAS, **Frank James Banks** played a critical role in revitalizing downtown Memphis through his co-founding of the New Memphis Development Corporation and the redevelopment of the Downtowner Motor Inn into the Benchmark Hotel in 1983, one of the first Black-owned franchised hotels in the United States, creating jobs and demonstrating the viability of minority ownership in the hospitality industry; and

WHEREAS, **Mr. Banks'** additional investments in hospitality and entertainment, including hotel development along Third Street and the Memphis Sounds Lounge, contributed to economic growth, job creation, and cultural enrichment in downtown Memphis; and

WHEREAS, **Frank James Banks** was instrumental in advancing minority economic development through the founding of the Tennessee Valley Center for Minority Economic Development and the West Tennessee Venture Capital Corporation, expanding access to capital and supporting minority and women owned businesses throughout the region; and

WHEREAS, the leadership of **Mr. Banks** extended into community banking through the establishment of Memphis First Community Bank, providing financial access to underserved communities, and into civic service through his work with numerous organizations, including his role in Congressman Harold Ford Sr.'s historic 1974 campaign and service on multiple boards and committees; and

WHEREAS, **Frank James Banks** demonstrated a deep commitment to education and cultural preservation through the creation of the Memphis African American Historical Calendar, which reached tens of thousands of students and enriched the understanding of local Black history; and

WHEREAS, **Frank James Banks'** lifelong dedication to Memphis, including his long-term residence in the South Midtown community, reflects his unwavering commitment to strengthening neighborhoods and expanding opportunity for all citizens.

NOW, THEREFORE, BE IT RESOLVED, that the Memphis City Council deems it fitting and proper that the City of Memphis honor the legacy of **Frank James Banks** by commemorating his contributions in a lasting and visible manner, and South Parkway East between Oaklawn and South Barksdale in the City of Memphis, be declared and designated

“Frank James Banks Parkway”

BE IT FURTHER RESOLVED, the City Engineer is requested to affix suitable signs designating this public road in honor of **Frank James Banks** for his commitment and contributions to the City of Memphis.

Adopted: March 24, 2026

Councilman Ford Canale

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

**ONE ORIGINAL
ONLY STAPLED
TO DOCUMENTS**

**Planning & Development
DIVISION**

**Planning & Zoning COMMITTEE: 03/24/2026
DATE
PUBLIC SESSION: 04/14/2026
DATE**

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

ITEM DESCRIPTION: Resolution approving the request to close and vacate the public-right-of-way of a north-south public alley known as Litty Place that has an east-west stub at its midpoint heading eastward., known as case number SAC 25-006

CASE NUMBER: SAC 25-006

LOCATION: East of Kansas St., south of W Georgia Ave., north of W Carolina Ave., and west of Florida St.

COUNCIL DISTRICTS: District 7 and Super District 8

OWNER/APPLICANT: Charles Shoffner

REPRESENTATIVES: Matthew Hudgins

REQUEST: Close and vacate the public-right-of-way of a north-south public alley known as Litty Place that has an east-west stub at it's midpoint heading eastward and vacate public right-of-way of an east-west public alley

AREA: +/-0.20 acres

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

RECOMMENDED COUNCIL ACTION: Public Hearing Not Required

PRIOR ACTION ON ITEM:

(1) _____	APPROVAL - (1) APPROVED (2) DENIED
03/09/2026 _____	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>Travian Smith</u>	<u>03/09/2027</u>	PLANNER
_____	_____	DEPUTY ADMINISTRATOR
<u>Brett Reynolds</u>	<u>03/16/2026</u>	ADMINISTRATOR
_____	_____	DIRECTOR (JOINT APPROVAL)
_____	_____	COMPROLLER
_____	_____	FINANCE DIRECTOR
_____	_____	CITY ATTORNEY
_____	_____	CHIEF ADMINISTRATIVE OFFICER
_____	_____	COMMITTEE CHAIRMAN



Memphis City Council Summary Sheet

SAC 2025-006

RESOLUTION APPROVING THE REQUEST TO CLOSE AND VACATE THE PUBLIC-RIGHT-OF-WAY OF A NORTH-SOUTH PUBLIC ALLEY KNOWN AS LITTY PLACE THAT HAS AN EAST-WEST STUB AT ITS MIDPOINT HEADING EASTWARD., KNOWN AS CASE NUMBER SAC 25-006

- This item is a resolution with conditions to allow the above; and
- This item may require a new public improvement contract.

LAND USE CONTROL BOARD RECOMMENDATION

At its regular meeting on **Thursday, February 12, 2026**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

CASE NUMBER: SAC 25-006

LOCATION: East of Kansas St., south of W Georgia Ave., north of W Carolina Ave., and west of Florida St.

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

OWNER/APPLICANT: Charles Shoffner

REPRESENTATIVE: Matthew Hudgins

REQUEST: Close and vacate the public-right-of-way of a north-south public alley known as Litty Place that has an east-west stub at it's midpoint heading eastward

EXISTING ZONING: Bluffview Residential District – (R-B)

AREA: 0.20 acres

The following spoke in support: None

The following spoke in opposition: None

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

The motion passed by a unanimous vote of 10-0 on the consent agenda.

Respectfully,

Travian Smith

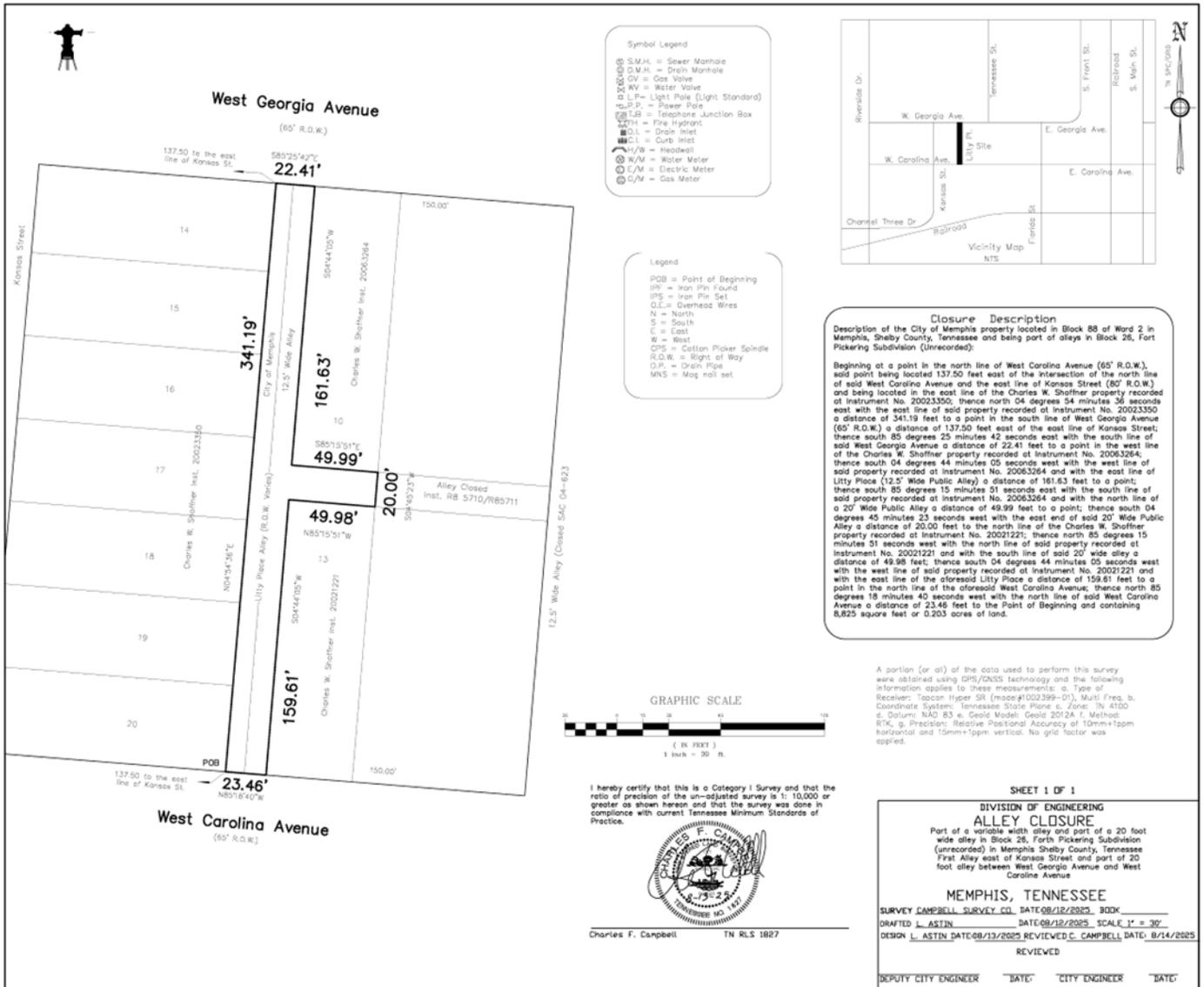
Travian Smith
Planner I
Land Use and Development Services
Division of Planning and Development

Cc: Committee Members
File

SAC 25-006
CONDITIONS

1. The applicant shall comply with all City standards to the satisfaction of the City Engineer and City Fire Department.
2. Provide easements for existing sanity sewers, drainage facilities, and other utilities or relocate at developer's expense.
3. The applicant shall comply with all conditions of the closure within three years of the conditional approval of the closure by the Council of the City of Memphis. The Land Use Control Board may grant extensions to this date as Major Modifications as outlined in Section 9.8.6 of the UDC. Provide easements for existing sanitary sewers, drainage facilities, and other utilities or relocate at developer's expense.

CLOSURE PLAT





RESOLUTION

RESOLUTION APPROVING THE REQUEST TO CLOSE AND VACATE THE PUBLIC-RIGHT-OF-WAY OF A NORTH-SOUTH PUBLIC ALLEY KNOWN AS LITTY PLACE THAT HAS AN EAST-WEST STUB AT ITS MIDPOINT HEADING EASTWARD.

WHEREAS, the City of Memphis is the owner of real property known as the east-west public-right-of-way of a north-south public alley known as Litty Place in Memphis, Tennessee and being more particularly described as follows:

Beginning at a point in the north line of West Carolina Avenue (65' R.O.W.), said point being located 137.50 feet east of the intersection of the north line of said West Carolina Avenue and the east line of Kansas Street (80' R.O.W.) and being located in the east line of the Charles W. Shoffner property recorded at Instrument No. 20023350; thence north 04 degrees 54 minutes 36 seconds east with the east line of said property recorded at Instrument No. 20023350 a distance of 341.19 feet to a point in the south line of West Georgia Avenue (65' R.O.W.) a distance of 137.50 feet east of the east line of Kansas Street; thence south 85 degrees 25 minutes 42 seconds east with the south line of said West Georgia Avenue a distance of 22.41 feet to a point in the west line of the Charles W. Shoffner property recorded at Instrument No. 20063264; thence south 04 degrees 44 minutes 05 seconds west with the west line of said property recorded at Instrument No. 20063264 and with the east line of Litty Place (12.5' Wide Public Alley) a distance of 161.63 feet to a point; thence south 85 degrees 15 minutes 51 seconds east with the south line of said property recorded at Instrument No. 20063264 and with the north line of a 20' Wide Public Alley a distance of 49.99 feet to a point; thence south 04 degrees 45 minutes 23 seconds west with the east end of said 20' Wide Public Alley a distance of 20.00 feet to the north line of the Charles W. Shoffner property recorded at Instrument No. 20021221; thence north 85 degrees 15 minutes 51 seconds west with the north line of said property recorded at Instrument No. 20021221 and with the south line of said 20' wide alley a distance of 49.98 feet; thence south 04 degrees 44 minutes 05 seconds west with the west line of said property recorded at Instrument No. 20021221 and with the east line of the aforesaid Litty Place a distance of 159.61 feet to a point in the north line of the aforesaid West Carolina Avenue; thence north 85 degrees 18 minutes 40 seconds west with the north line of said West Carolina Avenue a distance of 23.46 feet to the Point of Beginning and containing 8,825 square feet or 0.203 acres of land.

WHEREAS, 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 desires to close the hereinabove described public right-of-way and it is deemed to be in the

best interest of the City of Memphis that said public right-of-way be vacated, and revert to the abutting property owner(s); and

WHEREAS, a public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on February 12, 2026, and said Board has submitted its findings and recommendation to the Council of the City of Memphis subject to the following conditions:

1. The applicant shall comply with all City standards to the satisfaction of the City Engineer and City Fire Department.
2. Provide easements for existing sanity sewers, drainage facilities, and other utilities or relocate at developer's expense.
3. The applicant shall comply with all conditions of the closure within three years of the conditional approval of the closure by the Council of the City of Memphis. The Land Use Control Board may grant extensions to this date as Major Modifications as outlined in Section 9.8.6 of the UDC.

NOW THEREFORE BE IT RESOLVED, by the Council of the City of Memphis that the above described public right-of-way be and is hereby closed for public use, subject to the aforementioned conditions.

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized to execute all Quitclaim Deed(s) to the owners of the properties abutting on the above described public right-of-way, said Deeds not to be delivered until the conditions herein stated have been met by applicant.

BE IT FURTHER RESOLVED, that a copy of this resolution be sent to the Lawyers Title Insurance Company, the Memphis Title Company, the Chicago Title Company, the Security Title Company and the Shelby County Property Assessor's Office.

ATTEST:

**Cc: Division of Planning and Development – Land Use and Development Services
City Engineering – Land Development
City Real Estate**

AGENDA ITEM: 2 **L.U.C.B. MEETING:** February 12, 2026

CASE NUMBER: SAC 2025-006

LOCATION: East of Kansas St., south of W Georgia Ave., north of W Carolina Ave., and west of Florida St.

COUNCIL DISTRICT: District 6 and Super District 8

OWNER/APPLICANT: Charles Shoffner

REPRESENTATIVE: Matthew Hudgins

REQUEST: Close and vacate the public-right-of-way of a north-south public alley known as Litty Place that has an east-west stub at it's midpoint heading eastward

EXISTING ZONING: Bluffview Residential District – (R-B)

CONCLUSIONS

1. The applicant is responsible for the cost and construction of the curb, gutter, and sidewalk across the closure, as directed by the City Engineer. While Litty Place must remain open for fire access per the City Fire Department, the applicant shall install a standard curb cut to the satisfaction of the City Engineer at the applicant's expense.
2. Easements will be required to accommodate any existing public utilities, including electric, gas, water, CATV, telephone, sewer, drainage, etc. or their relocation at the applicant's expense
3. The closure of the subject right-of-way will not have any undue or substantial effect upon the existing vehicular and pedestrian traffic flow of the surrounding area.

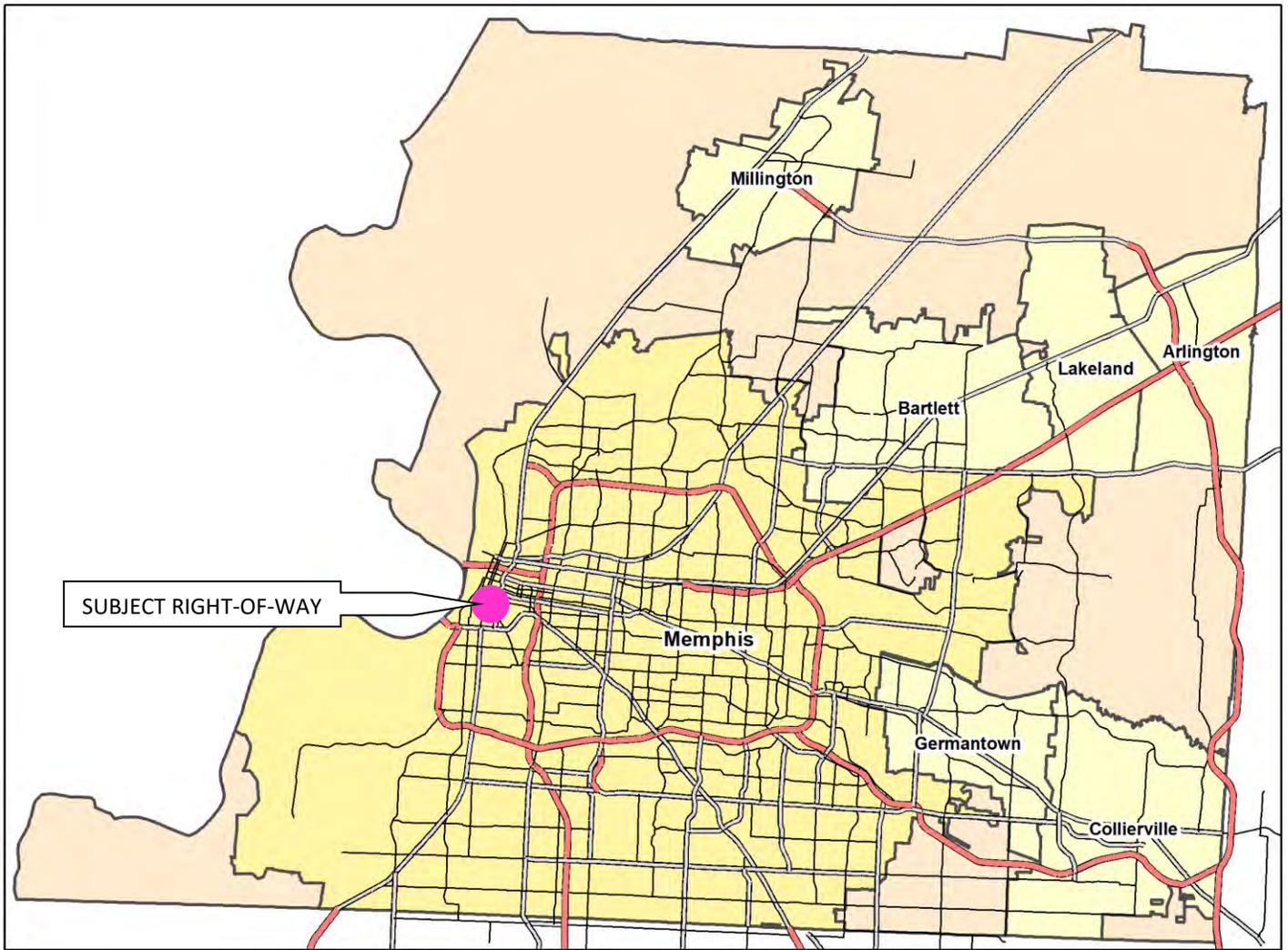
CONSISTENCY WITH MEMPHIS 3.0

The Memphis 3.0 General Plan is not applicable as it does not address the closure of alleys.

RECOMMENDATION:

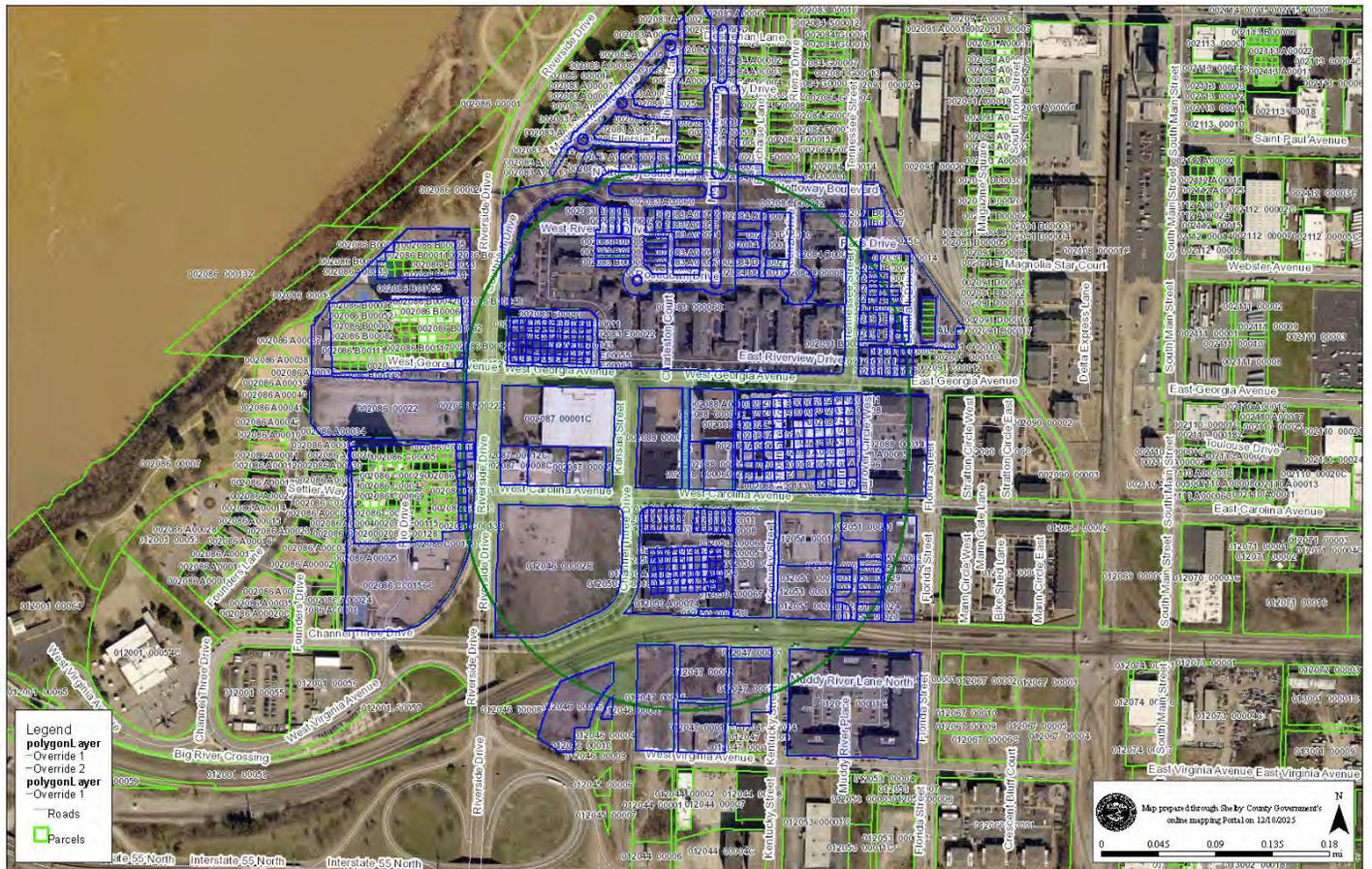
Approval with conditions

LOCATION MAP



Subject right-of-way located within the pink circle

PUBLIC NOTICE VICINITY MAP



Subject right-of-way 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. A total of 333 notices were mailed on December 18, 2025, see page 13 of this report for a copy of said notice. Additionally, a total of two signs were posted, one at each end of the subject right-of-way, see page 14 of this report for a copy of the sign affidavit.

ZONING MAP



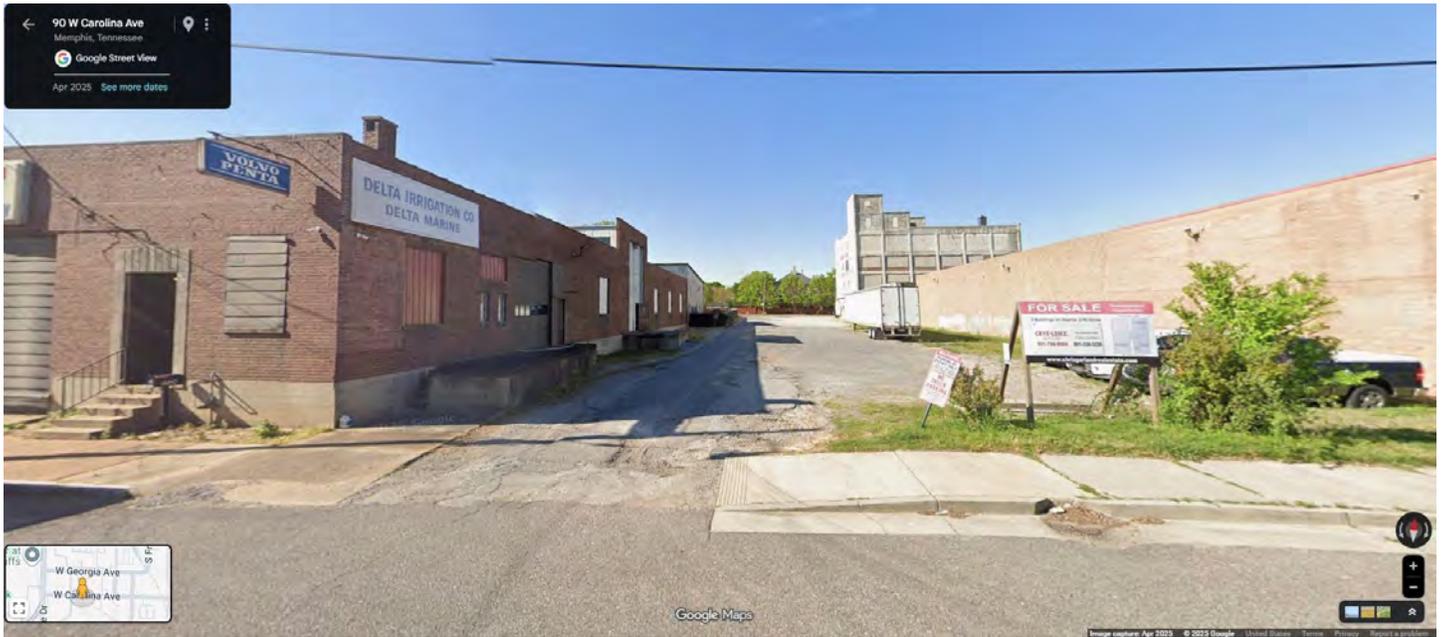
Subject right-of-way highlighted in yellow

LAND USE MAP

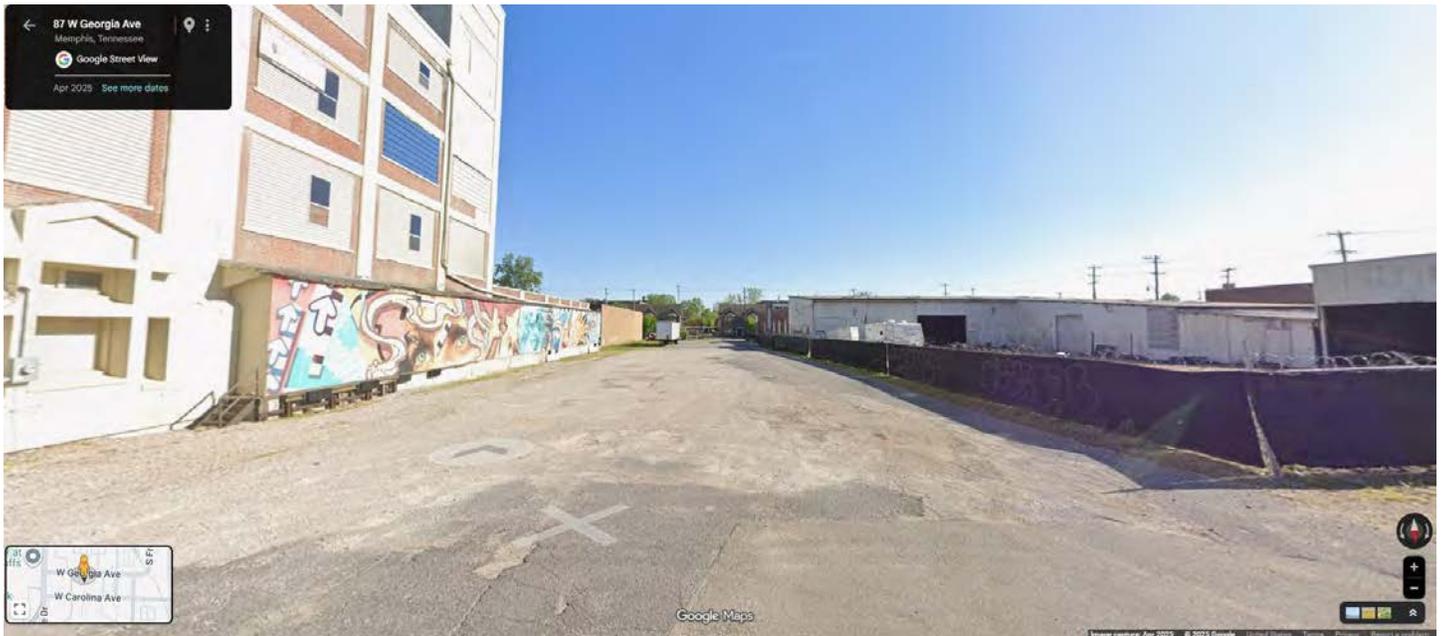


Subject right-of-way indicated by a red star

SITE PHOTOS

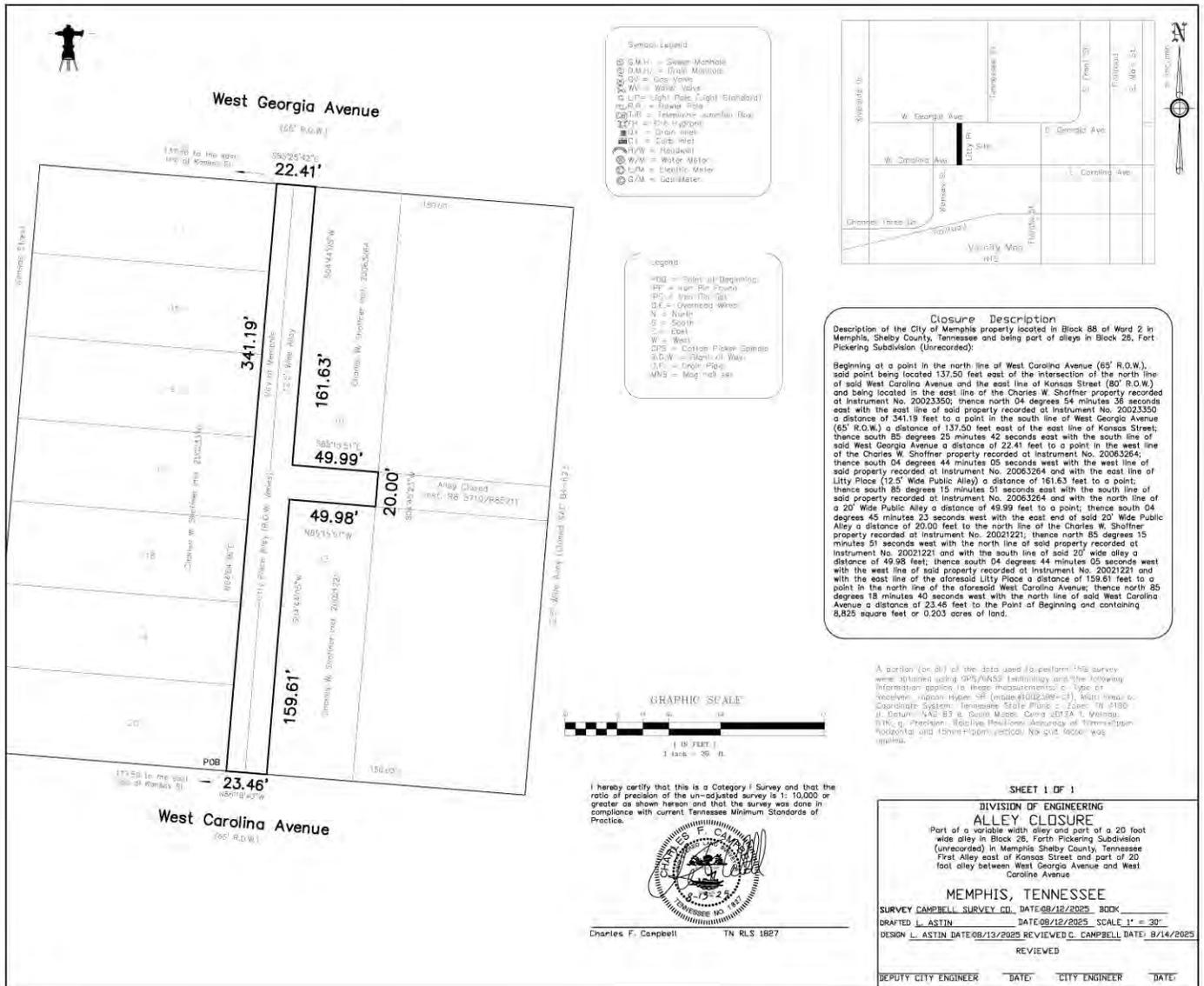


View of subject right-of-way from Carolina Avenue looking North



View of subject right-of-way from Georgia Avenue looking South

RIGHT-OF-WAY VACATION PLAT



LEGAL DESCRIPTION

Litty Place ROW Closure Description

Description of the City of Memphis property located in Block 88 of Ward 2 in Memphis, Shelby County, Tennessee and being part of alleys in Block 26, Fort Pickering Subdivision (Unrecorded): Beginning at a point in the north line of West Carolina Avenue (65' R.O.W.), said point being located 137.50 feet east of the intersection of the north line of said West Carolina Avenue and the east line of Kansas Street (80' R.O.W.) and being located in the east line of the Charles W. Shoffner property recorded at Instrument No. 20023350; thence north 04 degrees 54 minutes 36 seconds east with the east line of said property recorded at Instrument No. 20023350 a distance of 341.19 feet to a point in the south line of West Georgia Avenue (65' R.O.W.) a distance of 137.50 feet east of the east line of Kansas Street; thence south 85 degrees 25 minutes 42 seconds east with the south line of said West Georgia Avenue a distance of 22.41 feet to a point in the west line of the Charles W. Shoffner property recorded at Instrument No. 20063264; thence south 04 degrees 44 minutes 05 seconds west with the west line of said property recorded at Instrument No. 20063264 and with the east line of Litty Place (12.5' Wide Public Alley) a distance of 161.63 feet to a point; thence south 85 degrees 15 minutes 51 seconds east with the south line of said property recorded at Instrument No. 20063264 and with the north line of a 20' Wide Public Alley a distance of 49.99 feet to a point; thence south 04 degrees 45 minutes 23 seconds west with the east end of said 20' Wide Public Alley a distance of 20.00 feet to the north line of the Charles W. Shoffner property recorded at Instrument No. 20021221; thence north 85 degrees 15 minutes 51 seconds west with the north line of said property recorded at Instrument No. 20021221 and with the south line of said 20' wide alley a distance of 49.98 feet; thence south 04 degrees 44 minutes 05 seconds west with the west line of said property recorded at Instrument No. 20021221 and with the east line of the aforesaid Litty Place a distance of 159.61 feet to a point in the north line of the aforesaid West Carolina Avenue; thence north 85 degrees 18 minutes 40 seconds west with the north line of said West Carolina Avenue a distance of 23.46 feet to the Point of Beginning and containing 8,825 square feet or 0.203 acres of land.

CASE REVIEW

Request

The request is to close and vacate the public-right-of-way of a north-south public alley known as Litty Place that has an east-west stub at its midpoint heading eastward.

Site Details

Address:
0 Litty Place

Area:
+/-8,800 square feet (.20 acres)

Description:

The subject right-of-way is a +/-20-foot wide and +/-341 long east-west public alley for a total area of 8,800 square feet within the block bounded by W Carolina and Georgia Avenue. The subject right-of-way is located in between three parcels (002088 00001C, 002088 00002C, and 002088 00006) all of which are owned by Charles Shoffner. The zoning of the area is Bluffview Residential District – (R-B) and is surrounded by a mixture of land uses made up of industrial, residential single-family, and vacant lots.

Analysis

The applicant is responsible for the cost and construction of the curb, gutter, and sidewalk across the closure, as directed by the City Engineer. While Litty Place must remain open for fire access per the City Fire Department, the applicant shall install a standard curb cut to the satisfaction of the City Engineer at the applicant's expense.

Easements will be required to accommodate any existing public utilities, including electric, gas, water, CATV, telephone, sewer, drainage, etc. or their relocation at the applicant's expense

The closure of the subject right-of-way will not have any undue or substantial effect upon the existing vehicular and pedestrian traffic flow of the surrounding area.

RECOMMENDATION

Staff recommends approval with conditions.

Conditions

1. The applicant shall comply with all City standards to the satisfaction of the City Engineer and City Fire Department.
2. Provide easements for existing sanitary sewers, drainage facilities, and other utilities or relocate at developer's expense.
3. The applicant shall comply with all conditions of the closure within three years of the conditional approval of the closure by the Council of the City of Memphis. The Land Use Control Board may grant extensions to this date as Major Modifications as outlined in Section 9.8.6 of the UDC.

DEPARTMENTAL COMMENTS

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

City Engineer:

CASE 4: * SAC-25-006

**NAME: ROW closure of approx. 8800 sq ft of Litty Place at Georgia Ave
Basin/Lot/CD: Fort Pickering, 1-N/ 0.26ac/6**

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

Sewers:

2. There is an existing 8" sewer line in Alley. Dedicate minimum 15' permanent sewer easement for the sewer.

Street Closures:

3. Provide easements for existing sanitary sewers, drainage facilities and other utilities or relocate at developer's expense.
4. City sanitary sewers/drainage facilities are located within the proposed closure area.
5. The applicant shall provide for the construction of curb, gutter and sidewalk across the closure as required by the City Engineer. If the City Engineer approves access, the applicant shall construct a City Standard curb cut across the closure, all to the satisfaction of the City Engineer, and at the applicant's expense. The applicant shall enter into a Standard Improvement Contract or obtain a Right of Way permit from the City Engineer to cover the above required construction work.
6. The applicant shall comply with all conditions of the closure within 3 years of the conditional approval of the closure by the City Council.
7. 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.
8. Adequate maneuvering room shall be provided between the right-of-way and the gate/guardhouse/card reader for vehicles.
9. Required landscaping shall not be placed on sewer or drainage easements.

County Engineer:

No comments received.

City Fire Division:

1. Litty Place is required to be maintained for Fire Department access.
2. Where security gates are installed that affect required fire apparatus access roads, they shall comply with section 503.6 (as amended).
3. All design and construction shall comply with the 2021 edition of the International Fire Code with local amendments and referenced standards.
4. Fire apparatus access shall comply with section 503.
5. Where security gates are installed that affect required fire apparatus access roads, they shall comply with section 503.6.
6. Fire protection water supplies (including fire hydrants) shall comply with section 507.
7. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternate methods of protection are provided.
8. IFC 510 In-building two-way emergency responder communication coverage shall be provided in all new and existing buildings. Buildings and structures that cannot support the required level of coverage shall be equipped with systems and components to enhance signals and achieve the required level of communication coverage.
9. A detailed plans review will be conducted by the Memphis Fire Prevention Bureau upon receipt of complete construction documents. Plans shall be submitted to the Shelby County Office of Code Enforcement.

County Fire Division: No comments received.

City Real Estate: No comments received.

County Health Department: No comments received.

Shelby County Schools: No comments received.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water: No comments received.

Office of Sustainability and Resilience: No comments received.

Office of Comprehensive Planning: No comments received.

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 **Friday, January 2, 2026 at 8 AM.**

CASE NUMBER: SAC 2025-006
ADDRESS: Litty Place
REQUEST: Divesture of a portion of an east-west paper alley
APPLICANT: Charles Shoffner

Meeting Details

Location: Council Chambers
City Hall 1st Floor
125 N Main St.
Time: 9:00 AM
Date: Thursday, January 8, 2026

Staff Planner Contact:

Travian Smith
✉ Travian.Smith@memphistn.gov
☎ (901) 636-6621



VICINITY MAP



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



333 Notices Mailed 12/18/2025

SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

I, Chuck Shoffner, being duly sworn, depose and say that at 11:00 am/pm
on the 5 day of Jan, 2026, I posted 2 Public Notice Sign(s)
pertaining to Case No. SAC 2025-006 at Litty Pl and W Georgia Av / Litty Pl and W Carolina Av
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.

Chuck Shoffner

Owner, Applicant or Representative

Date

Subscribed and sworn to before me this 5 day of Jan, 2026.

Steven Day

Notary Public

My Commission Expires:
February 29, 2028

My commission expires: _____



+

APPLICATION



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

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

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

website: www.develop901.com

Record Summary for Street and Alley Closure (Right of Way Vacation)

Record Detail Information

Record Type: Street and Alley Closure (Right of
Way Vacation)

Record Status: Pending

Opened Date: November 19, 2025

Record Number: SAC 2025-006

Expiration Date:

Record Name: Litty Place Alley Closure

Description of Work: Requesting the closure of an unused and neglected alley. Charles Shoffner (Applicant)
is the owner of all adjacent properties.

Parent Record Number:

Address:

LITTY PLACE, TN

Owner Information

Primary Owner Name

N

Owner Address:

Owner Phone

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner

Nabanita Nira

Date of Meeting

08/22/2025

Pre-application Meeting Type

Email

GENERAL INFORMATION

Name of Street where closure will begin

W. Carolina Ave.

Name of Street where closure will end

W. Georgia Ave.

What is the reason for the street closure?

Unused / neglected Alley

What is the total area of the right-of-way being
closed?

8825

What is the overall length of the street closure?

341.19

Name of Street/Alley/ROW

Litty Place

GENERAL INFORMATION

Is this application in response to a citation from Construction Code Enforcement or Zoning Letter? No
If yes, please provide additional information -
Is this application a time extension? No

RELATED CASE INFORMATION

Previous Case Numbers -

GIS INFORMATION

Case Layer -
Central Business Improvement District No
Class -
Downtown Fire District No
Historic District -
Land Use -
Municipality -
Overlay/Special Purpose District -
Zoning -
State Route -
Lot -
Subdivision -
Planned Development District -
Wellhead Protection Overlay District No
County Commission District -
City Council District -
City Council Super District -

Data Tables

Property Owners

Property Address: 92 W. Carolina Ave.
Property Owner Name: Charles W Shoffner
Mailing Address (if different than property address): 612 S. Main St. Memphis, TN 38103

Contact Information

Name
CHARLES SHOFFNER

Address

Phone
(901)483-2361

Contact Type
ADJACENT PROPERTY
OWNER OF RECORD

Name
CHARLES SHOFFNER

Address

Phone

Contact Type
APPLICANT

Name
LARRY ASTIN

Address

Phone
(901)683-9114

Contact Type
ARCHITECT / ENGINEER /
SURVEYOR

Name
MATTHEW HUDGINS

Address

Phone
(614)307-9730

Contact Type
REPRESENTATIVE

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1691619	Right of Way Vacation/Closure Fee	1	400.00	INVOICED	0.00	11/19/2025
1691598	Credit Card Use Fee (.026 x fee)	1	0.00	INVOICED	0.00	11/19/2025

Total Fee Invoiced: \$400.00

Total Balance: \$0.00

Payment Information

Payment Amount	Method of Payment
\$400.00	Fund Transfer

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, Charles Shoffner (Print Name) Charles Shoffner (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 92 W. Carolina, 78 W. Caroliona, 0 Georgia, 0 Carolina, 0 Carolina
and further identified by Assessor's Parcel Number 00208800001C, 00208800005C, 002088000002C, 00208800006,
for which an application is being made to the Division of Planning and Development. 00208800006

Subscribed and sworn to (or affirmed) before me this _____ day of August in the year of 2025.

Steven Day
Signature of Notary Public



My Commission Expires:
February 29, 2028
My Commission Expires

LETTER OF INTENT

LETTER OF INTENT

19 November 2025

Memphis and Shelby County Division of Planning and Development
125 N. Main St. #477
Memphis, TN 38103

Division of Planning and Development,

Please see the attached documents for the requested alley closure at 0 Litty Place. The alley at Litty Place was has been unused and informally abandoned for some time now. As the property owner of all adjacent parcels to the alley in question, I am requesting that the right of way be formally vacated and deeded over to the parcels described in the attached document to this application.

Sincerely,



Chuck Shoffner
Realty Investment Group LLC
901.483.2361

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 Street and Alley Closure (Right of Way Vacation)

Record Detail Information

Record Type: Street and Alley Closure (Right of Way Vacation)

Record Status: Pending

Opened Date: November 19, 2025

Record Number: SAC 2025-006

Expiration Date:

Record Name: Litty Place Alley Closure

Description of Work: Requesting the closure of an unused and neglected alley. Charles Shoffner (Applicant) is the owner of all adjacent properties.

Parent Record Number:

Address:

LITTY PLACE, TN

Owner Information

Primary Owner Name

N

Owner Address

Owner Phone

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner

Nabanita Nira

Date of Meeting

08/22/2025

Pre-application Meeting Type

Email

GENERAL INFORMATION

Name of Street where closure will begin

W. Carolina Ave.

Name of Street where closure will end

W. Georgia Ave.

What is the reason for the street closure?

Unused / neglected Alley

What is the total area of the right-of-way being closed?

8825

What is the overall length of the street closure?

341.19

Name of Street/Alley/ROW

Litty Place

GENERAL INFORMATION

Is this application in response to a citation from Construction Code Enforcement or Zoning Letter? No
If yes, please provide additional information -
Is this application a time extension? No

RELATED CASE INFORMATION

Previous Case Numbers -

GIS INFORMATION

Case Layer -
Central Business Improvement District No
Class -
Downtown Fire District No
Historic District -
Land Use -
Municipality -
Overlay/Special Purpose District -
Zoning -
State Route -
Lot -
Subdivision -
Planned Development District -
Wellhead Protection Overlay District No
County Commission District -
City Council District -
City Council Super District -

Data Tables

Property Owners

Property Address: 92 W. Carolina Ave.
Property Owner Name: Charles W Shoffner
Mailing Address (if different than property address): 612 S. Main St. Memphis, TN 38103

Contact Information

Name
CHARLES SHOFFNER

Contact Type
ADJACENT PROPERTY
OWNER OF RECORD

Address

Phone
(901)483-2361

Name
CHARLES SHOFFNER

Contact Type
APPLICANT

Address

Phone
-

Name
LARRY ASTIN

Contact Type
ARCHITECT / ENGINEER /
SURVEYOR

Address

Phone
(901)683-9114

Name
MATTHEW HUDGINS

Contact Type
REPRESENTATIVE

Address

Phone
(614)307-9730

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1691619	Right of Way Vacation/Closure Fee	1	400.00	INVOICED	0.00	11/19/2025
1691598	Credit Card Use Fee (.026 x fee)	1	0.00	INVOICED	0.00	11/19/2025

Total Fee Invoiced: \$400.00

Total Balance: \$0.00

Payment Information

Payment Amount **Method of Payment**
\$400.00 Fund Transfer



West Georgia Avenue

(65' R.O.W.)

137.50 to the east line of Kansas St.

S85°25'42"E
22.41'

341.19'

City of Memphis

12.5' Wide Alley

161.63'

S04°44'05"W

10

Charles W. Shoffner Inst. 20063264

S85°15'51"E
49.99'

20.00'

Alley Closed
Inst. R8 5710/R85711

49.98'

N85°15'51"W

13

Charles W. Shoffner Inst. 20021221

159.61'

S04°44'05"W

12.5' Wide Alley (Closed) SAC 04-623

150.00'

POB
23.46'
N85°18'40"W

West Carolina Avenue

(65' R.O.W.)

137.50 to the east line of Kansas St.

Symbol Legend

- ⊙ S.M.H. = Sewer Manhole
- ⊙ D.M.H. = Drain Manhole
- ⊙ GV = Gas Valve
- ⊙ WV = Water Valve
- ⊙ L.P. = Light Pole (Light Standard)
- ⊙ P.P. = Power Pole
- ⊙ TJB = Telephone Junction Box
- ⊙ FH = Fire Hydrant
- ⊙ D.I. = Drain Inlet
- ⊙ C.I. = Curb Inlet
- ⊙ H/W = Headwall
- ⊙ W/M = Water Meter
- ⊙ E/M = Electric Meter
- ⊙ G/M = Gas Meter

Legend

- POB = Point of Beginning
- IPF = Iron Pin Found
- IPS = Iron Pin Set
- O.E. = Overhead Wires
- N = North
- S = South
- E = East
- W = West
- CPS = Cotton Picker Spindle
- R.O.W. = Right of Way
- D.P. = Drain Pipe
- MNS = Mag nail set



Closure Description

Description of the City of Memphis property located in Block 88 of Ward 2 in Memphis, Shelby County, Tennessee and being part of alleys in Block 26, Fort Pickering Subdivision (Unrecorded):

Beginning at a point in the north line of West Carolina Avenue (65' R.O.W.), said point being located 137.50 feet east of the intersection of the north line of said West Carolina Avenue and the east line of Kansas Street (80' R.O.W.) and being located in the east line of the Charles W. Shoffner property recorded at Instrument No. 20023350; thence north 04 degrees 54 minutes 36 seconds east with the east line of said property recorded at Instrument No. 20023350 a distance of 341.19 feet to a point in the south line of West Georgia Avenue (65' R.O.W.) a distance of 137.50 feet east of the east line of Kansas Street; thence south 85 degrees 25 minutes 42 seconds east with the south line of said West Georgia Avenue a distance of 22.41 feet to a point in the west line of the Charles W. Shoffner property recorded at Instrument No. 20063264; thence south 04 degrees 44 minutes 05 seconds west with the west line of said property recorded at Instrument No. 20063264 and with the east line of Litty Place (12.5' Wide Public Alley) a distance of 161.63 feet to a point; thence south 85 degrees 15 minutes 51 seconds east with the south line of said property recorded at Instrument No. 20063264 and with the north line of a 20' Wide Public Alley a distance of 49.99 feet to a point; thence south 04 degrees 45 minutes 23 seconds west with the east end of said 20' Wide Public Alley a distance of 20.00 feet to the north line of the Charles W. Shoffner property recorded at Instrument No. 20021221; thence north 85 degrees 15 minutes 51 seconds west with the north line of said property recorded at Instrument No. 20021221 and with the south line of said 20' wide alley a distance of 49.98 feet; thence south 04 degrees 44 minutes 05 seconds west with the west line of said property recorded at Instrument No. 20021221 and with the east line of the aforesaid Litty Place a distance of 159.61 feet to a point in the north line of the aforesaid West Carolina Avenue; thence north 85 degrees 18 minutes 40 seconds west with the north line of said West Carolina Avenue a distance of 23.46 feet to the Point of Beginning and containing 8,825 square feet or 0.203 acres of land.

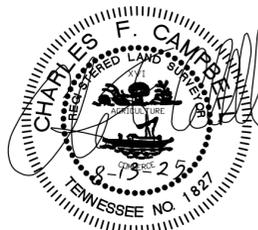
A portion (or all) of the data used to perform this survey were obtained using GPS/GNSS technology and the following information applies to these measurements: a. Type of Receiver: Topcon Hyper SR (model#1002399-01), Multi Freq. b. Coordinate System: Tennessee State Plane c. Zone: TN 4100 d. Datum: NAD 83 e. Geoid Model: Geoid 2012A f. Method: RTK, g. Precision: Relative Positional Accuracy of 10mm+1ppm horizontal and 15mm+1ppm vertical. No grid factor was applied.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

I hereby certify that this is a Category I Survey and that the ratio of precision of the un-adjusted survey is 1: 10,000 or greater as shown hereon and that the survey was done in compliance with current Tennessee Minimum Standards of Practice.



Charles F. Campbell TN RLS 1827

SHEET 1 OF 1

DIVISION OF ENGINEERING ALLEY CLOSURE

Part of a variable width alley and part of a 20 foot wide alley in Block 26, Fort Pickering Subdivision (unrecorded) in Memphis Shelby County, Tennessee First Alley east of Kansas Street and part of 20 foot alley between West Georgia Avenue and West Carolina Avenue

MEMPHIS, TENNESSEE

SURVEY CAMPBELL SURVEY CO. DATE:08/12/2025 BOOK _____
 DRAFTED L. ASTIN DATE:08/12/2025 SCALE 1" = 30'
 DESIGN L. ASTIN DATE:08/13/2025 REVIEWED C. CAMPBELL DATE: 8/14/2025
 REVIEWED _____
 DEPUTY CITY ENGINEER DATE: CITY ENGINEER DATE:

Litty Place ROW Closure Description

Description of the City of Memphis property located in Block 88 of Ward 2 in Memphis, Shelby County, Tennessee and being part of alleys in Block 26, Fort Pickering Subdivision (Unrecorded):

Beginning at a point in the north line of West Carolina Avenue (65' R.O.W.), said point being located 137.50 feet east of the intersection of the north line of said West Carolina Avenue and the east line of Kansas Street (80' R.O.W.) and being located in the east line of the Charles W. Shoffner property recorded at Instrument No. 20023350; thence north 04 degrees 54 minutes 36 seconds east with the east line of said property recorded at Instrument No. 20023350 a distance of 341.19 feet to a point in the south line of West Georgia Avenue (65' R.O.W.) a distance of 137.50 feet east of the east line of Kansas Street; thence south 85 degrees 25 minutes 42 seconds east with the south line of said West Georgia Avenue a distance of 22.41 feet to a point in the west line of the Charles W. Shoffner property recorded at Instrument No. 20063264; thence south 04 degrees 44 minutes 05 seconds west with the west line of said property recorded at Instrument No. 20063264 and with the east line of Litty Place (12.5' Wide Public Alley) a distance of 161.63 feet to a point; thence south 85 degrees 15 minutes 51 seconds east with the south line of said property recorded at Instrument No. 20063264 and with the north line of a 20' Wide Public Alley a distance of 49.99 feet to a point; thence south 04 degrees 45 minutes 23 seconds west with the east end of said 20' Wide Public Alley a distance of 20.00 feet to the north line of the Charles W. Shoffner property recorded at Instrument No. 20021221; thence north 85 degrees 15 minutes 51 seconds west with the north line of said property recorded at Instrument No. 20021221 and with the south line of said 20' wide alley a distance of 49.98 feet; thence south 04 degrees 44 minutes 05 seconds west with the west line of said property recorded at Instrument No. 20021221 and with the east line of the aforesaid Litty Place a distance of 159.61 feet to a point in the north line of the aforesaid West Carolina Avenue; thence north 85 degrees 18 minutes 40 seconds west with the north line of said West Carolina Avenue a distance of 23.46 feet to the Point of Beginning and containing 8,825 square feet or 0.203 acres of land.

LETTER OF INTENT

19 November 2025

Memphis and Shelby County Division of Planning and Development

125 N. Main St. #477
Memphis, TN 38103

Division of Planning and Development,

Please see the attached documents for the requested alley closure at 0 Litty Place. The alley at Litty Place was has been unused and informally abandoned for some time now. As the property owner of all adjacent parcels to the alley in question, I am requesting that the right of way be formally vacated and deeded over to the parcels described in the attached document to this application.

Sincerely,



Chuck Shoner
Realty Investment Group LLC
901.483.2361

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, Charles Shoffner (Print Name)  (Sign Name), state that I have read the definition of

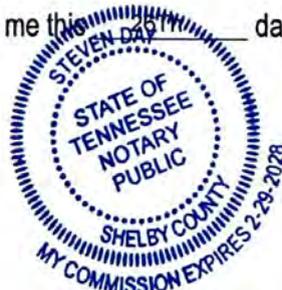
"Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

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

of the property located at 92 W. Carolina, 78 W. Caroliona, 0 Georgia, 0 Carolina, 0 Carolina
and further identified by Assessor's Parcel Number 00208800001C, 00208800005C, 002088000002C, 00208800006,
for which an application is being made to the Division of Planning and Development. 00208800006

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


Signature of Notary Public



My Commission Expires:
February 29, 2028

My Commission Expires



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

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

February 13, 2026

Charles Shoffner
Realty Investment Group LLC.

Sent via electronic mail to: chuckshoffner@gmail.com

Case Number: SAC 2026-006
LUCB Recommendation: Approval with conditions

Dear applicant,

On Thursday, February 12, 2026, the Memphis and Shelby County Land Use Control Board recommended **approval** of your right-of-way vacation application to close and vacate the public-right-of-way of a north-south public alley known as Litty Place that has an east-west stub at its midpoint heading eastward, subject to the following conditions:

1. The applicant shall comply with all City standards to the satisfaction of the City Engineer and City Fire Department.
2. Provide easements for existing sanity sewers, drainage facilities, and other utilities or relocate at developer's expense.
3. The applicant shall comply with all conditions of the closure within three years of the conditional approval of the closure by the Council of the City of Memphis. The Land Use Control Board may grant extensions to this date as Major Modifications as outlined in Section 9.8.6 of the UDC.

The 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.

Letter to Applicant
SAC 2026-006

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

Respectfully,

Travian Smith

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

Cc: Charles Shoffner

Cc: Matthew Hudgins

File

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

**ONE ORIGINAL
ONLY STAPLED
TO DOCUMENTS**

**Planning & Development
DIVISION**

Planning & Zoning COMMITTEE: 3/24/2026

DATE

PUBLIC SESSION: 4/14/2026

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 0 Ikea Way known as case number PD 2026-001

CASE NUMBER: PD 2026-001

DEVELOPMENT: Galleria of Memphis Planned Development

LOCATION: 0 Ikea Way

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

OWNER/APPLICANT: Brad Smith

REPRESENTATIVE: Mike Davis, The Reaves Firm

REQUEST: Amendment to PD 2013-313 to allow a hotel

AREA: +/-2.39 acres

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

RECOMMENDED COUNCIL ACTION: **Public Hearing Not Required**
Hearing – April 14, 2025

PRIOR ACTION ON ITEM:

<u>(1)</u>	APPROVAL - (1) APPROVED (2) DENIED
<u>03/12/2026</u>	DATE
<u>(1) Land Use Control Board</u>	ORGANIZATION - (1) BOARD / COMMISSION
	(2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

FUNDING:

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

SOURCE AND AMOUNT OF FUNDS

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

ADMINISTRATIVE APPROVAL:

	<u>DATE</u>	<u>POSITION</u>
<u>Chloe Christian</u>	<u>3/16/2026</u>	PLANNER II
_____	_____	DEPUTY ADMINISTRATOR
<u>Brett Regadore</u>	<u>3/16/2026</u>	ADMINISTRATOR
<u>Brett Regadore</u>	<u>3/16/2026</u>	DIRECTOR (JOINT APPROVAL)
_____	_____	COMPTROLLER
_____	_____	FINANCE DIRECTOR
_____	_____	CITY ATTORNEY

CHIEF ADMINISTRATIVE OFFICER

COMMITTEE CHAIRMAN



Memphis City Council Summary Sheet

PD 2026-001

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 0 IKEA WAY, KNOWN AS CASE NUMBER PD 2026-005

- This item is a resolution with conditions to allow a hotel as an amendment to PD 2023-313; 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, March 12, 2026** the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

CASE NUMBER: PD 2026-001

DEVELOPMENT: Galleria of Memphis Planned Development

LOCATION: 0 Ikea Way

COUNCIL DISTRICT(S): District 1 and Super District 9 – Positions 1, 2, and 3

OWNER/APPLICANT: Brad Smith

REPRESENTATIVE: Mike Davis, The Reaves Firm

REQUEST: Amendment to PD 2013-313 to allow a hotel

EXISTING ZONING: Conservation Agriculture (CA) underlying PD 2013-313 Area A

AREA: +/- 2.39 acres

The following spoke in support: None

The following spoke in opposition: None

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

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

Respectfully,



Chloe Christian
Planner II
Land Use and Development Services
Division of Planning and Development

Cc: Committee Members
File

PD 2026-005
CONDITIONS

Outline Plan Conditions – Revisions

Proposed language is indicated in **bold, underline**; deletions are indicated in ~~**bold-strikethrough**~~
Area A-3

I. Uses permitted:

A. Hotel

B. Any use permitted in Parcel I. A

II. Bulk Regulations:

A. The bulk regulations of the CMU-2 District shall apply in addition to the following:

B. Maximum building height of five (5) stories.

C. Maximum height of light standards 30 feet.

III. Signs:

A. The sign regulations of the CMU-2 District as found in UDC Section 4.9 shall apply.

All other conditions of this planned development are recommended to be unaltered.

PD 2013-313 OUTLINE PLAN CONDITIONS

I. Uses Permitted:

A. Parcel I. A. -- Any use permitted by right, by administrative site plan review or by special use permit in the C-P District except the following uses:

1. Group Shelter
2. Hotel
3. Motel
4. Transitional Home
5. Airport, Heliport
6. Church
7. Lodge, Club, County Club
8. Recreational Field
9. School, Public or Private
10. Farm Labor and Management Services
11. Amusements, Commercial Outdoor
12. Automobile Service Station
13. Garage, Commercial
14. General Service and Repair Shop
15. Pawn Shop
16. Restaurant, Drive-in
17. Retail Sales, Outdoor
18. Tavern, Cocktail Lounge, Night Club
19. Undertaking Establishment
20. Used Goods, Second-hand Sales
21. Vehicle Wash
22. Telephone Service Center
23. Telephone Switching Center, Electric Transmission, Gas Piping, Water Pumping Station
24. Bingo Games
25. Convenience Stores



Only one (1) Motor Vehicle Sales and Service establishment shall be permitted on Parcel I. A. and shall only be located in Area F.

B. Parcel I B -- Any use permitted by right, by administrative site plan review or by Special Use Permit in the C-P District, except the following uses:

1. Group Shelter
2. Hotel
3. Motel
4. Transitional Home
5. Airport, Heliport
6. Church
7. Day Care Center
8. Family Day Care Home
9. Group Day Care Home
10. Lodge, Club, Country Club
11. Museum
12. Nursery School
13. Recreational Field
14. School, Public or Private
15. Farm Labor and Management Services
16. Amusements, Commercial Indoor
17. Amusements, Commercial Outdoor
18. Automobile Service Station
19. Beverage Container Collection Center
20. Business School
21. Catering Establishment
22. Department or Discount Store
23. Garage, Commercial
24. Gasoline Sales
25. General Service and Repair Shop
26. Greenhouse or Nursery, Commercial
27. Lawn, Tree or Garden Service
28. Music of Dancing Academy
29. Pawn Shop
30. Personal Service Establishment
31. Restaurant, Drive In
32. Retail Sales, Outdoor
33. Tavern, Cocktail Lounge, Night Club
34. Undertaking Establishment
35. Used Goods, Second-hand Sales
36. Vehicle Wash

37. Veterinary Clinic
48. Telephone Service Center
39. Telephone Switching Center, Electric Transmission, Gas Piping, Water Pumping Station
40. Bingo Games
41. Convenience Stores
42. Post Office or Postal Facility



Only one (1) Motor Vehicle Sales and Service establishment shall be permitted on Parcel I, B-2, and shall only be located in Area F.

C. Parcel I C - Any use permitted by right, by administrative site plan review or by special use permit in the C-P District, except the following uses:

1. Group Shelter
2. Transitional Home
3. Airport, Heliport
4. Church
5. Lodge, Club, Country Club
6. Recreational Field
7. School, Public or Private
8. Farm Labor and Management
9. Garage, Commercial
10. Motor Vehicle Sales
11. Pawn Shop
12. Restaurant, Drive-in
13. Retail Sales, Outdoor
14. Tavern, Cocktail Lounge, Night Club
15. Undertaking Establishment
16. Used Goods, Second-hand Sales
17. Bingo Games

D. Parcel I D - Any use permitted by right, by administrative site plan review or by special use permit in the C-P District, except the following uses:

1. Group Shelter
2. Transitional Home
3. Airport, Heliport
4. Lodge, Club, Country Club
5. Recreational Field
6. Farm Labor and Management Services
7. Amusements, Commercial Outdoor
8. Garage, Commercial
9. Motor Vehicle Sales
10. Pawn Shop
11. Restaurant, Drive-in
12. Tavern, Cocktail Lounge, Night Club
13. Undertaking Establishment
14. Bingo Games

E. Other Uses - Tire, battery and accessory services shall be permitted in Parcels I A, I C and I D.

F. Parcel II A – Any use permitted by right, by administrative site plan review or by special use permit in the C-P District, except the following uses:

1. Airport, Heliport
2. Farm Labor and Management Services
3. Amusements, Commercial Outdoor
4. Motor Vehicle Sales
5. Motor Vehicle Service
6. Pawn Shop
7. Drive-in Restaurant
8. Retail Sales, Outdoor
9. Tavern, Cocktail Lounge, Night Club
10. Used Goods, Second-hand Sales

The following additional uses are permitted in Parcels II A:

1. Laboratories
2. Processing and manufacturing incidental to retail establishment
3. Office showroom
4. Wholesale Display, Establishment
5. Electrical or Electronic Appliances and Instruments
6. Warehouse, Storage

G. Parcel II B – Any use permitted in the O-G District shall be permitted, and the following additional uses shall also be permitted:

1. Cleaning Pick-up Station
2. Office and Art Supply, Display and Storage
3. Laboratories
4. Personal Service Establishment
5. Photo-finishing Pick-up Station
6. Apothecary
7. Day Care Center
8. Health Spa
9. Restaurant
10. Answering Services
11. Duplicating Services
12. Computer Sales and Services
13. General Service and Repair
14. Recreational Fields
15. Retail Shop
16. Services, Other Business and Personal
17. Warehouse, Storage
18. Electrical or Electronic Appliances and Instruments
19. Wholesale sales, service, storage and display as related to businesses for which offices within the development are maintained
20. Hotel, Motel

H. Parcels II C – Any use permitted by right or special use permitted in the R-TH District, except the following uses:

1. Boarding House
2. Fraternity, Sorority
3. Group Shelter
4. Rooming House
5. Student Dormitory
6. Cemetery, Mausoleum
7. Lodge, Club, Country Club
8. Museum
9. Nursery School
10. Recreational Field – Lighted
11. Schools K-12, Public or Private
12. Offices
13. Parcel II C-1 shall be single family attached and detached; no townhouse or multi-family dwellings shall be permitted.

I. All property located in the Floodway (FW) shall be governed by the Floodway District regulations.

J. All property located in the Flood Plain (FP) District shall be governed by the Flood Plain District regulations.

K. All property within Parcels II D-1, II D-2, I E-1 and I E-2 shall be designated as common open space for the purpose of natural drainage and passive recreational use.

II. Bulk Regulations:

A. Parcel I and Parcels II A and II B

The requirements of the Planned Commercial (C-P) District will apply with the following exceptions:

1. Parcel I – Maximum .25 Floor Area Ratio (FAR) shall be permitted for the property, or 1.47 million square feet of Floor area. Individual Phases or Areas may exceed the .25 FAR.
2. Parcels II A and II B – Maximum .25 Floor Area Ratio (FAR) shall be permitted.
3. Minimum setback from Germantown Parkway – 40 feet.
4. Minimum setback from internal private drives – 15 feet.
5. Maximum Heights:
 - a. Parcel I A – Two stories with architectural embellishments and atriums.
 - b. Parcel I B – 22 feet, except for Area F that shall be thirty (30) feet.
 - c. Parcels I C, I D and II B – 55 feet
 - d. Parcel II A – 35 feet



B. Parcels II C

The requirements of the Townhouse Residential (R-TH) District shall apply, with the following exceptions:

1. Parcel II C-1 – Maximum residential density shall be seven (7) dwelling units per acre. This area shall be single-family attached or detached dwellings. No townhouse or multifamily dwellings shall be permitted.
 2. Parcel II C-2: Maximum residential density, except for elderly or assisted care facilities, shall be 14.6 dwelling units per acre. A minimum setback of 40 feet shall be maintained along the south property line.
 3. Parcel II C-1 shall not be connected to Stepplebrook Drive.
- C. Parcel II D-1, II D-2, I E-1 and I E-2:
Bulk requirements shall be determined at time of site plan review.
- D. Air conditioning, heating, and other mechanical equipment shall be screened using architectural features, planting, fences, or other means.

III. Access, Circulation and Parking:



- A. Dedicate and improve Bellevue Parkway (a major collector) sixty-eight (68) feet wide right-of-way and the centerline shall align with the existing Bellevue Parkway to the east side of North Germantown Parkway in accordance with the Subdivision Regulations.
 - B. Dedicate and improve a 30-foot radius at both intersections of Bellevue Parkway and Appling Road and Bellevue Parkway and Germantown Road.
 - C. Improve a southbound auxiliary lane and a 12 foot paved shoulder from the eastbound I-40 exit ramp southwardly approximately 800 feet across the Countrywood Village Partners tract and along the full Germantown Parkway frontage of the subject property. Dedicate additional right-of-way as required across the subject sites.
- D. Three points of access to Germantown Parkway right-in and right-out only shall be permitted, and two public streets shall be provided one to accommodate Bellevue Parkway and one directly opposite Vornaves Drive. No additional curb cuts to Germantown Parkway shall be permitted.
- E. Dedicate and improve any internal public road as a commercial collector (68 feet right-of-way and 48 feet of pavement) in accordance with the Subdivision Regulations.
- F. Access to Appling Road via private drive or driveway shall be prohibited. Access shall be permitted by public street only.
- G. The design and location of curb cuts shall be approved by the County Engineer.
- H. All private drives shall be constructed to meet the Subdivision Regulations, applicable City Standards, and provide a minimum width of twenty-two (22) feet exclusive of curb and gutter.
- I. Internal circulation shall be provided between compatible adjacent phases, lots, and sections.

- J. Right-of-way for the I-40 interchange with Appling Road shall be reserved in accordance with Tennessee Department of Transportation plans.
- K. No curb cuts shall be permitted on Bellevue Parkway within 300 feet of Germantown Parkway. No curb cuts shall be permitted on Entrance A within 200 feet of Germantown Parkway.
- L. Internal access from Parcel I to the property to the north (Countrywood Collection, P. D. 98-370 CC) shall be provided so as to allow indirect access to the Rockcreek Parkway intersection subject to site plan review by the Land Use Control Board.
- M. Access from the adjacent property with frontage on Appling Road and zoned I-L shall be permitted through Parcel II A-1 to Bellevue Parkway.
- N. A sidewalk shall be provided on the south side of Bellevue Parkway. No sidewalks are required on the north side of Bellevue Parkway or on Germantown Parkway. However, a defined alternative pedestrian system shall be provided linking Bellevue Parkway to commercial or other employment uses within each Parcel.
- O. Parking shall be provided in accordance with the Zoning Ordinance.
- P. Dedicate 34 feet from the centerline of Kate Bond Road through Parcels I D-1 and II B.
- Q. Improve the I-40 eastbound exit ramp at Germantown Parkway to two lanes in accordance with Tennessee Department of Transportation guidelines and upon volume warrants being met.
- R. Dedicate and improve necessary right-of-way on Appling Road at proposed Bellevue Parkway to accommodate two left-turn lanes from Appling Road to Bellevue Parkway.

- △ S. Traffic signals shall be installed at the following seven locations: 1) Germantown Parkway and I-40 east ramp; 2) Germantown Parkway and Rockcreek Parkway; 3) Germantown Parkway and Entrance A; 4) Germantown Parkway and Bellevue Parkway; 5) Bellevue Parkway and Appling Road, all in accordance with applicable governmental standards and upon warrants being met. The developer's funding responsibility for the traffic signal at Germantown Parkway and Rockcreek Parkway shall be limited to providing displays for northbound and southbound Germantown Parkway and westbound Rockcreek Parkway.

IV. Landscaping and Screening

- A. Plate A-4, with a berm, or without a berm and shrubbery, 25 feet wide shall be provided along Germantown Parkway and within 299 feet of Germantown Parkway along Bellevue Parkway and proposed Entrance "A".
- B. Plate F, 15 feet wide and without a sidewalk shall be provided along Interstate 40.
- C. Plate A-2 or A-3 shall be provided along Bellevue Parkway.
- D. Plate B-4, 15 feet wide at a minimum or the equivalent, shall be provided along the Woodchase Subdivision northern boundary. The natural vegetation shall remain wherever feasible. The intent is that the natural vegetation shall remain.

- △ E. Internal landscaping shall be provided at a minimum ratio of 300 square feet of landscaped area and 1 shade tree per every 20 parking spaces. No parking space shall be located more than 75 feet from a Tree A. This requirement shall only apply to the area in front of any building located on Germantown Parkway or Bellevue Parkway for Area F.

- F. All required landscaping shall be provided exclusive of any area encumbered by easements and shall not conflict with any easements, including overhead wires.

- G. Equivalent landscaping may be substituted for that required above, subject to the approval of the Land Use Control Board as part of site plan review of any final development plan.

- H. Refuse containers shall be completely screened from view from the public road.

- I. Maximum height of light standards shall be:

- 1. Parcels I B, I C, - 20 feet
- 2. Parcels I A, I D, II A, II B - 40 feet

- J. During development of Parcel II C-1 a construction fence shall be installed to protect the landscape/natural area during construction.

K. For the automobile sales and service establishment located in Area 'F' on a portion of Parcel I A and Parcel I. B-2 (Area F, 15 +/- acres), the following additional conditions shall apply:

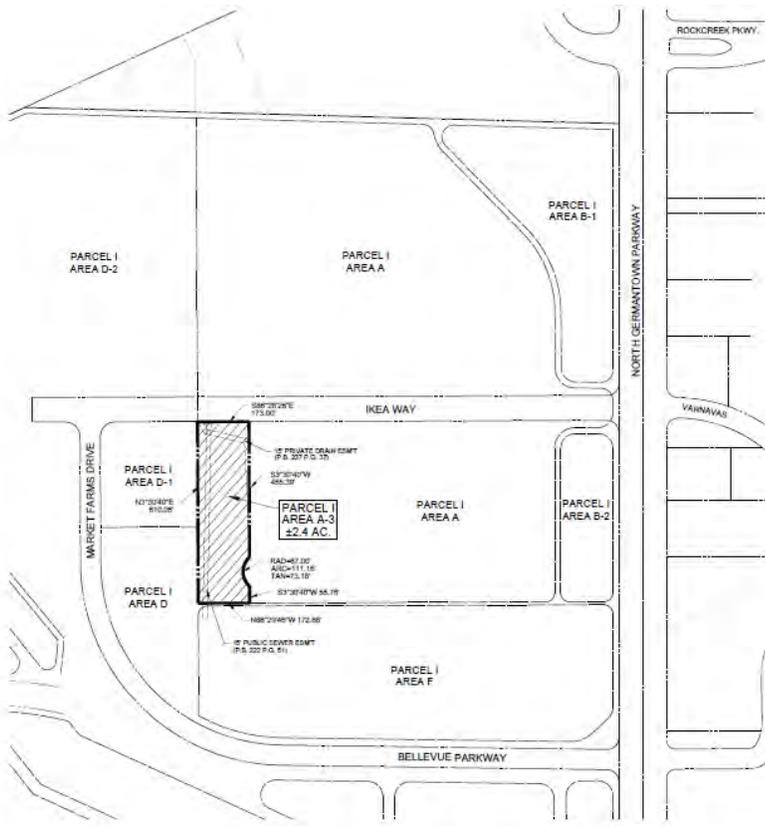
1. Development shall be in general conformance with the site plan;
2. The automobile dealership building shall be as generally depicted on the building elevation plan, with earth tone colors, and recorded as part of the amended Outline Plan;
3. No banners, flags, streamers, balloon or similar advertising devices, temporary or portable signs, reader board signs, roof mounted signs or tents shall be permitted;
4. No outside speaker system shall be permitted.
5. No automobile test drives shall utilize Rockcreek Parkway, the Bellevue (Private Drive) or Chimneyrock Parkway.

V. Signs:



- A. Two ground mounted monument signs, identifying the regional shopping center, a maximum of 175 square feet in area each, shall be permitted along Germantown Parkway. A ground mounted detached on-premise monument sign a maximum of 175 square feet in area shall be permitted at the right-turn-in/out drive in Area F. In addition, a ground mounted detached on-premise monument sign a maximum of 60 square feet in area shall be permitted at the corner of N. Germantown Parkway and Bellevue Parkway in Area F. No other detached on-premise signs shall be permitted along Germantown Parkway.
- B. One ground-mounted off-premise sign, identifying Bellevue Baptist Church, a maximum of 175 square feet in area, shall be permitted along Germantown Parkway.
- C. Two ground-mounted signs, identifying the regional shopping center, a maximum of 175 square feet in area each shall be permitted along Bellevue Parkway.
- D. Parcel II A - Signage shall be in accordance with the Planned Commercial (C-P) District.
- E. Parcel II B - Signage shall be in accordance with the General Office (O-G) District.
- F. Signs along the Interstate 40 right-of-way frontage shall be permitted in Parcels I-D and II B only. Two (2) detached signs for Parcel I-D, and two (2) detached signs for Parcel II B, with a maximum surface area of 400 square feet each, in accordance with the C-P District sign requirements. Sign height shall be determined at the time of site plan review.
- G. The two existing off-premise signs identifying Bellevue Baptist Church shall be permitted to remain and may be replaced if damaged or destroyed.
- H. Attached signs for all Parcels except for Parcel II C-1 and II C-2 shall be permitted in accordance with the Planned Commercial (C-P) District subject to site plan review by the Land Use Control Board.
- I. Parcels II C-1 and II C-2 - Signs shall be permitted in accordance with the Townhouse Residential (R-TH) District.
- J. No temporary or portable signs shall be permitted.
- K. Minimum sign setback from the public right-of-way shall be 15 feet.
- L. Any additional sign shall be requested under the provisions of the site plan review by the Land Use Control Board, Condition VII.

OUTLINE PLAN

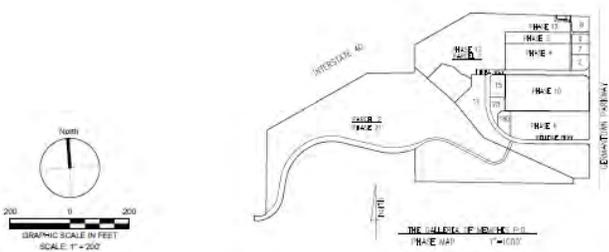


THIS SHEET IS BEING ADDED TO SHOW THE CREATION OF AREA A-3 IN PARCEL I. PROPOSED CONDITIONS FOR AREA A-3 ARE LISTED BELOW. UNLESS OTHERWISE SPECIFIED, THE EXISTING CONDITIONS OF AREA A SHALL APPLY TO AREA A-3. ALL OTHER CONDITIONS FOR THIS PLANNED DEVELOPMENT ARE RECOMMENDED TO BE UNALTERED.

SHEETS 2-4 ARE TAKEN FROM THE OUTLINE PLAN RECORDED IN PL. BK. 267, PG. 1.

**PD 26-_____ (Galleria of Memphis Planned Development Amendment)
Outline Plan Conditions for Area A-3**

- I. Uses permitted:
 - A. Hotel and any use permitted in Area A.
- II. Bulk Regulation:
 - A. Maximum five (5) stories
 - B. Maximum height of light standards 30 feet.
- III. Signs:
 - A. Signs as allowed in CMU-2 District



OUTLINE PLAN	
GALLERIA OF MEMPHIS PLANNED DEVELOPMENT	
P.D. 26-_____ (FORMERLY P.D. 13-313, P.D. 38-325, P.D. 54-312, & P.D. 80-315 CC)	
MEMPHIS, TENNESSEE	250.34 ACRES
DEVELOPER: STONECREST INVESTMENTS	ENGINEER: THE REEVES FIRM
100-YEAR FLOOD ELEV: 280.0	FEMA MAP PANEL NO: 310 G, 316 G
JANUARY 2025	SCALE: 1" = 200'
	SHEET 1 OF 7

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 0 IKEA WAY, KNOWN AS CASE NUMBER PD 2026-001

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, Brad Smith filed an application with the Memphis and Shelby County Division of Planning and Development to amend to PD 2013-313 to allow a hotel; 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 March 12, 2026, and said Board has submitted its findings and recommendation subject to outline plan conditions concerning the above considerations to the Council of the City of Memphis; and

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

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

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

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

OUTLINE PLAN CONDITIONS

Area A-3

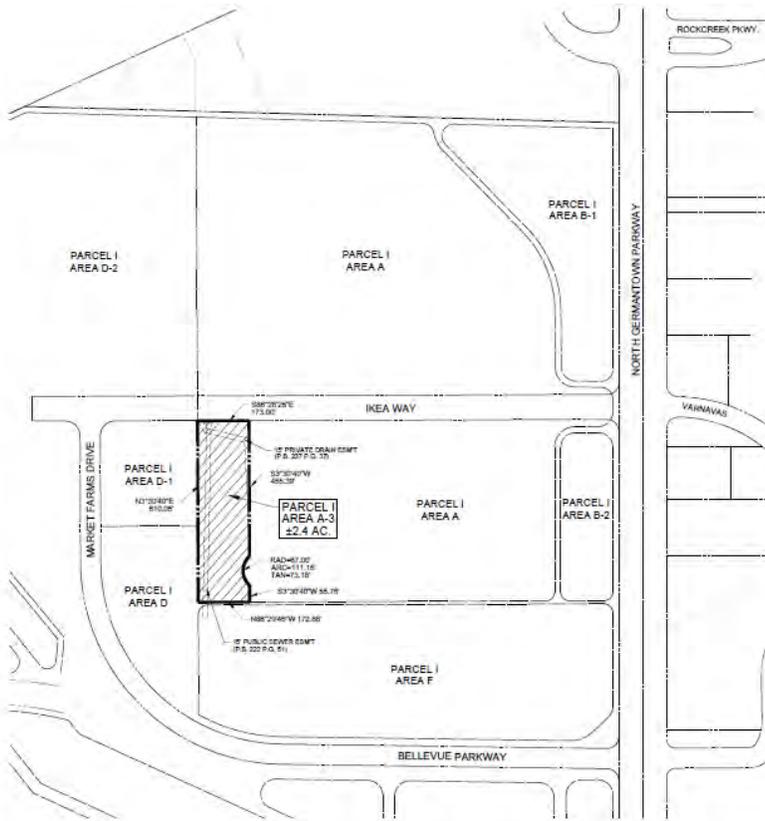
- I. Uses permitted:
 - A. Hotel
 - B. Any use permitted in Parcel I. A

- II. Bulk Regulations:
 - A. The bulk regulations of the CMU-2 District shall apply in addition to the following:
 - B. Maximum building height of five (5) stories.
 - C. Maximum height of light standards 30 feet.

- III. Signs:
 - A. The sign regulations of the CMU-2 District as found in UDC Section 4.9 shall apply.

All other conditions of this planned development are recommended to be unaltered.

OUTLINE PLAN

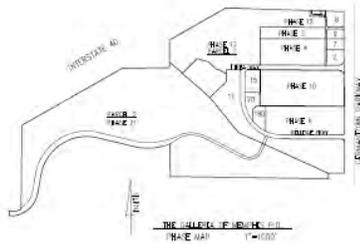
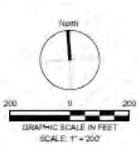


THIS SHEET IS BEING ADDED TO SHOW THE CREATION OF AREA A-3 IN PARCEL I. PROPOSED CONDITIONS FOR AREA A-3 ARE LISTED BELOW. UNLESS OTHERWISE SPECIFIED, THE EXISTING CONDITIONS OF AREA A SHALL APPLY TO AREA A-3. ALL OTHER CONDITIONS FOR THIS PLANNED DEVELOPMENT ARE RECOMMENDED TO BE UNALTERED.

SHEETS 2-4 ARE TAKEN FROM THE OUTLINE PLAN RECORDED IN PL. BK. 267, PG. 1.

**PD 26-_____ (Galleria of Memphis Planned Development Amendment)
Outline Plan Conditions for Area A-3**

- I. Uses permitted:
 - A. Hotel and any use permitted in Area A.
- II. Bulk Regulation:
 - A. Maximum five (5) stories
 - B. Maximum height of light standards 30 feet.
- III. Signs:
 - A. Signs as allowed in CMU-2 District



OUTLINE PLAN			
GALLERIA OF MEMPHIS PLANNED DEVELOPMENT			
P.D. 26-_____ (FORMERLY P.D. 12-313, P.D. 26-326, P.D. 04-212, & P.D. 90-315 CC)			
MEMPHIS, TENNESSEE	250.34 ACRES		
DEVELOPER: STONECREST INVESTMENTS	ENGINEER: THE REAVES FIRM		
100-YEAR FLOOD ELEV.: 280.0	FEPA MAP PANEL NO.: 310 G, 316 G	FEPA MAP DATE: FEB. 6, 2013	
JANUARY 2025	SCALE: 1" = 200'	SHEET 1 OF 7	

ATTEST:

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

AGENDA ITEM: 6 **L.U.C.B. MEETING:** March 12, 2026

CASE NUMBER: PD 2026-001

DEVELOPMENT: Galleria of Memphis Planned Development

LOCATION: 0 Ikea Way

COUNCIL DISTRICT: District 1 and Super District 9

OWNER/APPLICANT: Brad Smith

REPRESENTATIVE: Mike Davis, The Reaves Firm

REQUEST: Amendment to PD 2013-313 to allow a hotel

EXISTING ZONING: Conservation Agriculture (CA) underlying PD 2013-313 Area A

CONCLUSIONS

1. The concept plan creates a new Area A-3 in the Galleria of Memphis Planned Development in which a hotel is a permitted use in addition to other uses permitted in Area A of the previous planned development. Note the previous planned development permits any use allowed by right or via the Administrative Site Plan Review (ASPR) process in the Commercial Mixed-Use – 2 (CMU-2) District excluding specific uses such as a church, pawn shop, and vehicle wash. See pages 16-21 for said outline plan conditions.
2. The amendment requires signs to adhere to the standards of the Commercial Mixed-Use - 2 (CMU-2) District and permits a building height of up to five stories. This places any proposed hotel erected on the site in the height range of existing hotels on Ikea Way and Market Plaza Drive that range from four to five stories in height.
3. Given the commercial nature of the properties within the Galleria of Memphis Planned Development and the amount of existing hotels, an amendment to this planned development to allow a hotel is appropriate and matches the character and rhythm of the surrounding area.
4. The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare.

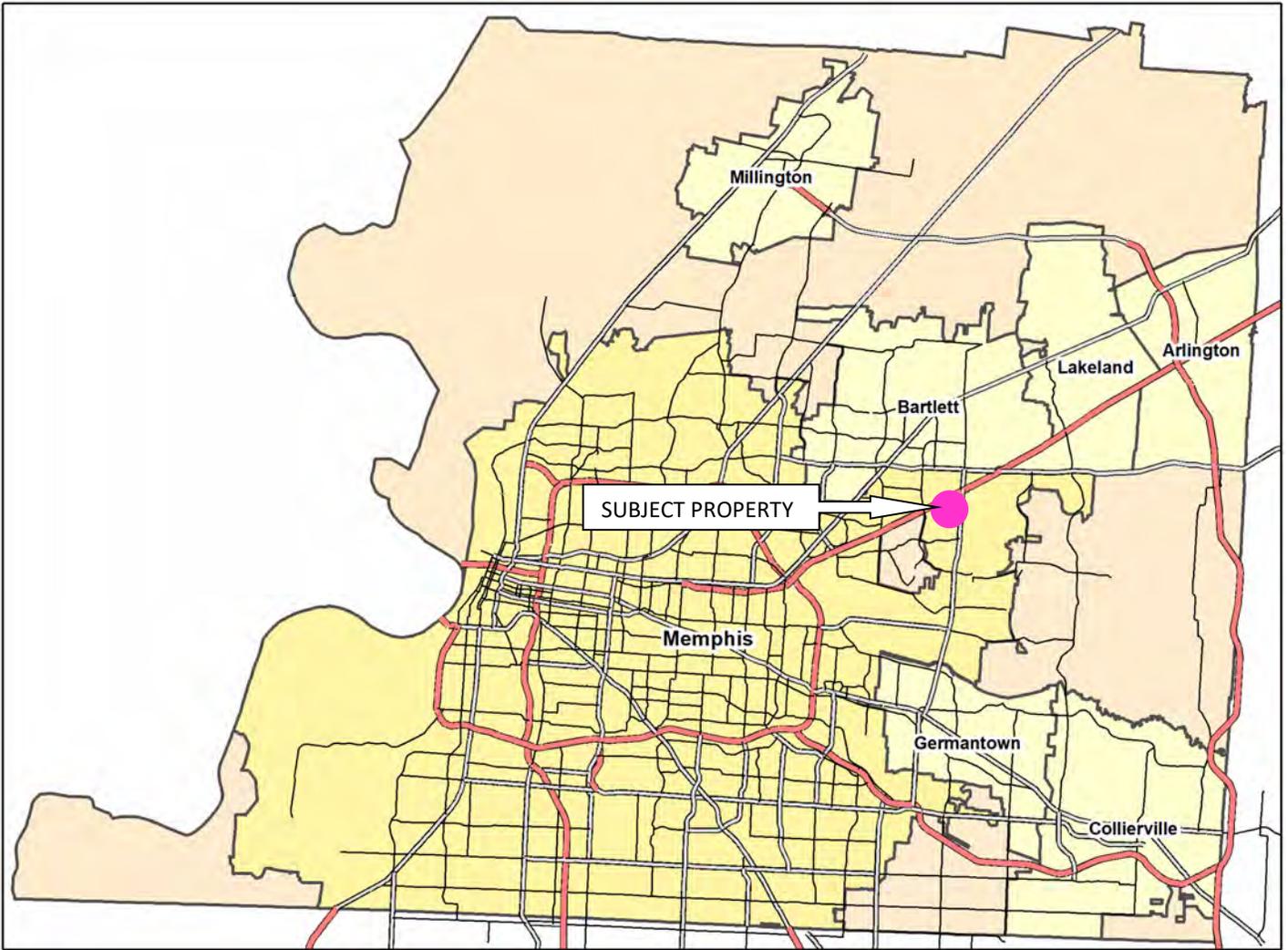
CONSISTENCY WITH MEMPHIS 3.0

This proposal is not applicable to the Memphis 3.0 General Plan per the land use decision criteria.

RECOMMENDATION:

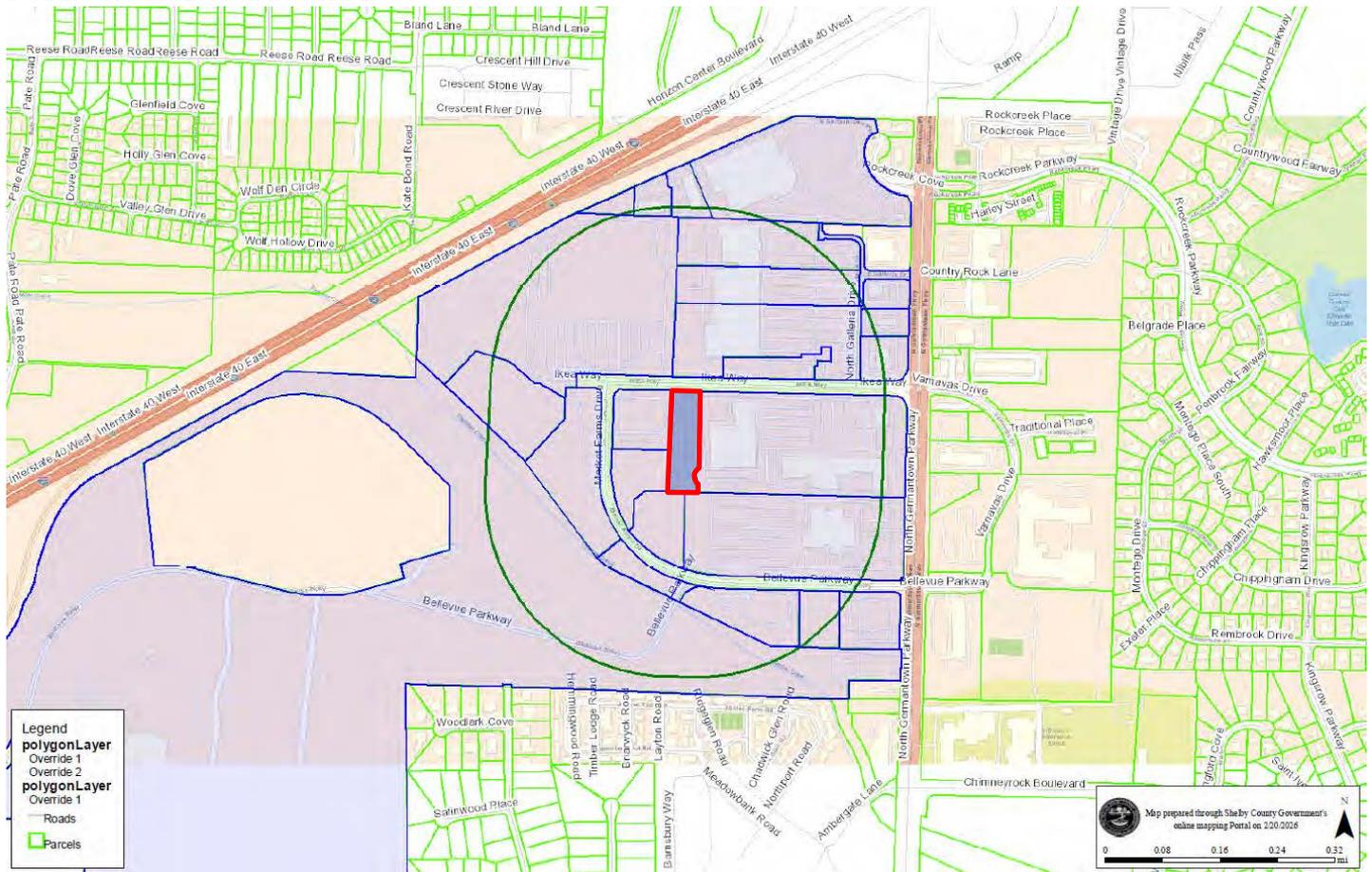
Approval with conditions

LOCATION MAP



Subject property located within the pink circle

PUBLIC NOTICE VICINITY MAP



Subject property outlined in red

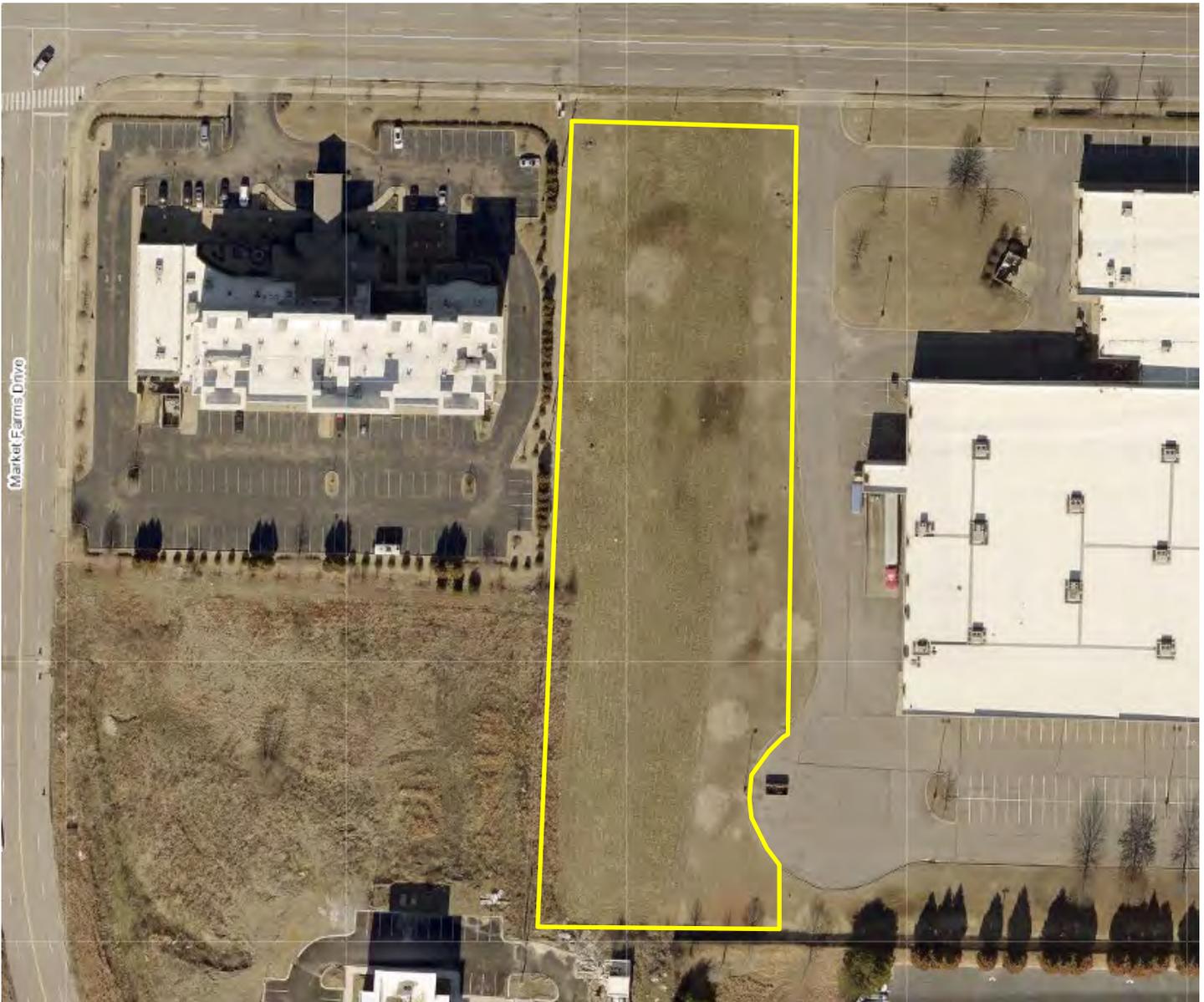
PUBLIC NOTICE DETAILS

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 26 notices were mailed on February 20, 2026, see page 31 of this report for a copy of said notice. Additionally, one sign was posted at the subject property, see page 32 of this report for a copy of the sign affidavit.

NEIGHBORHOOD MEETING

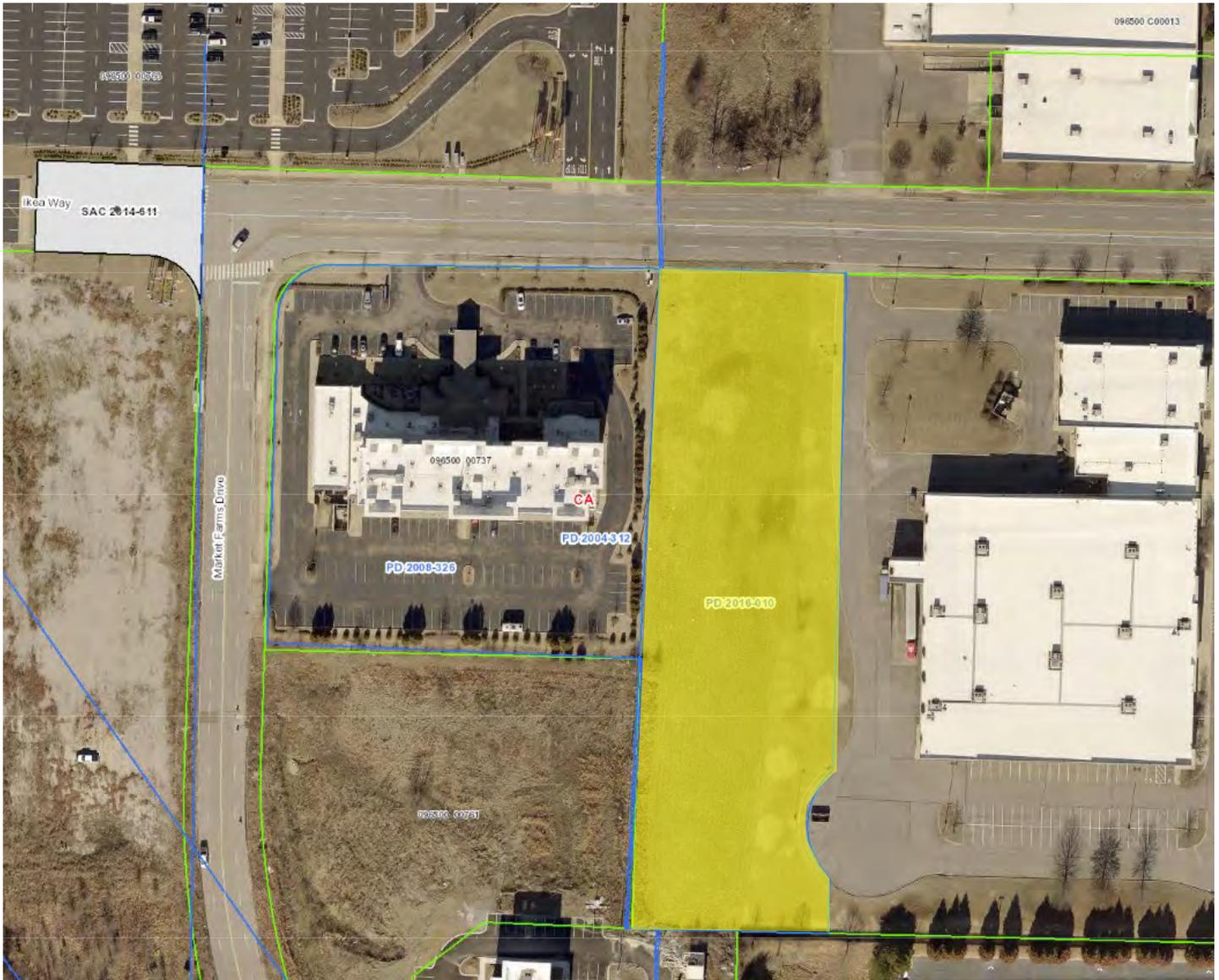
The meeting was held at 6:00 PM on Thursday, February 26, 2026, at Hilton Garden Inn at 7955 Ikea Way.

AERIAL



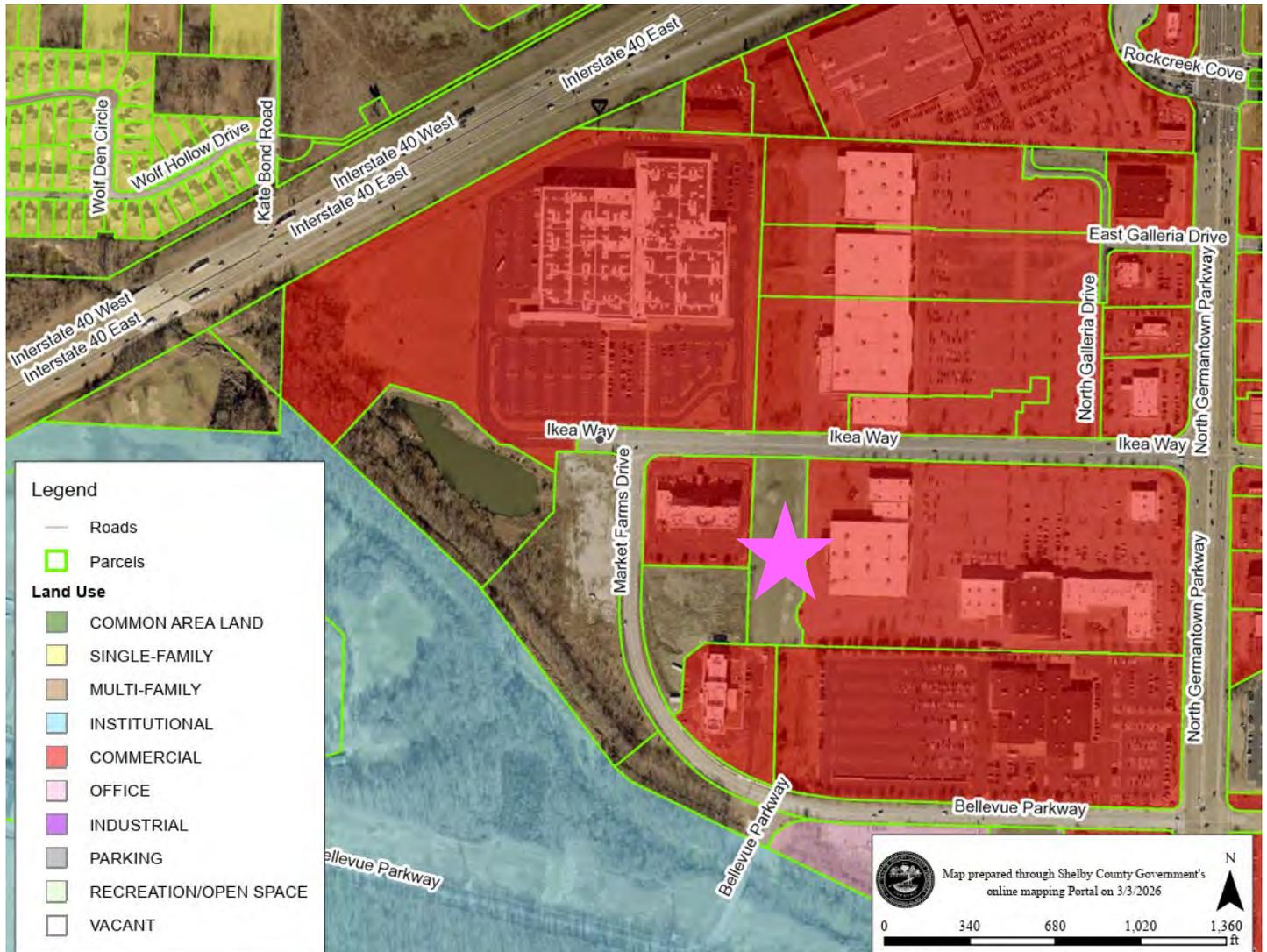
Subject property outlined in yellow, imagery from 2025

ZONING MAP



Subject property highlighted in yellow

LAND USE MAP



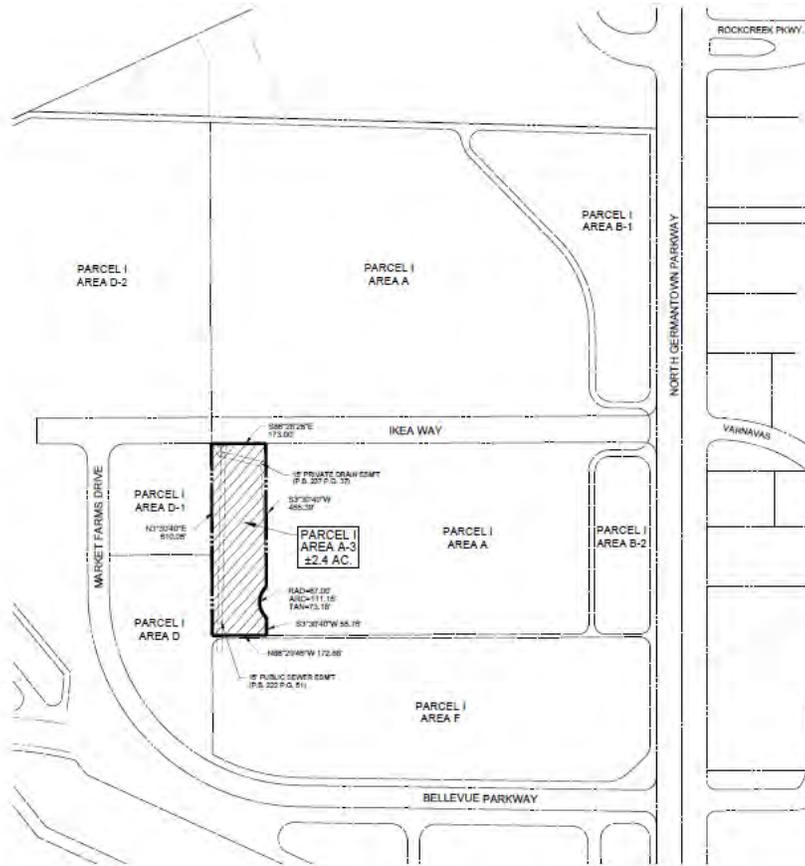
Subject property indicated by a pink star

SITE PHOTOS



View of subject property from Ikea Way facing south.

OUTLINE PLAN

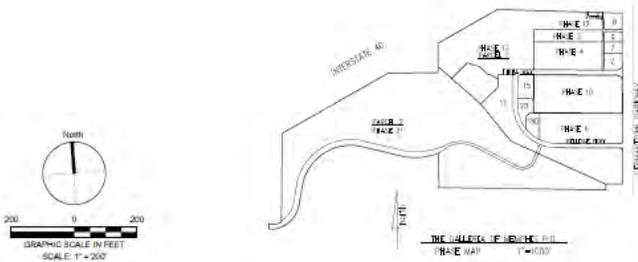


THIS SHEET IS BEING ADDED TO SHOW THE CREATION OF AREA A-3 IN PARCEL I. PROPOSED CONDITIONS FOR AREA A-3 ARE LISTED BELOW. UNLESS OTHERWISE SPECIFIED, THE EXISTING CONDITIONS OF AREA A SHALL APPLY TO AREA A-3. ALL OTHER CONDITIONS FOR THIS PLANNED DEVELOPMENT ARE RECOMMENDED TO BE UNALTERED.

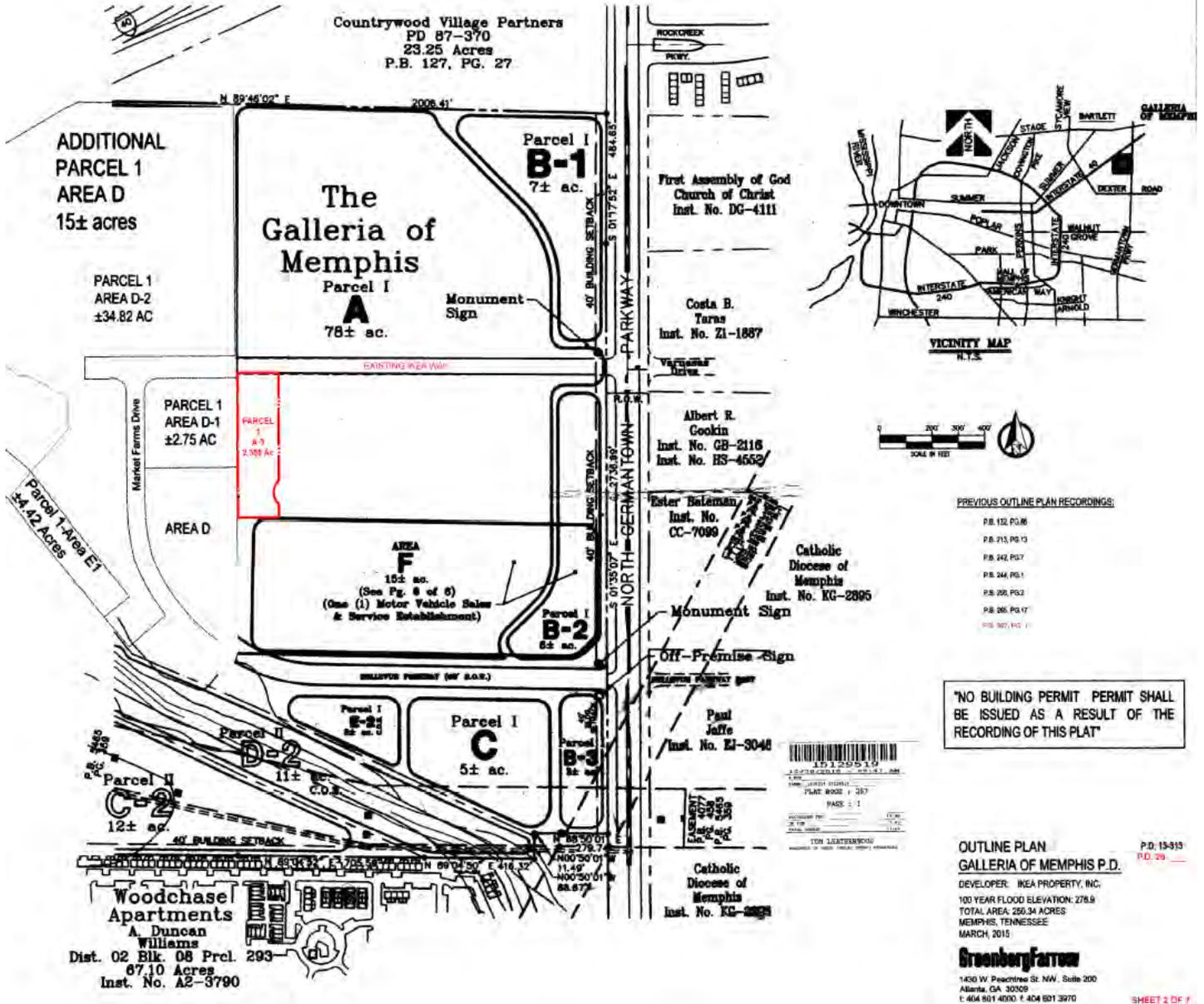
SHEETS 2-4 ARE TAKEN FROM THE OUTLINE PLAN RECORDED IN PL. BK. 267, PG. 1.

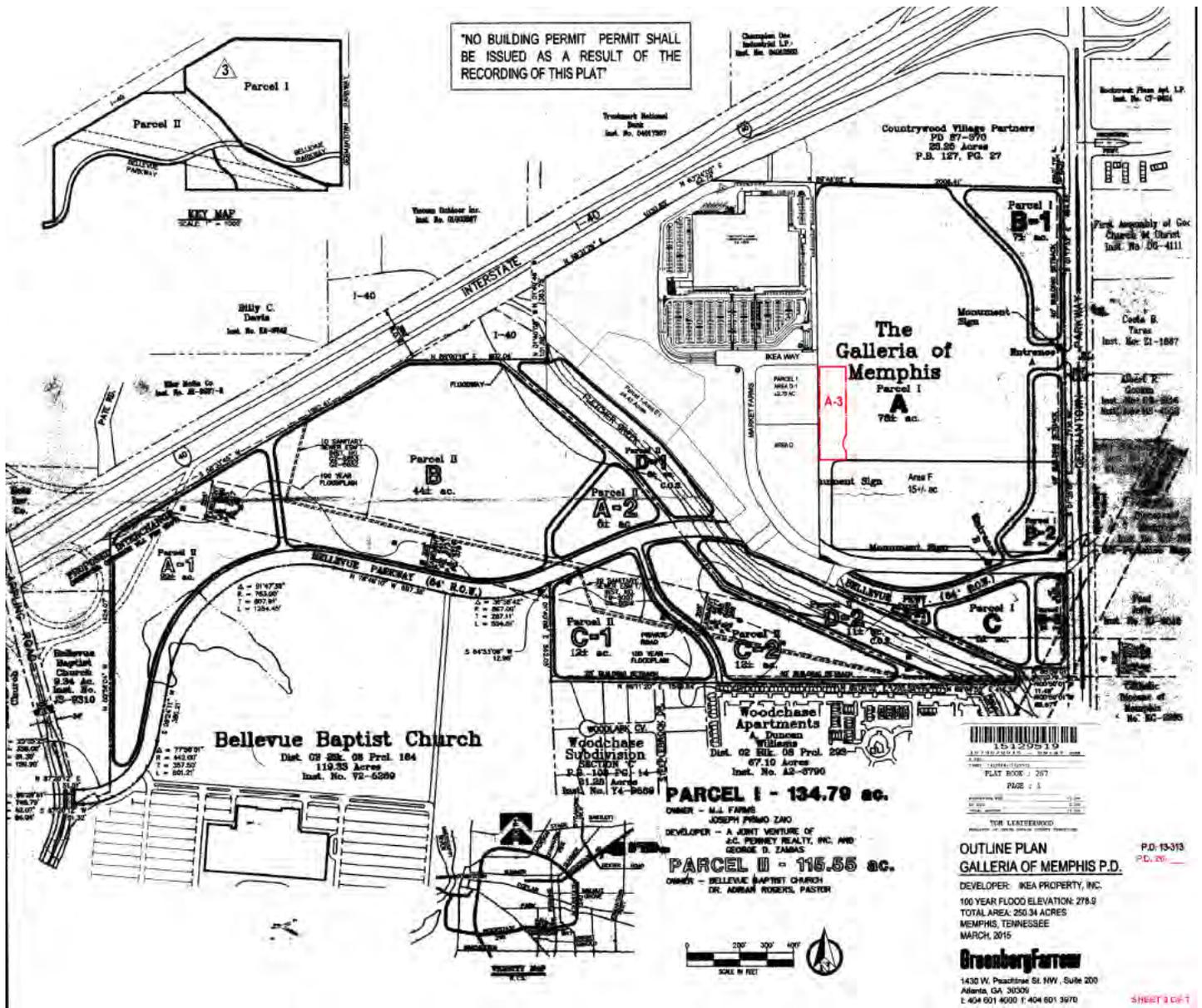
**PD 26-___ (Galleria of Memphis Planned Development Amendment)
 Outline Plan Conditions for Area A-3**

- I. Uses permitted:
 - A. Hotel and any use permitted in Area A.
- II. Bulk Regulation:
 - A. Maximum five (5) stories
 - B. Maximum height of light standards 30 feet.
- III. Signs:
 - A. Signs as allowed in CMU-2 District

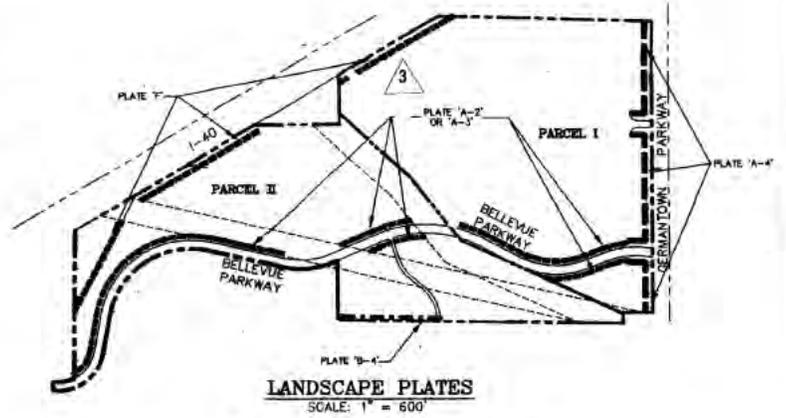
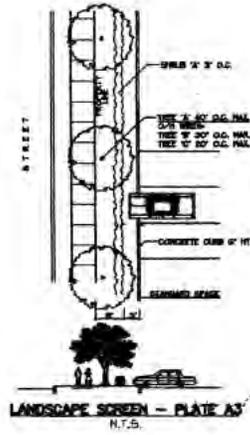
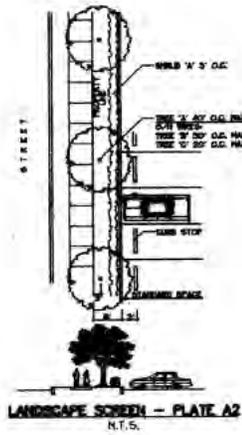


OUTLINE PLAN		
GALLERIA OF MEMPHIS PLANNED DEVELOPMENT		
P.D. 26-___ (FORMERLY P.D. 19-313, P.D. 09-326, P.D. 04-312, & P.D. 00-315 CC)		
MEMPHIS, TENNESSEE	260.34 ACRES	
DEVELOPER: STONECREST INVESTMENTS	ENGINEER: THE REAVES FIRM	
100-YEAR FLOOD ELEV.: 280.2	FEHA MAP PANEL NO: 310 G, 316 G	FEHA MAP DATE: FEB. 6, 2013
JANUARY 2026	SCALE: 1" = 200'	SHEET 1 OF 7

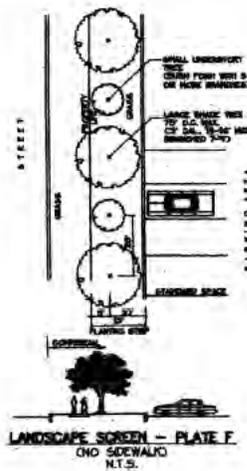
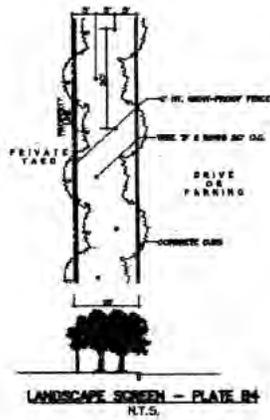
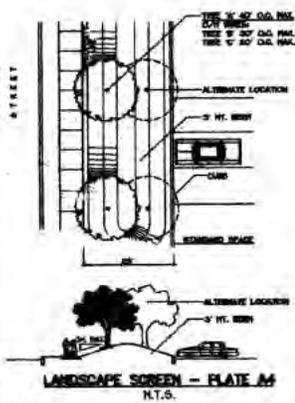




LANDSCAPE PLAN



NOTE:
 EQUIVALENT LANDSCAPING AND SCREENING MAY BE
 SUBSTITUTED FOR THAT REQUIRED ABOVE, SUBJECT
 TO THE APPROVAL OF THE OFFICE OF PLANNING
 AND DEVELOPMENT.



"NO BUILDING PERMIT PERMIT SHALL
 BE ISSUED AS A RESULT OF THE
 RECORDING OF THIS PLAT"



OUTLINE PLAN
GALLERIA OF MEMPHIS P.D.
 DEVELOPER: IKEA PROPERTY, INC.
 100 YEAR FLOOD ELEVATION: 279.9
 TOTAL AREA: 259.34 ACRES
 MEMPHIS, TENNESSEE
 MARCH, 2015

P.D. 19-313
 P.D. 29

GreenbergFarrow
 1430 W. Peachtree St. NW, Suite 200
 Atlanta, GA 30309
 T: 404 951 4000 F: 404 951 3870

SHEET 4 OF 7

CASE REVIEW

Request

The request is an amendment to PD 2013-303 to allow a hotel.

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:

0 Ikea Way

Parcel ID:

096500 00722

Area:

+/- 2.39 acres

Description:

The subject property is known as part of Area A within the Galleria of Memphis Planned Development (PD 2013-313). The property is vacant and surrounded by commercial land uses including retail and hotel space. The lot has one street frontage on Ikea Way.

Site Zoning History

On July 2, 2013, the Council of the City of Memphis approved PD 2013-313 which allowed a planned development for the subject property at the intersection of Market Plaza Drive and Germantown Parkway. See pages 22-25 for said resolution.

Concept Plan Review & Analysis

The concept plan creates a new Area A-3 in the Galleria of Memphis Planned Development in which a hotel is a permitted use in addition to other uses permitted in Area A of the previous planned development. Note the previous planned development permits any use allowed by right or via the Administrative Site Plan Review (ASPR) process in the Commercial Mixed-Use – 2 (CMU-2) District excluding specific uses such as a church, pawn shop, and vehicle wash. See pages 16-21 for said outline plan conditions.

The amendment requires signs to adhere to the standards of the Commercial Mixed-Use -2 (CMU-2) District and permits a building height of up to five stories. This places any proposed hotel erected on the site in the height range of existing hotels on Ikea Way and Market Plaza Drive that range from four to five stories in height.

Given the commercial nature of the properties within the Galleria of Memphis Planned Development and the amount of existing hotels, an amendment to this planned development to allow a hotel is appropriate and matches the character and rhythm of the surrounding area.

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 revisions to the outline plan conditions.

Outline Plan Conditions – Revisions

Proposed language is indicated in **bold, underline**; deletions are indicated in ~~**bold, underline**~~
Area A-3

I. Uses permitted:

A. Hotel

B. Any use permitted in Parcel I. A

II. Bulk Regulations:

A. The bulk regulations of the CMU-2 District shall apply in addition to the following:

B. Maximum building height of five (5) stories.

C. Maximum height of light standards 30 feet.

III. Signs:

A. The sign regulations of the CMU-2 District as found in UDC Section 4.9 shall apply.

All other conditions of this planned development are recommended to be unaltered.

PD 2013-313 OUTLINE PLAN CONDITIONS

I. Uses Permitted:

A. Parcel I. A. -- Any use permitted by right, by administrative site plan review or by special use permit in the C-P District except the following uses:

1. Group Shelter
2. Hotel
3. Motel
4. Transitional Home
5. Airport, Heliport
6. Church
7. Lodge, Club, County Club
8. Recreational Field
9. School, Public or Private
10. Farm Labor and Management Services
11. Amusements, Commercial Outdoor
12. Automobile Service Station
13. Garage, Commercial
14. General Service and Repair Shop
15. Pawn Shop
16. Restaurant, Drive-in
17. Retail Sales, Outdoor
18. Tavern, Cocktail Lounge, Night Club
19. Undertaking Establishment
20. Used Goods, Second-hand Sales
21. Vehicle Wash
22. Telephone Service Center
23. Telephone Switching Center, Electric Transmission, Gas Piping, Water Pumping Station
24. Bingo Games
25. Convenience Stores



Only one (1) Motor Vehicle Sales and Service establishment shall be permitted on Parcel I. A. and shall only be located in Area F.

B. Parcel I B -- Any use permitted by right, by administrative site plan review or by Special Use Permit in the C-P District, except the following uses:

1. Group Shelter
2. Hotel
3. Motel
4. Transitional Home
5. Airport, Heliport
6. Church
7. Day Care Center
8. Family Day Care Home
9. Group Day Care Home
10. Lodge, Club, Country Club
11. Museum
12. Nursery School
13. Recreational Field
14. School, Public or Private
15. Farm Labor and Management Services
16. Amusements, Commercial Indoor
17. Amusements, Commercial Outdoor
18. Automobile Service Station
19. Beverage Container Collection Center
20. Business School
21. Catering Establishment
22. Department or Discount Store
23. Garage, Commercial
24. Gasoline Sales
25. General Service and Repair Shop
26. Greenhouse or Nursery, Commercial
27. Lawn, Tree or Garden Service
28. Music or Dancing Academy
29. Pawn Shop
30. Personal Service Establishment
31. Restaurant, Drive in
32. Retail Sales, Outdoor
33. Tavern, Cocktail Lounge, Night Club
34. Undertaking Establishment
35. Used Goods, Second-hand Sales
36. Vehicle Wash

37. Veterinary Clinic
48. Telephone Service Center
39. Telephone Switching Center, Electric Transmission, Gas Piping, Water Pumping Station
40. Bingo Games
41. Convenience Stores
42. Post Office or Postal Facility



Only one (1) Motor Vehicle Sales and Service establishment shall be permitted on Parcel I B-2, and shall only be located in Area F.

C. Parcel I C - Any use permitted by right, by administrative site plan review or by special use permit in the C-P District, except the following uses:

1. Group Shelter
2. Transitional Home
3. Airport, Heliport
4. Church
5. Lodge, Club, Country Club
6. Recreational Field
7. School, Public or Private
8. Farm Labor and Management
9. Garage, Commercial
10. Motor Vehicle Sales
11. Pawn Shop
12. Restaurant, Drive-in
13. Retail Sales, Outdoor
14. Tavern, Cocktail Lounge, Night Club
15. Undertaking Establishment
16. Used Goods, Second-hand Sales
17. Bingo Games

D. Parcel I D - Any use permitted by right, by administrative site plan review or by special use permit in the C-P District, except the following uses:

1. Group Shelter
2. Transitional Home
3. Airport, Heliport
4. Lodge, Club, Country Club
5. Recreational Field
6. Farm Labor and Management Services
7. Amusements, Commercial Outdoor
8. Garage, Commercial
9. Motor Vehicle Sales
10. Pawn Shop
11. Restaurant, Drive-in
12. Tavern, Cocktail Lounge, Night Club
13. Undertaking Establishment
14. Bingo Games

E. Other Uses - Tire, battery and accessory services shall be permitted in Parcels I A, I C and I D.

F. Parcel II A – Any use permitted by right, by administrative site plan review or by special use permit in the C–P District, except the following uses:

1. Airport, Heliport
2. Farm Labor and Management Services
3. Amusements, Commercial Outdoor
4. Motor Vehicle Sales
5. Motor Vehicle Service
6. Pawn Shop
7. Drive-in Restaurant
8. Retail Sales, Outdoor
9. Tavern, Cocktail Lounge, Night Club
10. Used Goods, Second-hand Sales

The following additional uses are permitted in Parcels II A:

1. Laboratories
2. Processing and manufacturing incidental to retail establishment
3. Office showroom
4. Wholesale Display, Establishment
5. Electrical or Electronic Appliances and Instruments
6. Warehouse, Storage

G. Parcel II B – Any use permitted in the O–G District shall be permitted, and the following additional uses shall also be permitted:

1. Cleaning Pick-up Station
2. Office and Art Supply, Display and Storage
3. Laboratories
4. Personal Service Establishment
5. Photo-finishing Pick-up Station
6. Apothecary
7. Day Care Center
8. Health Spa
9. Restaurant
10. Answering Services
11. Duplicating Services
12. Computer Sales and Services
13. General Service and Repair
14. Recreational Fields
15. Retail Shop
16. Services, Other Business and Personal
17. Warehouse, Storage
18. Electrical or Electronic Appliances and Instruments
19. Wholesale sales, service, storage and display as related to businesses for which offices within the development are maintained
20. Hotel, Motel

H. Parcels II C – Any use permitted by right or special use permitted in the R–TH District, except the following uses:

1. Boarding House
2. Fraternity, Sorority
3. Group Shelter
4. Rooming House
5. Student Dormitory
6. Cemetery, Mausoleum
7. Lodge, Club, Country Club
8. Museum
9. Nursery School
10. Recreational Field – Lighted
11. Schools K–12, Public or Private
12. Offices
13. Parcel II C–1 shall be single family attached and detached; no townhouse or multi-family dwellings shall be permitted.

I. All property located in the Floodway (FW) shall be governed by the Floodway District regulations.

J. All property located in the Flood Plain (FP) District shall be governed by the Flood Plain District regulations.

K. All property within Parcels II D–1, II D–2, I E–1 and I E–2 shall be designated as common open space for the purpose of natural drainage and passive recreational use.

II. Bulk Regulations:

A. Parcel I and Parcels II A and II B

The requirements of the Planned Commercial (C–P) District will apply with the following exceptions:

1. Parcel I – Maximum .25 Floor Area Ratio (FAR) shall be permitted for the property, or 1.47 million square feet of Floor area. Individual Phases or Areas may exceed the .25 FAR.
2. Parcels II A and II B – Maximum .25 Floor Area Ratio (FAR) shall be permitted.
3. Minimum setback from Germantown Parkway – 40 feet.
4. Minimum setback from internal private drives – 15 feet.
5. Maximum Heights:
 - a. Parcel I A – Two stories with architectural embellishments and atriums.
 - b. Parcel I B – 22 feet, except for Area F that shall be thirty (30) feet.
 - c. Parcels I C, I D and II B – 55 feet
 - d. Parcel II A – 35 feet



B. Parcels II C

The requirements of the Townhouse Residential (R-TH) District shall apply, with the following exceptions:

1. Parcel II C-1 – Maximum residential density shall be seven (7) dwelling units per acre. This area shall be single-family attached or detached dwellings. No townhouse or multifamily dwellings shall be permitted.
 2. Parcel II C-2:
Maximum residential density, except for elderly or assisted care facilities, shall be 14.6 dwelling units per acre. A minimum setback of 40 feet shall be maintained along the south property line.
 3. Parcel II C-1 shall not be connected to Stepplebrook Drive.
- C. Parcel II D-1, II D-2, I E-1 and I E-2:
Bulk requirements shall be determined at time of site plan review.
- D. Air conditioning, heating, and other mechanical equipment shall be screened using architectural features, planting, fences, or other means.

II. Access, Circulation and Parking:



- A. Dedicate and improve Bellevue Parkway (a major collector) sixty-eight (68) feet wide right-of-way and the centerline shall align with the existing Bellevue Parkway to the east side of North Germantown Parkway in accordance with the Subdivision Regulations.
 - B. Dedicate and improve a 30-foot radius at both intersections of Bellevue Parkway and Appling Road and Bellevue Parkway and Germantown Road.
 - C. Improve a southbound auxiliary lane and a 12 foot paved shoulder from the eastbound I-40 exit ramp southwardly approximately 800 feet across the Countrywood Village Partners tract and along the full Germantown Parkway frontage of the subject property. Dedicate additional right-of-way as required across the subject site.
-  D. Three points of access to Germantown Parkway right-in and right-out only shall be permitted, and two public streets shall be provided one to accommodate Bellevue Parkway and one directly opposite Varnavas Drive. No additional curb cuts to Germantown Parkway shall be permitted.
- E. Dedicate and improve any internal public road as a commercial collector (68 feet right-of-way and 48 feet of pavement) in accordance with the Subdivision Regulations.
 - F. Access to Appling Road via private drive or driveway shall be prohibited. Access shall be permitted by public street only.
 - G. The design and location of curb cuts shall be approved by the County Engineer.
 - H. All private drives shall be constructed to meet the Subdivision Regulations, applicable City Standards, and provide a minimum width of twenty-two (22) feet exclusive of curb and gutter.
 - I. Internal circulation shall be provided between compatible adjacent phases, lots, and sections.

- J. Right-of-way for the I-40 interchange with Appling Road shall be reserved in accordance with Tennessee Department of Transportation plans.
 - K. No curb cuts shall be permitted on Bellevue Parkway within 300 feet of Germantown Parkway. No curb cuts shall be permitted on Entrance A within 200 feet of Germantown Parkway.
 - L. Internal access from Parcel I to the property to the north (Countrywood Collection, P. D. 98-370 CC) shall be provided so as to allow indirect access to the Rockcreek Parkway intersection subject to site plan review by the Land Use Control Board.
 - M. Access from the adjacent property with frontage on Appling Road and zoned I-L shall be permitted through Parcel II A-1 to Bellevue Parkway.
 - N. A sidewalk shall be provided on the south side of Bellevue Parkway. No sidewalks are required on the north side of Bellevue Parkway or on Germantown Parkway. However, a defined alternative pedestrian system shall be provided linking Bellevue Parkway to commercial or other employment uses within each Parcel.
 - O. Parking shall be provided in accordance with the Zoning Ordinance.
 - P. Dedicate 34 feet from the centerline of Kate Bond Road through Parcels I D-1 and II B.
 - Q. Improve the I-40 eastbound exit ramp at Germantown Parkway to two lanes in accordance with Tennessee Department of Transportation guidelines and upon volume warrants being met.
 - R. Dedicate and improve necessary right-of-way on Appling Road at proposed Bellevue Parkway to accommodate two left-turn lanes from Appling Road to Bellevue Parkway.
 - △ S. Traffic signals shall be installed at the following seven locations: 1) Germantown Parkway and I-40 east ramp; 2) Germantown Parkway and Rockcreek Parkway; 3) Germantown Parkway and Entrance A; 4) Germantown Parkway and Bellevue Parkway; 5) Bellevue Parkway and Appling Road, all in accordance with applicable governmental standards and upon warrants being met. The developer's funding responsibility for the traffic signal at Germantown Parkway and Rockcreek Parkway shall be limited to providing displays for northbound and southbound Germantown Parkway and westbound Rockcreek Parkway.
- IV. Landscaping and Screening
- A. Plate A-4, with a berm, or without a berm and shrubbery, 25 feet wide shall be provided along Germantown Parkway and within 299 feet of Germantown Parkway along Bellevue Parkway and proposed Entrance "A".
 - B. Plate F, 15 feet wide and without a sidewalk shall be provided along Interstate 40.
 - C. Plate A-2 or A-3 shall be provided along Bellevue Parkway.
 - D. Plate B-4, 15 feet wide at a minimum or the equivalent, shall be provided along the Woodchase Subdivision northern boundary. The natural vegetation shall remain wherever feasible. The intent is that the natural vegetation shall remain.
 - △ E. Internal landscaping shall be provided at a minimum ratio of 300 square feet of landscaped area and 1 shade tree per every 20 parking spaces. No parking space shall be located more than 75 feet from a Tree A. This requirement shall only apply to the area in front of any building located on Germantown Parkway or Bellevue Parkway for Area F.
 - F. All required landscaping shall be provided exclusive of any area encumbered by easements and shall not conflict with any easements, including overhead wires.
 - G. Equivalent landscaping may be substituted for that required above, subject to the approval of the Land Use Control Board as part of site plan review of any final development plan.
 - H. Refuse containers shall be completely screened from view from the public road.
 - I. Maximum height of light standards shall be:
 - 1. Parcels I B, I C, - 20 feet
 - 2. Parcels I A, I D, II A, II B - 40 feet
 - J. During development of Parcel II C-1 a construction fence shall be installed to protect the landscape/natural area during construction.

K. For the automobile sales and service establishment located in Area 'F' on a portion of Parcel I A and Parcel I. B-2 (Area F, 15 +/- acres), the following additional conditions shall apply:

1. Development shall be in general conformance with the site plan;
2. The automobile dealership building shall be as generally depicted on the building elevation plan, with earth tone colors, and recorded as part of the amended Outline Plan;
3. No banners, flags, streamers, balloon or similar advertising devices, temporary or portable signs, reader board signs, roof mounted signs or tents shall be permitted;
4. No outside speaker system shall be permitted.
5. No automobile test drives shall utilize Rockcreek Parkway, the Bellevue (Private Drive) or Chimneyrock Parkway.

V. Signs:



- A. Two ground mounted monument signs, identifying the regional shopping center, a maximum of 175 square feet in area each, shall be permitted along Germantown Parkway. A ground mounted detached on-premise monument sign a maximum of 175 square feet in area shall be permitted at the right-turn-in/out drive in Area F. In addition, a ground mounted detached on-premise monument sign a maximum of 60 square feet in area shall be permitted at the corner of N. Germantown Parkway and Bellevue Parkway in Area F. No other detached on-premise signs shall be permitted along Germantown Parkway.
- B. One ground-mounted off-premise sign, identifying Bellevue Baptist Church, a maximum of 175 square feet in area, shall be permitted along Germantown Parkway.
- C. Two ground-mounted signs, identifying the regional shopping center, a maximum of 175 square feet in area each shall be permitted along Bellevue Parkway.
- D. Parcel II A - Signage shall be in accordance with the Planned Commercial (C-P) District.
- E. Parcel II B - Signage shall be in accordance with the General Office (O-G) District.
- F. Signs along the Interstate 40 right-of-way frontage shall be permitted in Parcels I-D and II B only. Two (2) detached signs for Parcel I-D, and two (2) detached signs for Parcel II B, with a maximum surface area of 400 square feet each, in accordance with the C-P District sign requirements. Sign height shall be determined at the time of site plan review.
- G. The two existing off-premise signs identifying Bellevue Baptist Church shall be permitted to remain and may be replaced if damaged or destroyed.
- H. Attached signs for all Parcels except for Parcel II C-1 and II C-2 shall be permitted in accordance with the Planned Commercial (C-P) District subject to site plan review by the Land Use Control Board.
- I. Parcels II C-1 and II C-2 - Signs shall be permitted in accordance with the Townhouse Residential (R-TH) District.
- J. No temporary or portable signs shall be permitted.
- K. Minimum sign setback from the public right-of-way shall be 15 feet.
- L. Any additional sign shall be requested under the provisions of the site plan review by the Land Use Control Board, Condition VII.

PD 2013-313 APPROVED RESOLUTION

ZONING RESOLUTION

WHEREAS, Chapter 4.11 and Chapter 9.6 of the Unified Development Code(U.D.C.), adopted by the Board of Commissioners of Shelby County on August 9, 2010 and by the Council of the City Memphis on August 10, 2010 as amended, authorizes said legislative bodies to grant a planned development for certain stated purposes in the various zoning districts; subject to the approval criteria listed below and any additional standards deemed appropriate by the bodies within their respective jurisdictions, and

WHEREAS, Application has been made by Tombo Properties, Inc. for a planned development with respect to the property located at the intersection of Market Plaza Drive and Germantown Pkwy, known as PD 13-313; and

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

WHEREAS, A public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on May 9, 2013, and said board reported its recommendation to the City Council regarding the objectives, standards and criteria, and the effect of granting the planned development upon the character of the neighborhood and other matters pertaining to the public safety and general welfare; and

WHEREAS, The Council of the City of Memphis has reviewed the recommendation of

OPD
#3

the Land Use Control Board and the report and recommendation of the Office of Planning and Development; and

WHEREAS, The Council of the City of Memphis has held a public hearing on the planned development and has determined that the planned development meets the objectives, standards and criteria for a planned development, and said development is consistent with the public interests.

NOW, THEREFORE BE IT RESOLVED By the Council of the City of Memphis that the planned development is hereby granted to amend the Galleria of Memphis planned development to allow vehicle sales, servicing, rental & leasing in accordance with the outline plan incorporated in the application, and subject to the attached conditions.

BE IT FURTHER RESOLVED That the requirements of said aforementioned section of the Zoning Ordinance-Regulations 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 of development in accordance with said outline plan and the provisions of Chapter 9.6 of the Unified Development Code.

ATTEST:

cc: **Office of Code Enforcement**
City/County Engineer
OPD – LUC
OPD – LUC (East)
Shelby County Assessor

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 02 2013

Valerie C. Sripes

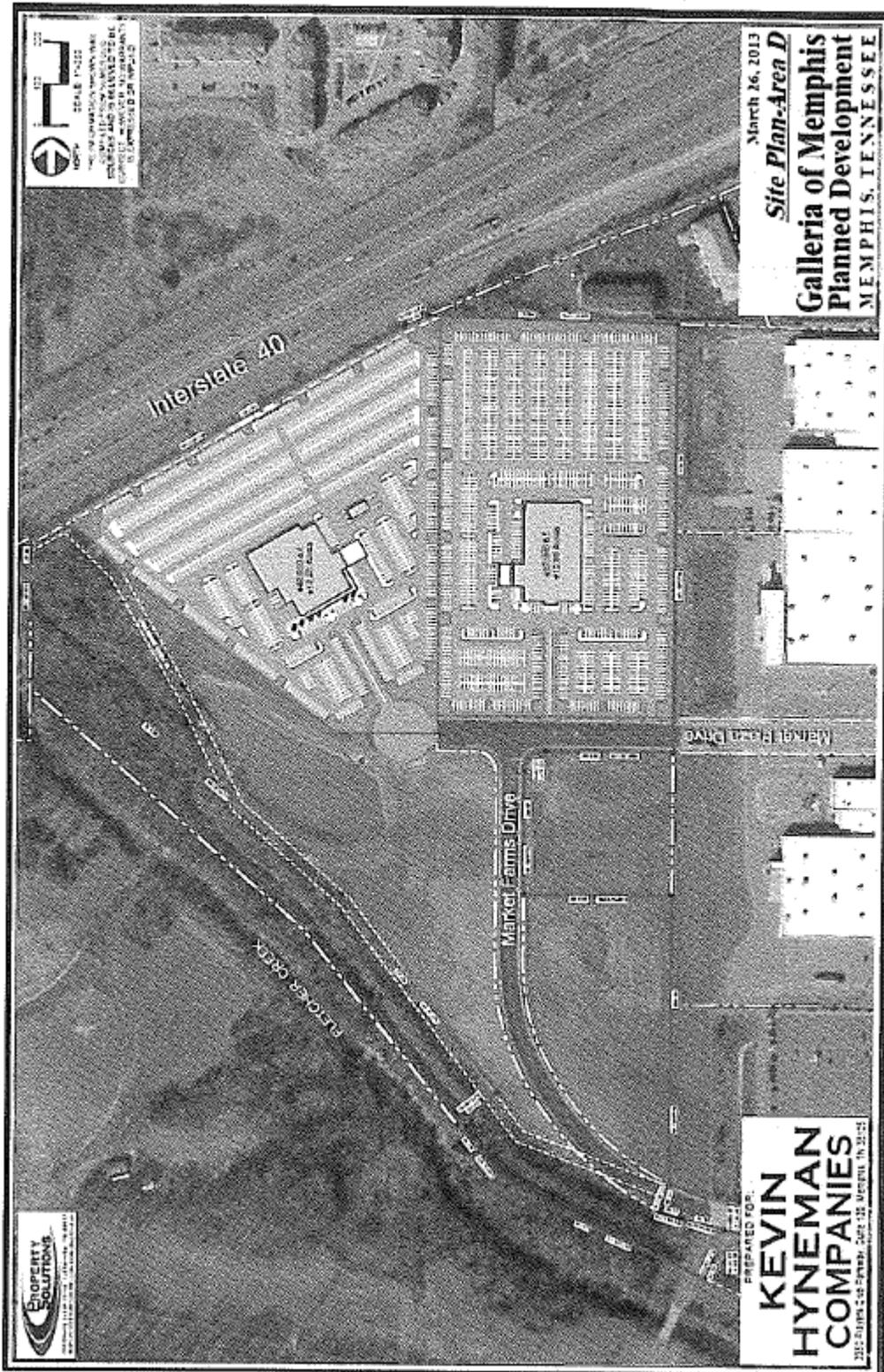
Deputy Comptroller-Council Records

Galleria of Memphis (PD 13-313)
PLANNED DEVELOPMENT CONDITIONS

The conditions for Parcel 1, Area D of this Planned Development are amended as follows:

- Any use permitted by right or by special use permit in the Commercial Mixed Use-2 CMU-2 District, except the following uses:
 1. All social service institutions
 2. Airport, Heliport, Airline Terminal
 3. Lodge, Membership Club
 4. Outdoor recreation
 5. All commercial parking
 6. Pawnshop
 7. Restaurant, Drive-in
 8. Bar, Tavern, Cocktail Lounge, Nightclub
 9. Funeral establishment, funeral merchandise, funeral directing, crematorium and pet crematorium
 10. Indoor recreation
- As the parcels in Area D are developed, streetscape Type S-12 or similar should be used along the frontages of Market Plaza Drive and Market Farms Drive.
- All building be of Conventional Construction. No portable or pre-fabricate structures.
- Storage of inoperable vehicles shall be within sight proof fenced areas.
- Street Fencing shall be uniform for the entire property and be combination of masonry and wrought iron with appropriate spaced bushes.
- No storage fencing shall be permitted in front of the building line or the principal structure of the lot.
- No outdoor storage of any new or used parts.
- For automobile sales and service establishment located in Area 'D', the following additional conditions shall apply:
 1. Development shall be in general conformance with the site plan;
 2. The automobile dealership building elevations shall use earth tone colors;
 3. No banners, flags, streamers, balloon or similar advertising devices, temporary or portable signs, reader board signs, roof mounted signs or tents shall be permitted;
 4. No outside speaker system shall be permitted;
 5. No automobile test drives shall utilize Rockcreek Parkway, the Bellevue Baptist Church private drive, or Chimneyrock Boulevard.
 6. Lighting shall be directed onto the property with minimal spillover to adjacent properties.
- Signs:
 - A. One ground mounted monument sign, identifying the regional shopping center, a maximum of 175 square feet in area, shall be permitted along Germantown Parkway. A ground mounted detached on-premise monument sign a maximum of 60 square feet in area shall be permitted at each entrance on Market Plaza Drive or Market Farms Drive. No other detached on premise signs shall be permitted.
 - B. Parcel 1 D signage shall be in accordance with the Commercial Mixed Use-2 (CMU-2) District.
 - C. No temporary or portable signs shall be permitted.
 - D. Minimum sign setback from the public right of way shall be 15 feet.
 - E. Any additional sign shall be requested under the provisions of the site plan review by the Land Use Control Board.
- All other conditions for this Planned Development are recommended to be unaltered.

Outline Plan



DEPARTMENTAL COMMENTS

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

City Engineer: See pages 18-20.

County Engineer: No comments received.

City Fire Division:

All design and construction shall comply with the 2021 edition of the International Fire Code with local amendments and referenced standards.

1. Fire apparatus access shall comply with section 503.
2. Where security gates are installed that affect required fire apparatus access roads, they shall comply with section 503.6.
3. Fire protection water supplies (including fire hydrants) shall comply with section 507.
4. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternate methods of protection are provided.
5. IFC 510 In-building two-way emergency responder communication coverage shall be provided in all new and existing buildings. Buildings and structures that cannot support the required level of coverage shall be equipped with systems and components to enhance signals and achieve the required level of communication coverage.
6. A detailed plans review will be conducted by the Memphis Fire Prevention Bureau upon receipt of complete construction documents. Plans shall be submitted to the Shelby County Office of Code Enforcement.

County Fire Division: No comments received.

City Real Estate: No comments received.

County Health Department: No comments received.

Shelby County Schools: No comments received.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water: No comments received.

Office of Sustainability and Resilience: No comments received.

Office of Comprehensive Planning: No comments received.

ENGINEERING COMMENTS

CASE 1: PD-26-001 Amend PD-13-313 to allow a hotel

NAME: 0 Ikea Way; 096500 00722

Basin/Lot/CD: Fletcher Creek, 12-A/ 2.39ac/1

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

Sewers:

2. City sanitary sewer capacity is available and needs to meet the requirement of the sewer connection letter issued on 19 Dec 2025 by the Public Works director.
3. The site is in Fletcher Creek sewer basin. Attached is the letter.



PAUL A. YOUNG
MAYOR

December 19, 2025

Wayde Morrow
Grace CC
5726 Marlin Road, Suite 200
Chattanooga, TN 37411

RE: Galleria of Memphis P.D., Amended – 0 Ikea Way, Parcel 096500 00722

Dear Mr. Morrow,

We hereby acknowledge receipt of your request for connection to the sewer system within the WN-10/Fletcher Creek Basin. The proposed development is a proposed hotel on parcel 096500 00722. Although the property is located in the Fletcher Creek Sewer Basin, we will agree to authorize the requested connection based upon your flow information, and willingness to utilize an alternative approach to reduce flow in light of potential capacity limitations.

The City Engineer must approve the final design plan for the storage and off-peak pumping. Maintenance and pump run time logs that reflect "pump on" and "pump off" times must be maintained by the owner and submitted to the City Engineer's office on a monthly basis until downstream system improvements have been completed, as such improvements are determined necessary by the City. The system must include an automated control and monitoring system with a digital timer (with battery backup) and a data logger that automatically records when the discharge starts and stops. The City expects to have a solution to the suspected capacity issue within three to five years.

The pump should run for a maximum of **62 minutes**, beginning at **12:00 a.m.**, at an average discharge rate of **200 gpm**. The City reserves the right to modify this schedule and the discharge rate as reasonably determined necessary within its sole discretion and upon notice to you. The plan should be designed so that the flow may be easily diverted into the public system and the storage tank may be abandoned correctly.

Sincerely,

A handwritten signature in blue ink that reads "Scott Morgan".

Scott Morgan, P.E.
Director of Public Works

Roads:

4. 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.
5. 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:

6. 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.
7. 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.
8. 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:

9. The City Engineer shall approve the design, number, and location of curb cuts.
10. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter, and sidewalk.
11. Will require engineering ASPR.

Drainage:

12. A grading and drainage plan for the site shall be submitted to the City Engineer for review and approval prior to recording of the final plat.
13. Drainage improvements, including possible on-site detention, shall be provided under a Standard Subdivision contract in accordance with Unified Development Code and the City of Memphis/Shelby County Storm Water Management Manual.
14. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.

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

General Notes:

17. Development is greater than 1 acre and is located within a sensitive drainage basin. Detention and engineering review are required.
18. No other utilities or services may occupy sanitary sewer easements in private drives and yards except for crossings.
19. All connections to the sewer shall be at manholes only.
20. 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.
21. Required landscaping shall not be placed on sewer or drainage easements.

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, March 4, 2026 at 8 AM.**

CASE NUMBER: PD 2026-001
ADDRESS: 0 Ikea Way
REQUEST: Amendment to PD 2013-313 to allow a hotel
APPLICANT: Brad Smith

Meeting Details

Location: Council Chambers
City Hall 1st Floor
125 N Main St.
Time: 9:00 AM
Date: Thursday, March 12, 2026

Staff Planner Contact:

Chloe Christian
✉ chloe.christian@memphistn.gov
☎ (901) 636-7494

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

VICINITY MAP



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



26 Notices Mailed 2/20/2026

SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

I, Mike Davis, being duly sworn, depose and say that at 5:30 am on the 26th day of February, 2026, I posted a Public Notice Sign(s) pertaining to Case No. PD 26-001 at Ikeb Way

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),
- Street /Alley Closure
- Special Use Permit,
- Use Variance,
- Zoning District Map Amendment.

A photograph of said sign(s) being attached hereon and a copy of the sign purchase receipt or rental contract attached hereto

[Signature] 2/26/26
 Owner, Applicant or Representative Date

Subscribed and sworn to before me this 26 day of Feb, 2026

[Signature]
 Notary Public
 My commission expires: 9-8-27



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

Record Summary for Planned Development

Record Detail Information

Record Type: Planned Development

Record Status: Additional Info Required

Opened Date: January 28, 2026

Record Number: PD 2026-001

Expiration Date:

Record Name: Galleria of Memphis PD Amendment

Description of Work: On behalf of StoneCrest Investments, the applicant, and ownership group GRH Glenwood LLC, MRH Venture Capital LLC, Stephens Holdings LLC, MEMTEX Development No 1 LLC, and Ryan Family Ventures LLC, we are pleased to submit the attached amendment to the Galleria of Memphis PD (PD 13-0313).

The purpose of the application is to modify the outline plan to create Area A-3 within Parcel 1, a 2.39 acre lot consisting entirely of Parcel No. 096500 00722 to allow for hotel use with a height of 5 stories. We had a pre-application meeting on January 9, 2026.

Parent Record Number:

Address:

0 Ikea Way 38016

Owner Information

Primary	Owner Name
Y	GRH GLENWOOD LLC AND MRH VENTURE CAPITAL

Owner Address	Owner Phone
595 ROUND ROCK WEST DR, ROUND ROCK, TX 78681	

Parcel Information

096500 00722

Data Fields

PREAPPLICATION MEETING	
Name of DPD Planner	Chloe
Date of Meeting	01/09/2026
Pre-application Meeting Type	In Person
GENERAL PROJECT INFORMATION	

Planned Development Type
Previous Docket / Case Number

Amendment to Existing PD
13-313
08-326
04-312
90-315 CC

Medical Overlay / Uptown

No

If this development is located in unincorporated Shelby County, is the tract at least three acres? (Note a tract of less than three acres is not eligible for a planned development in unincorporated Shelby County)

N/A

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

No

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

-

APPROVAL CRITERIA

UDC Sub-Section 9.6.9A

The immediately adjacent property has 3 hotels: two to the west at four and five stories and one to the south at four stories. There is Ikea to the northwest and a retail center to the east. Directly north is a large stormwater detention pond associated with another retail center. A maximum five-story hotel is in keeping with the neighborhood. The property is located on a fully-improved street and all public utilities are readily available.

UDC Sub-Section 9.6.9B

Correct. The applicant plans to build a maximum five-story hotel on this site, which is consistent with surrounding property, most of which are stand alone and fully developed.

UDC Sub-Section 9.6.9C

The area is embedded within an existing commercial area and as such is supported by fully improved infrastructure and utilities.

UDC Sub-Section 9.6.9D

The site is an open field with no known scenic or historical features.

UDC Sub-Section 9.6.9E

With the granting of the PD amendment to the outline plan for the hotel and to allow five stories in height, this project complies with UDC standards. The project complies with building and zoning code, is compatible with adjacent property, and will cause no violations.

UDC Sub-Section 9.6.9F

GENERAL PROVISIONS

UDC Sub-Section 4.10.3A

Correct.

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

All utilities are existing on or near this property.

GENERAL PROVISIONS

- C) The location and arrangement of the structures, parking and loading areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses, and any part of the proposed development not used for such facilities shall be landscaped or otherwise improved except where natural features are such as to justify preservation Correct
- 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 Correct
- E) Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements Understood.
- F) Lots of record are created with the recording of a planned development final plan Understood.

GIS INFORMATION

Case Layer	PD16-010, PD13-313, PD04-312
Central Business Improvement District	No
Class	C
Downtown Fire District	No
Historic District	-
Land Use	VACANT
Municipality	-
Overlay/Special Purpose District	Fletcher Creek Overlay
Zoning	CA
State Route	-
Lot	-
Subdivision	GALLERIA OF MEMPHIS PD AMENDED PAR 1 AND
Planned Development District	-
Wellhead Protection Overlay District	No
County Commission District	-
City Council District	-
City Council Super District	-

Contact Information

Name
 BRAD SMITH

Contact Type
 APPLICANT

Address
 595 ROUND ROCK WEST DR, MEMTEX DEVELOPMENT # 1, ROUND ROCK, TX, ROUND ROCK, TX, 78681

Phone
 -

Name
 GREG BARTLETT

Contact Type
 ARCHITECT / ENGINEER / SURVEYOR

Address
 6800 POPLAR AVE,

Phone
 (901)761-2018

Name
 CHRISTINE DONHARDT

Contact Type
 MANAGER

Address
 6800 POPLAR AVE,

Phone
 (901)761-2018

Name
 BRAD SMITH

Contact Type
 PROPERTY OWNER OF RECORD

Address
 595 ROUND ROCK WEST DR, MEMTEX DEVELOPMENT # 1, ROUND ROCK, TX, ROUND ROCK, TX, 78681

Phone
 (901)761-2018

Name
 MIKE DAVIS

Contact Type
 REPRESENTATIVE

Address

Phone
 (901)761-2018

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1703562	Credit Card Use Fee (.026 x fee)	1	0.00	INVOICED	0.00	01/28/2026
1703585	Planned Development - 5 acres or less	1	1,500.00	INVOICED	0.00	01/29/2026

Total Fee Invoiced: \$1,500.00 Total Balance: \$0.00

Payment Information

Payment Amount
 \$1,500.00

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.

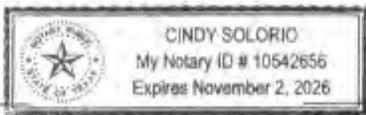
I, Mentzer Development #1, LLC (Print Name) [Signature] (Sign Name) Chief Manager, state that I have read the definition of "Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

- 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 Ikea Way
and further identified by Assessor's Parcel Number 096500 00722
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 21st day of January in the year of 2026.

Cindy Solorio
Signature of Notary Public



11/2/2026
My Commission Expires

LETTER OF INTENT



January 30, 2026

Mr. Brett Ragsdale
Division of Planning and Development
125 N. Main, Ste. 477
Memphis, TN 38103

RE: Galleria of Memphis PD

Dear Brett,

On behalf of StoneCrest Investments, the applicant, and ownership group GRH Glenwood LLC, MRH Venture Capital LLC, Stephens Holdings LLC, MEMTEX Development No 1 LLC, and Ryan Family Ventures LLC, we are pleased to submit the attached amendment to the Galleria of Memphis PD (PD 13-0313).

The purpose of the application is to modify the outline plan to create Area A-3 within Parcel 1, a 2.39 acre lot consisting entirely of Parcel No. 096500 00722 to allow for hotel use with a height of 5 stories. We had a pre-application meeting on January 9, 2026.

Sincerely,



Mike Davis, R.L.A.
Principal

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

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Record Status: Additional Info Required

Opened Date: January 28, 2026

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Description of Work: On behalf of StoneCrest Investments, the applicant, and ownership group GRH Glenwood LLC, MRH Venture Capital LLC, Stephens Holdings LLC, MEMTEX Development No 1 LLC, and Ryan Family Ventures LLC, we are pleased to submit the attached amendment to the Galleria of Memphis PD (PD 13-0313).

The purpose of the application is to modify the outline plan to create Area A-3 within Parcel 1, a 2.39 acre lot consisting entirely of Parcel No. 096500 00722 to allow for hotel use with a height of 5 stories. We had a pre-application meeting on January 9, 2026.

Parent Record Number:

Address:

0 Ikea Way 38016

Owner Information

Primary	Owner Name
Y	GRH GLENWOOD LLC AND MRH VENTURE CAPITAL

Owner Address	Owner Phone
595 ROUND ROCK WEST DR, ROUND ROCK, TX 78681	

Parcel Information

096500 00722

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner	Chloe
Date of Meeting	01/09/2026
Pre-application Meeting Type	In Person

GENERAL PROJECT INFORMATION

Planned Development Type
Previous Docket / Case Number

Amendment to Existing PD
13-313
08-326
04-312
90-315 CC

Medical Overlay / Uptown

No
N/A

If this development is located in unincorporated Shelby County, is the tract at least three acres?
(Note a tract of less than three acres is not eligible for a planned development in unincorporated Shelby County)

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 immediately adjacent property has 3 hotels: two to the west at four and five stories and one to the south at four stories. There is Ikea to the northwest and a retail center to the east. Directly north is a large stormwater detention pond associated with another retail center. A maximum five-story hotel is in keeping with the neighborhood. The property is located on a fully-improved street and all public utilities are readily available.

UDC Sub-Section 9.6.9B

Correct. The applicant plans to build a maximum five-story hotel on this site, which is consistent with surrounding property, most of which are stand alone and fully developed.

UDC Sub-Section 9.6.9C

The area is embedded within an existing commercial area and as such is supported by fully improved infrastructure and utilities.

UDC Sub-Section 9.6.9D

The site is an open field with no known scenic or historical features.

UDC Sub-Section 9.6.9E

With the granting of the PD amendment to the outline plan for the hotel and to allow five stories in height, this project complies with UDC standards.

UDC Sub-Section 9.6.9F

The project complies with building and zoning code, is compatible with adjacent property, and will cause no violations.

GENERAL PROVISIONS

UDC Sub-Section 4.10.3A

Correct.

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

All utilities are existing on or near this property.

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

GIS INFORMATION

Case Layer	PD16-010, PD13-313, PD04-312
Central Business Improvement District	No
Class	C
Downtown Fire District	No
Historic District	-
Land Use	VACANT
Municipality	-
Overlay/Special Purpose District	Fletcher Creek Overlay
Zoning	CA
State Route	-
Lot	-
Subdivision	GALLERIA OF MEMPHIS PD AMENDED PAR 1 AND
Planned Development District	-
Wellhead Protection Overlay District	No
County Commission District	-
City Council District	-
City Council Super District	-

Contact Information

Name
BRAD SMITH

Contact Type
APPLICANT

Address
595 ROUND ROCK WEST DR, MEMTEX DEVELOPMENT # 1, ROUND ROCK, TX, ROUND ROCK, TX, 78681

Phone
-

Name
GREG BARTLETT

Contact Type
ARCHITECT / ENGINEER /
SURVEYOR

Address
6800 POPLAR AVE,

Phone
(901)761-2016

Name
CHRISTINE DONHARDT

Contact Type
MANAGER

Address
6800 POPLAR AVE,

Phone
(901)761-2016

Name
BRAD SMITH

Contact Type
PROPERTY OWNER OF
RECORD

Address
595 ROUND ROCK WEST DR, MEMTEX DEVELOPMENT # 1, ROUND ROCK, TX, ROUND ROCK, TX, 78681

Phone
(901)761-2016

Name
MIKE DAVIS

Contact Type
REPRESENTATIVE

Address

Phone
(901)761-2016

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1703562	Credit Card Use Fee (.026 x fee)	1	0.00	INVOICED	0.00	01/28/2026
1703585	Planned Development - 5 acres or less	1	1,500.00	INVOICED	0.00	01/29/2026

Total Fee Invoiced: \$1,500.00

Total Balance: \$0.00

Payment Information

Payment Amount	Method of Payment
\$1,500.00	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, Mentex Development #1, LLC (Print Name) Braley D. Smith (Sign Name) Chief Manager, state that I have read the definition of

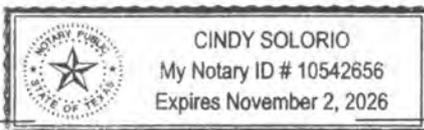
“Owner” as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

- 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 Ikea Way
and further identified by Assessor's Parcel Number 096500 00722
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 21st day of January in the year of 2026.

Cindy Solorio
Signature of Notary Public



11/2/2026
My Commission Expires

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

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

Property Owner's Affidavit

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I, MRH Venture Capital LLC
Mark. R. Hawkins (Print Name) MRH (Sign Name), state that I have read the definition of

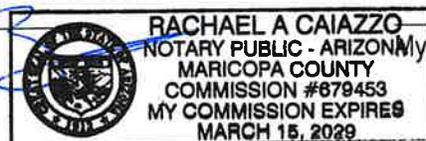
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- I have charge, care or control of the premises as trustee, agent, executor, administrator, assignee, receiver, guardian or lessee (and have included documentation with this affidavit)

of the property located at 0 Ikea Way
and further identified by Assessor's Parcel Number 096500 00722,
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 21st day of January in the year of 2020.

Rachael A. Caiazzo
Signature of Notary Public



3-15-29
Commission Expires

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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I, GRRH Glenwood LLC
Gary R. Hawkins (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 Ikea Way
and further identified by Assessor’s Parcel Number 096500 00722
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 21st day of January in the year of 2020

Rachael A. Caiazzo
Signature of Notary Public



3-15-29
My Commission Expires

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

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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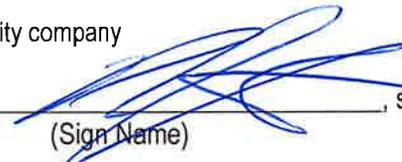
Development Code Section 12.3.1.

Stephens Holdings LLC, an Idaho limited liability company

Name: Paul Stephens

I, Member

(Print Name)



(Sign Name)

, state that I have read the definition of

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



I am the owner of record as shown on the current tax rolls of the county Assessor of Property; the mortgage holder of record as shown in the mortgage records of the county Register of Deeds; purchaser under a land contract; a mortgagee or vendee in possession; or I have a freehold or lesser estate in the premises



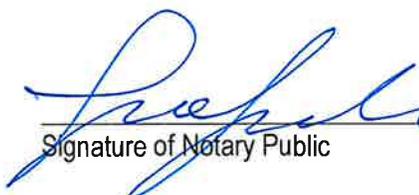
I have charge, care or control of the premises as trustee, agent, executor, administrator, assignee, receiver, guardian or lessee (and have included documentation with this affidavit)

of the property located at 0 Ikea Way

and further identified by Assessor's Parcel Number 096500 00722

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

Subscribed and sworn to (or affirmed) before me this 22nd day of JANUARY in the year of 2020.



Signature of Notary Public



10/8/28
My Commission Expires

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, Ryan Family Ventures, LLC - Managing Member
Gil M. Ryan (Print Name)  (Sign Name), state that I have read the definition of

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

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

of the property located at 0 Ikea Way
and further identified by Assessor's Parcel Number 096500 00722
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 23 day of January in the year of 2026.


Signature of Notary Public



August 29, 2029
My Commission Expires



January 30, 2026

Mr. Brett Ragsdale
Division of Planning and Development
125 N. Main, Ste. 477
Memphis, TN 38103

RE: Galleria of Memphis PD

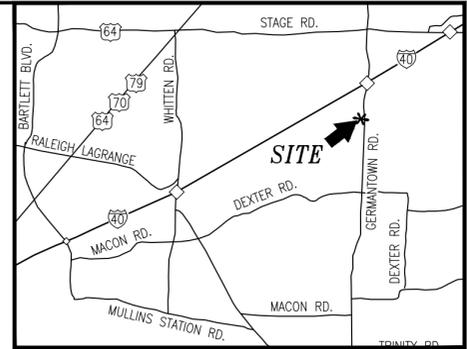
Dear Brett,

On behalf of StoneCrest Investments, the applicant, and ownership group GRH Glenwood LLC, MRH Venture Capital LLC, Stephens Holdings LLC, MEMTEX Development No 1 LLC, and Ryan Family Ventures LLC, we are pleased to submit the attached amendment to the Galleria of Memphis PD (PD 13-0313).

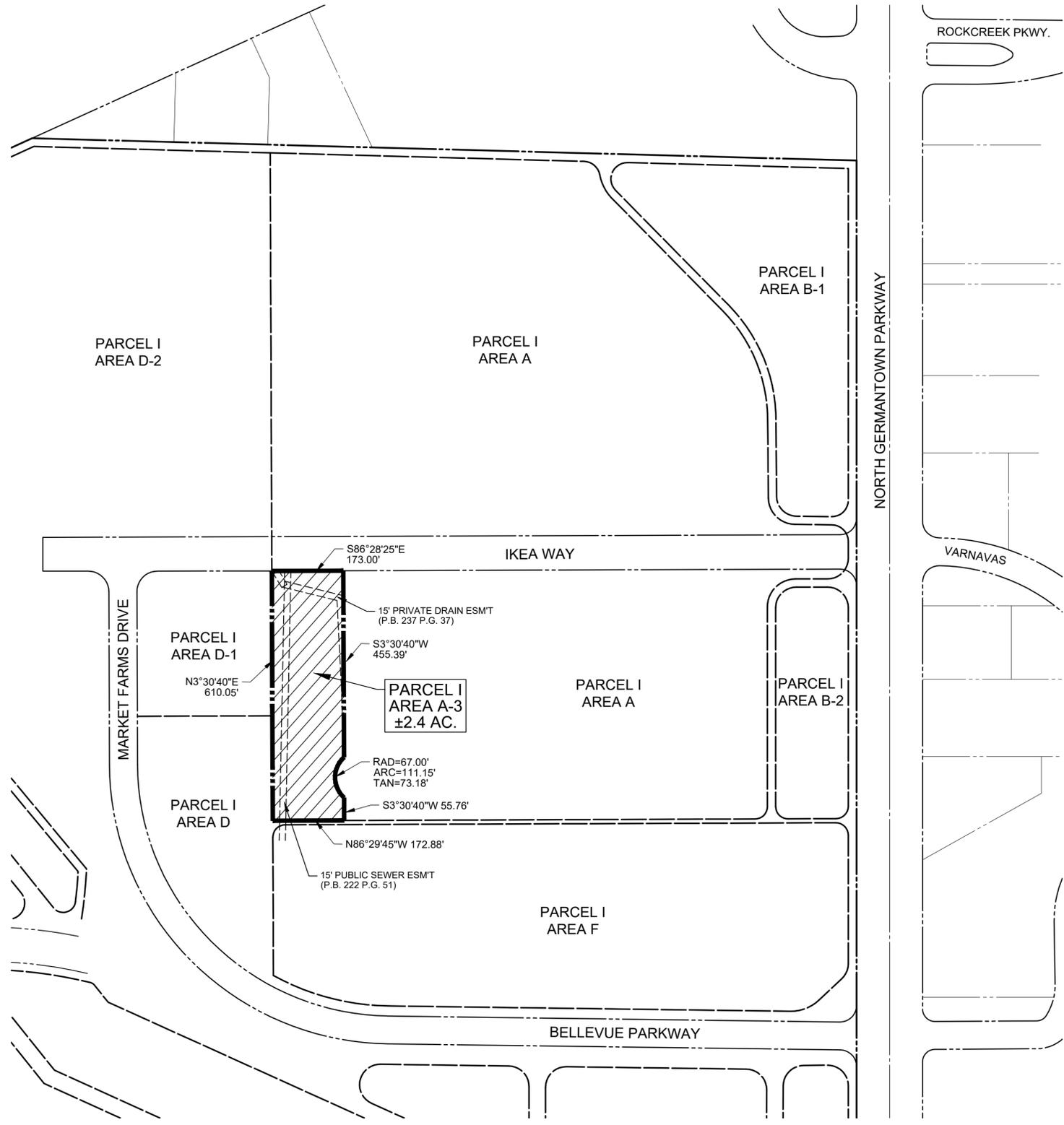
The purpose of the application is to modify the outline plan to create Area A-3 within Parcel 1, a 2.39 acre lot consisting entirely of Parcel No. 096500 00722 to allow for hotel use with a height of 5 stories. We had a pre-application meeting on January 9, 2026.

Sincerely,

Mike Davis, R.L.A.
Principal



VICINITY MAP (N.T.S.)



THIS SHEET IS BEING ADDED TO SHOW THE CREATION OF AREA A-3 IN PARCEL I. PROPOSED CONDITIONS FOR AREA A-3 ARE LISTED BELOW. UNLESS OTHERWISE SPECIFIED, THE EXISTING CONDITIONS OF AREA A SHALL APPLY TO AREA A-3. ALL OTHER CONDITIONS FOR THIS PLANNED DEVELOPMENT ARE RECOMMENDED TO BE UNALTERED.

SHEETS 2-4 ARE TAKEN FROM THE OUTLINE PLAN RECORDED IN PL. BK. 267, PG. 1.

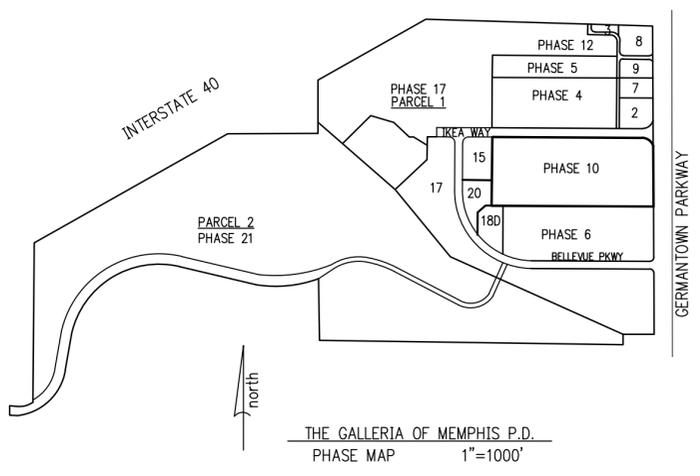
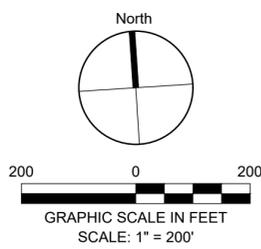
**PD 26- _____ (Galleria of Memphis Planned Development Amendment)
Outline Plan Conditions for Area A-3**

- I. Uses permitted:
 - A. Hotel and any use permitted in Area A.

- II. Bulk Regulation:
 - A. Maximum five (5) stories
 - B. Maximum height of light standards 30 feet.

- III. Signs:
 - A. Signs as allowed in CMU-2 District

Key: 20/24 Z:\2025\25-0216 Ikea Way_239ac Galleria of Mph PD\01 Entitlements\Outline Plan page 1, 5-7.dwg Jan 28, 2026 - 12:41pm



THE GALLERIA OF MEMPHIS P.D.
PHASE MAP 1"=1000'

The Reaves Firm
INCORPORATED
Engineering
Planning
Landscape Architecture
Land Surveying
6800 Poplar Avenue, Suite 101 Memphis, TN 38138
901.761.2016 Fax 901.763.2847
www.ReavesFirm.com

JOB # 25-0216

OUTLINE PLAN		
GALLERIA OF MEMPHIS PLANNED DEVELOPMENT		
P.D. 26- _____ (FORMERLY P.D. 13-313, P.D. 08-326, P.D. 04-312, & P.D. 90-315 CC)		
MEMPHIS, TENNESSEE	250.34 ACRES	
DEVELOPER: STONECREST INVESTMENTS	ENGINEER: THE REAVES FIRM	
100-YEAR FLOOD ELEV: 280.0 ±	FEMA MAP PANEL NO: 310 G, 316 G	FEMA MAP DATE: FEB. 6, 2013
JANUARY 2026	SCALE: 1" = 200'	SHEET 1 OF 7

Countrywood Village Partners
 PD 87-370
 23.25 Acres
 P.B. 127, PG. 27

ADDITIONAL
 PARCEL 1
 AREA D
 15± acres

PARCEL 1
 AREA D-2
 ±34.82 AC

The
 Galleria of
 Memphis

Parcel I
A
 78± ac.

Parcel I
B-1
 7± ac.

Monument
 Sign

PARCEL 1
 AREA D-1
 ±2.75 AC

PARCEL
 1
 A-3
 2.388 Ac

AREA D

AREA
F
 15± ac.
 (See Pg. 6 of 6)
 (One (1) Motor Vehicle Sales
 & Service Establishment)

Parcel I
B-2
 6± ac.

First Assembly of God
 Church of Christ
 Inst. No. DG-4111

Costa B.
 Taras
 Inst. No. ZI-1887

Varnases
 Drive

Albert R.
 Gookin
 Inst. No. GB-2116
 Inst. No. HS-4552

Ester Bateman
 Inst. No.
 CC-7099

Catholic
 Diocese of
 Memphis
 Inst. No. KG-2895

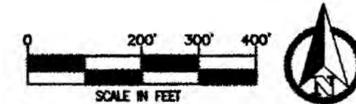
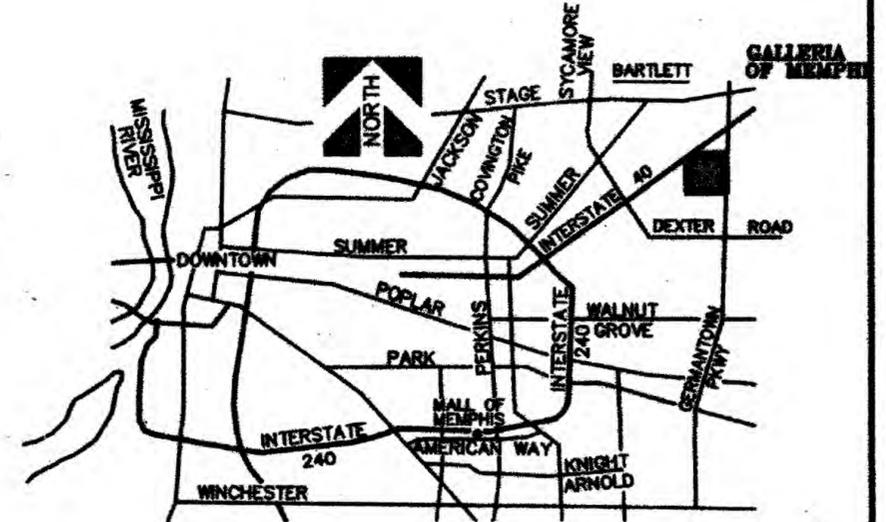
Monument Sign

Off-Premise Sign

Paul
 Jaffe
 Inst. No. EI-3048

EASEMENT
 P.B. 4077
 P.G. 458
 P.B. 4485
 P.G. 359

Catholic
 Diocese of
 Memphis
 Inst. No. KG-2895



PREVIOUS OUTLINE PLAN RECORDINGS:

- P.B. 132, PG.86
- P.B. 213, PG.13
- P.B. 242, PG.7
- P.B. 244, PG.1
- P.B. 268, PG.2
- P.B. 265, PG.17
- P.B. 267, PG. 1

"NO BUILDING PERMIT PERMIT SHALL
 BE ISSUED AS A RESULT OF THE
 RECORDING OF THIS PLAT"



15129519
 12/30/2016 - 09:47 AM
 PLAT BOOK : 267
 PAGE : 1
 RECORDING FEE 15.00
 OF FEE 7.00
 TOTAL AMOUNT 22.00

TOM LEATHERWOOD
 REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

OUTLINE PLAN
 GALLERIA OF MEMPHIS P.D.

DEVELOPER: IKEA PROPERTY, INC.
 100 YEAR FLOOD ELEVATION: 278.9
 TOTAL AREA: 250.34 ACRES
 MEMPHIS, TENNESSEE
 MARCH, 2015

GreenbergFarrow

1430 W. Peachtree St. NW, Suite 200
 Atlanta, GA 30309
 t: 404 601 4000 f: 404 601 3970

P.D. 13-313
 P.D. 26-

Parcel 1-Area E1
 ±4.42 Acres

Market Farms Drive

EXISTING IKEA WAY

40' BUILDING SETBACK

40' BUILDING SETBACK

BELLEVUE PARKWAY (60' R.O.W.)

Parcel I
E-2
 2± ac.

Parcel I
C
 5± ac.

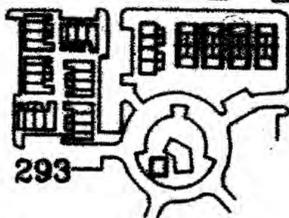
Parcel
B-3
 3± ac.

Parcel II
D-2
 11± ac.
 C.O.S.

Parcel II
C-2
 12± ac.

40' BUILDING SETBACK

Woodchase
 Apartments
 A. Duncan
 Williams
 Dist. 02 Blk. 08 Prcl. 293
 67.10 Acres
 Inst. No. A2-3790



N 88°50'01" E 279.7'
 N00°50'01" W 11.49'
 N00°50'01" W 88.67'

"NO BUILDING PERMIT PERMIT SHALL BE ISSUED AS A RESULT OF THE RECORDING OF THIS PLAT"

Champion One Industrial L.P.
Inst. No. 04012683

Trustmark National Bank
Inst. No. 04017367

Countrywood Village Partners
PD 87-370
23.26 Acres
P.B. 127, PG. 27

Rockcreek Plaza Apt. L.P.
Inst. No. CT-9824

Vincom Outdoor Inc.
Inst. No. 01003907

Billy C. Davis
Inst. No. KA-8942

Eller Media Co.
Inst. No. JH-9837-2

First Assembly of God Church of Christ
Inst. No. DG-4111

Costa B. Taras
Inst. No. Z1-1887

Albert R. Gookin
Inst. No. ZH-2026
Inst. No. ZH-2026

Paul
Inst. No. ZH-2048

Catholic Diocese of Memphis
No. KG-2899

KEY MAP
SCALE: 1" = 1000'

The Galleria of Memphis
Parcel I
A
76± ac.

Parcel II
B
44± ac.

Parcel II
A-2
6± ac.

Parcel II
A-1
22± ac.

Parcel II
C-1
12± ac.

Parcel II
C-2
12± ac.

Parcel I
C
2± ac.

Bellevue Baptist Church
Dist. 02 Blk. 08 Prel. 184
119.33 Acres
Inst. No. V2-5269

WOODLARK CV.
Woodchase Subdivision
SECTION C
P.B. 104 PG. 14
21.28 Acres
Inst. No. Y4-9589

Woodchase Apartments
A. Duncan Williams
Dist. 02 Blk. 08 Prel. 293
67.10 Acres
Inst. No. A2-3790

PARCEL I - 134.79 ac.

OWNER - M.J. FARMS
JOSEPH PRIMO ZAIO
DEVELOPER - A JOINT VENTURE OF
J.C. PENNEY REALTY, INC. AND
GEORGE B. ZAMAS

PARCEL II - 115.55 ac.

OWNER - BELLEVUE BAPTIST CHURCH
DR. ADRIAN ROGERS, PASTOR



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12/30/2015 - 09:47 AM
PLAT BOOK : 267
PAGE : 1

RECORDING FEE 15.00
DP FEE 2.00
TOTAL AMOUNT 17.00
TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

OUTLINE PLAN
GALLERIA OF MEMPHIS P.D.

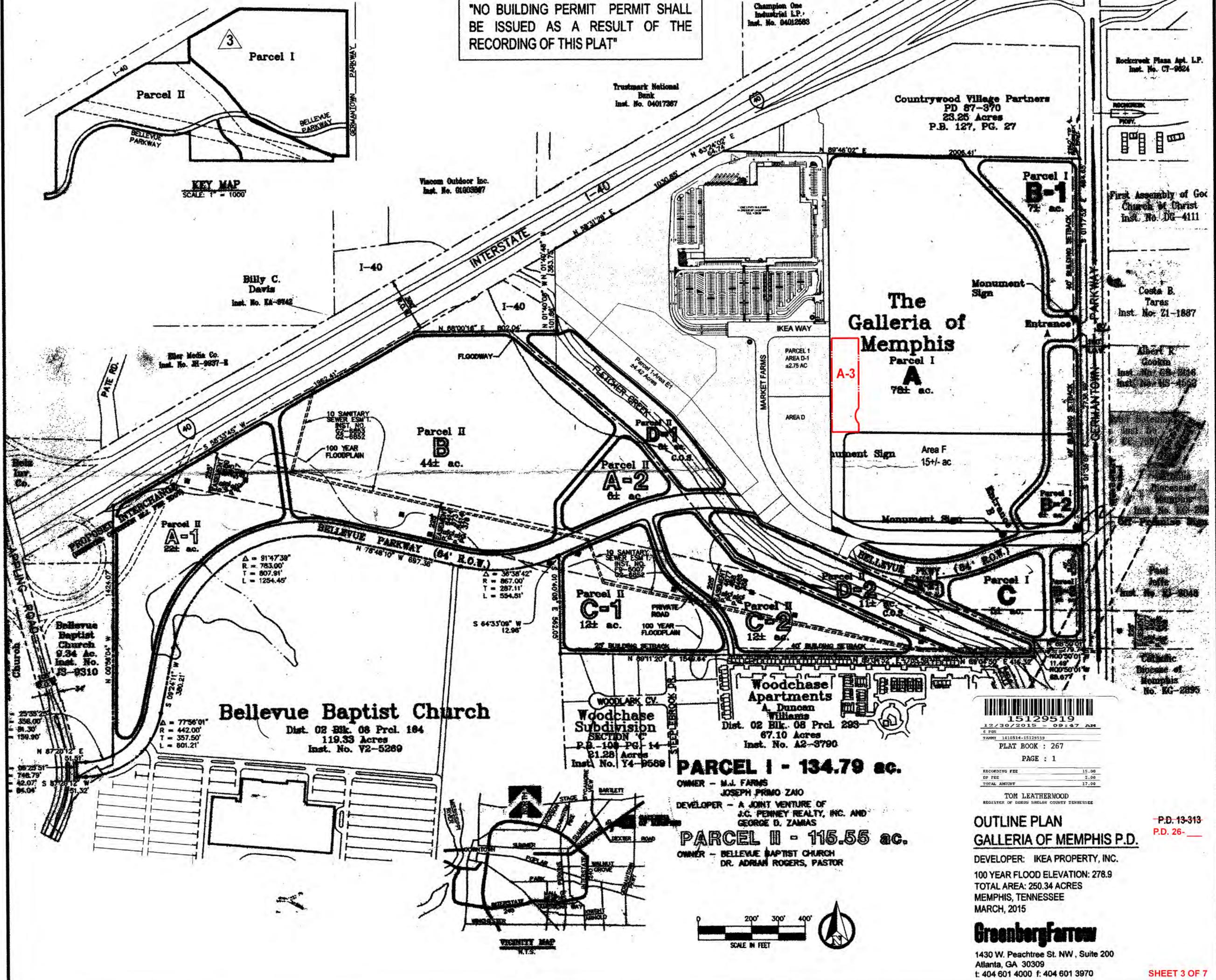
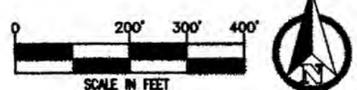
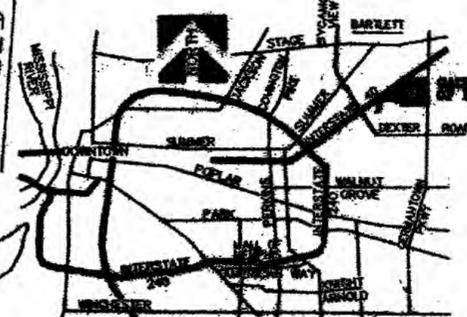
DEVELOPER: IKEA PROPERTY, INC.
100 YEAR FLOOD ELEVATION: 278.9
TOTAL AREA: 250.34 ACRES
MEMPHIS, TENNESSEE
MARCH, 2015

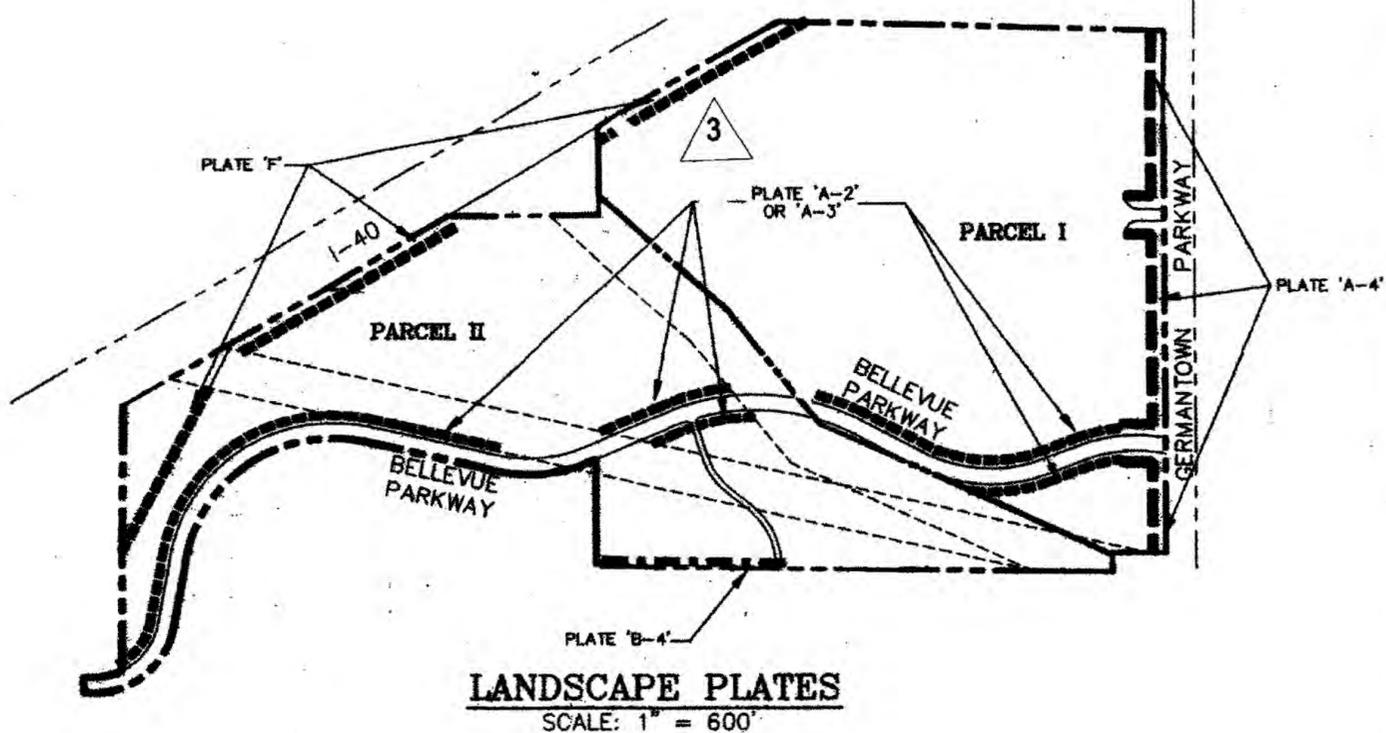
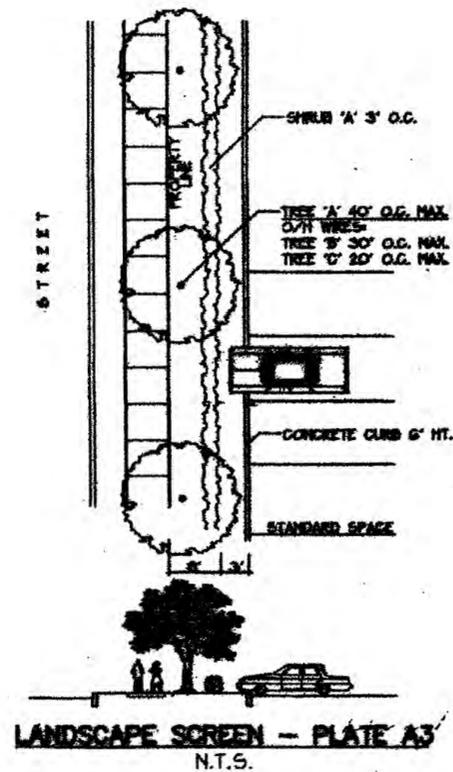
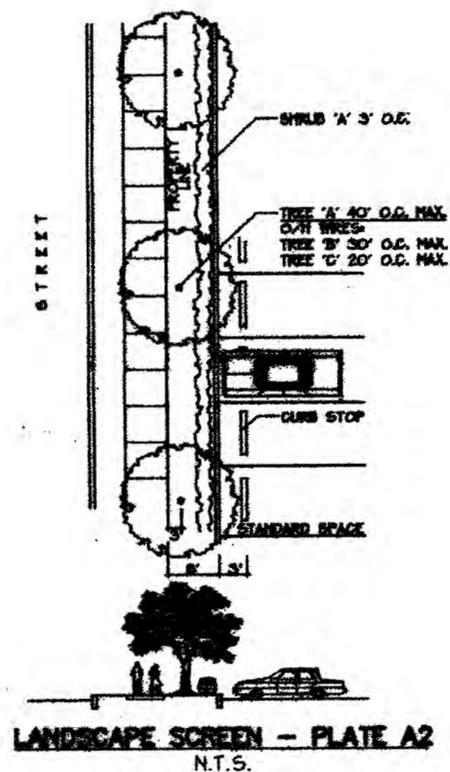
GreenbergFarrow

1430 W. Peachtree St. NW, Suite 200
Atlanta, GA 30309
t: 404 601 4000 f: 404 601 3970

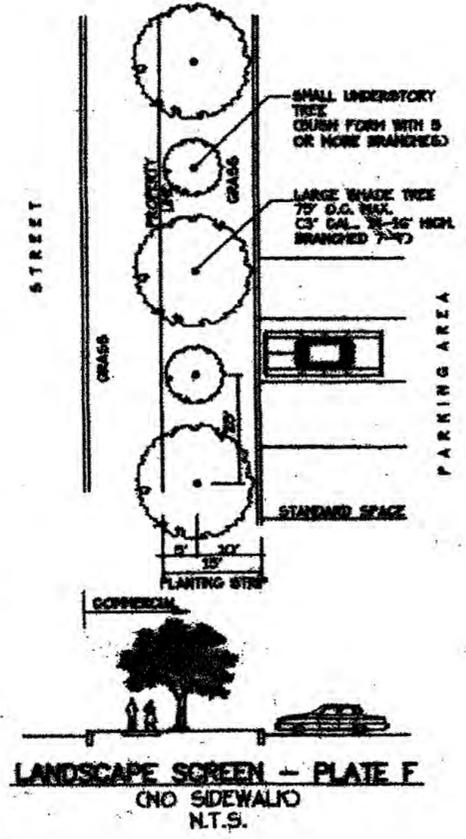
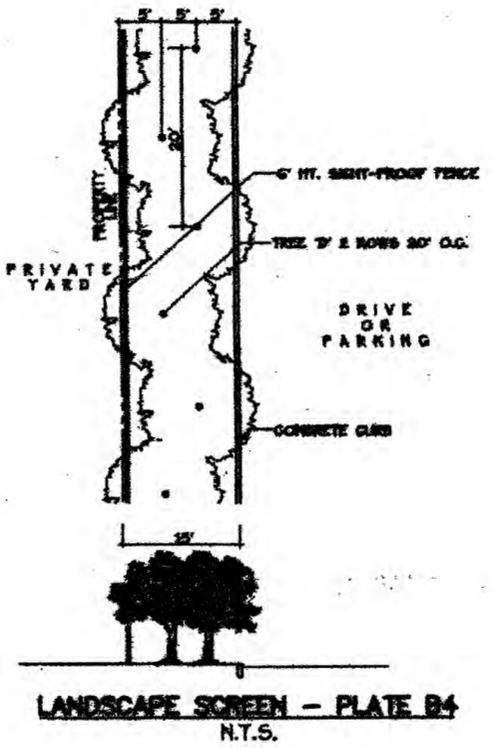
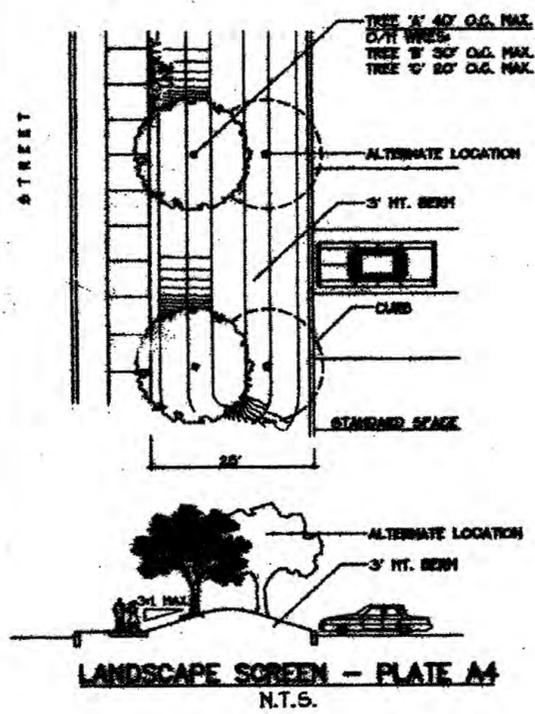
P.D. 13-313
P.D. 26-

SHEET 3 OF 7





NOTE:
EQUIVALENT LANDSCAPING AND SCREENING MAY BE
SUBSTITUTED FOR THAT REQUIRED ABOVE, SUBJECT
TO THE APPROVAL OF THE OFFICE OF PLANNING
AND DEVELOPMENT.



"NO BUILDING PERMIT PERMIT SHALL
BE ISSUED AS A RESULT OF THE
RECORDING OF THIS PLAT"

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12/30/2015 - 09:47 AM	
S PLS	
YAMR 1410514-15129519	
PLAT BOOK : 267	
PAGE : 1	
RECORDING FEE	15.00
BY TAX	2.00
TOTAL AMOUNT	17.00
TOM LEATHERWOOD	
REGISTERED DEEDS SHELBY COUNTY TENNESSEE	

OUTLINE PLAN
GALLERIA OF MEMPHIS P.D.
DEVELOPER: IKEA PROPERTY, INC.
100 YEAR FLOOD ELEVATION: 278.9
TOTAL AREA: 250.34 ACRES
MEMPHIS, TENNESSEE
MARCH, 2015

-P.D. 13-313
P.D. 26-

GreenbergFarrow
1430 W. Peachtree St. NW, Suite 200
Atlanta, GA 30309
t: 404 601 4000 f: 404 601 3970

I. Uses Permitted:

A. Parcel I A - Any use permitted by right, by administrative site plan review or by special use permit in the C-P District, except the following uses:

1. Group Shelter
2. Hotel
3. Motel
4. Transitional Home
5. Airport, Heliport
6. Church
7. Lodge, Club, Country Club
8. Recreational Field
9. School, Public or Private
10. Farm Labor and Management Services
11. Amusements, Commercial Outdoor
12. Automobile Service Station
13. Garage, Commercial
14. General Service and Repair Shop
15. Pawn Shop
16. Restaurant, Drive-in
17. Retail Sales, Outdoor
18. Tavern, Cocktail Lounge, Night Club
19. Undertaking Establishment
20. Used Goods, Second-hand Sales
21. Vehicle Wash
22. Telephone Service Center
23. Telephone Switching Center, Electric Transmission, Gas Piping, Water Pumping Station
24. Bingo Games
25. Convenience Stores
26. Only one (1) Motor Vehicle Sales and Service establishment shall be permitted on Parcel I A and shall only be located in Area F.

B. Parcel I B - Any use permitted by right, by administrative site plan review or by special use permit in the C-P District, except the following uses:

1. Group Shelter
2. Hotel
3. Motel
4. Transitional Home
5. Airport, Heliport
6. Church
7. Day Care Center
8. Family Day Care Home
9. Group Day Care Home
10. Lodge, Club, Country Club
11. Museum
12. Nursery School
13. Recreational Field
14. School, Public or Private
15. Farm Labor and Management Services
16. Amusements, Commercial Indoor
17. Amusements, Commercial Outdoor
18. Automobile Service Station
19. Beverage Container Collection Center
20. Business School
21. Catering Establishment
22. Department or Discount Store
23. Garage, Commercial
24. Gasoline Sales
25. General Service and Repair Shop
26. Greenhouse or Nursery, Commercial
27. Lawn, Tree or Garden Service
28. Music or Dancing Academy
29. Pawn Shop
30. Personal Service Establishment
31. Restaurant, Drive-in
32. Retail Sales, Outdoor
33. Tavern, Cocktail Lounge, Night Club
34. Undertaking Establishment
35. Used Goods, Second-hand Sales
36. Vehicle Wash
37. Veterinary Clinic
38. Telephone Service Center
39. Telephone Switching Center, Electric Transmission, Gas Piping, Water Pumping Station
40. Bingo Games
41. Convenience Stores
42. Post Office or Postal Facility
43. Only one (1) Motor Vehicle Sales and Service Establishment shall be permitted on Parcel I B and shall only be located in Area F.

C. Parcel I C - Any use permitted by right, by administrative site plan review or by special use permit in the C-P District, except the following uses:

1. Group Shelter
2. Transitional Home
3. Airport, Heliport
4. Church
5. Lodge, Club, Country Club
6. Recreational Field
7. School, Public or Private
8. Farm Labor and Management Services
9. Garage, Commercial
10. Motor Vehicle Sales
11. Pawn Shop
12. Restaurant, Drive-in
13. Retail Sales, Outdoor
14. Tavern, Cocktail Lounge, Night Club
15. Undertaking Establishment
16. Used Goods, Second-hand Sales
17. Bingo Games

D. Parcel I D - Any use permitted by right, by administrative site plan review or by special use permit in the C-P District, except the following uses:

1. Group Shelter
2. Transitional Home
3. Airport, Heliport

4. Lodge, Club, Country Club
5. Recreational Field
6. Farm Labor and Management Services
7. Amusements, Commercial Outdoor
8. Garage, Commercial
9. Motor Vehicle Sales
10. Pawn Shop
11. Restaurant, Drive-in
12. Tavern, Cocktail Lounge, Night Club
13. Undertaking Establishment
14. Bingo Games

E. Other Uses - Tire, battery and accessory services shall be permitted in Parcels I A, I C, and I D

F. Parcel II A - Any use permitted by right, by administrative site plan review or by special use permit in the C-P District, except the following uses:

1. Airport, Heliport
2. Farm Labor and Management Services
3. Amusements, Commercial Outdoor
4. Motor Vehicle Sales
5. Motor Vehicle Service
6. Pawn Shop
7. Drive-in Restaurant
8. Retail Sales, Outdoor
9. Tavern, Cocktail Lounge, Night Club
10. Used Goods, Second-hand Sales

The following additional uses are permitted in Parcel II A:

1. Laboratories
2. Processing and manufacturing incidental to retail establishment
3. Office showroom
4. Wholesale Display Establishment
5. Electrical or Electronic Appliances and Instruments
6. Warehouse, Storage

G. Parcel II B - Any use permitted in the O-G District shall be permitted, and the following additional uses shall also be permitted:

1. Cleaning Pick-up Station
2. Office and Art Supply, Display and Storage
3. Laboratories
4. Personal Service Establishment
5. Photo-Finishing Pick-up Station
6. Apothecary
7. Day Care Center
8. Health Spa
9. Restaurant
10. Answering Services
11. Duplicating Services
12. Computer Sales and Services
13. General Service and Repair
14. Recreational Fields
15. Retail Shop
16. Services, Other Business and Personal
17. Warehouse, Storage
18. Electrical or Electronic Appliances and Instruments
19. Wholesale sales, service, storage and display as related to business for which offices within the development are maintained
20. Hotel, Motel

H. Parcel II C - Any use permitted by right or special use permit in the R-TH District, except the following uses:

1. Boarding House
2. Fraternity, Sorority
3. Group Shelter
4. Rooming House
5. Student Dormitory
6. Cemetery, Mausoleum
7. Lodge, Club, Country Club
8. Museum
9. Nursery School
10. Recreational Field ? Lighted
11. Schools K-12, Public or Private
12. Offices
13. Parcel II C-1 shall be single family attached and detached; no townhouse or multi-family dwellings shall be permitted.

I. All property located in the Floodway (FW) shall be governed by the Floodway District regulations.

J. All property located in the Flood Plain (FP) District shall be governed by the Flood Plain District regulations

K. All property within Parcels II D-1, II D-2, I E-1, and I E-2 shall be designated as common open space for the purpose of natural drainage and passive recreational use.

II. Bulk Regulations:

A. Parcel I and Parcels II A and II B:

The requirements of the Planned Commercial (C-P) District will apply with the following exceptions:

1. Parcel I - Maximum .25 Floor Area Ratio (FAR) shall be permitted for the property, or 1.47 million square feet of floor area. Individual Phases or Areas may exceed the .25 FAR.
2. Parcels II A and II B - Maximum .25 Floor Area Ratio (FAR) shall be permitted.
3. Minimum setback from Germantown Parkway - 40 feet.
4. Minimum setback from internal private drives - 15 feet.

5. Maximum Heights:

- a. Parcel I A - Two stories with architectural embellishments and atriums.
- b. Parcel I B - 22 feet, except for Area F that shall be thirty (30) feet.
- c. Parcels I C, I D, and II B - 55 feet.
- d. Parcel II A - 35 feet.

B. Parcel II C:

The requirements of the Townhouse Residential (R-TH) District shall apply, with the following exceptions:

1. Parcel II C-1 - Maximum residential density shall be seven (7) dwelling units per acre. This area shall be single-family attached or detached dwellings. No townhouse or multi-family dwellings shall be permitted.
 2. Parcel II C-2 - Maximum residential density, except for elderly or assisted care facilities, shall be 14.6 dwelling units per acre. A minimum setback of 40 feet shall be maintained along the south property line.
 3. Parcel II C-1 shall not be connected to Steeplebrook Drive.
- C. Parcels II D-1, II D-2, I E-1, and I E-2:
Bulk requirements shall be determined at time of site plan review.
- D. Air conditioning, heating, and other mechanical equipment shall be screened using architectural features, planting, fences, or other means.

III. Access, Circulation and Parking:

A. Dedicate and improve Bellevue Parkway (a major collector) sixty-eight (68) feet wide right-of-way and the centerline shall align with the existing Bellevue Parkway to the east side of North Germantown Parkway in accordance with the Subdivision Regulations.

B. Dedicate and improve a 30-foot radius at both intersections of Bellevue Parkway and Appling Road and Bellevue Parkway and Germantown Road.

C. Improve a southbound auxiliary land and a 12 foot paved shoulder from the eastbound I-40 exit ramp southwardly approximately 800 feet across the Countrywood Village Partners tract and along the full Germantown Parkway frontage of the subject property. Dedicate additional right-of-way as required across the subject site.

D. Three points of access to Germantown Parkway right-in and right-out only shall be permitted, and two public streets shall be provided, one to accommodate Bellevue Parkway and one directly opposite Varnavas Drive. No additional curb cuts to Germantown Parkway shall be permitted.

E. Dedicate and improve and internal public road as a commercial collector (68 feet right-of-way and 48 feet of pavement) in accordance with the Subdivision Regulations.

F. Access to Appling Road via private drive or driveway shall be prohibited. Access shall be permitted by public street only.

G. The design and location of curb cuts shall be approved by the County Engineer.

H. All private drives shall be constructed to meet the Subdivision Regulations, applicable City Standards, and provide a minimum width of twenty-two (22) feet exclusive of curb and gutter.

I. Internal circulation shall be provided between compatible adjacent phases, lots, and sections.

J. Right-of-way for the I-40 interchange with Appling Road shall be reserved in accordance with Tennessee Department of Transportation plans.

K. No curb cuts shall be permitted on Bellevue Parkway within 300 feet of Germantown Parkway. No curb cuts shall be permitted on Entrance A within 200 feet of Germantown Parkway.

L. Internal access from Parcel I to the property to the north (Countrywood Collection, P.D. 87-370 CC) shall be provided so as to allow indirect access to the Rockcreek Parkway Intersection subject to site plan review by the Land Use Control Board.

M. Access from the adjacent property with frontage on Appling Road and zoned I-L shall be permitted through Parcel II A-1 to Bellevue Parkway.

N. A sidewalk shall be provided on the south side of Bellevue Parkway. No sidewalks are required on the north side of Bellevue Parkway or on Germantown Parkway. However, a defined alternative pedestrian system shall be provided linking Bellevue Parkway to commercial or other employment uses within each Parcel.

O. Parking shall be provided in accordance with the Zoning Ordinance.

P. Dedicate 34 feet from the centerline of Kate Bond Road through Parcels I D-1 and II B.

Q. Improve the I-40 eastbound exit ramp at Germantown Parkway to two lanes in accordance with Tennessee Department of Transportation guidelines and upon volume warrants being met.

R. Dedicate and improve necessary right-of-way on Appling Road at proposed Bellevue Parkway to accommodate two left-turn lanes from Appling Road to Bellevue Parkway.

S. Traffic signals shall be installed at the following locations: 1) Germantown Parkway and I-40 east ramp; 2) Germantown Parkway and Rockcreek Parkway; 3) Germantown Parkway and Entrance A; 4) Germantown Parkway and Bellevue Parkway; 5) Bellevue Parkway and Appling Road; all in accordance with applicable governmental standards and upon warrants being met. The developer's funding responsibility for the traffic signal at Germantown Parkway and Rockcreek Parkway shall be limited to providing displays for northbound and southbound Germantown Parkway and westbound Rockcreek Parkway.

IV. Landscaping and Screening:

A. Plate A-4, with a berm, or without a berm and shrubbery, 25 feet wide shall be provided along Germantown Parkway and within 299 feet of Germantown Parkway along Bellevue Parkway and proposed Entrance A.

B. Plate F, 15 feet wide and without a sidewalk shall be provided along Interstate 40.

C. Plate A-2 or A-3 shall be provided along Bellevue Parkway.

D. Plate B-4, 15 feet wide at a minimum or the equivalent, shall be provided along the Woodchase Subdivision northern boundary. The natural vegetation shall remain wherever feasible. The intent is that the natural vegetation shall remain.

E. Internal landscaping shall be provided at a minimum ration of 300 square feet of landscaped area and 1 shade tree per every 20 parking spaces. No parking space shall be located more than 75 feet from a Tree A. This requirement shall only apply to the area in front of any building located on Germantown Parkway or Bellevue Parkway for Area F.

F. All required landscaping shall be provided exclusive of any area encumbered by easements and shall not conflict with any easements, including overhead wires.

G. Equivalent landscaping may be submitted for that required above, subject to the approval of the Land Use Control Board as part of site plan review of any final development plan.

H. Refuse containers shall be completely screened from view from the public road.

I. Maximum height of light standards shall be:

1. Parcels I B and I C: 20 feet
2. Parcels I A, I D, II A and II B: 40 feet

J. During development of Parcel II C-1 a construction fence shall be installed to protect the landscape/natural area during construction.

K. For the automobile sales and service establishment located in Area F, the following additional conditions shall apply:

1. Development shall be in general conformance with the site plan;
2. The automobile dealership building shall be as generally depicted on the building elevation plan, with earth tone colors, and recorded as part of the amended Outline Plan;
3. No banners, flags, streamers, balloon or similar advertising devices, temporary or portable signs, reader board signs, roof mounted signs or tents shall be permitted;
4. No outdoor speaker system shall be permitted.
5. No automobile test drives shall utilize Rockcreek Parkway, the Bellevue (Private Drive) or Chimneyrock Boulevard.

V. Signs:

A. Two ground mounted monument signs, identifying the regional shopping center, a maximum of 175 square feet in area each, shall be permitted along Germantown Parkway. A ground mounted detached on-premise monument sign a maximum of 175 square feet in area shall be permitted at the right-turn-in/out drive in Area F. In addition, a ground mounted detached on-premise monument sign a maximum of 60 square feet in area shall be permitted at the corner of N. Germantown Parkway and Bellevue Parkway in Area F. No other detached on-premise signs shall be permitted along Germantown Parkway.

B. One ground mounted off-premise sign, identifying Bellevue Baptist Church, a maximum of 175 square feet in area, shall be permitted along Germantown Parkway.

C. Two ground mounted signs, identifying the regional shopping center, a maximum of 175 square feet in area shall be permitted along Bellevue Parkway.

D. Parcel II A - Signage shall be in accordance with the Planned Commercial (C-P) District.



JOB # 25-0216

OUTLINE PLAN

GALLERIA OF MEMPHIS PLANNED DEVELOPMENT

P.D. 26-_____ (FORMERLY P.D. 13-313, P.D. 08-326, P.D. 04-312, & P.D. 90-315 CC)

MEMPHIS, TENNESSEE		250.34 ACRES
DEVELOPER: STONECREST INVESTMENTS		ENGINEER: THE REAVES FIRM
100-YEAR FLOOD ELEV: 280.0 ±	FEMA MAP PANEL NO: 310 G, 316 G	FEMA MAP DATE: FEB. 6, 2013
JANUARY 2026	SCALE: N/A	SHEET 5 OF 7

- E. Parcel II B – Signage shall be in accordance with the General Office (O-G) District.
- F. Signs along the Interstate 40 right-of-way frontage shall be permitted in Parcels I D and II B only. Two (2) detached signs for Parcel I D, and two (2) detached signs for Parcel II B, with a maximum surface area of 400 square feet each, in accordance with the C-P District sign requirements. Sign height shall be determined at the time of site plan review.
- G. The two existing off-premise signs identifying Bellevue Baptist Church shall be permitted to remain and may be replaced if damaged or destroyed.
- H. Attached signs for all Parcels, except for Parcels II C-1 and II C-2, shall be permitted in accordance with the Planned Commercial (C-P) District, subject to site plan review by the Land Use Control Board.
- I. Parcels II C-1 and II C-2 – Signs shall be permitted in accordance with the Townhouse Residential (R-TH) District.
- J. No temporary or portable signs shall be permitted.
- K. Minimum sign setback from the public right-of-way shall be 15 feet.
- L. Any additional sign shall be requested under the provisions of the site plan review by the Land Use Control Board, Condition VII.

VI. Drainage:

- A. All drainage plans shall be submitted to the City and County Engineer for review.
- B. All drainage emanating on-site shall be private. Easements will not be accepted.
- C. Drainage improvements to be provided under contract in accordance with Subdivision Regulations and the City of Memphis Drainage Design Manual, including possible on-site detention.
- D. A pro rata drainage fee may be required
- E. The following note shall be placed on all final plans. Common open space is reserved for the purpose of the conveyance of storm water in a natural drainage way. This C.O.S. shall not be used as a building site or filled without obtaining written permission from the City and County Engineer. The drainage way system located within the C.O.S., except for those parts located in a public drainage easement, shall be owned and maintained by the property owners' association. Such maintenance shall be performed so as to assure that the drainage system operates in accordance with the approved plan on file in the City/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.

VII. Other:

- A. The Land Use Control Board may modify the bulk, access, parking, circulation, signage, lighting, landscaping, and other site design 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 legislative bodies.
- B. The first phase of development shall include all of the Common Open Space Parcels, I E-1, I E-2, II D-1 and II D-2.

VIII. Site Plan Review by the Land Use Control Board:

- A. A site plan shall be submitted for the review, comment, and recommendation of the Office of Planning and Development (OPD) and appropriate City and County agencies and the approval of the Land Use Control Board prior to approval of any final plan. The Woodchase Homeowners' Association and property owners adjacent to Parcels II C-1 and II C-2 shall be notified 10 days prior to the Land Use Control Board meeting.
- B. The site plan shall be submitted at least twenty days prior to a Land Use Control Board meeting and shall include the following:
 1. The location, dimensions and floor area of all buildings, structures and parking areas.
 2. An illustration of the dimensions, design, materials and method of lighting for all attached signs.
 3. An access plan for the site entrance and exit lanes and any proposed traffic signing or signal.
 4. Specific plans for internal and perimeter landscaping and screening, including the identification by name and location of plant materials.
 5. Roadway Improvements necessary to accommodate traffic generated by this development shall be in place or under contract before any final plan shall be approved.
 6. Illustration of the public and private pedestrian systems.
 7. A composite plan showing all built and/or approved final plans within a parcel shall be submitted for review with each request for site plan review.
- C. The site plan shall be reviewed based upon the following criteria:
 1. Conformance with the Outline Plan Conditions;
 2. Compatibility to the standards and criteria for Commercial Planned Developments contained in sections 14.C and 14.E of the Zoning Regulations;
 3. Compatibility with adjacent land uses;
 4. Provision of an adequate access plan, including availability of needed major road facilities and pedestrian facilities as detailed above.

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

X. 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 dimensions, including height, of all buildings or buildable areas, parking areas, drives, and identification of plant materials in required landscaping, as well as a rendering of the appearance of all proposed buildings, including labeling of predominant construction materials;
- D. The number of parking spaces;
- E. The location and ownership, whether public or private of any easement;
- F. The location, diameter, and species name of existing trees over 10 inches in diameter, and differentiation between those trees to be preserved and those to be removed.
- G. The Floodway District boundary, the 100 year flood elevation, and any wetlands;
- H. The location of any conservation easement and the agency in whose favor the easement is granted;
- I. 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 or County Engineer, as applicable. 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 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/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.

GALLERIA OF MEMPHIS (PD 13-313) PLANNED DEVELOPMENT CONDITIONS

THE CONDITIONS FOR PARCEL 1, AREA D OF THIS PLANNED DEVELOPMENT ARE AMENDED AS FOLLOWS:

- Any use permitted by right or by special use permit in the Commercial Mixed-Use-2 (CMU-2) District, except the following uses:
 1. All social service institutions
 2. Airport, heliport, airline terminal
 3. Lodge, membership club
 4. Outdoor recreation
 5. All commercial parking
 6. Pawnshop
 7. Restaurant, drive-in
 8. Bar, tavern, cocktail lounge, nightclub
 9. Funeral establishment, funeral merchandise, funeral direction, crematorium and pet crematorium
 10. Indoor recreation
- As the parcels in Area D are developed, streetscape Type S-12 or similar should be used along the frontages of Market Plaza Drive and Market Farms Drive
- All building be of conventional construction. No portable or pre-fabricate structures.
- Storage of inoperable vehicles shall be within sight proof fenced areas
- Street fencing shall be uniform for the entire property and be combination of masonry and wrought iron with appropriate spaced bushes.
- No storage fencing shall be permitted in front of the building line or the principal structure of the lot.
- No outdoor storage of any new or used parts.
- For automobile sales and service establishment located in Area 'D', the following additional conditions shall apply:
 1. Development shall be in general conformance with the site plan;
 2. The automobile dealership building elevations shall use earth tone colors;
 3. No banners, flags, streamers, balloon or similar advertising devices, temporary or portable signs, reader board signs, roof mounted signs or tents shall be permitted;
 4. No outside speaker system shall be permitted;
 5. No automobile test drives shall utilize Rockcreek Parkway, the Bellevue Baptist Church Private Drive, or Chimneyrock Boulevard;
 6. Lighting shall be directed onto the property with minimal spillover to adjacent properties.
- Signs:
 - A. One ground mounted monument sign, identifying the regional shopping center, a maximum of 175 SF in area, shall be permitted along Germantown Parkway. A ground mounted detached on-premise monument sign a maximum of 60 SF in area shall be permitted at each entrance on Market Plaza Drive or Market Farms Drive. No other detached on-premise signs shall be permitted.
 - B. Parcel 1 D signage shall be in accordance with the commercial mixed use -2 (CMU-2) District
 - C. No temporary or portable signs shall be permitted
 - D. Minimum sign setback from the public right of way shall be 15 feet
 - E. Any additional sign shall be requested under the provisions of the site plan review by the Land Use Control Board
- All other conditions for this Planned Development are recommended to be unaltered.

THE FOLLOWING ITEMS ARE AMENDMENTS TO THE PD CONDITIONS OF PD 13-313:

1. The development is to be built in accordance with the approved site plan and the following supplemental conditions. The Ikea Parcel is identified as, Parcel 1, Area D-2.
2. A 15' landscape strip with low shrubs, approved by the Planning Director, shall be provided along Interstate 40.
3. A minimum of 24 trees, from the UDC Section 4.6.9 (approved plant list), Tree A, shall be planted on the site subject to the approval of the Planning Director.
4. The frontage of Parcel 1, Area D-2 along Market Plaza Drive shall have a streetscape in accordance with Type S-10 or as approved by the Planning Director.
5. The landscaping and screening condition for Galleria of Memphis (PD 13-313) Section IV.E does not apply to Parcel 1, Area D-2.
6. Parking lot landscaping for Parcel 1, Area D-2 will not require trees in the landscape islands at the ends of parking rows, adjacent to main driveways. Shrubs shall be provided in these islands.
7. The following conditions will apply to auto sales uses only:
 - a. Street fencing shall be uniform for the entire property and be combination of masonry and wrought iron with appropriate spaced bushes.
 - b. The Galleria of Memphis (PD 13-313) section on 'signs' is to apply to auto sales in Parcel 1, Area D.
8. All conditions specifically for 'automobile sales and service establishments' will be identified as such on the plat and will not pertain to the Ikea Project.
9. The Ikea Project will be subject to the following conditions for attached and detached signs:
 - a. The following detached signs will be permitted: One ground mounted sign directed to I-40 with a 106 foot high pole and three internally illuminated sign panels, 100 feet to the top of the panels, in a triangle shape with each sign face being 575 SF. At the two entrance to the site, on Market Plaza Drive, a ground mounted externally illuminated entrance sign, 13.5 feet high at 100 SF.
 - b. The following attached signs will be permitted: Building wall signs may be up to twenty percent of the area of each building facade. There will be no limit to the number of signs permitted. The signs are to include channel letter signs, all to be externally illuminated, with up to five of the signs to also be internally illuminated, externally illuminated seasonal facade sign panels that are changed out several times a year, and suspended illuminated light box signs.
 - c. The following detached signs will be permitted: Flags on forty foot tall poles with 120 SF commercial flags are permitted. Twenty-five flags are permitted, to be installed in groupings of up to twelve flags.
10. The entrance driveway to the site, that is a continuation of Market Plaza Drive (Ikea Way), is permitted to be approximately sixty feet wide to match the existing road width in accordance with the final plan. The existing three-way intersection shall remain as is. All other new driveways are to meet City of Memphis requirements.
11. The site is located in the Fletcher Creek Drainage Basin and is therefore subject to the requirements of the ordinance. The minimum floor elevation shall be 30 inches above the 100 year flood plain elevation and onsite detention is mandatory.
12. All drainage emanating on-site shall be private in nature and no public easements will be accepted.
13. The developer should be aware of his obligation under 40 CFR 122.26(B)(14) and TCA 89-3-101 Et. Seq. to submit a notice of intent (NOI) to the Tennessee Division of Water Pollution Control to address the discharge of stormwater associated with the clearing and grading activity on this site.
14. Easement for sanitary sewers, drainage and other required services as indicated on the final recorded plat may be located and utilized within private drives. The city shall not be responsible for street repairs within the private drives, even though the pavement and base may have to be removed to work on sewers or drainage. The responsibility of repairing the private drives shall be that of the owners and/or property owners' association.
15. The City Engineer shall approve the design, number and location of curb cuts in accordance with the approved site plan.
16. There shall be a clear delineation (concrete transition strip) between the public streets and the private drive at the west termination of Market Plaza Drive.
17. 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.
18. 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.
19. Required landscaping shall not be placed on sewer or drainage easements.
20. The following conditions of the PD shall be deleted:
 - a. Galleria of Memphis (PD 13-313) Section II – Bulk Regulations: Subsection 1, Parcel 1 – Maximum .25 FAR shall be permitted for the property, or 1.47 million SF of floor area. Individual phases or areas may exceed the .25 FAR.
 - b. Galleria of Memphis (PD 13-313) Section IV.B – Landscaping and Screening: 'Plate F, 15 feet wide and without a sidewalk shall be provided along Interstate 40.'

All other conditions for this planned development are recommended to be unaltered.



OUTLINE PLAN		
GALLERIA OF MEMPHIS PLANNED DEVELOPMENT		
P.D. 26-_____ (FORMERLY P.D. 13-313, P.D. 08-326, P.D. 04-312, & P.D. 90-315 CC)		
MEMPHIS, TENNESSEE	250.34 ACRES	
DEVELOPER: STONECREST INVESTMENTS	ENGINEER: THE REAVES FIRM	
100-YEAR FLOOD ELEV: 280.0 ±	FEMA MAP PANEL NO: 310 G, 316 G	FEMA MAP DATE: FEB. 6, 2013
JANUARY 2026	SCALE: N/A	SHEET 6 OF 7



Tom Leatherwood
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.

	
06063081	
04/21/2006 - 11:27 AM	
4 PGS : R - WARRANTY DEED	
DELORES 395870-6063081	
VALUE	6516254.09
MORTGAGE TAX	0.00
TRANSFER TAX	24110.14
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
WALK THRU FEE	0.00
TOTAL AMOUNT	24133.14
TOM LEATHERWOOD	
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on this 19TH day of April, 2006, by and between **TomBo PROPERTIES, INC.**, a Tennessee corporation, party of the first part, and **GRH GLENWOOD LLC**, an Idaho limited liability company ("GRH Glenwood"); **MRH VENTURE CAPITAL LLC**, an Idaho limited liability company ("MRH Venture"); **STEPHENS HOLDINGS LLC**, an Idaho limited liability company ("Stephens Holdings"); **MEMTEX DEVELOPMENT #1, LLC**, a Tennessee limited liability company ("Memtex"); and **RYAN FAMILY VENTURES, LLC**, a Tennessee limited liability company ("Ryan Family"), parties of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said parties of the second part, as tenants in common with GRH Glenwood receiving a THIRTY-EIGHT AND 75/100 PERCENT (38.75%) undivided interest, MRH Venture receiving a NINE AND 25/100 PERCENT (9.25%) undivided interest, Stephens Holdings receiving a TWO AND 00/100 PERCENT (2.00%) undivided interest, Memtex receiving a THIRTY-THREE AND 34/100 PERCENT (33.34%) undivided interest, and Ryan Family receiving a SIXTEEN AND 66/100 PERCENT (16.66%) undivided interest in the following described real estate, situated and being in the County of Shelby, State of Tennessee:

[PLEASE SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF]

The Property and this conveyance are subject to the Permitted Exceptions set forth on Exhibit "B", which are attached hereto and made a part hereof for all purposes.

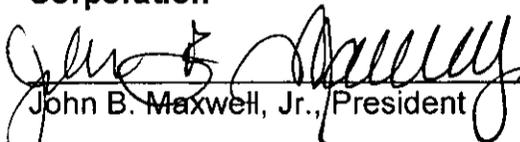
TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, their respective heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said parties of the second part that they are lawfully seized in fee of the aforescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except as set forth above and except for: **2006 City of Memphis real estate taxes and 2006 Shelby County real estate taxes not yet due and payable which party of the second part assumes and agrees to pay** and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons claiming by, through, or under the undersigned, but not further or otherwise.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their gender and number according to the context hereof.

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

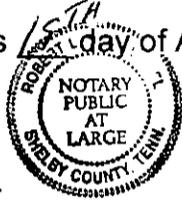
TomBo PROPERTIES, INC., a Tennessee Corporation

By: 
John B. Maxwell, Jr., President

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John B. Maxwell, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of **TomBo Properties, Inc., a Tennessee Corporation**, the within named bargainer, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand, at office, this 15th day of April, 2006.



Robert L. Large
Notary Public

My Commission Expires: 06/12/07

<p>Property Address: Vacant Land – 19.790 Acres North Germantown Parkway Memphis, TN 38018</p> <p>Property Owner: GRH Glenwood LLC 595 Round Rock West Drive, Suite 701 Round Rock, Texas 78681</p> <p>MRH Venture Capital LLC 595 Round Rock West Drive, Suite 701 Round Rock, Texas 78681</p> <p>Stephens Holdings LLC 595 Round Rock West Drive, Suite 701 Round Rock, Texas 78681</p> <p>Memtex Development #1, LLC 595 Round Rock West Drive, Suite 701 Round Rock, Texas 78681</p> <p>Ryan Family Ventures, LLC 595 Round Rock West Drive, Suite 701 Round Rock, Texas 78681</p> <p>Mail Tax Bills to: MemTex Development #1, LLC 595 Round Rock West Drive, Suite 701 Round Rock, Texas 78681</p> <p>Parcel ID No. PART OF 96-500-682</p> <p>TG# Lawyers Title MP018186MA</p> <p>Return to: J. William Pierce, Jr. Glankler Brown, PLLC 6000 Poplar Ave., Suite 100 Memphis, TN 38119</p>	<p>I, or we, hereby swear or affirm that to the best of affiant's information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$6,516,254.09 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.</p> <p><u>John B. Ce...</u>, Attorney for grantee Affiant</p> <p>Subscribed and sworn to before me this <u>15th</u> day of April, 2006. <u>Robert L. Large</u> Notary Public</p> <p>My Commission Expires: <u>6/07/06</u></p> <p>Prepared by: M. Wayne Mink, Jr. Apperson, Crump & Maxwell, PLC 6000 Poplar Avenue, Suite 400 Memphis, TN 38119</p> 
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EXHIBIT A

Description of part of the Tombo Properties, Inc. property recorded in Instrument No. 04146305 and being part of Areas A and B-2 - Parcel I, The Galleria of Memphis Planned Development, Amended recorded in Plat Book 213, Page 13 in Memphis, Shelby County, Tennessee:

BEGINNING at a set ½" rebar with plastic cap in the west line of North Germantown Parkway (160' R.O.W.), said point being located 38.20 feet south of the tangent intersection of the west line of said North Germantown Parkway and the south line of Market Plaza Drive (84' R.O.W.); thence south 01 degrees 35 minutes 07 seconds east with the west line of said North Germantown Parkway, 571.30 feet to a set ½" rebar with plastic cap in the north line of Phase 6, The Galleria of Memphis Planned Development, Amended recorded in Plat Book 216, Page 9; thence south 88 degrees 25 minutes 07 seconds west with the north line of said Phase 6 recorded in Plat Book 216, Page 9, passing a found rebar at 1.47 feet and on for a total distance of 1415.00 feet to a set ½" rebar with plastic cap in the west line of the Tombo Properties, Inc. property recorded in Instrument No. 04146305; thence north 01 degrees 35 minutes 07 seconds west with the west line of said property recorded in Instrument No. 04146305, 610.05 feet to a set ½" rebar with plastic cap in the south line of said Market Plaza Drive; thence eastwardly with the south line of said Market Plaza Drive the following calls: north 88 degrees 26 minutes 27 seconds east, 1328.30 feet to a point of curvature; along a curve to the right having a radius of 170.00 feet, delta angle of 18 degrees 35 minutes 27 seconds, chord = south 82 degrees 15 minutes 49 seconds east - 54.92 feet, an arc length of 55.16 feet to a point of compound curve; along a curve to the right having a radius of 55.00 feet, delta angle of 46 degrees 55 minutes 21 seconds, chord = south 49 degrees 30 minutes 25 seconds east - 43.79 feet, an arc length of 45.04 feet to the POINT OF BEGINNING and containing 19.790 acres of land, more or less.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Subdivision Restrictions, Building Lines and Easements of record in Plat Book 205, Page 60; as re-recorded in Plat Book 208, Page 52; as re-recorded in Plat Book 211, Page 14; as re-recorded in Plat Book 218, Page 27; as re-recorded in Plat Book 221, Page 46; and as re-recorded in Plat Book 222, page 51, all in the Register's Office of Shelby County, Tennessee.
2. Easement(s) of record at Instrument No. 04025364, all in the Register's Office of Shelby County, Tennessee.
3. Contents of Outline Plans of record in Plat Book 136, Page 70; as re-recorded in Plat Book 141, Page 33; and as re-recorded in Plat Book 224, Page 45; and Plat Book 132, Page 86; as re-recorded in Plat Book 213, Page 13, all in the Register's Office of Shelby County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 04150987 in said Register's Office of Shelby County, Tennessee.
5. Restrictive Covenants of record as Instrument No. JW 0082 in the Register's Office of Shelby County, Tennessee.
6. Subject to rollback taxes.

OWNER'S CERTIFICATE

We, _____, the undersigned owner of the property shown, hereby adopt this plat as our plan of development and dedicate the streets, right-of-way, and grant the easements as shown and/or described to public use forever. We certify that we are the owners of the said property in fee simple, duly authorized to act, and that said property is not encumbered by any taxes or mortgages which have become due and payable.

Signature: _____

NOTARY'S CERTIFICATE

State of Tennessee
County of Shelby

Before me, the undersigned, a Notary Public in and for the said State and County at Memphis, duly commissioned and qualified, personally appeared _____ with whom I am personally acquainted, and who upon his oath acknowledged himself to be the _____ of _____, the within named bargainer, and that he executed the foregoing instrument for the purpose therein contained.

In witness whereof, I have hereunto set my hand and affixed my notarial seal at my office this _____ day of _____, 2026.

Notary Public _____

My Commission Expires _____

OWNER'S CERTIFICATE

We, _____, the undersigned owner of the property shown, hereby adopt this plat as our plan of development and dedicate the streets, right-of-way, and grant the easements as shown and/or described to public use forever. We certify that we are the owners of the said property in fee simple, duly authorized to act, and that said property is not encumbered by any taxes or mortgages which have become due and payable.

Signature: _____

NOTARY'S CERTIFICATE

State of Tennessee
County of Shelby

Before me, the undersigned, a Notary Public in and for the said State and County at Memphis, duly commissioned and qualified, personally appeared _____ with whom I am personally acquainted, and who upon his oath acknowledged himself to be the _____ of _____, the within named bargainer, and that he executed the foregoing instrument for the purpose therein contained.

In witness whereof, I have hereunto set my hand and affixed my notarial seal at my office this _____ day of _____, 2026.

Notary Public _____

My Commission Expires _____

ENGINEER'S CERTIFICATE

I hereby certify that this plat is true and correct, is in conformance with the design requirements of the Memphis and Shelby County Unified Development Code, the specific conditions imposed on this development, and takes into account all applicable federal, state and local building laws and regulations.

By: _____ (Seal) Date: _____

Tennessee License No. _____

SURVEYOR'S CERTIFICATE

I hereby certify that this is a category 1 survey and that the precision of the unadjusted survey is 1: 10,000 or greater; that this plat has been prepared by me or under my individual supervision and conforms with applicable state laws, the Memphis and Shelby County Unified Development Code, and specific conditions imposed on this development relating to the practice of surveying.

By: _____ (Seal) Date: _____

Tennessee License No. _____

OWNER'S CERTIFICATE

We, _____, the undersigned owner of the property shown, hereby adopt this plat as our plan of development and dedicate the streets, right-of-way, and grant the easements as shown and/or described to public use forever. We certify that we are the owners of the said property in fee simple, duly authorized to act, and that said property is not encumbered by any taxes or mortgages which have become due and payable.

Signature: _____

NOTARY'S CERTIFICATE

State of Tennessee
County of Shelby

Before me, the undersigned, a Notary Public in and for the said State and County at Memphis, duly commissioned and qualified, personally appeared _____ with whom I am personally acquainted, and who upon his oath acknowledged himself to be the _____ of _____, the within named bargainer, and that he executed the foregoing instrument for the purpose therein contained.

In witness whereof, I have hereunto set my hand and affixed my notarial seal at my office this _____ day of _____, 2026.

Notary Public _____

My Commission Expires _____

OWNER'S CERTIFICATE

We, _____, the undersigned owner of the property shown, hereby adopt this plat as our plan of development and dedicate the streets, right-of-way, and grant the easements as shown and/or described to public use forever. We certify that we are the owners of the said property in fee simple, duly authorized to act, and that said property is not encumbered by any taxes or mortgages which have become due and payable.

Signature: _____

NOTARY'S CERTIFICATE

State of Tennessee
County of Shelby

Before me, the undersigned, a Notary Public in and for the said State and County at Memphis, duly commissioned and qualified, personally appeared _____ with whom I am personally acquainted, and who upon his oath acknowledged himself to be the _____ of _____, the within named bargainer, and that he executed the foregoing instrument for the purpose therein contained.

In witness whereof, I have hereunto set my hand and affixed my notarial seal at my office this _____ day of _____, 2026.

Notary Public _____

My Commission Expires _____

LAND USE AND DEVELOPMENT SERVICES CERTIFICATE

This final plat conforms with the planned development acted on by the Land Use Control Board on _____ and approved by the Council of the City of Memphis on _____.

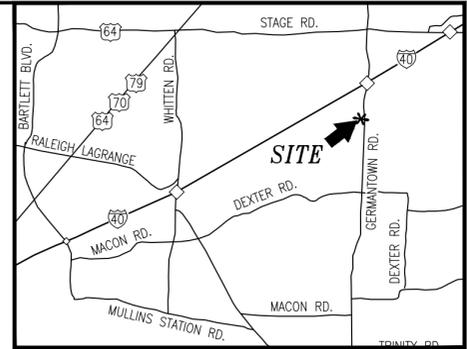
By: _____ Date: _____
Zoning Administrator

LUDS: _____ Date: _____

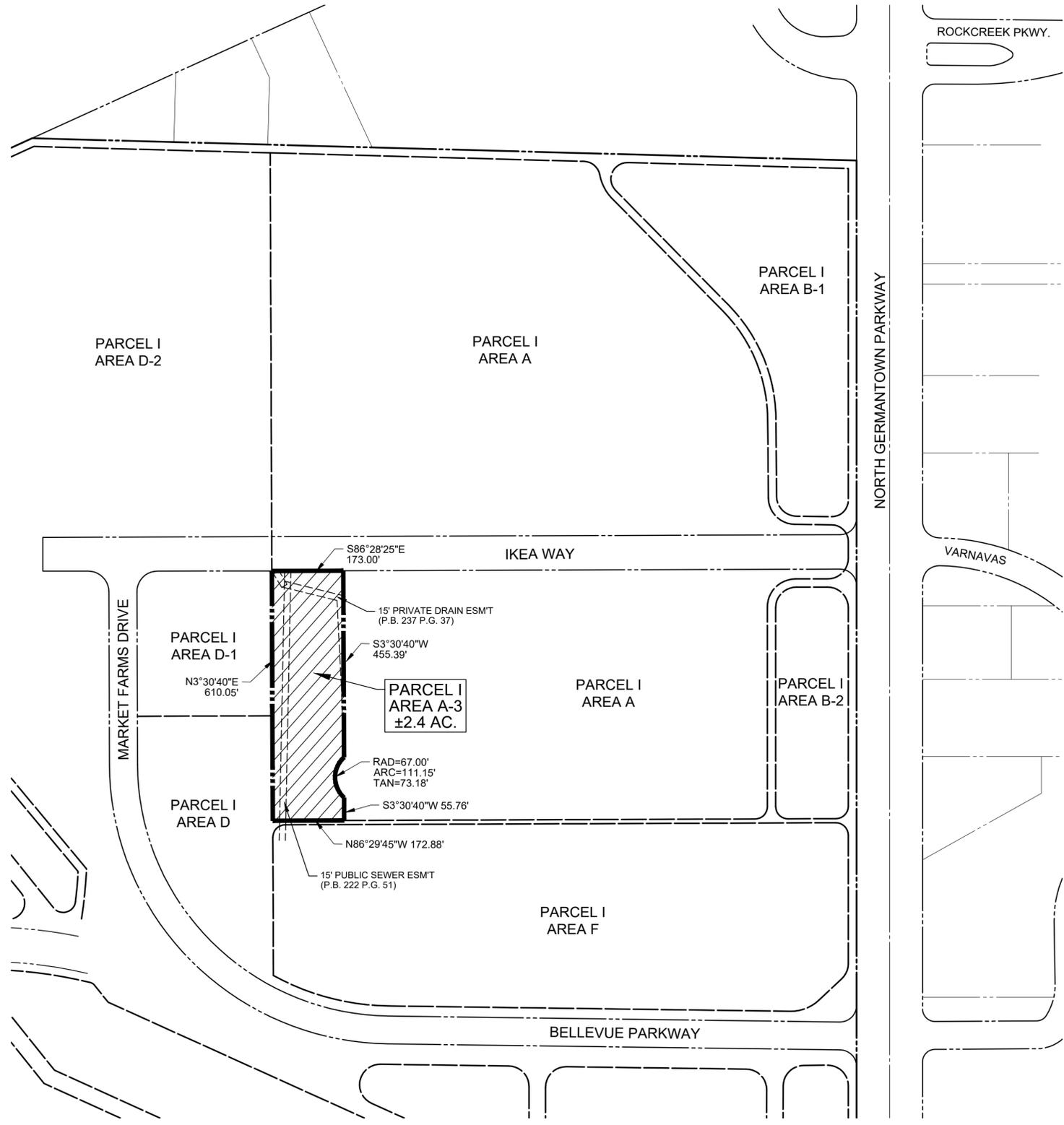


JOB # 25-0216

OUTLINE PLAN		
GALLERIA OF MEMPHIS PLANNED DEVELOPMENT		
P.D. 26-_____ (FORMERLY P.D. 13-313, P.D. 08-326, P.D. 04-312, & P.D. 90-315 CC)		
MEMPHIS, TENNESSEE	250.34 ACRES	
DEVELOPER: STONECREST INVESTMENTS	ENGINEER: THE REAVES FIRM	
100-YEAR FLOOD ELEV: 280.0 ±	FEMA MAP PANEL NO: 310 G, 316 G	FEMA MAP DATE: FEB. 6, 2013
JANUARY 2026	SCALE: N/A	SHEET 7 OF 7



VICINITY MAP (N.T.S.)



THIS SHEET IS BEING ADDED TO SHOW THE CREATION OF AREA A-3 IN PARCEL I. PROPOSED CONDITIONS FOR AREA A-3 ARE LISTED BELOW. UNLESS OTHERWISE SPECIFIED, THE EXISTING CONDITIONS OF AREA A SHALL APPLY TO AREA A-3. ALL OTHER CONDITIONS FOR THIS PLANNED DEVELOPMENT ARE RECOMMENDED TO BE UNALTERED.

SHEETS 2-4 ARE TAKEN FROM THE OUTLINE PLAN RECORDED IN PL. BK. 267, PG. 1.

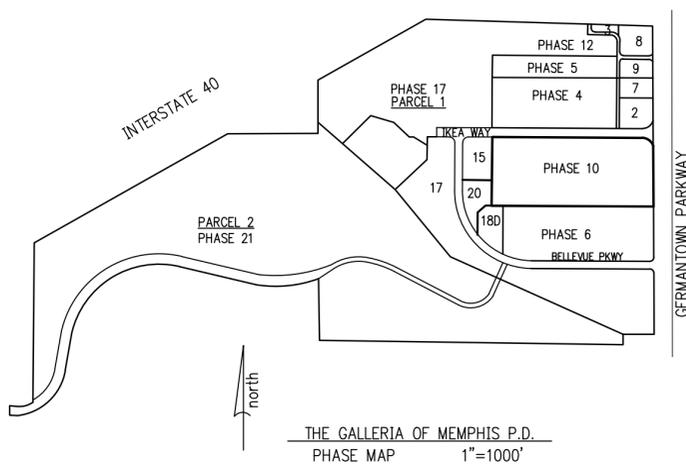
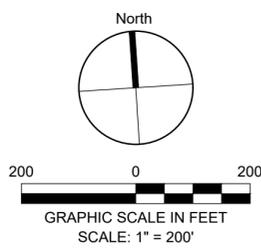
**PD 26- _____ (Galleria of Memphis Planned Development Amendment)
Outline Plan Conditions for Area A-3**

- I. Uses permitted:
 - A. Hotel and any use permitted in Area A.

- II. Bulk Regulation:
 - A. Maximum five (5) stories
 - B. Maximum height of light standards 30 feet.

- III. Signs:
 - A. Signs as allowed in CMU-2 District

Key: 20/24 Z:\2025\25-0216 Ikea Way_239ac Galleria of Mph PD\01 Entitlements\Outline Plan page 1, 5-7.dwg Jan 28, 2026 - 12:41pm



The Reaves Firm
INCORPORATED
Engineering
Planning
Landscape Architecture
Land Surveying
6800 Poplar Avenue, Suite 101 Memphis, TN 38138
901.761.2016 Fax: 901.763.2847
www.ReavesFirm.com

OUTLINE PLAN		
GALLERIA OF MEMPHIS PLANNED DEVELOPMENT		
P.D. 26- _____ (FORMERLY P.D. 13-313, P.D. 08-326, P.D. 04-312, & P.D. 90-315 CC)		
MEMPHIS, TENNESSEE	250.34 ACRES	
DEVELOPER: STONECREST INVESTMENTS	ENGINEER: THE REAVES FIRM	
100-YEAR FLOOD ELEV: 280.0 ±	FEMA MAP PANEL NO: 310 G, 316 G	FEMA MAP DATE: FEB. 6, 2013
JANUARY 2026	SCALE: 1" = 200'	SHEET 1 OF 7

Countrywood Village Partners
 PD 87-370
 23.25 Acres
 P.B. 127, PG. 27

ADDITIONAL
 PARCEL 1
 AREA D
 15± acres

PARCEL 1
 AREA D-2
 ±34.82 AC

The Galleria of Memphis

Parcel I
A
 78± ac.

Parcel I
B-1
 7± ac.

Monument Sign

PARCEL 1
 AREA D-1
 ±2.75 AC

PARCEL 1
 A-3
 2.388 Ac

AREA D

AREA
F
 15± ac.
 (See Pg. 6 of 6)
 (One (1) Motor Vehicle Sales
 & Service Establishment)

Parcel I
B-2
 6± ac.

First Assembly of God
 Church of Christ
 Inst. No. DG-4111

Costa B.
 Taras
 Inst. No. ZI-1887

Varnases
 Drive

Albert R.
 Gookin
 Inst. No. GB-2116
 Inst. No. HS-4552

Ester Bateman
 Inst. No.
 CC-7099

Catholic
 Diocese of
 Memphis
 Inst. No. KG-2895

Monument Sign

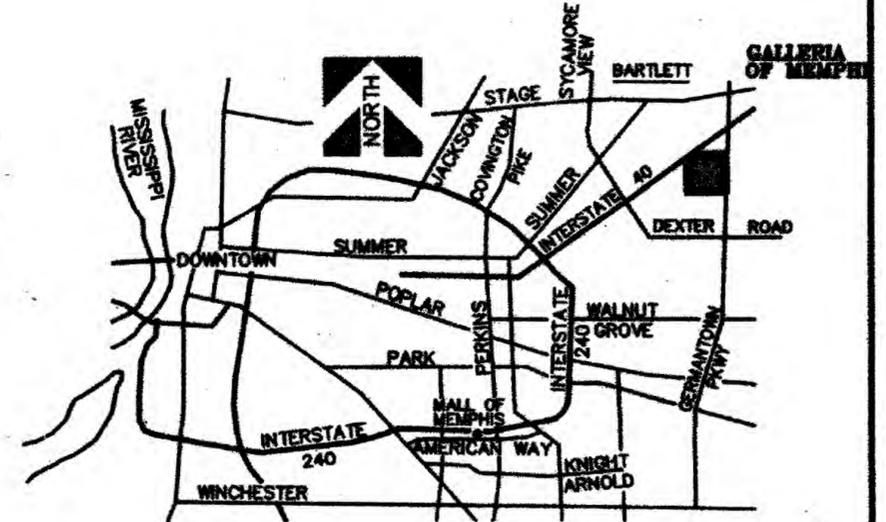
Off-Premise Sign

BELLEVUE PARKWAY EAST

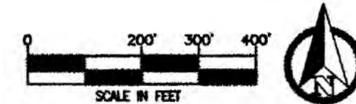
Paul
 Jaffe
 Inst. No. EJ-3048

EASEMENT
 P.B. 4077
 P.G. 458
 P.B. 4485
 P.G. 359

Catholic
 Diocese of
 Memphis
 Inst. No. KG-2895



VICINITY MAP
 N.T.S.



PREVIOUS OUTLINE PLAN RECORDINGS:

- P.B. 132, PG.86
- P.B. 213, PG.13
- P.B. 242, PG.7
- P.B. 244, PG.1
- P.B. 258, PG.2
- P.B. 265, PG.17
- P.B. 267, PG. 1

"NO BUILDING PERMIT PERMIT SHALL
 BE ISSUED AS A RESULT OF THE
 RECORDING OF THIS PLAT"



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 12/30/2016 - 09:47 AM
 PLAT BOOK : 267
 PAGE : 1
 RECORDING FEE 15.00
 OF FEE 7.00
 TOTAL AMOUNT 22.00

TOM LEATHERWOOD
 REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

OUTLINE PLAN
 GALLERIA OF MEMPHIS P.D.

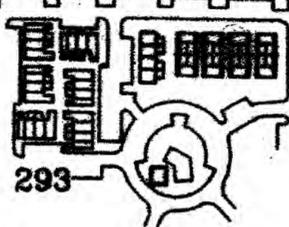
DEVELOPER: IKEA PROPERTY, INC.
 100 YEAR FLOOD ELEVATION: 278.9
 TOTAL AREA: 250.34 ACRES
 MEMPHIS, TENNESSEE
 MARCH, 2015

GreenbergFarrow

1430 W. Peachtree St. NW, Suite 200
 Atlanta, GA 30309
 t: 404 601 4000 f: 404 601 3970

P.D. 13-313
 P.D. 26-

Woodchase
 Apartments
 A. Duncan
 Williams
 Dist. 02 Blk. 08 Prcl. 293
 67.10 Acres
 Inst. No. A2-3790



Parcel I
C
 5± ac.

Parcel I
E-2
 2± ac.

Parcel
B-3
 3± ac.

Parcel II
D-2
 11± ac.

Parcel II
C-2
 12± ac.

40' BUILDING SETBACK

N 88°50'01" E 279.7'
 N00°50'01" W 11.49'
 N00°50'01" W 88.67'

N 89°46'02" E 2006.41'

40' BUILDING SETBACK
 PARKWAY

40' BUILDING SETBACK
 NORTH GERMAN TOWN

40' BUILDING SETBACK

Market Farms Drive

Parcel 1-Area E1
 ±4.42 Acres



"NO BUILDING PERMIT PERMIT SHALL BE ISSUED AS A RESULT OF THE RECORDING OF THIS PLAT"

Champion One Industrial L.P.
Inst. No. 04012683

Trustmark National Bank
Inst. No. 04017367

Countrywood Village Partners
PD 87-370
23.26 Acres
P.B. 127, PG. 27

Rockcreek Plaza Apt. L.P.
Inst. No. CT-9824

Vincom Outdoor Inc.
Inst. No. 01003907

Billy C. Davis
Inst. No. KA-8942

Eller Media Co.
Inst. No. JH-9837-2

First Assembly of God Church of Christ
Inst. No. DG-4111

Costa B. Taras
Inst. No. Z1-1887

Albert R. Gookin
Inst. No. ZH-2026
Inst. No. ZH-2026

Paul
Inst. No. ZH-2048

Catholic Diocese of Memphis
No. KG-2899

KEY MAP
SCALE: 1" = 1000'

The Galleria of Memphis
Parcel I
A
76± ac.

Parcel II
B
44± ac.

Parcel II
A-2
6± ac.

Parcel II
A-1
22± ac.

Parcel II
C-1
12± ac.

Parcel II
C-2
12± ac.

Parcel I
C
2± ac.

Bellevue Baptist Church
Dist. 02 Blk. 08 Prel. 184
119.33 Acres
Inst. No. V2-5269

WOODLARK CV.
Woodchase Subdivision
SECTION C
P.B. 104 PG. 14
21.28 Acres
Inst. No. Y4-9589

Woodchase Apartments
A. Duncan Williams
Dist. 02 Blk. 08 Prel. 293
67.10 Acres
Inst. No. A2-3790

PARCEL I - 134.79 ac.

OWNER - M.J. FARMS
JOSEPH PRIMO ZAIO
DEVELOPER - A JOINT VENTURE OF
J.C. PENNEY REALTY, INC. AND
GEORGE B. ZAMAS

PARCEL II - 115.55 ac.

OWNER - BELLEVUE BAPTIST CHURCH
DR. ADRIAN ROGERS, PASTOR



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12/30/2015 - 09:47 AM
PLAT BOOK : 267
PAGE : 1

RECORDING FEE 15.00
DP FEE 2.00
TOTAL AMOUNT 17.00
TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

OUTLINE PLAN
GALLERIA OF MEMPHIS P.D.

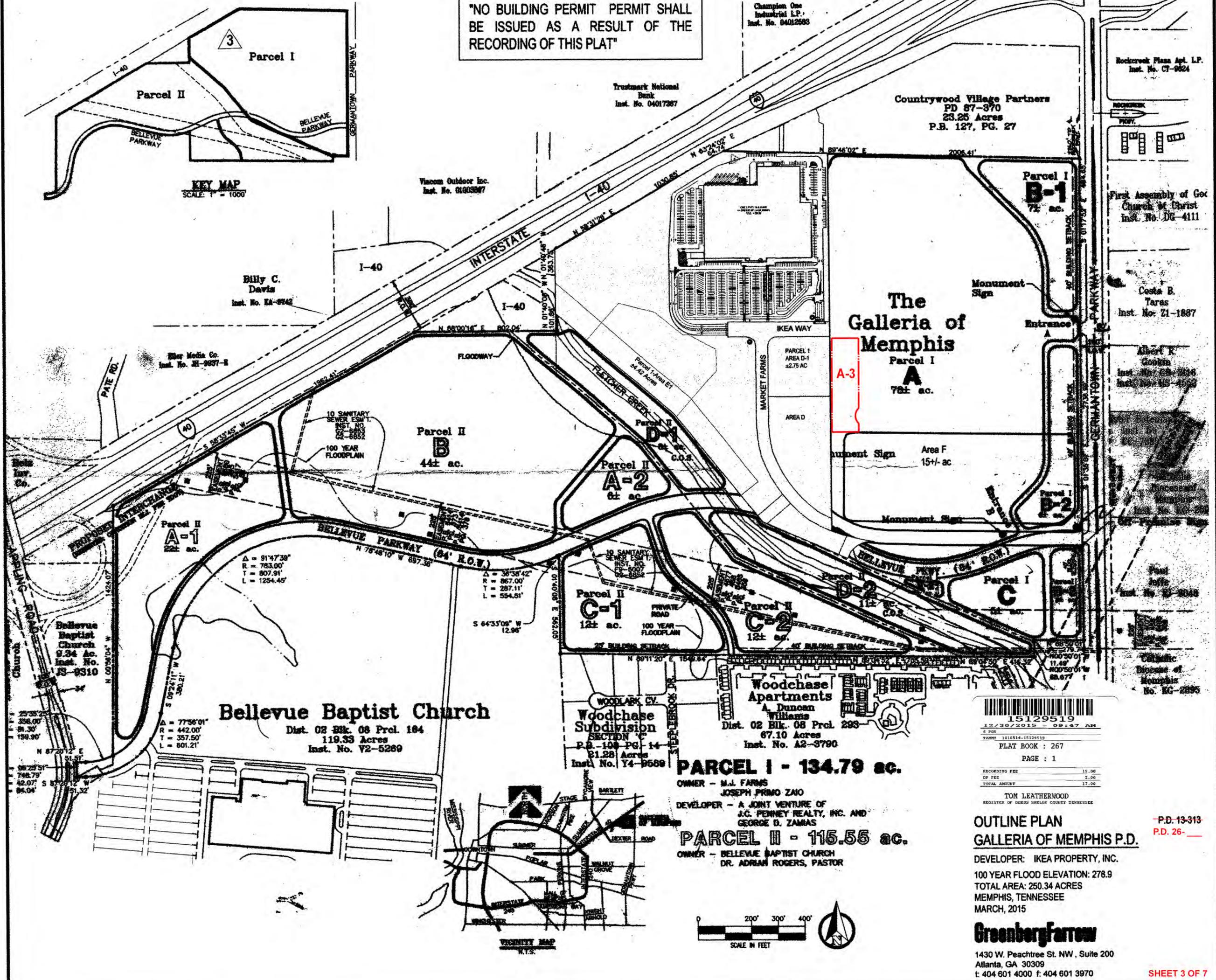
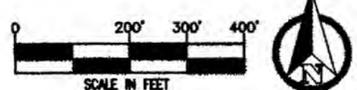
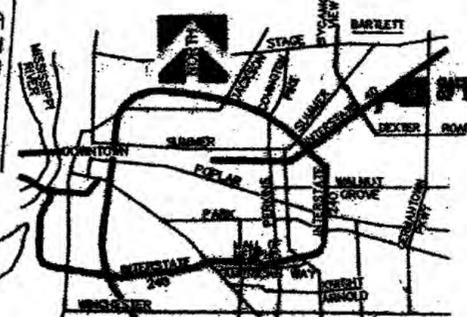
DEVELOPER: IKEA PROPERTY, INC.
100 YEAR FLOOD ELEVATION: 278.9
TOTAL AREA: 250.34 ACRES
MEMPHIS, TENNESSEE
MARCH, 2015

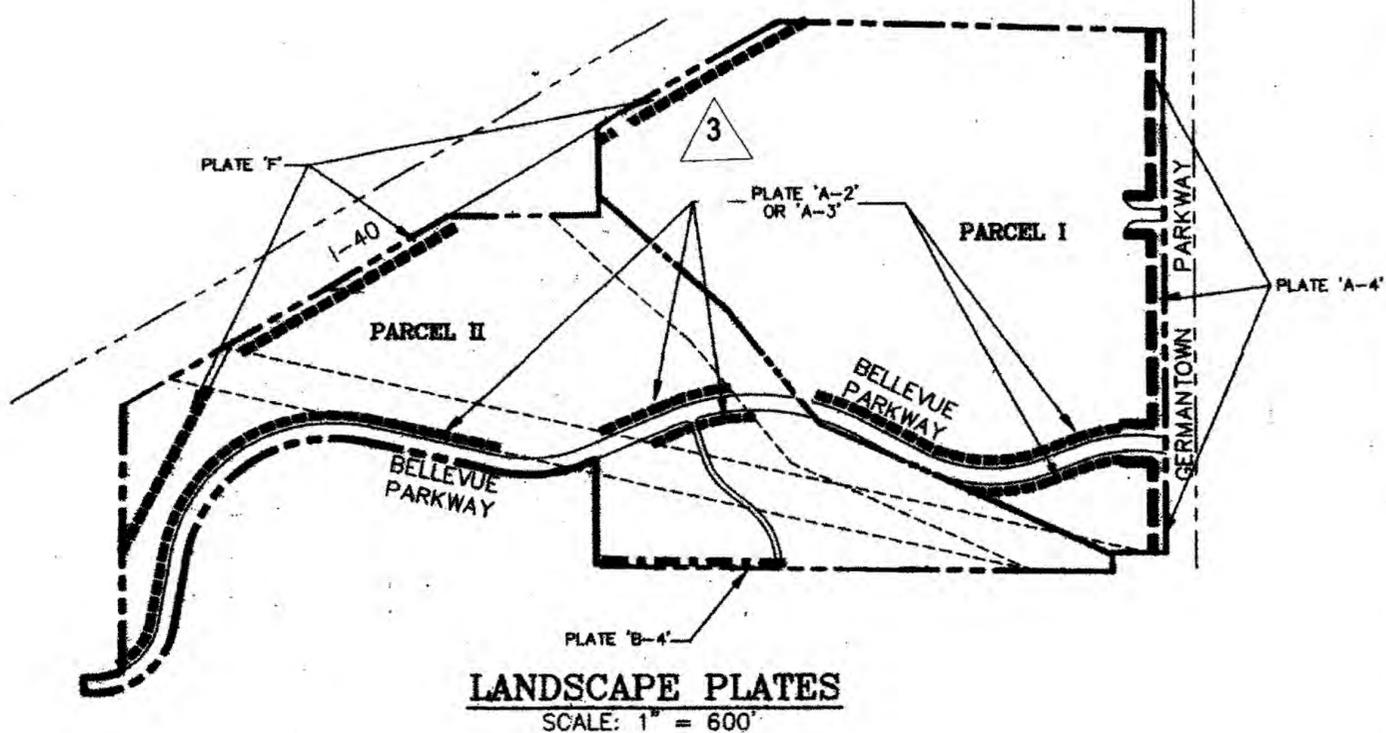
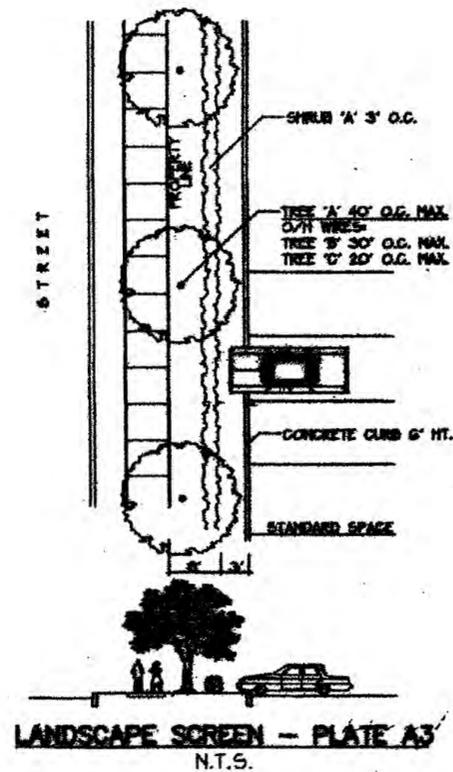
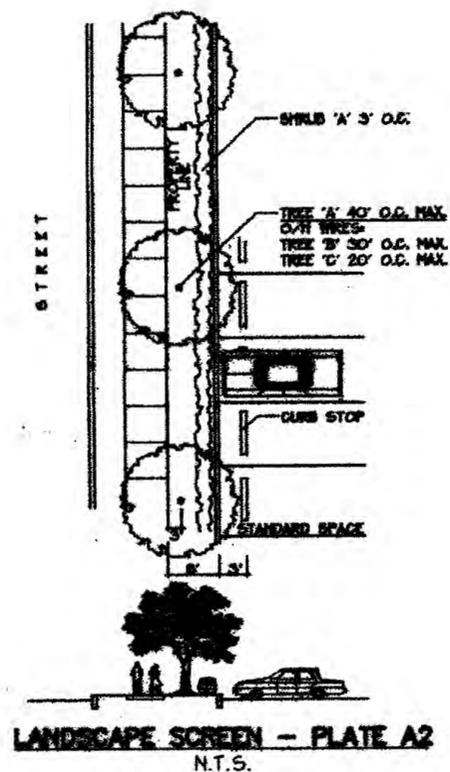
GreenbergFarrow

1430 W. Peachtree St. NW, Suite 200
Atlanta, GA 30309
t: 404 601 4000 f: 404 601 3970

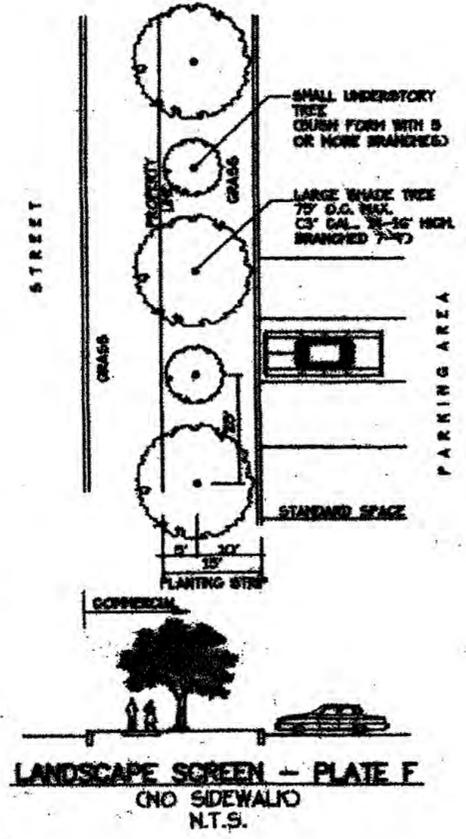
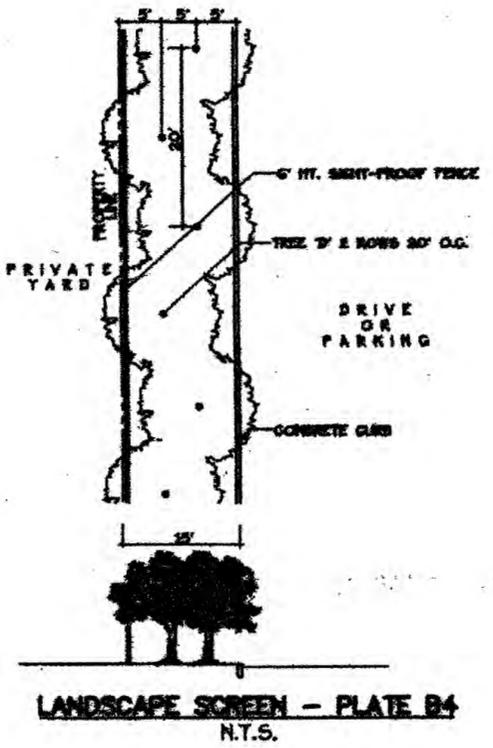
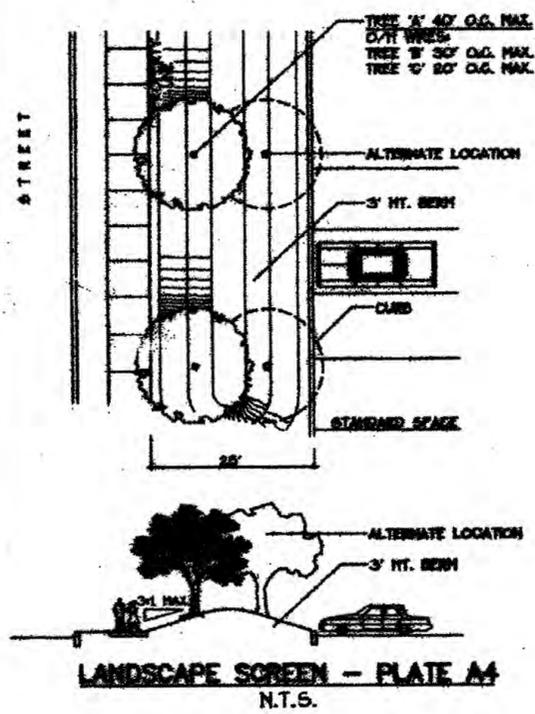
P.D. 13-313
P.D. 26-

SHEET 3 OF 7





NOTE:
EQUIVALENT LANDSCAPING AND SCREENING MAY BE
SUBSTITUTED FOR THAT REQUIRED ABOVE, SUBJECT
TO THE APPROVAL OF THE OFFICE OF PLANNING
AND DEVELOPMENT.



"NO BUILDING PERMIT PERMIT SHALL
BE ISSUED AS A RESULT OF THE
RECORDING OF THIS PLAT"

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12/30/2015 - 09:57 AM	
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YAMR 1410514-15129519	
PLAT BOOK : 267	
PAGE : 1	
RECORDING FEE	15.00
BY TAX	2.00
TOTAL AMOUNT	17.00
TOM LEATHERWOOD	
REGISTERED DEEDS SHELBY COUNTY TENNESSEE	

OUTLINE PLAN
GALLERIA OF MEMPHIS P.D.
DEVELOPER: IKEA PROPERTY, INC.
100 YEAR FLOOD ELEVATION: 278.9
TOTAL AREA: 250.34 ACRES
MEMPHIS, TENNESSEE
MARCH, 2015

-P.D. 13-313
P.D. 26-

GreenbergFarrow
1430 W. Peachtree St. NW, Suite 200
Atlanta, GA 30309
t: 404 601 4000 f: 404 601 3970

I. Uses Permitted:

A. Parcel I A - Any use permitted by right, by administrative site plan review or by special use permit in the C-P District, except the following uses:

1. Group Shelter
2. Hotel
3. Motel
4. Transitional Home
5. Airport, Heliport
6. Church
7. Lodge, Club, Country Club
8. Recreational Field
9. School, Public or Private
10. Farm Labor and Management Services
11. Amusements, Commercial Outdoor
12. Automobile Service Station
13. Garage, Commercial
14. General Service and Repair Shop
15. Pawn Shop
16. Restaurant, Drive-in
17. Retail Sales, Outdoor
18. Tavern, Cocktail Lounge, Night Club
19. Undertaking Establishment
20. Used Goods, Second-hand Sales
21. Vehicle Wash
22. Telephone Service Center
23. Telephone Switching Center, Electric Transmission, Gas Piping, Water Pumping Station
24. Bingo Games
25. Convenience Stores
26. Only one (1) Motor Vehicle Sales and Service establishment shall be permitted on Parcel I A and shall only be located in Area F.

B. Parcel I B - Any use permitted by right, by administrative site plan review or by special use permit in the C-P District, except the following uses:

1. Group Shelter
2. Hotel
3. Motel
4. Transitional Home
5. Airport, Heliport
6. Church
7. Day Care Center
8. Family Day Care Home
9. Group Day Care Home
10. Lodge, Club, Country Club
11. Museum
12. Nursery School
13. Recreational Field
14. School, Public or Private
15. Farm Labor and Management Services
16. Amusements, Commercial Indoor
17. Amusements, Commercial Outdoor
18. Automobile Service Station
19. Beverage Container Collection Center
20. Business School
21. Catering Establishment
22. Department or Discount Store
23. Garage, Commercial
24. Gasoline Sales
25. General Service and Repair Shop
26. Greenhouse or Nursery, Commercial
27. Lawn, Tree or Garden Service
28. Music or Dancing Academy
29. Pawn Shop
30. Personal Service Establishment
31. Restaurant, Drive-in
32. Retail Sales, Outdoor
33. Tavern, Cocktail Lounge, Night Club
34. Undertaking Establishment
35. Used Goods, Second-hand Sales
36. Vehicle Wash
37. Veterinary Clinic
38. Telephone Service Center
39. Telephone Switching Center, Electric Transmission, Gas Piping, Water Pumping Station
40. Bingo Games
41. Convenience Stores
42. Post Office or Postal Facility
43. Only one (1) Motor Vehicle Sales and Service Establishment shall be permitted on Parcel I B and shall only be located in Area F.

C. Parcel I C - Any use permitted by right, by administrative site plan review or by special use permit in the C-P District, except the following uses:

1. Group Shelter
2. Transitional Home
3. Airport, Heliport
4. Church
5. Lodge, Club, Country Club
6. Recreational Field
7. School, Public or Private
8. Farm Labor and Management Services
9. Garage, Commercial
10. Motor Vehicle Sales
11. Pawn Shop
12. Restaurant, Drive-in
13. Retail Sales, Outdoor
14. Tavern, Cocktail Lounge, Night Club
15. Undertaking Establishment
16. Used Goods, Second-hand Sales
17. Bingo Games

D. Parcel I D - Any use permitted by right, by administrative site plan review or by special use permit in the C-P District, except the following uses:

1. Group Shelter
2. Transitional Home
3. Airport, Heliport

4. Lodge, Club, Country Club
5. Recreational Field
6. Farm Labor and Management Services
7. Amusements, Commercial Outdoor
8. Garage, Commercial
9. Motor Vehicle Sales
10. Pawn Shop
11. Restaurant, Drive-in
12. Tavern, Cocktail Lounge, Night Club
13. Undertaking Establishment
14. Bingo Games

E. Other Uses - Tire, battery and accessory services shall be permitted in Parcels I A, I C, and I D

F. Parcel II A - Any use permitted by right, by administrative site plan review or by special use permit in the C-P District, except the following uses:

1. Airport, Heliport
2. Farm Labor and Management Services
3. Amusements, Commercial Outdoor
4. Motor Vehicle Sales
5. Motor Vehicle Service
6. Pawn Shop
7. Drive-in Restaurant
8. Retail Sales, Outdoor
9. Tavern, Cocktail Lounge, Night Club
10. Used Goods, Second-hand Sales

The following additional uses are permitted in Parcel II A:

1. Laboratories
2. Processing and manufacturing incidental to retail establishment
3. Office showroom
4. Wholesale Display Establishment
5. Electrical or Electronic Appliances and Instruments
6. Warehouse, Storage

G. Parcel II B - Any use permitted in the O-G District shall be permitted, and the following additional uses shall also be permitted:

1. Cleaning Pick-up Station
2. Office and Art Supply, Display and Storage
3. Laboratories
4. Personal Service Establishment
5. Photo-Finishing Pick-up Station
6. Apothecary
7. Day Care Center
8. Health Spa
9. Restaurant
10. Answering Services
11. Duplicating Services
12. Computer Sales and Services
13. General Service and Repair
14. Recreational Fields
15. Retail Shop
16. Services, Other Business and Personal
17. Warehouse, Storage
18. Electrical or Electronic Appliances and Instruments
19. Wholesale sales, service, storage and display as related to business for which offices within the development are maintained
20. Hotel, Motel

H. Parcel II C - Any use permitted by right or special use permit in the R-TH District, except the following uses:

1. Boarding House
2. Fraternity, Sorority
3. Group Shelter
4. Rooming House
5. Student Dormitory
6. Cemetery, Mausoleum
7. Lodge, Club, Country Club
8. Museum
9. Nursery School
10. Recreational Field ? Lighted
11. Schools K-12, Public or Private
12. Offices
13. Parcel II C-1 shall be single family attached and detached; no townhouse or multi-family dwellings shall be permitted.

I. All property located in the Floodway (FW) shall be governed by the Floodway District regulations.

J. All property located in the Flood Plain (FP) District shall be governed by the Flood Plain District regulations

K. All property within Parcels II D-1, II D-2, I E-1, and I E-2 shall be designated as common open space for the purpose of natural drainage and passive recreational use.

II. Bulk Regulations:

A. Parcel I and Parcels II A and II B:

The requirements of the Planned Commercial (C-P) District will apply with the following exceptions:

1. Parcel I - Maximum .25 Floor Area Ratio (FAR) shall be permitted for the property, or 1.47 million square feet of floor area. Individual Phases or Areas may exceed the .25 FAR.
2. Parcels II A and II B - Maximum .25 Floor Area Ratio (FAR) shall be permitted.
3. Minimum setback from Germantown Parkway - 40 feet.
4. Minimum setback from internal private drives - 15 feet.

5. Maximum Heights:

- a. Parcel I A - Two stories with architectural embellishments and atriums.
- b. Parcel I B - 22 feet, except for Area F that shall be thirty (30) feet.
- c. Parcels I C, I D, and II B - 55 feet.
- d. Parcel II A - 35 feet.

B. Parcel II C:

The requirements of the Townhouse Residential (R-TH) District shall apply, with the following exceptions:

1. Parcel II C-1 - Maximum residential density shall be seven (7) dwelling units per acre. This area shall be single-family attached or detached dwellings. No townhouse or multi-family dwellings shall be permitted.
 2. Parcel II C-2 - Maximum residential density, except for elderly or assisted care facilities, shall be 14.6 dwelling units per acre. A minimum setback of 40 feet shall be maintained along the south property line.
 3. Parcel II C-1 shall not be connected to Steeplebrook Drive.
- C. Parcels II D-1, II D-2, I E-1, and I E-2:
Bulk requirements shall be determined at time of site plan review.
- D. Air conditioning, heating, and other mechanical equipment shall be screened using architectural features, planting, fences, or other means.

III. Access, Circulation and Parking:

A. Dedicate and improve Bellevue Parkway (a major collector) sixty-eight (68) feet wide right-of-way and the centerline shall align with the existing Bellevue Parkway to the east side of North Germantown Parkway in accordance with the Subdivision Regulations.

B. Dedicate and improve a 30-foot radius at both intersections of Bellevue Parkway and Appling Road and Bellevue Parkway and Germantown Road.

C. Improve a southbound auxiliary land and a 12 foot paved shoulder from the eastbound I-40 exit ramp southwardly approximately 800 feet across the Countrywood Village Partners tract and along the full Germantown Parkway frontage of the subject property. Dedicate additional right-of-way as required across the subject site.

D. Three points of access to Germantown Parkway right-in and right-out only shall be permitted, and two public streets shall be provided, one to accommodate Bellevue Parkway and one directly opposite Varnavas Drive. No additional curb cuts to Germantown Parkway shall be permitted.

E. Dedicate and improve and internal public road as a commercial collector (68 feet right-of-way and 48 feet of pavement) in accordance with the Subdivision Regulations.

F. Access to Appling Road via private drive or driveway shall be prohibited. Access shall be permitted by public street only.

G. The design and location of curb cuts shall be approved by the County Engineer.

H. All private drives shall be constructed to meet the Subdivision Regulations, applicable City Standards, and provide a minimum width of twenty-two (22) feet exclusive of curb and gutter.

I. Internal circulation shall be provided between compatible adjacent phases, lots, and sections.

J. Right-of-way for the I-40 interchange with Appling Road shall be reserved in accordance with Tennessee Department of Transportation plans.

K. No curb cuts shall be permitted on Bellevue Parkway within 300 feet of Germantown Parkway. No curb cuts shall be permitted on Entrance A within 200 feet of Germantown Parkway.

L. Internal access from Parcel I to the property to the north (Countrywood Collection, P.D. 87-370 CC) shall be provided so as to allow indirect access to the Rockcreek Parkway Intersection subject to site plan review by the Land Use Control Board.

M. Access from the adjacent property with frontage on Appling Road and zoned I-L shall be permitted through Parcel II A-1 to Bellevue Parkway.

N. A sidewalk shall be provided on the south side of Bellevue Parkway. No sidewalks are required on the north side of Bellevue Parkway or on Germantown Parkway. However, a defined alternative pedestrian system shall be provided linking Bellevue Parkway to commercial or other employment uses within each Parcel.

O. Parking shall be provided in accordance with the Zoning Ordinance.

P. Dedicate 34 feet from the centerline of Kate Bond Road through Parcels I D-1 and II B.

Q. Improve the I-40 eastbound exit ramp at Germantown Parkway to two lanes in accordance with Tennessee Department of Transportation guidelines and upon volume warrants being met.

R. Dedicate and improve necessary right-of-way on Appling Road at proposed Bellevue Parkway to accommodate two left-turn lanes from Appling Road to Bellevue Parkway.

S. Traffic signals shall be installed at the following locations: 1) Germantown Parkway and I-40 east ramp; 2) Germantown Parkway and Rockcreek Parkway; 3) Germantown Parkway and Entrance A; 4) Germantown Parkway and Bellevue Parkway; 5) Bellevue Parkway and Appling Road; all in accordance with applicable governmental standards and upon warrants being met. The developer's funding responsibility for the traffic signal at Germantown Parkway and Rockcreek Parkway shall be limited to providing displays for northbound and southbound Germantown Parkway and westbound Rockcreek Parkway.

IV. Landscaping and Screening:

A. Plate A-4, with a berm, or without a berm and shrubbery, 25 feet wide shall be provided along Germantown Parkway and within 299 feet of Germantown Parkway along Bellevue Parkway and proposed Entrance A.

B. Plate F, 15 feet wide and without a sidewalk shall be provided along Interstate 40.

C. Plate A-2 or A-3 shall be provided along Bellevue Parkway.

D. Plate B-4, 15 feet wide at a minimum or the equivalent, shall be provided along the Woodchase Subdivision northern boundary. The natural vegetation shall remain wherever feasible. The intent is that the natural vegetation shall remain.

E. Internal landscaping shall be provided at a minimum ration of 300 square feet of landscaped area and 1 shade tree per every 20 parking spaces. No parking space shall be located more than 75 feet from a Tree A. This requirement shall only apply to the area in front of any building located on Germantown Parkway or Bellevue Parkway for Area F.

F. All required landscaping shall be provided exclusive of any area encumbered by easements and shall not conflict with any easements, including overhead wires.

G. Equivalent landscaping may be submitted for that required above, subject to the approval of the Land Use Control Board as part of site plan review of any final development plan.

H. Refuse containers shall be completely screened from view from the public road.

I. Maximum height of light standards shall be:

1. Parcels I B and I C: 20 feet

2. Parcels I A, I D, II A and II B: 40 feet

J. During development of Parcel II C-1 a construction fence shall be installed to protect the landscape/natural area during construction.

K. For the automobile sales and service establishment located in Area F, the following additional conditions shall apply:

1. Development shall be in general conformance with the site plan;
2. The automobile dealership building shall be as generally depicted on the building elevation plan, with earth tone colors, and recorded as part of the amended Outline Plan;
3. No banners, flags, streamers, balloon or similar advertising devices, temporary or portable signs, reader board signs, roof mounted signs or tents shall be permitted;
4. No outdoor speaker system shall be permitted.
5. No automobile test drives shall utilize Rockcreek Parkway, the Bellevue (Private Drive) or Chimneyrock Boulevard.

V. Signs:

A. Two ground mounted monument signs, identifying the regional shopping center, a maximum of 175 square feet in area each, shall be permitted along Germantown Parkway. A ground mounted detached on-premise monument sign a maximum of 175 square feet in area shall be permitted at the right-turn-in/out drive in Area F. In addition, a ground mounted detached on-premise monument sign a maximum of 60 square feet in area shall be permitted at the corner of N. Germantown Parkway and Bellevue Parkway in Area F. No other detached on-premise signs shall be permitted along Germantown Parkway.

B. One ground mounted off-premise sign, identifying Bellevue Baptist Church, a maximum of 175 square feet in area, shall be permitted along Germantown Parkway.

C. Two ground mounted signs, identifying the regional shopping center, a maximum of 175 square feet in area shall be permitted along Bellevue Parkway.

D. Parcel II A - Signage shall be in accordance with the Planned Commercial (C-P) District.



JOB # 25-0216

OUTLINE PLAN

GALLERIA OF MEMPHIS PLANNED DEVELOPMENT

P.D. 26-_____ (FORMERLY P.D. 13-313, P.D. 08-326, P.D. 04-312, & P.D. 90-315 CC)

MEMPHIS, TENNESSEE		250.34 ACRES
DEVELOPER: STONECREST INVESTMENTS		ENGINEER: THE REAVES FIRM
100-YEAR FLOOD ELEV: 280.0 ±	FEMA MAP PANEL NO: 310 G, 316 G	FEMA MAP DATE: FEB. 6, 2013
JANUARY 2026	SCALE: N/A	SHEET 5 OF 7

- E. Parcel II B – Signage shall be in accordance with the General Office (O-G) District.
- F. Signs along the Interstate 40 right-of-way frontage shall be permitted in Parcels I D and II B only. Two (2) detached signs for Parcel I D, and two (2) detached signs for Parcel II B, with a maximum surface area of 400 square feet each, in accordance with the C-P District sign requirements. Sign height shall be determined at the time of site plan review.
- G. The two existing off-premise signs identifying Bellevue Baptist Church shall be permitted to remain and may be replaced if damaged or destroyed.
- H. Attached signs for all Parcels, except for Parcels II C-1 and II C-2, shall be permitted in accordance with the Planned Commercial (C-P) District, subject to site plan review by the Land Use Control Board.
- I. Parcels II C-1 and II C-2 – Signs shall be permitted in accordance with the Townhouse Residential (R-TH) District.
- J. No temporary or portable signs shall be permitted.
- K. Minimum sign setback from the public right-of-way shall be 15 feet.
- L. Any additional sign shall be requested under the provisions of the site plan review by the Land Use Control Board, Condition VII.

VI. Drainage:

- A. All drainage plans shall be submitted to the City and County Engineer for review.
- B. All drainage emanating on-site shall be private. Easements will not be accepted.
- C. Drainage improvements to be provided under contract in accordance with Subdivision Regulations and the City of Memphis Drainage Design Manual, including possible on-site detention.
- D. A pro rata drainage fee may be required
- E. The following note shall be placed on all final plans. Common open space is reserved for the purpose of the conveyance of storm water in a natural drainage way. This C.O.S. shall not be used as a building site or filled without obtaining written permission from the City and County Engineer. The drainage way system located within the C.O.S., except for those parts located in a public drainage easement, shall be owned and maintained by the property owners' association. Such maintenance shall be performed so as to assure that the drainage system operates in accordance with the approved plan on file in the City/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.

VII. Other:

- A. The Land Use Control Board may modify the bulk, access, parking, circulation, signage, lighting, landscaping, and other site design 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 legislative bodies.
- B. The first phase of development shall include all of the Common Open Space Parcels, I E-1, I E-2, II D-1 and II D-2.

VIII. Site Plan Review by the Land Use Control Board:

- A. A site plan shall be submitted for the review, comment, and recommendation of the Office of Planning and Development (OPD) and appropriate City and County agencies and the approval of the Land Use Control Board prior to approval of any final plan. The Woodchase Homeowners' Association and property owners adjacent to Parcels II C-1 and II C-2 shall be notified 10 days prior to the Land Use Control Board meeting.
- B. The site plan shall be submitted at least twenty days prior to a Land Use Control Board meeting and shall include the following:
 1. The location, dimensions and floor area of all buildings, structures and parking areas.
 2. An illustration of the dimensions, design, materials and method of lighting for all attached signs.
 3. An access plan for the site entrance and exit lanes and any proposed traffic signing or signal.
 4. Specific plans for internal and perimeter landscaping and screening, including the identification by name and location of plant materials.
 5. Roadway Improvements necessary to accommodate traffic generated by this development shall be in place or under contract before any final plan shall be approved.
 6. Illustration of the public and private pedestrian systems.
 7. A composite plan showing all built and/or approved final plans within a parcel shall be submitted for review with each request for site plan review.
- C. The site plan shall be reviewed based upon the following criteria:
 1. Conformance with the Outline Plan Conditions;
 2. Compatibility to the standards and criteria for Commercial Planned Developments contained in sections 14.C and 14.E of the Zoning Regulations;
 3. Compatibility with adjacent land uses;
 4. Provision of an adequate access plan, including availability of needed major road facilities and pedestrian facilities as detailed above.

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

X. 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 dimensions, including height, of all buildings or buildable areas, parking areas, drives, and identification of plant materials in required landscaping, as well as a rendering of the appearance of all proposed buildings, including labeling of predominant construction materials;
- D. The number of parking spaces;
- E. The location and ownership, whether public or private of any easement;
- F. The location, diameter, and species name of existing trees over 10 inches in diameter, and differentiation between those trees to be preserved and those to be removed.
- G. The Floodway District boundary, the 100 year flood elevation, and any wetlands;
- H. The location of any conservation easement and the agency in whose favor the easement is granted;
- I. 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 or County Engineer, as applicable. 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 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/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.

GALLERIA OF MEMPHIS (PD 13-313) PLANNED DEVELOPMENT CONDITIONS

THE CONDITIONS FOR PARCEL 1, AREA D OF THIS PLANNED DEVELOPMENT ARE AMENDED AS FOLLOWS:

- Any use permitted by right or by special use permit in the Commercial Mixed-Use-2 (CMU-2) District, except the following uses:
 1. All social service institutions
 2. Airport, heliport, airline terminal
 3. Lodge, membership club
 4. Outdoor recreation
 5. All commercial parking
 6. Pawnshop
 7. Restaurant, drive-in
 8. Bar, tavern, cocktail lounge, nightclub
 9. Funeral establishment, funeral merchandise, funeral direction, crematorium and pet crematorium
 10. Indoor recreation
- As the parcels in Area D are developed, streetscape Type S-12 or similar should be used along the frontages of Market Plaza Drive and Market Farms Drive
- All building be of conventional construction. No portable or pre-fabricate structures.
- Storage of inoperable vehicles shall be within sight proof fenced areas
- Street fencing shall be uniform for the entire property and be combination of masonry and wrought iron with appropriate spaced bushes.
- No storage fencing shall be permitted in front of the building line or the principal structure of the lot.
- No outdoor storage of any new or used parts.
- For automobile sales and service establishment located in Area 'D', the following additional conditions shall apply:
 1. Development shall be in general conformance with the site plan;
 2. The automobile dealership building elevations shall use earth tone colors;
 3. No banners, flags, streamers, balloon or similar advertising devices, temporary or portable signs, reader board signs, roof mounted signs or tents shall be permitted;
 4. No outside speaker system shall be permitted;
 5. No automobile test drives shall utilize Rockcreek Parkway, the Bellevue Baptist Church Private Drive, or Chimneyrock Boulevard;
 6. Lighting shall be directed onto the property with minimal spillover to adjacent properties.
- Signs:
 - A. One ground mounted monument sign, identifying the regional shopping center, a maximum of 175 SF in area, shall be permitted along Germantown Parkway. A ground mounted detached on-premise monument sign a maximum of 60 SF in area shall be permitted at each entrance on Market Plaza Drive or Market Farms Drive. No other detached on-premise signs shall be permitted.
 - B. Parcel 1 D signage shall be in accordance with the commercial mixed use -2 (CMU-2) District
 - C. No temporary or portable signs shall be permitted
 - D. Minimum sign setback from the public right of way shall be 15 feet
 - E. Any additional sign shall be requested under the provisions of the site plan review by the Land Use Control Board
- All other conditions for this Planned Development are recommended to be unaltered.

THE FOLLOWING ITEMS ARE AMENDMENTS TO THE PD CONDITIONS OF PD 13-313:

1. The development is to be built in accordance with the approved site plan and the following supplemental conditions. The Ikea Parcel is identified as, Parcel 1, Area D-2.
2. A 15' landscape strip with low shrubs, approved by the Planning Director, shall be provided along Interstate 40.
3. A minimum of 24 trees, from the UDC Section 4.6.9 (approved plant list), Tree A, shall be planted on the site subject to the approval of the Planning Director.
4. The frontage of Parcel 1, Area D-2 along Market Plaza Drive shall have a streetscape in accordance with Type S-10 or as approved by the Planning Director.
5. The landscaping and screening condition for Galleria of Memphis (PD 13-313) Section IV.E does not apply to Parcel 1, Area D-2.
6. Parking lot landscaping for Parcel 1, Area D-2 will not require trees in the landscape islands at the ends of parking rows, adjacent to main driveways. Shrubs shall be provided in these islands.
7. The following conditions will apply to auto sales uses only:
 - a. Street fencing shall be uniform for the entire property and be combination of masonry and wrought iron with appropriate spaced bushes.
 - b. The Galleria of Memphis (PD 13-313) section on 'signs' is to apply to auto sales in Parcel 1, Area D.
8. All conditions specifically for 'automobile sales and service establishments' will be identified as such on the plat and will not pertain to the Ikea Project.
9. The Ikea Project will be subject to the following conditions for attached and detached signs:
 - a. The following detached signs will be permitted: One ground mounted sign directed to I-40 with a 106 foot high pole and three internally illuminated sign panels, 100 feet to the top of the panels, in a triangle shape with each sign face being 575 SF. At the two entrance to the site, on Market Plaza Drive, a ground mounted externally illuminated entrance sign, 13.5 feet high at 100 SF.
 - b. The following attached signs will be permitted: Building wall signs may be up to twenty percent of the area of each building facade. There will be no limit to the number of signs permitted. The signs are to include channel letter signs, all to be externally illuminated, with up to five of the signs to also be internally illuminated, externally illuminated seasonal facade sign panels that are changed out several times a year, and suspended illuminated light box signs.
 - c. The following detached signs will be permitted: Flags on forty foot tall poles with 120 SF commercial flags are permitted. Twenty-five flags are permitted, to be installed in groupings of up to twelve flags.
10. The entrance driveway to the site, that is a continuation of Market Plaza Drive (Ikea Way), is permitted to be approximately sixty feet wide to match the existing road width in accordance with the final plan. The existing three-way intersection shall remain as is. All other new driveways are to meet City of Memphis requirements.
11. The site is located in the Fletcher Creek Drainage Basin and is therefore subject to the requirements of the ordinance. The minimum floor elevation shall be 30 inches above the 100 year flood plain elevation and onsite detention is mandatory.
12. All drainage emanating on-site shall be private in nature and no public easements will be accepted.
13. The developer should be aware of his obligation under 40 CFR 122.26(B)(14) and TCA 89-3-101 Et. Seq. to submit a notice of intent (NOI) to the Tennessee Division of Water Pollution Control to address the discharge of stormwater associated with the clearing and grading activity on this site.
14. Easement for sanitary sewers, drainage and other required services as indicated on the final recorded plat may be located and utilized within private drives. The city shall not be responsible for street repairs within the private drives, even though the pavement and base may have to be removed to work on sewers or drainage. The responsibility of repairing the private drives shall be that of the owners and/or property owners' association.
15. The City Engineer shall approve the design, number and location of curb cuts in accordance with the approved site plan.
16. There shall be a clear delineation (concrete transition strip) between the public streets and the private drive at the west termination of Market Plaza Drive.
17. 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.
18. 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.
19. Required landscaping shall not be placed on sewer or drainage easements.
20. The following conditions of the PD shall be deleted:
 - a. Galleria of Memphis (PD 13-313) Section II – Bulk Regulations: Subsection 1, Parcel 1 – Maximum .25 FAR shall be permitted for the property, or 1.47 million SF of floor area. Individual phases or areas may exceed the .25 FAR.
 - b. Galleria of Memphis (PD 13-313) Section IV.B – Landscaping and Screening: 'Plate F, 15 feet wide and without a sidewalk shall be provided along Interstate 40.'

All other conditions for this planned development are recommended to be unaltered.



OUTLINE PLAN		
GALLERIA OF MEMPHIS PLANNED DEVELOPMENT		
P.D. 26-_____ (FORMERLY P.D. 13-313, P.D. 08-326, P.D. 04-312, & P.D. 90-315 CC)		
MEMPHIS, TENNESSEE	250.34 ACRES	
DEVELOPER: STONECREST INVESTMENTS	ENGINEER: THE REAVES FIRM	
100-YEAR FLOOD ELEV: 280.0 ±	FEMA MAP PANEL NO: 310 G, 316 G	FEMA MAP DATE: FEB. 6, 2013
JANUARY 2026	SCALE: N/A	SHEET 6 OF 7

OWNER'S CERTIFICATE

We, _____, the undersigned owner of the property shown, hereby adopt this plat as our plan of development and dedicate the streets, right-of-way, and grant the easements as shown and/or described to public use forever. We certify that we are the owners of the said property in fee simple, duly authorized to act, and that said property is not encumbered by any taxes or mortgages which have become due and payable.

Signature: _____

NOTARY'S CERTIFICATE

State of Tennessee
County of Shelby

Before me, the undersigned, a Notary Public in and for the said State and County at Memphis, duly commissioned and qualified, personally appeared _____ with whom I am personally acquainted, and who upon his oath acknowledged himself to be the _____ of _____, the within named bargainer, and that he executed the foregoing instrument for the purpose therein contained.

In witness whereof, I have hereunto set my hand and affixed my notarial seal at my office this _____ day of _____, 2026.

Notary Public _____

My Commission Expires _____

OWNER'S CERTIFICATE

We, _____, the undersigned owner of the property shown, hereby adopt this plat as our plan of development and dedicate the streets, right-of-way, and grant the easements as shown and/or described to public use forever. We certify that we are the owners of the said property in fee simple, duly authorized to act, and that said property is not encumbered by any taxes or mortgages which have become due and payable.

Signature: _____

NOTARY'S CERTIFICATE

State of Tennessee
County of Shelby

Before me, the undersigned, a Notary Public in and for the said State and County at Memphis, duly commissioned and qualified, personally appeared _____ with whom I am personally acquainted, and who upon his oath acknowledged himself to be the _____ of _____, the within named bargainer, and that he executed the foregoing instrument for the purpose therein contained.

In witness whereof, I have hereunto set my hand and affixed my notarial seal at my office this _____ day of _____, 2026.

Notary Public _____

My Commission Expires _____

ENGINEER'S CERTIFICATE

I hereby certify that this plat is true and correct, is in conformance with the design requirements of the Memphis and Shelby County Unified Development Code, the specific conditions imposed on this development, and takes into account all applicable federal, state and local building laws and regulations.

By: _____ (Seal) Date: _____

Tennessee License No. _____

SURVEYOR'S CERTIFICATE

I hereby certify that this is a category 1 survey and that the precision of the unadjusted survey is 1: 10,000 or greater; that this plat has been prepared by me or under my individual supervision and conforms with applicable state laws, the Memphis and Shelby County Unified Development Code, and specific conditions imposed on this development relating to the practice of surveying.

By: _____ (Seal) Date: _____

Tennessee License No. _____

OWNER'S CERTIFICATE

We, _____, the undersigned owner of the property shown, hereby adopt this plat as our plan of development and dedicate the streets, right-of-way, and grant the easements as shown and/or described to public use forever. We certify that we are the owners of the said property in fee simple, duly authorized to act, and that said property is not encumbered by any taxes or mortgages which have become due and payable.

Signature: _____

NOTARY'S CERTIFICATE

State of Tennessee
County of Shelby

Before me, the undersigned, a Notary Public in and for the said State and County at Memphis, duly commissioned and qualified, personally appeared _____ with whom I am personally acquainted, and who upon his oath acknowledged himself to be the _____ of _____, the within named bargainer, and that he executed the foregoing instrument for the purpose therein contained.

In witness whereof, I have hereunto set my hand and affixed my notarial seal at my office this _____ day of _____, 2026.

Notary Public _____

My Commission Expires _____

OWNER'S CERTIFICATE

We, _____, the undersigned owner of the property shown, hereby adopt this plat as our plan of development and dedicate the streets, right-of-way, and grant the easements as shown and/or described to public use forever. We certify that we are the owners of the said property in fee simple, duly authorized to act, and that said property is not encumbered by any taxes or mortgages which have become due and payable.

Signature: _____

NOTARY'S CERTIFICATE

State of Tennessee
County of Shelby

Before me, the undersigned, a Notary Public in and for the said State and County at Memphis, duly commissioned and qualified, personally appeared _____ with whom I am personally acquainted, and who upon his oath acknowledged himself to be the _____ of _____, the within named bargainer, and that he executed the foregoing instrument for the purpose therein contained.

In witness whereof, I have hereunto set my hand and affixed my notarial seal at my office this _____ day of _____, 2026.

Notary Public _____

My Commission Expires _____

LAND USE AND DEVELOPMENT SERVICES CERTIFICATE

This final plat conforms with the planned development acted on by the Land Use Control Board on _____ and approved by the Council of the City of Memphis on _____.

By: _____ Date: _____
Zoning Administrator

LUDS: _____ Date: _____



JOB # 25-0216

OUTLINE PLAN		
GALLERIA OF MEMPHIS PLANNED DEVELOPMENT		
P.D. 26-_____ (FORMERLY P.D. 13-313, P.D. 08-326, P.D. 04-312, & P.D. 90-315 CC)		
MEMPHIS, TENNESSEE	250.34 ACRES	
DEVELOPER: STONECREST INVESTMENTS	ENGINEER: THE REAVES FIRM	
100-YEAR FLOOD ELEV: 280.0 ±	FEMA MAP PANEL NO: 310 G, 316 G	FEMA MAP DATE: FEB. 6, 2013
JANUARY 2026	SCALE: N/A	SHEET 7 OF 7



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

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

March 12, 2026

Christine Donhardt
The Reaves Firm, Inc.
6800 Poplar Ave., Suite 101
Memphis, TN 38138

Sent via electronic mail to: cdonhardt@thereavesfirm.com

Galleria of Memphis Planned Development
Case Number: PD 2026-001
LUCB Recommendation: Approval with conditions

Dear applicant,

On Thursday, March 12, 2026, the Memphis and Shelby County Land Use Control Board recommended **approval** of your planned development amendment application for the Galleria of Memphis Planned Development, subject to the attached outline plan 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 chloe.christion@memphistn.gov.

Letter to Applicant

PD 2026-001

Respectfully,

Chloe Christian

Chloe Christian

Planner II

Land Use and Development Services

Division of Planning and Development

Cc: Dianne Higgs – The Reaves Firm

File

Outline Plan Conditions – Revisions

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

Area A-3

I. Uses permitted:

A. Hotel

B. Any use permitted in Parcel I. A

II. Bulk Regulations:

A. The bulk regulations of the CMU-2 District shall apply in addition to the following:

B. Maximum building height of five (5) stories.

C. Maximum height of light standards 30 feet.

III. Signs:

A. The sign regulations of the CMU-2 District as found in UDC Section 4.9 shall apply.

All other conditions of this planned development are recommended to be unaltered.

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

**ONE ORIGINAL
ONLY STAPLED
TO DOCUMENTS**

**Planning & Development
DIVISION**

Planning & Zoning COMMITTEE: 03/24/2026
DATE
PUBLIC SESSION: 04/14/2026
DATE

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

ITEM DESCRIPTION: Resolution pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code approving a special use permit at the subject property located at 3575 Emerald Street, known as case number SUP 2026-001

CASE NUMBER: SUP 2026-001

LOCATION: 3575 Emerald Street

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

OWNER/APPLICANT: Dennis Small - Small's Automotive LLC

REPRESENTATIVE: Brian Bacchus – Bacchus Urban Design Group (BUD)

REQUEST: Special use permit to allow vehicle sales

AREA: +/-22,172 square feet

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

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

PRIOR ACTION ON ITEM:

(1) _____	APPROVAL - (1) APPROVED (2) DENIED
02/12/2026 _____	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 Oteifi</u>	<u>3/16/26</u>	STAFF PLANNER
_____	_____	DEPUTY ADMINISTRATOR
<u>Burt R...</u>	<u>3/16/26</u>	ADMINISTRATOR
_____	_____	DIRECTOR (JOINT APPROVAL)
_____	_____	COMPROLLER
_____	_____	FINANCE DIRECTOR
_____	_____	CITY ATTORNEY
_____	_____	CHIEF ADMINISTRATIVE OFFICER
_____	_____	COMMITTEE CHAIRMAN



Memphis City Council Summary Sheet

SUP 2026-001

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A SPECIAL USE PERMIT AT THE SUBJECT PROPERTY LOCATED AT 3575 EMERALD STREET, KNOWN AS CASE NUMBER SUP 2026-001

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

LAND USE CONTROL BOARD RECOMMENDATION

At its regular meeting on **Thursday, February 12, 2026**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

CASE NUMBER:	SUP 2026-001
LOCATION:	3575 Emerald Street
COUNCIL DISTRICT(S):	District 4 and Super District 8 – Positions 1, 2, and 3
OWNER/APPLICANT:	Dennis Small - Small's Automotive LLC
REPRESENTATIVE:	Brian Bacchus – Bacchus Urban Design Group (BUD)
REQUEST:	To allow a commercial surface parking lot for a period not to exceed fifteen (15) years
EXISTING ZONING:	Commercial Mixed Use—1 (CMU-1)
AREA:	+/-22,172 square feet

The following spoke in support: None

The following spoke in opposition: None

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

The motion **passed by a vote of 9-0 on the consent agenda.**

Respectfully,

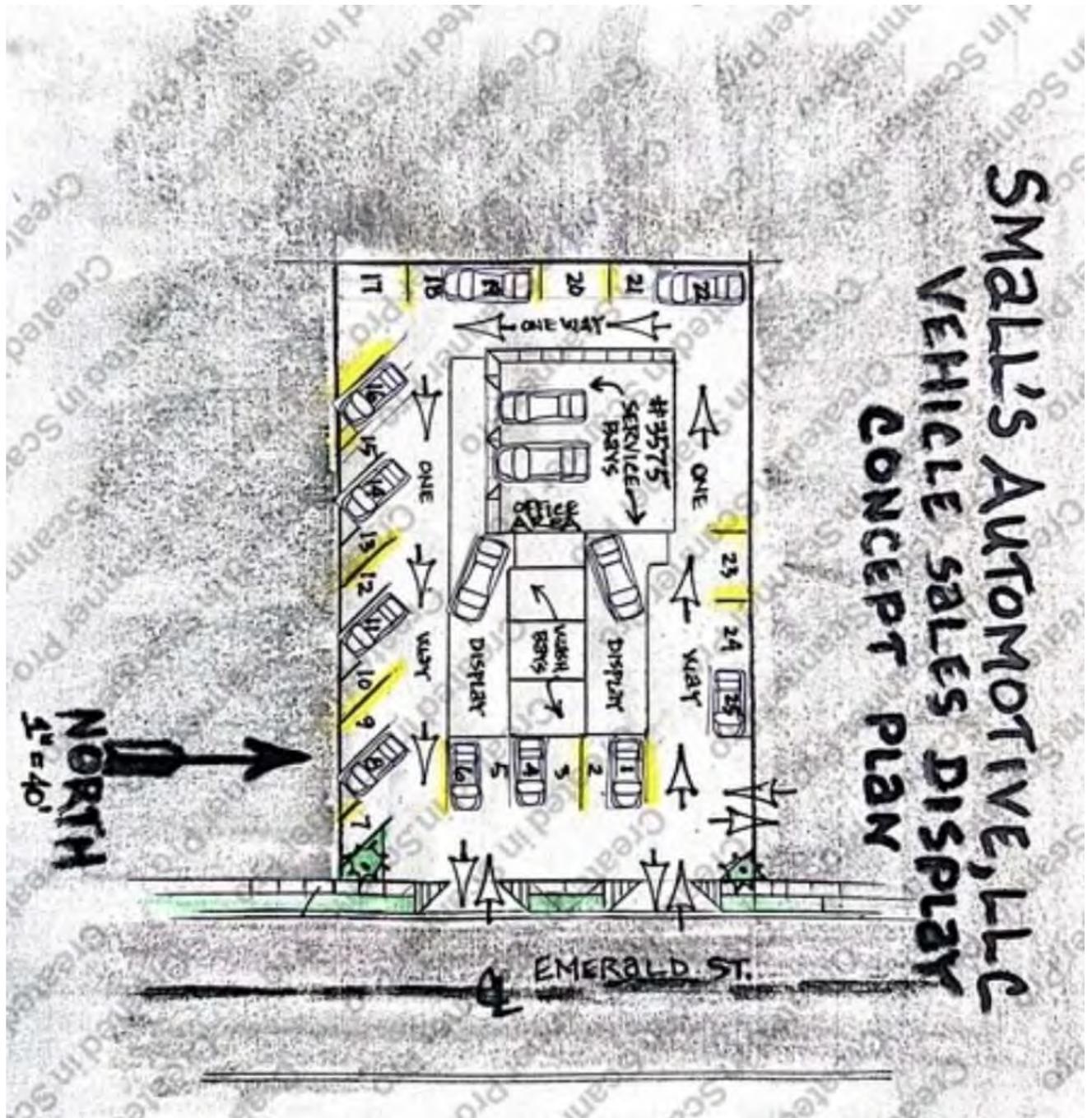
Mahsan Ostadnia

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

SUP 2026-001
CONDITIONS

1. Vehicle repair and used tire sales are prohibited.
2. Outdoor display and sales shall be limited to the requirements of UDC Sub-Section 4.8.4A.
3. All street frontages must have streetscape installed or an equivalent alternative approved by the Division of Planning and Development.
4. The dumpster location and screening shall meet the requirements of UDC Sub-Section 4.6.8B.
5. All parking and vehicle use areas shall be surfaced and all parking spaces shall be painted with striping.
6. The applicant shall submit a final site plan and landscape plan subject to administrative review and approval by the Division of Planning and Development

COCEPT PLAN



RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A SPECIAL USE PERMIT AT THE SUBJECT PROPERTY LOCATED AT 3575 EMERALD STREET, KNOWN AS CASE NUMBER SUP 2026-001

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

WHEREAS, Dennis Small - Small's Automotive LLC filed an application with the Memphis and Shelby County Division of Planning and Development to allow vehicle sales; and

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

WHEREAS, a public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on February 12, 2026, and said Board has submitted its findings and recommendation concerning the above considerations to the Council of the City of Memphis; and

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

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

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

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

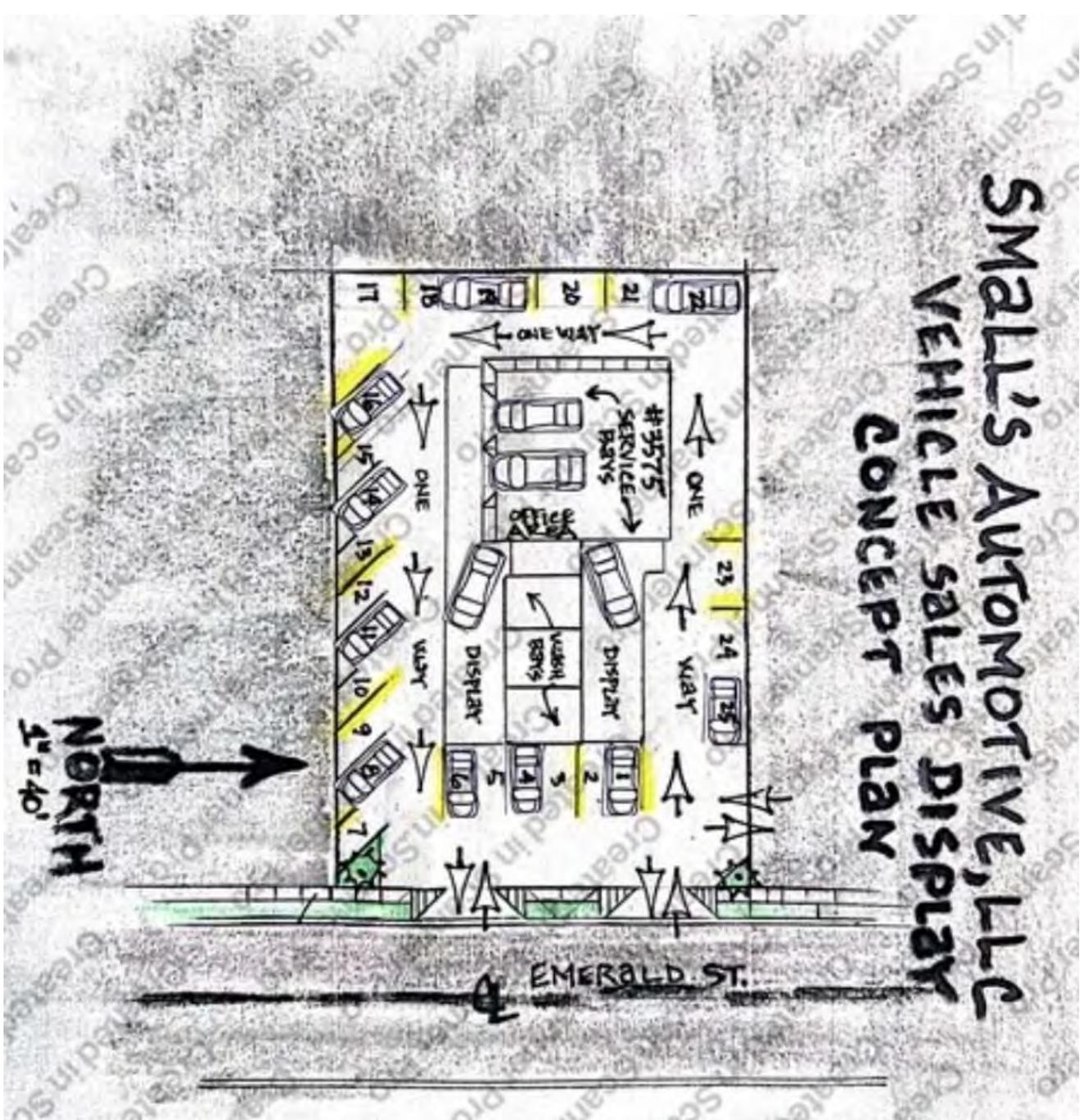
BE IT FURTHER RESOLVED, that this Resolution take effect from and after the date it shall have been passed by this Council of the City of Memphis, and become effective as otherwise provided by law, and thereafter shall be treated as in full force and effect by virtue of passage thereof by the Council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

CONDITIONS

1. Vehicle repair and used tire sales are prohibited.
2. Outdoor display and sales shall be limited to the requirements of UDC Sub-Section 4.8.4A.
3. All street frontages must have streetscape installed or an equivalent alternative approved by the Division of Planning and Development.
4. The dumpster location and screening shall meet the requirements of UDC Sub-Section 4.6.8B.
5. All parking and vehicle use areas shall be surfaced and all parking spaces shall be painted with striping.
6. The applicant shall submit a final site plan and landscape plan subject to administrative review and approval by the Division of Planning and Development.

CONCEPT PLAN

SMALL'S AUTOMOTIVE, LLC VEHICLE SALES DISPLAY CONCEPT PLAN



ATTEST:

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

AGENDA ITEM: 11 **L.U.C.B. MEETING:** February 12, 2026
CASE NUMBER: SUP 2026-001
LOCATION: 3575 Emerald Street
COUNCIL DISTRICT: District 4 and Super District 8 – Positions 1, 2, and 3
OWNER/APPLICANT: Dennis Small - Small's Automotive LLC
REPRESENTATIVE: Brian Bacchus – Bacchus Urban Design Group (BUD)
REQUEST: Special use permit to allow vehicle sales
EXISTING ZONING: Commercial Mixed Use—1 (CMU-1)

CONCLUSIONS

1. The applicant is requesting a Special Use Permit for motor vehicle sales, limited to used vehicles at 3575 Emerald Street, located on Lots 6 and 7 of Emerald Square Subdivision and zoned CMU-1. The site includes an existing 2,800-square-foot building constructed in 1977 and is surrounded by mixed commercial, institutional, office, and residential uses.
2. The property previously functioned as a vehicle wash and automotive service facility, a permitted use in the CMU-1 district. The proposal retains service use and introduces used vehicle sales, subject to approval of a Special Use Permit. The submitted vehicle display concept primarily arranged along the north, west, and south portions of the property. The layout maintains dedicated access to the service and carwash bays and depicts one-way internal circulation with defined maneuvering areas to accommodate both vehicle display and service activities.
3. The subject property includes two adjacent lots, each approximately 185 feet wide by 60 feet deep, resulting in a combined site depth of approximately 120 feet. Emerald Street is identified as a 60-foot right-of-way, and access is provided through a gated entrance with paved apron frontage. A 10-foot drainage easement is located along the southern property line. Additional site features shown include existing fencing, concrete and asphalt paving, and utility infrastructure serving the property.
4. The granting of this special use permit will not cause substantial detriment to the public good, nor will it substantially impair the intent and purpose of an adopted plan or the Unified Development Code (UDC), nor will it be injurious to the neighborhood or the general welfare, and it will be in harmony with the purpose and intent of the UDC.

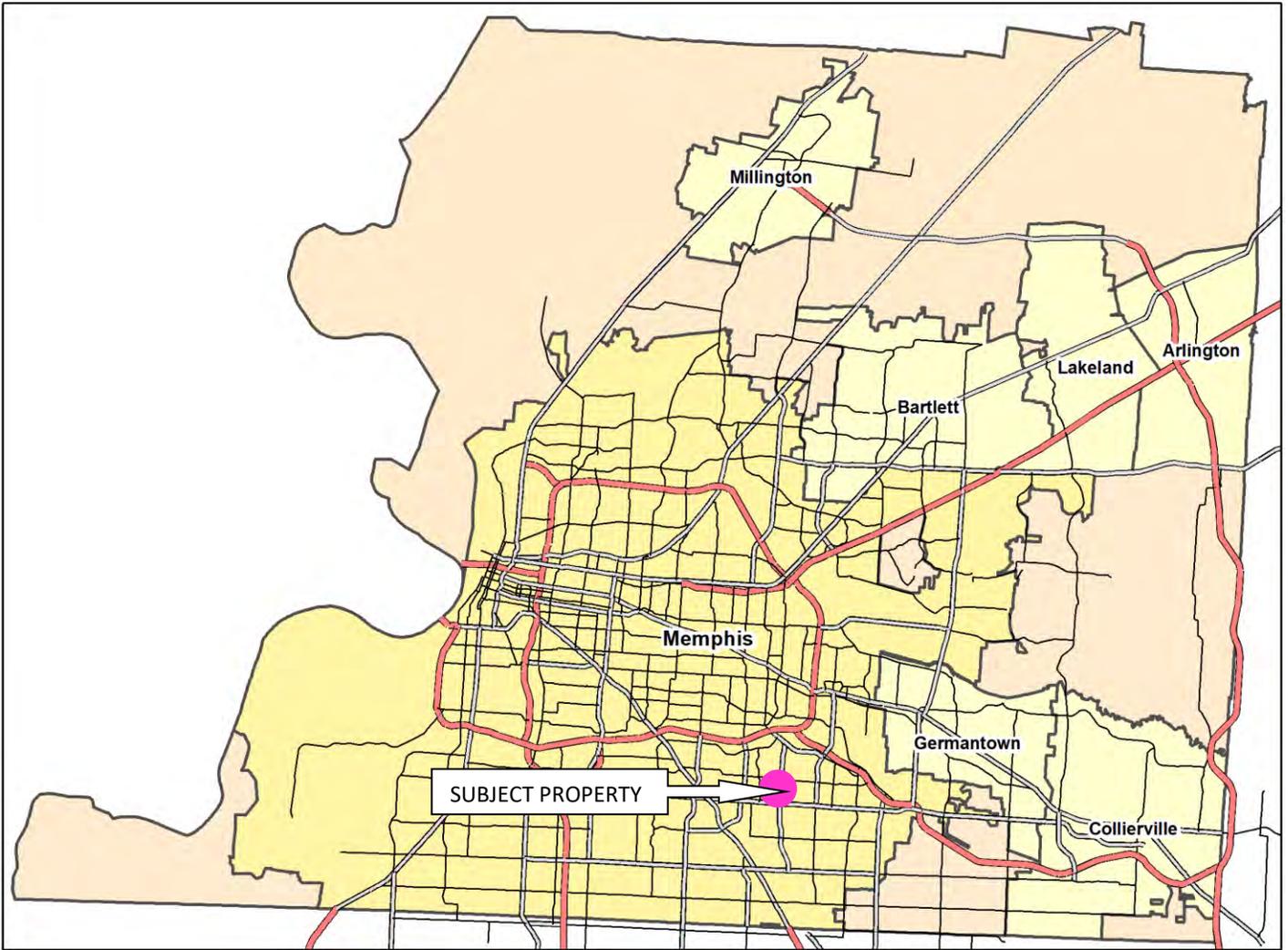
CONSISTENCY WITH MEMPHIS 3.0

This proposal is consistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on pages 19-21 of this report.

RECOMMENDATION:

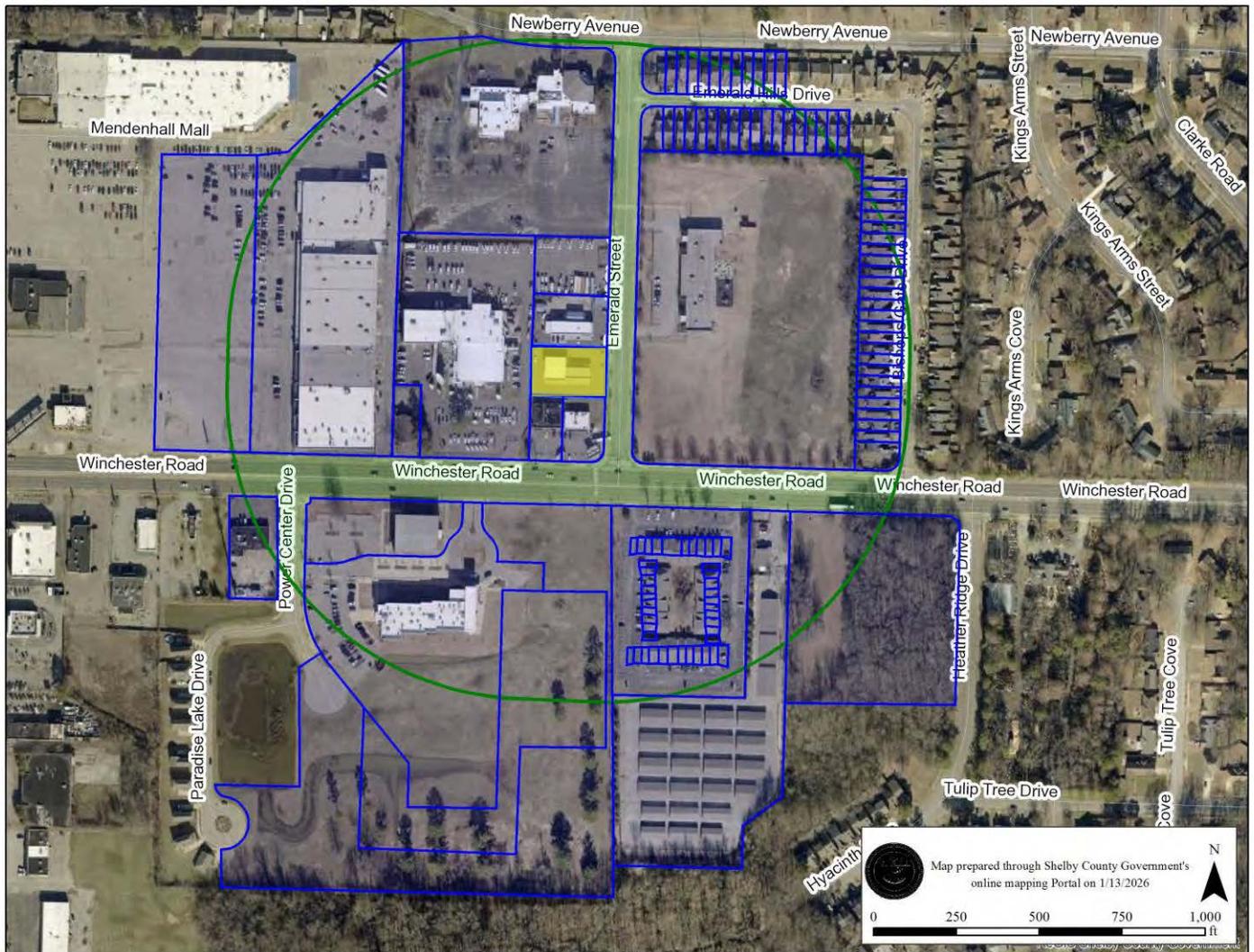
Approval with conditions

LOCATION MAP



Subject property located within the pink circle.

PUBLIC NOTICE VICINITY MAP



Subject property highlighted in yellow.

PUBLIC NOTICE DETAILS

In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signage posted. A total of 97 notices were mailed on January 13, 2026, see page 22 of this report for a copy of said notice. Additionally, one sign was posted at the subject property, see pages 23-24 of this report for a copy of the sign affidavit.

NEIGHBORHOOD MEETING

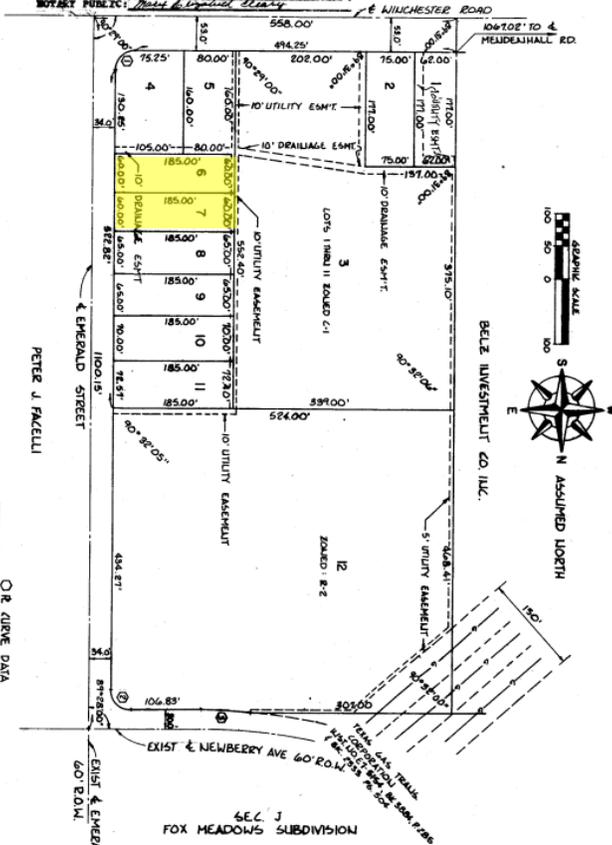
The meeting was held at 6:00 to 7:00 PM on Thursday, February 5, 2026, at 3575 Emerald Street, Memphis, TN 38115. See pages 25-26 of this report for a copy of the neighborhood meeting summary.

EMERALD SQUARE SUBDIVISION (1976) (PLAT BOOK 65 PAGE 5)

STATE OF TENNESSEE, COUNTY OF SHELBY
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY AT MEMPHIS, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED GEORGE ALZACORRADO with whom I am personally acquainted and who upon oath acknowledges that he has executed the foregoing instrument for the purposes therein contained as his own free act and deed.

WITNESS MY HAND AND NOTARIAL SEAL THIS 12th DAY OF April, 1976.

MY COMMISSION EXPIRES: 2-27-79
NOTARY PUBLIC: *Paul G. ...*



OR, OTHER DATA

NO. DATA	LENGTH	BEARING	AREA
1	80.00'	S 00° 00' E	4,800.00
2	100.00'	S 00° 00' E	12,000.00
3	50.00'	S 00° 00' E	2,400.00
4	100.00'	S 00° 00' E	12,000.00
5	50.00'	S 00° 00' E	2,400.00
6	100.00'	S 00° 00' E	12,000.00
7	50.00'	S 00° 00' E	2,400.00
8	100.00'	S 00° 00' E	12,000.00
9	50.00'	S 00° 00' E	2,400.00
10	100.00'	S 00° 00' E	12,000.00
11	50.00'	S 00° 00' E	2,400.00
12	100.00'	S 00° 00' E	12,000.00

STATE OF TENNESSEE, COUNTY OF SHELBY
NOTARY'S CERTIFICATE
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY AT MEMPHIS, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED CARY WHITEHEAD & CARY WHITEHEAD III with whom I am personally acquainted and who upon oath acknowledges that he has executed the foregoing instrument for the purposes therein contained as his own free act and deed.

STATE OF TENNESSEE, COUNTY OF SHELBY
NOTARY'S CERTIFICATE
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY AT MEMPHIS, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED JUSTIN TOWNER & RALPH E. BRADY, OWNER'S OF THE DIVISION (AND HEREIN HEREBY ADOPT THIS PLAN AS OUR PLAN OF SUBDIVISION) AND DEDICATED THE STREETS AND RIGHTS OF ACCESS AS SHOWN AND/OR DESCRIBED TO THE PUBLIC USE FOR THE PURPOSES THEREIN CONTAINED AS HIS OWN FREE ACT AND DEED.

STATE OF TENNESSEE, COUNTY OF SHELBY
NOTARY'S CERTIFICATE
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STATE OF TENNESSEE, COUNTY OF SHELBY
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STATE OF TENNESSEE, COUNTY OF SHELBY
NOTARY'S CERTIFICATE
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY AT MEMPHIS, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED NANCY LEWIS WELSH, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN AS OUR PLAN OF SUBDIVISION (AND HEREBY ADOPT THIS PLAN AS OUR PLAN OF SUBDIVISION) AND DEDICATED THE STREETS AND RIGHTS OF ACCESS AS SHOWN AND/OR DESCRIBED TO THE PUBLIC USE FOREVER, SO TO ACT, AND HAVE BECOME DUE AND PAYABLE.

STATE OF TENNESSEE, COUNTY OF SHELBY
NOTARY'S CERTIFICATE
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY AT MEMPHIS, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED CAROL T. DOTY, D.D., NOT REVEREND HENRY W. HENRY, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN AS OUR PLAN OF SUBDIVISION (AND HEREBY ADOPT THIS PLAN AS OUR PLAN OF SUBDIVISION) AND DEDICATED THE STREETS AND RIGHTS OF ACCESS AS SHOWN AND/OR DESCRIBED TO THE PUBLIC USE FOREVER, SO TO ACT, AND HAVE BECOME DUE AND PAYABLE.

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**EMERALD SQUARE
SUBDIVISION**
SHELBY COUNTY, TENNESSEE

ZONED C-1-B & R-2
APRIL 1976
NO. LOTS 12
CONTAINING 127.8 AC.

PREPARED BY
TALBOT & ASSOCIATES, LTD.
MEMPHIS, TENNESSEE

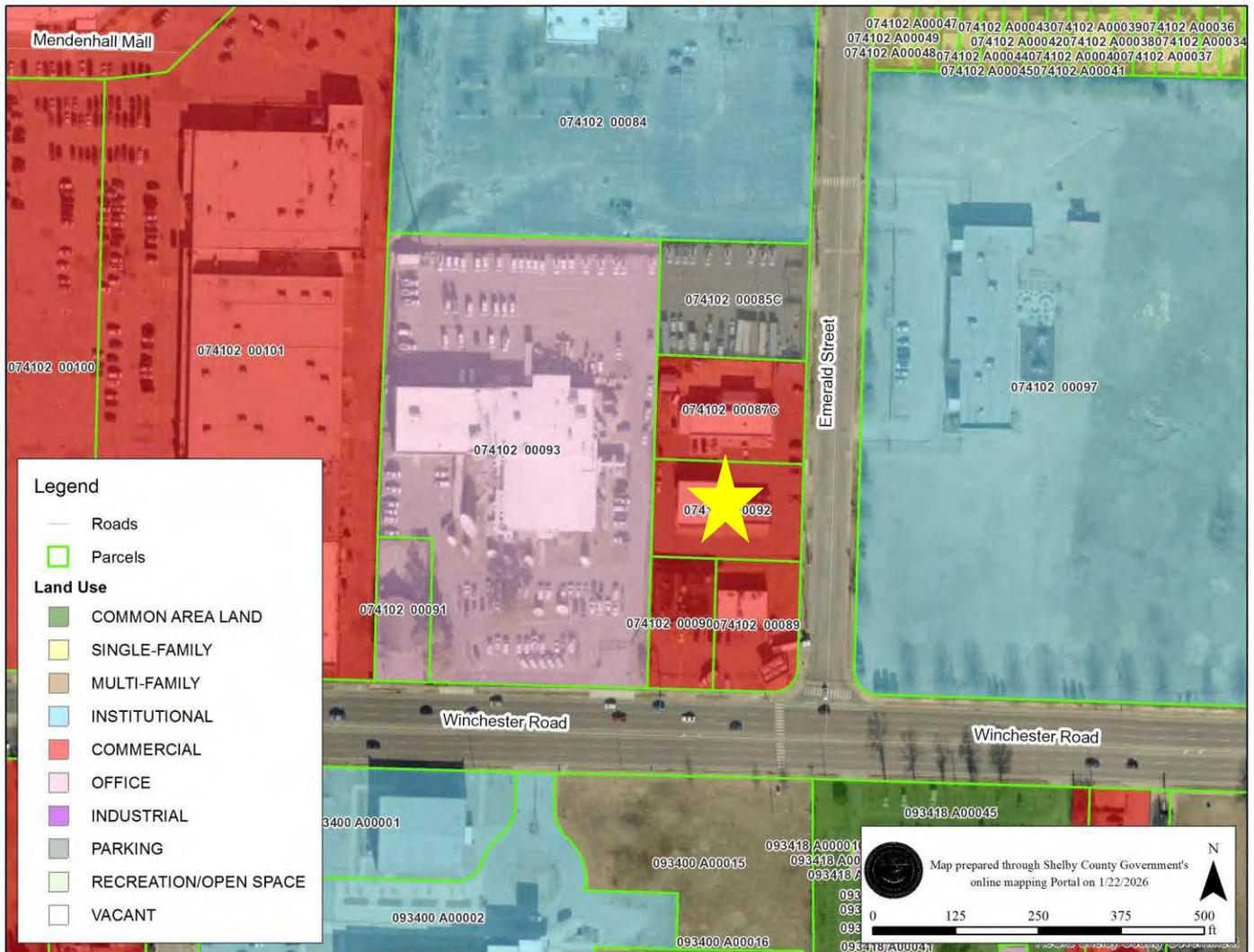
Subject property highlighted in yellow.

AERIAL



Subject property outlined in yellow.

LAND USE MAP



Subject property indicated by a yellow star.

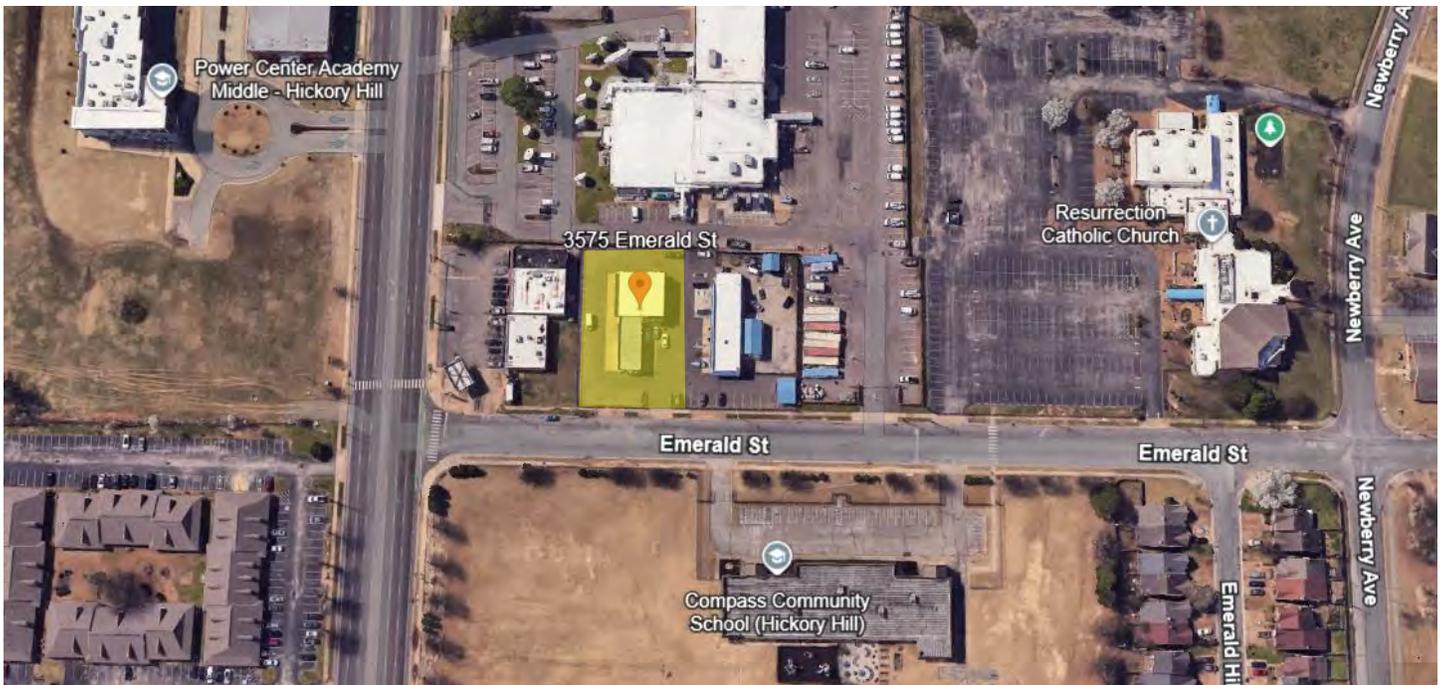
SITE PHOTOS



View of subject property from Emerald Street (front).



View of subject property from Emerald Street (west).



View of subject property from above.

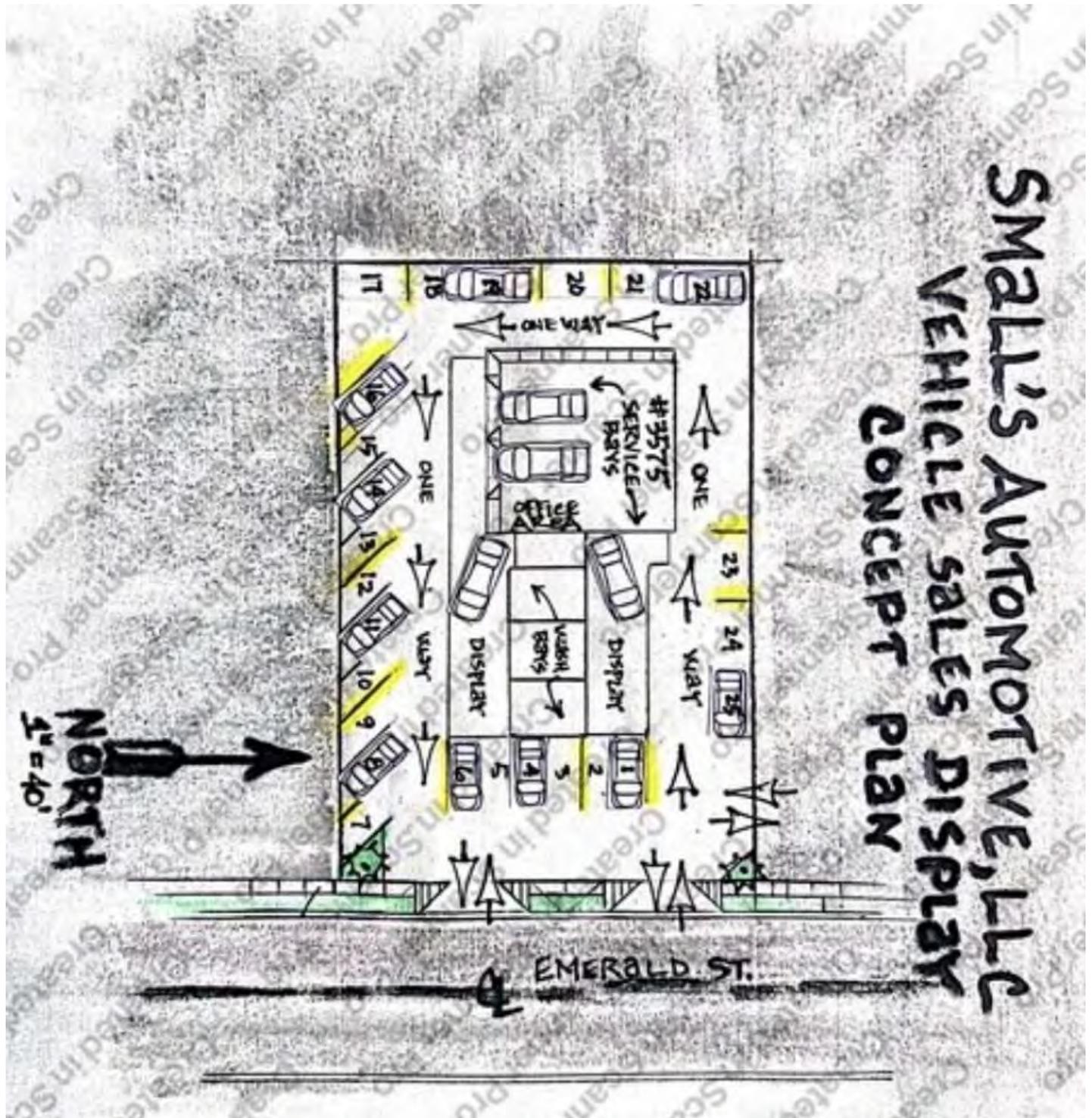


View of subject property from above.



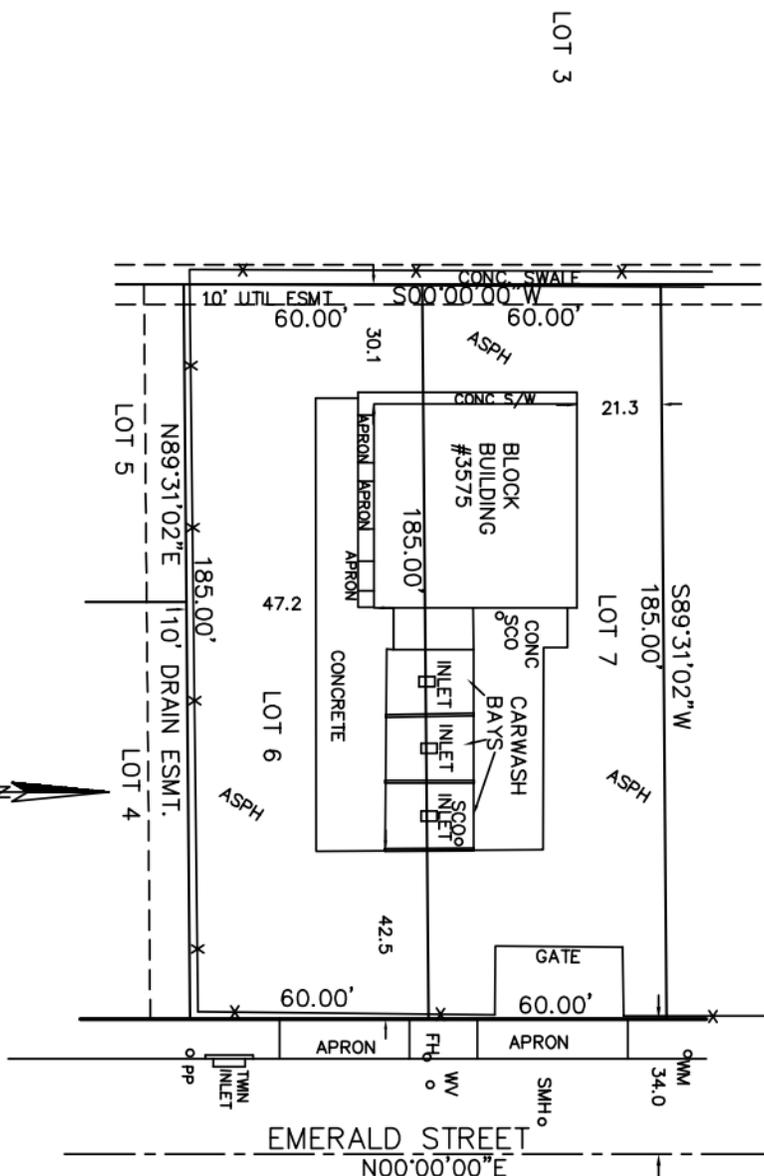
View of subject property from above.

CONCEPT PLAN



SITE PLAN

EXISTING CONDITIONS SITE PLAN
LOT 6 & 7
EMERALD SQUARE S/D
AS RECORDED AT THE SHELBY COUNTY
REGISTER'S OFFICE
 P.B. 65, PG. 5
MEMPHIS, SHELBY COUNTY, TN



LEGEND

CONC	-	CONCRETE
PP	-	POWER POLE
FH	-	FIRE HYDRANT
WV	-	WATER VALVE
WM	-	WATER METER
S/W	-	SIDEWALK
ASPH	-	ASPHALT
SCO	-	SEWER CLEAN OUT
UTIL	-	UTILITY
ESMT	-	EASEMENT
SMH	-	SEWER MANHOLE

NOTE: THIS FIRM DOES NOT PERFORM TITLE SEARCHES.

THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP # 47157C0445 F DATED: SEPTEMBER 28, 2007

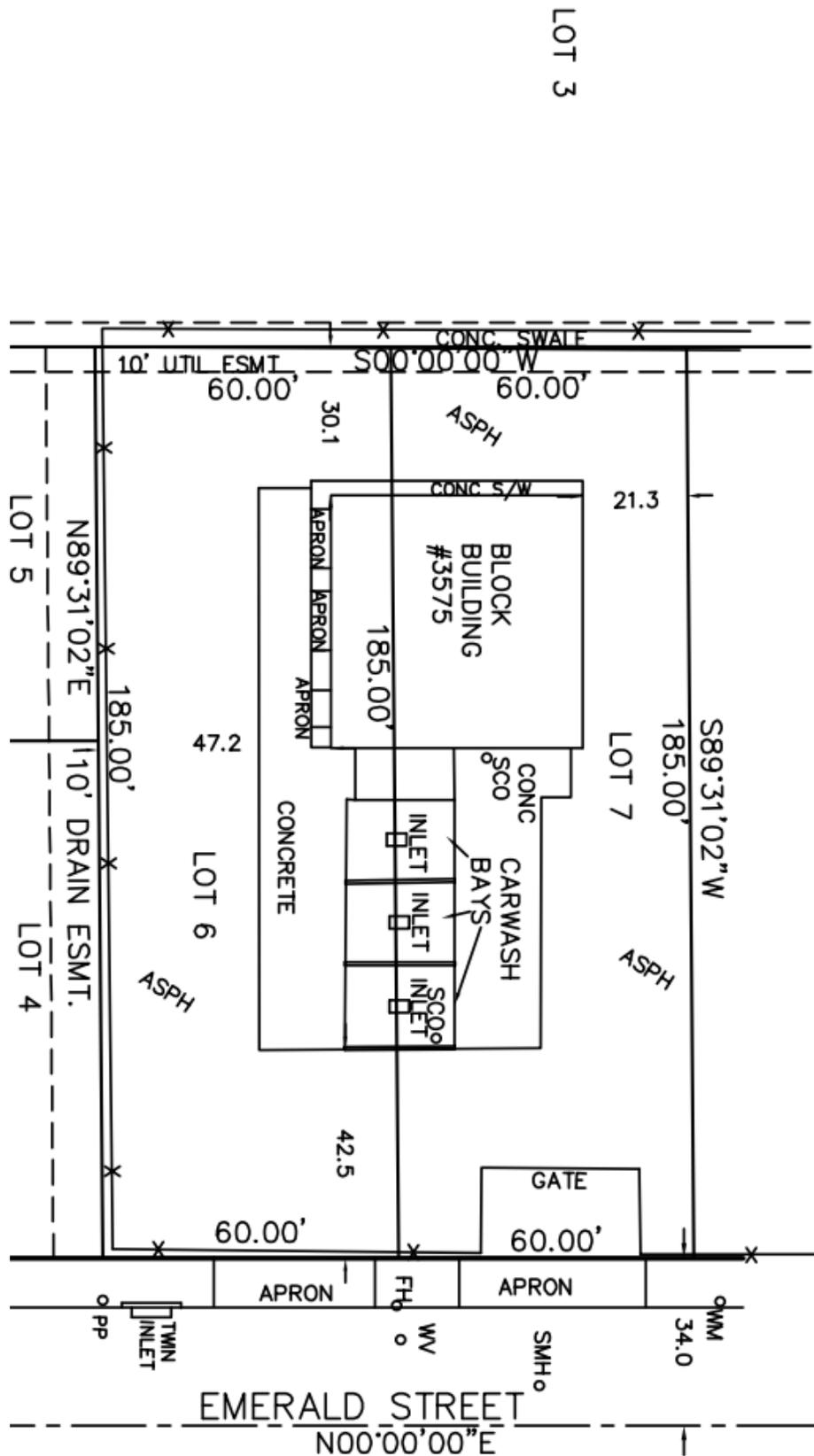


DATE: 12/29/25
 SCALE: 1"=40'

PREPARED BY:
 DENNIS SMALL

PREPARED BY:
 THE BRAY FIRM
 2950 STAGE PLAZA N.
 BARLETT, TN 38134
 (901) 383-8668

SITE PLAN – MAGNIFIED



CASE REVIEW

Request

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

Approval Criteria

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

9.6.9 Approval Criteria

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

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

Site Details

Address:

3575 Emerald Street

Parcel ID:

074102 00092

Area:

+/-22,172 square feet

Description:

The subject property is known as Lot 6 and 7 of Emerald Square Subdivision a zoning of Commercial Mixed-Use-1 (CMU-1). Per the Assessor's website, the principal structure on the site was built in 1977 with a ground floor area of 2,800 square feet and the surrounding land uses are a mixture of commercial, institutional, office, and single-family lots. Additionally, this lot has one street frontage.

Site Plan Review

The subject property includes Lots 6 and 7 of Emerald Square Subdivision, located along Emerald Street. Each lot is approximately 185 feet wide by 60 feet deep, creating a combined site depth of roughly 120 feet. Emerald Street is identified as a 60-foot right-of-way, and the site is served by paved apron access along the street frontage. A 10-foot drainage easement is located along the southern property line. The site is developed with an existing block building (#3575) and associated carwash bays, with concrete apron areas surrounding the structures for vehicular circulation and service access.

Vehicular access to the site is provided from Emerald Street through a gated entrance, with paved internal circulation throughout the property. The existing building extends approximately 185 feet in width, with service and carwash bays oriented toward the interior apron area. The submitted concept plan depicts one-way internal circulation and clearly defined maneuvering areas designed to accommodate vehicle service and display activities while avoiding backing movements onto Emerald Street.

The vehicle sales display concept plan illustrates approximately 25 on-site vehicle display spaces distributed along the perimeter and interior paved apron areas of Lots 6 and 7. Display spaces are primarily located along the north, west, and south edges of the site. The plan also maintains dedicated service access to the existing building and carwash bays.

Additional site features shown include concrete and asphalt paving, fencing along portions of the property boundary, utility elements such as water meters, sewer manholes, and power poles, and apron areas along the frontage.

Prior to final site plan approval, the applicant shall revise the parking layout to resolve the overlap of vehicle display within parking spaces 21/22 and 18/19. All parking spaces, drive aisles, and maneuvering areas shall be clearly dimensioned and shown to scale to demonstrate compliance with the parking design standards of UDC Sub-Section 4.5.5A. The final site plan shall also include additional landscaping in the area identified on the concept plan to enhance site appearance and buffering.

Analysis

The applicant is requesting a Special Use Permit for motor vehicle sales, limited to used vehicles at 3575 Emerald Street, located on Lots 6 and 7 of Emerald Square Subdivision and zoned CMU-1. The site includes an existing 2,800-square-foot building constructed in 1977 and is surrounded by mixed commercial, institutional, office, and residential uses.

The property previously functioned as a vehicle wash and automotive service facility, a permitted use in the CMU-1 district. The proposal retains service use and introduces used vehicle sales, subject to approval of a Special Use Permit. The submitted vehicle display concept primarily arranged along the north, west, and south portions of the property. The layout maintains dedicated access to the service and carwash bays and depicts one-way internal circulation with defined maneuvering areas to accommodate both vehicle display and service

activities.

The subject property includes two adjacent lots, each approximately 185 feet wide by 60 feet deep, resulting in a combined site depth of approximately 120 feet. Emerald Street is identified as a 60-foot right-of-way, and access is provided through a gated entrance with paved apron frontage. A 10-foot drainage easement is located along the southern property line. Additional site features shown include existing fencing, concrete and asphalt paving, and utility infrastructure serving the property.

The granting of this special use permit will not cause substantial detriment to the public good, nor will it substantially impair the intent and purpose of an adopted plan or the Unified Development Code (UDC), nor will it be injurious to the neighborhood or the general welfare, and it will be in harmony with the purpose and intent of the UDC.

RECOMMENDATION

Staff recommends approval with conditions.

Conditions

1. Vehicle repair and used tire sales are prohibited.
2. Outdoor display and sales shall be limited to the requirements of UDC Sub-Section 4.8.4A.
3. All street frontages must have streetscape installed or an equivalent alternative approved by the Division of Planning and Development.
4. The dumpster location and screening shall meet the requirements of UDC Sub-Section 4.6.8B.
5. All parking and vehicle use areas shall be surfaced and all parking spaces shall be painted with striping.
6. The applicant shall submit a final site plan and landscape plan subject to administrative review and approval by the Division of Planning and Development

DEPARTMENTAL COMMENTS

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

City Engineer:	See page 17.
County Engineer:	No comments received.
City Fire Division:	See page 18.
County Fire Division:	No comments received.
City Real Estate:	No comments received.
County Health Department:	No comments received.
Shelby County Schools:	No comments received.
Construction Code Enforcement:	No comments received.
Memphis Light, Gas and Water:	No comments received.
Office of Sustainability and Resilience:	No comments received.
Office of Comprehensive Planning:	See pages 19-21.

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.

City Fire Division:

1. All design and construction shall comply with the 2021 edition of the International Fire Code with local amendments and referenced standards.
2. Fire apparatus access shall comply with section 503.
3. Where security gates are installed that affect required fire apparatus access roads, they shall comply with section 503.6.
4. Fire protection water supplies (including fire hydrants) shall comply with section 507.
5. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternate methods of protection are provided.
6. IFC 510 In-building two-way emergency responder communication coverage shall be provided in all new and existing buildings. Buildings and structures that cannot support the required level of coverage shall be equipped with systems and components to enhance signals and achieve the required level of communication coverage.
7. A detailed plans review will be conducted by the Memphis Fire Prevention Bureau upon receipt of complete construction documents. Plans shall be submitted to the Shelby County Office of Code Enforcement.

Office of Comprehensive Planning

This summary is being produced in response to the following application to support the Land Use and Development Services Department in their recommendation: SUP 2026-001 Oakhaven/Parkway Village

Site Address/Location: 3575 Emerald St

Overlay District/Historic District/Flood Zone: Site overlaps with a flood zone

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

Street Type: Avenue

The applicant is requesting a Special Use Permit to allow office/showroom for motor vehicle sales.

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

1. Future Land Use Planning Map



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

2. Land Use Description/Intent

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



“CSL” Form & Location Characteristics

Commercial and services uses, 1-4 stories height

“CSL” Zoning Notes

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

Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: Commercial; CMU-1

Adjacent Land Use and Zoning: Commercial, Office, Institutional; CMU-1, R-6

Overall Compatibility: *This requested use is compatible with the existing land use description/intent, form & location characteristics, zoning notes. It is consistent with the existing, adjacent land uses such as a gas station and an auto parts & car repair shop.*

Degree of Change Map



Red polygon denotes the proposed site on the Degree of Change Map. There is no Degree of Change.

3. Degree of Change Description

N/A

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

N/A

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

Consistency Analysis Summary

The applicant is requesting a Special Use Permit to allow office/showroom for motor vehicle sales. This requested use is not compatible with the existing land use description/intent, form & location characteristics, zoning notes. It is consistent with the existing, adjacent land uses such as a gas station and an auto parts & car repair shop.

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, February 4, 2025 at 8 AM.**

CASE NUMBER: SUP 2026-001
ADDRESS: 3575 Emerald St
REQUEST: Special use permit to allow vehicle sales
APPLICANT: Dennis Small

Meeting Details
Location: Council Chambers
City Hall 1st Floor
125 N Main St.
Time: 9:00 AM
Date: Thursday, February 12, 2026

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



VICINITY MAP



97 Notices Mailed 01/13/2026

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



SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

I, Brian S. Bacchus, being duly sworn, depose and say that at 5:02 PM am/pm on the 29th day of January, 2026, I posted one Public Notice Sign(s) pertaining to Case No. S.U.P. 2026-001 at 3575 Emerald Street Memphis, TN, 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.

Brian S. Bacchus
Owner, Applicant or Representative

January 29, 2026
Date

Subscribed and sworn to before me this 29 day of January, 2026.

Tina M. Bacchus
Notary Public

My commission expires: 8/4/29





NEIGHBORHOOD MEETING SUMMARY

NEIGHBORHOOD MEETING SUMMARY



Case Number: S.U.P. 2026-001

Meeting Information

Location: 3575 Emerald Street

Date: Feb. 5, 2026

Address: Same

Time: 18:00

Attendance

Attended on behalf of the applicant:

Role (Applicant, Engineer, Architect, etc.)

Brian Bacchus

Representative

Dennis Small

Applicant

Calvin Taylor

Associate

Michael Pride

Associate

Number of Invitations Mailed: 44

Approx. Neighborhood Attendees: 0

Proceedings

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

The meeting started promptly at 6:00 pm and applicant and representative remained on-site until after 7:30. There were no neighborhood attendees present, but applicant shared his business model and client services and the representative shared relevant information with the applicant and associates in attendance regarding the adjacent land uses and the nearest single family residential uses in the area.

NEIGHBORHOOD MEETING SUMMARY



Case Number: S.U.P. 2026-001

Attachments

Also included in this submission are the following:

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

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

Attestation

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

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

Brian S. Bacchus, Principal Consultant

Print Name

Signature

Feb. 6, 2026

Date

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

APPLICATION



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

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

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

website: www.develop901.com

Record Summary for Special Use Permit

Record Detail Information

Record Type: Special Use Permit

Record Status: Assignment

Opened Date: January 2, 2026

Record Number: SUP 2026-001

Expiration Date:

Record Name: Small's Automotive, LLC

Description of Work: Special Use Permit to allow office/showroom for motor vehicle sales, service and repair of vehicles

Parent Record Number:

Address:

3575 EMERALD ST, MEMPHIS, Tennessee 38115

Owner Information

Primary Owner Name

Y L & A AUTOMOTIVE LLC

Owner Address

2635 FRIDDELL CV, MEMPHIS, TN 38133

Owner Phone

9015305441

Parcel Information

074102 00092

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner Mahsan Ostadnia

Date of Meeting 12/18/2025

Pre-application Meeting Type In Person

GENERAL PROJECT INFORMATION

Application Type New Special Use Permit (SUP)

List any relevant former Docket / Case -

Number(s) related to previous applications on this site

Is this application in response to a citation, stop No

GENERAL PROJECT INFORMATION

work order, or zoning letter

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

APPROVAL CRITERIA

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

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

UDC Sub-Section 9.6.9C

UDC Sub-Section 9.6.9D

UDC Sub-Section 9.6.9E

The adjacent land uses to the south for a small retail center and convenient store with gasoline pumps directly facing Winchester Road, including the auto repair shop directly adjacent to the north will not be affected by this proposal. Nor will the charter school directly across the street from the subject property and the existing auto wheel repair shop and cable contracting facility be affected by the proposed use. The property, including adjacent property to the north in single ownership is totally enclosed with a wrought-iron decorative fence for security and safety inside and outside the property.

The subject property, including site improvements will be utilized and maintained in its current conditions and no new construction is proposed in this application. The proposal will be arranged and operated in a manner to be compatible with surrounding properties and will not interfere with any future development and use of any adjacent property in accordance with the CMU-1 District regulations. The subject property is currently served by essential public facilities by a public street, adequate access, parking, circulation, refuse, fire and emergency services, including electricity, natural gas, water, adequate drainage, and sewer services are provided on the property.

The subject property does not have any history of being or possessing any significant natural, scenic or historic importance that will result in the destruction, loss or damage of any feature(s) determined by any governing body.

The proposed project, if approved will comply with the Use Standard provisions of Sub-Section 2.6.3.P of the UDC for motor vehicle sales, service and repair, including outdoor display and sales requirements of Sub-Section 4.8.4A as allowed by Special Use Permit.

APPROVAL CRITERIA

UDC Sub-Section 9.6.9F

Memphis 3.0's Low Intensity Commercial Services (often aligned with auto-oriented corridors or small-scale service commercial areas typically supports:

- Small format retail and service use
- Low impact commercial activity
- Uses that do not generate heavy traffic, noise, or outdoor storage
- Development that is compatible with adjacent residential or neighborhood scale commercial properties

Motor vehicle sales can fit into commercial service areas by Special Use Permit (SUP).

The intent is to activate an existing commercial property with a low-impact use that aligns with the corridor's character and the Memphis 3.0 vision for reinvestment in established commercial areas. The proposed use fits within this context and does not introduce a new or incompatible development pattern. The scale of the operation is modest, and the applicant is committed to meeting the proposed Sit Plan Conditions.

•Existing Context:

The surrounding area already contains commercial and light industrial uses. Motor vehicle sales are consistent with the corridor's established development pattern.

• Low Intensity Operations:

The applicant proposes a small format sales operation with limited inventory, no outdoor repair activity, and no high-volume traffic generation.

GIS INFORMATION

Case Layer	-
Central Business Improvement District	No
Class	C
Downtown Fire District	No
Historic District	-
Land Use	COMMERCIAL
Municipality	MEMPHIS
Overlay/Special Purpose District	-
Zoning	CMU-1
State Route	-
Lot	6 & 7
Subdivision	EMERALD SQUARE
Planned Development District	-
Wellhead Protection Overlay District	Yes
County Commission District	-

GIS INFORMATION

City Council District -
 City Council Super District -

Contact Information

Name
 BRIAN S. BACCHUS

Contact Type
 APPLICANT

Address

Phone
 (901)785-5988

Name
 BRIAN BACCHUS

Contact Type
 REPRESENTATIVE

Address

Phone
 (901)785-5988

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1699195	Special Use Permit Fee - 5 acres or less (Base Fee)	1	500.00	INVOICED	0.00	01/02/2026
1699195	Credit Card Use Fee (.026 x fee)	1	13.00	INVOICED	0.00	01/02/2026

Total Fee Invoiced: \$513.00

Total Balance: \$0.00

Payment Information

Payment Amount **Method of Payment**
 \$513.00 Credit Card

OWNER AFFIDAVIT



Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

I, Carlos Villalobos (Print Name) Carlos Villalobos (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 _____
and further identified by Assessor's Parcel Number _____
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this _____ day of December in the year of 2025.

Marcia [Signature]
Signature of Notary Public



August 28, 2029
My Commission Expires

LETTER OF INTENT

LETTER OF INTENT

BUD GROUP

(Bacchus Urban Design Group)

Brian S. Bacchus, Principal Consultant
5320 White Diamond Street
Memphis, TN 38109

Date: December 31, 2025

To: Land Use Control Board
Secretary, Chairman, Vice-Chairman and Board Members

Re: 3575 Emerald Street
Special Use Permit: Motor Vehicle Sales and Service

Greetings Mr. Secretary,

On behalf of the property owner, L & A Automotive, LLC and Mr. Dennis Small of Small's Automotive, LLC, we are requesting a Special Use Permit for the above-mentioned property to allow motor vehicle sales and service on two (2) lots in Emerald Square Subdivision totaling 0.50 acres or 22, 170 sq. ft. in area. The lots are in Commercial Mixed Use (CMU-1) District zoning at the west side of Emerald Street, +/-160.62 feet north of Winchester Road over one-quarter (¼) mile from Williamsburg Colony and Bishop's Bridge neighborhoods in the southeast portion of the City of Memphis. The site was a former vehicle wash and automotive service facility permitted by right in the CMU-1 District.

The applicant, Mr. Small is proposing the principal use of the property for motor vehicle sales and services as outlined in the proposed enclosed Site Plan Conditions and agreed upon by the applicant with limited retail sales of automotive products such as lubrication, motor oil and oil filters, auto wax, auto cloths, and auto cleaning products. The use of space within the main building will include reception desk, sales counter, sales offices, break rooms, bathrooms, storage areas and a mini-indoor showroom with outdoor auto display bays attached to the main building.

The proposed land use for motor vehicle service is permitted by right in the CMU-1 District, but the request for motor vehicle sales is permitted by Special Use Permit. The motor vehicle sales will be located on the balance of the property with designated sales and display areas for customer service for a total display of vehicles for sale and display at any one time will be a maximum of twenty-five (25) vehicles.

BUD Group
'From the Property Line to the Parapet'

The required parking spaces for motor vehicle sales and service are a ratio of 1:500 sq. ft. of indoor floor area plus a ratio of 1:10,000 sq. ft. for outdoor lot area for a total of seven (7) required parking spaces, including one (1) handicap space. Parking will be provided for the main building and outdoor motor vehicle display area to meet required parking for all proposed indoor and outdoor uses of the property as illustrated on the site plan.

This facility is intended to serve the southeastern portion of the City of Memphis, focusing on residential neighborhoods such as Williamsburg Colony and Bishop's Bridge, as well as the surrounding commercial establishments, including the Mendenhall Square Retail Shopping Center. The market comprises individuals and families seeking reliable pre-owned vehicles and automotive services, along with local businesses in need of fleet maintenance and vehicle care. By offering both sales and service, the site aims to meet the diverse transportation needs of a sustainable market area.

The applicant, Small's Automotive, LLC prides itself in being the Number #1 source for buying quality pre-owned vehicles in the marketplace with extensive relationships in the dealer's community, which allows them to purchase a wide variety of lease returns and new car trades at exceptional values. This model enables them to pass along huge savings on the highest quality vehicles of choice in this service market.

In summary, the request for approval of a Special Use Permit with conditions to allow motor vehicle sales and service at this location is articulated as follows: motor vehicle sales display area for up to twenty-five (25) vehicles which will meet required parking standards with seven (7) spaces, including one (1) space. The application also details compliance with zoning and proposed site plan conditions. On behalf of the applicant, we respectfully request a favorable recommendation for a Special Use Permit to allow the proposed land use within this market area in the southeastern portion of the City of Memphis.

Sincerely,

Brian S. Bacchus, Principal Consultant
BUD Group
(901) 832-7203
BacchusUrbanDesignGroup@Outlook.com

cc: Mr. Dennis Small, Small's Automotive, LLC
Chairman, Vice Chairman and Board Members

BUD Group
'From the Property Line to the Parapet'

S.U.P. 2026-???

3575 Emerald Street

Site Plan Conditions (Proposed)

D/B/A: Small's Automotive, LLC

1. The special permit to allow office/showroom for motor vehicle sales, service and repair of vehicles, including twenty-four (24) hour roadside assistance and short-term vehicle storage.
2. The applicable Use Standard provisions of Sub-Section 2.6.3P of the UDC for motor vehicle sales, service, and repair shall be applied to the subject property.
3. The outdoor display and sales shall be limited to the requirements of UDC Sub-Section 4.8.4A, but to include outdoor sales, display, limited general outdoor storage of motor vehicles and merchandise.
4. The existing wrought-iron fencing shall be preserved and maintained. Any new fencing and gating shall match existing fence material. No razor wire or barbed wire shall be permitted.
5. All required parking and vehicle display areas shall maintain the surface parking and all parking spaces shall be delineated with striped painted lines.
6. Detached and attached signs shall be as permitted and regulated in the Commercial Mixed Use (CMU-1) District.

S.U.P. 2026-???

Site Plan Conditions

LETTERS RECEIVED

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



Memphis and Shelby County Division of Planning and Development

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

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

website: www.develop901.com

Record Summary for Special Use Permit

Record Detail Information

Record Type: Special Use Permit

Record Status: Assignment

Opened Date: January 2, 2026

Record Number: SUP 2026-001

Expiration Date:

Record Name: Small's Automotive, LLC

Description of Work: Special Use Permit to allow office/showroom for motor vehicle sales, service and repair of vehicles

Parent Record Number:

Address:

3575 EMERALD ST, MEMPHIS, Tennessee 38115

Owner Information

Primary Owner Name

Y L & A AUTOMOTIVE LLC

Owner Address

2635 FRIDDELL CV, MEMPHIS, TN 38133

Owner Phone

9015305441

Parcel Information

074102 00092

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner

Mahsan Ostadnia

Date of Meeting

12/18/2025

Pre-application Meeting Type

In Person

GENERAL PROJECT INFORMATION

Application Type

New Special Use Permit (SUP)

List any relevant former Docket / Case

-

Number(s) related to previous applications on this site

Is this application in response to a citation, stop

No

GENERAL PROJECT INFORMATION

work order, or zoning letter

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

APPROVAL CRITERIA

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

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

UDC Sub-Section 9.6.9C

UDC Sub-Section 9.6.9D

UDC Sub-Section 9.6.9E

-

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The subject property does not have any history of being or possessing any significant natural, scenic or historic importance that will result in the destruction, loss or damage of any feature(s) determined by any governing body.

The proposed project, if approved will comply with the Use Standard provisions of Sub-Section 2.6.3.P of the UDC for motor vehicle sales, service and repair, including outdoor display and sales requirements of Sub-Section 4.8.4A as allowed by Special Use Permit.

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•Existing Context:

The surrounding area already contains commercial and light industrial uses. Motor vehicle sales are consistent with the corridor’s established development pattern.

• Low Intensity Operations:

The applicant proposes a small format sales operation with limited inventory, no outdoor repair activity, and no high-volume traffic generation.

GIS INFORMATION

Case Layer	-
Central Business Improvement District	No
Class	C
Downtown Fire District	No
Historic District	-
Land Use	COMMERCIAL
Municipality	MEMPHIS
Overlay/Special Purpose District	-
Zoning	CMU-1
State Route	-
Lot	6 & 7
Subdivision	EMERALD SQUARE
Planned Development District	-
Wellhead Protection Overlay District	Yes
County Commission District	-

GIS INFORMATION

City Council District -
City Council Super District -

Contact Information

Name
BRIAN S. BACCHUS

Contact Type
APPLICANT

Address

Phone
(901)785-5988

Name
BRIAN BACCHUS

Contact Type
REPRESENTATIVE

Address

Phone
(901)785-5988

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1699195	Special Use Permit Fee - 5 acres or less (Base Fee)	1	500.00	INVOICED	0.00	01/02/2026
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Total Fee Invoiced: \$513.00

Total Balance: \$0.00

Payment Information

Payment Amount **Method of Payment**
\$513.00 Credit Card

**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, Carlos Villalpando (Print Name) Carlos Villalpando (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 _____
and further identified by Assessor's Parcel Number _____
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this _____ day of December in the year of 2025.

Marilyn McCrary
Signature of Notary Public



August 28, 2029
My Commission Expires

LETTER OF INTENT

BUD GROUP

(Bacchus Urban Design Group)

Brian S. Bacchus, Principal Consultant
5320 White Diamond Street
Memphis, TN 38109

Date: December 31, 2025

To: Land Use Control Board
Secretary, Chairman, Vice-Chairman and Board Members

Re: 3575 Emerald Street
Special Use Permit: Motor Vehicle Sales and Service

Greetings Mr. Secretary,

On behalf of the property owner, L & A Automotive, LLC and Mr. Dennis Small of Small's Automotive, LLC, we are requesting a Special Use Permit for the above-mentioned property to allow motor vehicle sales and service on two (2) lots in Emerald Square Subdivision totaling 0.50 acres or 22,170 sq. ft. in area. The lots are in Commercial Mixed Use (CMU-1) District zoning at the west side of Emerald Street, +/-160.62 feet north of Winchester Road over one-quarter (1/4) mile from Williamsburg Colony and Bishop's Bridge neighborhoods in the southeast portion of the City of Memphis. The site was a former vehicle wash and automotive service facility permitted by right in the CMU-1 District.

The applicant, Mr. Small is proposing the principal use of the property for motor vehicle sales and services as outlined in the proposed enclosed Site Plan Conditions and agreed upon by the applicant with limited retail sales of automotive products such as lubrication, motor oil and oil filters, auto wax, auto cloths, and auto cleaning products. The use of space within the main building will include reception desk, sales counter, sales offices, break rooms, bathrooms, storage areas and a mini-indoor showroom with outdoor auto display bays attached to the main building.

The proposed land use for motor vehicle service is permitted by right in the CMU-1 District, but the request for motor vehicle sales is permitted by Special Use Permit. The motor vehicle sales will be located on the balance of the property with designated sales and display areas for customer service for a total display of vehicles for sale and display at any one time will be a maximum of twenty-five (25) vehicles.

BUD Group
'From the Property Line to the Parapet'

The required parking spaces for motor vehicle sales and service are a ratio of 1:500 sq. ft. of indoor floor area plus a ratio of 1:10,000 sq. ft. for outdoor lot area for a total of seven (7) required parking spaces, including one (1) handicap space. Parking will be provided for the main building and outdoor motor vehicle display area to meet required parking for all proposed indoor and outdoor uses of the property as illustrated on the site plan.

This facility is intended to serve the southeastern portion of the City of Memphis, focusing on residential neighborhoods such as Williamsburg Colony and Bishop's Bridge, as well as the surrounding commercial establishments, including the Mendenhall Square Retail Shopping Center. The market comprises individuals and families seeking reliable pre-owned vehicles and automotive services, along with local businesses in need of fleet maintenance and vehicle care. By offering both sales and service, the site aims to meet the diverse transportation needs of a sustainable market area.

The applicant, Small's Automotive, LLC prides itself in being the Number #1 source for buying quality pre-owned vehicles in the marketplace with extensive relationships in the dealer's community, which allows them to purchase a wide variety of lease returns and new car trades at exceptional values. This model enables them to pass along huge savings on the highest quality vehicles of choice in this service market.

In summary, the request for approval of a Special Use Permit with conditions to allow motor vehicle sales and service at this location is articulated as follows: motor vehicle sales display area for up to twenty-five (25) vehicles which will meet required parking standards with seven (7) spaces, including one (1) space. The application also details compliance with zoning and proposed site plan conditions. On behalf of the applicant, we respectfully request a favorable recommendation for a Special Use Permit to allow the proposed land use within this market area in the southeastern portion of the City of Memphis.

Sincerely,

Brian S. Bacchus, Principal Consultant
BUD Group
(901) 832-7203
BacchusUrbanDesignGroup@Outlook.com

cc: Mr. Dennis Small, Small's Automotive, LLC
Chairman, Vice Chairman and Board Members

BUD Group
'From the Property Line to the Parapet'

S.U.P. 2026-???

3575 Emerald Street

Site Plan Conditions (Proposed)

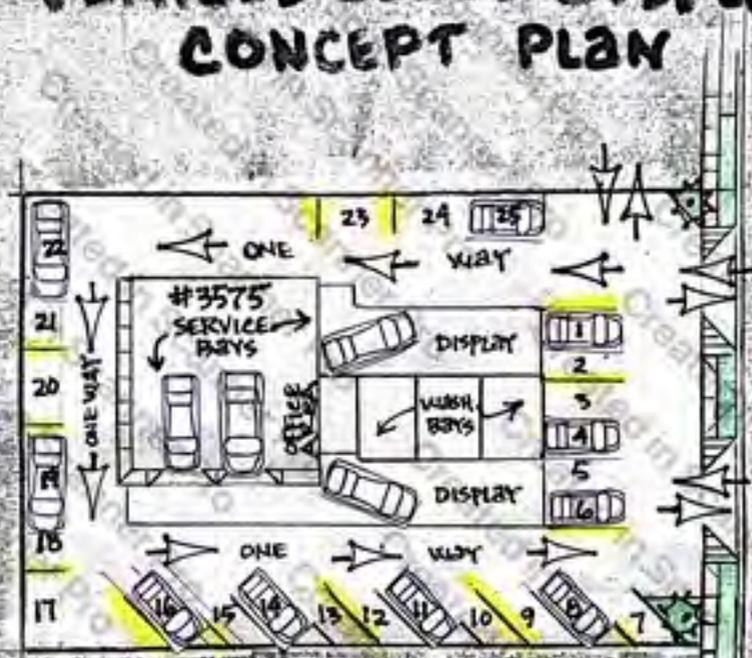
D/B/A: Small's Automotive, LLC

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5. All required parking and vehicle display areas shall maintain the surface parking and all parking spaces shall be delineated with striped painted lines.
6. Detached and attached signs shall be as permitted and regulated in the Commercial Mixed Use (CMU-1) District.

S.U.P. 2026-???

Site Plan Conditions

SMALL'S AUTOMOTIVE, LLC VEHICLE SALES DISPLAY CONCEPT PLAN



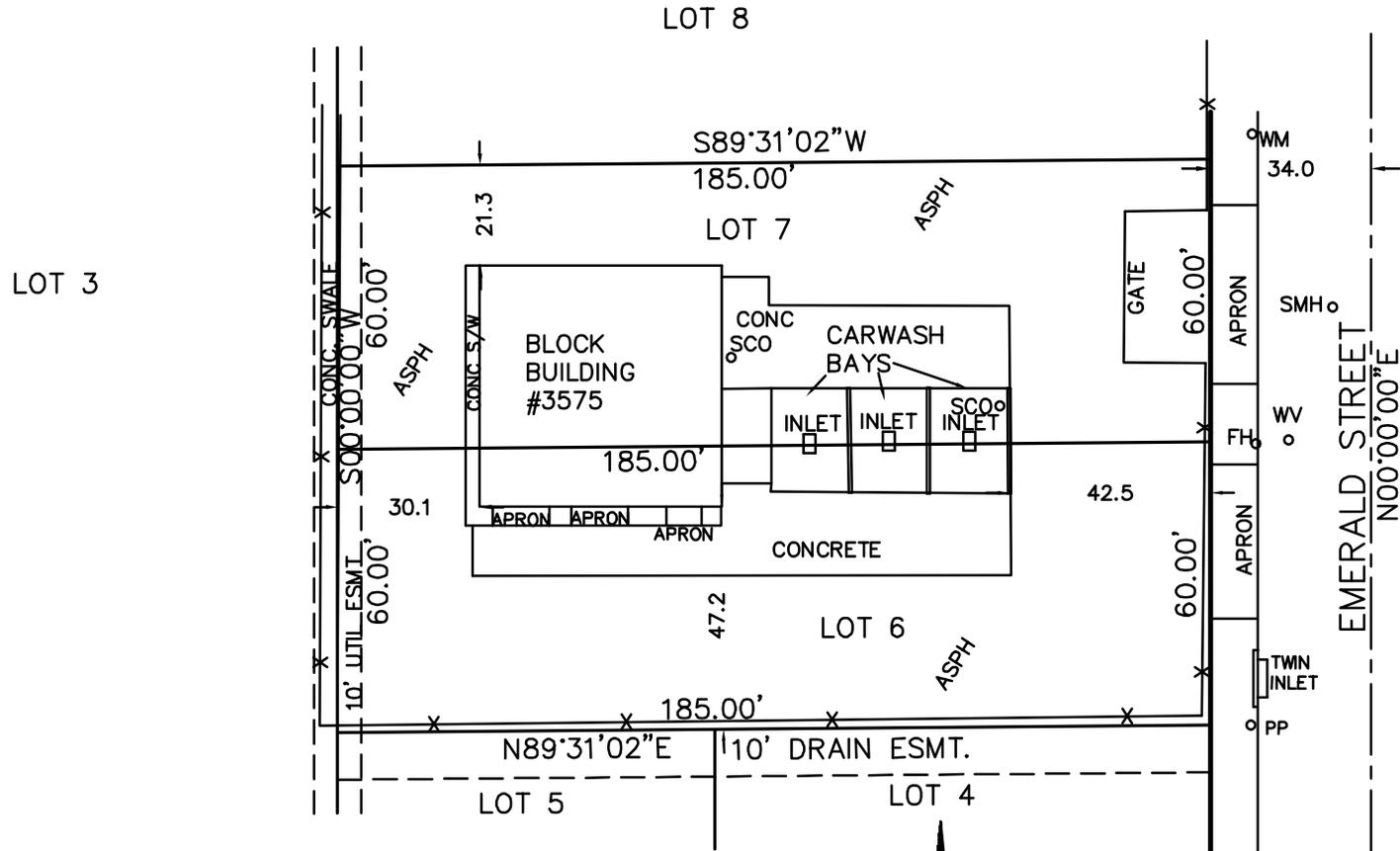
EMERALD ST.

NORTH
1" = 40'

EXISTING CONDITIONS SITE PLAN
LOT 6 & 7
EMERALD SQUARE S/D
AS RECORDED AT THE SHELBY COUNTY
REGISTER'S OFFICE
 P.B. 65, PG. 5
MEMPHIS, SHELBY COUNTY, TN

LEGEND

- CONC - CONCRETE
- PP - POWER POLE
- FH - FIRE HYDRANT
- WV - WATER VALVE
- WM - WATER METER
- X-X - FENCE
- S/W - SIDEWALK
- ASPH - ASPHALT
- SCO - SEWER CLEAN OUT
- UTIL - UTILITY
- ESMT - EASEMENT
- SMH - SEWER MANHOLE



NOTE: THIS FIRM DOES NOT PERFORM TITLE SEARCHES.

THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP # 47157C0445 F DATED: SEPTEMBER 28, 2007

DATE: 12/29/25
 SCALE: 1"=40'

PREPARED BY:
 DENNIS SMALL

PREPARED BY:
 THE BRAY FIRM
 2950 STAGE PLAZA N.
 BARTLETT, TN 38134
 (901) 383-8668



Willie F. Brooks, Jr.
Shelby County Register of Deeds

Owner: L & A AUTOMOTIVE LLC

Parcel Address: 3575 EMERALD ST

Parcel ID: 074102 00092

2025 Appraisal: \$194,600

Tax District: MEMPHIS

Year Built:

Lot Number: 6 & 7

Subdivision: EMERALD SQUARE

Plat BK & PG: UNKNOWN

Dimensions:

Total Acres: 0.509

Owner Address: 2635 FRIDDELL CV

MEMPHIS TN

38133 5157

Map prepared on 12/30/2025





Tom Leatherwood
Shelby County Register / Archives

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.

	
15123296	
12/09/2015 - 01:09 PM	
2 PGS	
TAMMY	1404483-15123296
VALUE	130000.00
MORTGAGE TAX	0.00
TRANSFER TAX	481.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
WALK THRU FEE	0.00
TOTAL AMOUNT	494.00
TOM LEATHERWOOD	
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	

WARRANTY DEED

THIS INDENTURE, made and entered into this 2nd day of December, 2015 by and between MICHAEL K. SNEED and PETRA J. SNEED, TRUSTEES of the MICHAEL K. SNEED AND PETRA J. SNEED REVOCABLE TRUST DATED APRIL 3, 2014, and BRADLEY B. ROLLER, parties of the first part, and L & A AUTOMOTIVE, LLC., party of the second part;

WITNESSETH: That for the consideration hereinafter expressed the said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said parties of the second part the following described real estate, situated and being in the County of Shelby, State of Tennessee:

LOTS 6 & 7, EMERALD SQUARE SUBDIVISION, as shown on plat of record in Plat Book 65, Page 5, in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantors herein by Warranty Deeds as Instrument Nos. 09093086 and 14038369 in the said Register's Office.

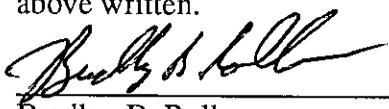
TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, their heirs and assigns in fee simple forever.

And the said parties of the first part do hereby covenant with the said parties of the second part that they are lawfully seized in fee of the aforescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered; and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

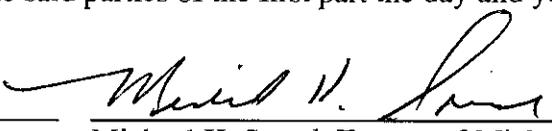
THE CONSIDERATION for this conveyance is as follows:

Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged.

WITNESS the signatures of the said parties of the first part the day and year first above written.



Bradley B. Roller



Michael K. Sneed, Trustee of Michael K. Sneed and Petra J. Sneed Revocable Trust dated April 3, 2014

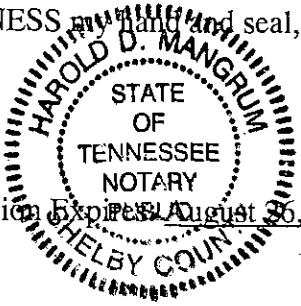


Petra J. Sneed, Trustee of Michael K. Sneed and Petra J. Sneed Revocable Trust dated April 3, 2014

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Michael K. Sneed and Petra J. Sneed, Trustees of Michael K. Sneed and Petra J. Sneed Revocable Trust dated April 3, 2014, and Bradley B. Roller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the persons within named and that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 2nd day of December, 2015.



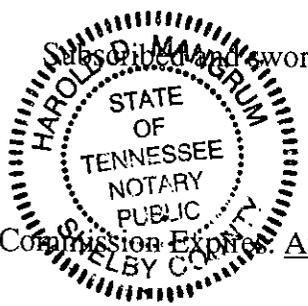
Harold D. Mangrum
Notary Public

My Commission Expires August 26, 2017

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, \$130,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Delora H. Rogers
Affiant

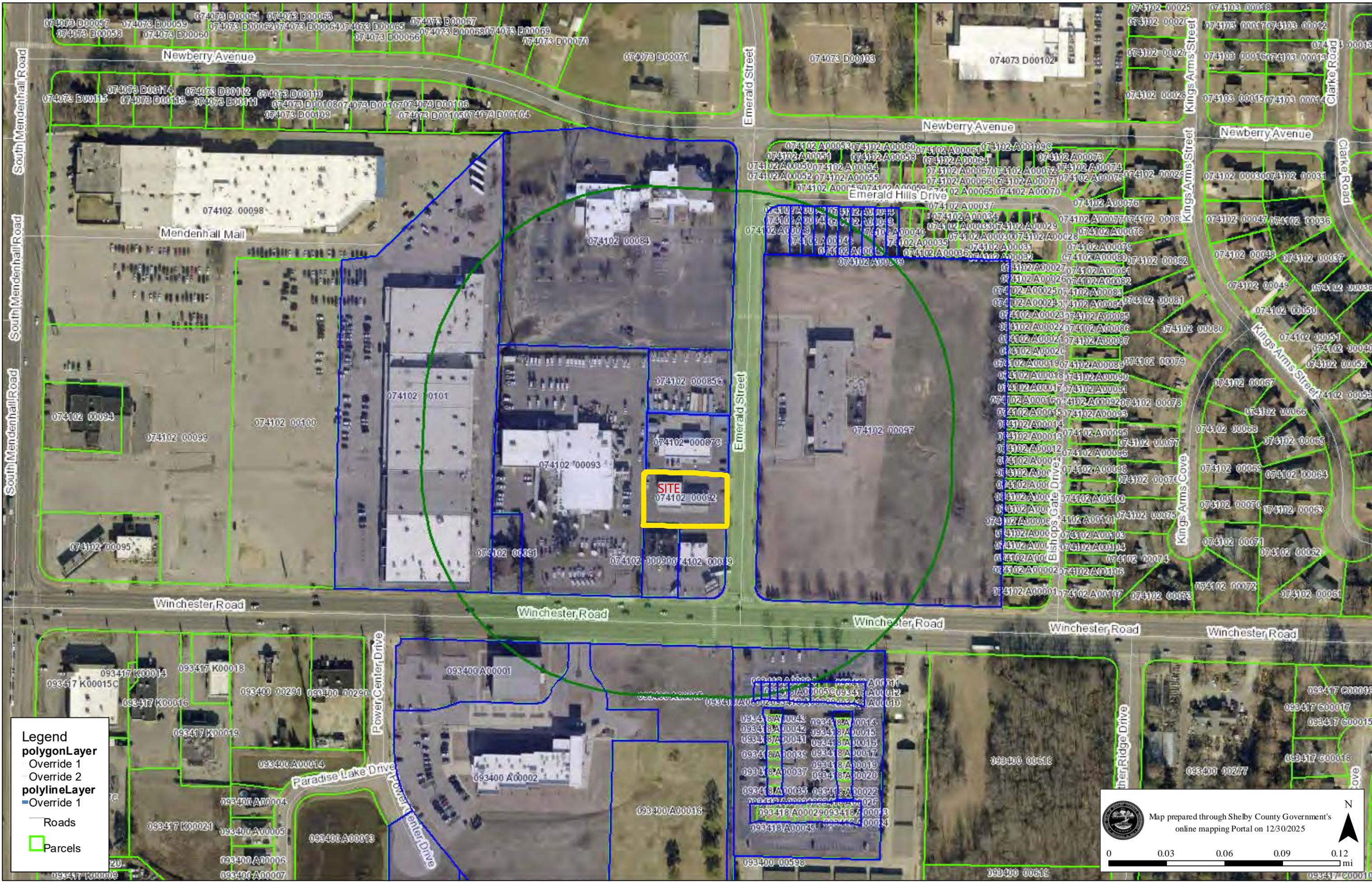


I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, \$130,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Harold D. Mangrum
Notary Public

My Commission Expires August 26, 2017

This Instrument was prepared by: Harold D. Mangrum, Attorney, 1025 Oakhaven Road, Memphis, TN 38119 901-763-1060		
NEW OWNER'S ADDRESS: L & A Automotive, LLC 2635 Friddell Cv Memphis, TN 38133	SEND TAX BILLS TO: L & A Automotive, LLC 2635 Friddell Cv Memphis, TN 38133	MAP-PARCEL ID: Tax ID 074-102-00092
Property Address: 3575 Emerald Street, Memphis, TN 38115		



Legend

polygonLayer

- Override 1
- Override 2

polylineLayer

- Override 1

— Roads

□ Parcels



Map prepared through Shelby County Government's online mapping Portal on 12/30/2025

0 0.03 0.06 0.09 0.12 mi

N

MEMPHIS CATV
ONE COMCAST CENTER #32
PHILADELPHIA PA 19103

CATHOLIC DIOCESE OF MEMPHIS
5825 SHELBY OAKS DR #
MEMPHIS TN 38134

COLEMAN CLARENCE W JR
1509 HUMBER ST #
MEMPHIS TN 38106

CABLE HOLDCO II INC
ONE COMCAST CENTER #32ND
PHILADELPHIA PA 19103

DOZIER CARROLL T REV BISHOP
1325 JEFFERSON AVE #
MEMPHIS TN 38104

SMITH JOANN
5025 LAUREL FOREST CV #
MEMPHIS TN 38125

L & A AUTOMOTIVE LLC
2635 FRIDDELL CV #
MEMPHIS TN 38133

GESTALT COMMUNITY SCHOOLS
2650 THOUSAND OAKS BLVD #1400
MEMPHIS TN 38118

PAYNE JOHN L AND TRINA M PAYNE
911 TRANQUIL LN #
MEMPHIS TN 38116

SMITH JOANN
5025 LAUREL FOREST CV #
MEMPHIS TN 38125

GIPSON LOVELACE P AND AMANDA T GIPSON
1040 TWINKLETOWN RD #
MEMPHIS TN 38116

GARCIA YANETH G
5489 WINCHESTER RD #9
MEMPHIS TN 38115

PAYNE JOHN L AND TRINA M PAYNE
911 TRANQUIL LN #
MEMPHIS TN 38116

AIC ENTERPRISES INC
2299 LANSINGWOOD DR #
GERMANTOWN TN 38139

JECK FOUNDATION COMPANY
1291 GRAYSTONE LN #
CORDOVA TN 38016

PAYNE JOHN L AND TRINA M PAYNE
911 TRANQUIL LN #
MEMPHIS TN 38116

WAHAB SALAM
P O BOX 280099 #
MEMPHIS TN 38168

GARCIA YANETH G
5489 WINCHESTER RD #9
MEMPHIS TN 38115

PAYNE JOHN L AND TRINA M PAYNE
911 TRANQUIL LN #
MEMPHIS TN 38116

INDUSTRY DEVELOPMENT & CONSULTANTS LLC
3878 MITCHELL GROVE RD #
OLIVE BRANCH MS 38654

GARCIA YANETH G
5489 WINCHESTER RD #9
MEMPHIS TN 38115

GARCIA YANETH G
5489 WINCHESTER RD #9
MEMPHIS TN 38115

INDUSTRY DEVELOPMENT & CONSULTANTS LLC
3878 MITCHELL GROVE RD #
OLIVE BRANCH MS 38654

STARNES JIMMY W & GAIL O
5489 WINCHESTER RD #6
MEMPHIS TN 38115

JECK FOUNDATION COMPANY
1291 GRAYSTONE LN #
CORDOVA TN 38016

MALONE FAMILY LIVING TRUST FAMILY
1829 WOODCHASE GLEN DR #
CORDOVA TN 38016

L AND A AUTOMOTIVE LLC
2635 FRIDDELL CV #
BARTLETT TN 38133

HARRIS TIMOTHY E
5489 EMERALD HILLS DR #
MEMPHIS TN 38115

HARMON OLIVER (ESTATE OF) AND JANICE H
5495 WINCHESTER RD #4
MEMPHIS TN 38115

PCAMS HOLDINGS
2650 THOUSAND OAKS BLVD #1400
MEMPHIS TN 38118

REPRESENTATIVE

APPLICANT

SANDLIAN LANCE B
PO BOX 612 #
FISHERS IN 46038

BUD GROUP
5320 WHITE DIAMOND
MEMPHIS TN 38109

DENNIS SMALL
9160 US HWY 64
LAKELAND, TN 38002

WINCHESTER OFFICE PLAZA CONDOMINIUMS
5487 WINCHESTER #
MEMPHIS TN 38115

BUD GROUP
5320 WHITE DIAMOND
MEMPHIS TN 38109

DENNIS SMALL
9160 US HWY 64
LAKELAND, TN 38002

PCAMS HOLDINGS
2650 THOUSAND OAKS BLVD #1400
MEMPHIS TN 38118

BUD GROUP
5320 WHITE DIAMOND
MEMPHIS TN 38109

DENNIS SMALL
9160 US HWY 64
LAKELAND, TN 38002

GESTALT COMMUNITY SCHOOLS
2650 THOUSAND OAKS BLVD #2200
MEMPHIS TN 38118

OWNER
L & A AUTOMOTIVE LLC
2635 FRIDDELL CV
MEMPHIS TN 38133

OWNER
L & A AUTOMOTIVE LLC
2635 FRIDDELL CV
MEMPHIS TN 38133

GESTALT COMMUNITY SCHOOLS
2650 THOUSAND OAKS BLVD #2200
MEMPHIS TN 38118

L & A AUTOMOTIVE LLC
2635 FRIDDELL CV
MEMPHIS TN 38133

L & A AUTOMOTIVE LLC
2635 FRIDDELL CV
MEMPHIS TN 38133

ALDEN'S GATE HOA
3230 S. MENDENHALL ROAD
MEMPHIS TN 38115

NEIGHBORHOOD DEV. ASSOC.
5625 FLOWERING PEACH DRIVE
MEMPHIS, TN 38115

YOUTH & COMM. EDU. FDN.
3320 LANSING DRIVE
MEMPHIS, TN 38115

074102 00085C - MEMPHIS CATV
074102 00093 - CABLE HOLDCO II INC
074102 00092 - L & A AUTOMOTIVE LLC
093418 A00008 - SMITH JOANN
093418 A00009 - PAYNE JOHN L AND TRINA M PAYNE
093418 A00010 - PAYNE JOHN L AND TRINA M PAYNE
093418 A00011 - PAYNE JOHN L AND TRINA M PAYNE
093418 A00043 - GARCIA YANETH G
093418 A00014 - JECK FOUNDATION COMPANY
074102 A00049 - HARRIS TIMOTHY E
074102 00097 - CATHOLIC DIOCESE OF MEMPHIS
074102 00084 - DOZIER CARROLL T REV BISHOP
074102 00101 - GESTALT COMMUNITY SCHOOLS
074102 00091 - GIPSON LOVELACE P AND AMANDA T GIPSON
074102 00090 - AIC ENTERPRISES INC
074102 00089 - WAHAB SALAM
093418 A00001 - INDUSTRY DEVELOPMENT & CONSULTANTS LLC
093418 A00002 - INDUSTRY DEVELOPMENT & CONSULTANTS LLC
093418 A00003 - MALONE FAMILY LIVING TRUST FAMILY
093418 A00004 - HARMON OLIVER (ESTATE OF) AND JANICE H
093418 A00005C - COLEMAN CLARENCE W JR
093418 A00007 - SMITH JOANN
093418 A00012 - PAYNE JOHN L AND TRINA M PAYNE
093418 A00044 - GARCIA YANETH G
093418 A00013 - JECK FOUNDATION COMPANY

093418 A00042 - GARCIA YANETH G

093418 A00041 - GARCIA YANETH G

093418 A00040 - STARNES JIMMY W & GAIL O

074102 00087C - L AND A AUTOMOTIVE LLC

093400 A00016 - PCAMS HOLDINGS

093400 00598 - SANDLIAN LANCE B

093418 A00045 - WINCHESTER OFFICE PLAZA CONDOMINIUMS

093400 A00002 - PCAMS HOLDINGS

093400 A00001 - GESTALT COMMUNITY SCHOOLS

093400 A00015 - GESTALT COMMUNITY SCHOOLS

BUD GROUP

(Bacchus Urban Design Group)

Brian S. Bacchus, Principal Consultant

5320 White Diamond Street

Memphis, TN 38109

BacchusUrbanDesignGroup@Outlook.com



Memphis 3.0 Consistency Statement

3575 Emerald Street — Motor Vehicle Sales (SUP Request)

The proposed motor vehicle sales use is **consistent with the Memphis 3.0 Comprehensive Plan** as it applies to the *Low Intensity Commercial Services* place type. This place type supports neighborhood-scale commercial activity, small service businesses, and auto-oriented commercial uses when designed to minimize off-site impacts. The proposal maintains the intended character by:

- Reusing an existing commercial site without increasing intensity beyond what the corridor already supports
- Limiting operations to low-impact vehicle sales with no repair, body work, or outdoor storage of inoperable vehicles
- Providing site improvements such as landscaping, screening, and controlled access that enhance the corridor's appearance
- Maintaining compatibility with adjacent commercial and industrial properties while buffering nearby residential uses

Memphis 3.0 emphasizes reinvestment in existing commercial corridors and supports adaptive reuse of underutilized sites. This proposal aligns with those goals by activating a vacant or underperforming parcel with a use that can be conditioned to remain low-intensity and neighborhood-compatible.

3575 Emerald Street

BUD Group

'From the Property Line to the Parapet'

BUD GROUP

(Bacchus Urban Design Group)

Brian S. Bacchus, Principal Consultant

5320 White Diamond Street

Memphis, TN 38109

BacchusUrbanDesignGroup@Outlook.com



Compatibility Argument

Impact on Adjacent Properties & Neighborhood Character

The proposed use will **not adversely affect adjacent properties** or the character of the immediate area for the following reasons:

- **Existing Context:** The surrounding area already contains commercial and light-industrial uses. Motor vehicle sales is consistent with the corridor's established development pattern.
- **Low-Intensity Operations:** The applicant proposes a small-format sales operation with limited inventory, no outdoor repair activity, and no high-volume traffic generation.
- **Site Design Enhancements:** Landscaping, fencing, and controlled access points will improve the site's appearance and reduce visibility of vehicles from the public right-of-way.
- **Traffic & Safety:** The use does not introduce heavy truck traffic or high-turnover vehicle movements. Access points remain unchanged or improved to meet UDC standards.
- **Noise & Lighting:** Operations occur during normal business hours, with lighting designed to avoid spillover onto adjacent properties.

With these conditions, the use is compatible with nearby development and does not create negative externalities.

BUD GROUP

(Bacchus Urban Design Group)

Brian S. Bacchus, Principal Consultant

5320 White Diamond Street

Memphis, TN 38109

BacchusUrbanDesignGroup@Outlook.com



Staff-Friendly Narrative

Purpose & Intent

The applicant seeks approval of a Special Use Permit to allow a small-scale motor vehicle sales establishment at 3575 Emerald Street. The intent is to activate an existing commercial property with a low-impact use that aligns with the corridor's character and the Memphis 3.0 vision for reinvestment in established commercial areas.

Consistency With Surrounding Developments

The site is located within a corridor characterized by commercial services, auto-oriented uses, and light industrial activity. The proposed use fits within this context and does not introduce a new or incompatible development pattern. The scale of the operation is modest, and the applicant is committed to meeting all UDC requirements for landscaping, buffering, and site design.

Public Interest & Neighborhood Benefit

The project improves an underutilized site, enhances the streetscape through required landscaping, and provides controlled, well-maintained commercial use. No adverse impacts on traffic, noise, or adjacent residential areas are anticipated. The proposal supports economic activity while maintaining the low-intensity character envisioned for this area.

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

**ONE ORIGINAL
ONLY STAPLED
TO DOCUMENTS**

**Planning & Development
DIVISION**

**Planning & Zoning COMMITTEE: 3/24/2026
DATE
PUBLIC SESSION: 4/14/2026
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 special use permit at the subject property located 3568 Lamar Avenue, known as case number SUP 26-002

CASE NUMBER: SUP 2026-002

LOCATION: 3568 Lamar Avenue

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

OWNER/APPLICANT: James J Skefos/ Curtis Calvin

REPRESENTATIVE: Raymond West, Ray West Designs

REQUEST: To allow vehicle sales

AREA: +/-33,193 square feet (0.76 acres)

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

RECOMMENDED COUNCIL ACTION: **Public Hearing Not Required**
 Hearing – April 14, 2026

PRIOR ACTION ON ITEM:

(1) _____	APPROVAL - (1) APPROVED (2) DENIED
3/12/2026 _____	DATE
(1) Land Use Control Board _____	ORGANIZATION - (1) BOARD / COMMISSION (2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

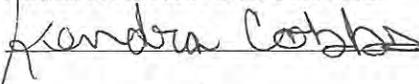
FUNDING:

(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>
	3/16/26	PRINCIPAL PLANNER
_____	_____	DEPUTY ADMINISTRATOR
	3/16/26	ADMINISTRATOR
_____	_____	DIRECTOR (JOINT APPROVAL)
_____	_____	COMPROLLER
_____	_____	FINANCE DIRECTOR
_____	_____	CITY ATTORNEY
_____	_____	CHIEF ADMINISTRATIVE OFFICER
_____	_____	COMMITTEE CHAIRMAN



Memphis City Council Summary Sheet

SUP 2026-002

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A SPECIAL USE PERMIT AT THE SUBJECT PROPERTY LOCATED 3568 LAMAR AVENUE, KNOWN AS CASE NUMBER SUP 2026-002

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

LAND USE CONTROL BOARD RECOMMENDATION

At its regular meeting on **Thursday, March 12, 2026**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

CASE NUMBER: SUP 2026-002

LOCATION: 3568 Lamar Avenue

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

OWNER/APPLICANT: James J Skefos/ Curtis Calvin

REPRESENTATIVE: Raymond West, Ray West Designs

REQUEST: To allow vehicle sales

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

AREA: +/-33,193 square feet (0.76 acres)

The following spoke in support: None

The following spoke in opposition: None

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

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

Respectfully,
Kendra Cobbs

Kendra Cobbs, AICP
Planner III
Land Use and Development Services
Division of Planning and Development

Cc: Committee Members
File

SUP 2026-002

CONDITIONS

1. Storage of impounded vehicles is not permitted.
2. No banners, flags, streamers, balloons or similar advertising devices, temporary or portable signs, reader board signs, roof-mounted signs or tents shall be permitted.
3. No outside speaker system shall be permitted, and automobile service doors shall be closed except for entry and exit of automobiles.
4. Used tire sales are not permitted.
5. An Administrative Site Plan Review (ASPR) application shall be submitted and approved by the Division of Planning and Development.

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A SPECIAL USE PERMIT AT THE SUBJECT PROPERTY LOCATED 3568 LAMAR AVENUE, KNOWN AS CASE NUMBER SUP 2026-002

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 special use permit for certain stated purposes in the various zoning districts; and

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

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

WHEREAS, a public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on March 12, 2026, and said Board has submitted its findings and recommendation concerning the above considerations to the Council of the City of Memphis; and

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

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

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

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

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

CONDITIONS

1. Storage of impounded vehicles is not permitted.
2. No banners, flags, streamers, balloons or similar advertising devices, temporary or portable signs, reader board signs, roof-mounted signs or tents shall be permitted.
3. No outside speaker system shall be permitted, and automobile service doors shall be closed except for entry and exit of automobiles.
4. Used tire sales are not permitted.
5. An Administrative Site Plan Review (ASPR) application shall be submitted and approved by the Division of Planning and Development.

SITE PLAN

3/26/2026 4:12:11 PM



1 ARCHITECTURAL SITE PLAN
1" = 20'

PLANT SCHEDULE FOR 3568 LAMAR AVENUE

SYMBOL	QTY	PLANT	COMMON NAME	SYMBOL NAME	SIZE	SPACING	REMARKS
L1	2	100%	DOVE WHITE SMOKE	L488280004 INCCA	7" O.C. 12" O.C.	FULL	
L2	18	100%	ORANGE HOLEY	L181 COBEN/14 CARISSAW	18" IN 9" IN	3" O.C.	FULL

NOTES:
1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MEMPHIS PLANTING SPECIFICATIONS.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MEMPHIS PLANTING SPECIFICATIONS.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MEMPHIS PLANTING SPECIFICATIONS.



VICINITY MAP

LEGAL DESCRIPTION
 PARCEL ID 073017 00215 AND 073017 00217 ARE A SUBDIVISION OF THE GENERAL SURVEY AS DESCRIBED IN RECORD BOOK 0041, PAGE 87, IN THE DEPUTY COUNTY REGISTER'S OFFICE. BEING MORE PARTICULARLY DESCRIBED AS:
 BEGINNING AT A POINT IN THE NORTHWEST CORNER OF LAMAR AVENUE TO THE NORTH LINE OF SAID AVENUE, ALSO COMMENCEMENT IN THE SOUTH LINE OF SAID AVENUE, THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS WEST 127.44 FEET TO A POINT, THENCE NORTH 89 DEGREES 15 MINUTES 00 SECONDS WEST 245.6 FEET TO A POINT, THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS WEST 127.44 FEET TO A POINT, THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS WEST 245.6 FEET TO THE POINT OF BEGINNING.

SHEET NO. **A1**
 SHEET TITLE:
ARCHITECTURAL SITE PLAN
 DATE:
 JANUARY 22, 2026

JOB NAME AND ADDRESS:
CURTIS CALVIN
3568 LAMAR AVENUE MEMPHIS, TN. 38118
ARCHITECTURAL SITE PLAN



ATTEST:

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

AGENDA ITEM: 5 **L.U.C.B. MEETING:** March 12, 2026
CASE NUMBER: SUP 2026-0002
LOCATION: 3568 Lamar Avenue
COUNCIL DISTRICT: District 3 and Super District 8 – Positions 1, 2, and 3
OWNER/APPLICANT: James J Skefos/ Curtis Calvin
REPRESENTATIVE: Raymond West, Ray West Designs
REQUEST: Special use permit to allow vehicle sales
EXISTING ZONING: Commercial Mixed Use - 3 (CMU-3)

CONCLUSIONS

1. An application was received requesting a special use permit for vehicle sales at 3568 Lamar Avenue.
2. Request also includes continued use of southern driveway and asphalt paved area on adjacent lot to the south.
3. As the area is surrounded by heavy commercial and industrial uses, vehicle sales at this location are compatible with existing uses.
4. Furthermore, the Memphis 3.0 land use analysis found the request to be consistent with the future land use map.
5. Staff has not received any inquires or letters opposing the request and the required neighborhood meeting occurred without anyone from the general public attending.
6. Therefore, staff finds the request to be in harmony with the purpose and intent of the Unified Development Code and will not be injurious to the neighborhood or general welfare.

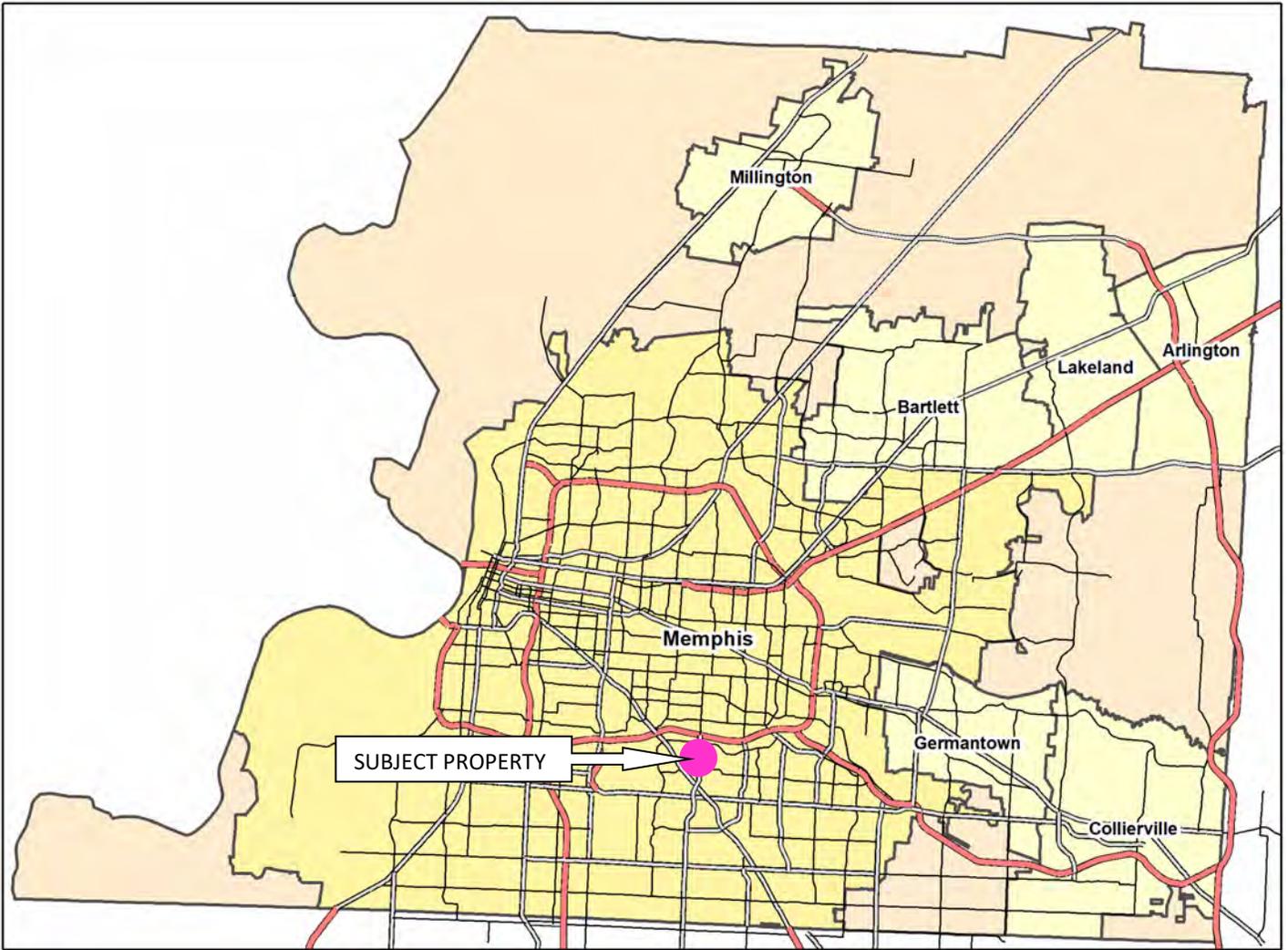
CONSISTENCY WITH MEMPHIS 3.0

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

RECOMMENDATION:

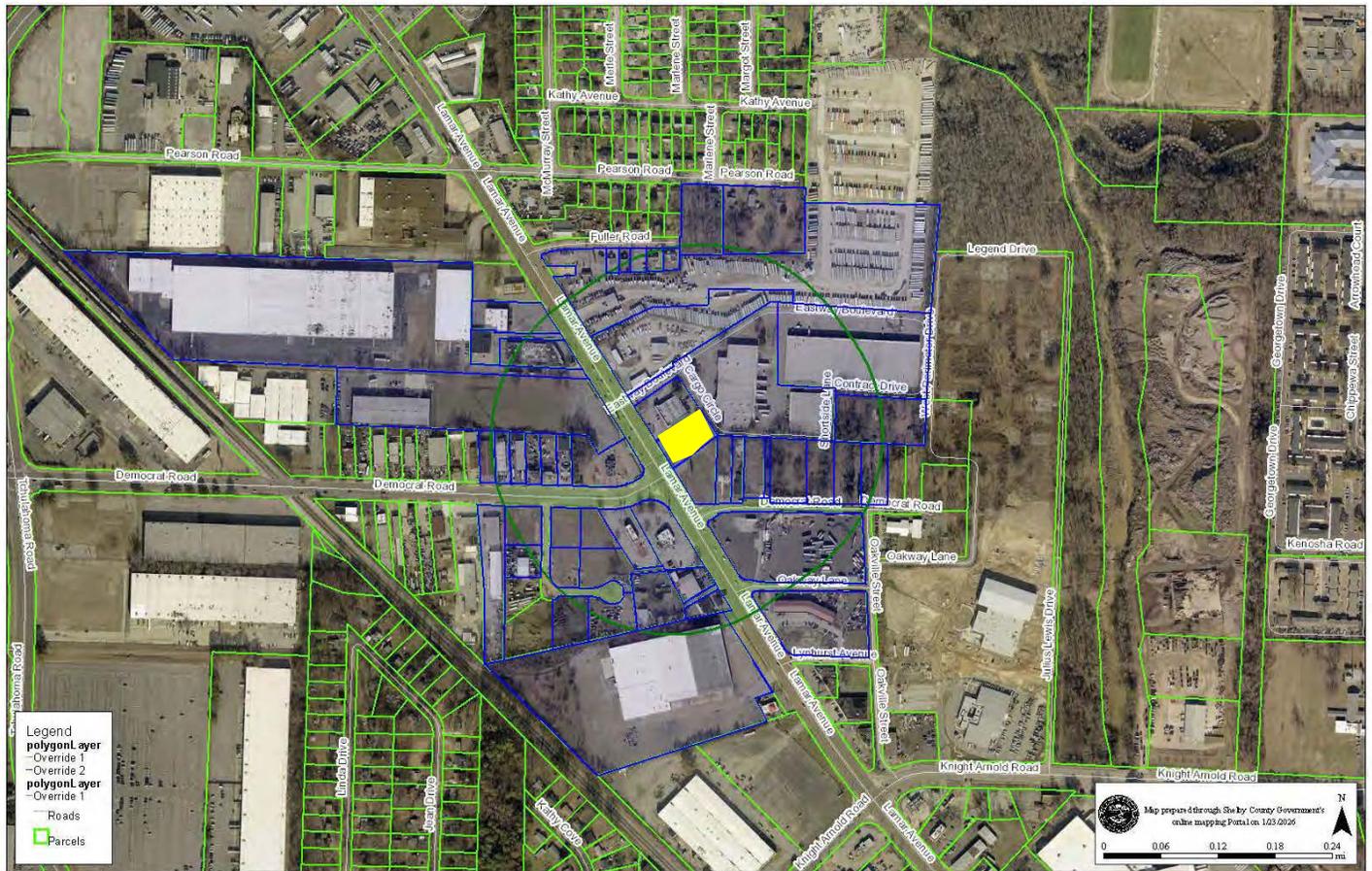
Approval with conditions

LOCATION MAP



Subject property located within the pink circle

PUBLIC NOTICE VICINITY MAP



Subject property highlighted in yellow

PUBLIC NOTICE DETAILS

In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signage posted. A total of 33 notices were mailed on January 23, 2026, see page 18 of this report for a copy of said notice. Additionally, one sign was posted at the subject property, see page 19 of this report for a copy of the sign affidavit.

NEIGHBORHOOD MEETING

The meeting was held at 5:00 PM on Monday, February 23, 2026, at 3568 Lamar Avenue.

AERIAL



Subject property outlined in yellow

ZONING MAP



Subject property highlighted in yellow

LAND USE MAP



Subject property indicated by a pink star

SITE PHOTOS



View of subject property from Lamar Avenue looking east



View of subject property from Lamar Avenue looking northeast



View of subject property from Lamar Avenue looking east



View of subject property from Circle Avenue looking northeast

SITE PLAN



CASE REVIEW

Request

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

Approval Criteria

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

9.6.9 Approval Criteria

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

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

Site Details

Address:

3568 Lamar Avenue

Parcel ID:

073017 00216

Area:

+/-33,193 square feet (0.76 acres)

Description:

The site is developed with one structure. Per the Assessor's website, the structure was built in 1960 and consists of 6,283 square feet. Other than the structure, the site is heavily paved with a strip of hedges lining the streetscape. There is also grassy area with a few hedges along the northern property line. One access point to the north is on the lot; however, there is another accessible access point to the south which serves the adjacent lot with the outdoor advertising sign.

Site Zoning History

On October 7, 1948, the Board of Adjustment approved Docket BOA 1948-097-CO for a variation to allow the existing building to be used as retail (jewelry shop).

On December 8, 1955, the Board of Adjustment approved Docket BOA 1955-114-CO for a variation to construct a butane appliance and gas sales plant.

Site Plan Review

- Existing 6,283 sf building
- 20 parking spaces including one accessible provided – 14 and one accessible spaces required
- Two terminal parking islands provided – should be landscaped
- 18 bushes and one street Type C tree (crepe myrtle) shown – one Type A tree required every 40 feet or one Type B tree required every 30 feet on center of street frontage

Analysis

The applicant has submitted a special use permit request to operate a business for vehicle sales at 3568 Lamar Avenue. Within the applicant's submittal, the applicant states that vehicle sales would be of pre-owned sedans and sport utility vehicles. Per the permitted use table in Section 2.5.2 of the Unified Development Code (UDC), vehicle sales are only permitted at this location with approval of a special use permit.

The intent is for the business to have an outdoor display area of vehicles in parking spaces, as marked on the site plan, during business hours, then to relocate the vehicles indoors at the end of the business day.

The request also includes continued use of the southern driveway and asphalt paving that exists on the adjacent lot to the south with the outdoor advertising sign. While not part of the lot for 3568 Lamar Avenue, it has been in use as additional access, and since the previous occupant identified as a church vacated the site less than 365 days ago, the additional access serves as an accessory to the principal use of used car sales and is legally nonconforming.

The segment of Lamar on which the use is requested, south of American Way and a mile from Interstate 240, is dominated by heavy commercial and industrial uses. A truck stop, convenience stores, vehicle repair shops, a drop yard and retailers exist within less than a mile of the site. Therefore, the request to operate vehicle sales in the vicinity is compatible with existing uses in the area.

As such, staff finds that the granting of this special use permit will not cause substantial detriment to the public good, nor will it substantially impair the intent and purpose of an adopted plan or the UDC. Approval of the request will not be injurious to the neighborhood or the general welfare.

RECOMMENDATION

Staff recommends approval with conditions.

Conditions

1. Storage of impounded vehicles is not permitted.
2. No banners, flags, streamers, balloons or similar advertising devices, temporary or portable signs, reader board signs, roof-mounted signs or tents shall be permitted.
3. No outside speaker system shall be permitted, and automobile service doors shall be closed except for entry and exit of automobiles.
4. Used tire sales are not permitted.
5. An Administrative Site Plan Review (ASPR) application shall be submitted and approved by the Division of Planning and Development.

DEPARTMENTAL COMMENTS

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

City Engineer:

See comments as follows:

NAME: 3568 Lamar Ave

Basin/Lot/CD: Oakville, 10-E/ .762ac/ 3

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.

County Engineer: No comments received.

City Fire Division: See comments as follows:

1. All design and construction shall comply with the 2021 edition of the International Fire Code with local amendments and referenced standards.
2. Fire apparatus access shall comply with section 503.
3. Where security gates are installed that affect required fire apparatus access roads, they shall comply with section 503.6.
4. Fire protection water supplies (including fire hydrants) shall comply with section 507.
5. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternate methods of protection are provided.
6. IFC 510 In-building two-way emergency responder communication coverage shall be provided in all new and existing buildings. Buildings and structures that cannot support the required level of coverage shall be equipped with systems and components to enhance signals and achieve the required level of communication coverage.
7. A detailed plans review will be conducted by the Memphis Fire Prevention Bureau upon receipt of complete construction documents. Plans shall be submitted to the Shelby County Office of Code Enforcement.

County Fire Division: No comments received.

City Real Estate: No comments received.

County Health Department: No comments received.

Shelby County Schools: No comments received.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water: No comments received.

Office of Sustainability and Resilience: No comments received.

Office of Comprehensive Planning: See comments as follows:

Site Address/Location: 3568 LAMAR AVE, MEMPHIS 38118
Overlay District/Historic District/Flood Zone: Not in an Overlay District, Historic District, or Flood Zone
Future Land Use Designation: High Intensity Commercial & Services (CSH)
Street Type: N/A

The applicant is seeking a special-use permit for the sale of vehicles. The existing building would be used as for offices, customer reception area, vehicle storage, and vehicles display. Outdoor display area will store about 15 vehicles only during business hours, all vehicles will be stored inside the building otherwise.

1. Future Land Use Planning Map



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

2. Land Use Description/Intent

High Intensity Commercial and Service areas are typically not associated with anchors. These areas may include commercial uses that serve a larger trade area; this may include large-scale retail, self-storage, vehicle sales, leasing and repair, water-oriented services, lodging, indoor recreation, and social service institutions. Graphic portrayal of CSH is to the right.



“CSH” Form & Location Characteristics

Commercial and services uses with mixed use encouraged along avenues, boulevards and parkways as identified in the Street Types Map, 1-7 stories height

“CSH” Zoning Notes

Generally compatible with the following zone districts: CMU-2, CMU-3 without frontage requirements, C-G in accordance with Form and characteristics listed above.

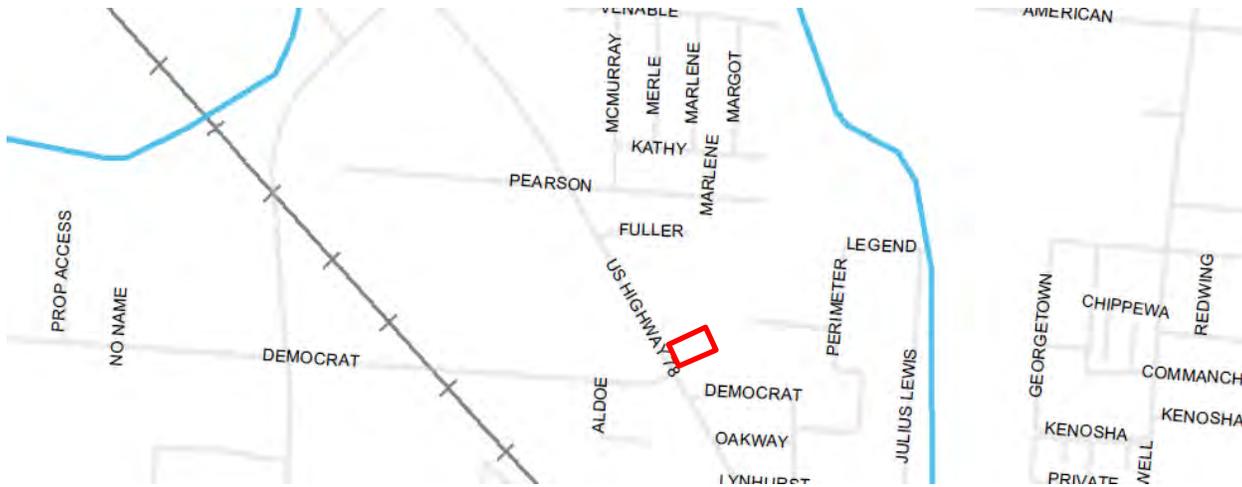
Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: Commercial, CMU-3

Adjacent Land Use and Zoning: Commercial, Industrial, EMP, CMU-3, RU-3

Overall Compatibility: *This requested use is compatible with the land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use and zoning as the proposed use is vehicle sales, which is a commercial use mentioned in the Land Use Description.*

Degree of Change Map



Red polygon denotes the proposed site on the Degree of Change Map. There is no Degree of Change.

3. Degree of Change Description

N/A

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

N/A

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

N/A

Consistency Analysis Summary

The applicant wants to use the property for vehicle sales and supporting services. This request is compatible with the description & intent for a High Intensity Commercial Services land use. This use is also compatible with nearby auto-oriented uses.

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

Summary Compiled by: Keiaron Randle , 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, February 4, 2026 at 8 AM.**

CASE NUMBER: SUP 2026-002
ADDRESS: 3568 Lamar Avenue
REQUEST: Vehicle sales in the CMU-3 District
APPLICANT: Curtis Calvin

Meeting Details

Location: Council Chambers
City Hall 1st Floor
125 N Main St.
Time: 9:00 AM
Date: February 12, 2026

Staff Planner Contact:

Kendra Cobbs
✉ Kendra.Cobbs@memphistn.gov
☎ (901) 636-7199



VICINITY MAP



Subject property highlighted in yellow

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



SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

I, Ray West, being duly sworn, depose and say that at _____ am/pm on the 13 day of February, 2026, I posted 1 Public Notice Sign(s) pertaining to Case No. SUP 2026-002 at 3568 Lamar Avenue, Memphis, Tn. 38118, 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.

R. West
Owner, Applicant or Representative

2/13/26
Date

Subscribed and sworn to before me this 13 day of February, 2026.

[Signature]
Notary Public

My commission expires:



APPLICATION



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

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

website: www.develop901.com

Record Summary for Special Use Permit

Record Detail Information

Record Type: Special Use Permit

Record Status: Assignment

Opened Date: January 2, 2026

Record Number: SUP 2026-002

Expiration Date:

Record Name: INTERNATIONAL AUTO SALES OF FLORIDA

Description of Work: USE INVOLVES THE SALES OF VEHICLES, LATE-MODEL PRE-OWNED, SEDANS AND SUV. THIS SITE INCLUDES AN EXISTING BUILDING OF 6,500 SQ FT WHICH SERVE AS THE PRIMARY OFFICE AND CUSTOMER RECEPTION AREA AND VEHICLES STORAGE AND VEHICLES DISPLAY. THE OUTDOOR DISPLAY AREA WILL ACCOMMODATE APPROXIMATELY 15 VEHICLES ONLY DURNING BUSINESS HOURS, ALL VEHICLES WILL BE STORED INSIDE THE BUILDING.

Parent Record Number:

Address:

3568 LAMAR AVE, MEMPHIS 38118

Owner Information

Primary Owner Name

Y SKEFOS JAMES J

Owner Address

2884 WALNUT GROVE RD, MEMPHIS, TN 38111

Owner Phone

Parcel Information

073017 00216

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner

CHLOE CHRISTION

Date of Meeting

12/31/2025

Pre-application Meeting Type

Phone

GENERAL PROJECT INFORMATION

Application Type

New Special Use Permit (SUP)

GENERAL PROJECT INFORMATION

List any relevant former Docket / Case Number(s) related to previous applications on this site N/A

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

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

APPROVAL CRITERIA

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

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

UDC Sub-Section 9.6.9C YES

UDC Sub-Section 9.6.9D NO

UDC Sub-Section 9.6.9E YES

UDC Sub-Section 9.6.9F YES

GIS INFORMATION

Case Layer BOA1955-114-CO, BOA1948-097-CO

Central Business Improvement District No

Class C

Downtown Fire District No

Historic District -

Land Use COMMERCIAL

Municipality MEMPHIS

Overlay/Special Purpose District -

Zoning CMU-3

State Route 1

Lot -

Subdivision -

Planned Development District -

Wellhead Protection Overlay District No

County Commission District -

City Council District -

City Council Super District -

Contact Information

Name
CURTIS CALVIN

Contact Type
APPLICANT

Address

Phone
(901)314-9142

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1699242	Special Use Permit Fee - 5 acres or less (Base Fee)	1	500.00	INVOICED	0.00	01/02/2026
1699242	Credit Card Use Fee (.026 x fee)	1	13.00	INVOICED	0.00	01/02/2026

Total Fee Invoiced: \$513.00

Total Balance: \$0.00

Payment Information

Payment Amount Method of Payment
\$513.00 Credit Card

OWNER AFFIDAVIT

MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

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

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

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

I, James Skefos (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 3568 Lamar Memphis, TN 38118
and further identified by Assessor's Parcel Number 73-17214
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 2 day of January in the year of 2026

[Signature]
Signature of Notary Public



02/14/2029
My Commission Expires

My Commission Expires Feb. 14, 2029

LETTER OF INTENT

From: Charlotte Burrows charb954@gmail.com
Subject: Letter Of Intent
Date: Jan 2, 2026 at 6:33:44 PM
To: ccalvinjr@icloud.com

Curtis Calvin International Auto Sales of Florida **3113**
Carrie Street. Memphis, TN 38116

January 2, 2026

To: Memphis and Shelby County Division of Planning and Development
City Hall, 125 N. Main Street, Suite 477 Memphis, TN 38103

RE: Letter of Intent for Special Use Permit – International Auto Sales of Florida

Property Address: 3568 Lamar Ave., Memphis, TN 38118

To the Members of the Land Use Control Board

I am writing to formally request a Special Use Permit to operate a pre-owned vehicle sales dealership located at 3568 Lamar Ave., Memphis, TN 38118. Our goal is to establish a professional, well-maintained automotive business that provides a valuable service to the Memphis community while strictly adhering to the standards set forth in the Unified Development Code (UDC).

Business History and Relocation

International Auto Sales of Florida is currently doing business at 3113 Carrie Street, Memphis, TN 38116, where we have operated for the past 2.5 years. We are now looking forward to relocating our successful operations to the 3568 Lamar Ave. location.

Our business brings a long history of professional experience and stability to this site:

- International Auto Sales (Florida): Operated in Hollywood, Florida, from 2018 to 2023.
- International Auto Sales (Memphis): Owned and operated at 675 Union Ave.,

Memphis, TN, from 1986 to 2003.

Professional Standards and Compliance

In our 32 years of operating auto sales businesses, we have maintained an exemplary record and have never had any complaints or citations. We intend to maintain this same level of excellence at our new location.

I respectfully request approval of this Special Use Permit and agree to comply with any reasonable conditions imposed by the planning commission. Thank you for your time and consideration of our relocation and this application.

Sincerely,

Curtis Calvin

Owner, International Auto Sales of Florida [901-314-9142](tel:901-314-9142)
ccalvin@gmail.com

LETTERS RECEIVED

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



Memphis and Shelby County Division of Planning and Development

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

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

website: www.develop901.com

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Parent Record Number:

Address:

3568 LAMAR AVE, MEMPHIS 38118

Owner Information

Primary	Owner Name
Y	SKEFOS JAMES J

Owner Address	Owner Phone
2884 WALNUT GROVE RD, MEMPHIS, TN 38111	

Parcel Information

073017 00216

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner	CHLOE CHRISTION
Date of Meeting	12/31/2025
Pre-application Meeting Type	Phone

GENERAL PROJECT INFORMATION

Application Type	New Special Use Permit (SUP)
------------------	------------------------------

GENERAL PROJECT INFORMATION

List any relevant former Docket / Case Number(s) related to previous applications on this site N/A

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

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

APPROVAL CRITERIA

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

UDC Sub-Section 9.6.9C YES

UDC Sub-Section 9.6.9D NO

UDC Sub-Section 9.6.9E YES

UDC Sub-Section 9.6.9F YES

GIS INFORMATION

Case Layer BOA1955-114-CO, BOA1948-097-CO

Central Business Improvement District No

Class C

Downtown Fire District No

Historic District -

Land Use COMMERCIAL

Municipality MEMPHIS

Overlay/Special Purpose District -

Zoning CMU-3

State Route 1

Lot -

Subdivision -

Planned Development District -

Wellhead Protection Overlay District No

County Commission District -

City Council District -

City Council Super District -

Contact Information

Name
CURTIS CALVIN

Contact Type
APPLICANT

Address

Phone
(901)314-9142

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
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Total Fee Invoiced: \$513.00

Total Balance: \$0.00

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Payment Amount	Method of Payment
\$513.00	Credit Card

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

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I, James Skefos (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):

[X] 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

[X] 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 3568 Lamar Memphis, TN 38118 and further identified by Assessor's Parcel Number 73-17216 for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 2 day of January in the year of 2024

[Signature] Signature of Notary Public



02/14/2029 My Commission Expires

My Commission Expires Feb. 14, 2029

repair or salvage operations will be conducted on site. (THERE WILL BE NO REBUILT SOLD FROM THIS DEALERSHIP).

Ensuring our business remains a positive addition to the Lamar Avenue commercial corridor.

Respectfully,

Curtis Calvin

Owner

International Auto Sales Of Florida

Memphis, TN, from 1986 to 2003.

Professional Standards and Compliance

In our 32 years of operating auto sales businesses, we have maintained an exemplary record and have never had any complaints or citations. We intend to maintain this same level of excellence at our new location.

I respectfully request approval of this Special Use Permit and agree to comply with any reasonable conditions imposed by the planning commission. Thank you for your time and consideration of our relocation and this application.

Sincerely,

Curtis Calvin

Owner, International Auto Sales of Florida [901-314-9142](tel:901-314-9142)

ccalvin@gmail.com



Tom Leatherwood
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.



03061306

03/31/2003 - 03:53 PM

2 PGS : R - QUIT CLAIM

JERRY 121748-3061306

VALUE	10.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
WALK THRU FEE	0.00
TOTAL AMOUNT	12.00

TOM LEATHERWOOD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

<u>This Instrument Prepared By and Return to :</u> J. Edward Peel, Esq. GLANKLER BROWN, PLLC 6000 Poplar Ave., Suite 100 Memphis, Tennessee 38119	<u>Name and Address of Property Owner:</u> James J. Skefos 2884 Walnut Grove Road Memphis, TN 38111	<u>Property Address:</u> 3568 Lamar Avenue Memphis, TN
	<u>Mail Tax Bills to:</u> James J. Skefos 2884 Walnut Grove Road Memphis, TN 38111	<u>Tax Parcel ID #:</u> 73-17-216
		<u>Fees and Taxes:</u>
		Recording 10.00
		Reg. Fee 2.00
		Transfer Tax 0.00
		TOTAL 12.00

QUIT CLAIM DEED

THIS INDENTURE, made and entered into effective the 31ST day of MARCH, 2003 by and between **HARRY J. SKEFOS** (hereinafter called "Grantor"), and **JAMES J. SKEFOS** (hereinafter called "Grantee"),

WITNESSETH:

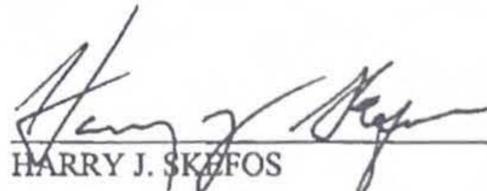
That for and in consideration of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, release, remise, quit claim, convey and confirm unto Grantee, the following described real estate, situated and being in the City of Memphis, Shelby County, Tennessee, to-wit:

Part of the Lewie R. Polk 4.95 acres of Lot 4, Subdivision of the Connell Estate, as described in Record Book 6046, Page 87, in the Shelby County Register's Office, being more particularly described as: BEGINNING at a P.K. Nail in the northeast line of Lamar Avenue (U.S. Highway No. 78), as widened, 189.6 feet northwestwardly from the north line of Democrat Road, said point being in the south line of said property; thence northwestwardly with the northeast line of Lamar Avenue 138.83 feet to a P.K. Nail; thence northeastwardly at right angles to the northeast line of Lamar Avenue 246.96 feet to an iron pin; thence southeastwardly parallel to the northeast line of Lamar Avenue 126.79 feet to the northwest corner of the Sam Savage property; thence southwardly with the west line of said Sam Savage property 14.72 feet; thence southwestwardly 238.48 feet to the point of beginning.

Being the same property conveyed to Harry J. Skefos, by Quit Claim Deed of record at Instrument Number LL 9124, in the Register's Office of Shelby County, Tennessee.

And Grantor does hereby quitclaim unto Grantee, his heirs, successors and assigns all of his interest in the property described above to which reference is hereby made, and said property interest is conveyed subject to the same limitations, restrictions and encumbrances as may effect the premises including any unpaid taxes, rights and claims of parties in possession adverse to Grantor and any rights of way or easements, either recorded or unrecorded.

IN WITNESS WHEREOF, Grantor has caused this deed to be signed as of the day and year first above written.


 HARRY J. SKEFOS

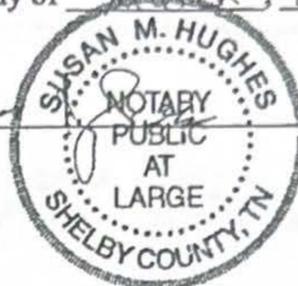
STATE OF TENNESSEE

COUNTY OF SHELBY

Personally appeared before me, a Notary Public, HARRY J. SKEFOS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 21st day of March, 2003

[Signature]
Notary Public



My Commission Expires:

6-28-03

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is less than \$10.00.

[Signature]
Affiant

Subscribed and sworn to before me this 14th day of March, 2003

[Signature]
Notary Public



My Commission Expires:

12/31/2004

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.